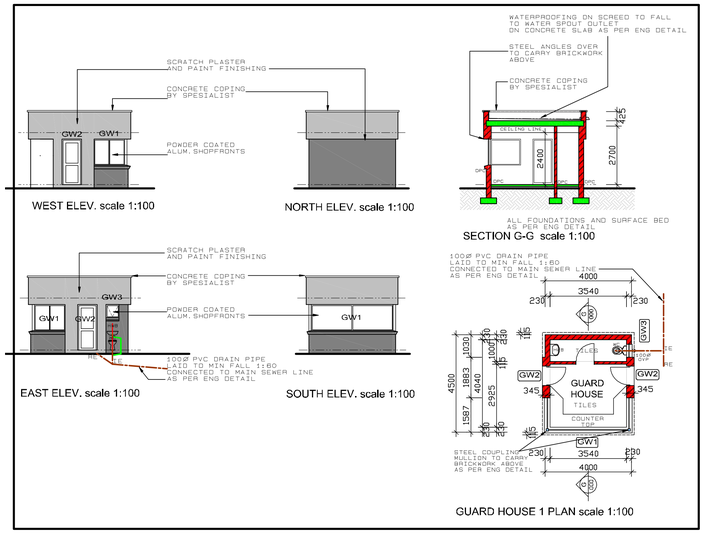
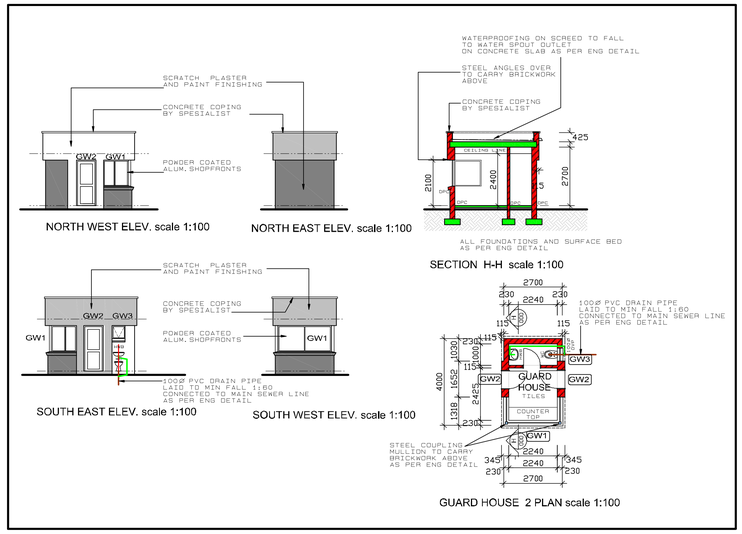
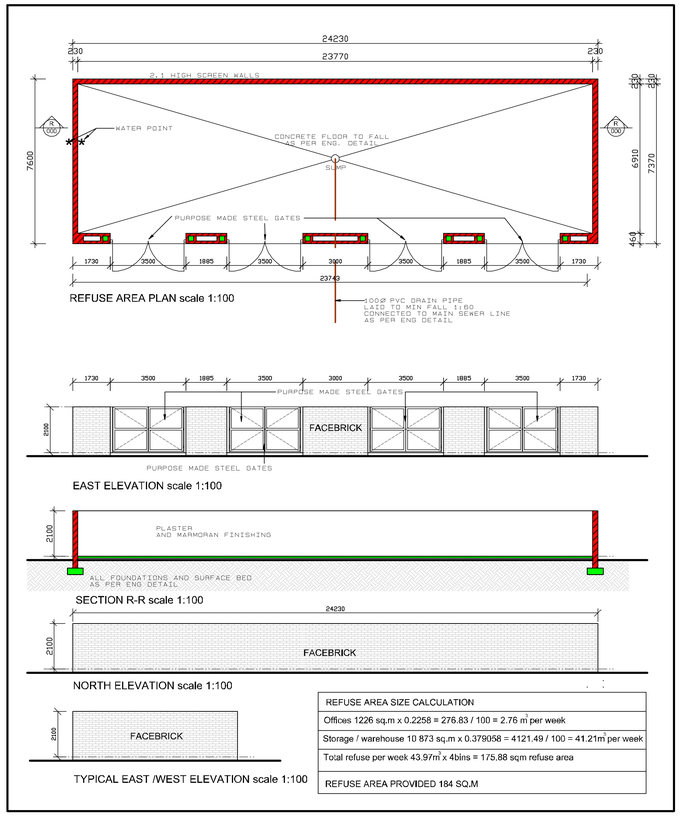
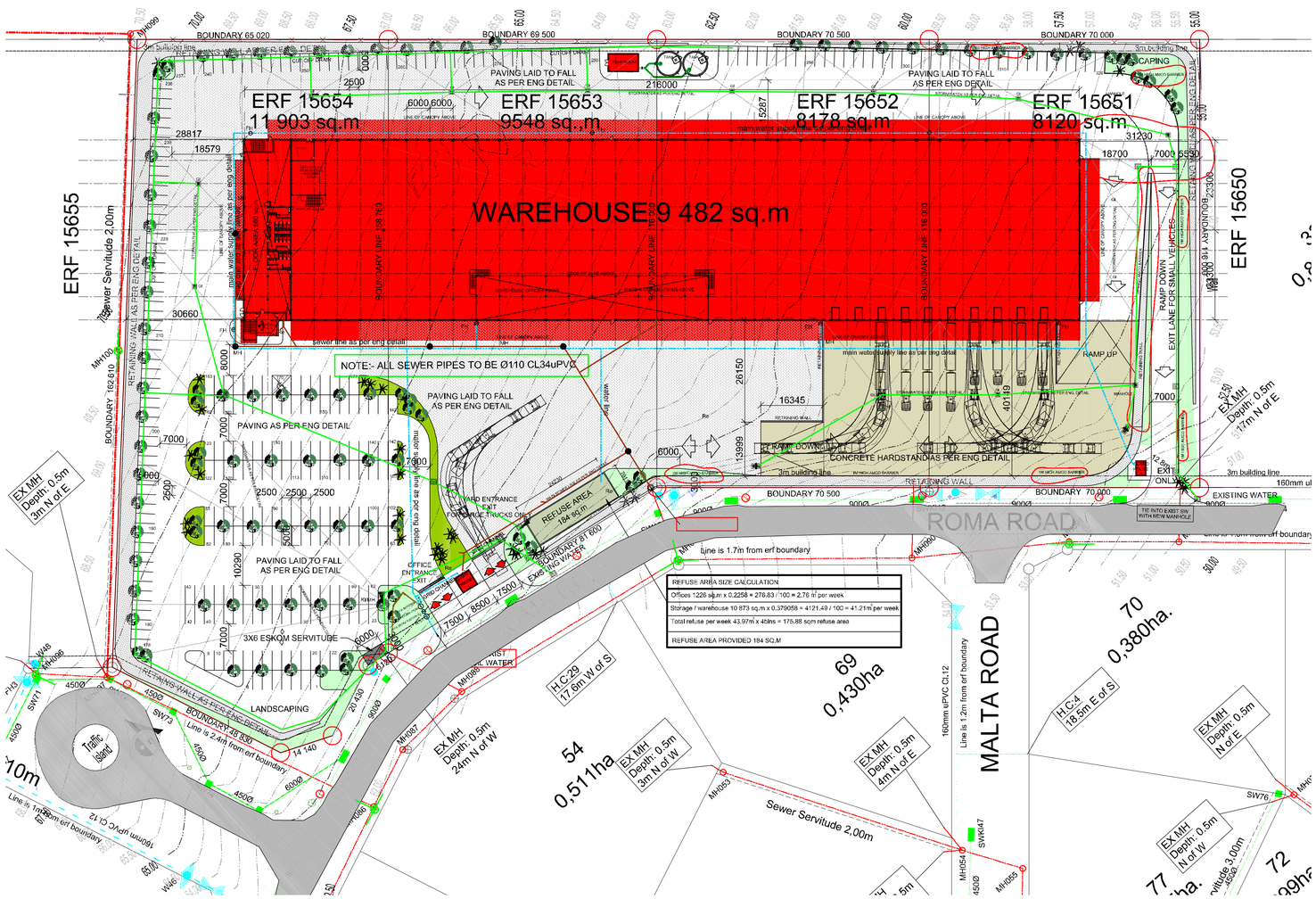






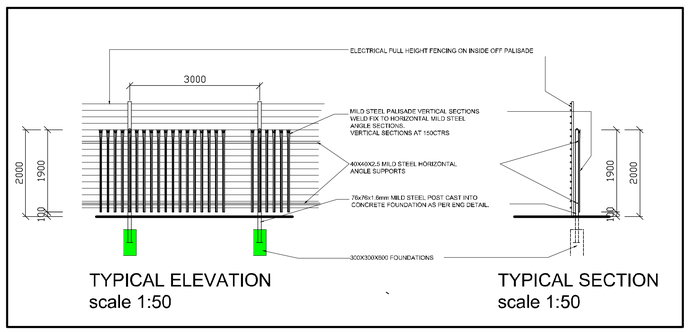
JACKSON ROAD 15,74m
FARMALL AGRICULTURAL HOLDINGS



SITE PLAN scale 1:500

FAR AREA SCHEDULE	
NEW WAREHOUSE GROUND FLOOR	9482 sq.m
GROUND STORAGE BELOW MEZZ.	96 sq.m
STORAGE ROOM BELOW MEZZ.	33 sq.m
GROUND FLOOR OFFICES	560 sq.m
RECEPTION AREA	66 sq.m
WAREHOUSE ABLUTIONS / OFFICES MEZZANINE FLOOR	807 sq.m
OPEN MEZZ.STORAGE	129 sq.m
FIRST FLOOR OFFICES	608 sq.m
SECOND FLOOR OFFICES	626 sq.m
GUARD HOUSE 1	18 sq.m
GUARD HOUSE 2	12 sq.m
SPRINKLER PUMP ROOM	36 sq.m
TOTAL NEW AREA	12 473 sq.m

ZONING RIGHTS ERF 15651 TO 15654		ACTUAL
SITE AREA	37 730 sq.m	
F.A.R	0.6 = 22 638 sq.m	12 473 sq.m
COVEREAGE	60% = 22 638 sq.m	12 639 sq.m
HEIGHT	3 STOREYS	
PARKING WAREHOUSE: 1.5 BAYS PER 100 sq.m OFFICES: 2 BAYS PER 100 sq.m		
WAREHOUSE 9 482 = 142 BAYS OFFICES 2284 = 45 BAYS TOTAL BAYS REQUIRED 187		320 BAYS



SANITARY SCHEDULE

OFFICE BLOCK
(TOTAL FAR = 1794 sqm)
G1 @ 1 per 15sqm = 119 PERSONS

MALE (60 persons)		REQUIRED	PROVIDED
	WHB	3	6
	URINAL	3	9
	WC	2	9
	SH.		1

FEMALE (59 persons)		REQUIRED	PROVIDED
	WHB	5	12
	WC	3	24
	SH.		

SANITARY SCHEDULE

SORTING HALL J3
(TOTAL = 9 482 sqm)
J3 @ 1 per 50sqm = 190 PERSONS

MEZZ OFFICES
TOTAL AREA 490 SQ.M
G1 @ 1 PER 15 SQ.M = 33 PERSONS

MALE (163 persons)		REQUIRED	PROVIDED
	WHB	5	6
	URINAL	6	7
	WC	3	5
	SHR.		2

FEMALE (60 persons)		REQUIRED	PROVIDED
	WHB	3	4
	WC	5	5

© Copyright ICM Architectural Studio cc
1. This drawing may not be scaled. Only figured dimensions and levels may be used.
2. Do not commence with any work until all dimensions are checked on site prior to commencement of work.
3. Refer any discrepancies to the ICM representative immediately.
4. This drawing is to be read in conjunction with all relevant details, and consulting engineers drawings.
5. All work to be carried out in accordance with local authority requirements, National Building Regulations, and relevant SANS 10-400 standards.
6. The design on this drawing is copyright and remains the property of ICM Architectural Studio CC.

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 JURCTIONS WITH SUITABLE MANHOLES AT GROUND LEVEL.

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

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

PROVIDE APPROVED RODEAL 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 PIPE.

ALL WASTE FITTINGS ON THE ONE PIPE SYSTEM TO HAVE TRIM 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 T OF SANS 10-400 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 TT3.2, TT3.3 AND TT3.4

INCONSPICUOUS 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 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.

LIGHT AND VENTILATION

ALL LIGHT AND AIR TO BE IN ACCORDANCE WITH PART O OF SANS 10-400

Rev	Date	Description
1	06.03.18	CHANGE VERTICAL CONC.RET.WALL TO BLOCK WALL UPDAT EXTERNAL SERVICES
0	26.02.18	ISSUE FOR CONSTRUCTION
B	06.02.18	UPDATE SITE PLAN SHE REVISION CLOUDS
A	12.12.17	ISSUE FOR INFORMATION

Revision Schedule

icm architectural studio cc
unit 18
248 kent ave.(cnr republic road randburg
p.o box 2386
pinegowrie
2123
tel + 27 011 326 3573
fax + 27 011 326 3563
e-mail drawings@icm.co.za

Project Name:
PROPOSED NEW WAREHOUSE AND OFFICES FOR COURIER GUY
ERF 15651 TO 15654
COSMO CITY EXT 15

CLIENT SIGN.
ENG. SIGN.

Drawing: SITE PLAN

Scale:	Drawn:	Checked:	Date:
AS SHOWN	JOHAN		JAN 2017

Status: CONSTRUCTION

Drawing Number	Revision
1464 / 000	1