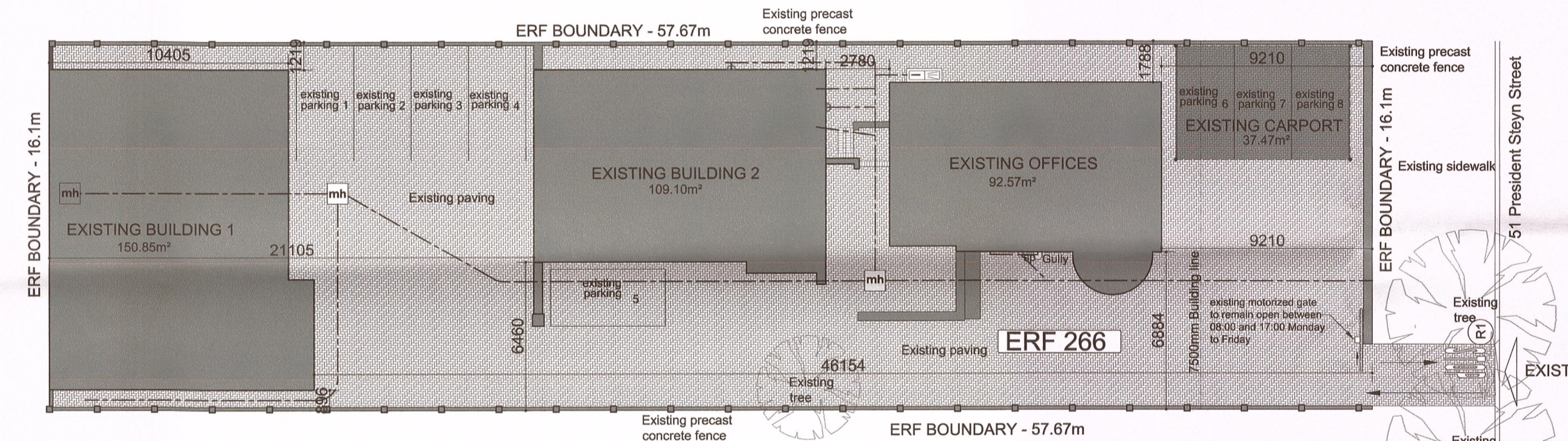
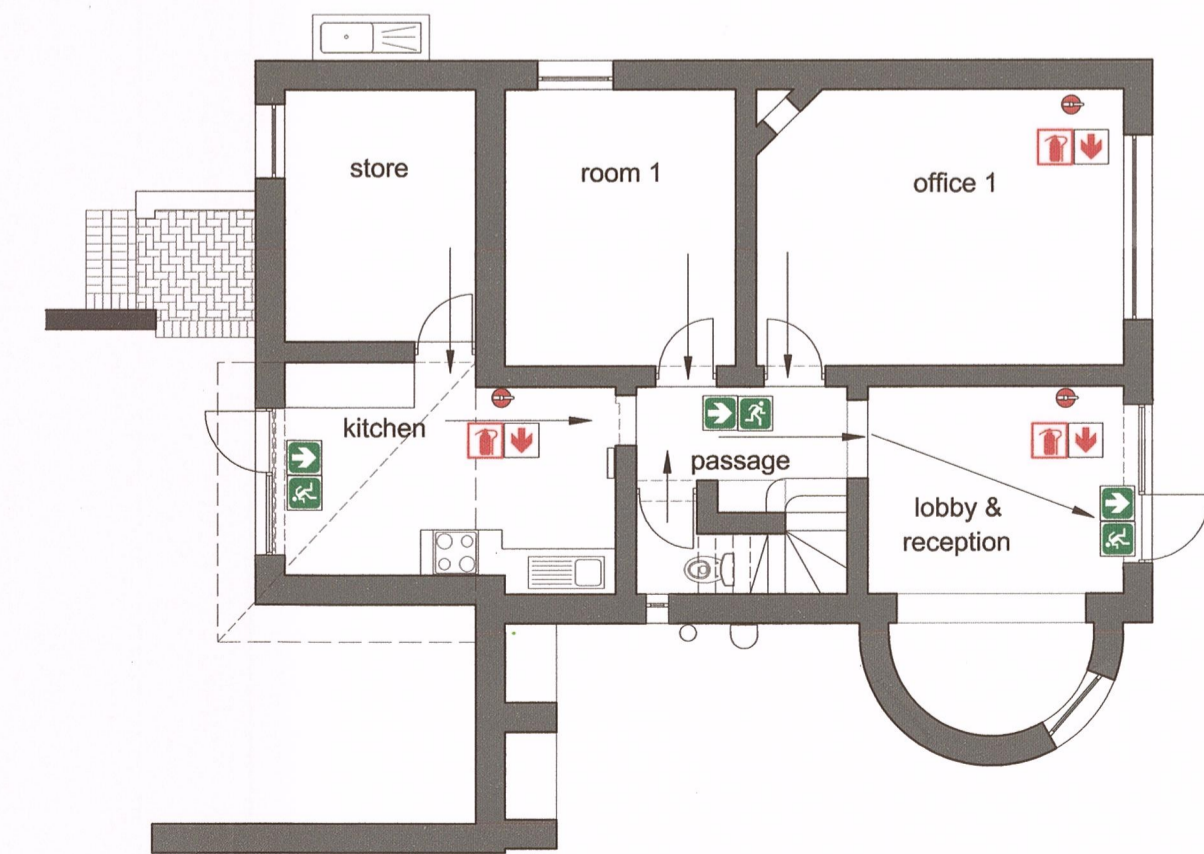


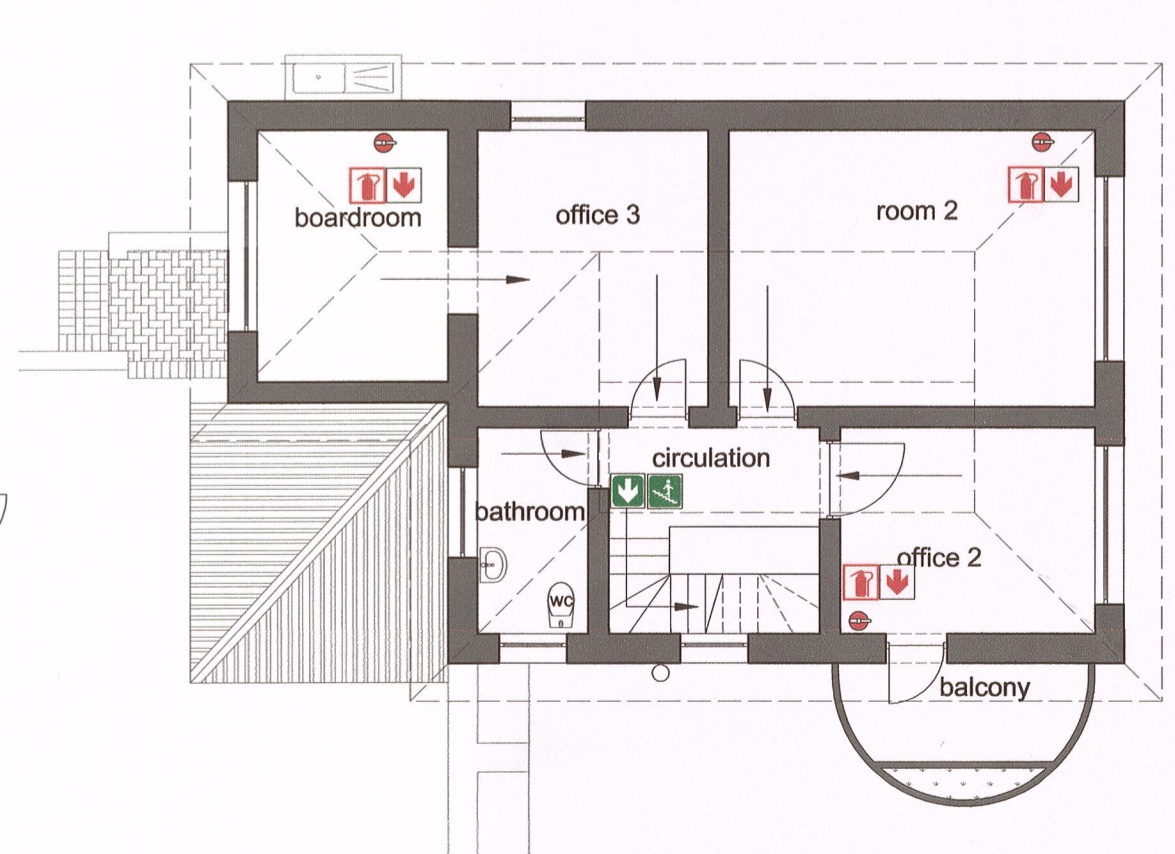
TRANSPORT PLANNING PLAN
SCALE 1:200



SITE PLAN
SCALE 1:200



GROUND FLOOR PLAN - FIRE LAYOUT
SCALE 1:100



FIRST FLOOR PLAN - FIRE LAYOUT
SCALE 1:100

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 266

OFFICES: 4/100m²
 STORE ROOMS: 1/100m²
 GLA = 335.5m² = 13.42 parking bays
 total required = 13 parking bays
 total parking bays supplied = 8

COVERAGE FOR ERF 266

COVERAGE:
 EXISTING BUILDINGS - 92.57m²
 NEW BUILDINGS - 260m²
 TOTAL - 352.57m²
 ERF - 928.5m²
 COVERAGE - 37.97%

BULK FOR ERF 266

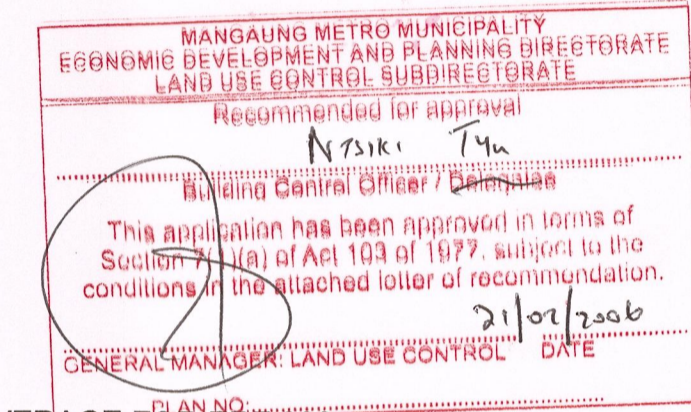
BULK:
 GROUND AND FRIST FLOOR GLA - 335.5m²
 RATIO - 0.36

GENERAL NOTES

ALL FIRE EQUIPMENT TO BE INSTALLED, MAINTAINED AND SERVICED AS PER SANS 1475-1 AND SANS 10105-1 STANDARDS
 ALL SIGNAGE TO BE 290x290mm AND OF TYPE PHOTOLUMINESCENT.
 ALL FIRE SIGNAGE TO HANG FROM CEILING ON CHROMED CHAINS AT A HEIGHT OF 2210mm MEASURED FROM THE FINISHED FLOOR LEVEL UNLESS SPECIFIED OTHERWISE ON PLAN
 ALL SIGNAGE TO RECEIVE 1 x 50mm WIDE ALUMINIUM FRAME AL AROUND.
 EMERGENCY LIGHTING AND ACCESS CONTROL SYSTEMS TO BE CONNECTED TO SMOKE DETECTION SYSTEM
 NB. ALL EMERGENCY LIGHTING, AND ACCESS CONTROL AREAS CONNECTED TO ALARM SYSTEMS TO BE DONE STRICTLY ACC. TO ELECTRICAL ENGINEERS DETAILS AND SPECIFICATIONS

FIRE LEGEND

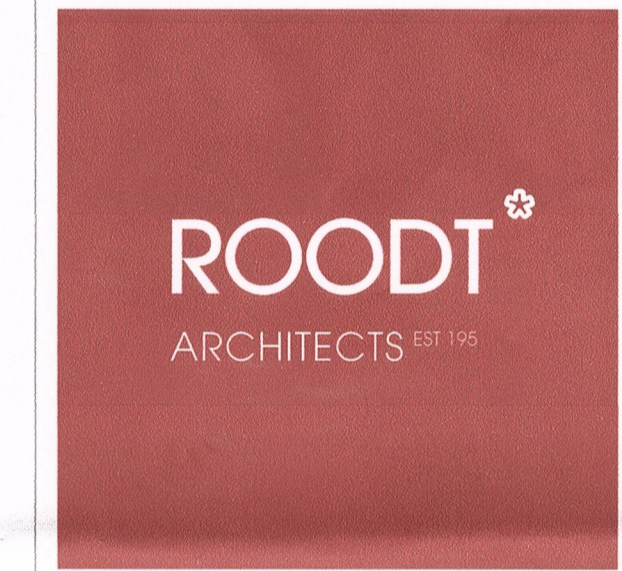
- 290x290mm photoluminescent fire extinguisher sign complete with aluminium frame fixed to wall with bottom of sign to line up with top of door unless otherwise specified on plan
- 290x290mm photoluminescent fire fighting equipment directional sign complete with aluminium frame fixed to wall with bottom of sign to line up with top of door unless otherwise specified on plan
- Existing 4.5kg dpc fire extinguisher as indicated on plan
- 290x290mm photoluminescent sign with white figure running on green background indicating direction of travel complete with aluminium frame fixed to wall with bottom of sign to line up with top of door unless otherwise specified on plan
- 290x290mm photoluminescent sign with white directional arrow on green background indicating direction of travel complete with aluminium frame fixed to wall with bottom of sign to line up with top of door unless otherwise specified on plan
- 290x290mm photoluminescent sign with white figure walking down stairs on green background indicating direction of travel complete with aluminium frame fixed to wall with bottom of sign to line up with top of door unless otherwise specified on plan



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 Standards code of practice SANS 10400-2010.

No.	REVISION	DATE	APPROVED



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PAN CYPRIOT CC.

RECORD DRAWINGS OF ALL BUILDINGS ON ERF 1/266, PRES. STEYN STREET 51, WESTDENE BLOEMFONTEIN

METRO PLAN, SITE PLAN & FIRE LAYOUT

DESIGN	DATE
N/A	
DRAWN	DATE
BF	25/01/2018
APPROVED	DATE
SCALE	ISSUED
AS SHOWN	12/02/2018
DRAWING STAIRS	DRAWING NO
RECORD DRAWINGS	1074_6/W1/00