

OR ANY OTHER SURFACE, WHICH COMES INTO
DIRECT CONTACT WITH FOOD TO BE MADE OF SMOOTH, RUST-PROOF, NON-TOXIC AND NON- ABSORBENT MATERIAL
THAT IS FREE OF OPEN JOINTS OR SEAMS

PROVIDE A THERMOMETER TO BE AVAILABLE TO MONITOR REFRIGERATION, FREEZER/HEATING FACILITIES

TAKE AWAY REQUIREMENTS

WALLS - ALL INTERIOR SURFACE WALLS, SIDED OR CEILING OR ROOFS WITHOUT CEILINGS AND SURFACES OF FLOORS IN THE FOOD-HANDLING AREA SHALL HAVE

IO OPEN JOINTS OR OPEN SEAMS AND SHALL BE MADE OF SMOOTH, RUST FREE, NON-TOXIC, CLEANABLE AND

FACEBRICK/SIMILAR WALLS THE JOINTS OF WHICH ARE FORMED PROPERLY OR ARE SO FORMED &FINISHED THAT THEY ARE EASY TO CLEAN.
SINKS- DOUBLE BOWL STAINLESS STEEL WASH-UP SINK (55P)EACH, WITH HOT AND COLD RUNNING WATER

IND WATER-RESISTANT: PROVIDED THAT IN FOOD-SERVING OR STORAGE AREA THE FOLLOWING MAY BE USED:

PROVIDE A DEEP POT SINK WITH A MINIMUM CAPACITY 130LT WITH A CONSTANT SUPPLY OF HOT &COLD WATER

PROVIDE A DRY RACK ABOVE THE DOUBLE BOWL STAINLESS STEEL WASH-UP SINK

DOUBLE BOWL STAINLESS STEEL FOOD PREPARATION SINK (55LT) EACH WITH COLD RUNNING WATER THEREOVER

IF CHIPS ARE PREPARED ON PREMISES-PROVIDE POTATO PEELING MACHINE, CHIPPER & RETENTION CAGE WITH

T WASH HAND BASIN HAVE ANTI-BACTERIAL LIQUID SOAP & DISPOSABLE PAPER TOWELS FOR WASHING & DRYIN

STORAGE- ALL GOODS TO BE STORED AT LEAST 250MM ABOVE FLOOR LEVEL TO ENSURE PROPER AND EFFICIENT L SHELVING & WORKING SURFACES MUST BE CORROSIVE RESISTANT AND MADE OF AN IMPERVIOUS MATERIAL .G. STAINLESS STEEL OTHER- PROVIDE AN ADEQUATE AMOUNT OF REFUSE RECEPTACLES WITH TIGHT FITTING LIDS FOR TRADE REFUSE

STOREROOM

PROVIDE A DRY STORE OF AT LEAST 16M² WITH A MINIMUM WIDTH OF 2M

ALL GOODS TO BE STORED AT LEAST 250MM ABOVE FLOOR LEVEL TO ENSURE PROPER AND EFFICIENT CLEANING OF THE FLOORS ALL SHELVING MUST BE CORROSIVE RESISTANT AND MADE OF AN IMPERVIOUS MATERIAL EG. STAINLESS STEEL ALL FOODSTUFFS, PACKAGING MATERIAL, CLEANING MATERIAL/EQUIPMENT MUST BE STORED IN AN APPROVED

COLD ROOM

PROVIDE A COLD ROOM OF AT LEAST 6M² WITH MINIMUM OF 2M WIDTH

ALL GOODS TO BE STORED AT LEAST 250MM ABOVE FLOOR LEVEL TO ENSURE PROPER & EFFICIENT CLEANING OF

L SHELVING INSIDE THESE FRIDGES MUST BE CORROSIVE RESISTANT AND MADE OF AN IMPERVIOUS MATERIAL CHANGING AREA

PROVIDE A SEPARATE CHANGING AREA OF AT LEAST 6M² WITH A MINIMUM WIDTH OF 2M WHEN 6 OR MORE PERSONS

QTY GLAZED AREA

FLUURS
- ALL SHELVING MUST BE CORROSIVE RESISTANT AND MADE OF IMPERVIOUS MATERIAL EG. STAINLESS STEEL
- IF NO COLD ROOM IS AVAILABLE, PROVIDE AN ADEQUATE AMOUNT OF COUNTER/UPRIGHT FRIDGES TO THE

PERSON (OPTIONAL IF TAKE-AWAY IS SITUATED IN A SHOPPING COMPLEX WITH PUBLIC TOILETS)

WHEN LESS THAN SIX PERSONS EMPLOYED, THE LOCKERS MAY BE PLACED IN THE DRY STORE.

ND SHALL BE CLEAN AND IN GOOD REPAIR

NON-ARSORBENT MATERIAL THAT IS DUST-PROOF

OLD RUNNING WATER THERE OVER (NOT

ARE EMPLOYED WITH ONE LOCKER PER

· RESTAURANT TO BE NON- SMOKING ONLY.

SF 8&8a

GLAZING TOTAL

TOTAL NETT FLOOR AREA

TOTAL GLAZING AREA **GLAZING PERCENTAGE**

NECESSARY IF PRE-CUT CHIPS USED)
· WASH HAND BASIN WITH HOT& COLD RUNNING WATER THEREOVER

ALL COOKING/FRYING APPLIANCES MUST BE PLACED UNDER CANOPY

L WATER AND ELECTRICAL CONDUITS MUST BE EMBEDDED IN WALLS

PROVIDE APPROVED STORAGE FACILITIES FOR BROOMS, MOPS, BUCKETS

GLAZING TOTALS

GLAZING CALCULATIONS

TOTAL GLAZING AREA IS LESS THAN 15% OF TOTAL NETT FLOOR AREA AND THEREFORE COMPLIES WITH SANS 10400 - XA

REGULATIONS

EXTERIOR PAINT COLOURS

13) PLASCON "SOAP BUBBLE" Y2-E2-2 14) PLASCON "BAUHAUS" Y2-E2-1 18) PLASCON "WHITE" - POLVIN EPL 30

TYROLEAN PLASTER PAINTED

TRESPA OR FUNDER MAX TIMBER

CLADDING TO SPECIALIST SPEC &

2) PLASCON "LANDING" E15-2 5) DULUX "PHANOM SHIP" EC-60 7) PLASCON "LIPSTICK" PAL 111 8) PLASCON "EVENING MIST" WHT08 9) PLASCON "GENEVA MORN" GR-Y01 10) PLASCON "TOUCHSTONE" Y2-E1-4

19) PLASCON "PENCIL" E29-5

DETAILS

COVERAGE 290m² /1165m² = 24% 7. FLOOR AREA RATIO 229.9m²/1165m² =0.19 OTHER TECHNICAL DATA AND REQUIREMENTS NOT SPECIFIED IN THESE GUIDELINES ARE TO BE IN LINE WITH 10 PARKING BAYS PER 100M² FOR RESTAURANT AREAS 8. PARKING PARKING GROUND FLOOR PARKING RATIO PER USE 74.8m² DINING AREA (ROOM 01) 7.5 PARKING BAYS 14.2m² 1.5 PARKING BAYS SERVING AREA (ROOM 02) 0.5 PARKING BAYS MAINTENANCE ROOM (ROOM 15 CREW ROOM (ROOM 11) 4.7m² 0.5 PARKING BAYS · NATURAL - WINDOWS EQUAL TO 10% OF THE FLOOR AREA · ARTIFICIAL - IN LINE WITH NBR AND BUILDING STANDARDS ACT- 200 LUX MINIMUM ONTO FOOD HANDLING SURFACES 99.7m² 10 PARKING BAYS TOTAL PARKING PURPOSES.

PROVIDE A DOUBLE COMAPARTMENT WASH-UP SINK WITH A MINIMUM CAPACITY OF 55 LITERS EACH PROVIDED WITH ALLOWED ACTUAL

AREA PER USE PARKIING BAYS REQUIRED NEW McDONALD'S | No Restriction | 1 STOREY

PROPOSED NEW MCDONALD'S RESTAURANT SPARKS ROAD

STREET BOUNDARIES = 3.0m.

NIL SIDE BOUNDARIES

McDONALD'S 223m²

KATANE ROAD,BEREA, DURBAN

1165m²

ALLOWED

PORTION 12 OF ERF. 700 BRICKFIELD AR ADDRESS 179 MOSES

GROSS LETTABLE AREA (F.A.R.) COVERAGE

ACTUAL

290m²

SPECIAL CONSENT (SHOPS, RESTAURANTS, OFFICES)

SCHEDULE OF RIGHTS:

ZONING

3. SITE AREA

4. BUILDING LINES

5. BUILDING AREA

URBAN PLANNING

REQUIREMENTS

TOTAL

GENERAL REQUIREMENTS FOR LEVELS AREAS: GROUND FLOOR (NET AREAS) AREAS: GROUND FLOOR (GROSS AREAS) DRIVE THRU TO BE 200mm LOWER THAN FFL OF 67.9 m² DINING AREA (Room no.1) 74.8 m² DINING AREA (Room no.1) RESTAURANT ALONG IT'S ENTIRE LENGTH AND HAVE A 1:100 CROSS FALL
DRIVEWAY AND PARKING TO SLOPE AWAY FROM
BUILDING AT MAXIMUM 1:100 FALL 14.2m² SERVING AREA (Room no.2) 13.7m² SERVING AREA (Room no.2) 2.9 m² LOBBY (Room no.3) 2.6 m² LOBBY (Room no.3) WHERE STORM WATER CANNOT 3.6 m² MALE WC (Room no.4) 6.5 m² MALE WC (Room no.4) DISCHARGE ON GRADE

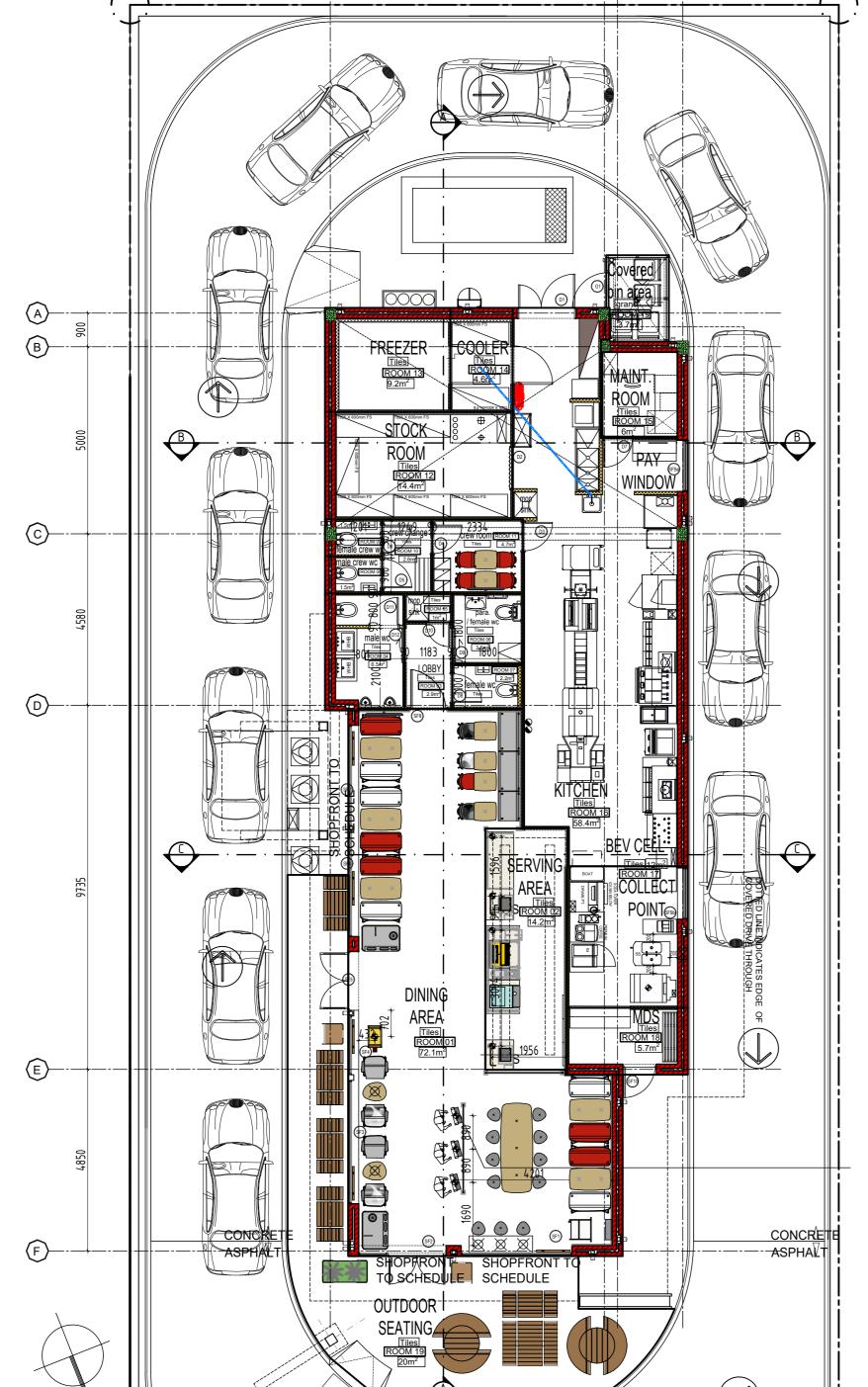
LEVELS FOR THE McDONALD'S BUILDING TO BE: 0.8 m² MOP SINK (Room no.5) 1 m² MOP SINK (Room no.5) 3.2 m² PARA. FEMALE WC (Room no.6) 3.5 m² PARA. FEMALE WC (Room no.6) 1.8 m² FEMALE WC (Room no.7) 2.2 m² FEMALE WC (Room no.7) OCCUPANCY CLASSIFICATION A1 1.0 m² MALE CREW WC (Room no.8) 1.5 m² MALE CREW WC (Room no.8) 1.0 m² FEMALE CREW WC (Room no.9) 1.5 m² FEMALE CREW WC (Room no.9) 2.3 m² CREW CHANGE (Room no.10) 2.6 m² CREW CHANGE (Room no.10) THE FOLLOWING INSULATION IN THE ROOF IS REQUIRED 4.7 m² CREW ROOM (Room no.11) 4.4 m² CREW ROOM (Room no.11) METAL SHEETING ROOF: 135mm FACTORY LITE INSULATION WITH FOIL ON ONE SIDE 13.0 m² STORF ROOM (Room no 12) 14.4 m² STORE ROOM (Room no.12) 6.8 m² FREEZER (Room no.13) 9.2 m² FREEZER (Room no.13) CONCRETE ROOF: 85mm HIGH-DENSITY EXTRUDED POLYSTYRENE RIGID THERMAL INSULATION BOARD 4.6 m² COOLER (Room no.14) 3.7 m² COOLER (Room no.14) 4.5 m² MAINTENANCE ROOM (Room no.15) 6 m² MAINTENANCE ROOM (Room no.15) DEVELOPER TO CONFIRM LEVELS 53 m² KITCHEN (Room no.16) 58.4 m² KITCHEN (Room no.16) 10.8 m² BEV CELL (Room no.17) 12 m² BEV CELL (Room no.17) NOTE:
GLAZING COMPLIES WITH SANS 10400 4.2 m² MDS (Room no.18) 6.2 m² MDS (Room no.18) XA AND IS <15% OF NETT FLOOR AREA 3.7 m² COVERED BIN AREA (Room no.19) 3.3 m² COVERED BIN AREA (Room no.19) NOTE:
ALL SIGNAGE TO BE CONFIRMED BY OONALD'S AND SIGNAGE TO BE APPROVED 201.6 m² TOTAL GLA (GROUND FLOOR NET) 229.9m² TOTAL GLA (GROUND FLOOR GROSS) UNDER SEPARATE APPLICATION 50 m² TOTAL OUTDOOR SEATING (OPEN) 50 m² TOTAL OUTDOOR SEATING (OPEN) NOTE:

McDONALD'S PROJECT MANAGER TO CONFIRM IF A GENERATOR IS NEEDED AND WHERE IT WILL BE POSITIONED. NOTE:
PYLON AND BLADE POSITION TO BE CONFIRMED NOTE: FOR DRAINAGE REFER TO SEPARATE DRAWING PREPARED BY WET SERVICES ENGINEER <u>NOTE:</u>
FOR STORMWATER DRAINAGE REFER TO ENGINEER'S DETAILS AND DRAWINGS

<u>NOTE:</u> LOT LIGHTING BY ELECTRICAL ENGINEER -MINIMUM AVERAGE HORIZONTAL ILLUMINANCE GIANTLIGHT SOFTLIGHT STREET 80W (1x36LED/1000lm) FITTING TO BE USED O.E.A.A NOTE: EXTENT OF CLEARVU FENCE TO BE CONFIRMED BY McDONALD'S PROJECT MANAGER NOTE:
DONALD'S PROJECT MANAGER TO ADVISE IF ARMCO STOPBLOCK KERB TO BE USED PARKING BAY SIZES 2500x5000mm AND 3500x5000mm <u>NOTE:</u> EXTERNAL ROADWORKS - REFER TO ENGINEER'S LAYOUT NOTE:
HOT WATER PROVISION TO COMPLY WITH SANS 10400 PART XA PROVISION OF SANITARY FIXTURES WC UR WHB (MAXIMUM STAFF NUMBER 8) IN ACCORDANCE WITH SANS 10400 PART P PARAPLEGIC TOTAL REQUIRED TOTAL PROVIDED NOTE: STAFF TO HAVE ACCESS TO PUBLIC TOILETS

4.+.-.-.

SCALE N.T.S.



POSED NEW LOT LIGHT WITH LE PAINT POLES WITH HAMMERITE PORTION 11 of ACDONALD'S PM TO APPROVE ERF 700 BRICKFIELD R.O.W 300X600MM WALL TILE T/O CLADDING +104.923 mcDonalds McDonald's U/S CANOPY +103.010 ONTINIJOUS SHEETING (NO SOUTH ELEVATION WITH CHROMADEK FINISH 1 OR GREY (McDONALE) ISULATION FOIL ONE SI HEADWALL AND ITO BE ·──McD PYLON \$1GN 11M HIGH 3,3m X 3,3m X 0,5m DEEP RC FOOTING TO STRUCTURAL ENG'S DETAIL | SHIOPFIRIONT SHOPFROM AS PER CIVIL ENGINEER'S SPECIFICATIONS ____ EX. MUNICULAL SEWER LINE 도 WELCOME No Entry STEEL FRAMED ACP CLAD RIBBON 1553 CONC. KERB TO PEDESTRIAN CROSSING T/0 WNDOW +102.585 SITE PLAN WEST ELEVATION

GROUND FLOOR PLAN

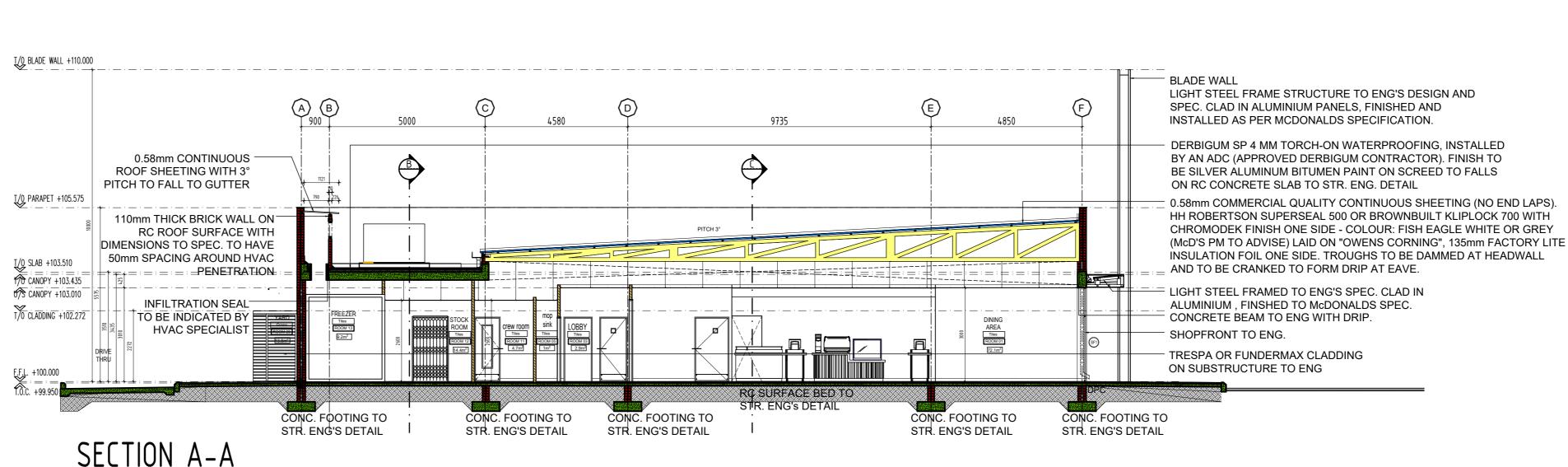
CONC. FOOTING TO

STR. ENG'S DETAIL

|CLEAR VU SECTION & ELEVATION 1745 350/ T/O BLADE WALL +110.000 BLADE WALL LIGHT STEEL FRAME STRUCTURE TO ENG'S DESIGN AND SPEC. CLAD IN ALUMINIUM PANELS, FINISHED AND INSTALLED AS PER MCDONALDS SPECIFICATION. - LIGHT STEEL FRAMED TO ENG'S SPEC. CLAD IN ALUMINIUM, FINSHED TO McDONALDS SPEC. 0.58mm COMMERCIAL QUALITY CONTINUOUS SHEETING (NO END LAPS). HH ROBERTSON SUPERSEAL 500 OR BROWNBUILT KLIPLOCK 700 WITH T/O PARAPET +105.575 CHROMODEK FINISH ONE SIDE - COLOUR: FISH EAGLE WHITE OR GREY (McD'S PM TO ADVISE) LAID ON "OWENS CORNING". 135mm FACTORY LITE INSULATION FOIL ONE SIDE. TROUGHS TO BE DAMMED AT HEADWALL AND TO BE CRANKED TO FORM DRIP AT EAVE. I/O CANOPY +103.435 LIGHT STEEL FRAMED TO ENG'S SPEC. <u>U/S CANOPY +103.010 —</u> CLAD IN ALUMINIUM , FINSHED TO TO SHOPFRONT +102.585 McDONALDS SPEC. -NEW HABITO WALL AS PER FINISHING SCHEDULE SPECIFICATIONS. WALLS TO BE TAPED SKIMMED AND PLASTERED AS PER U/S SHOPFRONT +100.000 MANUFACTURER'S SPECIFICATIONS SURFACE BED TO ENG.

CONC. FOOTING TO

STR. ENG'S DETAIL



A GP 2021.06.21 ISSUED FOR McDONALD'S APPROVAL Revisions



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MSA DEVCO t/a **McDONALD'S SOUTH AFRICA** 85 GREYSTON DRIVE, SANDTON, JOHANNESBURG SOUTH AFRICA - TEL: 011 2362300 PROJECT SPARKS ROAD PROPOSED NEW McDONALD'S RESTAURANTS PORTION 12 OF ERF 700 BRICKFIELD AT ADDRESS 179 MOSES KATANE ROAD, BEREA, DURBAN

SITE DEVELOPMENT PLAN DRAWN CHECKED DATE GP VdS 2021.06.15 PROJECT NO DRAWING NO

GENERAL NOTES: ALL LEVELS, HEIGHTS, DEPTHS AND DIMENSIONS ARE TO BE HOROUGHLY CHECKED ON SITE AGAINST DOCUMENTATION AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT / CONSULTANT IMMEDIATELY - BEFORE ANY WORK IS PUT IN HAND. 2. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL BUILDING REGULATIONS. . ALL BUILDING MATERIALS AND COMPONENTS TO BE TREATED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. . DO NOT SCALE THE DRAWING, READ FIGURED DIMENSIONS ONLY. IF A DIMENSION IS MISSING CONTACT THE ARCHITECT / CONSULTANT FOR

CL ARIFICATION. ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN.

VENTILATION AND LIGHT TO MECHANICAL AND ELECTRICAL ENG'S DETAIL TO COMPLY WITH

1. WASTE FITTINGS TO HAVE RESEAL TRAPS. 2. WASTE PIPES TO BE FULLY ACCESSIBLE FOR SERVICING 3. SEWER PIPES TO HAVE IE'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL. NO BENDS OR JUNCTIONS ALLOWED UNDER FLOORS OR . SEWER PIPES AND WASTE PIPES TO HAVE VENTILATION 6. OVP'S TO BE Ø100MM PVC . ASVP'S TO BE Ø50MM PVC

8. SOIL PIPES TO BE 1000MM PVC @ 1:60 MIN. FALL 9. WASH HAND BASIN PIPES TO BE Ø40MM 10. ALL DRAINAGE TO COMPLY WITH PART P. OF THE NATIONAL BUILDING REGULATIONS. 11. ALL DRAINAGE TO BE IN STRICT ACCORDANCE WITH THE LOCAL AUTHORITY'S BY-LAWS 2. WHERE DRAINS RUN THROUGH WALL BRICK WORK TO BE BRIDGED WITH R.C. LINTOL/BEAM TO SATISFACTION OF LOCAL AUTHORITY

FOUNDATIONS: SANS 10400 PART H ALL FOUNDATIONS AND SURFACE BEDS TO STRUCTURAL ENGINEER'S DETAILS. 250 MICRON USB GREEN UNDERLAY ON WELL COMPACTED AND POISONED FILL TO ENG'S DETAIL. DPC TO ALL WALLS WITH MIN. 100MM OVERLAPS AT ALL JUNCTIONS. INSTALL BRICKGRIP DPC TO ALL WINDOW CILLS. GUNDLE 250 MICRON DAMP PROOF MEMBRANE CARRIED UP A MIN OF 2NO. BRICK COURSES

ABOVE G.L.TO FORM DPC'S TO PROTECT ALL WALLS.

BOND WITH JOINTS NOT EXCEEDING 12MM.

BRICKFORCE STEEL WIRE REINFORCING TO BE INSTALLED IN EVERY COURSE OF FOUNDATION BRICKWORK FOR MIN 5 COURSES AND EVERY 3RD COURSE THEREAFTER. BRICKFORCE TO BE INSTALLED IN EVERY COURSE BELOW GROUND SLAB WHERE BRICK WALL IS 110MM. BRICKFORCE OVER LINTOLS.

BRICKWORK: SANS 10400 PART K BRICKS TO BE LAID IN STRETCHER

PRECAST CONCRETE LINTOLS ACCORDING TO MANUFACTURER'S SPECIFICATION. ALL FACEBRICK LINTOLS TO HAVE REINFORCING & CURING ON PROPS TO ENGINEER'S SPECIFICATION STANDARD 152X75MM PRE-STRESSED CONCRETE LINTOLS ABOVE ALL NEW DOORS

PLASTER WORK: ALL INTERNAL AND EXTERNAL PLASTERWORK TO BE MIN. 15MM PLASTER.

ALL GLAZING TO BE IN ACCORDANCE WITH SANS 10400 PART N, SANS 10137, SANS 1263 AND OTHER RELEVANT SANS CODES, AND TO COMPLY WITH ALL AAAMSA REQUIREMENTS

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND. ANY DISCREPANCY MUST IMMEDIATELY BE REPORTED TO THE ARCHITECT. DIMENSIONS TAKE PREFERENCE TO THE SCALED DRAWING.

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