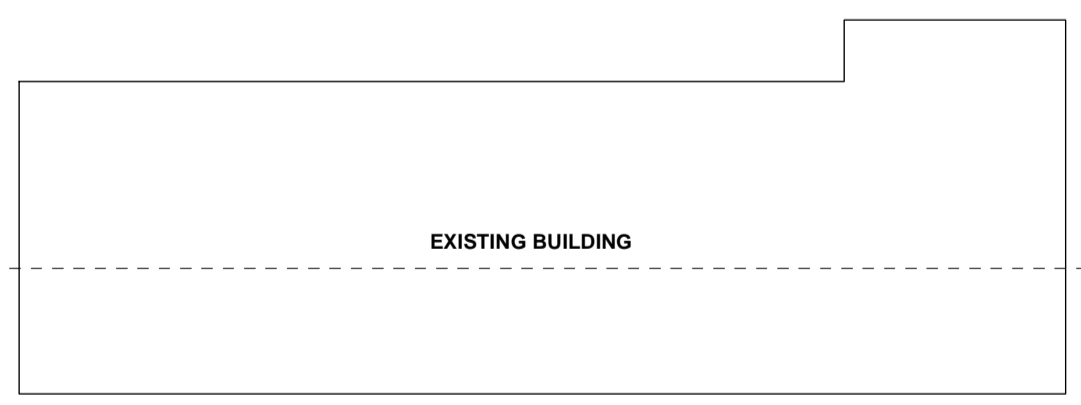
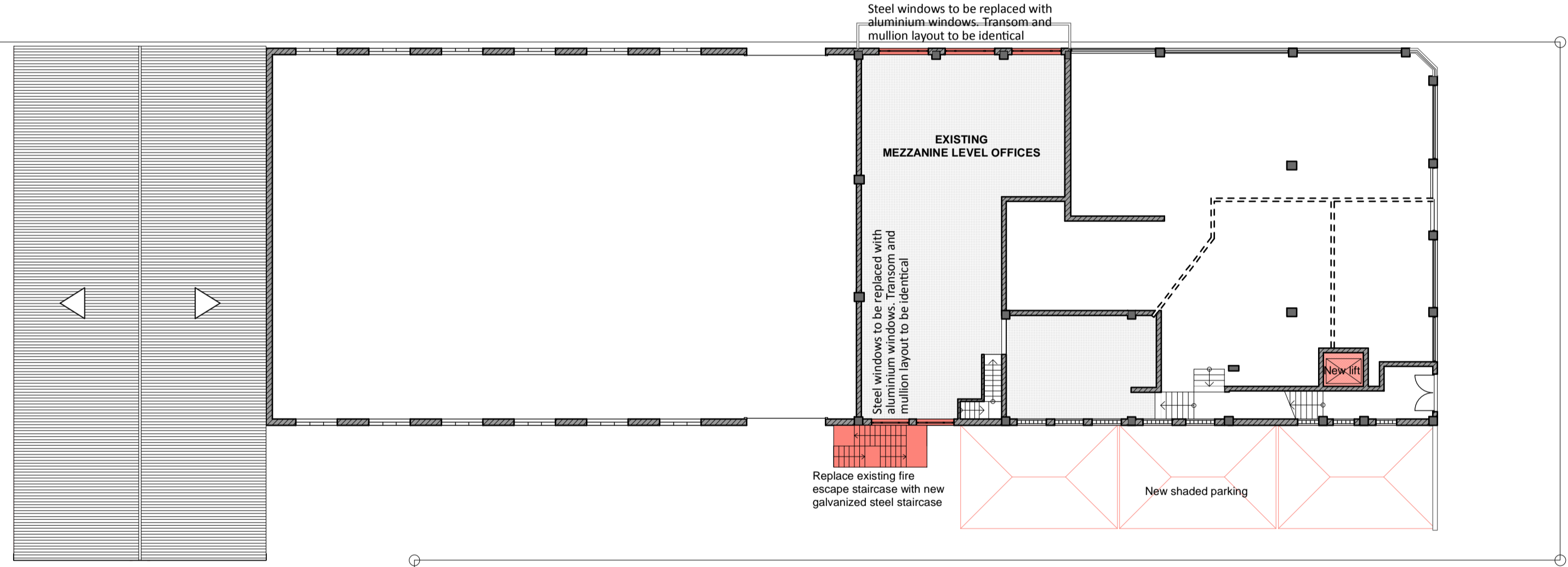


# CHIEF ALBERT LUTHULI

- NOTES:**
- 1) Replacing the existing damaged metal roof sheeting with aluminium sheeting and repair or replace any damaged wooden trusses. The roof is being made from one side of the building only, thus it will have no impact on the exterior facade.
  - 2) Replacing all the existing steel window frames with aluminium frames with Low-E glass for a more energy efficient solution. The current steel frames are rusted with a number of windows unable to open/close. The mullion and transom layout of the windows will be required to lower the visual impact of the exterior facade.
  - 3) Plumbing in the building will be inspected and the damaged sections will be replaced with uPVC and copper piping respectively. Currently the plumbing is not working properly.
  - 4) Non-loadbearing walls on the ground level will be demolished to restore the building to its original floor layout. These walls were built illegally with neither the owner nor the Local Authority's consent.
  - 5) Floor areas will be retiled where damaged. The original floor finish of the internal staircases and main corridors will be cleaned and restored to its original state.
  - 6) The building will be painted internally and externally where necessary, especially to enhance the Art Deco style of the building.
  - 7) The existing steel fire escape staircase will be demolished and be replaced with a new galvanneal steel staircase, similar to the existing staircase.
  - 8) The lift will be taken out and be replaced with a fully functional lift.
  - 9) A palladium gate will be erected between The Towers building and an adjacent building for security purposes.
  - 10) The only aesthetic addition to the building will be horizontal aluminium louvers above the windows. This will enhance the Art Deco theme of the building, and serve as an energy efficient screen to the building by minimizing direct sunlight to the building.
  - 11) All buildings to be cleaned externally by specialist.

**LOT 5330**  
[Previously consolidated Lot 359]



## MEZZANINE FLOOR PLAN [Offices]

SCALE 1:200

MAHATMA GHANDI

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All measurements and heights have to be controlled on site, prior to commencement of any work.

Any indistinctness or contradiction has to be discussed with the architect immediately.

No drawings are to be scaled.

All brickwork is to be set out using a profile marked at 85mm c/c.

All dimensions as indicated on plan are to be set out on a level horizontal plane.

All specifications are applicable for standard conditions. If any abnormal conditions are encountered, it must be reported to the architect for additional specifications that may be deemed necessary.

The contractor is responsible for correct setting out of buildings on the site, with particular preference to site boundaries and building lines.

Quality of all materials and workmanship to comply with the relevant SABS specification.

**NOTES**

ARCHITECT	OWNER

REV. No.	DATE	DESCRIPTION	REV. BY

**STUDIO**  
architects + design  
workshop

*gd<sup>2</sup>*

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**PROJECT**

Proposed Alterations to THE TOWER Building  
for the Motala Family on Lot 5330,  
Stanger, KwaZulu-Natal

**SKETCH PLANS**

**TITLE**

MEZZANINE FLOOR PLAN

Date :	07-02-2014	Designed :	P.Fouche
Scale :	1:200	Drawn :	P.Fouche
Drawing nr :	009/2013 SK I I	Checked :	P.Fouche