




NOTE:  
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT  
DRAWING NOT TO BE SCALED  
ALL WORK TO BE DONE TO NATIONAL BUILDING  
REGULATIONS AND LOCAL BY-LAWS  
ALL DIMENSIONS TO BE CHECKED ON SITE

APPROXIMATE AREAS:	AREA
SITE AREA:	2,280 M <sup>2</sup>
COVERARGE:	(61.13%) 1,491 M <sup>2</sup>
GROUND STORY:	432.2 M <sup>2</sup>
FIRST STORY:	1163.4 M <sup>2</sup>
SECOND STORY:	1163.4 M <sup>2</sup>
THIRD STORY:	914.2 M <sup>2</sup>
TOTAL:	3733.2 M <sup>2</sup>
FLOOR FACTOR:	1.56

PARKING REQUIREMENTS	
GROUND STOREY	17 INP BUSINESS 07
FIRST STOREY	12 APARTMENTS 24
SECOND STOREY	12 APARTMENTS 24
THIRD STOREY	06 APARTMENTS 12
TOTAL REQUIRED	67
TOTAL PARKING PROVIDED	67

STORMWATER KEY	
	Fiberglass RC round siltam with domed cover (large) connected to PVC pipe
	Shower trap outlet
	Downspout from gutter dispersed into the roof
	786MM Downspout with structure

DRAINAGE KEY	
	110 & 40mm Ø PVC pipe (soft water)
	110mm Ø PVC pipe (hard water)
	300x300 Access hatch non decorative

NB: All toilet cisterns to be concealed  
 Cabinet with washing pans  
 All waste & soil pipes to be concealed

**CONSTRUCTION NOTES:**

Treads and risers as shown on plan and sections -  
Risers not to exceed 170mm. Treads to be 250 mm minimum.  
Headroom to be min. 2125 mm. Bulkhead walls and railings to be  
min 1000 mm high as illustrated on drawings.

All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify.

**Rainwater**  
All waterproofing to be installed according to manufacturers instructions. Flashled, counter-flashled and dressed up around walls and doors. Gutters to be installed to ensure full protection on roof slope.

and pipework. Contractors to be approved to certify of compliance on completion of installation.

**Foundations**

As in drawings and in accordance with engineer's spec.

**Bed/Churnwork**

Stockbolcks to be laid in stretched bond with joints not exceeding 12mm. At external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

**Concrete Deck**  
Min 85mm Mesh reinforced concrete surface beds on 250 micron DPM on 50mm sand bedding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 30mm bedboard. All reinforcement to be welded.

concrete roots to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

**Plastering**  
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

250 micron USB green DPM to underside of all ground slides and 250  
br/kilop DPC to all walls with min. 100 mm overlap at all joins.  
Br/kilop DPC to all window cills, reveals and soffits as per architect's  
details. Where DPMs abut at floors/ beams.

**Drainage** PVC Drainage system internally to specialist linked to 110mm PVC external underground system. All vertical soil and waste pipes to be compressed in with a 'dimple' to arch/bend. Horizontal runs to be left on

river sand bed to fall min. 1.60 and in accordance with local authority regulations. Drains and pipes under building to have flexible polypropylene joints. All drains to be placed min. 300mm from building. Depth of drain to be min. 450mm. No storm-water into drains. 110mm and

160mm storm-water pipes to architect's layout.  
**Roof Construction**  
All roof RC slabs to engineer's specification. Waterproofing To Specialist & guarantees To owner. Younghan Chemicals 407 AZ200

zinc/alume colorbond 0.53 roof sheeting on structure to engineer at 10 degree pitch. All laying and fitting in strict accordance to manufacturer's specification. Polyduraes beneath all flashings.  
(Coltur African Council)

**Ceilings & Cornices**  
Taped skinned and painted 9 mm Gypsum board fixed to 38 x 38 battens with drywall screws at max 400 CCS.  
Polystyrene cornice to Architraves. To be painted to match ceiling.

**Concrete Roof Slabs**  
Reinforced concrete slabs to engineers' specification, screws to falls. Waterproofing to specialist, 15mm Stone chips to arching on 30mm leadboard.

**Steel Posts & Beams**  
120 X 120 Galvanized steel post (thickness to eng.) cast into base to engineer. To engineer primed and painted to architect.

**DRAWING:**

## SITE PLAN

**PROPOSED NEW BUSINESS UNITS & APARTMENTS**

PROPOSED NEW BUSINESS UNITS & AFFILIATES  
ERF 21549, KNYSNA  
OYSTERS & PEARLS

DWG NO. 9534 A4 10031

SCALE: 1:100 @ A1

DATE: 10 NOVEMBER 2007

13 NOVEMBER 2025

NUO (SACAP/229/CIFA/69)



UNIVERSITY OF MICHIGAN PRESS

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