

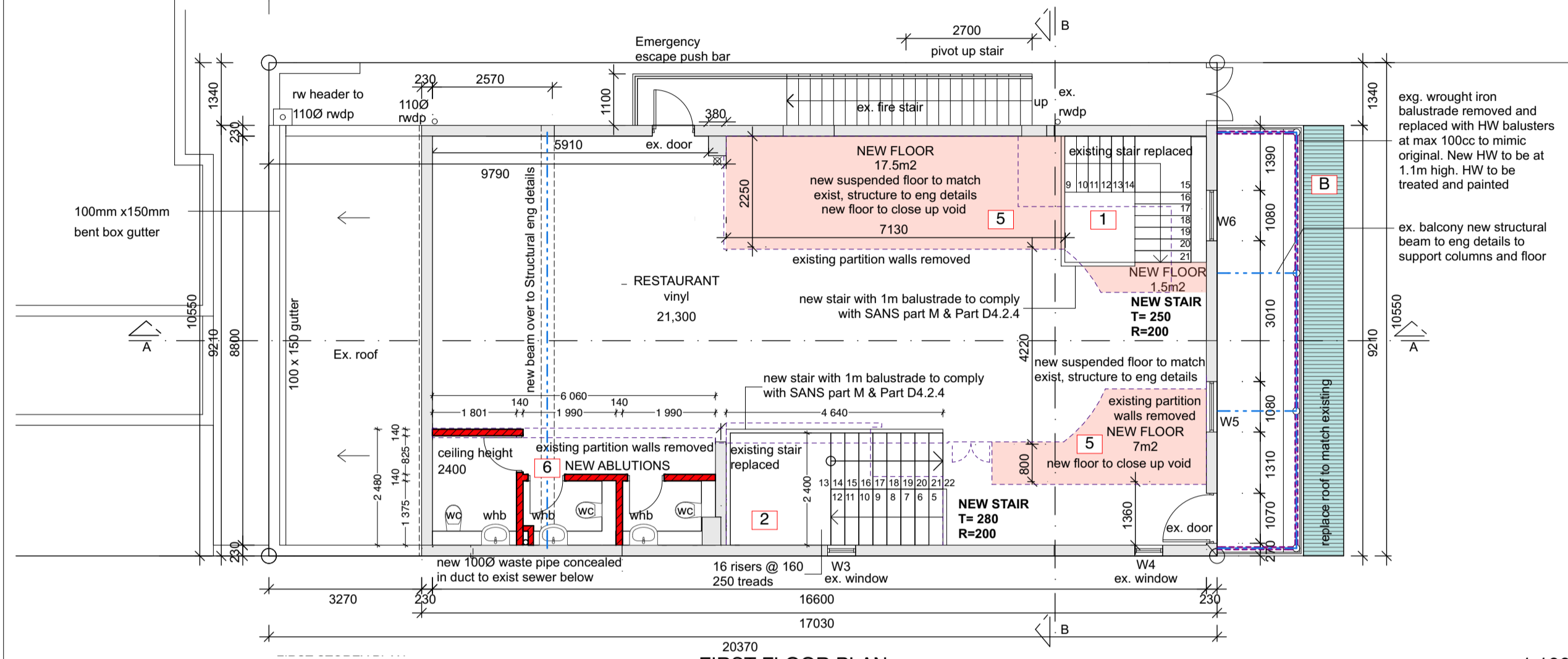
SITE AREA: 215m²
SPECIAL ZONE 10
GRADE 2 HERITAGE SITE

FAR PERMISSIBLE: 0.8 / 172M²
EXISTING FAR: 294m²
ADDITIONAL FAR: 26.0m²
TOTAL FAR: 320m²

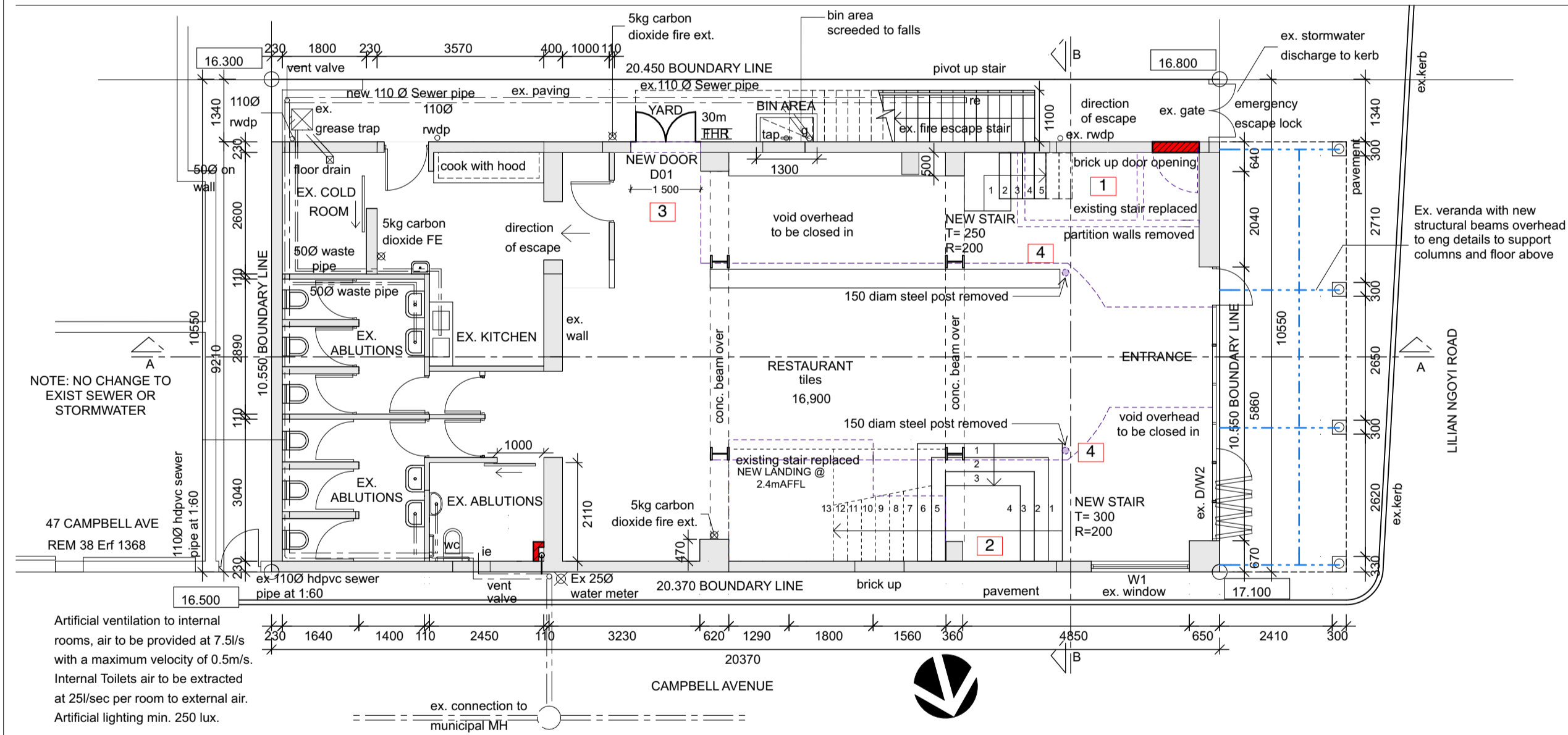
COVERAGE PERMISSIBLE: 50% / 108m²
EXISTING COVERAGE: 187m²
ADDITIONAL COVERAGE: 0m²

NO PARKING PROVIDED

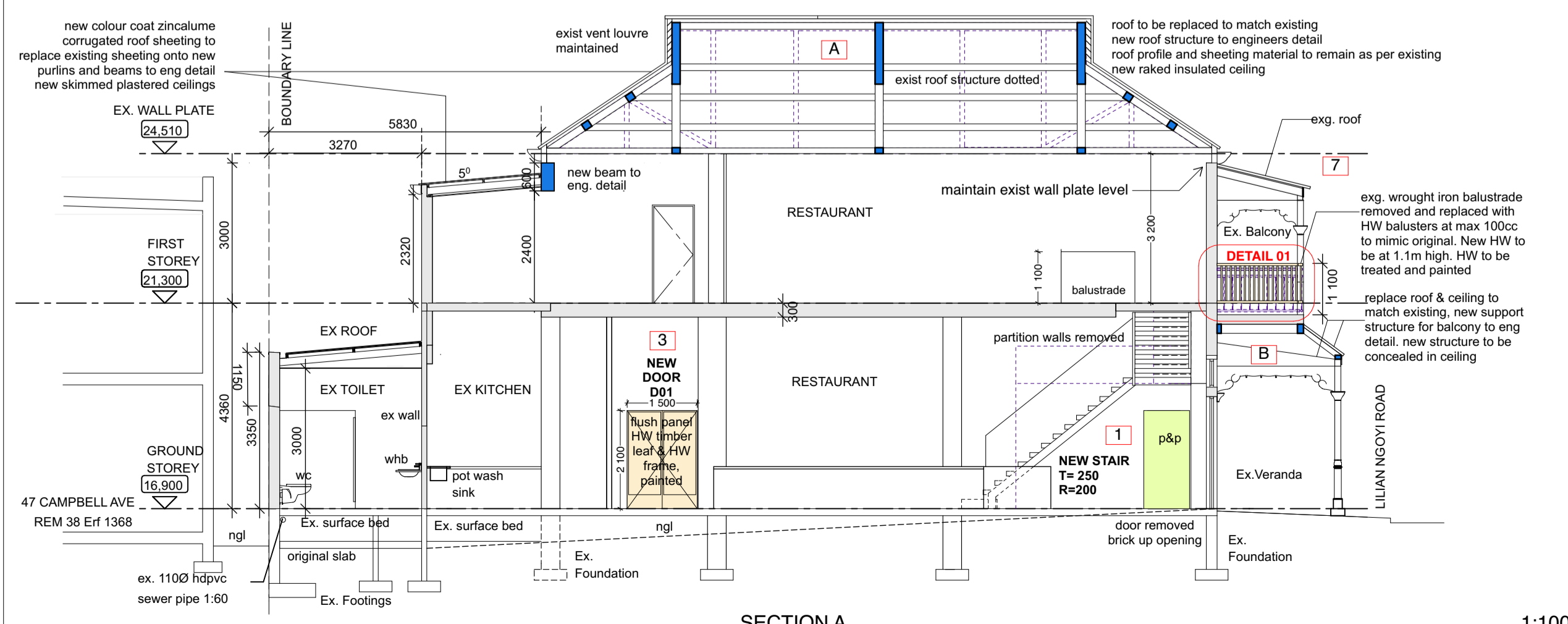
SITE PLAN 1:200



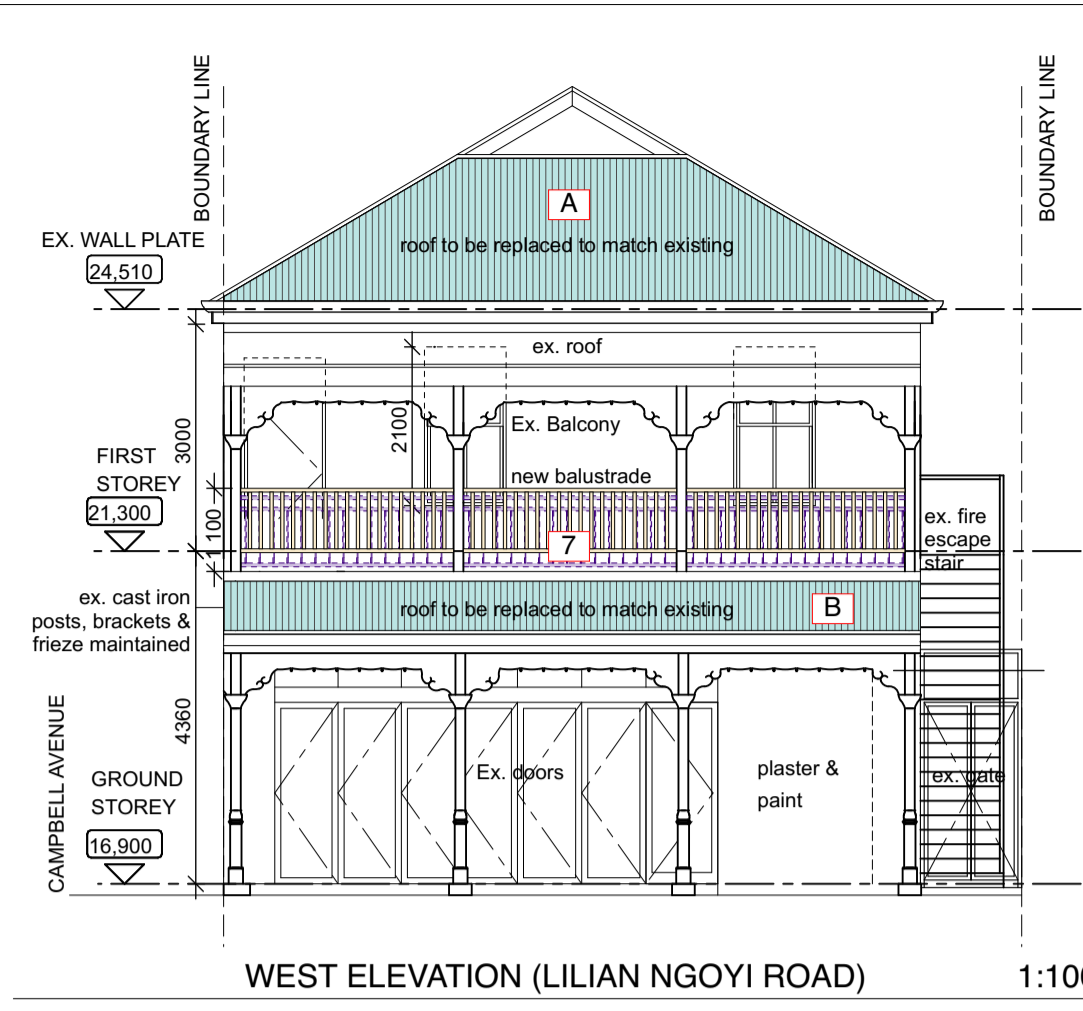
FIRST FLOOR PLAN 1:100



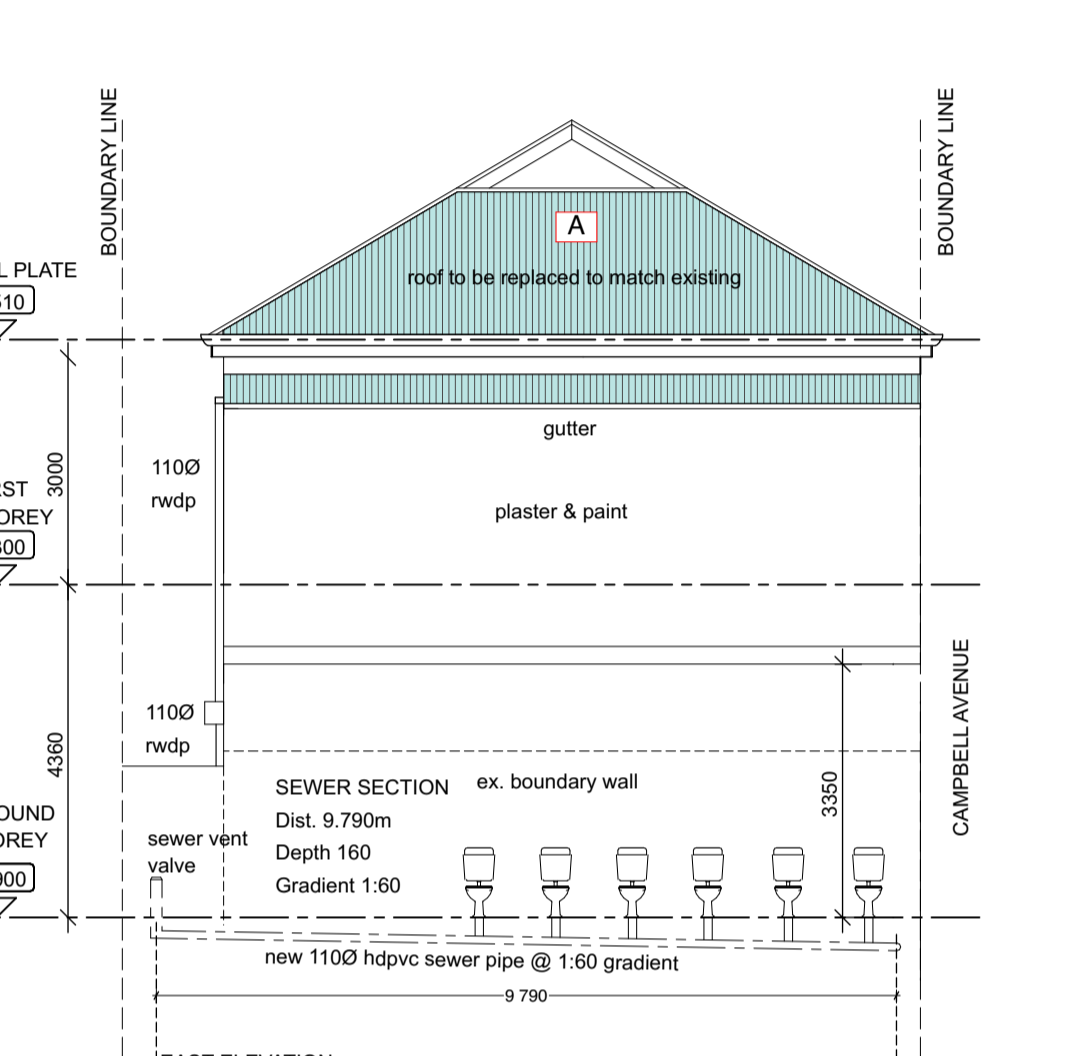
GROUND FLOOR PLAN 1:100



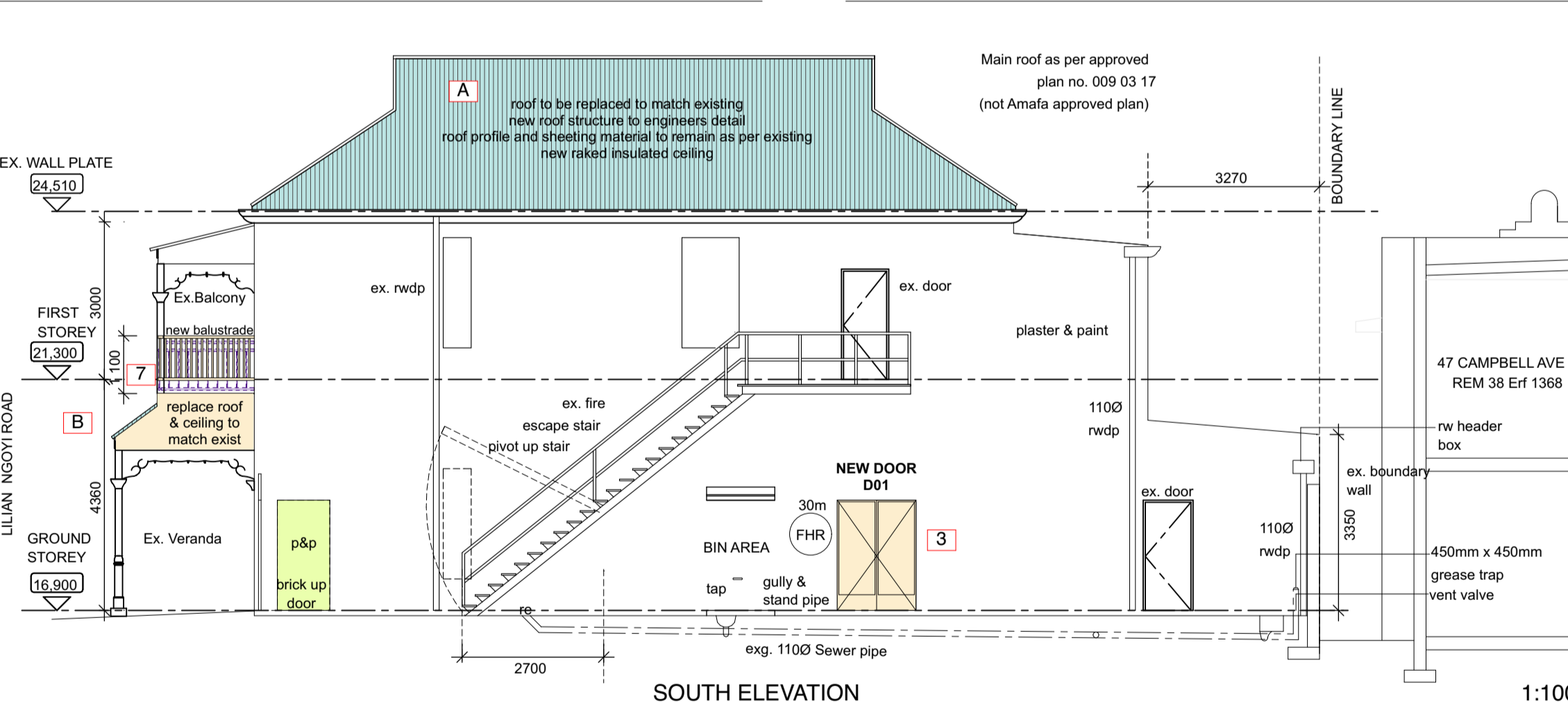
SECTION A 1:100



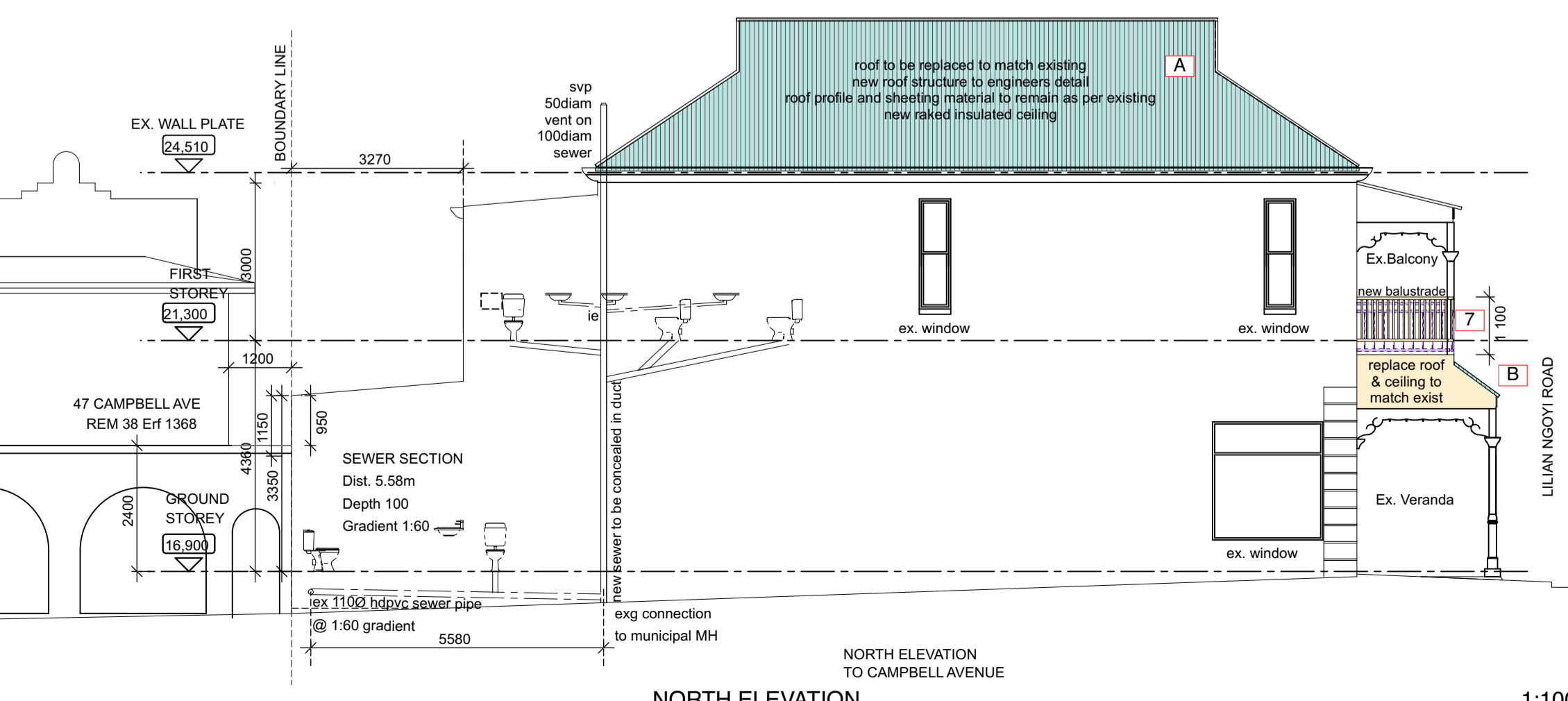
WEST ELEVATION (LILIAN NGOYI ROAD) 1:100



EAST ELEVATION 1:100



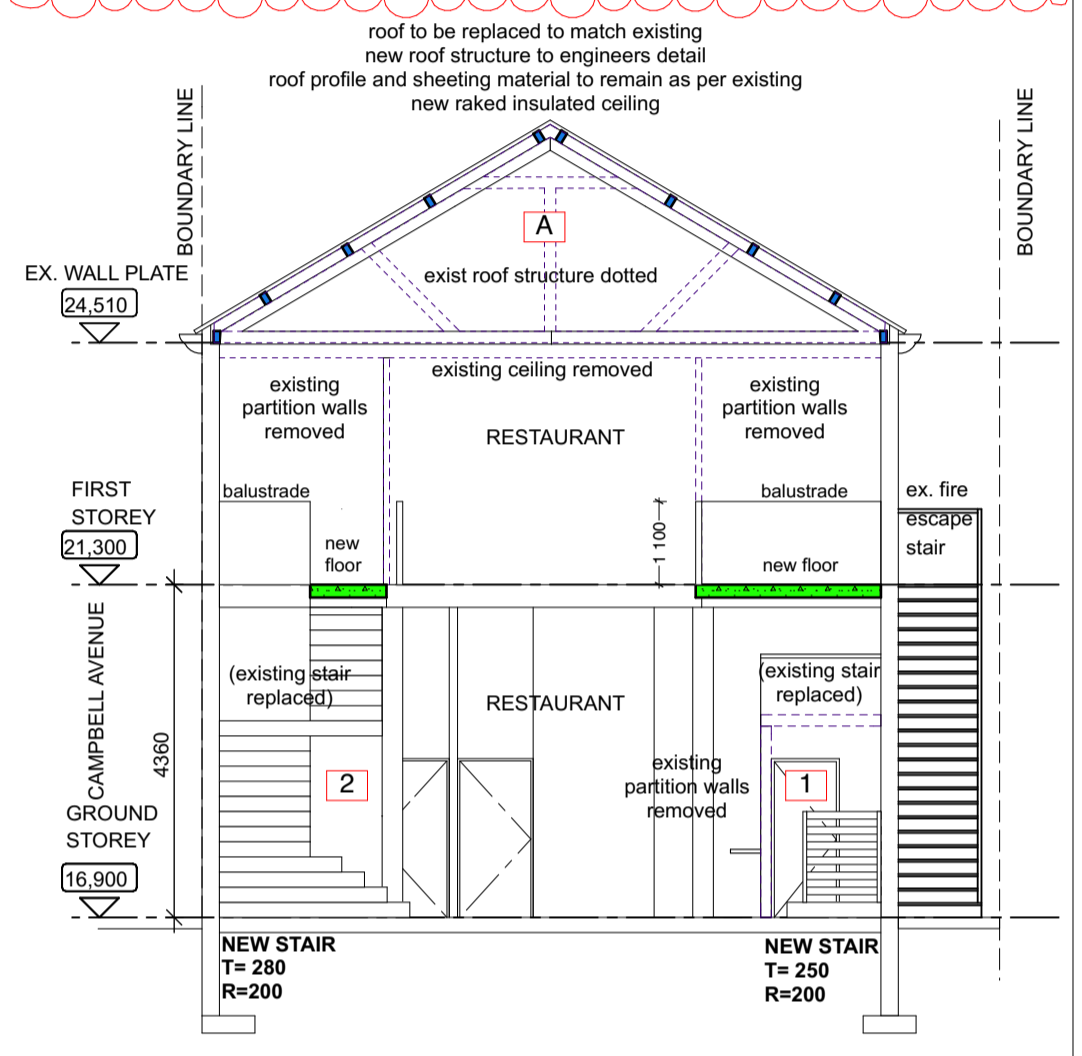
SOUTH ELEVATION 1:100



NORTH ELEVATION TO CAMPBELL AVENUE 1:100

LIST OF ALTERATIONS TO EXISTING STRUCTURE

- A) REPLACE EXISTING MAIN ROOF
 New zincalume corrugated roof sheeting on new roof structure designed by engineer. This Proposed new insulated ceiling to comply with SANS Part XA. Existing roof vents to be retained and made good where required.
- B) REPLACE EXISTING VERANDA ROOF
 Proposed new zincalume corrugated roof sheeting on new structure designed by engineer. New structure to support balcony posts & floor overhead & to be concealed in ceiling. New ceiling to be installed to match original.
- 1) REPLACE EXISTING SERVICE STAIR WITH NEW AND REMOVE SURROUNDING PARTITION WALLS
- 2) REPLACE EXISTING MAIN STAIR WITH NEW
- 3) REPOSITION SERVICE DOOR / NEW DOOR (D01)
- 4) REMOVE STEEL ROUND POSTS
- 5) CLOSE UP EXISTING VOIDS ON FIRST FLOOR AND REMOVE SURROUNDING PARTITION WALLS
- 6) NEW ABLUTIONS ON FIRST FLOOR
- 7) REPLACE EX WROUGHT IRON BALUSTRADE WITH TIMBER TO MIMIC ORIGINAL DESIGN. NEW BALUSTRADE AT 1.1m HIGH FOR SAFETY COMPLIANCE. SEE **DETAIL 01** PROVIDED



SECTION B 1:100

THIS DRAWING IS COPYRIGHT RICHARD STRETTON. ALL BUILDING WORK TO COMPLY WITH SANS 10400. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE CHECKED WITH THE ARCHITECT / ENGINEER BEFORE COMMENCING WORK. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.

PROJECT:	ALTERATIONS TO EXISTING RESTAURANT OCCUPANCY A1 / B2		
PROJECT NO:	A338		
DRAWING TITLE:	SITE PLAN, PLANS, SECTIONS & ELEVATIONS		
DRAWING:	LA(-)001	REVISION:	B
SCALE:	1:200, 1:100	@ A1	
DATE:	2023/02/14		
AUTHOR:	R KHAN		
PROPERTY:	18 LILIAN NGOYI ROAD DURBAN		
OWNER:	ROYAL PALM HOLDINGS (PTY) LTD		
ENGINEER:	DDR & ASSOCIATES		
OWNER SIGNATURE:			
ARCHITECT SIGNATURE:			
FOR OFFICE USE:	R STRETTON PR ARCH 21042		
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