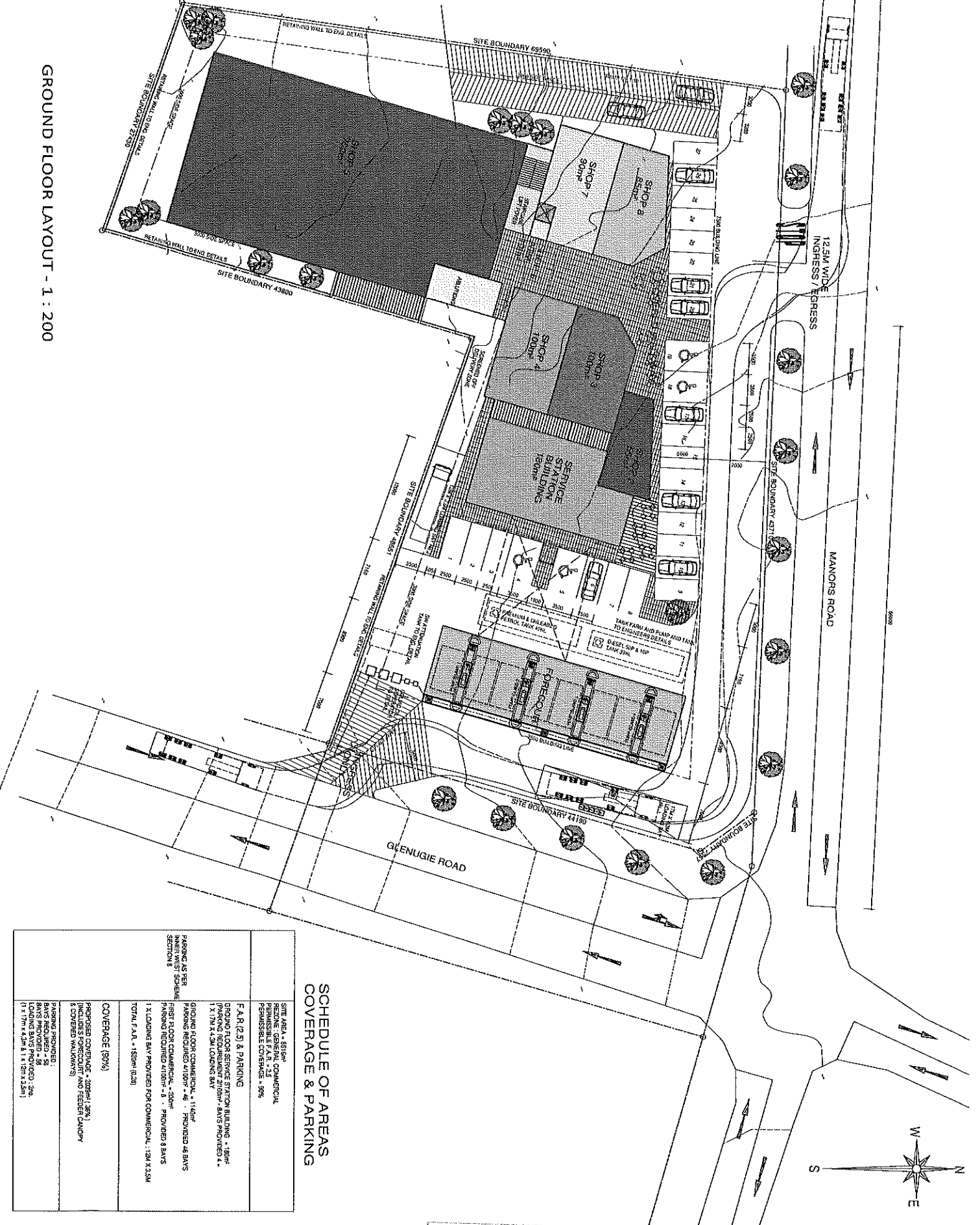


GROUND FLOOR LAYOUT - 1 : 200



SCHEDULE OF AREAS  
COVERAGE & PARKING

<p>SITE AREA - 8190m<sup>2</sup>                  ZONE - GENERAL COMMERCIAL                  PERMISSIBLE F.A.R. - 1.5                  PERMISSIBLE COVERAGE - 50%</p>	<p>F.A.R. (2.5) &amp; PARKING                  GROUND FLOOR SERVICE STATION BUILDING - 1800m<sup>2</sup>                  (PARKING REQUIREMENT 2100m<sup>2</sup> - BAYS PROVIDED 4 - 1 X 17M X 4.5M LOADING BAY)</p>
<p>PARKING AS PER INNER WEST SCHEME SECTIONS 8</p>	<p>GROUND FLOOR COMMERCIAL - 1140m<sup>2</sup>                  FIRST FLOOR COMMERCIAL - 320m<sup>2</sup>                  1 X LOADING BAY PROVIDED FOR COMMERCIAL: 17M X 3.5M                  TOTAL F.A.R. - 1.550m (0.28)</p>
<p>COVERAGE (93%)                  PROPOSED COVERAGE - 4984m<sup>2</sup> (60%)                  (INCLUDES CONCOURSE AND FUELER CANOPY &amp; COVERED WALKWAYS)</p>	<p>PARKING PROVIDED:                  BAYS PROVIDED - 28                  LOADING BAYS PROVIDED - 20                  (1 X 17M X 4.5M &amp; 1 X 18M X 3.5M)</p>

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PROPOSED NEW SERVICE STATION & COMMERCIAL DEVELOPMENT AT 55 GLENUGIE ROAD ON ERZ 33065, PHILETOWN

**MR. P. MOONSAM**

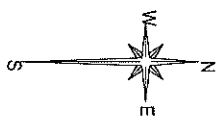
SALES OFFICE  
 201 WILSON STREET  
 3RD FLOOR  
 PHILETOWN  
 TEL: 031 261 2000  
 FAX: 031 261 2001  
 EMAIL: info@moonsam.co.za

DATE: 2019	SCALE: 1:200
PROJECT: 1219	CLIENT: MOONSAM
SITE DEVELOPMENT PLAN: GROUND FLOOR LAYOUT	



PLAN SHOWING  
DETAIL SURVEY OF

**ERF 33065 PINETOWN**



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**NOTES**

1. Survey on WGS84 and heights on mean sea level related to WGS 84 System
2. Only visible services were surveyed
3. Existing Boundaries from Diagram SQ No. 1119/2014
4. Plot per POF, this title is approximate, this title issued for information
5. All Dimensions are in metres

**DION ERASMUS SURVEYS**

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CALL : 033 2832332  
dionerasmus@erasmus.com

0. Survey : 51.15.15.1919 DRAWING : 01.0040005 DATE : July 2021	YOUR REF : OUR REF : Pinner-2005
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