

**TRANSPORT PLANNING PLAN**  
SCALE 1:200

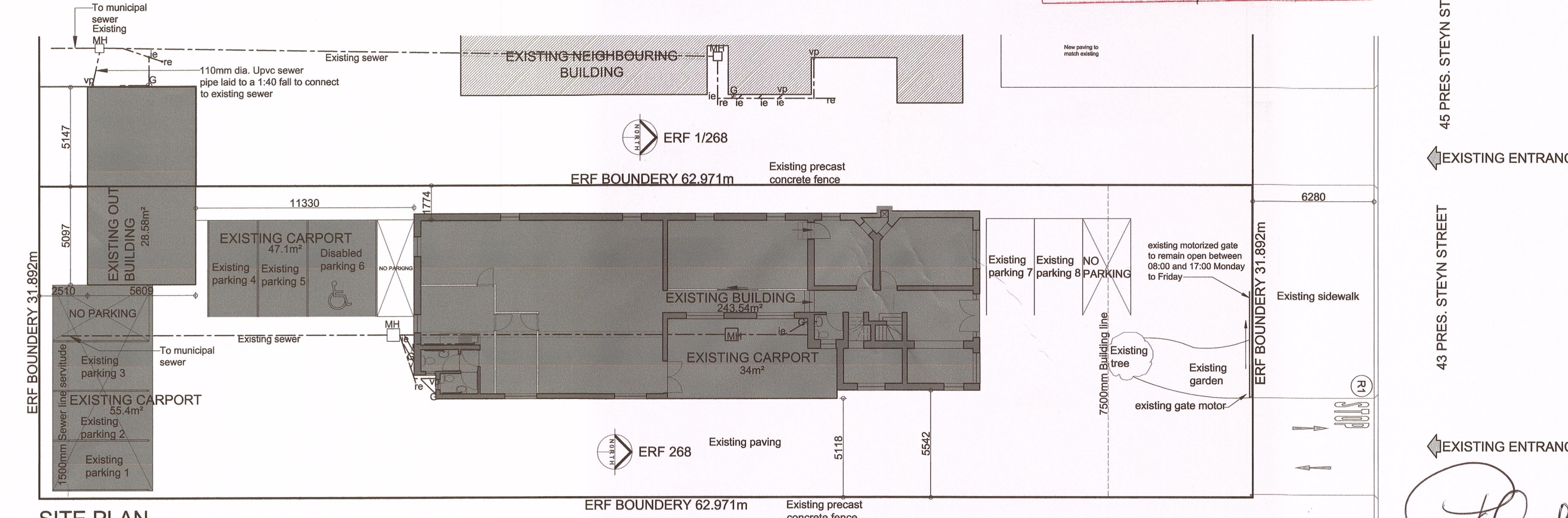
**GENERAL NOTES**

THE SLOPE OF PARKING BAYS WILL NOT EXCEED THE FOLLOWING GRADIENTS:  
 1. LONGITUDINAL DIRECTION: 3%  
 2. CROSS-FALL : 5%  
 THE SLOPE OF ROADS WILL NOT EXCEED 5%. THE LONGITUDINAL SLOPE OF THE ACCESS ROAD OVER THE SIDEWALK AND THE FIRST/LAST 5m OF THE ACCESS ROAD ON THE SITE WILL NOT EXCEED 4%.

**PARKING REQUIREMENTS FOR ERF 268**

OFFICES: 4/100m<sup>2</sup>  
 STORE ROOMS: 1/100m<sup>2</sup>  
 GLA = 191m<sup>2</sup> = 7.64 parking bays  
 total required = 8 parking bays  
 total parking bays supplied = 8

MANGAUNG METRO MUNICIPALITY  
 ECONOMIC DEVELOPMENT AND PLANNING DIRECTORATE  
 LAND USE CONTROL SUBDIRECTORATE  
 Recommended for approval  
 Ntshiri Tya  
 Building Control Officer / Director  
 This application has been approved in terms of Section 21(1)(a) of Act 103 of 1977 subject to the conditions in the attached letter of recommendation.  
 20/10/2018  
 GENERAL MANAGER LAND USE CONTROL  
 PLAN NO. 824/2018-201



**SITE PLAN**  
SCALE 1:200

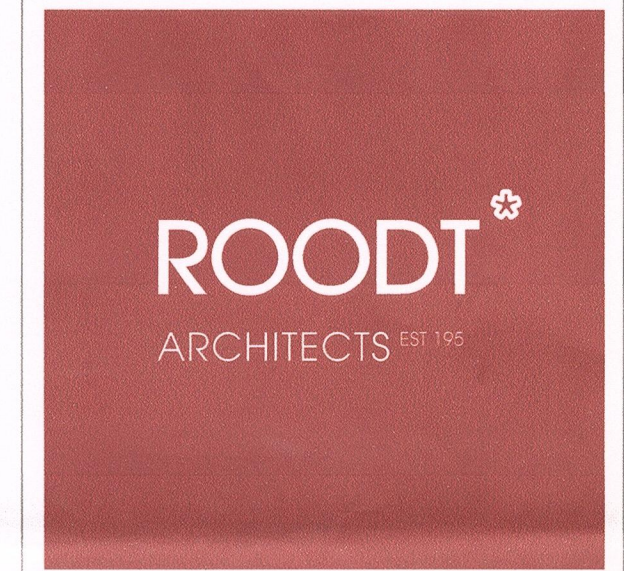
**COVERAGE FOR ERF 268**  
 COVERAGE:  
 EXISTING BUILDINGS - 277.54m<sup>2</sup>  
 NEW BUILDINGS - 28.8m<sup>2</sup>  
 TOTAL - 306.34  
 ERF - 1019.28m<sup>2</sup>  
 COVERAGE - 30%

**BULK FOR ERF 268**  
 BULK:  
 GROUND AND FRIST FLOOR GLA - 226.14m<sup>2</sup>  
 RATIO 0.22

45 PRES. STEYN STREET  
 43 PRES. STEYN STREET  
 45 PRES. STEYN STREET  
 43 PRES. STEYN STREET  
 45 PRES. STEYN STREET  
 43 PRES. STEYN STREET  
 45 PRES. STEYN STREET  
 43 PRES. STEYN STREET

**NOTES**  
 All dimensions on the drawings must be verified against the existing site conditions before the commencement of any work.  
 Drawings may not be scaled.  
 The vertical dimensions of brickwork are based on multiple centre lines of 85mm and the contractor must set out brickwork accordingly.  
 The contractor is responsible for site inspections by the building inspectors of the local authorities.  
 Except where otherwise indicated all given levels are unfinished levels.  
 The copyright of this drawing vests in the architect unless otherwise indicated.  
 All work must be done according to the South African Bureau of Standard's code of practice SANS 10400-2010.

No.	REVISION	DATE	APPROVED



**ARCHITECTS EST 1952**  
 ARCHITECTURE, URBAN DESIGN, URBAN PLANNING, INTERIOR DESIGN  
 ENVIRONMENTAL MANAGEMENT & HERITAGE CONSULTING  
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 info@roodtarchitects.co.za, www.roodtarchitects.co.za

CLIENT: PAN CYPRIOT CC.

PROJECT: RECORD DRAWINGS OF ALL BUILDINGS ON ERF 268, PRES. STEYN STREET 43, WESTDENE BLOEMFONTEIN

DRAWING: SITE AND TRANSPORT PLANNING PLAN

DESIGN	DATE
N/A	
DRAWN	DATE
KG	25/01/2018
APPROVED	DATE
SCALE	ISSUED
1:200	12/W1/2018
DRAWING STATUS	DRAWING No
RECORD DRAWINGS	1074_2/W1/01

EXISTING ENTRANCE  
 (Handwritten signature)