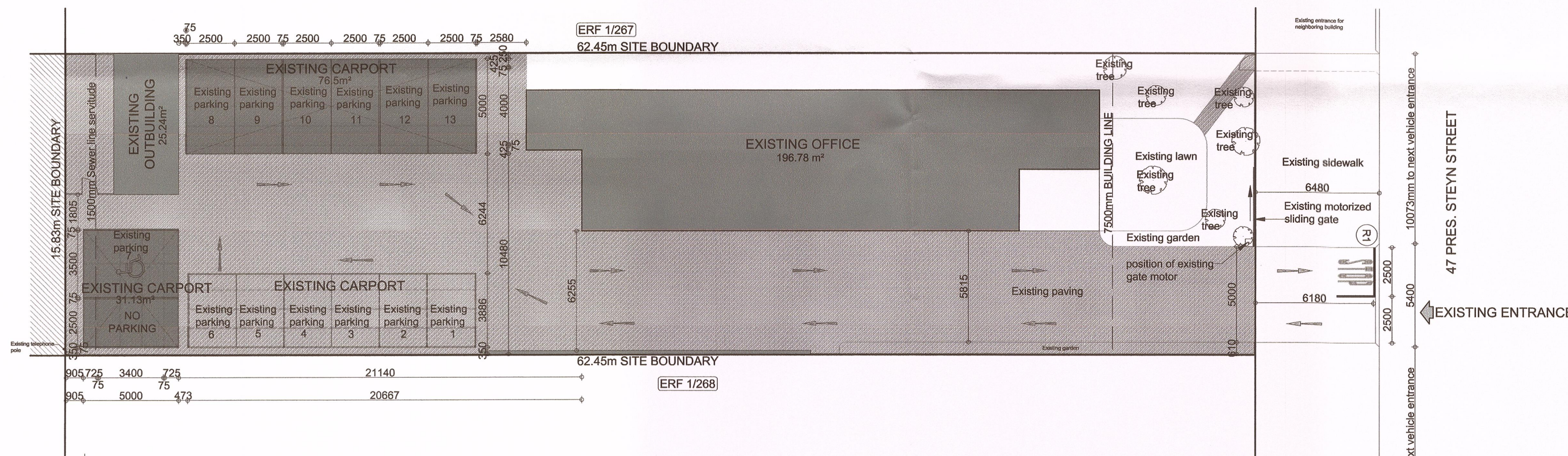


SITE PLAN
SCALE 1:200

COVERAGE FOR ERF 267		BULK FOR ERF 267	
EXISTING BUILDINGS	- 290.75m ²	BULK:	
NEW BUILDINGS	- 39m ²	GROUND AND FIRST FLOOR GLA	- 198m ²
TOTAL	- 329.75m ²	RATIO	- 0.20
ERF	- 988.58m ²		
COVERAGE	- 33.3%		



TRANSPORT PLANNING PLAN
SCALE 1:200

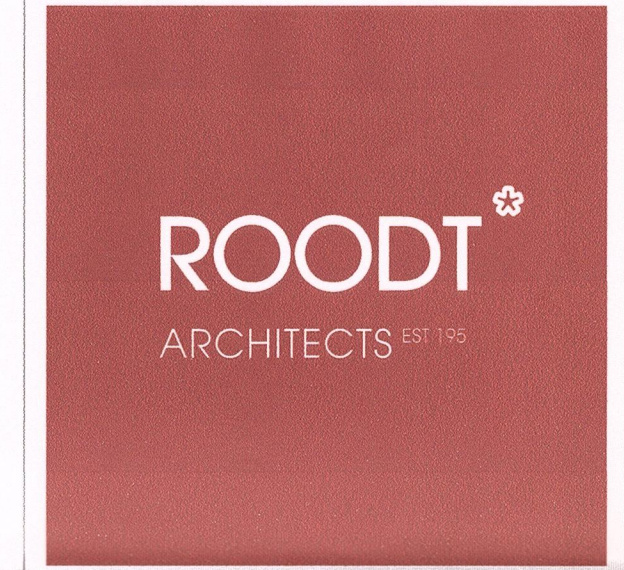
GENERAL NOTES		PARKING REQUIREMENTS FOR ERF 267	
THE SLOPE OF PARKING BAYS WILL NOT EXCEED THE FOLLOWING GRADIENTS:		OFFICES: 4/100m ²	
1. LONGITUDINAL DIRECTION: 3%		STORE ROOMS: 1/100m ²	
2. CROSS-FALL : 5%		GLA = 195m ² = 7.8 parking bays	
THE SLOPE OF ROADS WILL NOT EXCEED 5%. THE LONGITUDINAL SLOPE OF THE ACCESS ROAD OVER THE SIDEWALK AND THE FIRST/LAST 5m OF THE ACCESS ROAD ON THE SITE WILL NOT EXCEED 4%.		total required = 8 parking bays	
		total parking bays supplied = 8	

MANSUNGU METRO MUNICIPALITY
ECONOMIC DEVELOPMENT AND PLANNING DIRECTORATE
LAND USE CONTROL SUBREGISTRAR
Recommended for approval
Ntshiki
Building Control Officer / Designer
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.
12/02/2018
GENERAL MANAGER: LAND USE CONTROL
PLAN NO. 1239/2018-12.11

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 65mm 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
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CLIENT
PAN CYPRIOT CC.

PROJECT
RECORD DRAWINGS OF ALL BUILDINGS ON ERF 267, PRES. STEYN STREET 47, WESTDENE BLOEMFONTEIN

SITE AND TRANSPORT PLANNING PLAN

DESIGN	DATE
N/A	
DRAWN	DATE
KG	25/01/2018
APPROVED	DATE
SCALE	ISSUED
1:200	12/02/2018
DRAWING STATUS	DRAWING NO.
RECORD DRAWINGS	1074_4/W1/01