

SITE PLAN Copy 1
Scale: 1 : 100

AREA SCHEDULE	
Existing building GF	322m ²
Existing building FF	210m ²
Existing Garage	40m ²
Existing Veranda	29m ²
EXISTING AREA	601m²
New Entrance	14.0m ²
New Veranda extension	17.5m ²
New Covered Deck	52.0m ²
New First Floor roof access	7.5m ²
TOTAL NEW	91.0m²
Site area	= 1 105m ²
Coverage (474,5m ²)	= 42,9%

AREA SCHEDULE

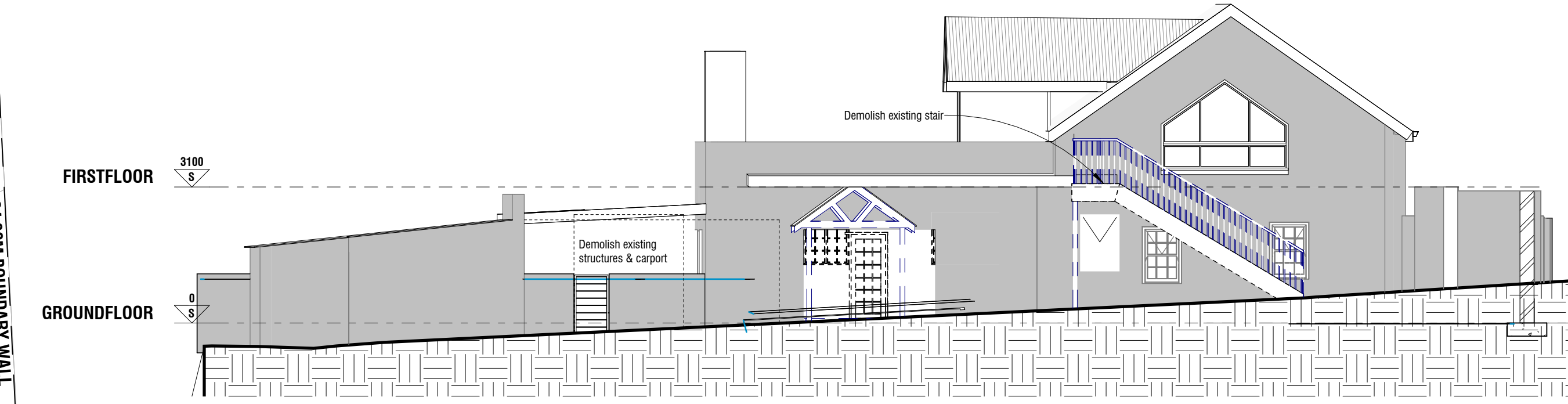
Residential use (GF)	374,5m ²
Residential use (FF)	217,5m ²
Total	592 m²
New Coffee shop interior seating	= 58m ²
New Coffee shop exterior seating	= 42m ²
Total	100m²
Kitchen, Storage and Ablution	= 54,5m ²

PARKING CALCULATION

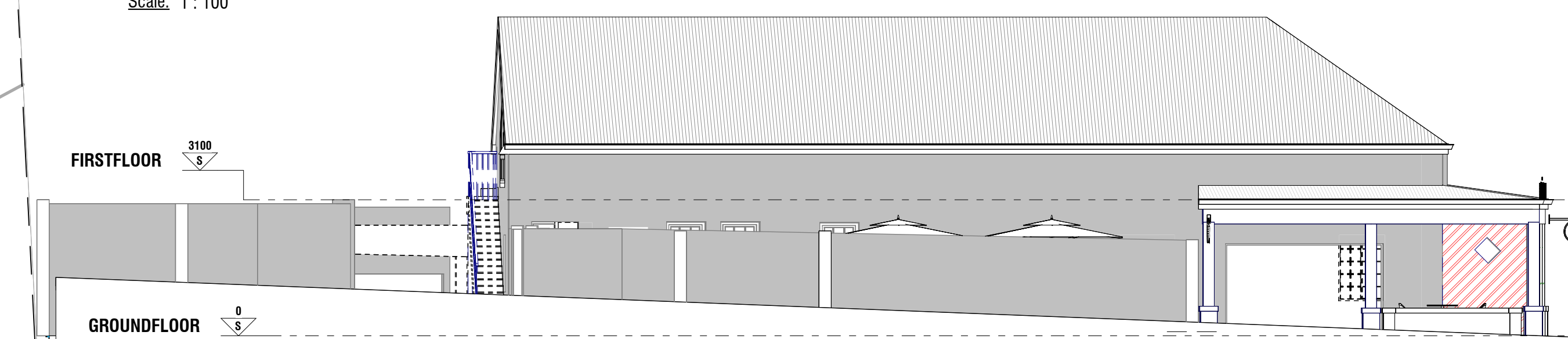
No. Parking required for coffee shop @ 8/100m² = 8
 No. Parking required for dwelling house @ 1/dwelling = 1
Total Parking required = 9
 No. Parking provided = 9



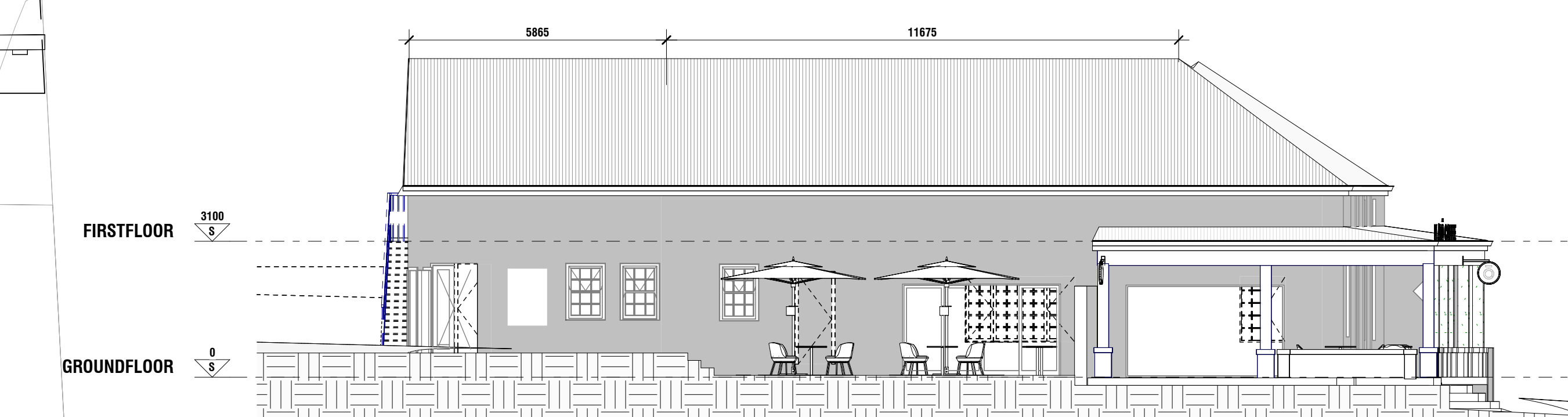
South Copy 1
Scale: 1 : 100



Elevation 1 - a
Scale: 1 : 100



West
Scale: 1 : 100



Elevation 2 - a
Scale: 1 : 100



East
Scale: 1 : 100

- GENERAL NOTES**
- All work is to be done in accordance with the National building Regulations.
 - All materials and workmanship are to comply with the relevant S.A.S. codes and or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
 - The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 95 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
 - The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
 - This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from B+P and all other consultants related to the project.
 - All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
 - This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
 - All dimensions and levels must be checked on site by the contractor before putting work in hand.
 - All work to be executed by competent persons qualified for the specific trade.

REVISIONS

REV	DATE	DRAWN	DESCRIPTION

BUILDING DESCRIPTION - EXISTING INTERIOR REFURBISHMENT WITH ADDITIONAL INTERIOR WALLS AND WITH NEW WINDOWS/SHOPFRONT TO EXISTING FACADE

BUILDING ADDRESS
C/O BAINS AND BERG STREET, WELLINGTON, WC

APPROVED BY:
 CLIENT NAME: Plato Coffee, Wellington
 South Africa (Pty) Ltd
 DATE: _____
 ARCHITECT NAME: Anchel Gadinier
 SACAP REG. NR.: PR-ARCH 21701
 DATE: 03 APRIL 2024
 INTERIOR ARCHITECT: ALFIE ATELIER
 L Durand/A Janse Van Rensburg
 ARCHITECT SIGNATURE: _____

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ALFIE'S ATELIER
IN COLLABORATION WITH
Anchel.G Architect
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PROJECT:
WELLINGTON

CLIENT:
PLATO

LOCATION:
Erf 1220

DRAWING:
COUNCIL - SITE PLAN PARKING

SCALE: As indicated @ A1

DRAWING NO:
1220_01

DRAWN BY: LD
CHECKED BY: AG
DATE OF DRAWING: 2025/06/21 08:21:23