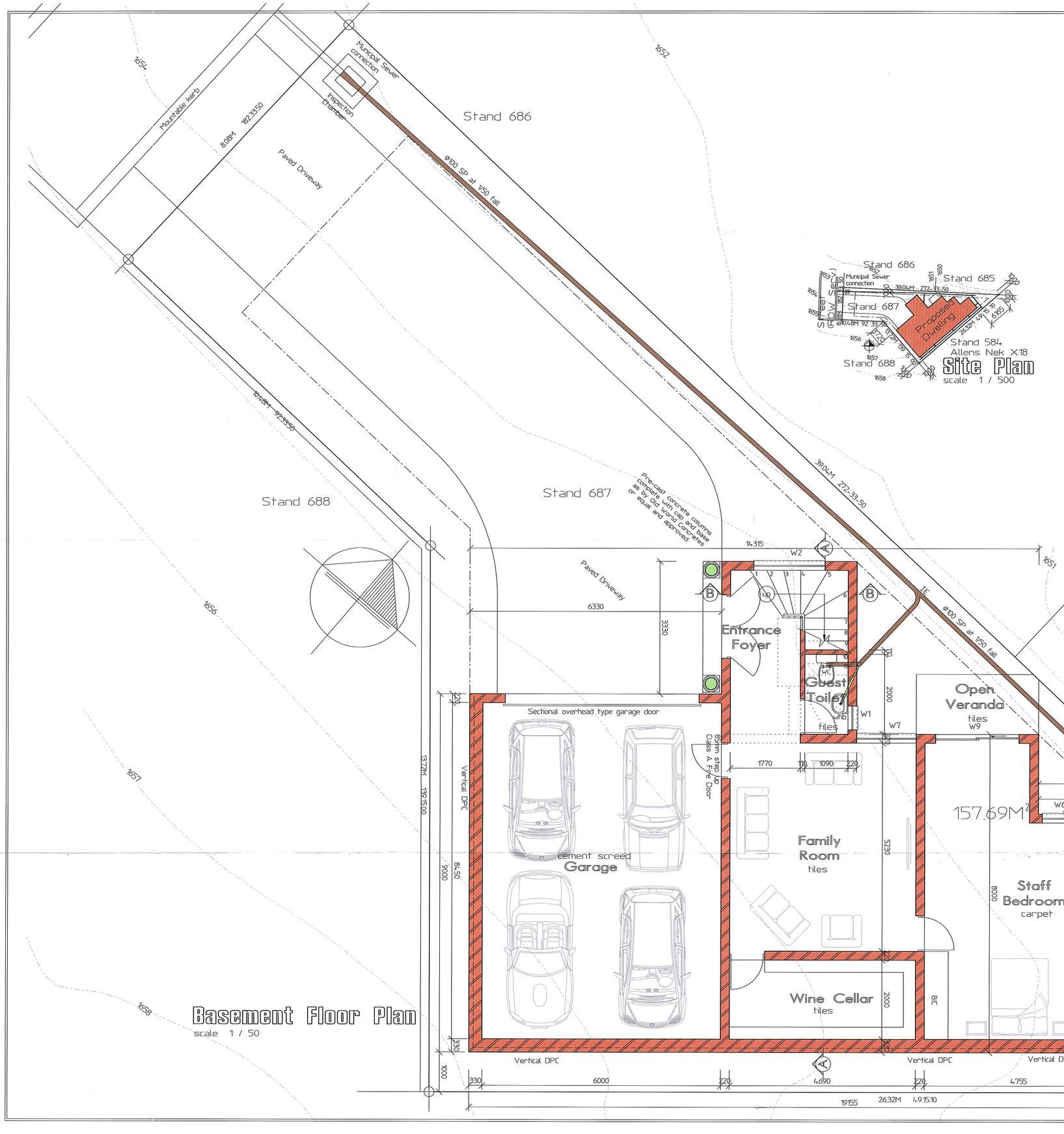
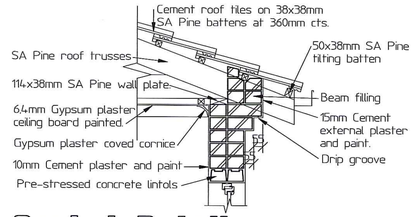
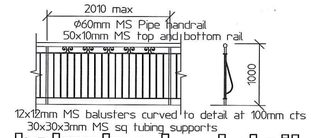


Basement Floor Plan
scale 1 / 50

Site Plan
scale 1 / 500



Corbel Detail
scale 1 / 20



balustrade detail
scale 1 / 50

S G LOMBAARD PR ENG
ECSA 950443
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20-11-2015

PLANS ADMISSIBLE
C.K. Ackermann:

Carel Ackermann
2 Kareestr Wilropark
Tel/Fax 011 7648365
Cell 0825777387
Reg. No. ST0003

STRUBENS RIDGE •ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort

A.L. Bezuidenhout Director Signature
C. Beaver Director Signature
20/11/15 Date

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THE PLAN BEING APPROVED BY BUILDING CONTROL
2016 -11- 02
SIGN:

General notes:

1. All work shall comply with the National Building Regulations, SABS 0400, and the requirements of the local authority.
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Walls:

5. DPC laid in long lengths to be bricked into all walls on floor level, under all window sills and bricked into parapet walls.
6. Vertical DPC to be installed in walls where floor level is below ground level and drain installed if required at base to prevent water accumulating.
7. Brick force to be built in over window and door openings to prevent 45° cracks in brickwork.

Sewerage:

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15. All waste water fittings shall be fitted with a trap with a 75mm water seal and shall be accessible for maintenance.
16. All waste pipes shall be accessible for maintenance.
17. All sewers under buildings and sewer pipes subjected to external pressure shall be protected against transmission of load onto it by encasing in 150mm mass concrete or covered with pre-stressed lintols.
18. All sewer pipes with less than 450mm cover shall be encased with 150mm mass concrete.
19. All sewer ramps shall be encased in 150mm mass concrete.
20. All internal P.V.C. pipes in excess of 1500mm shall be boxed in to approval.

CLIENT: NIZAM LATHA
RASHIDA BAGUS-LATHA

PROJECT: Proposed Residence on Stand 687 Allens Nek Ext 21

DRAWING TITLE: Floor plans, Sections, Elevations and Site plan

DRAWING NUMBER: 01 - 1/5

DATE:	AREA:
November 2015	473 m²
SCALE: As shown	DRAWN BY: Carel

Carel Ackermann
2 Karee Street
Wilropark
Tel/Fax 764 5365
Cell 082 5777387
SnrPrArchT Reg. No. ST0003

pp ..... OWNER'S SIGNATURE

COVERAGE SCHEDULE:
New Area 159,27 m²
Stand Area 380,0m²
Percentage Cover 41,92%

JOBURG DEPARTMENT HOUSING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -10- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2016/277066/130 CO2

CLIENT COPY

Stand 686

Stand 688

Stand 687

Stand 685

Stand 584 Allens Nek X18

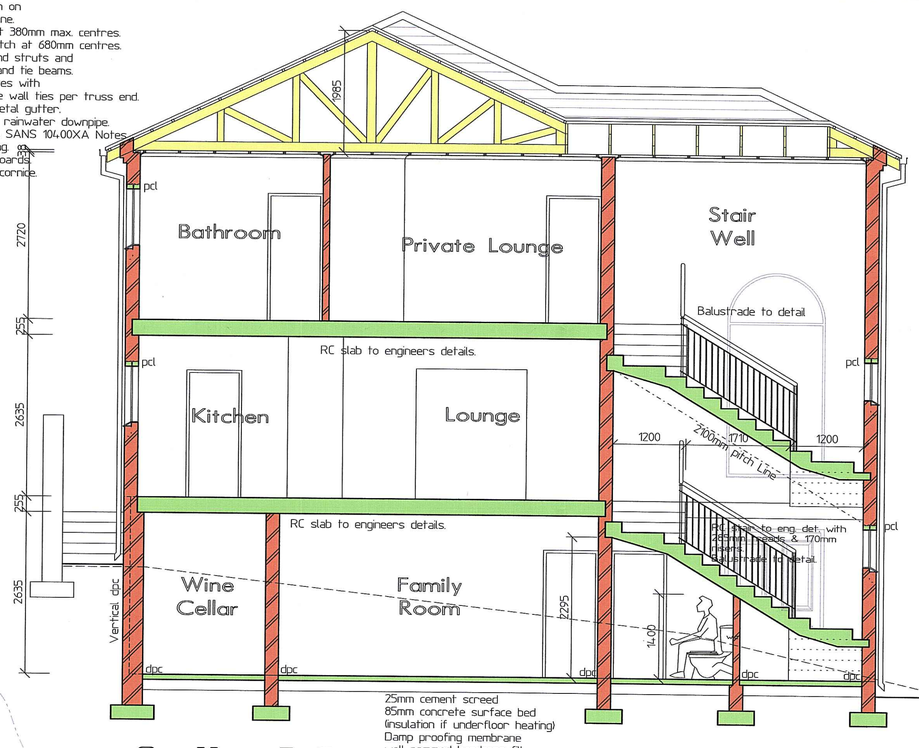
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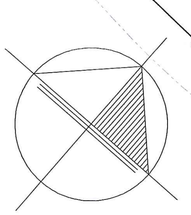
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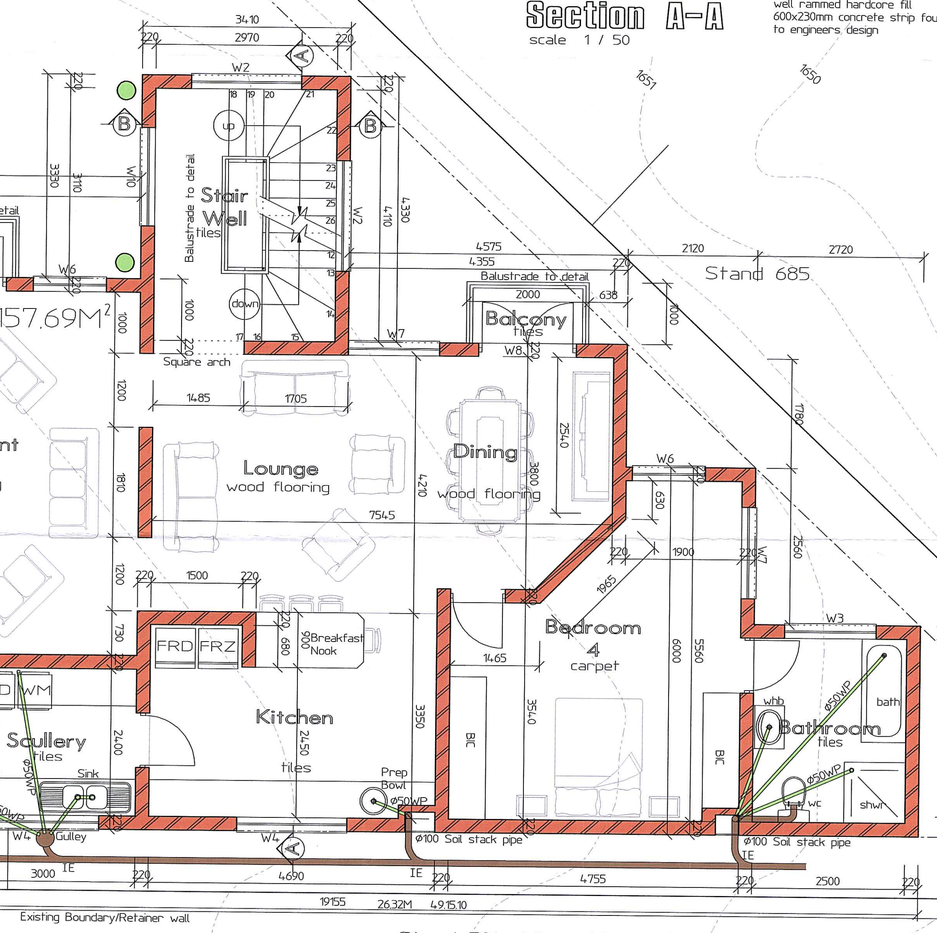
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Cement roof tiles at 25° pitch on
plastic waterproofing membrane.
38x38mm S.A. Pine battens at 380mm max. centres.
Grade 7 Mitek trusses 25° pitch at 680mm centres.
114x38mm S.A. Pine posts and struts and
152x38mm S.A. Pine rafters and tie beams.
114x38 mm S.A. Pine wall plates with
2 strands of Ø4mm galv wire wall ties per truss end.
100x75 mm galvanized sheetmetal gutter.
Ø80mm galvanized sheetmetal rainwater downpipe.
Approved roof insulation. See SANS 10400XA Notes.
38x38 mm S.A. Pine brandering @
6mm Gypsum plaster ceiling boards
75mm Gypsum plaster coved cornice.
Plastered window sills.



Section A-A
scale 1 / 50





Ground Floor Plan
scale 1 / 50

General notes:

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18. All sewer pipes with less than 450mm cover shall be encased with 150mm mass concrete.
19. All sewer ramps shall be encased in 150mm mass concrete.
20. All internal P.V.C. pipes in excess of 1500mm shall be boxed in to approval.

CLIENT NIZAM LATHA
RASHIDA BAGUS-LATHA

PROJECT
Proposed Residence on
Stand 687 Allens Nek Ext 21

DRAWING TITLE:
Ground Floor Plan &
Section A-A

DRAWING NUMBER: 02 - 2/5

DATE:	AREA:
November 2015	
SCALE: As shown	DRAWN BY: Carel

Carel Ackermann
2 Karee Street
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Cell 082 5777387
SnrPrArchT Reg. No. ST0003

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
20-11-2015

City of Johannesburg
Emergency Management Services
HAS NO OBJECTION TO THIS
PLAN BEING APPROVED BY BUILDING CONTROL
2016 -11- 02

pp.
OWNER'S SIGNATURE

PLANS ADMISSIBLE
C.K. Ackermann

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICE
RECOMMENDED FOR APPROVAL
2016 -10- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2016/10/1664/7 BCK 130 COJ

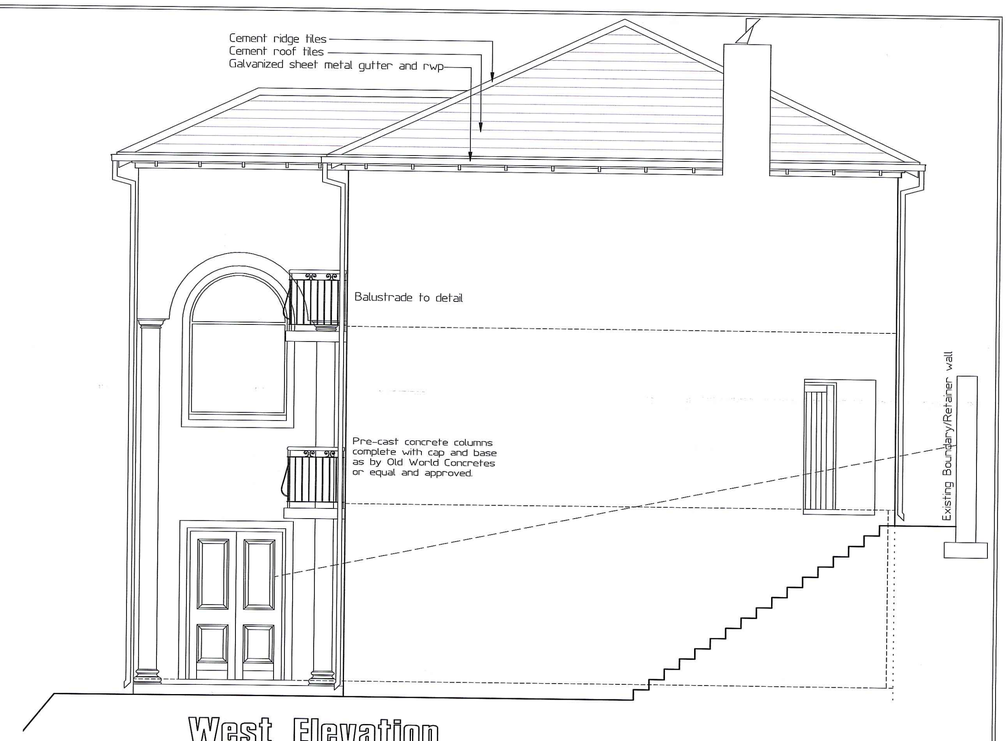
Carel Ackermann
2 Karee Str Wilropark
Tel/Fax 011 764-5365
Cell 082577 7387
Reg. No. ST0003

STRUBENS RIDGE
• ESTATE •
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
A L Spearman — Director — Signature
C. Beaven — Director — Signature
20/11/15 — Date

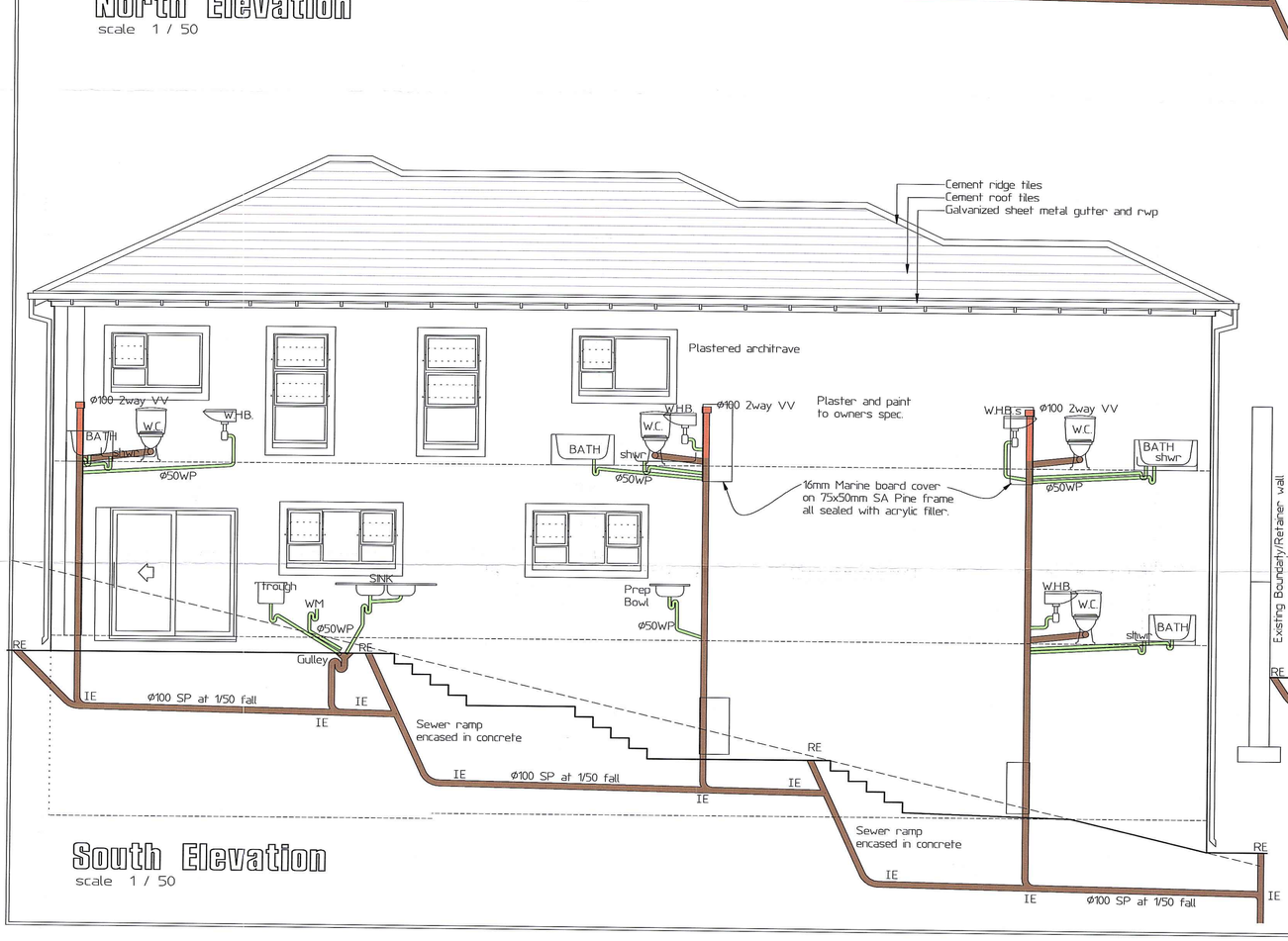
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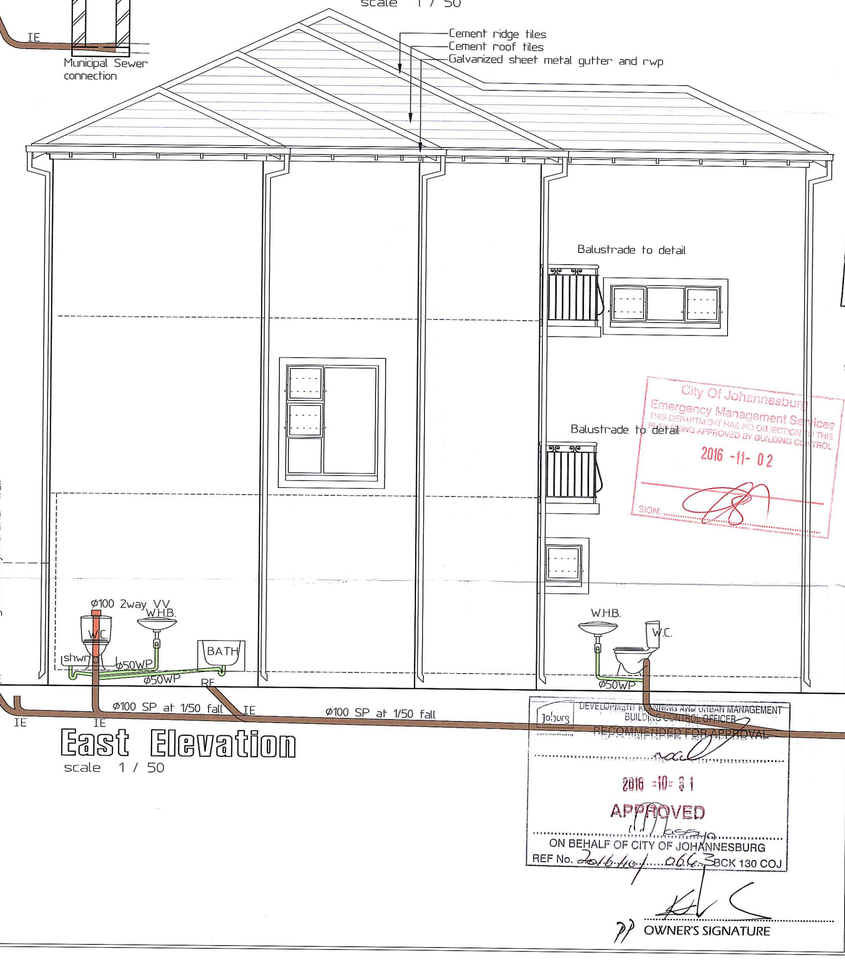
North Elevation
scale 1 / 50



West Elevation
scale 1 / 50



South Elevation
scale 1 / 50



East Elevation
scale 1 / 50

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort

A.C. Ackermann — Director — Signature
C. Bezuidenhout — Director — Signature
20/11/15 — Date

PLANS ADMISSIBLE
C.K. Ackermann

Carel Ackermann
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S G LOMBAARD PR ENG
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20.11.15

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THIS BUILDING BEING APPROVED BY BUILDING CONTROL
2016 -11- 02
SIGN:

CLIENT: NIZAM LATHA
RASHIDA BAGUS-LATHA

PROJECT: Proposed Residence on Stand 687 Allens Nek Ext 21

DRAWING TITLE: Elevations

DRAWING NUMBER: 04 - 4/5

DATE:	AREA:
November 2015	
SCALE:	DRAWN BY:
As shown	Carel

Joburg
DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -10- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 20/16/10/.....0664 BCK 130 COJ

OWNER'S SIGNATURE

Carel Ackermann
2 Karee Street
Wilropark
Tel/Fax 764 5365
Cell 082 5777387
SnrPrArchT Reg. No. ST0003

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Stand 686

Stand 687

Stand 688

Stand 685

688

Stand 584 Allens Nek X18

1654

1652

1656

1657

1658

1650

1651

8.08M 923350

104.8M 923350

390.4M 272-33-50

26.32M 49.15.10

Pre-cast concrete columns complete with cap and base as by Old World Concretes or equal and approved.

Balustrade to detail

Balcony
tiles

Stair Well

tiles

down

Bedroom 2
6220
carpet

157.69M²

Private Lounge
tiles

Bedroom 3
carpet

Bathroom
tiles

shwr

bath

wc

whb

Coffee Bar

prep bowl

Master Bedroom
carpet

Chimney stack

W1 W2 W3 W4 W5 W6 W7 W8

BIC

Ø100 2wayVV W3

Ø100 2wayVV

Ø100 2wayVV

First Floor Plan
scale 1 / 50

Cement roof tiles at 25° pitch on
plastic waterproofing membrane.
38x38mm S.A. Pine battens at 380mm max. centres.
Grade 7 Mitek trusses 25° pitch at 680mm centres.
114x38mm S.A. Pine posts and struts and
152x38mm S.A. Pine rafters and tie beams.
114x38 mm S.A. Pine wall plates with
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100x75 mm galvanized sheetmetal gutter.
Ø80mm galvanized sheetmetal rainwater downpipe.
Approved roof insulation See SANS 10400XA Notes
38x38 mm S.A. Pine brandering
6mm Gypsum plaster ceiling boards.
75mm Gypsum plaster coved cornice.
Plastered window sills.

Pre-cast concrete columns complete with cap and base as by Old World Concretes or equal and approved.

Stair Well

2500mm Pitch Line

RC stair to eng det. with 285mm treads & 170mm risers.
Balustrade to detail.

dpc

25mm cement screed
85mm concrete surface bed
(insulation if underfloor heating)
Damp proofing membrane
well rammed hardcore fill
600x230mm concrete strip foundations
to engineers design

Section B-B
scale 1 / 50

General notes:

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CLIENT: NIZAM LATHA
RASHIDA BAGUS-LATHA

PROJECT:
Proposed Residence on
Stand 687 Allens Nek Ext 21

DRAWING TITLE:
First Floor plan & Section B-B

DRAWING NUMBER: 03 - 3/5

DATE: November 2015

AREA: 473 m²

SCALE: As shown

DRAWN BY: Carel

Carel Ackermann
2 Karee Street
Wilropark
Tel/Fax 764 5365
Cell 082 5777387
SnrPrArchT Reg No. ST0003

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
20.11.15

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THIS PLAN BEING APPROVED BY BUILDING CONTROL
2016 -11- 02

PLANS ADMISSIBLE
G.K. Ackermann

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort

Carel Ackermann
2 Karee Str Wilropark
Tel/Fax 011 764 5365
Cell 082 577 7387
Reg. No. ST0003

A.L. Swanepoel — Director — Signature
C. Beaven — Director — Signature
20/11/15 — Date

DEVELOPMENT PLANNING & BUILDING CONTROL
Johannesburg
RECOMMENDED
2016 -10- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2016/021/0643 BCK 130 COJ

OWNER'S SIGNATURE

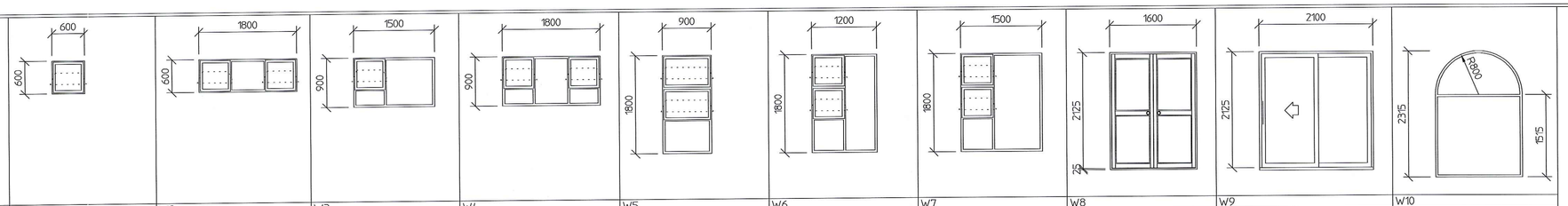
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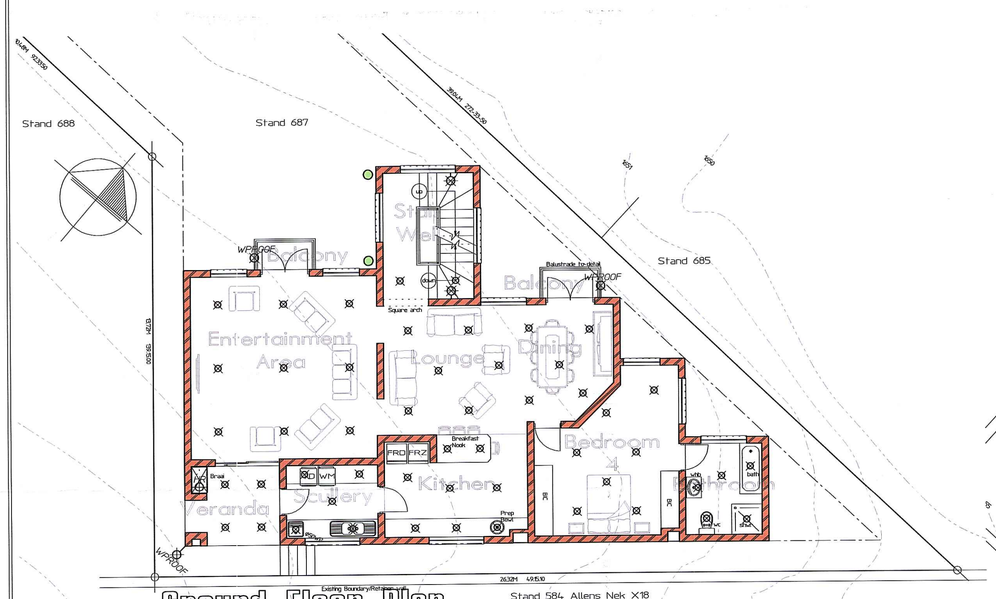
Window Schedule

General:
All windows as seen from outside.
Burglar bars fitted to all opening panels.
Wispeco NPB 2 or equal and approved.

Cat. numbers as per Wispeco 340 Series window catalogue.



	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10
Window Number	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10
Cat. Number	PT66	PTT186	PT159	PTT189	PTT918	PTT1218	PTT1518	Olympia 725 Series Door	SD2121	Purpose made fixed pane window
Description	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Aluminium Double Door Olympia 725 Series or equal and apprvd	Aluminium Sliding Door Olympia 650 Series or equal and approved	Purpose made aluminium fixed pane window frame
Number off	1	3	5	2	2	7	4	4	2	1
Glass	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations
Furniture	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium
Finish	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium



Ground Floor Plan
Electrical Layout
scale 1 / 100

First Floor Plan
Electrical Layout
scale 1 / 100

Basement Floor Plan
Electrical Layout
scale 1 / 100

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	TOTAL
18	FLOURESCENT LIGHT	4
	CEILING PENDANT	1
	GARDEN LIGHT	5
18	HEAT RESISTANT LIGHT FITTING	1
WPROOF	WATERPROOF WALL MOUNTED LIGHT	9
	DOWNLIGHT SURFACE MOUNT	139
	WALL LIGHT 425MM FROM FLOOR	4

SANS 10400XA and SANS 204 Compliance

1 Lighting and Power

In terms of Table 12 - SANS 204 the maximum annual Energy demand for lighting is 5 W/m² and the maximum annual Energy consumption for lighting is 5 kWh/m2
The Total Floor area is 473M²
The maximum energy demand for lighting is therefore 2.365kW and the maximum annual energy consumption for lighting is 2365 kWh. An average monthly energy consumption for lighting of 197.08kWh is allowed. Therefore an average energy consumption for lighting of 6.57 kWh per day is allowed.
The building consists of a total number of 19 rooms with a total number of 9 x 5W LED external wall light and 1 x 6W Ceiling pendant and 139 x 3W downlighters and 4 x 3W wall mounted lights as well as 1 x 5W heat resistant light and 5 x 5W garden lights and 4 x 30W fluorescent will be in use. The total energy demand for lighting is therefore 630 Watt multiplied by approximately 6 hours per day gives a total of 3.78 kWh per day which is much less than the 6.57kWh allowed per day.

Furthermore one can accept that all lights will not be switched on at the same time.
In general it can be assumed that the performance requirement regarding lighting ito. SANS10400XA is satisfied.

2. Orientation

The proposed dwelling is facing North of North-West (40°) In terms of SANS 10400XA "The longer axis of the dwelling should be orientated so that it runs as near east/west as possible." The shape of the stand is dictating the facing of the building. The windows facing directly West are limited as required by paragraph 4.4.1.1. The orientation of the building is therefore regarded as acceptable.

3. Water Heating

Solar Heating Systems to be installed to supplement at least 50% of the hot water supply for new bathrooms. (SANS 204 4.5.2) Type of hot water system to approval.
All exposed pipes to and from hot water cylinders shall be insulated with pipe insulation material with an minimum R-value of 1.
Hot water vessels and tanks shall be insulated with a material achieving a minimum R-value of 2.

4. ROOF ASSEMBLY CONSTRUCTION

SANS 10400 - XA: 2011 Paragraph 4.4.5
4.4.5.1 A roof assembly shall achieve the minimum total R-value specified in Table 7 for the direction of heat flow.

Table 7 - MINIMUM TOTAL R-VALUES OF ROOF ASSEMBLIES	CLIMATIC ZONES					
	1	2	3	4	5	6
MINIMUM REQUIRED TOTAL R-VALUE (m^2K/W)	3.2	2.7	3.7	2.7	3.5	
DIRECTION OF HEAT FLOW	up	up	down & up	up	down	up

Climatic Zone [1] Johannesburg
Roof type [X] Cement roof tiles

The R-value for Cement roof tiles including membrane resembles that of Clay tiles.

Table 9 - Clay (concrete) tile roof assemblies						
1	2	3	4	5	6	7
Description	Climatic zones					
	1	2	3	4	5	6
Direction of heat flow	up	up	down & up	up	down	up
R-Value (m^2K/W) of roof covering material	0.35				0.48	0.35
R-Value (m^2K/W) of ceiling	0.05					
Required added value of insulation	3.30	2.80	2.30	3.30	2.17	2.80

Proposal: To achieve the resistivity of 3.3 for a concrete tile roof, one of the following is recommended:
1. Pink Aerolite Glasswool thermal and acoustic ceiling insulation with a minimum thickness of 135mm which have a R-value of at least 3.3 or
2. A combination of Pink Aerolite and reflective foil provided that the R-value of the combination is greater than 3.3 or
3. Isotherm ceiling insulation with a minimum thickness of 145mm which have a R-value of at least 3.3.

Note: The above-mentioned points are a recommendation only. Any approved insulation can be used on condition that the thermal resistivity of the material is more than 3.3.

IT IS CONCLUDED THAT THE DESIGN COMPLIES WITH THE REQUIREMENTS OF SANS 10400XA:2011 IF THE ABOVE CONDITION IS MET.

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort

A.J. Vorsterlaan — Director — Signature
C. Beaven — Director — Signature
Date: 20/11/15

PLANS ADMISSIBLE
C.K. Ackermann

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Tel/Fax 011 7645365
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Reg. No. ST0003

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THIS PLAN BEING APPROVED BY BUILDING CONTROL
2016 -11- 02
SIGN:

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
20.11.15

OWNER'S SIGNATURE

General notes:

1. All work shall comply with the National Building Regulations, SABS 0400, and the requirements of the local authority.
2. Figured dimensions to be read in preference to scaling. All dimensions and levels must be checked on site. Discrepancies must be reported.

Windows and Doors:

3. Window and door openings 2400mm and wider must have pre-stressed concrete lintols bricked in over opening.
4. Nominal thickness of glass panes to be 3mm for panes 0 to 0.75m, 4mm for panes 0.75 to 1.5m, 5mm for panes 1.5 to 2.1m and 6mm safety glass with markers 2.1m and over.

Walls:

5. DPC laid in long lengths to be bricked into all walls on floor level, under all window sills and bricked into parapet walls.
6. Vertical DPC to be installed in walls where floor level is below ground level and drain installed if required at base to prevent water acumulating.
7. Brick force to be built in over window and door openings to prevent 45° cracks in brickwork.

Sewerage:

8. Underground sewer pipes to be of approved underground type Ø 110mm U.P.V.C. pipe.
9. Above ground sewer pipes to be of approved above ground type 110mm U.P.V.C. pipe.
10. Waste pipes to be of approved Ø 40 or Ø 50mm U.P.V.C. pipes as specified with accessories. All waste pipe bends to be of access type.
11. Ventilation valves to be of approved quality and shall be Ø 100 two way vent valves on Ø 100 sewer pipes at highest point and branch in excess of 6000mm.
12. All waste pipes in excess of 4500mm shall be ventilated.
13. Inspection eyes shall be provided at all junctions and change of direction of sewer.
14. Rodding eyes shall be provided at the highest point of the sewer or branch sewer and at change of direction of sewer pipe. All rodding eyes shall be marked clearly on ground level.
15. All waste water fittings shall be fitted with a trap with a 75mm water seal and shall be accessible for maintenance.
16. All waste pipes shall be accessible for maintenance.
17. All sewers under buildings and sewer pipes subjected to external pressure shall be protected against transmission of load onto it by encasing in 150mm mass concrete or covered with pre-stressed lintols.
18. All sewer pipes with less than 450mm cover shall be encased with 150mm mass concrete.
19. All sewer ramps shall be encased in 150mm mass concrete.
20. All internal P.V.C. pipes in excess of 1500mm shall be boxed in to approval.

CLIENT: NIZAM LATHA RASHIDA BAGUS-LATHA

PROJECT: Proposed Residence on Stand 687 Allens Nek Ext 21

DRAWING TITLE: Window Schedule, Electrical Layout SANS 10400 XA Compliance

DRAWING NUMBER: 05 - 5/5

DATE:	AREA:
November 2015	
SCALE: As shown	DRAWN BY: Carel

Carel Ackermann
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