

The Coffee Shops and Restaurants will have designer tables and chairs as seen in this pictures.



FUNCTION	USAGE	DESCRIPTION	SPACE REQ.	ARCHITECTURE
Administration	Reception, info. boards	Striking, bold entr.	100m2	Designer furniture and décor.
	Info boards must be clear and people must have easy access to building/spaces. Entrance must welcome people.			
Security	Offices - security cameras	Highest level of sec.	25m2	Sec. check up points.
	Security throughout the building must be very strict because of valuable/expensive objects. Accesses areas - fully secure.			
Sitting area	Gathering/relaxing/waiting	Individual/groups	60m2	Designer sofas/coffee tables etc.
	Provide informal sitting space for the public - self service coffee machine and magazines etc. to read from.			
Offices	Main offices + diff.companies	Offices for staff	365m2	Modern, open plan offices.
	1 manager, 4 floor managers, 6 sub-managers, 18 offices - open plan 8m2 p.p = total of 29 offices (see user profile).			
Showrooms	Showcase facilities	Showcase designs	500m2	Ceilings, floors, lights etc.
	Should be designed for general purposes and not around a particular show. Large spaces (flexible layouts/temporary partition).			
Shops	Available to public - designs	Ikea, Sevens, etc.	850m2	Open layouts, glass, shopfronts.
	Most economical way of gaining volume for storage is to use height. Flexible - accommodate change. > useable spaces.			
Restaurants	For public + people in building	Exclusive/variety	750m2	Feature - Gehry's restaurant.
	Furnished with designer chairs and tables. Views are important - towards the interior of building and to outside as well.			
Gallery	Temporary exhibitions etc.	More private display	500m2	Display, freestanding walls.
	Random circulation - more private space. Suitable design for satisfactory viewing, distance and lighting.			
Skills learning area	Entrepreneurs/learn skills	Workshops/classes	280m2	Noise control, thermal comfort.
	Workshops and short 1 week training courses in furniture and décor design - to public (all ages) - given by well-known designers.			
Library/Internet	Gather info. on designs/designers/history etc.		250m2	More private space.
	Provide internet facilities, reading material, buyers' guides, brochures, future exhibition and workshop planners.			
Circulation area	Passages etc.		250m2	Excluding open spaces - atrium.
	Adequate space should be provided for people to view the objects, exhibits etc. and also to pass between viewers.			
Services	2 Lifts, piping, ducts, staircase	Loadbearing lifts	45m2	Lifts/staircase - feature.
	Lifts must carry the load of the furniture and objects. Provide sufficient ramps and staircases - open - view towards designs.			
Gallery/atrium	Moveable partitions	Focus on designs	450m2	An impressive interplay of light.
	Ensure maximum vision for attendants. Showcase, freestanding, on walls/cables (temporary/flexible).			
Sanitation	Wcs, urinals, basins etc.	Sufficient layouts	250m2	Privacy are important.
	Proper calculations of numbers required for building. Correct appliance, activity space. Simplifies circulation/reduces walked.			

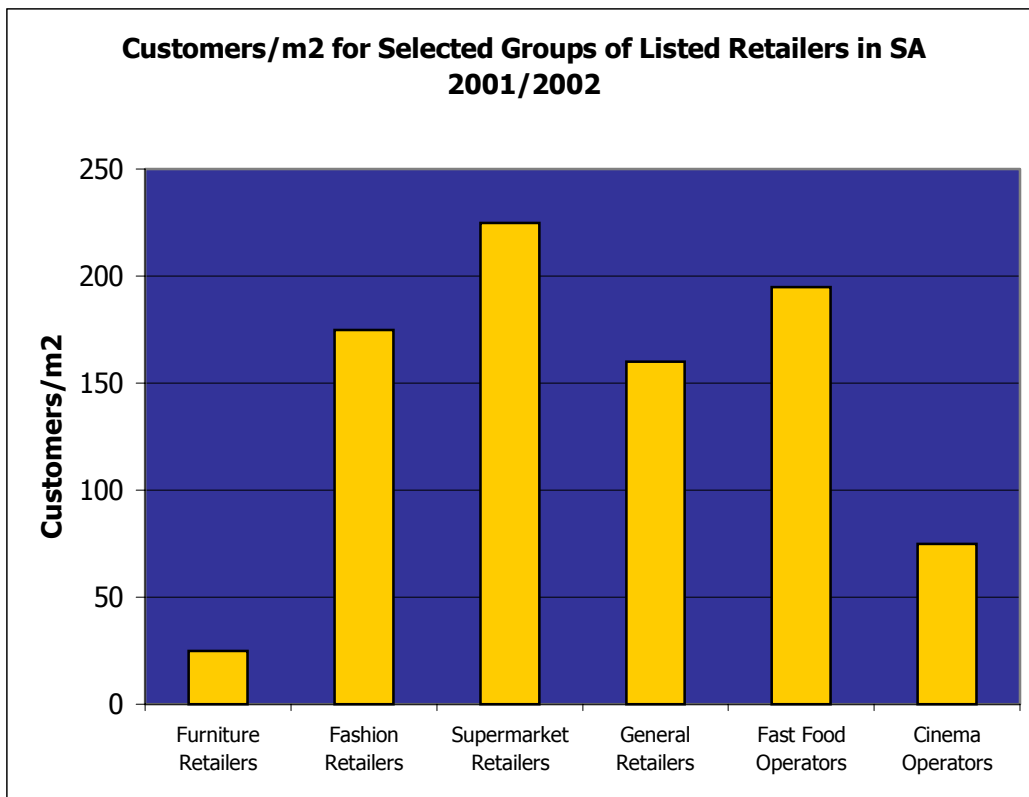
NORMS	STANDARDS
A rough guide, allow 10 - 15% of production floor area or	[Tutt, Adler, 1998:91]
5m ² per person	
Most thefts are carried out during working hours	[Tutt, Adler, 1998:487]
Attendants/wardens/electronic detection/max visual coverage	
3,7m ² minim. floor area per person	[Tutt, Adler, 1998:114]
0,5m ² - 1,4m ² depending on number of seated people	
Absolute minim. area p.p. 3,7m ² - 4,2m ² (incl. aisles, cabinet)	
4,2 - 6,0m ² - reasonable conditions. 11,3m ² room capac.p.p.	[Tutt, Adler, 1998:114]
Allow 1/3 depth of showcase to light surface of object	
Reading/object - 1100 from viewer, 15 - 20 degree angle	[Tutt, Adler, 1998:114]
Note especially access, display requirements, position in	
regard to main circulation, delivery of goods and storage	[Tutt, Adler, 1998:286]
Dining rooms (luxury) 1,7m ² - 1,9m ² p. seat	[Tutt, Adler, 1998:321]
Coffee shops and restaurants 1,3m ² p. seat	Rectangular tables (4 seating) 1,3 - 1,5 m ² area p.diner
Normal limit of vision without moving head is a cone of 40 deg.	[Tutt, Adler, 1998:286]
Provide extra viewing space (not placed too near to another)	
Minim. space between equipment to allow for working/circ.	[Tutt, Adler, 1998:275]
Work top height 865mm, crafts (machines etc.) 8,40m ² /space	
General reader 2,3m ² p.p., research worker 3,25m ² p.p.	
1 reader space - 6 people 0,4m ² p.p./ 3,8m shelving admin.	[Tutt, Adler, 1998:293]
1200 - 1400 minim. passageway (depends on size of object)	[Tutt, Adler, 1998:286]
1400 - 1600 viewing distance	
Single staircase serving gross floor area of less than 230m ² -	[SABS 0400, 1990:91]
765mm wide.	[Tutt, Adler, 1998:481]
Minim. 1000 away from corners - avoid congestion in corners	[Tutt, Adler, 1998:286]
1200 - 1400 minim. passageway (depends on size of object)	
1 wc minim. For 1 - 15 women, 1 wc + 1 urinal for 1 - 15 men	
1 wb to be provided for 1 - 15 persons for regularly employed	[Tutt, Adler, 1998:337]

Fig. 3 - Community response to an increase in the ambient dBA level	
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User profile

- owner
 - RPP Developments (they will fund the building)
- manager
 - A recognized academic qualification
 - Architect, Interior Architect, Previous Manager of Designer Company etc.
- floor manager
 - A recognized academic qualification
 - Requisite practical experience
 - Unblemished record of good conduct and high standards of craft workmanship in business and Architect, Interior Architect, Designer, practices
 - B.Com Financial Management, Marketing, Accounting etc
- furniture, decor etc.
 - Managers of designer companies with more than 6 years experience
 - Human relationship
 - Language skills
 - Staff from designer companies
- manager
 - People with qualifications and knowledge in that specific department
 - Workers – students, exchange students, entrepreneurs, post-graduates, people with experience in design/décor/furniture etc., and shop owners/relatives/family etc.
 - Designers themselves
 - Each shop/department can appoint their own staff or workers (form a panel of staff of the warehouse)

Job creation will be a main factor when considering/appointing staff for the warehouse. (Opportunities for thousands of local qualified/experienced, entrepreneurs and people in South Africa).



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Fig.4 – Customers per square meter for selected groups of listed retailers in South Africa