

	FLAT TYPE 2	2
		AREA (m2)
•	Second	
	FLAT TYPE 2 (1)	159,25
	FLAT TYPE 2 (2)	159,25
	FLAT TYPE 2 (3)	159,25
	FLAT TYPE 2 (4)	159,25
		637,00 m²

	FLAT TYPE 3		
		AREA (m2)	
9	Second		
	FLAT TYPE 3 (1)	300,30	
	FLAT TYPE 3 (2)	301,35	
		601,65 m ²	

	FLAT TYPE 4		
		AREA (m2)	
F	First		
	FLAT TYPE 4	170,47	
	FLAT TYPE 4 (1)	104,09	
	FLAT TYPE 4 (2)	104,09	
	FLAT TYPE 4 (3)	108,46	
		487,11 m²	

	BACK OF HOUSE AREA		
		AREA (m2)	
_			
(Ground		
	B.O.H.	146,11	
		146,11 m²	

RESTAURANT		
AREA (m2)		
Ground		
569,08		
569,08 m²		

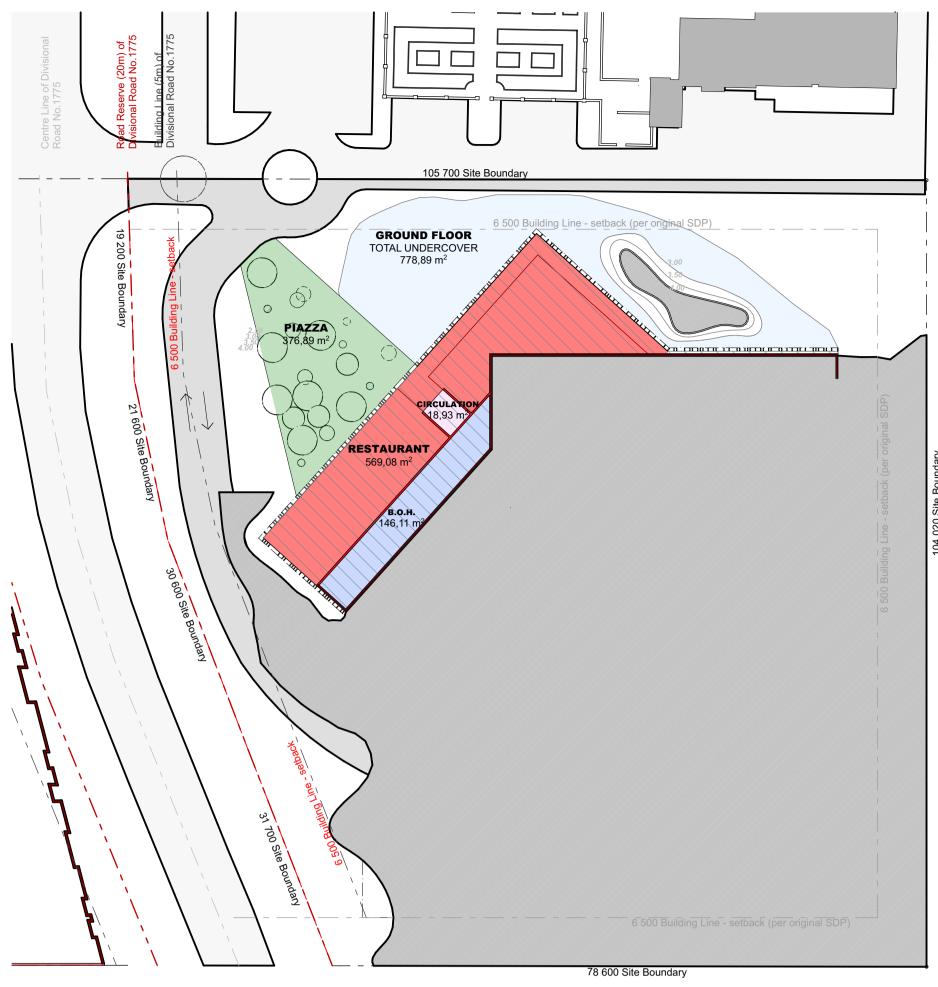
PARKING			
AREA (m2)			
First			
PARKING	2 025,50		
Second			
PARKING	453,26		
	2 478,76 m²		

CIRCULATION		
	AREA (m2)	
Custom d	·	
Ground		
CIRCULATION	18,93	
First		
CIRCULATION	40,04	
CIRCULATION	113,71	
	172,68 m²	

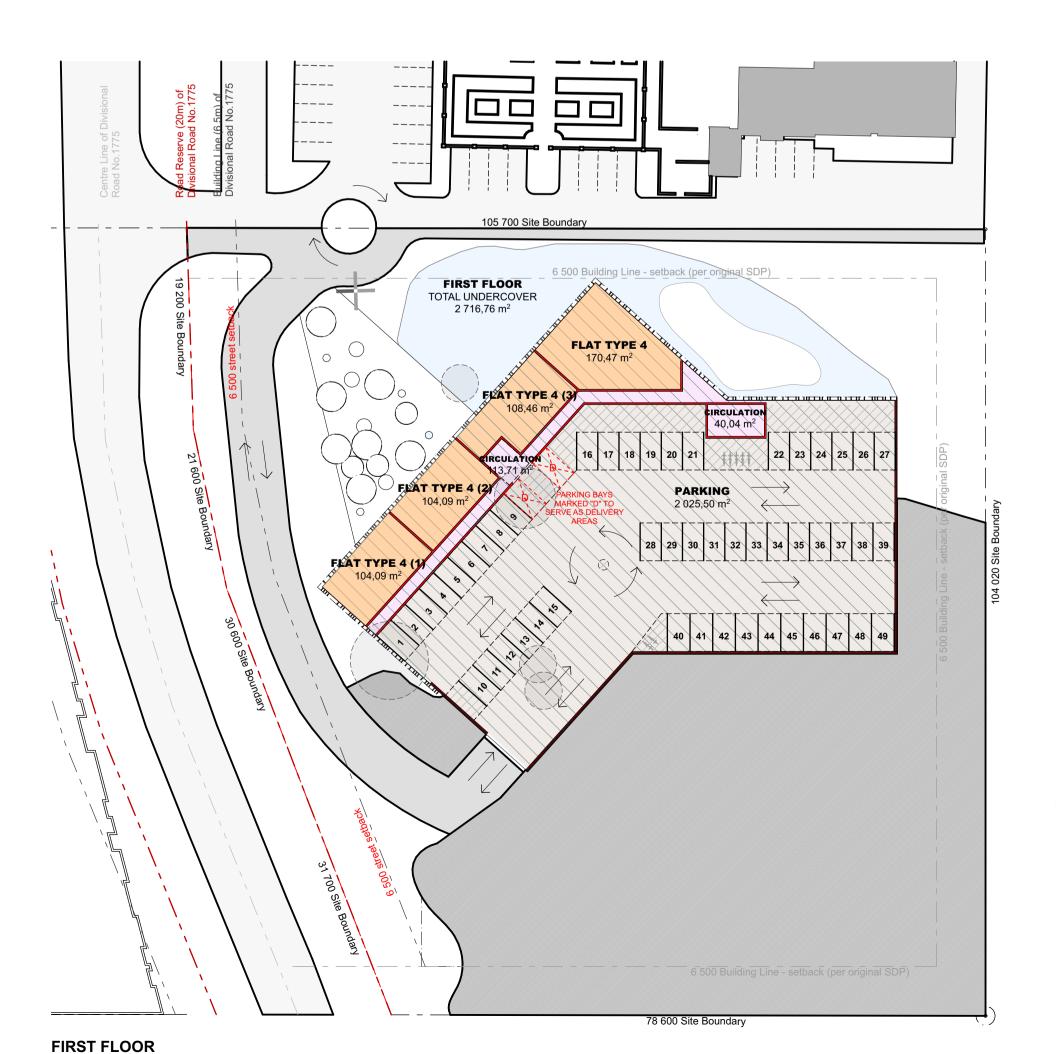
_				
	GARDEN (OPEN)			
		AREA (m2)		
	Ground			
	PIAZZA	376,89		
Second				
	COMMUNAL POOL	228,14		
	COMMUNAL ROOF GARDEN	951,50		
		1 556,53 m²		

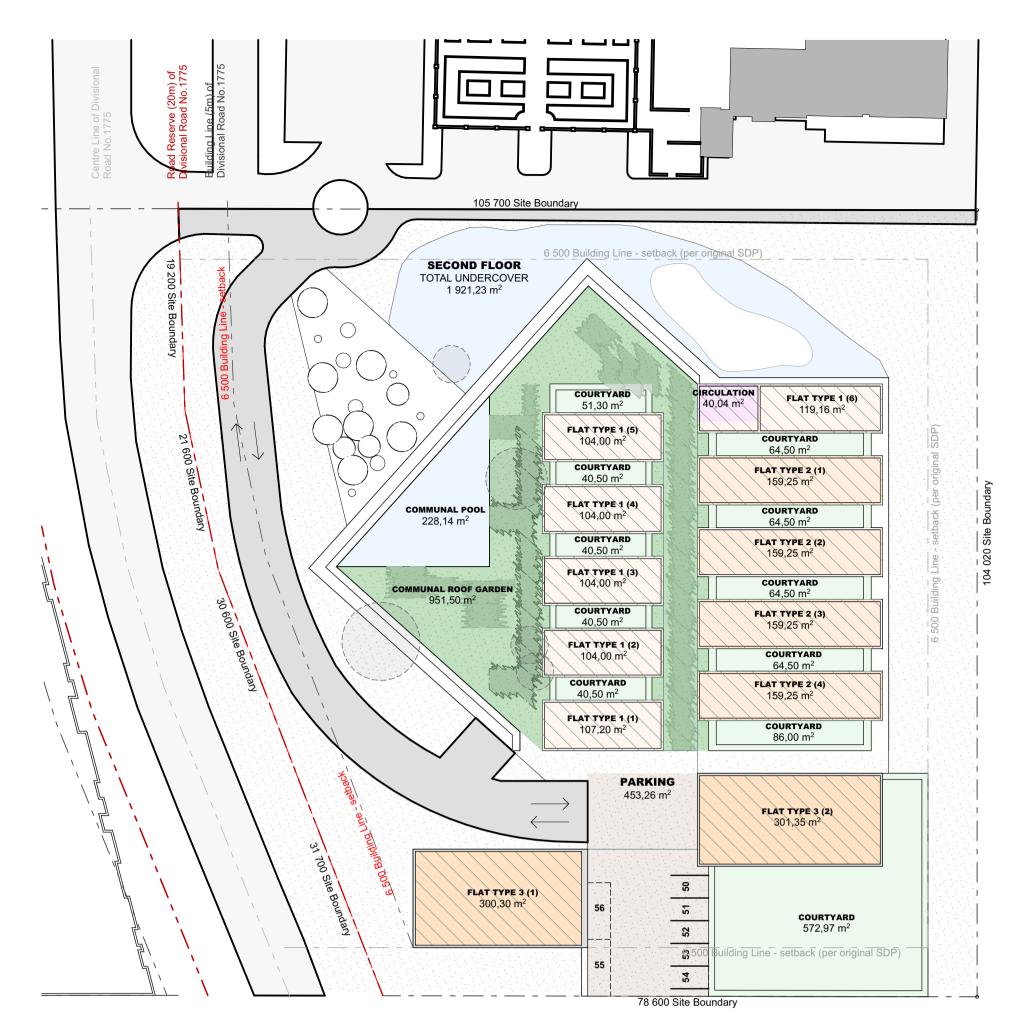
ZONING: BUSINESS 1 WITH CONSENT FOR RESIDENTIAL			
		ALLOWED	ACTUAL
COVERAGE		100%	52,3%
FLOOR FACTOR (3)		29 889	5 416,88
PARKING REQUIREMENTS			
	F	REQUIRED	PROVIDED
LIVING UNITS	1	.25 / UNIT = 20	22
LIVING UNITS VISITOR	2	5% = 5	5
RESTAURANT	4 / 100m ² = 29		29
TOTAL	54		56

*NOTE: PARKING BAY DIMENSIONS TO BE NO LESS THAN 2800mm(W)x5000mm(L). PARKINGS AGAINST WALL TO BE NO LESS THAN 2850mm(W)x5000mm(L).

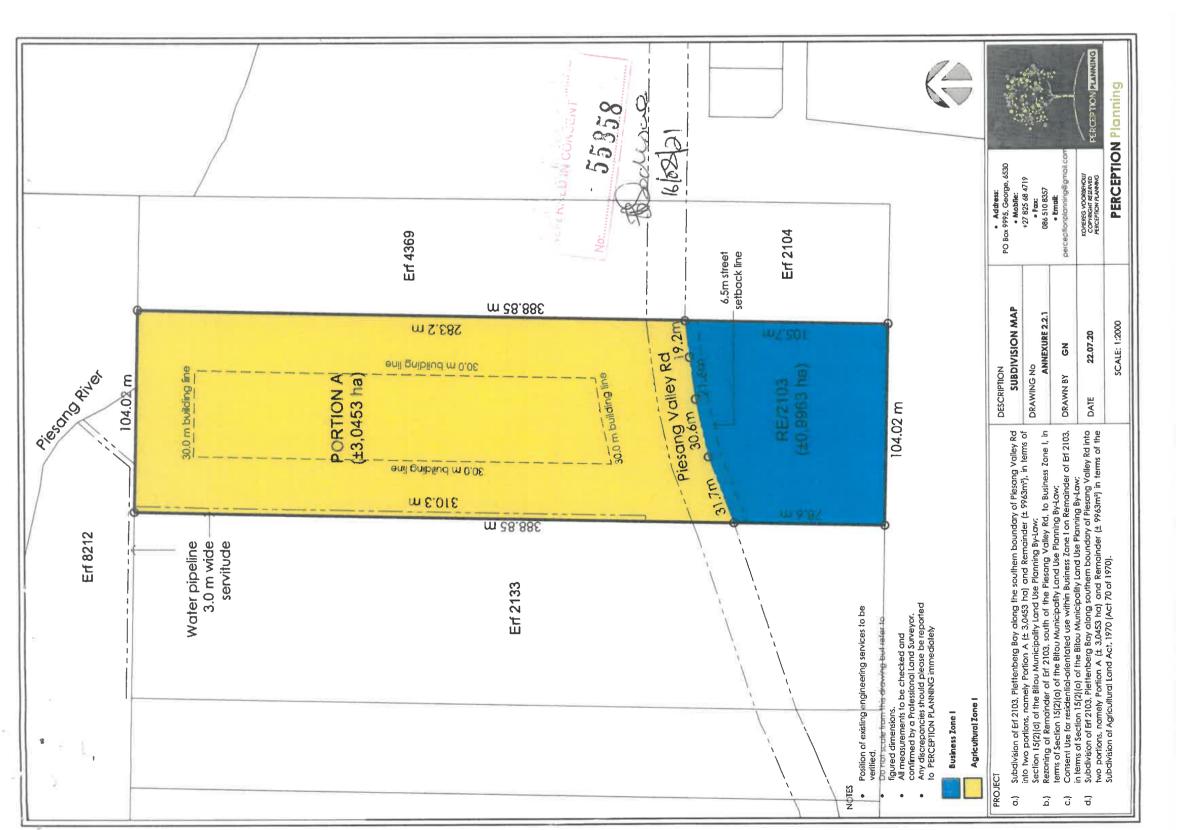








SECOND FLOOR



GENERAL NOTES

DIMENSIONS NOTED ON ARCHITECT'S DRAWINGS ARE FROM STRUCTURAL ELEMENTS NOT FINISHES, UNLESS OTHERWISE INDICATED

ALL RELEVANT DETAILS, LEVELS, DIMENSIONS, SETTING OUT POSITIONS ARE TO BE CHECKED PRIOR TO ANY WORK COMMENCING AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE

DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWINGS ARE TO READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.

CONTRACTOR TO KEEP FULL SET OF DRAWINGS ON SITE.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON SITE WITH

CONTRACTOR AND ENGINEER TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE AND CHECK SAME

AGAINST ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE USED AS PREFERENCE TO SCALED DIMENSIONS.

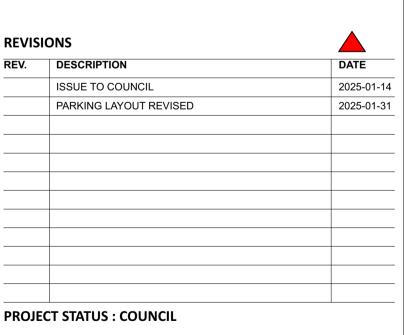
LARGE SCALE DETAILS TO BE USED WHERE AVAILABLE.

NOTE SPECIFICATIONS LIMITED TO GENERAL PERFORMANCE CRITERIA ONLY.

ACTUAL PRODUCT SPECIFIC SPECIFICATIONS MUST BE FROM SPECIALIST / MANUFACTURE / SUPPLIERS UPON APPOINTMENT, I.E. JOINERY, POOLS, TILING, WATERPROOFING, GLAZING.

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DRAWING NOTES



NOTE: THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED ACCORDINGLY

SITE PLAN

PROJECT:

Piesang Valley Development

Erf. 2103 Piesang Valley Road, Plettenberg Bay

Plettenberg Bay

2025/01/31 19 PVD 363 | PVD | DRAWING NUMBER REVISION # 1:500 | A1



10 SEARLE STREET 2ND FLOOR SOUTH AFRICA T +27 21 461 1006 STUDIO@SCOTT.PARTNERS P.O. BOX 50954 V&A WATERFRONT 8002