

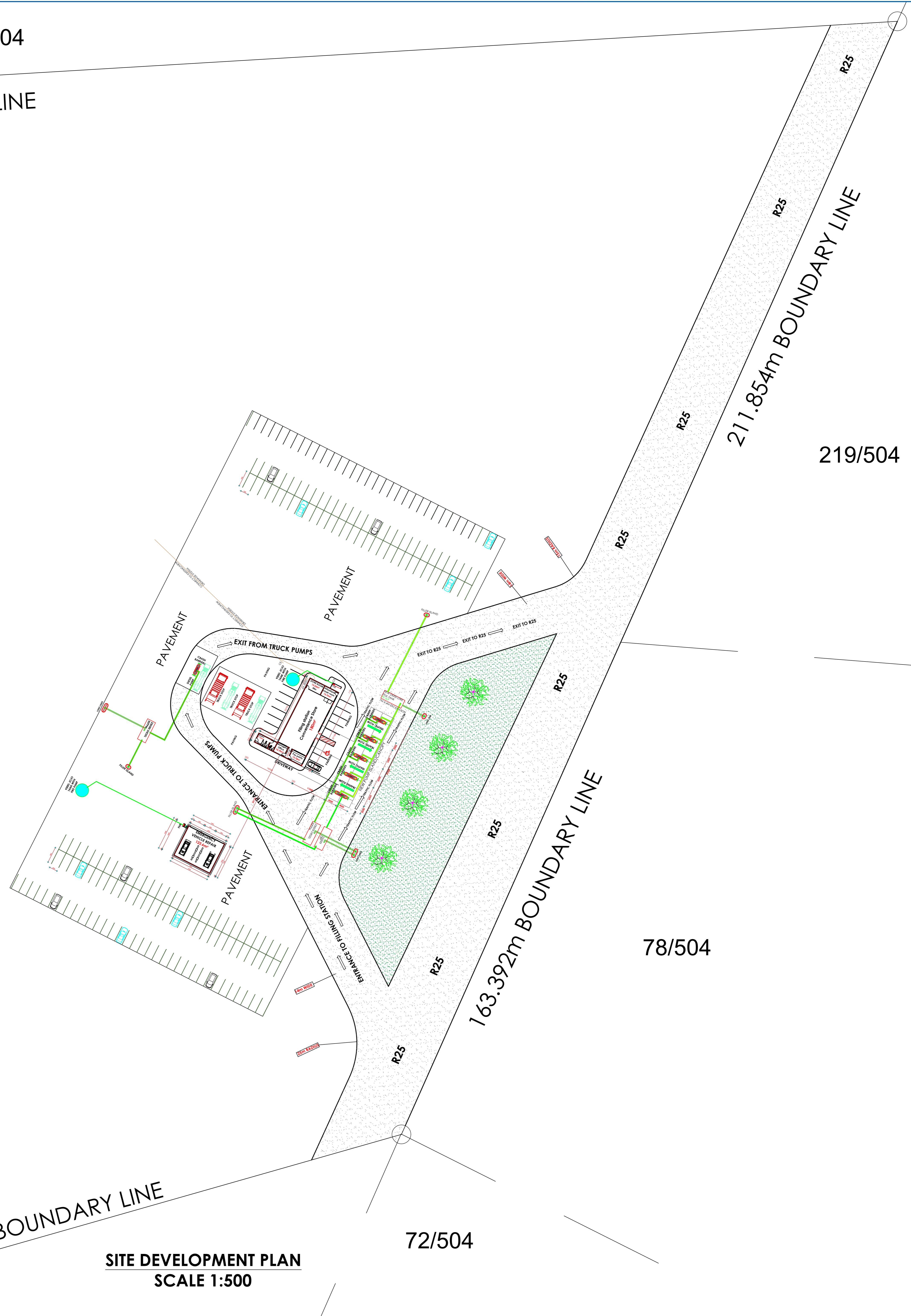
22/504

604.436m BOUNDARY LINE

219/504

78/504

72/504



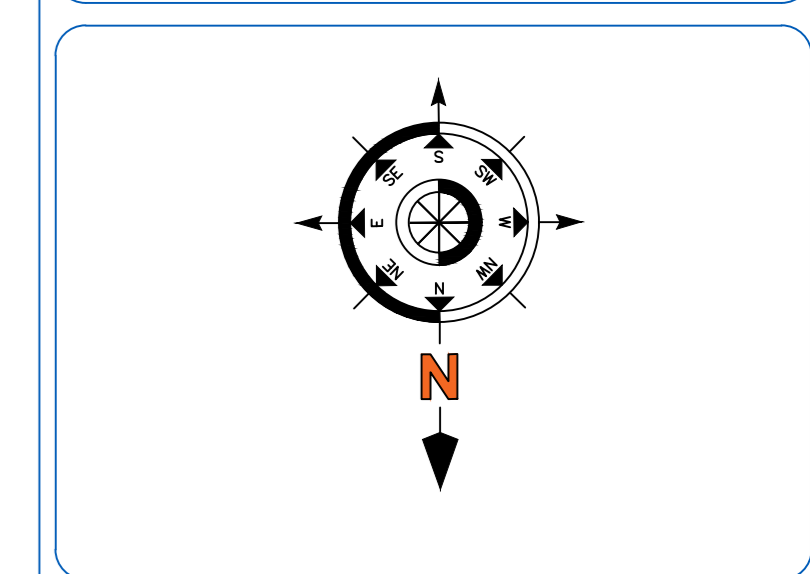
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DRAINAGE NOTES
 - Waste fittings to have reset traps with waste pipes to be fully accessible along its entire length for attention and repair.
 - Drains to have IE's at all bends and junctions with marked covers at ground level.
 - Drains under floor to be protected from loads with IE's at both ends of the building.
 - OVP's to be Ø110mm PVC
 - ASVP's to be Ø50mm PVC
 - Soil and sewerage pipes to be Ø110mm PVC at 1:60 minimum fall
 - Bath, sink and shower drain pipes to be Ø50mm
 - Basin and bidet drain pipes to be Ø32mm
 - Vent valves to be fitted to all waste pipes.

CONSTRUCTION NOTES
 - Foundation: SABS 0400 Part H
 - Strip foundations unless otherwise specified on the drawing.
 - Filling: SABS 0400 Part J
 - Fill to be well compacted in wet layers of 150 and according to Engineer's Specs. and recommendations.
 - Damp-Proofing: SABS 0400 Part J (JJ3) and Part (KK15).
 - Ground Slabs:
 - 75mm thick concrete ground slabs on fill with damp-proofing as described above.
 - Reinforce ground slabs according to engineer's details and specifications.
 - All expansion joints to be placed according to engineer's specifications.
 - Glazing: SABS 0400 Part N
 - All glazing to be clear unless otherwise specified in Architect's details, schedules and thickness all according to the following:
 - 0.75m² - 3mm
 - 1.5m² - 4mm
 - 2.1m² - 5mm
 - 3.2m² - 6mm
 - Glazing in sliding and folding doors to be 6mm laminated safety glass.
 - Glazing in bathrooms to be opaque unless otherwise specified.
 - All glazing in door panels to be 6mm laminated safety glass.
 - All sliding doors to have safety markers.

SCHEDULE OF RIGHTS

| SITE AREA | PERMISSIBLE | PROVIDED |
|--------------------------|----------------|-------------------------|
| 39.2907Ha | 39.2907Ha | |
| FARM PORTION | (undetermined) | |
| HEIGHT ZONE | 3 STOREYS | 1 STOREY |
| FAR | N/A | |
| COVERAGE | N/A | 0.05% |
| Filling station store | | 180m ² |
| Storeroom | | 15,05m ² |
| P/A cloak room | | 13,76m ² |
| Tiles/Pav. points | | 13,78m ² |
| Manager Office | | 10,70m ² |
| Ablution Facilities | | 17,35m ² |
| TOTAL | | 250m² |
| Emergency vehicle repair | | 122,6 |
| TOTAL | | 250m² |
| PARKING SPACE | | 202 BAYS |



| | | | |
|------|---------------------------------|-----|------------|
| B | PROPOSED F-STATION REPOSITIONED | SI | 10/01/2022 |
| A | REMOVED PUBLIC GARAGE AMENITIES | SI | 10/10/2022 |
| REV: | DESCRIPTION | BY: | DATE |

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 1687

DRAWN BY: D297B
CHECKED BY: T E SINGO
DATE: 27/01/2022
REVISION: A

PROJECT NAME: PROPOSED FILLING STATION

DRAWING TITLE: SITE DEVELOPMENT PLAN

SCALE: 1:50, 1:100
SHEET NO.: AD
SHEET OF: 1 of 3

PROJECT NO.: MTS/28
STATUS: SUBMISSION

DRAWING NO.: MTS/28/01/2022

771.014m BOUNDARY LINE

SITE DEVELOPMENT PLAN
SCALE 1:500