

TOWN PLANNING CONSTRAINTS

Zoning
Civic Centre Zone. Sub-Zone C

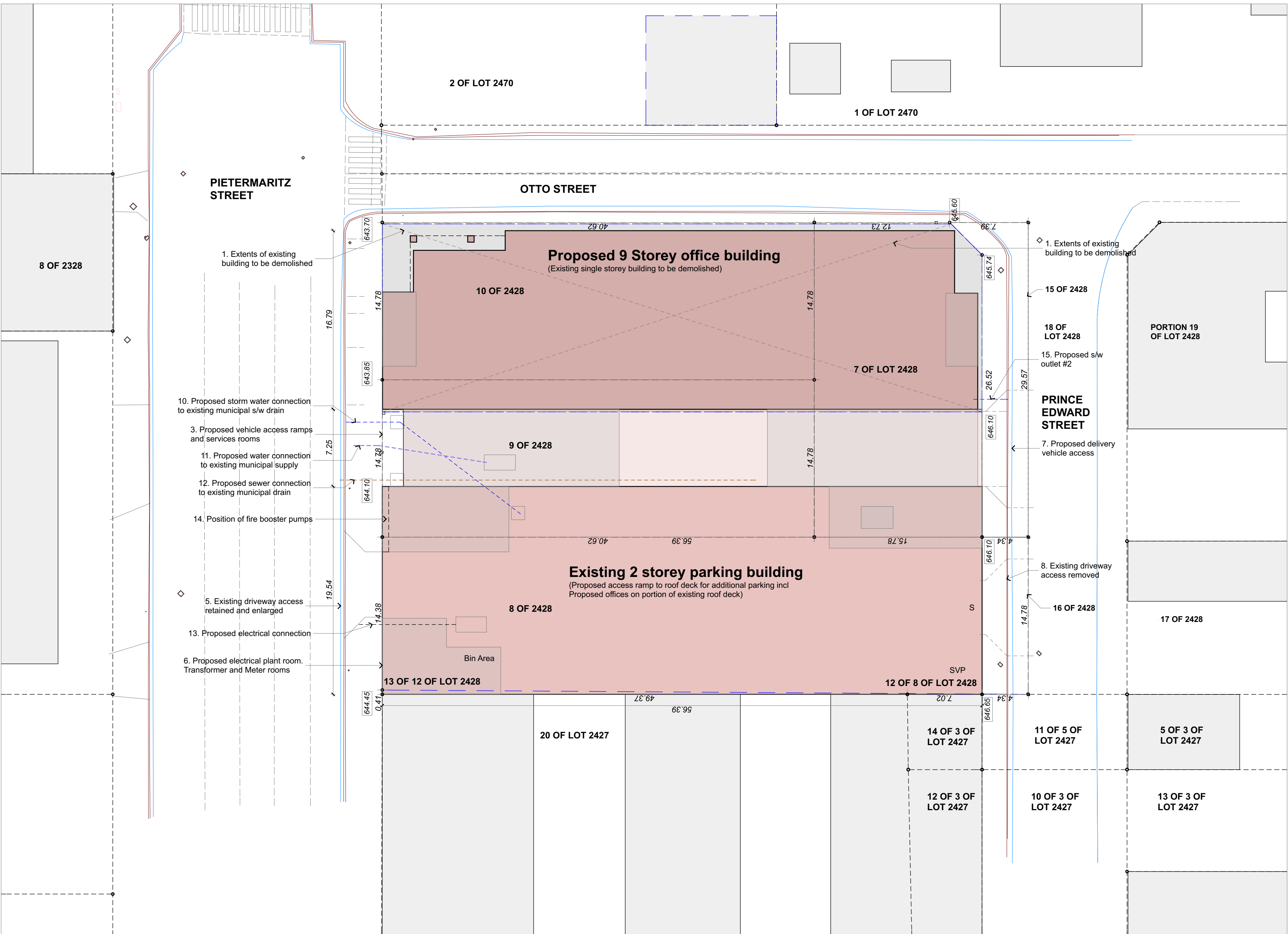
Bulk Factor (F.A.R.)
4.0

Height
34M

Front / Side Spaces
Not Applicable

Coverage
Not Applicable

Parking
1 bay per 65 Sq.m of Assignable space
Incl Passages but excl Lobbies / ablutions



Submission Area schedule

Site Area	Sq.m		2463
Bulk Permissible	Factor		4
	Sq.m (assignable)		9852
Front/ side / rear spaces	M		N/A
Parking	Bays		1 per 65 Sqm
Zoning			Civic centre sub-zone C
Height restriction	M		34
	Sq.m	Gross	Net Parking
GF Area	2294		669
Area floor 1	2315		667
Area floor 2	2351		686
Area floor 3	796		575
Area floor 4	796		575
Area floor 5	811		575
Area floor 6	796		552
Area floor 7	802		556
Area floor 8	826		587
Total Building area (Incl parking areas)	11787		5442
Parking required	Bays		84
Parking provided	Bays		84

Submission Notes

- 1 Occupancy. G1 – Offices.
- 2 Fire installation per mechanical engineer's layout.
- 3 TT4.26.1+ TT4.42 Openings between floors. Block C. Smoke extract per mechanical engineers spec: 14CuM per sec extracted at roof level.
- 4 Fire detection and alarm system per T4.31.1
- 5 Emergency lighting per TT4.30
- 6 Emergency signage per TT4.29
- 7 Fire hose reels per TT4.34
- 8 Fire hydrants per TT4.35
- 9 Portable fire extinguishers per TT4.37
- 10 Health: Artificial ventilation to ablutions and service rooms per O.4.3.2.11 at 7.5L/sec where no external window is provided
- 11 Health: Artificial lighting to ablutions and service rooms per O.4.2.2 where no external window is provided
- 12 Health: Bin area to have screed to fall to trapped gully and incl standpipe



public works

Department:
Public Works
REPUBLIC OF SOUTH AFRICA

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consultant

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Signed:
SACAP Reg. PR Arch # _____ Date _____

discipline

Architectural

service

PART DEMOLITION AND CONSTRUCTION OF NEW DPP OFFICES FOR THE NPA

AT 286 PIETERMARITZ STREET, PIETERMARITZBURG
ON PORTIONS 7, 8, 9, 10, 12 OF 8 + 13 OF 12, ALL OF
LOT 2428 OF PIETERMARITZBURG

WCS number
050033

drawing title
**SUBMISSION DRAWINGS
SITE PLAN
LOCAL AUTHORITY INFORMATION**

ref.no. _____ designed

scale 1 : 250

date 02.02.2015

DPW drawing number

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