

**MUNICIPAL INFORMATION:** TOWN PLANNING Provided ERF 4040, FAIRVIEW ERF 4040, FAIRVIEW AS PER TPE DOUBLE STOREY HEIGHT RESTRICTION BUILDING LINE FRONT AS PER TPE 0mm AS PER TPE **BUILDING LINE SIDES** AS PER TPE BUILDING LINE REAR EXISTING ERF AREA: 6187sqm 6187sqm EXISTING AREA: NEW AREA: 1141sqm TOTAL AREA: MEZZ GROUND EXISTING COVERAGE: 0sqm 0% 0sqm 0% NEW COVERAGE: 676 sqm - 14% 676 sqm - 14% TOTAL COVERAGE: 676 sqm - 14% NEW STORAGE UNITS: NEW BATHROOMS: PARKING BAYS 15 Bays 46 Bays 0 Bays 4 BAYS / 100sqm for office use 0 sqm 46 Bays 1BAY / 100sgm for warehouse 1428 sgm / 15 bays FIRE PLAN LEGEND Fire 5 DIRECTION OF FIRE ESCAPE ROUTE FIRE EXTINGUISHER 9KG DCP EX. FIRE BLANKET FIRE ESCAPE ROUTE

30MM FIRE HOSE REEL

FIRE HYDRANT

REVISIONS: All dimensions are given in millimeters, unless otherwise specified

All dimensions to be checked on site before construction commences. Contractors to adhere to all local authority's regulations and requirements. Contractors to be a suitably qualified and registered participant in the construction industry as required by Construction Regulation 2014. Drawings to be read in conjunction with the clients OHS (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is priced it is the contractor's responsibility to ensure he is familiar with the site. All trade names quoted may only be substituted by similar, subject to architect's approval. All materials to be installed in strict accordance with manufacturer's specifications. All conduit work to be SABS approved quality. All light fittings is to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part O. All new work to be made good with existing. This drawing is not to be scaled. All dimensions not to be scaled from drawings and heights to be checked on site. Any discrepancies shall be reported to the designer immediately. Top of foundations to be a minimum of 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per Engineers drawings to be on "gunplas" ubs green damp proof membrane on 50mm sand blinding layer on well compacted fill. SABS Approved "gundle" 375 mic. dpc under all walls, window cills and at changes in floor level. These architectural drawings to be read in conjunction with engineers and consultants drawings where applicable. All building work to be carried out in accordance with the national building regulations. The contractor is responsible for all site visits by local inspectors and pay all fees in connection therewith. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on site by roof specialist prior to roof construction. All tile layouts to be confirmed with architect prior to commencement of tiling. Any discrepancies must be clarified by the architect prior to commencement of work. Levels shown are relative to a benchmark at 100.00 msl of new floor level. Msl is not the actual level but a benchmark to base other heights of the building shown on the drawings. Contractor to keep a full set of latest issued drawings on site. Contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. Contractor to take responsibility for all health and safety measures on site.

PROJECT TITLE:

NEW BUSINESS CENTRE ON **ERF** 4040, FAIRVIEW, PORT ELIZABETH FOR **ASISEBENZI PROPERTY** DEVELOPERS

CLIENT SIGNATURE .....

DRAWING TITLE:

**MUNICIPAL SUBMISSIONS** 

ARCHITECT SIGNATURE Reg no. PrArch 20701 email: neal@dmvarchitecture.co.za MUNICIPAL INFORMATION: 4040, FAIRVIEW ERF NO: CHITE ERF AREA EXISTING AREA: NEW AREA: TOTAL AREA: EX. COVERAGE NEW COVERAGE 676 sqm - 11% TOTAL COVERAGE 676 sqm - 11% **NEW GARAGES** NEW BATHROOMS: 8 POOL BOUNDARY WALLS 0 M AGE OF BUILDING NEW



SAIA - EASTERN CAPE
A REGION OF THE
SOUTH AFRICAN INSTITUTE OF ARCHITECTS
REG NO.: 8380

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| 4 |                    |               |
|---|--------------------|---------------|
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|   | DRAWN BY:          | AJ            |
|   | DMP                |               |
|   | CHECKED BY:        | SHEET NO.     |
|   | DMV / NF           |               |
|   | PROJECT NO.        | 140           |
|   | 20170921_4040_MS02 |               |

REVISION NO.

| SCALE: 1:100   |   |   |   |  |  |
|--|---|---|---|--|--|
|  | 9370 2 9345   | 9345  | 9370  |  |  |
|  | 3635 5535 5535 3810   | 3810 5535 5535  | 3955  |  |  |
|  | 6330 1550 3220 1790 6090 1  | NO EXCLUSIVE USE USE 37 12130 1550 3220 1550 190 5850 240 140 1275 190 1275 240 140   | NO PARKING 6330 5850 240                                |  |  |
| A + 12 +   | ₹ <b>₹</b>  | 11 11 11 11 11  | A A   |  |  |
| 8985   | DOUBLE VOLUME  190 1000 1000 190  1000MM HIGH BALUSTRADE  4425  1000MM HIGH BALUSTRADE  4425  | DOUBLE VOLUME  190, 1000  1000 190  1000MM HIGH BALUSTRADE  4425  | DOUBLE VOLUME  1000MM HIGH BALUSTRADE  4425  4425  4425 |  |  |
| 2195   | MEZZ. FLOOR 5 (STORAGE)  TIMBER FLOOR 59sqm  MEZZ. FLOOR 5 (STORAGE)  TIMBER FLOOR 59sqm  MEZZ. FLOOR 6 (STORAGE)  TIMBER FLOOR 59sqm  MEZZ. FLOOR 6 (STORAGE)  TIMBER FLOOR 58sqm  | MEZZ. FLOOR 7 (STORAGE)  TIMBER FLOOR 58sqm  MEZZ. FLOOR 58sqm  MEZZ. FLOOR 7 (STORAGE)  TIMBER 59sqm  MEZZ. FLOOR 9 9 9 9 TIMBER 59sqm  MEZZ. FLOOR 9 9 9 9 TIMBER 59sqm   | Z. FLOOR 8 (STORAGE) R FLOOR                            |  |  |
| B - 27 - 27 - 27 - 27 - 27 - 27 - 27 - 2   |   |   | ининининининининининининининининининин                  |  |  |
| 2195   | 2 2 2 00957 | 00gN 2 2 2 00gN 3 3 00gN 5 5 6 6 7 7 7 8 8 8  | 2196  |  |  |
| 8985<br>8770<br>4235   | MEZZ. FLOOR 1 (STORAGE)  TIMBER FLOOR  59sqm  W5  1000MM HIGH BALUSTRADE  MEZZ. FLOOR 2 (STORAGE)  TIMBER FLOOR  58sqm  1000MM HIGH BALUSTRADE  | MEZZ. FLOOR 3 (STORAGE)  TIMBER FLOOR 58sqm  4425  1000MM HIGH BALUSTRADE  MEZ TIMBE 59sqm  59 10 10 11 11 11 11 12 12 13 13 14 14 15 16 16 17 190 1000 1000 190  | ER FLOOR 4 (STORAGE)  HA425  1000MM HIGH BALUSTRADE     |  |  |
| C 2340   | DOUBLE VOLUME  VOLUME  VOLUME  VOLUME  VOLUME  VOLUME   | DOUBLE VOLUME  VOLUME  DOUBLE  VOLUME  DO  DO  DO  DO  DO  DO  DO  DO  DO  D  | DOUBLE VOLUME   |  |  |
| The state of the s | 240     5850     240     2740     240     320     320     1550     1550   | 190 5850 240 240 1275 190 1275 240 240 2570 1550 1 | 5850<br>6330<br>PARKING<br>9370<br>8 ← E                |  |  |
|  |   | 3   | ION S   |  |  |
| MEZZ FLOOR PLAN  |   |   |   |  |  |

**SCALE: 1:100**