



**DRAINAGE**

NB: No back venting required !

- Provide a chemical temporary toilet (before inspection of foundation excavations) in an inoffensive position: Keep it in a hygienic and odourless state.
- All sewers to be 100 dia. PVC min fall 1:40, max fall 1:10.
- Open end of vent pipe to be min 2,0m above any opening into building within a 5m radius. Stub vents to be fitted with an approved 2-way vent-valve. All vents, stacks, geysers, down pipes etc. to be concealed. Stacks in ducts to be accessible for cleaning purposes.
- All bends and junctions in sewer to be fitted with ie's. All re's under paving to be fitted with marked covers. Protect drain under foundations as per PP24 of SABS 0400.
- All waste fittings to have reset traps and pipe to be accessible if under floors, with ie's either end or clamped to wall. Shr traps to be brass.
- Any sewer pipe not deeper than 350mm under ground level (il.-.46) to be covered with a concrete slab.
- wide and strong enough to protect the sewer, with min. 100mm soil between pipe and concrete.
- The radius at the centerline of the bend at the foot of discharge stack, shall be not less than than 300mm and other bends 600mm.
- The vertical distance between the invert of the lowest branch discharge pipe connected to and the invert of the drain at the point of connection of the stack and the drain to be min. 500mm.
- Where any waste or soil branches are connected to a stack the center line of the waste branch shall not intersect the stack within 200mm below the center line of the soil branch.
- All waste branches to connect separately to stack- Where a french drain is required a perco-lation test shall be executed complying with section PP28 of SABS 0400. The french drain shall run parallel to the contours on site.
- Sewer connection as shown: with rodding eye or manhole 1,5m from connection.

**HEALTH**

- Ceiling level to be at least 2,4m in habitable rooms or to comply with C3 of the NBR.
- Windows to be at least 10% and opening sections 5% of the floor area of habitable areas.
- All space, water heating and cooking apparatus in house and outbuildings to be smoke free.

**GLAZING**

- Glazing to comply with part N of the NBR and glazing exposed to wind to comply with clause 4.3 of SABS 0137.
- All glazing in doors to be safety glass.
- Safety glass to be used in shower and bath enclosures, in all windows less than 500mm above gl., in all glass within 2m above pitch line of stairs, balustrades and skylights.
- Clear glass in positions where not apparent to bear markings to render glass clearly apparent.
- Liquid laminated glass is no acceptable.
- ORDINARY ANNEALED GLASS IN VERTICAL POSITIONS.
- Glass 3mm : max. pane size : 0,75m²
- Glass 4mm : max. pane size : 1,50m²
- Glass 5mm : max. pane size : 2,10m²
- Glass 6mm : max. pane size : 3,20m²

**NOTES**

**FLOORS AND WATER PROOFING**

- Ground floor slab: 85mm thick, 20mpa concrete, perfectly level, min. 150 above G.L. on properly compacted hardcore fill. 25mm thick screed and finishes as indicated. Suspended concrete floor slabs to engineer's detail.
- DPC under all walls (except free standing), floors and window sills, and to all vertical changes in floor levels.
- Flashing to all parapets and changes in roof levels
- Atriums & courtyards to be fitted with atleast 1x150Ø outlet pipe from catchpit fitted with grating and silt trap.
- Planters to be waterproofed and drainage installed.

**FOUNDATIONS, BRICKWORK & PARTITIONS**

- All foundations to be 25mpa concrete, at least 230x600mm min. 200 under ground to eng. details.
- Boundary walls' foundation must not encroach on boundary. All screen walls to be at least 1,8m high above ground level.
- Lintels to be supported min.150 for openings up to 3,0m and at least 220mm for openings up to 4,8m. Brickforce to be built in every course below floor level and above window level, every third course between, in continuous bands.

**ROOF: TILES ON TRUSSES**

- 26° pitch concrete tile roof with SABS approved underlay. Tiles on 38x38 battens at 320c/c max. Trusses from SA Pine at 760c/c fastened securely with 2 wires of 4mmØ (Embedded at least 300mm in brickwork) with connecting devices according to table L2, Schedule 1, of SABS 0400.
- All web members to be min. 38x114, Gr.4, with equal bays smaller than 1,5m. Approved bracing must prevent buckling and keep trusses upright. Valley and hip rafters to be Gr.6, 50x228 SA Pine. Laminated timber to comply with SABS 876. 50mm thick Glass-Fibre insulation to be installed on ceiling.

**FIRE PREVENTION**

- Any roof space between garage and habitable areas shall be divided by a wall with a thirty minute fire rating.
- Any door between garage and habitable areas to be solid timber core door, 40mm thick.

**AREA SCHEDULE**

SITE	=	548m²
GROUND FLOOR	=	192,287m²
FOYER	=	3,538m²
PATIO	=	8,34m²
TOTAL GROUND FLOOR	=	203,97m²
FIRST FLOOR	=	152,587m²
BALCONY	=	12,0m²
COVERAGE	=	37,22%
RATIO	=	74,8%

**PROJECT TITLE**

**PROPOSED CHILDREN'S CHURCH**  
For  
**TOWER OF GRACE**  
To be erected at  
**138 VAN NIEKERK VSTREET ROSSLYN**

NB. GEYSER INSTALLATION TO COMPLY WITH SABS 0252. GLAZING TO COMPLY WITH SABS 0137 & SABS 0400 PART N

CHIMNEY AS PER PART 'V' OF NBR  
DRAINAGE DESIGN TO BE IN ACCORDANCE WITH THE NBR

**MANICIPALITY DRAWINGS**

**DRAWING NAME**  
Ground Floor, East Elevation, North Elevation, South Elevation, West Elevation.

**Drawn by**  
LALAMANI SOLOMON

**Date**  
23 September 2013

**Signature:**

**Drawing Scale**  
1:100

**Layout ID**  
A.01

**Status**  
Revision

**Revision**  
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