

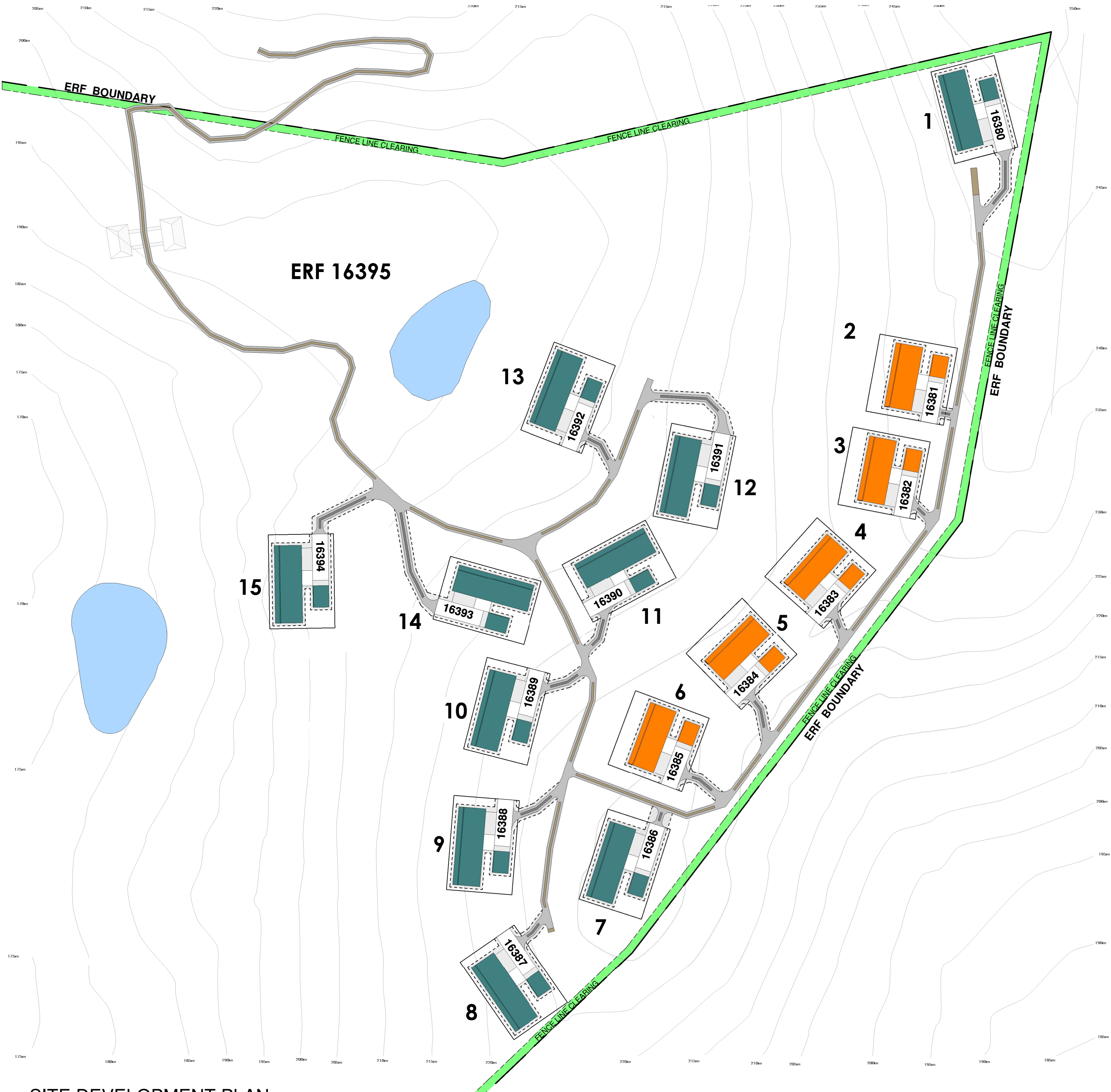
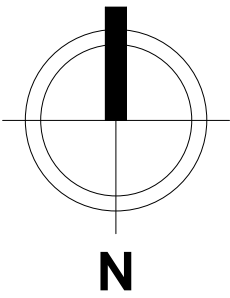
SITE DEVELOPMENT PLAN

AREA SCHEDULE

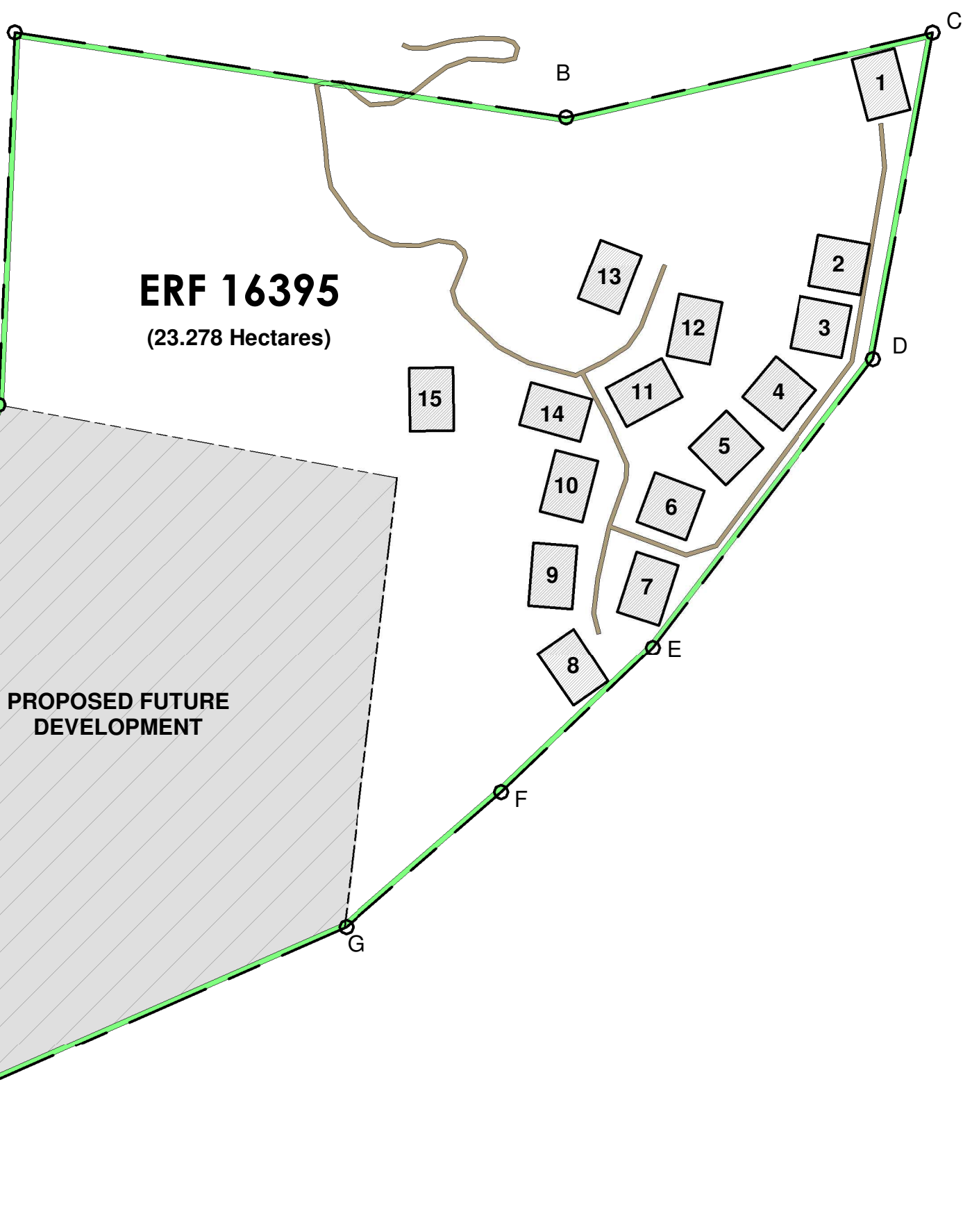
(ERF 16380) UNIT 1 - 3 BEDROOM UNIT			(ERF 16388) UNIT 9 - 3 BEDROOM UNIT		
FOOTPRINT	361m²		FOOTPRINT	361m²	
WORK AREA	670m²		WORK AREA	670m²	
SITE AREA	900m²		SITE AREA	900m²	
DRIVEWAY AREA	80.1m²		DRIVEWAY AREA	51.1m²	
DRIVEWAY WORK AREA	160.2m²		DRIVEWAY WORK AREA	93.7m²	
(ERF 16381) UNIT 2 - 2 BEDROOM UNIT			(ERF 16389) UNIT 10 - 3 BEDROOM UNIT		
FOOTPRINT	311.0m²		FOOTPRINT	361m²	
WORK AREA	595.2m²		WORK AREA	670m²	
SITE AREA	900m²		SITE AREA	900m²	
DRIVEWAY AREA	23.0m²		DRIVEWAY AREA	53.6.5m²	
DRIVEWAY WORK AREA	46.0m²		DRIVEWAY WORK AREA	107.2m²	
(ERF 16382) UNIT 3 - 2 BEDROOM UNIT			(ERF 16390) UNIT 11 - 3 BEDROOM UNIT		
FOOTPRINT	311.0m²		FOOTPRINT	361m²	
WORK AREA	595.2m²		WORK AREA	670m²	
SITE AREA	900m²		SITE AREA	900m²	
DRIVEWAY AREA	22.3m²		DRIVEWAY AREA	52.7m²	
DRIVEWAY WORK AREA	44.6m²		DRIVEWAY WORK AREA	105.4m²	
(ERF 16383) UNIT 4 - 2 BEDROOM UNIT			(ERF 16391) UNIT 12 - 3 BEDROOM UNIT		
FOOTPRINT	311.0m²		FOOTPRINT	361m²	
WORK AREA	595.2m²		WORK AREA	670m²	
SITE AREA	900m²		SITE AREA	900m²	
DRIVEWAY AREA	21.8m²		DRIVEWAY AREA	108.5m²	
DRIVEWAY WORK AREA	43.6m²		DRIVEWAY WORK AREA	217m²	
(ERF 16384) UNIT 5 - 2 BEDROOM UNIT			(ERF 16392) UNIT 13 - 3 BEDROOM UNIT		
FOOTPRINT	311.0m²		FOOTPRINT	361m²	
WORK AREA	595.2m²		WORK AREA	670m²	
SITE AREA	900m²		SITE AREA	900m²	
DRIVEWAY AREA	58.6m²		DRIVEWAY AREA	47.7m²	
DRIVEWAY WORK AREA	117.2m²		DRIVEWAY WORK AREA	95.4m²	
(ERF 16385) UNIT 6 - 2 BEDROOM UNIT			(ERF 16393) UNIT 14 - 3 BEDROOM UNIT		
FOOTPRINT	311.3m²		FOOTPRINT	361m²	
WORK AREA	595.2m²		WORK AREA	670m²	
SITE AREA	900m²		SITE AREA	900m²	
DRIVEWAY AREA	59.2m²		DRIVEWAY AREA	105m²	
DRIVEWAY WORK AREA	118.4m²		DRIVEWAY WORK AREA	210m²	
(ERF 16386) UNIT 7 - 3 BEDROOM UNIT			(ERF 16394) UNIT 15 - 3 BEDROOM UNIT		
FOOTPRINT	361m²		FOOTPRINT	361m²	
WORK AREA	670m²		WORK AREA	670m²	
SITE AREA	900m²		SITE AREA	900m²	
DRIVEWAY AREA	23m²		DRIVEWAY AREA	90.5m²	
DRIVEWAY WORK AREA	46m²		DRIVEWAY WORK AREA	181m²	
(ERF 16387) UNIT 8 - 3 BEDROOM UNIT					
FOOTPRINT	361m²				
WORK AREA	670m²				
SITE AREA	900m²				
DRIVEWAY AREA	39.2m²				
DRIVEWAY WORK AREA	78.4m²				

LEGEND

- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- WORK AREA
- ROAD
- DRIVEWAY
- DAM | WATER SOURCE
- FENCE CLEARING



SITE DEVELOPMENT PLAN
1 : 1000



FULL SITE DIAGRAM
1 : 3000

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

CONSTRUCTION NOTES:

Stairs and balustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum. Headroom to be min. 2125 mm.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in
balustrades not to exceed 100 mm

Frameless min. 12mm Armour Plate glass to specialist. Face fix or concealed fixing (embedded
into concrete pocket) - refer to architect detail. Fixing details to specialist and in accordance with
SABS and National Building Regulations.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in
balustrades not to exceed 100 mm

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

Rainwater
All gutters to be seamless aluminium guttering fixed to fascia as per details - OGEE profile,
colour to architect. Down pipes to be painted as per walls where exposed. All waterproofing to be
installed according to manufacturers instructions. Flashed, counter flashed and dressed up around
walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

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

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be
either 270mm cavity walls or 300mm cavity walls or as specified on drawings. All internal walls to be
110 mm or as shown on plans.

Floor Structure
Min 25mm screed on Min 100mm surface bed to engineer on 25mm high density polystyrene foam
on min 375 micron DPM on consolidated fill to engineer. Min 25mm screed on suspended slabs to
engineer. 25mm Polystyrene high density. Applicable for surface bed and suspended slabs.

Concrete Deck
Min 80mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on
well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high
density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a
screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have
"Phenorex" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be
supplied to owner.

Plasterwork
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.

Waterproofing
375 micron USB green DPM to underside of all ground slabs and 375 brickgrip DPC to all walls
with min. 100 mm overlap at all joints. Stopped DPC at slab level to standard building practice.
Brickgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above
all knots / beams.

Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator.
Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash in combination with Mariseal
Fabric, Mariseal 400 / 400 Mariseal System Liquid applied polyurethane on flat roofs and tape and
sides of inverted beams.

Planted Roofs to receive Mariseal System Liquid applied polyurethane waterproofing membrane to
approved applicator. Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash,
Mariseal Fabric, Mariseal 250 / 250 flash, drainage membrane, Geotextile and gravel

Drainage
HDPE Drainage system, linked to 110mm PVC external underground system. All vertical soil and
waste pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on riser and
bed to fall min. 1:50 and in accordance with local authority regulations. Drains and pipes under
building to have flexible neoprene joints. All drains to be placed min. 800mm from building. Depth
of drain to be min. 450mm. No storm-water into drains. 110mm and 160mm storm-water pipes to
architects layout.

Seamless 'Waterfall' Aluminium, standard domestic Ogee gutters (pre-painted to match roof) with
HDPE pipes built into walls.

Roof Construction
All roof RC slabs to engineer's specification. Waterproofing to specialist & guarantees to owner.
Klip-Lok 406 profile roll-formed in continuous lengths from Zincalume A2150 ZincAlume-Finish
0.5mm G550 fixed to steel / timber purlins using AL65 clip and glass 3 fasteners, in strict
accordance with manufacturer's specifications by a GRS Approved Contractor. Colour to architect.
All laying and filling in strict accordance with manufacturer's specification. Trusses tied down with
galvanised hoop iron straps built into brickwork min 6 courses below wall plate. Minimum 135mm
Autherm bulk insulation between purlins. Open eaves to architects detail.

Concrete Roof Slabs
All concrete slabs to engineer's spec. All roofs to have stone pebbles / chips on minimum 15mm
polyurethane on waterproofing to specialist on screed to falls. All roof slabs and RC upstands to
have "Phenorex" admix included in concrete pour

Timber Deck
22 x 145 'Balau' decking fixed with stainless screws to Structural grade SA Pine timber Sub
Structure at max 450 c/cs on Structural Grade SA Pine bearers to engineer. Refer to architects
detail.

DRAWING:
SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
ERF 16395 | HAGEDASHI NATURE ESTATE | KNYSNA
HAGEDASHI SDP
DWG NO: 2445-05-A1-00
SCALE: As indicated
DATE: 11 DECEMBER 2025
DRAWN: KL

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