

ZONE: LIGHT INDUSTRY

TOWN PLANNING REQUIREMENTS:

AREA OF SITE	1069.0 m ²
Less - Road Widening	119.2 m ²
NET SITE AREA	949.8 m ²
PERMITTED COVERAGE	80% (759.8m ²)
EX. SITE COVERAGE -	117.65m ²
PERMITTED F.A.R	1.25 (1187m ²)
EX. SITE F.A.R -	117.65m ²
EXISTING SITE COVERAGE	117.65m ²
PROP NEW COVERAGE	
Prop. Addition to Ex. Building	85.40m ²
Prop. New Warehouse Building	117.34m ²
Prop. New Outbuilding	8.44m ²
Prop. New Awning	42.00m ²
TOTAL PROPOSED COVERAGE	370.83m ² (39%)
TOTAL COVERAGE Available	388.97m ²
EX. SITE F.A.R	117.65m ²
PROP NEW F.A.R -	
Prop. Addition to Ex. Building	85.40m ²
Prop. New Warehouse Building	117.34m ²
Prop. New Outbuilding	8.44m ²
TOTAL PROPOSED F.A.R	328.83m ² (0.35)
Total F.A.R. Available	858.17m ²

NEW AREA FOR THIS APPLICATION: 253.18m²

PARKING SCHEDULE:

SITE ZONING - LIGHT INDUSTRY

SITE USE - INDUSTRIAL WAREHOUSING

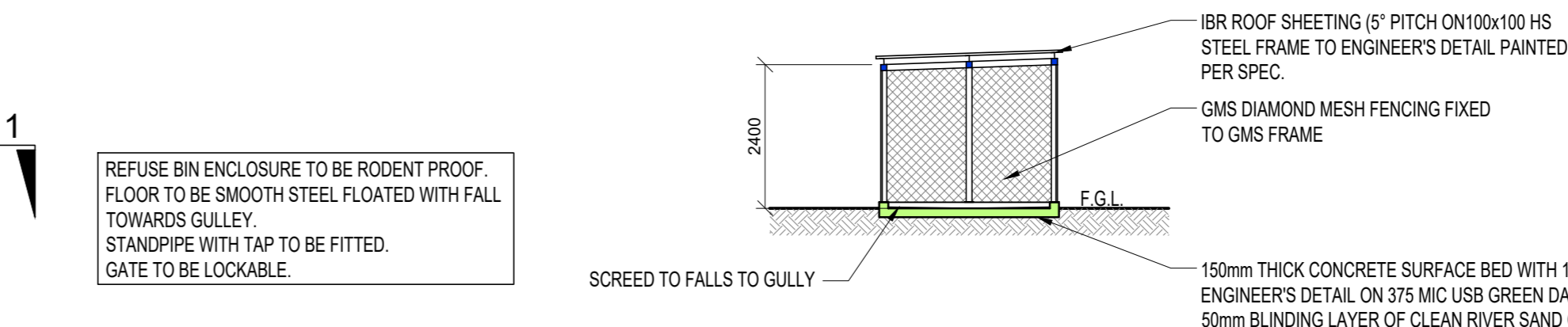
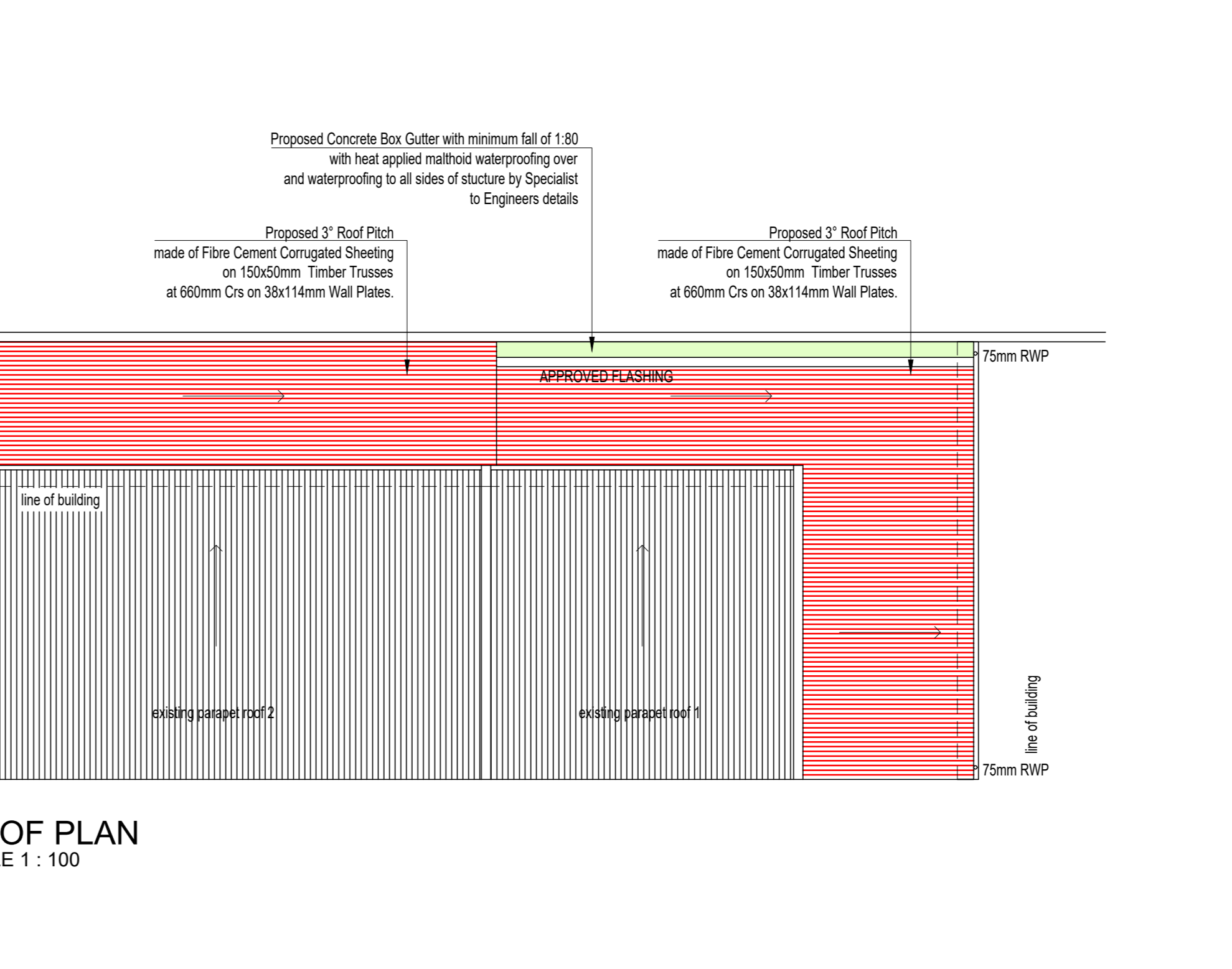
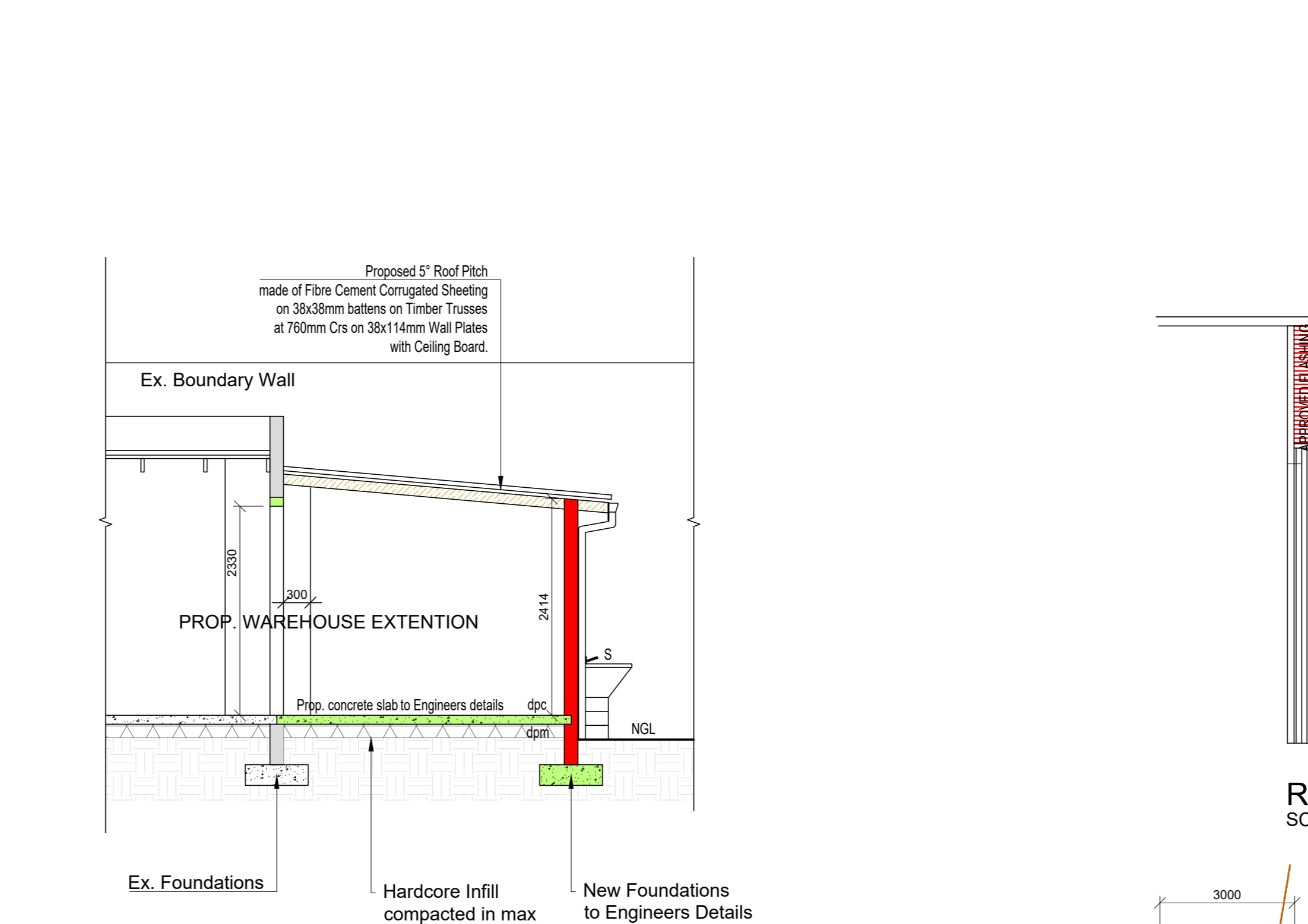
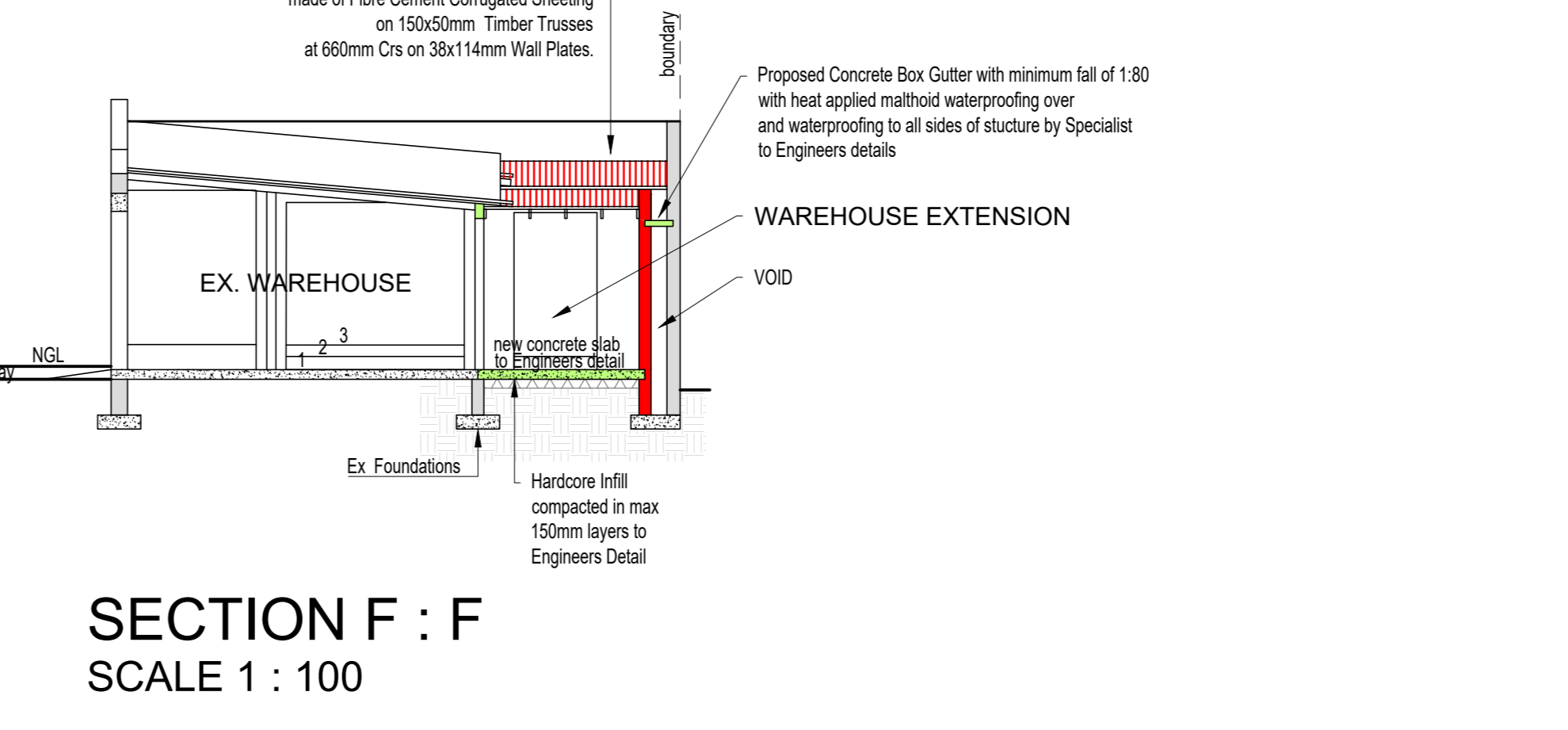
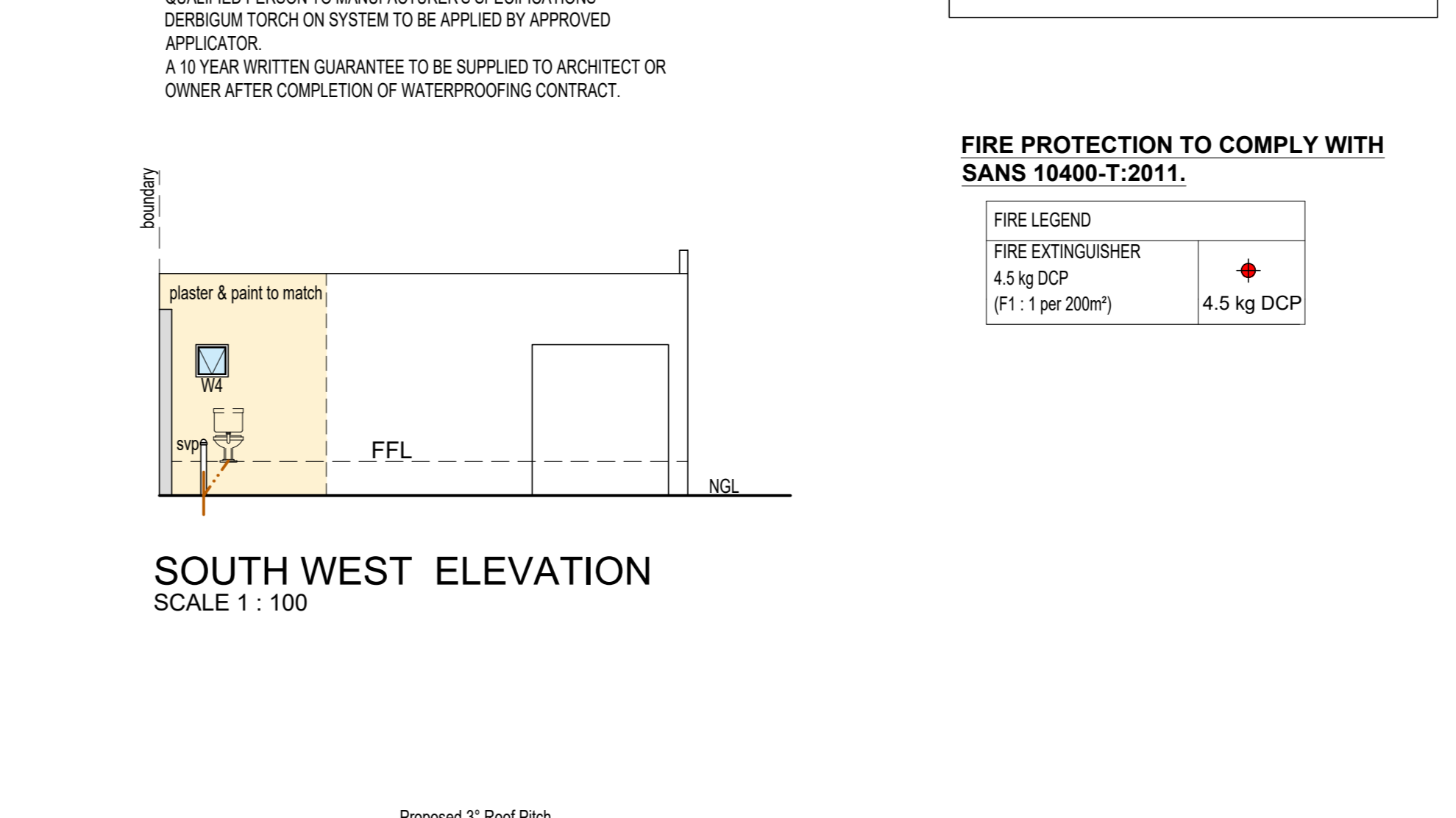
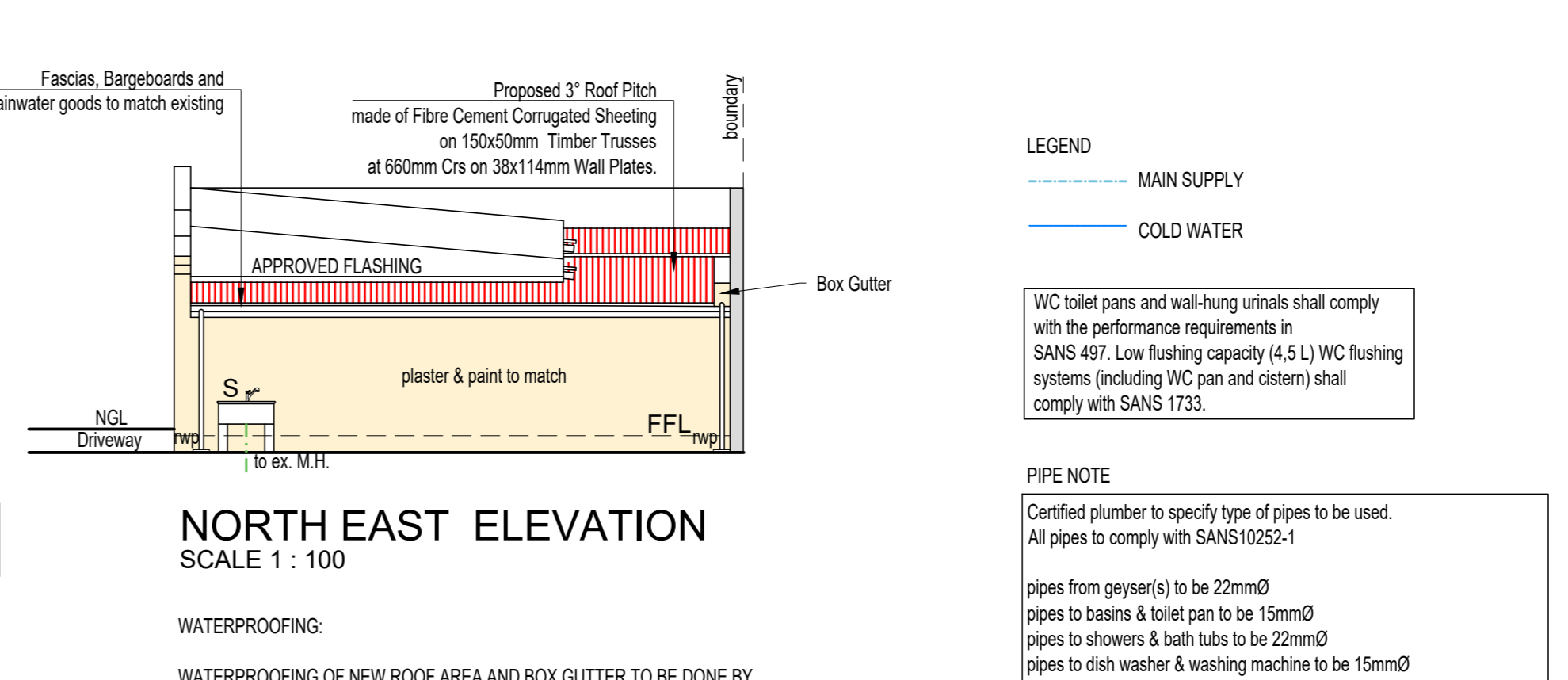
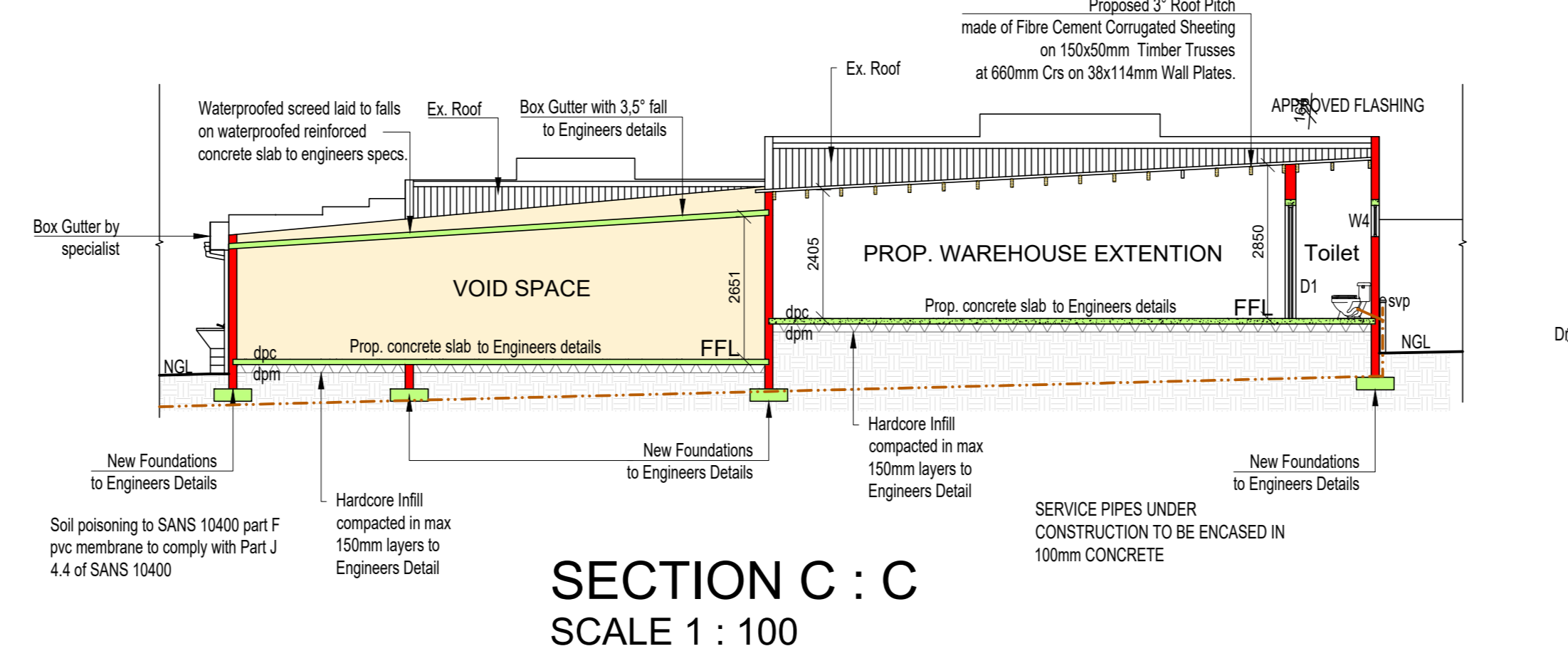
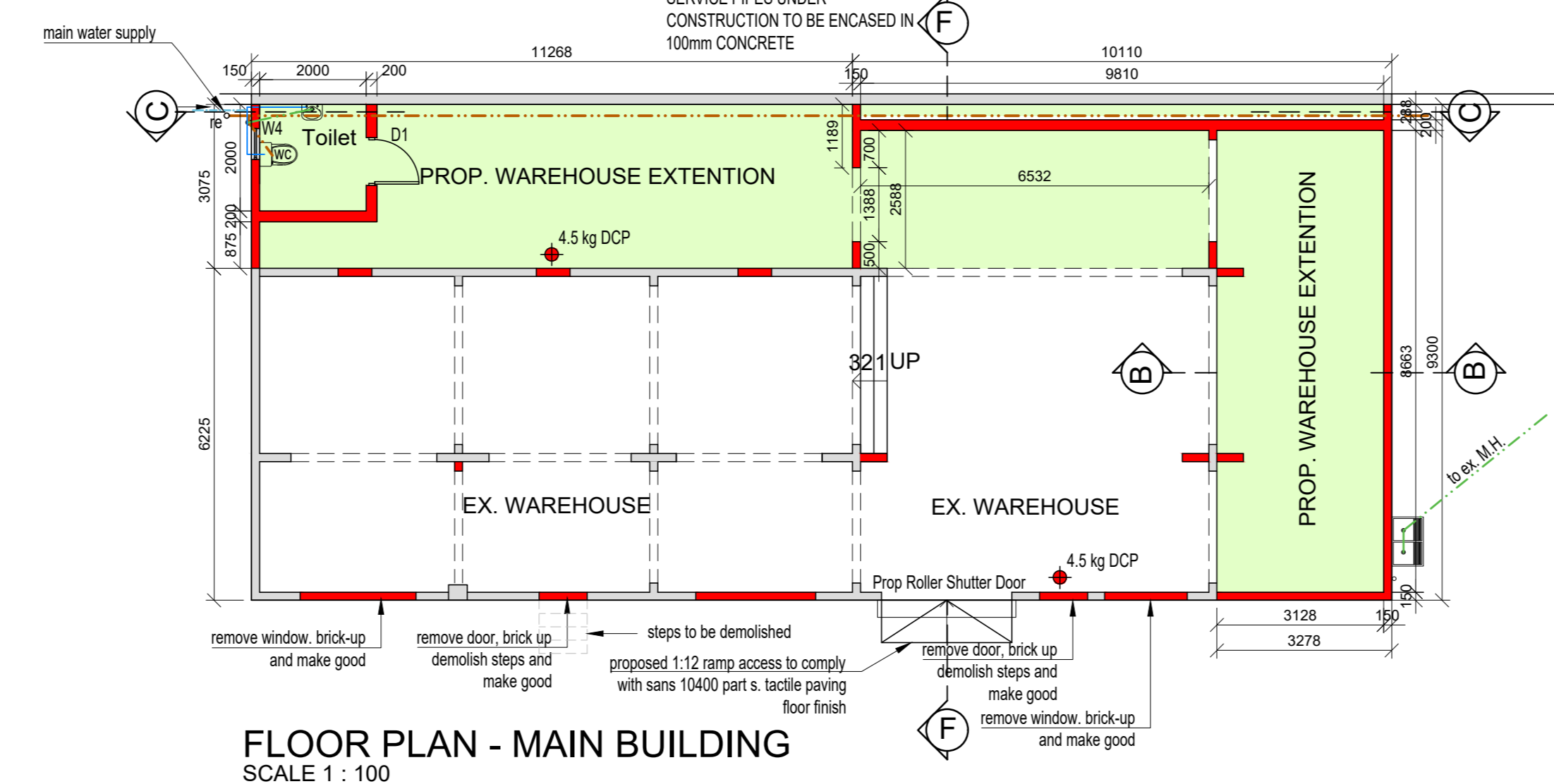
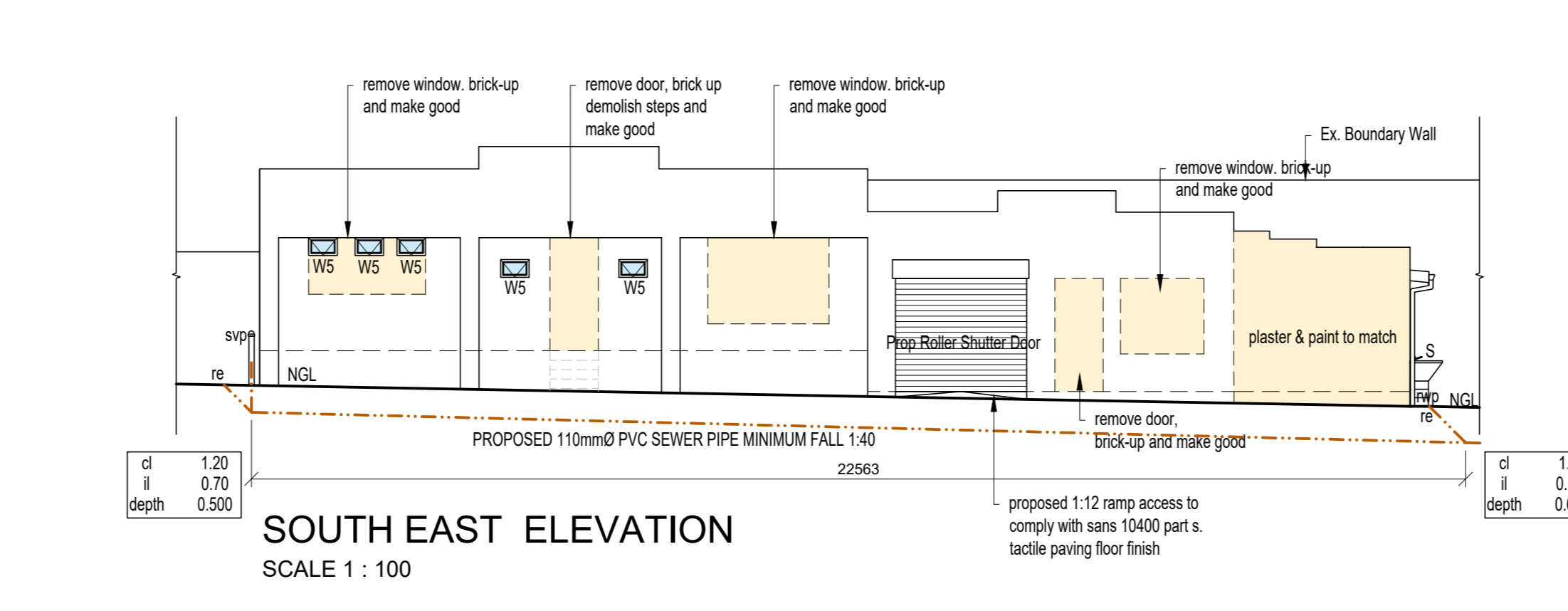
PARKING REQUIREMENTS:
1 Bay/100m² PFA (min 3 bays) + 2 bays PFA for Office Area

Warehouse Area: 320m²

Total No. of Parking required - 3 bays + 2 bays for Office Staff Parking

Total No. of Parking provided - 5 bays

Notes:
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No dimensions to be scaled from this drawing
All dimensions to be checked on site by the Contractor
Where discrepancy occur the Contract Administrator must be notified immediately



WINDOW SCHEDULE

CODE	QUANTITY	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	GLAZING	FRAME	AREA
W1	2	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	4mm MONOLITHIC ANNEALED GLASS - ALL GLAZING FIXED PANE	FRAME ALUMINIUM	2.16m ²
W2	2	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	4mm MONOLITHIC ANNEALED GLASS - ALL GLAZING FIXED PANE	FRAME ALUMINIUM	0.90m ²
W3	1	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE	FRAME ALUMINIUM	0.36m ²
W4	2	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	4mm MONOLITHIC ANNEALED GLASS - ALL GLAZING FIXED PANE	FRAME ALUMINIUM	0.34m ²
W5	5	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	4mm MONOLITHIC ANNEALED GLASS - ALL GLAZING FIXED PANE	FRAME TIMBER	0.17m ²
D1	6	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	N/A	FRAME TIMBER	1.89m ²

NEIGHBORS CONSENT

NAME: _____

ADDRESS: _____

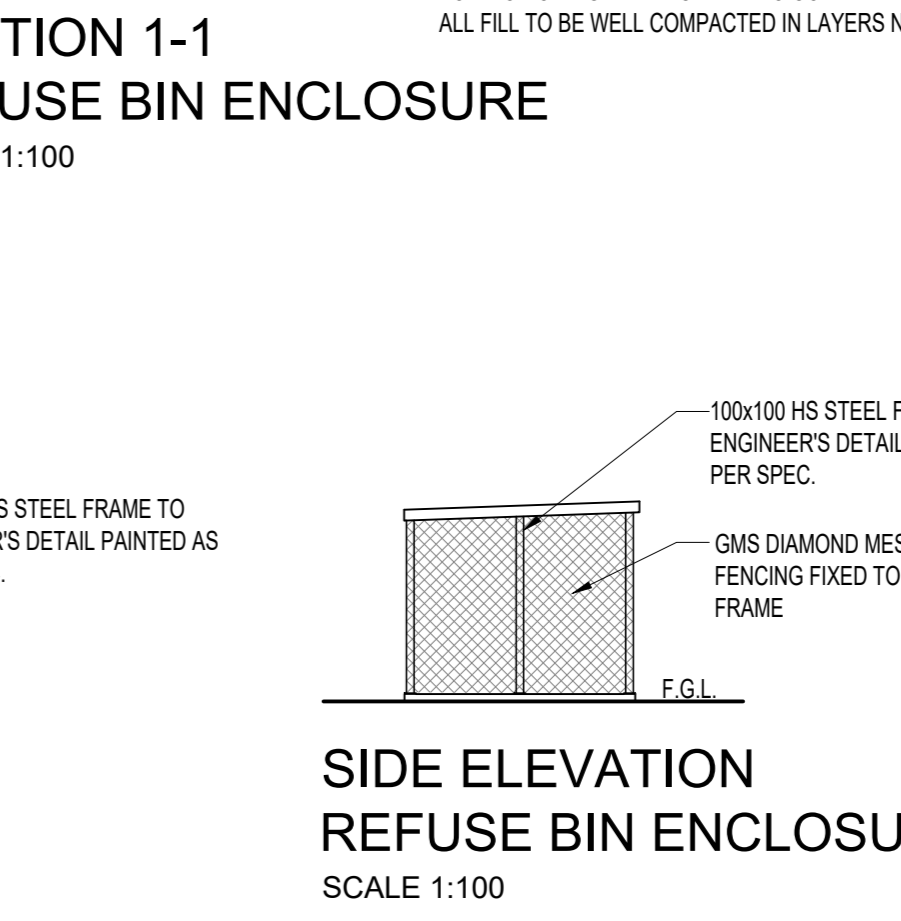
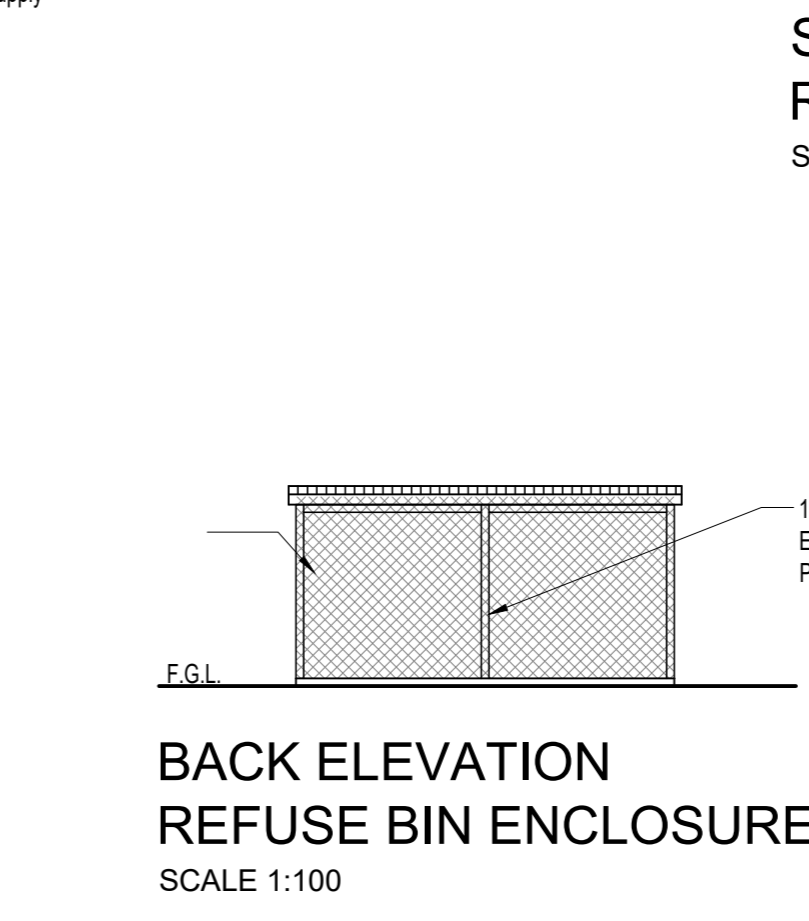
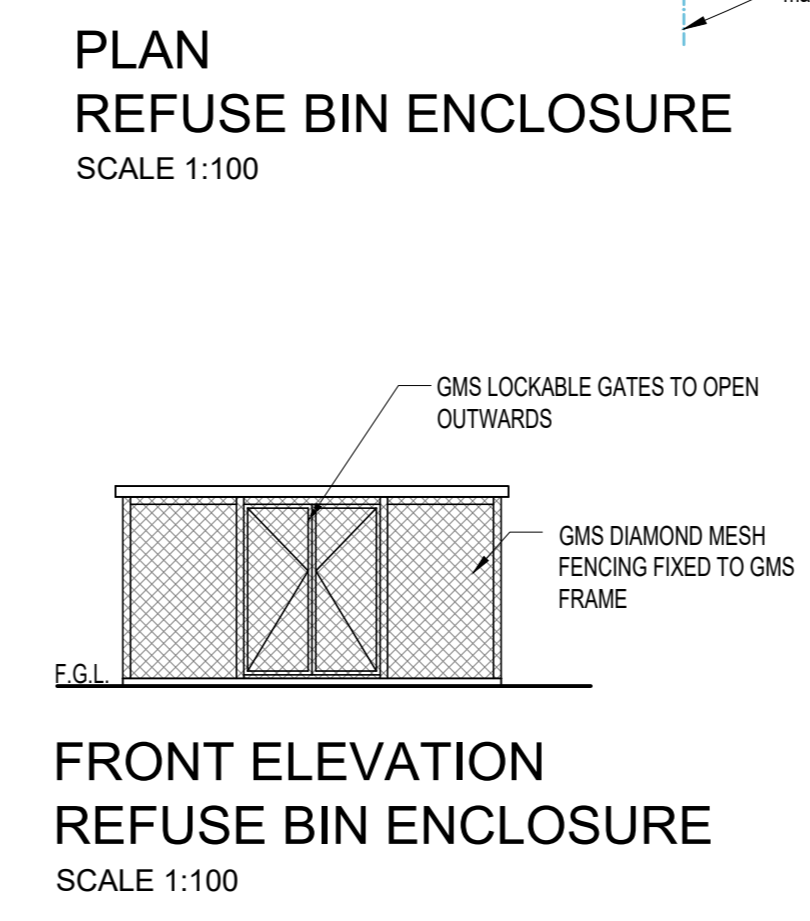
SIGNATURE: _____

NEIGHBORS CONSENT

NAME: _____

ADDRESS: _____

SIGNATURE: _____



OWNER'S SIGNATURE:

JORGE NICOLAU
Pr. Arch. Draught
SACAP No. PAD 43018738

SIGNATURE:

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Pr. Arch. Draught
SACAP No. PAD 43018738

SITE & FLOOR PLANS

14 Sedgewick Circle - Mount Edgecombe - Phone: 083 2266044
Email: jorge@jbn-design.co.za

Project Title: **PROP. ADDITIONS & ALTERATIONS ERF 41 PARUKVILLE OF ISIPINGO HILL**
For: **SUMOTE HOLDINGS (PTY) LTD**
22 INWABI ROAD, ISIPINGO

Drawing Title: **SUBMISSION DRAWINGS**

Scale: 1:100 | Date: 30/11/2021 | Drawn: J NICOLAU | Checked: G.C.

21-363/01

Revision