



**SITE / ROOF PLAN  
1.500**

COVERAGE	
Block A	645.1m <sup>2</sup>
Block B	483.9m <sup>2</sup>
Block C	589.5m <sup>2</sup>
Block D	906.7m <sup>2</sup>
Block E	1484.9m <sup>2</sup>
Refuse room	41.9m <sup>2</sup>
Gatehouse	52.2m <sup>2</sup>
Storage room	50.4m <sup>2</sup>
<b>Total coverage:</b>	<b>4254.5m<sup>2</sup></b>

AREA SCHEDULE						
	Column C1	Column C2	Column C3	C2 + C3		
<b>BLOCK A</b>	Floor area: Construction	Lettable	Lobby+stairs	Total:		
	LG parking	69.3m <sup>2</sup>	N/A	N/A		
	LG	329.9m <sup>2</sup>	220.9m <sup>2</sup>	75.9m <sup>2</sup>	296.8m <sup>2</sup>	
	Ground	630.1m <sup>2</sup>	497.0m <sup>2</sup>	80.6m <sup>2</sup>	577.6m <sup>2</sup>	
	First	643.7m <sup>2</sup>	497.0m <sup>2</sup>	84.7m <sup>2</sup>	581.7m <sup>2</sup>	
Second	630.1m <sup>2</sup>	497.0m <sup>2</sup>	80.6m <sup>2</sup>	577.6m <sup>2</sup>		
<b>Subtotal:</b>	<b>2303.1m<sup>2</sup></b>	<b>1711.9m<sup>2</sup></b>	<b>321.8m<sup>2</sup></b>	<b>2033.7m<sup>2</sup></b>		
<b>BLOCK B</b>	Floor area: Construction	Lettable	Lobby+stairs	Total:		
	LG lobby	27.3m <sup>2</sup>	N/A	22.5m <sup>2</sup>	22.5m <sup>2</sup>	
	LG parking	224.3m <sup>2</sup>	N/A	N/A	0	
	Ground	471.2m <sup>2</sup>	350.8m <sup>2</sup>	81.7m <sup>2</sup>	432.5m <sup>2</sup>	
	First	486.5m <sup>2</sup>	350.8m <sup>2</sup>	87.1m <sup>2</sup>	437.9m <sup>2</sup>	
Second	472.9m <sup>2</sup>	350.8m <sup>2</sup>	83.5m <sup>2</sup>	434.3m <sup>2</sup>		
<b>Subtotal:</b>	<b>1682.2m<sup>2</sup></b>	<b>1052.4m<sup>2</sup></b>	<b>274.8m<sup>2</sup></b>	<b>1327.2m<sup>2</sup></b>		
<b>BLOCK C</b>	Floor area: Construction	Lettable	Lobby+stairs	Total:		
	LG	N/A	N/A	N/A	0	
	Ground	569.4m <sup>2</sup>	429.2m <sup>2</sup>	90.8m <sup>2</sup>	520m <sup>2</sup>	
	First	589.5m <sup>2</sup>	429.2m <sup>2</sup>	98.9m <sup>2</sup>	528.1m <sup>2</sup>	
	Second	575.9m <sup>2</sup>	429.2m <sup>2</sup>	95.3m <sup>2</sup>	524.5m <sup>2</sup>	
<b>Subtotal:</b>	<b>1734.8m<sup>2</sup></b>	<b>1287.6m<sup>2</sup></b>	<b>285m<sup>2</sup></b>	<b>1572.6m<sup>2</sup></b>		
<b>BLOCK D</b>	Floor area: Construction	Type A (24.5m <sup>2</sup> )	Type B (25.5m <sup>2</sup> )	Lobbies, stairs and passages	Total	
	LG Lobby	50.8m <sup>2</sup>	N/A	N/A	40.3m <sup>2</sup>	40.3m <sup>2</sup>
	LG parking	553.1m <sup>2</sup>	N/A	N/A	N/A	0
	Ground	761.4m <sup>2</sup>	10	0	134m <sup>2</sup>	379m <sup>2</sup>
	Ground floor kitchen and service area (internal):				300m <sup>2</sup>	300m <sup>2</sup>
First	906.7m <sup>2</sup>	20	3	216.8m <sup>2</sup>	783.3m <sup>2</sup>	
Second	906.7m <sup>2</sup>	20	3	216.8m <sup>2</sup>	783.3m <sup>2</sup>	
<b>Subtotal:</b>	<b>3178.7m<sup>2</sup></b>	<b>50</b>	<b>6</b>	<b>907.9m<sup>2</sup></b>	<b>2285.9m<sup>2</sup></b>	
<b>BLOCK E</b>	Floor area: Construction	Type A (24.5m <sup>2</sup> )	Type B (25.5m <sup>2</sup> )	Lobbies, stairs and passages	Total	
	LG Lobby	50.8m <sup>2</sup>	N/A	N/A	40.3m <sup>2</sup>	40.3m <sup>2</sup>
	LG parking	786.5m <sup>2</sup>	N/A	N/A	N/A	0
	Ground	1155.3m <sup>2</sup>	29	0	285.7m <sup>2</sup>	996.2m <sup>2</sup>
	First	1484.9m <sup>2</sup>	37	3	503.5m <sup>2</sup>	1486.5m <sup>2</sup>
Second	1484.9m <sup>2</sup>	37	3	503.5m <sup>2</sup>	1486.5m <sup>2</sup>	
<b>Subtotal:</b>	<b>4962.4m<sup>2</sup></b>	<b>103</b>	<b>6</b>	<b>1333m<sup>2</sup></b>	<b>4009.5m<sup>2</sup></b>	
<b>Service rooms</b>		Building name:	Construction	Internal		
		Refuse room:	41.9m <sup>2</sup>	34.9m <sup>2</sup>		
		Gatehouse:	52.2m <sup>2</sup>	10.4m <sup>2</sup>		
		Storage room:	50.4m <sup>2</sup>	42.3m <sup>2</sup>		
<b>PARKING REQUIREMENTS</b>						
<b>A</b>	Total lettable area: 1711.9m <sup>2</sup>					
	Bays required for G1 (4 bays / 100m <sup>2</sup> ): 69					
	Bays provided: 69					
<b>B</b>	Total lettable area: 1052.4m <sup>2</sup>					
	Bays required for G1 (4 bays / 100m <sup>2</sup> ): 42					
	Bays provided: 42					
<b>C</b>	Total lettable area: 1287.6m <sup>2</sup>					
	Bays required for G1 (4 bays / 100m <sup>2</sup> ): 54					
	Bays provided: 54					
<b>D</b>	Total number of units: 56 units					
	Bays required for H3 (0.3 bays / unit): 17					
	Bays provided: 17					
<b>D</b>	Total internal floor area: 300m <sup>2</sup> (kitchen + admin)					
	Bays required (4 bays / 100m <sup>2</sup> ): 12					
	Bays provided: 12					
<b>E</b>	Total number of units: 109 units					
	Bays required for H3 (0.3 bays / unit): 33					
	Bays provided: 33					
<b>TOTALS</b>						
<b>Bays required:</b>	<b>227</b>					
<b>Bays provided:</b>	<b>338</b>					
<b>Developers parking:</b>	<b>111</b>					
<b>ZONING INFORMATION</b>						
Property zoning	Mixed-use zone					
Building classification	Block A, B + C: G1 - Offices					
	Block D + E: H3 - Domestic residence					
Property size	15 300m <sup>2</sup>					
Boundary line	3m					
Boundary servitude	7m					

- GENERAL NOTES:**
- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
  - Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
  - All work to be done in accordance National Building Regulations SABS 0400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
  - Natural light and ventilation area of all openings in accordance of floor area and SABS 0400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
  - All glass areas bigger than 1sqm and at a height of less than 300mm from finished floor level to be 6mm safety glass.
  - All cavities below floor level to be filled with concrete and dpc's to be stepped.

**REVISIONS:**

No.	Date	Description
01	20.09.21	Parking numbers update, lobby added, future access widened

**ANNEXURE B**

DEVELOPMENT OCCUPANCY CLASSIFICATIONS:  
 BLOCK A, B, C : G1 - OFFICES  
 BLOCK D, E : H3 - DOMESTIC RESIDENCE

**NIEMANN ARCHITECTS AND ASSOCIATES**

REGISTRATION: 2020/036992/07      DIRECTOR: PJ NIEMANN      SACAP: 3524      CEL: 0824499442

CLIENT: **MAINREEF PROPERTIES**

PROJECT TITLE: **NEW MEDICENTRE (PREVIOUS PAARLVIEW) ON PORTION 92 OF FARM 832, PAARL**

DRAWING TITLE: **SITE DEVELOPMENT PLAN ROOF PLAN**

PROJECT NUMBER: NAA_10_20	DRAWING NUMBER: SDP_001
SCALE: AS SHOWN	DATE: 20.09.2021
REV: 01	SHEET: 1 OF 6
DRAWN BY: WO	CHECKED BY: JN

**FOR MUNICIPAL SUBMISSION**