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ARCHITECT: Johannes Malherbe (SACA Reg. 3130)
CLIENT: La Concorde International (Pty) Ltd (Registered Owner)

Site Area	:445918m ² /44,6 HA
Occupancy Classification	:J3, G1, J2, D4
Climatic Zone	:4

COVERAGE OF EXISTING BUILDINGS :7227m²	
GROUND FLOOR	
- New Coverage	:496m ²
- Areas Uncovered	:15m ²

TOTAL COVERAGE OF APPLICATION : 496m²
TOTAL COVERAGE :7723m² / 1.73%

- Total Area of Alterations	:0m ²
- Total Areas of Additions	:0m ²
- Total Area of New Work	:511m ²

COUNCIL & TENDER NOTES:
EXCAVATIONS - to comply with SANS 10400 Part G:
All excavations must be less than 3.0m deep, alternatively an engineer must be consulted.

FOUNDATIONS - to comply with SANS 10400 Part H:
Reinforced concrete footings to be minimum 700x250mm 20MPa for load bearing walls and 600x200mm thickened surface bed for internal non-load bearing walls and include 3x Y12 and R8 ties at 1m centres. Sizes of concrete footings given on drawings must be checked with the ground conditions on site. An engineer must be consulted if there are any unusual ground conditions like clay and lime.

FLOORS - to comply with SANS 10400 Part J:
Ground level: 150mm thick 20MPa concrete ground slab surface with mesh Ref193, on SABS 952-1 Type C Green damp proof membrane, on well compacted fill at maximum 150mm per layer to 98% modified AASHTO. Refer to SANS XA & 204 for floor insulation.

WALLS - to comply with SANS 10400 Part K:
External: minimum 230mm NFX 14MPa clay brick cavity wall with minimum cavity width of 50mm and maximum 110mm. Galvanised steel butterfly ties at a minimum of 2.5 ties per m².
Internal: 230mm and 115mm NFX 14MPa clay brick walls.
Foundation walling: minimum 280mm cavity brick concrete filled up to stepped DPC (with weep holes). DPC and DPM to be of high quality, SABS approved, laid to manufacturer's specification. No horizontal DPC shall be less than 150mm above the level of the adjacent finished ground level. Cavity walls to be tied together with galvanised steel butterfly ties, with a minimum of 2.5 ties per m². Pre-cast concrete lintels and brickforce are to be used over all openings unless engineer designed beams are required. To extend minimum 230mm beyond both sides of openings. Control joints on all large wall panels.
Finish: bagged and painted and also plaster and painted where indicated on plan.

ROOFS - to comply with SANS 10400 Part L:
Arch Sheetting: 0.53mm corrugated crank curved roof sheets to be double lapped and installed @ 15.885 radius fall. Colour to be determined.
Lean to Sheetting: 0.53mm Corrugated roof sheets to be double lapped and installed @ 2° fall. Polyclosers, flashings & waterproofing to specialist detail.
Structure: Steel portal and lean to frame to engineer's detail.
Ceilings: 9mm thick skimmed plasterboard ceiling fitted to brandering to manufacturer's specifications and spaced accordingly.
Rainwater goods: galvanized gutters and downpipes.

GLAZING - to comply with SANS 10400 Part N, XA, 204 & 613:
Safety glass as per Tables 2, 3 and 4 of SANS 10400 Part N.

LIGHTING AND VENTILATION - to comply with SANS 10400 Part O:
Natural lighting: 10% of floor area of room.
Natural ventilation: 5% of floor area of room.

DRAINAGE - to comply with SANS 10400 Part P:
All copper pipes to be bent using an internal spring and local heating to produce smooth bends. All waste pipes 40 and 50mm iDVC. All soil pipes 110mm iDVC with sufficient RE's and manholes. All stacks to be vented, as per drawing and vent pipes must be accessible. Sanitary ware as per client's request. Drainage pipes under floor to be adequately protected.

STORMWATER DISPOSAL - to comply with SANS 10400 Part R:
All stormwater to connect to street or, on a farm, connect to existing stormwater main of farm.

FACILITIES FOR DISABLED PERSONS - to comply with SANS 10400 Part S:
Maximum gradient of wheelchair ramp is 1:12.
Toilet facility with grab rails to be provided.

FIRE PROTECTION - to comply with SANS 10400 Part T:
Fire layout as per separate fire plan if required by occupancy class.

REFUSE DISPOSAL - to comply with SANS 10400 Part U:
Adequate storage area to be provided.

ENERGY USAGE IN BUILDING - to comply with SANS 10400 Parts XA & 204:
Refer to energy efficiency plan.

E	23.05.2023	MUNICIPAL SUBMISSION
D	04.04.2023	MUNICIPAL SUBMISSION
C	10.03.2023	MUNICIPAL SUBMISSION
B	26.01.2023	MUNICIPAL SUBMISSION
A	23.11.2022	MUNICIPAL SUBMISSION

Wysp. Rev.	DATE:	TEKENING BESKRIVING: DRAWING DESCRIPTION:
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P.O. Box 85, Paarl, 7622 FM1501 CC1989/003378/23

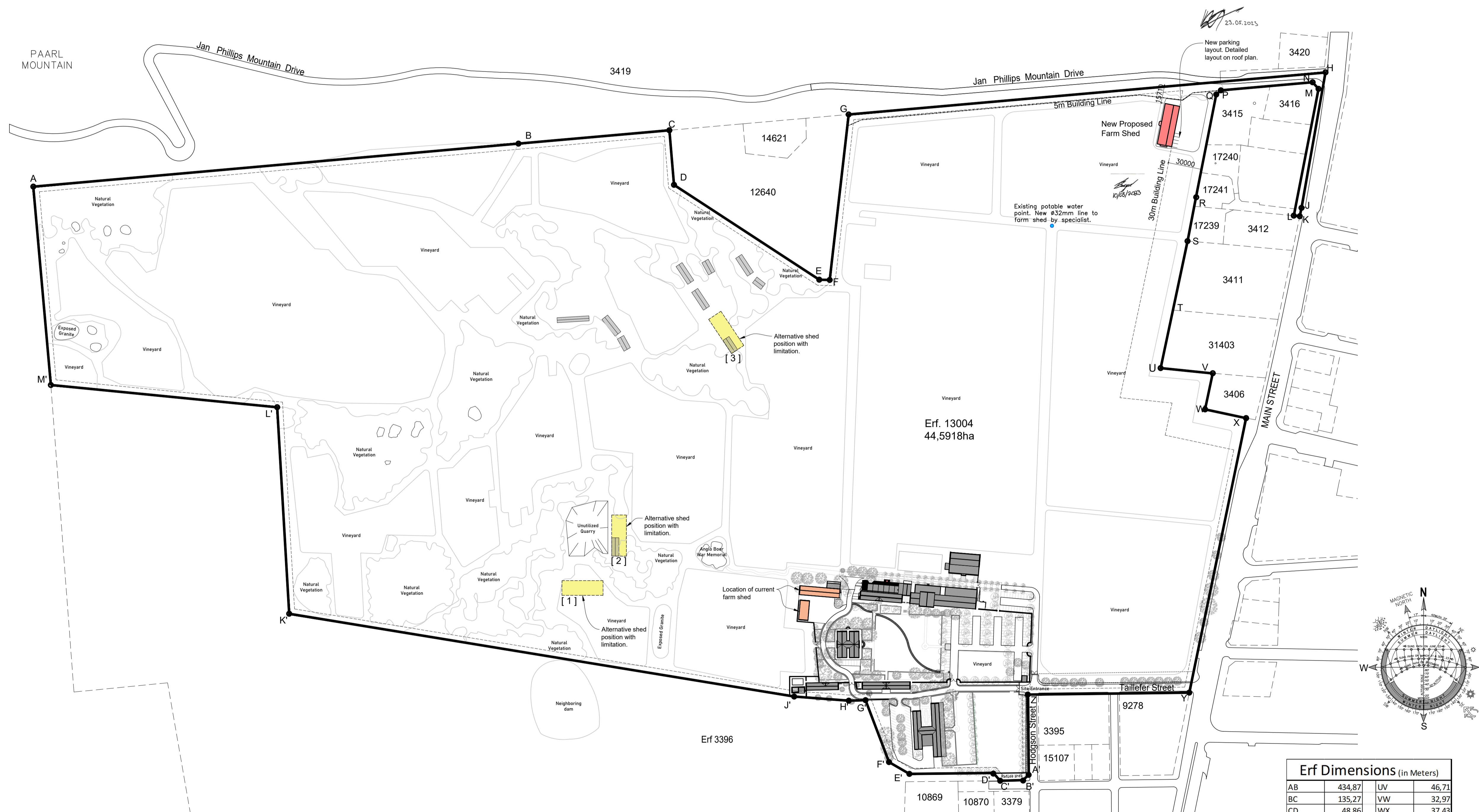
CLIENT: La Concorde International (Pty) Ltd
Project: Laborie, Erf 13004, Main Road, Paarl

PROJECT: LABORIE
New Farm Shed

TEKENING: Site Plan
DRAWING: - Municipal Submission -

GETEKEN: ME/TB	NAGESIEN: JM
DATE: 23.05.2023	SCALE: As Shown

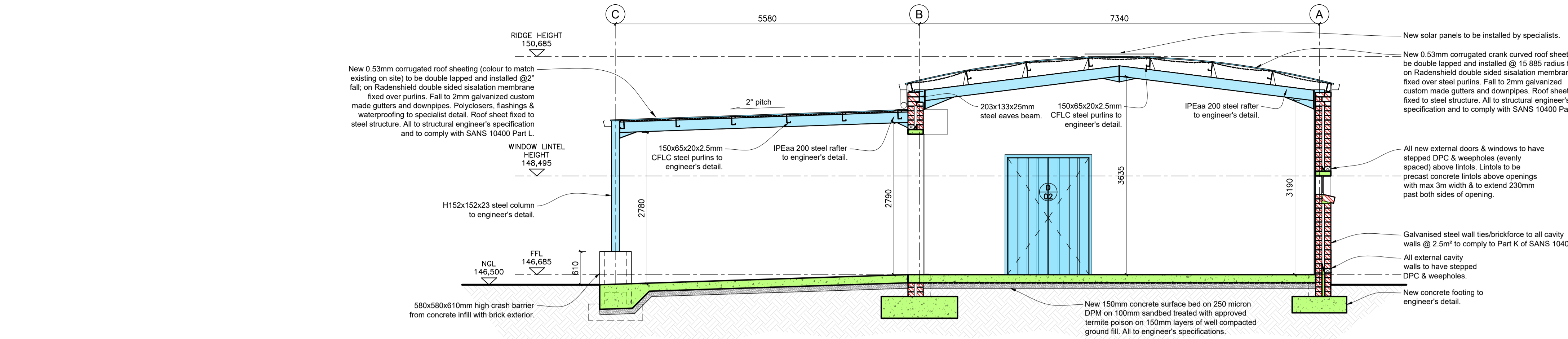
PROJEK No. PROJECT No.	TEKENING No. DRAWING No.	WYSIGING REVISION
1145	9101	E



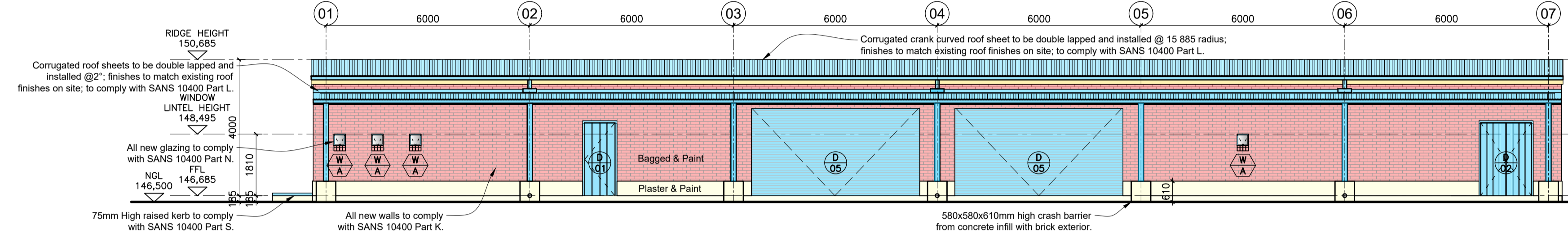
Erf Dimensions (in Meters)			
AB	434,87	UV	46,71
BC	135,27	VW	32,97
CD	48,86	WX	37,43
DE	154,91	XY	250,27
EF	9,35	YZ	144,22
FG	148,71	ZA'	71,4
GH	427,43	A'B'	7,06
HJ	122,64	B'C'	19,49
JK	7,59	C'D'	9,9
KL	5,35	D'E'	74,99
LM	115,34	E'F'	21,01
MN	7,95	F'G'	59,15
NP	82,23	G'H'	14,97
PQ	5,54	H'J'	48,88
QR	98,56	I'K'	456,94
RS	34,91	K'L'	184,67
ST	62,92	L'M'	203,06
TU	52,97	M'A	177,78

SITE PLAN
scale 1:2000 (A1)
scale 1:4000 (A3)

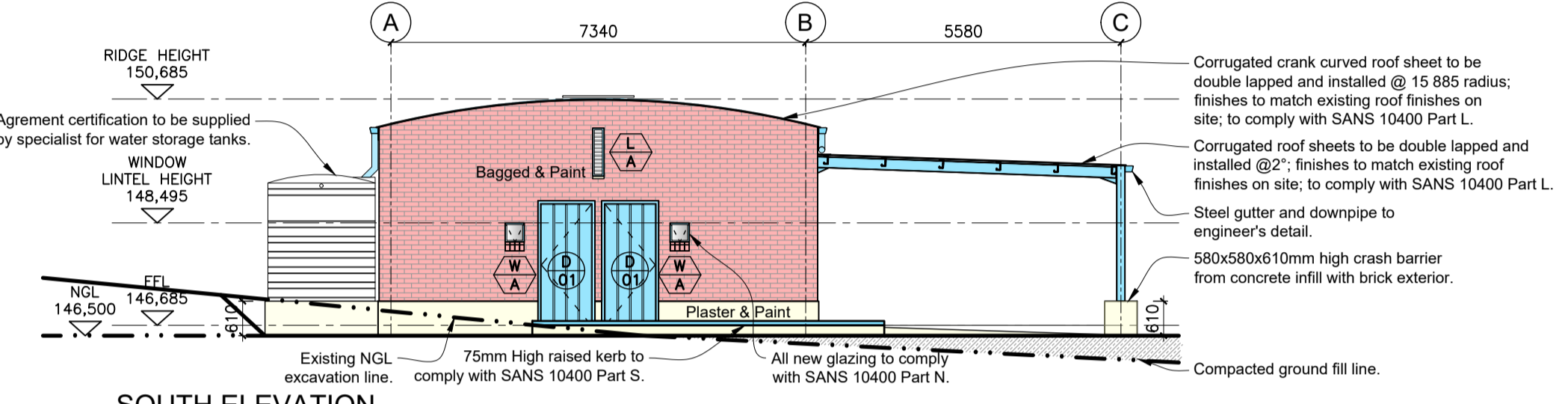
ANNEXURE B



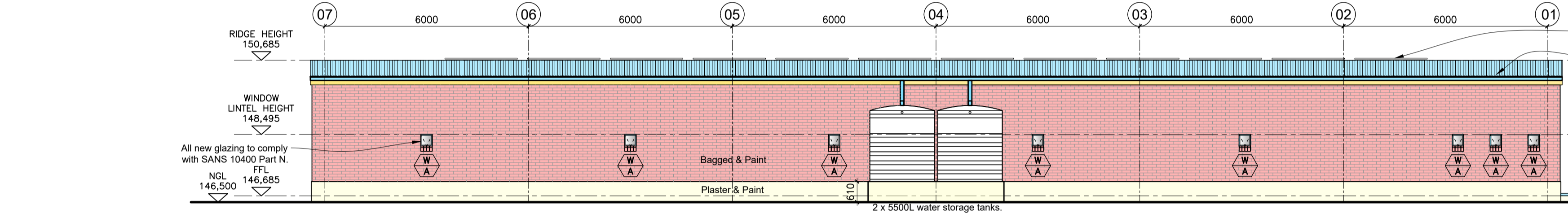
SECTION A-A
scale 1:50 (A1)
scale 1:100 (A3)



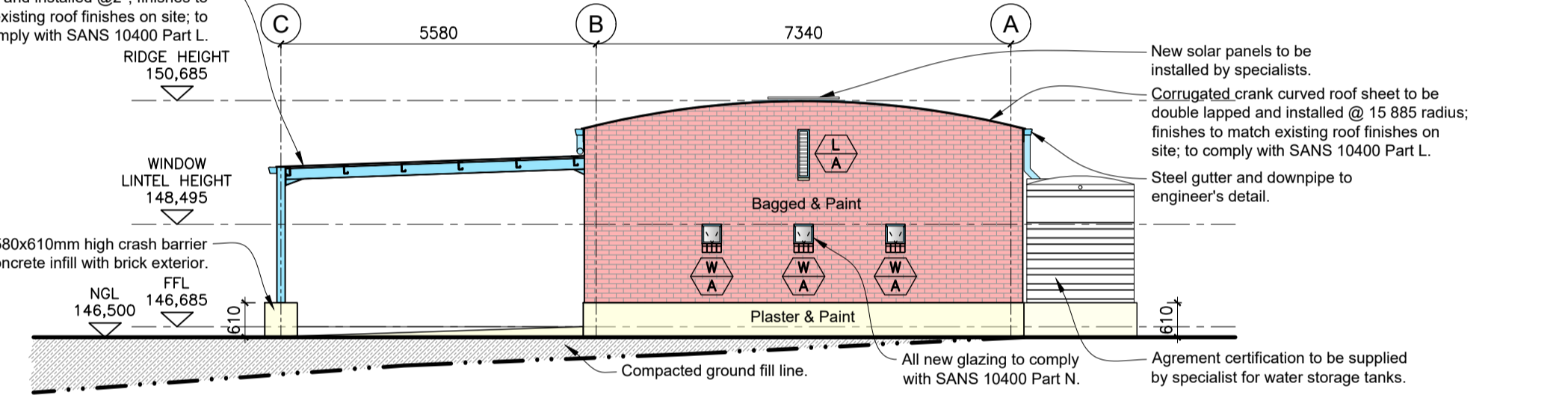
EAST ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)



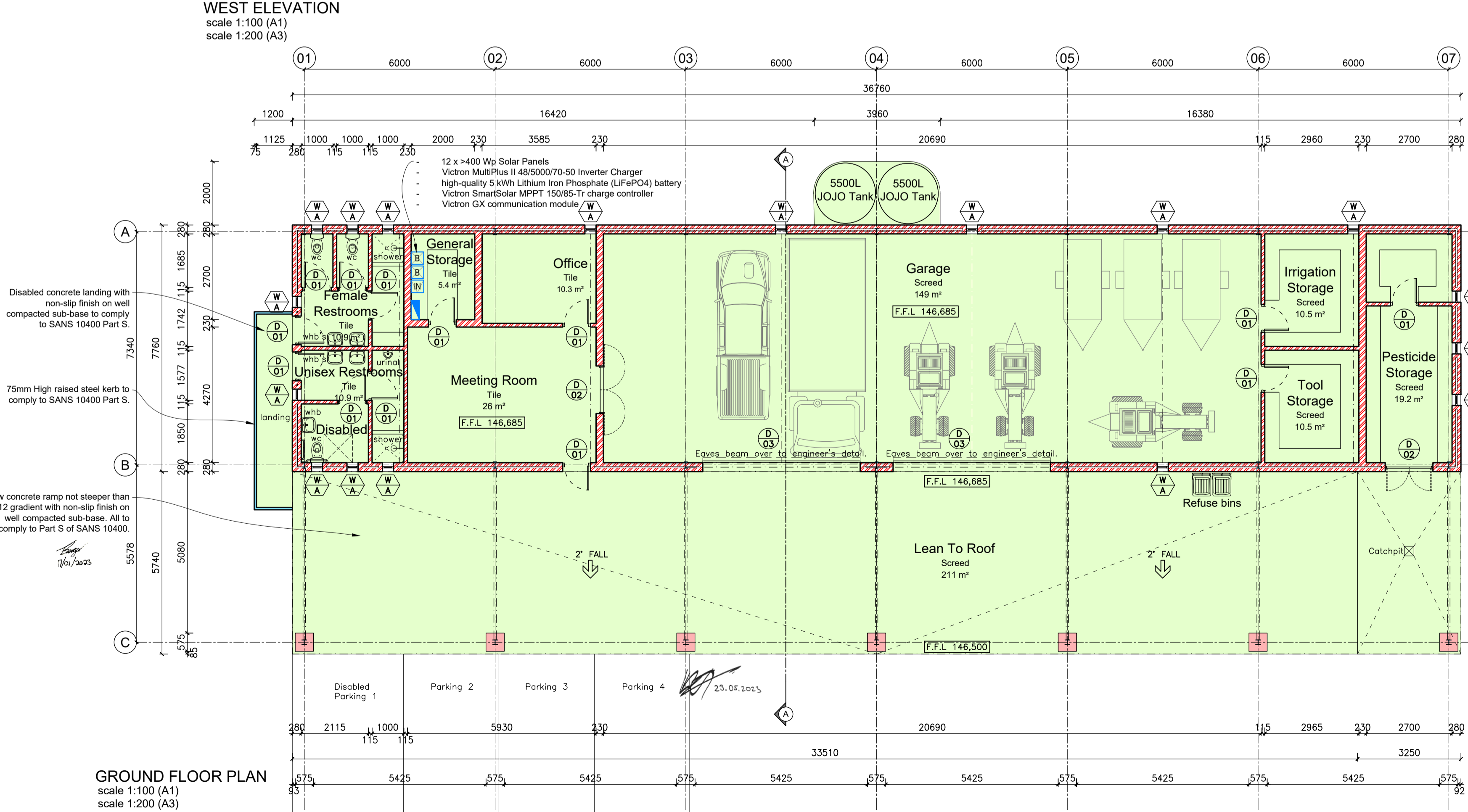
SOUTH ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)



WEST ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)



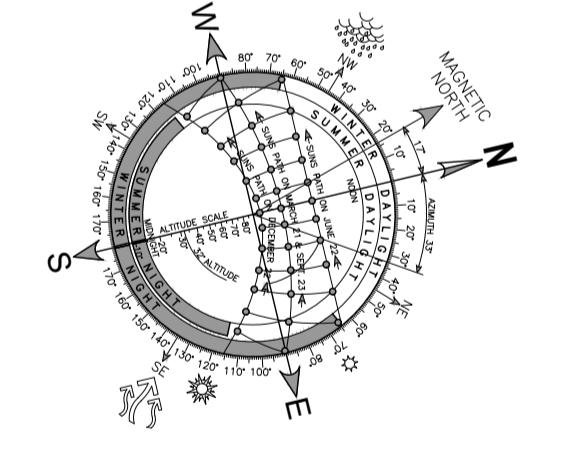
NORTH ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)



GROUND FLOOR PLAN
scale 1:100 (A1)
scale 1:200 (A3)

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ARCHITECT: Johannes Malherbe (SACA Reg. 3130)
CLIENT: La Concorde International (Pty) Ltd (Registered Owner)



D	23.05.2023	MUNICIPAL SUBMISSION
C	10.03.2023	MUNICIPAL SUBMISSION
B	26.01.2023	MUNICIPAL SUBMISSION
A	23.11.2022	MUNICIPAL SUBMISSION
Wsp. Rev.	DATE:	TEKENING BESKRIVING: DRAWING DESCRIPTION:

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P.O. Box 85, Paarl, 7622 FM1501 CC1989/003378/23

CLIENT: La Concorde International (Pty) Ltd
Laborie, Erf 13004, Main Road, Paarl

PROJECT: LABORIE
New Farm Shed

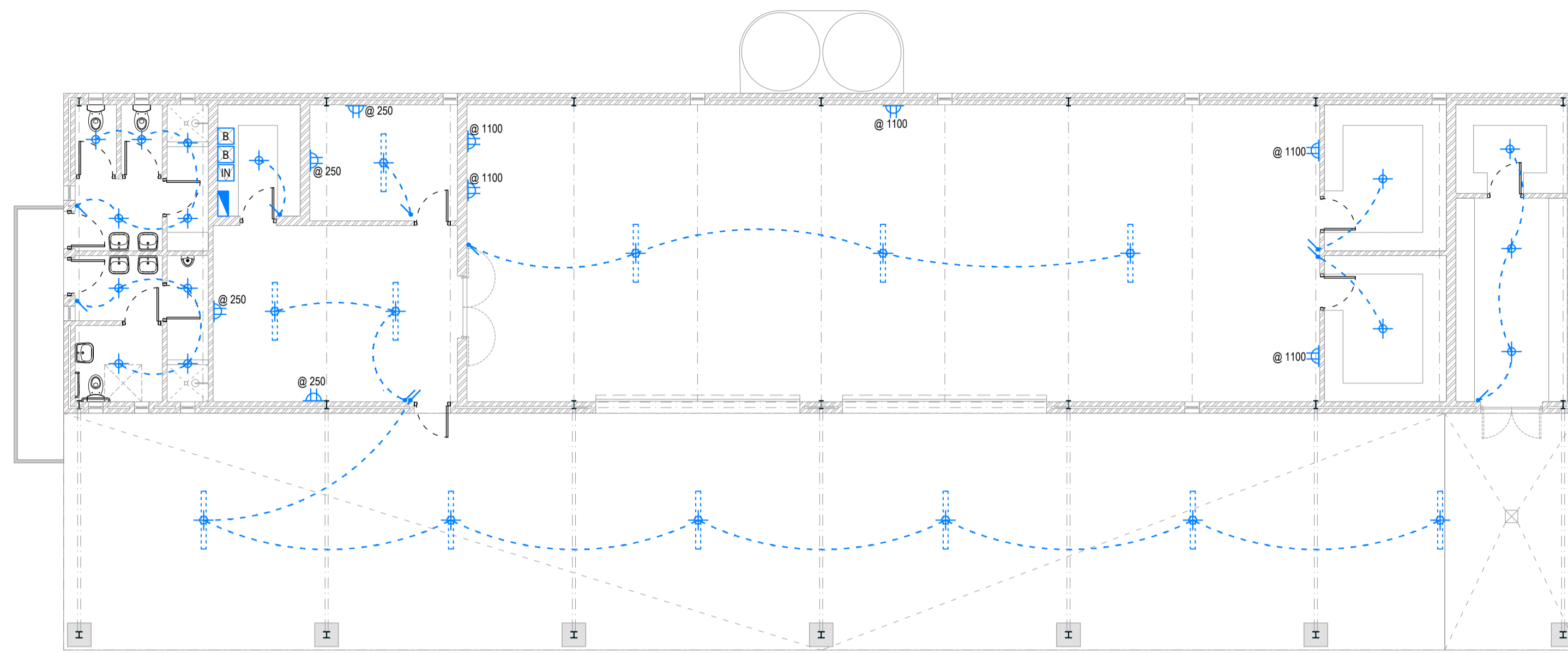
TEKENING: Ground, Elevations & Section Plan
DRAWING: - Municipal Submission -

GETEKEN: ME/TB	NGESIGNE: JM
DATUM: 23.05.2023	SKAAL: As Shown
PROEJ. No. 1145	TEKENING No. 9201
PROJECT No.	WYSIGING REVISION
	D

L:\1145-Laborie\0100-New Farm Shed\2-6-Council\BPL\CAT\05\06 Sub_2023\0529_New Building_After Amend - Copy New Farm Shed_Min_2023\0529.dwg

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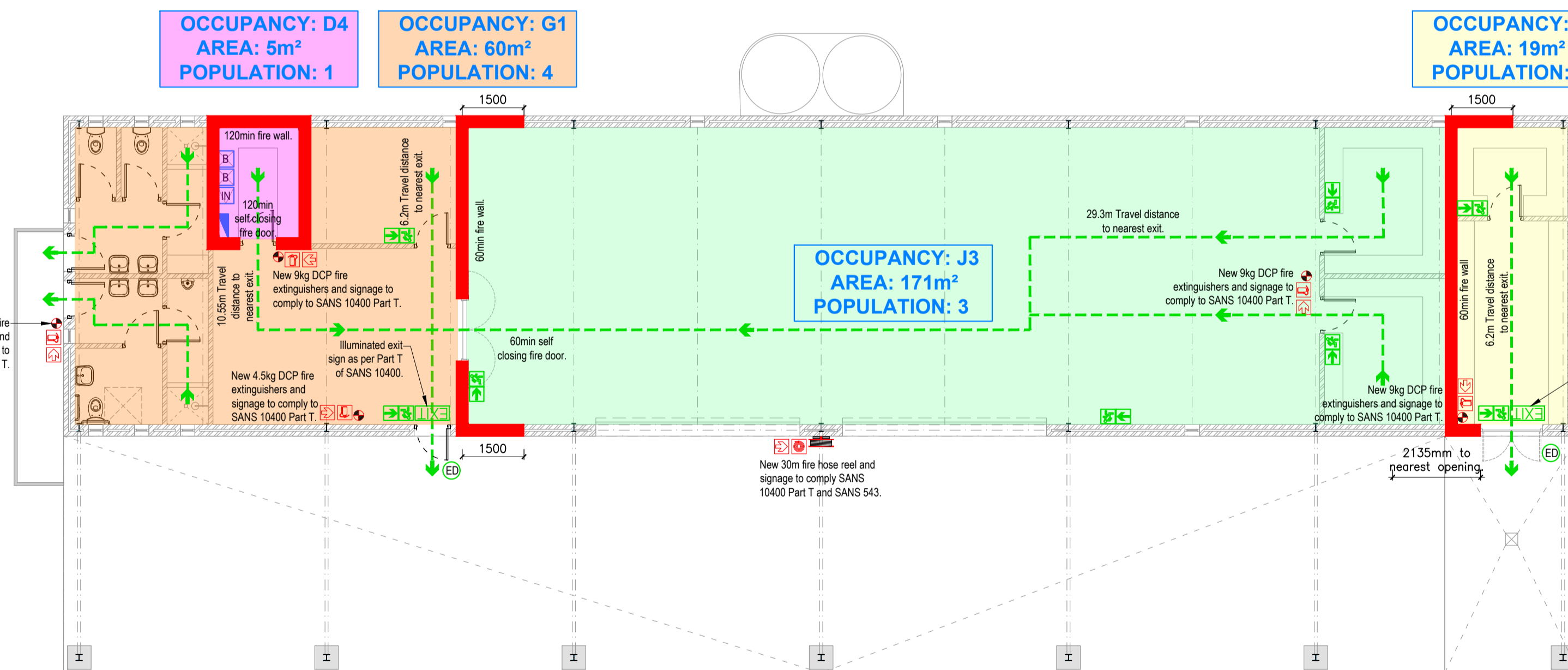
ARCHITECT: Johannes Malherbe (SACA Reg. 3130)
CLIENT: La Concorde International (Pty) Ltd (Registered Owner)



GROUND FLOOR ELECTRICAL PLAN
scale 1:100 (A1)
scale 1:200 (A3)

ELECTRICAL LEGEND

LIGHTING (LED or as specified)	DATA POINTS
Wiring Circuit	Telephone Point
Chandelier Light Fitting	ADSL / Data Point
Horizontal Recessed Light Fitting	WiFi Router
Horizontal Surface Light Fitting	USB Point
Wall Recessed Light Fitting	AUDIO & VISUAL
Wall Surface Light Fitting	TV Point
Floor Light Fitting	Speaker Point in ceiling
Make-up Mirror Light Fitting	Intercom
Ground Spike / Mounted Fitting	CCTV camera point
Pool Light Fitting	SECURITY
LED Strip Light & Transformer	Security Beams
Rope Light	Internal Motion Sensor
SWITCHES	External Motion Sensor
Single light switch = 1,1m high	Alarm Keypad
Two-way light switch = 1,1m high	Door Access / Intercom
Light switch with dimmer	Door Bell
Two-way light switch with dimmer	Alarm DB
Watertight exterior switch	Siren
Photo cell switch	Smoke Detector
Timer switch	BGU Break Glass Unit
Isolator Switch	AUTOMATION
Motion sensor switch	Automation Control Keypad
POWER	Automation Circuit Number Tag
Single Plug Point	HEATING/COOLING
Double Plug Point	Underfloor Heating Area
3-Phase Plug Point	Underfloor Heating control
Waterproof Plug Point	Supply Air Grille
International Plug Point	Return Air Grille
Dedicated (Red) Plug Point	Extract Fan to Exterior (250mm)
Shove Socket Point	Ceiling Fan
Heated Towel Rail Point	A/C Split Unit
Shaving Socket Point	A/C Compressor Unit
Insinkerator	HWC Hot Water Cylinder (capacity)
Power skirting	SHWC Solar Hot Water Cylinder (capacity)
Municipal Meter Box	HP Heat Pump
Main Distribution Board	GAS
Sub Distribution Board	Gas Pipe (Sleeved)
Special Distribution Board	Gas Service Point
Process Points	Gas Cylinder
Motorized Garage Door or Gate	Gas Shut-off Valve
Electrical Generator	GVH Gas Water Heater
Solar Panel	
Transformer	
Inverter	
Battery Pack	



GROUND FLOOR FIRE PLAN
scale 1:100 (A1)
scale 1:200 (A3)

FIRE LEGEND

SYMBOLS	SIGNAGE
Fire Extinguisher - 4.5kg DCP Type	Exit sign
Fire Hose Reel - 30m Hose	General direction sign
Fire Hydrant - Pedestal Type	Escape route sign
Twin Booster Connection	Fire extinguisher sign
Non-combustible stage curtain	Fire hose reel sign
Escape Route	Fire hydrant sign
Access Door with Panic Bolt	Fire alarm sign
Escape Door with Panic Bolt	Location of fire fighting equipment
Area of Refuge	
Break Glass Siren	
Siren	
Smoke Detector	

FENESTRATION

GROUND FLOOR	
Nett Floor Area	285 m ²
Climatic Zone	4
Target 15% of Floor Area	43 m ²
Achieved Total Glazing Area	2 m ²

Glazing Element	Area (m ²)	Qty	Total Area
W-A	0,116	17	1,972
			1,972

ROOF ASSEMBLY

Description	Value
Minimum required total R-value (m ² k/W)	3,70
Direction of heat flow	Up
Metal Roofsheeting	0,30
Radenshield Double Sided	1,36
Landaboard (50mm)	2,08
Achieved total R-value (m² k/W)	3,74

MAXIMUM ENERGY DEMAND FOR LIGHTING

Occupancy	D4, G1, J2, J3
Nett Floor Area	496 m ²
Population	10 persons
Energy Demand /m ²	17 W/m ²
Max Energy Demand	8432 W

Lighting Provided:	
14x Osram E27 (10W each)	140 W
9x Fluorescent light (58W each)	522 W
3x Osram E27 (18W each)	54 W
Total for provided Lights	716 W

MAXIMUM ENERGY CONSUMPTION FOR LIGHTING

Energy Consumption /m ²	42,5 kWh/m ²
Max Energy Consumption	21080 kWh

QUANTITY	13	2	2
EXTERNAL ELEVATION			
SYMBOL	D 01	D 02	D 03
DESCRIPTION	External & internal - new single steel service door with frame (Prehung) by specialist.	External & internal - new double steel service door with frame (Prehung) by specialist.	External - galvanized slatted roller shutter garage doors. Crank handle open and closing.

DOOR SCHEDULE
scale 1:100 (A1)
scale 1:200 (A3)

QUANTITY	17	2
EXTERNAL ELEVATION		
DESCRIPTION	External - new top hung powder coated aluminium windows by specialist.	External - new powder coated aluminium louvers by specialist.

WINDOW SCHEDULE
scale 1:100 (A1)
scale 1:200 (A3)

B	26.01.2023	MUNICIPAL SUBMISSION
A	23.11.2022	MUNICIPAL SUBMISSION

Wysp. Rev.	DATE:	TEKENING BESKRIVING:
	DATE:	DRAWING DESCRIPTION:

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CLIENT: La Concorde International (Pty) Ltd
Laborie, Erf 13004, Main Road, Paarl

PROJECT: LABORIE
New Farm Shed

TEKENING: Electrical, Fire & Schedule Plan
DRAWING: - Municipal Submission -

DATE:	SCALE:
26.01.2023	1:100 A1; 1:200 A3

PROJECT No.:	TEKENING No.:	WYSIGING
1145	9602	REVISION
		B