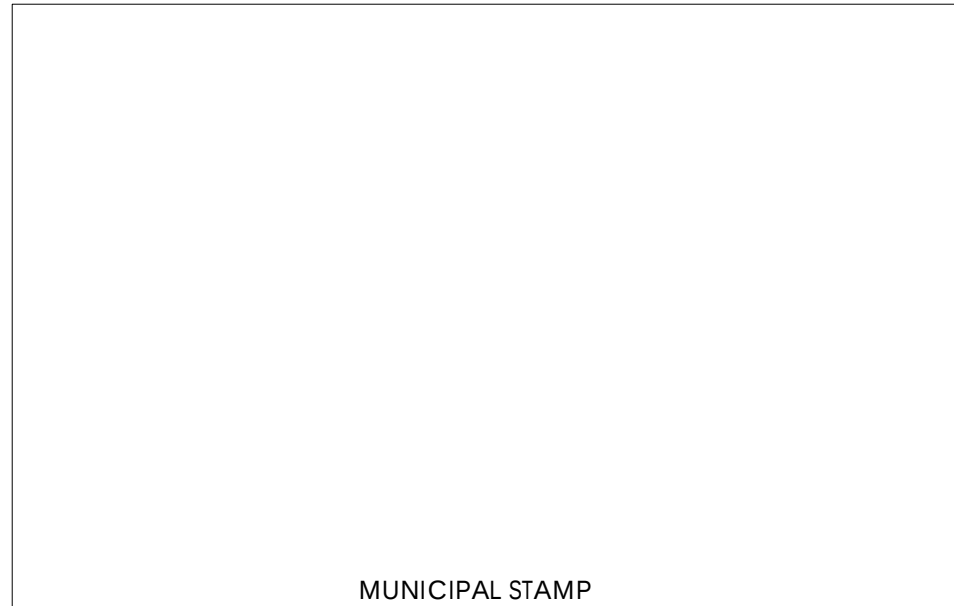




3D View 1



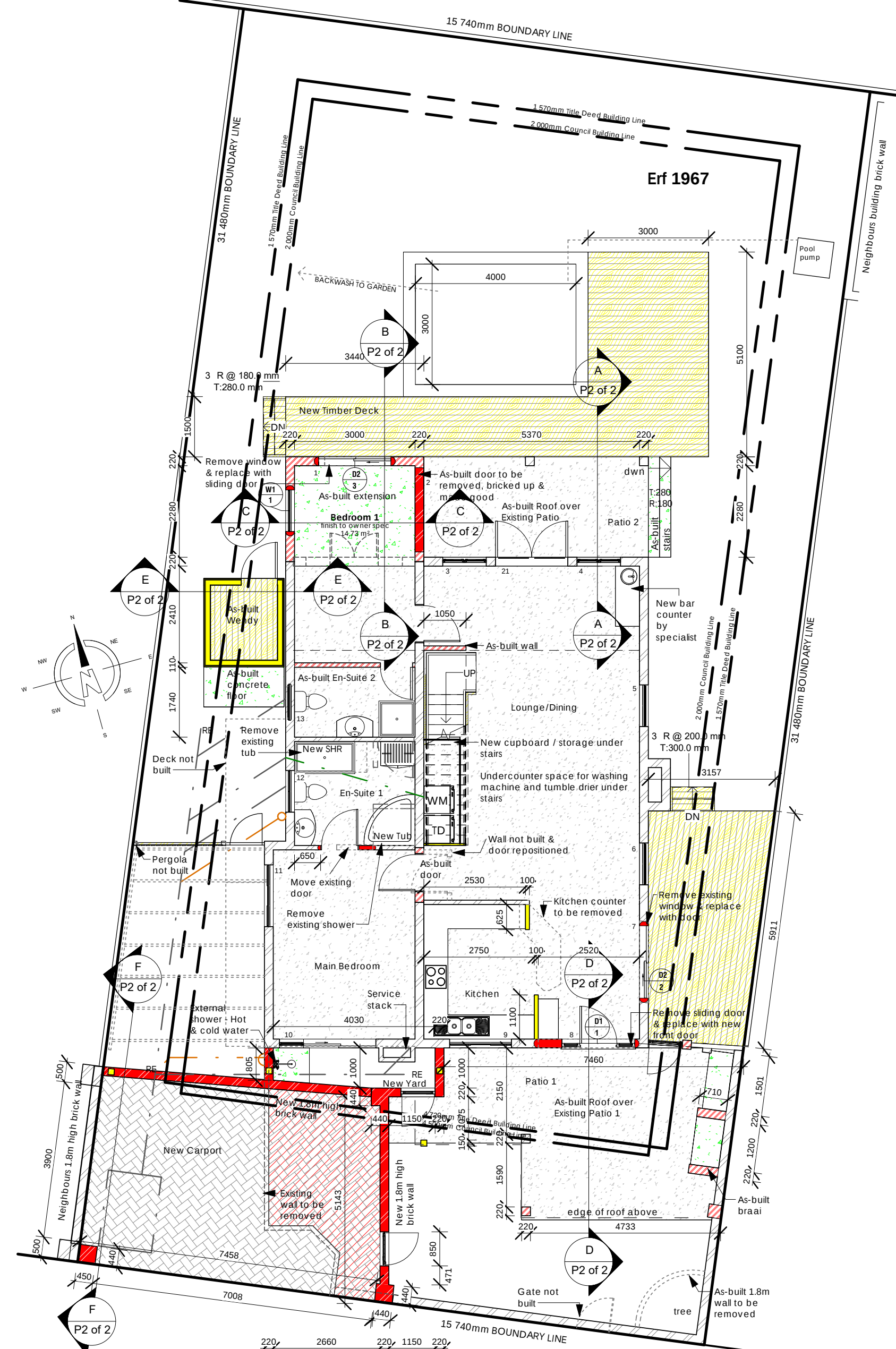
3D View 2



3D View 5



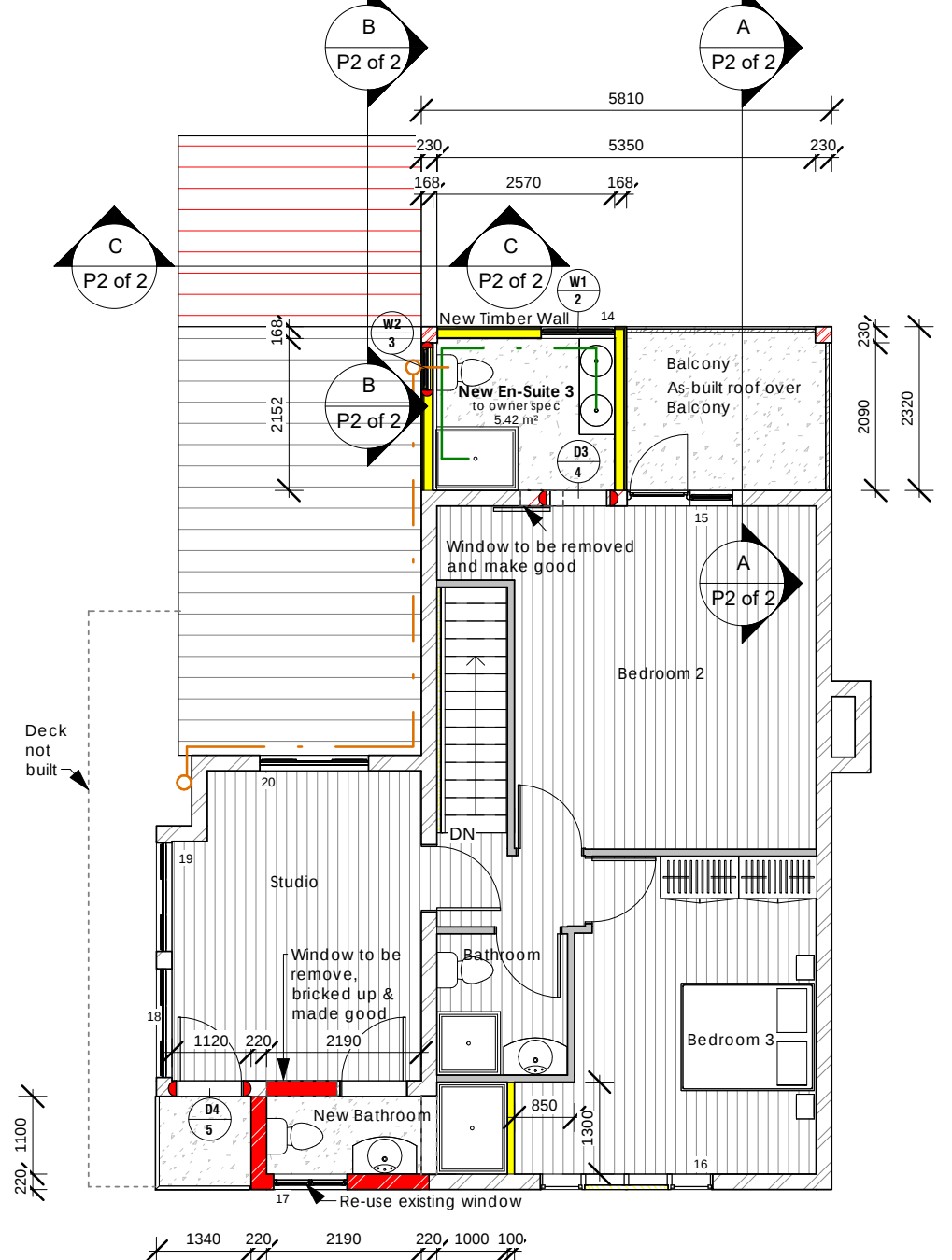
3D View 3



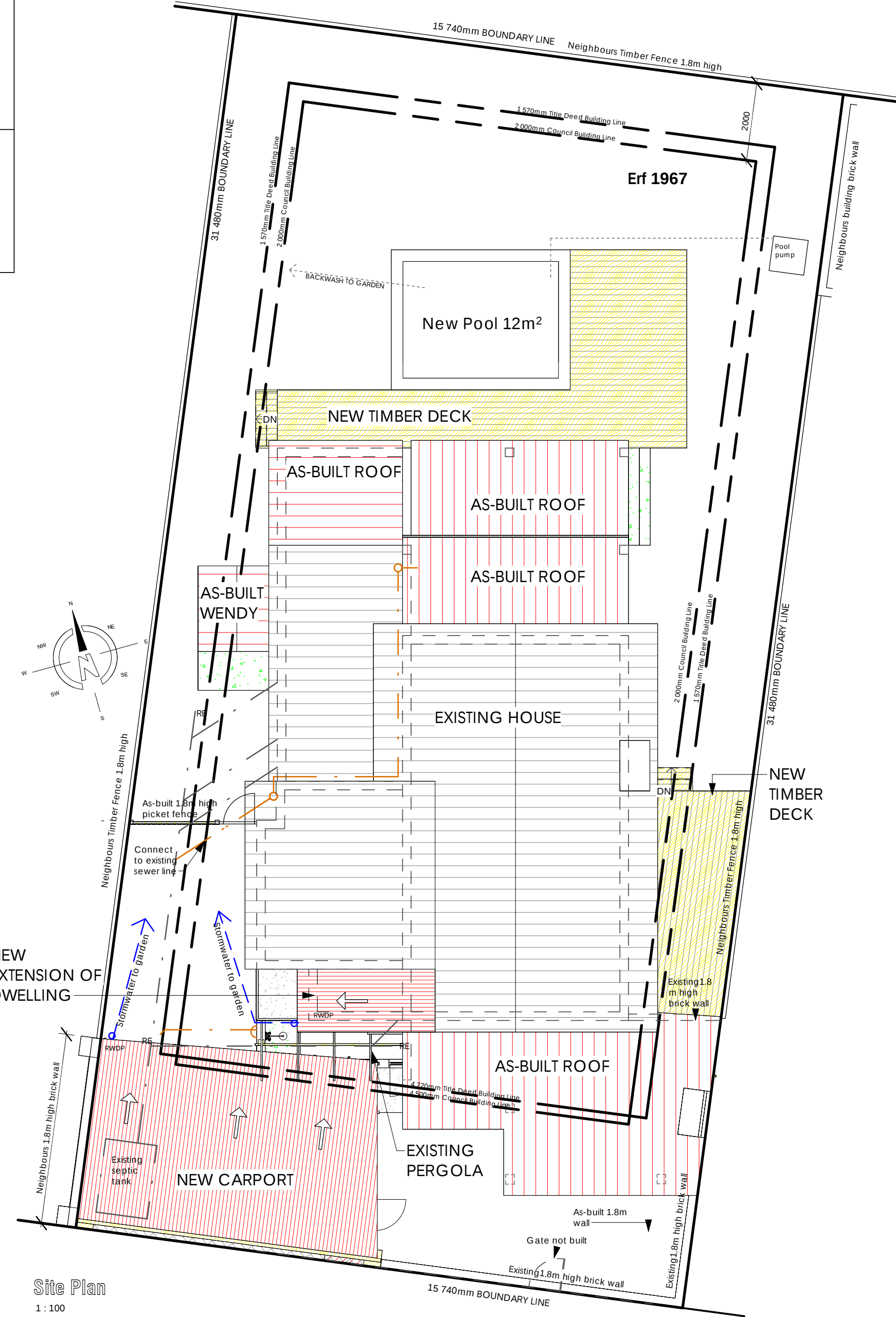
Ground Floor Plan
1 : 100

Type: D1 Quantity: 1 Material: Timber Description: Design to owner spec Glazing: Single-clear	Type: D2 Quantity: 2 Material: To match existing Description: Single-clear	Type: D3 Quantity: 1 Material: To match existing Description: To owner spec	Type: D4 Quantity: 1 Material: Timber Description: Design to owner spec
Location: No.: 1 Room: Entrance	Location: No.: 2 Room: Bedroom 1 Entrance	Location: No.: 4 Room: New En-Suite 3	Location: No.: 5 Room: Studio
Type: W1 Quantity: 2 Material: Aluminium Description: To match existing Glazing: Single-clear	Type: W2 Quantity: 1 Material: Aluminium Description: To match existing Glazing: Single-clear		
Location: No.: 1 Room: Entrance 2 New En-Suite 3	Location: No.: 3 Room: New En-Suite 3		

Window & Door Schedule
1 : 100



First Floor Plan
1 : 100



Site Plan
1 : 100

- SITE - OPERATIONS TO COMPLY WITH SANS 10400 - F:**
- EXCAVATIONS: EXCAVATIONS TO COMPLY WITH SANS 10400 - G
 - ALL LEVELS AS PER DRAWINGS
 - EXCAVATION WORK INCLUDING CUT AND FILL TO BE CARRIED OUT AS PER DRAWINGS
 - TRENCHING FOR FOUNDATIONS TO BE EXCAVATED TO FIRM NATURAL GROUND EXCEPT WHERE FILL IS REQUIRED WHICH MUST BE TO ENGINEER DETAIL
 - TRENCHING FOR PIPES, CABLE ETC TO BE A MINIMUM OF 450mm BELOW GROUND LEVEL AND TO BE KEPT TO A MINIMUM
- ROOF: ROOF TO COMPLY WITH SANS 10400 - L:**
- ROOF STRUCTURE TO BE DESIGNED AND SIGNED OFF BY COMPETENT PERSON
- RAINWATER GOODS: STORM-WATER TO COMPLY WITH SANS 10400 - R:**
- ALL STORM WATER TO BE CHANNLED INTO GARDEN
- WALLS: WALLS TO COMPLY WITH SANS 10400 - K:**
- 200mm WALLS CONSISTING OF A 110mm INSIDE AND OUTSIDE SKIN TIED TOGETHER WITH BUTTERFLY WIRE-TIES, 3 (THREE) PER m² AND BRICKFORCE EVERY 5th COURSE
 - EXTERNAL WALLS TO MATCH EXISTING
 - ALL INTERNAL WALLS TO BE SMOOTH PLASTER AND PAINTED TO OWNER SPEC
 - THERE MUST BE A CONTINUOUS DPC AT SLAB LEVEL AND DPM AROUND ALL EXTERNAL DOORS AND WINDOWS
 - STRESS/ OR SIMILAR PRE-STRESSED UNTILS OVER ALL WINDOW AND DOOR OPENINGS WITH A MINIMUM OF 4 BRICK COURSE AND BRICKFORCE ABOVE
- FOUNDATIONS: FOUNDATIONS TO COMPLY WITH SANS 10400 - H:**
- CONCRETE FOOTINGS OF A STRENGTH NOT LESS THAN 25mpa @ 28 DAYS (1.33) UNLESS STIPULATED BY ENGINEER
 - STIFF FOUNDATIONS TO BE A MINIMUM OF 700x250mm UNLESS OTHERWISE STIPULATED BY ENGINEER
 - THE TOP OF ANY FOUNDATION TO BE A MINIMUM OF 500mm BELOW NATURAL GROUND LEVEL
 - ALL CONCRETE/ CEMENT TO BE MACHINE MIXED OR PREMIXED, NO MIXING BY HAND
- FLOORS: FLOORS TO COMPLY WITH SANS 10400 - J:**
- FLOORS TO BE 25mm SCREED ON A 130mm CONCRETE BED ON 250 MICRON DPC ON 50mm SAND BED ON WELL COMPACTED HARDCORE
 - FLOOR FINISH AS PER PLAN TO OWNER SPECIFICATION
 - HARDCORE FILLING UNDER SURFACE BED TO CONSIST OF EARTH, SAND OR OTHER ACCEPTABLE MATERIAL BUT MUST BE FREE OF CLAY AND ORGANIC MATTER AND TO BE WELL COMPACTED IN LAYERS NOT EXCEEDING 150mm
- CEILING: TO COMPLY WITH SANS 10400 PART 14.13:**
- 12mm GYPSUM CEILING BOARD FIXED TO 38mm x 38mm SA PINE BATTENS AT MAXIMUM 400mm CCS, SKIMMED, AND PAINTED AS PER CLIENTS SPECIFICATION
- WINDOWS, DOORS & GLAZING: GLAZING TO COMPLY WITH SANS 10400 - N:**
- GLAZING TO BE IN ACCORDANCE WITH SANS 0400 PART N, OBSCURE GLASS TO BATHROOMS, ALL OTHER GLASS TO BE CLEAR
 - SAFETY GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1m² OR LESS THAN 500mm ABOVE FLOOR LEVEL IN ACCORDANCE TO PART N 4.4 OF SANS 10400

- DRAINAGE: DRAINAGE TO COMPLY WITH SANS 10400 - P:**
- ALL WASTE PIPE TO BE A MINIMUM 110mmØ
 - WITH THE EXCEPTION OF INSPECTION EYES AND VENT PIPES, NO WASTE PIPES TO BE VISIBLE ON THE EXTERNAL WALL SKIN AND MUST BE CONCEALED WITHIN THE WALL
 - WHERE HODDING EYES ARE INSTALLED ON DRIVEWAY, OR THE LIKE, THEY ARE TO BE RECESSED AND COVERED WITH A CAST IRON COVER-PLATE
 - HODDING EYES TO BE INSTALLED AT EVERY BEND GREATER THAN 90°, ALONG PIPE LINES AT INTERVALS NOT EXCEEDING 25m AND AT THE START OF EVERY WASTE PIPE RUN
 - WHERE WASTE PIPES PASS UNDER A BUILDING IT MUST BE OF HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND
 - WHERE WASTE PIPE PASSES UNDER HEAVY TRAFFIC AREAS (MOTOR VEHICLE) IT MUST BE OF HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND
 - ALL SANITARY FITTINGS TO BE INSTALLED WITH A TRAP TO COMPLY WITH LOCAL AUTHORITY REGULATIONS
 - ALL PLUMBING PIPES TO BE CONCEALED IN DUCTS OR OTHERWISE SCREENED IN WALLING AND APART FROM INSPECTION EYES AND VENT VALVES, NO DRAINAGE PIPEWORK TO BE VISIBLE ON OUTSIDE FACE OF BUILDINGS, EXCEPT FOR RAINWATER PIPES
 - ALL PVC HODDING EYES PROVIDED IN DRIVEWAYS OR THE LIKE ARE TO BE RECESSED AND COVERED WITH A CAST IRON COVER PLATE
- WATER HEATING:**
- 50% BY VOLUME OF AVERAGE HOT WATER HEATING REQUIREMENTS SHALL BE PROVIDED BY AN ALTERNATE HEATING SYSTEM OTHER THAN ESCOM, SUPPLIED AND INSTALLED BY SPECIALIST IN ACCORDANCE WITH SANS 10254 AND SANS 10400 PART 1A. ALL HOT WATER SERVICE PIPES TO BE LAGGED AND INSTALLED WITH INSULATING MATERIAL WITH A MINIMUM "R" VALUE OF 1. HOT WATER CYLINDER TO BE INSULATED WITH A NON COMBUSTIBLE LIGHTWEIGHT - "XODAP" OR SIMILAR APPROVED MATERIAL WITH AN "R" VALUE OF 2 TO COMPLY WITH SANS 1387
- LIGHTING: LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O:**
- ALL AREAS TO BE ARTIFICIALLY ILLUMINATED
 - ALL HABITABLE ROOMS TO BE FITTED WITH DOOR AND WINDOWS TO ACHIEVE A MINIMUM 5% OR 0.1m² NATURAL VENTILATION AS PER 4.3.1.1.3 OF PART O
- POOL: TO COMPLY WITH SANS 10400 - D & P:**
- POOL BY SPECIALIST
 - PUMP HOUSING TO BE ADEQUATELY DRAINED AND PUMP TO BE PROTECTED FROM FLOODING, RAINWATER AND CONDENSATE
 - WASTE WATER FROM POOL TO BE DISCHARGED INTO GARDEN
 - POOL TO BE ENCLOSED BY 1.2M HIGH FENCE AND HAVE A SELF-CLOSING AND SELF-LATCHING GATE IF THE ERP IS NOT ENCLOSED WITH MIN 1.2m HIGH WALLS
- TIMBER FRAMED STRUCTURES TO BE IN ACCORDANCE WITH SANS 10082 AND TO BE IN COMPLIANCE WITH SANS 10400

This is a CAD generated drawing. Figured dimensions have preference over scaled dimensions and large scaled drawings supercede small scaled drawings. Please Note: All 3D renders/pictures are for illustrative purposes only, actual buildings/structures may differ.

COPYRIGHT:
This drawing is protected by the Copyright Act No 98 of 1978 and may not be used or reproduced in any form whatsoever without the written consent of Plans R Us. The designs herein remain the property of Plans R Us unless otherwise explicitly stipulated in the contract.

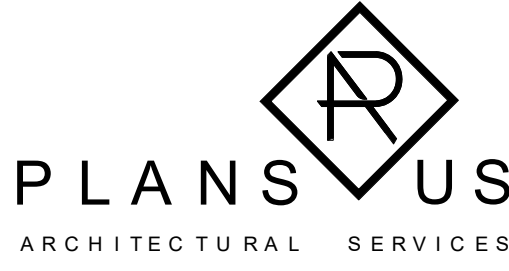
CONTRACTORS NOTE:
These drawings are issued on the understanding that competent and experienced builders will use them. Contractor to verify and check all levels and boundary pegs on site, and check the same against drawings before putting work in hand. Any errors, discrepancies and omissions to be reported to the Architect/draftsman immediately. All work and levels to be strictly in accordance with SANS 0400 requirements and Council regulations. No work to encroach site boundaries. Site is to be kept neat and all unnecessary rubble to be moved off site. Level of adjacent site are to be re-instated where disturbed after completion of work.

OCCUPANCY CLASS: H4 - DWELLING HOUSE

ZONING: SINGLE RESIDENTIAL

AREAS & COVERAGE	
STRUCTURE	AREA
EXISTING AREAS	
Ground Floor	113.80 m²
First Floor	75.20 m²
Total Existing	189.00 m²
NEW AREAS	
Patio 1 (As-built)	28.00 m²
Patio 2 (As-built)	14.00 m²
Bedroom 1 Extension (As-built)	8.60 m²
Balcony (As-built Roof)	13.50 m²
Wendy (As-built)	4.40 m²
Carport	38.00 m²
Total New	106.50 m²
TOTAL EXISTING & NEW	295.50 m²
EXISTING COVERAGE	
Footprint	113.80 m²
Total Existing	113.80 m²
NEW COVERAGE	
Patio 1 (As-built)	28.00 m²
Patio 2 (As-built)	14.00 m²
Bedroom 1 Extension (As-built)	8.60 m²
Wendy (As-built)	4.40 m²
Carport	38.00 m²
Total New	93.00 m²
COVERAGE	
Existing coverage	113.80 m²
New Coverage	93.00 m²
TOTAL COVERAGE	206.80 m²
Site Area	496 m²
Coverage Percentage	41.69 %

Sheldon van Onselen
Reg. No. PAD41217798



Sheldon van Onselen
Professional Architectural Draughtsman
Reg. No. PAD41217798

Knysna Office:
43 Waterfront Drive, Knysna
Telephone: 044 386 0127 Cellular: 082 457-7616
Email: sheldon@plansrus.co.za

SHEET NAME:
Site Plan & Floor Plans

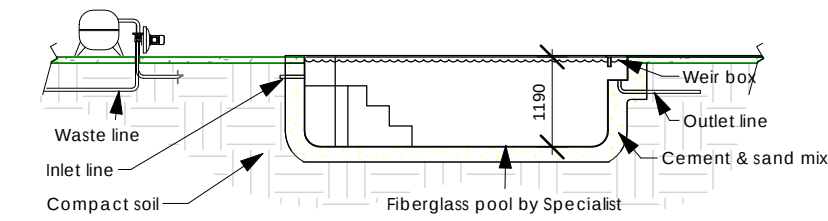
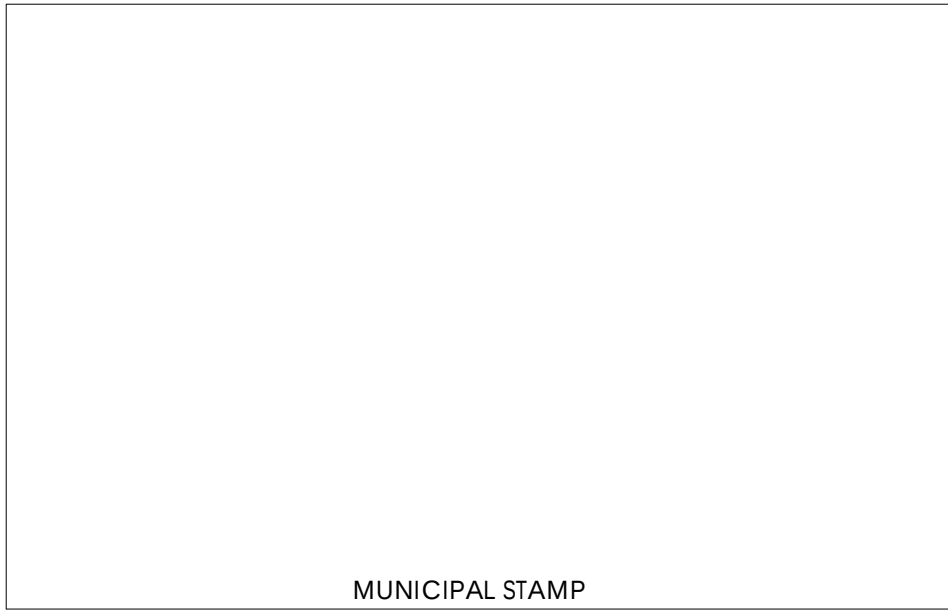
PURPOSE OF ISSUE:
Submission

PROJECT DETAILS:
Bogenhofer Ontwikkeling (Edms) Bpk
Erf 1964
Leisure Island
Recreation Drive
Knysna

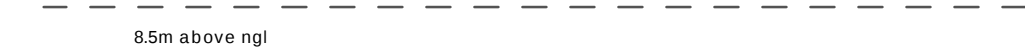
CLIENT DETAILS:
Bogenhofer Ontwikkeling (Edms) Bpk
Erf 1964
Leisure Island
Recreation Drive
Knysna

Scale	As shown	Drawn	FS/SVO
Date	15/08/2025	Checked	SVO
Project Number		Drawing No.	
Kny 414		P1 of 2	
		Revision	
		0	

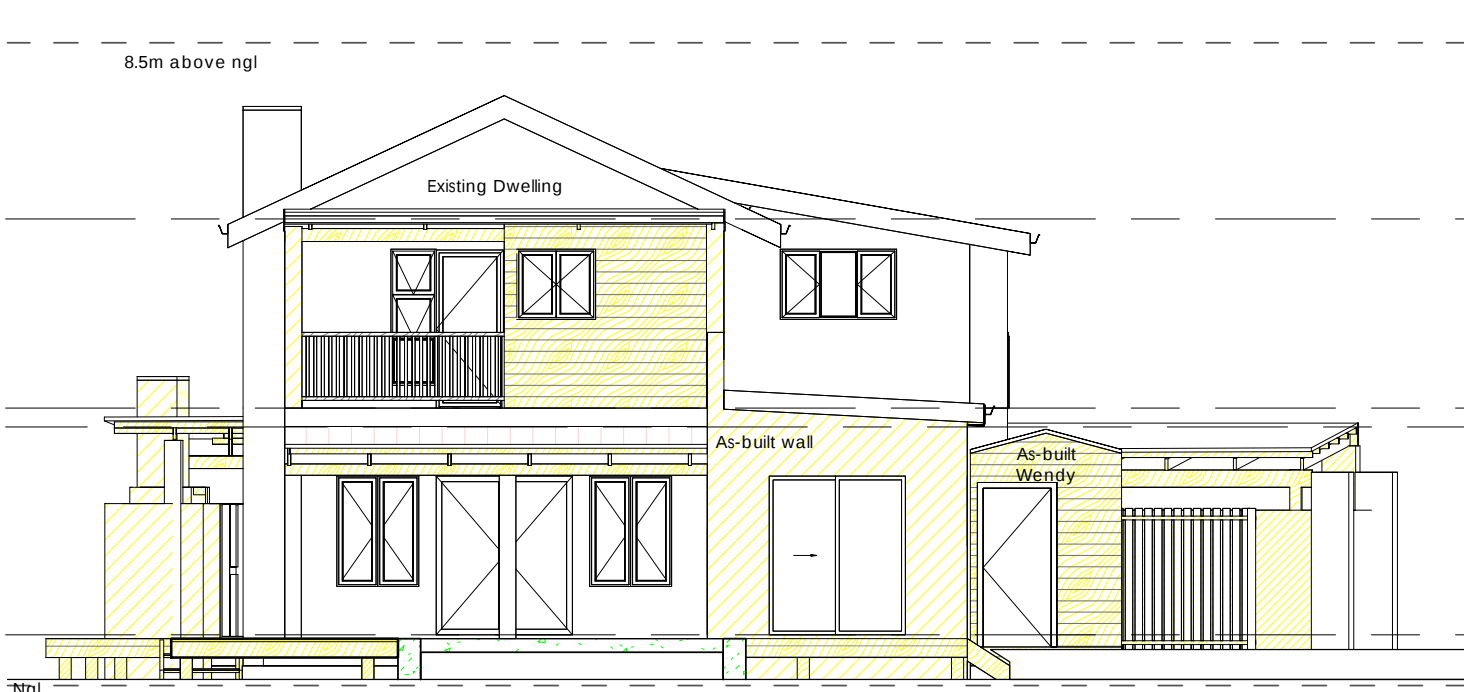
Client's Signature
Print Size: A1
Note:



Typical Fibreglass Pool Section
1:100

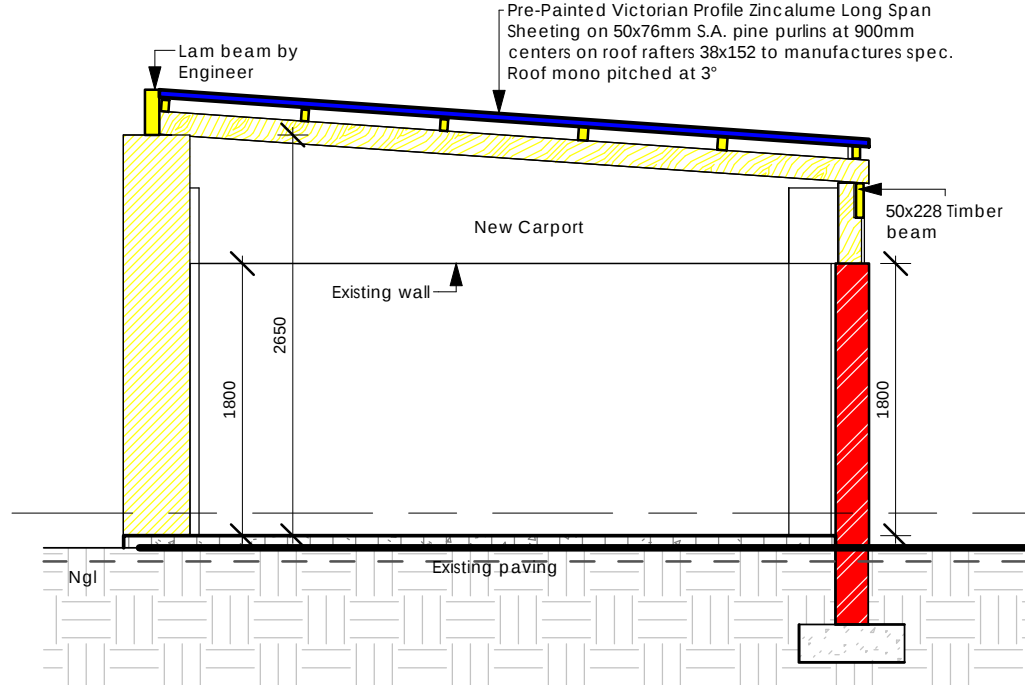


North Elevation Wendy
1:100

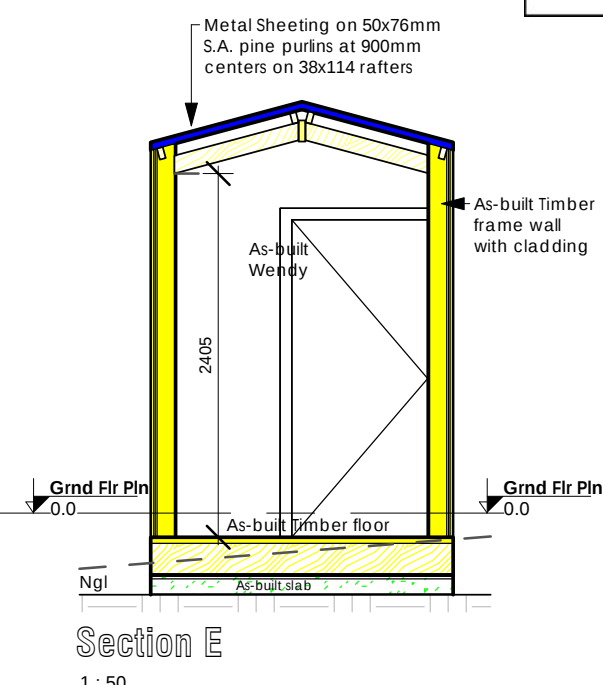


North Elevation
1:100

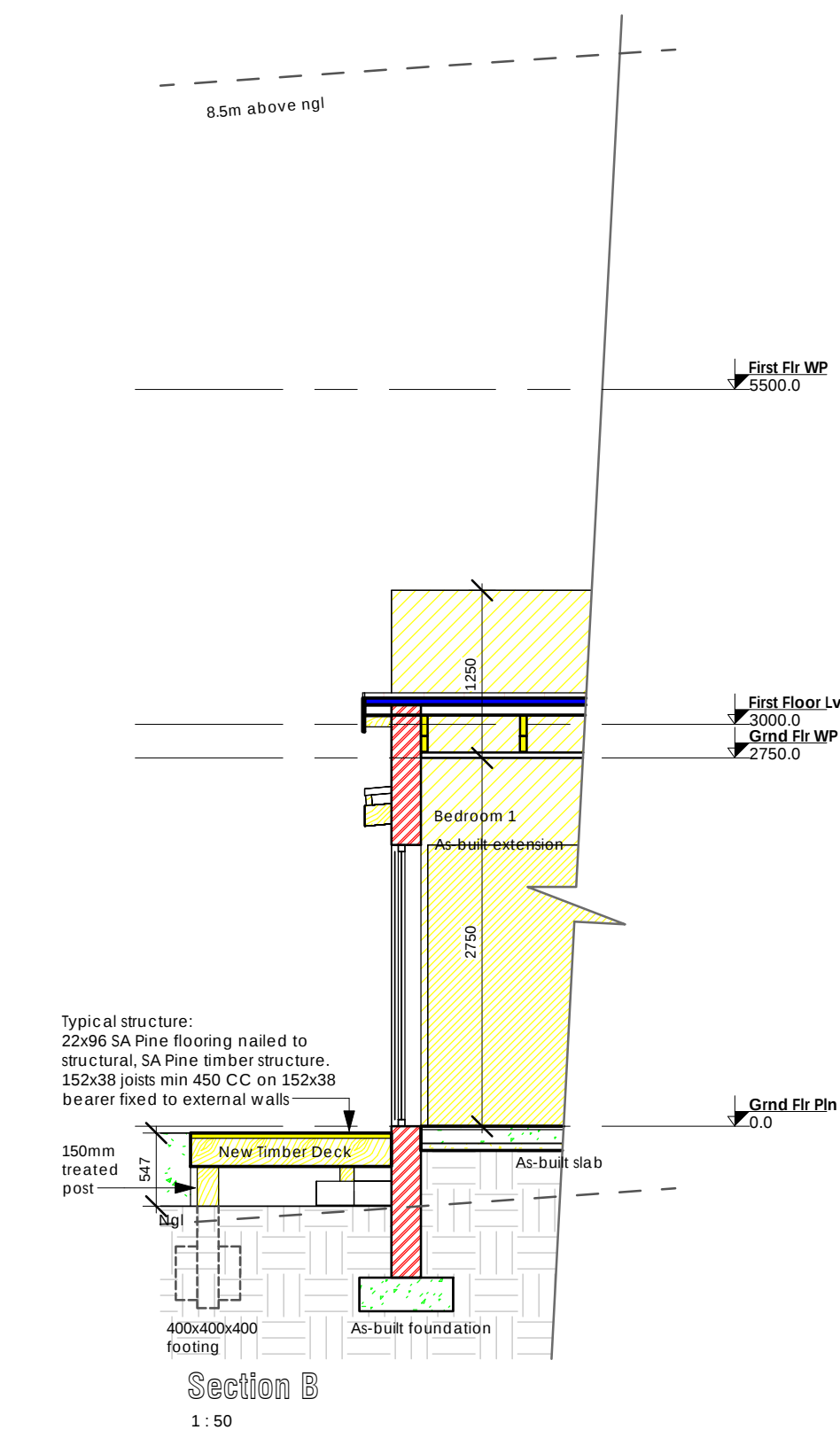
Client Name : Hans Bogenhofer				Address : Recreation Drive				ERF No. 1964							
CLIMATIC ZONE: Temperate Coastal		4		Nett Floor Area - m ² 204.35 m ²		CONDUCTANCE (CU) Allowable: nett floor area x U				SOLAR HEAT GAIN (SHGC)					
CONSTANTS:		204.35		1.40		286.09		PERFORMANCE VALUES				Allowable Solar Heat Gain (Nett floor area x SHGC)			
CONDUCTANCE (CU) (Floor area x U) Floor area = 204.35		204.35		0.13		26.5655		Timber, PVC or Aluminium Thermal Break Framing							
SOLAR HEAT GAIN COEFFICIENT (SHGC) (Floor area x SHGC) Floor area = 204.35		204.35		0.13		26.5655									
Room Name	Window or Door No.	Window Catalogue No.	Window Dimensions (W x H)	Window Area (m ²)	Glass Description	Total U-Value	Total SHGC	Conductance (A x U)	Vertical Height (m)	P/H	SHGC Value at Orientation (S)	Orientation	Solar Exposure (E)	AxSxL	
Bedroom 1	1		1.80 2.10 3.78	Single - Clear	5.60 0.77 21.17	0.11 2.1 0.05 0.77	North 0.71 2.07								
Bedroom 2	2		2.10 2.10 4.41	Single - Clear	5.60 0.77 24.70	0.27 2.3 0.12 0.77	East 0.99 3.36								
Lounge	3		1.08 1.46 1.58	Single - Clear	5.60 0.77 8.83	2.6 1.46 1.78 0.77	North 0.16 0.19								
Lounge	2		1.80 2.10 3.78	Single - Clear	5.60 0.77 21.17	2.6 2.1 1.24 0.77	North 0.20 0.58								
Lounge	4		1.08 1.46 1.58	Single - Clear	5.60 0.77 8.83	2.6 1.46 1.78 0.77	North 0.16 0.19								
Dining Room	5		1.04 0.93 0.97	Single - Clear	5.60 0.77 5.42	0.114 1.04 0.11 0.77	East 0.99 0.74								
Dining Room	6		1.04 0.93 0.97	Single - Clear	5.60 0.77 5.42	0.114 0.93 0.12 0.77	East 0.99 0.74								
Kitchen	7		2.00 0.93 1.86	Single - Clear	5.60 0.77 10.42	0.114 0.93 0.12 0.77	East 0.99 1.42								
Kitchen	8		2.40 2.10 5.04	Single - Clear	5.60 0.77 28.22	2.5 2.1 1.19 0.77	South 0.23 0.89								
Kitchen	9		1.50 0.93 1.40	Single - Clear	5.60 0.77 7.81	2.5 0.93 2.69 0.77	South 0.17 0.18								
Main Bedroom	10		2.40 2.10 5.04	Single - Clear	5.60 0.77 28.22	0.114 2.1 0.05 0.77	South 0.52 2.02								
Main Bedroom	11		1.50 0.93 1.40	Single - Clear	5.60 0.77 7.81	0.114 0.93 0.12 0.77	West 1.25 1.34								
En-Suite 1	12		1.04 0.93 0.97	Single - Clear	5.60 0.77 5.42	0.114 0.93 0.12 0.77	West 1.25 0.93								
En-Suite 2	13		0.90 0.90 0.81	Single - Clear	5.60 0.77 4.54	0.114 0.93 0.12 0.77	West 1.25 0.78								
New En-Suite 3	14		0.60 1.20 0.72	Single - Clear	5.60 0.77 4.03	0.8 1.2 0.67 0.77	North 0.30 0.17								
Bedroom 2	15		1.48 2.10 3.11	Single - Clear	5.60 0.77 17.40	2.3 2.1 1.10 0.77	North 0.22 0.53								
Bedroom 3	16		2.44 1.20 2.93	Single - Clear	5.60 0.77 16.40	0.114 1.2 0.10 0.77	South 0.52 1.17								
Studio	17		1.04 1.20 1.25	Single - Clear	5.60 0.77 6.99	0.114 1.2 0.10 0.77	South 0.52 0.50								
Studio	18		1.50 0.93 1.40	Single - Clear	5.60 0.77 7.81	0.114 0.93 0.12 0.77	West 1.25 1.34								
Studio	19		1.50 0.93 1.40	Single - Clear	5.60 0.77 7.81	0.114 0.93 0.12 0.77	West 1.25 1.34								
Studio	20		1.50 0.93 1.40	Single - Clear	5.60 0.77 7.81	0.114 0.93 0.12 0.77	North 0.65 0.70								
TOTAL GLAZING AREA (m ²) = 45.75					TOTALS 117.60 16.17 256.22					21.19					
TOTAL FLOOR AREA (m ²) = 204.35															
TOTAL ALLOWED GLAZING AREA (m ²) = 30.65															
PERMISSIBLE % WINDOW/FLOOR AREA = 15.00%															
ACTUAL % WINDOW/FLOOR AREA = 22.39%															
PERMISSIBLE CONDUCTANCE = 286.09					TOTAL CONDUCTANCE = 256.22					COMPLIES					
PERMISSIBLE SHGC = 26.57					TOTAL SHGC = 21.19					COMPLIES					
Sheldon van Onselen															
Prepared By (Name)															
Signature															
PAD41217798															
SACAP Registration No.															



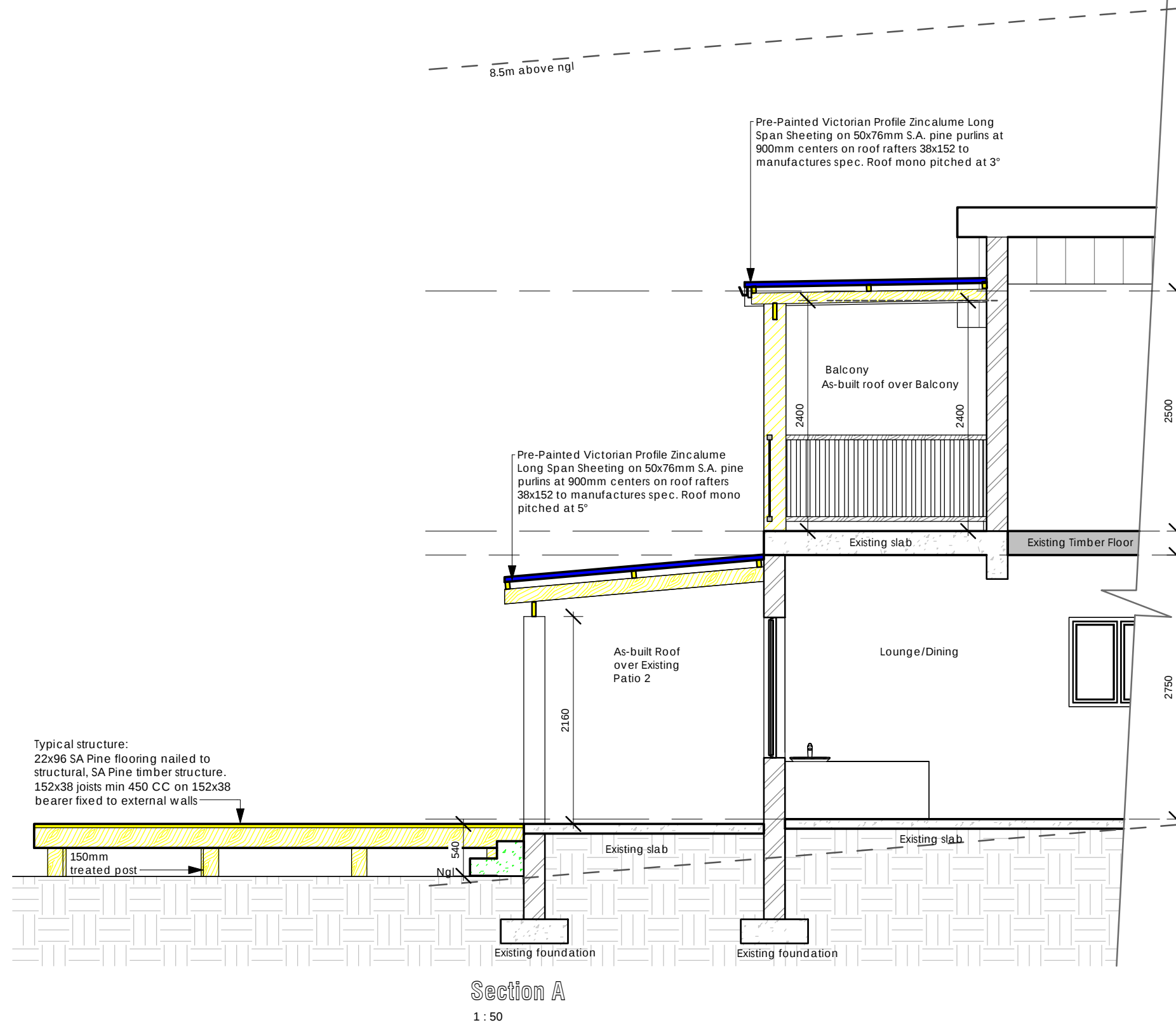
Section F
1:50



Section E
1:50



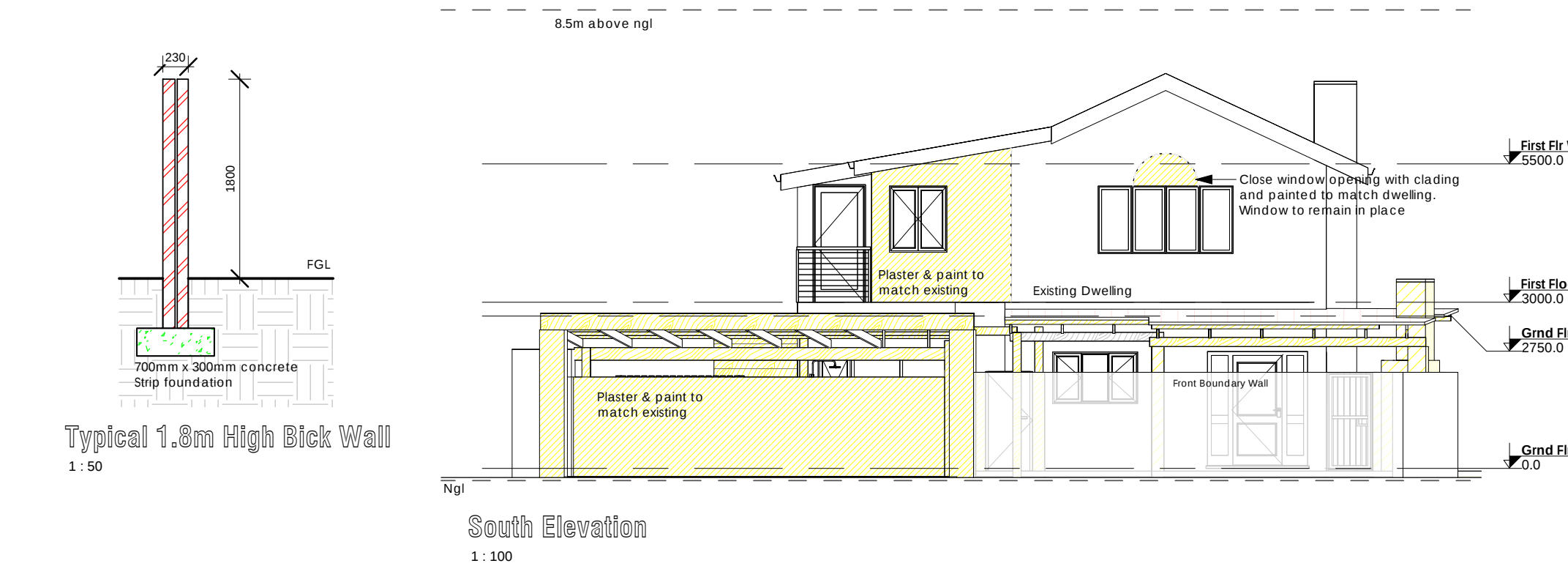
Section B
1:50



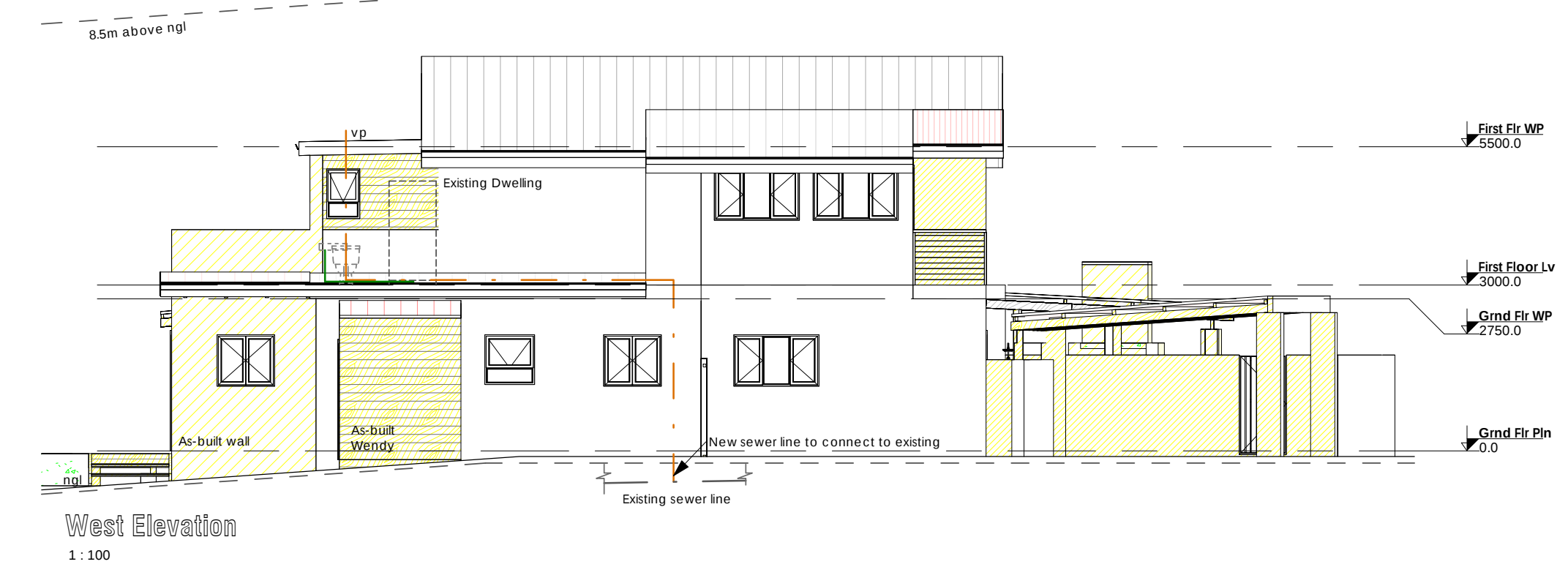
Section A
1:50



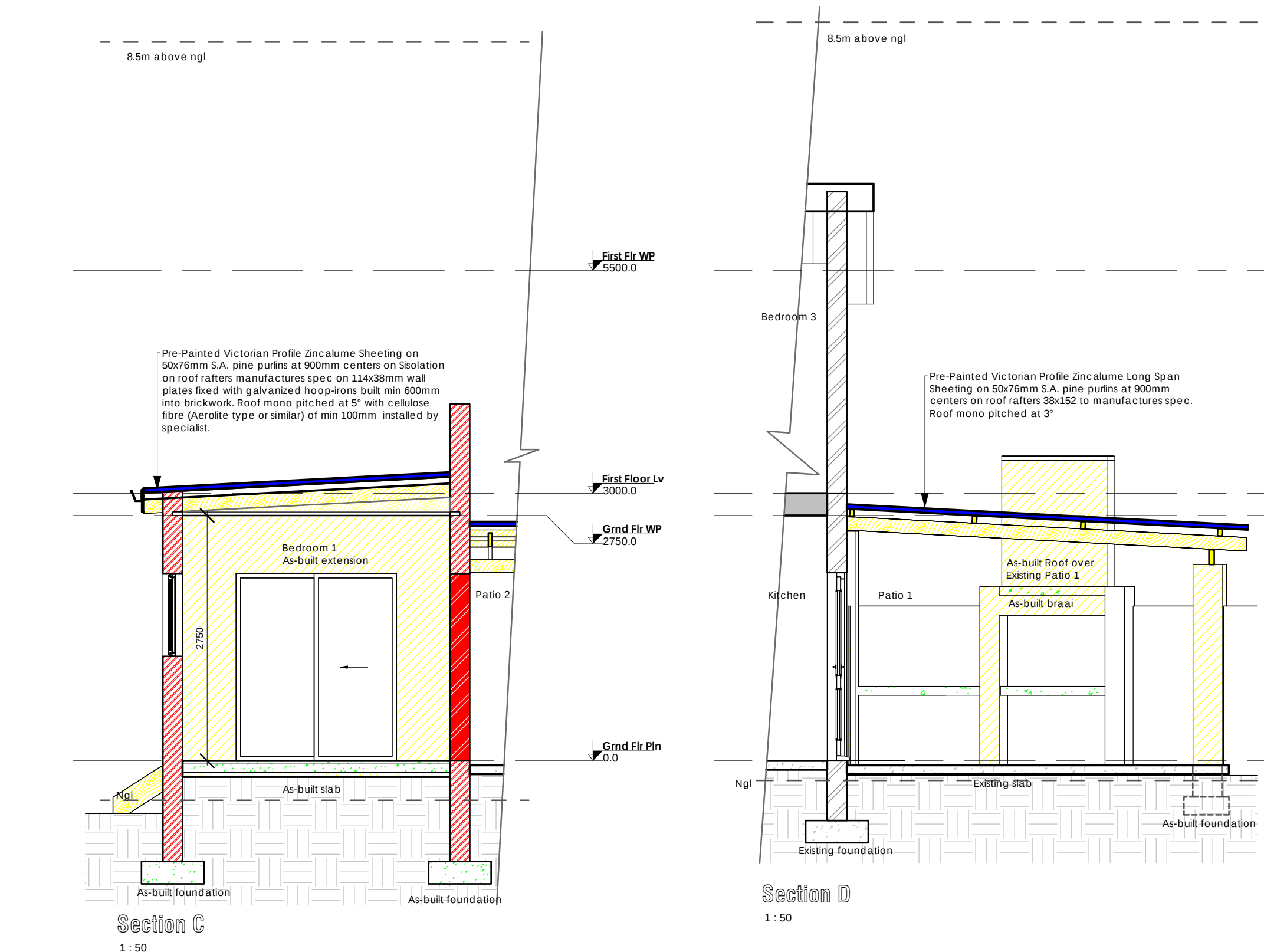
East Elevation
1:100



South Elevation
1:100



West Elevation
1:100



Section D
1:50

This is a CAD generated drawing. Figured dimensions have preference over scaled dimensions and large scaled drawings supercede small scaled drawings.
Please Note:
All 3D renders/pictures are for illustrative purposes only, actual buildings/structures may differ.

COPYRIGHT:
This drawing is protected by the Copyright Act No 98 of 1978 and may not be used or reproduced in any form whatsoever without the written consent of Plans R Us. The designs herein remain the property of Plans R Us unless otherwise explicitly stipulated in the contract.

CONTRACTORS NOTE:
These drawings are based on the understanding that competent and experienced builders will use them. Contractor is to verify and check all levels and boundary pegs on site, and check the same against drawings before putting work in hand. Any errors, discrepancies and omissions to be reported to the Architect/draftsman immediately. All work and levels to be strictly in accordance with SANS 0400 requirements and Council regulations. No work to encroach site boundaries. Site is to be kept neat and all unnecessary rubble to be moved off site. Levels of adjacent site are to be re-instated where disturbed after completion of work.

OCCUPANCY CLASS: H4 - DWELLING HOUSE

ZONING: SINGLE RESIDENTIAL

Sheldon van Onselen
Arch. Draftsman
Reg. No. PAD41217798

PLANS R US
ARCHITECTURAL SERVICES

Sheldon van Onselen
Professional Architectural Draughtsperson
Reg. No. PAD41217798

Knysna Office:
43 Waterfront Drive, Knysna
Telephone: 044 386 0127 Cellular: 082 457-7616
Email: sheldon@plansrus.co.za

SHEET NAME: Elevations & Sections	
PURPOSE OF ISSUE: Submission	
PROJECT DETAILS: Bogenhofer Ontwikkeling (Edms) Bpk Erf 1964 Leisure Island Recreation Drive Knysna	
CLIENT DETAILS: Bogenhofer Ontwikkeling (Edms) Bpk Erf 1964 Leisure Island Recreation Drive Knysna	
Scale	As shown
Date	15/08/2025
Project Number	Kny 414
Client's Signature	
Print Size: A1	
Note:	
Drawn	FS/SVO
Checked	SVO
Drawing No.	P2 of 2
Revision	0