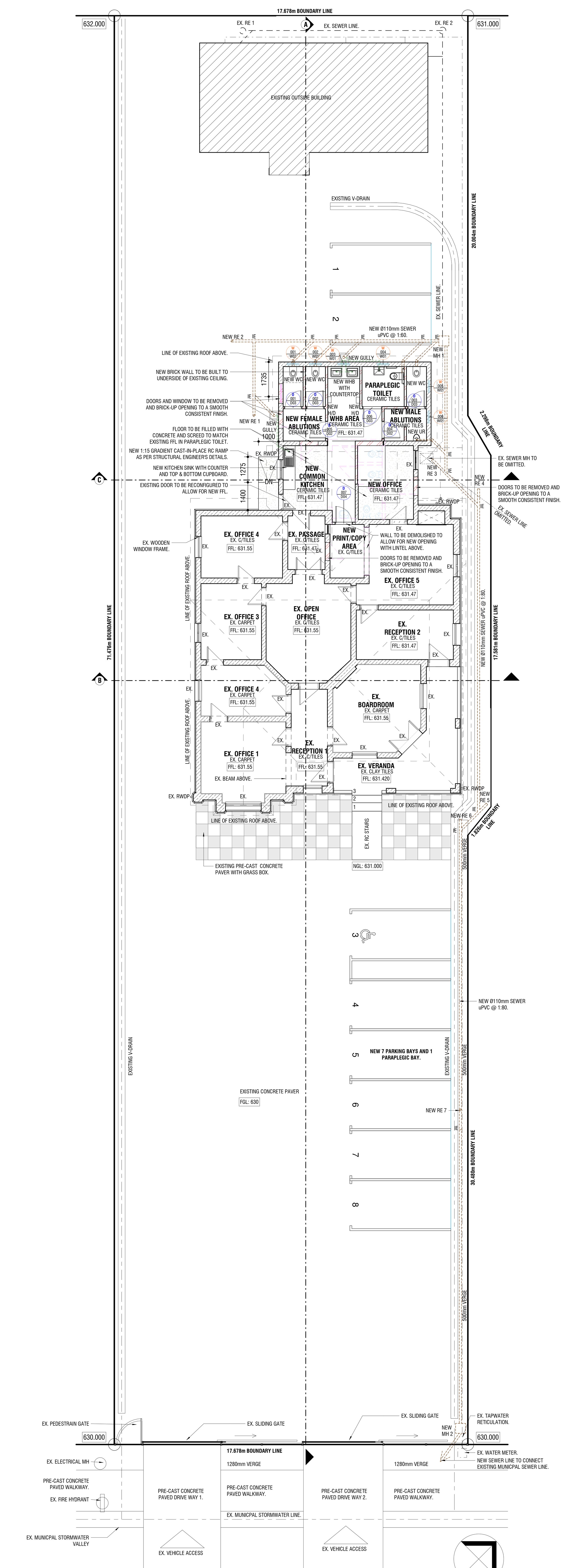
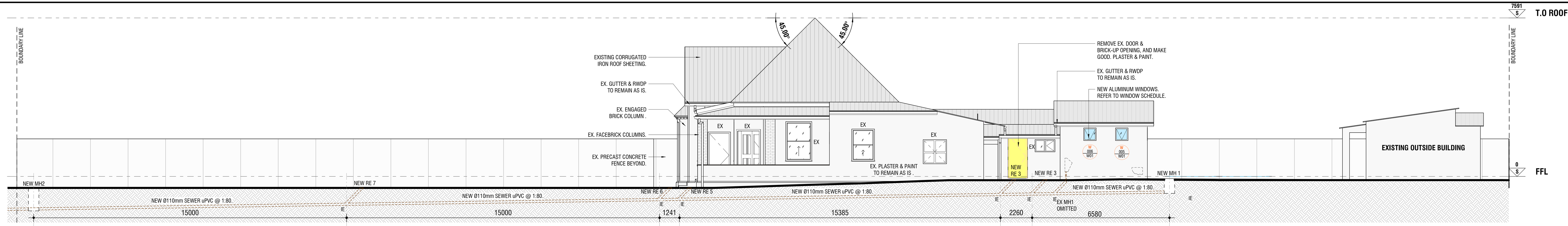
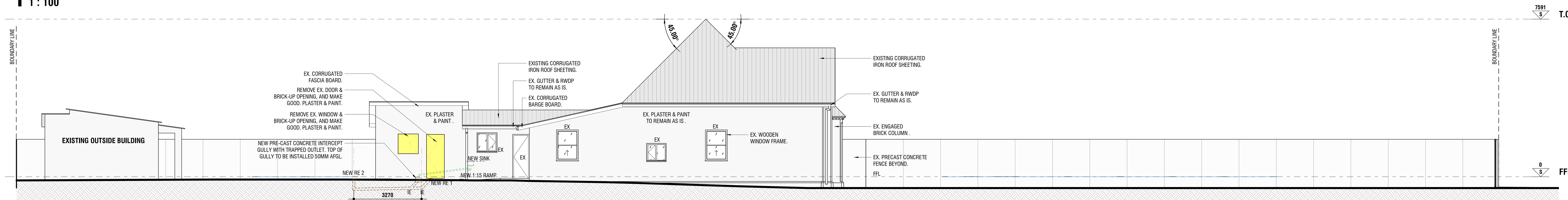


1 GROUND FLOOR PLAN
1 : 100



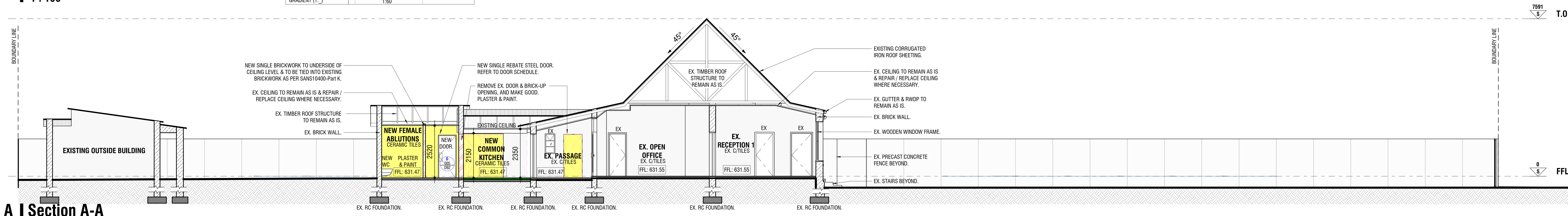
MANHOLE/ RODDING EYE	NEW MH2	NEW RE 7	NEW RE 6	NEW RE 5	NEW RE 4	NEW RE 3	NEW MH 1
COVER LEVEL (m)	630m	630m	630m	630m	630.95m	630.95m	631m
INVERT LEVEL (m)	628.9m	629.16m	629.38m	629.40m	630.18m	630.21m	630.29m
DEPTH (mm)	1100mm	837.7mm	619.1mm	599.8mm	770.5mm	748mm	710mm
DISTANCE (mm)	15000mm	15000mm	1241mm	15385mm	2260mm	6580mm	
GRADIENT (1:_)	1:80	1:80	1:80	1:80	1:80	1:80	

2 NORTH EAST ELEVATION
1 : 100

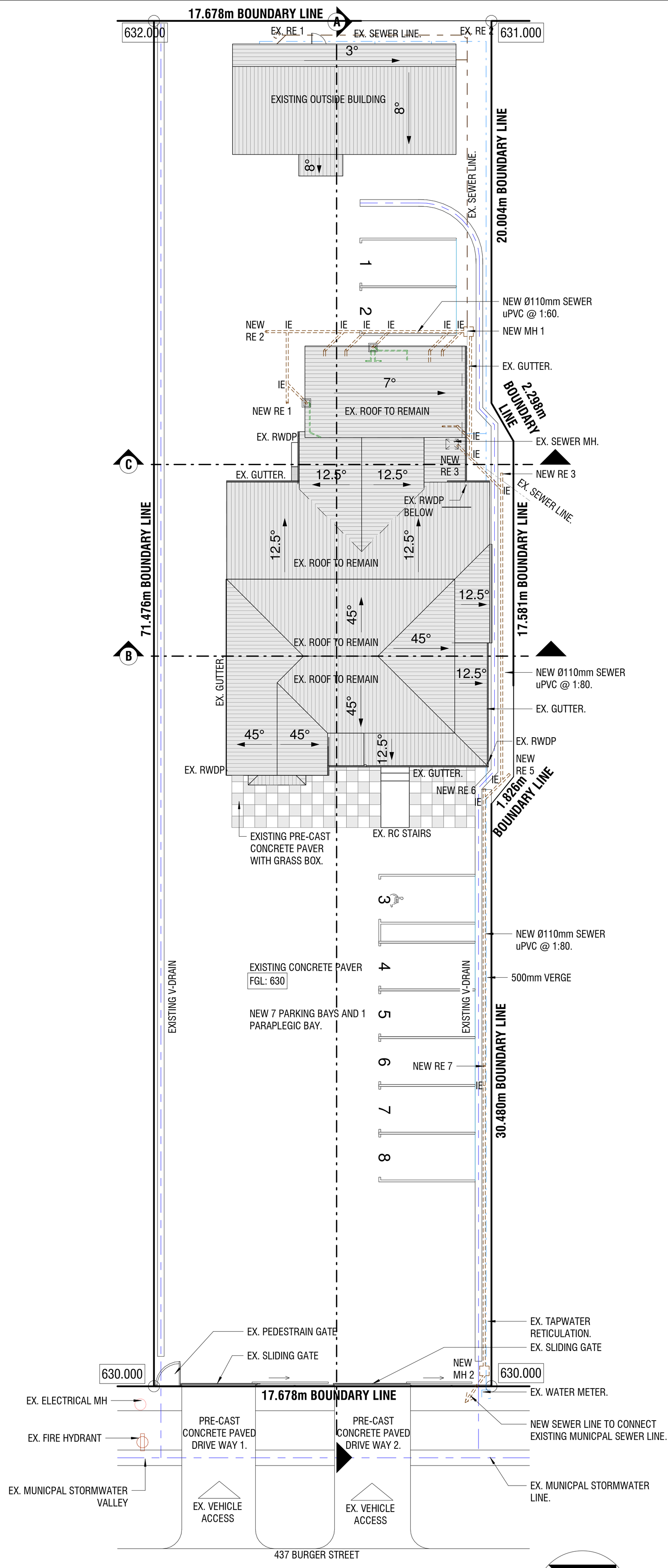


MANHOLE/ RODDING EYE	NEW RE 2	NEW RE 1
COVER LEVEL (m)	631m	631m
INVERT LEVEL (m)	630.45m	630.50m
DEPTH (mm)	547.30mm	500mm
DISTANCE (mm)	3270mm	
GRADIENT (1:_)	1:60	

3 SOUTH WEST ELEVATION
1 : 100

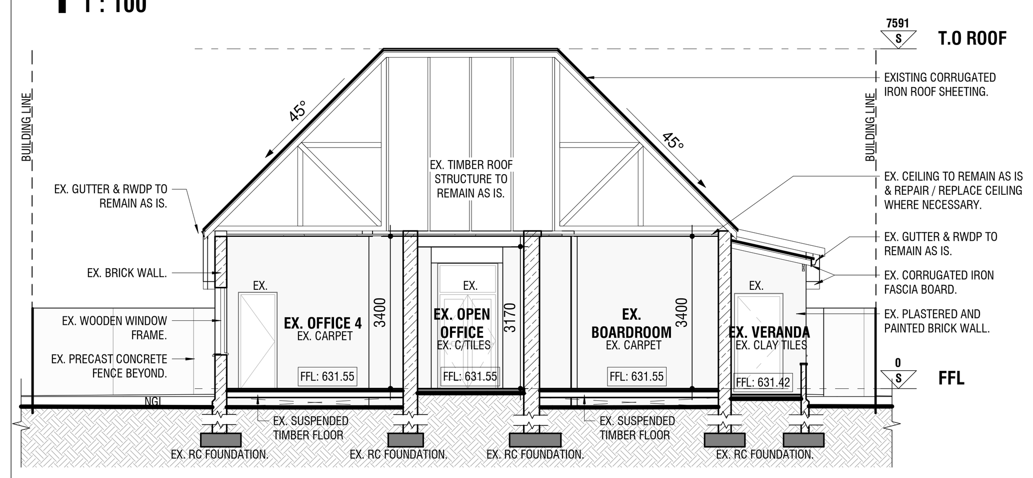


A Section A-A
1 : 100

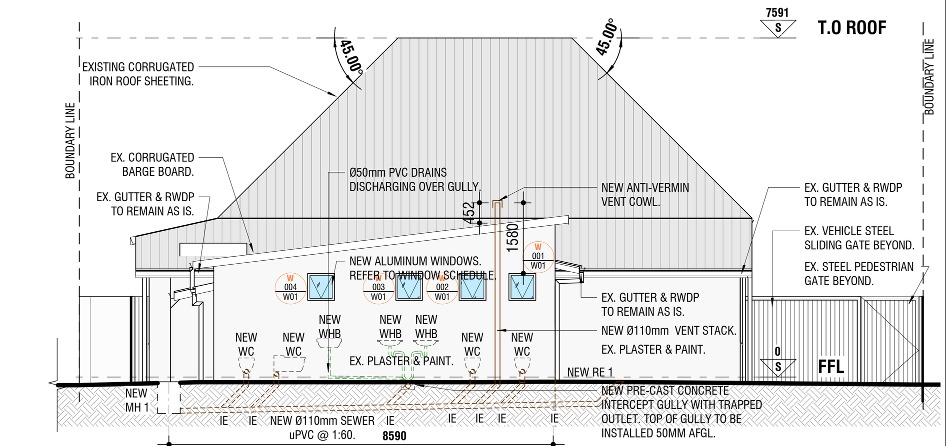


6 SITE PLAN
1 : 200

4 SOUTH EAST ELEVATION
1 : 100

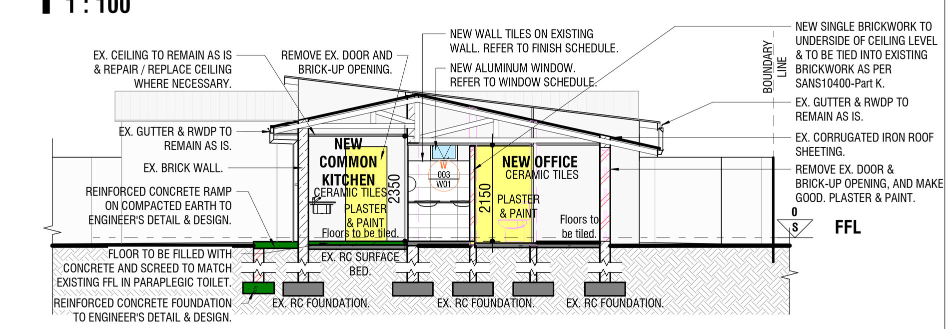


B Section B-B
1 : 100



MANHOLE/ RODDING EYE	NEW MH 1	RE 1
COVER LEVEL (m)	631m	631m
INVERT LEVEL (m)	630.29m	630.45m
DEPTH (mm)	710mm	547.30mm
DISTANCE (mm)	8590mm	
GRADIENT (1:_)	1:60	

5 NORTH WEST ELEVATION
1 : 100



C Section C-C
1 : 100

SCHEDULE OF AREAS

NO ADDITIONAL FLOOR AREA

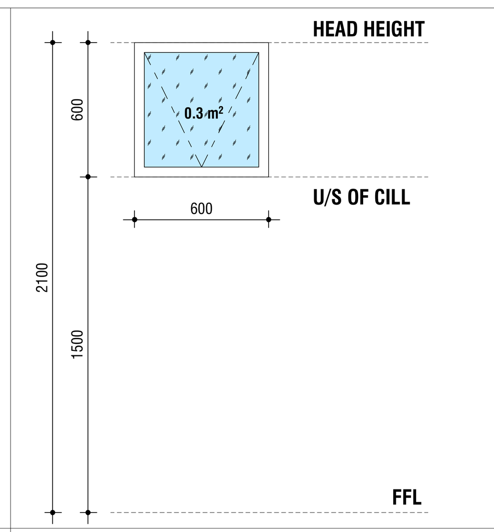
SITE AREA	= 1285.74m²
ZONING	= GENERAL RESIDENTIAL 2 (SPECIALISED OFFICE).
CLASSIFICATION	= G1 - OFFICES.
PERMISSIBLE COVERAGE	= 50%
PERMISSIBLE FAR	= 0.50
BUILDING LINES	= 7m(NO SPECIFIED MINIMUM SIDE OR REAR SPACE FOR SPECIALISED OFFICES).
COVERAGE	
EXISTING MAIN BUILDING	= 268.61m²
EXISTING OUTBUILDING	= 64m²
TOTAL COVERAGE	= 332.61m² (26%)
PROPOSED COVERAGE	= NO ADDITIONAL AREA.
FLOOR AREA RATIO	
EXISTING MAIN BUILDING	= 223.25m²
EXISTING OUTBUILDING	= 62.55m²
TOTAL F.A.R	= 285.80m² (0.22)
PROPOSED F.A.R	= NO ADDITIONAL AREA.
PARKING SCHEDULE	
ON-SITE PARKING REQUIREMENTS	= 1 BAY PER 40m² OF NETT OFFICE SPACE.
PROPOSED PARKING BAYS	= 8 BAYS INCLUDING 1 DISABLED.

STRUCTURAL LEGEND

KEY	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED.
	EXISTING DOUBLE BRICK WALL.
	EXISTING SINGLE BRICK WALL.
	EXISTING STRUCTURAL CONCRETE COLUMN.
	NEW DOUBLE BRICK WALL.
	NEW SINGLE BRICK WALL.

GENERAL NOTES:

1. ALL WINDOWS ARE SHOWN AS VIEWED FROM OUTSIDE.
2. ALUMINIUM WINDOWS TO BE FITTED WITH WEATHER SEALS AND WIND STRIPS.
3. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING AND MANUFACTURING.
4. ALL GLAZING TO COMPLY WITH SANS10137, SANS10400 PART "N" AND AAMSA REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE SPECIALIST GLAZING CONTRACTOR TO ENSURE COMPLIANCE FOR GLAZING THICKNESS AND TO PROVIDE GLAZING COMPLIANCE CERTIFICATES ON COMPLETION.
6. ALL SHOPFRONT SECTIONS TO BE DESIGNED AND SUPPLIED BY MANUFACTURER TO SUSTAIN WINDLOADS AS PER SABS 0160/1989 (5.5)
7. ALUMINIUM SECTIONS SHALL BE FABRICATED FROM ALLOY 6063 IN TEMPER T5 OT T6 ALL IN ACCORDANCE WITH THE LATEST EDITION OF BS EN 755 - "ALUMINIUM AND ITS ALLOYS - EXTRUDED ROD/BAR, TUBE AND PROFILES." THE EXTRUDED SECTION SHALL BE OF SUCH QUALITY AND STRENGTH THAT THE SECTION PROPERTIES OF THE LOAD BEARING PROFILES MEET THE REQUIREMENTS AS LAID DOWN IN SECTION 1.3
8. POWDER COATING SHALL BE IN STRICT ACCORDANCE WITH SANS 1796. FURTHERMORE THE POWDER SHALL BE IN STRICT ACCORDANCE WITH SANS 1578. POWDER GUARANTEE OF MINIMUM 15 YEARS TO BE PROVIDED. ALL ALUMINIUM SHALL BE PRE-TREATED IN ACCORDANCE WITH SANS 1796 TO ENSURE EXCELLENT ADHESION PROPERTIES.
9. ALUMINIUM IS TO BE PROTECTED WITH A LOW TACK TAPE UNTIL UNITS HAVE BEEN FIXED INTO POSITION AND TO REMAIN COVERED UNTIL ALL WET TRADES HAVE BEEN COMPLETED.



SANS 10400-XA - COMPLIANCE

REQUIREMENTS
***GLAZED AREAS**: THE TOTAL GLAZED AREA AS A PERCENTAGE OF THE NET FLOOR AREA MUST BE INDICATED –*
- *IF IT IS **MORE THAN 15%**, THE GLAZED AREA MUST BE DESIGNED TO COMPLY WITH SANS 204. THIS MAY REQUIRE THE ADDITIONAL SPECIFICATION OF PERFORMANCE GLAZING OR SHADING OVER GLAZED AREAS.*
- *IF IT IS **LESS THAN 15%**, NO ADDITIONAL REQUIREMENTS HAVE TO BE MET.*

PROPOSAL
TOTAL GLAZING (EXISTING & PROSED) = 11.826m²
EXISTING MAIN BUILDING F.A.R = 223.25m²

(11.826/223.25)100 = 5.3%

THEREFORE GLAZED AREA IS LESS THAN 15%. *NO ADDITIONAL REQUIREMENTS HAVE TO BE MET.*

WINDOW NUMBER AND TYPE	W01
COUNT	6 No.
WINDOW DESCRIPTION	600 X 600MM ALUMINIUM FRAMED WINDOW CONSISTING OF 1 X TOP HUNG OPENING SECTION.
FRAME	EXTRUDED ALUMINIUM ALLOY FRAME TO DIMS, WITH MITRED CORNERS TO FORM CLOSE JOINTS, FIXED WITH STAINLESS STEEL SELF-TAPPING SCREWS. ALL ALUMINIUM JOINTS TO BE SEALED 100% AFTER INSTALLATION. THE WHOLE UNIT TO BE SEALED WITH SILICONE TO SECURE WATERTIGHT JOINTS BETWEEN UNIT AND BRICKWORK. FRAMES ARE TO BE SUPPLIED WITH ALL BUILDING-IN LUGS.
FRAME FINISH	POWDER COATED: INTERPON D2525T, QUALICOAT COMPLIANT, CLASS 2 POWDER, COLOUR CODE: QL258P COLOUR NAME: MATT CHARCOAL, APPLIED BY INTERPON APPROVED APPLICATOR .SUPPLY 15 YEAR PROJECT WARRANTY.
GLASS SPECIFICATIONS	3mm CLEAR 'OCEANVUE' MONOLITHIC ANNEALED GLASS (PG GLASS - 0317001404) TO COMPLY WITH S.A.B.S 0137 SANS 10400 PART N AND AAMSA REGULATIONS. (5.9 U-Value; 0.86 SHGC).
IRON MONGERY	AS SUPPLIED BY WINDOW MANUFACTURER AND APPROVED BY THE ARCHITECT. ALL WINDOW CATCHES AND STAYS ARE TO BE BLACK AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
GENERAL NOTES	SECURITY BARS TO INTERNAL FACE TO SPECIALIST DETAIL.

NOTES IN RESPECT OF S.A NATIONAL STANDARD FOR THE APPLICATION OF NATIONAL BUILDING REGULATIONS SANS 10400

PART A GENERAL PRINCIPLES AND REQUIREMENTS
- ALL REQUIREMENTS TO COMPLY WITH **PART A SANS 10400**

PART B STRUCTURAL DESIGN
- ALL STRUCTURAL DESIGN AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART C DIMENSIONS
- ALL DIMENSIONS OF ANY ROOM OR SPACE TO COMPLY WITH THE REQUIREMENTS OF **PART C SANS 10400**

PART D PUBLIC SAFETY
- NEW RAMP TO COMPLY WITH **D4.3 & D3 (ANNEX A).**

PART F SITE OPERATIONS
- ALL SITE OPERATIONS TO COMPLY WITH **PART F SANS 10400.**

PART H FOUNDATIONS
- ALL NEW FOUNDATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART J FLOORS
- ALL NEW FLOORS TO COMPLY WITH **(ANNEX A) J1.**
- ALL NEW WATER RESISTANT FLOORS TO COMPLY WITH **J4.2.**
- ALL NEW FLOORS AS PER RATIONAL DESIGN BY COMPETENT PERSON **.**

PART K WALLS
- ALL WATERPROOFING TO NEW WALLS TO COMPLY WITH **K4.5 & C1 (ANNEX C) OF PART K.**
- ALL NEW STRUCTURAL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART L ROOFS
- NO NEW ROOF.

PART M STAIRWAYS
- NO NEW STAIRWAYS.

PART N GLAZING
- ALL NEW GLAZING TO COMPLY WITH PART **N**4, N1 (ANNEX A) AND AAAMSA REGULATIONS.

PART O LIGHTING & VENTILATION
- ALL LIGHTING AND VENTILATION TO COMPLY WITH **PART O4.1.**
- ALL NEW AREAS TO BE NATURALLY AND ARTIFICIALLY LIT TO COMPLY WITH **PART O4.2 OF SANS 10400.**
- ALL NATURAL AND NEW MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH **PART O4.3 OF SANS 10400.**
- BUILDING TO COMPLY IN TERMS WITH THE TOBACCO CONTROL LEGISLATION AS PER PART **O4.4** OF SANS 10400.
- LIGHTING AND VENTILATION AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART P DRAINAGE
- ALL NEW SANITARY FIXTURES TO BE IN ACCORDANCE WITH **P4.3**, **P4.4** & **P4.5.**
- ALL NEW SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH **P4.11.**
- ALL NEW DRAINAGE AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART R STORMWATER DISPOSAL
- NO NEW STORMWATER.

PART S FACILITIES FOR PERSONS WITH DISABILITIES
- NEW SIGNAGE TO COMPLY WITH **S4.2.**
- NEW PARKING BAY/S TO BE PROVIDED IN COMPLIANCE WITH **S4.3.**
- ALL NEW CIRCULATION TO BE PROVIDED IN ACCORDANCE WITH **S4.4.**
- ALL NEW ACCESSIBLE ROUTES TO COMPLY WITH **S4.5**, **S4.6** & **S4.7.**
- NEW RAMPS TO BE PROVIDED IN ACCORDANCE WITH **S4.8.**
- NEW BALUSTRADES TO BE PROVIDED IN ACCORDANCE WITH **S4.10.**
- NEW TOILET FACILITIES TO BE PROVIDED IN ACCORDANCE WITH **S4.12.**
- NEW CONTROLS, SWITCHES AND POWER POINTS TO BE PROVIDED IN ACCORDANCE WITH **S4.14**
- NEW WARNING SIGNALS TO BE PROVIDED IN ACCORDANCE WITH **S4.15.**

PART T FIRE PROTECTION
- ALL NEW FIRE PROTECTION AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART U REFUSE DISPOSAL
- NO NEW REFUSE AREA.

PART W FIRE INSTALLATION
- ALL FIRE FIRE INSTALLATION AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART XA ENERGY USAGE IN BUILDINGS
- ALL NEW HOT WATER SUPPLY AS PER RATIONAL DESIGN BY COMPETENT PERSON.
- BUILDING DESIGN TO BE IN ACCORDANCE WITH PART **4.1,4.2, 4.3 & 4.4 OF SANS 204.**
- SERVICES AS PER RATIONAL DESIGN BY COMPETENT PERSON.
- ALL NEW ENERGY USAGE AS PER RATIONAL DESIGN BY COMPETENT PERSON.

GENERAL NOTES:
ALL SOIL PIPES TO BE Ø110mm EXCEPT URINALS WHICH ARE TO BE Ø75mm OR Ø50mm IN THE CASE OF WALL HUNG URINALS.

ANY WASTE WATER DISCHARGINGN OVER A GULLY TO COMPLY WITH PART PP18.2 OF THE N.B.R.'s.

ALL SOIL VENTILATION PIPES (S.V.P.'s) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1,8m ABOVE THE NEAREST ADJACENT WINDOW HEAD.

WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE I.E.'s AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.

WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1,2m THESE FITTINGS ARE TO BE ANTISYPHON VENTED. ALL DRAINAGE INSTALLATIONS TO COMPLY WITH SANS 10400 AND LOCAL MUNICIPAL BY-LAWS.

ENGINEER TO CONFIRM THE LOADING OF THE NEW STRUCTURE ON THE EXISTING FLOOR SLAB.

SOFTBOARD JOINTS & HOOP IRONS AT ALL JUNCTIONS BETWEEN NEW BRICKWORK & EX. BRICKWORK, AS PER SANS10400 PART K.

NEW BRICKWORK TO BE TIED TO EXISTING BRICKWORK, WITH AS PER SANS10400 PART K.

GENERAL

1. All work is to be done in accordance with the National building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from B+P and all other consultants related to the project.
6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the specific trade.
10. This drawings is copyright reserved and remains the property of Boogertman + Partners Architects

11. NOTE THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE BOOGERTMAN + PARTNERS ARCHITECTURAL SPECIFICATION (DOCUMENT SERIES 5600) ALL SECTIONS.

REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2022-07-14	M.B	ISSUED FOR INFORMATION
B	2022-07-18	M.B	ISSUED FOR INFORMATION
C	2022-08-15	M.B	ISSUED FOR AMAFA APPROVAL/PERMIT

KEY PLAN

CLIENT

Boogertman + Partners

DURBAN
Brentwood, Ground Floor, Essex Gardens, No 1 Nelson Rd, Westville, 3629
Tel: (031) 267 1888
PO Box 1011, Westville, 3630
mail@boogertmandbn.co.za

CAPE TOWN
Tel: (021) 930 9210

JOHANNESBURG
Tel: (011) 790 1600

PRETORIA
Tel: (012) 429 7300

KENYA
Tel: +254 705 960 687

PROJECT

HALFWAY PMB OFFICES - BURGER ST
FOR
HALFWAY GROUP
LOT 2/A/44,
437 BURGER ST,
PIETERMARITZBURG, 3201
PIETERMARITZBURG

TITLE

SITE PLAN, GROUND FLOOR PLAN, ELEVATIONS, SECTION A,B&C AND WINDOW SCHEDULE.
SCALE: As indicated @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AFNB01	01	AR	1001	C

DRAWN BY: MINENHLE BUTHELEZI
CHECKED BY: ZUNAED BALLIM
DATE: 2022-08-15
SIGNED:

Z:\PROJECTS\AFNB01 HALFWAY PMB OFFICES- BURGER ST\AFNB01 HALFWAY PMB OFFICES - BURGER ST - 2022-08-22.rte
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