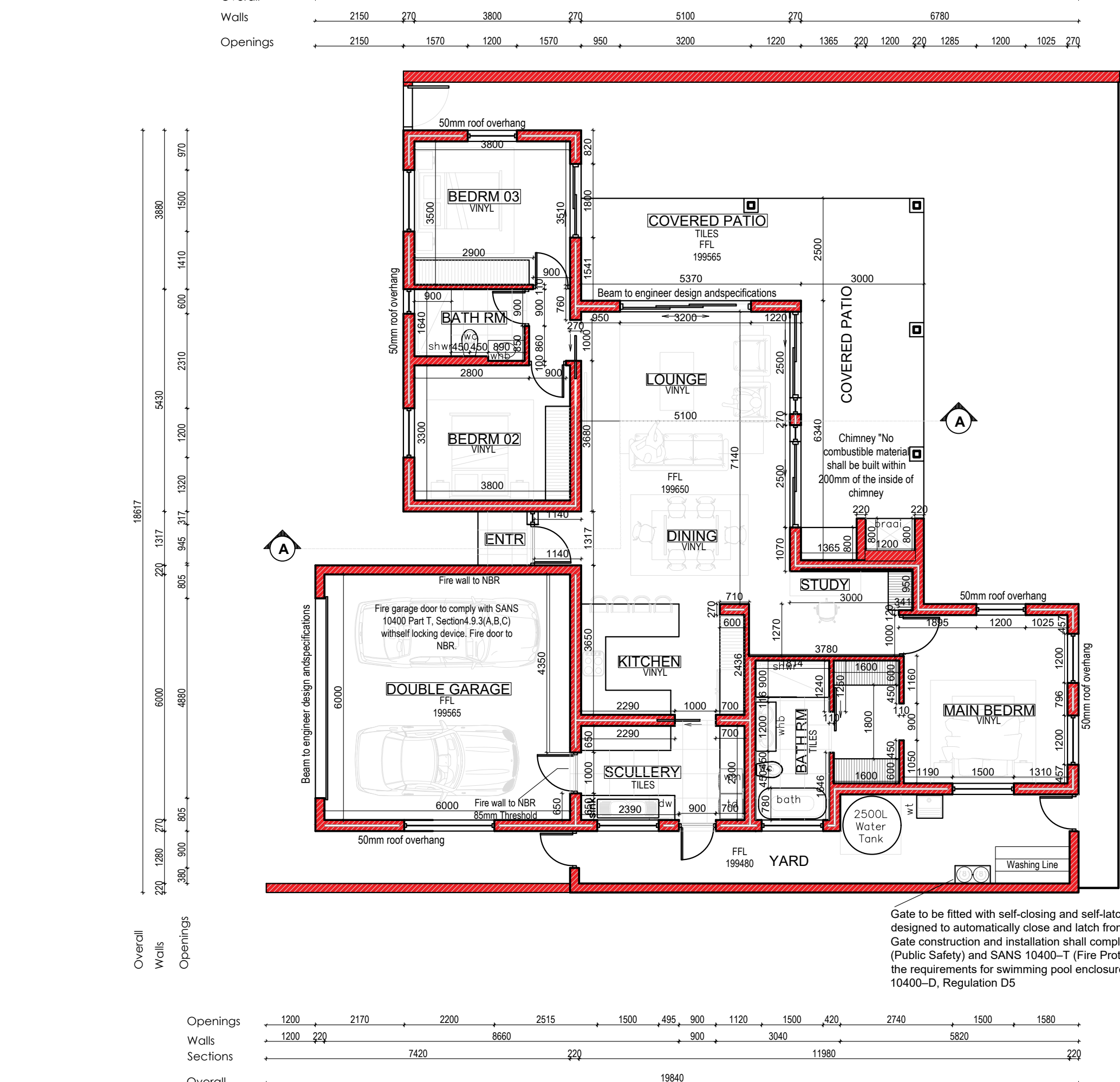
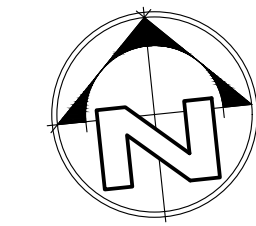


The Municipal approval granted does not include authorisation for the installation of a Small-Scale Embedded Generation (SSEG) system. The applicant is required to comply fully with the applicable regulations, standards, and prescribed procedures in order to obtain formal approval from the Electrical 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.

A appointed engineer confirm that the existing structure has been assessed and is capable of safely carrying the additional loads from the proposed alterations and additions. The foundations, walls, slabs, beams, and roof structure affected by the works are adequate for their intended purpose, in accordance with Regulation A1(3)(a) of the National Building Regulations.



SITE PLAN
SCALE 1:200



FLOOR PLAN
SCALE 1:100

SEE DRAINAGE AND REFERENCE PLAN
FOR WINDOW AND DOOR NUMBERS

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 AS/NZS Regulations, SANS 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 and 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.

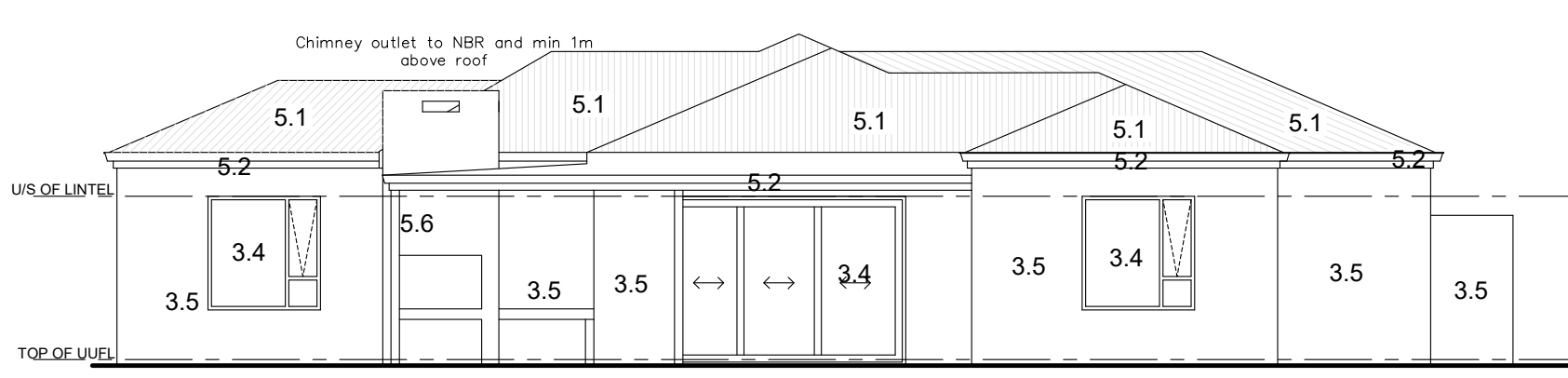
PROJECT TITLE:

KRAAIBOSCH PARK

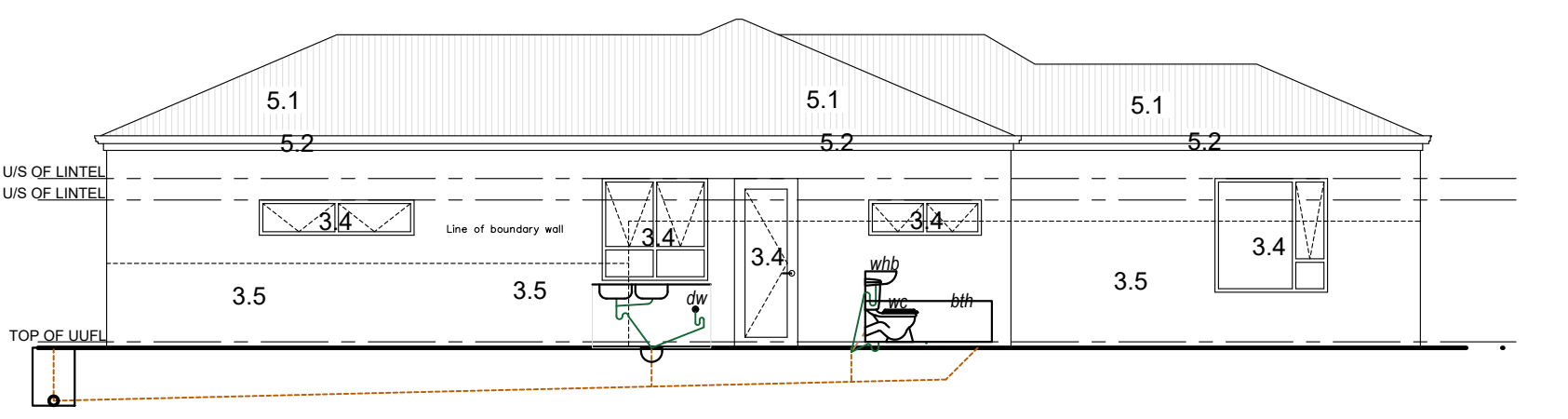
Proposed Dwelling for ERF 30600, in the Town of George, Kraaibosch Park

	STOREY :		Area
	Dwelling		149m ²
	Covered patio		37.5m ²
	Double Garage		42.1m ²
	Total Area		228.6m ²
CLIENT :	Yard		20.3m ²
	Erf Size		456.1m ²
	Coverage		49.9%
	Height		4631m
DRAWN BY :	Paving Area		77.7m ²

DRAWING:		Site, Elevations & Floor plan	
SCALE:	AS INDICATED	DATE:	2026/07/06
DRAWING NUMBER:		ERF 30600 - 1000 R0	

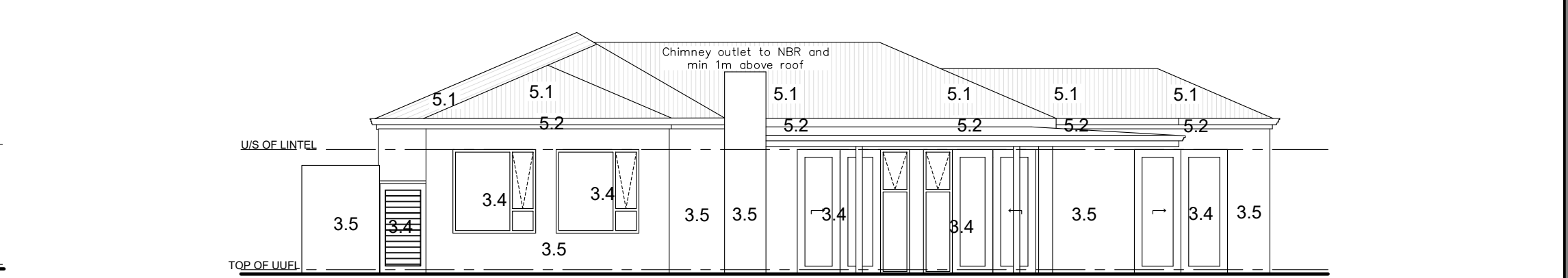


NORTH ELEVATION
SCALE 1:100



GL	199 565	198 905	198 973	199 005
INVERT LEVEL	198 703	198 805	198 973	199 005
DEPTH	862mm	660mm	592mm	560mm
DISTANCE	8502mm	2841mm	1344mm	
FALL		1:40		

SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



GL	199 565	198 724
INVERT LEVEL	199 115	198 724
DEPTH	560mm	632mm
DISTANCE	2745mm	12 332mm
FALL		1:40

WEST ELEVATION
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-titled 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 branding 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® CriteStone.

4.2 Install lower 135mm thick Aerolite non-combustible light weight Glaswool thermal ceiling insulation, nominal density, or similar approved. Cornice to finishing schedule. R-value: 3.38m² K/W Thermal conductivity: 0.04 W/m²/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 Nutek 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 15x25mm 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 plates, 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.

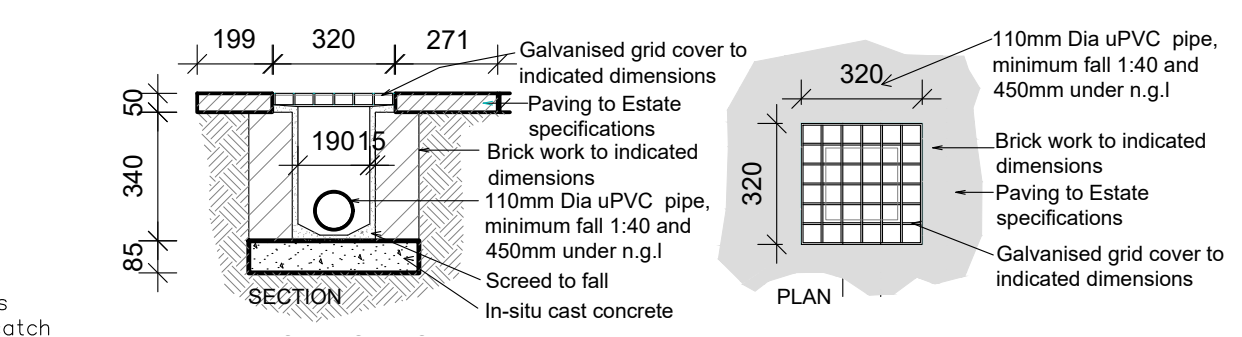
5.4 RC beam /slab to Engineer design and specifications.

5.5 Cover end of roof with Nutek moulded barge boards (Code: 721-731), size 200 x 80mm, fixed to 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.

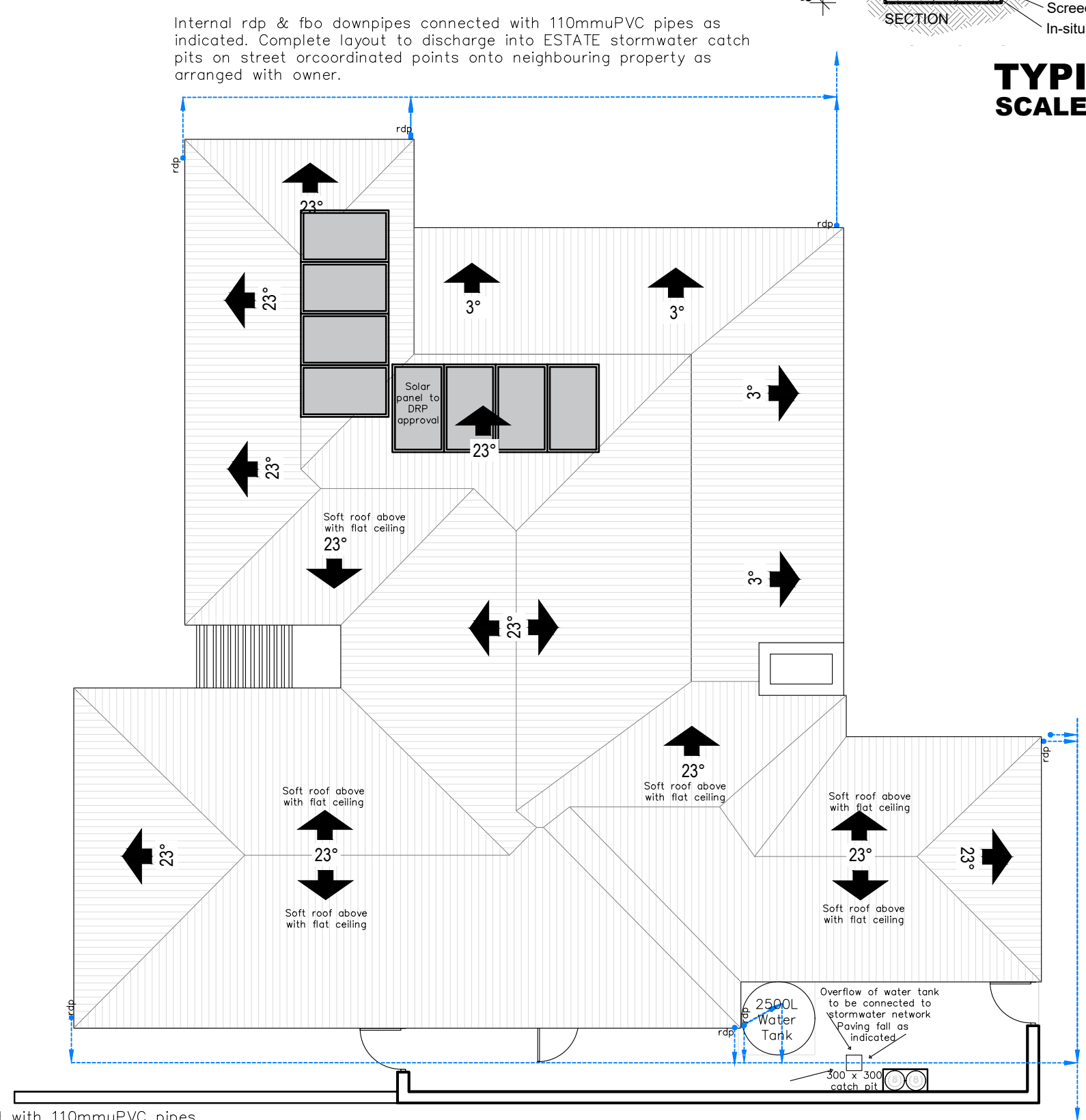
5.7 Steel / Timber pergola to specialist details and specifications.

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

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



TYPICAL GULLY DETAIL
SCALE 1:20



Internal rdp & fbo downpipes connected with 110mmuPVC pipes as indicated. Complete layout to discharge into ESTATE stormwater catch pits on street coordinated points onto neighbouring property as arranged with owner.

RAINWATER LAYOUT PLAN
SCALE 1:100

KRAAIBOSCH PARK APPROVED

Signed:..... Date:.....

NOTE: No amendments to this drawing or future additions/alterations to this drawing may be made without prior approval of the HOA DRP/EC