

Swart & Associates

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Nu Middelburg 0311
P.O. Box 2017
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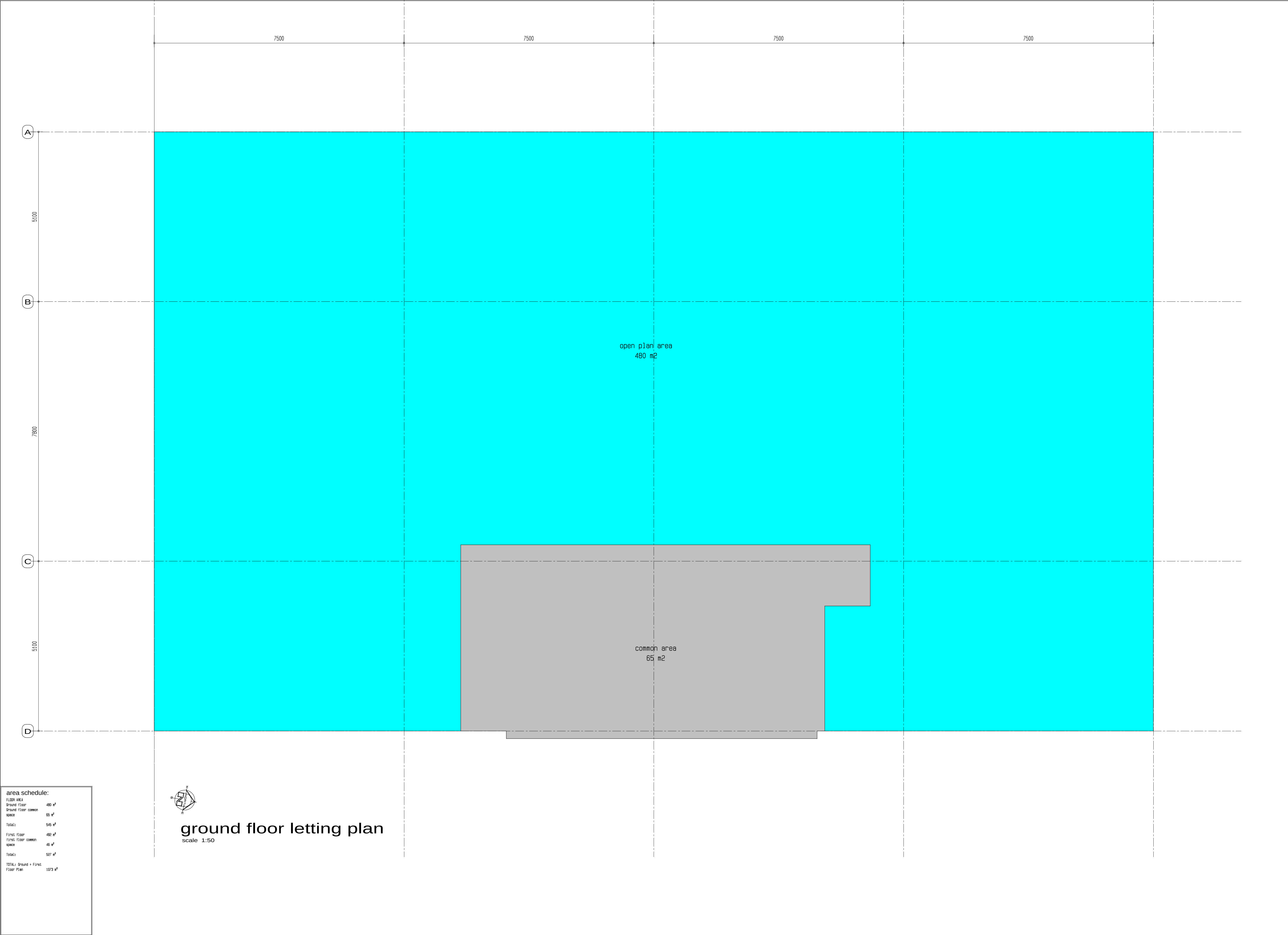
General notes:
all materials and construction methods to comply with the
all revisions and all applicable bylaws of the concerned
drawing is to be scaled any discrepancies or contradictions
must immediately be pointed out to the architect for corrections
work to be done by registered artisans to scale 0.1x2 (A to D)
registered planner
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I/we, the undersigned, hereby confirm that I/we are fully aware of the contents of this drawing, that it is in full in terms of our appointment and instruct the in the right of ownership on this drawing until paid for the drawing to be scaled any discrepancies or contradictions must immediately be pointed out to the architect for corrections work to be done by registered artisans to scale 0.1x2 (A to D) registered planner			
Client:	Date:	Engineer:	Date:
Architect:	Date:	Other:	Date:

Project
New building for EB Sheff
Investments 174 (Pty) Ltd
on erf 1043 Irene ext.31
Route 21 Office Park

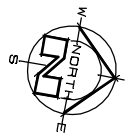
Description
Ground Floor Plan

Drawing No 0446-001-LP		Revision 4
Date May 2005	Drawn AS	Scale 1:50
446-001-LP.dwg		

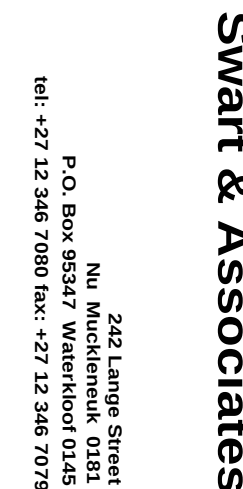


area schedule:

FLOOR AREA	
Ground floor	480 m²
Ground floor common space	65 m²
Total:	545 m²
First floor	482 m²
First floor common space	45 m²
Total:	527 m²
TOTAL: Ground + First Floor Plan	1073 m²



ground floor letting plan
scale 1:50



General notes:
 All materials and construction methods to comply with the national building regulations (act no 103 of 1977) including all revisions and all applicable bylaws of the concerned local authority. All dimensions to be verified on site and no tolerance to be allowed.
 All work to be carried out in accordance with the rules must immediately be notified and to the architect for corrections or explanations before any construction proposed. All electrical work to be done by registered artisans to safety 0142 (W.C.P.P.).
 All plumbing schematic only to be rationalised & executed by registered plumber.

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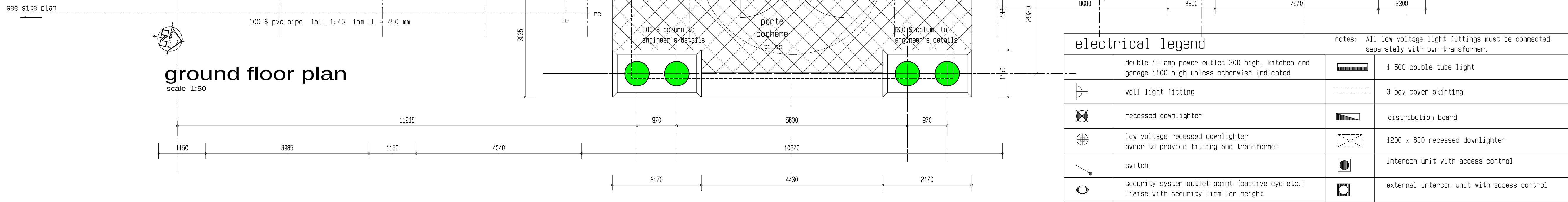
Project
New building for EB Shelf Investments 174 (Pty) Ltd on erf 1043 Irene ext.31 Route 21 Office Park

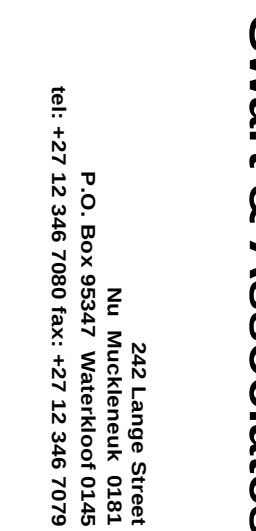
Description

Ground Floor Plan

Drawing No		0446-003
Date	May 2005	Drawn AS

Revision	4
Scale	1:50
446-003	





all materials and construction methods to comply with the national building regulations (act no 103 of 1977), including all revisions and all applicable Bylaws of the concerned local authority, all dimensions to be verified on site and drawing is to be scaled, any discrepancies or contradictions must immediately be pointed out to the architect for correction or deletion and the architect is to be notified in writing or by e-mail to be done so any and all references to clause 01.42 (the p) planning scheme only to be rationalised & executed by registered planner

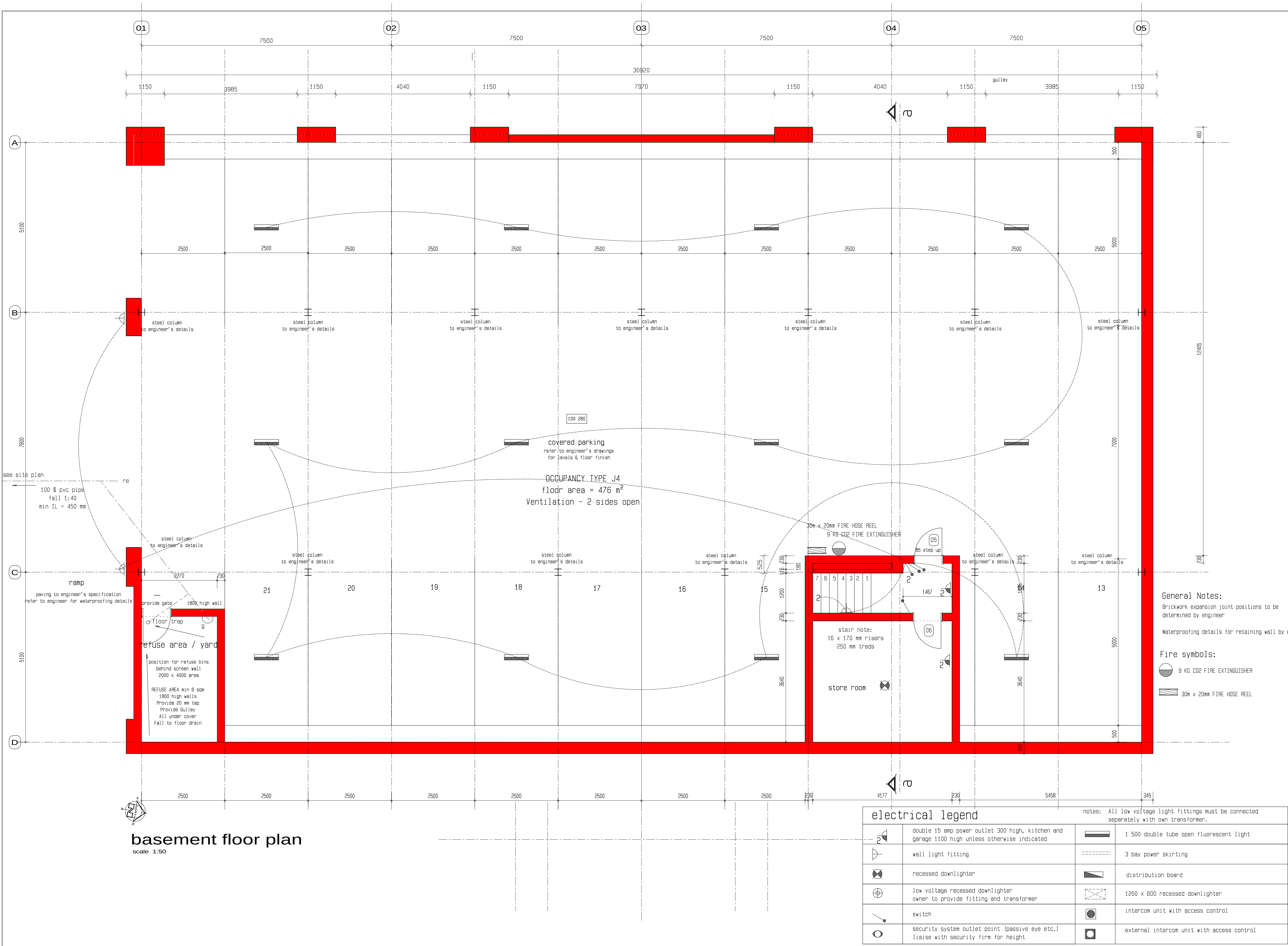
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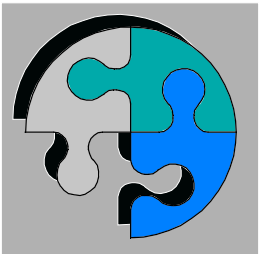
I am fully aware of the contents of this drawing, that it carries my/our approval, that the architect reserves the right of ownership on this drawing until paid for in full in terms of our appointment and instruct the architect to submit drawings for council approval.			
Client:	Date:	Engineer:	Date:
Architect:	Date:	Other:	Date:

New building for EB Shelf Investments 174 (Pty) Ltd on erf 1043 Irene ext.31 Route 21 Office Park

Basement Floor Plan

Date May 2005		Drawn AS	Scale 1:50
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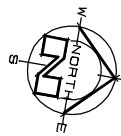
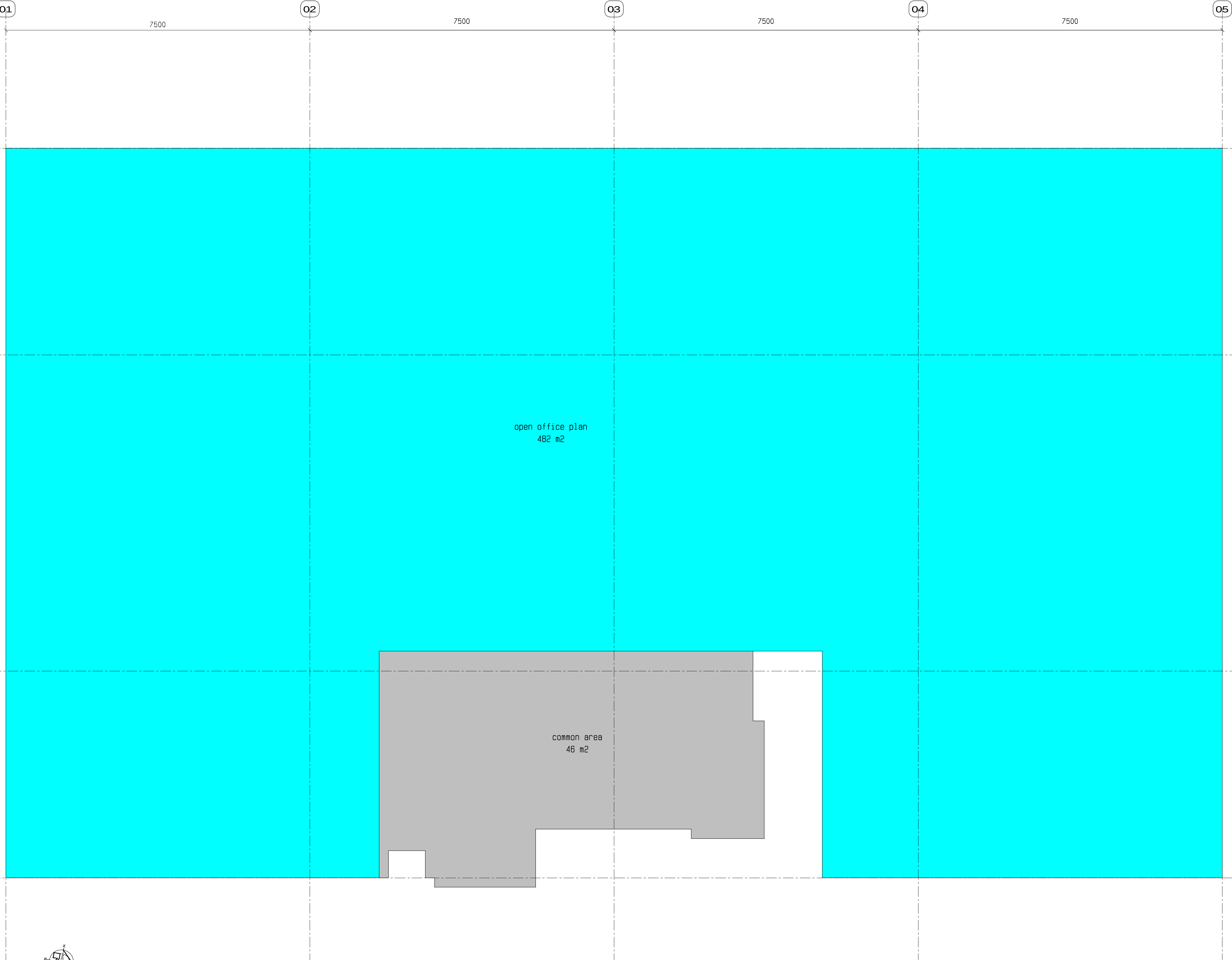
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registered planner
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I/we, the undersigned, hereby confirm that I/we are fully aware of the contents of this drawing, that it is in full in terms of our appointment and instruct the in the right of ownership on this drawing until paid for the services to which it relates.		Client:	Date:	Engineer:	Date:
Architect:	Date:	Other:	Date:		

Project
New building for EB Shelf
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on erf 1043 Irene ext. 31
Route 21 Office Park

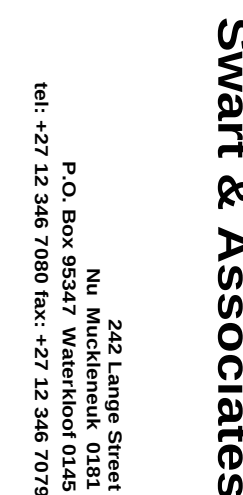
Description
First Floor letting Plan

Drawing No		Revision	
0446-002-LP		6	
Date	Drawn	Scale	
Oct. 2005	AS	1:50	
446-002-LP.dwg			



first floor letting plan
scale 1:50

area schedule:	
FLOOR AREA	480 m²
Ground floor	480 m²
Ground floor common space	66 m²
Total:	546 m²
First floor	482 m²
First floor common space	46 m²
Total:	527 m²
TOTAL: Ground + First Floor Plan	1073 m²



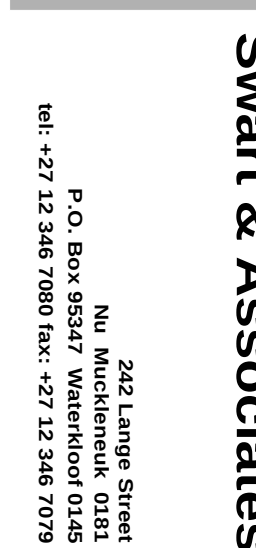
Client:	Date:	Engineer:	Date:
Architect:	Date:	Other:	Date:

Description

First Floor Plan

Drawing No	Revision	
0446-004	 6	
Date	Drawn	Scale
Oct. 2005	AS	1.50
446-004rev6.drw		





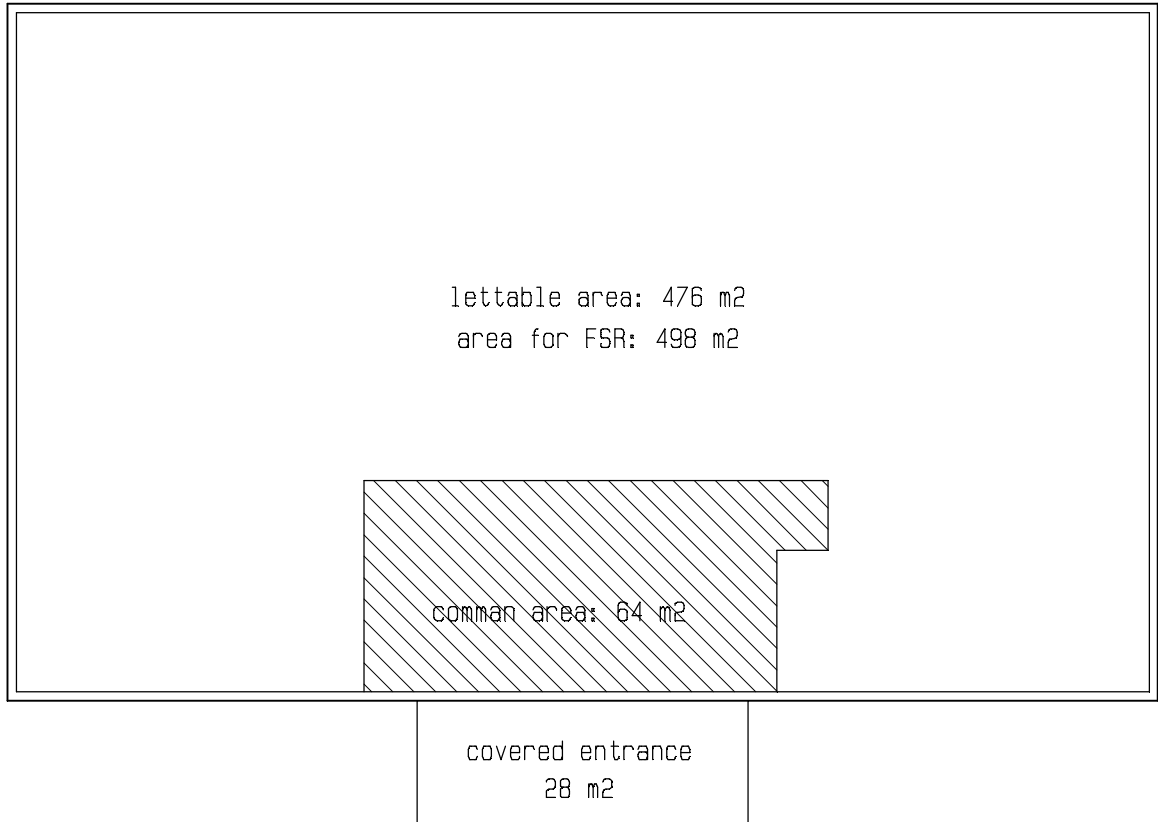
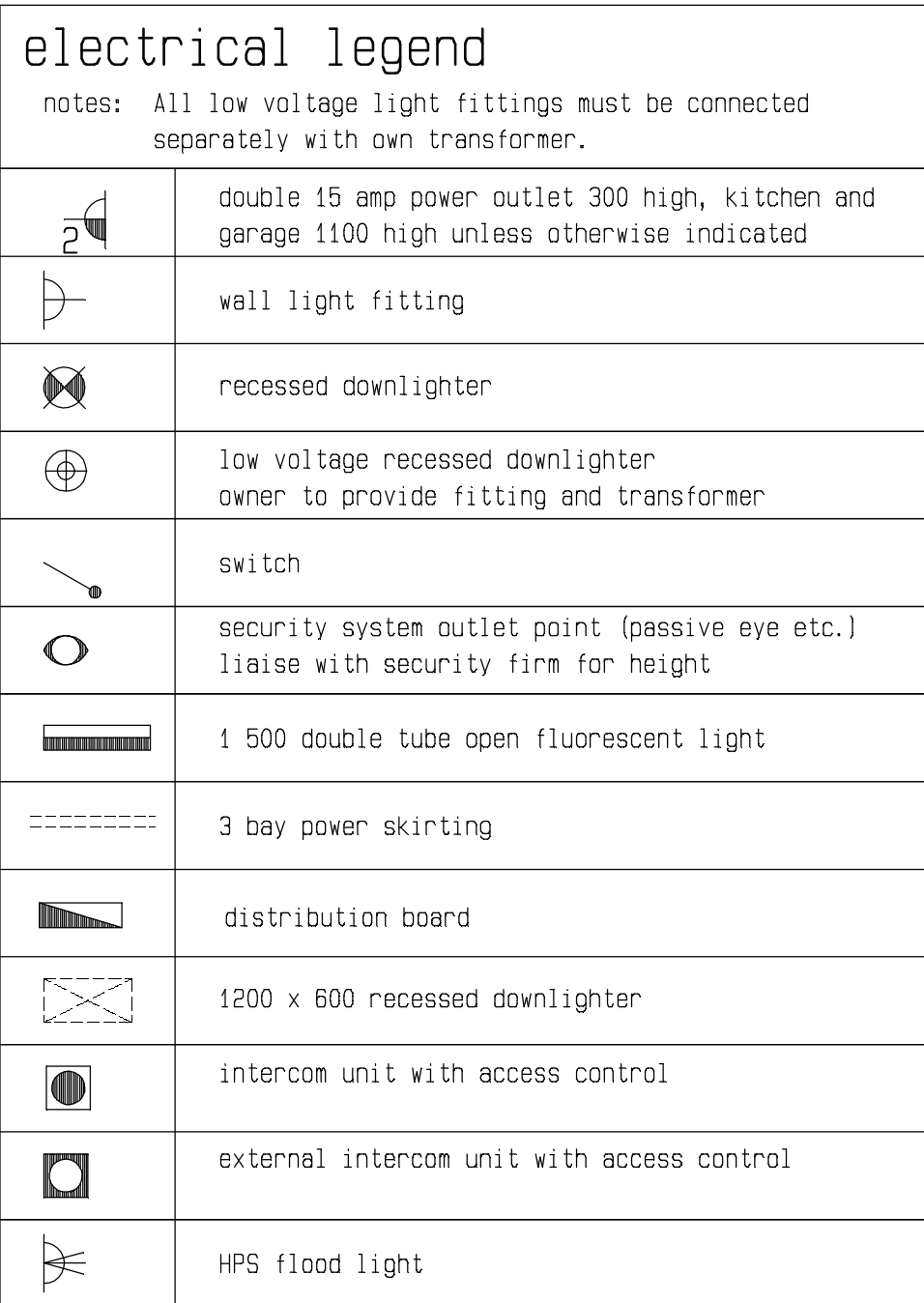
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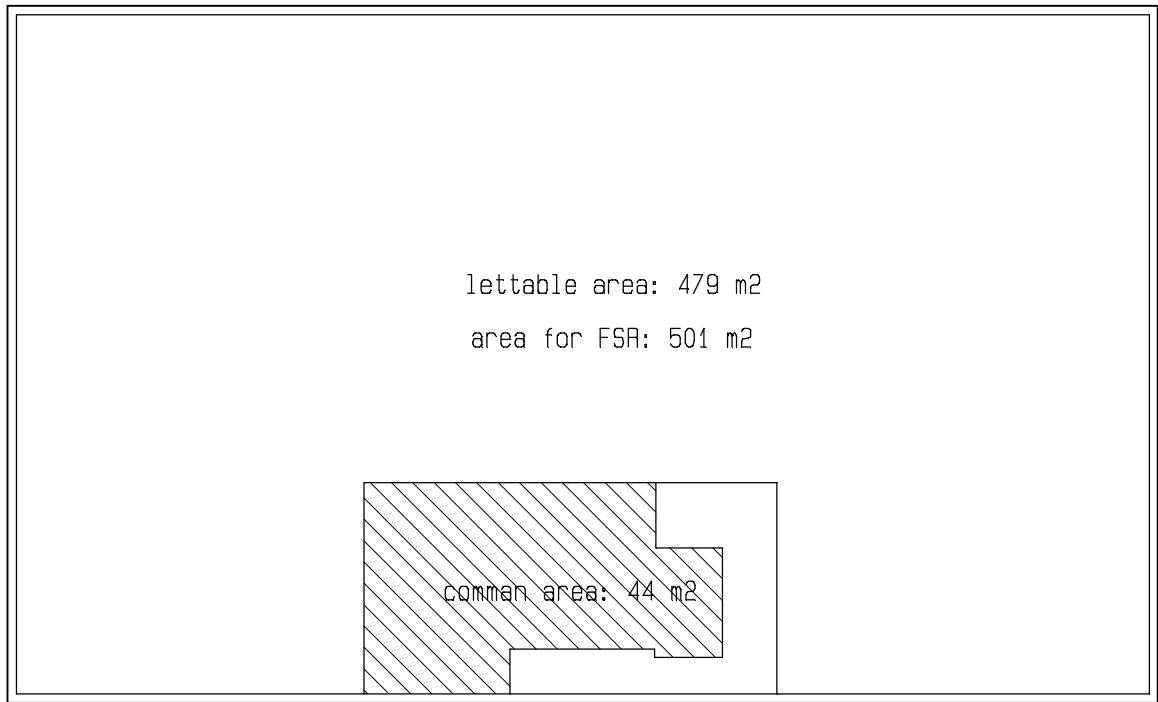
Description
Site plan
Project information

Drawing No	Revision
0446-001	3



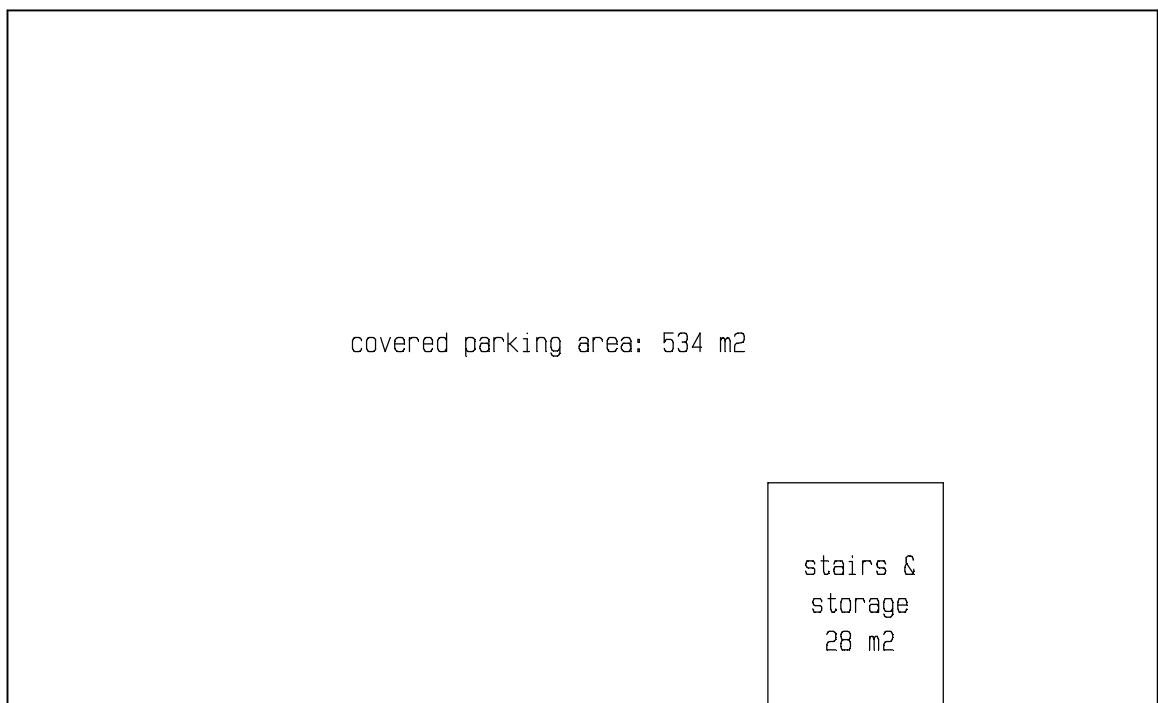
area - ground floor plan

total covered area: 590 m2 stairs & covered entrance included



area - first floor plan

total covered area: 545 m2 stairs & double volume not included



area - basment

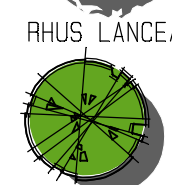
total covered area: 562 m²

		ACTUAL		PERMISSABLE	
Zoning		Industrial 2		n/a	
Site area *		1823 m2		1823 m2	
Height Zone		2 Storeys + basement		2 Storeys	
Density Zone		n/a		n/a	
Building Lines	Street East	20 m from Street		Site development plan	
	West Boundary	3 m		Site development plan	
	North Boundary	3 m		Site development plans	
	South Boundary	5 m from boundary		Site development plans	
Parking Required		20 covered	23 open	4/100 x 955 = 40 bays	
Coverage		590 m2	32 %	729 m2	40 %
lettable area		955 m2			
Floor space ratio		999 m2	0.55	m2	0.6
Basement		562 m2			
Total covered area		1661 m2			

LAND SCAPING NOTES

PROPOSED TREES

CELTIS AFRICANA - WHITE STINKWOOD TREES



PROPOSED GRASS TYPES:
KIKUYU GRASS AS INDICATED

PROPOSED CREEPERS:

IVY

PROPOSED SHRUBS AND GROUND COVERS:

VERBENA PERUVIANA - YSTERKRUID

PHYLA NODILORA - LIPPIA REPENS

EUONYMUS JAPONICA - EVERGREEN

HIBISCUS SYRIACUS

FICUS PUMILA - TICKEY CREEPER

DICHONDRA REPENS - WONDER LAWN

IVY

LIGUSTRUM OVALIFOLIUM - JAPANESE