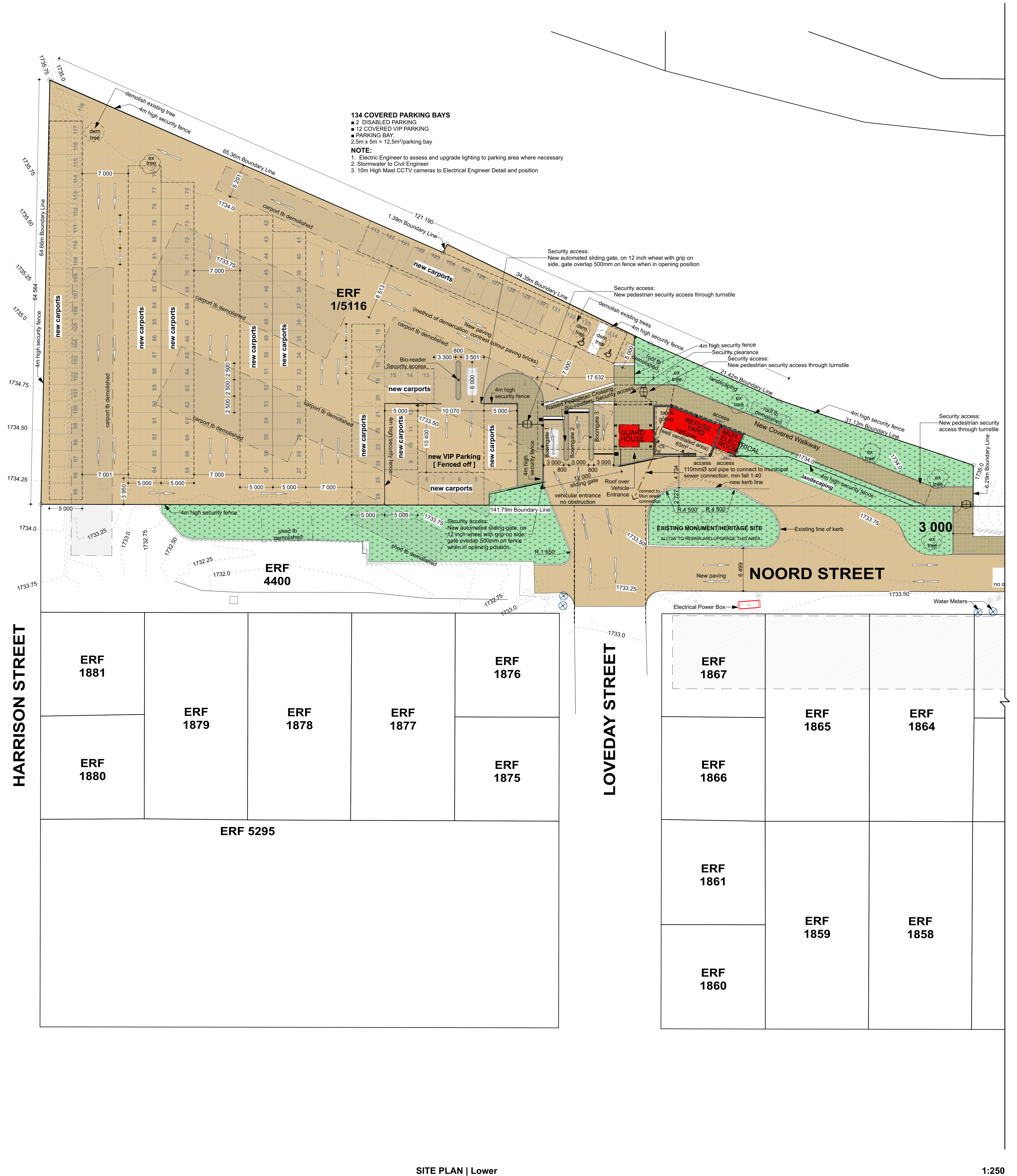


Zoning Information: Ptn 1/5116	
SITE	4881m ²
USE ZONE:	S.A.R
COVERAGE (AMENDMENT SCHEME 4259)	PROPOSED: 19884881 +100 +40.32%
ALLOWED: 81%	PROPOSED: 19884881 +100 +40.32%
HEIGHT CONTROL (R11 C CLAUSE 30)	PROPOSED: REFER TO SECTION
BULK/FAR (AMENDMENT SCHEME 4259)	
ALLOWED: 3.8 FOR TOTAL SITE	INDIVIDUAL DEVELOPMENT AREAS MAY DEVIATE 20% EITHER WAY IN TERMS OF AN APPROVED SDP.
PROPOSED: 1888881 = 0.4	
PARKING (City Land Use Scheme 2018, Parking Zone A, 2nd Inner City)	
ALLOWED: Parking may be provided	PROPOSED: 134 PARKING BAYS
DENSITY	
ALLOWED: 1 DWELLING PER - m ²	PROPOSED: NONE
BUILDING LINES (AMENDMENT SCHEME 4259)	
ALLOWED: TO SATISFACTION OF CITY COUNCIL	PROPOSED: ON
BUILDING CLASSIFICATION	
G1 Office	
Gross Area: Floor Area Schedule	
Location	Area
GA 1/5116 - Carport 1	13.77
GA 1/5116 - Carport 2	297.55
GA 1/5116 - Carport 3	462.53
GA 1/5116 - Carport 4	387.52
GA 1/5116 - Carport 5	137.50
GA 1/5116 - Carport 6	212.50
GA 1/5116 - Carport 7	37.50
GA 1/5116 - Carport 8	50.00
GA 1/5116 - Carport 9	50.00
GA 1/5116 - Carport 10	50.05
GA 1/5116 - Covered walkway	151.42
GA 1/5116 - Entrance Canopy & Guardhouse	123.71
TOTAL NEW AREA	1 960.05 m ²



HARRISON STREET

LOVEDAY STREET

NOORD STREET

134 COVERED PARKING BAYS
 • 2 DISABLED PARKING
 • 12 COVERED VIP PARKING
 • PARKING BAY
 2.5m x 5m = 12.5m²/parking bay

NOTE:
 1. Electric Engineer to assess and upgrade lighting to parking area where necessary
 2. Stormwater to Civil Engineer
 3. 10m High Mast CCTV cameras to Electrical Engineer Detail and position

ERF 1/5116

ERF 4400

ERF 1867

ERF 1865

ERF 1864

ERF 1866

ERF 1861

ERF 1860

ERF 1881

ERF 1880

ERF 1879

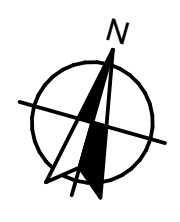
ERF 1878

ERF 1877

ERF 1876

ERF 1875

ERF 5295



SITE PLAN | Lower

1:250

BUILDING TO COMPLY TO SANS 10400-XA:2011 AND SANS 204 (REFERENCE BUILDING ROUTE) WHERE APPLICABLE
XA1 BUILDING TO USE ENERGY EFFICIENTLY AND REDUCE GREEN HOUSE GAS EMISSIONS IN ACCORDANCE WITH FUNCTIONAL REGULATION.
XA2 50% OF ANNUAL VOLUMETRIC REQUIREMENT OF HOT WATER SHALL BE SUPPLIED BY MEANS OF OTHER THAN ELECTRICAL RESISTANCE HEATING
XA3 PROVIDES THREE MEANS, BY WHICH THE FUNCTIONAL REGULATION (XA1 IS COMPLIED WITH)
NOTE
 1. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
 2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.R. SANS 10400 AND LOCAL AUTHORITY REGULATIONS
 3. THE DRAWING IS NOT TO BE SCALED
 4. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT
 5. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

	OWNER	Transnet SOC Ltd T/A Transnet Property 96 Risk Street Transnet HQ Construction Upgrades and Refurbishment of 96 Risk Street Building	PROJECT	96 Risk Street Transnet HQ Construction Upgrades and Refurbishment of 96 Risk Street Building	DRAWING TITLE	SITE PLAN SDP Parking
	ARCHITECT	Signature: ON Date: 2022/07/29 Address: Unit 1, 07, 3 Melrose Business, Melrose Avn. Johannesburg, 2000 Tel: +27 11 491 4300 0800 652 643 Fax: 011 464 1341	ARCHITECT	Diamond & Large Architects South Africa	BUILDING CLASSIFICATION	CLIMATIC ZONE
	ENGINEER	Signature: ON Date: 2022/07/29 Address: 118 East Street, Rosebank Johannesburg, 2000 Tel: +27 11 491 4300 0800 652 643 Fax: 011 464 1341	CLIENT	Transnet SOC Ltd T/A Transnet Property	RESPONSIBLE PERSON	DATE APPROVED
					DESIGN GW	2022/07/29
					DRAWN KGM	
					Issue for Costing Review	
					DRAWING PATH	
					PROJECT NO. DRAWING NUMBER	
					J1585_1200	REVISION
						E