

Project information:

Zoning:	Actual: Business 1
Total Erf Area:	282 402 m ²
Leasing Erf Area:	3 228 m ²
Filling Station	
Coverage:	23% (745m ²)
FSR:	0.09 (301m ²)
Parking Ratio:	
-	6 parking Bays per100m ²
-	18 parking bays required

Area Schedule:

FSR - 0.09 (301m²)

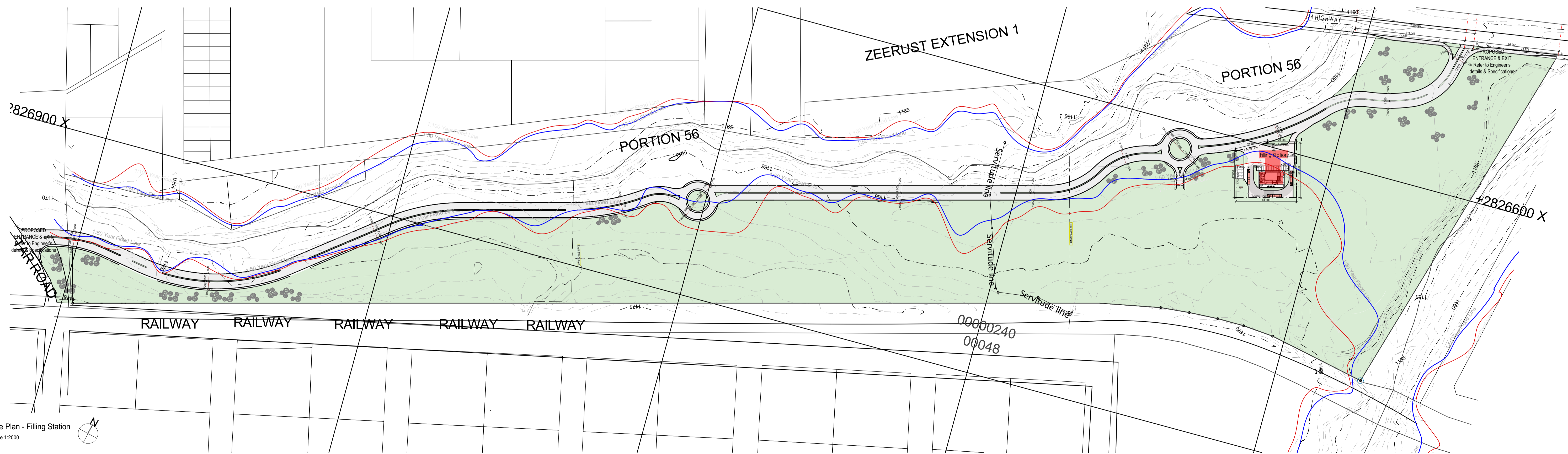
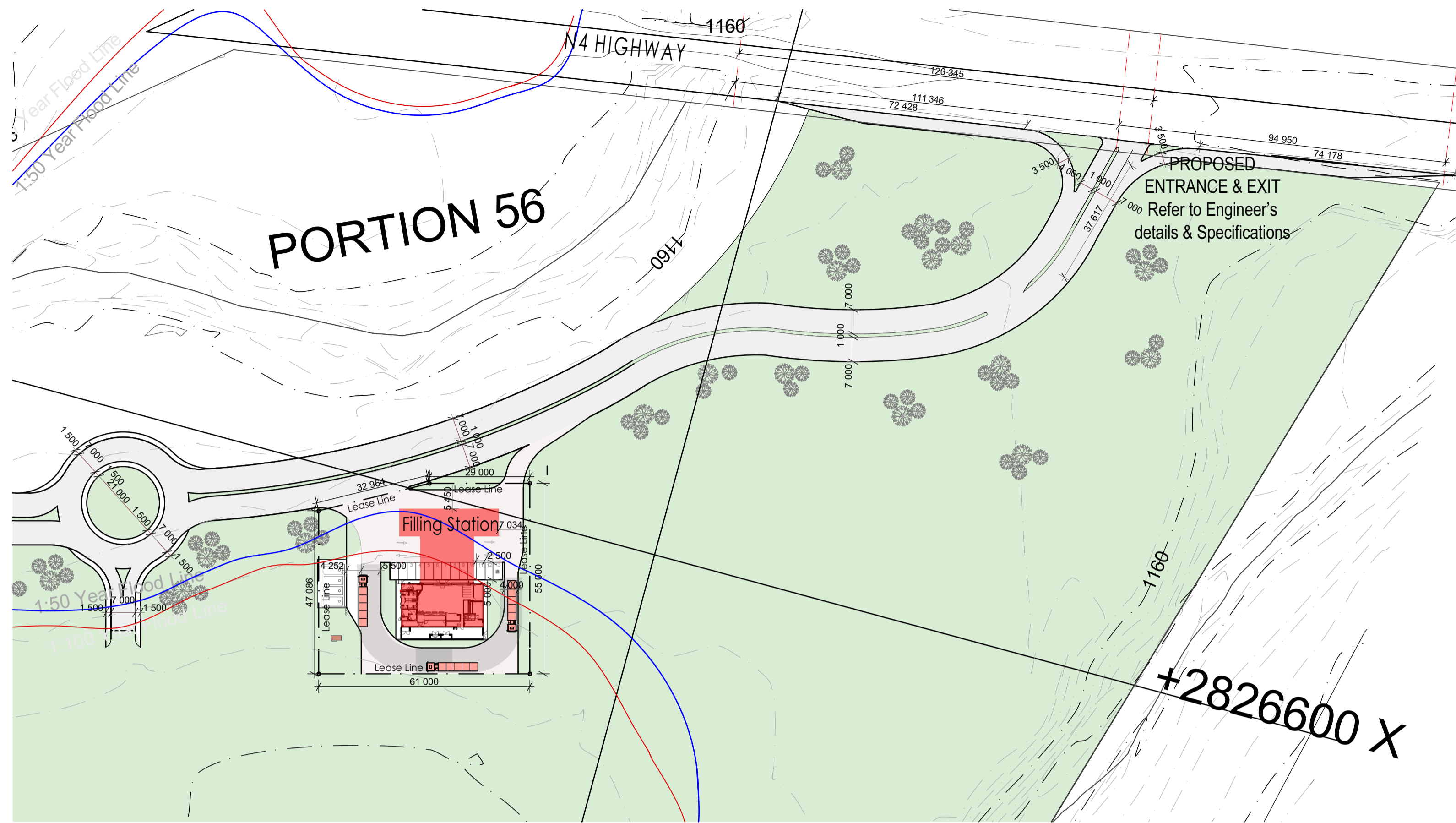
 Filling Station - 301 m²

Area Schedule:

Coverage - 23% (745m²)

 Filling Station - 745 m²

Ground Floor Area
Scale 1:2000

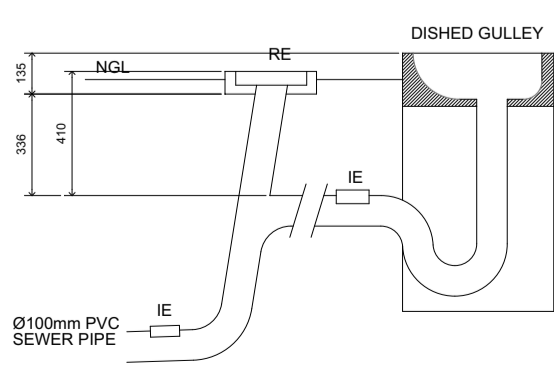


PATTICHIDES & PARTNERS
PTY LTD Reg. 2006/029667 architecture & design

130 Bronkhorst street
New Muckleneuk
Pretoria
South Africa

Tel : (012) 346 0440
Fax : (012) 346 0441
Cell : 082 440 8005
E-mail : chris@sparch.co.za

TYPICAL GULLEY DETAIL:



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.

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS TO BE CONFIRMED ON SITE.
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. 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 CILLS. ALL AS PER NBR9400
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 75mm 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 PVA 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 NBR9400

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

GLASS:
ALL GLASS TO COMPLY TO THE NBR9400 & AAMSA STANDARDS. FROSTED GLASS TO BE USED ON ALL BATHROOM WINDOWS.

DAMP-PROOFING:
DPC MUST BE PROVIDED UNDER ALL WALLS AND WINDOW CILLS. ALL AS PER NBR9400

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 Site Development Plan	
Scale ASW @ A1	Date Jan. 2017
Drawing no. 15-305 - 005	Revision A
Drawn svT	Checked