



**DRAINAGE**: Alle drainage as per details and specifications of engineer.

**PAVING AND STORMWATER:** Alle external paving areas and stormwater run-off as per details and specifications of engineer.

FIRE DESIGN: Fire lay-out as per details and specification of engineer.

Zoning
Erf Size
Coverage allowed
Proposed Coverage
Occupation Classification of Proposed building as
per SANS 10400:
FLOOR AREA: UNITS
NEXUS :
Existing Warehouse 01 (Refurbished)
Existing Warehouse 02 (Refurbished)
New Warehouse 03
New Warehouse 04
New Offices: Ground
Covered Braai Area
New Offices: First
Balcony
New Dispatch Offices
New Dispatch Canopy
New Receiving Canopy
SUB-TOTAL AREA
FINAL AREA
NEXUS - WAREHOUSE
NEXUS - OFFICES
UPL :
Existing Warehouse 05 (Refurbished)
New Warehouse 06
New Offices: Ground (Existing Warehouse conver
New Offices: First (New space created)
New Balcony / Braai Area
New Dispatch Canopy
New Receiving Canopy
SUB-TOTAL AREA
FINAL AREA - UPL
UPL - WAREHOUSE
UPL - OFFICES
OTHER:
Existing House
New Security / Entrance
Double Shadeports (5x5m) - Total Area
Pumproom (Firefighting purposes)
TOTAL DEVELOPMENT AREA (Coverage)
PARKING
Parking bay

DESCRIPTION

Parking Bays supplied

### FOR COSTING **ISSUE DATE : 2021/06/15**

# SITE PLAN

## **IMPORTANT NOTES:**

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- reproduced in any way without written consent. . Written measurements enjoy preference above scaled measurements.
- 3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported
- immediately to the architect before construction proceeds. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately
- to the Architect before construction proceeds. 5. All drawings to be printed / copied in colour. Important
- information may be lost if printed / copied in black & white. 6. No building work to encroach over erf boundaries. . Any information contained within this document does NOT
- indemnify the contractor from regulations as set out in SANS 10400 and NHBRC codes. 8. If construction takes place within an ESTATE, all materials and finishes to comply with Estate guidelines
- and rules. 9. All products and materials specified must be installed strictly in accordance with the manufacturers details and specifications. Any discrepancies with this documentation must be reported to the Architect.

## **REVISIONS:**

Rev nr.	Change	Description	Date
01			2021/02/04
02	Ch-41	Provided parking for person with disability	2021/05/24
03	Ch-01	Costing Amendments	2021/06/15
			-

	_	Existing	New	-
		1728,70		m²
	-	663,40		m²
		003,40	288,80	m²
			601,40	
			314,70	
			28,50	
			282,70	
			38,30	m²
			116,00	
			409,30	m²
			295,40	m²
		2392,10	2375,10	m²
		4	4767,20	m²
				m²
			713,40	m²
	-	Existing	New	•
				2
		213,40		m²
		270.00	2478,40	m²
onvert	:ed) I	279,90		m²
			285,50 40,80	
			372,00	
			343.00	
		493,30	3519,70	m²
			4013,00	
			.010,00	
			2691,80	m²
			565,40	m²
			171,81	m²
				m²
				m²
			24,50	m-
			0202.04	2
			9392,81	m²
g bays	s = 2,5x5m			

% or FACTOR

75% %

65 %

AREA (m²)

G1 & J1

NEIGHBERHOOD BUSINESS ZON

**14 546,00** m<sup>2</sup>

10909,50 m²

9392.81 m<sup>2</sup>

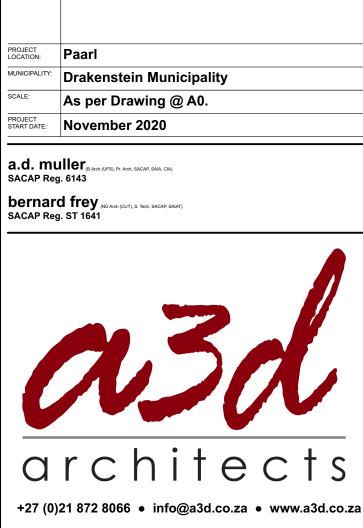
108



ERF 19134

NEXUSAG (Pty)Ltd

Proposed new Warehouses and Office



A3D Argitekte (Pty) Ltd, Reg.nr. 2012/160542/07 • 41 Malherbe Street, Paarl, 7646 Vat nr. 4800249965 Indemnity Insurance nr. CTAS15/1072

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REVISION NUMBI