

10. ADDENDUM

■ “He wrapped himself in quotations - as a beggar would enfold himself in the purple of Emperors.” - *Rudyard Kipling (1865-1936)* ■ “There is no dignity in wickedness, whether in purple or rags; and hell is a democracy of devils, where all are equals.” - *Herman Melville (1819-1891)* ■ “The hunting-ground of the Indian is yonder, among the purple clouds of the evening. The stars are very thick there, and the red lights is heaped together like mountains in the heart of a forest.” - *Anna S. Stephens*

10.1	ACCOMODATION SCHEDULE
10.2	LIST OF ILLUSTRATIONS
10.3	SITE INFORMATION





## ACCOMODATION SCHEDULE

### Colour Production Hub

Description: Existing Building

Function: Main Entrance to site and Small Business Enterprises's Office

Room and Sub-Category	Level	Floor Area(m <sup>2</sup> )	Norms and Standards
Reception	Ground	23	
Waiting Area	Ground	26	
Protective gear room	Ground	3	
Storage	Ground	1.2	
File room	Ground	0.4	
WC	Ground	4.2	
Staff lockers	Ground	5.8	
Lobby	First+Second	33	
Staff Kitchens	First+Second	12.2 1=4.3 / 2=6.3 / 3=2.6	200 lux
WC x3	First+Second	4.5 1.5 each	
Storage x2	First+Second	5.7 1=4.8 / 2=0.9	
Reception x3	First+Second	11.4 1=6.8 / 2=2.4 / 3=2.2	
Office x6	First+Second	38.8 1=8.8 / 2=3=4.8 / 4=7.5+8=7.5	200 lux
Lounge x2	First+Second	23.9 1=7.5 / 2=16.3	
Boardrooms	First+Second	28.4 1=8.4 / 2=3=10	8 persons each
Conference room	First+Second	22	8 persons each
<b>Total</b>		<b>426.5</b>	

Description: Primary Palm Production

Function: Production of Plascon palat

Room and Sub-Category	Level	Floor Area(m <sup>2</sup> )	Norms and Standards
Main service entrance	Ground	119.6	
Receiving			
Receiving Office	Ground	14.6	
Loading dock x3	Ground	9.45 3.15 each	
Storage			
Raw material store A	Ground	46	
Office		5	200 lux
Weighing area		4.4	
Packaging store B	Ground	42	
Office		5	200 lux
Weighing area		4.4	
Material store C	Ground	36	
Office		5	200 lux
Weighing area		4.4	
WC	Ground+First	24.5	Ceiling height min. 2.5
Men			
Women			
Tank farm	Ground to Second	101	
Holding area	Ground to Second	27	
Bulk liquids depot	Ground to 4.8m	43.7	
Waste station	Ground	36	

Room and Sub-Category	Level	Floor Area(m <sup>2</sup> )	Norms and Standards
Oddment area	Ground	36	
Filling area	Ground	65	
Primary Process	Ground+First		Natural lighting preferable
Main mixing area	First to Second	72.5	Artificial Lighting 500-1000lux
Batch testing	First	15	Large windows: 1/3 of floor space
Intermediate Process			Good natural ventilation
Intermediate storage area	First to Second	36	Natural lighting preferable
Small Business Enterprises mixing and filling	First to Second	30	Artificial Lighting 500-1000lux
Batch testing	First	15	Large windows: 1/3 of floor space
Secondary Process			Good natural ventilation
Emulsion mixing, viscosity mixing, colour testing	First to Second	72.5	Natural lighting preferable
Batch testing	First	15	Artificial Lighting 500-1000lux
Team area		22	Large windows: 1/3 of floor space
Production floor manager's office		30	Good natural ventilation
<b>Total</b>		<b>666.55</b>	

Description: Laboratories and Research

Function: Testing of products and research of the product

Room and Sub-Category	Level	Floor Area(m <sup>2</sup> )	Norms and Standards
Product testing	First	38.8	Natural lighting preferable
Washing area		3.6	Artificial Lighting 500-1000lux
Storage		5.4	Large windows: 1/3 of floor space
Research laboratory	First	46	Natural lighting preferable
Washing area		3.6	Artificial Lighting 500-1000lux
Storage		4	Large windows: 1/3 of floor space
Experimental laboratory	First	36	Natural lighting preferable
Washing area		3.6	Artificial Lighting 500-1000lux
Protective gear room		4	Large windows: 1/3 of floor space
First Aid room	First	14.5	
<b>Total</b>		<b>159.5</b>	

Description: Administration

Function: Administering the Primary Palm Production, Laboratories and Research area

Room and Sub-Category	Level	Floor Area(m <sup>2</sup> )	Norms and Standards
Administration office	Second	38.8	200 lux
Managers office	Second	23	200 lux
Secretary and waiting room	Second	23	200 lux
Boardroom	Second	18	8 persons each
Conference room	Second	18	8 persons each
Office x2	Second	24.5	200 lux
Staff kitchen	Second	14.5	200 lux
<b>Total</b>		<b>156.6</b>	

Description: Storage and Dispatch

Function: Storage and dispatch of finished and packaged product

Room and Sub-Category	Level	Floor Area(m <sup>2</sup> )	Norms and Standards
Storage area	Ground	178.5	
Product receiving office	Ground	13.2	
Weighing area	Ground	8	
Dispatch			
Dispatch office	Ground	4.8	200 lux



Load assembly and check-off area	Ground	44.2	
Loading dock	Ground	9.4	
<b>Total</b>		<b>258.1</b>	

Description: Employees ablution  
Function: Employees ablution and change area

Room and Sub-Category	Level	Floor Area/m <sup>2</sup>	Norms and Standards
<b>Men</b>			
WC x 2	Ground	3.2 1.6 each	Ceiling height min. 2.8
Disabled x 1	Ground	2.8	
Urinals x 3	Ground	2.8	
Locker room	Ground	0.9	
Locker cubicles x11	Ground		
Showers x 3	Ground	6.2 each	Shower place with separating screens
Hand basins x 3	Ground		
Cleaning materials locker	Ground		
<b>Women</b>			
WC x 2	Ground	3.2 1.6 each	Ceiling height min. 2.8
Disabled x 1	Ground	2.8	
Locker room	Ground		
Locker cubicles x11	Ground		
Showers x 3	Ground	6.2 each	Shower place with separating screens
Hand basins x 3	Ground		
Hairstyling space	Ground		
Cleaning materials locker	Ground		
<b>Total</b>		<b>33.7</b>	

Description: Public Restrooms  
Function: Restrooms for the public

Room and Sub-Category	Level	Floor Area/m <sup>2</sup>	Norms and Standards
<b>Men</b>			
WC x 1	Ground	1.4	
Disabled x 1	Ground	2.5	
Urinals x 4	Ground	4.1	
Hand basins x 3	Ground		
<b>Women</b>			
WC x 3	Ground	4.2 1.4 each	
Disabled x 1	Ground	2.4	
Hand basins x 3	Ground		
<b>Total</b>		<b>14.6</b>	

Description: Plascon Concept Shop  
Function: Shop where Plascon products are displayed and where the visitors can simulate their colour choices

Room and Sub-Category	Level	Floor Area/m <sup>2</sup>	Norms and Standards
Reception	Ground	14.2	Natural lighting preferable
Paint and products shop	Ground	87	Artificial Lighting 500-1000lux
Concept Room	Ground	14.2	Large windows:1/3 of floor space
<b>Total</b>		<b>115.4</b>	

Description: Art Display and Exhibitions  
Function: Exhibitions and display of art in public space

Room and Sub-Category	Level	Floor Area/m <sup>2</sup>	Norms and Standards
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Art display cubicles x 3	Ground	40.4 1=6.6 / 2=16.3 / 3=14.6	Natural lighting preferable
Seating area in front of cubicles	Ground	42	Artificial Lighting 500-1000lux
Painting and colouring space for artists and visitors	Ground	98	Large windows:1/3 of floor space
<b>Total</b>		<b>180.4</b>	

Description: Studios  
Function: Studio space for students and restable studio space for infernal trading

Room and Sub-Category	Level	Floor Area/m <sup>2</sup>	Norms and Standards
Studio space x 3	Second	153.4 1=53.6 / 2=58.3 / 3=43.5	Natural lighting preferable
Restable studio space			Artificial Lighting 500-1000lux
Big x 8	Ground	44 8.8 each	Large windows:1/3 of floor space
Small x 10	Ground	44 4.4 each	
<b>Total</b>		<b>241.4</b>	

Description: Canteen Cafe  
Function: Cafe that serves light lunches and meals to visitors, students, artists and office workers

Room and Sub-Category	Level	Floor Area/m <sup>2</sup>	Norms and Standards
<b>Colour Cafe</b>			
Seating inside	First	52.8	24 seats
Seating outside	First	20	10 seats
Colour Box x 3	First	24 8 each	12 seats
Kitchen	First	13.5	200 lit
Cutlery	First	4.4	
<b>Storage</b>			
Dry	First	7	
Cold	First	6	
<b>Total</b>		<b>190.7</b>	

Description: Restrooms  
Function: Restrooms for visitors, students, office workers and patients

Room and Sub-Category	Level	Floor Area/m <sup>2</sup>	Norms and Standards
<b>Men</b>			
WC x 1	First+Second	1.4	
Disabled x 1		2.5	
Urinals x 4		4.1	
Hand basins x 3			
<b>Women</b>			
WC x 3	First+Second	4.2 1.4 each	
Disabled x 1		2.4	
Hand basins x 3			
<b>Total</b>		<b>29.2</b>	

Description: Workshop  
Function: Workshop for Plascon factory and colour therapy

Room and Sub-Category	Level	Floor Area/m <sup>2</sup>	Norms and Standards
Factory/Colour workshop	First	70	Natural lighting preferable
Balcony	First	23	Artificial Lighting 500-1000lux
<b>Total</b>		<b>93</b>	

Description: Colour Therapy  
Function: Therapy rooms and offices for alternative healing with colour

Room and Sub-Category	Level	Floor Area/m <sup>2</sup>	Norms and Standards
Colour therapy room x 5	First	79.8 1-4=16.7 / 5=13	
Reception x 6	First	58.5 1-4=44 / 5=9 / 6=5.5	



Office x 1	First	7	200 km
Light/Therapy Box x 4	First	7.8	
<b>Total</b>		<b>183.1</b>	

Description: Public Gathering, Walkways and Viewing platforms  
Function: Gathering space and walkways for public and visitors

Room and Sub-Category	Level	Floor Area/m2	Norms and Standards
Gathering space	Ground		
Walkways	Diff Levels		
Seating area	Diff Levels		

Description: Parking  
Function: Employee and visitor parking space

Room and Sub-Category	Level	Floor Area/m2	Norms and Standards
Employee Parking	Ground		
7 bays		87.5	12.5 each
1 Disabled		22	
Visitor Parking	Ground		
45 Degree angle x 22		275	12.5 each
Disabled x 2		30	15 each
<b>Total</b>		<b>414.5</b>	

Description: Circulation  
Function: Movement of people and goods

Room and Sub-Category	Level	Floor Area/m2	Norms and Standards
Corridors			1,7m min width
Stairs			170mm max risers 250mm min tread
Ramps			All ramps, min. gradient of 1:12
Walkways			2m min width
Elevators			
Goods and passenger hydraulic lift	Ground-Second		
Passenger lift	Ground-Second		

<b>Total</b>		<b>3376.45 (Without circulation area)</b>
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## 10.2

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Illus.	130a-c	Chapel of St. Ignatius, Seattle, Washington, 1997, Steven Holl Architects. Light shafts made of scratch-coat plaster, patterned by hand during application with large-toothed trowels and left unfinished. (OJEDA ET AL 2003: p.120-121)	116				
Illus.	131	Plascon 2008 Colour Forecast, 32 Light-Inspired Colours. (Plascon pamphlet)	116				
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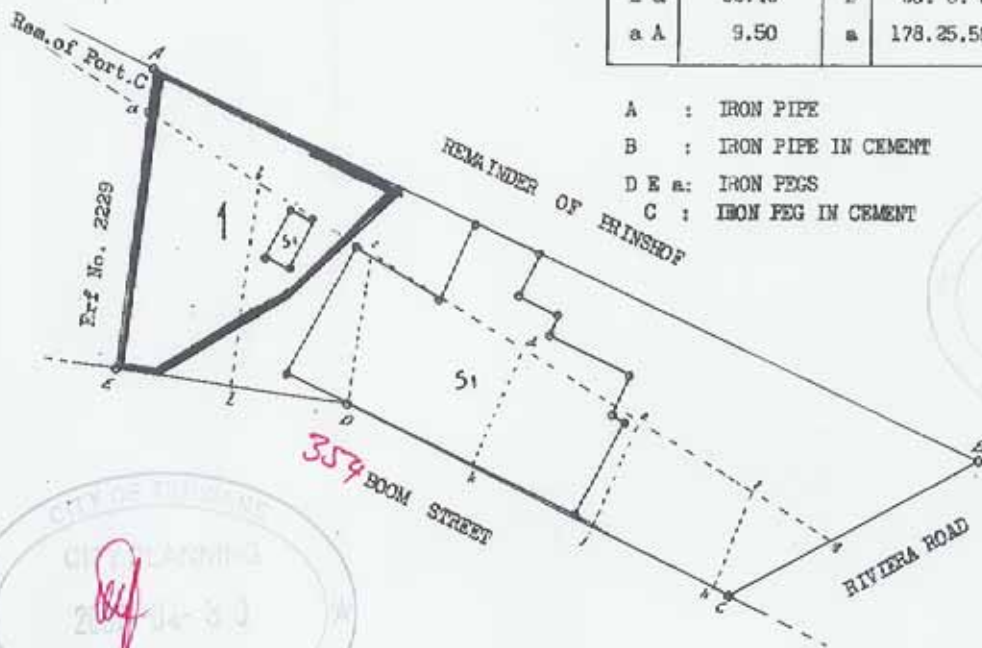
Approved

26 OCT 1935

SURVEYOR GENERAL.

Sides Cape feet		Angles	
A B	231.83	A	74.37.40
B C	71.24	B	49.57.00
C D	107.26	C	128.16.30
D E	60.71	D	198.43.00
E a	62.43	E	90. 0. 0
a A	9.50	a	178.25.50

- A : IRON PIPE
- B : IRON PIPE IN CEMENT
- D E a: IRON PEGS
- C : IRON PEG IN CEMENT



\* Now known as Erf No. 3182

For servitudes Deductions and Endorsements See Over.

Scale 1: 500 Cape feet

The Figure A B C D E a A represents 11126 Square feet of land Called

\* ERF No. 2224 situate in the Township of

PRETORIA

Comprising:

- (1) Figure A B g a being Erf No. 2582 wide diag. A No. 2585/34 annexed to Transfer No. 3920/35
- (2) " f g C h " Rem. of Erf No. 2223 " " " 1474/13 " " No. 5382/13
- (3) " c f h j " Erf No. 2224 " " " 1475/13 " " No. 5382/13
- (4) " d e j k " " " 2225 " <sup>diag. No.</sup> " <sup>Consolidation</sup> " 2225/37 " " No. 1797/1898
- (5) " c d k D " " " 2226 " " " " " " " " No. 1798/1898
- (6) " b c D l " " " 2227 " " " " " " " " No. 1799/1898
- (7) " a b l E " " " 2228 " " " " " " " " No. 2724/1898

District PRETORIA

Province of Transvaal

Surveyed for Certificate of Consolidated Title

in September 1935 by me

J. A. Schmal  
Land Surveyor

This diagram is annexed to Certificate of Consolidated Title No.

16148/35

R. 1101/35

Gen. Plan. sq. No. 2295/97. 77 4909

DR 56-24  
02

	SYE Meter	RIGTINGS- HOEK
AB	22,00	283-16-40
BC	12,00	38-16-40
CD	12,08	49-07-50
DE	3,50	86-28-00
EF	19,67	176-19-30
FA	2,97	178-17-00

L.G. No. A

1545/81

Goedgekeur



*Jan Thiel*  
nms. Landmeter-  
generaal.

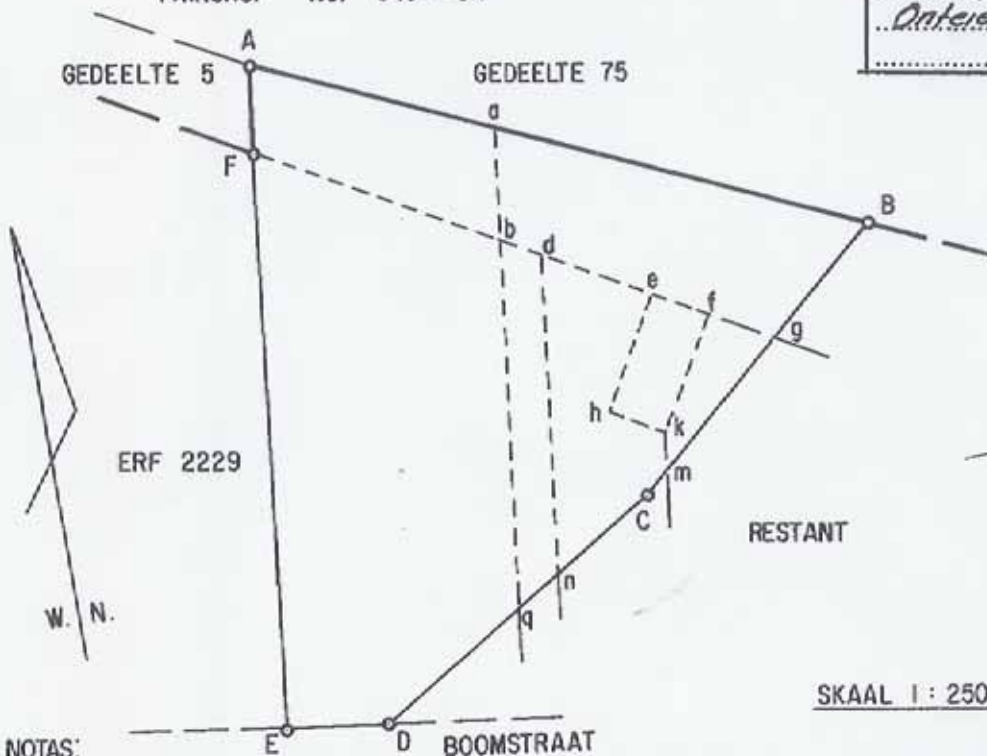
1981 -08-21

**BAKENBESKRYWING :**

- A HOEK GEBOU
- B 12mm. GAT OP BAKSTEENMUUR
- C, F 12mm. YSTERPEN
- D 12mm. GAT IN BETON
- E 12mm. YSTERPEN IN BETON

PRINSHOF NO. 349 - JR

*Ontoëning*



SKAAL 1 : 250

**NOTAS:**

1. DIE FIGUUR A.a.b.q.D.E.F.A IS ONDERWORPE AAN 'N HUURKONTRAK, SIEN KAART L.G. NO. A8496/70
  2. DIE FIGUUR e.f.k.h. STEL VOOR 'N HUURKONTRAKGEBIED, SIEN KAART L.G. NO. A3911/66 EN HUURKONTRAK NO. 116/1966<sup>L</sup>
- Die figuur A.B.C.D.E.F.

stel voor 282 <sup>282m<sup>2</sup></sup> VIERKANTE METER grond synde  
GEDEELTE 1 VAN ERF 3182 VAN DIE DORP  
PRETORIA

DISTRIK PRETORIA

Provinsie Transvaal  
 opgemeet in FEBRUARIE EN MAART 1981

deur my *[Signature]*

Landmeter.

R.J. STEENEKAMP

Hierdie kaart is gehêg aan

No. *T 9452/1984*  
 ged.  
 Lgv.

Registrouer van Aktes.

Die oorspronklike kaart is L.G.  
 no. A 2617/35

no. 16148/1935  
 Lef

Lêer TP 4969

M.S. No. 537/81

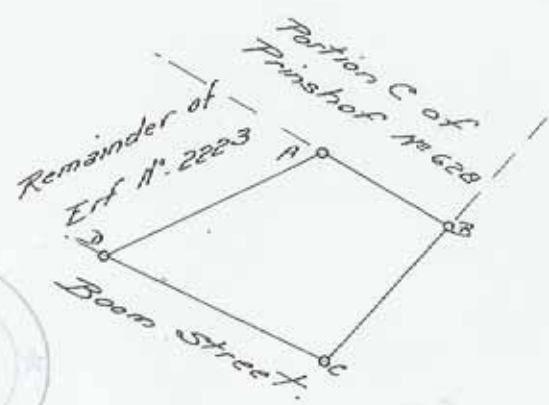
Komp. JR 5C-24  
 D 2

Approved

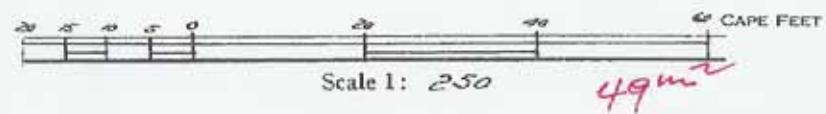
Surveyor General.  
16 DEC 1934

SIDES Cape Feet.		ANGLES	
AB	17.06	A	123.27.30
BC	21.50	B	78.50.30
CD	28.55	C	106.0.0
DA	28.19	D	51.42.0

Description of Beacons.  
 A and D iron pegs.  
 B iron peg in cement.  
 C iron pipe in cement.



\* New known as Portion...



The figure A B C D represents 496 Square feet  
 of land called \* PORTION A OF ERF No. 2223 situate in the Township  
 of PRETORIA

District of PRETORIA Province of Transvaal

Surveyed in November 1934, by me,

*[Signature]*  
 Land Surveyor.

This diagram is annexed to Deed of  
 No. 3921/35 dated  
 in favour of

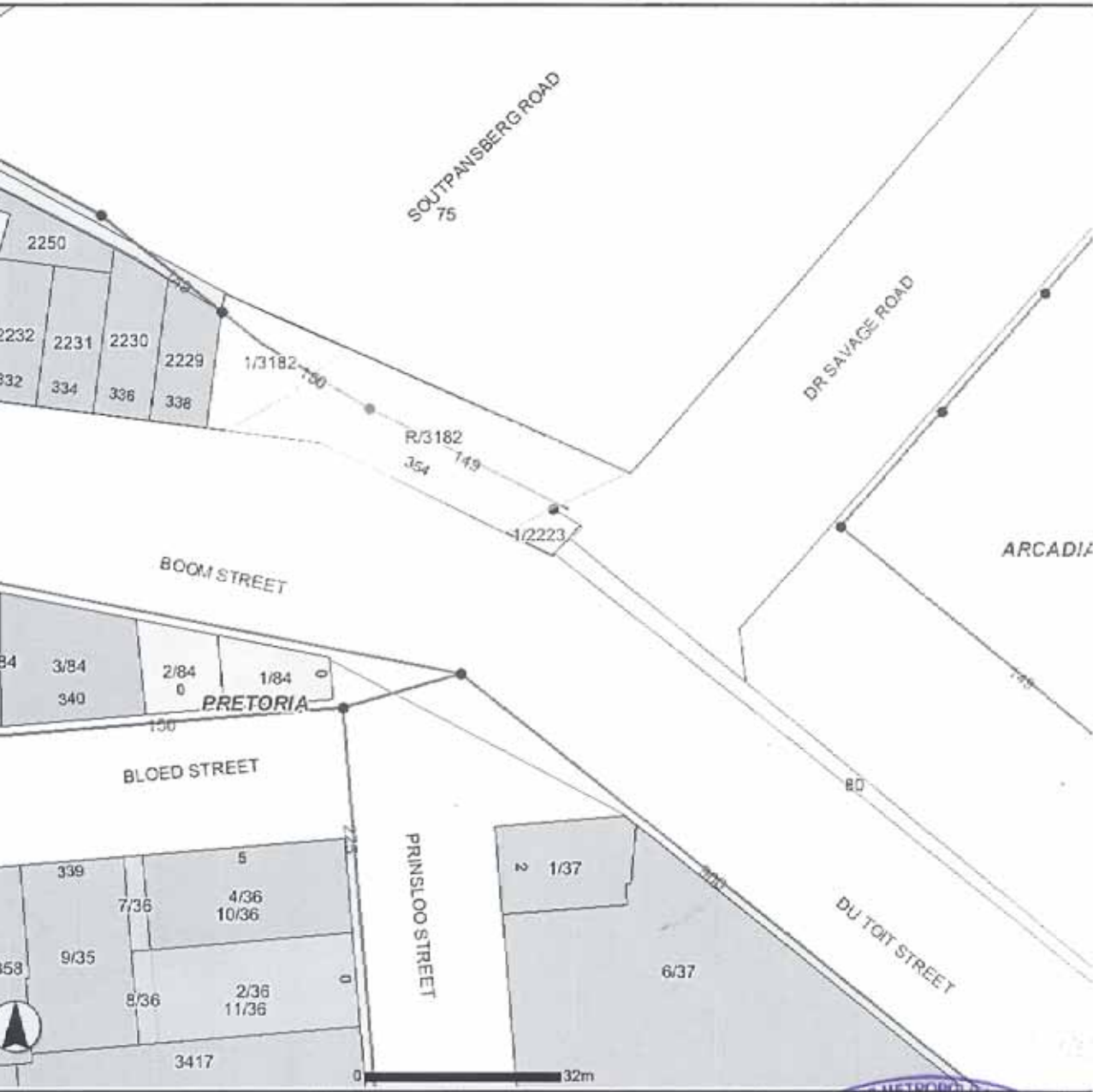
General Plan No.  
 The original diagram is No. A 1974/13  
 annexed to Transfer N° 2223/107  
5382/1913

Survey Records No 1047/34

Registrar of Deeds.



# ArcIMS HTML Viewer

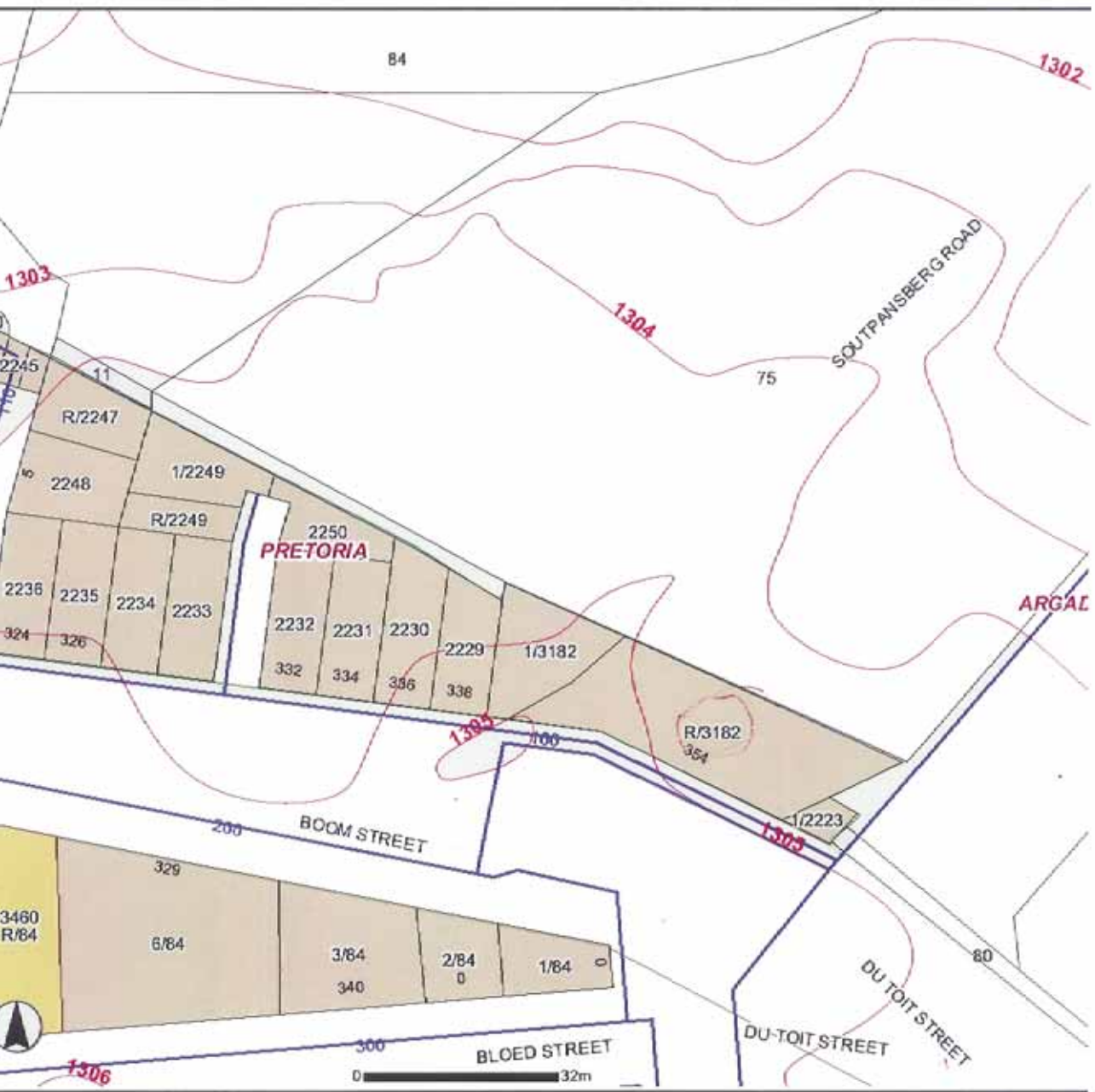


RF 3182/R Pretoria



KEY	OBJECTID	ADDRESS	STREET NAME	TOWNSHIP	NAME	OWNER TENANT	ACTIVE INACTIVE	POSTAL ADDRESS	LI
603182/1	723102	0000	HOOFINSKRYWING	PRETORIA	NO DEBTORS ON STAND				11
603182/1	723102	0000	BOOMSTRAAT	PRETORIA	CARBONATTO R O	O	A	30 THE LOOP 30 THE LOOP	11
603182/R	904518	0354	BOOMSTRAAT	PRETORIA	SEKUTHE A S	T	A	354 BOOM STREET 354 BOOM STREET	11
603182/R	904518	0354	BOOMSTRAAT	PRETORIA	SITHOLE M J	T	A	CARBONATO 2 354 BOOM STREET	11
603182/R	904518	0354	BOOMSTRAAT	PRETORIA	MAGOTLE R T	T	I	6 CARBONATO 354	11

# ArcIMS HTML Viewer



*Pretoria*

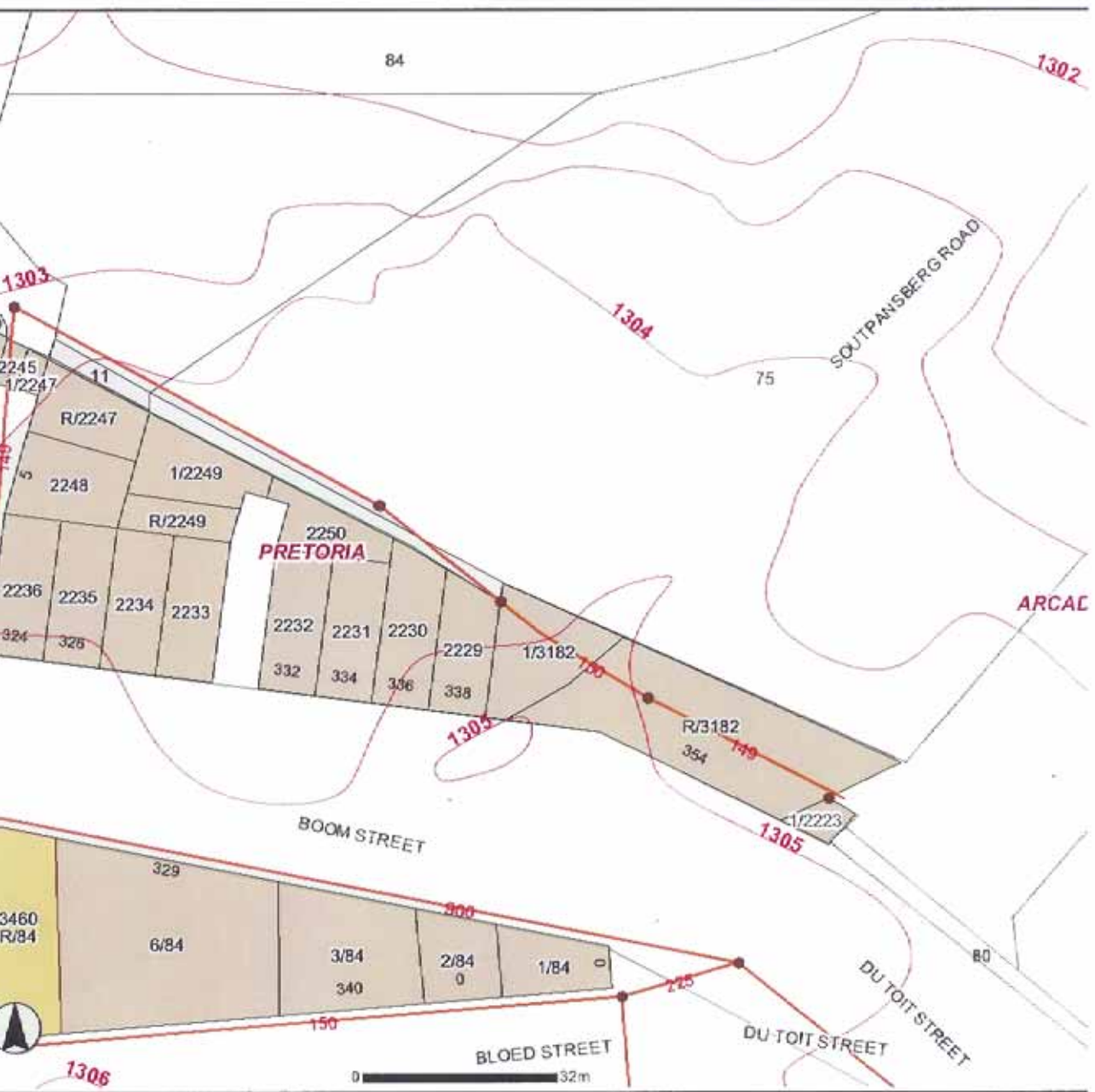
*Water*



KEY	OBJECTID	ADDRESS	STREET NAME	TOWNSHIP	NAME	OWNER	TENANT	ACTIVE	INACTIVE	POSTAL ADDRESS	U
603182/1	723102	0000	HOOFINSKRYWING	PRETORIA	NO DEBTORS ON STAND						10
603182/1	723102	0000	BOOMSTRAAT	PRETORIA	CARBONATTO R	O	A			30 THE LOOP 30 THE LOOP	10
603182/R	904518	0354	BOOMSTRAAT	PRETORIA	SEKUTHE A S	T	A			354 BOOM STREET 354 BOOM STREET	10
603182/R	904518	0354	BOOMSTRAAT	PRETORIA	SITHOLE M J	T	A			CARBONATO 2 354 BOOM STREET	10
603182/R	904518	0354	BOOMSTRAAT	PRETORIA	MAGOTLE R T	T	I			6 CARBONATO 354	10



# ArcIMS HTML Viewer

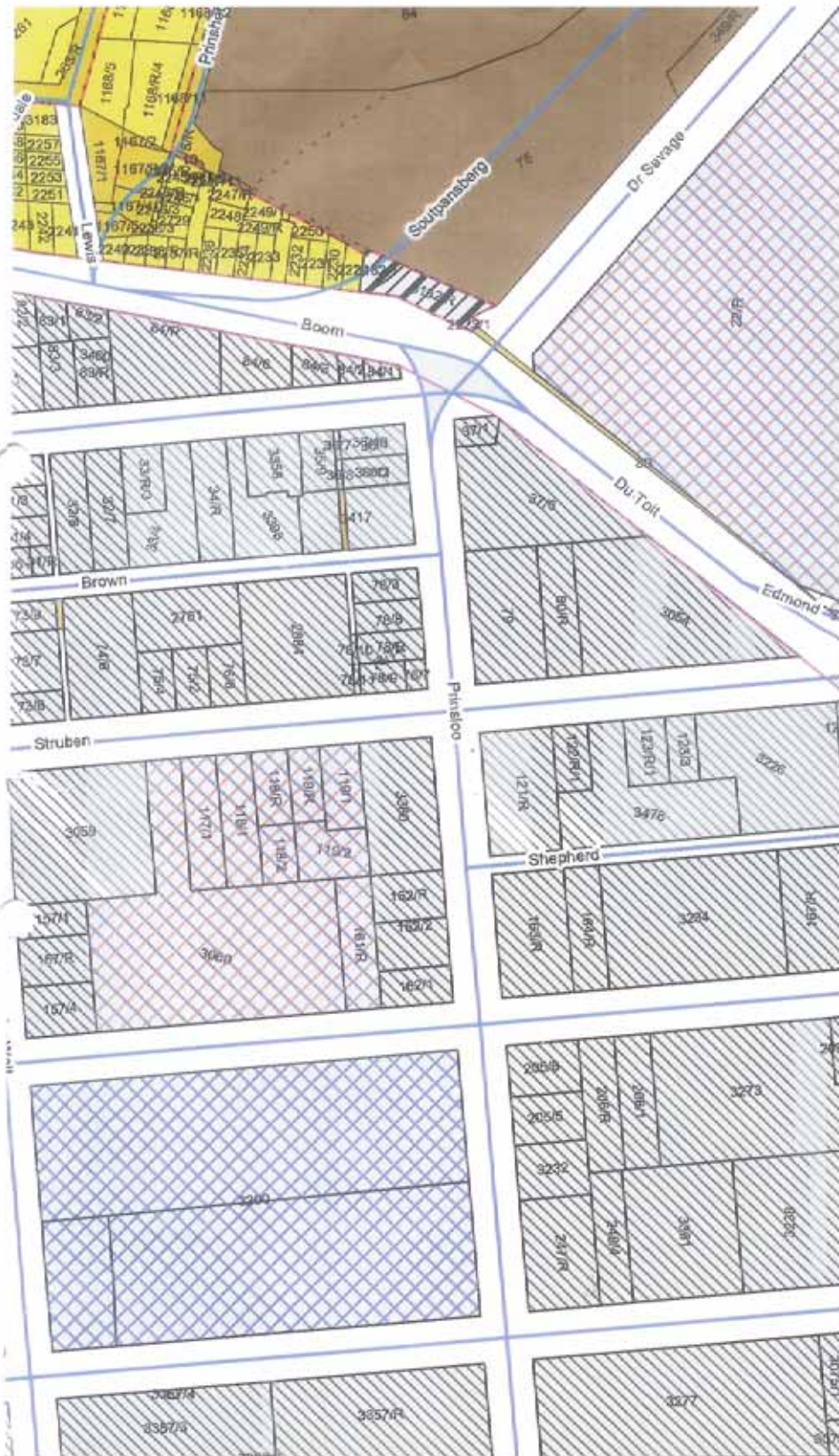


Pretoria  
Sewerage



KEY	OBJECTID	ADDRES	STREET NAME	TOWNSHIP	NAME	OWNER TENANT	ACTIVE INACTIVE	POSTAL ADDRESS	LI
603182/1	723102	0000	HOOFINSKRYWING	PRETORIA	NO DEBTORS ON STAND				10
603182/1	723102	0000	BOOMSTRAAT	PRETORIA	CARBONATTO R	O	A	30 THE LOOP 30 THE LOOP	10
603182/R	904518	0354	BOOMSTRAAT	PRETORIA	SEKUTHE A S	T	A	354 BOOM STREET 354 BOOM STREET	10
603182/R	904518	0354	BOOMSTRAAT	PRETORIA	SITHOLE M J	T	A	CARBONATO 2 354 BOOM STREET	10
603182/R	904518	0354	BOOMSTRAAT	PRETORIA	MAGOTLE R T	T	I	6 CARBONATO 354	10





**LEGEND**

- Special Residential
- Duplex Residential
- Duplex Residential
- General Residential
- Educational
- Institution
- Special Business
- General Business
- Municipal
- Government
- Restricted Industrial
- General Industrial
- Agricultural
- Special
- Undetermined
- Existing Roads
- Proposed Streets
- Existing Public Open Space
- Proposed Public Open Space
- Existing Private Open Space
- Proposed Private Open Space
- Township Establishment Area
- Sewerage Works
- Cemetery
- Aerodrome
- South African Railways
- Township Boundary
- Roads
- Railways



**CITY OF TSHWANE**  
"We are the way."

Compiled by : M Labuschagn  
Date : 08/02/2007  
Scale : 1:3,000

- Ukhyasie → D1 - D4
- Populasie → /persoon. per 15m<sup>2</sup>
- 16-100 mure → 0,4m<sup>2</sup> p/p maar mindens 12m<sup>2</sup>
- Restrooms → 25 l/s lugverreides
- Pakhuise → 7,5 l/s "
- Verkoopdale, vertoekames → 7,5 l/s "
- Garage → 7,5 l/s "
- Offices → Rock Geen  
7,5 5,0 l/s
- Vervoer → 7,5 5,0

Rioolvullvoer/liter per persoon per dag → 140

Saniteie beestelle →

Distal mens	Uitgang	Uitgang	Uitgang	Uitgang	Uitgang
15	1	1	1	1	1
30	1	1	1	1	1
60	2	2	2	2	2
90	3	3	3	3	3
120	4	4	4	4	4
150	5	5	5	5	5

Buitemuur Brandweerstand → D1 → 60 minute.

Jutte Daller p82.

- Office / WC area = 10-15% of work area
- Paint factories → light-medium
- Design for extension / Design for change
- Internal clear height = 6m
- Illumination → 200-750 lux
- 300-500 lux E (illumination level)
- $\frac{E_{min}}{E_{max}}$  must be atleast 0.7

Warehouse, packaging → Daylight factor 2% (10-15% Alocraen) 300-500

Small inspection → 1000 lux + DLF 10%.

- Floor change rate → 5 l/s/p
- 10-15% of production floor area for executive offices
- Parking → Production = 1p 50m<sup>2</sup> gross floor area
- Visitors = 10% of staff parking
- storage = 1 p 200m<sup>2</sup>
- Offices = 1 p 200m<sup>2</sup>

→ public galleries = 1/30m<sup>2</sup> per 2.



## 11. REFERENCES



■ "At zero there was the flash. The first thing I saw was a yellow-orange fireball....A mushroom-shaped cloud of glowing magenta began to rise over the desert where the explosion had been. My first thought was, "My God, that is beautiful!" - *Jeremy Bernstein (1929-)* ■ "Life is like a box of crayons. Most people are the 8-colour boxes, but what you're really looking for are the 64-colour boxes with the sharpeners on the back. I fancy myself to be a 64-colour box, though I've got a few missing. It's ok though, because I've got some more vibrant colours like periwinkle at my disposal. I have a bit of a problem though in that I can only meet the 8-colour boxes. Does anyone else have that problem? I mean there are so many different colours of life, of feeling, of articulation...so when I meet someone who's an 8-colour type..I'm like, "hey girl, magenta!" and she's like, "oh, you mean purple!"..and I'm like, "no - I want magenta!" - *John Mayer (1977-)*



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