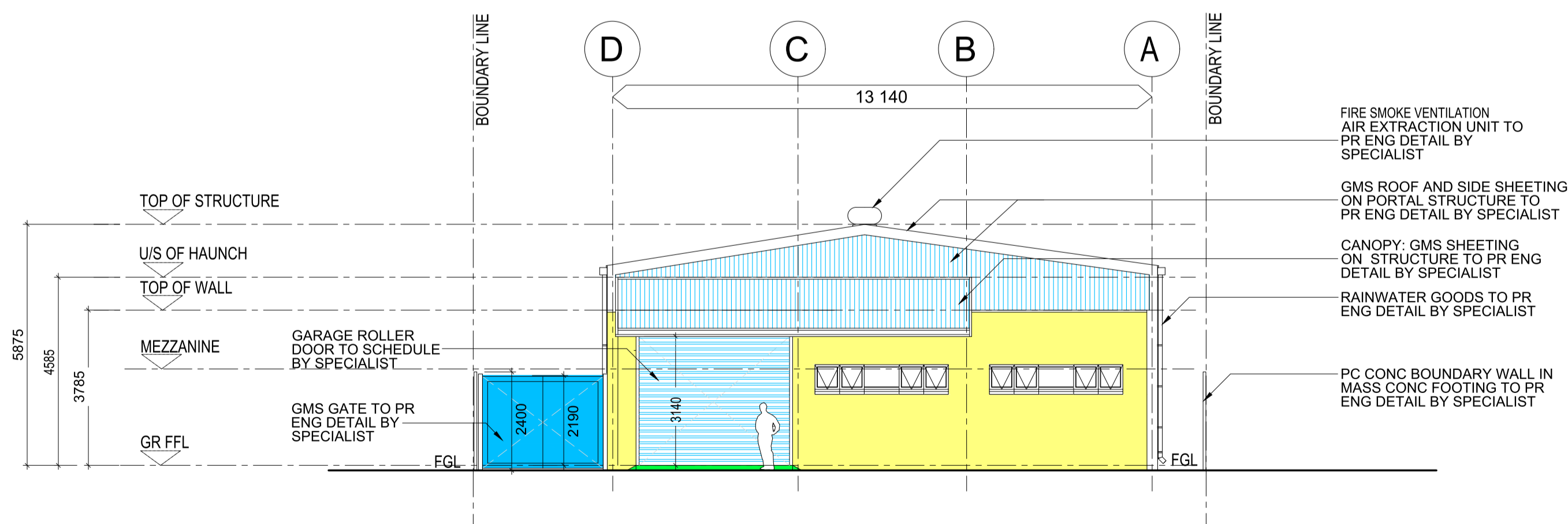


**SITE PLAN**  
SCALE 1:200



**NORTH EAST ELEVATION**  
SCALE 1:100

**APPLICATION OF THE SANS 10400 - 2011**

**HEALTH & VENTILATION**

- AREAS TO BE NATURAL LIGHTING & VENTILATION TO COMPLY WITH PART 'O'.
- ANY ARTIFICIAL LIGHTING TO BE BY SPECIALIST & TO COMPLY WITH PART 'O'.
- ALL MECHANICAL AND ARTIFICIAL VENTILATION TO BE DESIGNED AND FITTED BY MECHANICAL (VENTILATION) ENGINEER'S SPECIFICATIONS AND TO COMPLY WITH PART 'O'.

**PART D - PUBLIC SAFETY**

- ALL BALUSTRADING TO BE MIN 1000MM HIGH AND TO COMPLY WITH PART D 4.2.
- FLOORS NEED TO BE STABLE, FIRM AND SLIP RESISTANT UNDER WET CONDITIONS.
- CHANGE IN LEVELS AND THRESHOLDS TO BE LESS THAN 5MM IN HEIGHT.

**PART K - WALLS TO COMPLY WITH PART K:**

- EXTERNAL WALLS - 200mm THICK CONCRETE BLOCK PLASTER AND PAINT FINISH.
- INTERNAL WALLS - 100mm THICK CONCRETE BLOCK PLASTER AND PAINT FINISH.

**PART M - STAIRWAYS**

- DIMENSIONS OF STAIRWAYS TO COMPLY WITH PART M 4.2.
- ALL TREADS TO BE MIN 250MM & RISERS TO BE MAXIMUM 200MM.
- ALL BALUSTRADING TO BE MINIMUM 1000MM HIGH AND TO COMPLY WITH PART M 4.3.

**PART N - GLAZING**

- ALL GLAZING TO COMPLY WITH PART N.

**PART O - LIGHTING AND VENTILATION**

- FRESH AIR SUPPLY RATE OF 7.5 LITRES / SECOND / PERSON / 10m<sup>2</sup> TO BE UNIFORMLY DISTRIBUTED THROUGH ALL HABITABLE AREAS.
- MAXIMUM AIR VELOCITY OF 0.5 m / SECOND, MINIMUM AIR VELOCITY OF 0.2 m / SECOND / PERSON.
- INTERNAL ABUTMENTS TO HAVE EXTRACTION RATE OF 20 LITRES / SECOND / FITMENT.
- ABUTMENTS AND STORE AREAS TO HAVE ARTIFICIAL LIGHTING OF MINIMUM 160 LUX.
- OFFICES TO HAVE ARTIFICIAL LIGHTING OF MINIMUM 500 LUX WITH G.I. OF 19.
- GENERAL AREAS TO HAVE ARTIFICIAL LIGHTING OF MINIMUM 320 LUX.
- WORK AREAS TO HAVE ARTIFICIAL LIGHTING OF MINIMUM 400 LUX WITH G.I. OF 25.
- WHERE ARTIFICIAL LIGHTING AND VENTILATION ARE NOT PROVIDED, NATURAL LIGHTING TO COMPRISE 10% OF FLOOR AREA & NATURAL VENTILATION 5% OR 0.2m<sup>2</sup> AS PER 4.2.2.
- ARTIFICIAL VENTILATION TO COMPLY WITH NBR.

**PART S - FACILITIES FOR DISABLED**

- SIGNAGE TO COMPLY WITH PART S 4.9.
- PARKING BAYS TO BE PROVIDED IN COMPLIANCE WITH CLAUSE 4.3. ONE PARKING SPACE PER 25 BAYS OR PART THEREOF.
- BAYS SHALL BE A MINIMUM OF 3500MM WIDTH AND MINIMUM LENGTH OF 4500MM AND SHALL HAVE A LEVEL SURFACE.
- EXTERNAL AND INTERNAL CIRCULATION TO COMPLY WITH PART S, CLAUSE 4.4. WITH AT LEAST ONE ACCESSIBLE ROUTE TO BE PROVIDED WITHIN THE BOUNDARY OF THE SITE.
- FLOOR OR GROUND SURFACES TO BE COMPLY WITH SANS 10400 PART S, CLAUSE 4.5.
- FLOORS NEED TO BE STABLE, FIRM AND SLIP RESISTANT UNDER WET CONDITIONS.
- CHANGE IN LEVELS AND THRESHOLDS TO BE LESS THAN 5mm IN HEIGHT.
- DOORWAYS AND DOORS TO COMPLY WITH PART S, 4.6.
- DOORWAYS MUST HAVE A MINIMUM CLEAR OPENING OF 750mm.

**PART T - FIRE PROTECTION**

- SAFETY DISTANCES TO COMPLY WITH PART T 4.2 - TABLE 2.
- ALL MATERIALS TO COMPLY WITH PART T 4.5.
- PART T 4.42 - 3% MECHANICAL VENTILATION WILL BE PROVIDED IF NATURAL VENTILATION IS ABSENT.
- ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH PART T 4.7.
- ALL SEPARATING ELEMENTS IN COMPLIANCE WITH PART T 4.8.
- ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH PART T 4.10.
- ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH 4.12.
- ALL CEILINGS TO COMPLY WITH PART T 4.13.
- ALL FLOOR COVERINGS TO COMPLY WITH 4.14.
- ALL INTERNAL FINISHES TO COMPLY WITH 4.15.
- EMERGENCY AND ESCAPE ROUTES ARE TO COMPLY WITH PART T - 4.16, 4.17, 4.18 AND 4.19.
- ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120MIN.
- FIRE RATED DOORS FITTED WITH SELF CLOSERS IN COMPLIANCE WITH 4.10.4 AND LOCKS IN COMPLIANCE WITH 4.16.9.
- ALL FIRE DOORS ARE CLASS B FIRE DOORS - 2 HOUR FIRE RATING AND ARE SELF-CLOSING.
- FEEDER ROUTES TO BE PROVIDED IN ACCORDANCE WITH 4.18.
- IRONMONGERY, LOCKS AND PANIC HARDWARE TO FIRE ESCAPE AND ACCESS DOORS TO COMPLY WITH 4.16.9.
- FIRE ESCAPE DOORS TO BE PROVIDED WITH APPROVED PANIC BOLTS AND TO COMPLY WITH PART T 4.19.
- DIMENSIONS OF COMPONENTS OF ESCAPE ROUTES TO COMPLY WITH 4.20 AND 4.21. WIDTH OF ESCAPE ROUTE NOT LESS THAN 1.1M.
- SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH PART T 4.29.
- ALL EMERGENCY LIGHTS TO COMPLY WITH PART T 4.30.
- MANUAL FIRE ALARM SYSTEM TO BE INSTALLED AS PART T 4.31.3.
- FIRE FIGHTING EQUIPMENT RETICULATION TO COMPLY WITH PART T 4.33.
- SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH PART T 4.41.

- SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH PART T 4.41.
- WATER SUPPLY PIPES TO BE MINIMUM 100mm TO FH'S AND 50mm TO HR'S.
- FIRE HOSE REELS (FHR'S) TO COMPLY WITH 4.34.
- HYDRANTS TO BE PROVIDED IN ACCORDANCE WITH 4.35.
- MOBILE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH 4.38.

**PART P - DRAINAGE**

- ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH SANS10400 REGULATIONS.
- ALL PLUMBING AND DRAINAGE WORK AND INSTALLATION OF SANITARY FITTINGS TO COMPLY WITH RELEVANT LOCAL AUTHORITY BYLAWS.
- REGULATION, CODES AND REQUIREMENTS.
- ABUTMENTS DETERMINED AS PER CLAUSE 4.11
- INSPECTION PIPES TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL.
- RODDING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
- ALL SOIL PIPES TO BE MIN 100mmØ.
- VENT STACKS TO COMPLY WITH CLAUSE 4.13 ALL VENT VALVES TO BE 2 WAY VENT VALVES.
- WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY DOUBLE WALLED PVC ENCASED IN 150mm CONCRETE ALL ROUND.
- THE RADIUS OF THE CENTRE LINE OF ANY BEND AT THE FOOT OF A DISCHARGE STACK SHALL NOT BE LESS THAN 300mm.
- WASTE WATER PIPES TO BE MIN DIAMETER OF 50mm PVC PIPES AT MINIMUM FALL OF 1:46 AND A MAXIMUM OF 1:11.5.
- SOIL WATER PIPES TO BE MIN DIAMETER OF 100mm PVC PIPES AT MINIMUM FALL OF 1:115 AND A MAXIMUM OF 1:4 AS PER SANS10400.

**PART R - STORM WATER**

- STORM WATER TO COMPLY WITH PART R.
- SOIL WATER PIPES TO BE MIN DIAMETER OF 100mm PVC PIPES AT MINIMUM FALL OF 1:115 AND A MAXIMUM OF 1:4 AS PER SANS10400.
- STORM WATER TO BE ATTENUATED ON SITE AS PER ENGINEER'S DESIGNS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.
- ACCESS TO STORM WATER DRAINS TO BE PROVIDED AT INTERVALS SO THAT NO PART OF THE DRAIN MEASURED ALONG THE CENTRE LINE OF THE DRAIN IS MORE THAN 40m FROM SUCH ACCESS AS PER SANS10400.
- STORM WATER PIPES TO BE MINIMUM DIAMETER OF 100mm PVC PIPES AT MINIMUM FALL OF 1:100.
- ALL SURFACES LAID TO FALL TO DRAINS AND TO BE FINISHED IN NON-POROUS MATERIALS.
- MINIMUM OF 300mm WIDE TRENCH DRAINS WITH GMS GRID ACROSS DRIVE WAY WITHIN PROPERTY BOUNDARY.

**PART U - REFUSE DISPOSAL**

- REFUSE DISPOSAL TO COMPLY WITH PART U.
- ALL REFUSE DISPOSAL TO COMPLY TO ALL LOCAL AUTHORITY REGULATIONS, BYLAWS AND CODES.

**SITE INFORMATION AND CALCULATIONS**

USE CLASSIFICATION : D3 (LOW RISK INDUSTRIAL)  
J3 (LOW RISK STORAGE)

SITE AREA	1 235.00 m <sup>2</sup>
ALLOWABLE F.A.R. @ 1.4	1 729.00 m <sup>2</sup>
F.A.R.	
GROUND STOREY	
(OFFICES)	128.85m <sup>2</sup>
WAREHOUSE	318.00m <sup>2</sup>
TOTAL PROPOSED GROUND	446.85m <sup>2</sup>
FIRST STOREY	
MEZZANINE	34.00m <sup>2</sup>
TOTAL PROPOSED F.A.R.	480.85 m <sup>2</sup>
COVERAGE	
ALLOWABLE COVERAGE @ 50%	617.50m <sup>2</sup>
TOTAL COVERAGE	465.00 m <sup>2</sup>
PARKING SCHEDULE	
INDUSTRY - 1 BAY / 100m <sup>2</sup>	
OFFICES - 2 BAY / 100m <sup>2</sup>	
NO. OF PARKING BAYS	08
LOADING SCHEDULE	
1X Single Unit (SU) RIGID VEHICLE : 3 TON	20 MINS EVERY 2 WEEKS

**GENERAL NOTES**

1. ALL BUILDING WORK TO COMPLY WITH NBR'S & SANS 10400.
2. ALL BUILDING WORK TO COMPLY WITH THE LOCAL MUNICIPAL BYLAWS.
3. NO DIMENSIONS TO BE SCALED OFF THE DRAWING.
4. WHERE APPLICABLE THE CONTRACTOR IS TO CHECK ON SITE, SIZE OF COMPONENTS TO BE MANUFACTURED PRIOR TO MANUFACTURE.

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**LEGEND**

- RWP Ø Xmm uPVC RAINWATER DOWNPIPE WITH SW SUMP
- RWP Ø Xmm uPVC RWDP WITH LG GREEN GRASS DOWNPIPE CHANNEL
- SS & ASVP Ø 100mm uPVC STUB STACK & ANTI-SYPHON VENT
- SS & OVP Ø 100mm uPVC STUB STACK & OPEN VENT
- SW S SOD SETTING OUT DIMENSION
- RE RODDING EYE
- IE INSPECTION EYE
- SM SEWER MANHOLE
- G GULLY
- 533.10 EXIST FINISHED FLOOR LEVEL
- 533.10 NEW FINISHED FLOOR LEVEL
- CF CHANGE OF FINISH
- LP EXG LAMP POST
- DOOR TYPE
- WINDOW TYPE

Owner's Signature: *JMub*

Rate No: 0535378098-0

Client: BALWANT (PTY) LTD

Property Description: ERF 54 OF DUNNS GRANT

Project: PROPOSED NEW WAREHOUSE AND OFFICES @ 285 SIRDAR ROAD, CLAIRWOOD, DURBAN

Drawing: SUBMISSION DRAWINGS - SITE PLAN

**JTA JUSTIN CARAMANUS ARCHITECTS**

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Drawn by: JC Date: 2023/05/01

Scale: AS SHOWN

Architect's Signature: *JC*

Project No: 1046 Reg No: 21141

Drawing No: W10 Revision: 01