



SITE PLAN 1:200

BUILDING DESIGN CALCULATIONS

CONTROLS	INDUSTRIAL CODE STANDARD	ACTUAL PROVIDED
1.0 Site Area		Land-1,771.00m ²
1.1 Site Zoning		IN2 - Light Industrial: (pub. 21-12-2012)
2.0 Building Siting	Industrial Code 5.0m min.	7,254 existing.
2.1 Front Setbacks		
2.2 Sides & Rear Setbacks	0.0m side & rear.	Existing = Side=0m. Rear = 0m
3.0 Building Heights	CLEP 2012= N/A	Existing =10,773 max.
4.0 FSR	CLEP 2012= 1:1 = 1,771.00m ²	Office-ground = 88.45m ² - first floor = 113.74m ² Total office = 202.19m ² = 14.28% of total area. Auto smash repairs unit =210.91m ² Auto mechan.repairs unit =621.23m ² Auto mechan.repairs mezz.=291.23m ² Open yard undercover area=89.12m ² Total GFA= 1415.08m ² Actual FSR = .79:1
5.0 Site Coverage	Maximum 66%= 1168.86m ²	Actual site cover 56.46%=1000.00m ²
6.0 Office Component.		Total office = 202.19m ² = 14.28% of total area.
7.0 Parking Workshops and Vehicle Repair Stations	6 SPACES FOR EACH WORK BAY 1 space for staff; 1 space for visitors; 4 spaces for vehicles awaiting assessment or repairs; Required=36 spaces for 6 work bays with spray booth.	Actual provided are: For 6 work bays (including spray booth) = 6 spaces = staff 6 spaces = visitors 24 spaces= awaiting vehicles for repairs Total = 36 spaces.
8.0 Landscape Setbacks	Industrial Code 5m wide in the required front setback;	Actual available width= 7,254 A=13.50 m ² B=46.66 m ² C=42.92 m ² Total available landscaped area= 103.08m ²

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.
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C.O.S. DENOTES ITEM TO BE CHECKED ON SITE.

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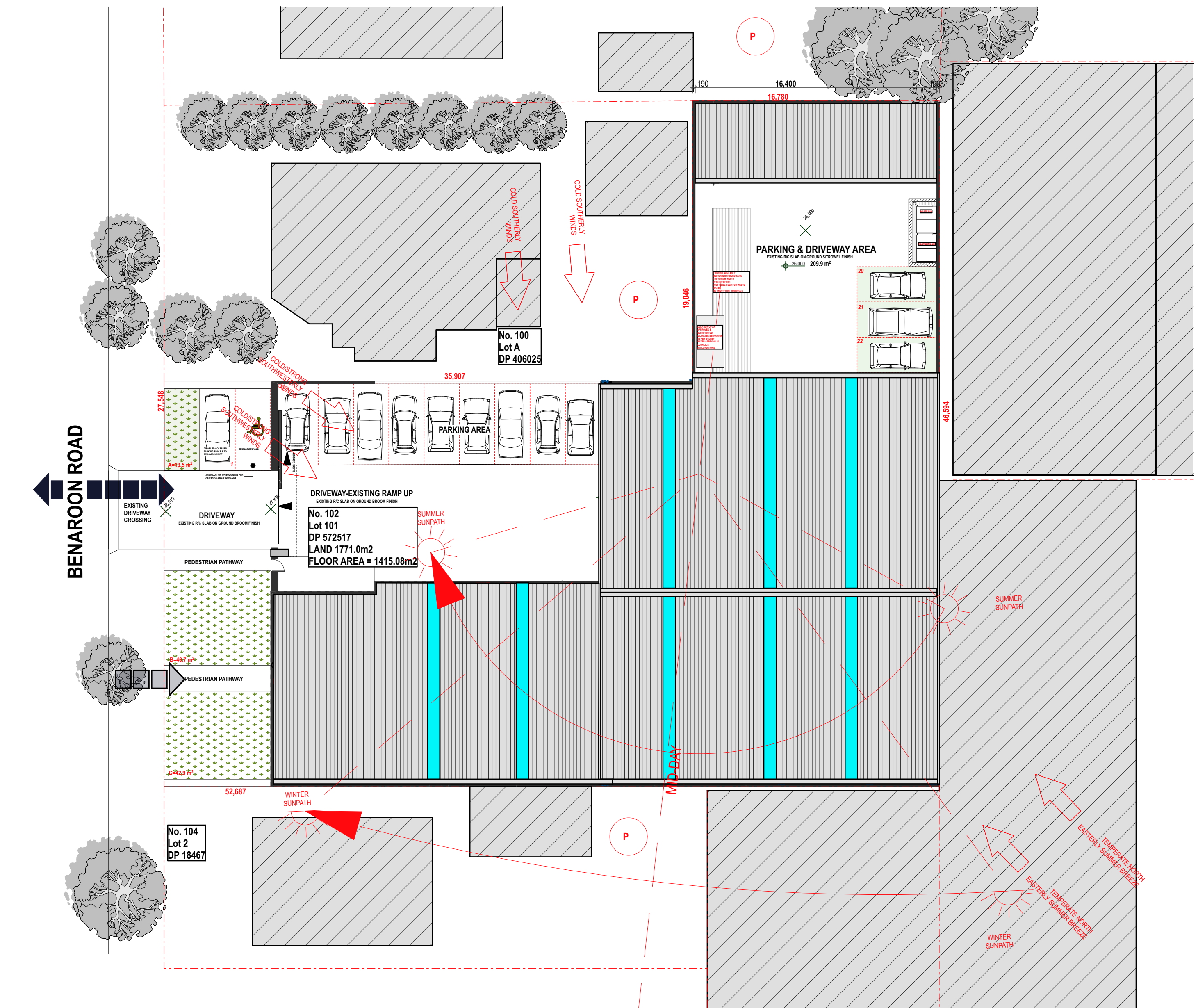
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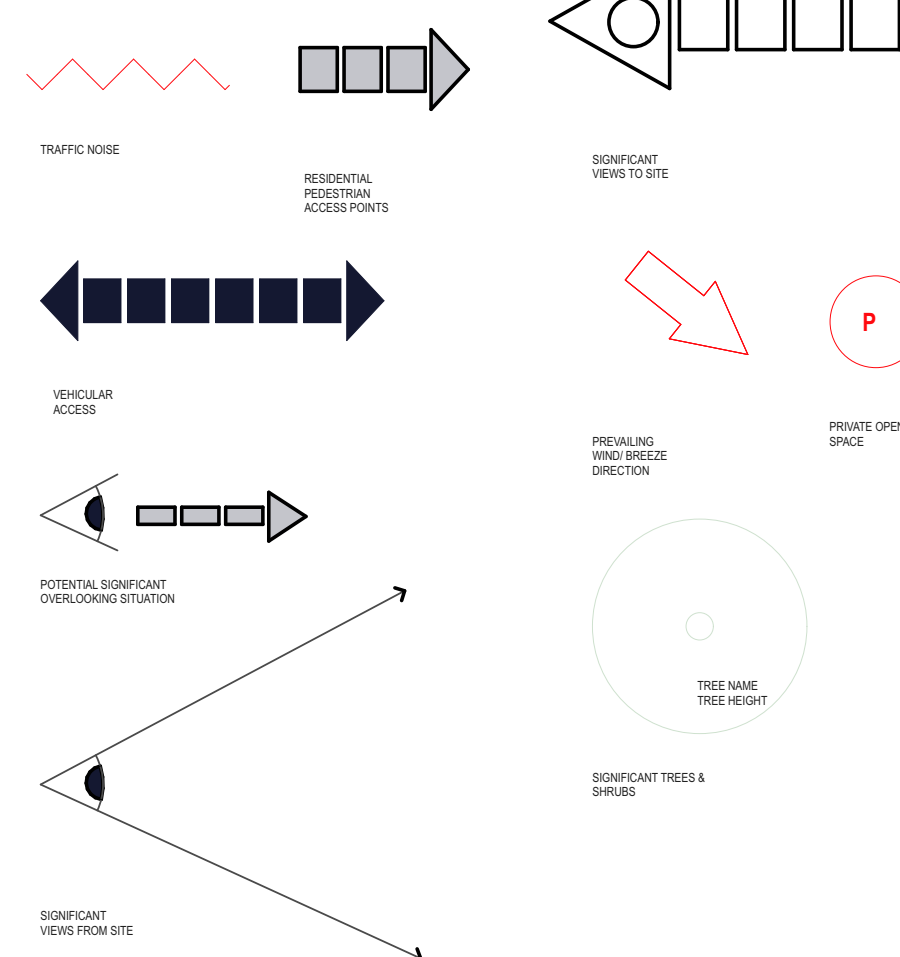
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project

102
BENAROON ROAD
LAKEMBA 2195
address



SITE ANALYSIS LEGEND



SITE ANALYSIS PLAN 1:200

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