



SITE PLAN

SCHEDULE OF AREAS:	
GITE AREA	: 3 862.00sqm
BASEMENT AREA	: 1 876.57sqm
GROUND FLOOR AREA	: 1 281.11sqm
FIRST FLOOR AREA	: 1 319.36sqm
SECOND FLOOR AREA	: 1 149.09sqm
TOTAL FLOOR AREA	: 3 749.56sqm
TOTAL FLR AREA + BASEMENT	: 5 626.13sqm
TOTAL OFFICE AREA	: 3 442.36sqm
ALLOWABLE COVERAGE	: 40.00% 1 544.80sqm
ACTUAL COVERAGE	: 33.17% 1 281.11sqm
ALLOWABLE FAR	: 4 200.00sqm
ACTUAL FAR	: 3 749.00sqm
REQUIRED PARKING = 4 BAYS / 100sqm = 137 BAYS	
PARKING PROVIDED = 45 OPEN BAYS 68 BASEMENT PARKING BAYS 25 ADDITIONAL BAYS	
TOTAL PARKING PROVIDED	= 138 BAYS

REVISIONS			
REV. NO.	DATE	REVISION	BY
1	16/09/99	FIRST ISSUE	
2	03/04/01	NORTH BLOCK REDUCED	
3	09/10/01	NEW NORTHERN BLOCK	
4	30/11/01	NEW ENTRANCE ADDITION	
5	10/12/01	REVISED PARKING LAYOUT	

DETAIL SYMBOL

General Notes:

Quality of all materials and workmanship to comply with the relevant S.A.B.S specifications and/or as per the SPECIFICATION OF MATERIALS AND METHODS TO BE USED.

Contractor to verify all levels, heights and dimensions on site prior to putting any work in hand.

Contractor shall build in BRICKWORK R.P.C.'s to all external walls at floors, doors or window level and to all doors, windows, grills or any other opening in external walls.

ARCHITECTS JUSTUS VAN DER HEYDEN
02/03 82 3842 23
VAT 4750135180
70 7th AVENUE
PARKTOWN NORTH
PO BOX 601
PARKLANDS 2121
TEL 011 447 5101
FAX 011 442 4363
E-MAIL 082 820 0078

Project:

PROPOSED NEW
OFFICE DEVELOPMENT
ON PORTION 4 ERF 699
PARKTOWN NORTH

Drawing: SITE PLAN			
Scale:	Drawn:	Checked:	Date:
1:500	MM		5/11/2000
Drawing Number:			Revision:
802-001			5