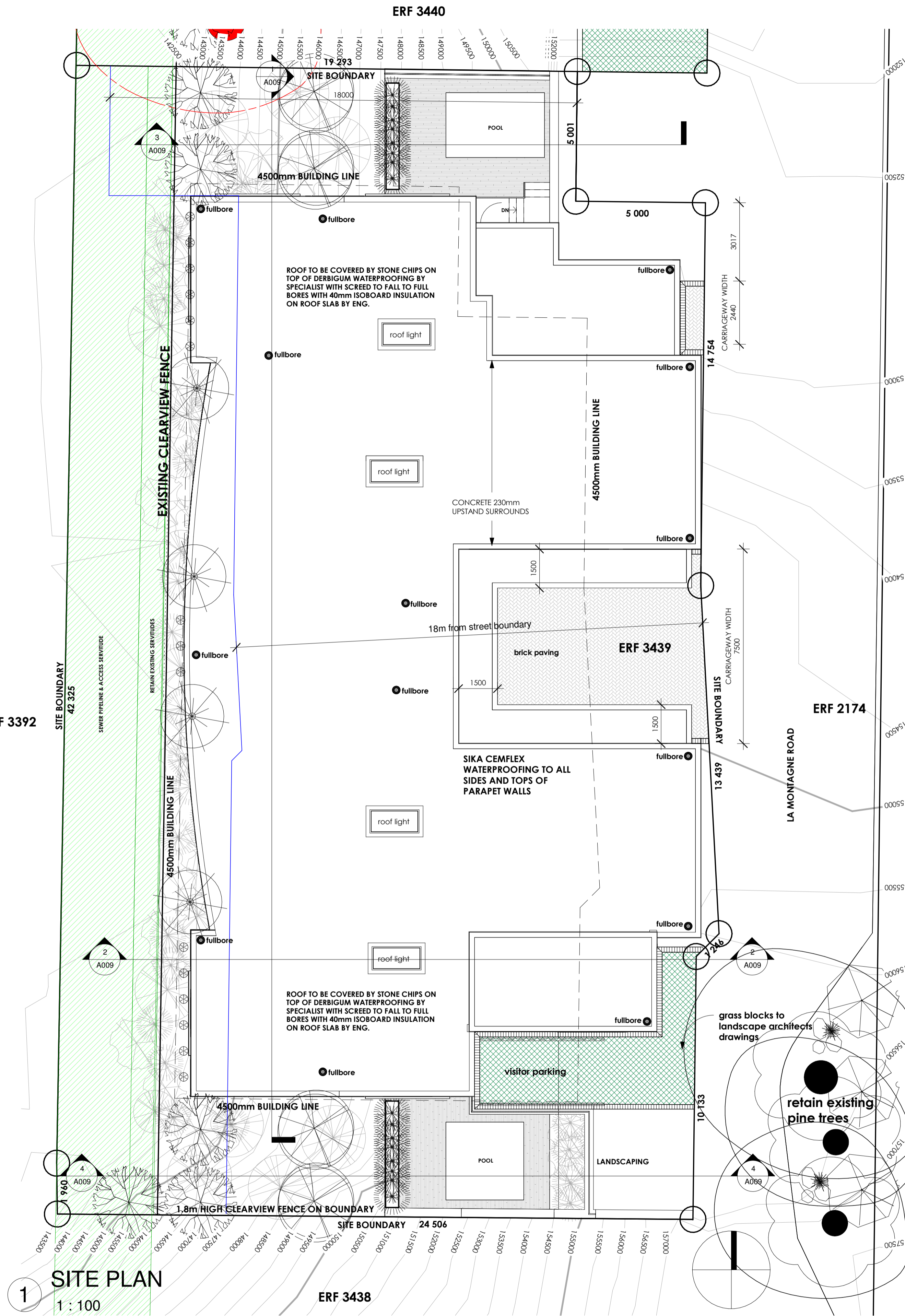


NOTE:
PLUMBING INSTALLATION ALL ACCORDING TO PART P - SANS 10400 BASIN, SHOWER, SINK, TO 50mm DIA. WASTE WATER PIPE WC TO 110mm DIA. SOIL WATER PIPE, ALL CONNECTED TO MAIN SEWER LINE 110mm DIA. UPVC SOIL PIPES AT MIN. FALLS OF 1:60. SEWER VENTILATED AT HIGHEST POINT, ALLOW FOR I.E. AT CONNECTION TO MAIN SEWER LINE AND R.E. AT EACH BEND

Where a portion of a drain passes through a building, such portion shall be:
a) supported throughout its length, without restricting thermal movement, and such support shall be securely attached to the building, and
b) so placed that any junction, bend or point of access into it is readily accessible.
Drainage to comply with SANS 10400-P:2010.

ZONING GR4		
ITEM	PROPOSED	ALLOWED/REQUIRED
ERF SIZE	1061m ²	
COVERAGE	606m ²	637m ²
COVERAGE PERCENTAGE	57.06%	60%
FLOOR SPACE	943m ²	1591.5m ²
FLOOR FACTOR	0.89	1.5
PARKING PROVIDED	9	6 (1.5 PER UNIT)



1 SITE PLAN
1:100

Architects
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Clients
Signature: *[Signature]*



La Montagne - ERF 3439		Project number	0118	SITE
Date	29-05-2023		0118	A001
Drawn by	BP		CURRENT REVISION	
Checked by	CKA	Scale		1:100

GENERAL NOTES

FOUNDATIONS
FOUNDATIONS TO COMPLY SANS 10400-H:2011
ALL FOUNDATIONS TO BE CAST IN SIZES AS SHOWN BY ENGINEER

WALLS
WALLS TO COMPLY SANS 10400-K:2011
ALL WALLS TO BE BUILT WITH APPROVED 115x90x220mm MAXI BRICKS & CLASS 2 MORTAR, COMPRESSIVE STRENGTH: 3.5 MPA FOR SINGLE STOREY & 7.0 MPA FOR DOUBLE STOREY STRUCTURES. PROVIDE REINFORCED BRICK BEAMS OVER ALL DOOR AND WINDOW PENINGS. WITH BRICKFORCE TO EVERY THIRD BRICK COURSE. PROVIDE STEEL BUTTERFLY WALL TIES AT 2.5 TIES/M² TO ALL CAVITY WALLS. PROVIDE DAMP PROOF COURSE AT FLOORS & LINTOLS. CAVITIES FILLED WITH CONCRETE BELOW GROUND FLOOR TO FOUNDATIONS. PROVIDE STEPPED DPM, 375 MIC. EMBOSSED BRICKGRIP AT FLOOR LEVEL, ABOVE DOORS & WINDOWS. PROVIDE 10x72x110mm GUNDELE GUNVENT UPVC WEEPHOLES AT 600MM C/C. WALL

GROUND FLOOR
FLOORS TO COMPLY SANS 10400-J:2011
FLOOR FINISH AS INDICATED ON PLAN ON 40mm SCREED ON CONCRETE SURFACE SLAB BY ENG. WITH REF. 193 MESH STEEL RF. MATT ON 250mm USB GREEN DAMP PROOF COURSE (SANS 925-1985 TYPE C) LAID WITH MIN. 150MM OVERLAPS SEALED WITH GUNPLAS TAPE. ALL INSTALLED ON 40mm ISOBOARD INSULATION ON 50MM CLEAN SANDBED ON WELL COMPACTED FILLING (150MM LAYERS). PROVIDE 22x120MM SAP MOULDED SKIRTING ALL PAINTED TO FINISHING SCHEDULE DPM HEIGHT ABOVE GROUND LEVEL TO COMPLY WITH PART K (4.5.3.7) OF SANS 10400

LINTOLS
PRESTRESSED CONCRETE LINTOLS OVER ALL WINDOW & DOOR OPENINGS WIDER THAN 600MM. LINTOLS MUST OVERLAP 230MM ON EITHER SIDE OF OPENING. PROVIDE BRICKFORCE REINFORCEMENT IN BRICKWORK AS FOLLOWS: SPAN 2.1 - 3.0M (4 LAYERS B/F), SPAN 3.0 - 3.9M (5 LAYERS B/F), SPAN 3.9 - 5.1M (6 LAYERS B/F)

WALL FINISHES
EXTERNAL - & INTERNAL WALLS - 15MM SMOOTH SPOUGE PLASTER & PAINT FINISHES AS PER FINISHING SCHEDULE (OR AS INDICATED ON ELEVATIONS)

WINDOWS
ALL WINDOWS TO BE PURPOSE MADE POWDER COATED ALUMINIUM.
SIZES AS PER SCHEDULE. GLASS GREATER THAN 1sqm TO BE 6.38mm PVB LAMINATED SAFETY GLASS AS TO COMPLY TO SANS 1263 (PART 1, 2 OR 3) ALL WINDOWS FACING NORTH, SOUTH & EAST TO BE DOUBLE GLAZING TO COMPLY WITH STATUTORY REQUIREMENTS

DOORS
ALL DOOR SIZES AS PER SCHEDULE. GLASS GREATER THAN 1sqm TO BE 6.38mm PVB LAMINATED SAFETY GLASS AS TO COMPLY TO SANS 1263 (PART 1, 2 OR 3)

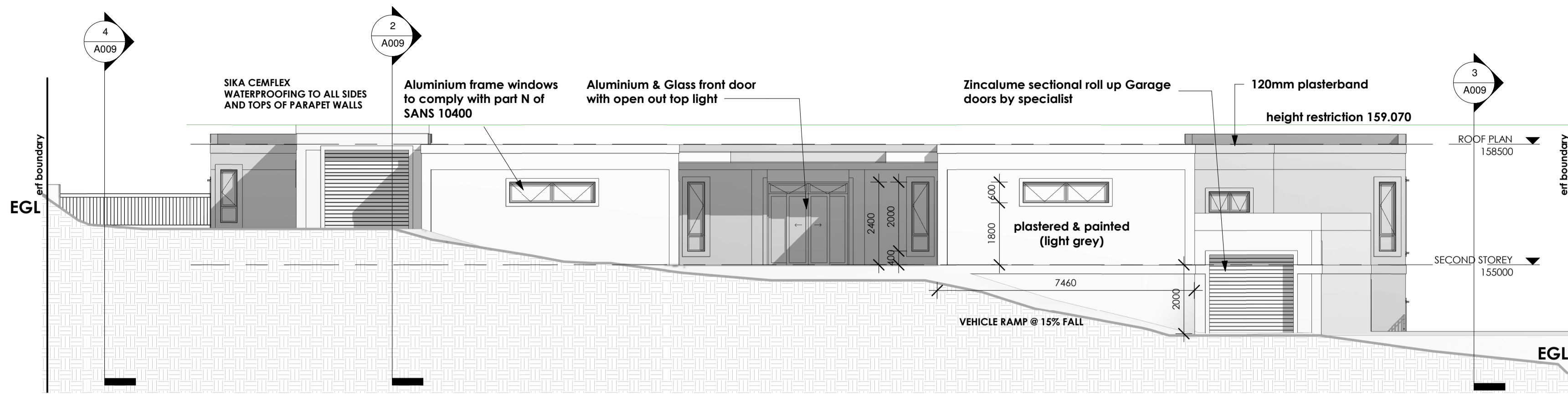
ROOFS
ALL ROOFS TO COMPLY SANS 10400-L:2011
MAIN ROOF TO BE COVERED BY STONE CHIPS ON TOP OF DERBIGUM WATERPROOFING BY SPECIALIST WITH SCREED TO FALL TO FULL BORES WITH 40mm ISOBOARD INSULATION ON ROOF SLAB BY ENG. TO COMPLY WITH ALL THE RELEVANT SANS 10400 REGULATIONS

CEILING
GYPROC 6.4mm RHINOCEIL GYPSUM BOARD WITH SQUARE EDGED RHINOBOARD FIXED (PRINTED SIDE UP) WITH 32mm GALV. CLOUT NAILS AT 150MM C/C TO 38x38mm SAP BRANDING AT 300MM C/C IN ONE DIRECTION. ALL JOINTS COVERED WITH RHINOTAPE BEFORE APPLICATION OF 6MM RHINOLITE GYPSUM PLASTER. CEILING FINISHED WITH BUILDERS PVA. - 20MM SHADOWLINE ALL ROUND

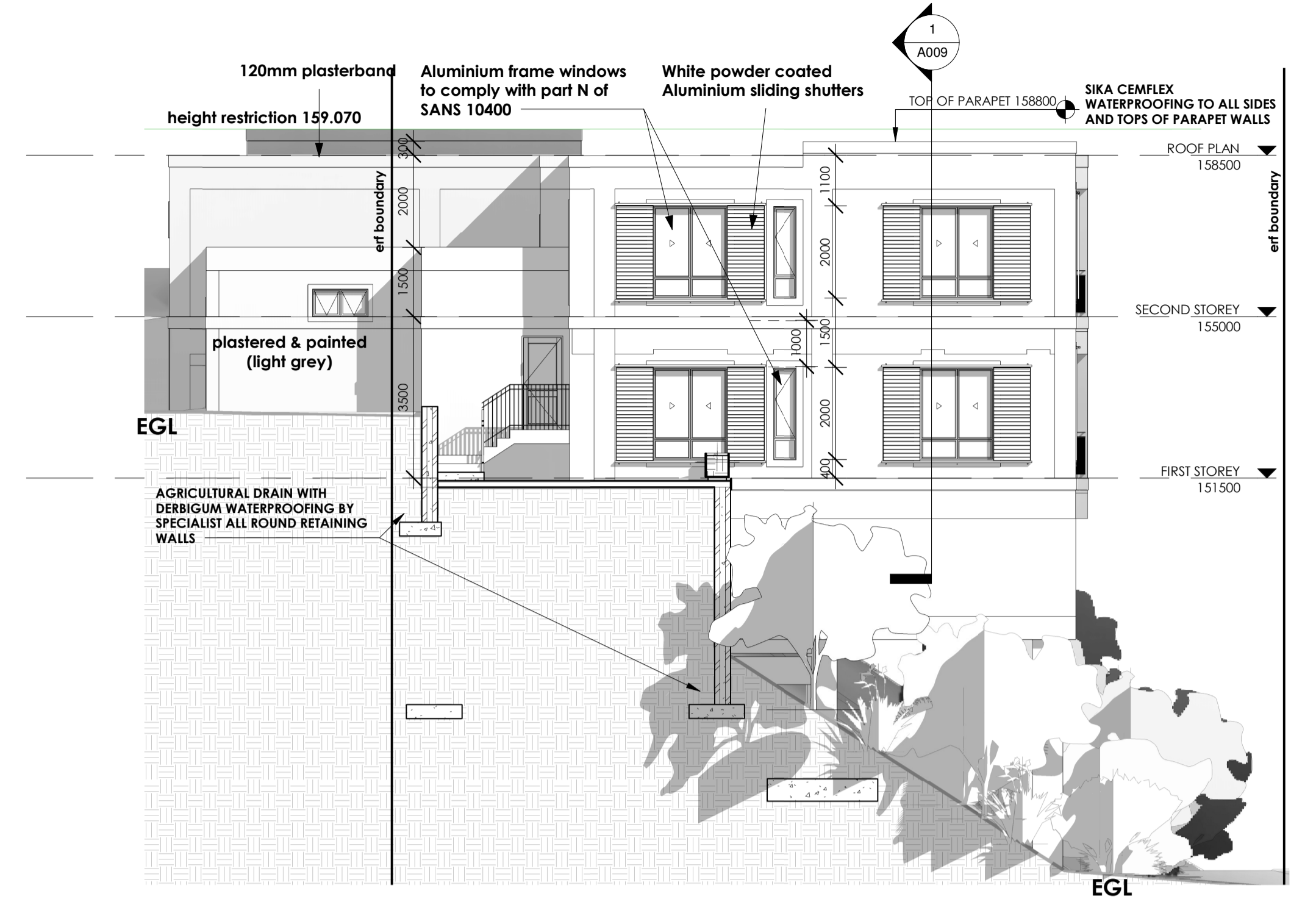
DRAINAGE
ALL TO COMPLY SANS 10400-P:2011
SOIL AND VENT PIPES AND FITTINGS TO BE MARLEY UPVC (SABS 967) OF 75MM OR 110MM DIA. AS INDICATED ON DRAWINGS. WASTE PIPES & FITTINGS TO BE MARLEY UPVC (SABS 967) OF 40MM OR 50MM DIA. AS INDICATED ON DRAWINGS. ALL EXPOSED FITTINGS TO BE ACCESS FITTINGS. PROVIDE VENT PIPE AT HIGHEST POINT OF INSTALLATION. ALL SANITARYWARE AT FIRST FLOOR LEVEL TO BE FITTED WITH DEEP SEAL TRAPS. PROVIDE 4 x Y12 BARS TO FOUNDATIONS AT ALL INTERSECTIONS WITH ANY UNDERGROUND PIPE LOCATED BELOW STRUCTURE
ALL DRAINAGE DUCTS TO HAVE ACCESS HATCH TO COMPLY WITH SANS 10400 PART P
THE HYDRAULIC LOADING FOR PROPOSED DISCHARGE PIPES TO COMPLY WITH PART P OF SANS 10400
SEWER SYSTEM TO CONNECT TO EXISTING HOUSE CONNECTION
MANHOLES TO BE PROVIDED AT CONNECTION POINTS
RODDING EYES TO BE PROVIDED AT CHANGES IN DIRECTION

ELECTRICAL
CONTRACTOR TO PROVIDE COMPLIANCE CERTIFICATE
1. SINGLE PHASE CONNECTION REQUIRED
2. APPLICATION FOR PRE-PAID METER REQUIRED
3. ALL TV POINTS TO BE LINKED WITH 2 x 25MM CONDUIT
4. STOVE CONDUIT TO BE 25MM
5. MOUNTING HEIGHTS:
• 300MM A/F/F (SOCKET GENERAL)
• 1100MM A/F/F (SOCKET CUPB / TOPS)
• 1100MM A/F/F (SWITCHES)
6. PROVIDE SAMPLES OF LE GRANDE FITTINGS

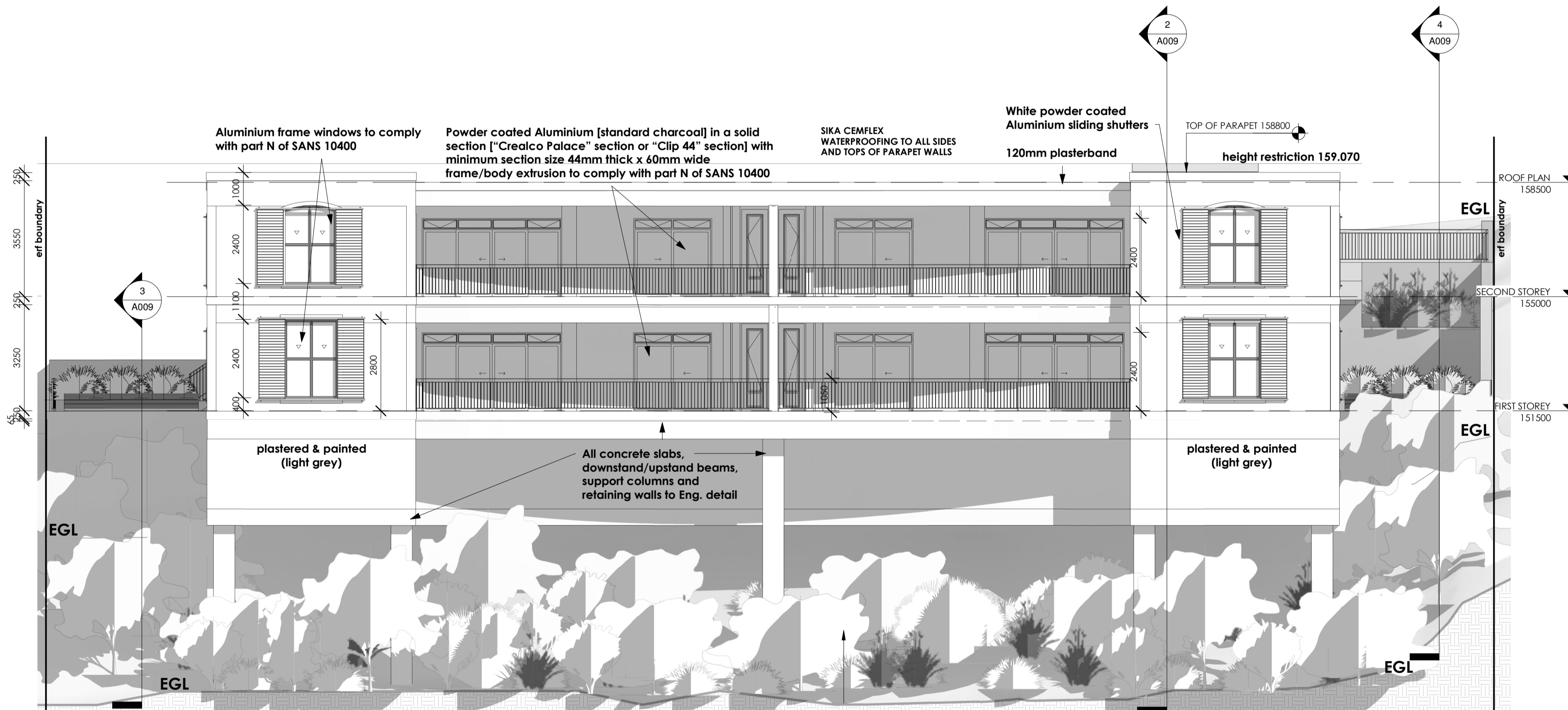
ENERGY USAGE DATA:
BUILDING CLASSIFICATION: H3
GARAGE CLASSIFICATION: J4
CLIMATIC ZONE: 4
TOTAL BUILDING AREA: EXCLUDING WALKWAYS, UNDERCOV, PATIO - BALCONIES m²
NET FLOOR AREA: 822m²
FENESTRATION CALCULATION: SEE TABLE COMPLIES
FLOORS: PROVIDE & INSTALL 40MM ISOBOARD (R-VALUE 1.00) AROUND VERTICAL EDGES AND BELOW SLAB IN ACCORDANCE WITH SANS 204:2001 4.3.2 FLOORS
EXTERNAL WALLS: MASONRY WALL TO ACHIEVE MIN. R-VALUE OF 0.35. 280mm WALL USED EXCEEDS VALUE
THERMAL INSULATION: PROVIDE THERMAL INSULATION IN ACCORDANCE WITH SANS 204:2011 & SANS 10177-7 & SANS 428
LIGHTING & POWER: MIN. LEVEL IN ACCORDANCE WITH SANS 10114-1 & SANS 10400-O. INSTALL LED LOW ENERGY FITTINGS
GENERAL:
ALL SHOWERS TO BE FITTED WITH LOW FLOW SHOWER HEADS.
ALL UNITS TO BE FITTED WITH A 15mm WATER METER
WATERPROOFING BY SPECIALIST - DERBIGUM TORCH-ON WATERPROOFING TO SCREED TO FALL ON ALL CONCRETE WALKWAYS, BALCONIES & ROOF SLABS



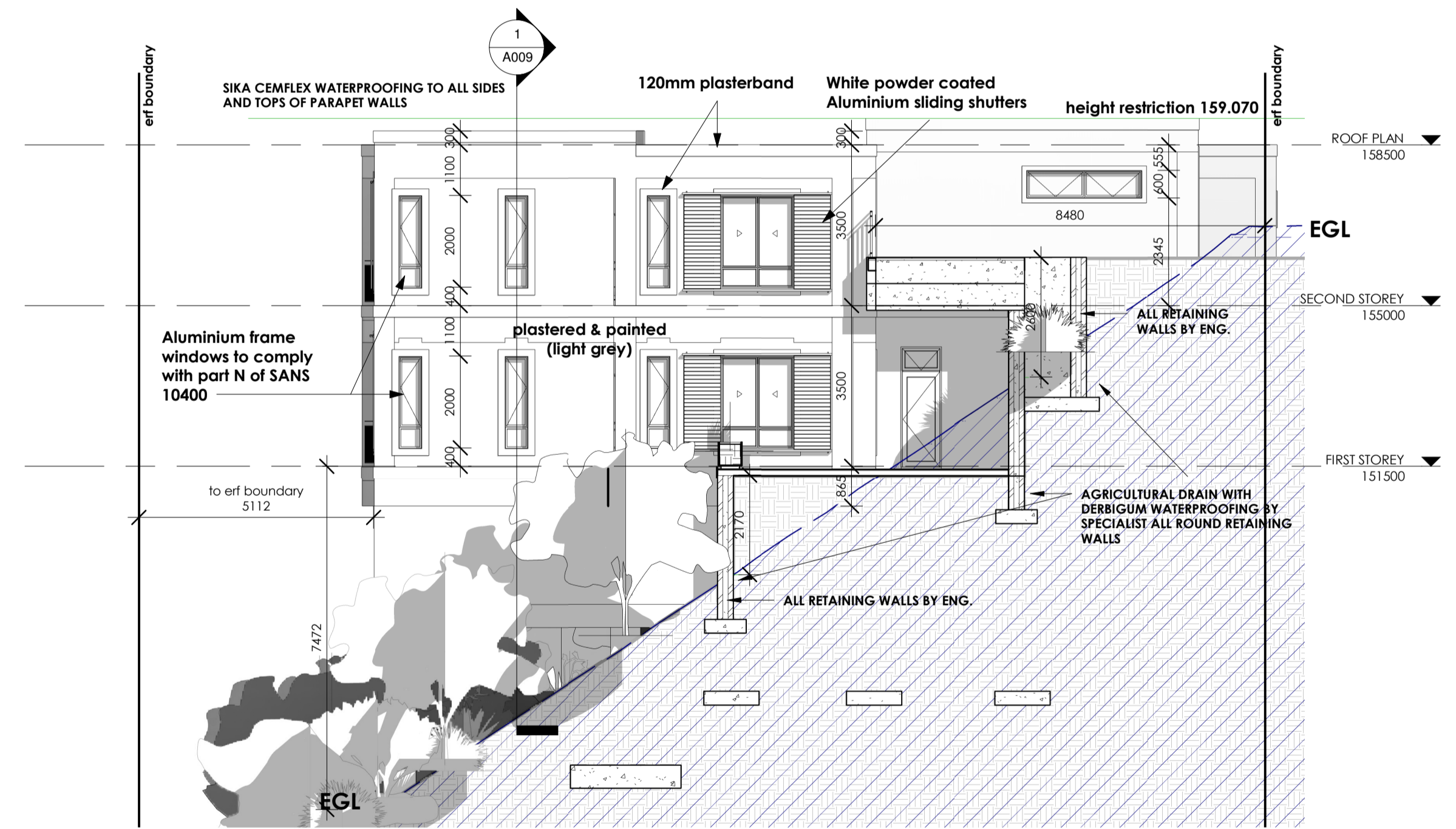
1 East Elevation
1 : 100




3 North Elevation
1 : 100




2 West Elevation
1 : 100



4 South Elevation
1 : 100

Architects
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christofarch@gmail.com


La Montagne -
ERF 3439

		ELEVATIONS	
Project number	0118	0118	A002
Date	29-05-2023	CURRENT	REVISION
Drawn by	BP	Scale	1 : 100
Checked by	CKA		



1 LOCATION PLAN
1 : 1000

Architects
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Clients
Signature: 

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La Montagne - ERF 3439	Project number	0118	LOCATION PLAN	
	Date	29-05-2023	0118	A004
	Drawn by	BP	CURRENT REVISION	
	Checked by	CKA	Scale	1 : 1000

NOTE:
PLUMBING INSTALLATION ALL ACCORDING TO PART P - SANS 10400 BASIN, SHOWER, SINK, TO 50mm DIA. WASTE WATER PIPE WC TO 110mm DIA. SOIL WATER PIPE. ALL CONNECTED TO MAIN SEWER LINE 110mm DIA. uPVC SOIL PIPES AT MIN. FALLS OF 1:60. SEWER VENTILATED AT HIGHEST POINT, ALLOW FOR I.E. AT CONNECTION TO MAIN SEWER LINE AND R.E. AT EACH END

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b) so placed that any junction, bend or point of access into it is readily accessible.
Drainage to comply with **SANS 10400-P: 2010.**



1 FIRST STOREY
1 : 100

Architects
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Clients
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La Montagne - ERF 3439		Project number	0118	FIRST STOREY PLANS	
		Date	29-05-2023	0118	A007
		Drawn by	BP	CURRENT	REVISION
		Checked by	CKA	Scale	1 : 100

GENERAL NOTES

FOUNDATIONS
FOUNDATIONS TO COMPLY SANS 10400-H:2011
ALL FOUNDATIONS TO BE CAST IN SIZES AS SHOWN BY ENGINEER

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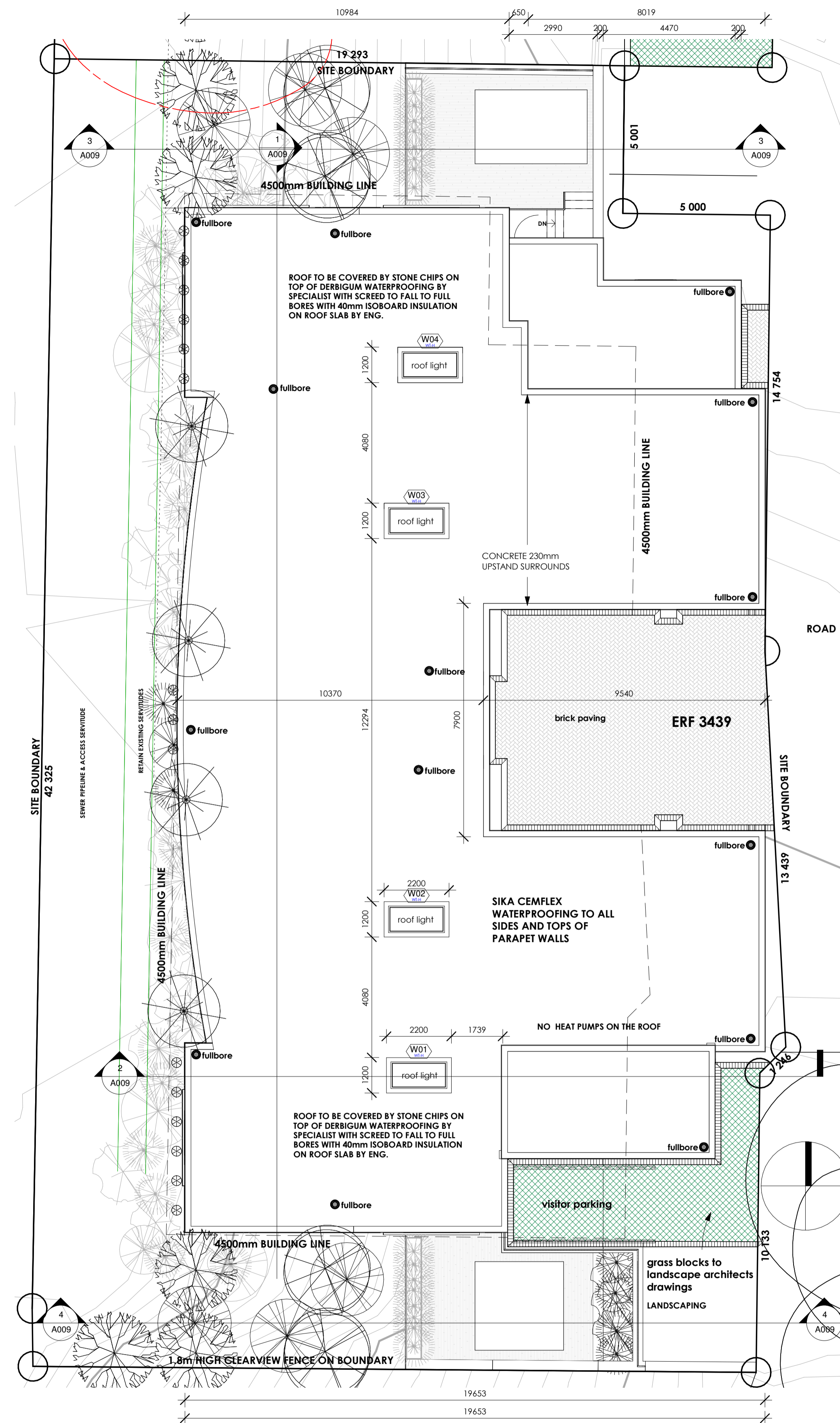
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CONTRACTOR TO PROVIDE COMPLIANCE CERTIFICATE
1. SINGLE PHASE CONNECTION REQUIRED
2. APPLICATION FOR PRE-PAID METER REQUIRED
3. ALL TV POINTS TO BE LINKED WITH 2 x 25MM CONDUIT
4. STOVE CONDUIT TO BE 25MM
5. MOUNTING HEIGHTS:
• 300MM A/FFL (SOCKET GENERAL)
• 1100MM A/FFL (SOCKET CLIPS / TOPS)
• 1100MM A/FFL (SWITCHES)
6. PROVIDE SAMPLES OF LE GRANDE FITTINGS


ENERGY USAGE DATA:
BUILDING CLASSIFICATION: H3
GARAGE CLASSIFICATION: J4
CLIMATIC ZONE 4
TOTAL BUILDING AREA: EXCLUDING WALKWAYS, UNDERCOV. PATIO - BALCONIES m²
NET FLOOR AREA: 522m²
FENESTRATION CALCULATION: SEE TABLE COMPLETES
FLOORS: PROVIDE & INSTALL 40MM ISOBOARD (R-VALUE 1.00) AROUND VERTICAL EDGES AND BELOW SLAB IN ACCORDANCE WITH SANS 204:2001 4.3.2 FLOORS
EXTERNAL WALLS: MASSIVARY WALL TO ACHIEVE MIN. R-VALUE OF 0.35. 280mm WALL USED EXCEEDS VALUE
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LIGHTING & POWER: MIN. LEVEL IN ACCORDANCE WITH SANS 10114-1 & SANS 10400-O. INSTALL LED LOW ENERGY FITTINGS

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ALL UNITS TO BE FITTED WITH A 15mm WATER METER
WATERPROOFING BY SPECIALIST - DERBIGUM TORCH-ON WATERPROOFING TO SCREED TO FALL ON ALL CONCRETE WALKWAYS, BALCONIES & ROOF SLABS



1 ROOF PLAN
1 : 100

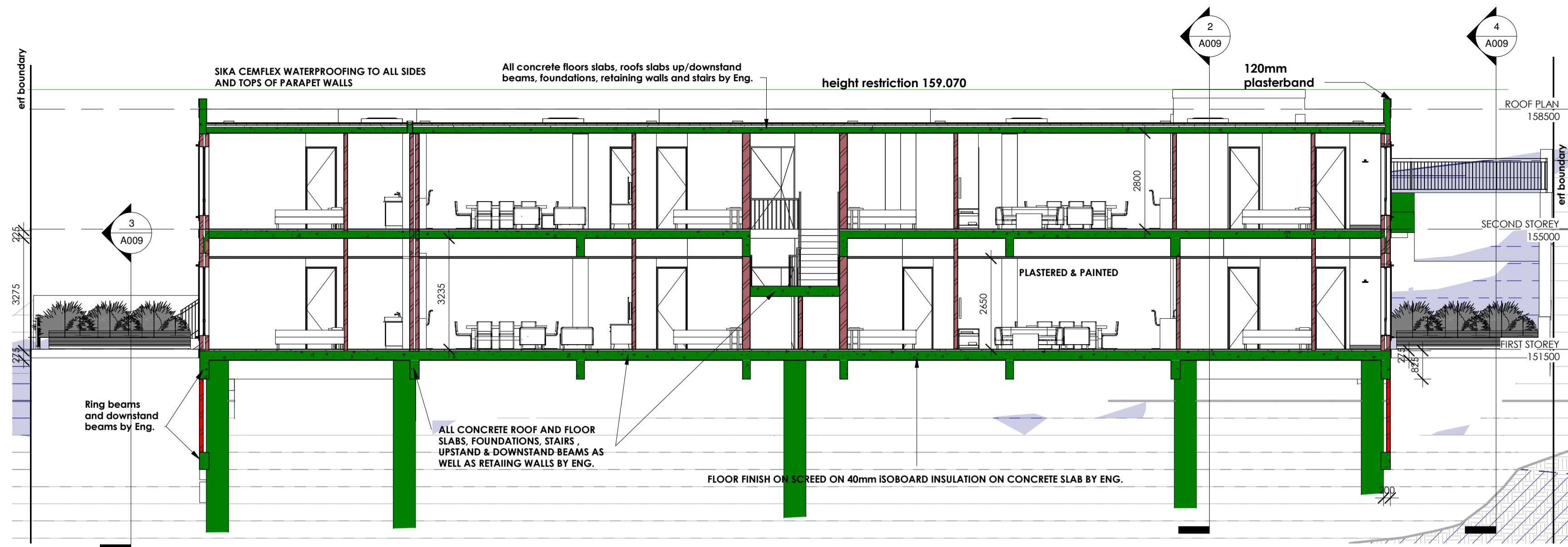
Architects
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Clients
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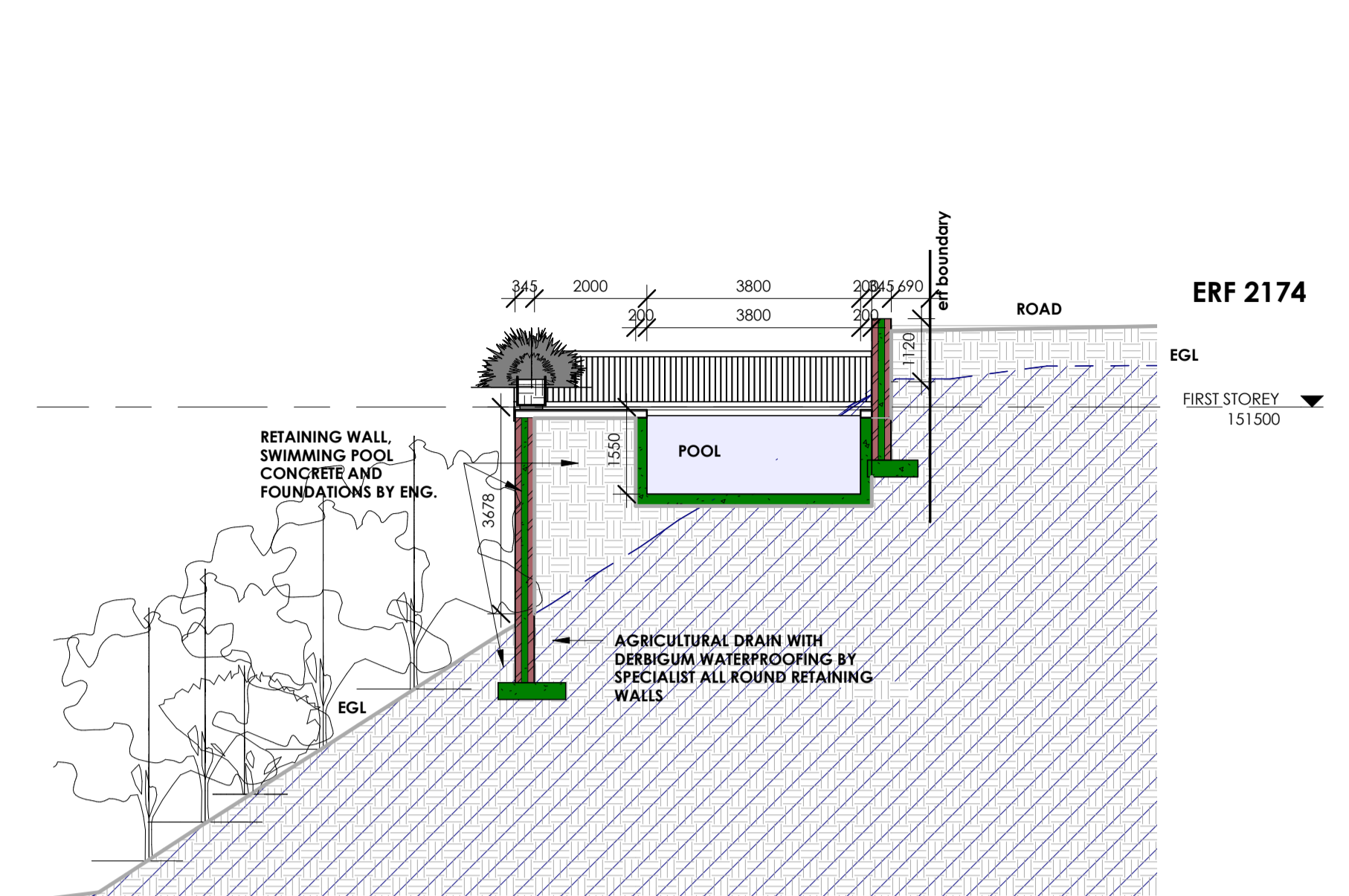
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La Montagne -
ERF 3439

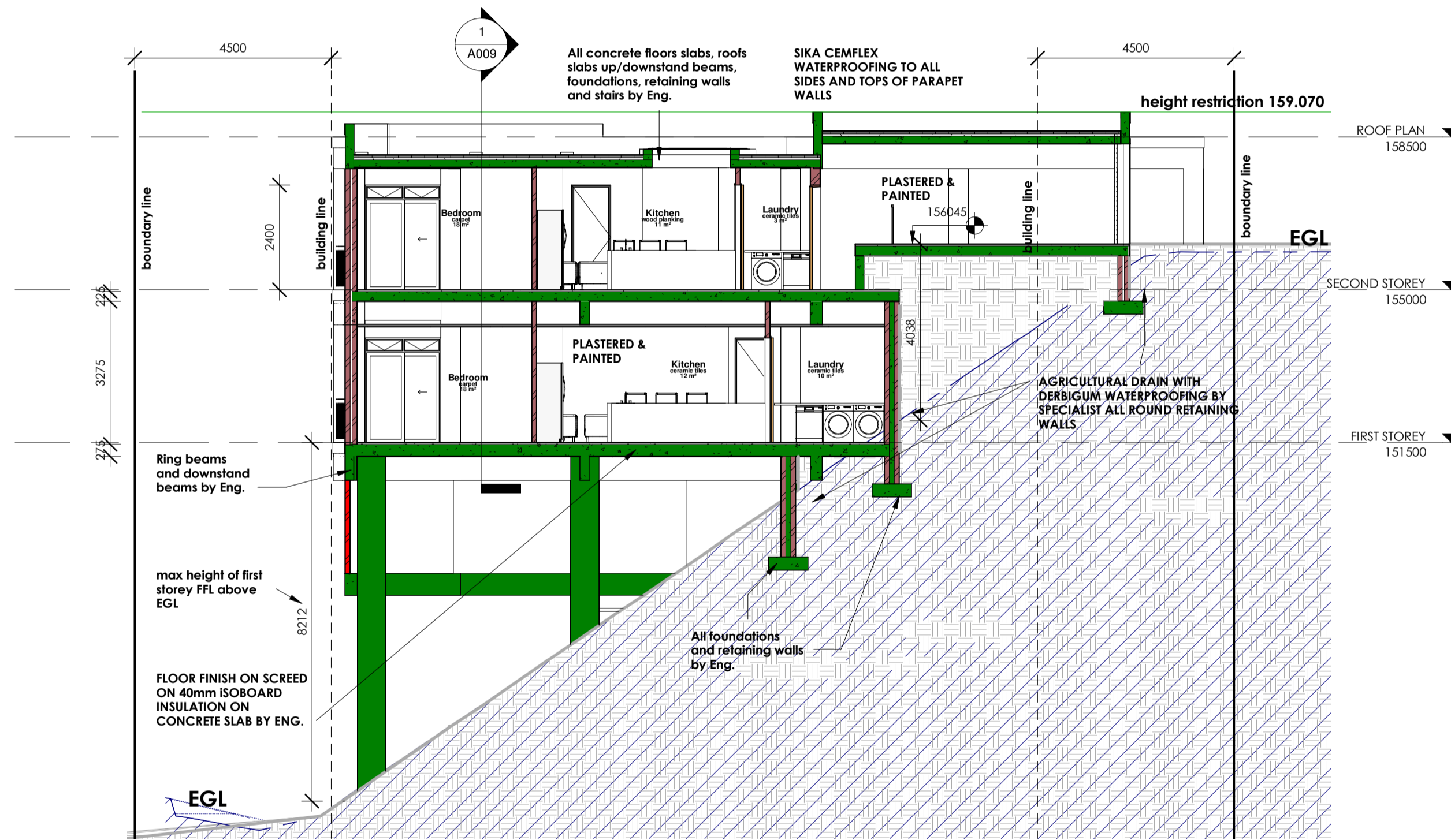
Project number	0118	ROOF PLAN	
Date	29-05-2023	0118	A008
Drawn by	BP	CURRENT REVISION	
Checked by	CKA	Scale	1 : 100



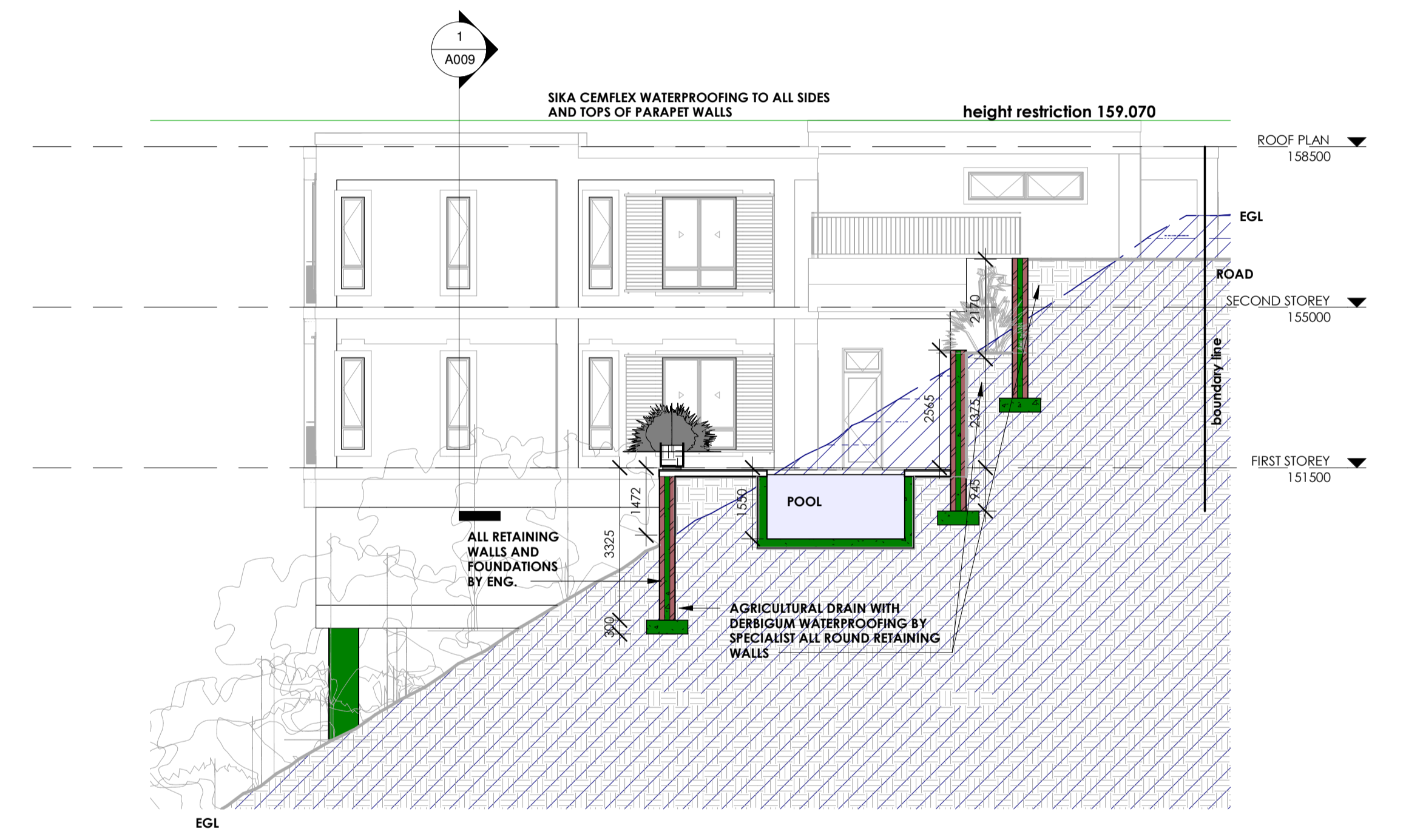
1 Section 1
1 : 100




3 Section 3
1 : 100




2 Section 2
1 : 100



4 Section 4
1 : 100

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Clients
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La Montagne -
ERF 3439

Project number	0118	SECTIONS	
	Date	29-05-2023	0118 A009
	Drawn by	BP	CURRENT REVISION
	Checked by	CKA	Scale