

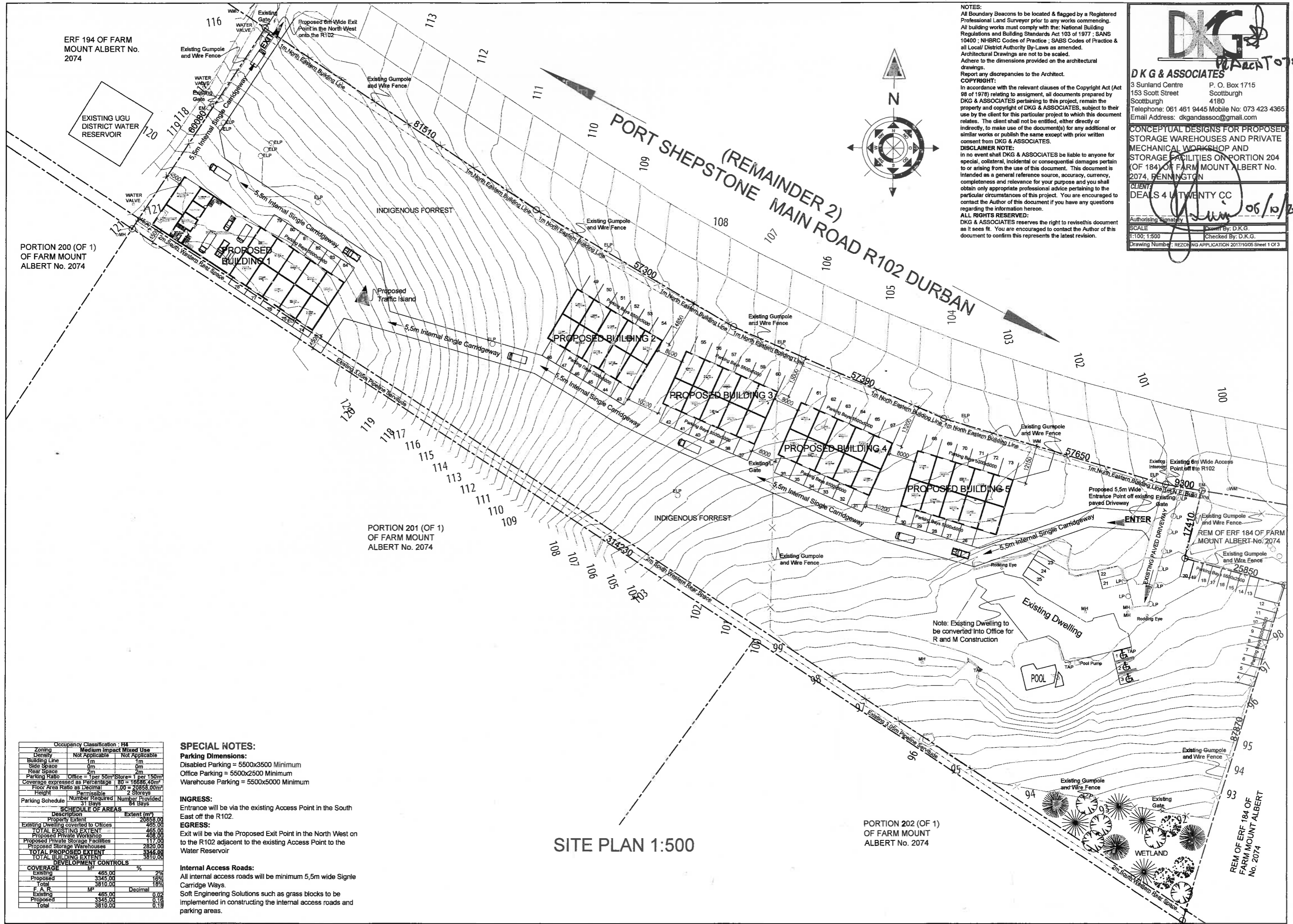
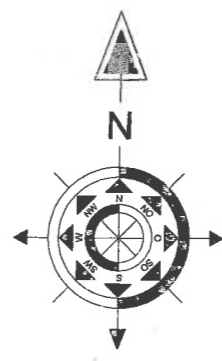


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CONCEPTUAL DESIGNS FOR PROPOSED STORAGE WAREHOUSES AND PRIVATE MECHANICAL WORKSHOP AND STORAGE FACILITIES ON PORTION 204 (OF 184) OF FARM MOUNT ALBERT No. 2074, PENNINGTON

CLIENT: DEALS 4 TWENTY CC
 Authorising Signatory: [Signature] 06/10/2017
 SCALE: Drawn By: D.K.G.
 1:100; 1:500 Checked By: D.K.G.
 Drawing Number: ZONING APPLICATION 2017/1005 Sheet 1 OF 3

NOTES:
 All Boundary Beacons to be located & flagged by a Registered Professional Land Surveyor prior to any works commencing. All building works must comply with the National Building Regulations and Building Standards Act 103 of 1977; SANS 10400; NHBCR Codes of Practice; SABS Codes of Practice & all Local / District Authority By-Laws as amended. Architectural Drawings are not to be scaled. Adhere to the dimensions provided on the architectural drawings. Report any discrepancies to the Architect.
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SITE PLAN 1:500

Occupancy Classification : H4		
Zoning	Medium Impact Mixed Use	
Density	Not Applicable	
Building Line	1m	
Side Space	0m	
Rear Space	2m	
Parking Ratio	Office = 1 per 50m ² Store = 1 per 150m ²	
Coverage expressed as Percentage	80 = 16886.40m ²	
Floor Area Ratio as Decimal	1.00 = 20858.00m ²	
Height	Permissible 2 Storeys	
Parking Schedule	Number Required 84 Bays Number Provided 84 Bays	
SCHEDULE OF AREAS		
Description	Extent (m ²)	
Property Extent	20858.00	
Existing Dwelling converted to Offices	465.00	
TOTAL EXISTING EXTENT	465.00	
Proposed Private Workshop	408.00	
Proposed Private Storage Facilities	117.00	
Proposed Storage Warehouses	2820.00	
TOTAL PROPOSED EXTENT	3345.00	
TOTAL BUILDING EXTENT	3810.00	
DEVELOPMENT CONTROLS		
COVERAGE	M ²	%
Existing	465.00	2%
Proposed	3345.00	16%
Total	3810.00	18%
F.A.R.	M ²	Decimal
Existing	465.00	0.02
Proposed	3345.00	0.16
Total	3810.00	0.18

SPECIAL NOTES:
Parking Dimensions:
 Disabled Parking = 5500x3500 Minimum
 Office Parking = 5500x2500 Minimum
 Warehouse Parking = 5500x5000 Minimum

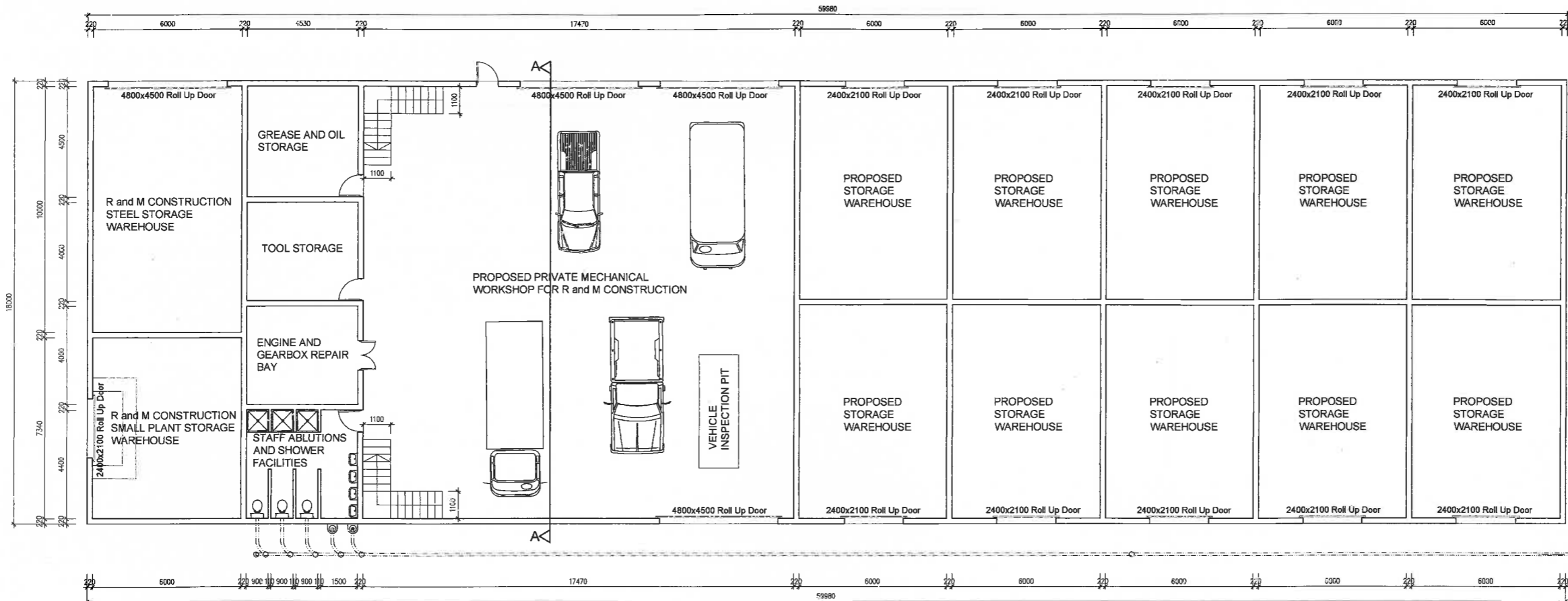
INGRESS:
 Entrance will be via the existing Access Point in the South East off the R102.

EGRESS:
 Exit will be via the Proposed Exit Point in the North West on to the R102 adjacent to the existing Access Point to the Water Reservoir

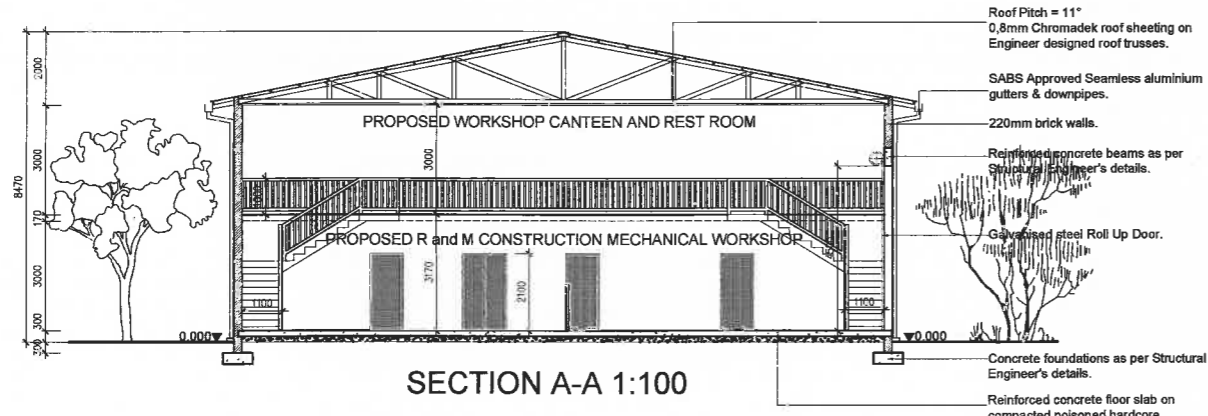
Internal Access Roads:
 All internal access roads will be minimum 5.5m wide Single Carriage Ways.
 Soft Engineering Solutions such as grass blocks to be implemented in constructing the internal access roads and parking areas.

PORTION 202 (OF 1) OF FARM MOUNT ALBERT No. 2074

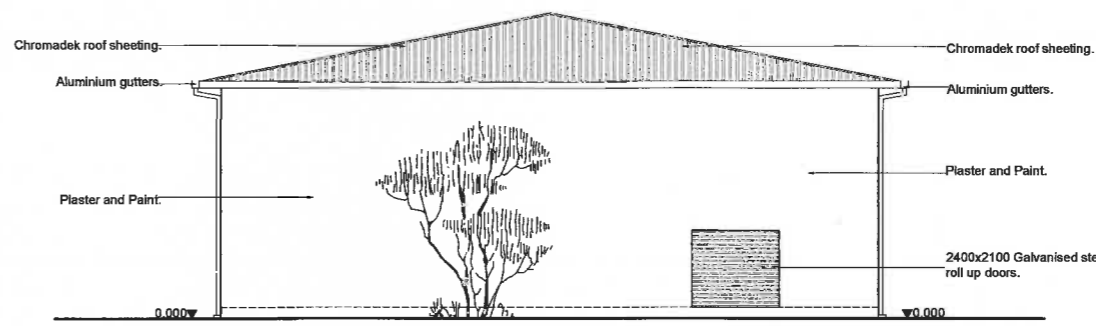
REM OF ERF 184 OF FARM MOUNT ALBERT No. 2074



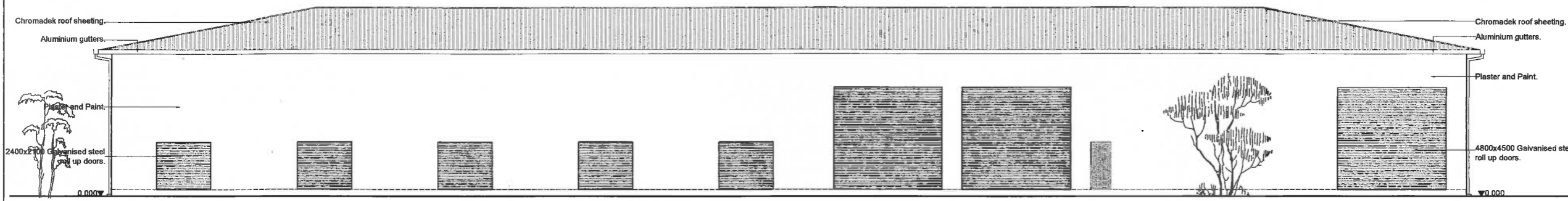
FLOOR PLAN BUILDING 1 - 1:100



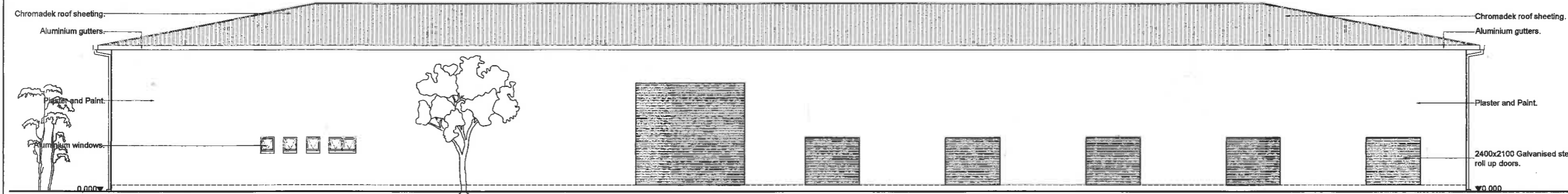
SECTION A-A 1:100



NORTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100

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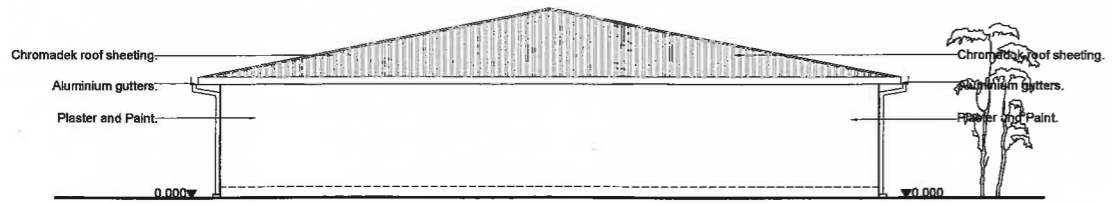
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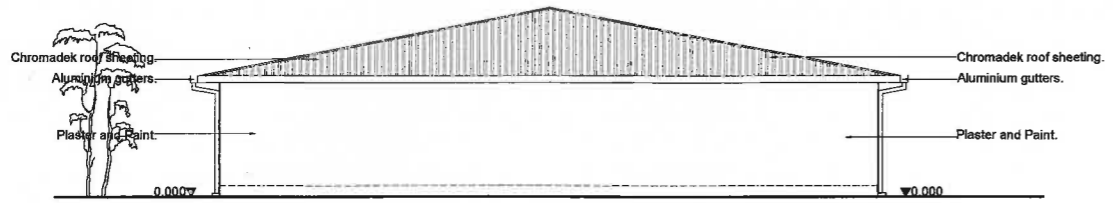
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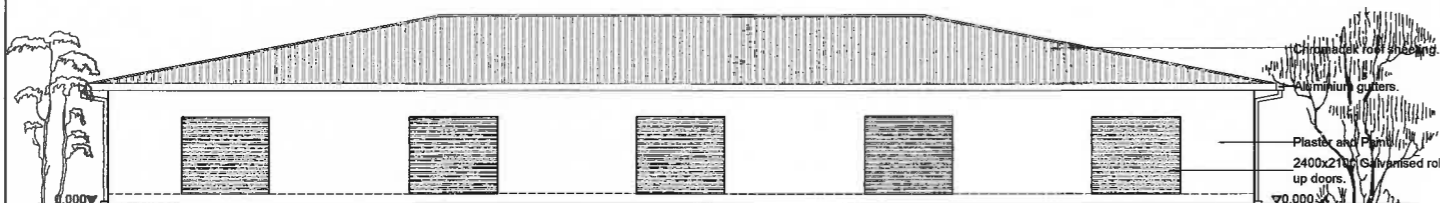
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 SCALE: 1:100; 1:500
 Drawing Number: REZONING APPLICATION 2017/1006 Sheet 2 of 3



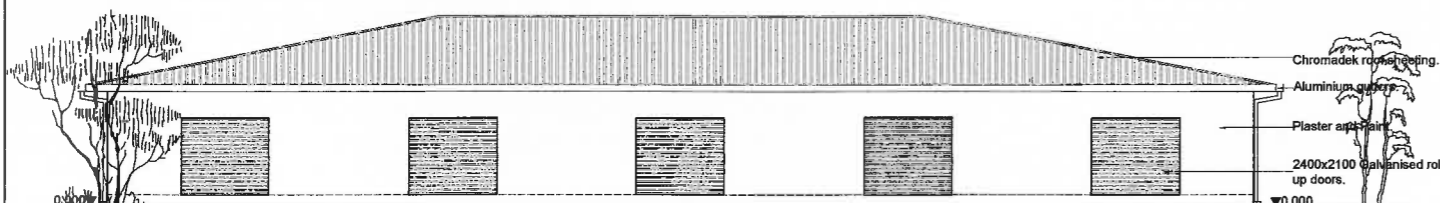
SOUTH EAST ELEVATION 1:100



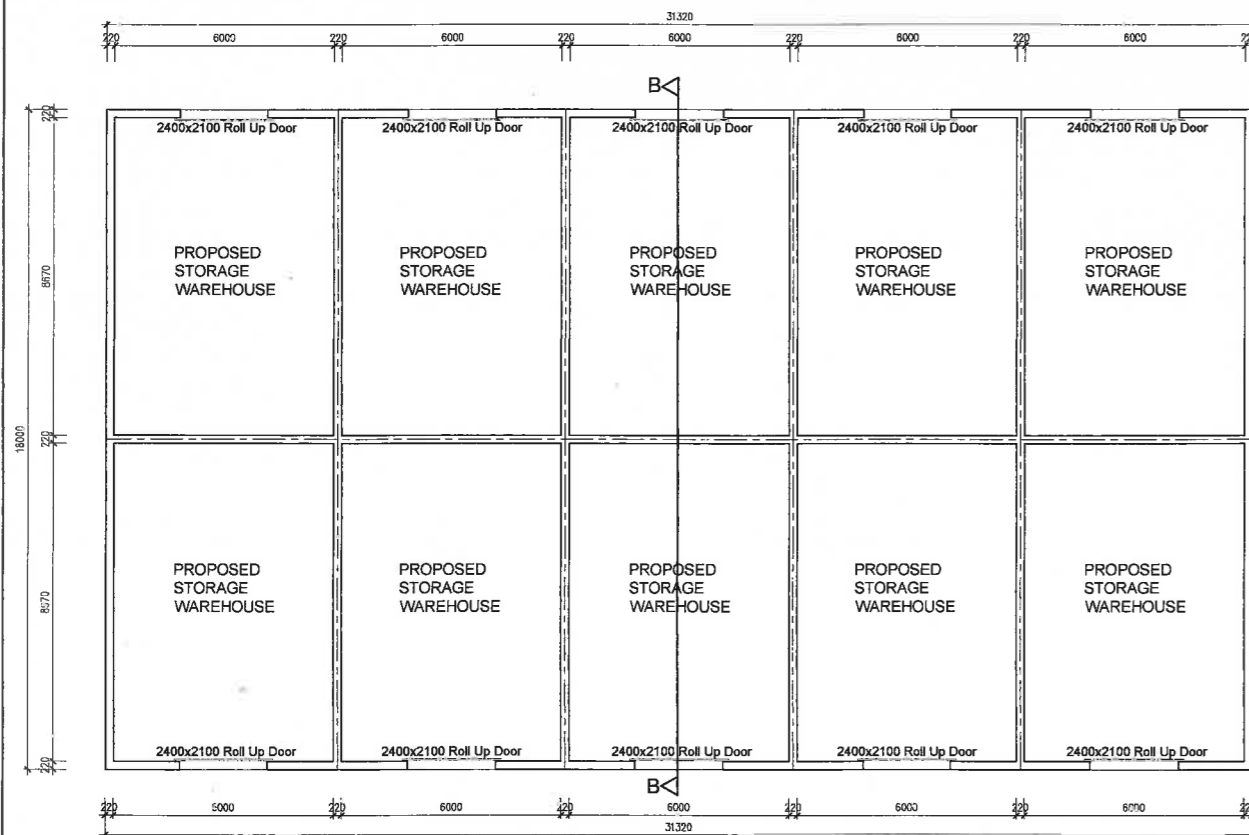
NORTH WEST ELEVATION 1:100



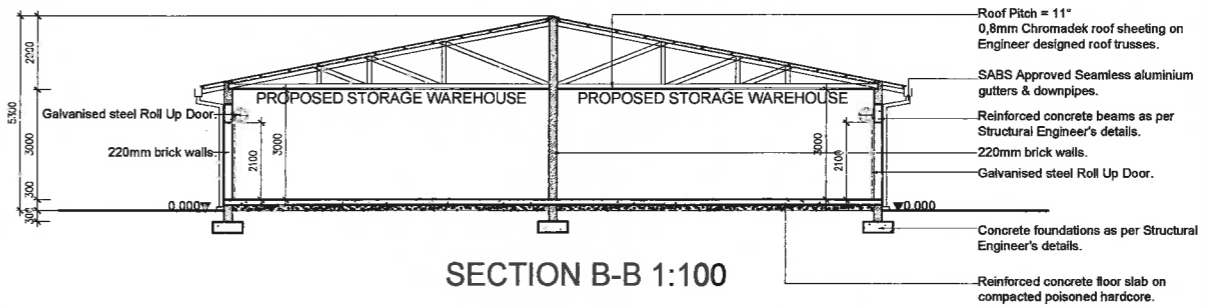
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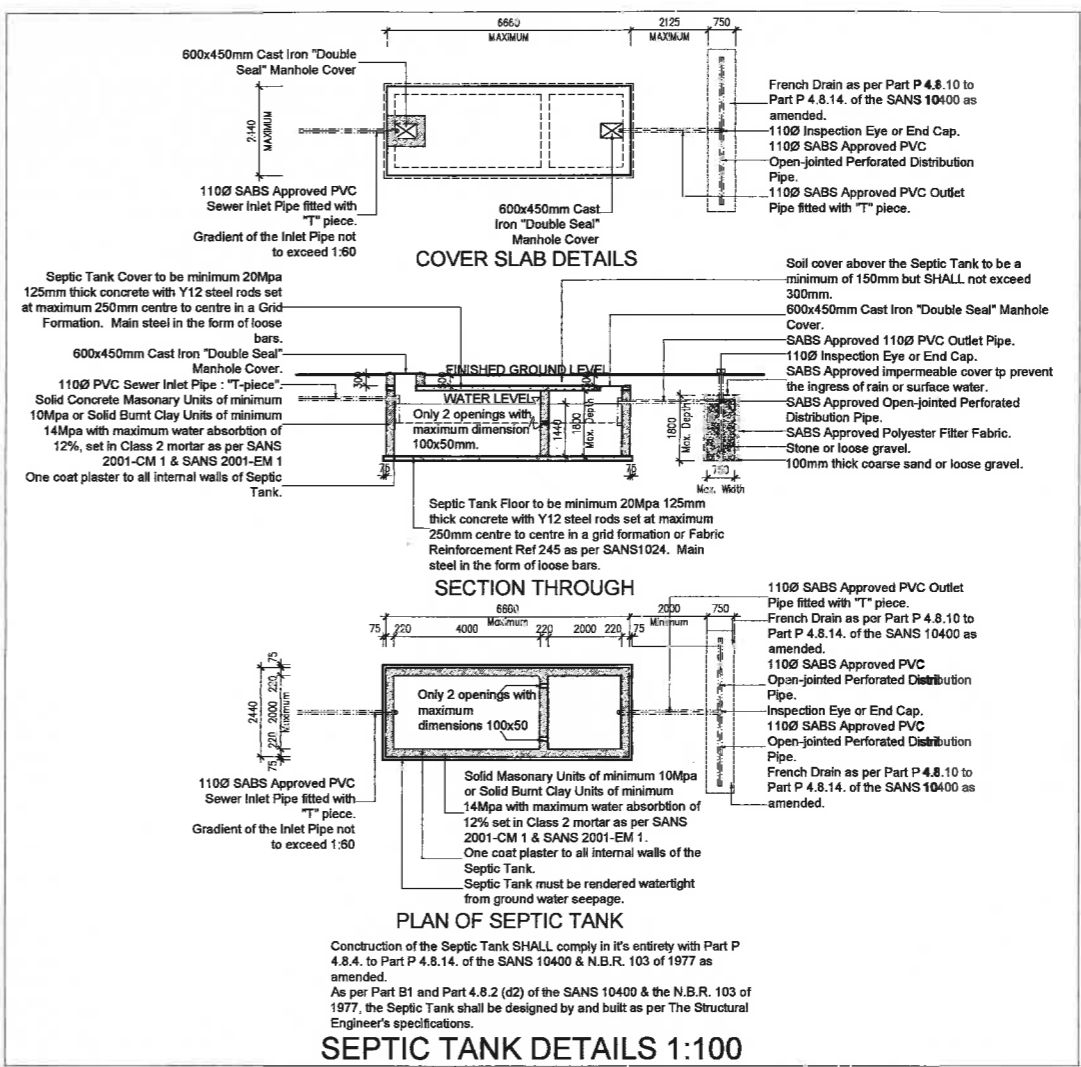
NORTH EAST ELEVATION 1:100



FLOOR PLAN BUILDINGS 2 TO 5 - 1:100



SECTION B-B 1:100



SEPTIC TANK DETAILS 1:100

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