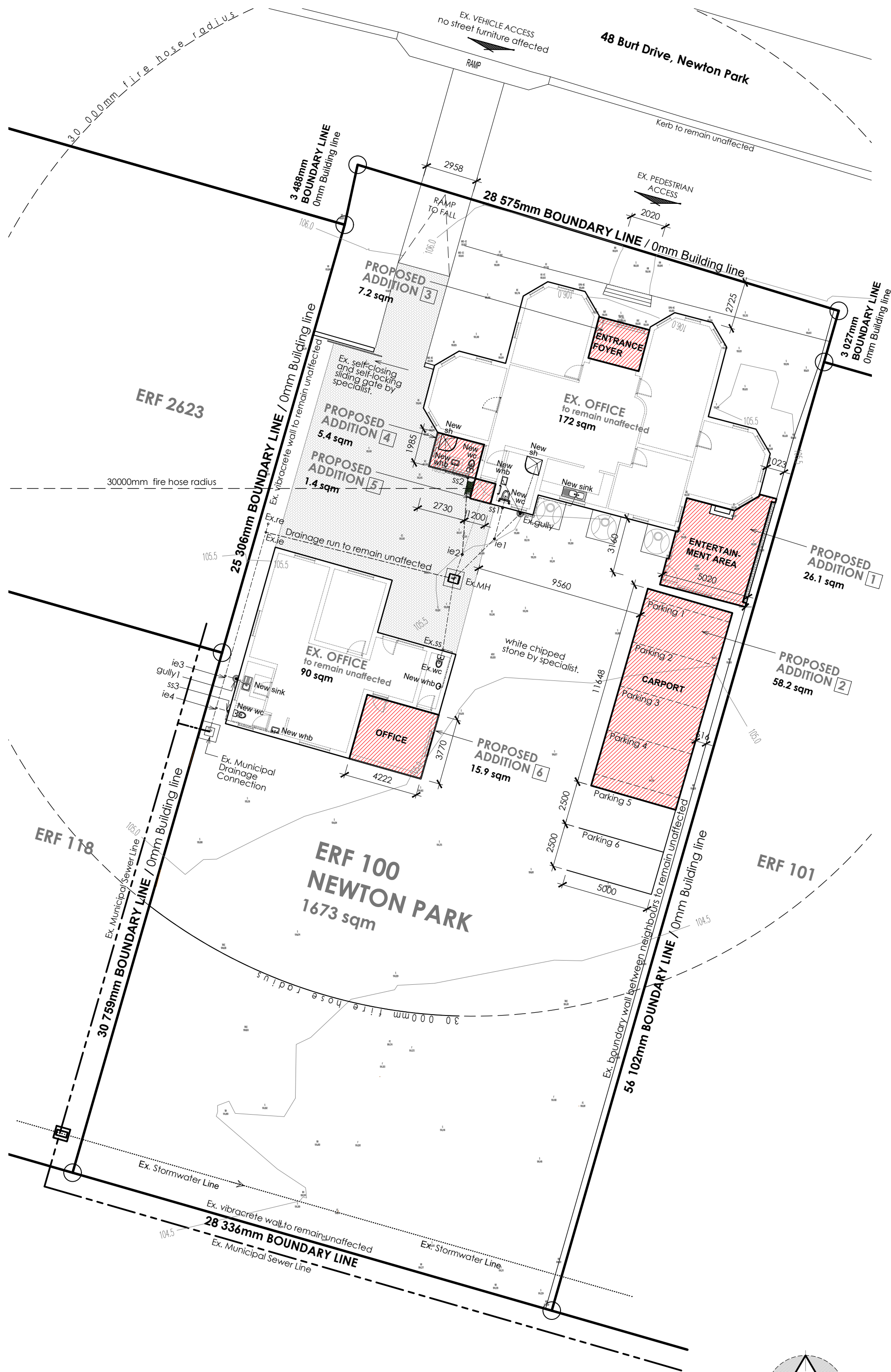
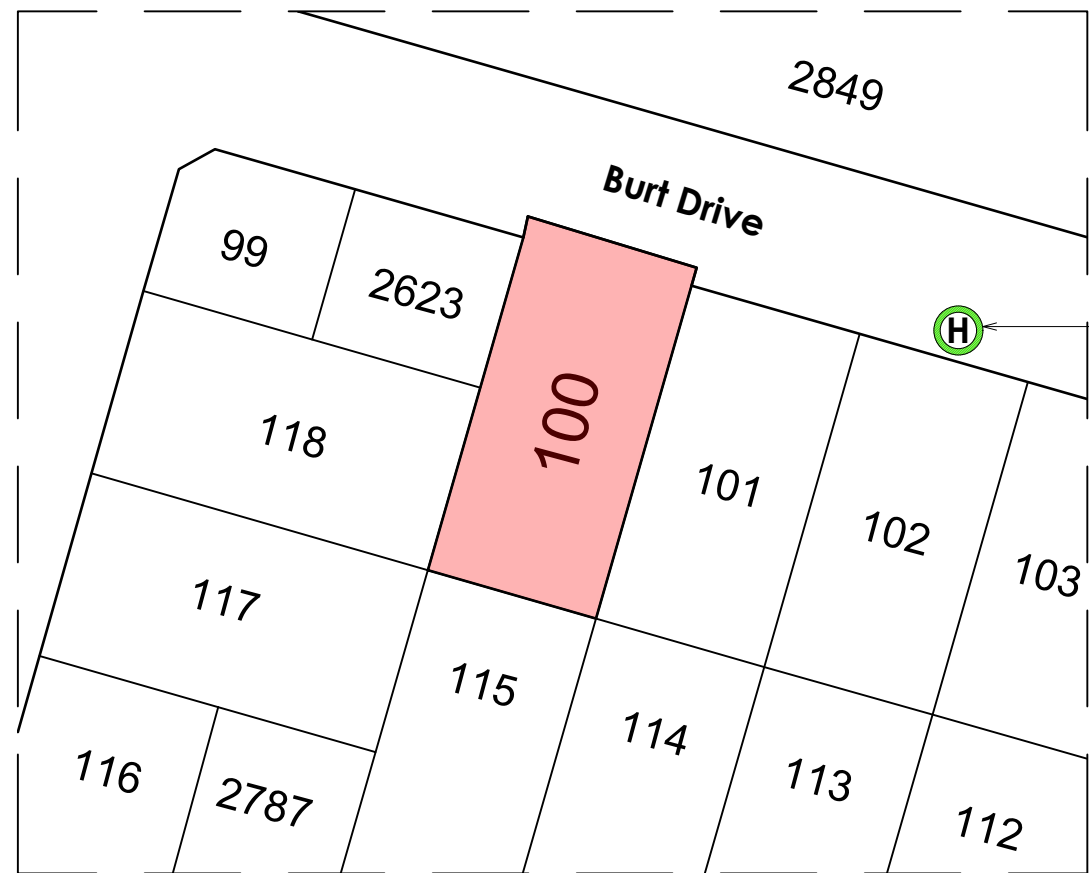


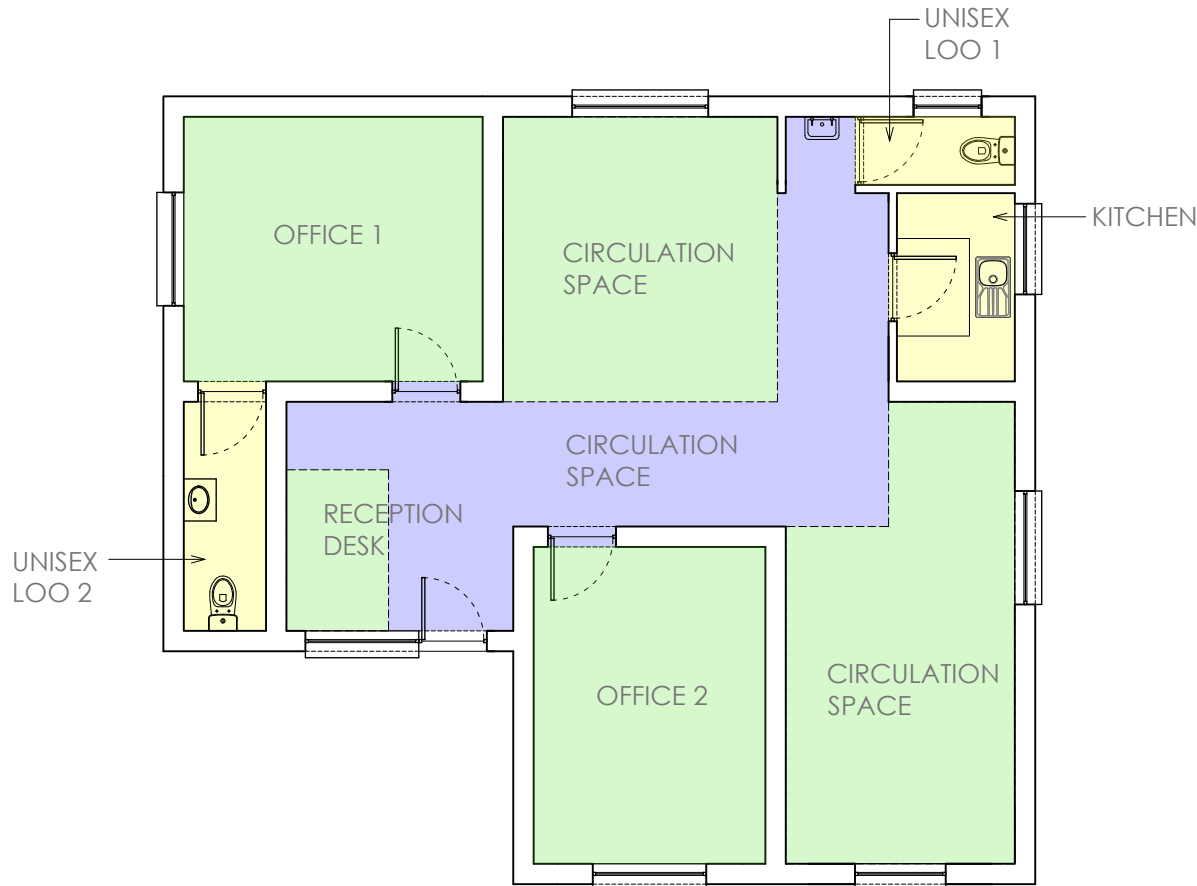


SITE PLAN
SCALE 1:200



SITE LOCALITY
SCALE N/A

PARKING CALCULATION PLAN / MAIN OFFICE BUILDING
SCALE 1:50



PARKING CALCULATION PLAN / OFFICE BUILDING 1
SCALE 1:50

MUNICIPAL INFORMATION:			
TOWN PLANNING	BUS1 Required	BUS1 Provided	
ERF NO:	ERF 100, Newton Park	ERF 100, Newton Park	
ZONING	Bus1	Bus1	
HEIGHT RESTRICTION	8M	8M	
BUILDING LINE FRONT	0mm	0mm	
BUILDING LINE SIDES	0mm	0mm	
BUILDING LINE REAR	0mm	0mm	
EXISTING ERF AREA:	1673 sqm	1673 sqm	
EXISTING AREA:	262 sqm	262 sqm	
NEW AREA:	114 sqm	114 sqm	
TOTAL AREA:	376 sqm	376 sqm	
EXISTING COVERAGE:	262 sqm - 16%	262 sqm - 16%	
NEW COVERAGE:	114 sqm - 7%	114 sqm - 7%	
TOTAL COVERAGE:	376 sqm - 22%	376 sqm - 22%	
NEW GARAGES:	0	0	
NEW BATHROOMS:	4	4	
PARKING BAYS:	4 BAYS /100sqm for Offices	6 Bays (144.1m)	
FSI	TBC	0.22	

TOWN PLANNING INFO.			
ERF 100, NEWTON PARK			
ERF AREA 1673 sqm	1673 sqm		
EXISTING COVERAGE @ 262 sqm	262 sqm	- 16%	
PROPOSED NEW COVERAGE	114 sqm	- 7%	
TOTAL COVERAGE	376 sqm	- 22%	
FSI EXISTING - 262sqm / 1673sqm	16%		
PROPOSED NEW TOTAL FSI - 376sqm / 1673sqm	0.22		
FSI PERMITTED - n/a	N/A		

FIRE PLAN LEGEND	
Smoke Detectors	
Manual Control Panel	
Signage for direction of fire escape route	
Signage for fire extinguisher	
Fire extinguisher	
Fire blanket	
Fire escape route	
30m Fire hose reel	
Fire hydrant	

PARKING CALC'S - MAIN OFFICE BUILDING	
Reception Desk	3.4 sqm
Office 1	26.5 sqm
Office 2	15.3 sqm
Office 3	14.0 sqm
Office 4	15.0 sqm
Open Plan Desk 1	4.8 sqm
Open Plan Desk 2	5.6 sqm
Total SQM:	84.6 sqm
Office 4/100 sqm (0.04)	0.04 x
Total Parkings required:	3.4 Parkings

SPACES NOT INCL. FOR PARKING CALC'S	
Circulation space	36.0 sqm
Kitchen	6.1 sqm
Unisex	4.5 sqm
Disabled Loo	5.9 sqm
Boardroom	17.7 sqm
Total	34.2 sqm

PARKING CALC'S - OFFICE BUILDING 1	
Reception Desk	2.9 sqm
Office 1	13.8 sqm
Office 2	12.8 sqm
Open Plan Office 1	13.7 sqm
Open Plan Office 2	16.3 sqm
	sqm
	sqm
Total SQM:	59.5 sqm
Office 4/100 sqm (0.04)	0.04 x
Total Parkings required:	2.4 Parkings

SPACES NOT INCL. FOR PARKING CALC'S	
Circulation space	19.9 sqm
Kitchen	4.0 sqm
Unisex Loo 1	1.9 sqm
Unisex Loo 2	3.5 sqm
Total	9.4 sqm

REVISIONS:

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All dimensions are given in millimetres, unless otherwise specified. Contractors to adhere to all local authority's regulations and requirements. Contractors to be a suitably qualified and registered participant in the construction industry as required by Construction Regulation 2014. Drawings to be read in conjunction with the client's OHS (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is priced it is the contractor's responsibility to ensure he is familiar with the site. All trade names quoted may only be substituted by similar, subject to architect's approval. All materials to be installed in strict accordance with manufacturer's specifications. All conduit work to be SABS approved quality. All light fittings to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part C. All new work to be made good with existing. This drawing is not to be scaled unless printed by H. Gouws renders. All existing dimensions not to be scaled from drawings but to be checked on site. Any discrepancies shall be reported to the designer immediately and clarified by the architect prior to commencement of work. Top of foundations to be a minimum of 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per Engineers drawings to be on 250 mic. 'gunplas' ub's green dpm on 50mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved 'gunder' 375 mic. dpc under all walls, window cills and at changes in floor level. These architectural drawings to be read in conjunction with engineers and consultants drawings, where applicable. All building work to be carried out in accordance with the national building regulations. The contractor is responsible for all site visits by local inspectors and pay all fees in connection therewith. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on site by roof specialist prior to roof construction. All tile layouts to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark of 100.00 msl of new floor level. Msl is not the actual level but a benchmark to base other heights of the building shown on the drawings. Contractor to keep a full set of latest issued drawings on site. Contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. Contractor to take responsibility for all health and safety measures on site.

DRAWING TITLE:

MUNICIPAL SUBMISSIONS

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON ERF 100, NEWTON PARK, PORT ELIZABETH FOR SIMPLYCIVILS (Pty) Ltd

26 Jun 24
CLIENT SIGNATURE

bh BLACKHOUND
ARCHITECTURE & RENDERING

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Fairview, Port Elizabeth, 6070

26 Jun 24
PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	100, Newton Park
ERF AREA:	1673 sqm
EXISTING AREA:	262 sqm
NEW AREA:	114 sqm
TOTAL AREA:	376 sqm
EX. COVERAGE:	262 sqm - 16%
NEW COVERAGE:	114 sqm - 7%
TOTAL COVERAGE:	376 sqm - 22%
NEW GARAGES:	0
NEW BATHROOMS:	4
POOL:	NO
BOUNDARY WALLS:	0 M
LAST APPROVED PLAN:	(2024 - 1952) = 72 years ago

PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST
DEWALD MATHYS POTGIETER
12119 pin (Africa/Johannesburg) on 26 Jun 2024

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