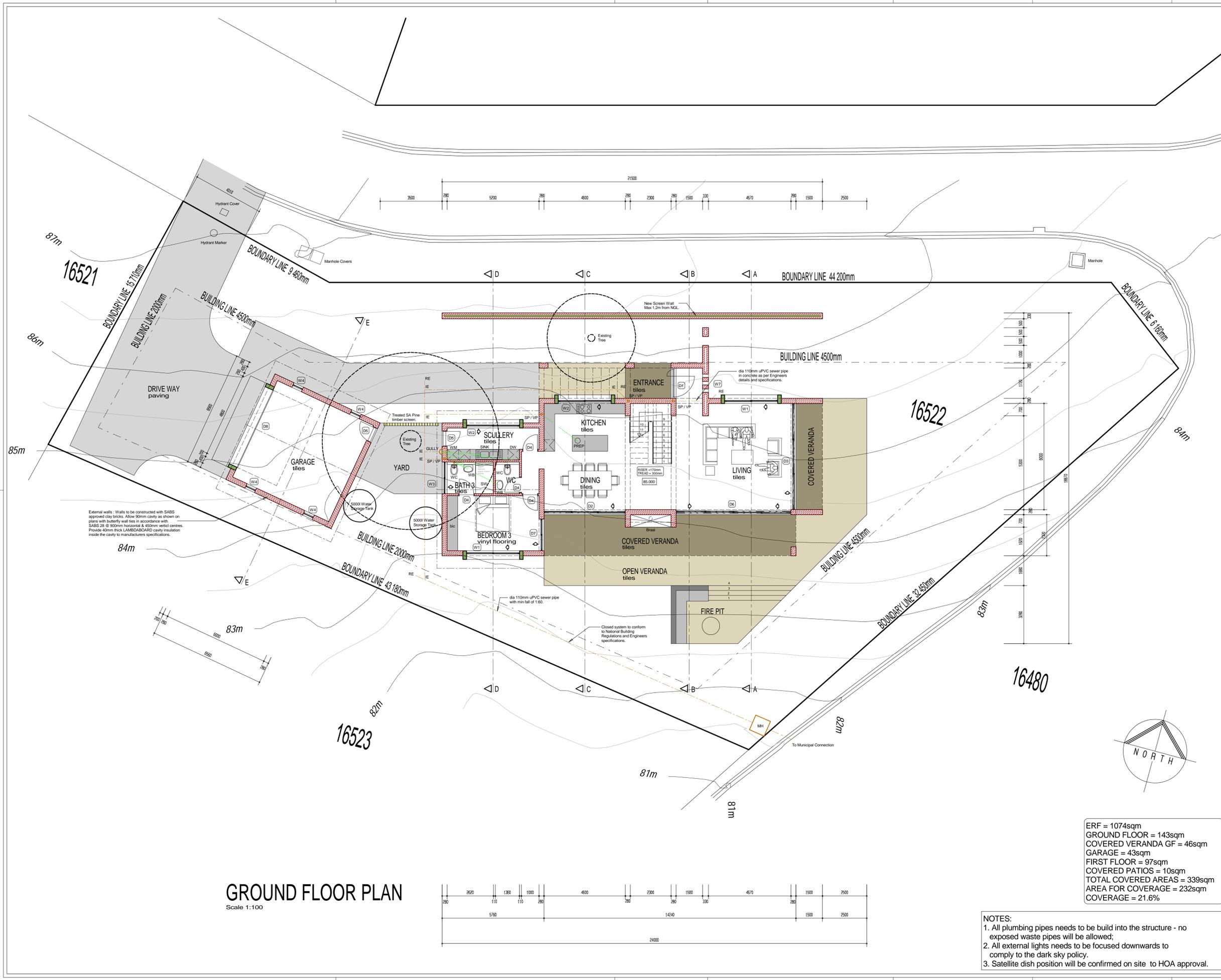


1. All levels and dimensions to be checked before any work commence.
2. Preference to be given to written dimensions above scaling from plan.
3. All work must comply with National Building Regulations and Local Authority's By-laws.
4. Any discrepancy must be referred to the Architect.
5. The owner of this property or the user of this design, plans, details, specifications indemnify the architect of any liability and responsibility against any loss, defect, legal action and/or any claim for costs for damages and expenses which the above parties may suffer as a result of the use of the above design, plans, details, specifications and relevant documentation.
5. Copy right reserved. The design on this drawing is the property of NICO VREKEN ARCHITECT.



External walls - Walls to be constructed with SABS approved clay bricks. Allow 90mm cavity as shown on plans with butterfly wall ties in accordance with SABS 28 @ 900mm horizontal & 450mm vertical centres. Provide 40mm thick LAMBDAFLEX cavity insulation inside the cavity to manufacturers specifications.

GROUND FLOOR PLAN

Scale 1:100

ERF = 1074sqm
 GROUND FLOOR = 143sqm
 COVERED VERANDA GF = 46sqm
 GARAGE = 43sqm
 FIRST FLOOR = 97sqm
 COVERED PATIOS = 10sqm
 TOTAL COVERED AREAS = 339sqm
 AREA FOR COVERAGE = 232sqm
 COVERAGE = 21.6%

- NOTES:
1. All plumbing pipes needs to be build into the structure - no exposed waste pipes will be allowed;
 2. All external lights needs to be focused downwards to comply to the dark sky policy.
 3. Satellite dish position will be confirmed on site to HOA approval.

cad: K22-05-02(02).drw

ARCHITECT
OWNER
OWNER

NOTES:
 *ALL CONCRETE FLOORS, STAIRS AND FOUNDATIONS TO ENGINEERS SPECIFICATIONS.
 *THE SITE MUST AT ALL TIMES BE CLEAN OF ANY BUILDING RUBBLE, TOOLS AND MATERIALS TO THE SATISFACTION OF THE ARCHITECT.

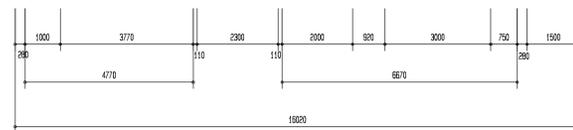
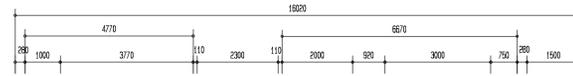
nico vreken Professional Architect
 NICO VREKEN Pr Arch
 SACAP Reg no. 5532
 P.O. BOX 2180
 KNYSNA 6570
 Cell: 082 927 6070

PROJECT
KNYSNA
 NEW HOUSE ON ERF 16522,
 SIMOLA GOLF ESTATE #V83,
 KNYSNA

TEKENING
 GROUND FLOOR PLAN

SKAL: SHOWN	DATUM: JULY 2022	GETEKEN: NJV
TEKENING NR. K 22/05/02(02)		

1. All levels and dimensions to be checked before any work commence.
2. Preference to be given to written dimensions above scaling from plan.
3. All work must comply with National Building Regulations and Local Authority's By-laws.
4. Any discrepancy must be referred to the Architect.
5. The owner of this property or the user of this design, plans, details, specifications indemnify the architect of any liability and responsibility against any loss, defect, legal action and/or any claim for costs for damages and expenses which the above parties may suffer as a result of the use of the above design, plans, details, specifications and relevant documentation.
5. Copy right reserved. The design on this drawing is the property of NICO VREKEN ARCHITECT.



FIRST FLOOR PLAN

Scale 1:100

Any system of space heating shall be so designed, constructed and installed as to operate safely and any flue, flue pipe or chimney used in such system shall be so designed as to safely remove any smoke or noxious gases by the system all in accordance with SANS 10400-V regulations.

Timber roof trusses may not be built into or pass through the chimney all in accordance with SANS 10400-V regulations. Timber trusses needs to be attached to the outside of the chimney with galvanized brackets as per Engineers specifications.

Wrap 25mm ceramic wool around the entire flue. Flue pipes need to comply to SANS 10400-V regulations.

Timber roof trusses may not be built into or pass through the chimney all in accordance with SANS 10400-V regulations. Timber trusses needs to be attached to the outside of the chimney with galvanized brackets as per Engineers specifications.

Every fireplace used for burning solid fuel shall have a hearth made of non-combustible material of adequate thickness. No combustible material shall be built into the hearth. All in accordance with SANS 10400-V and SANS 10177-S regulations.

1m high handrail, frameless glass balustrading installed by specialists. Glass needs to be fixed to SABS standard to the top of slabs. Handrail to conform to the National Building Regulations SANS 10400-D & SABS 0104 for safety and strength.

External walls: Walls to be constructed with SABS approved clay bricks. Allow 90mm cavity as shown on plans with butterfly wall ties in accordance with SABS 28 @ 900mm horizontal & 450mm vertical centres. Provide 40mm thick LAMBDAGLASS cavity insulation inside the cavity to manufacturers specifications.

cad: K22-05-03(02).drw

ARCHITECT	
OWNER	
OWNER	

NOTES:
 *ALL CONCRETE FLOORS, STAIRS AND FOUNDATIONS TO ENGINEERS SPECIFICATIONS.
 *THE SITE MUST AT ALL TIMES BE CLEAN OF ANY BUILDING RUBBLE, TOOLS AND MATERIALS TO THE SATISFACTION OF THE ARCHITECT.

nico vreken Professional Architect
 NICO VREKEN Pr Arch
 SACAP Reg no. 5532
 P.O. BOX 2180
 KNYSNA
 6570
 Cell: 082 927 6070

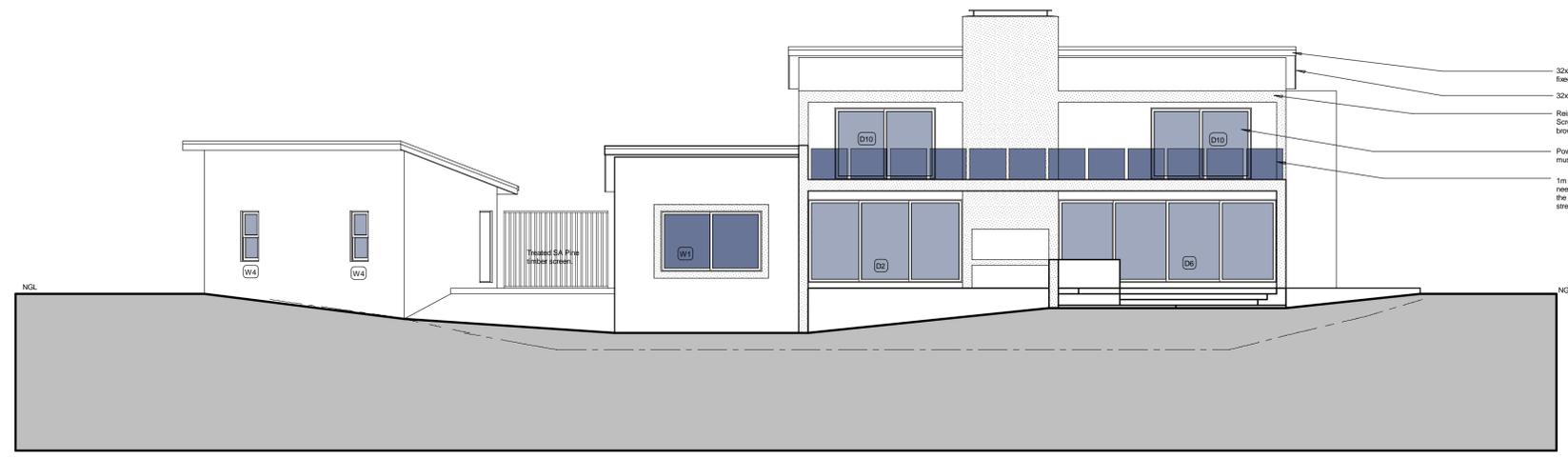
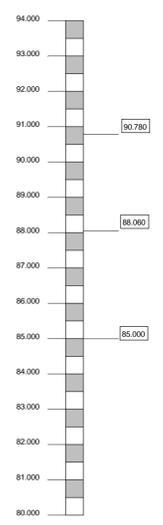
PROJECT
KNYSNA
 NEW HOUSE ON ERF 16522,
 SIMOLA GOLF ESTATE #V83,
 KNYSNA

TEKENING
 FIRST FLOOR PLAN

UTGERER	TEKENING NR.
SHOWN	K 22/05/03(02)
SKAL	SKAL
DATE	DATE
BY	BY
DATE	DATE
BY	BY

- NOTES:
1. All plumbing pipes needs to be build into the structure - no exposed waste pipes will be allowed;
 2. All external lights needs to be focused downwards to comply to the dark sky policy.
 3. Satellite dish position will be confirmed on site to HOA approval.

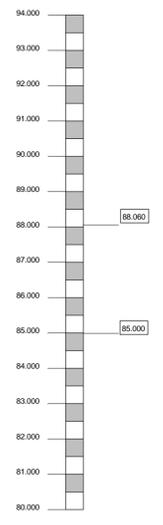
1. All levels and dimensions to be checked before any work commence.
2. Preference to be given to written dimensions above scaling from plan.
3. All work must comply with National Building Regulations and Local Authority's By-laws.
4. Any discrepancy must be referred to the Architect.
5. The owner of this property or the user of this design, plans, details, specifications indemnify the architect of any liability and responsibility against any loss, defect, legal action and/or any claim for costs for damages and expenses which the above parties may suffer as a result of the use of the above design, plans, details, specifications and relevant documentation.
5. Copy right reserved. The design on this drawing is the property of NICO VREKEN ARCHITECT.



- 32x225mm Treated SA Pine Timber Fascias fixed to trusses. Colour to match roof.
- 32x225mm Treated SA Pine Timber Barge Boards fixed to battens.
- Reinforced Concrete "eyebrow" to Engineers specifications and details. Screed to falls and waterproofed by specialists. Provide a 50mm layer of 13mm brown stone chip on top of slab.
- Powder coated aluminium doors and windows. Glass thickness standards must conform to National Building Regulations. Colour = Charcoal.
- 1m High handrail. Frameless glass balustrading installed by specialists. Glass needs to be fixed to SABS standard to the top of slabs. Handrail to conform to the National Building Regulations SANS 10400-D & SABS 0104 for safety and strength.

SOUTH ELEVATION

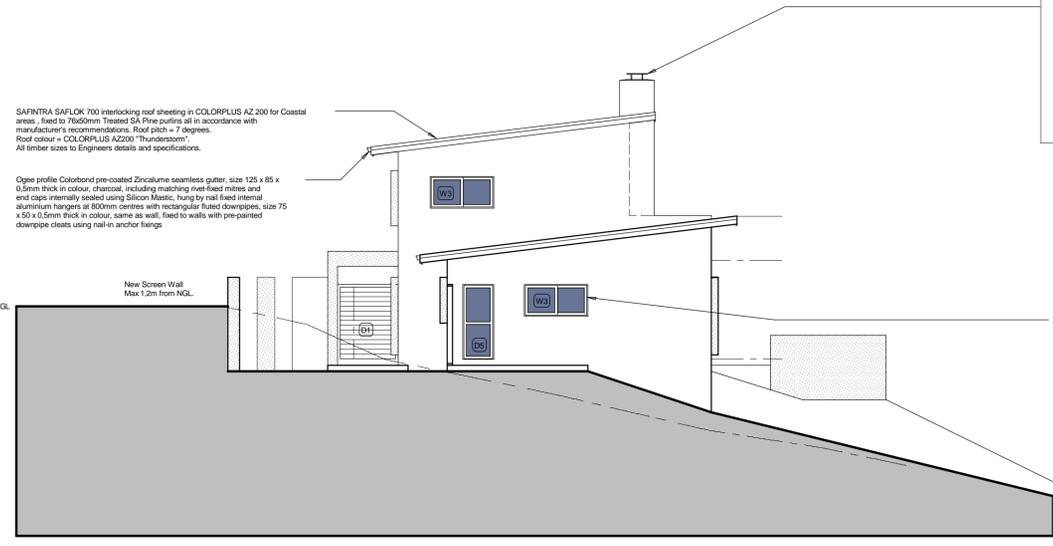
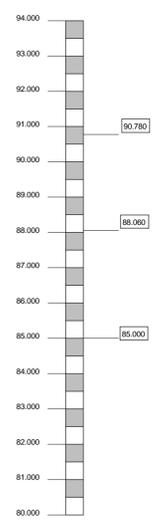
Scale 1:100



- SAFINTRA SAFLOK 700 interlocking roof sheeting in COLORPLUS AZ 200 for Coastal areas. fixed to 76x50mm Treated SA Pine purlins all in accordance with manufacturer's recommendations. Roof pitch = 7 degrees. Roof colour = COLORPLUS AZ200 "Thunderstorm". All timber sizes to Engineers details and specifications.
- Ogee profile Colorbond pre-coated Zincalume seamless gutter, size 125 x 85 x 0.5mm thick in colour, charcoal, including matching steel fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 800mm centres with rectangular fluted downpipes, size 75 x 50 x 0.5mm thick in colour, same as wall, fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings.
- 32x225mm Treated SA Pine Timber Fascias fixed to trusses. Colour to match roof.
- 32x225mm Treated SA Pine Timber Barge Boards fixed to battens.

NORTH ELEVATION

Scale 1:100



- Any system of space heating shall be so designed, constructed and installed as to operate safely and any flue, flue pipe or chimney used in such system shall be so designed as to safely remove any smoke or noxious gases by the system all in accordance with SANS 10400-V regulations.
- Timber roof trusses may not be built into or pass through the chimney all in accordance with SANS 10400-V regulations. Timber trusses needs to be attached to the outside of the chimney with galvanized brackets as per Engineers specifications.
- Wrap 25mm ceramic wool around the entire flue. Flue pipes need to comply to SANS 10400-V regulations.
- Timber roof trusses may not be built into or pass through the chimney all in accordance with SANS 10400-V regulations. Timber trusses needs to be attached to the outside of the chimney with galvanized brackets as per Engineers specifications.
- Every fireplace used for burning solid fuel shall have a hearth made of non-combustible material of adequate thickness. No combustible material shall be built into the hearth. All in accordance with SANS 10400-V and SANS 10177-V regulations.

- Powder coated aluminium doors and windows. Glass thickness standards must conform to National Building Regulations. Colour = Charcoal.

WEST ELEVATION

Scale 1:100

cad: K22-05-04(02).drw

ARCHITECT	
OWNER	
OWNER	

NOTES:
 *ALL CONCRETE FLOORS, STAIRS AND FOUNDATIONS TO ENGINEERS SPECIFICATIONS.
 *THE SITE MUST AT ALL TIMES BE CLEAN OF ANY BUILDING RUBBLE, TOOLS AND MATERIALS TO THE SATISFACTION OF THE ARCHITECT.

nico vreken Professional Architect
 Professional Argitek

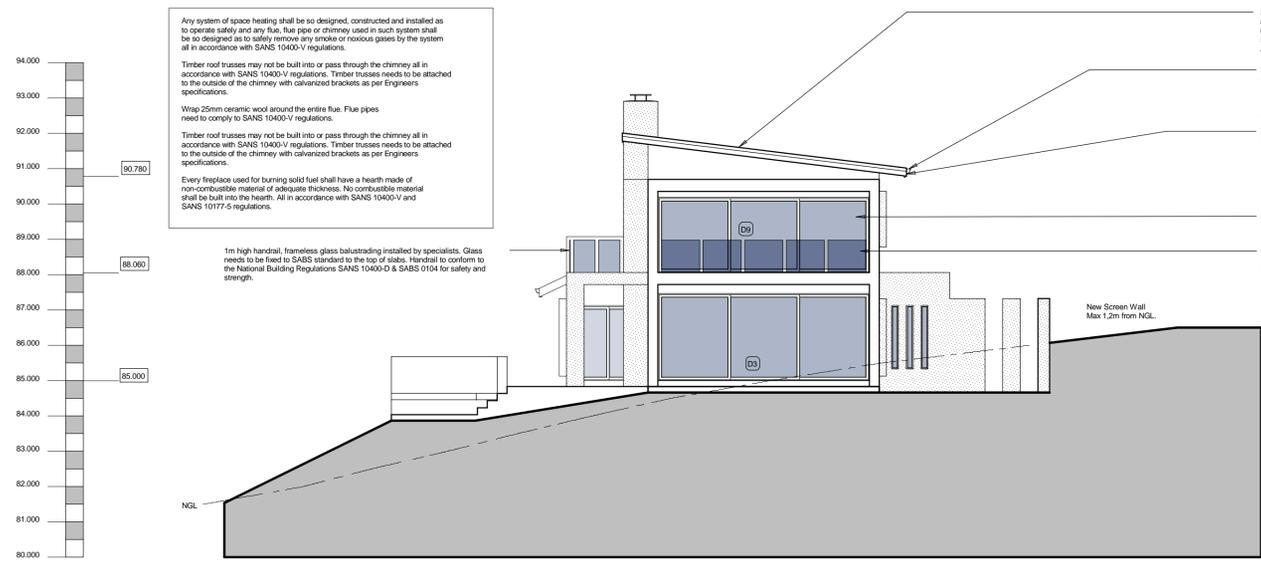
NICO VREKEN Pr Arch
 SACAP Reg no. 5532
 P.O. BOX 2180
 KNYSNA
 6570
 Cell: 082 927 6070

PROJECT
KNYSNA
 NEW HOUSE ON ERF 16522,
 SIMOLA GOLF ESTATE #V83,
 KNYSNA

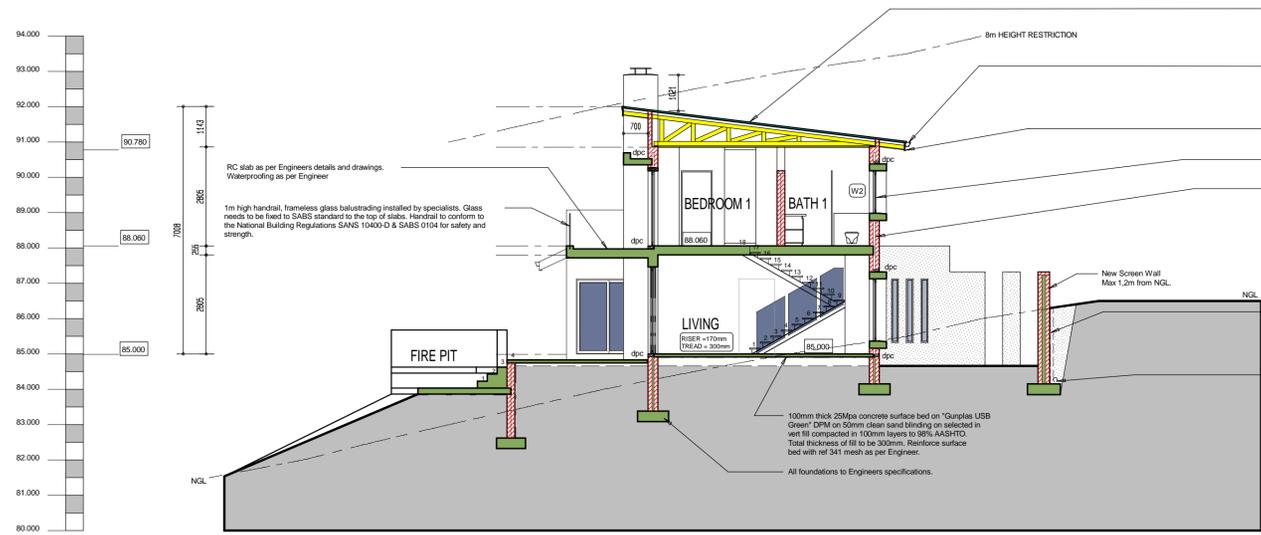
TEKENING
 ELEVATIONS

UITGEREK	TEKENING NR.	
SHOWN	K 22/05/04(02)	
SKAAL	DATEM	GETEKEN
SHOWN	JULY 2022	NJV

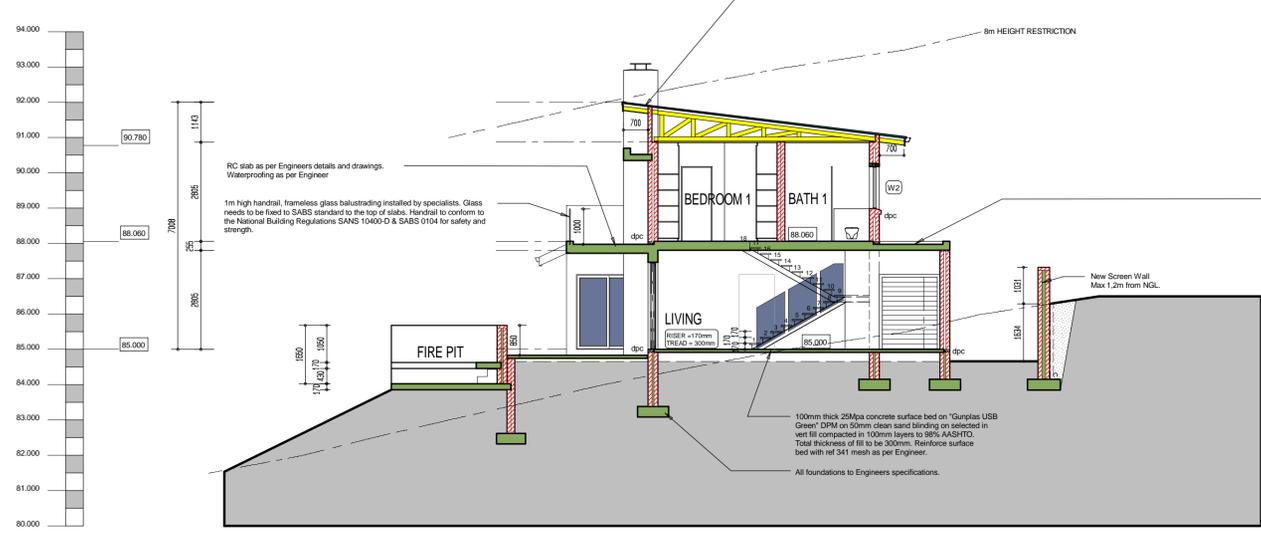
1. All levels and dimensions to be checked before any work commence.
2. Preference to be given to written dimensions above scaling from plan.
3. All work must comply with National Building Regulations and Local Authority's By-laws.
4. Any discrepancy must be referred to the Architect.
5. The owner of this property or the user of this design, plans, details, specifications indemnify the architect of any liability and responsibility against any loss, defect, legal action and/or any claim for costs for damages and expenses which the above parties may suffer as a result of the use of the above design, plans, details, specifications and relevant documentation.
6. Copy right reserved. The design on this drawing is the property of NICO VREKEN ARCHITECT.



EAST ELEVATION
Scale 1:100



SECTION AA
Scale 1:100



SECTION BB
Scale 1:100

cad: K22-05-05(02).drw

ARCHITECT	
OWNER	
OWNER	

NOTES:
*ALL CONCRETE FLOORS, STAIRS AND FOUNDATIONS TO ENGINEERS SPECIFICATIONS.
*THE SITE MUST AT ALL TIMES BE CLEAN OF ANY BUILDING RUBBLE, TOOLS AND MATERIALS TO THE SATISFACTION OF THE ARCHITECT.

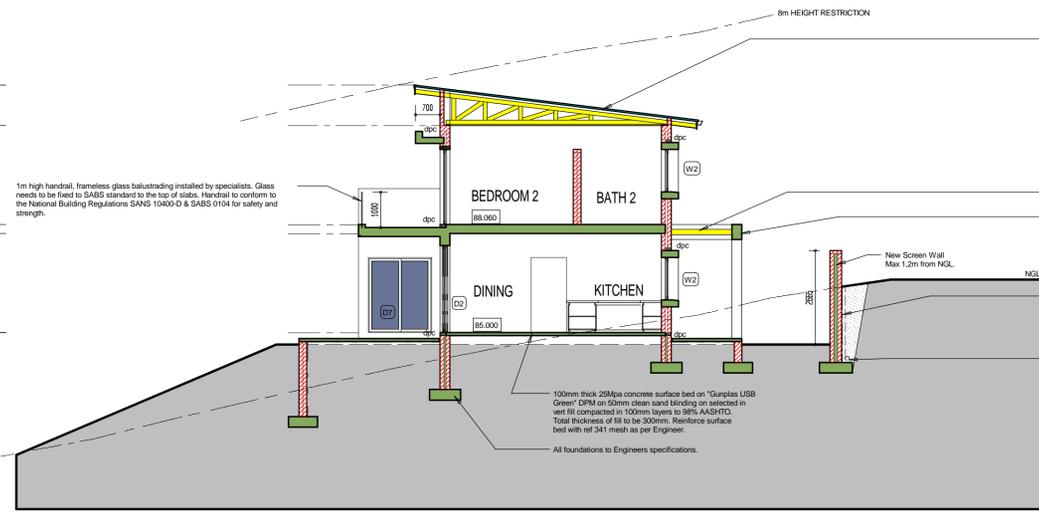
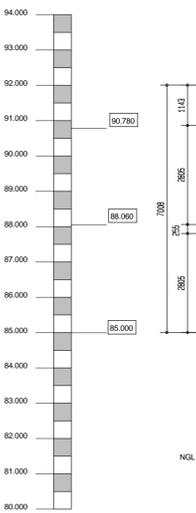
nico vreken Professional Architect
Professional Argitek

NICO VREKEN Pr Arch
SACAP Reg no. 5532
P.O. BOX 2180
KNYSNA
6570
Cell: 082 927 6070

PROJECT
KNYSNA
NEW HOUSE ON ERF 16522,
SIMOLA GOLF ESTATE #V83,
KNYSNA

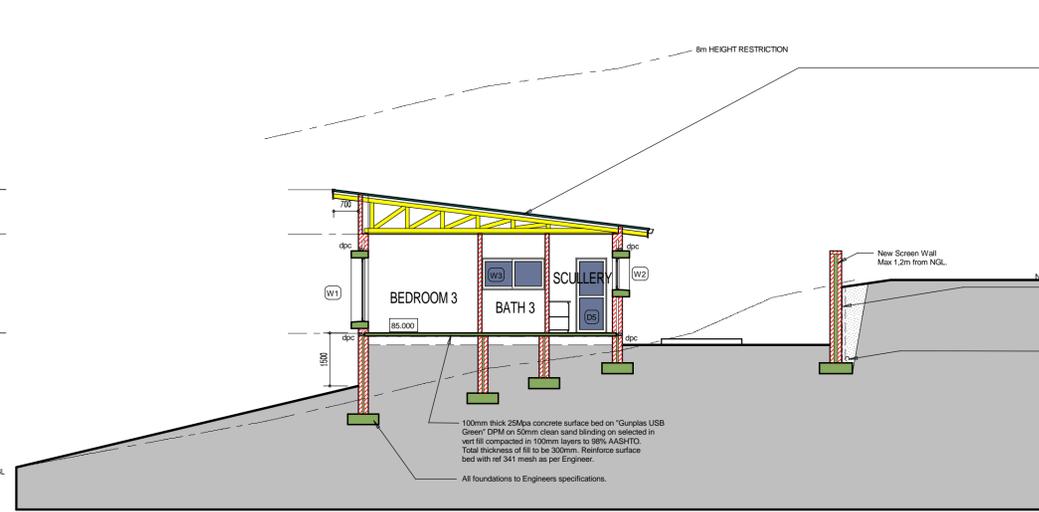
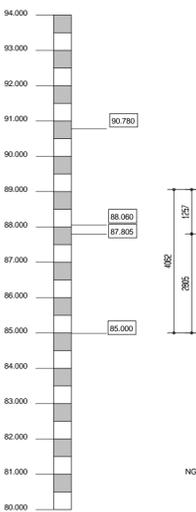
TEKENING
ELEVATIONS
SECTIONS

UTGERER	TEKENING NR.
SHOWN	K 22/05/05(02)
SKAL	DATEM
SHOWN	JULY 2022
GETEKEN	NJV



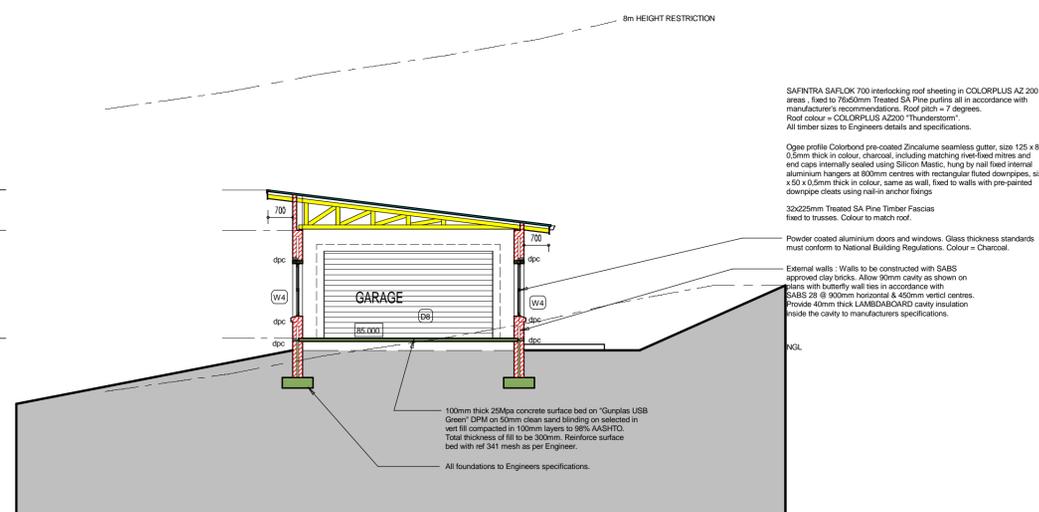
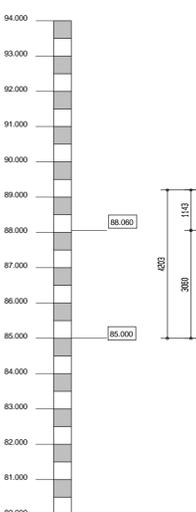
SAFNTRA SAFLOK 700 interlocking roof sheeting in COLORPLUS AZ 200 for Coastal areas, fixed to 76x50mm Treated SA Pine purlins all in accordance with manufacturer's recommendations. Roof pitch = 7 degrees.
 Roof colour = COLORPLUS AZ200 "Thunderstorm".
 All timber sizes to Engineers details and specifications.
 Standard 6.4mm Rhinoboard ceiling boards flush nailed @ 150mm c/c to 38x38mm SA Pine bracing at 400mm c/c max. in one direction. Joints to be covered with Fibretek, entire ceiling smooth skinned & painted to manufacturer's specification. Shadow Line Cornice as per owner.
 Provide 100mm thick KNAUFINSULATION on top of ceilings.
 Ogee profile Colorbond pre-coated Zincalume seamless gutter, size 125 x 85 x 0.5mm thick in colour, charcoal, including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 800mm centres with rectangular fluted downpipes, size 75 x 50 x 0.5mm thick in colour, same as wall, fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings.
 32x225mm Treated SA Pine Timber Fascias fixed to trusses. Colour to match roof.
 32x225mm Treated SA Pine Timber Barge Boards fixed to battens.

SECTION CC
Scale 1:100



SAFNTRA SAFLOK 700 interlocking roof sheeting in COLORPLUS AZ 200 for Coastal areas, fixed to 76x50mm Treated SA Pine purlins all in accordance with manufacturer's recommendations. Roof pitch = 7 degrees.
 Roof colour = COLORPLUS AZ200 "Thunderstorm".
 All timber sizes to Engineers details and specifications.
 Standard 6.4mm Rhinoboard ceiling boards flush nailed @ 150mm c/c to 38x38mm SA Pine bracing at 400mm c/c max. in one direction. Joints to be covered with Fibretek, entire ceiling smooth skinned & painted to manufacturer's specification. Shadow Line Cornice as per owner.
 Provide 100mm thick KNAUFINSULATION on top of ceilings.
 Ogee profile Colorbond pre-coated Zincalume seamless gutter, size 125 x 85 x 0.5mm thick in colour, charcoal, including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 800mm centres with rectangular fluted downpipes, size 75 x 50 x 0.5mm thick in colour, same as wall, fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings.
 32x225mm Treated SA Pine Timber Fascias fixed to trusses. Colour to match roof.
 32x225mm Treated SA Pine Timber Barge Boards fixed to battens.

SECTION DD
Scale 1:100



SAFNTRA SAFLOK 700 interlocking roof sheeting in COLORPLUS AZ 200 for Coastal areas, fixed to 76x50mm Treated SA Pine purlins all in accordance with manufacturer's recommendations. Roof pitch = 7 degrees.
 Roof colour = COLORPLUS AZ200 "Thunderstorm".
 All timber sizes to Engineers details and specifications.
 Ogee profile Colorbond pre-coated Zincalume seamless gutter, size 125 x 85 x 0.5mm thick in colour, charcoal, including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 800mm centres with rectangular fluted downpipes, size 75 x 50 x 0.5mm thick in colour, same as wall, fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings.
 32x225mm Treated SA Pine Timber Fascias fixed to trusses. Colour to match roof.
 Powder coated aluminium doors and windows. Glass thickness standards must conform to National Building Regulations. Colour = Charcoal.
 External walls: Walls to be constructed with SABS approved city bricks. Allow 50mm cavity as shown on plans with butterfly wall ties in accordance with SABS 28 @ 900mm horizontal @ 450mm vertical centres. Provide 40mm thick LAMBDABOARD cavity insulation inside the cavity to manufacturer's specifications.

SECTION EE
Scale 1:100

1. All levels and dimensions to be checked before any work commence.
2. Preference to be given to written dimensions above scaling from plan.
3. All work must comply with National Building Regulations and Local Authority's By-laws.
4. Any discrepancy must be referred to the Architect.
5. The owner of this property or the user of this design, plans, details, specifications indemnify the architect of any liability and responsibility against any loss, defect, legal action and/or any claim for costs for damages and expenses which the above parties may suffer as a result of the use of the above design, plans, details, specifications and relevant documentation.
5. Copy right reserved. The design on this drawing is the property of NICO VREKEN ARCHITECT.

cad: K22-05-06(02).drw

ARCHITECT	
OWNER	
OWNER	

NOTES:
 *ALL CONCRETE FLOORS, STAIRS AND FOUNDATIONS TO ENGINEERS SPECIFICATIONS.
 *THE SITE MUST AT ALL TIMES BE CLEAN OF ANY BUILDING RUBBLE, TOOLS AND MATERIALS TO THE SATISFACTION OF THE ARCHITECT.

nico vreden Professional Architect
 NICO VREKEN Pr Arch
 SACAP Reg no. 5532
 P.O. BOX 2180
 KNYSNA
 6570
 Cell: 082 927 6070

PROJECT
KNYSNA
 NEW HOUSE ON ERF 16522,
 SIMOLA GOLF ESTATE #V83,
 KNYSNA

TEKENING
 SECTIONS

UTTOEREK
 SHOWN

TEKENING NR.
K 22/05/06(02)

SKAL
 SHOWN

DATUM
 JULY 2022

GETEKEN
 NJV