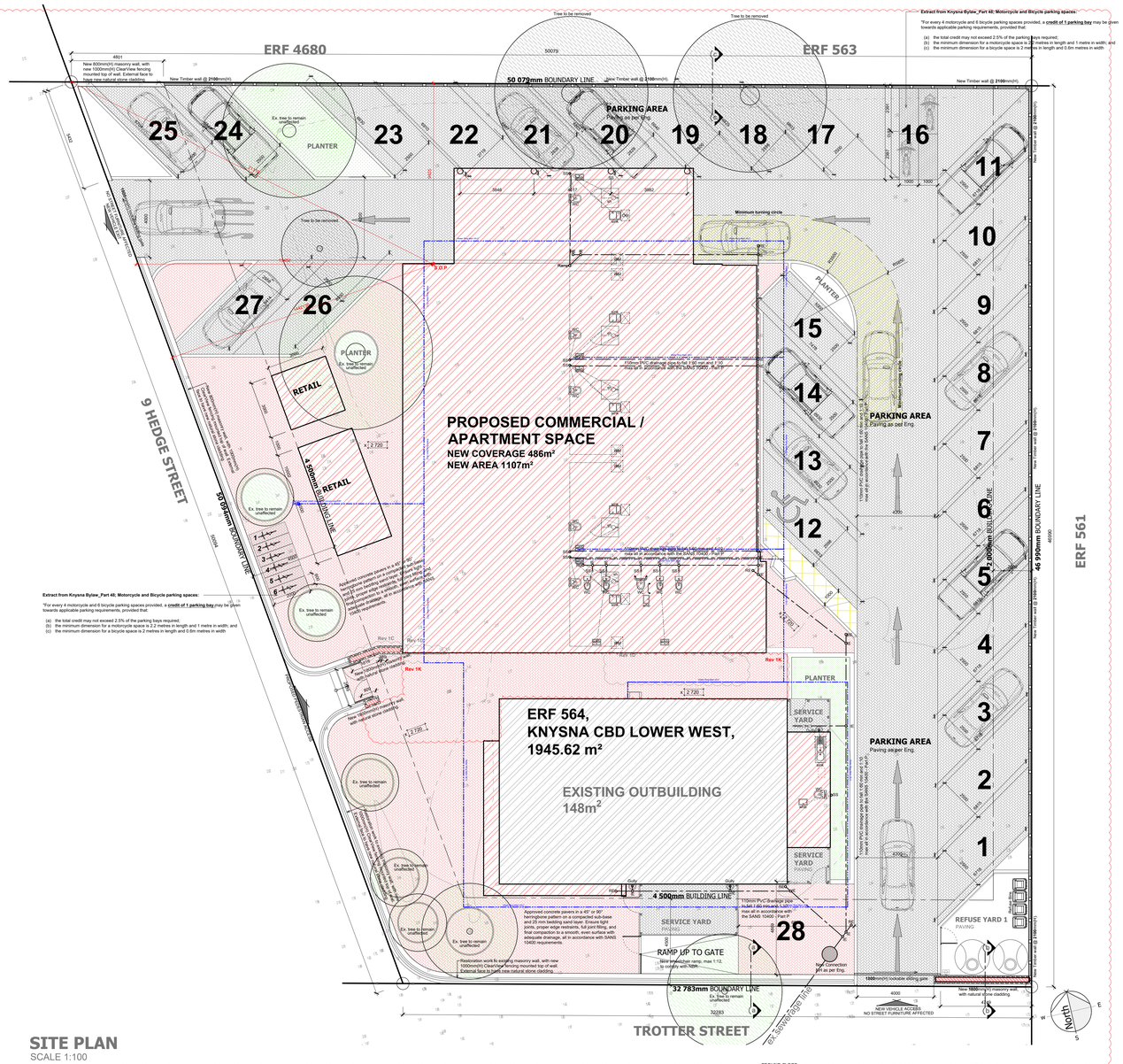
Rev 1G
Rev 1M



Extract from Knysna Bylaw_Part 48: Motorcycle and Bicycle parking spaces:

"For every 4 motorcycle and 6 bicycle parking spaces provided, a **credit of 1 parking bay** may be given towards applicable parking requirements, provided that:

(a) the total credit may not exceed 2.5% of the parking bays required;
(b) the minimum dimension for a motorcycle space is 2,2 metres in length and 1 metre in width; and
(c) the minimum dimension for a bicycle space is 2 metres in length and 0.6m metres in width

Extract from Knysna Bylaw_Part 48: Motorcycle and Bicycle parking spaces:

"For every 4 motorcycle and 6 bicycle parking spaces provided, a **credit of 1 parking bay** may be given towards applicable parking requirements, provided that:

(a) the total credit may not exceed 2.5% of the parking bays required;
(b) the minimum dimension for a motorcycle space is 2,2 metres in length and 1 metre in width; and
(c) the minimum dimension for a bicycle space is 2 metres in length and 0.6m metres in width

TOWN PLANNING INFORMATION

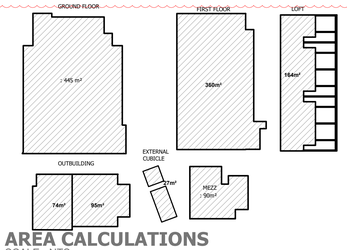
ERF 564, KNYSNA CBD LOWER WEST , KNYSNA		
ERF AREA 1945.62 sqm		1945.62 sqm
EXISTING COVERAGE at 148 sqm 7.6%		148 sqm – 8%
PROPOSED NEW COVERAGE		486 sqm – 25%
TOTAL COVERAGE		634 sqm – 33%
FSI EXISTING - 148sqm / 1945.62sqm		8%
PROPOSED NEW TOTAL FSI - 1255sqm / 1945.62sqm		0.65
FSI PERMITTED		1.0
PARKING REQUIRED	2 BAYS per number of **Apartments** (3 apartments x 2)	10 parkings req.
	4 BAYS / 100 sqm Lease sqm x (0.04)	17.4 parkings req.
		= 27 REQUIRED
PARKING PROVIDED BAY FOR DISABLED NORMAL BAYS	1 parking 27 parkings	
		= 28 PROVIDED



Commercial = 486m²
Circulation = 50m²
Total - 436m²
Ablutions = 33m²

Parking calc:
436/100 * 4 = 17.44bays
5 apartments = 1.75 = 0.25 = 2bays / apartment = 10 bays

27 bays required
28 bays provided



GF = 445m²
FF = 360m²
LOFT - 164m²

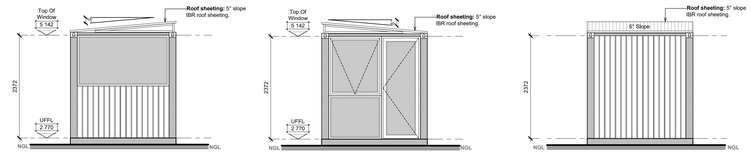
Outbuilding
EX.GF - 148m²
GF ADDITION - 21m²
NEW.Mezz - 90m²

External Cubicle - 27m²

TOTAL - 1255m²

AREA CALCULATIONS
SCALE - NTS

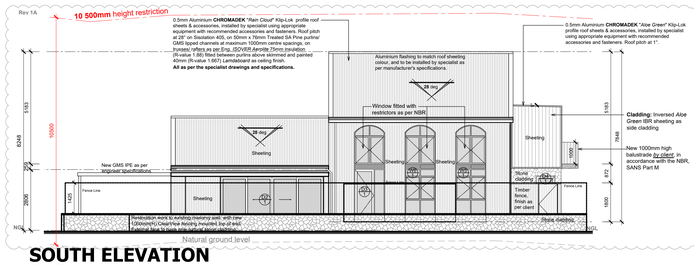
SITE PLAN
SCALE 1:100



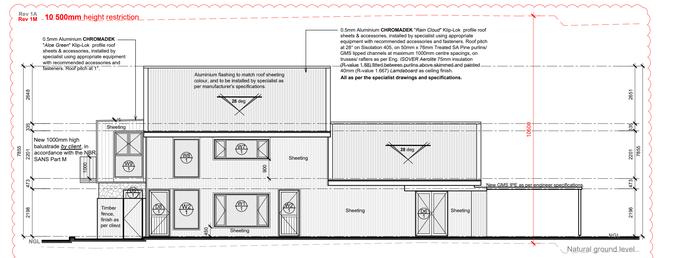
REAR ELEVATION_Retail
SCALE 1:50

FRONT ELEVATION_Retail
SCALE 1:50

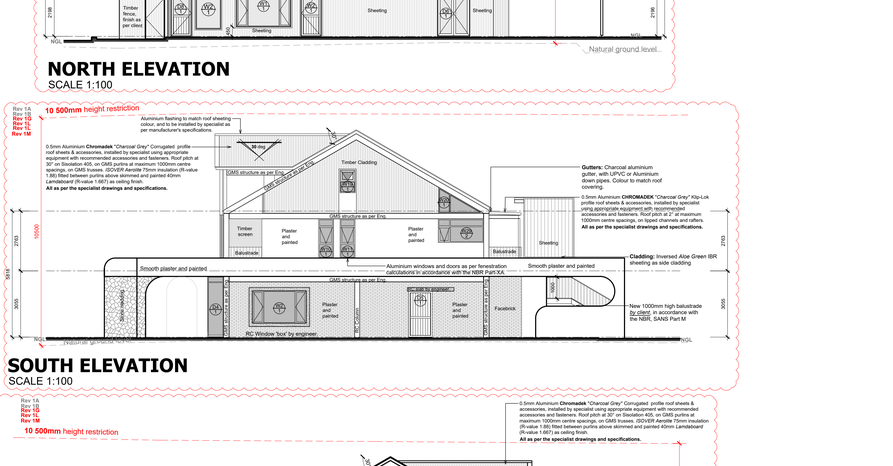
SIDE ELEVATION_Retail
SCALE 1:50



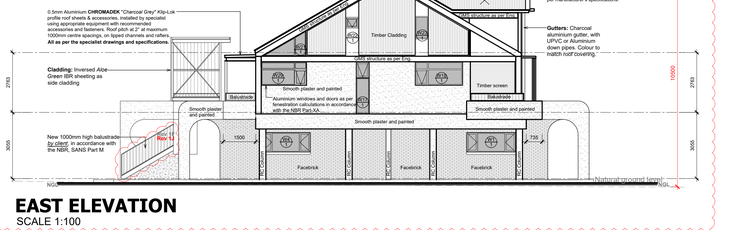
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

EAST ELEVATION
SCALE 1:100

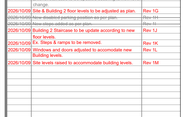
EAST ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100

REVISIONS:		
DATE	DESCRIPTION	REVISION
2026/08/27	Building 2 floor levels to be adjusted as plan.	Rev 1A
2026/08/27	Height restriction to be adjusted to 10 500mm high.	Rev 1B
2026/08/27	Entrance wall to be extended.	Rev 1C
2026/08/27	Steps and Ramps added as per plan ensure wheelchair friendly GF retail.	Rev 1D
2026/08/27	Planter added.	Rev 1E
2026/08/27	External staircase to be updated according to new level.	Rev 1F
2026/08/27	Site & Building 2 floor levels to be adjusted as plan.	Rev 1G
2026/10/06	New steps added as per plans.	Rev 1H
2026/10/06	New steps added as per plans.	Rev 1J
2026/10/06	Building 2 Staircase to be update according to new floor levels.	Rev 1J
2026/10/06	Ex. Steps & ramps to be removed.	Rev 1K
2026/10/06	Windows and doors adjusted to accomodate new Building levels.	Rev 1L
2026/10/06	Site levels raised to accommodate building levels.	Rev 1M

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. Contractors are to adhere to all local authority regulations and by-laws. Contractors are to ensure that all sub-contractors are registered participants in the construction industry as required by Construction Regulation 2014. Drawings are to be read in conjunction with the client's Occupational Health and Safety file.

All work is to be done in accordance with the National Building Regulations SANS 10400. Contractors are to ensure that all sub-contractors are registered participants in the industry with the UIA. All trade names quoted may only be substituted by similar, subject to the architect's approval. All materials are to be installed in strict accordance with the manufacturer's specifications. Before ordering any of the materials specified in terms of this contract, tenderers are to check to comply with the work in terms of standards as specified in SANS 10400. Part O. All new work is to be made good with existing. This drawing is not to be scaled. All dimensions are not to be scaled from drawings and heights are to be checked on site. Any discrepancies shall be reported to the designer immediately. Top of foundations to be 150mm below finished ground level unless otherwise specified. Foundations to be placed on surfaces bed as per engineer's drawings to be on "gunjies" site given damp proof membrane on 50mm sand blinding layer on well-compacted Rl. 5/80 Approved "gunjie" 375 micron dpc under all walls, window sills and at ringbeam to floor level. These architectural drawings are to be read in conjunction with the engineer's and consultant's drawings where applicable. The contractor is to ensure that all work complies with the local authority by-laws regulations. The contractor is responsible for all site visits by local inspectors and pass all fees in connection therewith. All drainage work is to be carried out in accordance with the requirements of the local authority. All roofing is to be done by a roofing specialist or a specialists prior to roof construction. All tile layouts are to be confirmed with the architect prior to the commencement of tiling. Any discrepancies must be clarified by the architect prior to the commencement of work. The levels shown are relative to a benchmark at 100.00 mid of the new River level. Mtz is not the actual level but a benchmark to base other heights from. Contractors are to verify all dimensions and levels on site prior to the start of any work. All drawings on site. The contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. The contractor is to take responsibility for all health and safety measure on site.

PROJECT TITLE:

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

CLIENT SIGNATURE: 26 Oct 26

FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE:

SDP DRAWINGS
SITE PLAN, ELEVATIONS

DRAWING STATUS:

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

ARCHITECT SIGNATURE:

Reg no. PrArch 20701 - Neal Fisher

26 Oct 26

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FAX: 086 611 4762
email: neal@fmarchitecture.co.za

Unit 7
354 Main Road
Walmer
6065

ANYWHERE YOU NEED US

FM ARCHITECTURE

MUNICIPAL INFORMATION:

ERF NO:	**564, KNYSNA CBD LOWER WEST**
ERF AREA:	1945.62 sqm
EXISTING AREA:	148 sqm
NEW AREA:	1107 sqm
TOTAL AREA:	1255 sqm
EX. COVERAGE:	148 sqm 8%
NEW COVERAGE	**486 sqm - 25%**
TOTAL COVERAGE	634 sqm - 33%
NEW GARAGES	0
NEW BATHROOMS:	14
POOL	NO
BOUNDARY WALLS	180 M
AGE OF BUILDING	+60

SACAP PRVP SEAL:

PROFESSIONAL ARCHITECT NEAL ROY FISHER
SACAP REGISTRATION NO. PRARCH 20701

SAIA REG. NO.:

Neal Fisher
SAIA no. 9024

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SAIA
EASTERN CAPE

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PRINT DATE:

26 October 2026

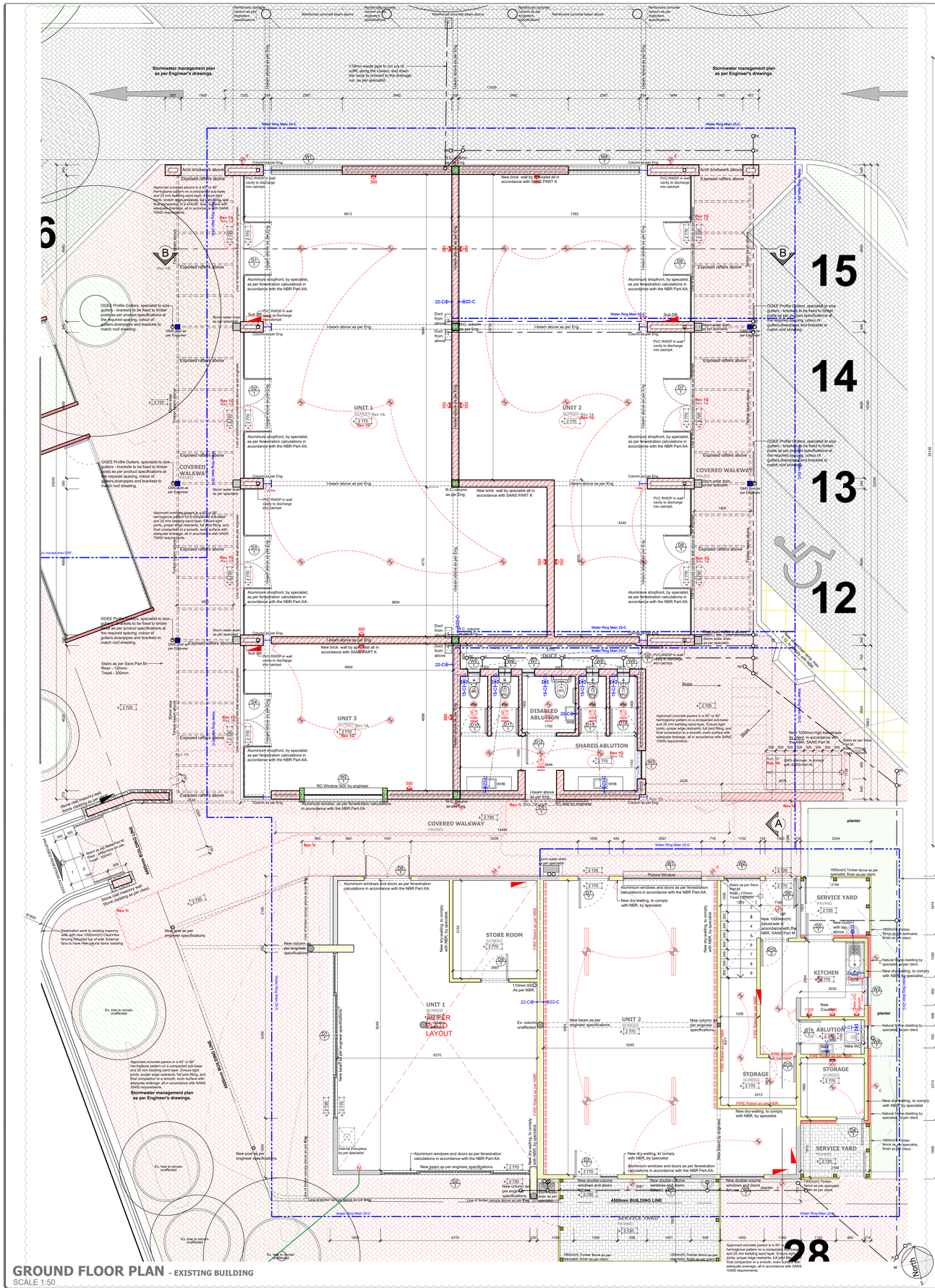
DRAWING NO.:

20261007_HedgeS_Sk07_Height Restriction

DRAWN	CHECKED	SIZE
CEK	NF	A1

REV. NO.: 01

SHEET NO.: 001



REVISIONS:		
DATE	DESCRIPTION	REVISION
2026/08/27	Building 2 floor levels to be adjusted as plan.	Rev 1A
2026/08/27	Height restriction to be adjusted to 10 900mm high	Rev 1B
2026/08/27	Entrance wall to be extended	Rev 1C
2026/08/27	Steps and Ramps added as per plan ensure wheelchair friendly GF/ retail.	Rev 1D
2026/08/27	Planter added	Rev 1E
2026/08/27	Exterior staircase to be updated according to new level change.	Rev 1F
2026/10/06	Building 2 floor levels to be adjusted as per plan.	Rev 1G
2026/10/06	Ex. Steps & ramps to be removed. Level to match ex. All trades to be made good.	Rev 1I
2026/10/06	Non-disabled parking position as per plan.	Rev 1J
2026/10/06	Exterior staircase to be updated according to new level change.	Rev 1K
2026/10/06	Site levels raised to accommodate building levels.	Rev 1M

SITE LOCALITY PLAN:



GENERAL NOTES:

All dimensions are given in millimetres unless otherwise specified. All dimensions are to be checked on site prior to commencement of any work. Work is to be done in accordance with the authority's regulations and requirements. Contractors are to be suitably qualified and registered participants in the construction industry as required by Construction Regulation 2014. Drawings are to be read in conjunction with the client's Occupational Health and Safety Plan.

All works is to be done in accordance with the National Building Regulations SANS 10400-. Before this drawing is passed it is the contractor's responsibility to ensure they are familiar with the site. All trade names quoted may only be substituted by similar, subject to the architect's approval. All materials are to be installed in strict accordance with the manufacturer's specifications. All conduct work is to be SABS-approved quality. All light fittings are to be fitted with energy saving bulbs in accordance with SANS 10400-XA and SANS 10400- Part O. All new work is to be made good with existing. This drawing is not to be scaled. All dimensions are not to be suited from drawings and heights are to be checked on site. All foundations are to be taken down to natural ground level. Top of foundation walls to be a minimum of 150mm below finished ground level. Minimum 300mm thick concrete surface bed as per engineer's drawings to be on "spunjute", ultra green damp proof membrane on 50mm sand blinding layer on well compacted 95 SABS Approved Sysmin" 375 micron dpc under all walls, window sills and at changes in floor level. These architectural drawings are to be read in conjunction with the engineer's drawings. Where energy efficiency is applicable, all building work is to be carried out in accordance with the national building regulations. The contractor is responsible for all site visits by local inspectors and pass all requirements as necessary. Where energy efficiency is applicable, all building work is to be carried out in accordance with the national building regulations. All roof measurements are to be taken on-site by roof specialists prior to roof construction. All tile layouts are to be confirmed with the architect prior to the commencement of tiling. Any discrepancies must be clarified by the architect prior to the commencement of work. The levels shown are relative to a benchmark at 100.00 on the site plan. Refer to the site plan for the 1:100 year flood line and the minimum floor level of the building shown on the drawing. The contractor is to keep a full set of the latest issued drawings on site. The contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. The contractor is to take responsibility for all health and safety measures on site.

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
26 Oct 26

DRAWING TITLE:

SDP DRAWINGS
BUILDING 01& 02: FLOOR PLANS

DRAWING STATUS:

ASBUILT	SKETCH PLAN	MUNICIPAL	TENDER	CONSTRUCTION
		■		

ARCHITECT SIGNATURE:

Reg no. PrArch 20701 - Neal Fisher
26 Oct 26

TEL: 041 581 1590
CELL: 082 447 5420
FAX: 086 547 5420
email: neal@dmarchitecture.co.za

Unit 7
Bayside Road
Walmer
6065

MUNICIPAL INFORMATION:

ERF NO:	**564, KNYSNA CBD LOWER WEST**
ERF AREA:	1349.52 sqm
EXISTING AREA:	148 sqm
NEW AREA:	1157 sqm
TOTAL AREA:	1250 sqm
EX. COVERAGE	146 sqm 8%
NEW COVERAGE	**486 sqm - 25%**
TOTAL COVERAGE	634 sqm - 33%
NEW GARAGES	0
NEW BATHROOMS:	14
POOL	NO
BOUNDARY WALLS	180 M
AGE OF BUILDING	+60

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SACAP PRVY SEAL:

PROFESSIONAL ARCHITECT
NEAL ROY FISHER
SACAP

SAIA REG. NO.:

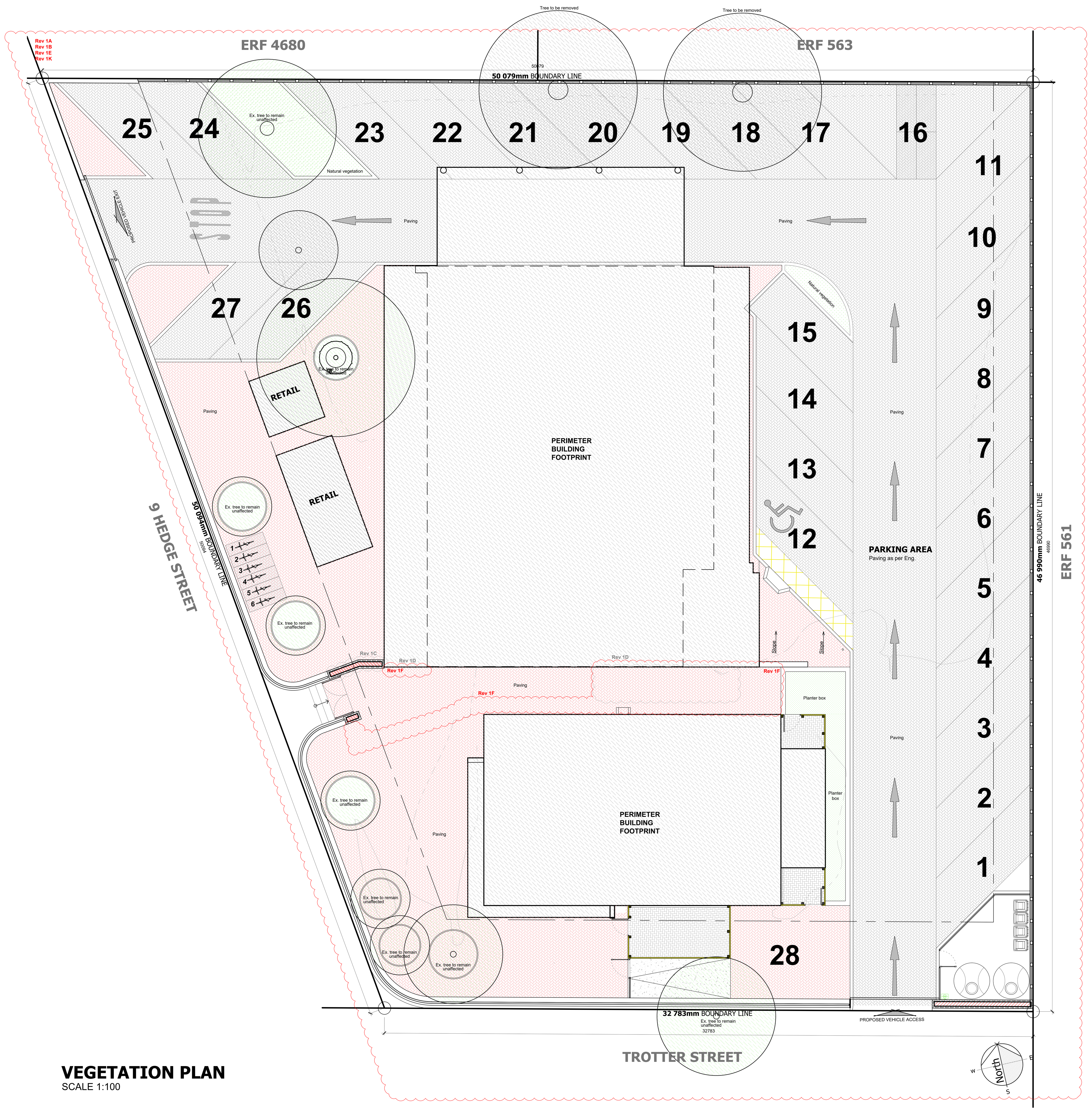
Neal Fisher
SAIA no. 9024

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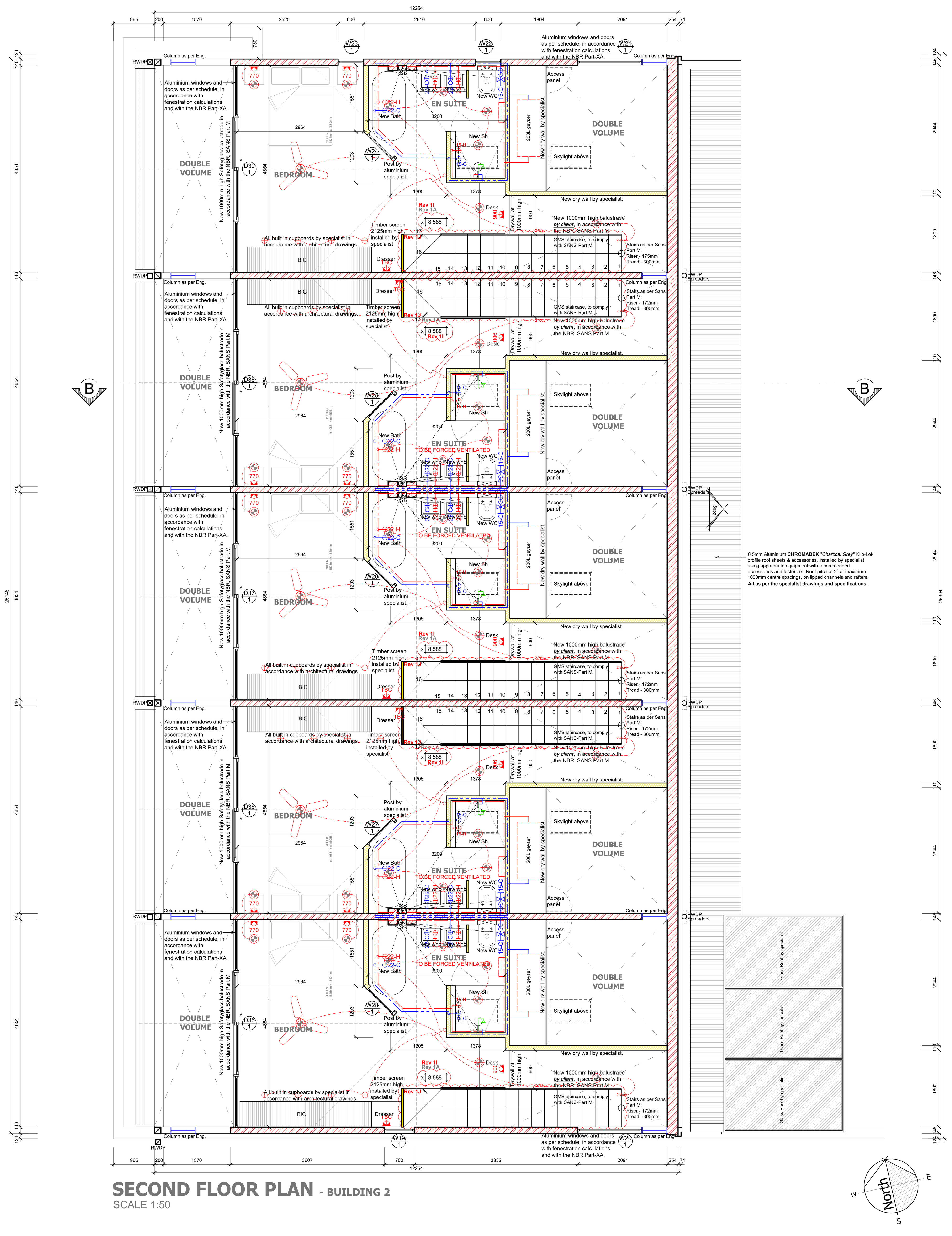
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26 October 2026	01
DRAWING NO.:	SHEET NO:
20261007_Hedges_Sk07_Height Restriction	101
DRAWN: CEK	CHECKED: NF
SIZE: A1	



VEGETATION PLAN
SCALE 1:100

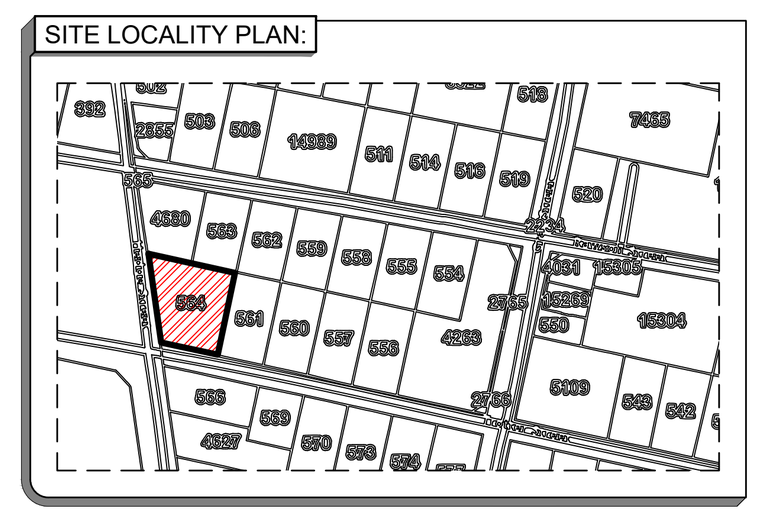


SECOND FLOOR PLAN - BUILDING 2
SCALE 1:50

REVISIONS:

DATE	DESCRIPTION	REVISION
2026/08/25	Building 2 floor levels to be adjusted as plan.	Rev 1A
2026/08/25	Height restriction to be adjusted to 10 500mm high.	Rev 1B
2026/08/25	Entrance wall to be extended.	Rev 1C
2026/08/25	Steps and Ramps added as per plan ensure wheelchair friendly GF retail.	Rev 1D
2026/08/25	Planter added.	Rev 1E
2026/10/09	Steps and Ramps to be removed.	Rev 1F
~~2026/10/09~~	~~Steps added as per plan.~~	~~Rev 1G~~
~~2026/10/09~~	~~New disabled parking position as per plan.~~	~~Rev 1H~~
2026/10/09	Building 2 floor levels to be adjusted as plan.	Rev 1I
2026/10/09	Staircase in Apartments to be adjusted according to building levels.	Rev 1J
2026/10/09	Site levels raised to accommodate building levels.	Rev 1K

SITE LOCALITY PLAN:



GENERAL NOTES:

All dimensions are given in millimetres unless otherwise specified. All dimensions are to be checked on-site before construction commences. Contractors are to adhere to all local authority's regulations and requirements. Contractors are to be suitably qualified and registered participants in the construction industry as required by Construction Regulation 2014. Drawings are to be read in conjunction with the client's Occupational Health and Safety file.

All work is to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is priced it is the contractor's responsibility to ensure they are familiar with the site. All trade names quoted may only be substituted by similar, subject to the architect's approval. All materials are to be installed in strict accordance with the manufacturer's specifications. All conduit work is to be SABS-approved quality. All light fittings are to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part O. All new work is to be made good with existing. This drawing is not to be scaled. All dimensions are not to be scaled from drawings and heights are to be checked on site. Any discrepancies shall be reported to the designer immediately. Top of foundations to be a minimum of 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per engineer's drawings to be on "gunplas" ubs green damp proof membrane on 50mm sand blinding layer on well-compacted fill. SABS Approved "gundle" 375-micron dpc under all walls, window sills and at changes in floor level. These architectural drawings are to be read in conjunction with the engineer's and consultant's drawings where applicable. All building work is to be carried out in accordance with the national building regulations. The contractor is responsible for all site visits by local inspectors and pays all fees in connection therewith. All drainage work is to be carried out in accordance with the national building regulations. All roof measurements are to be taken on-site by roof specialists prior to roof construction. All tile layouts are to be confirmed with the architect prior to the commencement of tiling. Any discrepancies must be clarified by the architect prior to the commencement of work. The levels shown are relative to a benchmark at 100.00 msl of the new floor level. Msl is not the actual level but a benchmark to base other heights of the building shown on the drawings. The contractor is to keep a full set of the latest issued drawings on site. The contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. The contractor is to take responsibility for all health and safety measures on-site.

PROJECT TITLE:

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

CLIENT SIGNATURE .... 26 Oct 26
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE:

SDP DRAWINGS
MEZZANINE FLOOR PLAN

DRAWING STATUS:

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

ARCHITECT SIGNATURE:

Reg no. PrArch 20701 - Neal Fisher

.... 26 Oct 26

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CELL: 073 296 2788
FAX: 086 547 5423
email: neal@dmvarchitecture.co.za

Unit 7
254 Main Road
Walmer
6065

MUNICIPAL INFORMATION:

ERF NO:	564, KNYSNA CBD LOWER WEST
ERF AREA	1945.62 sqm
EXISTING AREA:	148 sqm
NEW AREA:	1107 sqm
TOTAL AREA:	1255 sqm
EX. COVERAGE	148 sqm 8%
NEW COVERAGE	**486 sqm - 25%**
TOTAL COVERAGE	634 sqm - 33%
NEW GARAGES	0
NEW BATHROOMS:	14
POOL	NO
BOUNDARY WALLS	180 M
AGE OF BUILDING	<60

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PROFESSIONAL ARCHITECT
NEAL ROY FISHER

SAIA REG. NO:

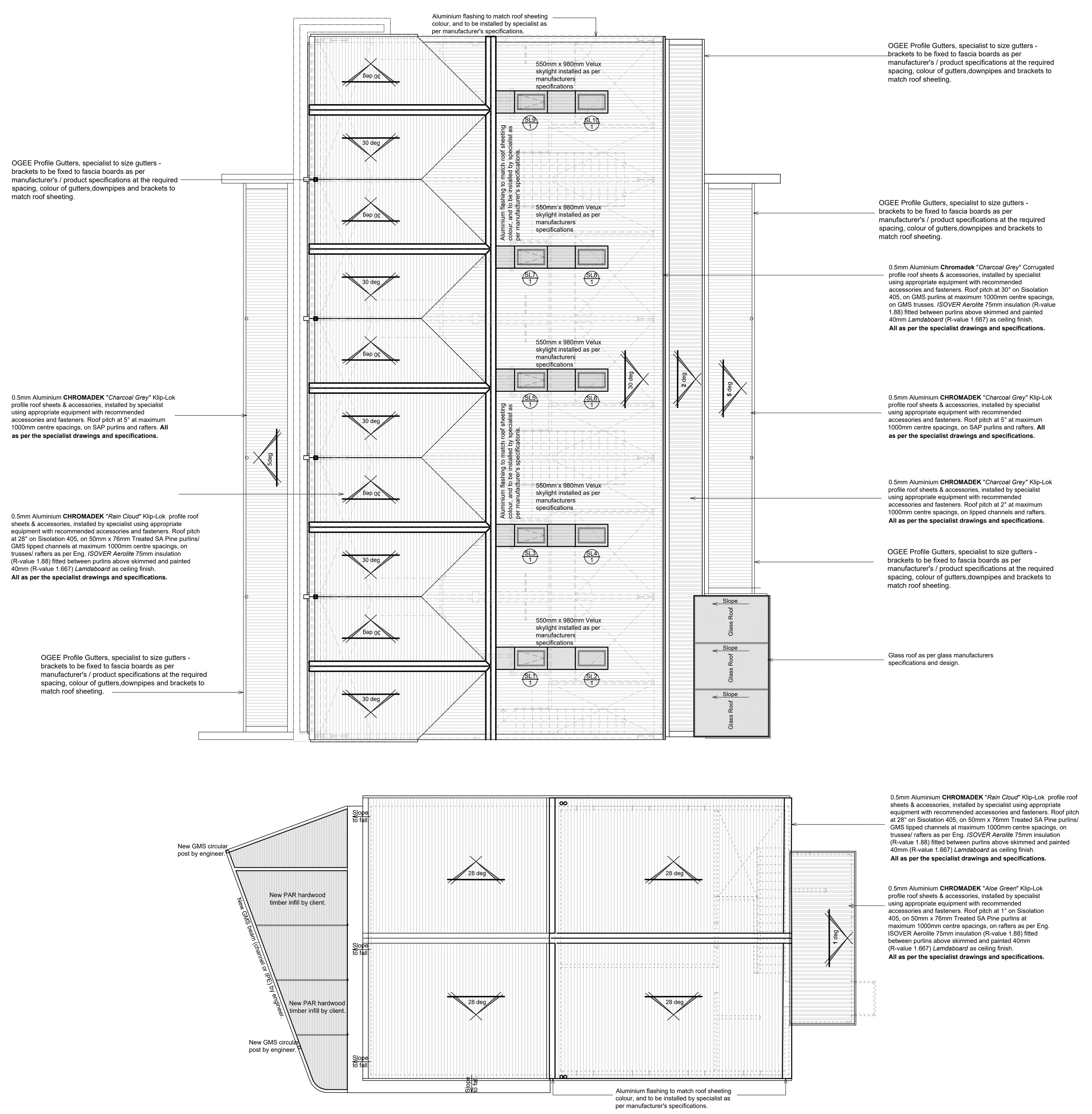
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SAIA no. 9024

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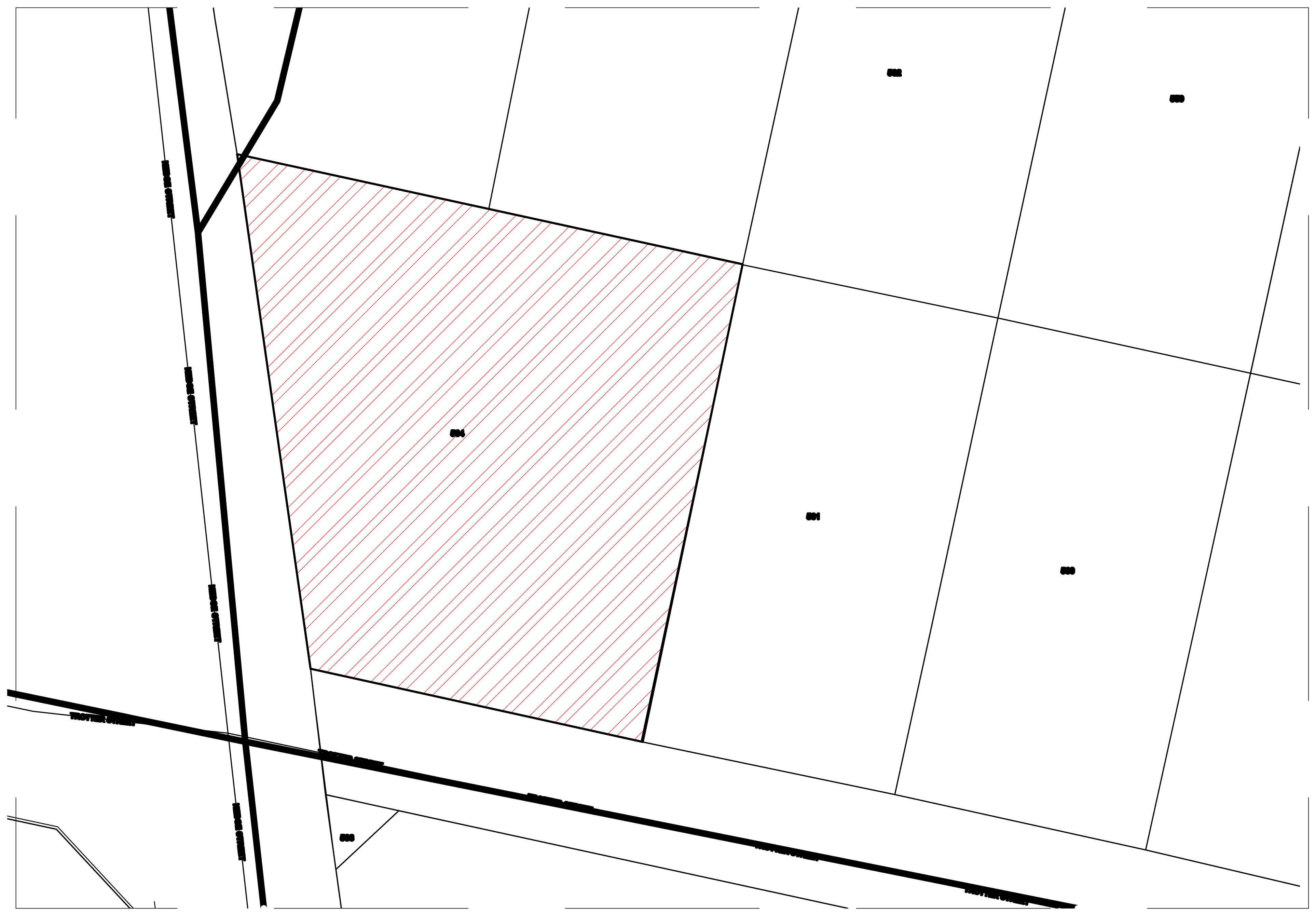
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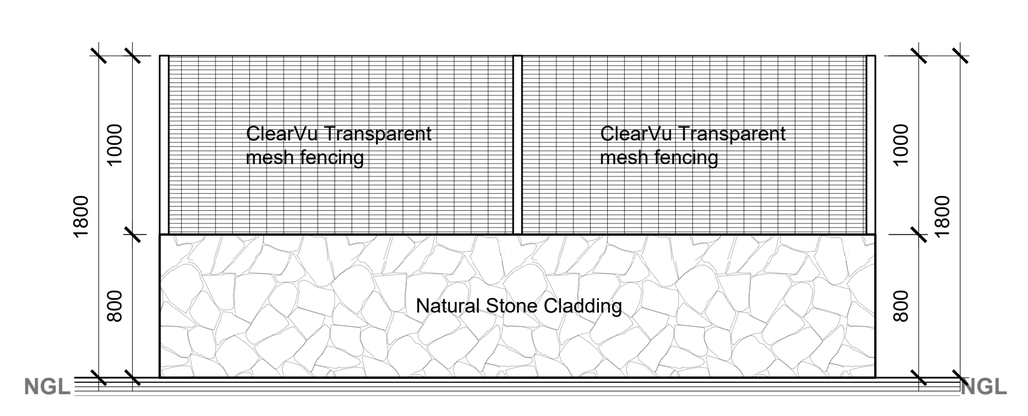
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CHECKED:	NF
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REV. NO:	01
SHEET NO:	102



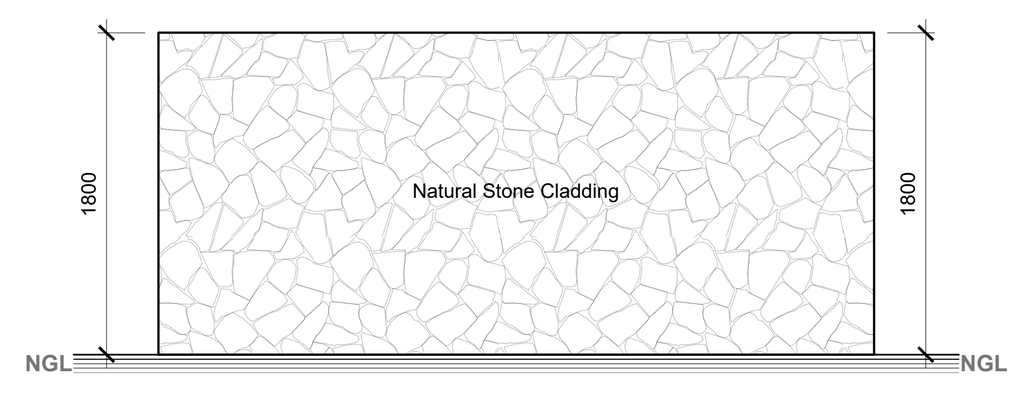
ROOF PLAN
SCALE 1:100



LOCALITY PLAN
SCALE N/A



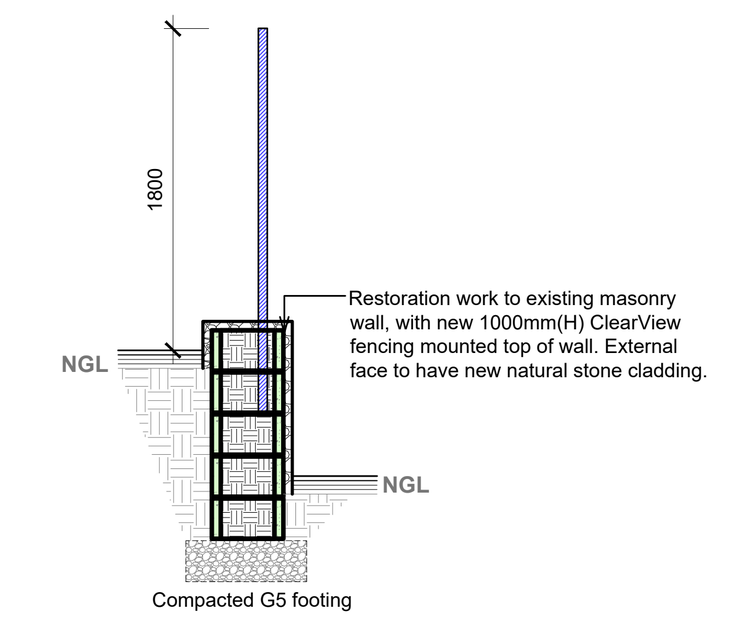
WALL ELEVATION 1
SCALE 1:50



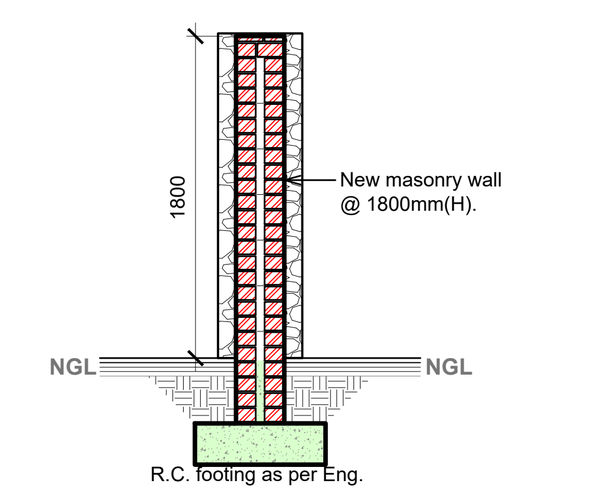
WALL ELEVATION 2
SCALE 1:50



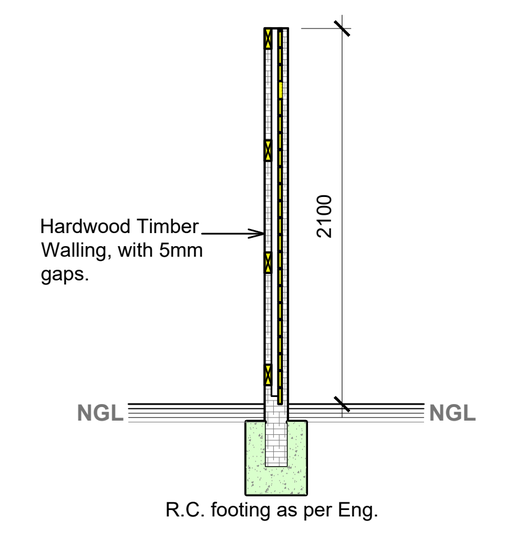
WALL ELEVATION 3
SCALE 1:50



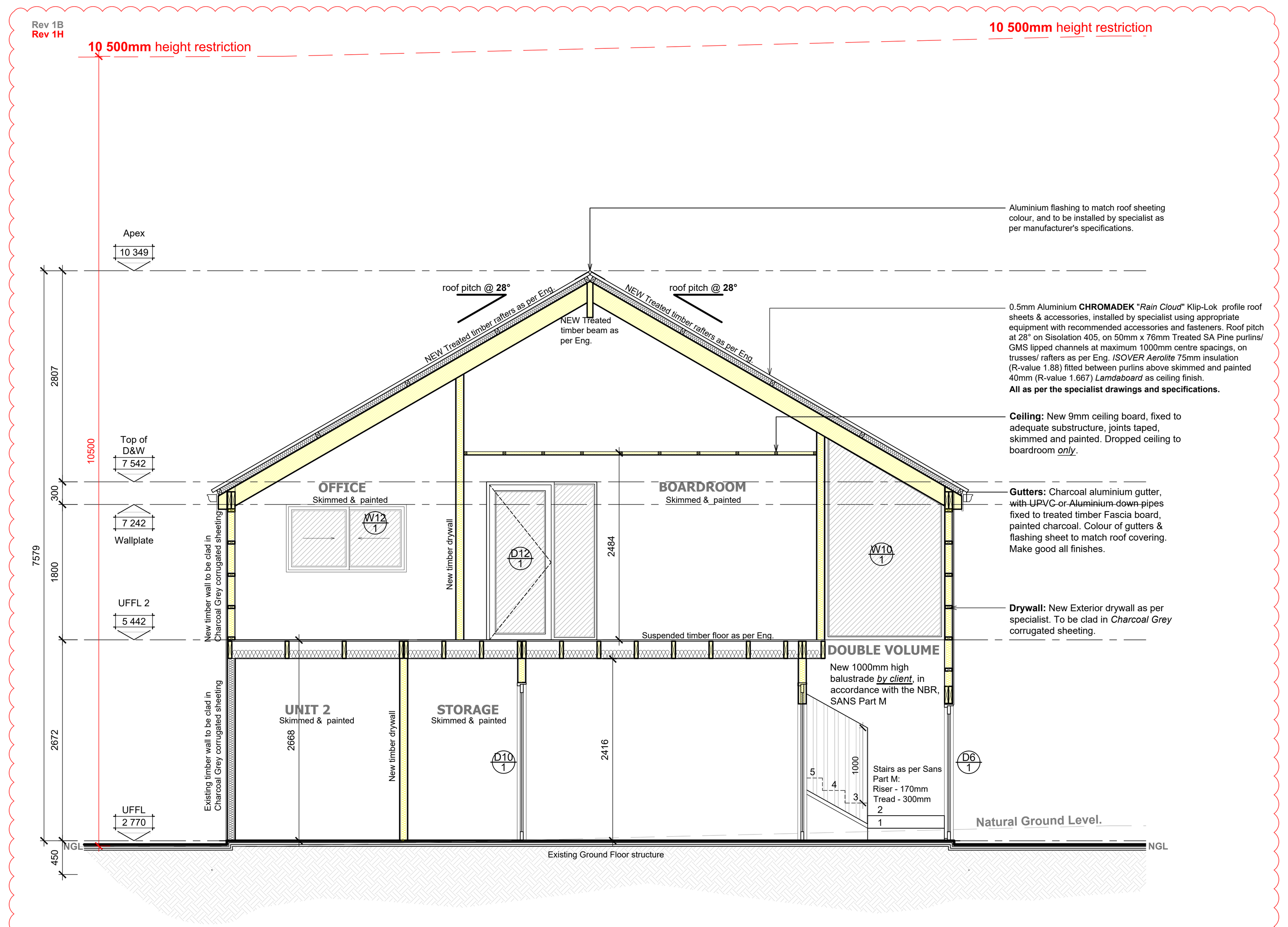
SECTION a-a
SCALE 1:50



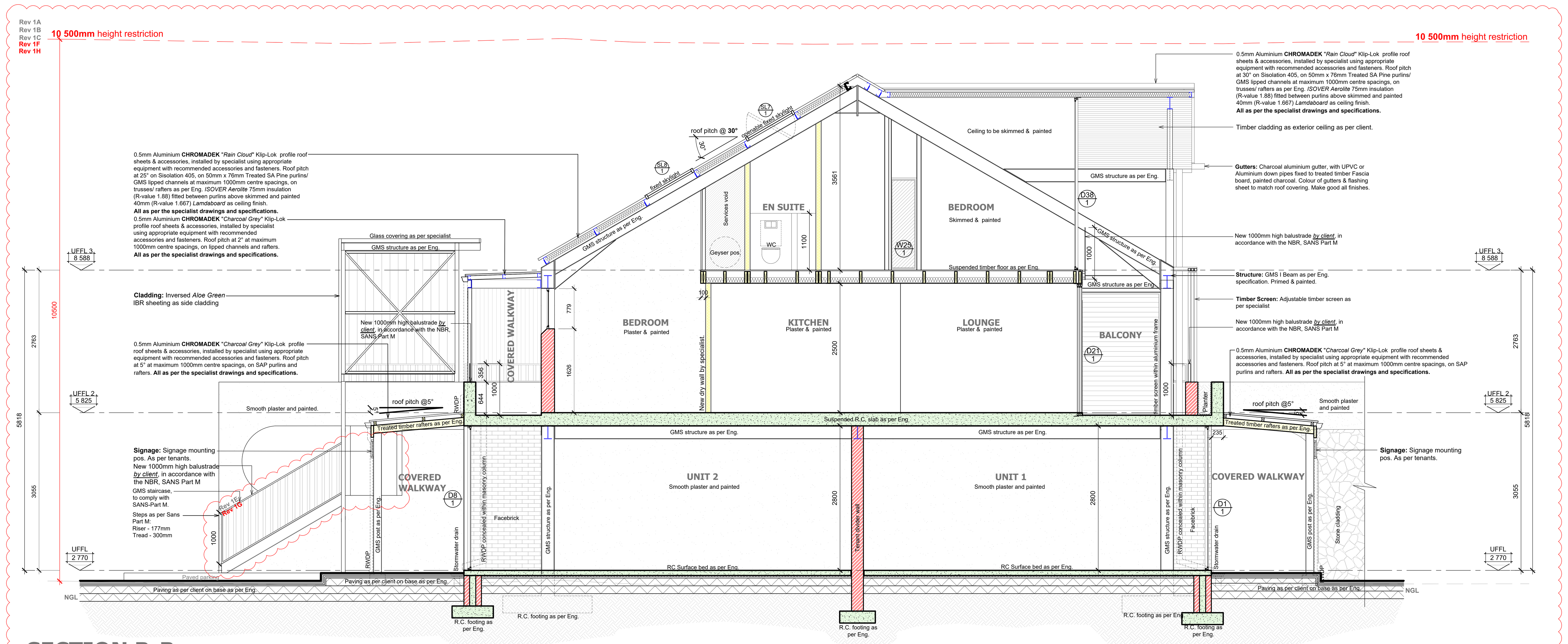
SECTION b-b
SCALE 1:50



SECTION c-c
SCALE 1:50



TYPICAL SECTION A-A
SCALE 1:50

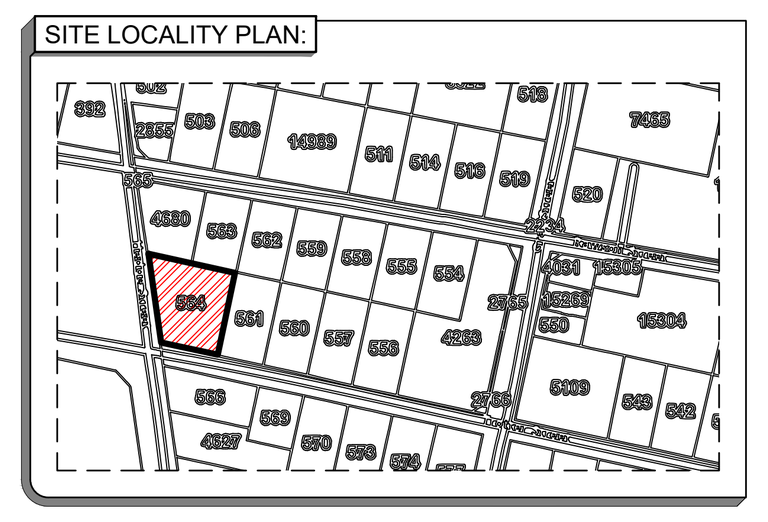


SECTION B-B
SCALE 1:50

REVISIONS:

DATE	DESCRIPTION	REVISION
2026/08/25	Building 2 floor levels to be adjusted as plan.	Rev 1A
2026/08/25	Height restriction to be adjusted to 10 500mm high.	Rev 1B
2026/08/25	Entrance wall to be extended.	Rev 1C
2026/08/25	Steps and Ramps added as per plan ensure wheelchair friendly GF retail.	Rev 1D
2026/08/27	Exterior staircase to be updated accoring to new level change.	Rev 1E
2026/10/12	Building 2 Floor levels to be adjusted as per plan	Rev 1F
2026/10/12	Building 2 staircase to be adjusted to accomadate new floor levels	Rev 1G
2026/10/12	Site levels raised to accommodate building levels.	Rev 1H

SITE LOCALITY PLAN:



GENERAL NOTES:

All dimensions are given in millimetres unless otherwise specified. All dimensions are to be checked on-site before construction commences. Contractors are to adhere to all local authority's regulations and requirements. Contractors are to be suitably qualified and registered participants in the construction industry as required by Construction Regulation 2014. Drawings are to be read in conjunction with the client's Occupational Health and Safety file.

All work is to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is priced it is the contractor's responsibility to ensure they are familiar with the site. All trade names quoted may only be substituted by similar, subject to the architect's approval. All materials are to be installed in strict accordance with the manufacturer's specifications. All conduit work is to be SABS-approved quality. All light fittings are to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part O. All new work is to be made good with existing. This drawing is not to be scaled. All dimensions are not to be scaled from drawings and heights are to be checked on site. Any discrepancies shall be reported to the designer immediately. Top of foundations to be a minimum of 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per engineer's drawings to be on "gunplas" ubs green damp proof membrane on 50mm sand blinding layer on well-compacted fill. SABS Approved "gundle" 375-micron dpc under all walls, window sills and at changes in floor level. These architectural drawings are to be read in conjunction with the engineer's and consultant's drawings where applicable. All building work is to be carried out in accordance with the national building regulations. The contractor is responsible for all site visits by local inspectors and pays all fees in connection therewith. All drainage work is to be carried out in accordance with the national building regulations. All roof measurements are to be taken on-site by roof specialists prior to roof construction. All tile layouts are to be confirmed with the architect prior to the commencement of tiling. Any discrepancies must be clarified by the architect prior to the commencement of work. The levels shown are relative to a benchmark at 100.00 msl of the new floor level. Msl is not the actual level but a benchmark to base other heights of the building shown on the drawings. The contractor is to keep a full set of the latest issued drawings on site. The contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. The contractor is to take responsibility for all health and safety measures on-site.

PROJECT TITLE:

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

CLIENT SIGNATURE 26 Oct 26
FOR MG SOFIANOS PROPERTY HOLDINGS CC

DRAWING TITLE:

SDP DRAWINGS
SECTION A-A & B-B

DRAWING STATUS:

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

ARCHITECT SIGNATURE:

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ANYWHERE YOU NEED US
ARCHITECTURE

MUNICIPAL INFORMATION:

ERF NO:	564, KNYSNA CBD LOWER WEST
ERF AREA	1945.62 sqm
EXISTING AREA:	148 sqm
NEW AREA:	1107 sqm
TOTAL AREA:	1255 sqm
EX. COVERAGE	148 sqm 8%
NEW COVERAGE	486 sqm - 25%
TOTAL COVERAGE	634 sqm - 33%
NEW GARAGES	0
NEW BATHROOMS:	14
POOL	NO
BOUNDARY WALLS	180 M
AGE OF BUILDING	<60

SACAP PRIVY SEAL:

PROFESSIONAL ARCHITECT
NEAL ROY FISHER
16:00 (Africa/Johannesburg) on 26 Oct 2026

SAIA REG. NO:

Neal Fisher
SAIA no. 9024
SOUTH AFRICAN INSTITUTE OF ARCHITECTS SAIA EASTERN CAPE

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