

<b>SITE DESCRIPTION</b>			
98 & 100 Sarnia Road, Rossburgh			
<b>TOTAL SITE AREA</b>			
7336			
<b>ZONING</b>			
GENERAL BUSINESS 2			
<b>DEV. CONTROLS</b>			
	<b>DESCRIPTION</b>	<b>COVERAGE sqm</b>	<b>F.A.R sqm</b>
<b>PERMITTED</b>		100%	2
		7336	14672
<b>EXISTING</b>			
	OFFICES	299.97	443.45
	WAREHOUSE 1	1179.81	1179.81
<b>SUBTOTAL A</b>			
<b>PROPOSED</b>			
	ADDITION TO WAREHOUSE 1	254.79	254.79
	WAREHOUSE 2	541.39	541.39
	DEMOLISH OFFICES	-299.97	-443.45
	NEW OFFICE BLOCK	475.82	767.89
	GUARD HOUSE	15.97	15.97
	STORAGE	277.32	277.32
<b>SUBTOTAL B</b>			
<b>TOTAL</b>			
<b>BALANCE</b>			

<b>SITE AREA</b>		<b>SQM</b>
(SITES ARE IN A NOTORAL TIE)		
<b>98 SARNIA ROAD</b>		
Sub 1 of 677 SEA VIEW		2211
Rem of sub 19 (of 2) of 676 SEA VIEW		755
Rem of sub 18 (of 2) of 676 SEA VIEW		708
Rem of sub 10 of 676 SEA VIEW		1218
Rem of Sub 2 of 676 SEA VIEW		1601
<b>TOTAL SITE AREA FOR 98 SARNIA ROAD</b>		<b>6493</b>
<b>100 SARNIA ROAD</b>		
Sub 53 (of 48) of 676 SEA VIEW		28
Rem of Sub 46 (of 20) of 676 SEA VIEW		815
<b>TOTAL SITE AREA FOR 100 SARNIA ROAD</b>		<b>843</b>
<b>TOTAL</b>		<b>7336</b>

**H HEALTH NOTES**  
**H1** LIGHTING AND VENTILATION TO COMPLY WITH PART O SANS 10400. ARTIFICIAL LIGHTING AS PER SANS 10400 PART O 4.2.2

**LA LOCAL AUTHORITY**  
 THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY NOTICES AND FEES.  
 THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY CONNECTIONS TO SERVICES.  
 WHERE THE LOCAL AUTHORITY OR GOVERNMENT REGULATIONS REQUIRE MORE STRINGENT SPECIFICATION THAT SHOWN HEREIN, THEY ARE TO BE FOLLOWED WITH PRIOR CONSENT OF THE OWNER.  
 THE CONTRACTOR IS TO INSPECT THE OFFICIAL APPROVED COPIES OF THE DRAWING TO ENSURE THAT ALL AMENDMENTS HAVE BEEN TAKEN INTO ACCOUNT.  
 ALL NBR & SABS STANDARD & SPECIFICATIONS ARE TO BE

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 ALL NBR & SABS STANDARD & SPECIFICATIONS ARE TO BE ADHERED TO AS MINIMUM STANDARD & GOOD CONSTRUCTION PRINCIPLES.  
 ALL LEVELS ARE BASED ON THE PLATFORM LEVELS PROVIDED BY THE STRUCTURAL ENGINEER.

**O NOTES TO OWNER**  
 THE ATTENTION OF THE OWNER IS DRAWN TO THE FACT THAT THE CHANGES TO THE PLAN & SPECIFICATIONS AFTER OFFICIAL APPROVAL ARE LIKELY TO INVALIDATE THAT APPROVAL AND VOID THE RESPONSIBILITY OF THE ARCHITECTURAL PROFESSIONAL FOR THE PROPOSED DESIGN.

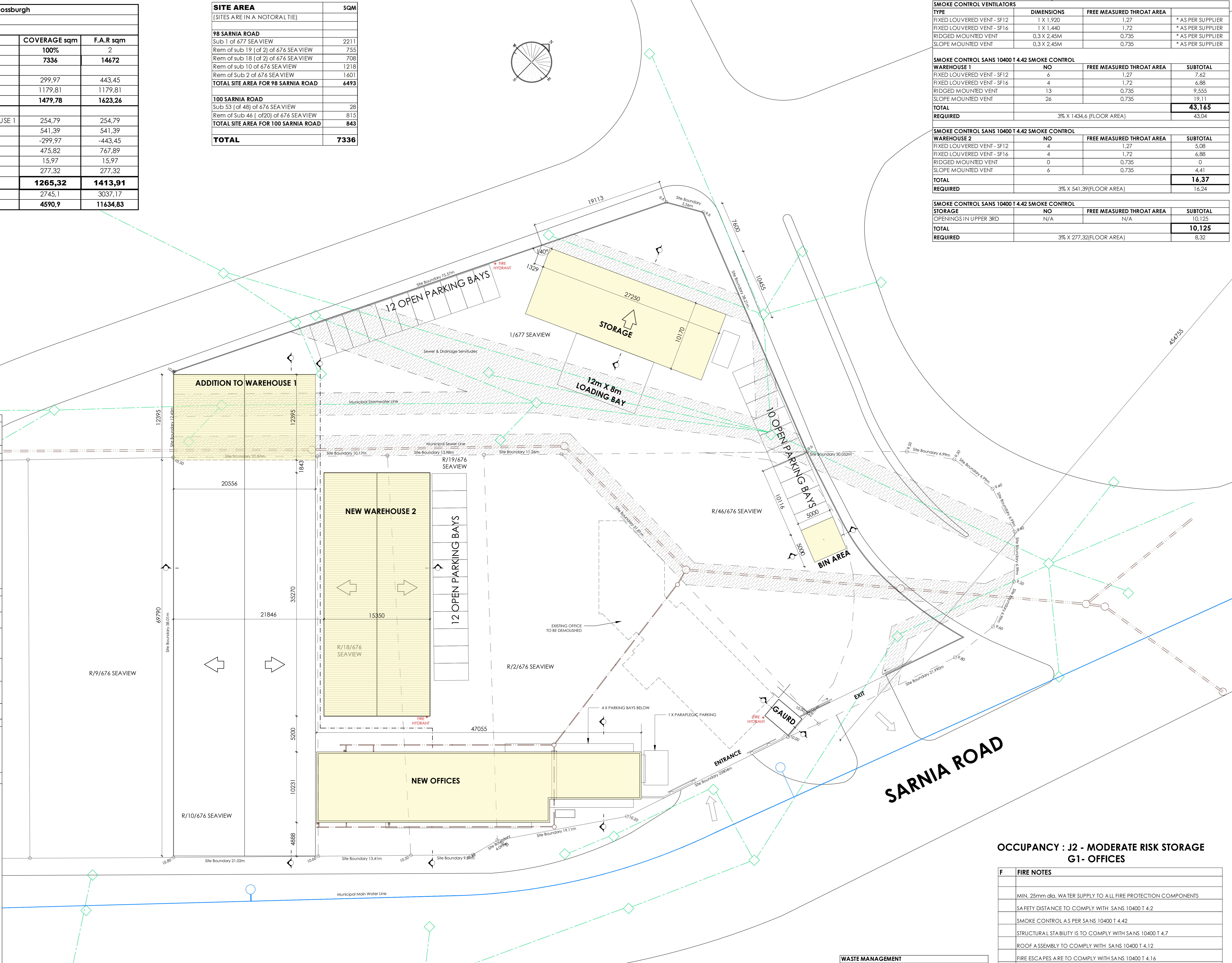
**S SITING & EXCAVATION**  
 LEVELS TO DRIVEWAY TO BE CHECKED BY A REGISTERED LAND SURVEYOR PRIOR TO COMPLETION OF DRIVEWAY. ALL BOUNDARY BEACONS ARE TO BE FLAGGED BY A REGISTERED SURVEYOR AND CONTRACTOR IS TO OBTAIN STATING THAT THE WORK IS CORRECTLY BEFORE PROCEEDING WITH EXCAVATION.  
 CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCING WORK AND REPORT DISCREPANCY TO DRAWING SERVICES.  
 CONTRACTOR IS TO CONFIRM AND ENSURE CORRECTNESS OF FLOOR AND ENTRANCE LEVEL PHYSICALLY ON SITE WITH LOCAL AUTHORITY INSPECTOR BEFORE COMMENCING WORK  
 IF THE SITE IS FOUND TO CONTAIN CLAY, SHALE, GROUND WATER OR ANY OTHER SUSPECT SOIL CONDITION, THEN ALL FOUNDATIONS ARE TO BE PROFESSIONALLY ENGINEERED. ALL FOUNDATIONS TO BE TAKEN TO HARD, VIRGIN GROUND. NO BACKFILLING OVER EXCAVATED AREAS WILL BE PERMITTED. FOUNDATION DEPTHS ARE TO BE DETERMINED ON SITE. FOUNDATION EXCAVATION TO BE SUPERVISED BY A STRUCTURAL ENGINEER.

**PARKING AS PER CLAUSE 12 PARKING GUIDELINES : 1.5 INDUSTRIAL**

WAREHOUSE 1	1434.6
WAREHOUSE 2	541.39
STORAGE	277.32
TOTAL	2253.31
PARKING REQUIRED @ 1 BAY PER 100 SQM	23
OFFICES	767.89
PARKING REQUIRED @ 2 BAYS PER 100 SQM	15
1 x PARAPLEGIC BAY	1
<b>TOTAL PARKING REQUIRED</b>	<b>39</b>

FIRE EQUIPMENT CALCULATION						
SANS 10400 PART 4.3.4	30m FIRE HOSE REELS	J2 ( WAREHOUSE 1)	RATE	SQM	REQUIRED	PROVIDED
SANS 10400 PART 4.3.4	30m FIRE HOSE REELS	J2 ( WAREHOUSE 2)	1 PER 500 sqm	1434.6	3	4
SANS 10400 PART 4.3.4	30m FIRE HOSE REELS	J2 ( STORAGE)	1 PER 500 sqm	541.39	1	2
SANS 10400 PART 4.3.4	30m FIRE HOSE REELS	G1	1 PER 300 sqm	767.89	2	2
SANS 10400 PART 4.3.5	FIRE HYDRANTS	J2, G1	1 PER 1000 sqm	3020.9	3	1
SANS 10400 PART 4.3.7	4.5kg DCP FIRE EXTINGUISHERS	G1	1 PER 200 sqm	767.89	4	4
SANS 10400 PART 4.3.7	9kg DCP FIRE EXTINGUISHERS	J2 ( WAREHOUSE 1)	1 PER 100 sqm	1434.6	14	14
SANS 10400 PART 4.3.7	9kg DCP FIRE EXTINGUISHERS	J2 ( WAREHOUSE 2)	1 PER 100 sqm	541.39	6	6
SANS 10400 PART 4.3.7	9kg DCP FIRE EXTINGUISHERS	J2 ( STORAGE)	1 PER 100 sqm	277.32	3	4

AREA BREAKDOWN FOR FIRE EQUIPMENT			
AREA	FIRST	J2	G1
WAREHOUSE 1		1434.6	
WAREHOUSE 2		541.39	
OFFICES			330.7
STORAGE		277.32	
<b>TOTAL</b>		<b>2253.31</b>	<b>767.89</b>



SMOKE CONTROL VENTILATORS			
TYPE	DIMENSIONS	FREE MEASURED THROAT AREA	
FIXED LOUVERED VENT - SF12	1 X 1,920	1.27	* AS PER SUPPLIER
FIXED LOUVERED VENT - SF16	1 X 1,440	1.72	* AS PER SUPPLIER
RIGID MOUNTED VENT	0.3 X 2.45M	0.735	* AS PER SUPPLIER
SLOPE MOUNTED VENT	0.3 X 2.45M	0.735	* AS PER SUPPLIER
SMOKE CONTROL SANS 10400 T 4.42 SMOKE CONTROL			
WAREHOUSE 1	NO	FREE MEASURED THROAT AREA	SUBTOTAL
FIXED LOUVERED VENT - SF12	6	1.27	7.62
FIXED LOUVERED VENT - SF16	4	1.72	6.88
RIGID MOUNTED VENT	13	0.735	9.555
SLOPE MOUNTED VENT	26	0.735	19.11
<b>TOTAL</b>			<b>43.165</b>
<b>REQUIRED</b>	3% X 1434.6 (FLOOR AREA)		43.04
SMOKE CONTROL SANS 10400 T 4.42 SMOKE CONTROL			
WAREHOUSE 2	NO	FREE MEASURED THROAT AREA	SUBTOTAL
FIXED LOUVERED VENT - SF12	4	1.27	5.08
FIXED LOUVERED VENT - SF16	4	1.72	6.88
RIGID MOUNTED VENT	0	0.735	0
SLOPE MOUNTED VENT	6	0.735	4.41
<b>TOTAL</b>			<b>16.37</b>
<b>REQUIRED</b>	3% X 541.39 (FLOOR AREA)		16.24
SMOKE CONTROL SANS 10400 T 4.42 SMOKE CONTROL			
STORAGE	NO	FREE MEASURED THROAT AREA	SUBTOTAL
OPENINGS IN UPPER 3RD	N/A	N/A	10.125
<b>TOTAL</b>			<b>10.125</b>
<b>REQUIRED</b>	3% X 277.32 (FLOOR AREA)		8.32

**OCCUPANCY : J2 - MODERATE RISK STORAGE  
 G1 - OFFICES**

F FIRE NOTES	
MIN. 25mm dia. WATER SUPPLY TO ALL FIRE PROTECTION COMPONENTS	
SAFETY DISTANCE TO COMPLY WITH SANS 10400 T 4.2	
SMOKE CONTROL AS PER SANS 10400 T 4.42	
STRUCTURAL STABILITY IS TO COMPLY WITH SANS 10400 T 4.7	
ROOF ASSEMBLY TO COMPLY WITH SANS 10400 T 4.12	
FIRE ESCAPES ARE TO COMPLY WITH SANS 10400 T 4.16	
LOCKS ARE TO COMPLY WITH SANS 10400 T 4.19	
FIRE SIGNAGE TO COMPLY WITH SANS 10400 T 4.29 & 4.32	
EMERGENCY LIGHTS TO SANS 10400 T 4.30	
FIRE RETICULATION TO COMPLY WITH SANS 10400 T4.33 & WWS	
FIRE HOSE REELS AS PER SANS 10400 T4.34	
FIRE HYDRANT TO COMPLY WITH SANS 10400 T4.35	
ANY ACCESSIBLE CONCEALED SPACE WITH A MAX. DIMENSION OF 5M TO BE FIRE STOPPED IN ACCORDANCE WITH SANS 10400 T 4.39.	
SERVICE PIPES, CONDUITS AND SLEEVES TO COMPLY WITH SANS 10400 T4.41	
SMOKE CONTROL AS PER SANS 10400 T 4.42	
STACKING HEIGHTS AS PER SANS 10287	

**WASTE MANAGEMENT**  
 Bin Area to be made up of a Covered GMS Steel Structure and enclosed with rodent a proof Mesh to the sides as well as the door.  
 Floor is drained to falls to a gully in the centre. A standpipe and hose pipe is to be provided to wash bins. Food waste is stored in Otto Bins.  
 The Warehouses are used to repackaging and distribute products. No manufacturing occurs on site. As a result there is no process that may result in the spillage of oil or other chemicals that need to be managed.  
 The waste generated from these warehousing are plastic sheathing and cardboard. These will be stored in bales in the bin area and picked up by recycling companies.

Copyright over all designs and drawings shall remain the property of the author and any provision to the contrary in terms of the copyright act 17 of 1978 is hereby specifically excluded.  
 All relevant details, levels and dimensions are to be checked on site prior to commencement of work.  
 Any discrepancies are to be brought to the attention of the architect.  
 The architectural professional accepts no responsibility for errors resulting from misinterpretation of the drawings.  
 All work to be carried out strictly in accordance with the national building regulations and local authority regulations.  
 All dimensions are given in millimeters.  
 Do not scale this drawing.

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**sg-arch**  
 architecture . interiors . development

**PROJECT** SARNIA ROAD 98  
**DESCRIPTION** PROPOSED ADDITIONS & ALTERATIONS  
**STREET ADD.** 98 Sarnia Road, Rossburgh  
**ERF** Erf R/10/676, R/18/676, R/19/676, R/16/676/1677 SEA VIEW  
**STREET ADD.** 100 Sarnia Road, Rossburgh  
**ERF** SUB 53 (OF 48) OF 676 SEA VIEW + R/46/676 SEA VIEW  
**PROVINCE** Kwa Zulu Natal  
**DRAWING** SITE DEVELOPMENT PLAN  
**SCALE** 1:200@ A1  
**DATE** 2022 06 06  
**REVISION** 0  
**DRAWING NO.** 2022.016.A100