

Scale 1 : 2500



- ALL TRAFFIC SIGNS AND ROADMARKINGS
TO COMPLY WITH SARTSM AND APPLICABLE
ROAD TRAFFIC REGULATION
(ACT 93 OF 1996)

- 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/sqm.
- ROAD MARKINGS AROUND ANY COLUMNS OR KERBS TO HAVE A 150mm OFFSET

- - YELLOW PAINT MARKING
- - WHITE PAINT MARKINGS

- - YELLOW PAINT MARKING
- - WHITE PAINT MARKINGS

2



BIKE SYMBOL

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		SV		
		2 m along		N		
		2 m along		N		
HEIGHT ZONE		0				
		2 storeys				
COVERAGE		PERMISSIBLE				
F.A.R.		100%	166451 m ²	43.79% 72892 m ²		
		ratio	0 1161515.7m ²	0.405 67422m ²		
F.S.R		ratio	0	0 m ²		
HEIGHT		2 storeys				
		2 storeys				
FAR		COV				
LEASE 01	99H	17537	0379	GH	TOTAL	COVER
LEASE 02	5241	1333	20		18936	20965
LEASE 03	9768	1315	20		11103	12002
LEASE 04	8242	1333	20		9595	9905
LEASE 05	3538	1318	20		4876	4725
LEASE 06	14585	1448	71		16104	17784
OUTBUILDINGS	154	0	0		154	154
MAIN GH	60	0	0		60	574
TOTAL					67422	72892
PARKING RATIO						
OFFICE (G1)		bays per 1000		square meters		bays
WAREHOUSE (J2)		1		5900		236
		1		58911		589.11
		0		0		0
		0		0		0
PARKING						
		825.11		bays		929
		REQUIRED		PROVIDED		bays

GENERAL NOTES

ALL WORKS TO COMPLY WITH SANS 10400
OR BY RATIONAL APPROVED DESIGN
TO COMPLY WITH FOLLOWING GUIDELINES

B: Structural Design SANS 10400-B, Structural design
C: Dimensions SANS 10400-C, Dimensions
D: Plumbing SANS 10400-D, Plumbing
E: Fire Protection SANS 10400-E, Fire protection
F: Site Operations SANS 10400-F, Site operations
G: Electrical SANS 10400-G, Electrical
H: Foundations SANS 10400-H, Foundations
I: Floors SANS 10400-I, Floors
J: Walls SANS 10400-J, Walls
K: Roofs SANS 10400-K, Roofs
M: Stairways SANS 10400-M, Stairways
N: Glass SANS 10400-N, Glass
O: Lighting and Ventilation SANS 10400-O, Lighting
P: Drainage SANS 10400-P, Drainage
Q: Non-water-borne wastes of sanitary disposal
S: Sanitary Disposal SANS 10400-R, Stormwater disposal
T: Sanitary Disposal SANS 10400-R, Stormwater disposal
U: Facilities for Persons with Disabilities SANS 10400-S, Facilities for persons with disabilities
V: Fire Protection SANS 10400-V, Fire protection
W: Fire Protection SANS 10400-V, Fire protection
W: Fire Installation SANS 10400-W, Fire installation



H	2025.11.11	SM	ISSUED FOR SDP SUBMISSION
G	2025.10.01	SM	ISSUED FOR SDP SUBMISSION
F	2025.09.19	SM	ISSUED FOR INFORMATION
E	2025.09.18	SM	ROADWAY PLANTING SW ATTENUATION AND SERVICES SITE AREA TACS ADD
D	2025.09.05	SM	REVISED TO INCLUDE PLANTING "NO-GO" ZONE
C	2025.07.22	SM	ISSUED FOR INFORMATION
B	2025.07.15	SM	ISSUED FOR SDP SUBMISSION
A	2025.06.12	SM	ISSUED FOR SDP SUBMISSION
revision	date	drawn	description

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SCALING

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project
PROPOSED NEW INDUSTRIAL PARK

stand number
ERF 10301, WELLS ESTATE SOUTH,
GQEBERHA

contact	
signature	
project architect	Terence Shacklad

signature

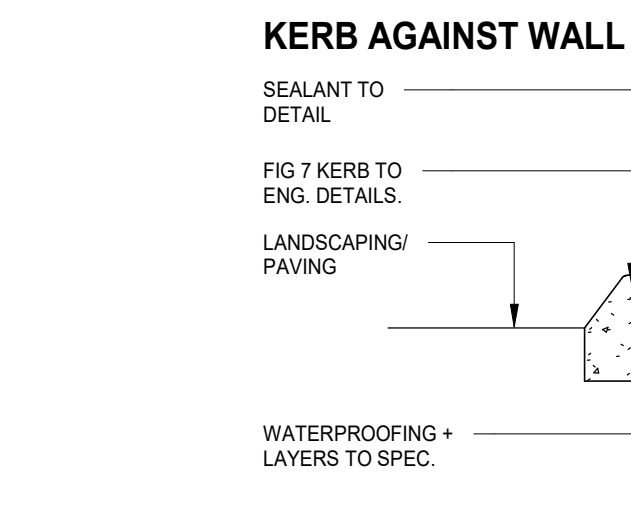
drawing description
SITE PLAN

job number	drawing number

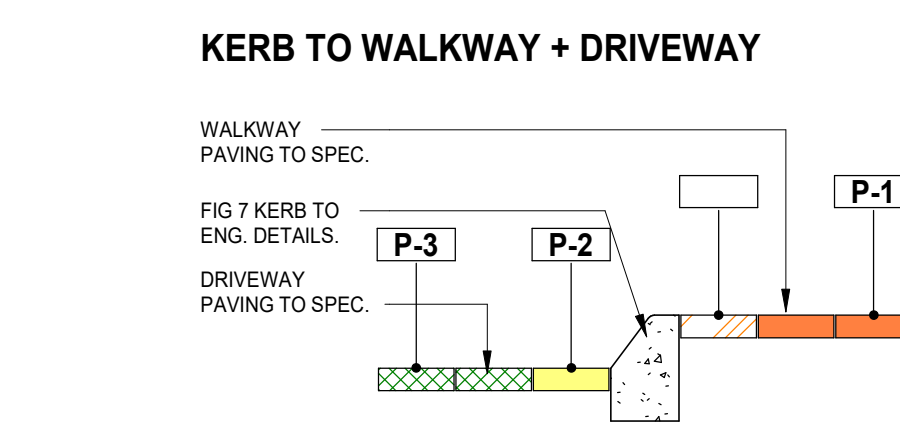
P039		SDP-0001
A0	drawn	HS
	scale	As indicated

revision number	issued for
H	INFORMATION

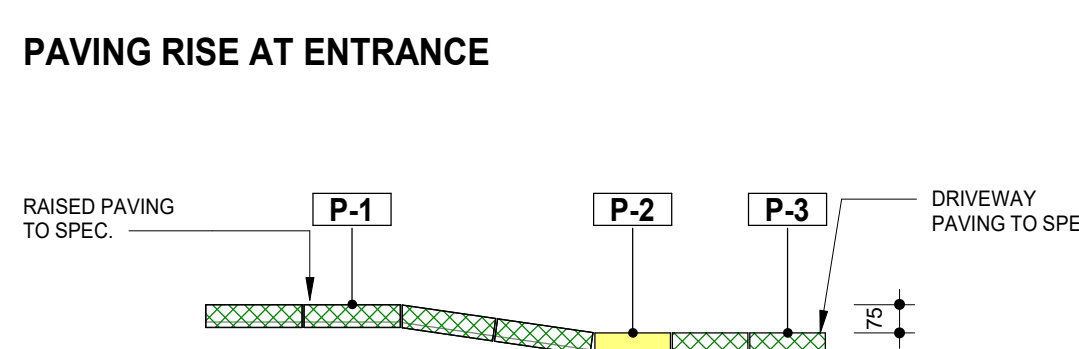
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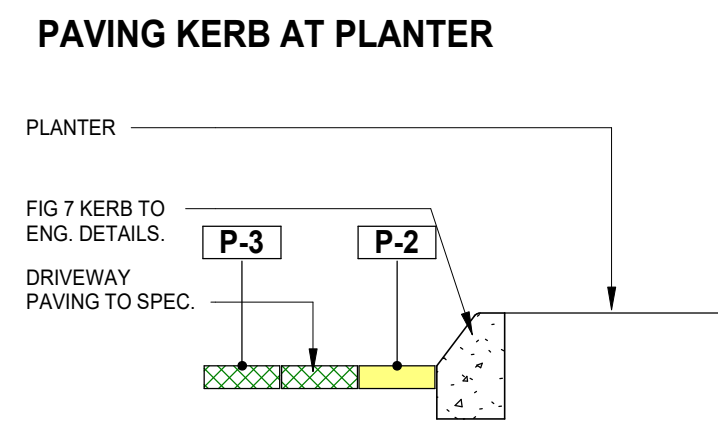
PAVING DETAIL 1
Scale 1 : 20



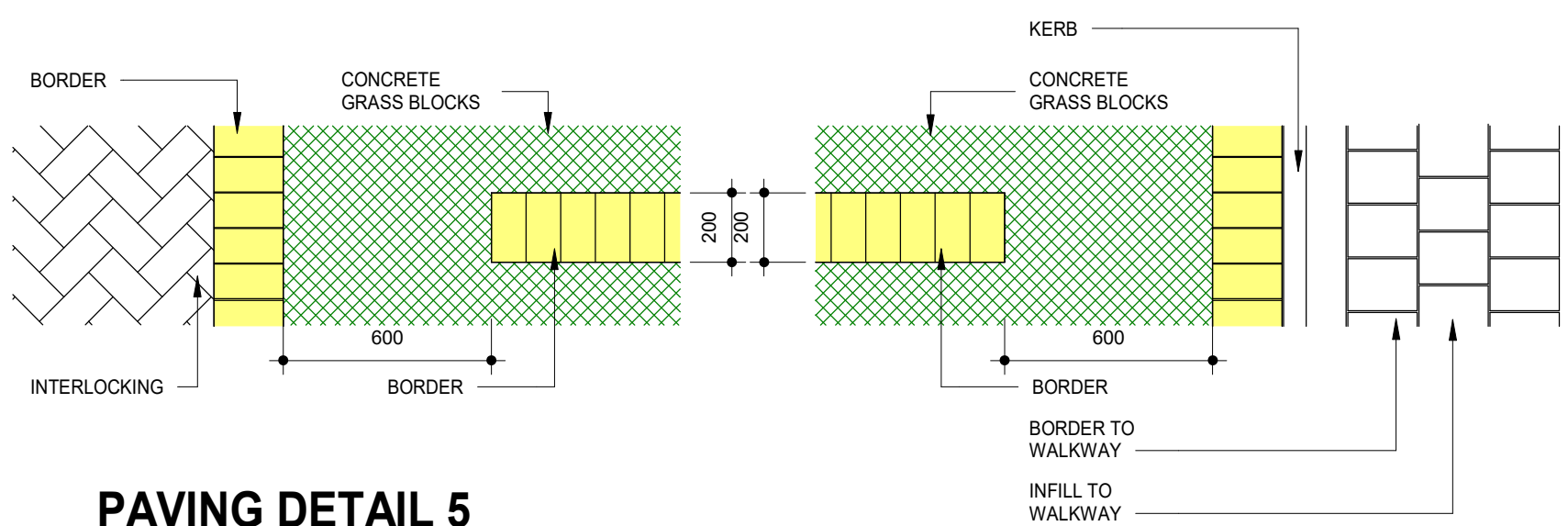
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Scale 1 : 20



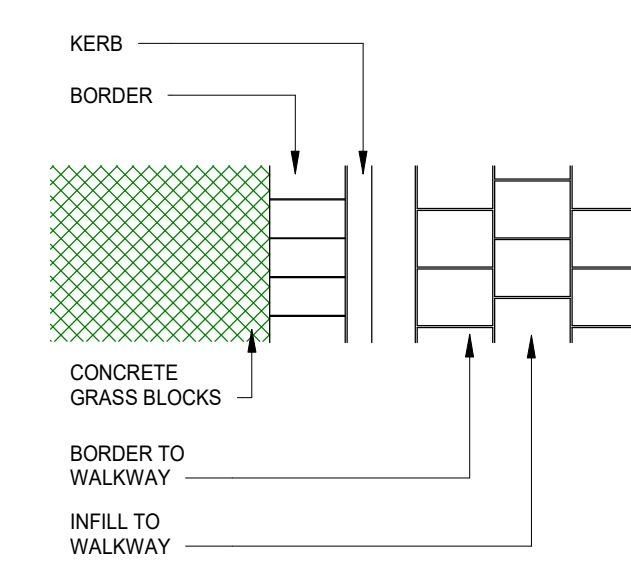
PAVING DETAIL 3
Scale 1 : 20



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 AMELLOIDES- 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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V: Space Heating SANS 10400-V, Space heating
W: Fire Installation SANS 10400-W, Fire installation

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ARCHITECTS

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client
RETAIL LOGISTICS FUND (RF) (PTY) LTD

signature

project
PROPOSED NEW INDUSTRIAL PARK

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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