

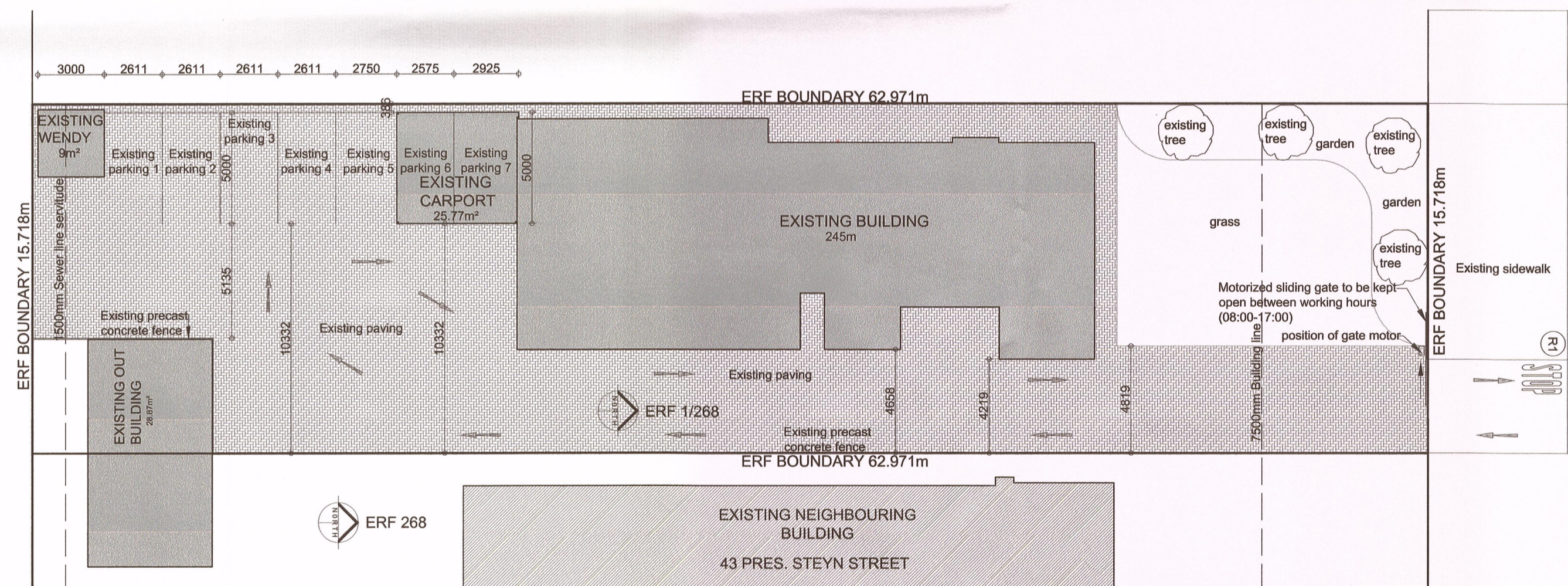
SITE PLAN
SCALE 1:200

COVERAGE FOR ERF 1/268

COVERAGE:	
EXISTING BUILDINGS	- 123.96m²
NEW BUILDINGS	- 176.47m²
TOTAL	- 300.43
ERF	- 990.56m²
COVERAGE	- 30.33%

BULK FOR ERF 1/268

BULK:	
GROUND AND FRIST FLOOR GLA	- 266.83m²
RATIO	- 0.27



TRANSPORT PLANNING PLAN
SCALE 1:200

GENERAL NOTES

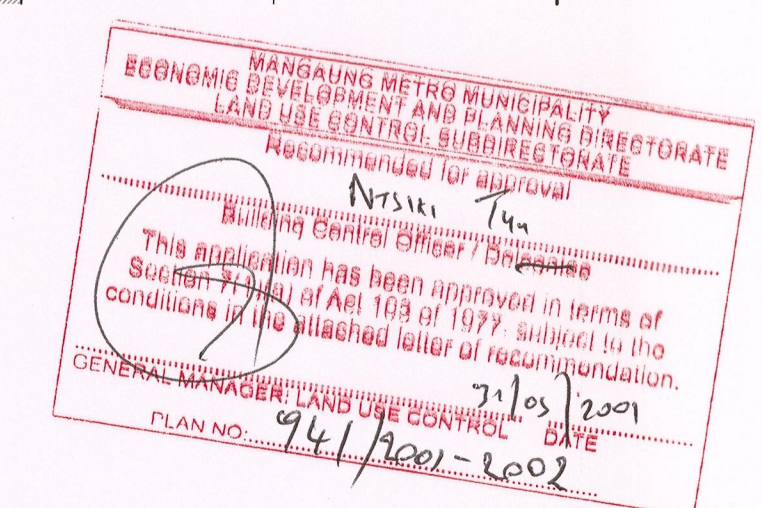
THE SLOPE OF PARKING BAYS WILL NOT EXCEED THE FOLLOWING GRADIENTS:
 1. LONGITUDINAL DIRECTION: 3%
 2. CROSS-FALL : 5%

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 1/268

OFFICES: 4/100m²
 STORE ROOMS: 1/100m²

GLA = 266.83m² = 10.67 parking bays
 total required = 11 parking bays
 total parking bays supplied = 07



45 PRES. STEYN STREET
 ← EXISTING ENTRANCE

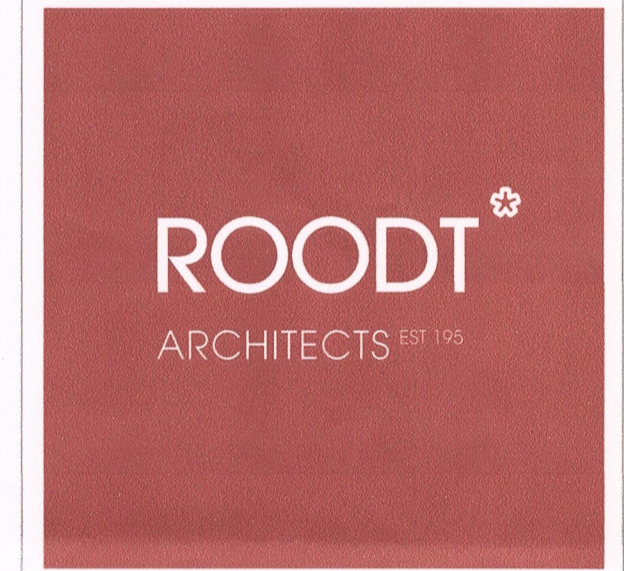
47 PRES. STEYN STREET
 ← EXISTING ENTRANCE

45 PRES. STEYN STREET
 ← EXISTING ENTRANCE

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 Standards code of practice SANS 10400-2010.

No.	REVISION	DATE	APPROVED



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CLIENT
PAN CYPRIOT CC.

PROJECT
 RECORD DRAWINGS FOR ALL BUILDINGS ON ERF 1/268, PRES. STEYN STREET 45, WESTDENE BLOEMFONTEIN

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_3/W1/01

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