

STREET (PTN 11 / ERF 347)

PTN 29 / ERF 347

PTN 14 /
ERF 347

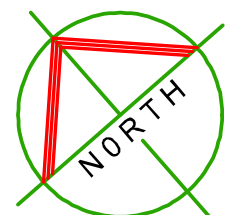
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SITE PLAN
Scale 1:100



COVERAGE (AREAS):
TOTAL BUILDING = 995,7 m²
TOTAL COVERAGE = 995,7 / 1983 = 50,21%
ALLOWED = 55 %

F.A.R. AREA:
GROUND FLOOR = 995,7 m²
FIRST FLOOR = 39,3 x 4 = 157,5 m²
TOTAL F.A.R. AREA = 1152,9 m²
F.A.R. = 1152,9 / 1983 = 0,58
ALLOWED = 0,6

PARKING CALCULATIONS (AREAS):
FACTORY AREA:
UNITS 1 + 2 + 3 + 4 = 178,7 + 176,6 + 176,3 + 178,7
= 710 m²

OFFICE AREA:
UNITS 1 + 2 + 3 + 4 = 34,4 x 4 = 137,6 m²
STORAGE AREA:
UNITS 1 + 2 + 3 + 4 = 39,3 x 4 = 157,2 m²

GROSS LEASABLE AREA:
UNITS 1 + 2 + 3 + 4 = 236,1 + 233,7 + 233,7 + 236,1
= 939,6 m²
UNITS 1 + 2 + 3 + 4 = 39,3 x 4
= 157,2 m²
TOTAL LEASABLE AREA = 939,6 + 157,2
= 1096,8 m²
ALLOWED = 1100 m²

SCHEDULE OF RIGHTS		
	REQUIRED / PERMITTED	ACTUAL
ZONING	INDUSTRIAL 1	INDUSTRIAL 1
SITE AREA		1 983 m ²
DENSITY	N/A	N/A
BUILDING LINES	6m STREET BOUNDARY 2m ALL OTHER BOUNDARIES	6m STREET BOUNDARY 2m ALL OTHER BOUNDARIES
HEIGHT	2 STOREYS	2 STOREYS
COVERAGE	55% (1 090,7m ²)	50,21 % (995,7 m ²)
F.A.R	0,6 (1 189,8 m ²)	0,58 (1 152,9 m ²)
PARKING	4 PER 100m ² OFFICE AREA (4 x 137,6/100 = 6 PARK REQ'D) 1 PER 100m ² INDUSTRIAL (1 x 710/100 = 9 PARK REQ'D) 2 PER 100m ² STORAGE (2 x 157,4/100 = 4 PARK REQ'D) TOTAL REQ'D = 19 BAYS REQ'D.	TOTAL BAYS PROVIDE = 20 PARKING BAYS

GENERAL NOTES

- Drawing prepared on basis of surface examination only. All levels and dimensions, depths of excavations, number of steps, heights of plinths, to be checked on site prior to any work.
- Owner is responsible for all building work.
- All work in accordance with National Building Regulations & Local Authority by-laws.
- All glazing to be SABS approved & to comply with N.B.R. Section N.
- Read figured dimensions in preference to scaling.
- Air bricks above all fanless doors and windows. Two airbricks to kitchens & bathrooms.
- D.P.C. under all window sills & walls.
- All finishes to owners approval & specifications.
- 25 mm Thick screed on 75 mm conc. surf. bed on well compacted earth filling. Finished floor level to be 150 mm min. above Ground Level or else provide D.P.C.
- Any queries to be rectified by Architect or engineer.
- Brickforce built into walls 75 mm & 150 mm "BRICK FORCE" in the following positions:
 - 1 layer in every 5th course of foundation walls.
 - 1 course under window sills.
 - 2 courses over window & door openings above lintels.
 - 2 courses under wallplate.

DRAINAGE NOTES

- Minimum fall 1:60 & Maximum fall 1:40.
- I.E.'s to all connections. R.E.'s at all junctions & change of gradients in drains with marked covers at ground level.
- Drain pipes exceeding 5 meters to junction to have own 100 mm Ø O.V.P.
- All gullies to be in the open with no cover over.
- Reseal traps to all waste pipes.
- No change in direction under floor or covered area allowed.
- All drain pipes in accordance with N.B.R. & encased in 300 x 300 mm concrete where it runs under buildings, with I.E.'s on either side.
- Waste pipes to be 50 mm Ø PVC & Soil pipes be 110 mm Ø PVC.
- All geyssers to be fitted with approved geyser tray with outlet.
- 50 mm Anti-syphon vent pipes to single stack system.
- Min. Invert level of drain = 450 mm.
- Where fall of drain exceeds 1:10, back drops to be provided to ensure max. fall of 1:10.

GLAZING NOTES

- All glazing to be done in accordance with N.B.R. Part "N".
- Nominal thickness of pane of glass shall not be less than:
-Nominal Glass Thickness, mm/Max. Size of Pane, m²
-3 mm / 0,75 m²
-4 mm / 1,50 m²
-5 mm / 2,10 m²
-6 mm / 3,20 m²
- Sliding doors & other doors to be fitted with 6,5 mm safety glass if larger than 1 m². Less than 1 m² pane to be fitted with 6 mm or more glass.

ROOF NOTES

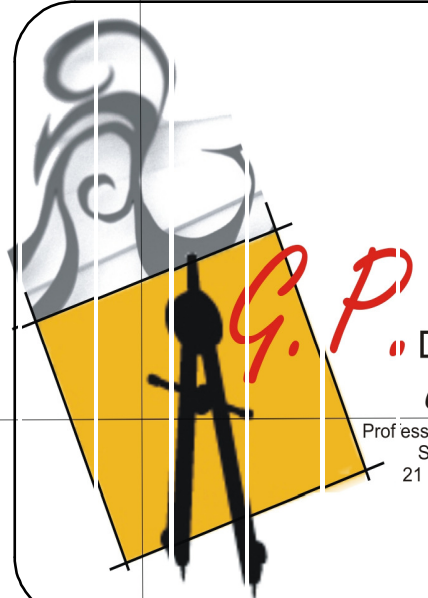
- Chromadek pre-painted galvanised steel roof sheeting @ 35° slope, colour Dove Grey.
- Roof sheeting on 50 x 76 mm battens on 152 x 38 mm rafters & 152 x 38 mm struts with 152 x 38 mm tie beams on 114 x 38 mm wall plates. Truss spacing to be 760 mm.
- Valleys to be close mitred with galv. sheet metal valley gutter underneath.
- Ridges and hips to comprise standard ridge tiles bedded in cement mortar.
- Fit waterproof underlay.
- All timber to grade S5, class 'B'.
- 3 mm Galv. wire ties built into wall 5 courses deep and tied around rafters.
- 4 mm Cladit ceiling to 38 x 38 mm branding at 450 mm c/c.
- Concrete roofs to engineers design and details complete with rainwater disposal and waterproofing details.
- Roof overhang 250 mm as indicated.
- 135 mm AEROLITE roof insulation to be installed on ceiling boards.

NATIONAL BUILDING REGULATIONS & BUILDING STANDARDS AMENDMENT ACT, 1995 Section 14 (2A)

As Owner/Authorised representative accept the following conditions:

The designer of the timber roof structure shall submit a certificate to council indicating that such system has been designed and erected in accordance with the application in respect of which approval was granted in terms of section 7. A clearance certificate will be submitted by the designer prior to the issue of an occupancy certificate.

Signed _____



Drawing Services cc.
GERT PRINSLOO
Professional Senior Architectural Technologist - No. ST08 993
S.A. Council for the Architectural Profession
21 Laurel Cres. nt, Meyersdal, Tel.: 082 784 0601

Owner _____

Owner's Signature _____

PROJECT
PROPOSED MINI-FACTORIES
ON PTN. 28 OF ERF 347,
HIGHTBURY, MIDVAAL

SCALE	AREA	REVISION	DATE
Indicated	1152,9 m ²	W.T	SEPT 2018
DESIGN	DRAWN	CHECK	SHEET #
G. Prinsloo	G. Prinsloo	G. Prinsloo	1 / 4