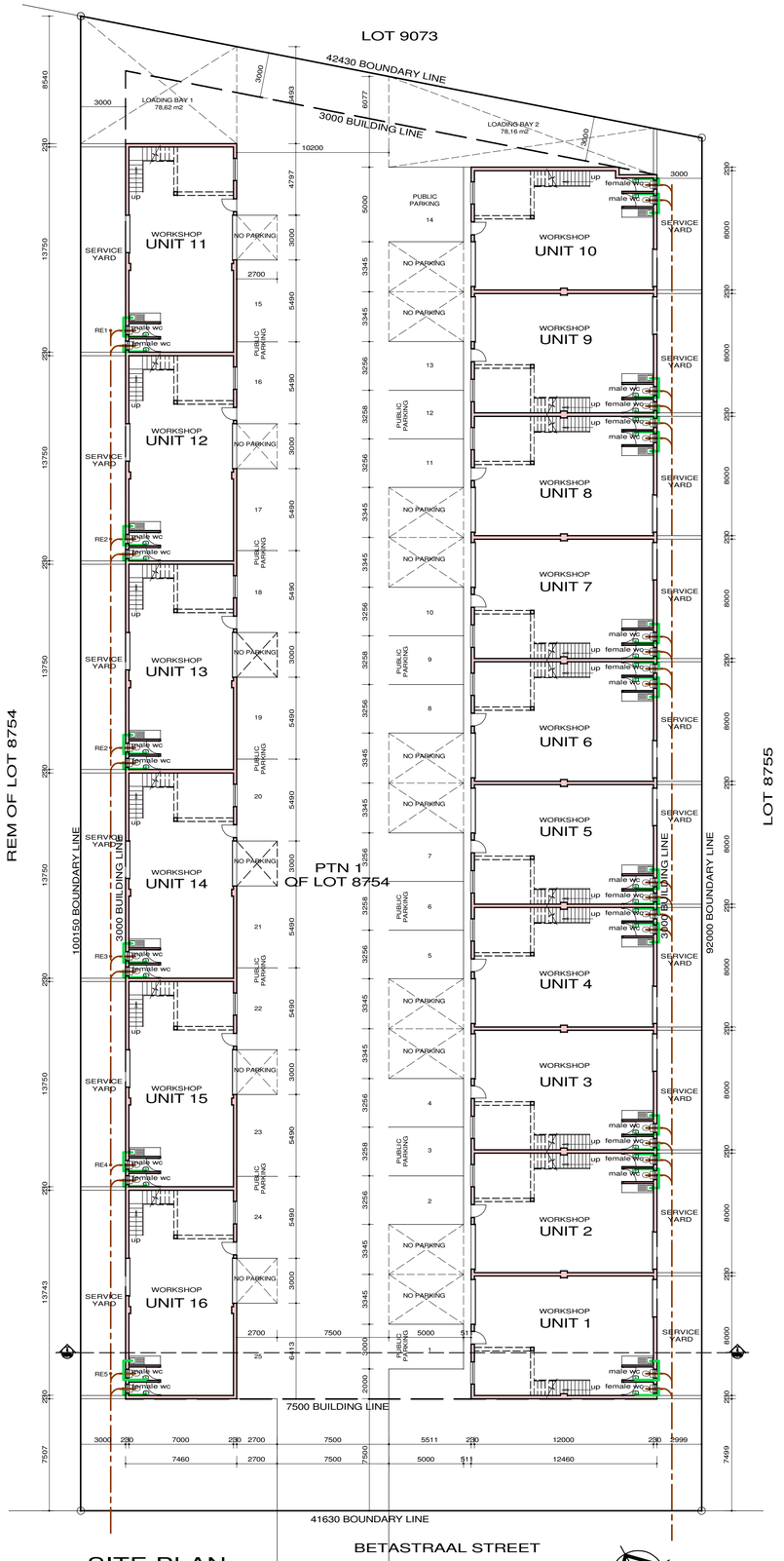
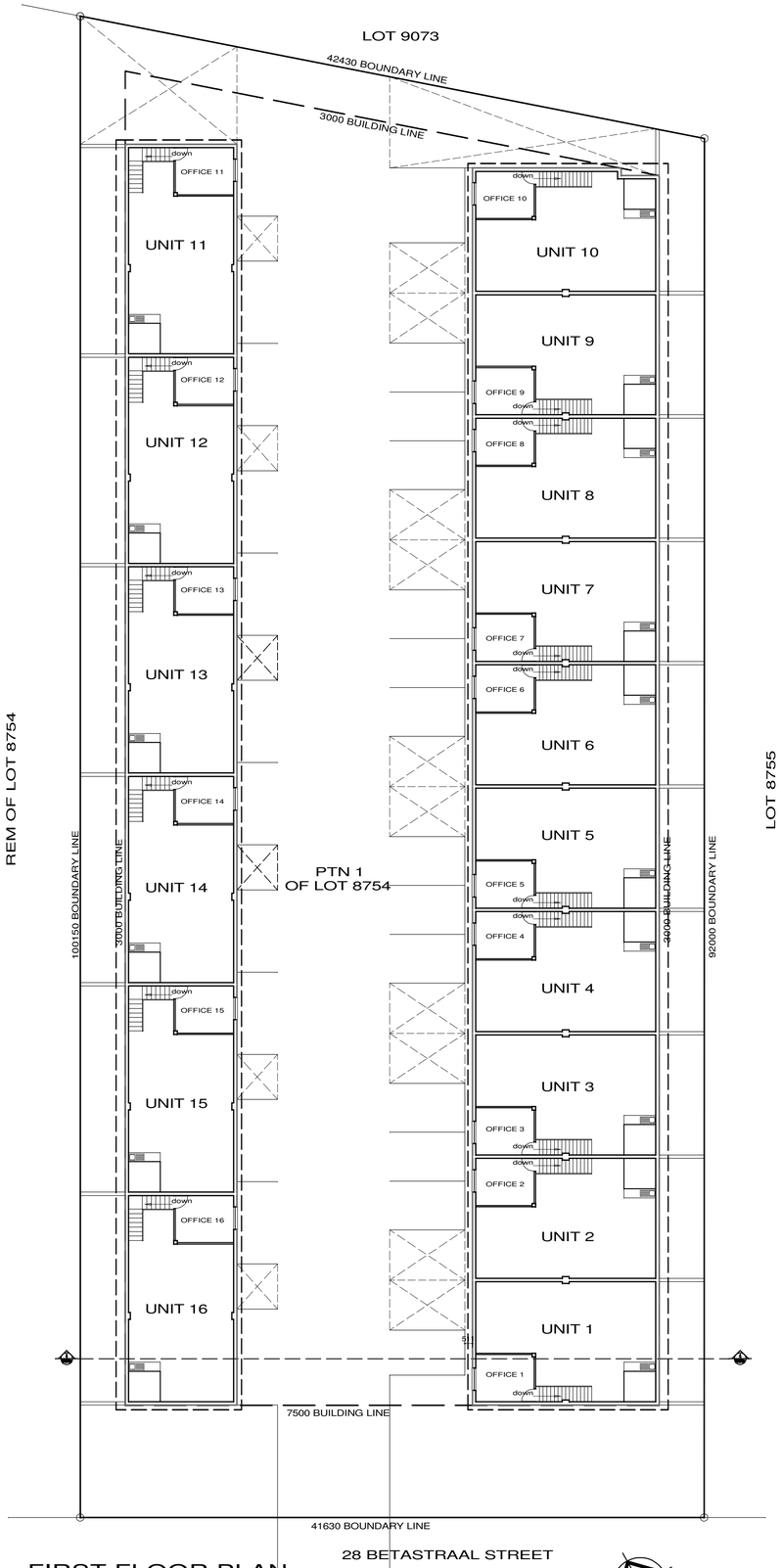


SITE PLAN
GROUND FLOOR PLAN
scale 1/200



FIRST FLOOR PLAN
scale 1/200

Area Schedule

SITE AREA	4000 m²		
PROPOSED WORKSHOPS	BUILDING AREA (m²)	COVERAGE 80% = 3200m²	FAR = 2
g/floor workshop unit 1 f/floor office unit 1	103,97 m² 12,87 m²	103,97 m²	103,97 m² 12,87 m²
g/floor workshop unit 2 f/floor office unit 2	102,54 m² 12,87 m²	102,54 m²	102,54 m² 12,87 m²
g/floor workshop unit 3 f/floor office unit 3	102,54 m² 12,87 m²	102,54 m²	102,54 m² 12,87 m²
g/floor workshop unit 4 f/floor office unit 4	102,54 m² 12,87 m²	102,54 m²	102,54 m² 12,87 m²
g/floor workshop unit 5 f/floor office unit 5	102,54 m² 12,87 m²	102,54 m²	102,54 m² 12,87 m²
g/floor workshop unit 6 f/floor office unit 6	102,54 m² 12,87 m²	102,54 m²	102,54 m² 12,87 m²
g/floor workshop unit 7 f/floor office unit 7	102,54 m² 12,87 m²	102,54 m²	102,54 m² 12,87 m²
g/floor workshop unit 8 f/floor office unit 8	102,54 m² 12,87 m²	102,54 m²	102,54 m² 12,87 m²
g/floor workshop unit 9 f/floor office unit 9	102,54 m² 12,87 m²	102,54 m²	102,54 m² 12,87 m²
g/floor workshop unit 10 f/floor office unit 10	102,70 m² 12,87 m²	102,70 m²	102,70 m² 12,87 m²
g/floor workshop unit 11 f/floor office unit 11	105,14 m² 12,87 m²	105,14 m²	105,14 m² 12,87 m²
g/floor workshop unit 12 f/floor office unit 12	104,29 m² 12,87 m²	104,29 m²	104,29 m² 12,87 m²
g/floor workshop unit 13 f/floor office unit 13	104,29 m² 12,87 m²	104,29 m²	104,29 m² 12,87 m²
g/floor workshop unit 14 f/floor office unit 14	104,29 m² 12,87 m²	104,29 m²	104,29 m² 12,87 m²
g/floor workshop unit 15 f/floor office unit 15	104,29 m² 12,87 m²	104,29 m²	104,29 m² 12,87 m²
g/floor workshop unit 16 f/floor office unit 16	105,14 m² 12,87 m²	105,14 m²	105,14 m² 12,87 m²
SUB-TOTAL	1860,35 m²	1654,43 m² = 41,36%	1860,35 m² = 0,465
TOTAL AREA	1860,35 m²	1654,43 m² = 41,36%	1860,35 m² = 0,465
PERMISSABLE COVERAGE ACTUAL COVERAGE		80% = 3200m² 41,36% = 1654,43m²	
PERMISSABLE FAR ACTUAL TOTAL FAR			2 0,465

PARKING SCHEDULE

required parking per office area	1 bay / 30 m²	
required parking per workshop area	1 bay / 140 m²	
required loading bays @ 75 m2 / bay	1 bay / 1000 m²	

PROPOSED WORKSHOP PARKING REQUIRED

g/floor workshops units 1-16	1654,43 m² / 140	12 bays
f/floor offices units 1-16	205,92 m² / 30	7 bays
loading bays	1860,35 m² / 1000	2 bays

TOTAL **parking required**	**21 bays** (incl loading bays)
TOTAL **parking provided**	**27 bays** (incl loading bays)

Architects Notes

- dimensions to be used in preference to scaling.
- any discrepancies on drawings to be pointed out by the contractor prior to the implementation there off.
- all dimensions to be checked on site prior to commencement of work.
- plumbing contractor to liaise with architect prior to changing any layouts.
- all building work must comply to municipal and S.A.B.S. 0400 standards.

General Notes

FOR APPROVAL ONLY

WYSIGINGS		AMENDMENTS		
No.	Beskrywing	Description	Voorletters Initials	Datum Date
-	-		-	-

Client Signature: Date:

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Ontwerp	A. Olivier	Designed
Geteken	A. Olivier	Drawn
Gekontroleer		Checked

Projek / Project

Proposed New Mini Workshops on PTN 1 of Lot 8754, Alton, Richards Bay for Huge Mountain Enterprises

Titel / Title

Plans, Sections & Elevations

ZONING: GENERAL INDUSTRIAL
OCCUPATION CLASSIFICATION: D3

Skaal / Scale	1 : 200
Datum / Date	March 2025

Project No	Drawing No	Revision No
2506	001	00