NEW WINDOWS - All Glazing to be 6mm toughened safety glass		
type	window sizes	nett glazing area
W01	2000 / 2100 / sg	4,20 sqm
W02	1450 / 600 / sg	0,87 sqm
W03	5000 / 2600 / sg sg sg sg sg	13,00 sqm
W04	4000 / 2600 / sg sg sg sg	10,40 sqm
W05	1300 / 2100 / sg	2,73 sqm
W06	1300 / 900 / sg	1,17 sqm
W07	900 / 900 / sg	0,81 sqm
W08	2000 / 2100 / sg sg	4,20 sqm
W09	2900 / 600 / sg sg sg	1,45 sqm

NEW WINDOWS - All Glazing to be 6mm toughened safety glass		
type	window sizes	nett glazing area
W10	1400 / 2100 / sg sg	2,94 sqm
W11	2300 / 600 / sg sg sg	1,15 sqm
W12	900 / 500 / sg	0,45 sqm
W13	2800 / 500 / sg sg sg sg	1,40 sqm
W14	1600 / 600	0,96 sqm Obscure Glazing
W15	600 / 600	0,36 sqm Obscure Glazing
W16	500 / 2100 / sg	1,05 sqm
W17	1900 / 600 / sg sg sg	1,14 sqm
W18	1400 / 600 / sg	0,84 sqm
W19	800 / 600 / 1000	1,29 sqm
W20	1200 / 600	0,72 sqm

NEW DOORS - All Glazing to be 6mm toughened safety glass		
type	window sizes	nett glazing area
D01	900 / 2100 / sg	1,89 sqm
D02	1800 / 2100 / sg sg	3,78 sqm
D03	3000 / 3000 / sg sg sg	9,00 sqm
D04	6000 / 3000 / sg sg sg sg sg sg	18,00 sqm

EXISTING WINDOWS		
type	window sizes	nett glazing area
Ex01	1200 / 400 / 900	1,35 sqm
Ex02	1600 / 600 / 1000	2,09 sqm
Ex03	800 / 200 / 600	0,56 sqm
Ex04	1600 / 600	0,96 sqm
Ex05	800 / 350 / 900	0,95 sqm
Ex06	1400 / 900	1,26 sqm
Ex07	1500 / 350 / 1200	2,14 sqm
Ex08	1500 / 350 / 1750	3,13 sqm
Ex09	3000 / 1200 / 700	5,70 sqm

Fire protection notes to comply with part T

T 4.1 - General
T 4.2 - Safety distances
T 4.3 - Difference occupancies in a building
T 4.4 - Division Area
T 4.5 - Fire performance
T 4.6 - Fire resistance of occupancy and division separating elements
T 4.7 - Fire stability of structural elements or components
T 4.8 - Tenancy - Separating and Division - Separating elements
T 4.9 - Partition walls and partitions
T 4.10 - Protection of openings
T 4.12 - Roof Assemblies and coverings
T 4.13 - Ceilings
T 4.14 - Floor coverings
T 4.16 - Provision of Escape routes
T 4.17 - Exit doors
T 4.18 - Feeder Routes
T 4.19 - Emergency Routes
T 4.21 - Width of ecscape routes
T 4.23 - Stairways and other Changes of level along escape routes
T 4.24 - Ventilation of stairways in an Emergency Route
T 4.27 - External Stairways and Passages
T 4.29 - Markings and signposting
T 4.30 - Provision of Emergency Lighting
T 4.31 - Fire Detection and alarm systems
T 4.32 - Provision and maintenance of fire fighting equipment, installations and fire protection systems
T 4.33 - Water Reticulation for fire Fighting purposes
T 4.34 - 30m Fire hose reels
T 4.35 - Hydrants
T 4.37 - Portable fire extinguishers
T 4.42 - Smoke control
T 4.43 - Air Conditioning and Artifical Ventilation Systems
T 4.54 - Access for fire fighting and rescue purposes
T 4.56 - Building Materials
T 4.57 - Non combustible building materials

Disability notes to comply with part S

SS4 - Doors
SS5 - Toilet facilities
SS7 - Obstruction in path of travel
SS8 - Parking
SS9 - Indication of existence of facilities

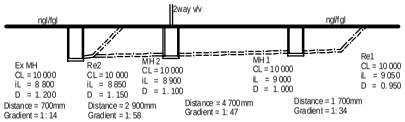
Health Notes

Fresh air to be provided at a rate off 7.5 L/sec/per person
Air to be uniformly distributed through habitable areas
All rooms to have 10% natural light
All wash closets, kitchens and passages to have a min. of 160 lux
Non food preparation and pre-packed foods

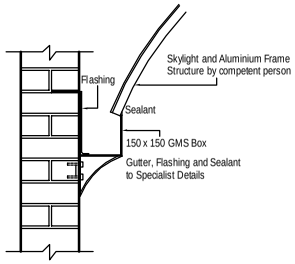
Toilets = Air to be Extracted to external at a rate of 20L/fitment - By Competent person
Kitchen = Fresh Air to be Supplied at a rate of 17.5L/sec/person - By competent person
Offices = To be vacated in the event of power or mechanical failure - By competent person

NOTE: CLASSIFICATION

Small Shops	= F2
Offices	= G1
Dormitory	= H2



Drainage Sewer Section



Skylight Gutter Detail 1:10

Owner.....

Additions and Alterations and Conversion of Existing Church to Business and Residential Purposes, at 43 Maud Mfusi Street on ERF 10726 Durban and Portion of 10726 Durban for Donfield Investments cc

Rate no: 0060 2080/000
Rate no: 0060 3090/000
Rate no: 0060 4000/000

SCHEDULE OF AREAS :

SITE AREA	1611.00 SQ.M
EX.FAR - Ground Storey	1057.69 SQ.M
EX.FAR - First Storey	95.34 SQ.M
TOTAL EX.FAR	1153.03 SQ.M
EX. COVERAGE	1078.26 SQ.M
PROPOSED FAR- Ground Storey	8.67 SQ.M
PROPOSED FAR- First Storey	616.88 SQ.M
TOTAL PROPOSED FAR	625.55 SQ.M
PROPOSED COVERAGE	79.97 SQ.M
TOTAL FAR	1778.58 SQ.M
TOTAL COVERAGE	1158.23 SQ.M
TOTAL AREA PROPOSED	705.52 SQ.M

GRAHAM BRAUM
architectural designer
PR.S.ARCH.T
reg .no. ST 0010

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scale	1:100
designed	g.p. braum
drawn	J.J
date	September 2013

drawing no: 6222/13/ 1 of 6

Floors

150mm RC surfacebed BRC reinforced on 'HYPERLASTIC" 250 micron waterproofing membrane on well compacted soil poisoned with 2 % Pentachlorophenol solution to NBR.
All foundations to be taken down to a min. 600mm below ngl

Walls

2 courses of brick or blockwork to be reinforced with brickforce at cill and wall plate levels. Provide 2 airbricks to external walls of all rooms.

Roofs

Pitch 15 degrees, on 38x38 battens on ' GUNPLUS DAKSEEL' waterproofing membrane on 'GANGNAIL' trusses .
tied down 12 brick courses with galvanised hoop iron ties on 114x38 wall plate. Provide 200x38 fascia and barge boards and PVC rainwater goods.

Stairs

risers : 175mm
treads : 300mm min

Drainage

All damaged drainage fittings to be replaced.
All gully surrounds to be 75 above ground level.
Sewer connection to be exposed before commencing work. 100 Ø sewer pipes. Anchor blocks to be provided where gradient exceeds 1:5. 100 dia. ZW.v.v.
50 dia. waste pipes. 100 Ø stormwater pipes. IE's to all bends & junctions. All work to comply with NBR.
all manhole covers, rodding eyes and inspection eyes to have heavy duty covers to allow for vehicular traffic.
all pipes under driveways and parking areas to be heavy duty and is to be encassed in concrete.
all stormwater grid and sumps to be heavy duty to allow for vehicular traffic.

concrete suspended slabs, columns, staircases and timber trusses to structural engineer's details

General

Figured dimensions to be used instead of scaling.
All boundary beacons to be exposed & flagged before commencing any bulk or trench excavation.
Contractor to check all dimensions & levels before commencing work & report any discrepancies to author immediately.
Contractor to confirm entrance & floor levels physically on site with local authority inspector.
All foundations to be taken down to virgin ground.
Where local authority or NBR require more stringent requirements than shown on this drawing they are to be complied with after obtaining consent from the owner or notify the author immediately.
All NBR codes of building practice & SANS 10 400 are to be complied with where applicable.
The contractor is to inspect the official local authority approved copies of this drawing for any amendments or imposed conditions of approval.
No construction is to commence prior to approval of drawings by the local authority.
The onus is upon the owner to adhere to this plan and any deviations made by the owner or contractor upon construction shall result in this plan being null and void.