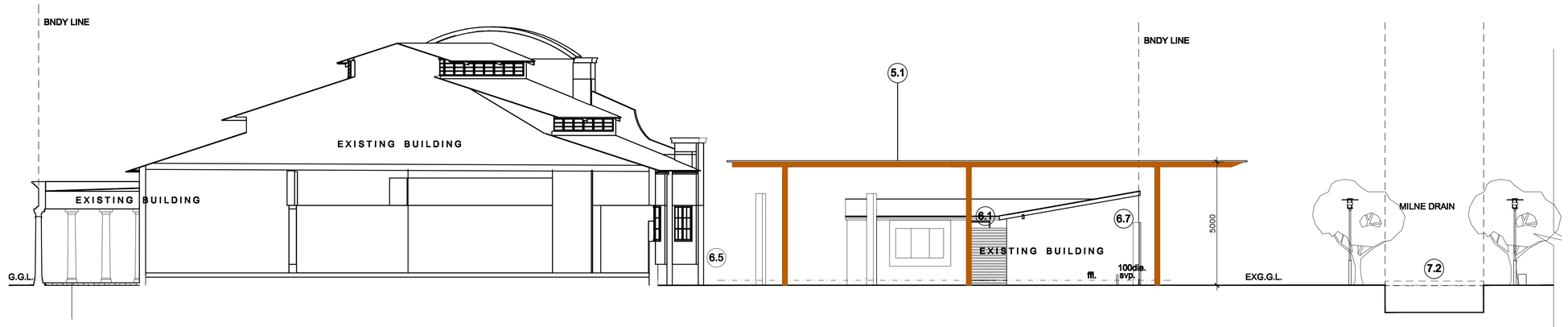
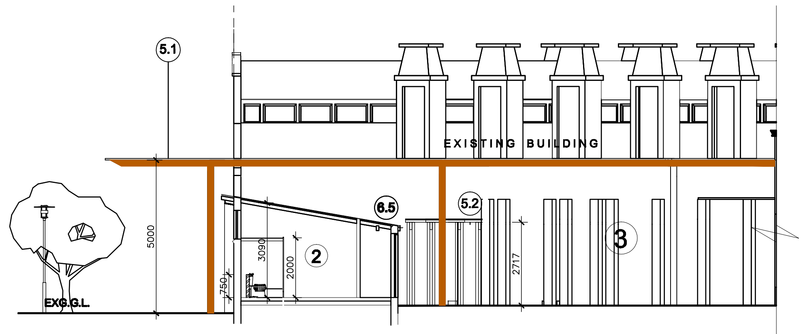
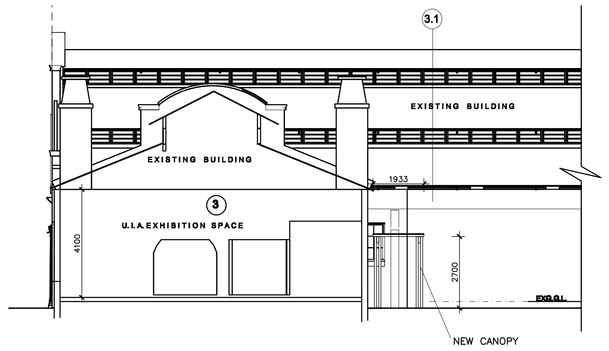


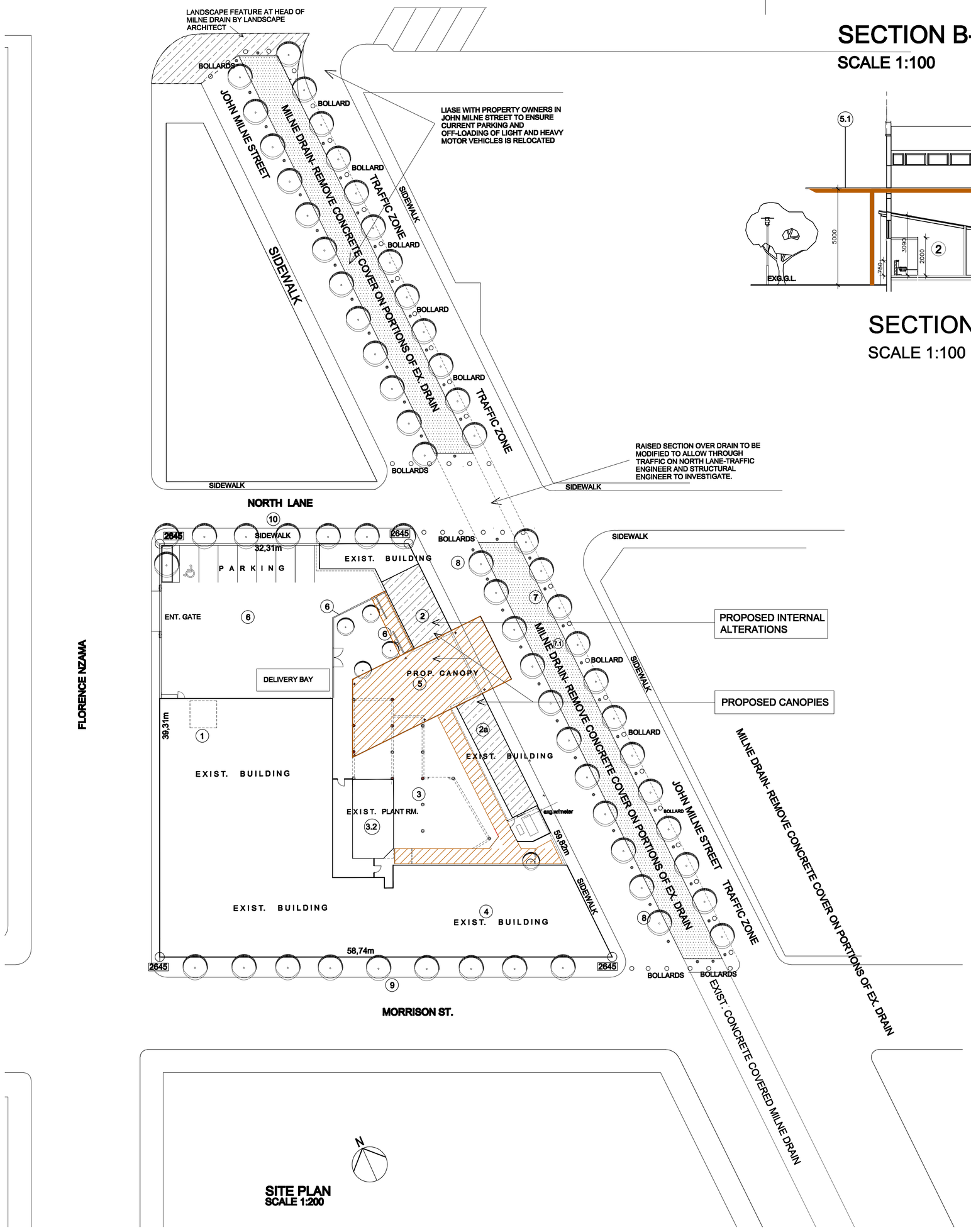
SECTION B-B
SCALE 1:100



SECTION A-A
SCALE 1:100



SECTION C-C
SCALE 1:100



SITE PLAN
SCALE 1:200

SCHEDULE OF WORK

1 MEZZANINE FLOOR:EXIST D.A.G.STORAGE AREA

1.1 New cladding to existing trusses.
1.2 New Floor Covering

2 OUTBUILDING 1

2.1 New Male & female Toilets see Finishing Schedule
2.2 Refurbish Existing Security Office to form change room
2.2.1 New sink unit
2.2.2 Build up new partition wall. Fit New shower WHB andW.C.,Timber door and frame.New Lockers
2.3 Refurbish Workshop to LHM Store Room
2.3.1 Demolish Brick Partition wall

2.5 All doors ,windows, louvres and roof sheeting to be re-furbished and re-stored.Paint/finish to Architects specification.

2a OUTBUILDING 2

2a.1 Demolish walls and gut interior to fit new Restuarant/Kitched and servery Facility:Fit s/s Perforated Roller Shutter doors
2a.2 Build up new Store Rooms with new doors as indicated
2a.3 All Exist. windows ,doors,roof and Brickwork to be re-furbished /restored Internally and Externally to Arch. specification.

3 EXISTING WORKSHOP

3.1 Demolish Existing Structure, Remove Roof,Walls and Windows. Historic brick Pillars to be retained and made good.NB All bricks to be completely cleaned of all paint prior to demolishings in order for re-use
3.2 EXISTING PLANT ROOM
3.2.1 Roof and wall to be retained and external walls built to u/s of existing roof with Alum.Ventilation Louvres to be fitted along Eastern edge(to John Milne St.)

4 EXISTING L.H.M. AREA-PROPOSED U.I.A.EXHIBITION SPACE

4.1 Demolish Existing drywall partitions,Brick Walls and make good floor and walls.
4.2 Existing Roof trusses to be sanded down and repainted where necessary.
4.3 Existing brick walls be cleaned and roof to be cleaned and due care not to damage roof covering to be taken.
4.4 New General and Exhibition Lighting by Specialist to Architects selection.
4.5 Exist. A/C to be serviced and ducting to be cleaned re-painted and repaired where necessary/affected.
4.6 Exist. floor covering to be stripped off and 'Cemcrete -floor color' or similar to be applied .
4.7 Exist.steel gate over door to be removed.
4.8 Exist.sprinkler to u/s chimneys to be removed.
4.9 Relocate key storage press.
4.10 Exist.Elec./comms panels to be adequately screened to arch. detail

5 PROPOSED CANOPY

5.1 Build up new timber/steel canopy on steel supports to Engineers/Architects design & detail.
5.2 Build up new timber/polycarbonate sheeting walkway canopy on timber supports to Engineers/Architects design & detail.

6 EXTERNAL WORKS

6.1 New Green Fence 2,4m high to Architects Detail.
6.2 All Uneven surface paving to be uplifted and external floor to be levelled and graded to new falls to adequate s/water drains.New Re-used Paving surface to be laid to Architects detail.
6.3 Existing Elect. Substation to be fenced off with timber pallisade Fence and access gate to Architects Detail.
6.4 Erect Steel Pallisade Fence with gate for access Plantroom access.
6.5 Remove all paint and graffiti from all Facebrick areas externally and facing the public street of building/boundary walls and restore as original brick facades by specialist.
6.6 Security and surveillance on building to be upgraded. Electric Fencing to be removed and modified arond perimeter of site where impacted with alterations/demolishings.
6.7 External sewer reticulation to be upgraded/modified to suit new toilet facilities and restuarant facilities.
6.8 Existing Roller Shutter door to be replaced to Arch.specification.
6.9 Screen off A/C condensor units to detail.

7 MILNE DRAIN

7.1 Remove concrete cover on portions of Exist. Milne drain as indicated.Water Quality checked and monitored
7.2 Clean out silt/debris and restore brick side walls and new water plants by landscape Architect.Any services impacted to be re-routed by Council dept. responsible.

8 JOHN MILNE STREET

8.1 New 'peach pip/concrete' textured surface to sidewalk and street to arch. detail.
8.2 New outdoor street lighting to Lighting consultants detail.
8.3 New Landscaping/Street furniture to Landscape arch. design.

9 MORRISON STREET

9.1 New Landscaping/tree planting by Landscape arch.
9.2 New outdoor street lighting to arch. detail.

10 NORTH LANE

10.1 New Landscaping/tree planting by Landscape arch.
10.2 New outdoor street lighting to arch. detail.

SCHEDULE OF AREAS

SITE AREA	1017.39m²
PERMITED COVERAGE 40%	406.8m²
PERMITED F.A.R 0.8	813.9m²
FAR	
EXISTING FAR	311.36m²
PROPOSED -GROUND FLOOR OFFICES	325.30m²
FIRST FLOOR DWELLING	403.90m²
TOTAL FAR PROPOSED	729.20m²
COVERAGE	
TOTAL EXISTING COVERAGE	389.06m²
PROPOSED COVERAGE	402.77m²
TOTAL COVERAGE PROPOSED	402.77m²
PARKING	
PARKING REQUIRED FOR OFFICES	10 bays
PARKING PROPOSED FOR OFFICES	10 bays
PARKING PROPOSED FOR DWELLING	2 bays

GENERAL NOTES

ALL SERVICES TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED WITH ARCHITECT BEFORE COMMENCING ANY WORK

NO VEGETATATION TO BE REMOVED WITHOUT PRIOR AUTHORISATION FROM ENVIRONMENTALIST AND ARCHITECT

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED WITH ARCHITECT BEFORE COMMENCING ANY WORK

ALL SEWER & STORMWATER DRAINAGE TO CIVIL ENGINEERS DETAILS & SPECIFICATIONS & TO CONNECT TO EXISTING MUNICIPAL LINES
ALL BUILDING MATERIALS AND WORK TO COMPLY WITH SANS 10400

FIGURED DIMENSIONS TO BE TAKEN, * DO NOT SCALE OFF DRAWINGS

ALL STRUCTURAL WORK TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

ALL TRADE NAMES TO BE AS SPECIFIED OR OTHER APPROVED.

ALL WATERPROOFING BY SPECIALIST

ALL SANITARY TO BE AS SPECIFIED ON SANITARY SCHEDULE

ALL TIMBER SIZES ARE SUGGESTED ONLY AND TO BE CONFIRMED BY THE STRUCTURAL ENGINEER

ALL SPECIALIST FINISHES & MATERIALS TO BE APPLIED / FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS BY RECOMMENDED SPECIALIST.

ROOF STRUCTURE TO ENG. DETAIL & SPEC.

ALL GLAZING SHALL COMPLY WITH SABS RECOMMENDATION 0137 AND AAAMSA REGULATIONS WHICH ARE BASED ON SABS 0137 AND SANS 204

FIRE NOTES:

ALL EXTERNAL WALLS TO HAVE FIRE RESISTANCE OF 30Min

ALL FLOORS TO HAVE BREAK GLASS, FIRE ALARMS AND SMOKE DETECTORS.

ALL FIRE ESCAPE ROUTES TO HAVE EMERGENCY BACKUP LIGHTS & SIGNAGE.

STABILITY OF STRUCTURAL ELEMENTS SHALL COMPLY WITH – TT7

ALL FLOOR COVERINGS SHALL COMPLY WITH – TT14
ALL WALL COVERINGS SHALL COMPLY WITH – TT15

SIGNAGE TO STAIRS SHALL COMPLY WITH – TT29 & TT32

WATER RETICULATION FOR FIRE FIGHTERS TO COMPLY WITH – TT33

DRAWING STATUS
PLANNING SUBMISSION

REVISIONS

NUMBER	DATE	DETAILS
01	30-09-13	ENTRANCE GATES AMENDED,DRAINAGE WALKWAY CANOPY MODIFIED
02	14-10-13	TRUSS PO8s. SHOWN IN EXHIB.AREA PLANT ROOM PO8s CORRECTED
03	18-10-13	WALKWAY CANOPY ADJUSTED

CHROMOMTAENSIN
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CLIENT
ETHEKWENI CITY COUNCIL

CLIENT SIGNATURE

DATE
AUTHOR'S SIGNATURE

DATE

PROJECT
PROPOSED CANOPY AND ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AT 102 FLORENCE NZAMA RD. ERF 11338 DURBAN

CONTRACT No

DRAWING
SITE PLAN,SCHEDULES NOTES

DESIGNED AVDL	SCALE AS SHOWN
DRAWN AVDL	DATE 2013-11-1
APPROVED DR	COPYRIGHT RESERVED

PROJECT	STAGE	DRAWING	NUMBER	REV	REVISION DATE
HG	S	PL	1000	0	0