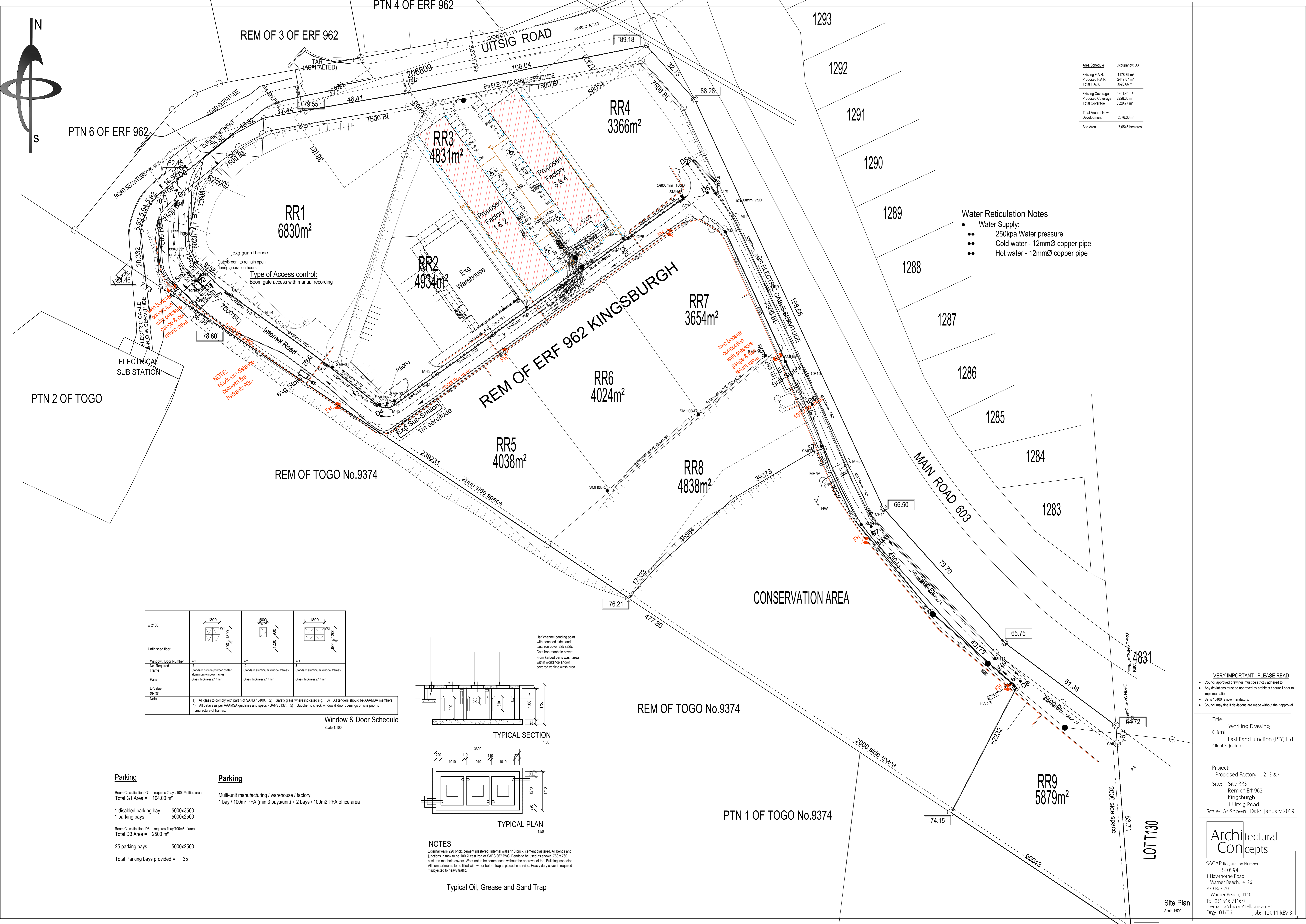


Area Schedule	Occupancy D3
Existing F.A.R.	1175.79 m <sup>2</sup>
Proposed F.A.R.	2441.87 m <sup>2</sup>
Total F.A.R.	3617.66 m <sup>2</sup>
Existing Coverage	1301.41 m <sup>2</sup>
Proposed Coverage	2238.36 m <sup>2</sup>
Total Coverage	3539.77 m <sup>2</sup>
Total Area of New Development	2576.36 m <sup>2</sup>
Site Area	7.0546 hectares



- Water Reticulation Notes**
- Water Supply:
  - 250kpa Water pressure
  - Cold water - 12mmØ copper pipe
  - Hot water - 12mmØ copper pipe

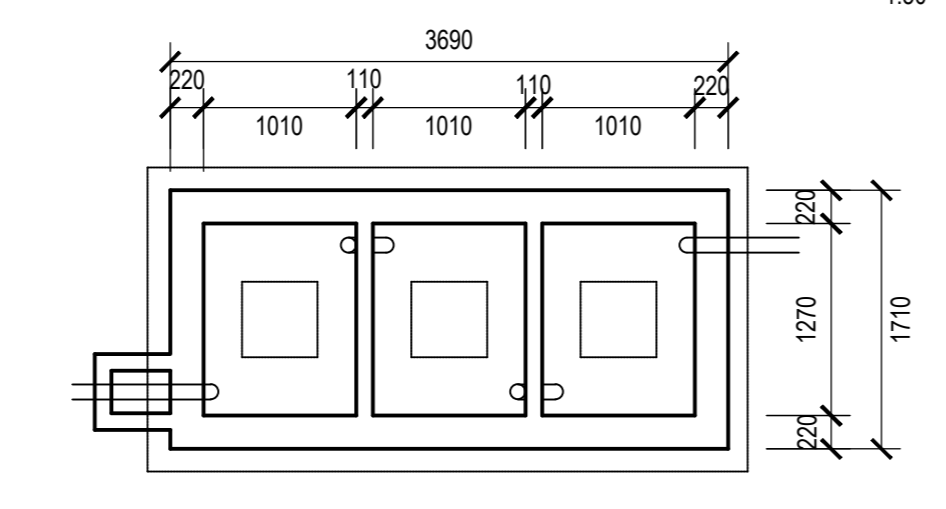
NOTE: Maximum distance between fire hydrants 90m

Window / Door Number	W1	W2	W3
No. Required	16	12	8
Frame	Standard bronze powder coated aluminium window frames	Standard aluminium window frames	Standard aluminium window frames
Pane	Glass thickness @ 4mm	Glass thickness @ 4mm	Glass thickness @ 4mm
U-Value			
SWiC			
Notes	1) All glass to comply with part 4 of SANS 10400. 2) Safety glass where indicated e.g. 3) All tenders should be AAAMSA members. 4) All details as per AAAMSA guidelines and specs - SANS10137. 5) Supplier to check window & door openings on site prior to manufacture of frames.		

Window & Door Schedule  
Scale 1:100



TYPICAL SECTION  
Scale 1:50



TYPICAL PLAN  
Scale 1:50

**NOTES**  
External walls 220 brick, cement plastered. Internal walls 110 brick, cement plastered. All bends and junctions in tank to be 100Ø cast iron or SABS 967 PVC. Bends to be used as shown. 760 x 760 cast iron manhole covers. Work not to be commenced without the approval of the Building Inspector. All compartments to be filled with water before trap is placed in service. Heavy duty cover is required if subjected to heavy traffic.

Typical Oil, Grease and Sand Trap

**Parking**  
Room Classification: G1 requires 2bays/100m<sup>2</sup> office area  
Total G1 Area = 104.00 m<sup>2</sup>  
1 disabled parking bay 5000x3500  
1 parking bays 5000x2500

**Parking**  
Multi-unit manufacturing / warehouse / factory  
1 bay / 100m<sup>2</sup> PFA (min 3 bays/unit) + 2 bays / 100m<sup>2</sup> PFA office area  
Room Classification: D3 requires 1bay/100m<sup>2</sup> of area  
Total D3 Area = 2500 m<sup>2</sup>  
25 parking bays 5000x2500  
Total Parking bays provided = 35

**VERY IMPORTANT PLEASE READ**

- Council approved drawings must be strictly adhered to
- Any deviations must be approved by architect / council prior to implementation.
- SANS 10400 is now mandatory.
- Council may fine if deviations are made without their approval.

Title: Working Drawing  
Client: East Rand Junction (PTY) Ltd  
Client Signature:

Project: Proposed Factory 1, 2, 3 & 4  
Site: Site RR3  
Rem of Erf 962  
Kingsburgh  
1 Uitsig Road  
Scale: As-Shown Date: January 2019

**Architectural Concepts**  
SACAP Registration Number: ST0594  
1 Hawthorne Road  
Warner Beach, 4126  
P.O. Box 310,  
Warner Beach, 4140  
Tel: 031 916 7116/7  
email: archicon@telkomsa.net  
Drg: 01/06 Job: 12044 REV 3

Site Plan  
Scale 1:500