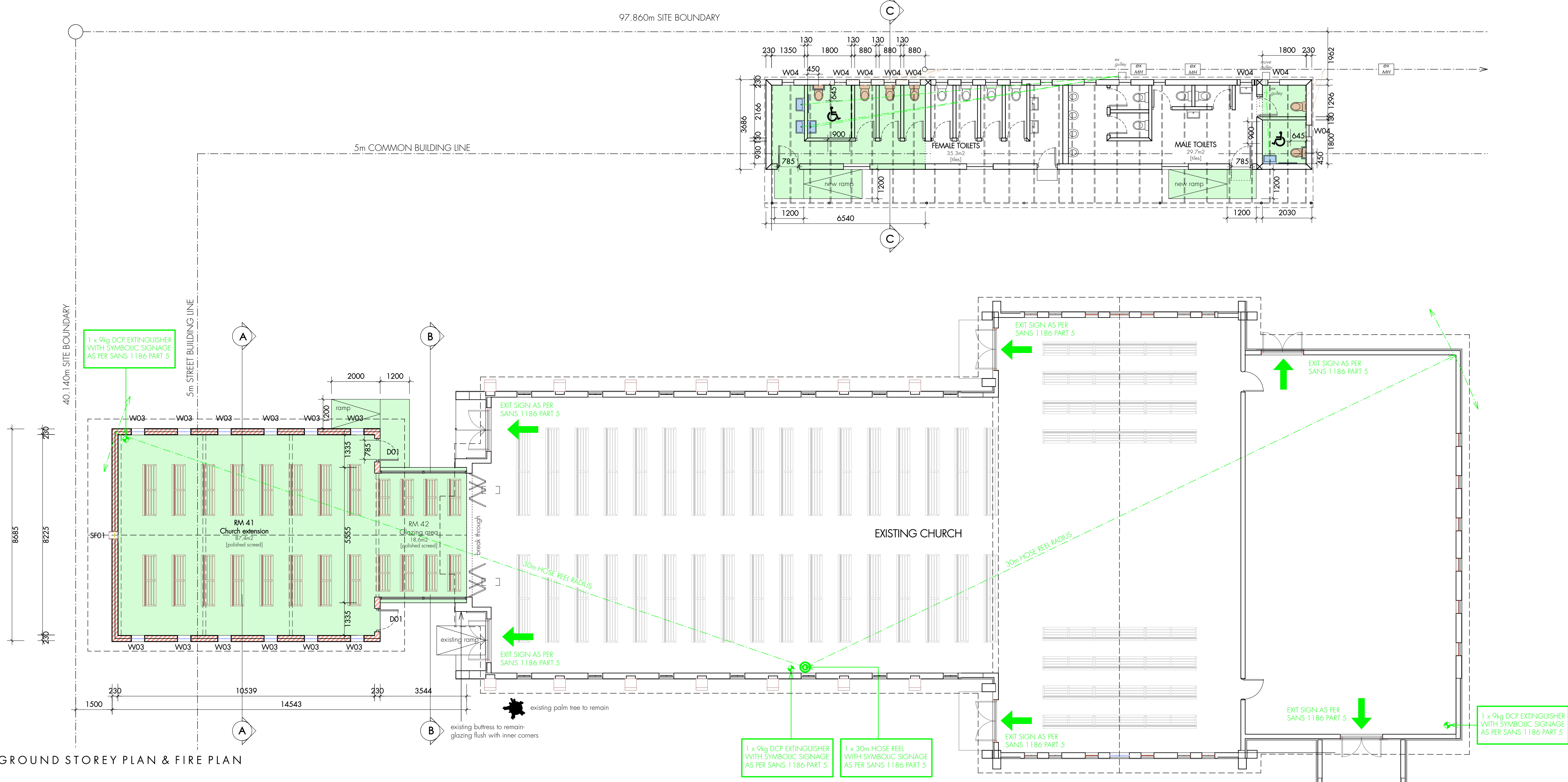


SITE & ROOF PLAN  
Scale 1:200



CHURCH - GROUND STOREY PLAN & FIRE PLAN  
Scale 1:100

all dimensions + levels to be checked on site before commencing any work  
do not scale off drawings - all dimensions are to be taken from the drawing  
all requirements of municipal + other authorities to be followed to the design on this drawing is copyrighted to beauida (pvt) ltd.

CONSTRUCTION NOTES:

all work to comply with SANS 10400 and shall be in accordance to Local Authorities regulations and by-laws.

FOUNDATIONS: minimum 600x200mm continuous strip foundations to all load-bearing & freestanding walls; minimum 400x200mm to all non-load-bearing walls; the height of any foundation wall is not to exceed 1.5m; no portion of foundations may protrude over boundary.

FLOORS - SURFACE BEDS: finish as indicated on min 35mm screed on min 75mm concrete surface bed on 250 micron waterproofing sheeting on 50mm clean sand bed on hardcore filling compacted in layers of min 150mm.

WALLS - ABLUTIONS - EXTERNAL: plastered and painted M190 concrete block walls with brick face, to comply SABS 28; damp proof course to be minimum 150mm above finished ground level; cavities of foundation walls to be filled with concrete; weepholes to be at 900mm c/c at every floor level and above all lintels and beams; precast concrete lintels to be installed above all doors and window openings, minimum 4 courses of brickface above; lintels to have end bearing of min 230mm on each side.

WALLS - ABLUTIONS - INTERNAL: plastered and painted M90 concrete block walls.

WALLS - CHURCH - EXTERNAL: plastered 250mm cavity walls with wall ties installed in an evenly distributed pattern at not less than 2.5 ties/m² of the face area of the wall, in addition to brick face, to comply SABS 28; damp proof course to be minimum 150mm above finished ground level; cavities of foundation walls to be filled with concrete; weepholes to be at 900mm c/c at every floor level and above all lintels and beams; precast concrete lintels to be installed above all doors and window openings, minimum 4 courses of brickface above; lintels to have end bearing of min 230mm on each side.

ABLUTION ROOF: 1.5° pre-painted Victorian profile sheet metal on 38x70 purlins @ max 1200 c/c on 50x1.4 rafters @ max 850 c/c; all rafters & beams to be wrapped in dpm where built into walls; rafters to be anchored with 30x1.2mm galvanised steel straps embedded min 600mm into walls.

CHURCH ROOF: 30° pre-painted Klaploc profile sheet metal on 4mm Alububble foil-faced insulation on purlins and rafters to engineer's detail; 16mm MDF ceiling boards fixed to 50x70mm purlins to u/s rafters; 110mm Isotherm insulation installed above ceilings between rafters.

Roof insulation:  
target R-value: 3.70 heat flow = up  
R-values:  
Sheet metal roof + ceiling: 0.35  
4mm Alububble\*: 1.10  
110mm Isotherm: 2.29  
TOTAL: 4.24  
ROOF ASSEMBLY COMPLIES WITH SANS 2044:3.6

\*R-value supplied by manufacturer for 4mm Alububble 1983 D10 foil both sides, with no air gap

DOORS & WINDOWS: steel & timber, all glazed areas exceeding 1m², less than 500mm above FFL & all glazed doors to be safety glazed, each pane to have permanent markings which shall be visible after installation.

NATURAL LIGHT & VENTILATION: to comply with SANS 10400-O: all habitable rooms & bathrooms to have min 10% of room floor area naturally lit & 5% of floor area naturally ventilated.

PLUMBING + DRAINAGE: to be in strict accordance to regulations of Local Authority and to approved plans; all drainage lines/pipes closer than 1m to any wall shall be concealed in min. 200mm concrete; all drainage lines/pipes underneath the building shall have adequate access and shall be cast in concrete with openings in the foundation wall; no drainage shall cross underneath foundation; all waste pipes from hwb's and sinks shall be min 50mm Ø; all wc's shall be supplied with a 50mm Ø vent valve.

SITE AREA : 3944m²
EXISTING CHURCH: 583m²
PROPOSED CHURCH EXTENSION : 120m²
EXISTING ABLUTION : 51m²
PROPOSED ABLUTION EXTENSION : 32m²
EXISTING OUTBUILDING 1: 29m²
EXISTING OUTBUILDING 2: 34m²
EXISTING OUTBUILDING 3: 179m²
EXISTING OUTBUILDING 4: 32m²
COVERAGE : 1060m² (26.8%)
MAX FLOOR FACTOR : 0.8 (3155m²)

architect	proposed additions
address	erf 551
	30 Leratholi Avenue, Langa
owner	Langa Methodist Church
drawing	PLANS, ELEVATIONS, SECTIONS
dwg no -	1905_1_01
rev -	4
scale -	as shown
date -	1 JULY 2019

BEAUIDA  
architecture etc.

81 Harbour Road, Kalk Bay, 7975, Cape Town  
M 073 425 6754 E beauida@mail.com  
S. SHAW (HOPE) PR ARCH 21676