

Project information:

Actual:	
Zoning:	Business 1
Erf Size:	282 402 m ²
Building Lines:	5m / 10m
Coverage:	13% (36 227m ²)
FSR:	0.14 (40 348m ²)

Shopping Mall & Free Stander Drive Thru's

GLA:	
Anchor Tenant 1	3 003m ²
Anchor Tenant 2	3 562m ²
Line Shops	15 062m ²
GLA	21 627m²
Free Stander 1	270m ²
Free Stander 2	270m ²
Free Stander 3	270m ²
TOTAL GLA	22 437m²

Parking Ratio:
- 6 parking Bays per 100m²

Total Parking bays required for new Shopping Mall:
(22 437m² / 100 m²) x 6 = **1 346 Parking Bays**

Hotel:	
Hotel (28 Unit)	2 673m ²
Conference Area	1 165m ²
Waiting / Lounge area	436m ²
Day Spa / Gym	552m ²
TOTAL AREA	4 826m²

Parking Ratio:
- 6 parking Bays per 100m²
- 1 parking Bay per room

Total Parking bays required for new Hotel:
(3 762 m² / 100 m²) x 6 = **226 Parking Bays**

(excluding
1 064m² hotel rooms)
28 Hotel Rooms x 1 parking Bay per room = **28 Parking Bays**
1 551 Provided

Distribution Centre:

Distribution Centre	4482m ² (Phase 1)
Distribution Centre	4838m ² (Phase 2)
Distribution Office	362m ²
TOTAL AREA	9 501m²

Parking Ratio:

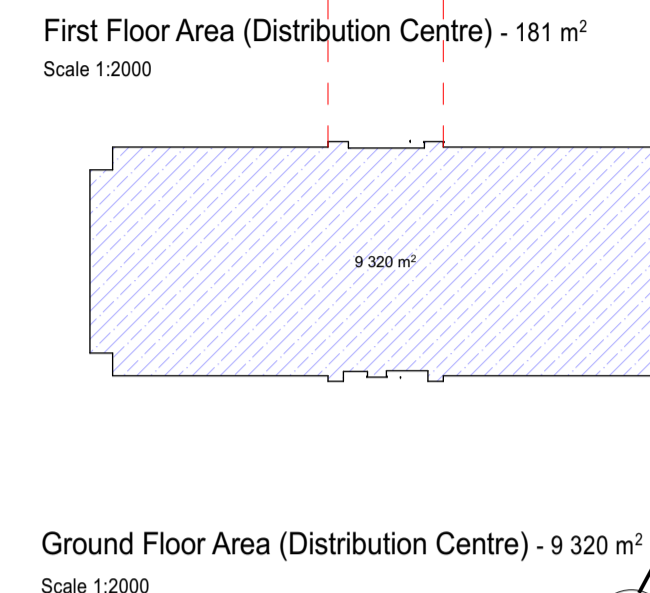
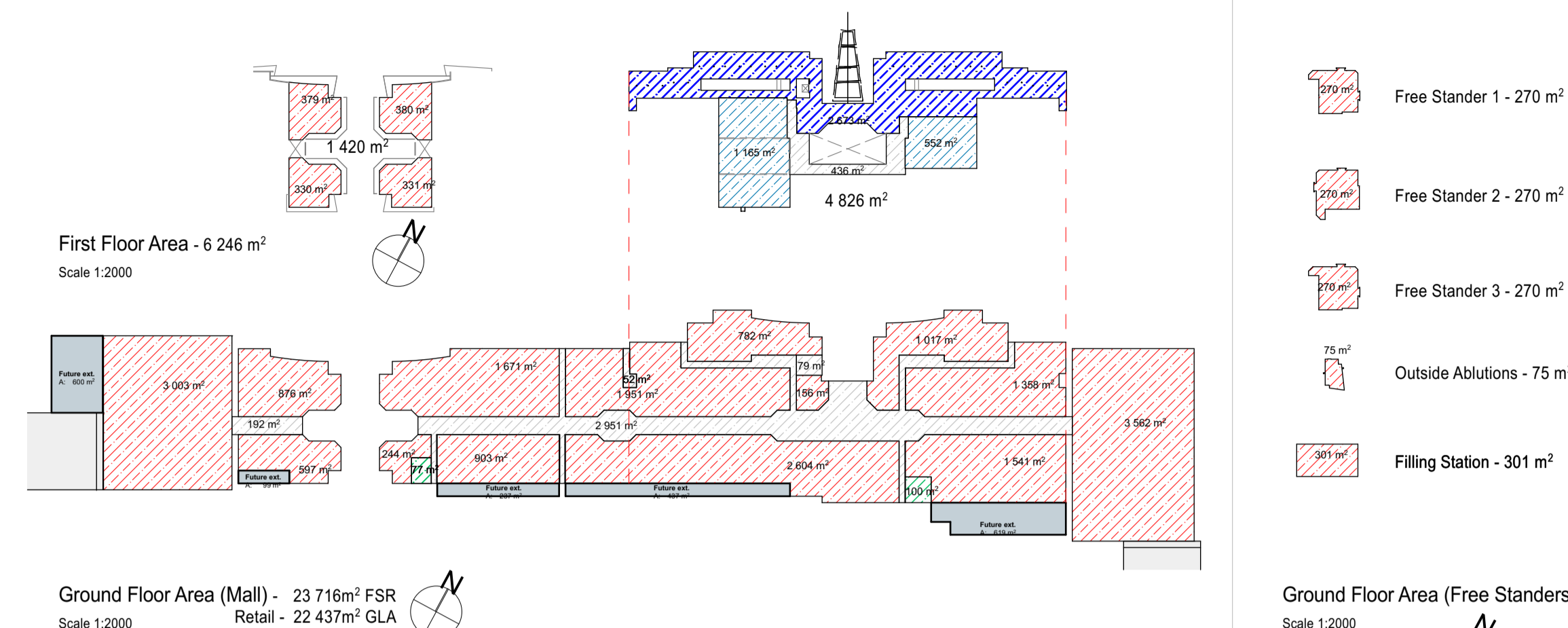
Office
- 4 parking Bays per 100m²
Warehouse
- 1 parking Bays per 100m²

Total Parking bays required for new Distribution Centre:
(362m² / 100 m²) x 4 = **15 Parking Bays**
(9 139m² / 100 m²) x 1 = **91 Parking Bays**
67 Provided

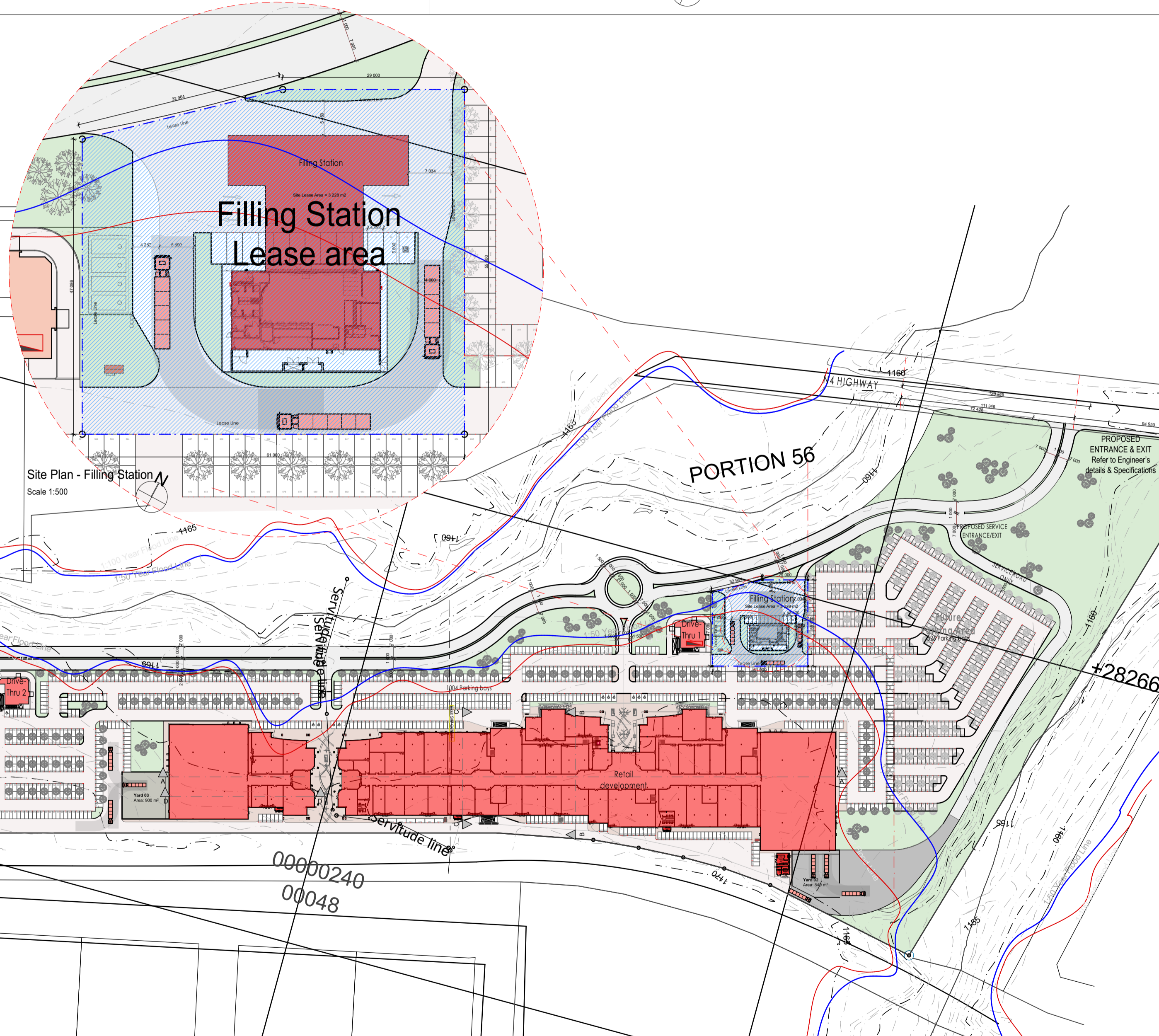
Filling Station:

Proposed
TOTAL filling station: 744m²

Area Schedule:
FSR - 0.14 (40 348m²)



Area Schedule:
Coverage - 13% (36 227m²)

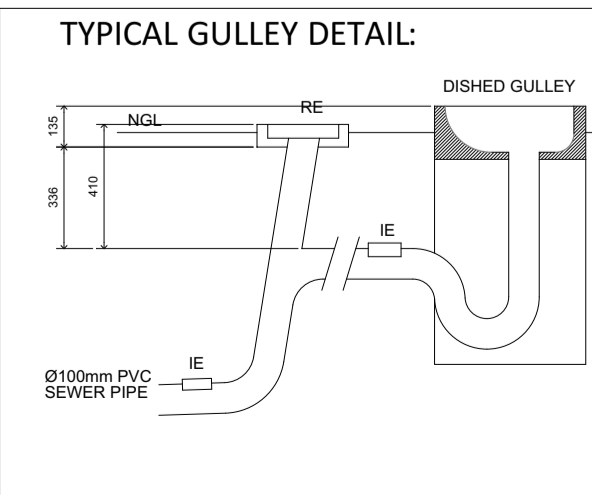


Site Development Plan
Scale 1:2000

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GENERAL NOTES:

ALL MATERIALS AND CONSTRUCTION MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT NO. 103 OF 1977) INCLUDING ALL AMENDMENTS AS WELL AS THE BY-LAWS OF THE LOCAL AUTHORITIES.

- NO DIMENSIONS TO BE SCALED.
- DIMENSIONS TO BE CONFIRMED ON SITE.
- DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
- THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.

NOTES:

FOUNDATIONS:
STRICTLY TO ENGINEER'S DETAILS AND SPECIFICATIONS

DAMP-PROOFING:
DPC MUST BE PROVIDED UNDER ALL WALLS AND WINDOW CHILLS. ALL AS PER NBR10400

LEVELS:
ALL LEVELS TO BE CONFIRMED ON SITE BY CONTRACTOR

FLOOR:
ALL CONCRETE SLABS STRICTLY TO ENGINEER'S DETAILS AND SPECIFICATIONS. FLOOR FINISHINGS ON 25mm CEMENT SCREED, ON 100mm THICK CONCRETE FLOOR SLAB TO ENGINEER'S DETAILS AND SPECIFICATIONS ON 175 MICRON POLYETHYLENE DPC ON COMPACTED FILLING AS PER ENGINEER'S SPECIFICATIONS. TREATED AGAINST TERMITES.

PAVING:
BRICK PAVING TO SPECIALIST'S SPECIFICATIONS ON CLEAN RIVER SAND ON COMPACTED FILLING IN LAYERS OF 150mm MAX.

WALLS:
APPROVED BRICKS TO SABS STANDARDS. FINISHED WITH 15-18mm PLASTER. ONE UNDERCOAT AND TWO COATS PAINT. RETAINING WALLS & WATERPROOFING STRICTLY TO ENGINEER'S DETAILS AND SPECIFICATIONS.

ROOF CONSTRUCTION:
CONCRETE SLABS STRICTLY TO ENGINEER'S DETAILS AND SPECIFICATIONS WITH DPC AND GRAVEL FILLING BY SPECIALIST. RAINWATER DISPOSAL TO ENGINEER'S SPECIFICATIONS.

SEWER:
ALL WASTE PIPES MUST BE PROVIDED WITH ANTI-VAC TRAPS. ALL EQUIPMENT TO BE PROVIDED WITH VENT VALVES. ALL VENT PIPES TO BE CONCEALED. ALL AS PER NBR10400

BOUNDARY WALLS:
MAXIMUM OF 2m HIGH, PLASTERED AND PAINTED SELECTED COLOR. ALL AS PER NBR10400

WINDOWS & DOORS:
WINDOWS AND DOORS TO BE ALUMINIUM FRAMED AS PER WINDOWS SCHEDULE.

GLASS:
ALL GLASS TO COMPLY TO THE NBR10400 & AAMSA STANDARDS. FROSTED GLASS TO BE USED ON ALL BALCONY WINDOWS.

DAMP-PROOFING:
DPC MUST BE PROVIDED UNDER ALL WALLS AND WINDOW CHILLS. ALL AS PER NBR10400

RAILINGS:
1000mm HIGH GLASS BALUSTRADE AND RAILING AS PER DETAIL. ALL TO COMPLY WITH NBR10400

No.	Revisions	Date

Client	
Akani Properties (Pty) Ltd	
Project	
Zeerust Multipurpose Development	
Drawing title	
Macro Site Development plan	
Scale	ASW @ A1
Date	Jan. 2017
Drawing no.	Revision
15-305 - P001	H
Drawn	SvT
Checked	