

	RIGHTS OBTAINED		RIGHTS EXERCISED	
	LAND USE RIGHTS AS INDICATED IN ANNEXURE B		LAND USE RIG AS PROPOSEI ON SDP	
PROPERTY DESCRIPTION	ERF (previously 1033 & 1034) DORINGKLOOF, CENTURION			
SITE AREA	4224 SQ.M			
USE ZONE	IX, BUSINESS 4 , OFFICES		IX, BUSINESS 4 , OFFICES	
COVERAGE	35 (%)	478.4 (sq.m)	34.6 (%)	1463 (sq.m) 15.4 sq.m in hand
FSR	0.7 (2956.8 sq.m)		0.67 (2842 sq.m)	114.8 sq.m in hand
HEIGHT	3 STOREYS	(Floors / m.)	2 STOREYS	(Floors / m.)
STREET SETBACK	6	(m.)	6	(m.)
SIDE OPEN SPACES	2	(m.)	2	(m.)
REAR OPEN SPACES	16	(m.)	16	(m.)
PARKING SCHEDUL	E			
COVERED PARKING	Required	(bays)	Provided 57	(bays)
OPEN PARKING	Required 4/100 sq.m GLA (2745 sq.m)	110 (bays)	Provided 56	(bays)
PARKING FOR DISABLED	Required	(bays)	Provided 2	(bays)
TOTAL PARKING PROVIDED			115 BAYS 4.1	1/100 sq.m GLA OFFICES

SANITARY SCHEDULE occupancy classification : G1 allowable gba = 2956.8 sq.m total. @ 1 per 15 sq.m = 197 persons MALE (assume 107 PERSONS) REQ. PROVIDED FEMALE (assume 90 PERSONS) REQ. PROVIDED DISABLED FACILITIES SECURITY GATEHOUSE

422.4 (sq.m)

LIGHT AND VENTILATION all light and air to be in accordance with part O of sabs 0400

### GENERAL NOTES:

QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. AND N.B.R. SPECIFICATION AND SHALL CONFORM TO THE MINIMUM STANDARDS SPECIFIED IN THE STANDARD PREAMBLES IN THE BILLS OF QUANTITIES .

CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE DRAWINGS BEFORE PUTTING

ANY WORK IN HAND. CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE

DURATION OF THE WORKS. CONTRACTOR IS TO BUILD IN 250 MICRON PVC. DPC.'S, WHETHER OR NOT THESE ARE SHOWN ON DRAWINGS, TO ALL EXTERNAL WALLS AT EACH FLOOR, BEAM OR PARAPET LEVEL AND TO ALL WINDOWS, DOORS, GRILLES OR OTHER OPENINGS IN EXTERNAL WALLS. CAVITY WALLS TO HAVE STEPPED D.P.C.'S.

#### ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT BEFORE THE WORK IS PUT IN HAND THIS DRAWING IS NOT TO BE SCALED FIGURED DIMENSIONS TO TAKE PRECEDENCE

**DRAINAGE NOTES:** ALL PLUMBING AND DRAINAGE WORK AND INSTALLATION OF SANITARY FITTINGS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS.

PROVIDE I.E.'S TO ALL BENDS AND JUNCTIONS WITH SUITABLE MARKERS AT GROUND LEVEL.

MINIMUM FALL TO ALL DRAINS PIPES TO BE 1:40.

PROVIDE A.E. TO FOOT OF ALL SOIL STACKS.

PROVIDE APPROVED RESEAL TRAPS TO ALL WASTE FITTINGS. I.E.'S TO WASTE PIPES TO BE FULLY ACCESSIBLE AT ALL TIMES. ALL SOIL PIPES PASSING UNDER BUILDINGS OR FOOTINGS TO BE ENCASED IN CONCRETE OF MINIMUM 100MM THICKNESS ALL ROUND

ALL WASTE FITTINGS ON THE ONE-PIPE STYSTEM TO HAVE 75MM DEAP-SEAL RESEALING TRAP AND AN APPROVED VENT VALVE WHERE REQUIRED

## STRUCTURAL NOTES.

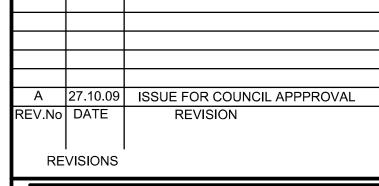
# ALL STRUCTURAL STEEL AND CONC, WORK TO STRUCTURAL ENGINEERS FIRE PREVENTION NOTES

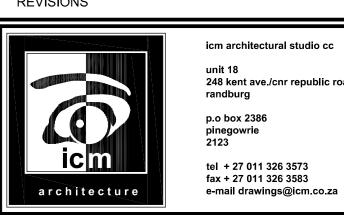
ALL NEW WORK TO BE DONE IN ACCORDANCE WITH PART T OF THE FIRE-PREVENTION REGULATIONS AS PROMULGATED IN THE NATIONAL BUILDING REGULATIONS.

SAFETY DISTANCES IN COMPLIANCE WITH TT2. FIRE DEPARTMENT MUST BE NOTIFIED ON COMPLETION OF INSTALLATION IN ORDER TO OBTAIN A CLEARANCE CERTIFICATE PRIOR TO ELECTRICAL CONNECTION FIRE FIGHTING EQUIPMENT TO COMPLY WITH TT32, TT33 AND TT34 INCONSPICUOUS FIRE APPLIANCES AND ALL EMERGENCY EXITS TO BE INDICATED BY SYMBOLIC SIGNS

#### **HEALTH NOTES**

- DUST CONTROL MEASURES TO BE TAKEN
   DURING DEVELOPMENT AND CONSTRUCTION 2. CHEMICAL TOILETS TO BE PROVIDED ON SITE BEFORE CONSTRUCTION
- 3. NOISE CONTROL MEASURES TO BE TAKEN DURING CONSTRUCTION 4. ALL PARTITIONING TO BE VERMIN PROOF
- 5. REFUSE AREA TO BE PROVIDED WITH CONCRETE FLOOR SLOPED TO A GULLY WITH A TRAP
- 6. BUILDING RUBBLE TO BE TAKEN TO AN APPROVED DUMPING SITE.
- 7. THE MAKING OF OPEN FIRES AND THE BURNING OF REFUSE WILL NOTE BE PERMITTED.





248 kent ave./cnr republic road randburg p.o box 2386 tel + 27 011 326 3573 fax + 27 011 326 3583 e-mail drawings@icm.co.za

PROPOSED NEW OFFICES **ERF 1033 AND 1034** DORINGKLOOF CENTUTION **RONLOTH GROUP** 

SITE PLAN as shown Drawing Number 1345 / 000