



GROUND FLOOR LAYOUT - 1 : 200

SCHEDULE OF AREAS COVERAGE & PARKING

	<p>SITE AREA = 5516m² REZONE : GENERAL COMMERCIAL PERMISSIBLE F.A.R. = 2,5 PERMISSIBLE COVERAGE = 90%</p>
<p>PARKING AS PER INNER WEST SCHEME SECTION 8</p>	<p>F.A.R.(2,5) & PARKING GROUND FLOOR SERVICE STATION BUILDING = 180m² (PARKING REQUIREMENT 2/100m² - BAYS PROVIDED 4 + 1 X 17M X 4.3M LOADING BAY</p>
	<p>GROUND FLOOR COMMERCIAL = 1140m² PARKING REQUIRED 4/100m² = 46 - PROVIDED 46 BAYS</p>
	<p>FIRST FLOOR COMMERCIAL = 200m² PARKING REQUIRED 4/100m² = 8 - PROVIDED 8 BAYS 1 X LOADING BAY PROVIDED FOR COMMERCIAL : 12M X 3,5M TOTAL F.A.R. = 1520m² (0,28)</p>
	<p>COVERAGE (90%) PROPOSED COVERAGE = 2039m² (36%) (INCLUDES FORECOURT AND FEEDER CANOPY & COVERED WALKWAYS)</p>
	<p>PARKING PROVIDED : BAYS REQUIRED = 58 BAYS PROVIDED = 58 LOADING BAYS PROVIDED : 2no. (1 x 17m x 4,3m & 1 x 12m x 3,5m)</p>

Rev no:	Date:	Description:	Rev by:

Checked by: _____
Name: _____

Signature: _____ Date: _____

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Project: **PROPOSED NEW SERVICE STATION & COMMERCIAL DEVELOPMENT AT 55 GLENUGIE ROAD, ON ERF 33065, PINETOWN**

Drawing description: **SITE DEVELOPMENT PLAN : GROUND FLOOR LAYOUT**

Drawn: SC/SP	Date: OCT 2021
Scale's 1:200	Revision:
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