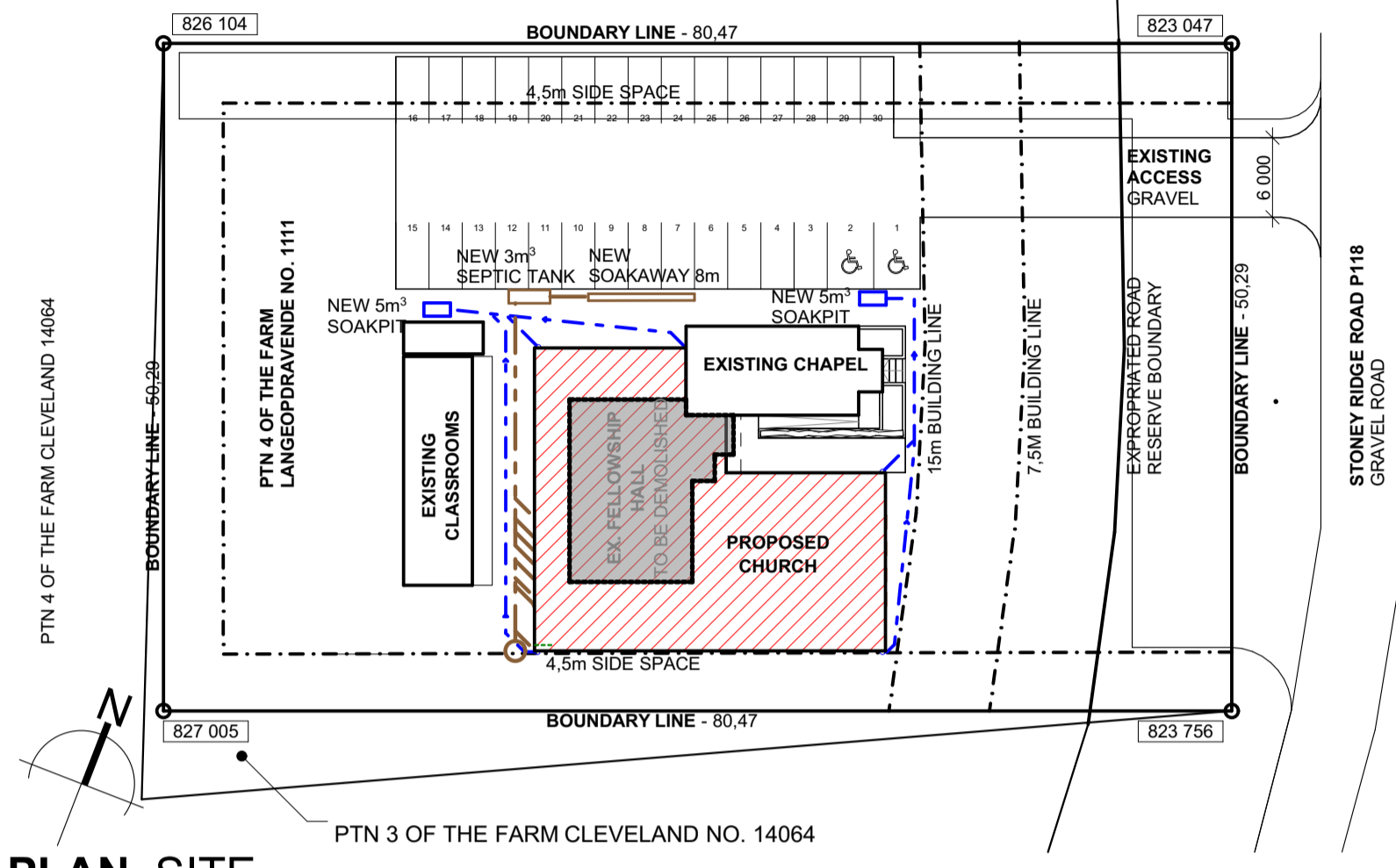


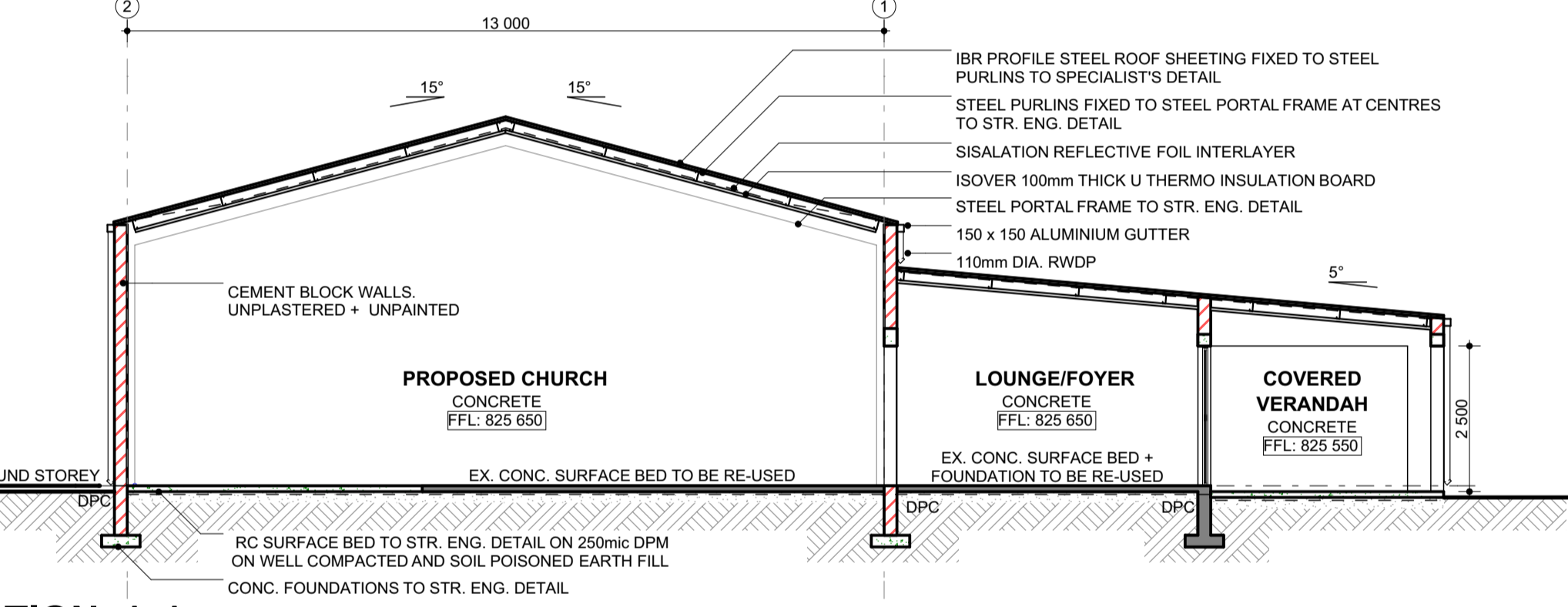
PLAN_GROUND STOREY
SCALE 1:100

AREA SCHEDULE:
SITE AREA

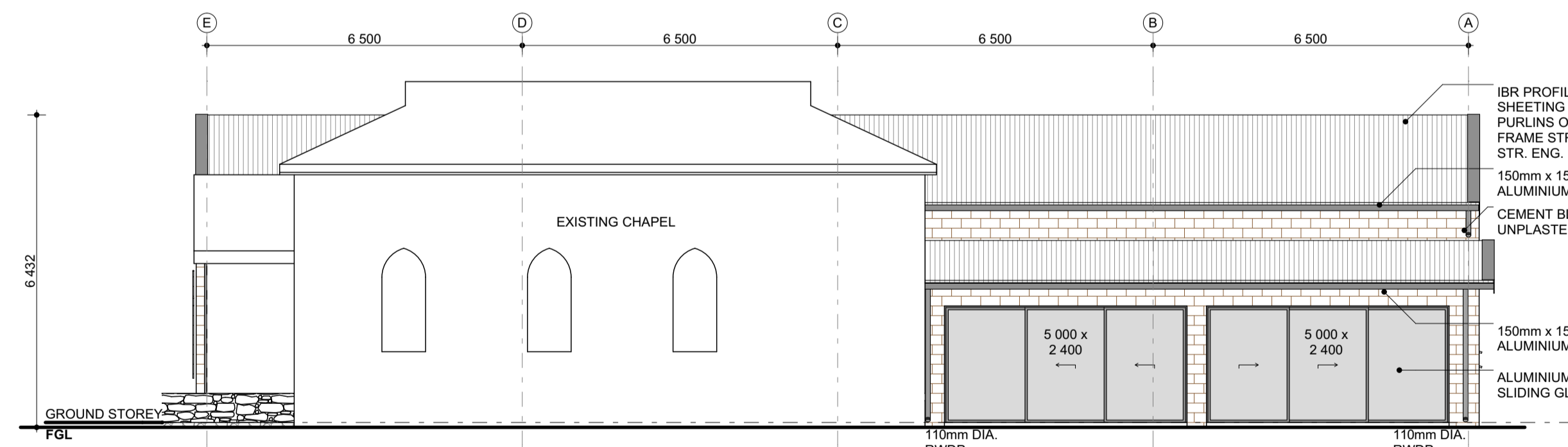
F.A.R. (FLOOR AREA)	: 4 047m ²	COVERAGE	
F.A.R. PERMITTED	: 0,5 (2 023,50m ²)	COVERAGE PERMITTED	: 30% (1 214,10m ²)
F.A.R. EXISTING	: 290m ²	COVERAGE EXISTING	: 319m ²
F.A.R. REMOVED	: -114m ²	COVERAGE REMOVED	: -139m ²
EX. F/SHIP HALL TO BE DEMOLISHED	: -114m ²	EX. F/SHIP HALL TO BE DEMOLISHED	: -139m ²
F.A.R. PROPOSED	: 426m ²	COVERAGE PROPOSED	: 475m ²
PROP. CHURCH	: 426m ²	PROP. CHURCH	: 475m ²
F.A.R. PROPOSED TOTAL	: 0,15 (602m ²)	COVERAGE PROPOSED TOTAL	: 16% (655m ²)
F.A.R. IN HAND	: 0,35 (1 421,50m ²)	COVERAGE IN HAND	: 14% (559,1m ²)



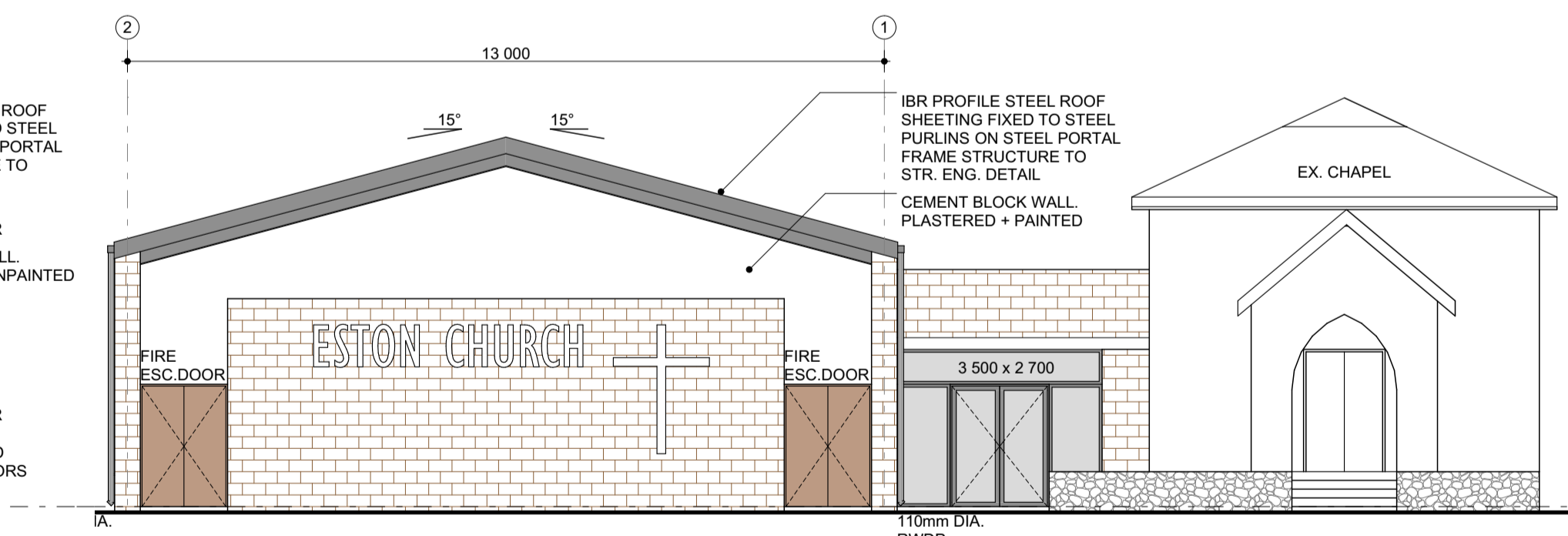
PLAN SITE
SCALE 1:500



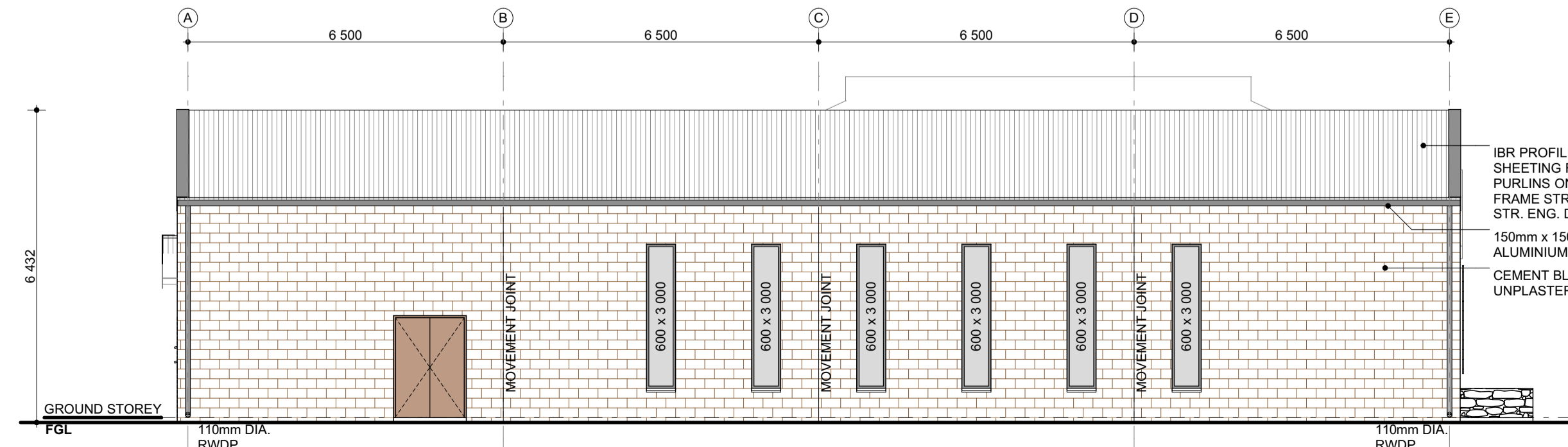
SECTION_A-A
SCALE 1:100



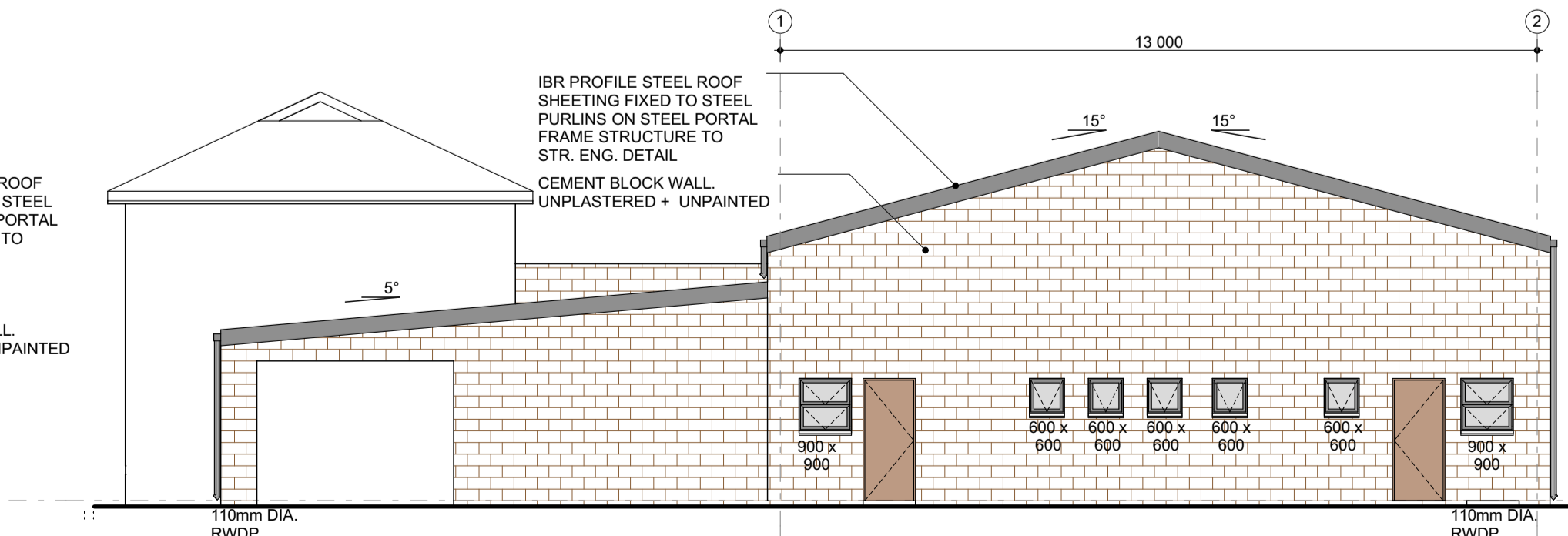
ELEVATION_NORTH
SCALE 1:100



ELEVATION_EAST
SCALE 1:100



ELEVATION_SOUTH
SCALE 1:100



ELEVATION_WEST
SCALE 1:100

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SANS 0400 AND SANS 10400.

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/SUBCONTRACTOR PRIOR TO CONSTRUCTION

ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF

ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY

DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

OCCUPANCY CLASS: A4 - WORSHIP

SANS 10400 PART A - ADMINISTRATION:
PART A - TO BE COMPLIED WITH FULLY

SANS 10400 PART B - STRUCTURAL DESIGN:
ALL STRUCTURAL WORK RELATED TO PART B WILL BE DESIGNED AND INSPECTED BY A COMPETENT PERSON (STRUCTURAL)

SANS 10400 PART C - DIMENSIONS:
DIMENSIONS OF ALL ROOMS AND SPACES HAVE BEEN DESIGNED TO COMPLY FULLY WITH PART C

SANS 10400 PART D - PUBLIC SAFETY:
ALL CHANGES IN LEVEL, RAMPS AND DRIVEWAYS HAVE BEEN DESIGNED IN ACCORDANCE WITH PART D

BALUSTADING ALL TO DETAIL: MIN 1m HIGH WITH AT LEAST A HANDRAIL AND ONE OTHER MIDRAIL IN ACCORDANCE WITH SANS 10400 PART D.4.2

SANS 10400 PART E - DEMOLITION WORK:
PART E - NOT APPLICABLE

SANS 10400 PART F - SITE OPERATIONS:
SITE OPERATIONS TO COMPLY FULLY WITH PART F

PROVISION OF SANITARY FACILITIES TO BE AS PER SANS 10400 PART F.4.2

APPLICATION OF SOIL INSECTICIDES IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10124

SANS 10400 PART G - EXCAVATIONS:
ALL DESIGN OF ALL WORK RELATED TO PART G WILL BE THE SUBJECT OF RATIONAL DESIGN AND INSPECTED BY A COMPETENT PERSON (CIVIL ENGINEER)

SANS 10400 PART H - FOUNDATIONS:
ALL STRUCTURAL WORK RELATED TO PART H WILL BE DESIGNED AND INSPECTED BY A COMPETENT PERSON (STRUCTURAL)

SANS 10400 PART J - FLOORS:
ALL STRUCTURAL WORK RELATED TO PART J WILL BE DESIGNED AND INSPECTED BY A COMPETENT PERSON (STRUCTURAL)

SANS 10400 PART K - WALLS:
ALL STRUCTURAL WORK RELATED TO PART J WILL BE DESIGNED AND INSPECTED BY A COMPETENT PERSON (STRUCTURAL)

THE STRUCTURAL STRENGTH AND STABILITY OF WALLS IS TO BE IN ACCORDANCE WITH PART T

EXTERNAL WALLS AND INTERNAL WALLS - IMPERIAL BRICK BRICKFORCE IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW CILLS

GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY

THE WATER PENETRATION THROUGH A WALL IS TO BE IN ACCORDANCE WITH PART K

SANS 10400 PART L - ROOFS:
ALL PITCHED ROOFS TO BE KILPKOP 700 AT 7 DEG. PITCH ON STEEL PURLINS AND TRUSSES TO STRUCTURAL ENGINEER'S DETAIL

ALL STRUCTURAL WORK RELATED TO PART J WILL BE DESIGNED AND INSPECTED BY A COMPETENT PERSON (STRUCTURAL)

SANS 10400 PART N - GLAZING:
ALL GLAZING ELEMENTS BASED ON MAXIMUM WIND LOAD OF 1.5kPa AS DETERMINED BY COMPETENT PERSON (STRUCTURE) IN ACCORDANCE WITH PART B

GLAZING EXCEEDING 1m² OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED IN ACCORDANCE WITH PART N.4.4.2

SANS 10400 PART O - LIGHTING and VENTILATION:
LIGHTING:
ALL AREAS TO BE ARTIFICIALLY LIT TO MINIMUM 160 LUX

VENTILATION:
ALL AREAS TO BE NATURALLY VENTILATED IN ACCORDANCE WITH PART O

SANS 10400 PART R - STORMWATER DISPOSAL:
SIZING OF GUTTERS AND DOWNPIPES TO COMPLY WITH SANS 10400 PART R

SANS 10400 PART S - FACILITIES for DISABLED PERSONS:
PART S - NOT APPLICABLE

SANS 10400 PART T - FIRE PROTECTION:
SAFETY DISTANCES TO COMPLY WITH PART T.4.2

ALL MATERIALS TO COMPLY WITH PART T.4.5

PARTITIONING TO COMPLY WITH PART T.4.9

ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120MIN. FIRE RATED DOORS FITTED WITH SELF CLOSERS IN COMPLIANCE WITH PART T.4.10.4 AND LOCKS IN COMPLIANCE WITH PART T.4.19.9

DOORS BETWEEN INTERIOR OF BUILDING AND SMOKE LOBBIES TO BE FITTED WITH SELF CLOSERS

ALL FIRE DOORS ARE CLASS B FIRE DOORS - TWO HOUR FIRE RATING AND ARE SELF CLOSING.

ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH PART T.4.12

ALL CEILING TO COMPLY WITH PART T.4.13

CEILINGS & PLENUMS TO COMPLY WITH PART T.4.13.3, NON-COMBUSTIBLE

FIRE STOPS TO BE PLACED AT INTERVALS NOT EXCEEDING 30m² AND AT DISTANCE OF NOT MORE THAN 30m

FEEDER ROUTES TO COMPLY WITH PART T.4.18

ALL FLOOR COVERINGS TO COMPLY WITH PART T.4.14

ALL WALL FINISHES TO COMPLY WITH PART T.4.15

ESCAPE ROUTES TO COMPLY WITH PART T.4.16

ESCAPE / EMERGENCY ROUTES TO COMPLY WITH PARTS T.4.17 TO T.4.30

SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH PART T.4.29, PART T.4.32, PART T.4.55.4 AND PART T.4.55.5

EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH PART O

FIRE DETECTION AND ALARM SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH PART T.4.31

FIRE RETICULATION TO COMPLY WITH PART T.4.33

FIRE HOSE REELS TO COMPLY WITH PART T.4.34

HYDRANTS TO COMPLY WITH PART T.4.35

SPRINKLERS TO COMPLY WITH PART T.4.36

PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH PART T.37.

ANY INACCESSIBLE CONCEALED SPACE WITH A DIMENSION GREATER THAN 5m TO BE STOPPED IN ACCORDANCE WITH PART T.4.39

SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH PART T.4.41

ALL FLOORS TO HAVE PROVISION FOR SMOKE VENTILATION IN ACCORDANCE WITH PART T.4.42

MATERIALS USED TO COMPLY WITH PART T.4.56 AND PART T.4.57

FIRE PROTECTION EQUIPMENT TO BE LOCATED OUTSIDE OF ROOM IN THE FORM OF PORTABLE FIRE EXTINGUISHERS OF 9KG FOAM TYPE.

BUILDING IS NOT REQUIRED.

SANS 10400 PART U - REFUSE DISPOSAL:
REFUSE DISPOSAL TO COMPLY FULLY WITH PART U

SANS 10400 PART V - SPACE HEATING:
PART V: NOT APPLICABLE

SANS 10400 PART W - FIRE INSTALLATION:
FIRE INSTALLATION TO COMPLY FULLY WITH PART W

WATER SUPPLY TO HYDRANTS TO BE 100mm² PIPES

ARCHITECT: **ANDREW SCHWIKKARD** SACAP REG NO: 21570

PROPERTY OWNER: **DAVID HITCH**
ON BEHALF OF **THE ESTON CHURCH TRUST**

ESTON CHURCH
PROPOSED NEW CHURCH
FOR: THE ESTON CHURCH TRUST
ON PTN 4 OF THE FARM LANGEOPDRAVENDE NO. 1111,
STONE RIDGE ROAD, ESTON

MUNICIPAL SUBMISSION DRAWINGS

PROJ. NO. 21-009	DRAWING NUMBER 100	REV 01
DATE JANUARY 2023	CHECKED AS	DRAWN AS



Principal: **Andrew Schwikkard**
B.A.S. (UKZN) M.Arch (NMMU)
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