1 Ground Storey / Site Plan

1 : 100

MIMOSA ROAD

Type 4 kerb bellmouth to match existing

vehicular access

FIRE HYDRANT

new dwarf wall

existing 1,8m high wall

new 1,8m high wall

PARKING CALCULATIONS		
BUILDING USE	FLOOR AREA	BAYS REQUIRED
OFFICE AREA (4 spaces per 100m²)	132m²	5,3 BAYS
WAREHOUSE AREA (1 space per 100m²)	1 652m²	16,5 BAYS
TOTAL REQUIRED		22 BAYS
TOTAL PROVIDED		26 BAYS
LOADING BAYS PROVIDED		4 BAYS

erf 4258
FAIRVIEW

paved parking area

Municipal Note: For site levels and stormwater layout see engineer's drawing No. 201605/PC/01

office / shop area 1 — 33m²
office / shop area 2 — 33m²
office / shop area 3 — 33m²
office / shop area 4 — 33m²

covered entrance

ramp up 1:10 max. slope

loading bay 1
loading bay 2
loading bay 3
loading bay 4

BRANCH A
BRANCH B

new 4,5kg DCP fire extinguisher

3500x3500mm galv. steel roll up door

30m long fire hose reel

tea kitchen
female / disabled
service duct
male

SS & 50Ø VP

rainwater catchpit to connect to internal stormwater system to engineer's detail

FFL 121 850

new 110Ø uPVC soil pipe

fire escape double doors

Curvent Fire King type FK750RC ridge mounted multipurpose fire ventilators, Chromadek material, colour to match roof sheeting, with fusible links to activate at 72°C, complete with 24V DC electromechanical operating system and bird guards, installed in accordance with the manufacturers detailed installation specifications. (44,46m²)

warehouse 1 — 413m²
warehouse 2 — 413m²
warehouse 3 — 413m²
warehouse 4 — 413m²

3m servitude line

150Ø main sewer line

new municipal sewer connection

ex. municipal sewer manhole

KWIKOT
ERF 3968

ERF 4185

ERF 4181

32,09m boundary line

32,5m boundary line

52,45m boundary line

2,5m building line

5m building line

landscaping

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ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH SABS CODE 0400 N.B.R. AND LOCAL AUTHORITY BYLAWS.
USE FIGURED DIMENSIONS - DO NOT SCALE.
ALL LEVELS AND DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF ANY WORK.
CONSTRUCTION WITHOUT THE APPLICABLE MUNICIPAL APPROVAL IS AT THE OWNER'S RISK.

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
- SETTING OUT OF THE BUILDING REFERENCE TO BOUNDARIES AND BUILDING LINES.
- BUILD IN APPROVED D.P.C'S TO ALL EXTERNAL WALLS, AROUND WINDOWS, UDER SURFACE BEDS AND PROVIDE VERTICAL D.P.S.'S TO ALL CHANGE IN FLOOR LEVELS.
- DRAWINGS PREPARED ON SURFACE EXAMINATION OF SITE. FOUNDATIONS TO BE A MIN 300mm BELOW N.G.L.
- BUILD IN PRECAST CONCRETE LINTELS ABOVE ALL OPENINGS, UNLESS OTHERWISE DIRECTED.
- ALL BUILDERS RUBBLE TO BE REMOVED FROM PREMISES AND SITE LEFT CLEAN.
- IDENTIFY EXISTING SERVICES AND PROTECT FROM DAMAGE.

MUNICIPAL INFORMATION

ERF NUMBER	4258
ALLOTMENT	FAIRVIEW
AREA OF ERF	3388 sq.m
EXISTING COVERAGE	0 sq.m
ADDITIONAL COVERAGE	1992 sq.m
TOTAL COVERAGE	1992 sq.m
COVERAGE PERCENTAGE	60 %
EXISTING FLOOR AREA	0 sq.m
ADDITIONAL FLOOR AREA	1992 sq.m
TOTAL FLOOR AREA	1992 sq.m
NEW GARAGES	0
NEW BATHROOMS	12
ZONING	SPECIAL PURPOSES
CLASSIFICATION OF OCCUPATION	J2

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4D Design

PROJECT:
PROPOSED NEW COMMERCIAL DEVELOPMENT

ERF:	ALLOTMENT:
4258	FAIRVIEW

CLIENT:
Bird in Hand (Pty) LTD

DRAWING NAME:
MUNICIPAL DRAWINGS

SCALE:	REVISION:
1 : 100	A
ISSUE DATE:	SHEET NO.
AUGUST 2016	M1
PROJECT NO:	