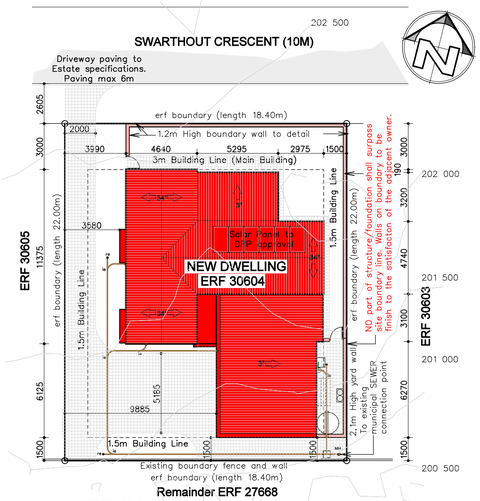
The Municipal approval granted does not include authorisation for the installation of a Small-Scale Embedded Generation (SSEG) system. The applicant is required to comply fully with the applicable regulations, standards, and prescribed procedures in order to obtain formal approval from the Electrical Department of the George Municipality prior to the installation and commissioning of any SSEG system. All solar photovoltaic (PV) and inverter system specifications, design documentation, and installation works must conform to the relevant municipal requirements, national electrical standards, and statutory regulations. The system must be installed and certified by a duly registered and qualified electrician, and all necessary compliance certificates and approvals must be obtained before the system is energised or connected to the municipal electrical network.



SITE PLAN
SCALE 1:200

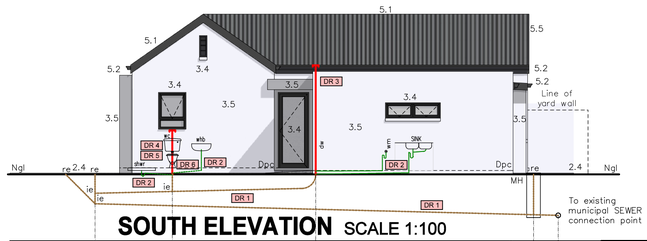
PERSPECTIVE VIEWS

NOTE THAT THE 3D PERSPECTIVE VIEWS ARE PROVIDED SOLELY FOR ILLUSTRATIVE AND CONCEPTUAL PURPOSES. THEY DO NOT FORM PART OF THE APPROVED CONSTRUCTION DOCUMENTATION, NOR ARE THEY SUBMITTED FOR MUNICIPAL APPROVAL OR STATUTORY COMPLIANCE.

NORTH ELEVATION
SCALE 1:100

EAST ELEVATION
SCALE 1:100

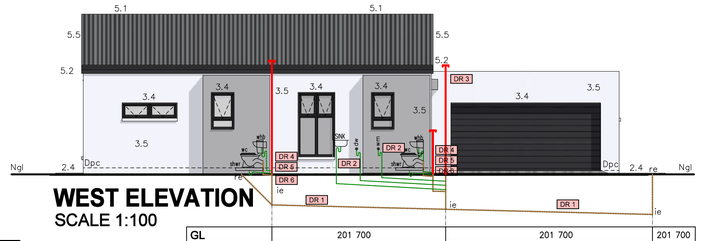
GL	201 700	201 700	TRENCHES EXCEEDING 1,5M IN DEPTH MUST BE EXECUTED IN ACCORDANCE WITH A QUALIFIED CIVIL ENGINEER RECOMMENDATIONS AND SANS 10400 STANDARDS
INVERT LEVEL	200 270	200 410	
DEPTH	1320mm	1180mm	
DISTANCE	5490mm		
FALL	1: 40		



SOUTH ELEVATION SCALE 1:100

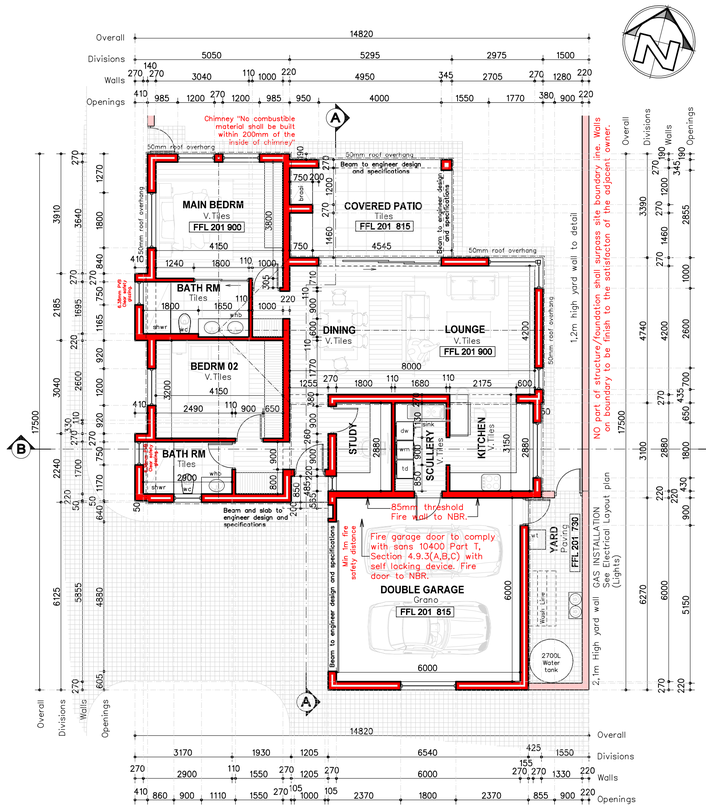
GL	201 700	201 700	201 700	201 700	201 700
INVERT LEVEL	200 630	201 030	200 450	200 270	200 250
DEPTH	960mm	560mm	1140mm	1320mm	1340mm
DISTANCE	2525mm	4680mm	6375mm	1545mm	
FALL	1: 40				

TRENCHES EXCEEDING 1,5M IN DEPTH MUST BE EXECUTED IN ACCORDANCE WITH A QUALIFIED CIVIL ENGINEER RECOMMENDATIONS AND SANS 10400 STANDARDS



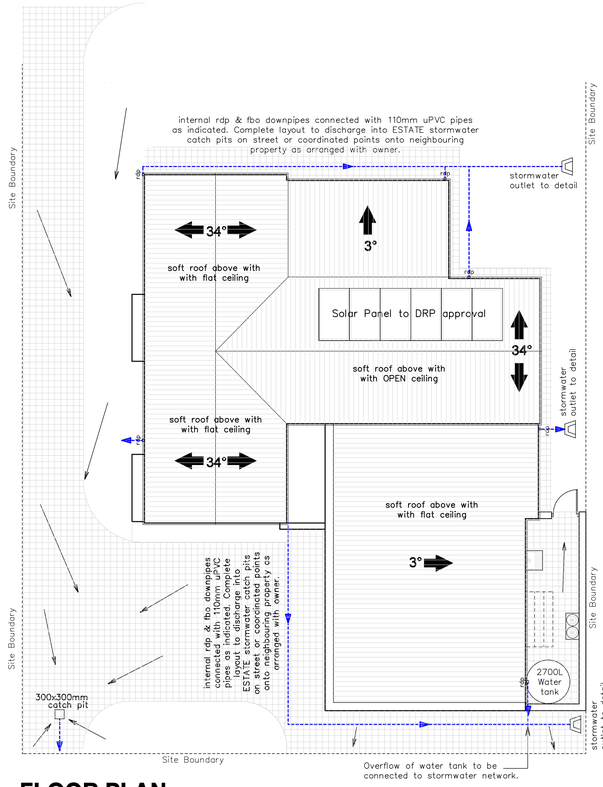
WEST ELEVATION
SCALE 1:100

GL	201 700	201 700	201 700
INVERT LEVEL	200 590	200 450	200 280
DEPTH	1000mm	1140mm	1310mm
DISTANCE	5675mm	6750mm	
FALL	1: 40		



FLOOR PLAN
SCALE 1:100

SEE DRAINAGE AND REFERENCE PLAN FOR WINDOW AND DOOR NUMBERS



FLOOR PLAN
RAINWATER LAYOUT PLAN
SCALE 1:100

GENERAL NOTES

FOUNDATIONS

1.1 Concrete foundation to engineer design and specifications. See engineer's drawings for final layouts of foundations and structure beams and concrete slabs

FLOORS

2.1 25mm smooth floated screed on 85mm 1: 3: 6 concrete slab USB 250 micron damp proof membrane on 50mm sand blinding layer on minimum 150mm well tamped hardcore.

2.2 Approved tile finish to fall.

2.3 Approved floor finish to client specifications.

2.4 Approved paving to Estate specifications.

WALLS

3.1 Internal walls to be smooth plastered, skimmed and painted. All to specialist specifications. Colour to be confirmed.

3.2 25 Degree down-tilted plastered external sill Waterproofing of sill to specialist specifications

3.3 Stepped approved DPC to all cavity walls, leave a vertical joint open after every 4th joint as weepholes.

3.4 Door / Window to schedule.

3.5 Plaster and paint to specialist specifications.

CEILINGS

4.1 Gyproc RhinoBoard 9.5mm on 38 x 38mm brandering installed at maximum 400mm centres. Fix Gyproc RhinoBoard using Gyproc Sharp-point Screws 25mm at maximum 150mm centres. All joints shall be staggered. Apply Gyproc RhinoTape to all joints and skim the ceiling using Gyproc RhinoLite CreteStone.

4.2 Install Isover 135mm thick Aerolite non-combustible light weight Glasswool thermal ceiling insulation, nominal density , or similar approved. Cornice to finishing schedule.
R-value: 3.38m K/W
Thermal conductivity: 0.04 W/m/K. Insulation to comply with the requirements in SANS 10400. Or similar approved products of equal or better value.

4.3 Plaster and paint under side of concrete slab.

4.4 Everite Nutec 4mm thick plain ceiling boards, manufactured in accordance with SANS 9001:2000 carrying SANS 803:2005 mark, fixed to 38 x 38mm battens at 450mm centres.

ROOFS

5.1 0.47mm Corrugated pre-coloured galvanised steel roof sheeting fixed to 50x76mm S.A pine battens on timber roof trusses to engineer design and specifications. Roof colour to confirmed to Estate guidelines

5.2 Watertite Guttering domestic aluminium Seamless ogee profile gutter, overall size 125 x 85 x 0,6mm thick coated internally and externally with ColourTech G4. Secured to 15x225mm fibre cement fascia with 20 x 2,5mm internal hanger brackets at 600mm centres using aluminium peeled rivets, with 75 x 50 x 0,6mm thick aluminium downpipe,colour to be confirmed, fixed to wall with straps at 1500mm centres using nail plugs, with downpipes riveted and silicone sealed to gutter outlets, including all necessary bends, elbows, shoes etc. Colour to be confirmed.

5.3 Flashing to roof manufacturer specifications.

5.4 RC beam /slab to Engineer design and specifications.

ROOFS

5.5 Cover end of roof with Nutec moulded barge boards (Code: 721-731), size 200 x 80mm, fixed to 38 x 38mm trimmer batten twice screwed with 12 x 40mm countersunk brass screws with PVC H-profile barge board joiners between boards and at roof apex.

5.6 Steel / Timber pergola to specialist details and specifications.

5.7 Roof construction and open beams to engineer specifications (Double volume)

5.8 Concealed clip saflok or similar approved pre-coloured galvanised steel roof sheeting fixed to 50x76mm S.A pine battens on timer roof trusses to engineer design and specifications. Roof colour to Estate guidelines and finishing shedule

DRAINAGE NOTES

DRAINAGE INSTALLATIONS UNDER BUILDING WORK MUST BE INSTALLED IN TERMS OF PART P OF SANS10400 (4.19.4). SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLY AS PER PART P OF SANS 10400 (4.21). DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P. DRAINAGE INTALLATIONS IN THE BUILDING WORK MUST BE PROTECTED IN TERMS OF PART P OF SANS 10400 (4.22.2). DISCHARGE PIPES LOCATED WITHIN A BUILDING TO BE ENCLOSED WITHIN A DUCT AND TO BE OF A SHAPE AND SIZE READILY ACCESSE FOR CLEANING IN TERMS OF SANS 10400 PART P, 4.18.2. ACCESSIBLE DUCT TO BE AT LEAST 440 X220MM.DRAINAGE INSTALLATION AS PER REGULATION A2(1)(D). DRAINAGE INFORMATION A PER SANS PART A(A8)

NOTE

RAINWATER NOT TO DISCHARGE ONTO NEIGHBOURING PROPERTY. NO STRUCTURE OR ANY PORTION THEREOF TO ENCROACH THE PROPERTY BOUNDARY. WALLS ON BOUNDARY TO BE FINISH TO THE SATISFACTON OF THE ADJACENT OWNER. PERGOLA TO REMAIN OPEN AS PER BUILDING PLAN PATIO TO REMAIN OPEN AS PER BUILDING PLAN.
PORCH TO REMAIN OPEN AS PER BUILDING PLAN. LP GAS: MAX 38KG ALLOWED ON PREMISES WITHOUT A FLAMMABLE SUBSTANCE CERTIFICATE IN TERMS OF SECTION 37(6) OF HE COMMUNITY FIRE SAFETY BY-LAW. LPG INSTALLATION MUST COMPLY WITH SANS 10087/1

THE COPYRIGHT OF THIS DESIGN AND DOCUMENTATION REMAINS THE FULL INTELLECTUAL PROPERTY OF THE ENERGREEN DESIGNS.
ALL DRAWINGS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BEFORE ORDERING OF MATERIALS OR BEFORE ANY BUILDING TAKES PLACE OR WORK IS TAKEN IN HAND. ANY DISCREPANCIES MUST IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT /RESPONSIBLE DESIGNER FOR RECTIFICATION OR CLARIFICATION. NEVER SCALE FROM ANY DRAWING. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER OCUMENTATION, DRAWINGS, DETAILS AND SPECIFICATIONS PROVIDED BY THE ARCHITECT AND RELEVANT CONSULTANTS. ONLY THE LATEST SIGNED AN APPROVED DRAWINGS AND DOCUMENTATION MAY BE USED. ALL OUTDATED DRAWINGS AND DOCUMENTATION MUST IMMEDIATELY BE REMOVED FROM THE SITE

GENERAL NOTES:
THE COPYRIGHT OF THIS DESIGN AND DOCUMENTATION REMAINS THE FULL INTELLECTUAL PROPERTY OF THE ARCHITECT.
All drawings and measurements must be checked and verified before ordering of materials or before any building takes place or work is taken in hand.Any discrepancies must immediately be brought to the attention of the architect for rectification or clarification.
All building materials, construction methods and work must comply with the latest National Building Regulations, SANS 10400 and all other ANS Regulations, SABS and any other applicable By-laws and codes.
All materials must be installed according to the manufacturer's specifications and recommendations.
Never scale from any drawing.
This drawing must be read in conjunction with all other documentation, drawings, details and specifications provided by the architect and relevant consultants. Discrepancies between documentation must immediately be brought to the architect's attention for clarification or correction.
Only the latest signed an approved drawings and documentation may be used. All outdated drawings and documentation must immediately be removed from the site

IMPORTANT NOTICE
All amendments, variations, or modifications executed by the Contractor and/or the Client shall be reported without delay to both the Estate Management and the Local Municipality.
In the event that windows and/or doors are altered by the Contractor or the Client, all responsibility for compliance with SANS 10400-XA:2021 – Energy Usage in Buildings shall vest exclusively in the Contractor and/or the Client. The Designer's professional responsibility in respect of such alterations shall thereupon terminate, and the Designer shall not be held liable, nor compelled, to certify the related energy calculations for the purposes of obtaining an Occupancy Certificate.

PROJECT TITLE:
KRAAIBOSCH PARK
Proposed New Residential Dwelling for the Owner on ERF 30604 Kraaiboch Park Estate, in the Town of George

KRAAIBOSCH PARK APPROVED
Signed:..... Date:.....
NOTE: No amendments to this drawing or future additions/alterations to this drawiing may be made without prior approval of the HOA DRP/EC

Client:
DRAWN BY: HvdW

STOREY:	AREA:
Dwelling	119m²
Covered Patio	17m²
Double Garage	41m²
Total Area	**177m²**
Yard	13m²
Erf Size	**405m²**
Coverage	**43.7%**
Height	8.5m
1.2m High Boundary Wall	31.5m
Paving Area	162m²

ENERGREEN DESIGNS
KRAAIBOSCH - GEORGE - 6530
PO BOX 4703 072 999 7610
EMAIL: energreend@gmail.com
PROFESSIONAL ARCHITECT
TECHNOLOGIST
REG. NO T0645 (SACAP)

DRAWING: **Elevations, Site & FLoor Plan**
SCALE: AS INDICATED
DATE: **2026/06/09**
DRAWING NUMBER: **ERF 30604 - 1000 R0**