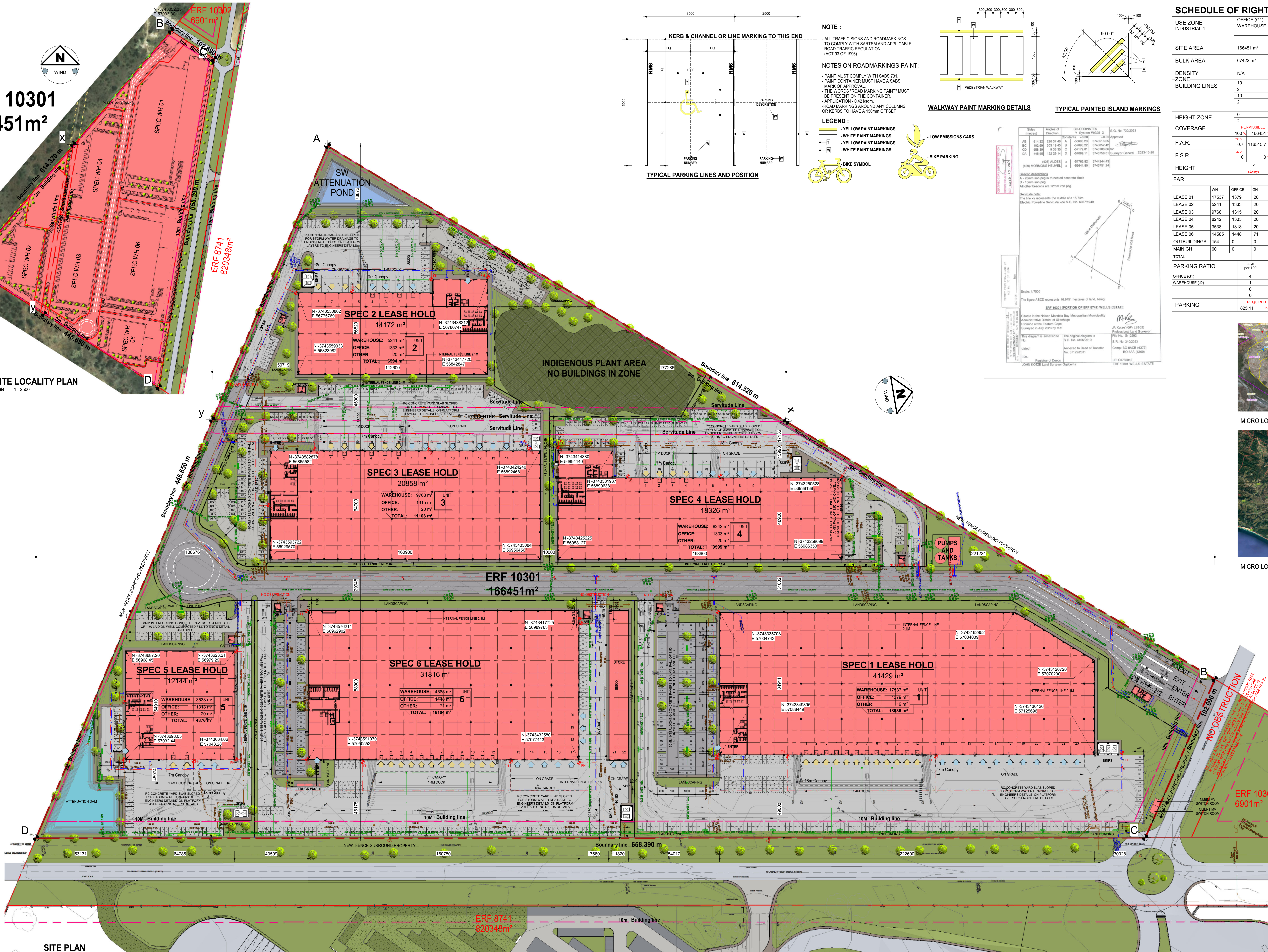
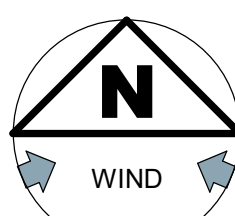
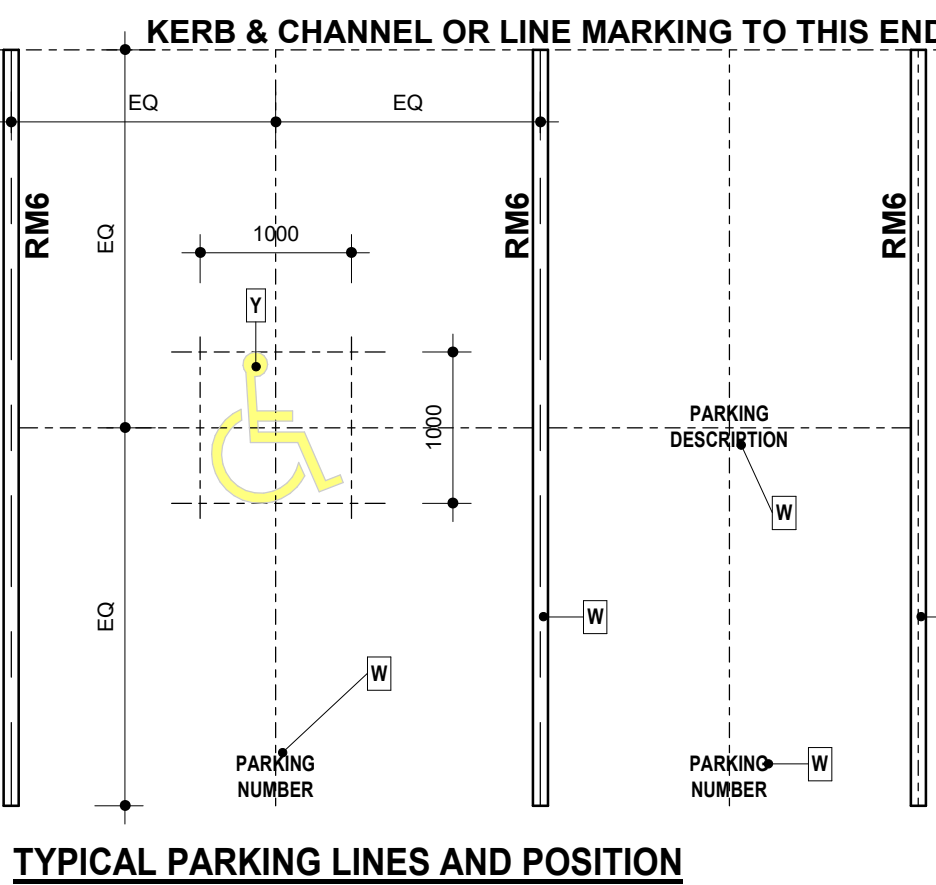


ERF 10301
166451m²

3 SITE LOCALITY PLAN
Scale 1:2500



SITE PLAN
Scale 1:750



TYPICAL PARKING LINES AND POSITION

NOTE :

- ALL TRAFFIC SIGNS AND ROADMARKINGS TO COMPLY WITH SABS 10400 AND APPLICABLE ROAD TRAFFIC REGULATION (ACT 93 OF 1999)

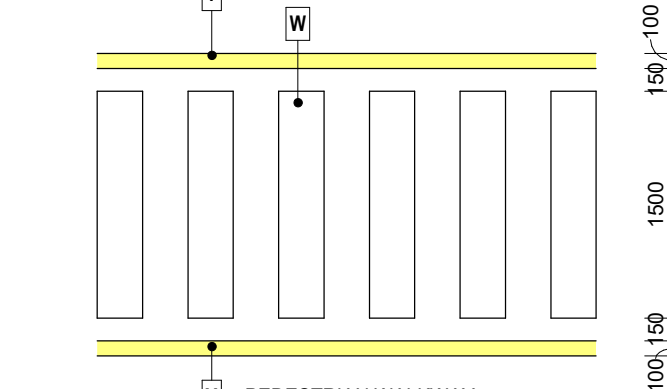
NOTES ON ROADMARKINGS PAINT:

- PAINT MUST COMPLY WITH SABS 731.
- PAINT CONTAINER MUST HAVE A SABS MARK OF APPROVAL.
- THE WORDS "ROAD MARKING PAINT" MUST BE PRESENT ON THE CONTAINER.
- APPLICATION - 0.42 l/m².
- ROAD MARKINGS AROUND ANY COLUMNS OR KERBS TO HAVE A 150mm OFFSET

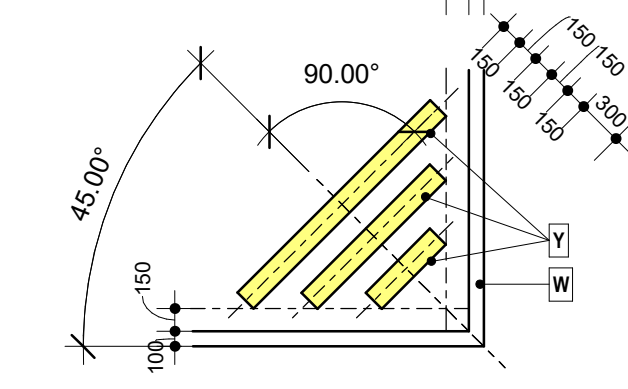
LEGEND :

- YELLOW PAINT MARKINGS
- WHITE PAINT MARKINGS
- YELLOW PAINT MARKINGS
- WHITE PAINT MARKINGS
- BIKE SYMBOL

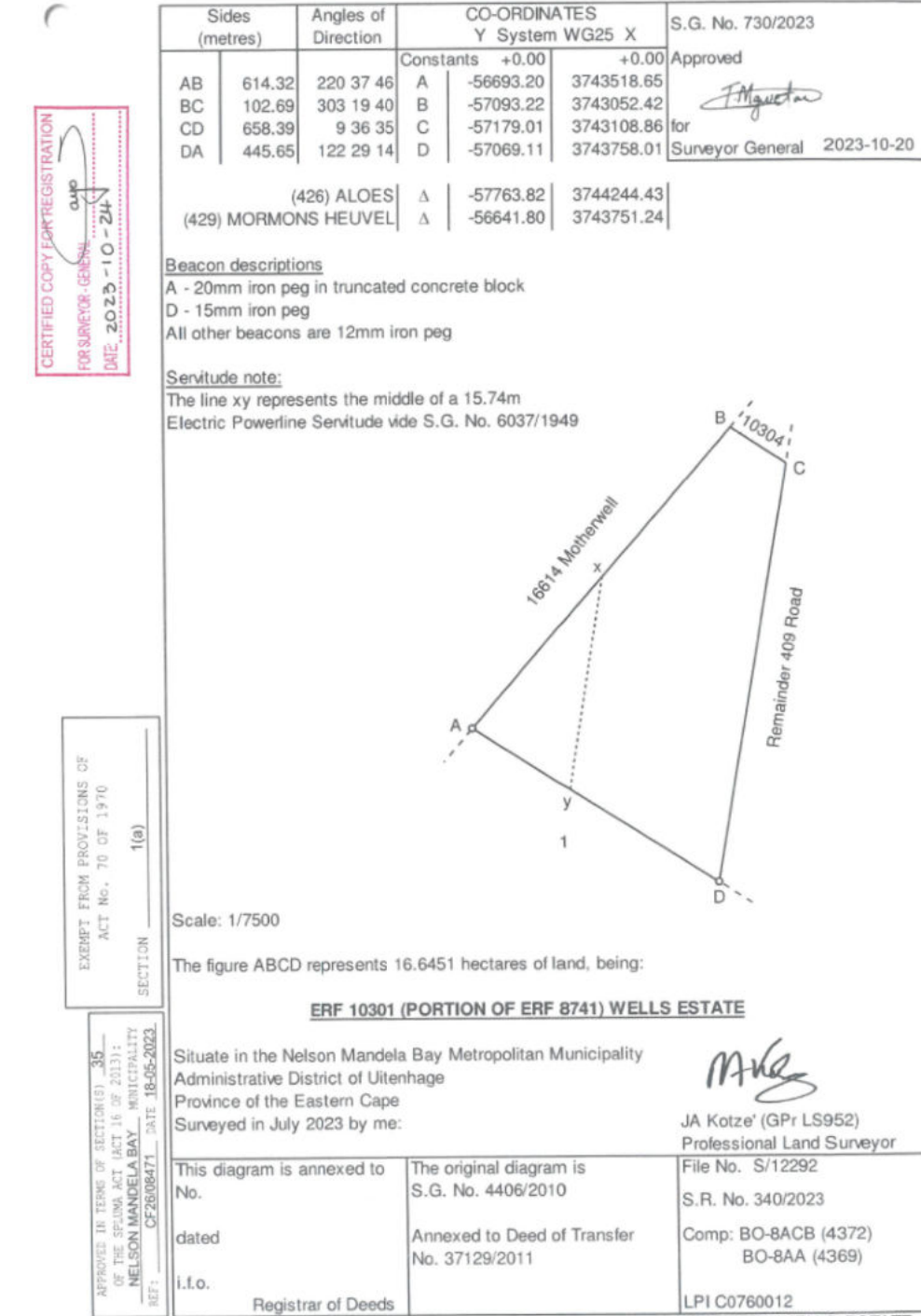
- LOW EMISSIONS CARS
- BIKE PARKING



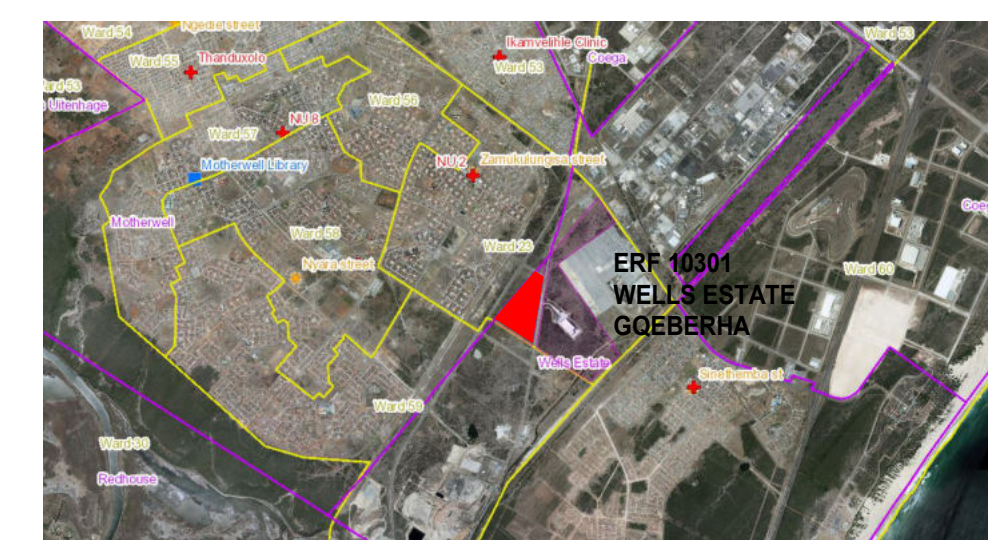
WALKWAY PAINT MARKING DETAILS



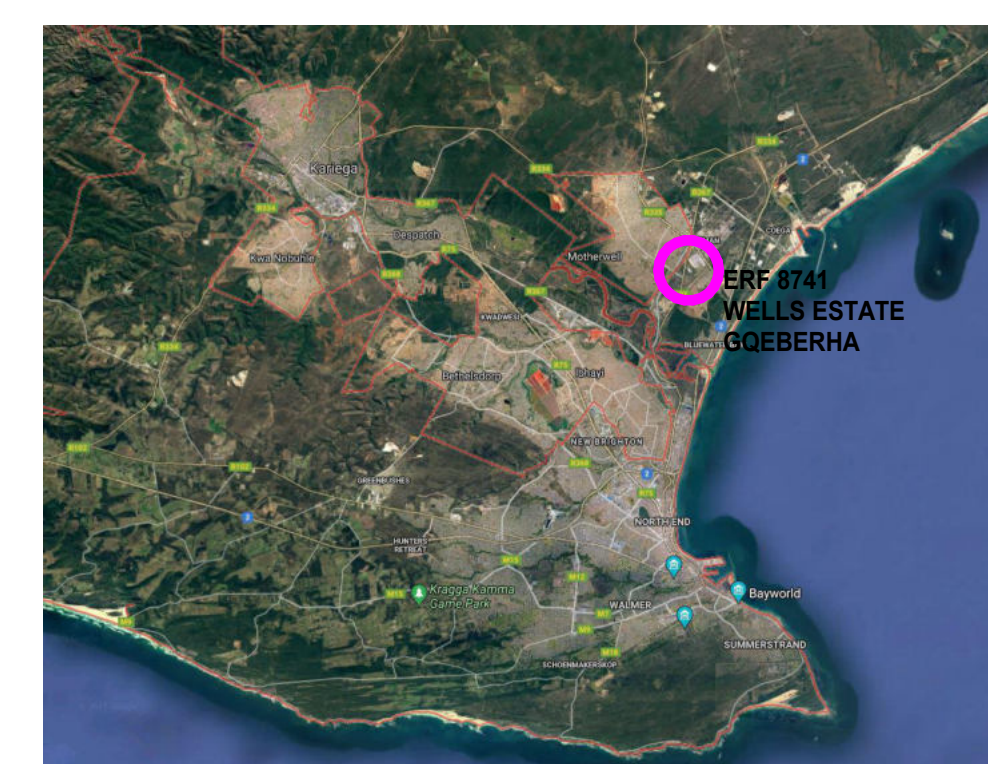
TYPICAL PAINTED ISLAND MARKINGS



SCHEDULE OF RIGHTS	
USE ZONE	OFFICE (G1)
INDUSTRIAL 1	WAREHOUSE (J2)
SITE AREA	
166451 m ²	
BULK AREA	
67422 m ²	
DENSITY ZONE	
N/A	
BUILDING LINES	
10	m along street boundaries
2	m along SW
10	m along NE
2	m along NW
HEIGHT ZONE	
0	
COVER	
PERMISSIBLE	ACTUAL
100 %	43.79 %
100 %	72892 m ²
F.A.R.	
0.7	116515.7 m ²
F.S.R.	
0	0 m ²
HEIGHT	
2	0 m
COV	
2	0 m
PARKING RATIO	
4	5900
1	58911
0	0
0	0
PARKING	
REQUIRED	PROVIDED
825.11	929



MICRO LOCALITY PLAN



MICRO LOCALITY PLAN

GENERAL NOTES
ALL WORKS TO COMPLY WITH SABS 10400 OR BY RATIONAL APPROVED DESIGN TO COMPLY WITH FOLLOWING GUIDELINES

S. Structural Design SANS 10400-S, Structural design
C. Dimensions SANS 10400-C, Dimensions
F. Site Operations SANS 10400-F, Site operations
G. Excavations SANS 10400-G, Excavations
H. Foundations SANS 10400-H, Foundations
J. Floors SANS 10400-J, Floors
K. Walls SANS 10400-K, Walls
L. Roofs SANS 10400-L, Roofs
M. Stairways SANS 10400-M, Stairways
N. Cladding SANS 10400-N, Cladding
O. Lighting and Ventilation SANS 10400-O, Lighting and Ventilation
P. Drainage SANS 10400-P, Drainage
R. Stormwater Disposal SANS 10400-R, Stormwater Disposal
S. Facilities for persons with disabilities SANS 10400-S, Facilities for persons with disabilities
T. Fire Protection SANS 10400-T, Fire protection
V. Space Heating SANS 10400-V, Space heating
W. Fire Installation SANS 10400-W, Fire installation

H	2025.11.11	SW	ISSUED FOR RFP SUBMISSION
G	2025.11.11	SW	ISSUED FOR RFP SUBMISSION
F	2025.11.11	SW	ISSUED FOR INFORMATION
E	2025.11.11	SW	ISSUED FOR INFORMATION
D	2025.11.11	SW	ISSUED FOR INFORMATION
C	2025.11.11	SW	ISSUED FOR INFORMATION
B	2025.11.11	SW	ISSUED FOR INFORMATION
A	2025.11.11	SW	ISSUED FOR RFP SUBMISSION
revision	date	drawn	description

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client
RETAIL LOGISTICS FUND (RF) (PTY) LTD

signature
project
PROPOSED NEW INDUSTRIAL PARK

stand number
ERF 10301, WELLS ESTATE SOUTH, GOEBERHA

engineer
contact
signature

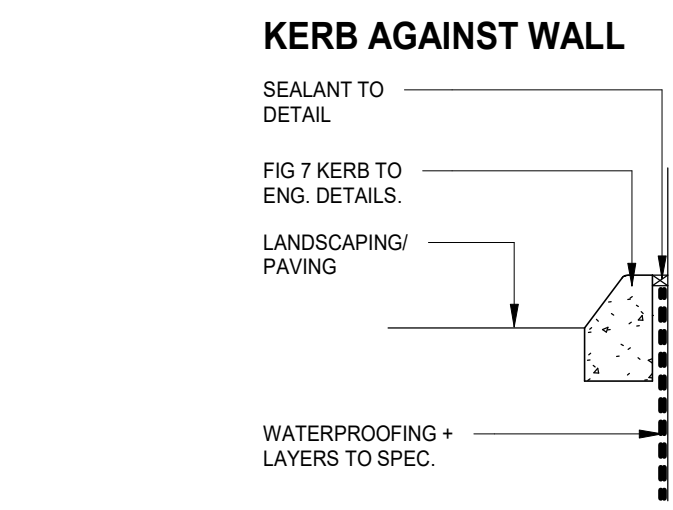
project architect
Terence Shachidi
contact
terence@empowerspaces.co.za
signature

drawing description
SITE PLAN

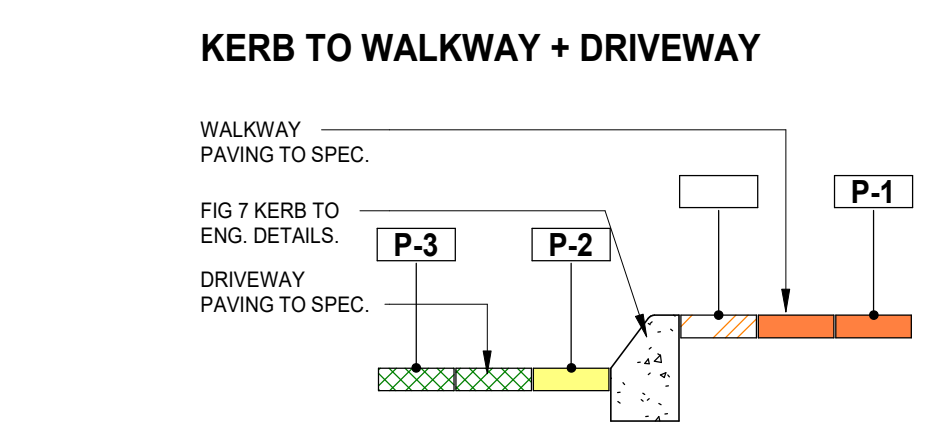
job number
P039
drawing number
SDP-0001

drawn
A0
scale
As indicated
date
2025.06.03

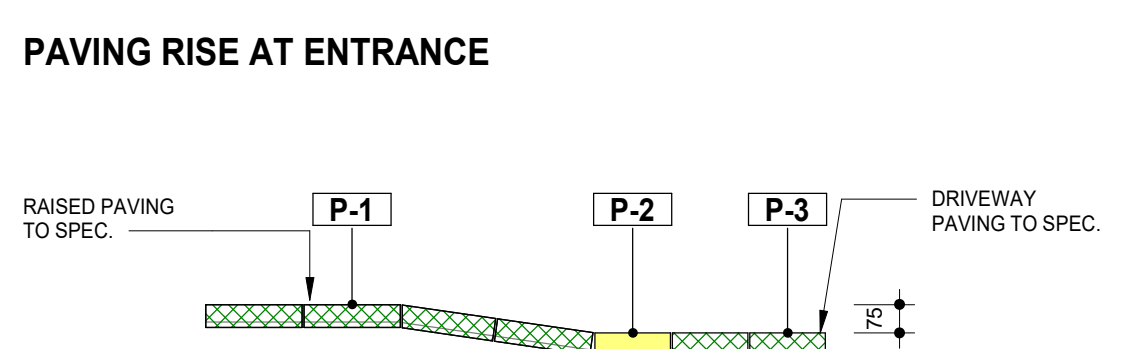
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INFORMATION



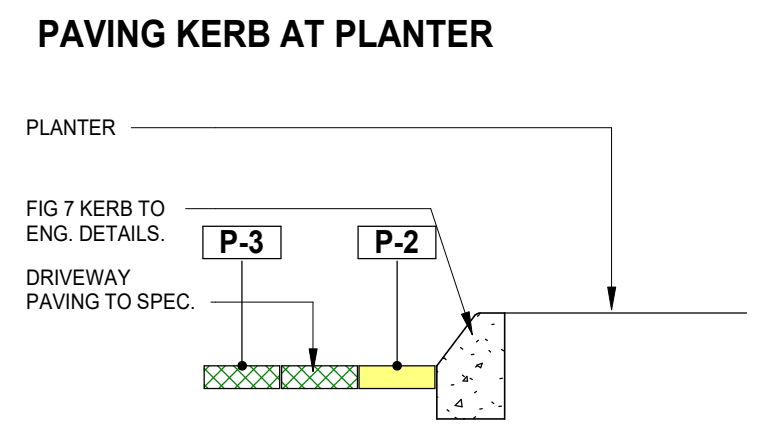
PAVING DETAIL 1
Scale 1 : 20



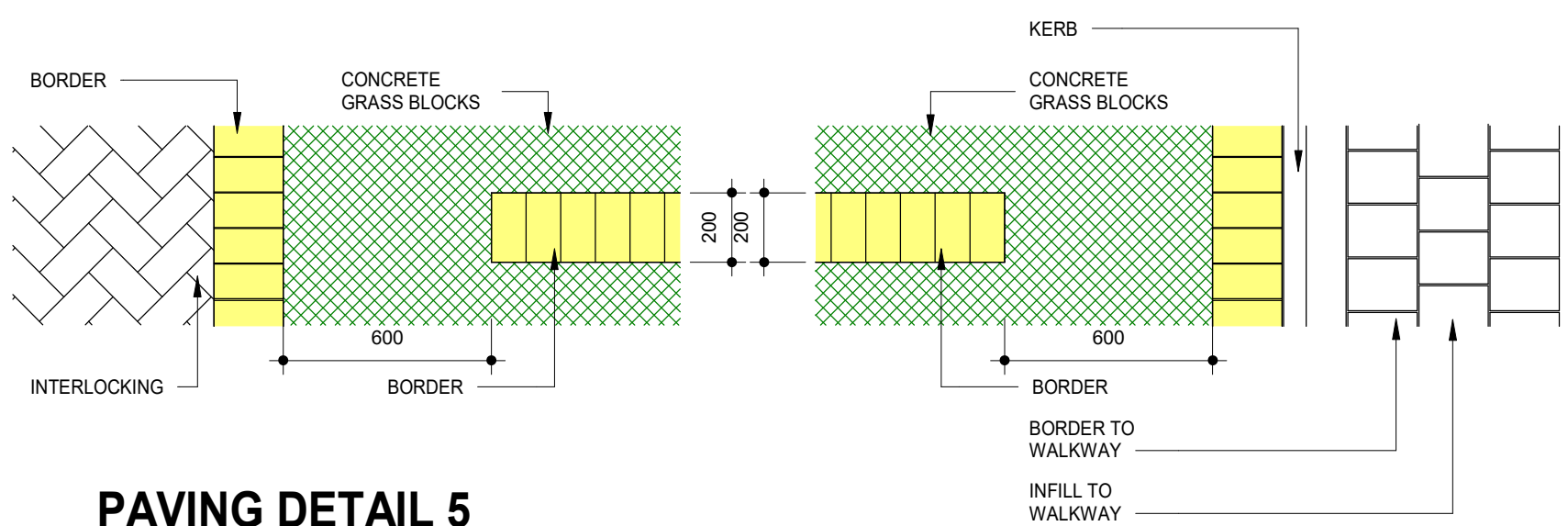
PAVING DETAIL 2
Scale 1 : 20



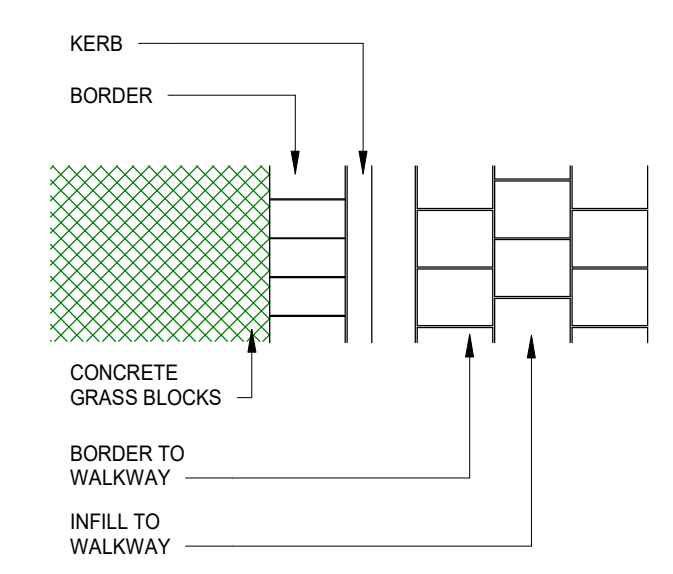
PAVING DETAIL 3
Scale 1 : 20



PAVING DETAIL 4
Scale 1 : 20



PAVING DETAIL 5
Scale 1 : 20



PAVING DETAIL 6
Scale 1 : 20



ACACIA CAFFRA
8m x 10m

TREE IS DECIDUOUS AND IS ONE OF THE FIRST TO SHOOT IN SPRING. THE NEW LEAVES ARE PARTICULARLY PRETTY, BEING A SOFT, FRESH GREEN. THE FLOWER SPIKES ARE CREAMY WHITE AND SWEETLY SCENTED. THEY APPEAR FROM SEPTEMBER TO NOVEMBER WITH THE MAIN FLOWERING OCCURRING IN OCTOBER. THE FLOWER SPIKES ARE LARGE AND CONSPICUOUS AND MAKE A LOVELY SHOW AGAINST THE BACKDROP OF THE NEW LEAVES. THEY ARE FOLLOWED BY NARROW, STRAIGHT, BROWN SEED PODS.

LEGEND

PAPPEA CAPENSIS
2m x 4m

THE LEAVES ARE SIMPLE AND OBLONG, HARD-TEXTURED AND WAVY. THE LEAF MARGIN MAY VARY FROM SHARPLY TOOTHED (ESPECIALLY IN YOUNG GROWTH) TO ALMOST SMOOTH IN MATURE GROWTH. THE GREENISH FLOWERS ARE BORNE ON CATKINS IN THE AXILS OF THE LEAVES, FOLLOWED BY ROUND-GREEN VELVETY FRUITS WHICH SPLIT OPEN TO REVEAL BRIGHT RED FLESH WITH A DARK BROWN TO BLACK SEED IMBEDDED WITHIN.

LEGEND

FELICIA AMELOIDES- BLUE MARGUERITE
60cm x 40cm

AN EVERGREEN PERENNIAL CREATING A NEAT GROUND COVER WITH BLUE DASY FLOWERS WITH BRIGHT YELLOW CENTRES BLOOMING ALMOST THROUGHOUT THE YEAR. IT IS HARDY AND EASY TO CARE.

LEGEND

KNIPHOFIA LINEARIFOLIA- RED HOT POKER
1m x 80cm

THE RED HOT POKER FORMS LARGE CLUMPS OF STRAP-SHAPED DARK GREEN LEAVES. THE STUNNING LARGE POKER-SHAPED HEADS COMPOSE OF BRIGHT ORANGE AND YELLOW CLOSELY PACKED FLOWER BUDS WHICH ARE CARRIED ON TALL STALKS IN EARLY AUTUMN. IT IS AN EVERGREEN AND FAST-GROWING PERENNIAL.

LEGEND

MELINIS REPENS- NATAL RED TOP 30cmX60cm

A TUFTED PERENNIAL GRASS WITH ATTRACTIVE, HAIRY INFLORESCENCES. THE SPIKELETS ARE COVERED WITH LONG VELVET, RED, PINK TO WHITE HAIRS. SPIKELETS FADE FROM RED TO WHITE AS THEY MATURE. INFLORESCENCES APPEAR FROM SEPTEMBER TO JUNE.

LEGEND

SPOROBOLUS PYRAMIDALIS- CATSTAIL DROPSEED
70cmX1.2m

A TUFTED PERENNIAL GRASS WITH DIRECT UNBRANCHED COLUS. THE LOWER LEAF SHEATHS ARE SOFT WITH A HAIRLESS, ENDING IN A LONG, LOOSE ROLLED TIP LEAF BLADE. SPIKELETS ARE SMALL AND PACKED TIGHTLY TOGETHER. FLOWERS APPEAR FROM NOVEMBER TO MAY.

LEGEND

ARISTIDA CONGESTA SUBSP. CONGESTA-TASSEL THREE-AWN 30cmX90cm

A TUFTED PERENNIAL GRASS WITH DENSELY CONTRACTED PANICLE INFLORESCENCE USUALLY WITH ONE OR TWO BRANCHES ON THE LOWER PART. LONG WHITE HAIRS ARE PRESENT WHERE THE LEAF BLADE AND LEAF SHEATH JOIN. THE INFLORESCENCES APPEAR FROM DECEMBER TO MAY.

LEGEND

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P: Drainage SANS 10400-P, Drainage
Q: Non-water-borne Means of Sanitary Disposal SANS 10400-Q, Non-water-borne means of sanitary disposal
R: Stormwater Disposal SANS 10400-R, Stormwater disposal
S: Facilities for Persons with Disabilities SANS 10400-S, Facilities for persons with disabilities
T: Fire Protection SANS 10400-T, Fire protection
V: Space Heating SANS 10400-V, Space heating
W: Fire Installation SANS 10400-W, Fire installation

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P.O. Box 5176, Roodepoort 2128 info@espaces.co.za www.espaces.co.za

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client
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project
PROPOSED NEW INDUSTRIAL PARK

stand number
ERF 10301, WELLS ESTATE SOUTH, GAEGERHIA

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contact
signature

project architect
Terence Shackady
contact
terence@espaces.co.za
signature

drawing description
LANDSCAPE PLAN

job number	drawing number
P039	SDP-0002
A0	drawn scale As Indicated
date	2025.06.03
revision number	issued for
C	INFORMATION