NOTE:
NO INDUSTRIAL PRACTICES ALLOWED.
USAGE WILL BE LIMITED FOR THE SOLE AND EXCLUSIVE USE AS STORAGE AND DISTRIBUTION OF GOODS

0-03-Site Development Plan

1 : 500

MASTER DRAWING NOTES
Only applicable where deem necessary to the material and construction detail. All discrepancies to be verified in writing to the architect/designer prior to the commencement with works.

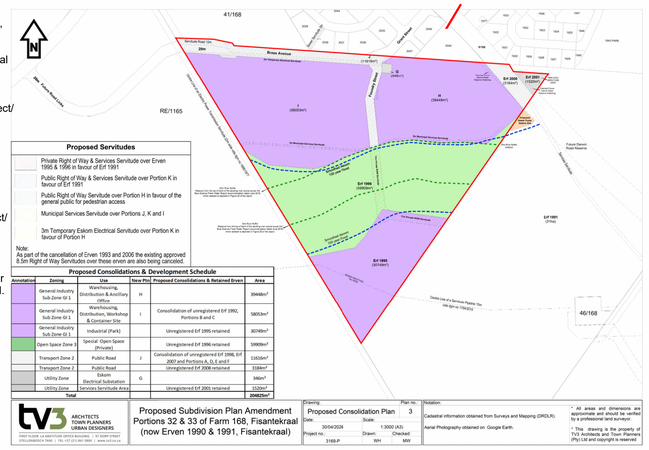
AUTHORITIES
Main Contractor and Sub Contractors to ensure that all work is done in strict accordance with the latest regulations and requirements of related authorities including :
a) National Building Regulations (SANS 10400)
b) South African National Standards (SANS)
c) Local Municipal Authority (By-laws)
d) CSIR - "Technical Guide to a Good House Construction"
e) National House Building Registration Council (NHBRC)
f) Estate Architectural Guidelines & Regulations (only where applicable)
g) All other relevant Authorities

GROUND WORKS
- Remove excess fill (from others), assume average of 200mm and remove from site;
- Remove ±50mm natural vegetation and compact to 95% MOD AASHTO;
- Excavate for foundations, depth ±600mm below NGL;
- Concrete to foundations as per engineers design and specification, to reach minimum strength of 20MPA after 28 days;
- All foundation walls to be concrete filled with brick force every course in case of cavity walls, and with non cavity walls no concrete fill.

HEALTH & SAFETY
- The Client to ensure that the Contractor in terms of the Occupational Health and Safety Act 85 of 1993, with specific reference to the Construction Regulation comply to the minimum requirements.

GENERAL
- Quality of materials and workmanship to comply with the latest relevant Codes & Specifications of SABS, and the minimum standards of Standard Preliminaries (JBCC) and the Model Preambles for Trades (ASAQS 2011) and where applicable Project Specifications and/or Bill of Quantities supplied by others;
- This drawing to be read in conjunction with other Project Drawings, Construction Documents and Principal Building Contract;
- Contractors must view the site and works to allow for everything necessary to complete the works;
- Contractor/s to check the details on this drawing for compliance with standards of good building practice with particular reference as per Clause "Authorities" and report any discrepancies in writing to the Architect/ Designer;
- No setting out is to commence before the site boundary pegs position are verified and pointed out by the Employer Land Surveyor. The Contractor to ensure that the correct setting out including that from the boundary and building lines is done prior to commencement of work;
- The Contractor to verify all council, Eskom and Telkom services and existing work/s which is the responsibility of the Contractor;
- The Contractor to verify all levels, heights and dimensions on site and check the same against drawings before putting any work in hand;
- Any errors, discrepancies or omissions as well as quarries are to be immediately reported to the Architect/ Designer for clarification before any work is put in hand in writing;
- All paint, varnish, sealants and other finishes to be SABS Approved and applied in strict accordance to manufacturers specification;
- All exterior inward opening doors to have weather bars;
- All existing trees on the site to be retained, unless otherwise instructed by the Architect, and protected for the duration of building operations [refer to landscape plan]. Significant trees to be marked and protected.

GENERAL NOTES:
All Civil services to be confirmed and according to Civil Engineer.
All changes in level and ramps according to SANS 10400-D.
All foundations according to Structural Engineer and SANS 10400-H.
All stairs according to SANS 10400-M, S and T.
All glazing according to SANS 10400-N.
All openings and ventilation according to SANS 10400-O.
All plumbing and drainage according to Plumber and SANS 10400-P.
All stormwater disposal according to Civil Engineer and SANS 10400-R.
All fire- safety components and installation according to Fire Specialist and Civil Engineer and SANS 10400-T and W.
All energy compliance according to Fenestration Specialist and SANS 10400XA.



GLA / GCA LEGEND	
Gross Lettable Area (GLA)	20488 m²
Gross Construction Area (GCA)	21633 m²

UNIT TYPE LEGEND	
22	WAREHOUSE 1 (387 m² GCA Per Unit)
2	WAREHOUSE 1.1 (449 m² GCA Per Unit)
14	WAREHOUSE 1.2 (291 m² GCA Per Unit)
5	WAREHOUSE 1.3 (341 m² GCA Per Unit)
6	WAREHOUSE 2 (457 m² GCA Per Unit)
2	WAREHOUSE 2.1 (612 m² GCA Per Unit)
1	WAREHOUSE 3 (322 m² GCA Per Unit)
1	WAREHOUSE 3.1 (340 m² GCA Per Unit)
1	WAREHOUSE 4 (1694 m² GCA Per Unit)
1	Refuse Bay (104 m² GCA)A)
1	Gate House (15.70 m² GCA)
- -	BOUNDARY / BUILDING LINES
	217 Total Number of Parking Bays (Including 12 Disabled Bays)

LEGAL REQUIREMENTS

ALL LEVELS, DIMENSIONS, DESCRIPTIONS, SETTING OUT GRIDS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400).
ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.
ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT.
ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO.
ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND.
ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.
ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY.
THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS.
NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

REVISIONS

No.	Description	Date	By	To
000	SDP Revised	2026/03/19		
A	TYPE 1 , 1.2. 2.1 removed and Type 4 Added	2026/03/31		
B	Site Boudary Revised - Building Lines revised - Refuse Yard Position Revised	2026-04-29		
C	Site boundary and building lines revised - ROW Servitude added to entrance	2026-04-30		
D	Refuse Area moved , Type 3 and 3.1 revised	2026-05-05		

SITE DEVELOPMENT PLAN

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION. BPAS CAN NOT BE HELD LIABLE. RESPONSIBLE OR ACCOUNTABLE FOR ANY UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Client :

Client Represent.:	Martin van der Merwe
Date :	2026/01/22
Client signature:	

Design Architecture:

bpas architects

P O Box 2487 | Durbanville | 7550 | Tel +27 21 914-5960
www . bpas . co . za | info @ bpas . co .za

PROFESSIONAL ARCHITECT
EDWIN LANDSEER COLLEN
South African Council for the Architectural Profession
13:30 PM (Africa/Johannesburg) on 25 May 2022

SACAP no.: PrArch 24693823

Architect signature:

Project:

Dalmar Durbanville Business Park on Portion I Fisantekraal–Paarl Farms, Cape Town

Drawing:

Site Development Plan

DATE 2026-05-05	DRAWN HC	PAPER SIZE A1	
SCALE As indicated	CHECKED		
PROJECT 524	DRAWING NO 0-3-1000 (BLOCK - STAGE - SHEET NO)	REVISION D	

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