

220AH
MONTANA X3
EMPEROR'S GATE ESTATE
UNIT B 1

AREA SCHEDULE

HOUSE:
GROUND FLOOR: 74m²
COVERED ENTRANCE: 1m²
COVERED PATIO: 12m²
TOTAL GROUND FLOOR: 87m²
FIRST FLOOR: 71.5m²
TOTAL HOUSE AREA: 158.5m²

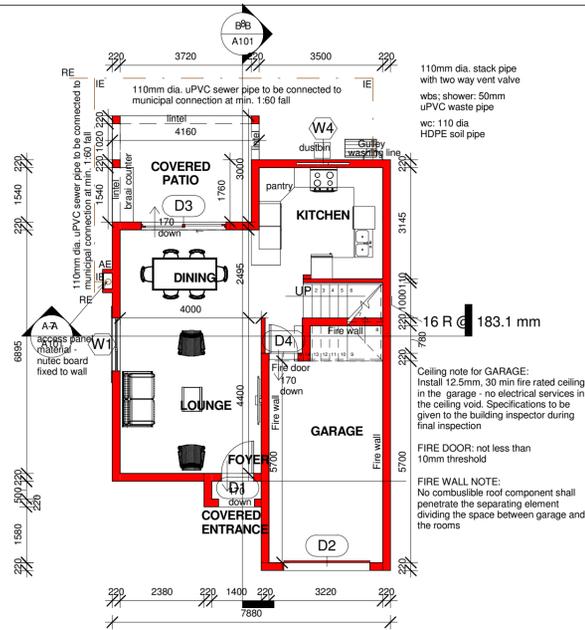
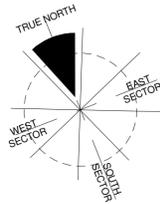
FIRST FLOOR/GROUND FLOOR RATIO: 82.1%

BUILDING OCCUPANCY: H4
DESIGN OCCUPANCY TIME: 24 HRS/DAY, 7 DAYS / WEEK

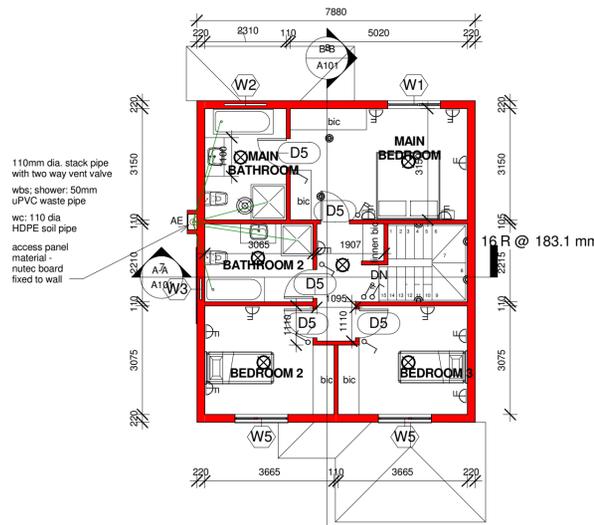
CLIMATIC ZONE: 2

BUILDING ORIENTATION:
NORTH

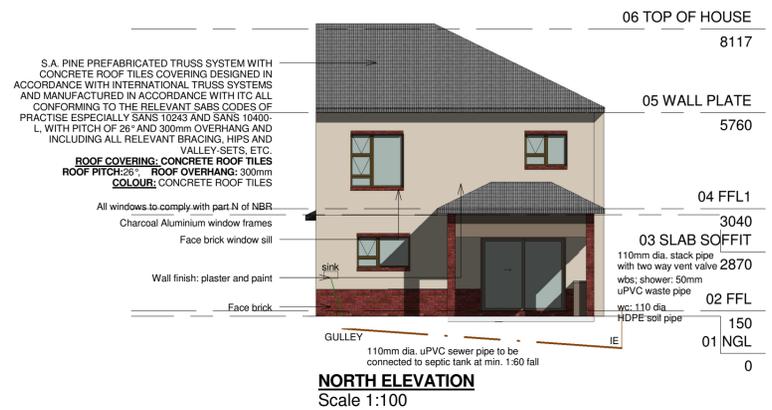
MAXIMUM ENERGY DEMAND AND CONSUMPTION: NO REQUIREMENT



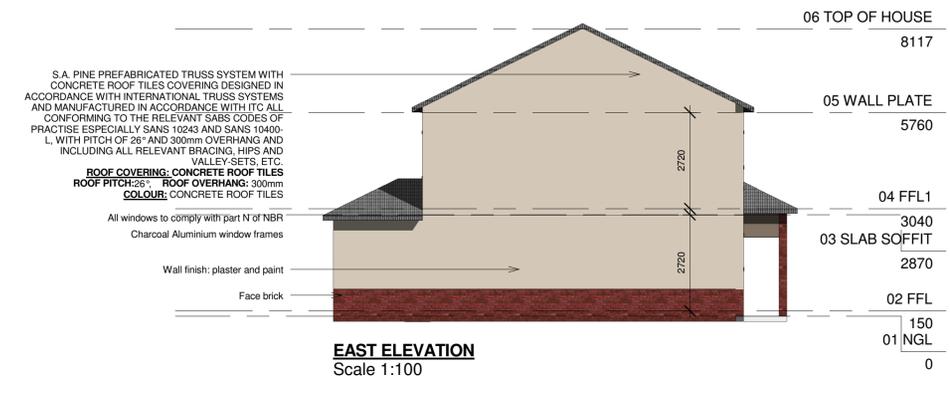
UNIT B 1
GROUND FLOOR
Scale 1:100



UNIT B 1
FIRST FLOOR
Scale 1:100



NORTH ELEVATION
Scale 1:100



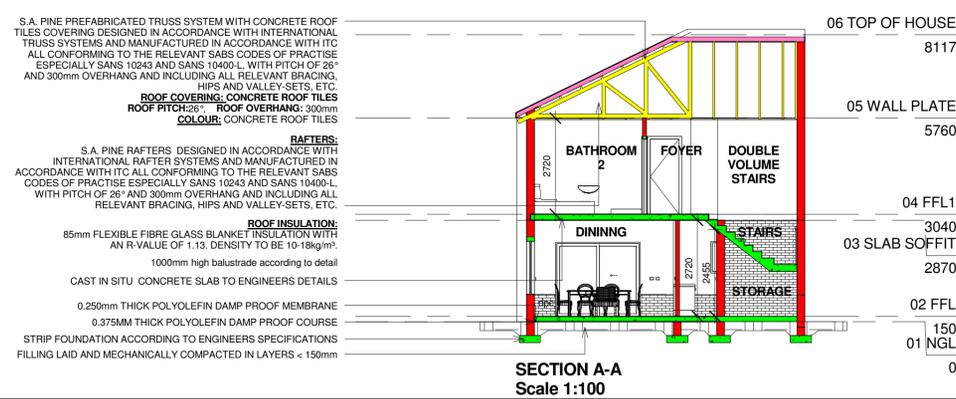
EAST ELEVATION
Scale 1:100



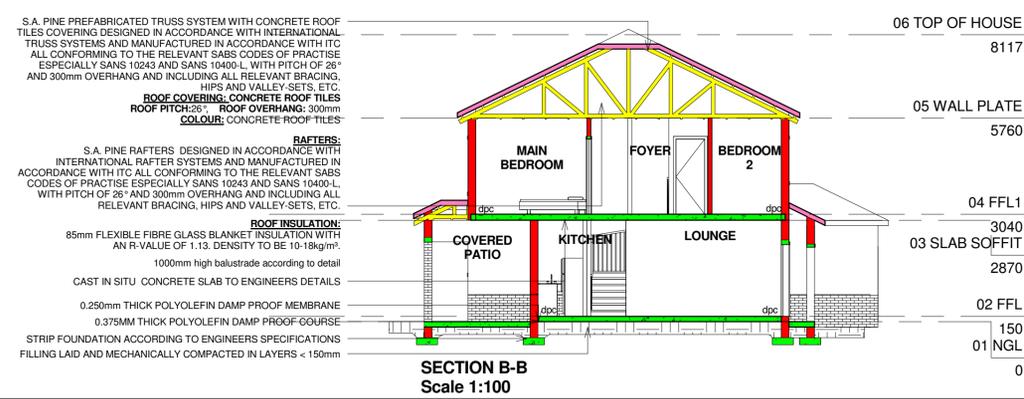
SOUTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



SECTION A-A
Scale 1:100



SECTION B-B
Scale 1:100



ARCHITECTURAL STUDIO

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PAD 21162

EMPERORS'
GATE ESTATE
STAND 220 AH
MONTANA
JAN BANDJIES
STREET

BASTION
DEVELOPMENT
GROUP
PROPOSED
NEW HOUSE B1

No.	Description	Date

FLOOR PLANS
AND
ELEVATIONS

Project number	B-1 REV D
Date	09/11/2017
Drawn by	LVR
Checked by	LVR
A101	
Scale	1 : 100

D1 1 of 1 	D2 1 of 1 	D3 1 of 1 	D4 1 of 1 	D5 1 of 5 	W1 1 of 2
Ground floor: Main entrance	GROUND FLOOR: Garage	GROUND FLOOR: Lounge	GROUND FLOOR: Garage to house	FIRST FLOOR: Main bedroom; Bedroom 2; Bedroom 3; Main bathroom; Bathroom 2	GROUND FLOOR: Lounge FIRST FLOOR: Main bedroom
DOOR LEAF: Exterior side hung door, size 915 x 2083mm high. DOOR FRAME: 250 x 42mm frame, overall size 1067 x 2125mm suitable for single door, size 915 x 2083mm high. IRONMONGERY, HANDLES AND HINGES: AS PER CLIENT SPECIFICATION, stainless steel magnetic door stop.	Horizontal slatted aluminium double sectional electrically operated garage door to suite opening size 2400 x 2125mm high with 230mm wide ribs to both sides of opening with 3400mm clear backspace behind door and 250mm clearance between highest point of open door and floor, supplied and installed by manufacturer and fitted with door operator.	FRAME: SINGLE ALUMINIUM SLIDING DOOR. SIZE: 2400 x 2125mm FINISH: 15um anodised coating CODES APPLICABLE: Windows: SANS 613, Finishes: SANS 999:2013, Glazing: SANS 10137:2011 & SANS 10400 Part N FIXING: fitted in accordance with manufacturer's specification, plugged and screwed to brickwork or concrete. GLASS: Single Clearview Glass WORST CASE WHOLE GLAZING ELEMENT PERFORMANCE FIGURES: Total U-value: 5,6, SHGC: 0,77	DOOR LEAF: FIRE DOOR: hardwood door, size 813 x 2083mm high. Sand down timber surface to a fine smooth surface and apply quality timber sealant prior to installation, all in accordance with manufacturer's recommendations. 2 HOUR FIRE RESISTANT DOOR FRAME: 250 x 42mm frame, overall size 887 x 2125mm suitable for single door, size 813 x 2083mm high. IRONMONGERY, HANDLES AND HINGES: AS PER CLIENT SPECIFICATION, stainless steel magnetic door stop.	DOOR LEAF: Interior door, size 813 x 2083mm high. DOOR FRAME: 250 x 42mm frame, overall size 887 x 2125mm suitable for single door, size 813 x 2083mm high. IRONMONGERY, HANDLES AND HINGES: AS PER CLIENT SPECIFICATION, stainless steel magnetic door stop.	FRAME: ALUMINIUM FRAME 2 solid pane unit and 2 top hung opening window. SIZE: 1500 x 1500mm FINISH: 15um anodised coating CODES APPLICABLE: Windows: SANS 613, Finishes: SANS 999:2013, Glazing: SANS 10137:2011 & SANS 10400 Part N FIXING: fitted in accordance with manufacturer's specification, plugged and screwed to brickwork or concrete. GLASS: Single Clearview Glass WORST CASE WHOLE GLAZING ELEMENT PERFORMANCE FIGURES: Total U-value: 5,6, SHGC: 0,77
W2 1 of 1 	W3 1 of 1 	W4 1 of 1 	W5 1 of 2 		
FIRST FLOOR: Main bathroom	FIRST FLOOR: Bathroom 2	GROUND FLOOR: Kitchen	FIRST FLOOR: Bedroom 2, bedroom 3	ROOF CONSTRUCTION: TRUSSES: S.A. PINE RAFTERS DESIGNED IN ACCORDANCE WITH INTERNATIONAL TRUSS SYSTEMS AND MANUFACTURED IN ACCORDANCE WITH ITC ALL CONFORMING TO THE RELEVANT SASS CODES OF PRACTISE ESPECIALLY SANS 10243 AND SANS 10400-L, WITH PITCH OF 26° AND 300mm OVERHANG AND INCLUDING ALL RELEVANT BRACING, HIPS AND VALLEY-SETS, ETC. ROOF COVERING: CONCRETE ROOF TILES; MARLEY DOUBLE ROMAN. ROOF PITCH 26° AND ROOF OVERHANG 300mm. ROOF INSULATION: 80mm FLEXIBLE FIBRE GLASS BLANKET INSULATION WITH AN R-VALUE OF 0,36. DENSITY TO BE 10-18kg/m³ GUTTER NOTE: No gutters FACIAS: No facias GEYSER NOTE: GEYSER TO BE PLACED IN CEILING VOID.	
FRAME: ALUMINIUM FRAME 2 solid pane unit and 1 top hung opening window. SIZE: 900 x 1200mm FINISH: 15um anodised coating CODES APPLICABLE: Windows: SANS 613, Finishes: SANS 999:2013, Glazing: SANS 10137:2011 & SANS 10400 Part N FIXING: fitted in accordance with manufacturer's specification, plugged and screwed to brickwork or concrete. GLASS: Single Clearview Glass WORST CASE WHOLE GLAZING ELEMENT PERFORMANCE FIGURES: Total U-value: 5,6, SHGC: 0,77	FRAME: ALUMINIUM FRAME 1 solid pane unit and 1 top hung opening window. SIZE: 600 x 900mm FINISH: 15um anodised coating CODES APPLICABLE: Windows: SANS 613, Finishes: SANS 999:2013, Glazing: SANS 10137:2011 & SANS 10400 Part N FIXING: fitted in accordance with manufacturer's specification, plugged and screwed to brickwork or concrete. GLASS: Single Clearview Glass WORST CASE WHOLE GLAZING ELEMENT PERFORMANCE FIGURES: Total U-value: 5,6, SHGC: 0,77	FRAME: ALUMINIUM FRAME 2 solid pane unit and 1 top hung opening window. SIZE: 1500 x 900mm FINISH: 15um anodised coating CODES APPLICABLE: Windows: SANS 613, Finishes: SANS 999:2013, Glazing: SANS 10137:2011 & SANS 10400 Part N FIXING: fitted in accordance with manufacturer's specification, plugged and screwed to brickwork or concrete. GLASS: Single Clearview Glass WORST CASE WHOLE GLAZING ELEMENT PERFORMANCE FIGURES: Total U-value: 5,6, SHGC: 0,77	FRAME: ALUMINIUM FRAME 1 solid pane unit and 1 top hung opening window. SIZE: 1500 x 1200mm FINISH: 15um anodised coating CODES APPLICABLE: Windows: SANS 613, Finishes: SANS 999:2013, Glazing: SANS 10137:2011 & SANS 10400 Part N FIXING: fitted in accordance with manufacturer's specification, plugged and screwed to brickwork or concrete. GLASS: Single Clearview Glass WORST CASE WHOLE GLAZING ELEMENT PERFORMANCE FIGURES: Total U-value: 5,6, SHGC: 0,77		

EE Supplemental Guide

STAND 220 AH MONTANA JAN BANDJIES STREET

Room	Area (m²)	U-value (W/m²K)	SHGC	Q _g (W)	Q _l (W)	Q _h (W)	Q _c (W)	Q _t (W)
Ground Storey	101	0,4 x 0,00	0,10	0,00	0,77	0,00	0,00	0,00
First Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Second Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Third Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Fourth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Fifth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Sixth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Seventh Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Eighth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Ninth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Tenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Eleventh Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twelfth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Thirteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Fourteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Fifteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Sixteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Seventeenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Eighteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Nineteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twentieth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-first Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-second Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-third Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-fourth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-fifth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-sixth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-seventh Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-eighth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-ninth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Thirtieth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00

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Ground Storey	101	0,4 x 0,00	0,10	0,00	0,77	0,00	0,00	0,00
First Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Second Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Third Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Fourth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Fifth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Sixth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Seventh Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Eighth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Ninth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Tenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Eleventh Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twelfth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Thirteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Fourteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Fifteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Sixteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Seventeenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Eighteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Nineteenth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twentieth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-first Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-second Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-third Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-fourth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-fifth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-sixth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-seventh Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-eighth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Twenty-ninth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00
Thirtieth Storey	111	0,0 x 1,0	0,30	0,00	0,77	0,00	0,00	0,00



ARCHITECTURAL STUDIO

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**EMPERORS' GATE ESTATE
STAND 220 AH
MONTANA
JAN BANDJIES STREET**

**BASTION DEVELOPMENT GROUP
PROPOSED
NEW HOUSE B1**

No.	Description	Date

ROOF, DOOR AND WINDOW SCHEDULE AND ELECTRICAL PLAN

Project number B-1 REV D

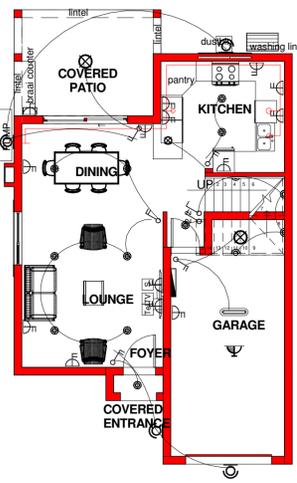
Date 09/11/2017

Drawn by LVR

Checked by LVR

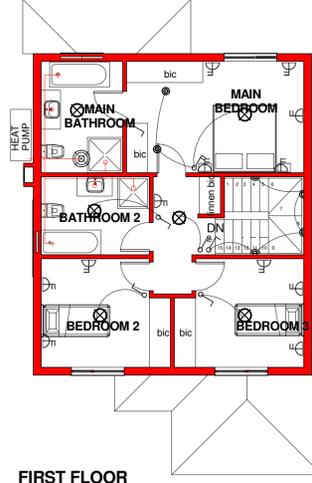
A102

Scale As indicated



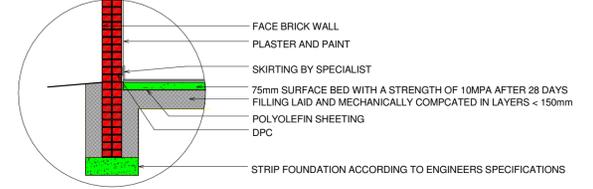
**GROUND FLOOR ELECTRICAL PLAN
Scale 1:100**

●	DOWN LIGHTER	□	DISTRIBUTION BOARD
⊗	CEILING MOUNTED LIGHT	⊕	SINGLE WATERPROOF PLUG
▬	FLUORESCENT LIGHT	⊕⊕	DOUBLE PLUG
⊙	EXTERNAL WALL LIGHT	⊕	GEYSER
⊕	FOOT LIGHT	⊕	GARAGE MOTOR WITH PLUG
⊕	PENDANT	⊕	TV POINT
⊕	SINGLE LEVER SWITCH	⊕	TELEPHONE
⊕	DOUBLE LEVER SWITCH	⊕	DATA POINT
⊕	2 WAY SWITCH		

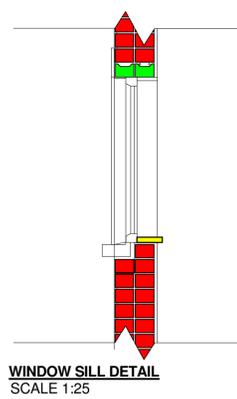


**FIRST FLOOR ELECTRICAL PLAN
Scale 1:100**

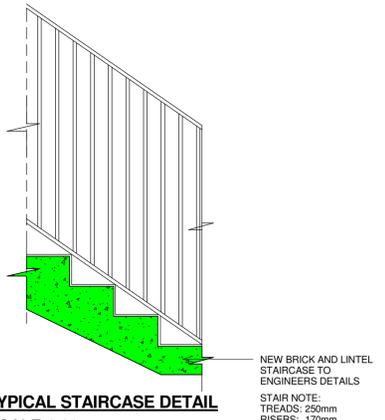
ROOF CONSTRUCTION:
TRUSSES: S.A. PINE RAFTERS DESIGNED IN ACCORDANCE WITH INTERNATIONAL TRUSS SYSTEMS AND MANUFACTURED IN ACCORDANCE WITH ITC ALL CONFORMING TO THE RELEVANT SASS CODES OF PRACTISE ESPECIALLY SANS 10243 AND SANS 10400-L, WITH PITCH OF 26° AND 300mm OVERHANG AND INCLUDING ALL RELEVANT BRACING, HIPS AND VALLEY-SETS, ETC.
ROOF COVERING: CONCRETE ROOF TILES; MARLEY DOUBLE ROMAN. ROOF PITCH 26° AND ROOF OVERHANG 300mm.
ROOF INSULATION: 80mm FLEXIBLE FIBRE GLASS BLANKET INSULATION WITH AN R-VALUE OF 0,36. DENSITY TO BE 10-18kg/m³
GUTTER NOTE: No gutters
FACIAS: No facias
GEYSER NOTE: GEYSER TO BE PLACED IN CEILING VOID.



**DETAIL 2: TYPICAL STRIP FOUNDATION WITH DPC
SCALE 1:20**



**WINDOW SILL DETAIL
SCALE 1:25**



**TYPICAL STAIRCASE DETAIL
SCALE 1:20**