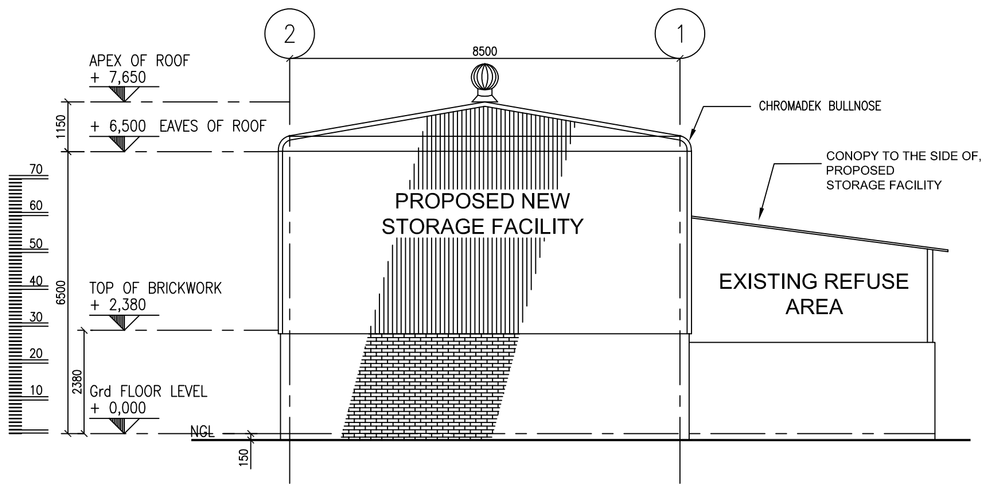
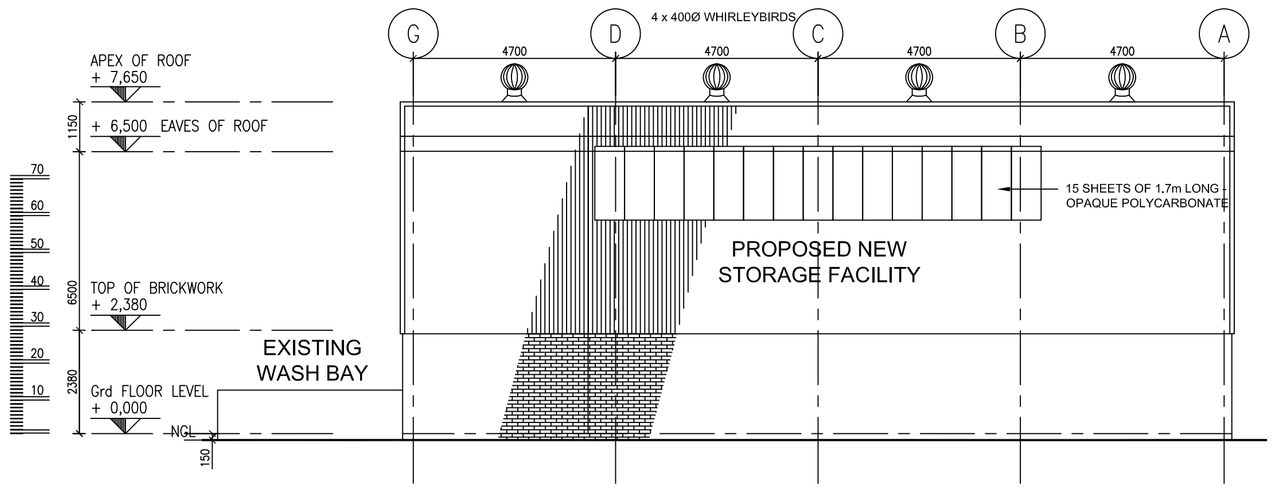


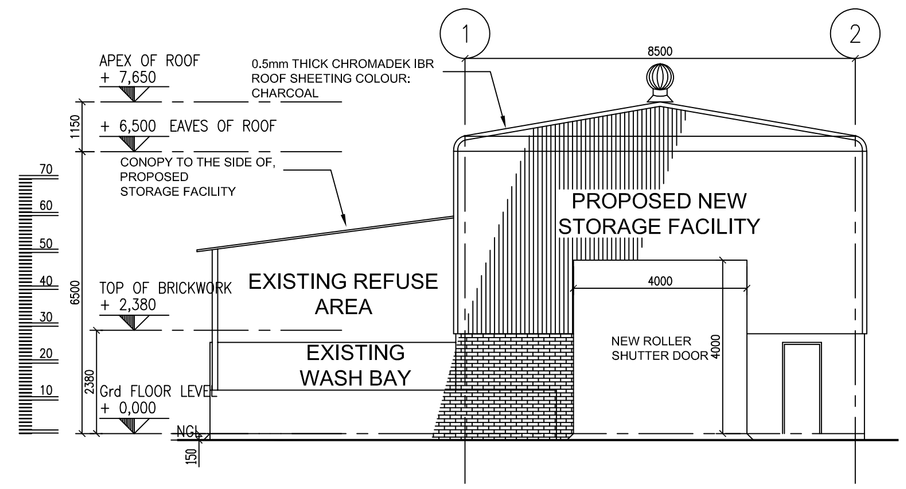
NORTH WEST ELEVATION

1:100



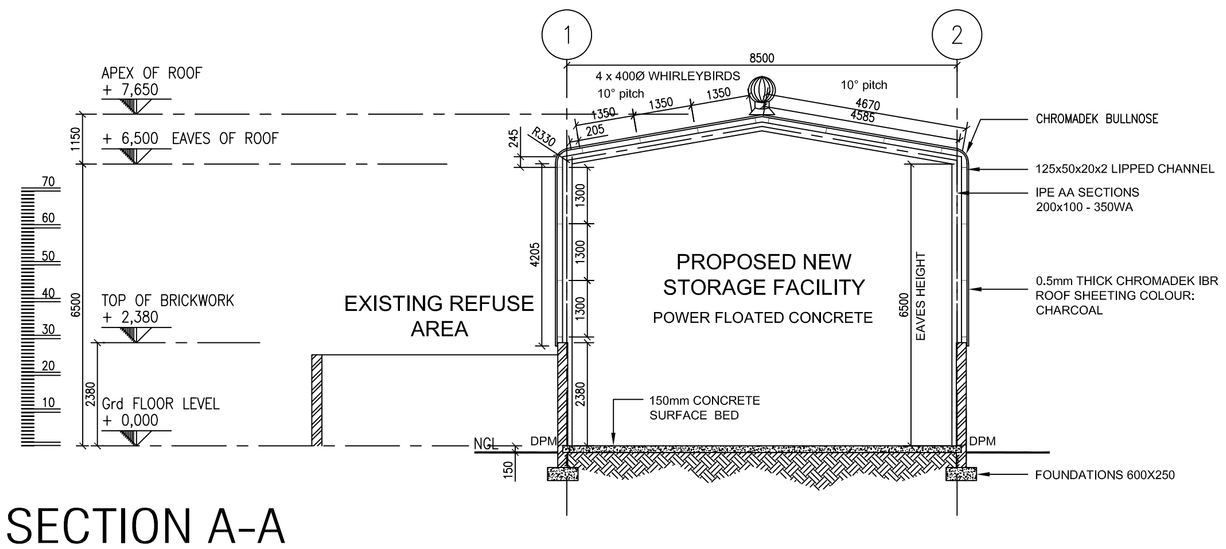
NORTH EAST ELEVATION

1:100



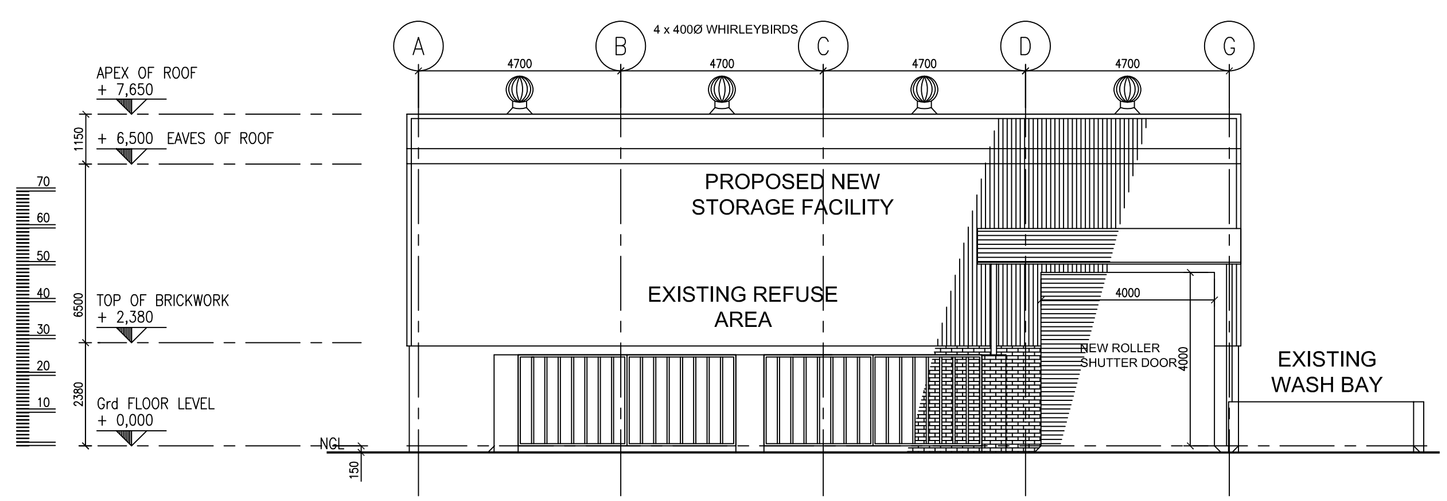
SOUTH EAST ELEVATION

1:100



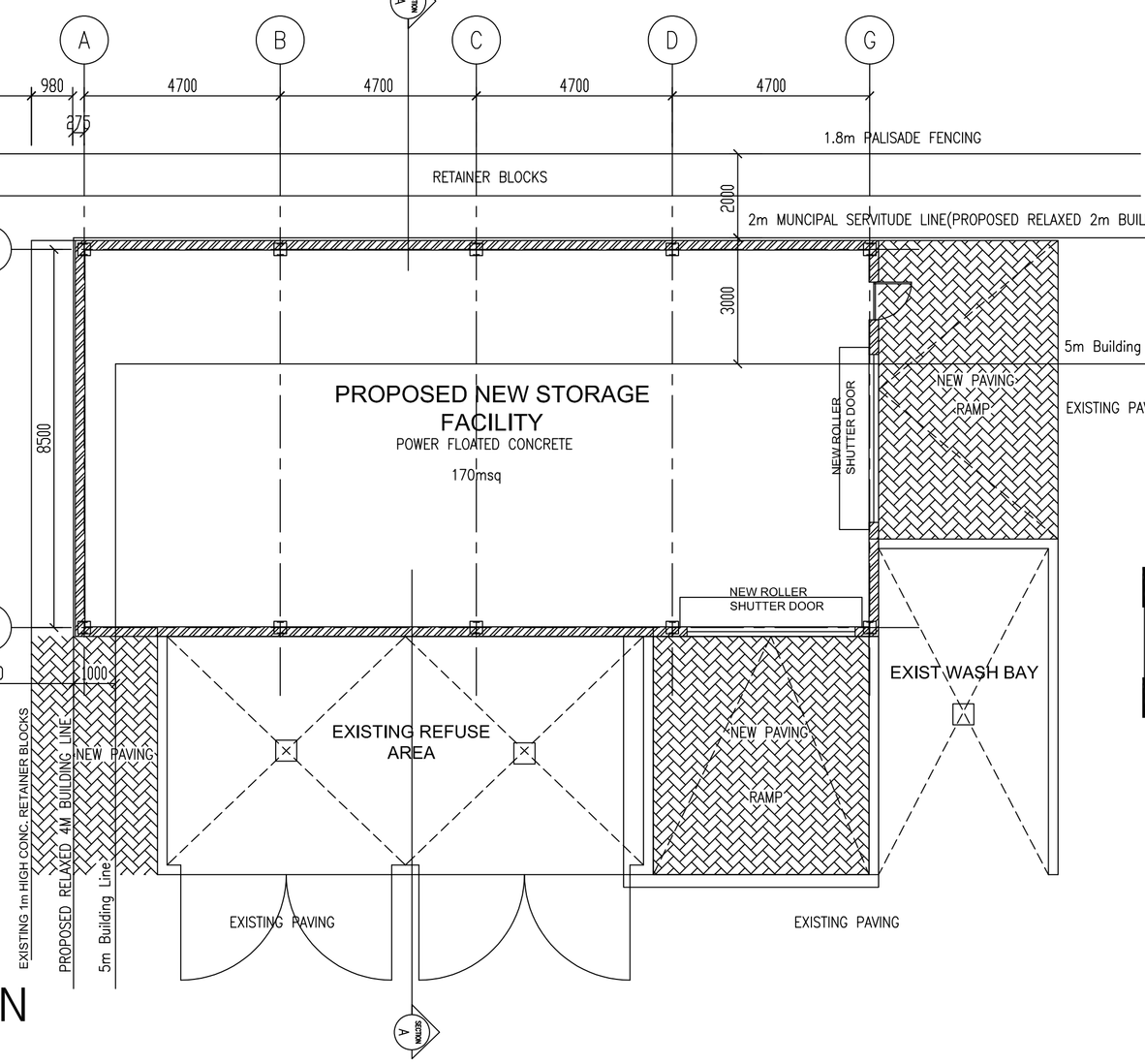
SECTION A-A

1:100



SOUTH WEST ELEVATION

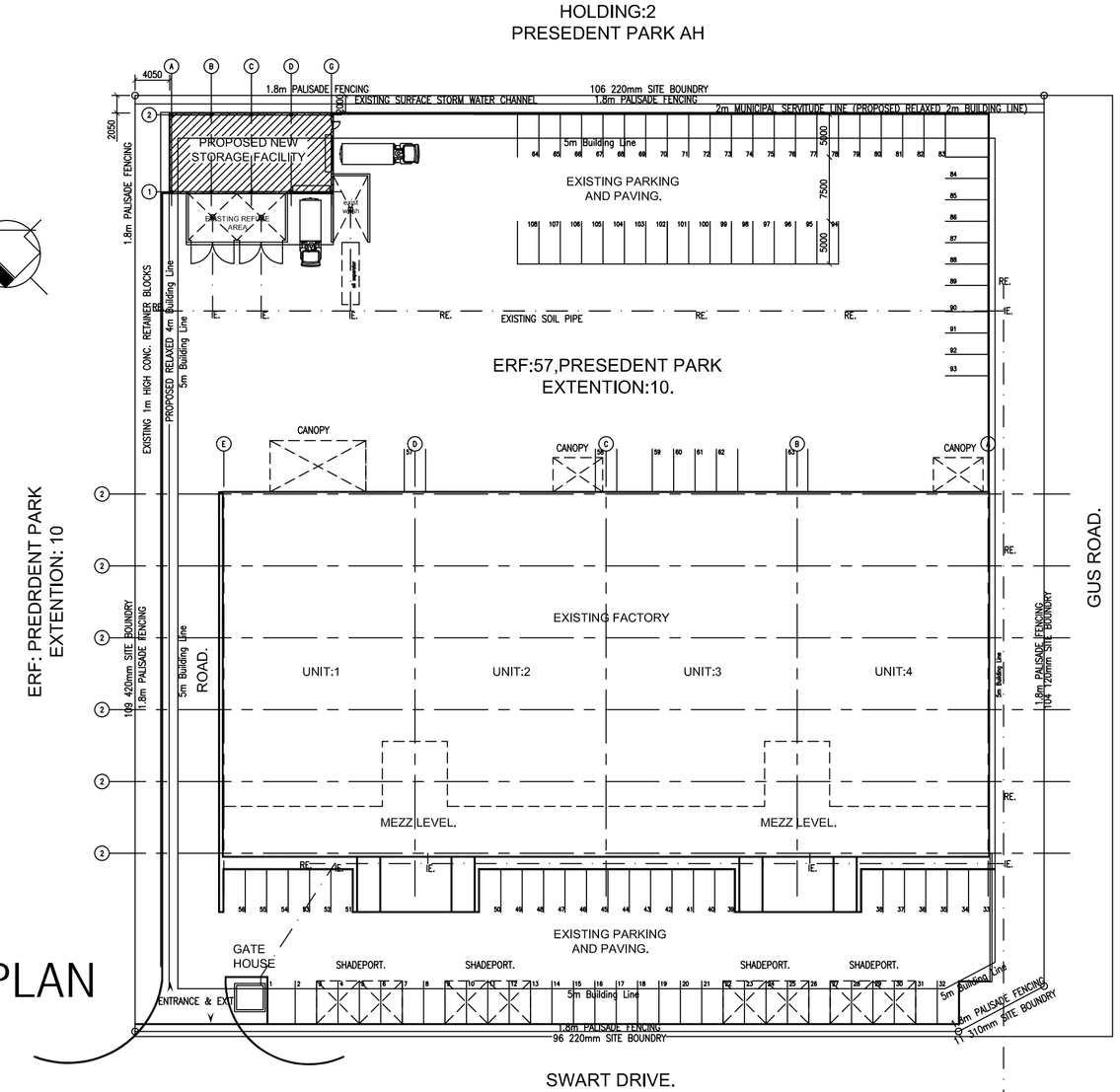
1:100



PROPOSED PLAN / SITE PLAN

1:100

FOR APPROVAL



SITE PLAN

1:500

All dimensions should be checked on site prior to commencement of work
No dimensions to be scaled from this drawing.
This drawing & information remains the copyright of DiBi Projects cc

GENERAL NOTES

-THIS DRAWING IS COPYRIGHT RESERVED AND REMAINS THE PROPERTY OF THE ARCHITECT.
-ALL WORK TO BE IN STRICT ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND MUNICIPAL BYLAWS
-ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES, ANY DISCREPANCIES TO BE REPORTED TO ARCHITECTS
-WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS.
-DRAWINGS MAY NOT BE SCALED FROM PRINTS DUE TO DISTORTION OF PRINTS.
-ALL ELECTRICAL AND DRAINAGE WORK TO BE EXECUTED BY REGISTERED ARTISANS.
-WHERE REQUIRED, ARCHITECTS DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS.
-WHERE REQUIRED, ARCHITECTS DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURER'S SPECIFICATIONS.
-ALL ENGINEERING WORK TO BE EXECUTED IN STRICT COMPLIANCE WITH ENGINEER'S DRAWINGS.
-ALL REINFORCED CONCRETE TO BE, MIN. 15 MPA OR AS SPECIFIED BY ENGINEER.
-CHANGES TO ANY PART OF THE WORKS TO BE APPROVED BY THE CLIENT AND THE RELEVANT AGENTS BEFORE SUCH CHANGES ARE EFFECTED.
-ONLY DRAWINGS THAT REFLECT THE LATEST REVISIONS TO BE USED ON SITE.
- ALL HABITABLE ROOMS TO HAVE MIN. 10% NATURAL LIGHT.
- STORE ROOMS NOT TO BE USED FOR HABITABLE PURPOSES.
- 40mm FIBERGLASS INSULATION OVER ALL CEILINGS
- FABCON LINTELS OVER ALL DOORS AND WINDOW OPENINGS EXCEPT IN FACE BRICK WALLS WHICH HAVE BRICK ON EDGE.
- ALL SURFACE BEDS TO BE OVER 25 MICRON DPM.
- VERTICAL DPC TO ALL CHANGES IN FLOOR LEVELS AND BRICKGRIP PDC UNDER ALL WALLS AND SILLS
- TOP OF FOUNDATIONS TO BE MIN. 300 BELOW GROUND LEVEL.
- ALL SURFACE BEDS TO BE ON WELL COMPACTED EARTH.
- WALLS ERECTED ALONG BOUNDARY TO HAVE FOUNDATIONS NOT ENCROACHING ONTO ADJOINING PROPERTY.
- LIGHTING AND VENTILATION TO COMPLY WITH THE REQUIREMENTS OF THE NBR.

SCHEDULE OF RIGHTS

SITE AREA:	11 596 m2	
ZONING:	SPECIAL	
	PERMISSIBLE.	EXISTING.
HEIGHT:	3 STOREYS.	2 STOREYS
FAR:	0.4 4,638.40m2	0.390
COVERAGE:	40% 4,638.40m2	33.85% 3,921.85m2
	REQUIRED.	PROVIDED.
PARKING	102 BAYS.	102 BAYS.

	PROPOSED	
NEW FACTORY	170msq	
HEIGHT:	AS ABOVE	
FAR:	0.40	
COVERAGE:	35.29% 4,091.85m2	
	REQUIRED.	PROVIDED.
PARKING	106 BAYS (2/100msq)	108 BAYS

Rev	Details	Date
0	Issued for Council Submission	12.06.08

PRODUCED BY :

DiBi Projects cc
Project Management & Property Solutions
P.O.Box 3233, Cromerview, 2060
Tel : 011 786-1170 Fax : 011 440-7579
email : admin@dibi.co.za

Client
Contact BECOLGER DEVELOPMENT CO.
Erf No 086 100-3294
Address 57
SWART DRIVE, PRESEDENT PARK
MIDRAND
Signature

Drawing PROPOSED EXTERNAL WAREHOUSE FACILITY

Scale AS SHOWN @ A1
Date APRIL 2018
SACAP NO. ST 1028 PSAT
Checked PAUL BACKES
Project No DB063
Dwg. No DB063
Rev. 0