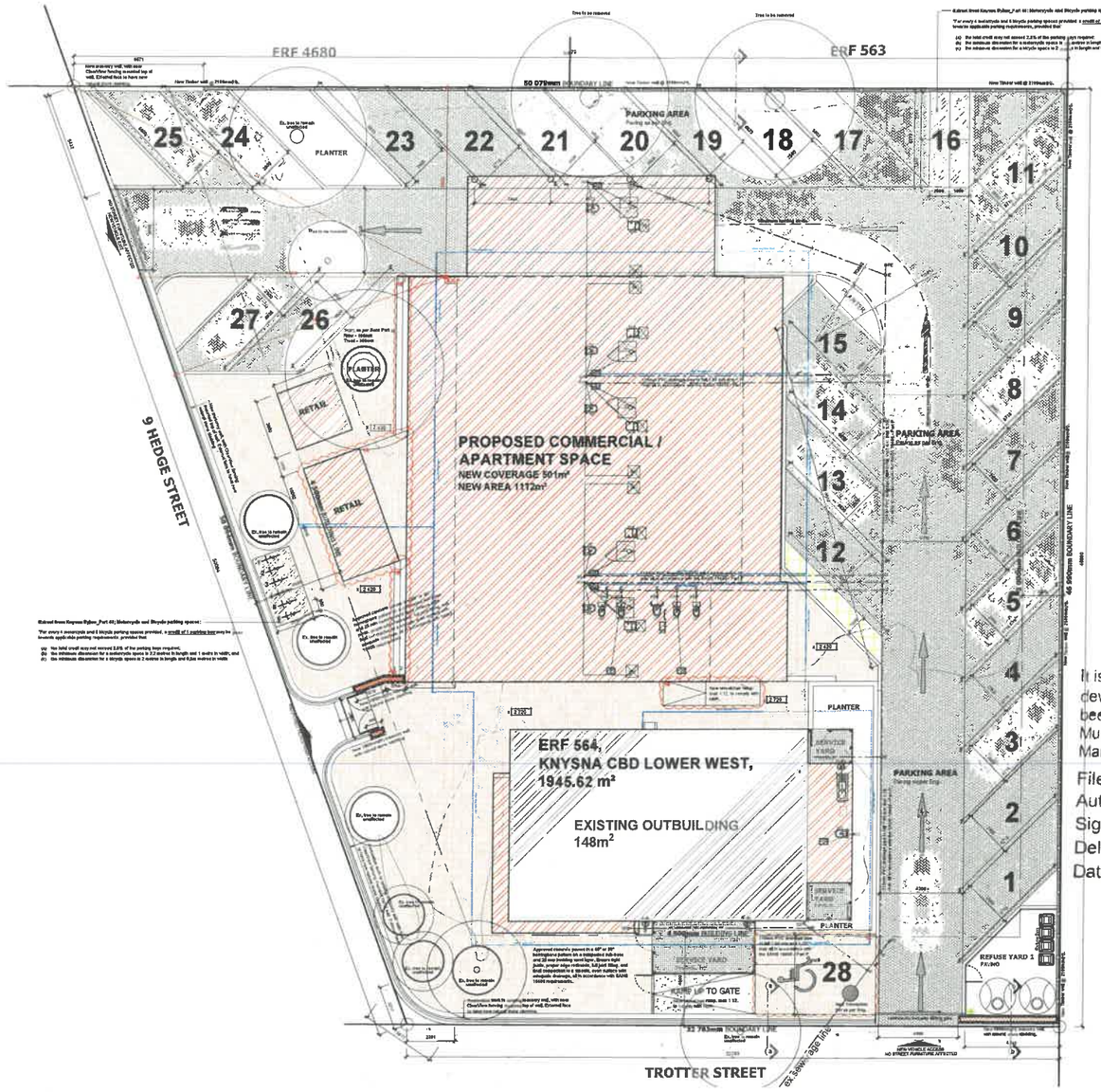


SITE PLAN
SCALE 1:100

TOWN PLANNING INFORMATION		
ERF 564, KNYSNA CBD LOWER WEST, KNYSNA		
ERF AREA 1945.62 sqm		1945.62 sqm
EXISTING COVERAGE at 148 sqm 7.6%		148 sqm - 8%
PROPOSED NEW COVERAGE		501 sqm - 26%
TOTAL COVERAGE		649 sqm - 33%
FSI EXISTING - 148sqm / 1945.62sqm		8%
PROPOSED NEW TOTAL FSI - 1 [illegible] / 1945 [illegible]		0.65
FSI PERMITTED		1.0
PARKING REQUIRED	BAYS per number of Apartments (1 apartments = (2))	10 parkings req.
	1 BAYS / 100 sqm Lists sqm = (0.014)	17.4 parkings req.
		= 27 REQUIRED
PARKING PROVIDED BAY FOR DISABLED NORMAL BAYS		1 parking 27 parkings
		= 28 PROVIDED

Parking calc:
436/100 * 4 = 17.44bays
1 apartments = 1.75 + 0.25 = 2bays / apartment = 19 bays

27 bays required
28 bays provided



GF = 460m²
FF = 360m²
LOFT - 164m²

Outbuilding
EX.GF - 148m²
GF ADDITION - 21m²
NEW.Mezz - 90m²

External Cubicle - 27m²

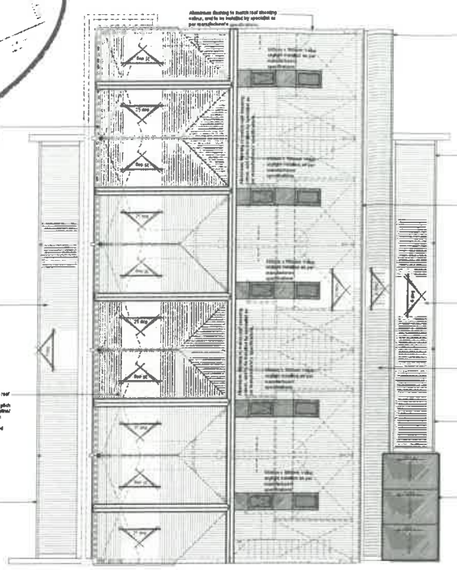
TOTAL - 1280m²

AREA CALCULATIONS
SCALE - NTS

MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
11 SEP 2026
KNYSNA

It is hereby certified that this subdivision / consolidation / site development plan (Plan no: 20260514 - Hedges - SKDP - Revo1 Knys. has been approved in terms of Sections 60 and 15(2) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021).

File Reference: 564 Kny
Authorised Official: T.H. Smit
Signature: .....
Delegation No: D.34
Date: 11/9/2026



OGEE Profile Gutters, specialist to size gutters - brackets to be fixed to fascia boards as per manufacturer's / product specifications at the required spacing, colour of gutters, downpipes and brackets to match roof sheeting.

0.5mm Aluminium CHROMADEK "Charcoal Grey" Corrugated profile roof sheets & accessories, installed by specialist using appropriate equipment with recommended accessories and fasteners. Roof pitch at 5° or minimum 1000mm centre spacings, on SANS 10400, ZEVARD durable 75mm insulation (Product 1.20) fitted between purlins above ceilings and painted 10mm Lambsbaard (Product 1.047) to ceiling finish.
All as per the specialist drawings and specifications.

0.5mm Aluminium CHROMADEK "Charcoal Grey" Clip-Lok profile roof sheets & accessories, installed by specialist using appropriate equipment with recommended accessories and fasteners. Roof pitch at 5° or minimum 1000mm centre spacings, on SANS 10400, ZEVARD durable 75mm insulation (Product 1.20) fitted between purlins above ceilings and painted 10mm Lambsbaard (Product 1.047) to ceiling finish.
All as per the specialist drawings and specifications.

0.5mm Aluminium CHROMADEK "Rich Chest" Clip-Lok profile roof sheets & accessories, installed by specialist using appropriate equipment with recommended accessories and fasteners. Roof pitch at 5° or Shedden 400, on 50mm x 75mm Treated SA Pine purlins/ Cleat space intervals at maximum 1500mm centre spacings, on SANS 10400, ZEVARD durable 75mm insulation (Product 1.20) fitted between purlins above ceilings and painted 10mm Lambsbaard (Product 1.047) to ceiling finish.
All as per the specialist drawings and specifications.

OGEE Profile Gutters, specialist to size gutters - brackets to be fixed to fascia boards as per manufacturer's / product specifications at the required spacing, colour of gutters, downpipes and brackets to match roof sheeting.

Glass roof as per glass manufacturers specifications and design.

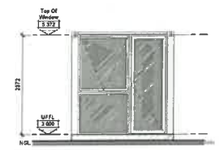
0.5mm Aluminium CHROMADEK "Rich Chest" Clip-Lok profile roof sheets & accessories, installed by specialist using appropriate equipment with recommended accessories and fasteners. Roof pitch at 5° or Shedden 400, on 50mm x 75mm Treated SA Pine purlins/ Cleat space intervals at maximum 1500mm centre spacings, on SANS 10400, ZEVARD durable 75mm insulation (Product 1.20) fitted between purlins above ceilings and painted 10mm Lambsbaard (Product 1.047) to ceiling finish.
All as per the specialist drawings and specifications.

0.5mm Aluminium CHROMADEK "Olive Green" Clip-Lok profile roof sheets & accessories, installed by specialist using appropriate equipment with recommended accessories and fasteners. Roof pitch at 5° or Shedden 400, on 50mm x 75mm Treated SA Pine purlins/ Cleat space intervals at maximum 1500mm centre spacings, on SANS 10400, ZEVARD durable 75mm insulation (Product 1.20) fitted between purlins above ceilings and painted 10mm Lambsbaard (Product 1.047) to ceiling finish.
All as per the specialist drawings and specifications.

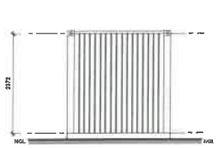
ROOF PLAN
SCALE 1:100



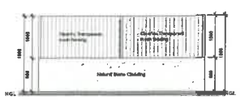
REAR ELEVATION_Retail
SCALE 1:50



FRONT ELEVATION_Retail
SCALE 1:50



SIDE ELEVATION_Retail
SCALE 1:50



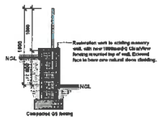
WALL ELEVATION 1
SCALE 1:50



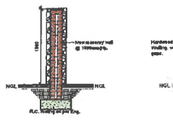
WALL ELEVATION 2
SCALE 1:50



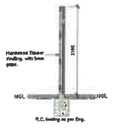
WALL ELEVATION 3
SCALE 1:50



SECTION a-a
SCALE 1:50



SECTION b-b
SCALE 1:50



SECTION c-c
SCALE 1:50

REVISIONS

DATE	DESCRIPTION	REVISION
2026/08/06	Retaining wall removed - Driveway and access added as per client request - Refuse yard moved parallel to Trotter Street	01
2026/09/11	Detailed parking specifications for retaining as per municipality - Driveway width to be extended	02

SITE LOCALITY PLAN



GENERAL NOTES

PROJECT TITLE
HEDGES ON ERF 564, KNYSNA CBD LOWER WEST, KNYSNA FOR MG SOFIANOS PROPERTY HOLDINGS CC

CLIENT SIGNATURE: 28 Aug 26
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE
SDP DRAWINGS
SITE PLAN, ROOF PLAN, BOUNDARY WALLS

DRAWING STATUS: ISSUED / SKETCH PLAN / MUNICIPAL / TENDER / CONSTRUCTION

ARCHITECT SIGNATURE:

MUNICIPAL INFORMATION

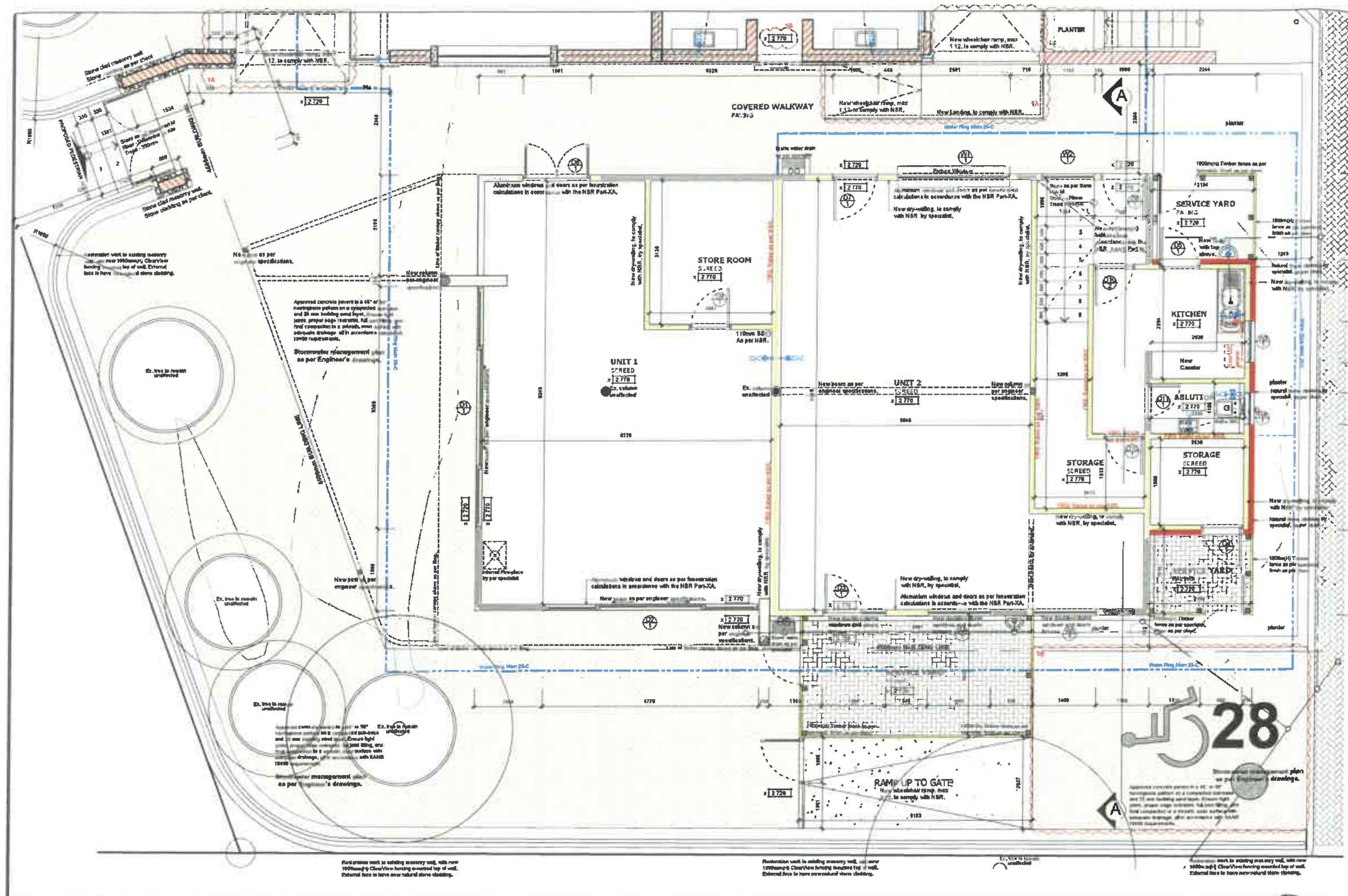
ERF NO.:	564 TROTTER CBD LOWER WEST
ERF AREA:	1945.62 sqm
EXISTING AREA:	148 sqm
NEW AREA:	1112 sqm
TOTAL AREA:	1260 sqm
EXISTING COVERAGE:	148 sqm - 8%
NEW COVERAGE:	501 sqm - 26%
TOTAL COVERAGE:	649 sqm - 33%
NEW GARAGES:	0
NEW BATHROOMS:	14
POOL:	NO
BOUNDARY WALLS:	109 M
AGE OF BUILDING:	NEW

SACAP PRIVY SEAL: Alfred Fredericks, MSAATECT, GAL MATT VENABLES

SAIA REG. NO.: SAIA

COPYRIGHT

PRINT DATE: 6 August 2026
REV. NO: 01
DRAWING NO.: 20260722_Hedges_SDP
SHEET NO: 001
DRAWN: BJT
CHECKED: MP
SIZE: A1

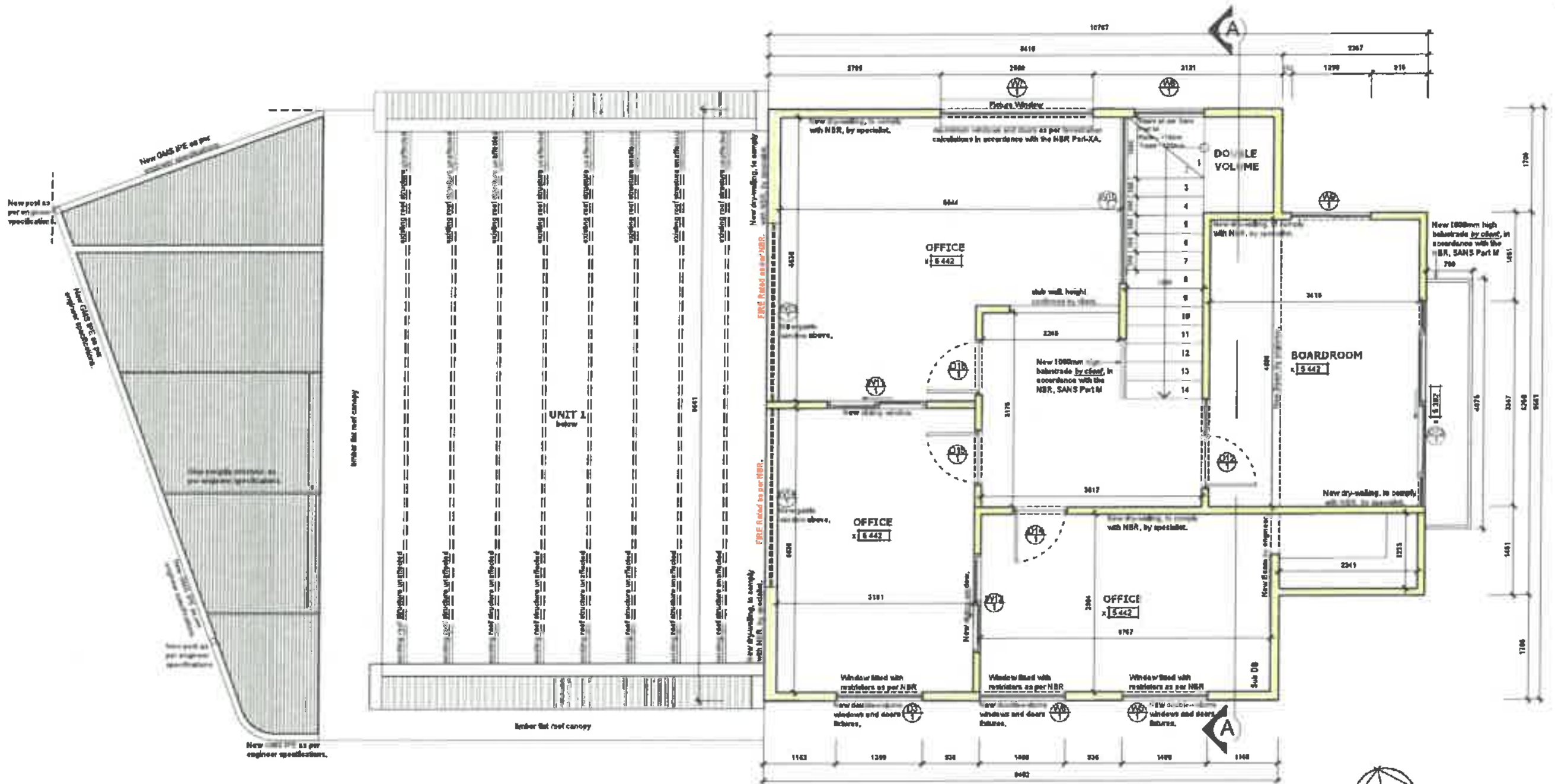


GROUND FLOOR PLAN - EXISTING BUILDING
SCALE 1:50

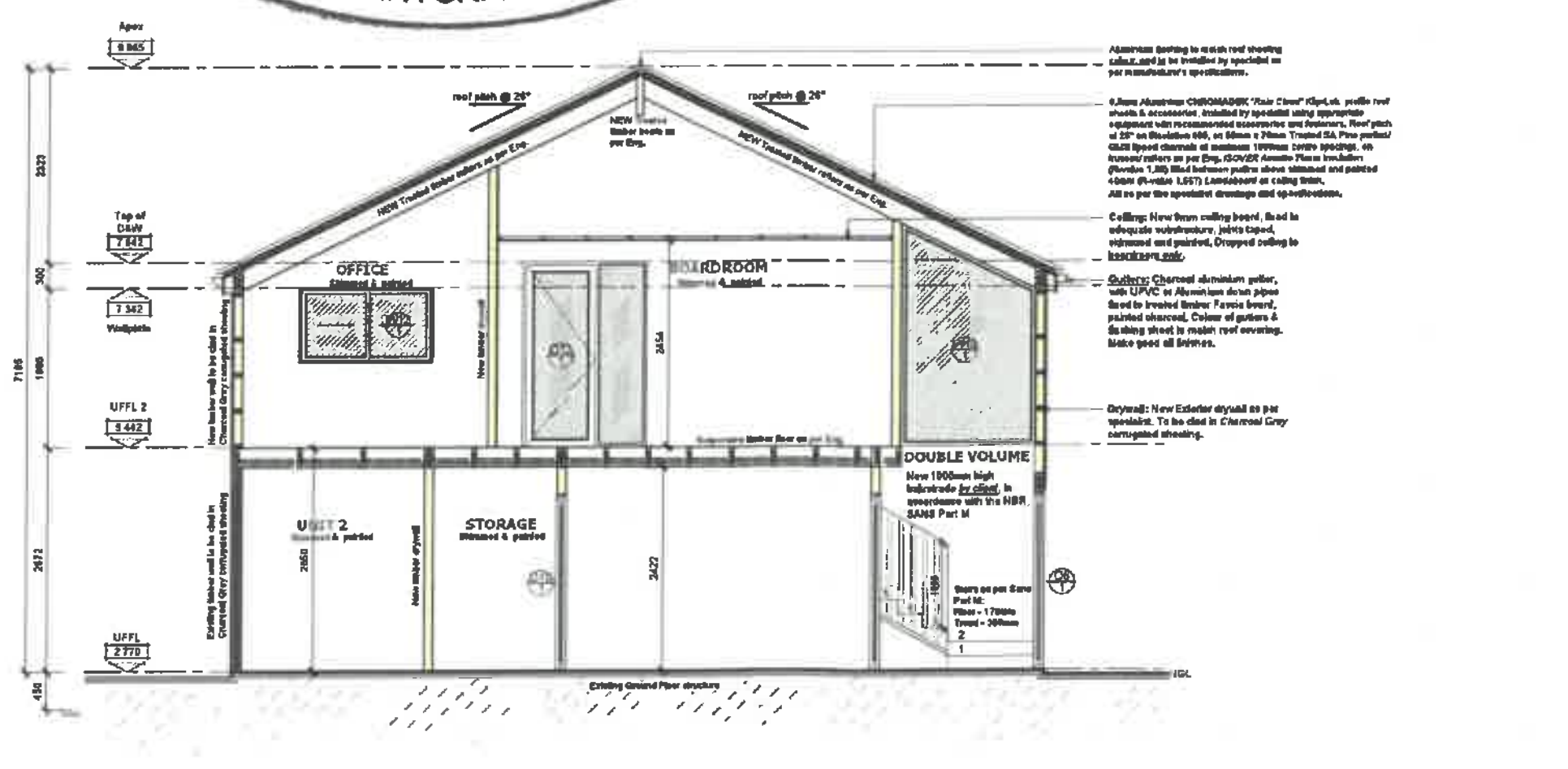


LOCALITY PLAN
SCALE N/A

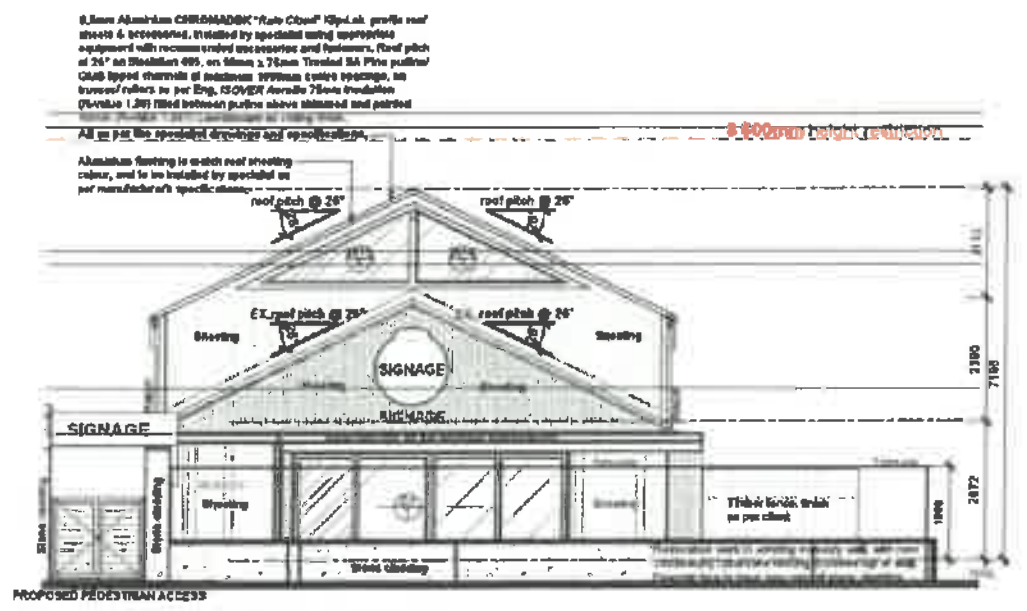
MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
11 SEP 2026
KNYSNA



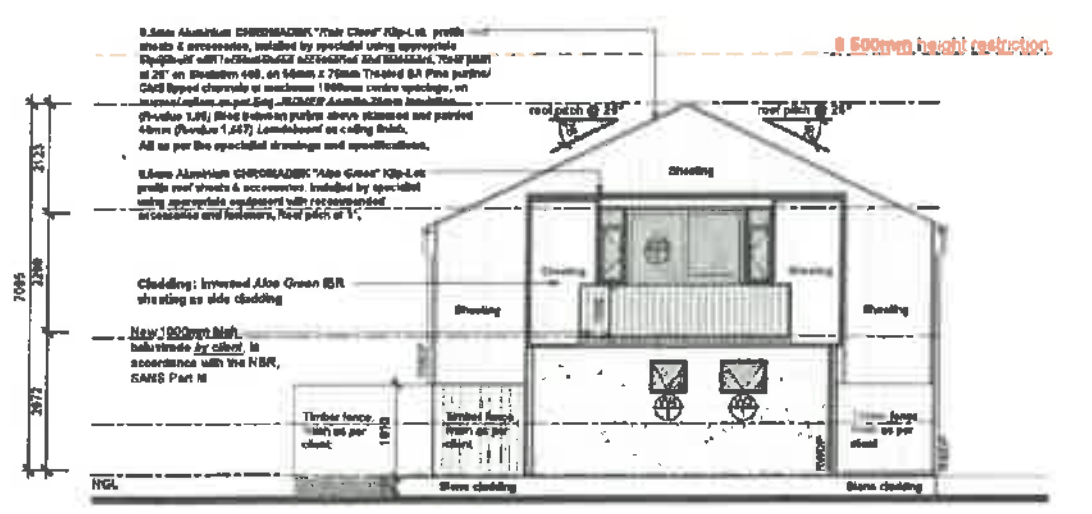
FIRST FLOOR PLAN - EXISTING BUILDING
SCALE 1:50



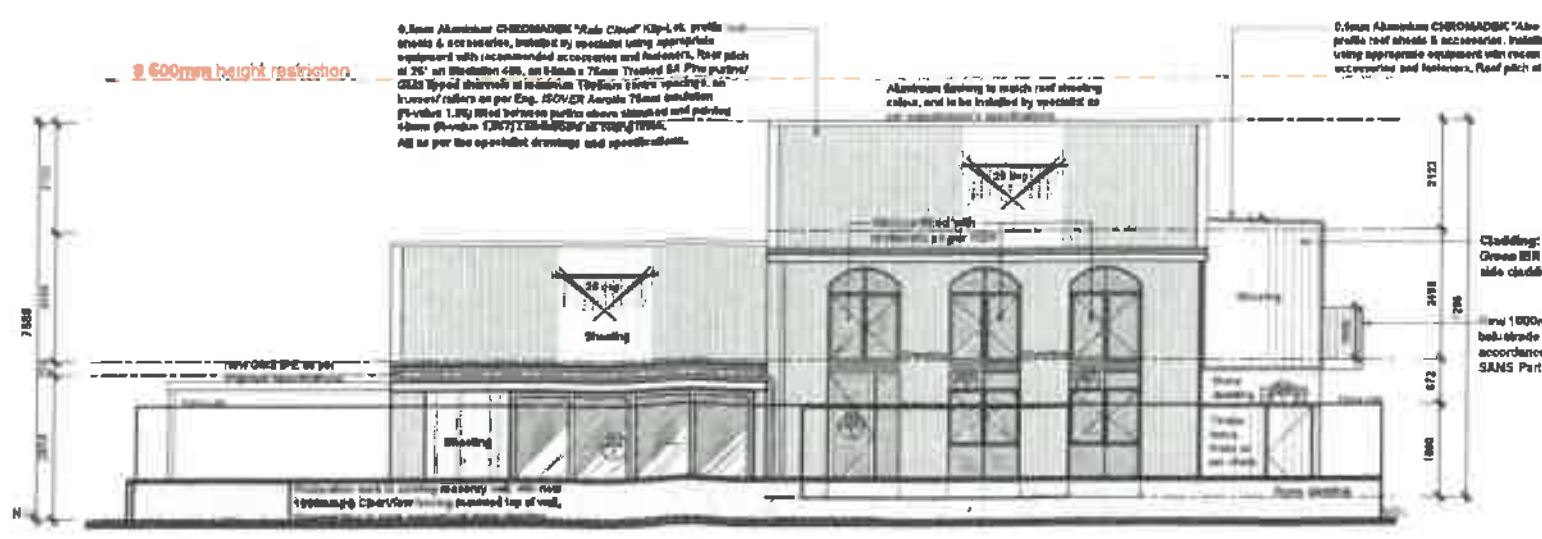
TYPICAL SECTION A-A
SCALE 1:50



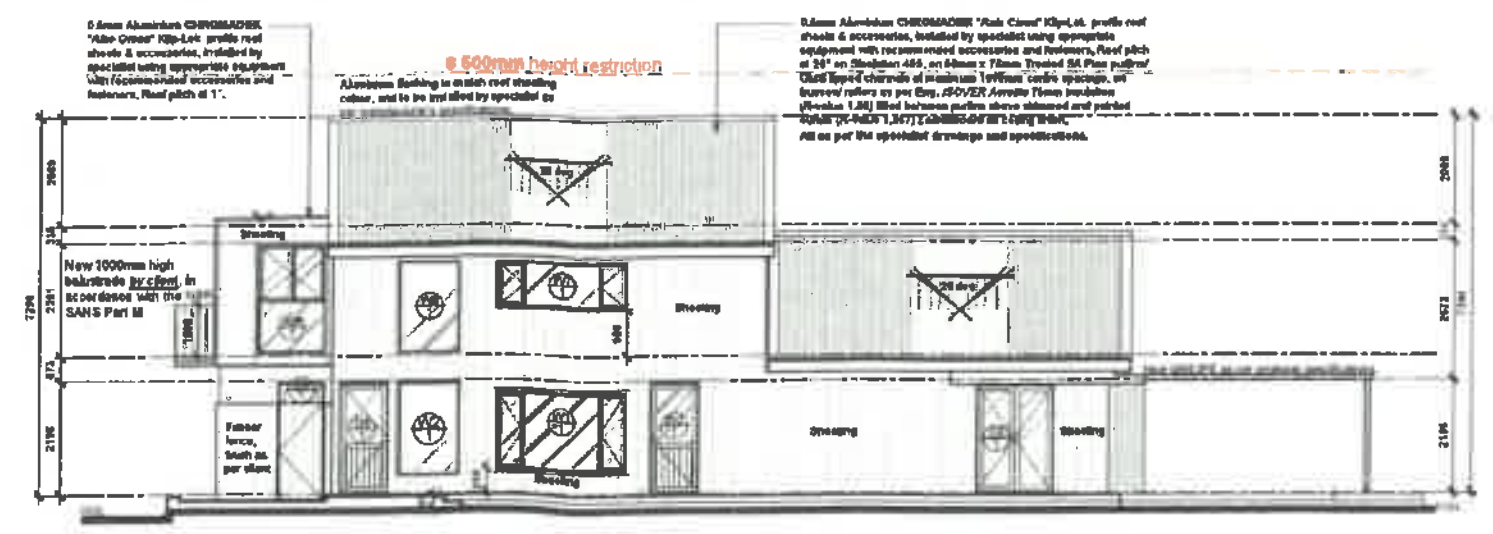
WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



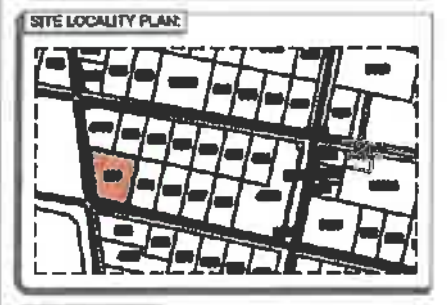
SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

REVISIONS

SITE LOCALITY PLAN:



GENERAL NOTES:

PROJECT TITLE:
HEDGES ON ERF 564, KNYSNA CBD LOWER WEST, KNYSNA FOR MG SOFIANOS PROPERTY HOLDINGS CC

CLIENT SIGNATURE
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE:
SDP DRAWINGS
BUILDING 01: FLOOR PLANS, ELEVATIONS & SECTION

DRAWING STATUS:
AS-BUILT | SKETCH PLAN | MUNICIPAL | TENDER | CONSTRUCTION

ARCHITECT SIGNATURE:

MUNICIPAL INFORMATION:

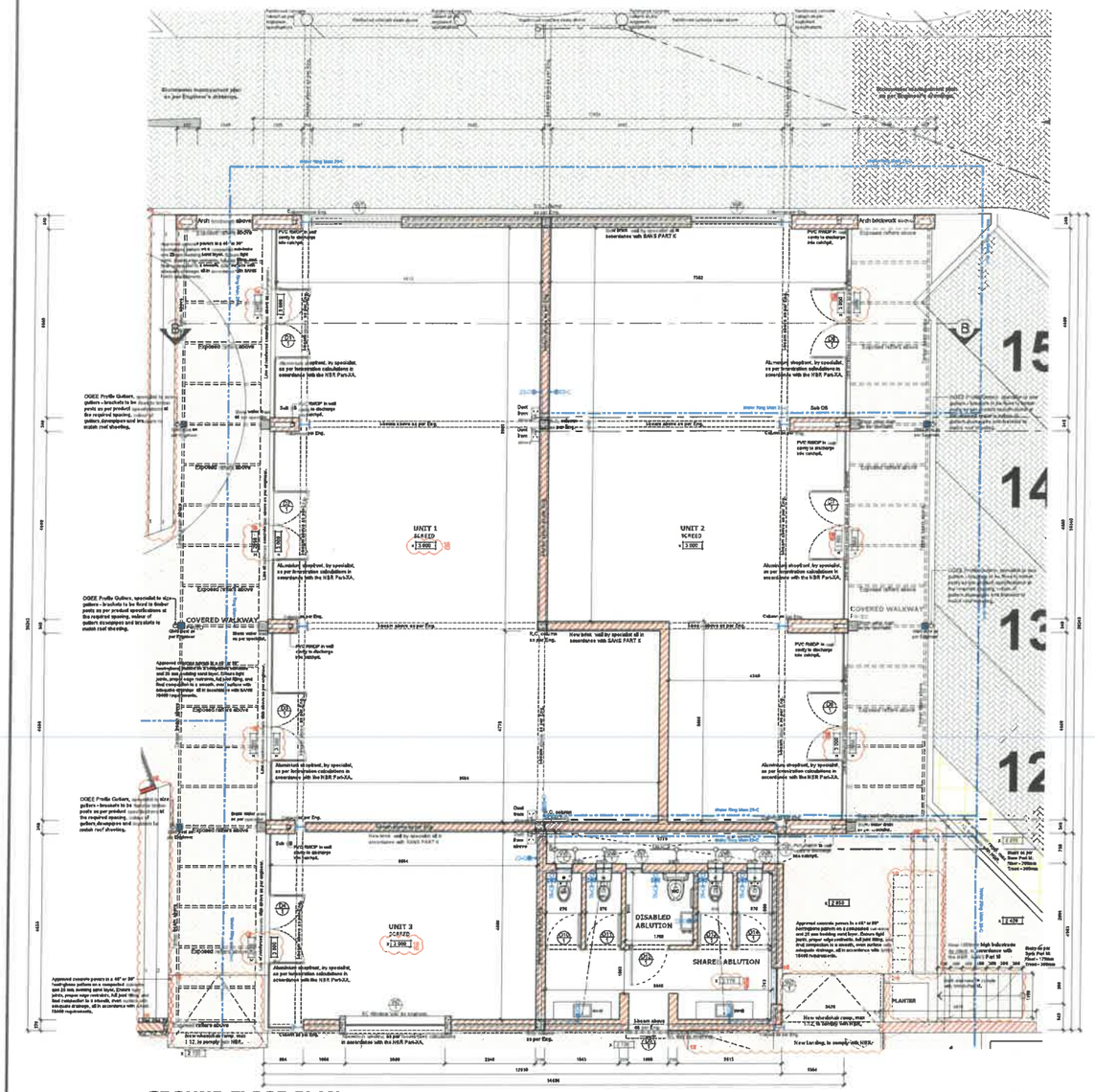
ANYWHERE YOU NEED US

SACAP PRIVY SEAL:
PROFESSIONAL ARCHITECT NEAL ROY FISHER

SAIA REG. NO:
SAIA

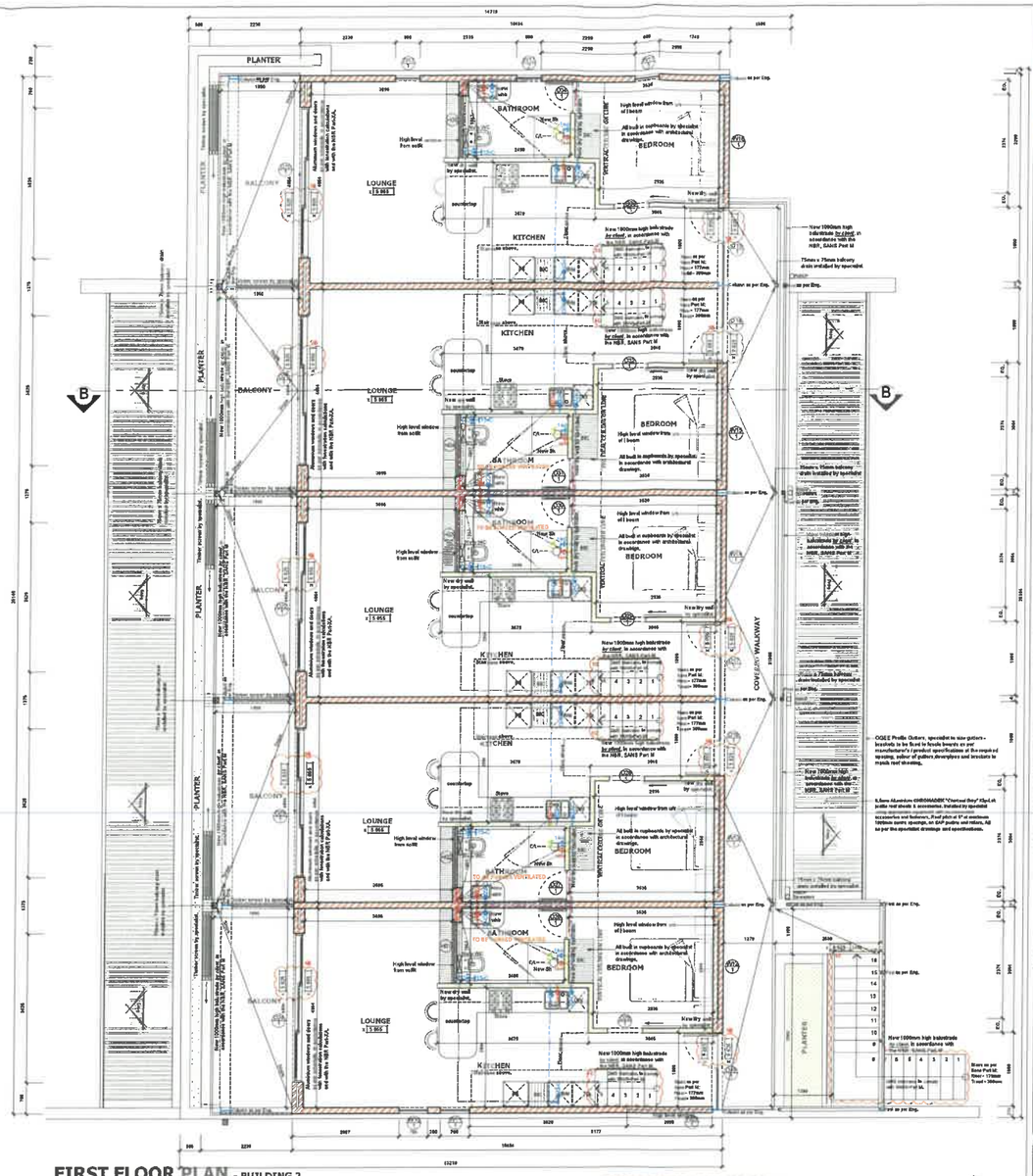
COPYRIGHT:

PRINT DATE: 8 August 2026
DRAWING NO: 20260722_Hedges_Bld1
DRAWN: SJT | CHECKED: NF | SIZE: A1
REV. NO: 01
SHEET NO: 101



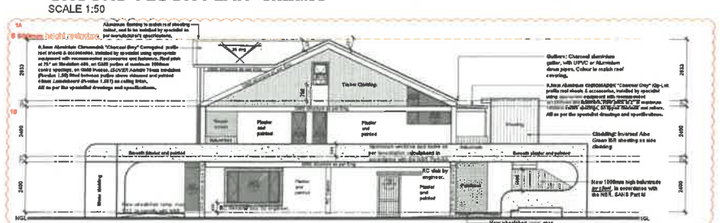
GROUND FLOOR PLAN - BUILDING 2

SCALE 1:50



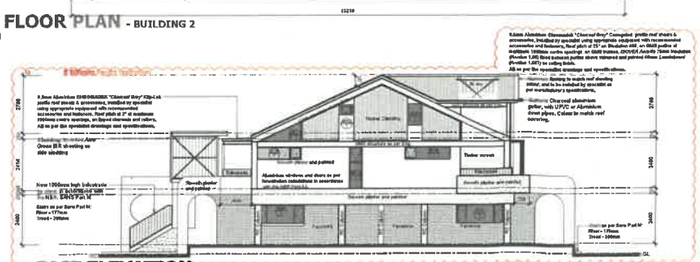
FIRST FLOOR PLAN - BUILDING 2

SCALE 1:50



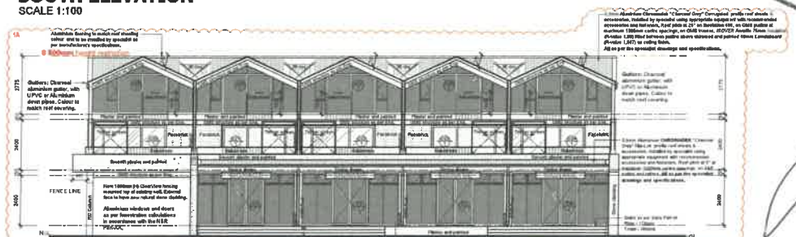
SOUTH ELEVATION

SCALE 1:100



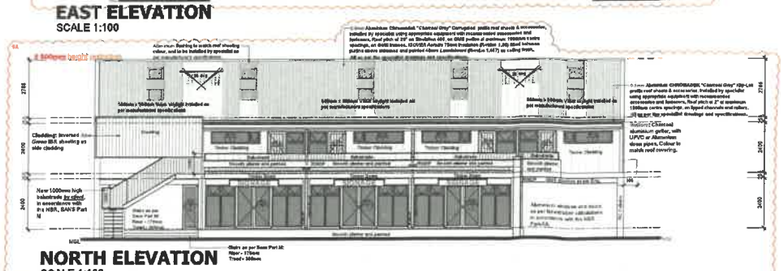
EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
11 SEP 2026
KNYSNA

REVISIONS

DATE	DESCRIPTION	REVISION

SITE LOCALITY PLAN

GENERAL NOTES:

PROJECT TITLE:

HEDGES ON ERF 584, KNYSNA CBD
LOWER WEST, KNYSNA FOR MG SOFIANOS PROPERTY HOLDINGS CC

CLIENT SIGNATURE
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE

SDP DRAWINGS
GROUND & FIRST FLOOR PLANS, ELEVATIONS

DRAWING STATUS

AS-BUILT	SKETCH PLAN	MUNICIPAL	TENDER	CONSTRUCTION

ARCHITECT SIGNATURE:

MUNICIPAL INFORMATION:

ERF NO:	584
ERF AREA:	1948,62 sqm
COVERAGE:	348 sqm
NEW AREA:	1172 sqm
TOTAL AREA:	1596 sqm
% COVERAGE:	348 sqm 17%
MIN COVERAGE:	50% sqm = 364m
TOTAL COVERAGE:	348 sqm = 22%
NEW GARAGES:	0
NEW BATHROOMS:	16
POOL:	NO
BOUNDARY WALLS:	180 M
AGE OF BUILDING:	+50

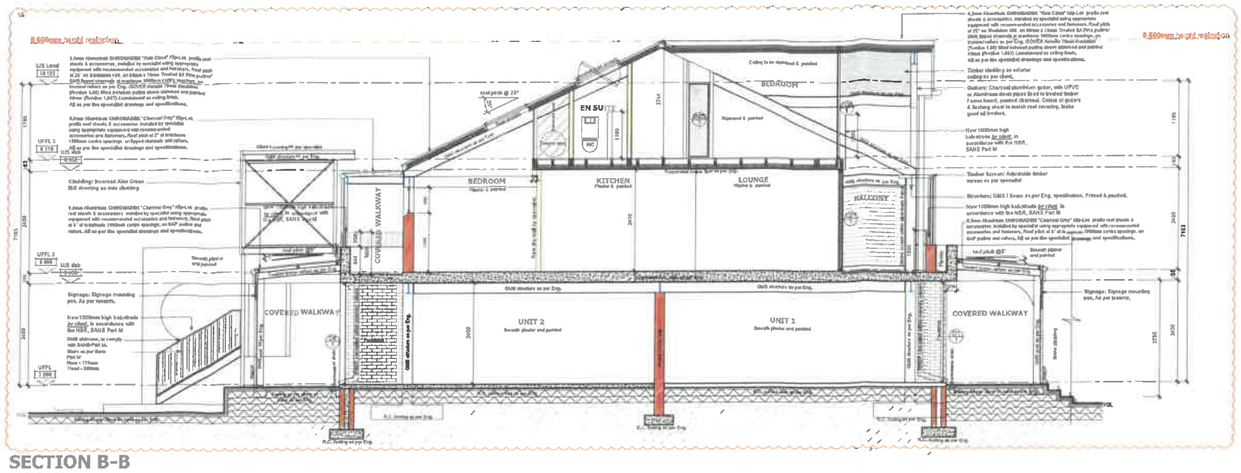
SACAP PRVY SEAL:

SAIA REG.NO:

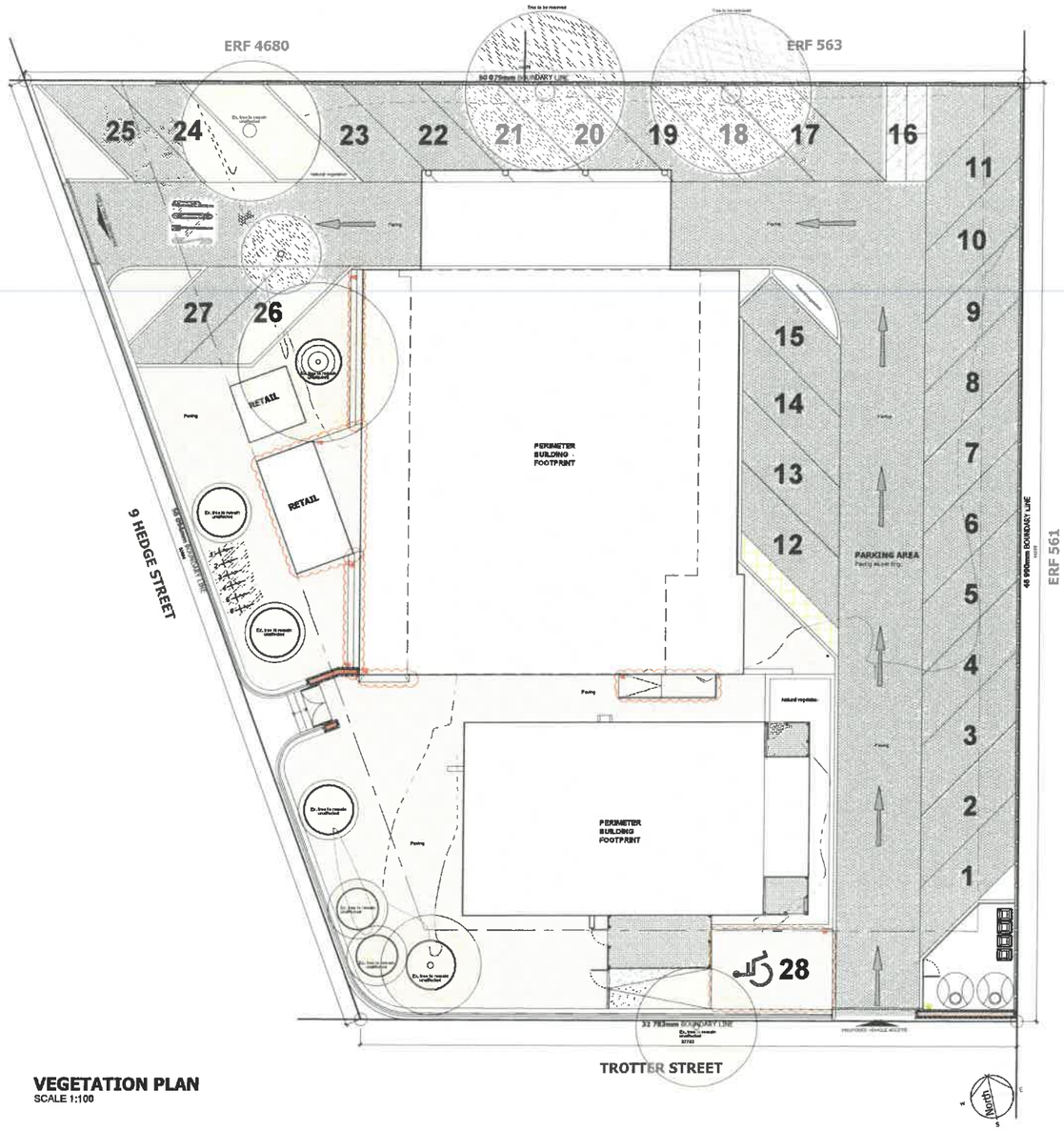
COPYRIGHT:

PRINT DATE	REV. NO
6 August 2026	01
DRAWING NO:	SHEET NO:
20260722_Hedges_Bld2	103
DRAWN: CHECKED: SIZE:	
BJT MF A0	

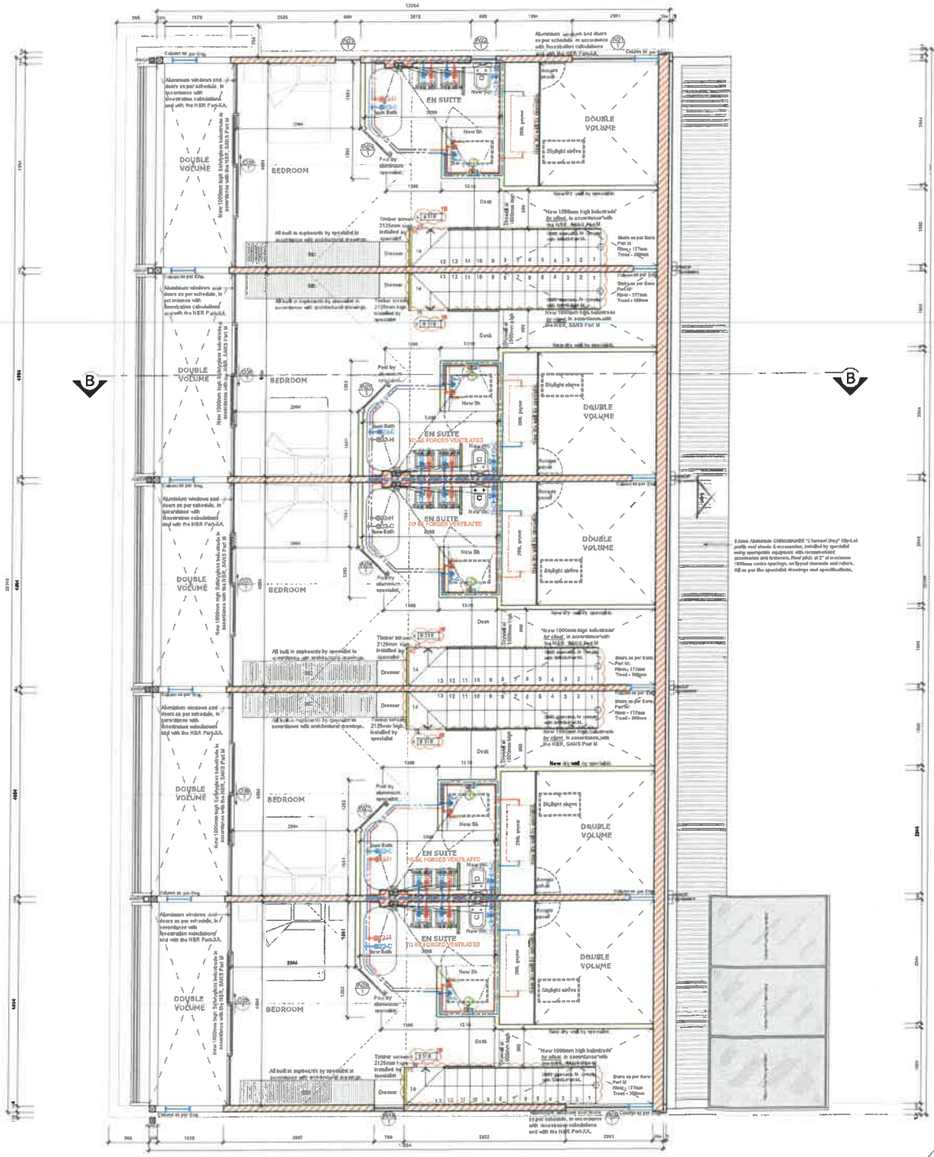
MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
11 SEP 2026
KNYSNA



SECTION B-B
SCALE 1:50



VEGETATION PLAN
SCALE 1:100



SECOND FLOOR PLAN - BUILDING 2
SCALE 1:50

REVISIONS

DATE	DESCRIPTION	REVISION
2026/07/22	Building 2 floor levels to be adjusted as per plan. Staircase to be revised as per plan, to accommodate change of floor levels.	15
2026/07/22	Building 2 floor levels adjusted to comply with the SANS, requirements.	
2026/07/22	Parking steps to be added as per plan.	
2026/07/22	Timber screen (6x) to be removed.	
2026/07/22	Building 2 floor levels to be adjusted as per plan.	14
2026/07/22	Staircase to be revised as per plan.	13
2026/07/22	Walkway to be levelled to relief steps.	12
2026/07/22	Steps and ramps added as per plan to single island steps and ramp across to 28 Unit.	11
2026/07/22	Detailed parking specification to comply to SANS requirements.	10
2026/07/22	Staircase half to be extended.	9

SITE LOCALITY PLAN

GENERAL NOTES:

PROJECT TITLE
HEDGES ON ERF 564, KNYSNA CBD
LOWER WEST, KNYSNA FOR MG SOFIANOS PROPERTY HOLDINGS CC

CLIENT SIGNATURE
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE
SDP DRAWINGS
SECOND FLOOR PLAN, SECTION B-B, ERVEN 564&DIVE

DRAWING STATUS
PRELIM | SKETCH PLAN | MUNICIPAL | TENDER | CONSTRUCTION

ARCHITECT SIGNATURE

MUNICIPAL INFORMATION

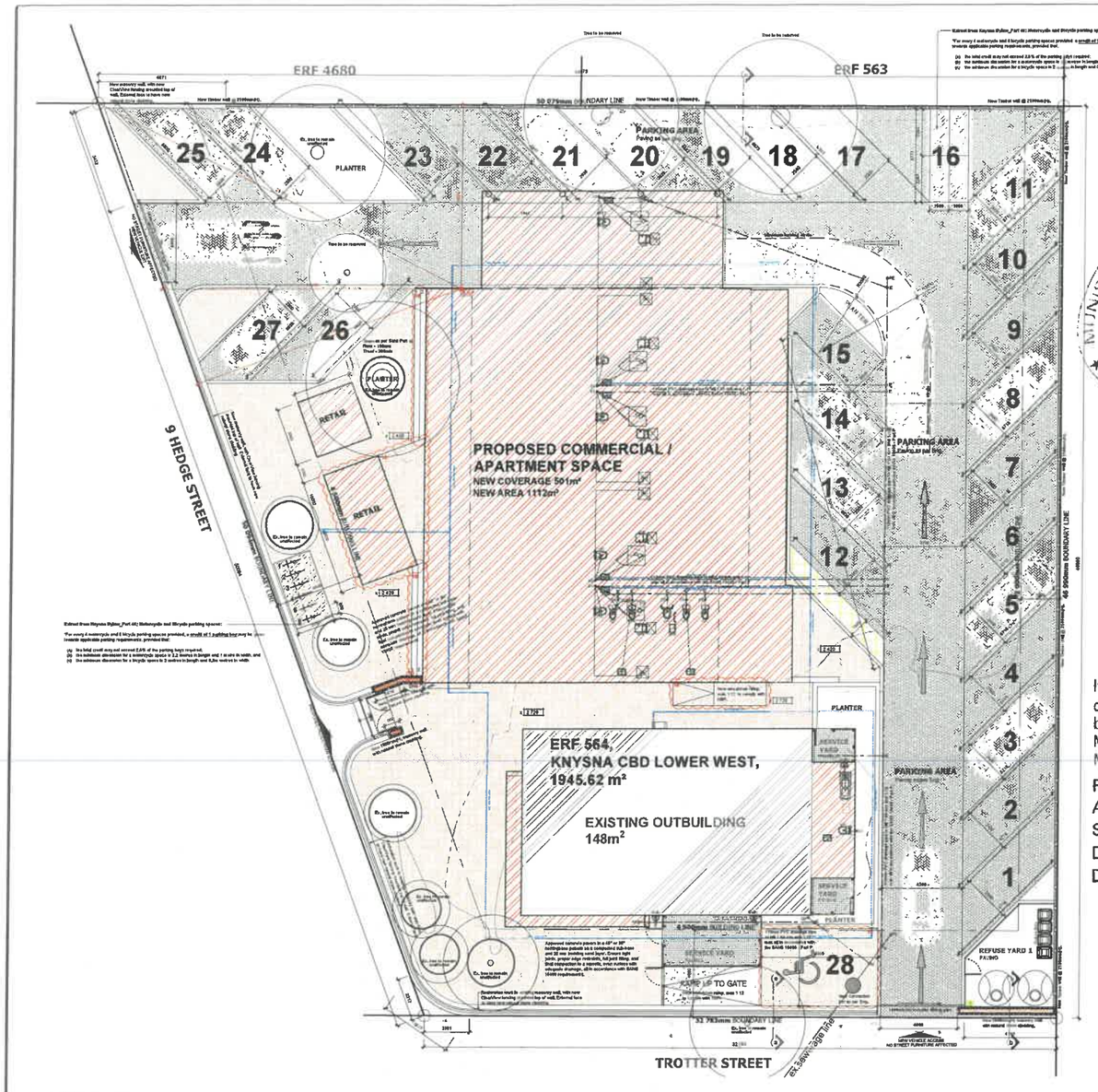
ERF NO	564
ERF AREA	1045.62 sqm
EXISTING AREA	348 sqm
NEW AREA	1110 sqm
TOTAL AREA	1268 sqm
EX. COVERAGE	142 sqm 41%
NEW COVERAGE	585 sqm = 56%
TOTAL COVERAGE	644 sqm = 62%
NEW GARAGES	6
NEW BATHROOMS	14
POOL	NO
BOUNDARY WALLS	166 M
AGE OF BUILDING	+60

SACAP PROVY SEAL
PROFESSIONAL ARCHITECT NEAL ROY FISHER

SAIA REG. NO

COPYRIGHT
This drawing is subject to copyright and may not be reproduced in whole or part in any form without the written permission of the ARCHITECT.

PRINT DATE: 6 August 2026
DRAWING NO: 20260722_Hedges_B&W
DRAWN: BJT | CHECKED: NF | RGD: AB
REV. NO: 01
SHEET NO: 104



SITE PLAN
SCALE 1:100

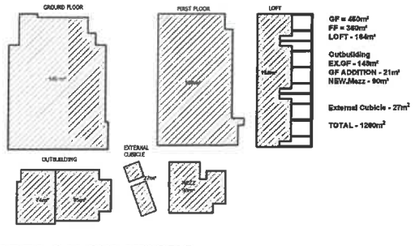
TOWN PLANNING INFORMATION	
ERF 564, KNYSNA CBD LOWER WEST, KNYSNA	
ERF AREA 1945.62 sqm	1945.62 sqm
EXISTING COVERAGE at 148 sqm 7.5%	148 sqm +0%
PROPOSED NEW COVERAGE	501 sqm +29%
TOTAL COVERAGE	649 sqm +33%
FSI EXISTING - 148sqm / 1945.62sqm	0%
(PROPOSED NEW TOTAL FSI - 1280sqm / 1945.62sqm	0.66
FSI PERMITTED	1.0
PARKING REQUIRED: 1 BAYS per number of Apartments (...) apartments x (2)	10 parkings req.
1 BAYS / 100 sqm x (5,042)	17,4 parkings req.
	= 27 REQUIRED
PARKING PROVIDED BAY FOR DISABLED NORMAL BAYS	1 parking 27 parkings
	= 28 PROVIDED



Parking calc:
436/166 * 4 = 17,44bays
5 apartments = 1,75 + 0,25 = 2bays / apartment = 10 bays

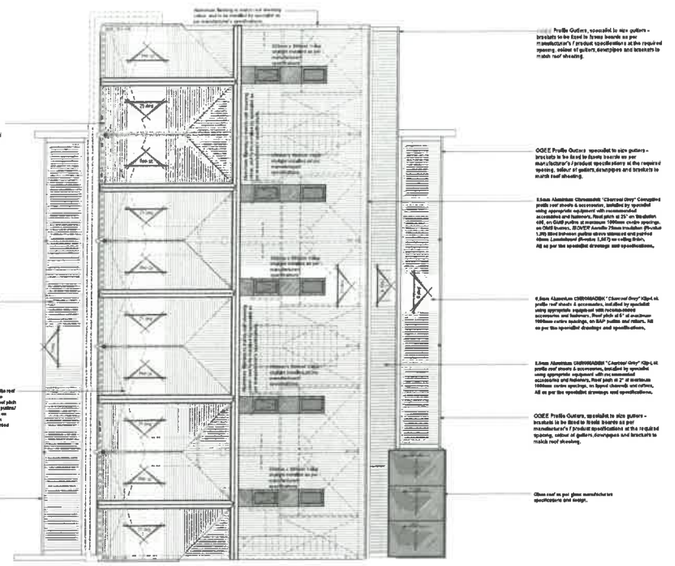
27 bays required
28 bays provided

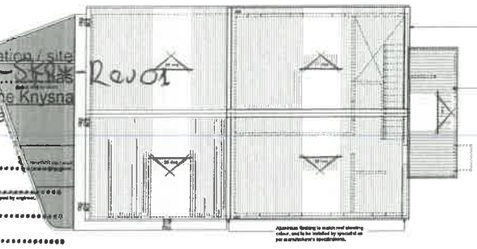




AREA CALCULATIONS
SCALE - NTS







It is hereby certified that this subdivision / consolidation / site development plan (Plan no: 2026.05.14 - Hedges - Rev01) has been approved in terms of Sections 60 and 15(2) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021).

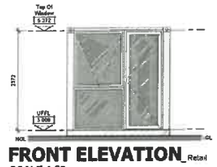
File Reference: 5.6.4. K14. SNKE
Authorised Official: [signature]
Signature: [signature]
Delegation No: P-34
Date: 11/9/2026

ROOF PLAN
SCALE 1:100

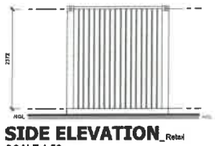




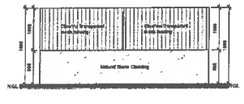
REAR ELEVATION_Retail
SCALE 1:50



FRONT ELEVATION_Retail
SCALE 1:50



SIDE ELEVATION_Retail
SCALE 1:50



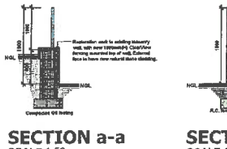
WALL ELEVATION 1
SCALE 1:50



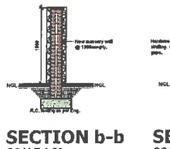
WALL ELEVATION 2
SCALE 1:50



WALL ELEVATION 3
SCALE 1:50



SECTION a-a
SCALE 1:50



SECTION b-b
SCALE 1:50



SECTION c-c
SCALE 1:50

KNYSNA MUNISIPALITEIT / MUNICIPALITY
11 SEP 2026

REVISIONS

DATE	DESCRIPTION	REVISION
2026/05/14	Offering to the Municipality New steps and ramp added as per client's email reduced the density restriction to 28 units	01
2026/08/11	Omitted parking bay highlighted in yellow as it is always used by occupants	02
2026/09/11	Comments from Municipality	03

SITE LOCALITY PLAN

GENERAL NOTES

PROJECT TITLE
HEDGES ON ERF 564, KNYSNA CBD LOWER WEST, KNYSNA FOR MG SOFIANOS PROPERTY HOLDINGS CC

CLIENT SIGNATURE
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE
SDP DRAWINGS
SITE PLAN, ROOF PLAN, BOUNDARY WALLS

DRAWING STATUS
AS-BUILT | SKETCH PLAN | MUNICIPAL | TENDER | CONSTRUCTION

ARCHITECT SIGNATURE:

MUNICIPAL INFORMATION

ERF NO:	564
ERF AREA	1945.62 sqm
EXISTING AREA:	148 sqm
NEW AREA:	1112 sqm
TOTAL AREA:	1260 sqm
EXI. COVERAGE	148 sqm 8%
NEW COVERAGE	501 sqm + 29%
TOTAL COVERAGE	649 sqm + 33%
NEW GARAGES	0
NEW BATHROOMS	16
POOL	NO
BOUNDARY WALLS	166 M
AGE OF BUILDING	+60

SACAP PRPV REG.

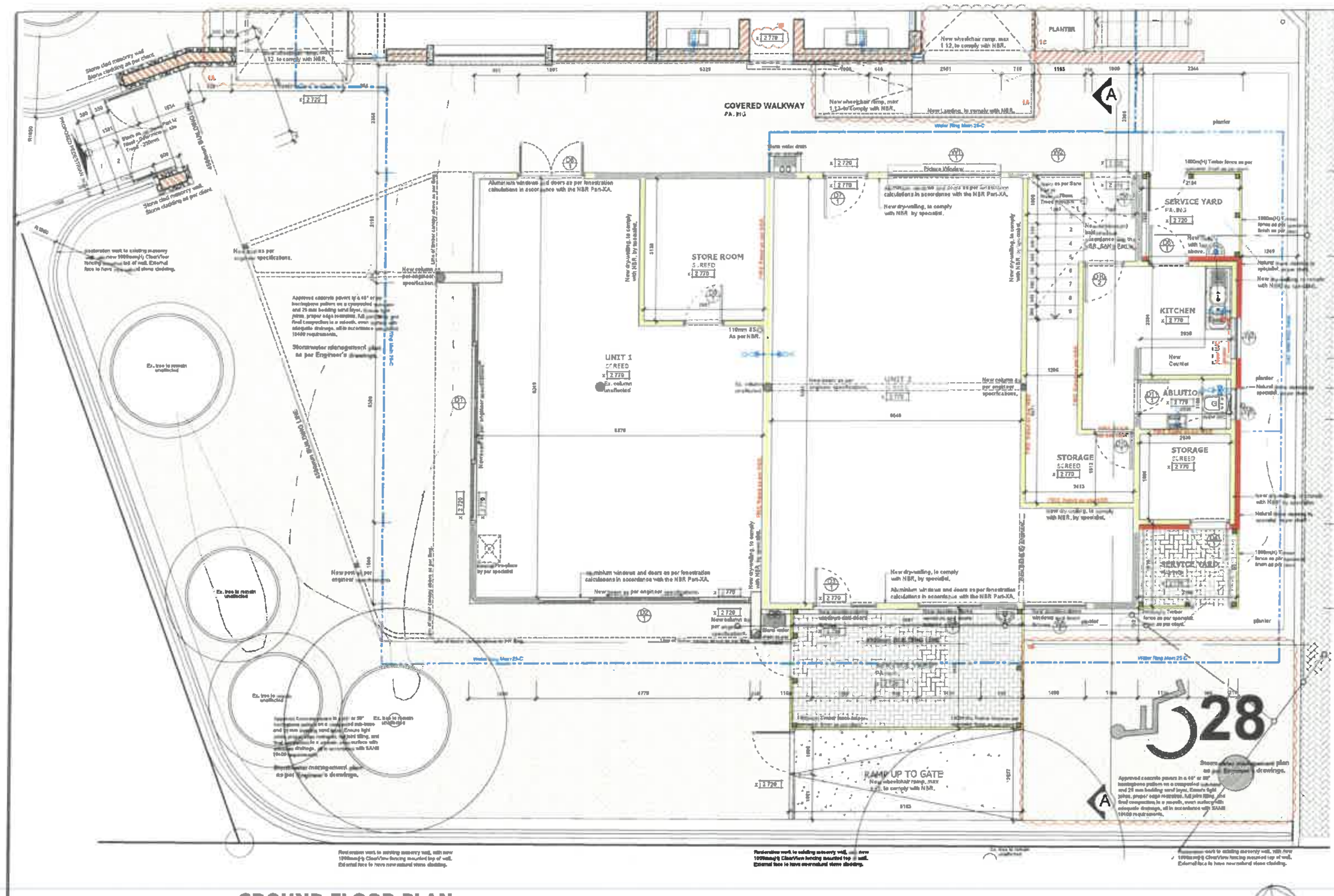
PROFESSIONAL ARCHITECT
DIAL MATY VISAGJEE

SAIA REG. NO.

COPYRIGHT

PRINT DATE:
6 August 2026
DRAWING NO.
2609/22_Hedges_SDP
DRAWN: AJT | CHECKED: MF | SIZE: A1

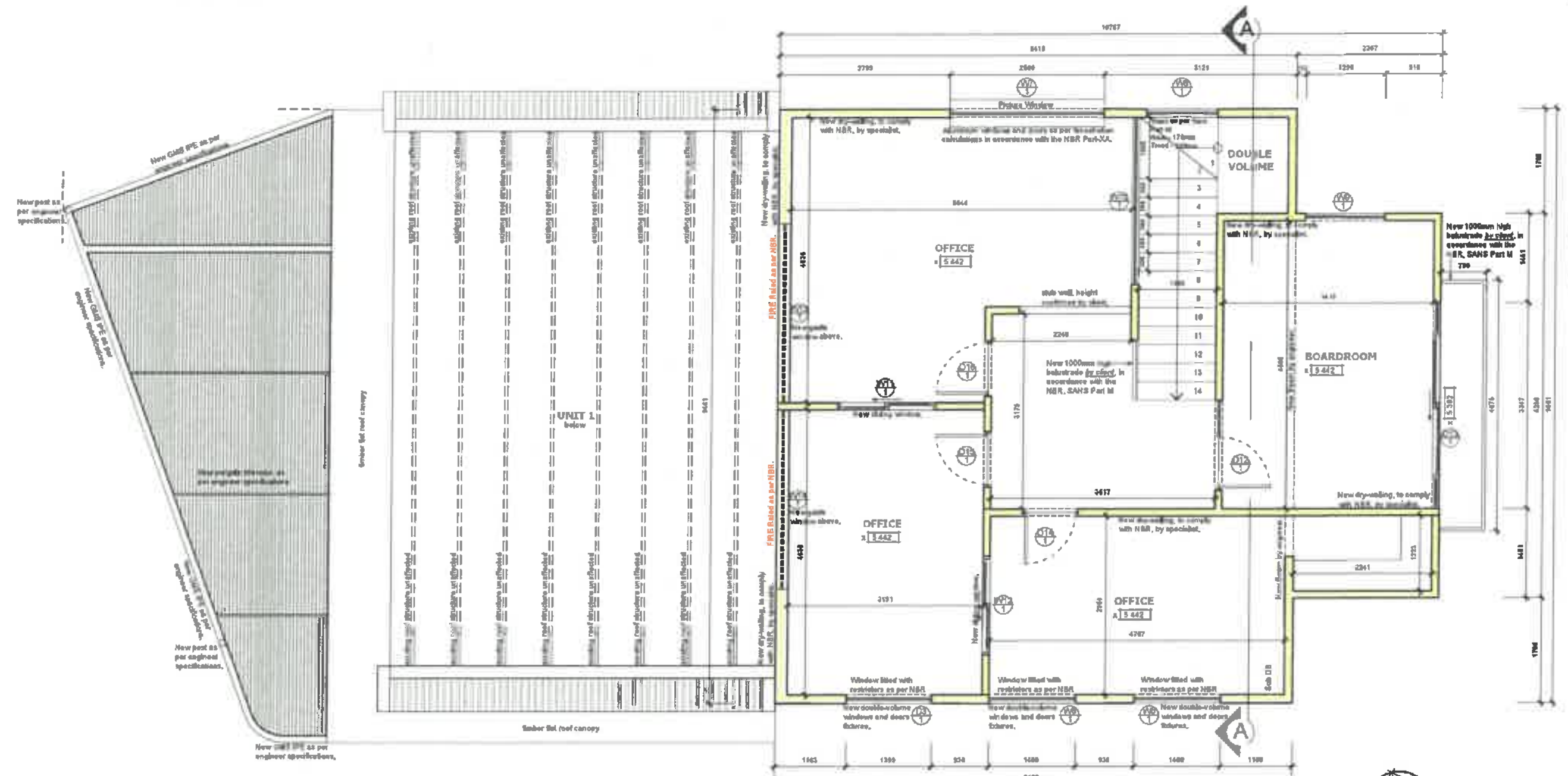
REV. NO. 01
SHEET NO. 001



GROUND FLOOR PLAN - EXISTING BUILDING
SCALE 1:50

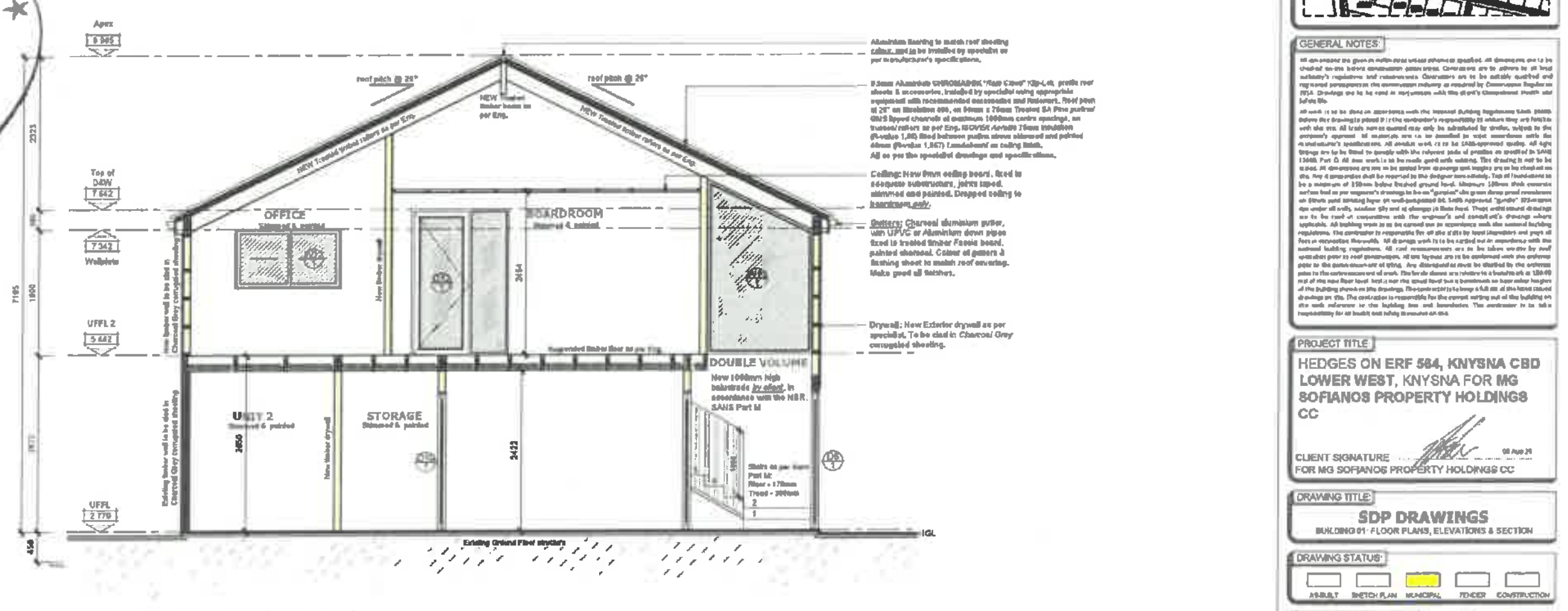


LOCALITY PLAN
SCALE N/A

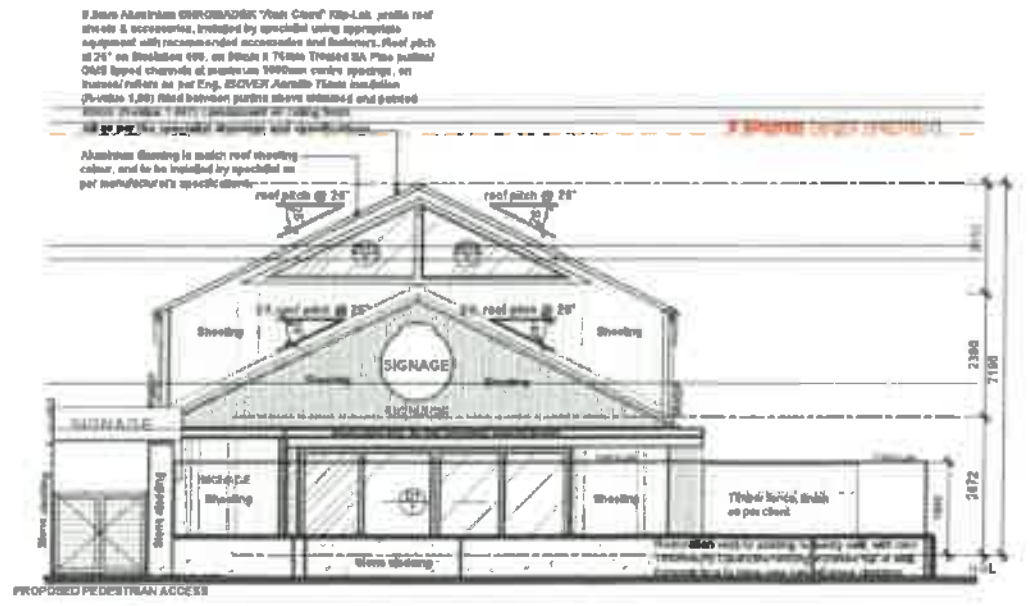


FIRST FLOOR PLAN - EXISTING BUILDING
SCALE 1:50

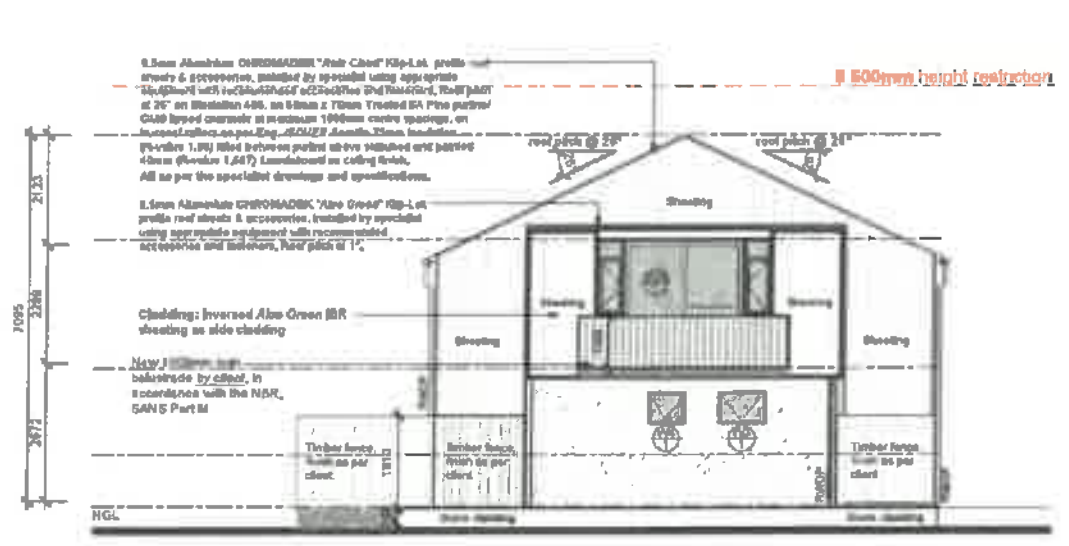
MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
11 SEP 2026
KNYSNA



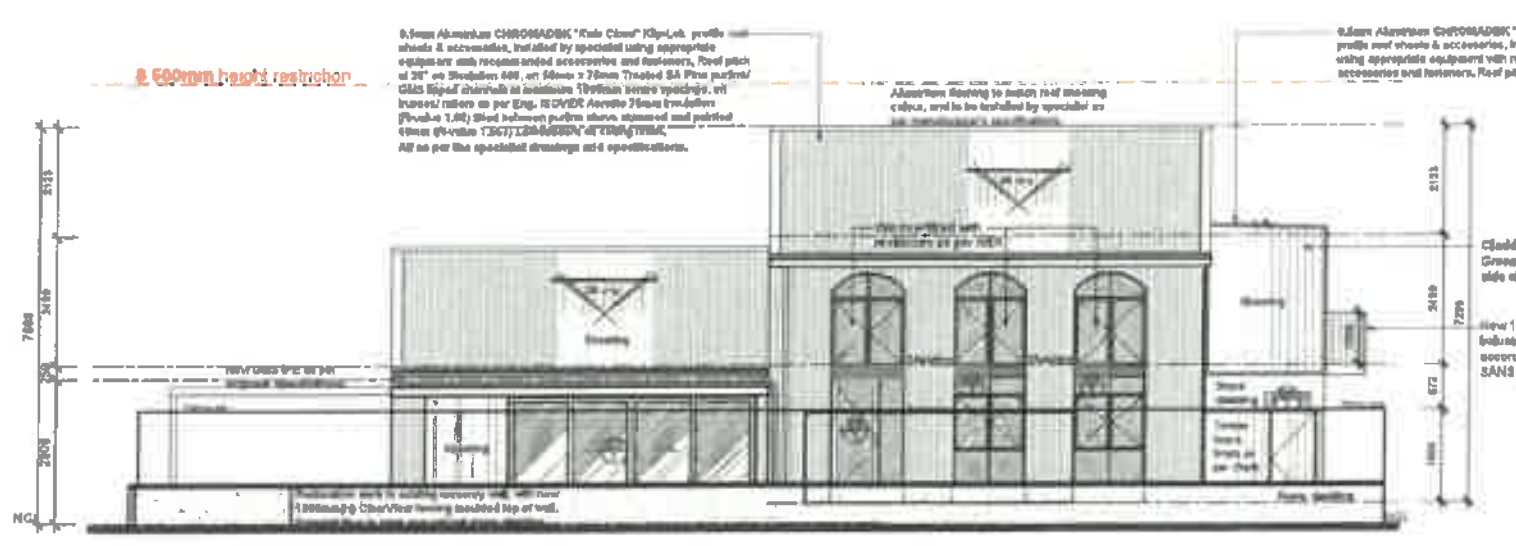
TYPICAL SECTION A-A
SCALE 1:50



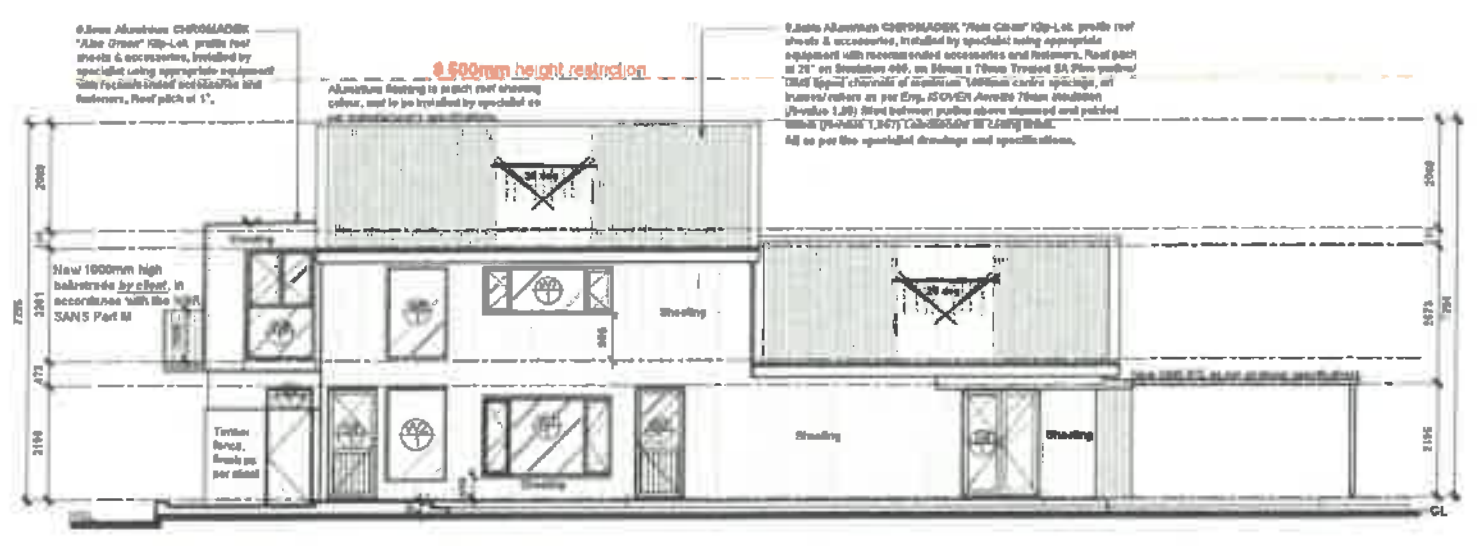
WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

REVISIONS

DATE	DESCRIPTION	REVISION
		1A
		1B
	Planter added.	1C
		1D

SITE LOCALITY PLAN:



GENERAL NOTES:

PROJECT TITLE:
HEDGES ON ERF 584, KNYSNA CBD LOWER WEST, KNYSNA FOR MG SOFIANOS PROPERTY HOLDINGS CC

CLIENT SIGNATURE
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE:
SDP DRAWINGS
BUILDING 01 - FLOOR PLANS, ELEVATIONS & SECTION

DRAWING STATUS:
AS-BUILT | SKETCH PLAN | MUNICIPAL | TENDER | CONSTRUCTION

ARCHITECT SIGNATURE:

MUNICIPAL INFORMATION:

ERF NO:	LOWER WEST
ERF AREA	1846.62 sqm
EXISTING AREA	144 sqm
NEW AREA:	1112 sqm
TOTAL AREA	1256 sqm
EX. COVERAGE	144 sqm 8%
NEW COVERAGE	501 sqm - 26%
TOTAL COVERAGE	645 sqm - 31%
NEW GARAGES	0
NEW BATHROOMS	14
POOL	NO
BOUNDARY WALLS	189 M
AGE OF BUILDING	+60

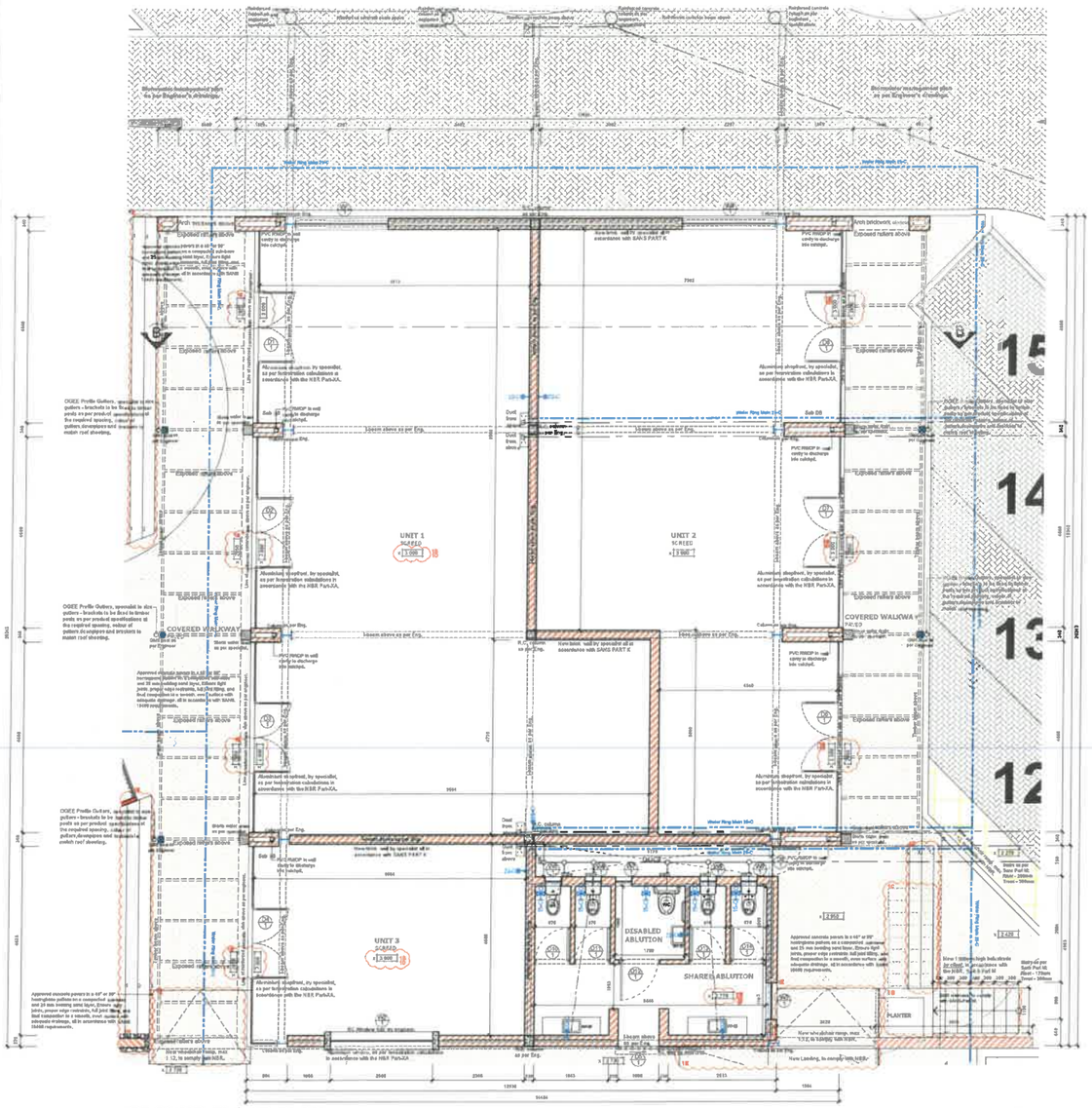
ANYWHERE YOU NEED US

SACAP PRIVY SEAL:
PROFESSIONAL ARCHITECT
NEAL ROY FISHER

SAIA REG. NO:
SAIA

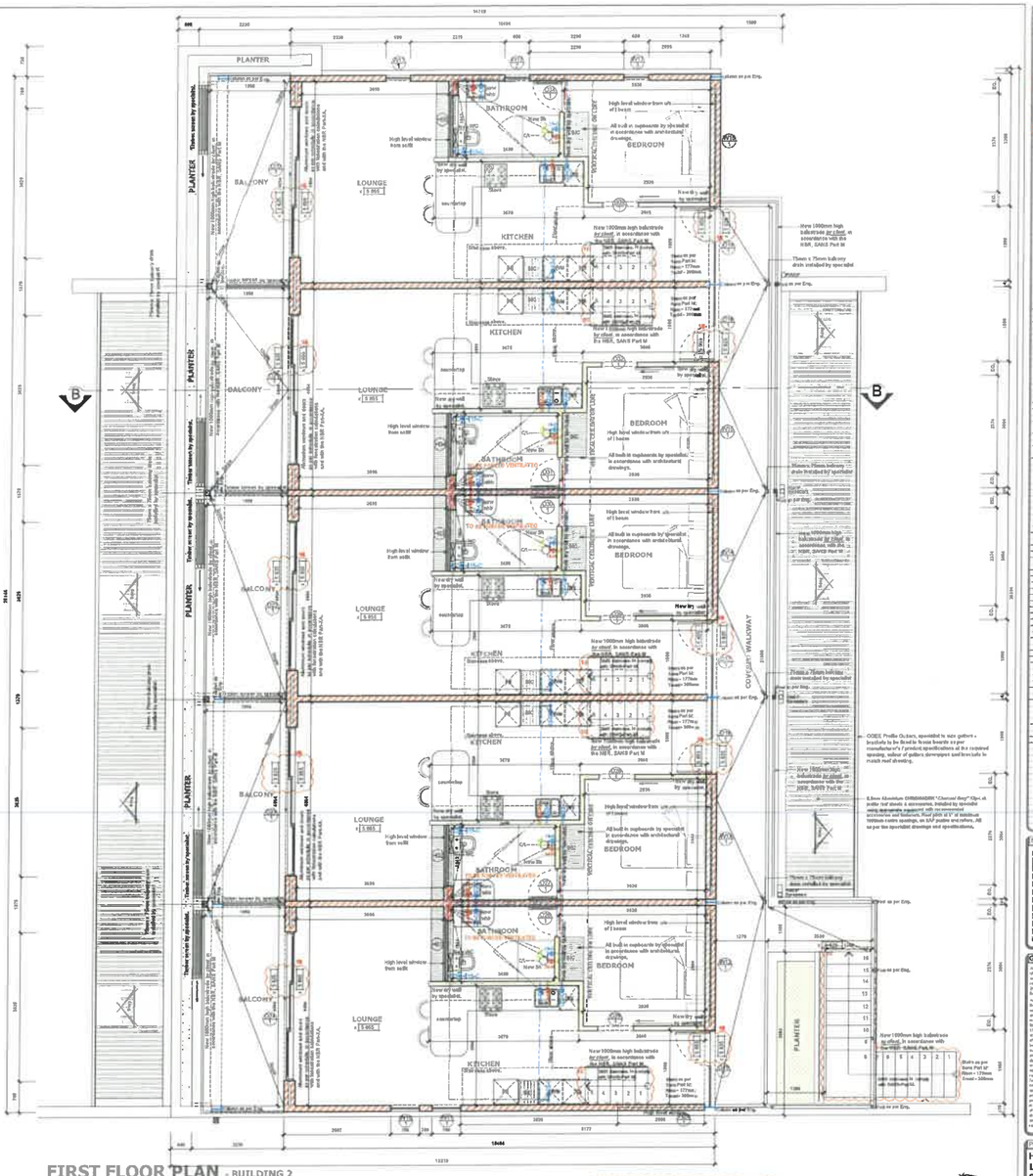
COPYRIGHT:
This drawing is subject to copyright and may not be reproduced in whole or part in any manner whatsoever without written permission from the architect.

PRINT DATE: 6 August 2026
DRAWING NO: 20260722_Hedges_Bld1
DRAWN: BJT | CHECKED: NF | SIZE: A1
REV. NO: 01
SHEET NO: 101



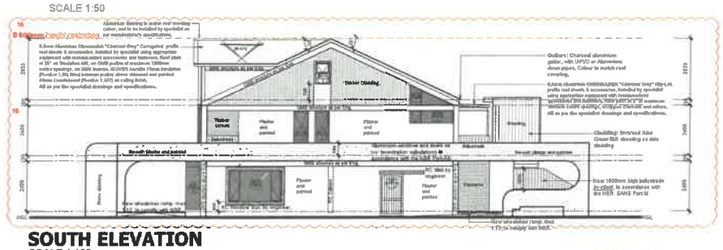
GROUND FLOOR PLAN - BUILDING 2

SCALE 1:50



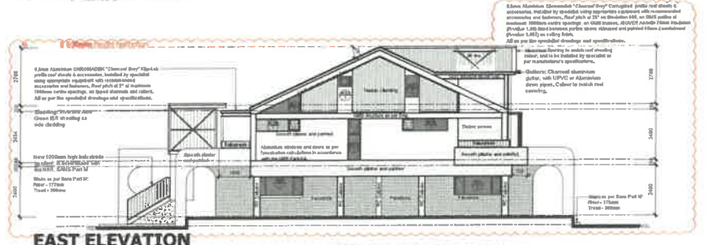
FIRST FLOOR PLAN - BUILDING 2

SCALE 1:50



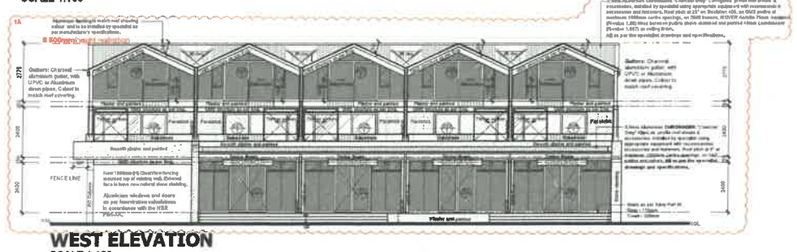
SOUTH ELEVATION

SCALE 1:100



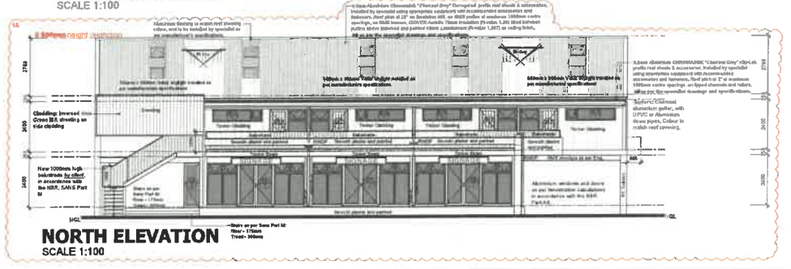
EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
11 SEP 2026
KNYSNA

REVISIONS		
Ref	DESCRIPTION	REVISION
2026/07/15	Building 2 floor levels to be adjusted as per plan tolerances to be resolved on per plan, to accommodate change of floor levels; Building 1 floor levels adjusted to comply with the SA NHBRC requirements; Paving slope to be kept as per plan, 1:20per meter max to be applied; Building 1 floor levels to be adjusted as per plan tolerances to be resolved on per plan, to accommodate change of floor levels;	01
2026/07/15	Building 1 floor levels adjusted to comply with the SA NHBRC requirements;	02
2026/07/15	Steps and ramps added as per plan to ensure wheelchair friendly access is of usual;	03
2026/07/15	Validation: Floor levels change to 2770mm to accommodate wheelchair access from bathroom;	04
2026/07/15	Planter added;	05
2026/07/15	Common walkway separated	06

SITE LOCALITY PLAN

GENERAL NOTES:

All dimensions are given in millimeters unless otherwise specified. All dimensions are to be checked on site before construction commences. Do not scale this drawing. Any discrepancies must be reported to the architect before proceeding with the work. This drawing is the property of the architect and may not be reproduced or used for any other purpose without written permission. Refer to engineer's drawings for all structural details. Ensure compliance with all relevant building regulations and by-laws. Contractor is responsible for obtaining all necessary approvals. Verify all levels and dimensions on site prior to commencement of work. Report any errors or omissions immediately. Use figured dimensions only. Coordinate with other consultants' drawings. Ensure all materials and finishes are as specified. Maintain site safety and security at all times. Keep site clean and tidy. Dispose of waste responsibly. Comply with occupational health and safety regulations. Provide adequate ventilation and lighting. Protect existing services and structures. Obtain all necessary permits and approvals. Ensure all work is carried out by competent persons. Maintain records of all work carried out. Report any accidents or incidents immediately. Ensure all electrical work is carried out by a registered electrician. Ensure all plumbing work is carried out by a registered plumber. Ensure all gas work is carried out by a registered gas fitter. Ensure all fire safety measures are in place and functional. Ensure all emergency exits are clearly marked and accessible. Ensure all fire extinguishers are in date and accessible. Ensure all first aid kits are stocked and accessible. Ensure all personal protective equipment is worn as required. Ensure all tools and equipment are in good working order. Ensure all scaffolding is erected and inspected by a competent person. Ensure all ladders are secured and inspected before use. Ensure all hazardous substances are stored and handled safely. Ensure all waste is disposed of in accordance with environmental regulations. Ensure all noise levels are within acceptable limits. Ensure all dust is controlled and minimized. Ensure all vehicles and machinery are operated safely. Ensure all pedestrian walkways are clear and safe. Ensure all signage is clear and visible. Ensure all barriers and fencing are secure and stable. Ensure all lighting is adequate and functional. Ensure all ventilation is adequate and functional. Ensure all drainage is adequate and functional. Ensure all water supply is adequate and functional. Ensure all sanitation is adequate and functional. Ensure all waste disposal is adequate and functional. Ensure all recycling is adequate and functional. Ensure all energy efficiency measures are in place and functional. Ensure all renewable energy systems are in place and functional. Ensure all water conservation measures are in place and functional. Ensure all environmental impact assessments are completed and approved. Ensure all mitigation measures are implemented and monitored. Ensure all compliance certificates are obtained and displayed. Ensure all inspections are carried out and recorded. Ensure all defects are rectified and recorded. Ensure all handover documentation is complete and accurate. Ensure all as-built drawings are updated and accurate. Ensure all operation and maintenance manuals are complete and accurate. Ensure all training for operation and maintenance is completed and recorded. Ensure all warranties and guarantees are obtained and recorded. Ensure all post-occupancy evaluations are completed and recorded. Ensure all lessons learned are documented and shared. Ensure all continuous improvement measures are implemented and monitored.

PROJECT TITLE

HEDGES ON ERF 564, KNYSNA CBD LOWER WEST, KNYSNA FOR MG SOFIANOS PROPERTY HOLDINGS CC

CLIENT SIGNATURE
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE

SDP DRAWINGS
GROUND & FIRST FLOOR PLANS, ELEVATIONS

DRAWING STATUS

ARCHITECT SIGNATURE

Pieter, PrArch, CIDB - Cert Holder
Reg no. 29
TEL: 041 581 1588
CELL: 072 242 2776
FAX: 086 547 5423
Email: mail@pietervanzyl.co.za
Unit 7
Old Main Road
Hekpoort
1567

MUNICIPAL INFORMATION

ERF NO	564
ERF AREA	LOWER WEST
EXISTING AREA	1644.00 sqm
NEW AREA	184 sqm
TOTAL AREA	1713 sqm
GC COVERAGE	1598 sqm
NEW COVERAGE	343 sqm 0%
TOTAL COVERAGE	941 sqm - 59%
PROP GARAGES	0
NEW GARAGES	0
NEW DWELLINGS	14
POOL	NO
BOUNDARY WALLS	566 M
SIZE OF BUILDING	+/-

SACAP PRPV SEAL

PROFESSIONAL ARCHITECT
NEAL ROY FISHER
Pr Arch (SA) 20004

SAIA REG. NO

Mail Fisher
SAIA no. 8564

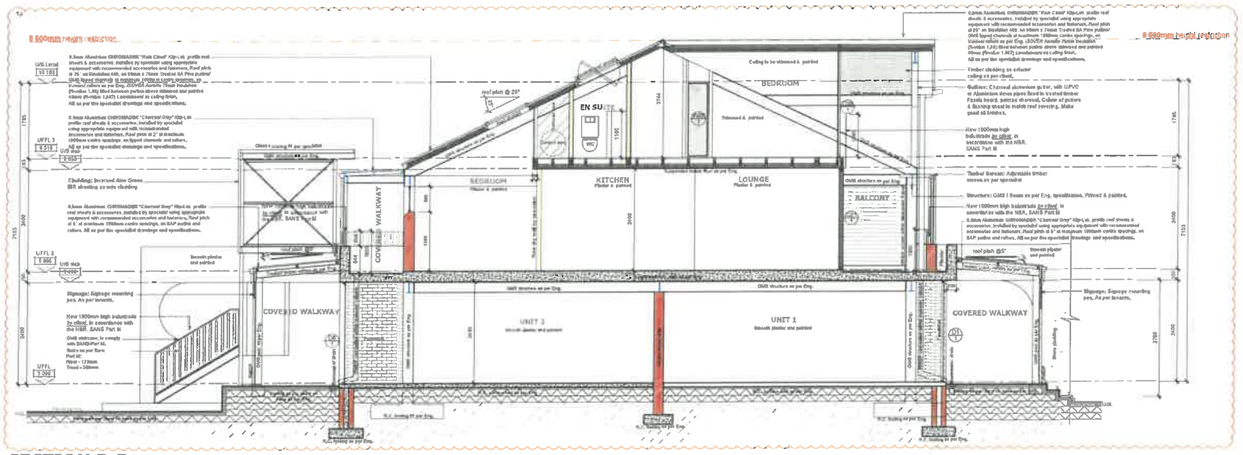
SAIA
REGISTERED MEMBER

COPYRIGHT

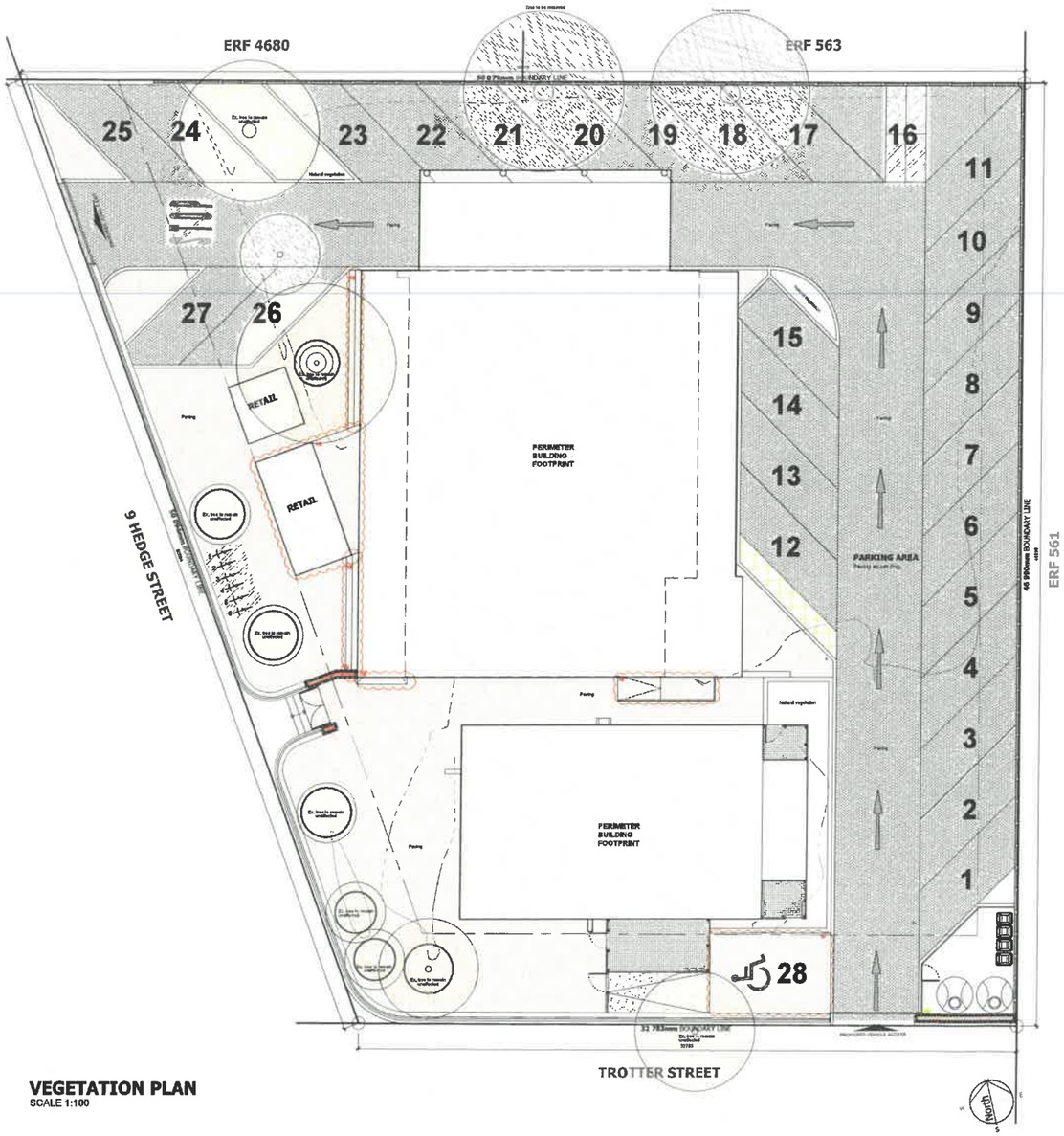
This drawing is subject to copyright and may not be reproduced or used in part or any other manner or without written permission from Den Architecture.

PRINT DATE:	REV. NO
6 August 2026	01
DRAWING NO.	SHEET NO.
20260722_Hedges_8366	103
DRAWN: SJT	CHECKED: NF
	SIZE: A0

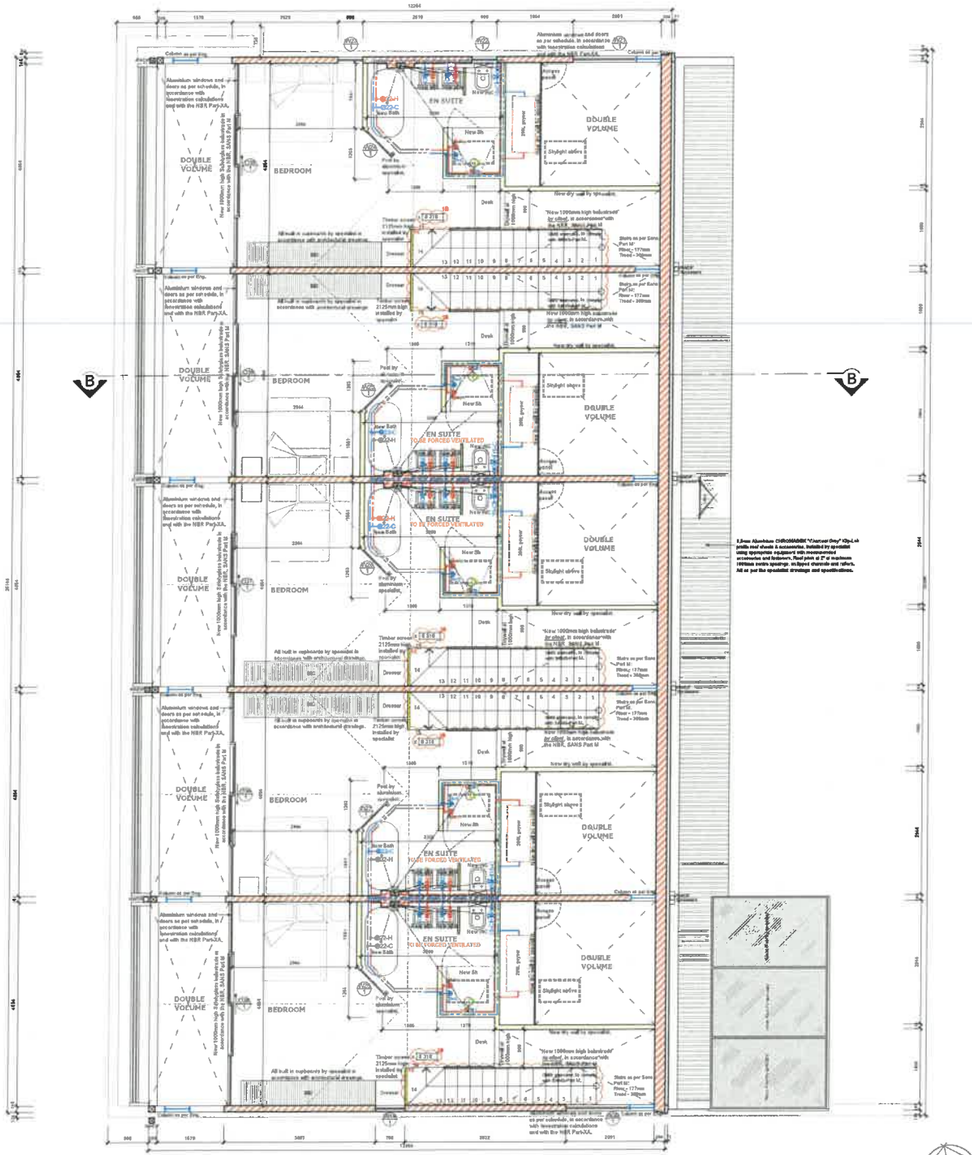
MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
11 SEP 2026
KNYSNA



SECTION B-B
SCALE 1:50



VEGETATION PLAN
SCALE 1:100



SECOND FLOOR PLAN - BUILDING 2
SCALE 1:50

REVISIONS

DATE	DESCRIPTION	REVISION
2026/07/31	Building Lines shown to be adjusted as per plan. Balconies to be omitted as per plan, to accommodate change of Boundary.	15
2026/08/04	Building 4 Bachelor adjusted to comply with the SANS, requirements.	16
2026/08/05	Paving steps to be added as per plan. Timber screen wall to be added.	17
2026/08/06	Building 4 Bachelor to be adjusted as per plan.	18
2026/08/07	Building 4 Bachelor to accommodate change of Boundary.	19
2026/08/08	Stairway is incorrect to road view, steps and ramps added as per plan to ensure wheel chair friendly access to 28 Units.	20
2026/08/09	Covered parking, development is parking on St. Andrews way to be removed.	21

SITE LOCALITY PLAN:

GENERAL NOTES:

PROJECT TITLE:
HEDGES ON ERF 564, KNYSNA CBD LOWER WEST, KNYSNA FOR MG SOFIANOS PROPERTY HOLDINGS CC

CLIENT SIGNATURE
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE:
SDP DRAWINGS
SECOND FLOOR PLAN, SECTION B-B, DATA SCHEDULE

DRAWING STATUS:
SKETCH PLAN | SDP/BP PLAN | MUNICIPAL | TENDER | CONSTRUCTION

ARCHITECT SIGNATURE

MUNICIPAL INFORMATION

ERF NO.	564
ERF AREA	1948.82 sqm
ZONING AREA	146 sqm
NRM AREA	1112 sqm
TOTAL AREA	1399 sqm
F.A. COVERAGE	144 sqm 9%
NRM COVERAGE	385 sqm = 26%
TOTAL COVERAGE	529 sqm = 37%
NRM GARAGES	3
NRM BATHROOMS	14
POOL	NO
BOUNDARY WALLS	169 lm
USE OF BUILDING	res

SACAP PRDV SEAL:

SAIA REG. NO.

COPYRIGHT:
This drawing is subject to copyright and may not be reproduced in whole or part or any other medium or utilised unless permission from GAA Architects.

PRINT DATE	REV. NO
6 August 2026	01
DRAWING NO.	SHEET NO.
20260722_Hedges_B409	104
DRAWN: BJT	CHECKED: NF
SIZE: A0	