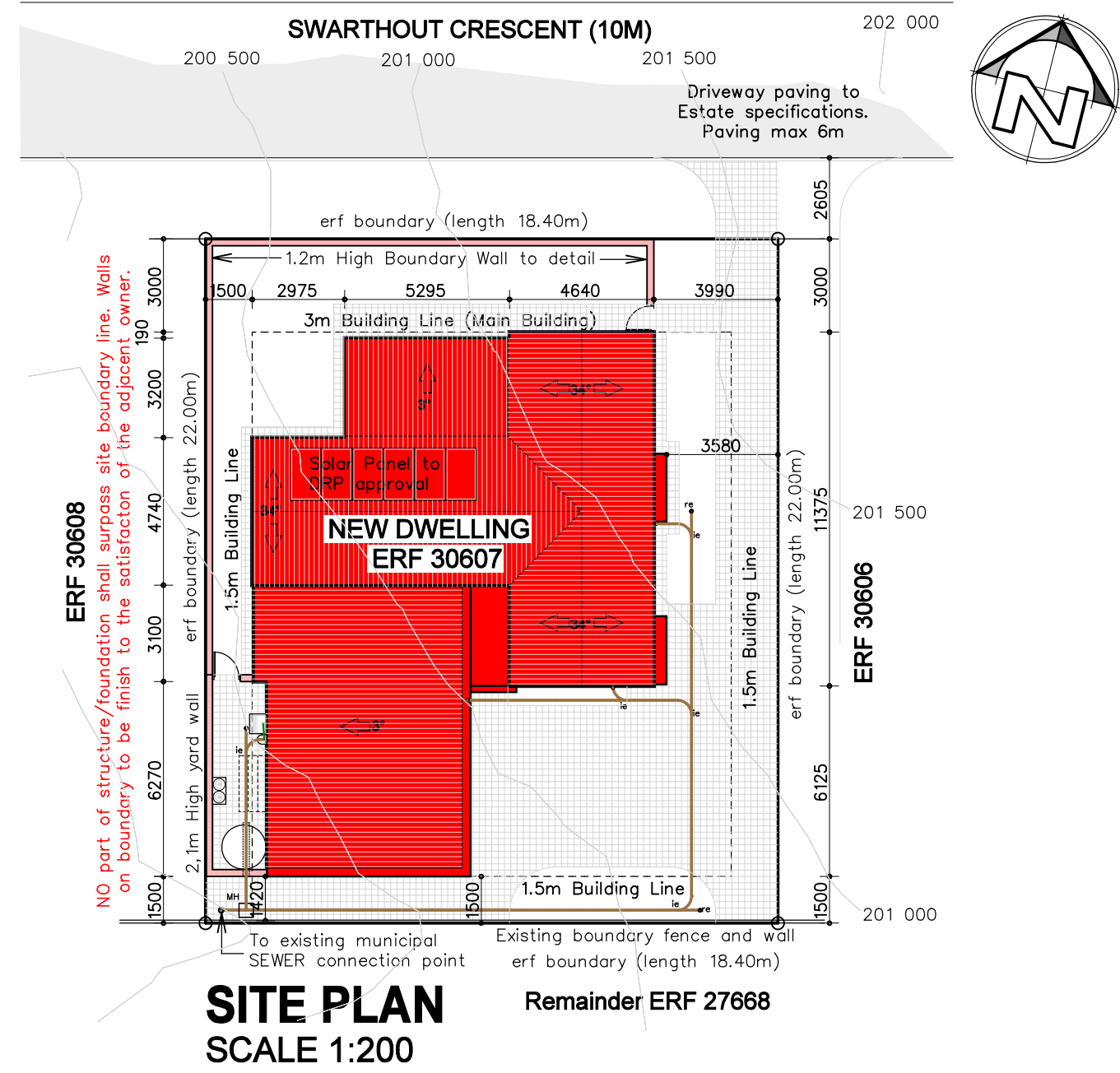
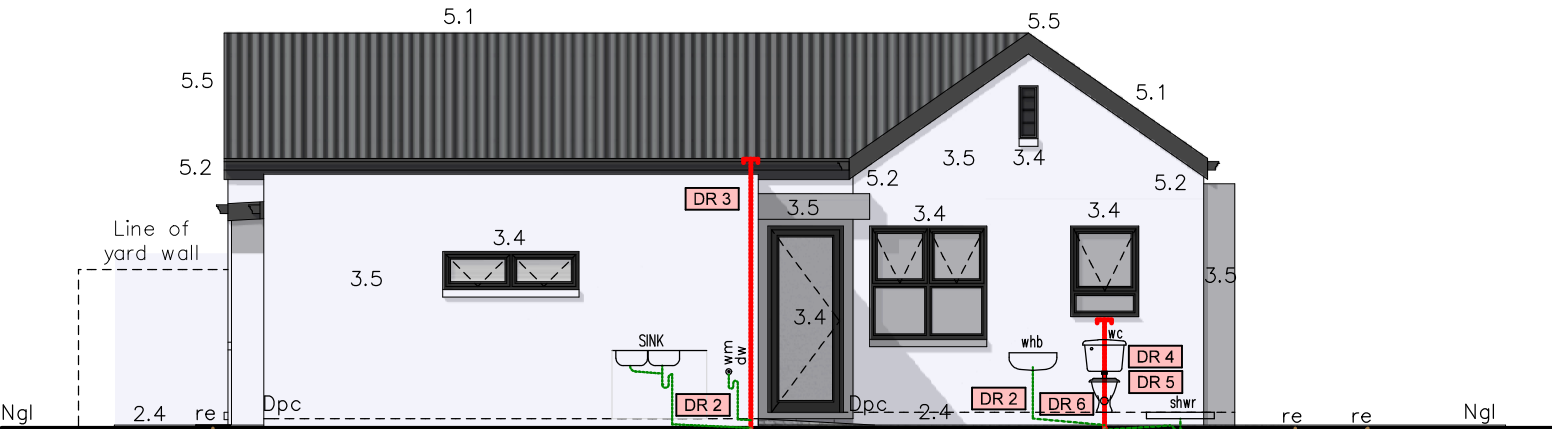
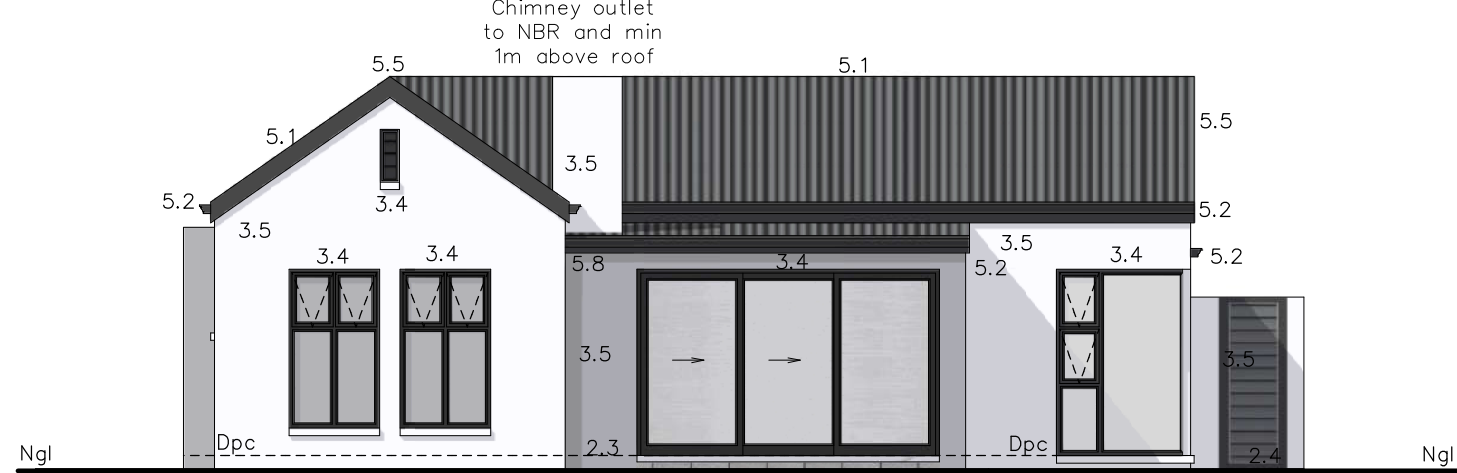


The Municipal approval granted does not include authorisation for the installation of a Small-Scale Embedded Generation (SSEG) system. The applicant is required to comply fully with the applicable regulations, standards, and prescribed procedures in order to obtain formal approval from the Electrical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

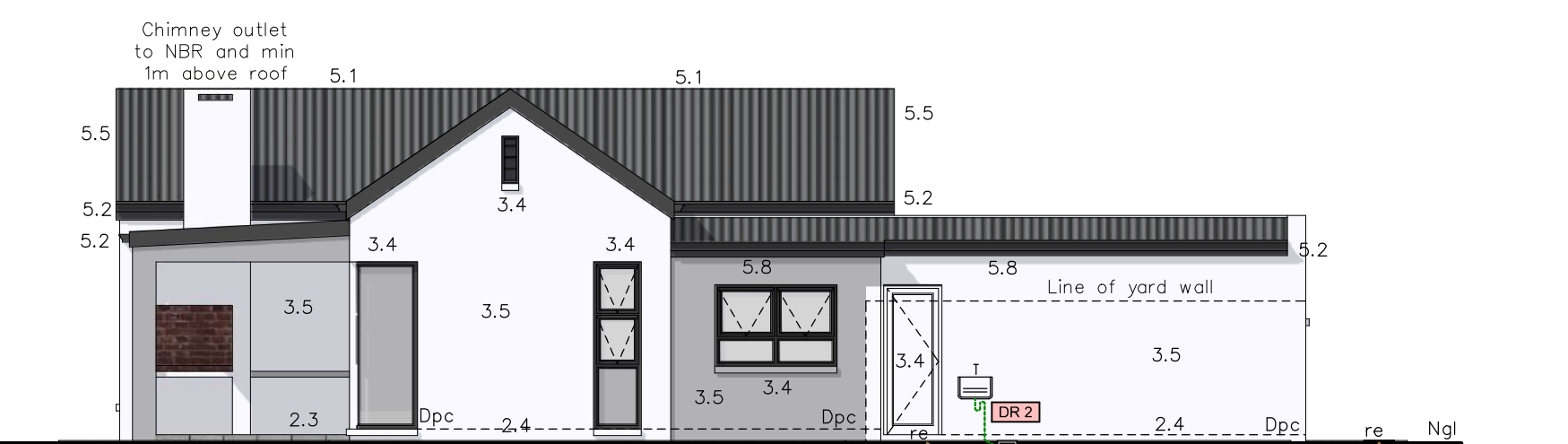
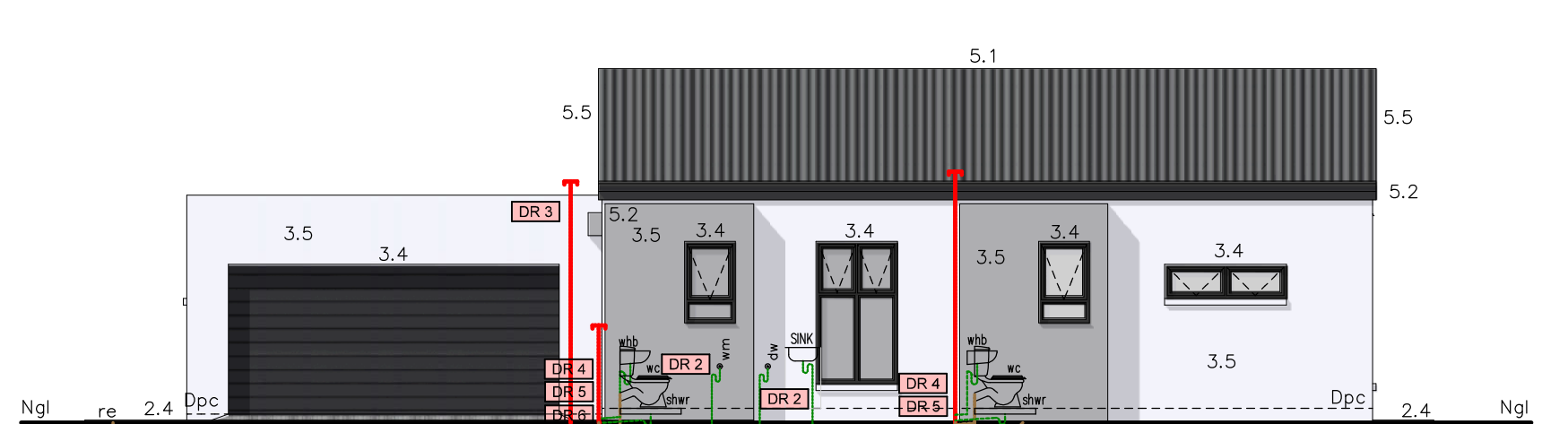


PERSPECTIVE VIEWS

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.



TRENCHES EXCEEDING 1,5M IN DEPTH MUST BE EXECUTED IN ACCORDANCE WITH A QUALIFIED CIVIL ENGINEER RECOMMENDATIONS AND SANS 10400 STANDARDS	200 450 199 110 1340mm 1545mm	200 450 199 020 1320mm 6375mm	200 450 199 020 1140mm 6375mm	200 450 199 380 560mm 4680mm	200 450 199 780 960mm 2525mm	GL INVERT LEVEL DEPTH DISTANCE FALL
	1:40	1:40	1:40	1:40	1:40	



TRENCHES EXCEEDING 1,5M IN DEPTH MUST BE EXECUTED IN ACCORDANCE WITH A QUALIFIED CIVIL ENGINEER RECOMMENDATIONS AND SANS 10400 STANDARDS	200 450 199 160 1180mm	200 450 199 020 1320mm 5490mm	GL INVERT LEVEL DEPTH DISTANCE FALL
	1:40	1:40	

GENERAL NOTES

FOUNDATIONS

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

FLOORS

- 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.
- Approved tile finish to fall.
- Approved floor finish to client specifications.
- Approved paving to Estate specifications.

WALLS

- Internal walls to be smooth plastered, skimmed and pointed. All to specialist specifications. Colour to be confirmed.
- 25 Degree down-tilted plastered external sill Waterproofing of sill to specialist specifications
- Stepped approved DPC to all cavity walls, leave a vertical joint open after every 4th joint as weepholes.
- Door / Window to schedule.
- Plaster and point to specialist specifications.

CEILINGS

- 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.
- Install Isover 135mm thick Aerolite non-combustible light weight Glasswool thermal ceiling insulation, nominal density , or similar approved. Cornice to finishing schedule. R-value: 3.38m²/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.
- Plaster and point under side of concrete slab.
- 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

- 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
- 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.
- Flashing to roof manufacturer specifications.
- RC beam /slab to Engineer design and specifications.

ROOFS

- Cover end of roof with Nutek 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.

- Steel / Timber pergola to specialist details and specifications.

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

- Concealed clip soffit 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 colour to Estate guidelines and finishing shedule

DRAINAGE NOTES

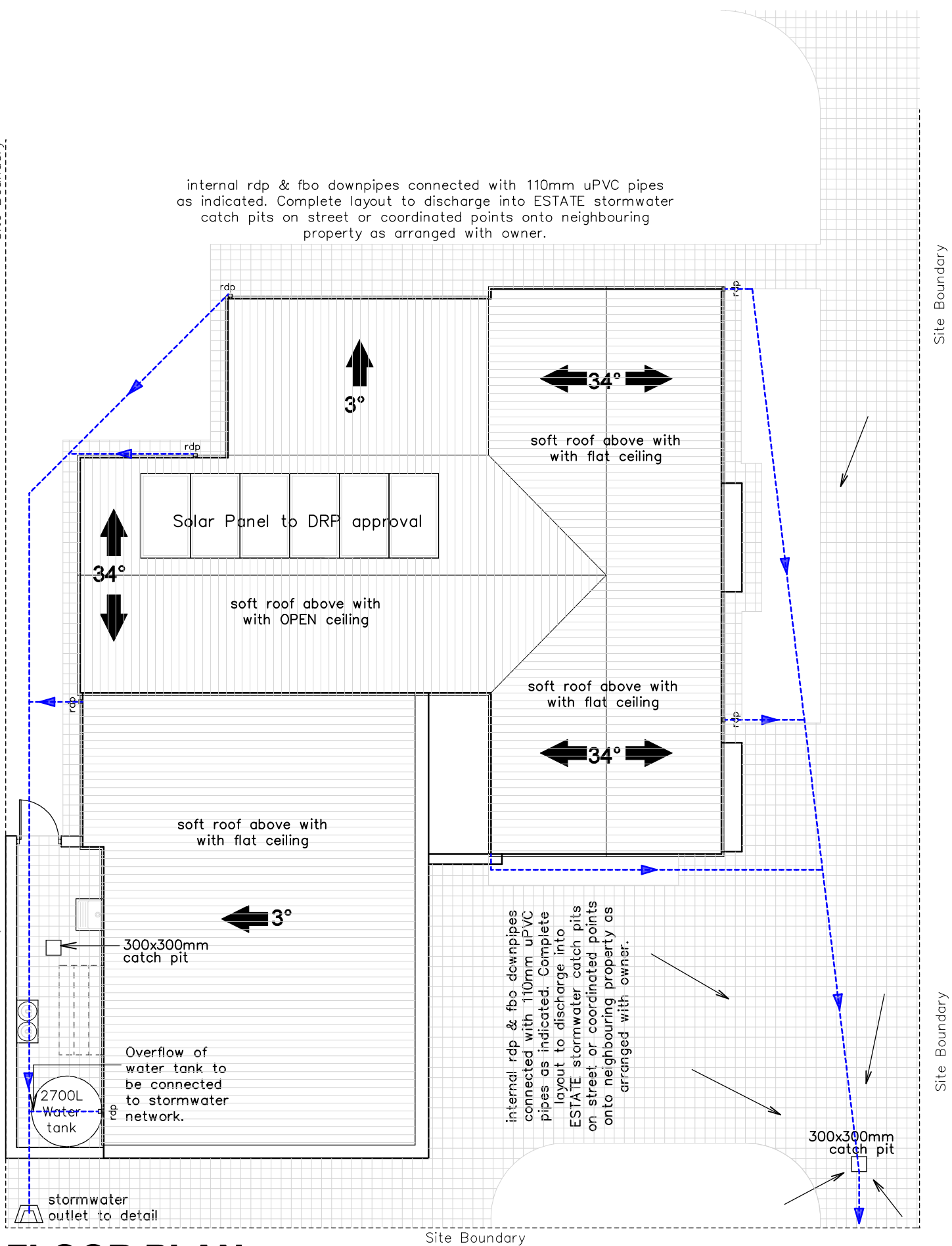
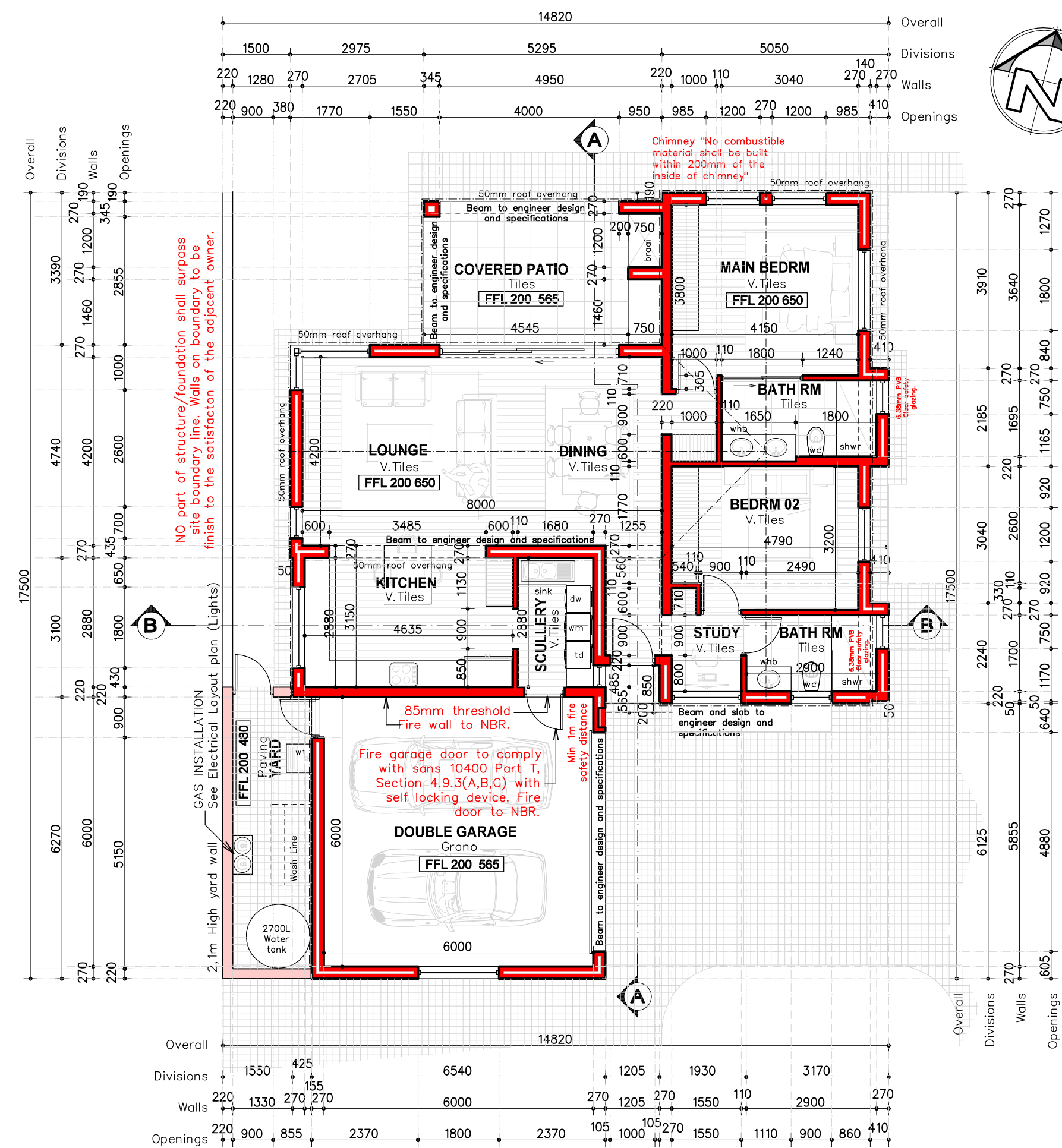
DRAINAGE INSTALLATIONS UNDER BUILDING WORK MUST BE INSTALLED IN TERMS OF PART P OF SANS10400 (4.19.4). SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLY AS PER PART P OF SANS 10400 (4.2.1). DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P. DRAINAGE INSTALLATIONS IN THE BUILDING 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(8)

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 SATISFACTION 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 THE COMMUNITY FIRE SAFETY BY-LAW. LPC 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 DOCUMENTATION, 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 THE 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. SANS and any other applicable bylaws 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 New Residential Dwelling for the Owner on ERF 30607 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 drawing may be made without prior approval of the HOA DR/PEC

Client:

DRAWN BY:

HvdW

STOREY:	AREA:
Dwelling	119m ²
Covered Patio	17m ²
Double Garage	41m ²
Total Area	177m²
Yard	13m ²
Erf Size	405m²
Coverage	43.7%
Height	8.5m
Boundary Wall 1,2m high	31.5m
Paving Area	142m ²

ENERGREEN
DESIGNS

KRAAIBOSCH - GEORGE - 6530
PO BOX 4703 GE - 072 999 7810
EMAIL: energreend@gmail.com
PROFESSIONAL ARCHITECT
TECHNOLOGIST
REG. NO T0645 (SACAP)

DRAWING:
Elevations, Site &
Floor Plan

SCALE:
AS INDICATED

DATE:
2026/06/02

DRAWING NUMBER:

ERF 30607 - 1000 R0