



SITE PLAN scale 1:200

N1 FREEWAY

**GENERAL NOTES:**  
 QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT S.A.S. AND N.B.A. SPECIFICATIONS AND SHALL CONFORM TO THE MINIMUM STANDARDS SPECIFIED IN THE STANDARD PREAMBLES IN THE BILLS OF MATERIALS.  
 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.  
 CONTRACTORS 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 FRAME LEVEL, AND TO ALL WINDOWS, DOORS, GRILLES OR OTHER OPENINGS IN EXTERNAL WALLS. CAVITY WALLS TO HAVE STEEPED D.P.C.'S.  
 ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT BEFORE THE WORKS 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 PIPES.  
 ALL WASTE FITTINGS ON THE ONE-PIPE SYSTEM TO HAVE FRAM DEAN-SEAL, RESEALING TRAP AND AN APPROVED VENT VALVE WHERE REQUIRED.

**STRUCTURAL NOTES:**  
 ALL STRUCTURAL STEEL AND CONC. WORK TO STRUCTURAL ENGINEERS DETAIL.  
**FIRE PREVENTION NOTES**  
 ALL NEW WORK TO BE DONE IN ACCORDANCE WITH PART 1 OF THE FIRE PREVENTION REGULATIONS AS PROMULGATED IN THE NATIONAL BUILDING REGULATIONS.  
 SAFETY DISTANCES IN COMPLIANCE WITH T12.  
 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 T123 AND T124.  
 NON-CONSPICUOUS FIRE APPLIANCES AND ALL EMERGENCY EXITS TO BE INDICATED BY SYMBOLIC SIGNS.

**HEALTH NOTES**  
 1. 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 PARTITIONINGS 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 NOT BE PERMITTED.

PROPERTY DESCRIPTION	RIGHTS OBTAINED		RIGHTS EXERCISED		
	LAND USE RIGHTS AS INDICATED IN ANNEXURE B	AS INDICATED	LAND USE RIGHTS AS PROPOSED ON SDP	AS INDICATED	
ERF..... (previously 1033 & 1034) DORINGKLOOF, CENTURION					
SITE AREA	4224 SQ.M				
USE ZONE	IX, BUSINESS 4, OFFICES		IX, BUSINESS 4, OFFICES		
COVERAGE	35 (%)	1478,4 (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)		
<b>PARKING SCHEDULE</b>					
COVERED PARKING	Required	(bays)	Provided	57 (bays)	
OPEN PARKING	Required	4100 sq.m GLA (2745 sq.m)	110 (bays)	Provided	56 (bays)
PARKING FOR DISABLED	Required	(bays)	Provided	2 (bays)	
		TOTAL PARKING PROVIDED	115 BAYS	4.11/100 sq.m GLA OFFICES	
LANDSCAPING	422,4 (sq.m)	10 (%)	(sq.m)	(%)	

**SANITARY SCHEDULE**  
 occupancy classification: G1  
 allowable gba = 2956,8 sq.m total @ 1 per 15 sq.m = 197 persons

MALE (assume 107 PERSONS)		REG.	PROVIDED
WHB	5	8	
URINAL	5	5	
WC	3	4	

FEMALE (assume 90 PERSONS)		REG.	PROVIDED
WHB	4	8	
WC	7	8	

DISABLED FACILITIES		REG.	PROVIDED
WHB		2	
WC		2	

SECURITY GATEHOUSE		REG.	PROVIDED
WHB		1	
WC		1	

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

REV	DATE	ISSUE FOR COUNCIL APPROVAL	REVISION
A	27.10.09		

icm architectural studio cc  
 unit 19  
 288 east ave./oor republic road  
 randburg  
 p.o box 2385  
 gheghele  
 2123  
 tel + 27 011 326 3573  
 fax + 27 011 326 3563  
 email drawings@icm.co.za

Project:  
**PROPOSED NEW OFFICES  
 ERF 1033 AND 1034  
 DORINGKLOOF CENTURION  
 FOR  
 RONLOTH GROUP**

CLIENT SIGN: \_\_\_\_\_  
 ENG. SIGN: \_\_\_\_\_

Drawing:  
**SITE PLAN**  
 Scale: 1:200 Drawn: J.S. Checked: J.S. Date: OCT 2009  
 Drawing Number: 1345 / 000 Revision: A