

DERBIT waterproofing in accordance with approved DERBIT standard details for concrete roofs with insulation, laid by approved DERBIT contractors. All to Engineers details and specifications.  
 Stone to be rounded river stone of no less than 19mm in grading.  
 80mm LAMBDABOARD insulation by waterproofing contractor.  
 1 Layer DERBIT SP-FR 4mm Fire resistant certified, APP modified, dual reinforced Bitumen waterproofing membrane, fully torch bonded to layer below, ensuring 100mm side and 150mm end laps, fully torch fused, applied under 15-year insurance backed product warranty, laid by DERBIT approved contractor only. DERBITCANT NT 2.5mm for all queues, upturns and downturns, fully torch bonded, ensuring 100mm side and 150mm end laps, fully torch fused. Prime substrate using DERBIT BITUMEN PRIMER @ 450g per liter and allow to flash off. Design to Engineers details and specifications, all in strict accordance to manufacturers instructions and installed by specialists.  
 1 Layer DERBITCANT NT 2.5mm, fully torch bonded to primed screed substrate, ensuring 100mm side and 150mm end laps, fully torch fused. Prime substrate using 1 coat DERBIT BITUMEN PRIMER @ 450g per liter, ensuring full saturation and allow to flash off. Design to Engineers details and specifications, all in strict accordance to manufacturers instructions and installed by specialists.  
 Screed to falls to furthest outlets. Screed substrate is to be sound, clean, free from sharp protrusions and voids, and is to be dry.

1.2m high black metal fence around the pool to SIMOLA HOA approval all in accordance with SANS 10400-2:2011 and SABS 1390 standards. Colour = black

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 galvanneal 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 galvanneal 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 10177-5 regulations.

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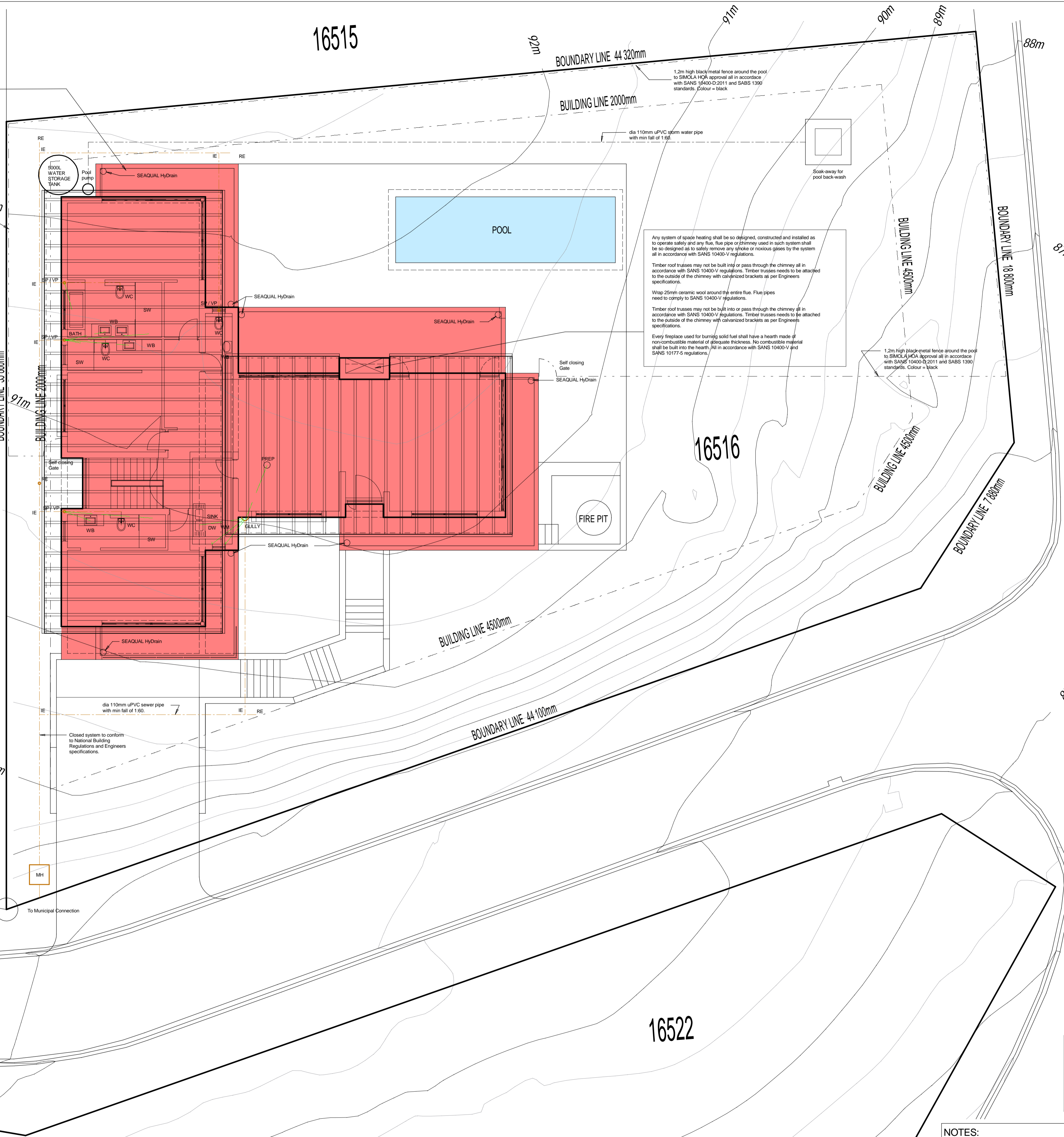
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**SITE PLAN**  
Scale 1:100

ERF = 1346sqm  
 GROUND FLOOR = 222sqm  
 COVERED VERANDA GF = 95sqm  
 GARAGE = 60sqm  
 TOTAL COVERED AREAS = 377sqm  
 AREA FOR COVERAGE = 317sqm  
 COVERAGE = 23.6%

- 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.

1. All levels and dimensions to be checked before any work commence.
2. Preference to be given to written dimensions above scaling from plan.
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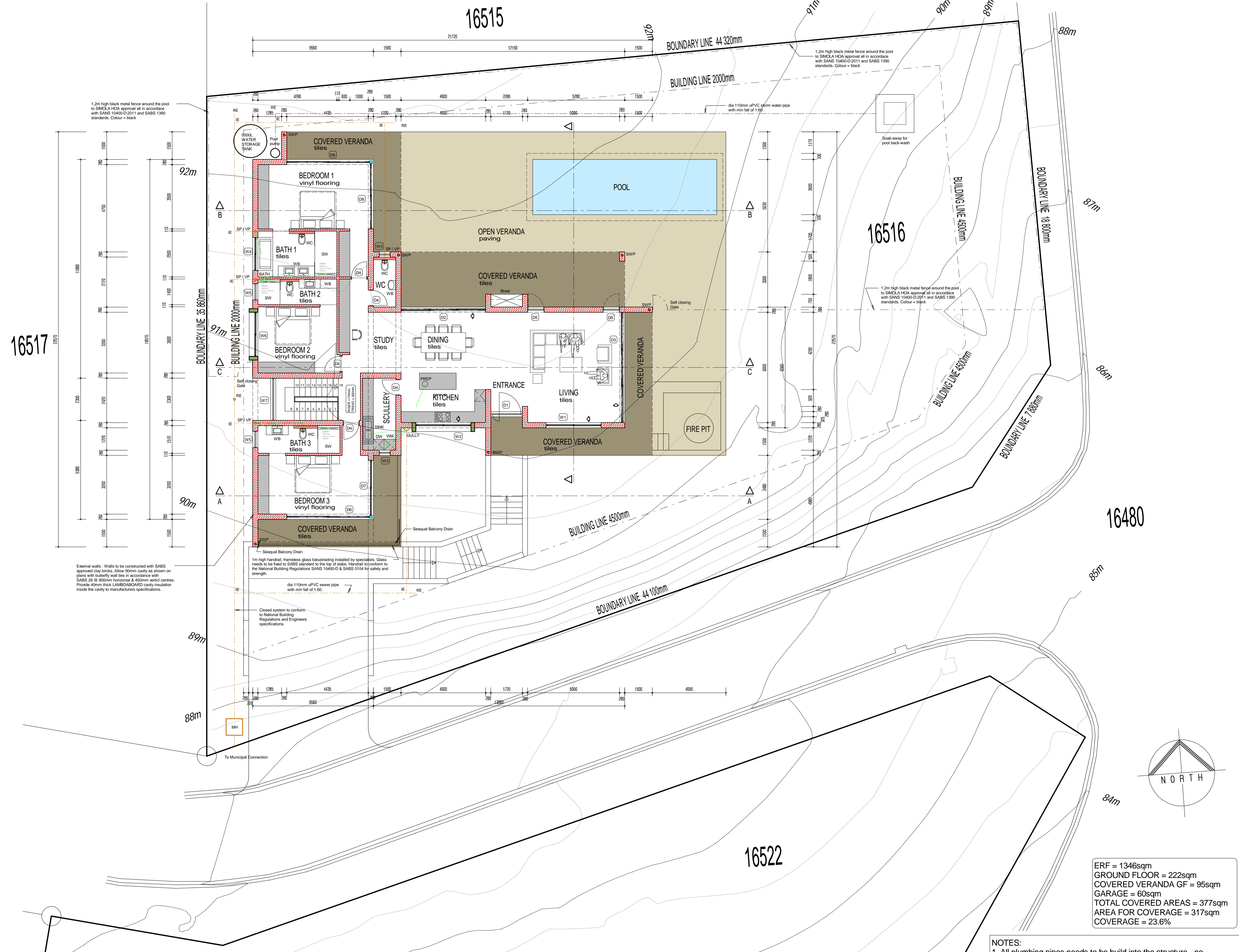
ARCHITECT	
OWNER	
OWNER	

**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.

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 6570  
 Cell: 082 927 6070

**KNYSNA**  
 NEW HOUSE ON ERF 16516,  
 SIMOLA GOLF ESTATE #V77,  
 KNYSNA  
 PROJECT  
 SITE PLAN

UTDREK	TEKENING NR.
SKAL: SHOWN	K 22/04/01(02)
DATUM: AUG 2022	GETEKEN: NJV



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16517

16515

16516

16480

16522

**GROUND FLOOR PLAN**  
Scale 1:100

ERF = 1346sqm  
GROUND FLOOR = 222sqm  
COVERED VERANDA GF = 95sqm  
GARAGE = 60sqm  
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AREA FOR COVERAGE = 317sqm  
COVERAGE = 23.6%

- NOTES:
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  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: K22-04-02(02).drw

ARCHITECT	
OWNER	
OWNER	

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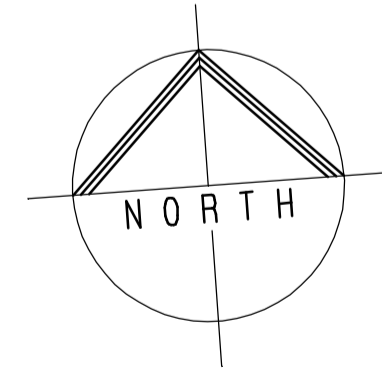
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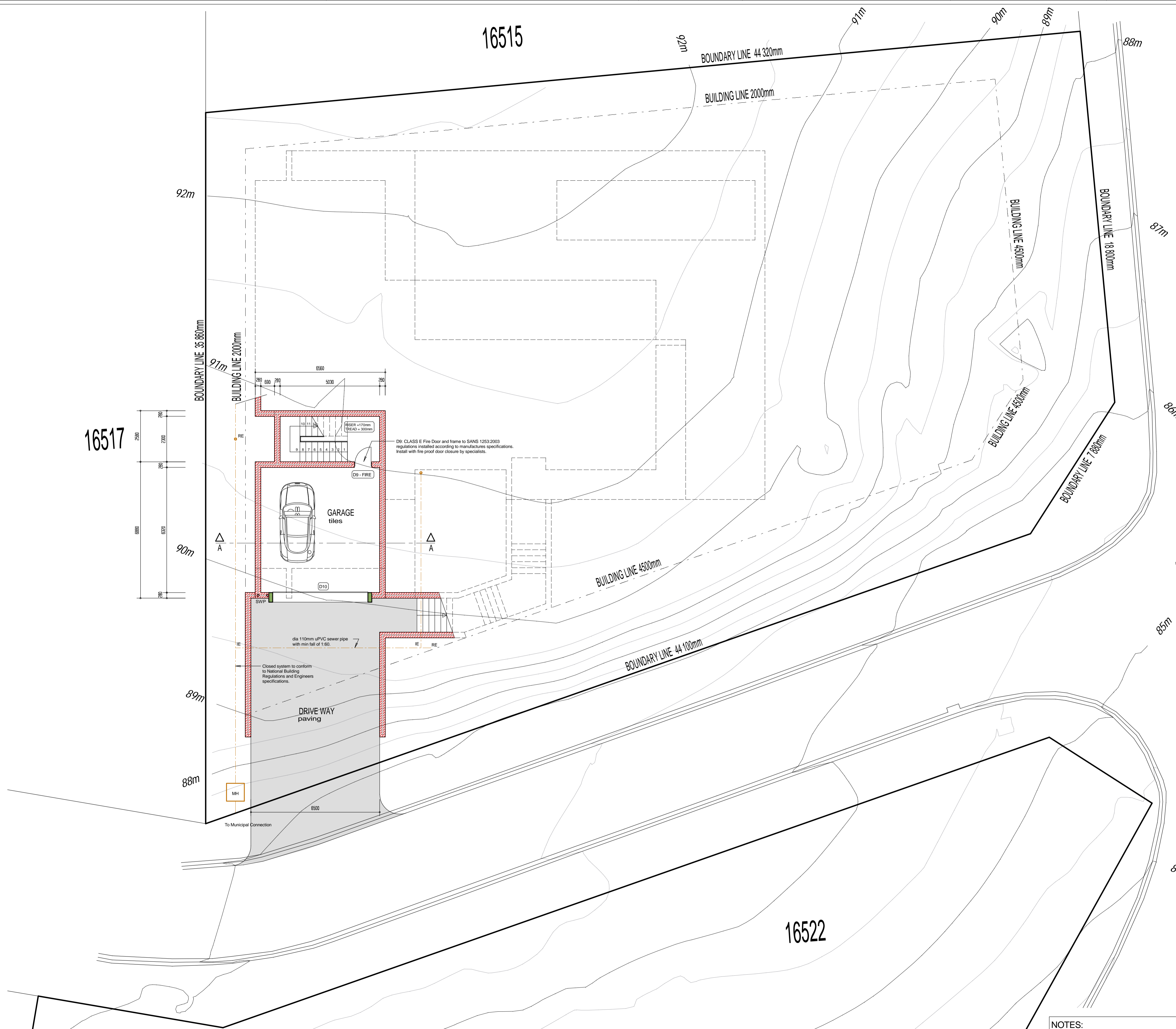
PROJECT  
**KNYSNA**  
NEW HOUSE ON ERF 16516,  
SIMOLA GOLF ESTATE #V77,  
KNYSNA

TEKENING  
GROUND FLOOR PLAN

UTDREK	TEKENING NR.	
	<b>K 22/04/02(02)</b>	
SKAL	DATUM	GETEKEN
SHOWN	AUG 2022	NJV



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**BASEMENT FLOOR PLAN**  
Scale 1:100

- NOTES:
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  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: K22-04-03(01).drw

ARCHITECT	
OWNER	
OWNER	

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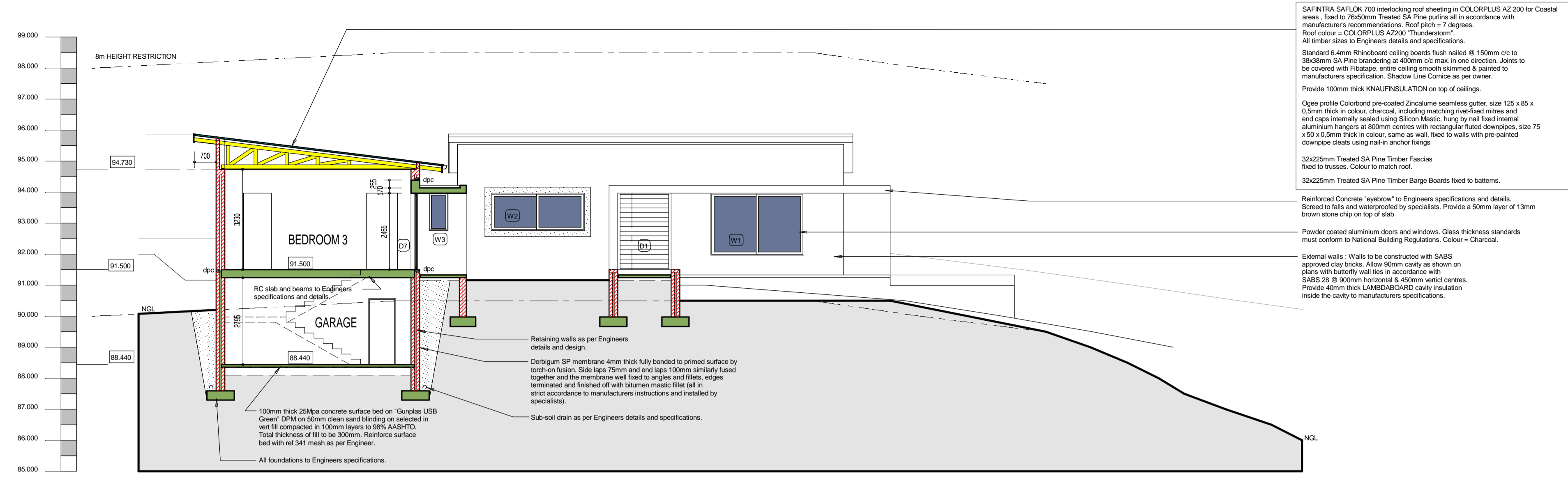
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PROJECT  
**KNYSNA**  
 NEW HOUSE ON ERF 16516,  
 SIMOLA GOLF ESTATE #V77,  
 KNYSNA

TEKENING  
**BASEMENT FLOOR PLAN**

UTDREK	TEKENING NR.
	<b>K 22/04/03(01)</b>
SKAAL	DATUM
SHOWN	APRIL 2022
GETEKEN	NJV

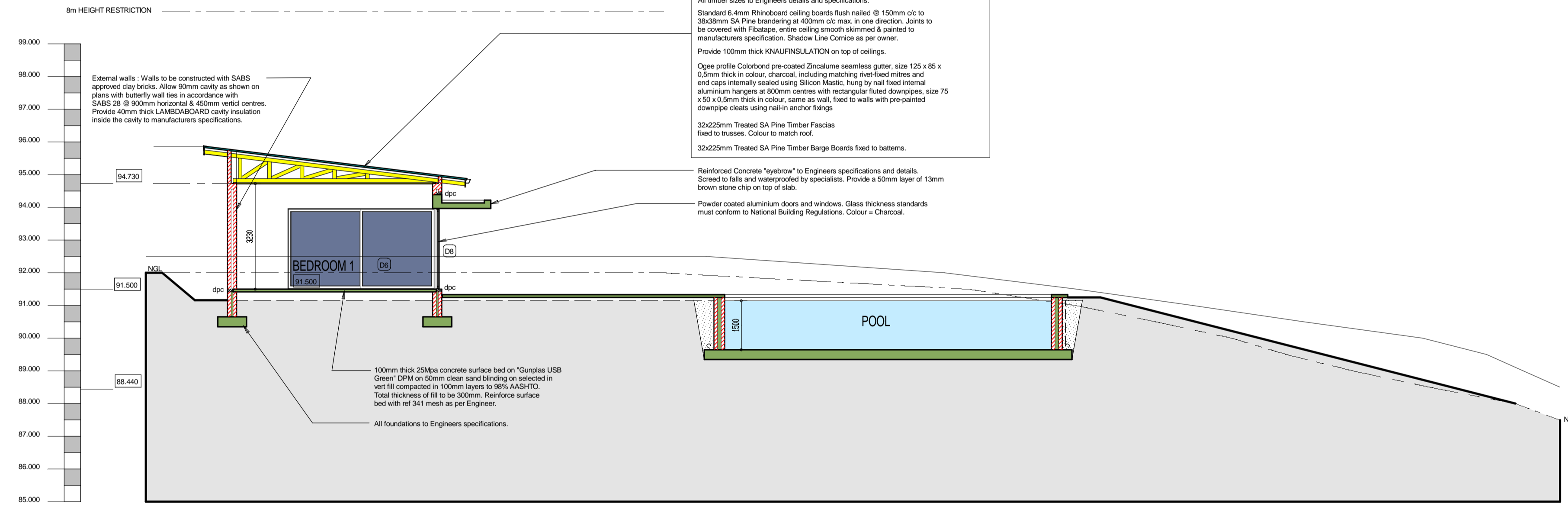
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SAFINTRA SAFLOK 700 interlocking roof sheeting in COLORPLUS AZ 200 for Coastal areas, fixed to 76x60mm Treated SA Pine purlins all in accordance with manufacturer's recommendations. Roof pitch = 7 degrees. Roof colour = COLORPLUS AZ200 "Thunderstorm". 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 Fibatape, entire ceiling smooth skinned & painted to manufacturers 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. 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. 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 LAMBDABOARD cavity insulation inside the cavity to manufacturers specifications.

### SECTION AA

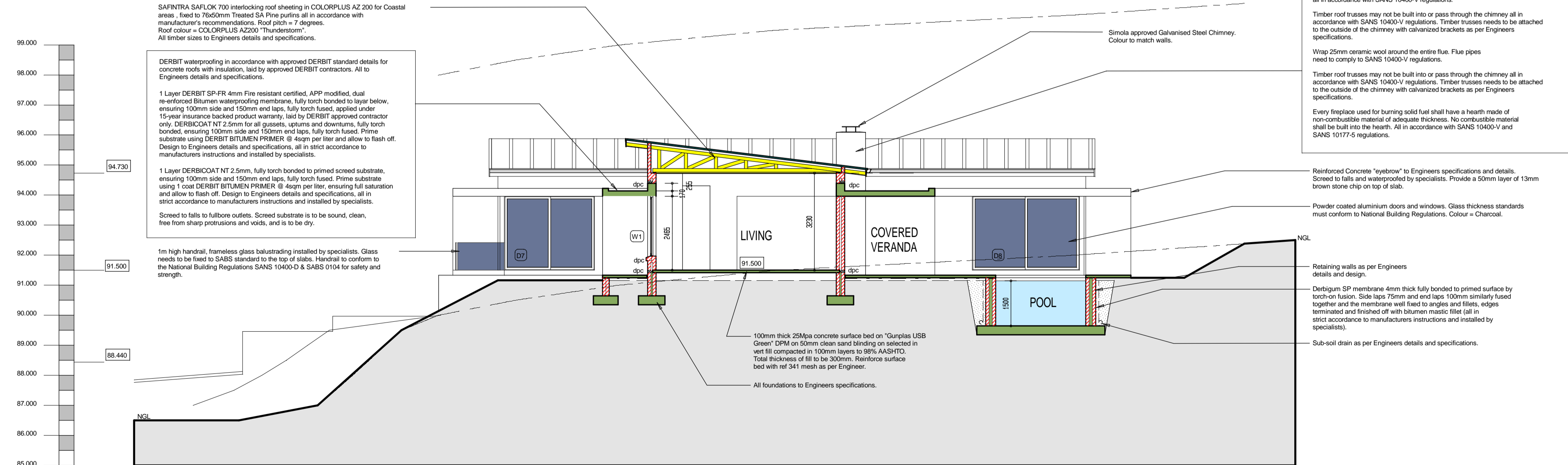
Scale 1:100



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### SECTION BB

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 10177-5 regulations. 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. Retaining walls as per Engineers details and design. Deribitum SP membrane 4mm thick fully bonded to primed surface by torch-on fusion. Side laps 75mm and end laps 100mm similarly fused together and the membrane well fixed to angles and fillets, edges terminated and finished off with bitumen mastic fillet (all in strict accordance to manufacturers instructions and installed by specialists). Sub-soil drain as per Engineers details and specifications.

### SECTION CC

Scale 1:100

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

ARCHITECT	
OWNER	
OWNER	

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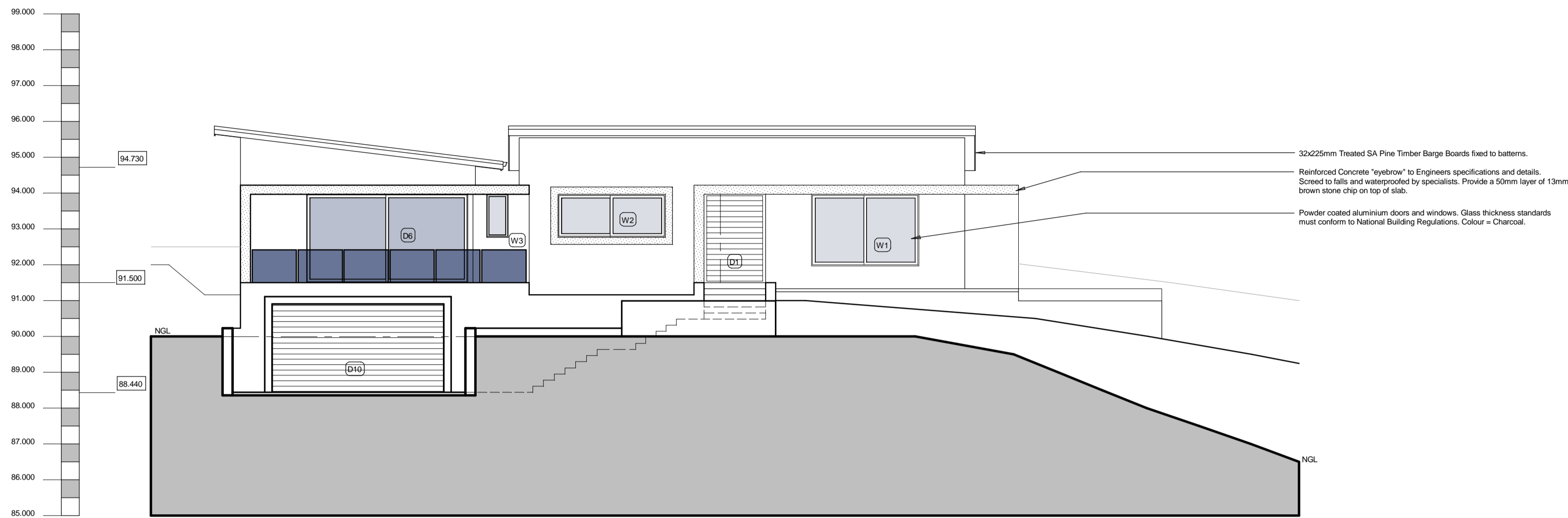
PROJIEK  
**KNYSNA**  
 NEW HOUSE ON ERF 16516,  
 SIMOLA GOLF ESTATE #V77,  
 KNYSNA

TEKENING  
 SECTIONS

- NOTES:  
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 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.

UTGERER	TEKENING NR.
	<b>K 22/04/04(02)</b>
SKAAL	DATUM
SHOWN	AUG 2022
GETEKEN	NJV

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## SOUTH ELEVATION

Scale 1:100

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

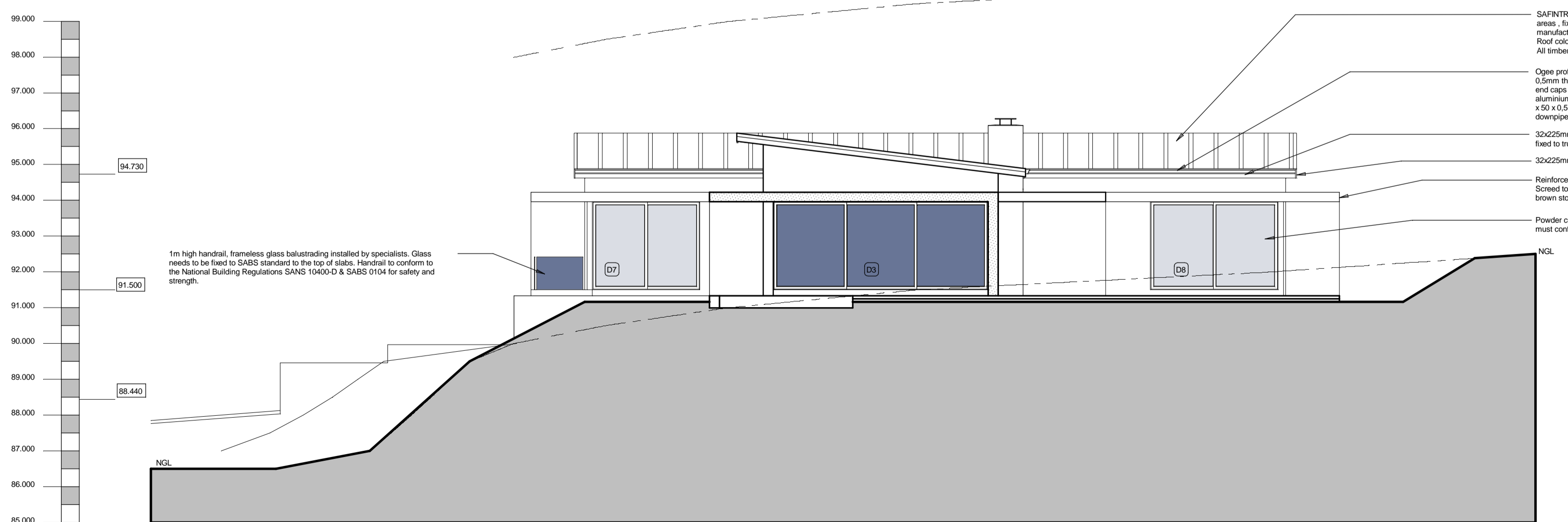
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## NORTH ELEVATION

Scale 1:100



## EAST ELEVATION

Scale 1:100

- NOTES:
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  3. Satellite dish position will be confirmed on site to HOA approval.

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

ARCHITECT	
OWNER	
OWNER	

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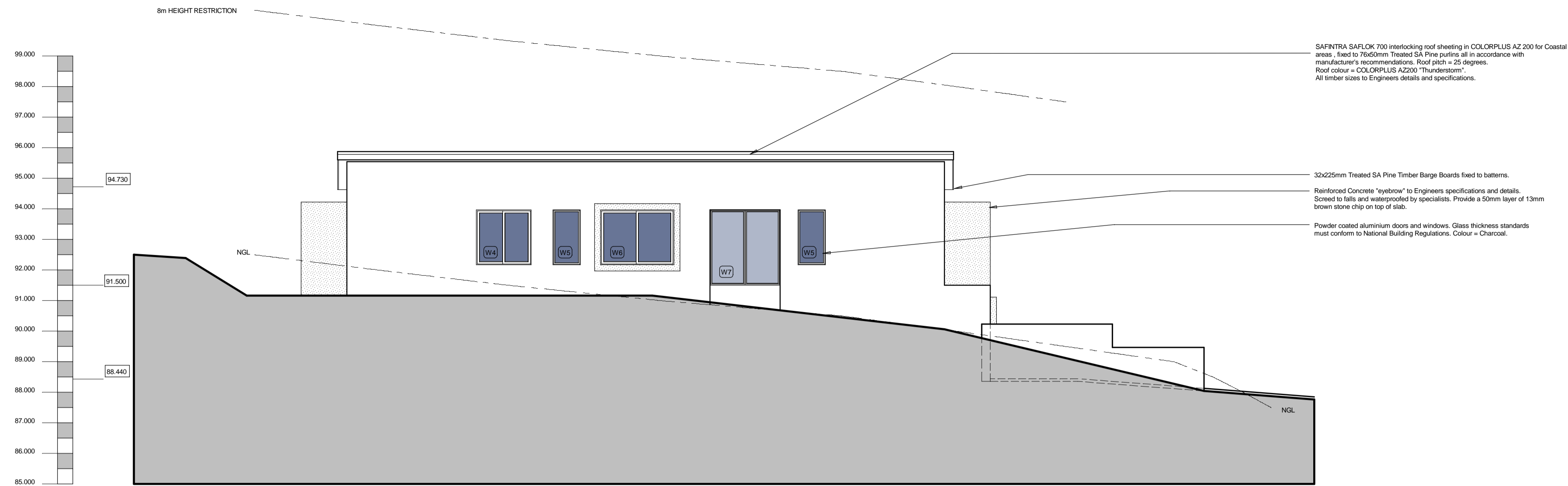
PROJECT  
**KNYSNA**  
 NEW HOUSE ON ERF 16516,  
 SIMOLA GOLF ESTATE #V77,  
 KNYSNA

TEKENING  
 ELEVATIONS

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SKAL	DATUM
GETEKEN	
SHOWN	AUG 2022
	NJV

**K 22/04/05(02)**

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## WEST ELEVATION

Scale 1:100

cad: K22-04-06(02)drw

ARCHITECT

OWNER

OWNER

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PROJIEK  
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TEKENINGE  
 ELEVATIONS

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UTDREK  
 SHOWN

TEKENING NR.  
**K 22/04/06(02)**

DATUM  
 AUG 2022

GETEKEN  
 NJV

**DOOR SCHEDULE**

<b>D1</b>	<b>D2</b>	<b>D3</b>	<b>D4</b>	<b>D5</b>
0.00	11.34	14.79	0.00	2.21
none	PG SMARTGLASS X2 STANDARD - Clear Glass to comply with SANS10400 - N	PG SMARTGLASS X2 STANDARD - Clear Glass to comply with SANS10400 - N	none	PG SMARTGLASS X2 STANDARD - Clear Glass to comply with SANS10400 - N
Timber Front Pivot Door in Frame	Aluminium 3 Panel Sliding Door	Aluminium 3 Panel Sliding Door	Horizontal Interior Timber Door	Aluminium Back Door
Purpose made	Purpose made	Purpose made	Purpose made	Purpose made
1x	1x (N)	1x (E)	5x	2x (N),

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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.

**DOOR SCHEDULE**

<b>D6</b>	<b>D7</b>	<b>D8</b>	<b>D9 - FIRE</b>	<b>D10</b>
11.09	7.39	8.78	0.00	0.00
PG SMARTGLASS X2 STANDARD - Clear Glass to comply with SANS10400 - N	PG SMARTGLASS X2 STANDARD - Clear Glass to comply with SANS10400 - N	PG SMARTGLASS X2 STANDARD - Clear Glass to comply with SANS10400 - N	none	none
Aluminium 2 Panel Sliding Door	Aluminium 2 Panel Sliding Door	Aluminium 2 Panel Sliding Door	Horizontal Interior Timber Fire Door	Horizontal Timber Sectional Overhead Garage Door
Purpose made	Purpose made	Purpose made	Purpose made	COROMA Coroflute Horizontal (132mm) Timber Garage Door
1x (N), 1x (S)	1x (E)	1x (E)	1x	1x

ALL SIZES AND MEASUREMENTS OF DOORS, DOORFRAME SECTIONS & MOULDS, SLIDING GEAR AND IRON MONGERY TO BE CHECKED WITH OWNER BEFORE ANY MANUFACTURING OF ANY DOORS AND DOORFRAMES.

ALL SIZES AND MEASUREMENTS OF WINDOWS, WINDOW FRAME SECTIONS & MOULDS, SLIDING GEAR AND IRON MONGERY TO BE CHECKED WITH OWNER BEFORE ANY MANUFACTURING OF ANY DOORS AND DOORFRAMES.

**WINDOW SCHEDULE**

<b>W1</b>	<b>W2</b>	<b>W3</b>	<b>W4</b>	<b>W5</b>	<b>W6</b>	<b>W7</b>
6.00	3.60	0.72	3.24	1.62	4.32	5.66
3.00	1.80	0.72	1.62	1.62	2.16	2.83
PG SMARTGLASS X1 STANDARD - Clear Glass to comply with SANS10400 - N	PG SMARTGLASS X1 STANDARD - Clear Glass to comply with SANS10400 - N	PG SMARTGLASS X1 STANDARD - Clear Glass to comply with SANS10400 - N	PG SMARTGLASS X1 STANDARD - Clear Glass to comply with SANS10400 - N	PG SMARTGLASS X1 STANDARD - Clear Glass to comply with SANS10400 - N	PG SMARTGLASS X1 STANDARD - Clear Glass to comply with SANS10400 - N	PG SMARTGLASS X1 STANDARD - Clear Glass to comply with SANS10400 - N
Aluminium Bypass Slider Horizontal Sliding Windows	Aluminium Bypass Slider Horizontal Sliding Windows	Standard Side Hung Casement 36mm Aluminium Windows, 1500Pa Windload	Aluminium Bypass Slider Horizontal Sliding Windows	Standard Side Hung Casement 36mm Aluminium Windows, 1500Pa Windload	Aluminium Bypass Slider Horizontal Sliding Windows	Standard Aluminium Fixed Window, Clip 44 Shopfront
Purpose made	Purpose made	Purpose made	Purpose made	Purpose made	Purpose made	Purpose made
1x (S)	1x (S)	1x (N), 1 (S)	1x (W)	2x (W)	1x (W)	1x (W)

cad: K22-04-07(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.

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**KNYSNA**  
 NEW HOUSE ON ERF 16516,  
 SIMOLA GOLF ESTATE #V77,  
 KNYSNA  
 DOOR & WINDOW SCHEDULES

TEKENING NR.  
**K 22/04/07(02)**  
 SKAL: SHOWN      DATUM: AUG 2022      GETEKEN: NJV