

ERF 14					
ZONING					
GENERAL NOTES					
1. STAND AREA 12 282 m ²					
2. BUILDING AREA					
EXISTING BUILDINGS					TOTAL
BUILDING 1					
GROUND FLOOR	600m ²				
FIRST FLOOR	600m ²				
TOTAL OFFICE FLOOR AREA =	1 200m ²				1 200m ²
BUILDING 2					
GROUND FLOOR	638,7m ²				
FIRST FLOOR	570,8m ²				
TOTAL OFFICE FLOOR AREA =	1 209,5m ²				1 210m ²
GATE-HOUSE					
BUILDING AREA	20m ²				
DRIVE THROUGH ROOF AREA	62m ²				
TOTAL GATE-HOUSE	82m ²				82m ²
TOTAL EXISTING BUILDINGS					2 492m ²
NEW BUILDINGS					
	PARKING services	OFFICES	PASSAGES	TOILETS	TOTAL
BASEMENT	229m ²				229m ²
GROUND FLOOR		225m ²	52m ²	53m ²	330m ²
FIRST FLOOR		225m ²	42m ²	53m ²	320m ²
TOTAL BUILDING AREA					879m ²
NEW CAR-PORTS					258m ²
TOTAL AREA OF ALL BUILDINGS (EXISTING AND NEW)					3 629m ²
3. COVERAGE					
IN ACCORDANCE WITH SITE DEVELOPMENT PLAN					
Actual coverage					
1 589m ²	100				
----- x -----					
12 282m ²	1				12,93%
4. FSR					
Maximum permissible 0.5					
Actual FSR					
TOTAL BUILDING AREA	3 629m ²				
MINUS BASEMENT AREA	229m ²				
MINUS PASSAGES	94m ²				
MINUS GATE-HOUSE	82m ²				
MINUS COVERED PARKING	258m ²				
MINUS 5%	2 966m ²				
TOTAL	148m ²				
	2 818m ²				

12 282m ²					0,229
5. PARKING FOR NEW BUILDING - 2 bays per 100m ²					
AREA FOR PARKING CALCULATIONS					
556m ²					
MINUS 5%	28m ²				
TOTAL	528m ²				
Minimum required	11 bays				
Total provided	11 bays				



SITE PLAN scale 1:500

FIRE NOTES
 BUILDING TO COMPLY SANS 10400
 APPROVED LOCKING DEVICES ON ALL ESCAPE ROUTS
 PART MM, PART W, T4.2, T4.45, T4.47, T4.44.3,
 T4.2, T4.6, T4.7, T4.8, T4.10, T4.13, T4.14,
 T4.15, T4.16, T4.17, T4.20, T4.21, T4.23,
 T4.29, T4.31, T4.32, T4.34, T4.35, T4.37,
 T4.44, T5.54

LIST OF DRAWINGS
 W1 SITE PLAN
 W2 FLOORPLANS
 W3 SECTIONS, ELEVATIONS
 W4 WINDOW SCHEDULE
 W5 DRAINAGE

T4.2 - SAFETY DISTANCES
 T4.7 - FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS
 T4.8 - TENANCY SEPERATING ELEMENTS
 T4.10 - PROTECTION OF OPENINGS
 T4.13 - CEILINGS
 T4.14 - FLOOR COVERINGS
 T4.16 - PROVISIONS OF ESCAPE ROUTES
 T4.17 - EXIT POOLS
 T4.20 - DIMENSIONS OF COMPONENTS OF ESCAPE ROUTES
 T4.21 - WIDTH OF ESCAPE ROUTES
 T4.23 - STAIRWAYS
 T4.29 - MARKING AND SIGNPOSTING
 T4.32 - PROVISION AND MAINTENANCE OF FIRE FIGHTING EQUIPMENT, INSTALLATION AND FIRE PROTECTION SYSTEM
 T4.34 - HOSE REELS
 T4.35 - HYDRANTS
 T4.37 - PORTABLE FIRE EXTINGUISHERS
 T4.54 - ACCESS FOR FIRE FIGHTING AND RESCUE OPERATIONS

CITY OF TOWN OF NEW VIOLET DISTRICT APPROVAL SECTION 101 ACT 103/1997 SECTION 101
 06 JAN 2017
 FOR CHIEF FIRE OFFICER SERVICES
 FIRE REGULATIONS

2017-10-17
 BUILDING PLAN AND MANAGEMENT REGISTRATION
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HEIN VIVIERS ARCHITECT
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Project nr. P245 REG. NR. 3667
 PROPOSED ADDITIONAL OFFICE BLOCK ON PORTION 100 (PORTION OF PORTION 3) OF THE FARM TWEE-FONTEIN NO 372-JR. KNOWN AS OLYMPUS BOULEVARD
 Drawing PROPOSED ADDITIONAL OFFICE BLOCK ON ERF 14 - SITE PLAN
 Scale 1:500 Date AUG2016 No of dwgs 01 of 01 Dwg. no. W1

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