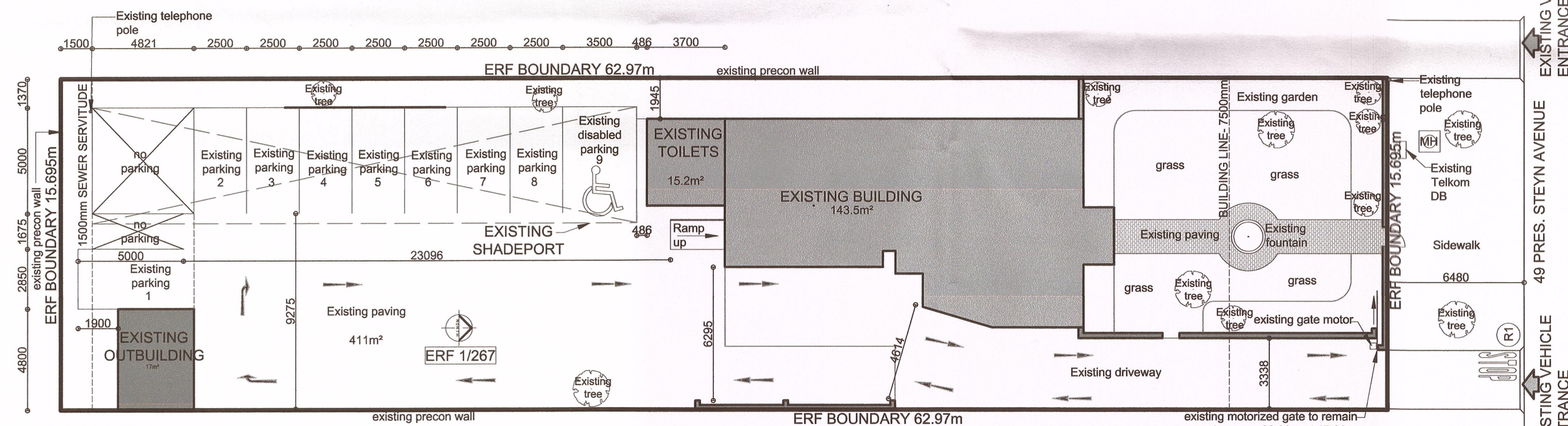


SITE PLAN
SCALE 1:200

COVERAGE FOR ERF 1/267		BULK FOR ERF 1/267	
EXISTING BUILDINGS	- 160.5m ²	BULK:	
NEW BUILDINGS	- 15.2m ²	GROUND AND FRIST FLOOR GLA	- 172m ²
TOTAL	- 286.39	RATIO	- 0.17
ERF	- 988.32m ²		
COVERAGE	- 17.8%		



SITE PLAN
SCALE 1:200

GENERAL NOTES

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

THE SLOPE OF ROADS WILL NOT EXCEED 5%. THE LONGTUDINAL 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 1/267

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

GLA = 172m² = 7 parking bays
 STORE ROOMS = 17m² = 0.17 parking bays
 total required = 7.17 parking bays
 total parking bays supplied = 9

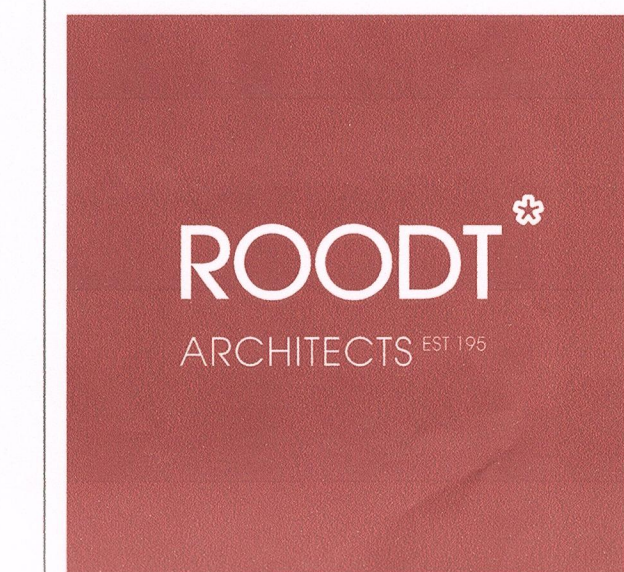
MANGAUNG METRO MUNICIPALITY
 ECONOMIC DEVELOPMENT AND PLANNING DIRECTORATE
 LAND USE CONTROL SUBDIRECTORATE
 Recommended for approval
 N231K1 14w
 Building Control Officer / Delegation
 This application has been approved in terms of Section 11(1)(a) of Act 103 of 1977, subject to the conditions in the attached letter of recommendation.
 GENERAL MANAGER: LAND USE CONTROL DATE 30/12/2018
 PLAN NO. 823/2018-2811

[Handwritten signature]

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



ARCHITECTS EST 1992
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PAN CYPRIOT CC.

RECORD DRAWINGS OF ALL BUILDINGS ON ERF 1/267, PRES. STEYN STREET 49, 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_5/W1/01