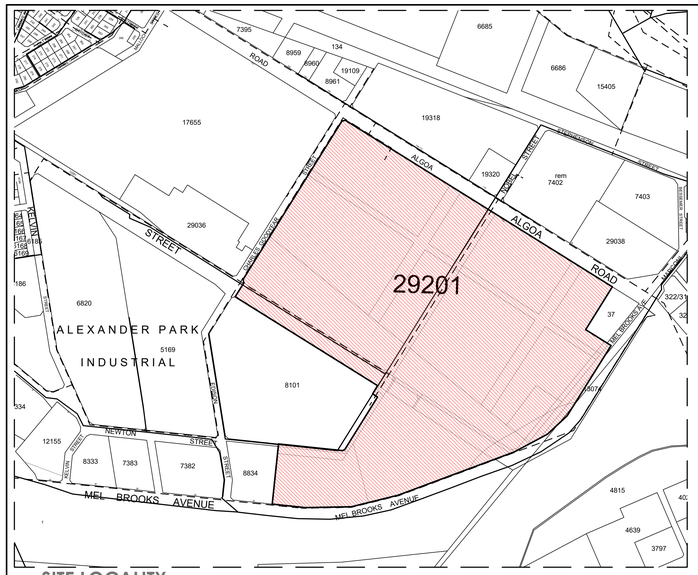
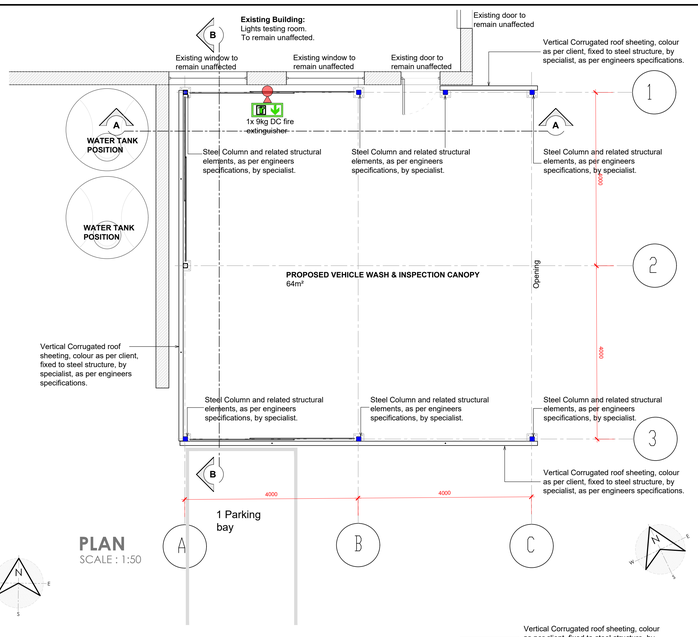
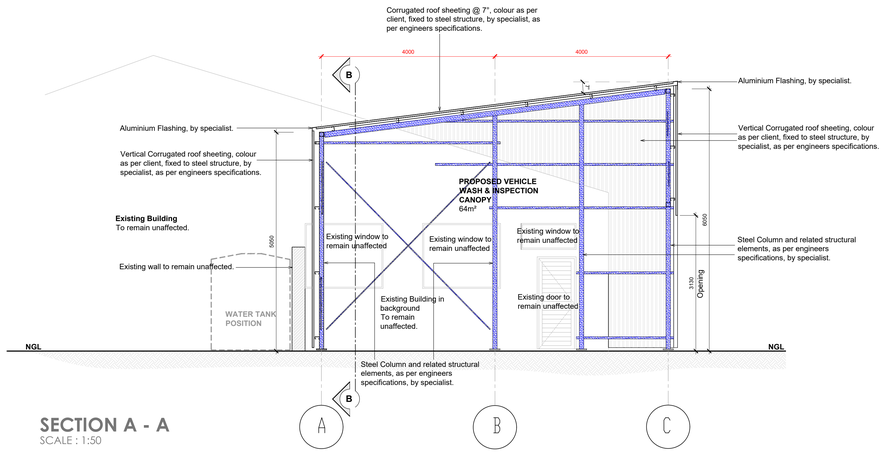


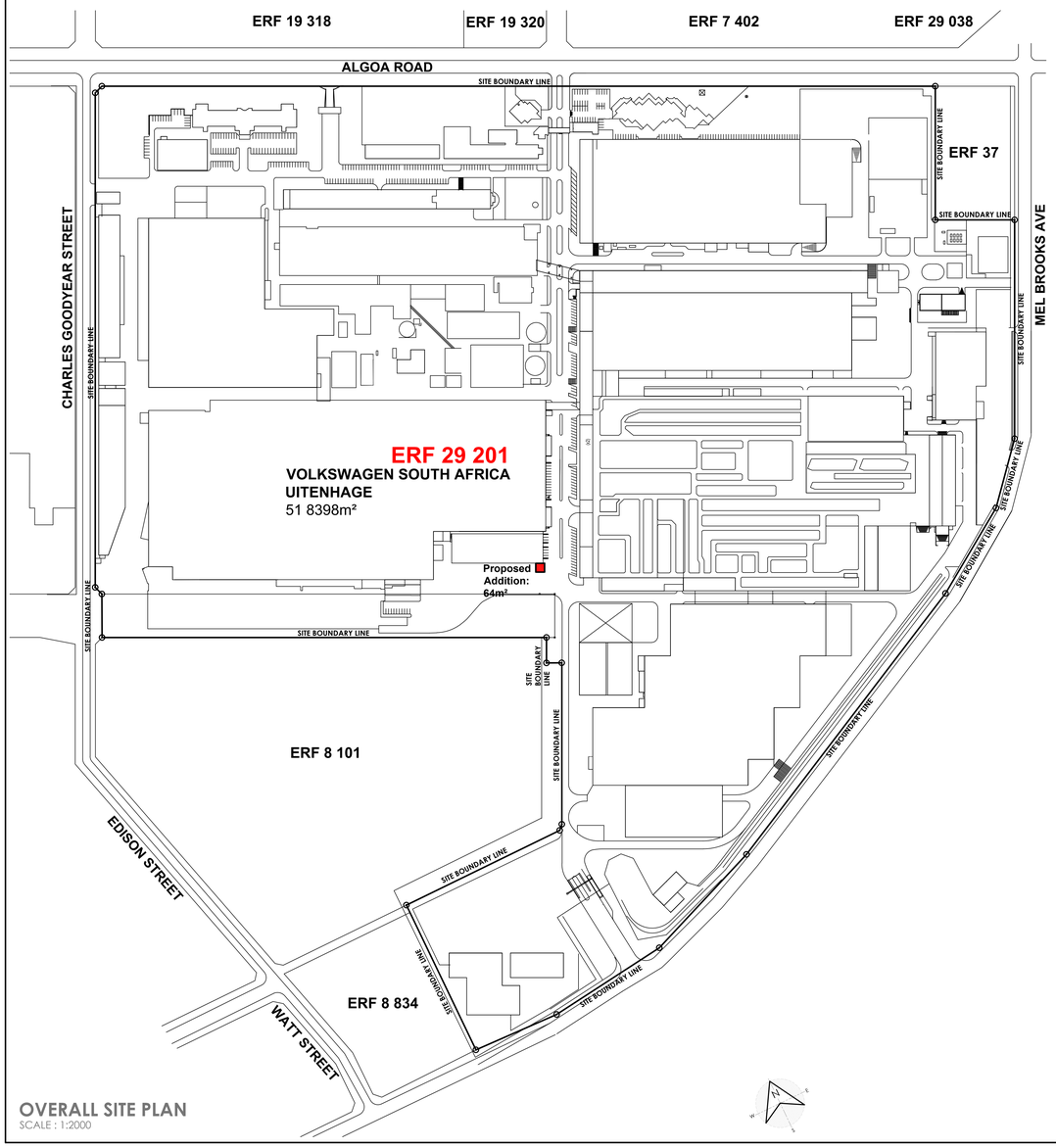
SITE LOCALITY
SCALE N/A
VW S.A. - Uitenhage



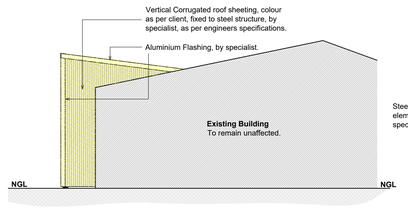
PLAN
SCALE : 1:50



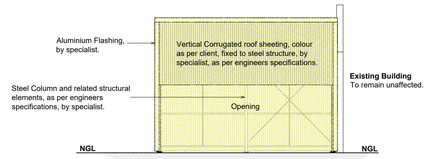
SECTION A - A
SCALE : 1:50



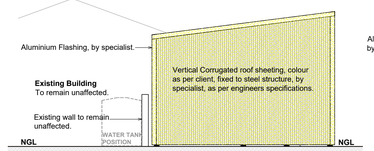
OVERALL SITE PLAN
SCALE : 1:2000



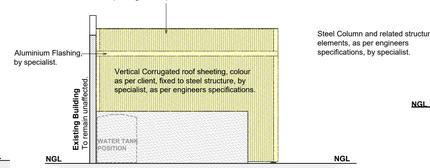
NORTH ELEVATION
SCALE : 1:100



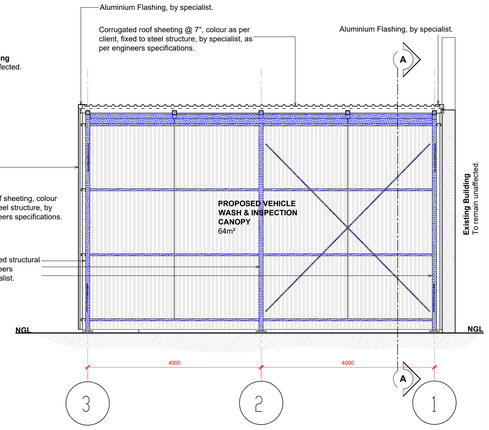
EAST ELEVATION
SCALE : 1:100



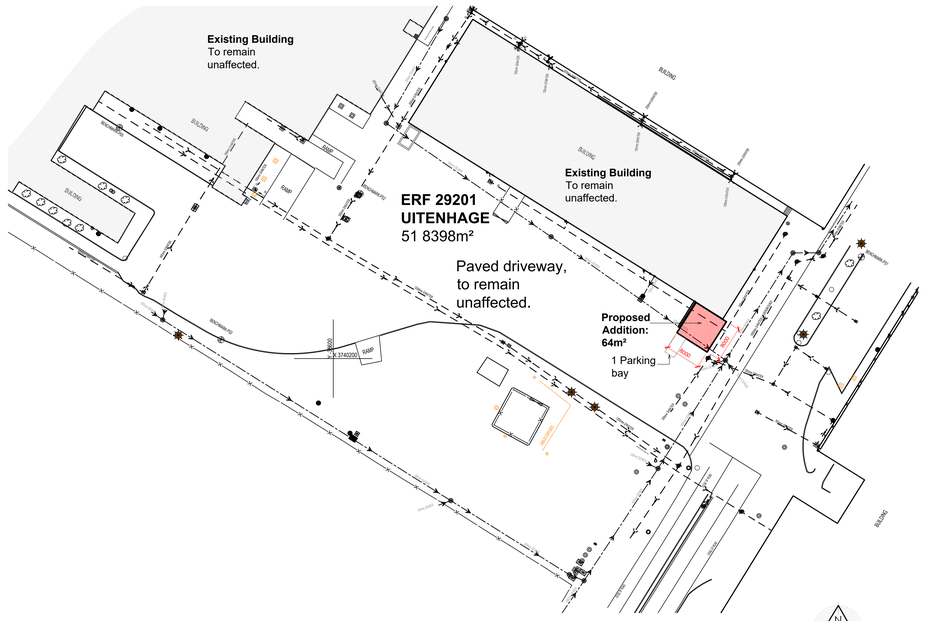
SOUTH ELEVATION
SCALE : 1:100



WEST ELEVATION
SCALE : 1:100



SECTION B - B
SCALE : 1:50



SURVEYED SITE PLAN
SCALE : 1:500

NOTE:
EXISTING DRAINAGE TO REMAIN UNAFFECTED.

MUNICIPAL INFORMATION

TOWN PLANNING	IND1 Permitted	IND1 Provided
ERF NO:	ERF 29201	ERF 29201
ZONING	IND1	IND1
HEIGHT RESTRICTION	TBC	Single Storey
BUILDING LINE FRONT	0mm	0mm
BUILDING LINE SIDES	0mm	0mm
BUILDING LINE REAR	0mm	0mm
EXISTING ERF AREA:	518378 sqm	518378 sqm
EXISTING AREA:	308694 sqm	308694 sqm
NEW AREA:		64 sqm
TOTAL AREA:		308758 sqm
Vehicle inspection enclosure	64sqm	64sqm
EXISTING COVERAGE:		308694 sqm - 60%
NEW COVERAGE:		64 sqm - 0.01%
TOTAL COVERAGE:	100%	308758 sqm - 60%
NEW GARAGES:		1
NEW BATHROOMS:		0
PARKING BAYS	N/A	N/A
4 BAYS / 100sqm for office use	N/A	N/A
1BAY / 100sqm for warehouse	64 sqm	1 Bays
FSI	TBC	0.60

TOWN PLANNING

ERF 29201, ALEXANDER PARK INDUSTRIAL , UITENHAGE	
ERF AREA: 518378 sqm	518378 sqm
EXISTING COVERAGE @ 308694 sqm 59.5%	308694 sqm - 60%
PROPOSED NEW COVERAGE	64 sqm - 0.01%
TOTAL COVERAGE	308758 sqm - 60%
FSI EXISTING - 308694sqm / 518378sqm	60%
PROPOSED NEW TOTAL FSI - 308758sqm / 518378sqm	0.60
FSI PERMITTED - n/a	N/A
PARKING REQUIRED 6 BAYS / 100 sqm for **Shops** (0 sqm x (0.06))	0.0 parkings req.
1 BAY / 100 sqm for **Storage** (0 sqm x (0.01))	0.0 parkings req.
4 BAYS / 100 sqm for **Offices** (0 sqm x (0.04))	0.0 parkings req.
1 BAYS / 100 sqm for **Warehouse** (64 sqm x (0.64))	1 parkings req.
	= 1.0 REQ.
PARKING PROVIDED BAY FOR DISABLED NORMAL BAYS	**= Unaffected**

REVISIONS:

FIRE LEGEND:

FIRE EXTINGUISHER	TYPE 9kg DCP EX.
FIRE SIGNAGE All signage to be photoluminescent safety signs to comply with SANS regulations Part7	

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 SHE (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations SANS 10400. Before the 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 is to be fitted to comply with the relevant code of practice as specified in SANS 10400. Part O. All new work to be made good with existing. This drawing is not to be scaled unless printed by Mr. Gouws renders. All existing dimensions not to be scaled from drawings but to be checked on site. Any discrepancies shall be reported to the architect immediately and clarified by the architect prior to commencement of work. Typical 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. "Ipunplas" ubs green dpm on 50mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved "gundle" 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 from the outer edge of gutter. Roof pitches and roof 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:
ADDTIONS ON **ERF 29201, ALEXANDER PARK INDUSTRIAL**, UITENHAGE FOR **VOLKSWAGEN OF SOUTH AFRICA (PTY) LTD**

CLIENT SIGNATURE — 8 Oct 24

BLACKHOUND ARCHITECTURE & RENDERING
honnes@blackhoundenterprises.com
072 799 9597 | 072 418 6867
Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth
6075

8 Oct 24
PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**29201, Alexander Park Industrial**
ERF AREA:	**518378 sqm**
EXISTING AREA:	**308694 sqm**
NEW AREA:	**64 sqm**
TOTAL AREA:	**308758 sqm**
EX. COVERAGE:	**308694 sqm 60%**
NEW COVERAGE:	**64 sqm - 0.01%**
TOTAL COVERAGE:	**308758 sqm - 60%**
NEW GARAGES:	1
NEW BATHROOMS:	0
POOL:	N/A
BOUNDARY WALLS:	N/A M
AGE OF BUILDING:	<60

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
JOHANNES STEPHANUS GOUWS
10:00 pm (SA)Pretoria/Johannesburg on 08 Oct 2024

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PROJECT NO.: 2024Wash Canopy	REVISION NO.: 00
DRAWING NO.: 2024_VW_Wash Canopy_MS02	SHEET NO.: 101
DRAWN BY: HG	
PRINT DATE: 08 Oct 2024	PAGE SIZE: A0