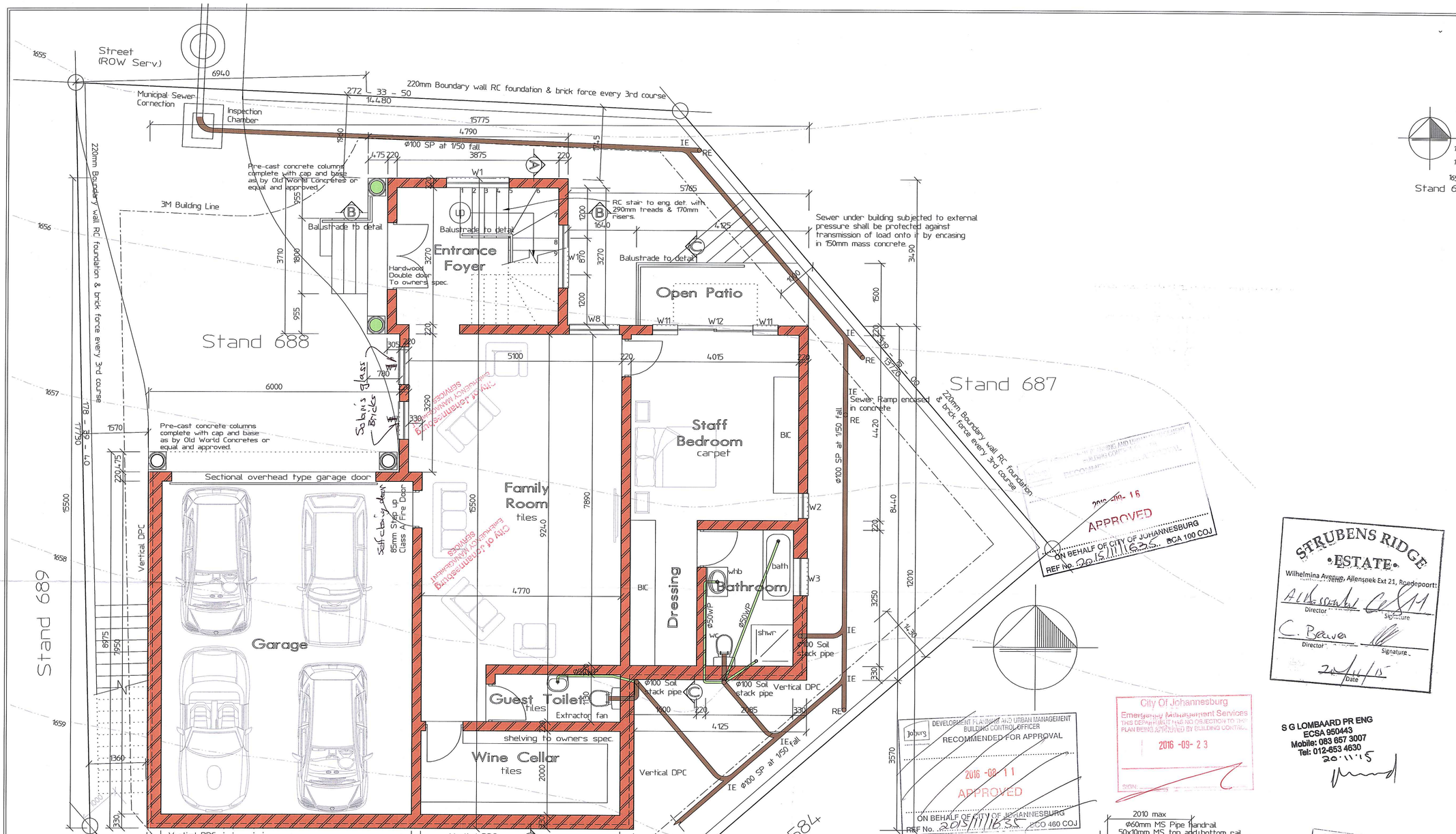


Schedule of drawings:
01 – Basement Floor Plan, Site Plan and Details
02 – Ground Floor Plan
03 – First Floor Plan & Window Schedule
04 – Elevations
05 – Sections
06 – Electrical Layouts & SANS 10400XA Compliance

COVERAGE SCHEDULE:

New Area	177,4 m²
Stand Area	385,9m²
Percentage Cover	46%

OWNER'S SIGNATURE

General notes:

1. All work shall comply with the National Building Regulations, SANS 10400, and the requirements of the local authority. (Including SANS 204 and - 10400XA)
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.
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Sewerage:

8. Underground sewer pipes to be of approved underground type Ø 110mm U.P.V.C. pipe.
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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.
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20. All internal P.V.C. pipes in excess of 1500mm shall be boxed in to approval.

STRUBENS RIDGE ESTATE
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort:
A Wessenhal — Director — Signature
C. Beaver — Director — Signature
Date 2/11/15

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THIS PLAN BEING APPROVED BY BUILDING CONTROL
2016 -09- 23
SIGN

DEVELOPMENT PLANNING AND URBAN MANAGEMENT BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -08- 11
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2015/11/1635 ... BCA 460 COJ

DEVELOPMENT PLANNING AND URBAN MANAGEMENT BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -09- 16
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2015/11/1635 ... BCA 100 COJ

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

CLIENT
MAGOGUDI CONSTRUCTION PROJECTS CC
Registration No: 2006/208347/23

PROJECT
Proposed Residence on Stand 688 Allens Nek Extension 21

DRAWING TITLE:
Basement Floor Plan, Details and Site Plan

DRAWING NUMBER: 01 - 1/6

DATE: November 2015
AREA: 458,36M²
SCALE: As shown
DRAWN BY: Carel

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

CLIENT COPY

Street
(ROW Serv.)

Stand 688

Stand 687

Stand 689

Stand 584

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

RC stair to eng. det. with 290mm treads & 170mm risers. Balustrade to detail.

Balustrade to detail

Stair Well

tiles

Balcony

Formal Lounge
wood flooring

Bedroom 4
carpet

Dining
wood flooring

Entertainment Area
wood flooring

Dressing

Bathroom
tiles

Guest
tiles

Breakfast Nook

Kitchen
tiles

Scullery
tiles

Yard

Braai

Chimney stack to 1000mm above house roof edge

16mm Marine board cover on 75x50mm SA Pine frame all sealed with acrylic filler.

220mm Brick screen wall

Retaining wall to engineer's design

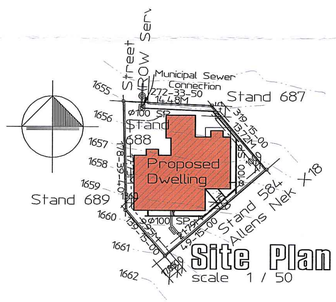
ø100 Soil stack pipe

ø100 SP at 1/50 fall

ø100 ZwayVV

ø50WP

Ground Floor Plan
scale 1 / 50



Site Plan
scale 1 / 50

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STRUBENS RIDGE ESTATE
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort:
Director — Signature
C. Beaver
Director — Signature
Date

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

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -08- 11
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2015/11/1635 BCA 100 COJ

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
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DEVELOPMENT PLANNING AND URBAN MANAGEMENT
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2016 -10- 18
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2015/11/1635 BCA 100 COJ

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THIS PLAN BEING APPROVED BY BUILDING CONTROL
2016 -09- 23

PP. ..... OWNER'S SIGNATURE

CLIENT
MAGOGUDI CONSTRUCTION PROJECTS CC
Registration No: 2006/206347/23

PROJECT
Proposed Residence on Stand 688 Allens Nek Extension 21

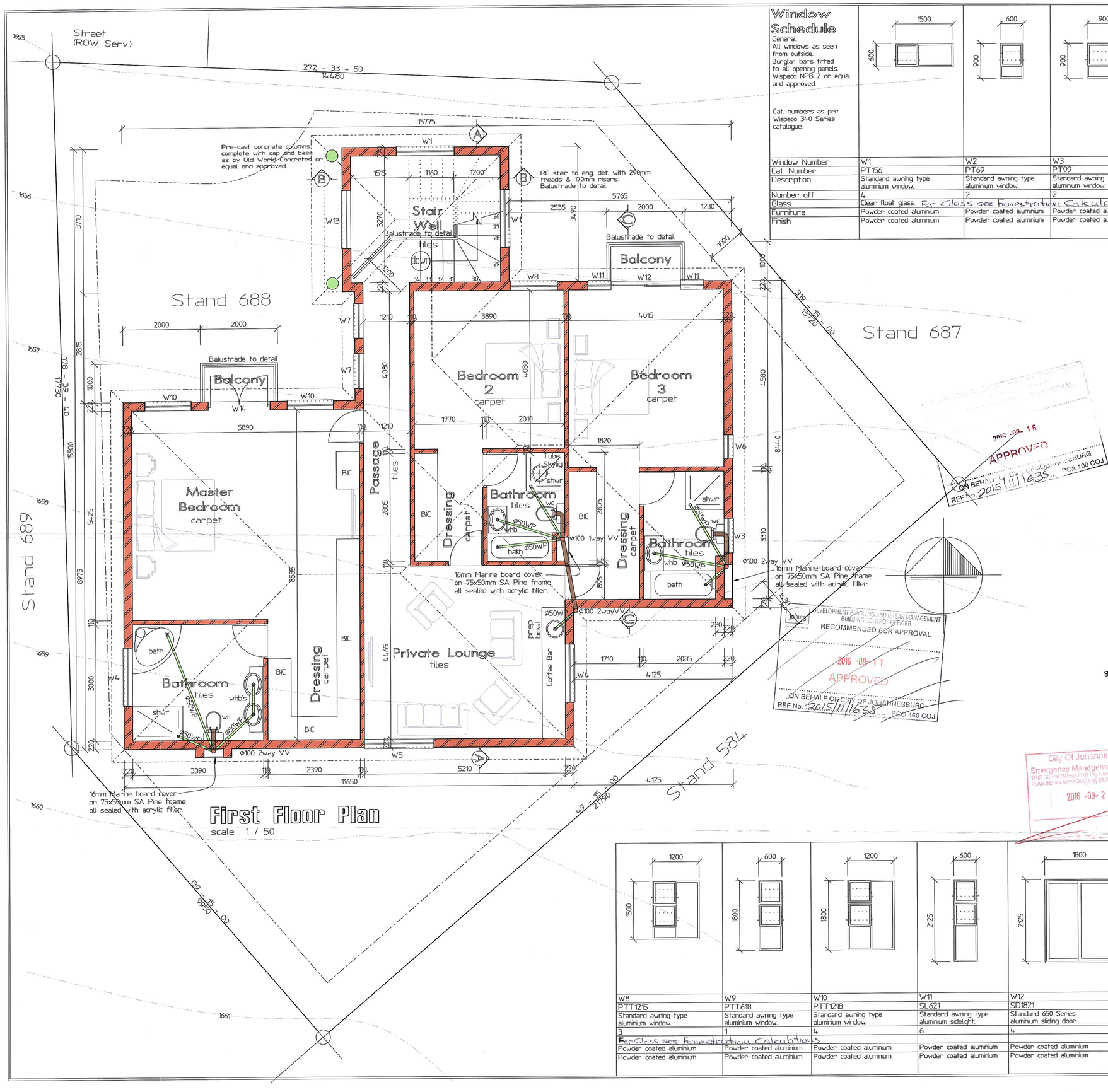
DRAWING TITLE:
Ground Floor plan and Site plan

DRAWING NUMBER: 02 - 2/6

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

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

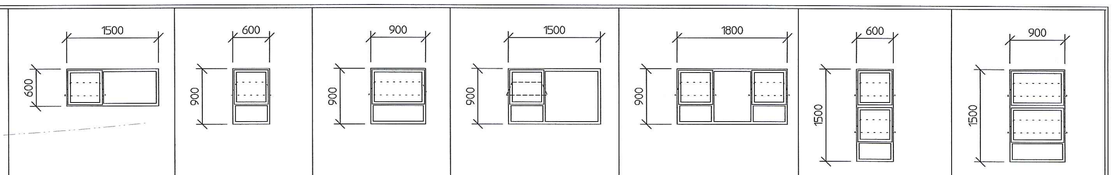
CLIENT COPY 2016



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 catalogue.



Window Number	W1	W2	W3	W4	W5	W6	W7
Cat. Number	PT156	PT69	PT99	PT159	PTT189	PT615	PTT915
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.
Number off	4	2	2	4	2	2	6
Glass	Clear float glass. For Glass 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
Finish	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium

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DEVELOPMENT PLANNING AND URBAN MANAGEMENT BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -08- 11
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ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2015/11/1635 BCA 460 COJ

DEVELOPMENT PLANNING AND URBAN MANAGEMENT BUILDING CONTROL OFFICER
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2016 -09- 16
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REF No. 2015/11/1635 BCA 460 COJ

2016 -08- 16
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2015/11/1635 BCA 100 COJ

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
A. Ackermann Director Signature
C. Beuver Director Signature
20/11/15 Date

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 THE PLAN BEING APPROVED BY BUILDING CONTROL
2016 -09- 23

OWNER'S SIGNATURE

	W8	W9	W10	W11	W12	W13	W14
	PTT1215	PTT618	PTT1218	SL621	SD1821	Purpose made window	Olympia 725 Series Double Door
	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium sidelight.	Standard 650 Series aluminium sliding door.	Purpose made fixed pane aluminium window	Standard Aluminium Olympia type Double Door
	3	1	4	6	4	1	1
	For Glass see Fenestration Calculations						Clear float safety glass.
	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	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium

CLIENT
MAGOGUDI CONSTRUCTION PROJECTS CC
Registration No: 2006/208347/23

PROJECT
Proposed Residence on Stand 688 Allens Nek Extension 21

DRAWING TITLE:
First Floor Plan and Window Schedule

DRAWING NUMBER: 03 - 3/6

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

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

CLIENT COPY 3.016

Cement ridge tiles
Cement roof tiles
Galvanized sheet metal gutter and rwp
Plastered architrave
Balustrade to detail
Plastered architrave
Plastered architrave
Balustrade to detail
Dry stack stone to owners spec.
Plaster and paint to owners spec.
Plastered architrave
Plaster and paint to owners spec.
Balustrade to detail
Balustrade to detail
RE
IE
Ø100 SP at 1/50 fall
Inspection Chamber
Municipal Connection

North Elevation
scale 1 / 50

2016 -08- 16
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2015/11/1633 BCA 100 COJ

Cement ridge tiles
Cement roof tiles
Galvanized sheet metal gutter and rwp
Dry stack stone to owners spec.
Plastered architrave
Plastered architrave
Plastered architrave
Plaster and paint to owners spec.
Plaster and paint to owners spec.
Plaster and paint to owners spec.

West Elevation
scale 1 / 50

Johburg
DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -08- 11
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
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STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
Director
Signature
Director
Signature
Date

Johburg
DEVELOPMENT PLANNING AND URBAN MANAGEMENT
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Cement ridge tiles
Cement roof tiles
Galvanized sheet metal gutter and rwp
Plastered architrave
Plastered architrave
Ø100 2way VV
WHB
W.C.
BATH
shwr
Ø50WP
Ø50WP
Plaster and paint to owners spec.
Balustrade to detail
Dry stack stone to owners spec.
Balustrade to detail
WHB
WHB
W.C.
bath
shwr
Ø50WP
Plaster and paint to owners spec.
16mm Marine board cover on 75x50mm SA Pine frame all sealed with acrylic filler.
Ø100 Soil stack pipe
Balustrade to detail
RE
IE
IE
Ø100 SP at 1/50 fall
RE
IE
IE
Ø100 SP at 1/50 fall
RE
IE

East Elevation
scale 1 / 50

Cement ridge tiles
Cement roof tiles
Galvanized sheet metal gutter and rwp
16mm Marine board cover on 75x50mm SA Pine frame all sealed with acrylic filler.
Ø100 2way VV
WHB's
W.C.
bath
shwr
Plastered architrave
Plastered architrave
Plaster and paint to owners spec.
Prep bowl
Ø50WP
Ø100 Soil stack pipe
Plastered architrave
Prep bowl
Ø50WP
Gulley
Ø100 SP at 1/50 fall
RE
IE
IE
RE
IE
Ramp encased in concrete
Basement Floor Level
sink
through
Ø50WP
Ø100 Soil stack pipe
Ø100 2way VV
WHB
W.C.
Ø50WP
WHB
W.C.
BATH
shwr
Ø50WP
Ø100 SP at 1/50 fall
IE
IE
RE

City Of Johannesburg
Emergency Management Services
THIS STAMP HAS NO CONNECTION TO THIS PLAN BEING APPROVED BY BUILDING CONTROL
2016 -09- 23
SIGNATURE

South Elevation
scale 1 / 50

OWNER'S SIGNATURE

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

CLIENT
MAGOGUDI CONSTRUCTION PROJECTS CC
Registration No: 2006/208347/23

PROJECT
Proposed Residence on Stand 688 Allens Nek Extension 21

DRAWING TITLE:
Elevations

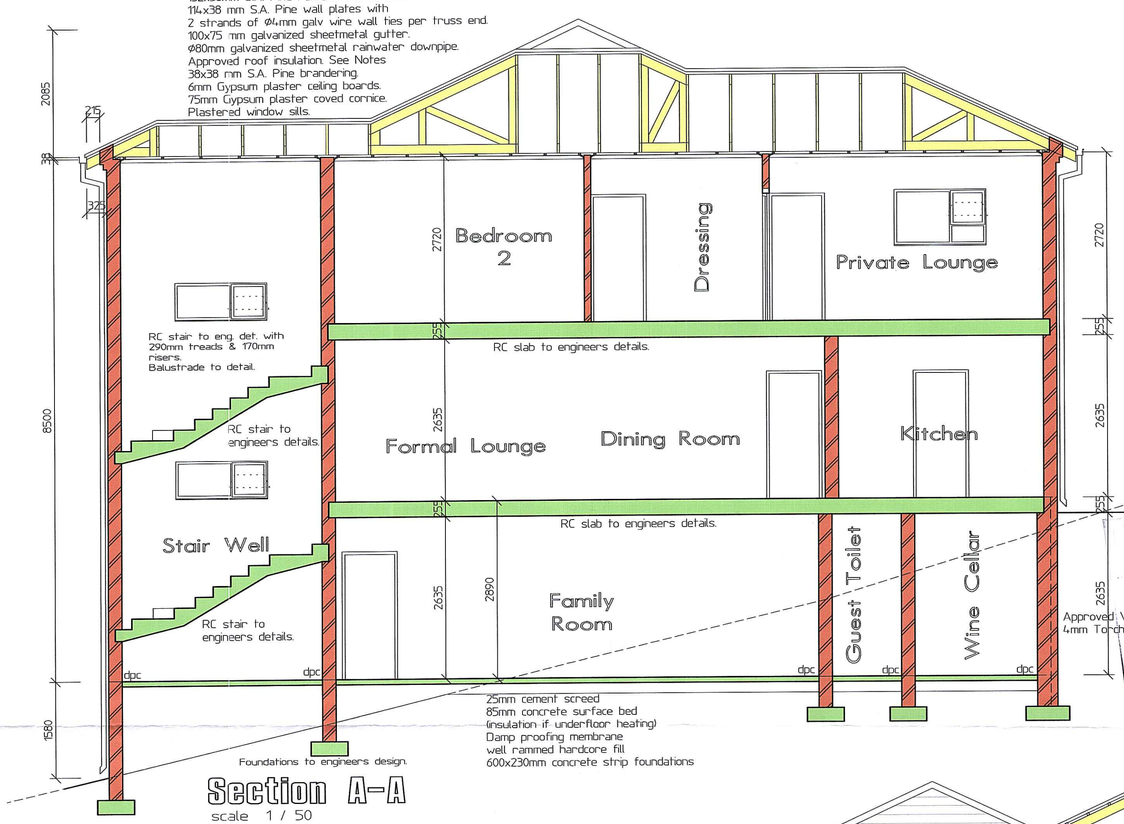
DRAWING NUMBER: 04 - 4/6

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

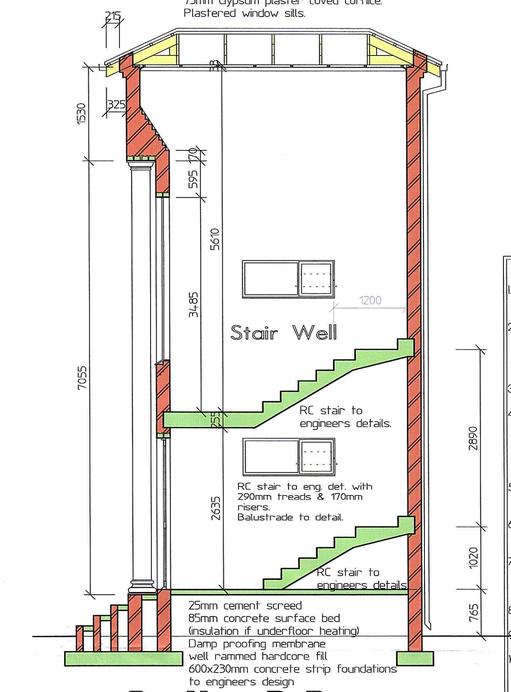
Carel Ackermann
2 Karee Street
Wilropark
Tel/Fax 764 5363
Cell 082 5777387
SnrPrArchT Reg. No. ST0003

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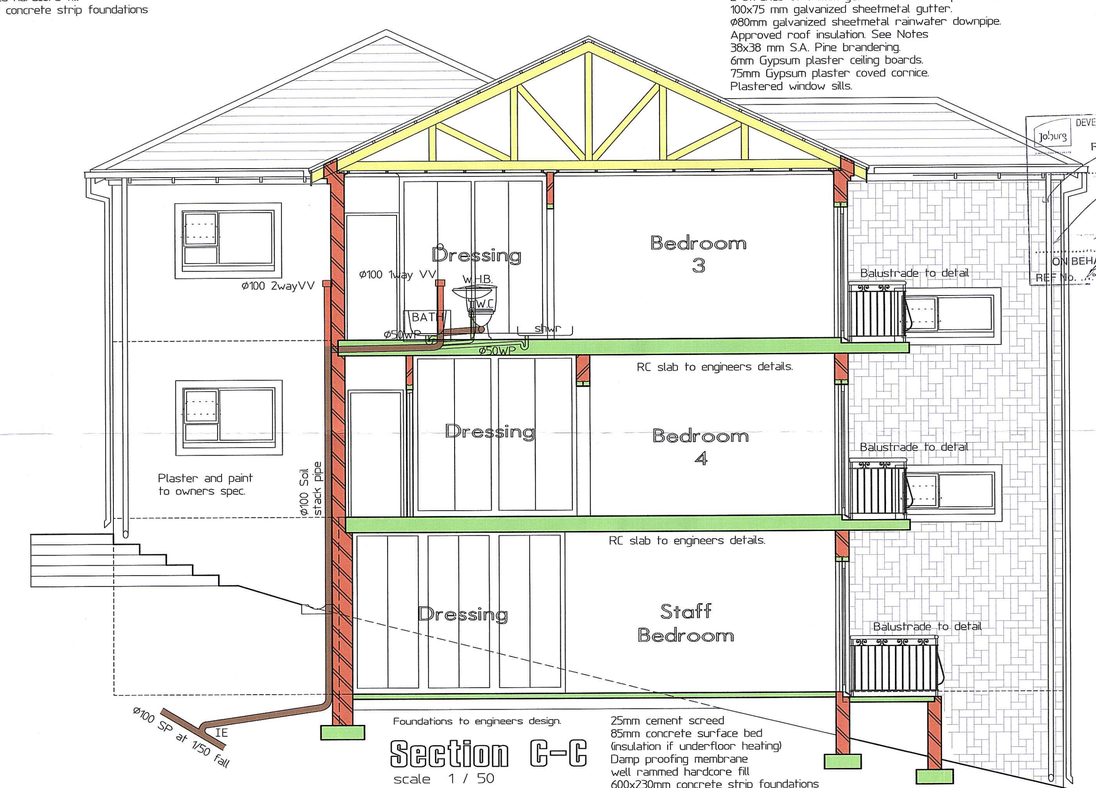
4 of 6



Section A-A
scale 1 / 50



Section B-B
scale 1 / 50



Section C-C
scale 1 / 50

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BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -08- 11
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2015/11/1635 BCA 460 COJ

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Aliensnek Ext 21, Roodepoort
Director — Signature
C. Bewer — Director — Signature
Date

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
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DEVELOPMENT PLANNING AND URBAN MANAGEMENT
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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 -09- 23
SIGN

OWNER'S SIGNATURE

CLIENT
MAGOGUDI CONSTRUCTION PROJECTS CC
Registration No: 2006/208347/23

PROJECT
Proposed Residence on Stand 688 Allens Nek Extension 21

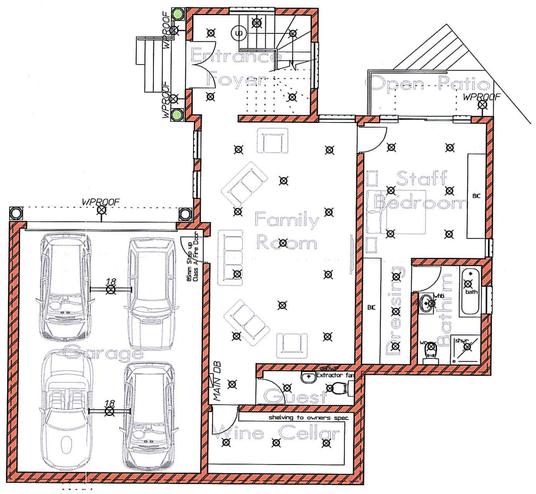
DRAWING TITLE:
Sections

DRAWING NUMBER: 05 - 5/6

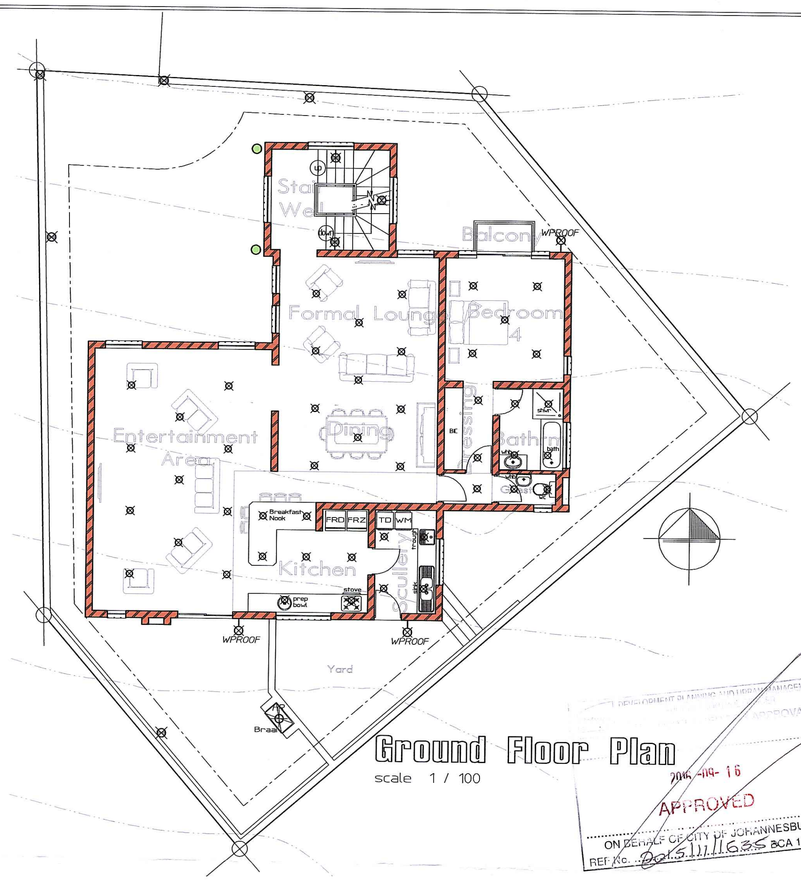
DATE:	AREA:
November 2015	
SCALE:	DRAWN BY:
As shown	Carel

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

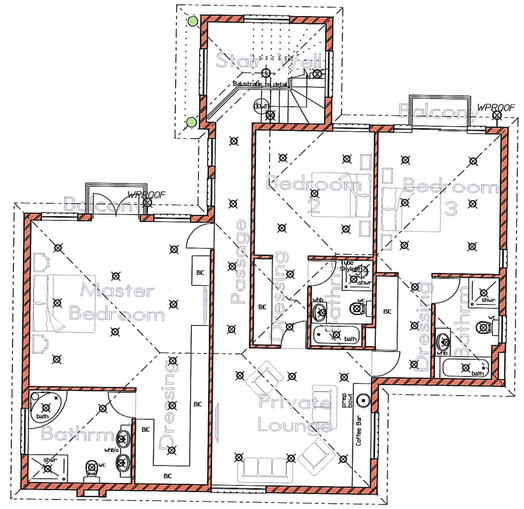
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Basement Floor Plan
scale 1 / 100



Ground Floor Plan
scale 1 / 100



First Floor Plan
scale 1 / 100

APPROVED
2016 -09- 16
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 20151111635 BCA 100 COJ

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	TOTAL
18	FLOURESCENT LIGHT	2
	CEILING PENDANT	1
	GARDEN LIGHT	5
HR	HEAT RESISTANT LIGHT FITTING	1
WPROOF	WATERPROOF WALL MOUNTED LIGHT	9
	DOWNLIGHT SURFACE MOUNT	129
	WALL LIGHT 425MM FROM FLOOR	6

General notes:

1. All work shall comply with the National Building Regulations, SANS 10400, and the requirements of the local authority. (including SANS 204 and -10400XA)
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 this 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.

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 512.0M²
The maximum energy demand for lighting is therefore 2.56kW and the maximum annual energy consumption for lighting is 2560 kWh. An average additional monthly energy consumption for lighting of 213.33kWh is allowed. Therefore an average additional energy consumption for lighting of 7.11 kWh per day is allowed.
The new dwelling consists of a total number of 28 rooms with a total number of 2 X 30W fluorescent lights and 9 x 5W LED external wall light and 1 x 15W Ceiling pendant and 129 x 3W downlighters and 1 x 6W heat resistant light and 5 x 5W garden lights and 6 x 3W wall will be in use. The total energy demand for lighting is therefore 555 Watt multiplied by approximately 6 hours per day gives a total of 3.33 kWh per day which is much less than the 7.11 kWh 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 new dwelling is facing North.

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^2 K/W)	3.7	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^2 K/W) of roof covering material	0.35				0.48	0.35
R-Value (m^2 K/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
Director Signature
C. Beaver
Director Signature
20/11/15
Date

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 -09- 23
SIGN:

OWNER'S SIGNATURE

CLIENT
MAGOGUDI CONSTRUCTION PROJECTS CC
Registration No: 2006/208347/23

PROJECT
Proposed Residence on Stand 688 Allens Nek Extension 21

DRAWING TITLE:
Electrical Layout Plans and Compliance with SANS10400XA

DRAWING NUMBER: 06 - 6/6

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

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