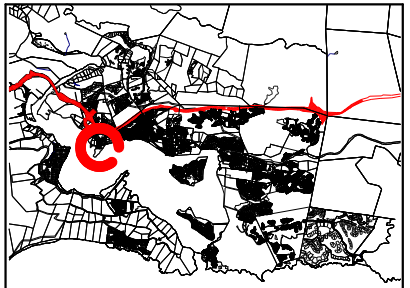
PLAN 1:

Locality Plan

PLAN 1

KNYSNA ERF 1523

LOCALITY PLAN



INSERT NOT TO SCALE

N

SCALE 1:5 000

Graphic Scale

100m 50m 0 50m 75m 100m

Marike Vreken
STADS & OMGEWINGSBEPLANNERS
URBAN & ENVIRONMENTAL PLANNERS

21 Trotter Street, PO Box 2180
KNYSNA 6570

(044) 382 0420
086 459 2987
e-mail: marike@vreken.co.za
www.vreken.co.za

PLAN 2:

Land Use Plan

KNYSNA ERF 1523

LAND USE PLAN

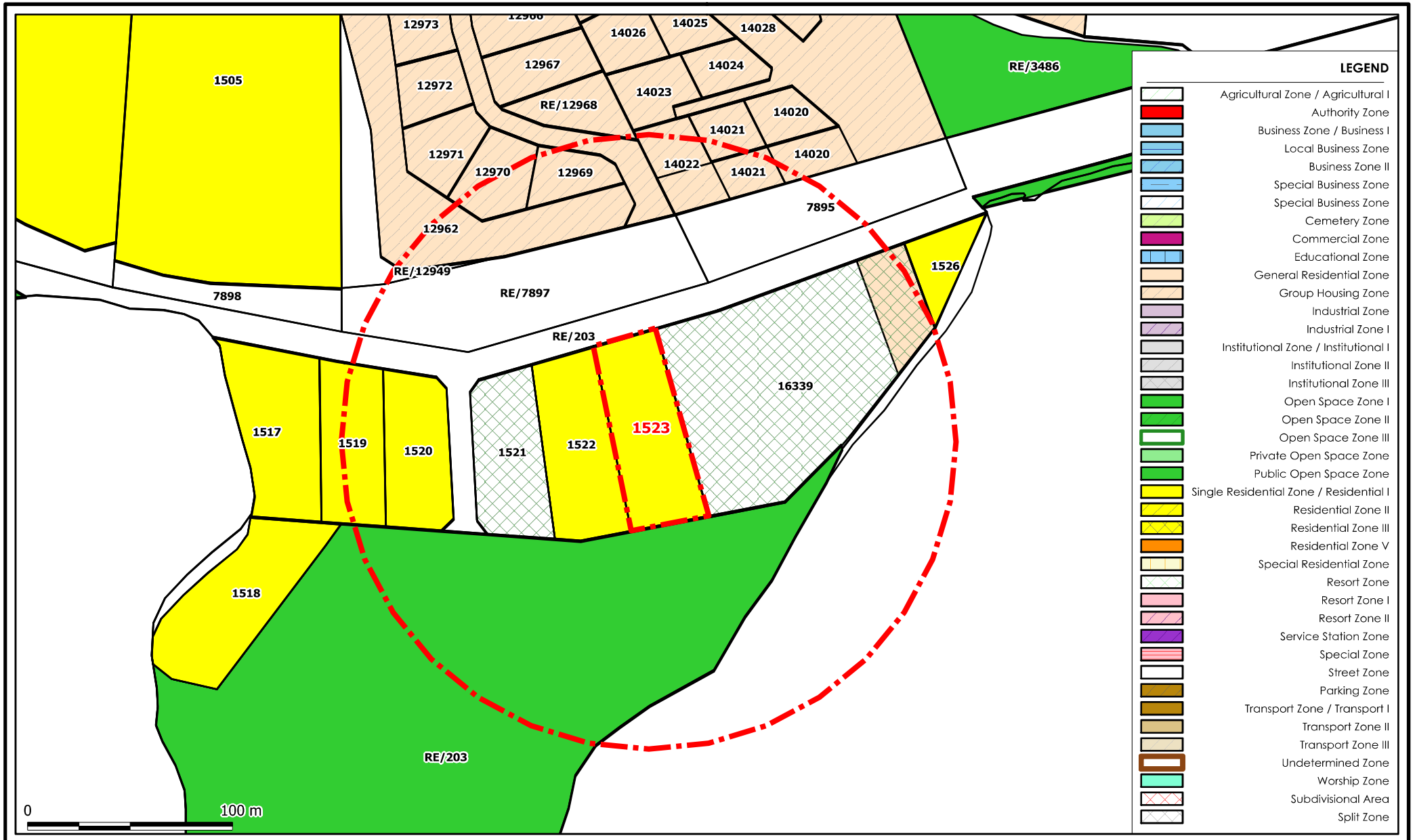
Projection: Transverse Mercator
Centre Lon: 23°00'59" E
Centre Lat: 34°02'26" S
Created: 2018/03/16
Scale: 1:3000

Stored: Y:\GIS\Appointed Projects\Pr1801- Knysna Erf 1523\Knysna Erf 1523 Land Use Plan.map

Marike Vreken
Urban & Environmental Planners
Stads & Omgewingsbeplanners
21 Trotter Street. P.O. Box 2180
KNYSNA. 6570
☎(044) 382 0420
(086) 459 2987
e-mail: info@vreken.co.za
web: www.vreken.co.za

PLAN 3:

Zoning Plan



KNYSNA ERF 1523

ZONING PLAN

N

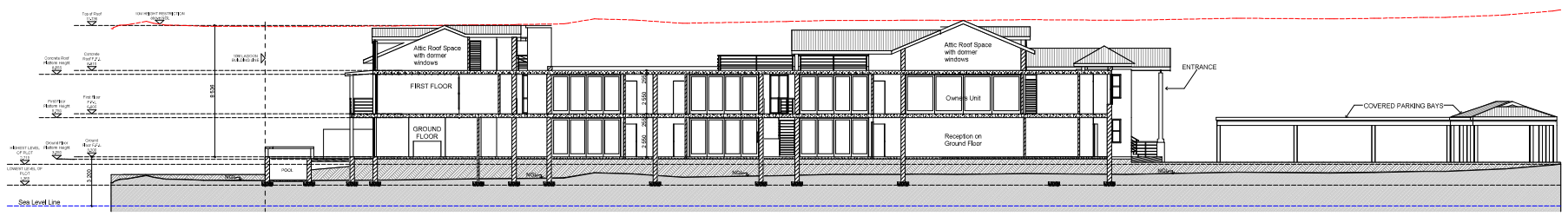
Projection: Transverse Mercator
Centre Lon: 23°01'03" E
Centre Lat: 34°02'22" S
Created: 2018/03/16
Scale: 1:2500

Stored: Y:\GIS\Base Info\Knysna GIS\Knysna Zonings.map

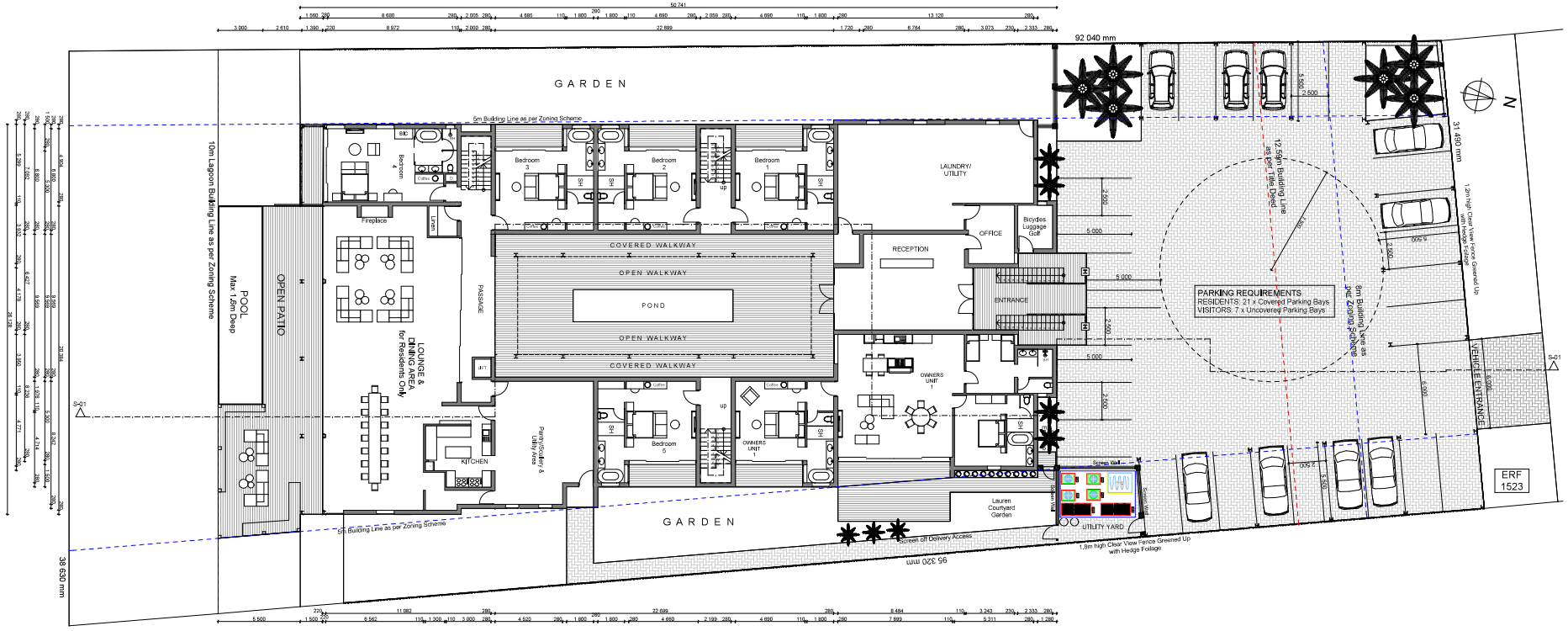
Marike Vreken
Urban & Environmental Planners
Stads & Omgewingsbeplanners
21 Trotter Street, P.O. Box 2180
KNYSNA, 6570
☎(044) 382 0420
(086) 459 2987
e-mail: info@vreken.co.za
web: www.vreken.co.za

PLAN 4:

Architect Site Plan



S-01 SECTION 01 1:100



0. GROUND FLOOR & SITE DEVELOPMENT PLAN 1:100

OVERVIEW OF PROJECT:

This project has been designed in sympathy with the environment and neighbouring properties and with the purpose of attracting high-end Guests.

This building consists of 17 units and 3 owners units with an in-house Restaurant for residents only.

This is a Double Storey building accommodating attic rooms with dormer windows in the Roof space and the building falls within the 10m height restriction that is prescribed for the Urban Conservation.

The outdoor area on the Lagoon side consists of floating Sarappa timber decks on columns minimizing natural ground disturbance.

The side boundary fences consists of "Clearview" fencing planted up with hedge foliage at 1.8m high and street boundary at 1.2m high.

The attached Storyboard reflects the type of wall cladding, colour scheme and "look and feel" of the project.

The design includes the Inner Courtyard to alleviate the foot traffic and for privacy.

The footprint of the building equals 31.57% which complies to the 50% coverage allowed.

GENERAL NOTES :

GENERAL
- All dimensions, levels and heights to be checked on site and any discrepancies to be reported to Architect prior to commencement of any work.
- All materials used to comply with SANS requirements.
- All Building, Plumbing and Electrical work to comply to NBR 0400 and to the Local Authority Regulations.
- All work to be done by Registered Artisans.
- The Contractor is responsible for all Site visits by Local Authorities and Home Owners Associations and shall be liable for all fees in connection therewith.
- The Architect will not be held responsible for any work done prior to Municipal approval.
- On completion of project, all rubble and surplus material must be removed and site left in a good clean condition.

BY ENGINEER:
- All structural retainer walls.
- All new foundations.
- All suspended concrete slabs and staircases.

WATERPROOFING
- All exposed Concrete Surfaces to be Waterproofed by specialist.

FOUNDATIONS:
- Bottom of trenches to be level and stepped where necessary, To be inspected by Engineer.
- Top of concrete to be a minimum of 300mm below NGL.

STAIRS
- All treads to be a minimum of 250mm wide and risers a maximum of 200mm high. Balustrades to be a minimum of 1000mm high with openings not exceeding 100mm in width. Headroom to be a minimum of 2100mm.

PLANS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.

© Copyright : Pollos Purdon Architectural Practice

COVERAGE

COVERAGE:	
Erf Area	1 523,00m2
Coverage Allowed	761,50m2
TOTAL	1 199,28m2
Erf Excess	0 m2 Over
COVERAGE:	
Ground Level Buildings/Ground Parking	1 199,28m2
Footprint / Roof Slab	1 199,28m2
Ground Level Buildings/Ground Parking	1 199,28m2
Footprint / Roof Slab	1 199,28m2
Coverage Allowed	761,50m2
Coverage Excess	437,78m2

FLOOR FACTOR

FLOOR FACTOR:	
Erf Area	1 523,00m2
Allowed	1 Total Area / Erf Area = 1 / 1 523,00m2 = 0,0007
Actual	1 Total Area / Erf Area = 1 / 1 523,00m2 = 0,0007

ROOF AREAS

ROOF AREAS:	
Roof Area	
Flat Roof over Lift	
Pitched Roof Area	
Flat Roof - Roof Deck Area	
Pitched Roof - Roof Deck Area	
Total Roof Area	

PROJECT

Proposed New Hotel for OMARONIX PTY (LTD)
Erf 1523, The Point, KNYSNA

TITLE

GROUND FLOOR PLAN
SITE DEVELOPMENT PLAN
SECTION

pollos purdon
ARCHITECTURAL PRACTICE
SACAP Reg : T0348
PO Box 157, Kenton-on-Sea, 6191
Tel : 046 648 3408 Fax : 086 656 6130
Cell : 082 373 6835
E-mail : pollos@mweb.co.za

Signed :

Date : 09 APRIL 2018
Revised :

Drawing : 2017/02/A-REV 1