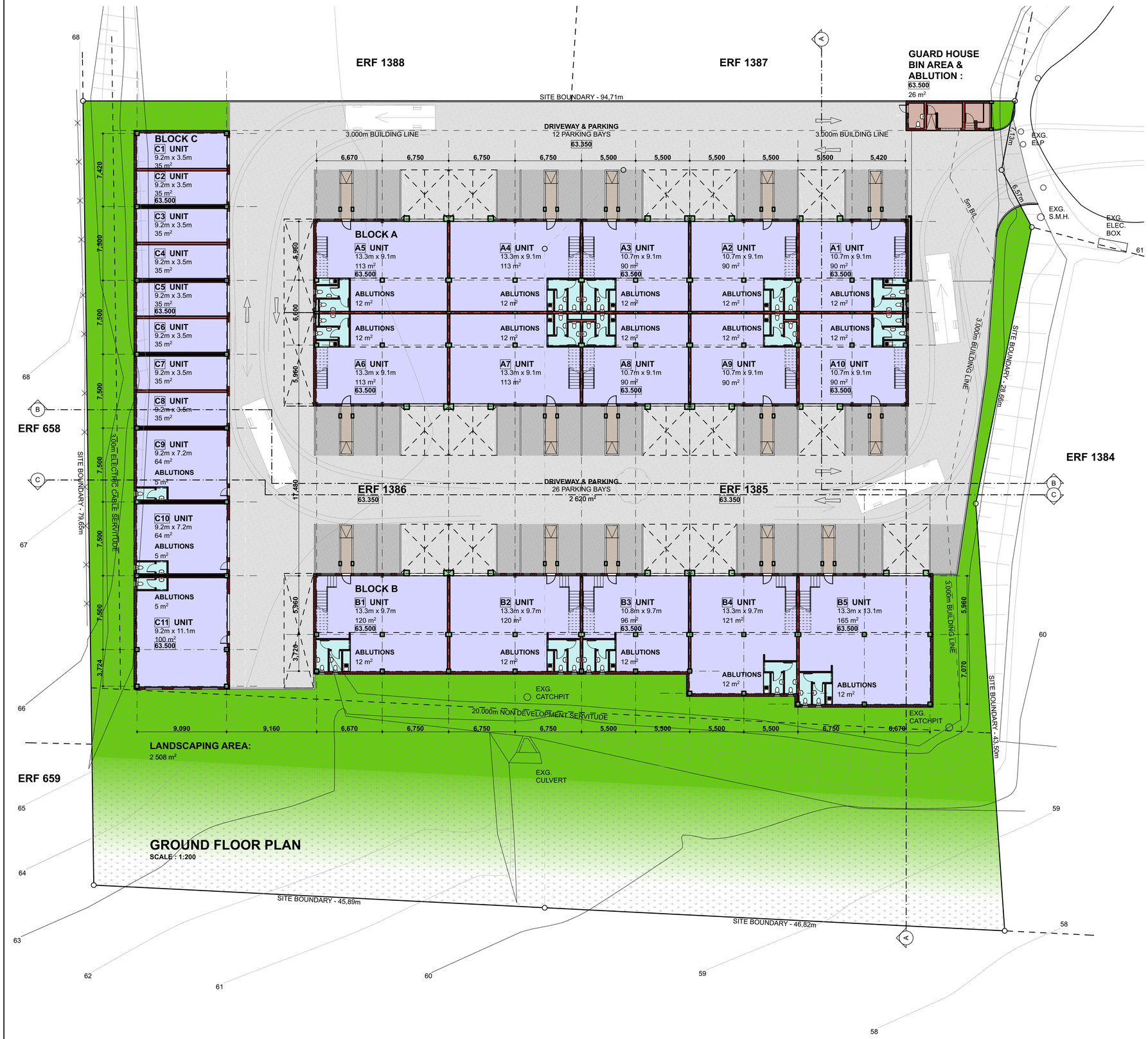

SITE AREA (ERF 1385 & 1386) : 7 570.00sqm

PROPOSED F.A.R & COVERAGE : REVISION E

BLOCK A

	GROUND			FIRST			
UNIT	OFFICES	WAREHOUSE	ABLUTIONS	OFFICES	MEZZ. STORE	ABLUTIONS	TOTAL
A1	-	90.00sqm	12.00sqm	38.00sqm	-	-	140.00sqm
A2	-	90.00sqm	12.00sqm	38.00sqm	-	-	140.00sqm
A3	-	90.00sqm	12.00sqm	38.00sqm	-	-	140.00sqm
A4	-	113.00sqm	12.00sqm	47.00sqm	-	-	172.00sqm
A5	-	113.00sqm	12.00sqm	47.00sqm	-	-	172.00sqm
A6	-	113.00sqm	12.00sqm	47.00sqm	-	-	172.00sqm
A7	-	113.00sqm	12.00sqm	47.00sqm	-	-	172.00sqm
A8	-	90.00sqm	12.00sqm	38.00sqm	-	-	140.00sqm
A9	-	90.00sqm	12.00sqm	38.00sqm	-	-	140.00sqm
A10	-	90.00sqm	12.00sqm	38.00sqm	-	-	140.00sqm
TOTAL	0.00sqm	992.00sqm	120.00sqm	416.00sqm	0.00sqm	0.00sqm	1 528.00sqm

BLOCK B

	GROUND			FIRST			
UNIT	OFFICES	WAREHOUSE	ABLUTIONS	OFFICES	MEZZ. STORE	ABLUTIONS	TOTAL
B1	-	120.00sqm	12.00sqm	54.00sqm	-	-	186.00sqm
B2	-	120.00sqm	12.00sqm	54.00sqm	-	-	186.00sqm
B3	-	96.00sqm	12.00sqm	44.00sqm	-	-	152.00sqm
B4	-	121.00sqm	12.00sqm	69.00sqm	-	-	202.00sqm
B5	-	165.00sqm	12.00sqm	99.00sqm	-	-	276.00sqm
TOTAL	0.00sqm	622.00sqm	60.00sqm	320.00sqm	0.00sqm	0.00sqm	1 002.00sqm

BLOCK C

	GROUND			FIRST			
UNIT	OFFICES	WAREHOUSE	ABLUTIONS	OFFICES	MEZZ. STORE	ABLUTIONS	TOTAL
C1	-	35.00sqm	-	-	-	-	35.00sqm
C2	-	35.00sqm	-	-	-	-	35.00sqm
C3	-	35.00sqm	-	-	-	-	35.00sqm
C4	-	35.00sqm	-	-	-	-	35.00sqm
C5	-	35.00sqm	-	-	-	-	35.00sqm
C6	-	35.00sqm	-	-	-	-	35.00sqm
C7	-	35.00sqm	-	-	-	-	35.00sqm
C8	-	35.00sqm	-	-	-	-	35.00sqm
C9	-	64.00sqm	5.00sqm	-	-	-	69.00sqm
C10	-	64.00sqm	5.00sqm	-	-	-	69.00sqm
C11	-	100.00sqm	5.00sqm	-	-	-	105.00sqm
TOTAL	0.00sqm	508.00sqm	15.00sqm	0.00sqm	0.00sqm	0.00sqm	523.00sqm

PERMISSIBLE F.A.R. - 1.0

TOTAL	0.00sqm	2 122.00sqm	195.00sqm	736.00sqm	0.00sqm	0.00sqm	3 053.00sqm	0.40

PERMISSIBLE COVERAGE - 70%

TOTAL	2 705.00sqm	36%

PERMISSIBLE LANDSCAPING - 10%

TOTAL :	2 508.00sqm	33%

SERVICE & OTHER AREAS

GUARD HOUSE BIN AREA & ABLUTION :	26.00sqm
TOTAL :	26.00sqm

HARDSTAND AREA

HARDSTAND AREA :	2 620.00sqm

PARKING REQUIREMENTS :

WAREHOUSE: 2 122.00 m²	1 BAYS PER 140m² -	16 BAYS
OFFICES : 736.00 m²	1 BAYS PER 65m² -	11 BAYS
STORAGE : 0.00 m²	1 BAYS PER 140m² -	0 BAYS
TOTAL No. OF BAYS REQUIRED :		27 BAYS
TOTAL No. OF BAYS PROVIDED :		38 BAYS

evolution architects cc

PROPOSED MINI FACTORY DEVELOPMENT, BALLITO : IMBONINI

ERF 1386 & 1385 - IMBONINI INDUSTRIAL PARK

REVISION - C

GROUND FLOOR PLAN

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