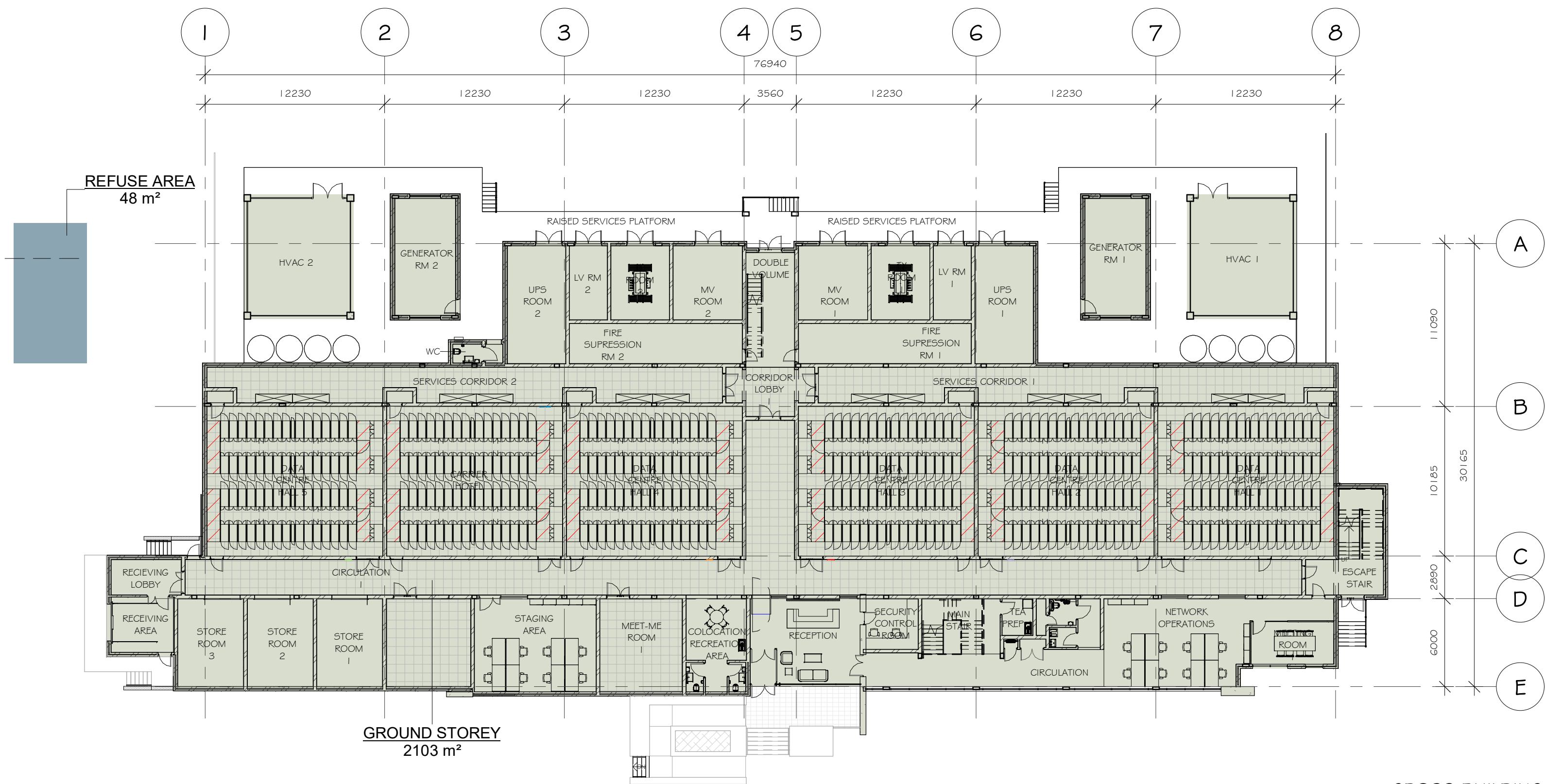


2 AREA PLAN - FIRST STOREY
1 : 250



1 AREA PLAN - GROUND STOREY
1 : 250

GROSS BUILDING AREA

- FIRST STOREY
- GATEHOUSE
- GROUND STOREY
- REFUSE AREA

GROSS BUILDING AREA	
NAME	AREA
FIRST STOREY	409 m ²
GATEHOUSE	11 m ²
GROUND STOREY	2310 m ²
REFUSE AREA	48 m ²
TOTAL BUILDING AREA	2779 m ²

ROOM SCHEDULE		
RM No.	ROOM NAME	ROOM AREA
GH-01	GATEHOUSE	5 m ²
GH-02	GATEHOUSE WC	2 m ²
01	TOC GND	7 m ²
027	MAINTENANCE STAIR	26 m ²
020	STORE 1	1 m ²
022	STORE 2	1 m ²
025	STORE 3	1 m ²
029	STORE 4	1 m ²
032	STORE 5	1 m ²
034	STORE 6	1 m ²
011	CLEANERS ROOM	2 m ²
012	DISABILITY WC	3 m ²
046	WC	4 m ²
004	CIRCULATION	38 m ²
026	CORRIDOR LOBBY 1	18 m ²
017	ESCAPE STAIR	22 m ²
016	ESCAPE STAIR LOBBY	5 m ²
006	LOBBY 1	4 m ²
010	LOBBY 2	5 m ²
005	MAIN STAIR	15 m ²
001	WIND LOBBY	4 m ²
015	MEETING ROOM 1	16 m ²
013	DUCT 1	2 m ²
009	ELECTRICAL	1 m ²
008	FHR	1 m ²
023	SERVICES CORRIDOR 1	77 m ²
030	SERVICES CORRIDOR 2	77 m ²
007	TEA PREP 1	5 m ²
003	SECURITY CONTROL ROOM	12 m ²
035	RECIEIVING LOBBY	11 m ²
061	HVAC 1	55 m ²
048	HVAC 2	55 m ²
057	LV RM 1	13 m ²
051	LV RM 2	13 m ²
055	MV ROOM 1	24 m ²
053	MV ROOM 2	24 m ²
056	TX ROOM 1	20 m ²
052	TX ROOM 2	20 m ²
058	UPS ROOM 1	32 m ²
050	UPS ROOM 2	32 m ²
059	FIRE SUPPRESSION RM 1	32 m ²
054	FIRE SUPPRESSION RM 2	32 m ²
060	GENERATOR RM 1	33 m ²
049	GENERATOR RM 2	33 m ²
019	DATA CENTRE HALL 1	122 m ²
021	DATA CENTRE HALL 2	122 m ²
024	DATA CENTRE HALL 3	122 m ²
028	DATA CENTRE HALL 4	122 m ²
033	DATA CENTRE HALL 5	122 m ²
031	CARRIER HOTEL	122 m ²
042	MEET-ME ROOM 1	36 m ²
040	MEET-ME ROOM 2	34 m ²
039	STORE ROOM 1	27 m ²
038	STORE ROOM 2	27 m ²
037	STORE ROOM 3	27 m ²
018	CIRCULATION 1	214 m ²
002	RECEPTION	39 m ²

ROOM SCHEDULE		
RM No.	ROOM NAME	ROOM AREA
036	RECEIVING AREA	16 m ²
014	NETWORK OPERATIONS	66 m ²
041	STAGING AREA	52 m ²
045	FEMALE WC 3	2 m ²
044	MALE WC 3	2 m ²
043	COLOCATION RECREATION AREA	20 m ²
047	RAISED SERVICES PLATFORM	332 m ²
02	ACCESS FLR	2401 m ²
123	SLAB - TOP OF MAINTENANCE STAIR	20 m ²
105	FEMALE WC 2	2 m ²
104	MALE WC 2	2 m ²
122	BALCONY 1	28 m ²
103	LOBBY 4	4 m ²
120	EXECUTIVE OFFICE 2	18 m ²
117	EXECUTIVE PA	10 m ²
118	EXECUTIVE PASSAGE	12 m ²
116	EXECUTIVE PAUSE AREA	12 m ²
102	MEETING ROOM 2	13 m ²
111	SALES	65 m ²
110	SERVER RM	8 m ²
109	DUCT 2	2 m ²
107	ELECTRICAL	1 m ²
106	FHR	1 m ²
108	TEA PREP 2	7 m ²
115	BALCONY 2	15 m ²
101	CIRCULATION	36 m ²
121	BOARDROOM	25 m ²
119	EXECUTIVE OFFICE 1	18 m ²
114	ACCOUNTS	47 m ²
112	FINANCE 1	12 m ²
113	FINANCE 2	12 m ²
03	TOC FIRST	370 m ²
TOTAL ROOM AREA		2778 m ²

Osmond Lange Architects and Planners (Pty) Ltd East London

Postal: P O Box 19175, Techno, 5214

Address: Plot Mill House, The Quarry, Seabrook, East London

Tel: (043) 721-0053

Fax: (043) 721-0028

Email: elg@ol.co.za

The design and content of this drawing is the property of Osmond Lange Architects and the copyright interest is reserved by them.

GENERAL NOTE

1. ALL STRUCTURAL, ELECTRICAL, CIVIL AND LANDSCAPING QUERIES ARE TO BE REFERRED TO THE RELEVANT CONSULTANT'S DRAWINGS.

2. ALL PLUMBING QUERIES ARE TO BE REFERRED TO THE RELEVANT SPECIALIST CONSULTANT'S DRAWINGS, SPECIFICATIONS AND DETAILS.

3. ALL CONCRETE, COLOURS AND STRUCTURAL QUERIES ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER'S DRAWINGS, SPECIFICATIONS AND DETAILS.

4. ALL EXTERNAL, INTERNAL WALLS REQUIRING BRACING / STREPPING ARE TO BE CONSTRUCTED IN ACCORDANCE WITH PR. STRUCTURAL ENGINEER'S DRAWINGS, SPECIFICATIONS AND DETAILS.

5. ALL SPECIFICATIONS WITH REGARD TO FIRE REGULATIONS, TO BE REFERRED TO CONSULTANT'S DRAWINGS, SPECIFICATIONS AND DETAILS.

6. ALL DESIGN AND CONSTRUCTION TO COMPLY WITH THE RELEVANT SANS REGULATIONS.

7. ANY DISCREPANCY IN THE DRAWINGS, DIMENSIONS & SPECIFICATIONS TO BE BROUGHT TO THE ATTENTION OF THE CONSULTANT AND ARCHITECT PRIOR TO ANY WORK BEING PUT IN HAND.

8. ONLY FIGURED DIMENSIONS TO BE FOLLOWED - SCALED DIMENSIONS OF DRAWINGS WILL NOT BE PERMITTED

E	16-03-20	DOORS REVISED	PM
D	06-03-20	ISSUED FOR TENDER	PM
C	19-02-20	ISSUED FOR APPROVAL	PM
B	13-02-20	ISSUED FOR INFORMATION	PM
A	28-01-20	ISSUED FOR INFORMATION	PM
No	Date	Revision Description	By

PROJECT TEAM

Project Managers :

Newground Projects
17 2d Avenue Road, Seabrook, East London, 5201
(043) 721-0054
Louis Fourie
0652765028
Louis@newground.co.za

Principal Agent/ Architects :

Osmond Lange Architects and Planners
Plot Mill House, The Quarry, Seabrook, East London
(043) 721-0053
William Martinson
0652765028
William@ol.co.za

Quantity Surveyors :

BSWE VAN NIEKERK INC.
Quantity Surveyors & Related Services
Bosman Van Niekerk
The Ridge Office Park, 2nd Floor
3 Ferns Terrace, Bona, East London
043 721 1043
Wim van Niekerk
0640216995
wim@bswe.co.za

Civil & Structural Engineers :

BVI Borker
1st Floor, Export House, St Helena Drive
East London, 5241
043-722-2738
Werner de Lange
062 578 2614
Werner@bvi.co.za

Electrical & Mechanical Engineers :

Evans Consulting Engineers cc
17 Sunny Road, Vincent, East London 5247
043 721192
Darryl Evans
083 1020399
darryl@evansconsulting.co.za

Town Planners :

CS Consulting
12 Thorne Street, Harroway House
Bona, East London 5241
Craig Van
0792067147
Craig@csconsulting.co.za

CLIENT

PO Box 5458, Greenfields
East London, 5208

Lower Chester Road
Sunnyside, 5201
East London, South Africa

Tel: +27(0)437028200 Fax: +27(0)437366405
Email: info@eldz.co.za

CLIENT APPROVAL :

DATE :

Gary Whitaker
Project Manager
Tel: 043 7026247
Cell: 082 34652219
E-mail: gary@eldz.co.za

TENANT

NAME : _____ TENANT APPROVAL : _____

DESIGNATION : _____ DATE : _____

Project

PROPOSED DATA CENTRE ON ERF 60917

Drawing Title

AREA PLANS - GROUND & FIRST STOREY

Date	05/03/2020	Drawn	P MAY
Scale	1 : 250	Checked	WM

Approved

Name: WM Reg No: PrArch5559

Signature: _____ Date: _____

Practice: Osmond Lange Architects and Planners

Workstage

FOR TENDER

Drawing Number	Revision
E1439-DCX-AR-101	