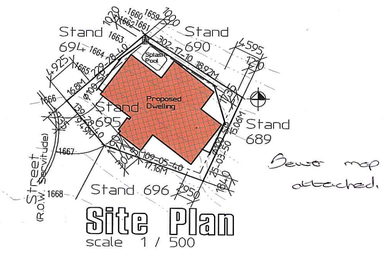


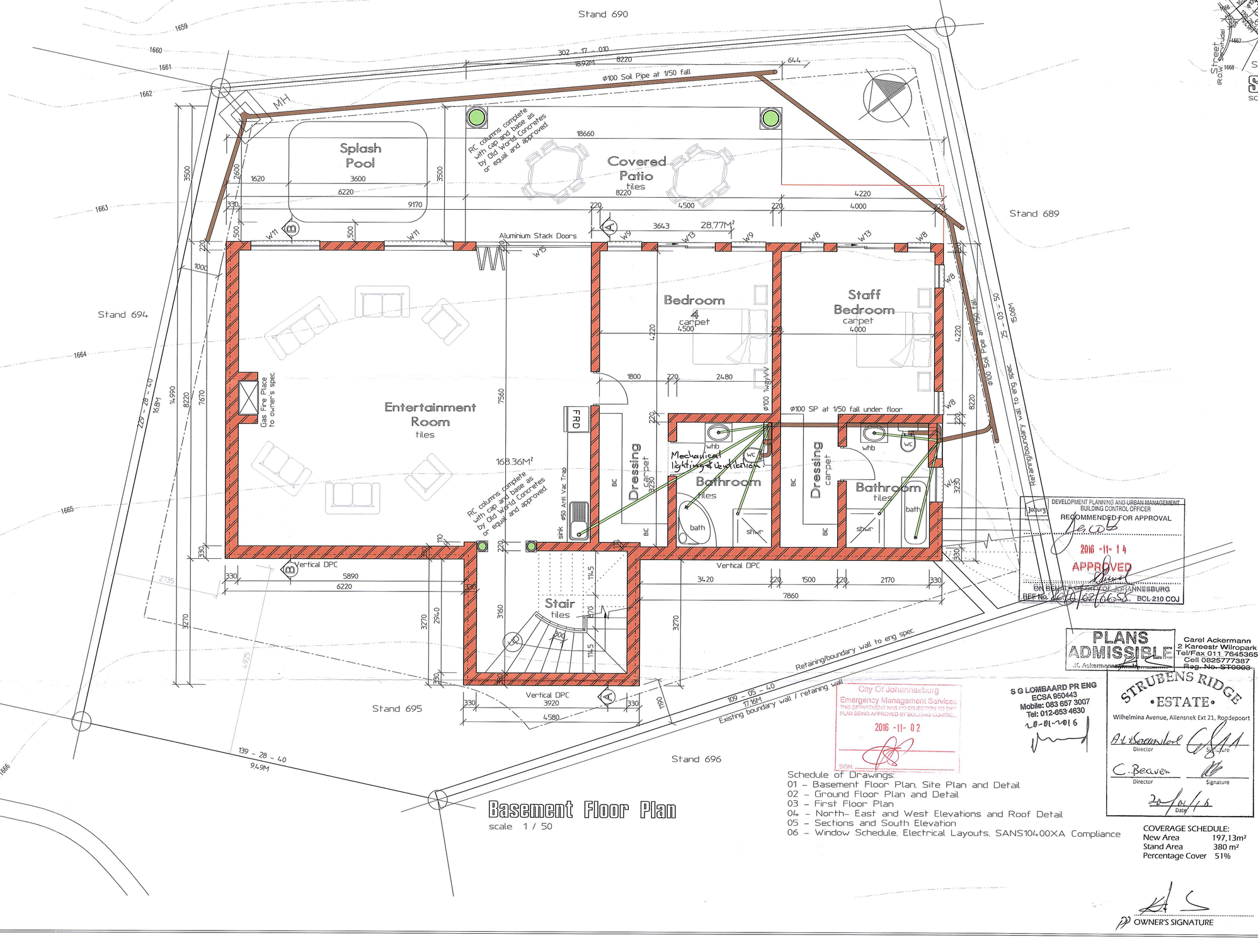
balustrade detail

scale 1 / 50



Site Plan

scale 1 / 500



Basement Floor Plan

scale 1 / 50

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.

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -11- 14
APPROVED
ON BEHALF OF THE CITY OF JOHANNESBURG
REF No. 2016/062665 BCL 210 COJ

PLANS ADMISSIBLE

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THE 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
20-01-2016

Carel Ackermann
2 Karestr Wilropark
Tel/Fax 011 7645365
Cell 0825777387
Reg. No. ST0003

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
Director Signature
C. Beaven Director Signature
20/01/16 Date

Schedule of Drawings:
01 – Basement Floor Plan, Site Plan and Detail
02 – Ground Floor Plan and Detail
03 – First Floor Plan
04 – North- East and West Elevations and Roof Detail
05 – Sections and South Elevation
06 – Window Schedule, Electrical Layouts, SANS10400XA Compliance

COVERAGE SCHEDULE:

New Area	197,13m²
Stand Area	380 m²
Percentage Cover	51%

OWNER'S SIGNATURE

CLIENT: Mr. S Lamola

PROJECT: Poposed Residence on Stand 695 Allens nek X21

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

DRAWING NUMBER: 01 - 1/6

DATE: November 2015

AREA: 575,0 m²

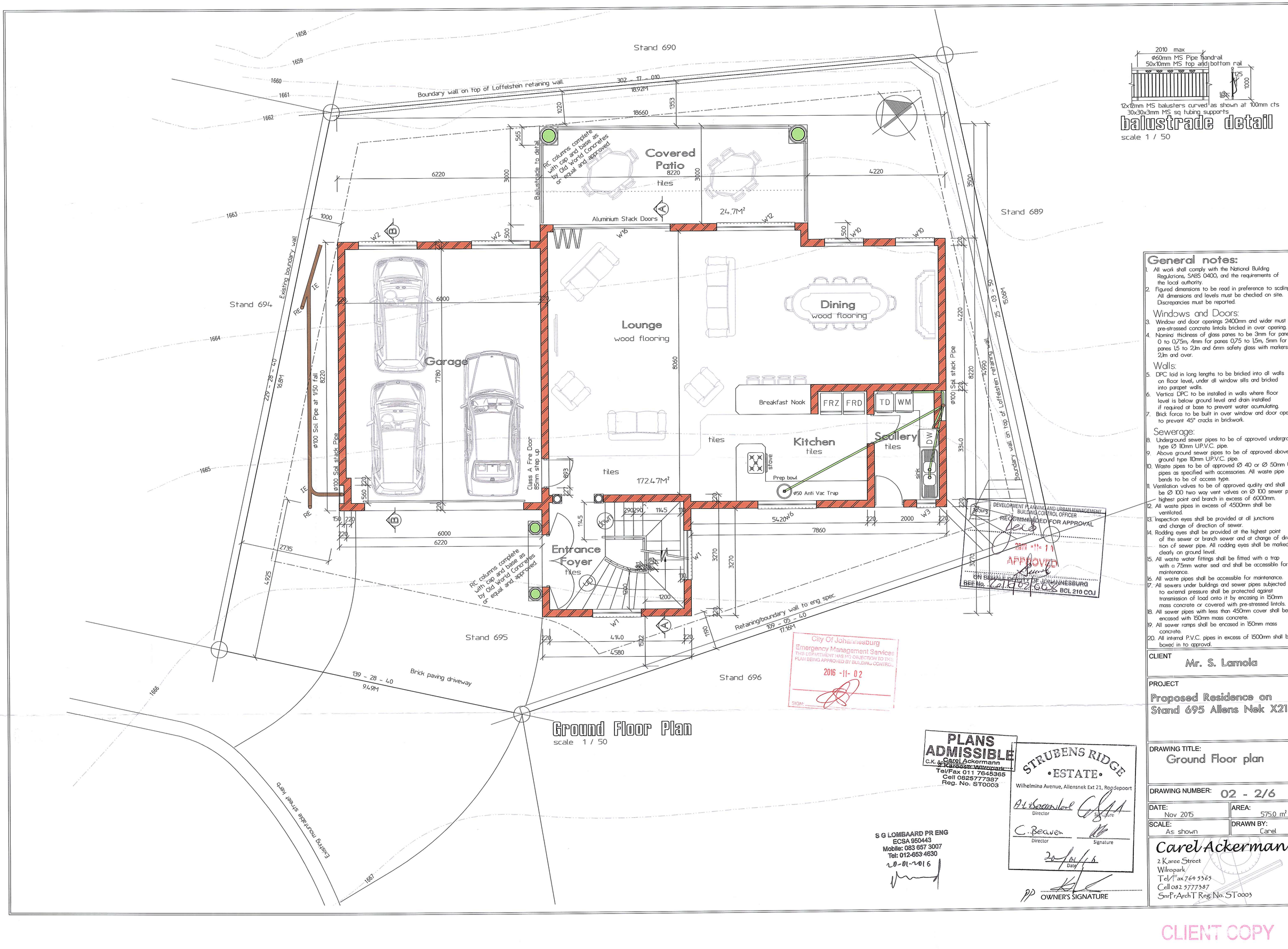
SCALE: As shown

DRAWN BY: Carel

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

CLIENT COPY

1 of 6



balustrade detail

scale 1 / 50

General notes:

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Walls:

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7. Brick force to be built in over window and door openings to prevent 45° cracks in brickwork.

Sewerage:

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20. All internal P.V.C. pipes in excess of 1500mm shall be boxed in to approval.

CLIENT
Mr. S. Lamola

PROJECT
Proposed Residence on
Stand 695 Allens Nek X21

DRAWING TITLE:
Ground Floor plan

DRAWING NUMBER: 02 - 2/6

DATE:	AREA:
Nov 2015	575.0 m²
SCALE:	DRAWN BY:
As shown	Carel

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

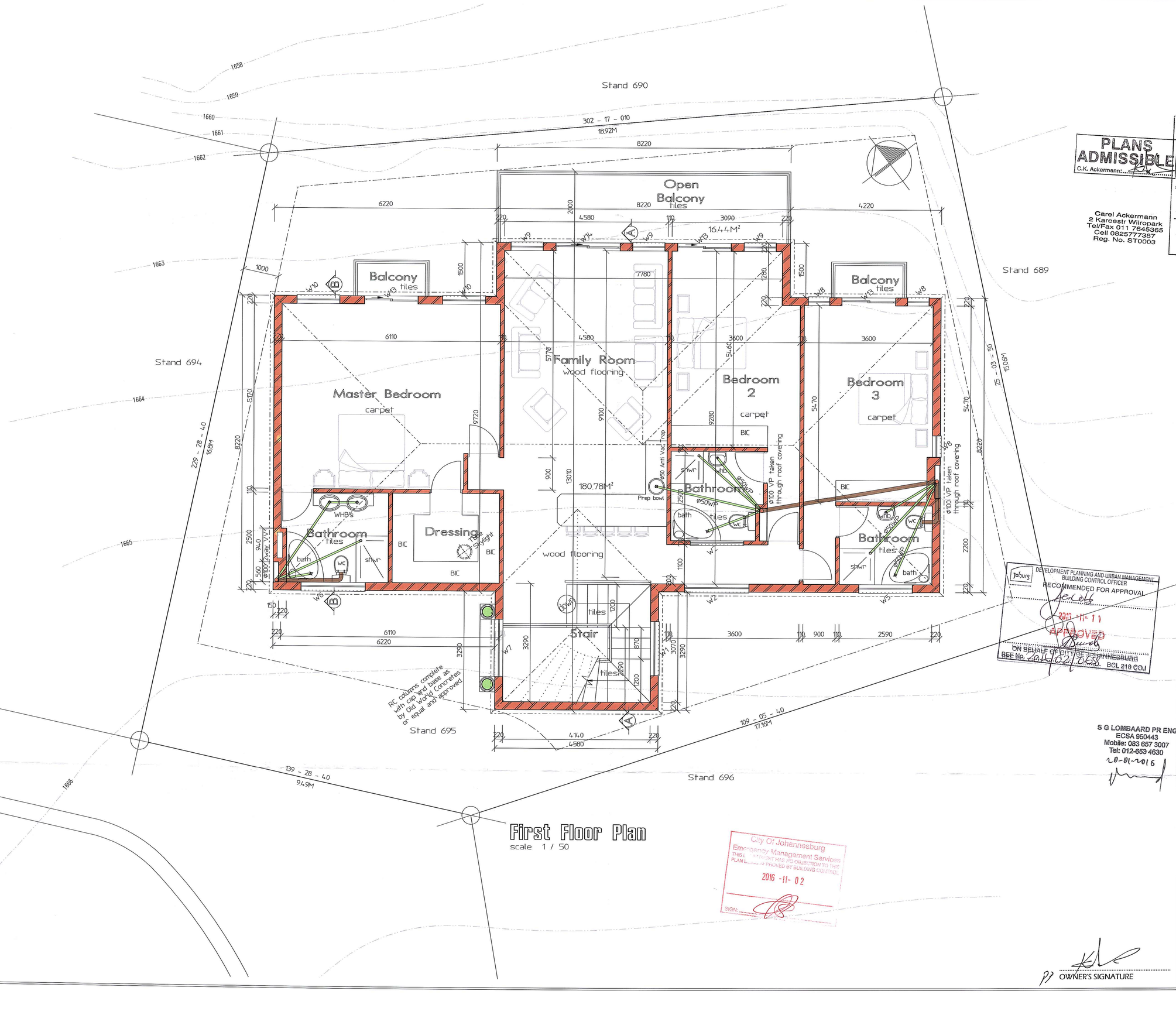
PLANS ADMISSIBLE
C.K. Ackermann
2 Karee Street Wilropark
Tel/Fax 011 7645365
Cell 0825777387
Reg. No. ST0003

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
20-01-2016

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
A L Strubenhoul Director Signature
C. Beeuen Director Signature
20/01/16 Date

OWNER'S SIGNATURE

CLIENT COPY 2of6



PLANS ADMISSIBLE
C.K. Ackermann

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
A.L.Swanepoel Director Signature
C. Beaven Director Signature
Date

Carel Ackermann
2 Kareestr Wilropark
Tel/Fax 011 7645365
Cell 0825777387
Reg. No. ST0003

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2017 -11- 11
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2016/022/0255 BCL 210 CC.1

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
20-01-2016

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

OWNER'S SIGNATURE

General notes:

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20. All internal P.V.C. pipes in excess of 1500mm shall be boxed in to approval.

CLIENT
Mr. S. Lamola

PROJECT
Proposed Residence on Stand 695 Allens Nek X21

DRAWING TITLE:
First Floor plan

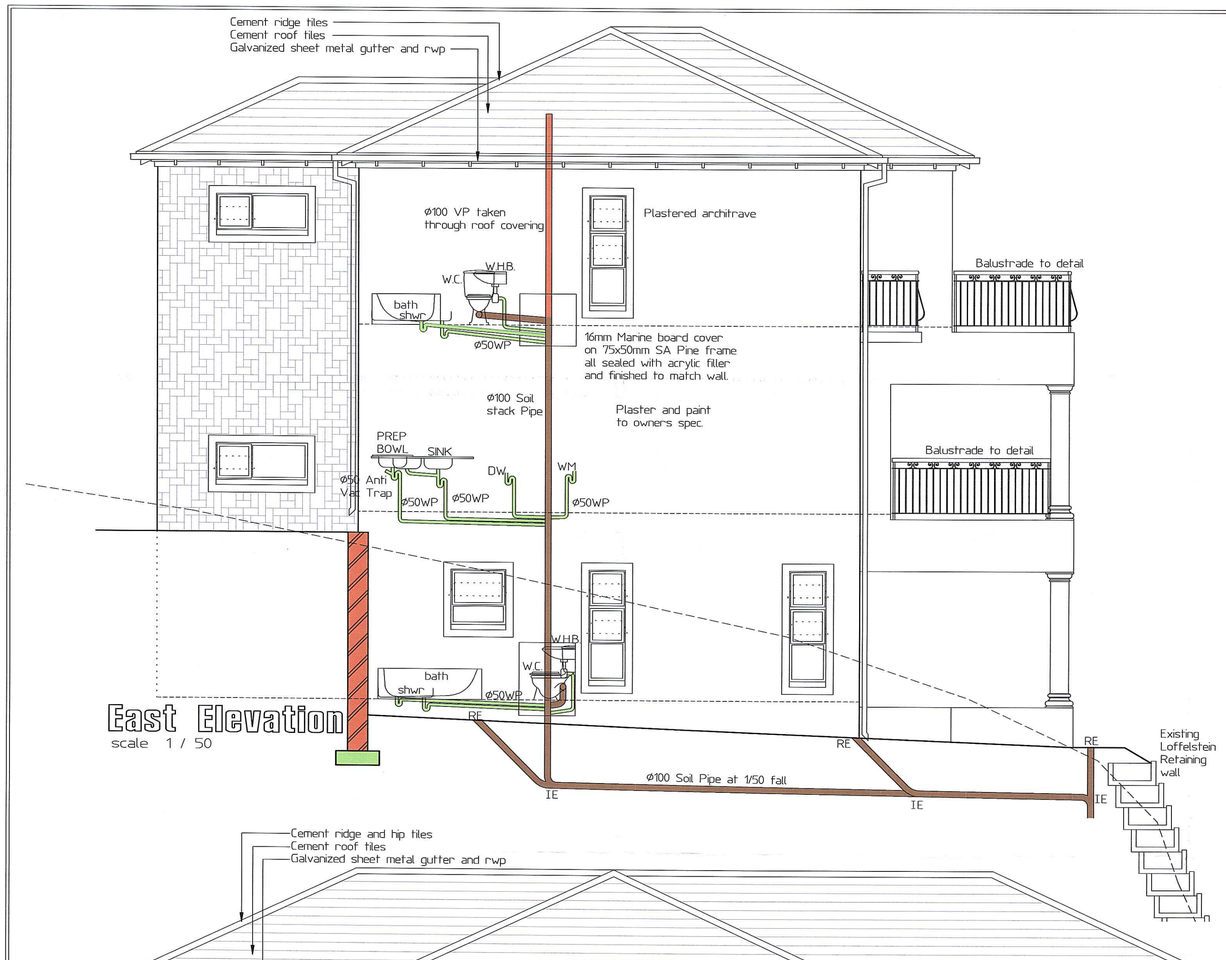
DRAWING NUMBER: 03 - 3/6

DATE:	AREA:
Nov 2015	575.0 m²
SCALE: As shown	DRAWN BY: Carel

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

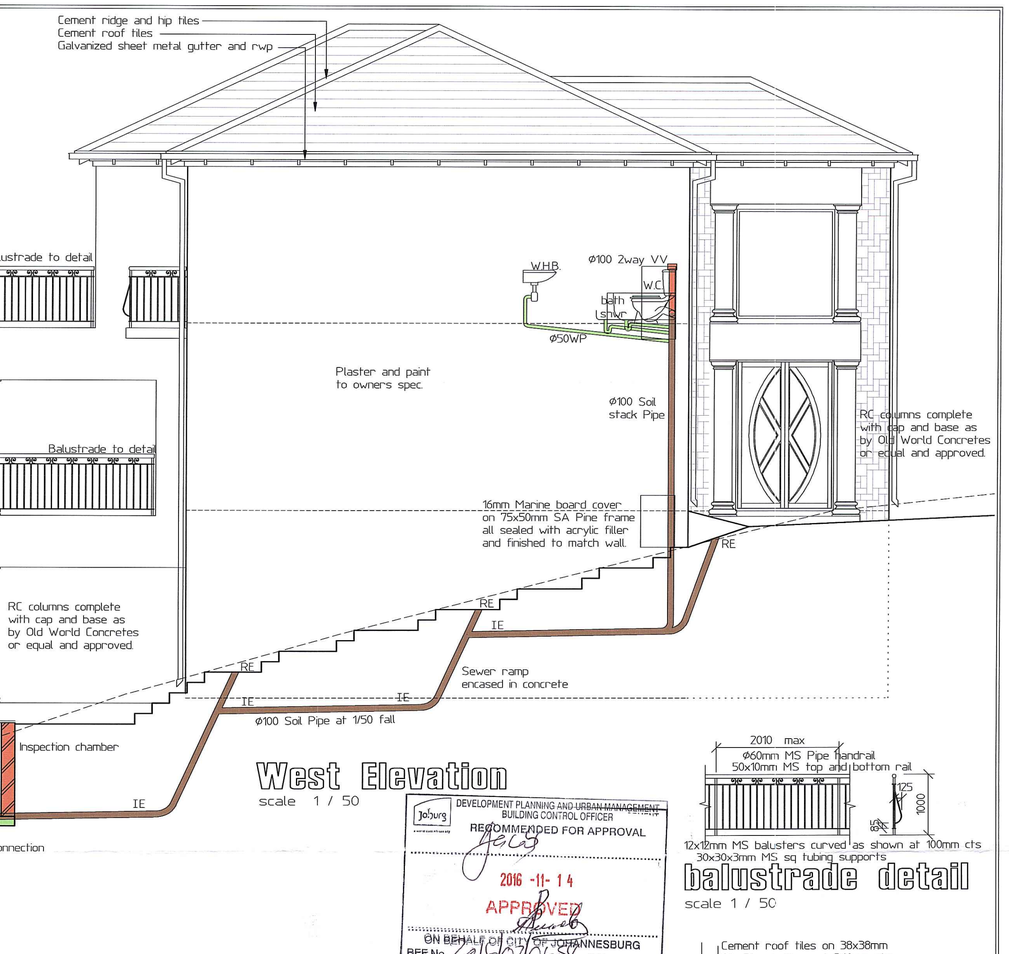
First Floor Plan
scale 1 / 50

CLIENT COPY 3 of 6



East Elevation

scale 1 / 50



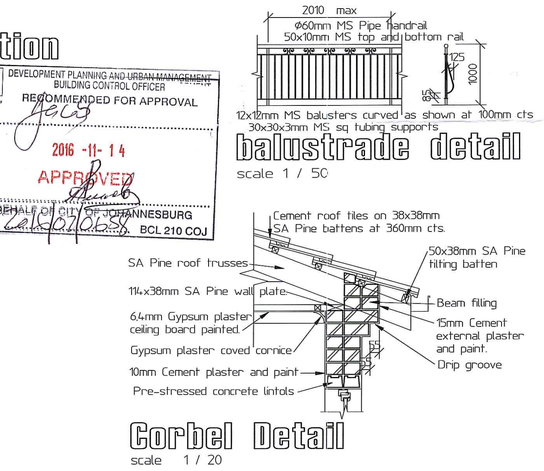
West Elevation

scale 1 / 50



North Elevation

scale 1 / 50



balustrade detail

scale 1 / 50

Corbel Detail

scale 1 / 20

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -11- 14
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 16/60/1059 BCL 210 COJ

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

PLANS ADMISSIBLE
C.K. Ackermann:

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
Director Signature
Director Signature
Date

Carel Ackermann
2 Kareestr Wilropark
Tel/Fax 011 7645365
Cell 0825777387
Reg. No. ST0003

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
20-01-2016

OWNER'S SIGNATURE

CLIENT
Mr. S Lamola

PROJECT
Poposed Residence on Stand 695 Allens nek X21

DRAWING TITLE:
Elevations

DRAWING NUMBER: 04 - 4/6

DATE:	AREA:
November 2015	575.0 m²
SCALE: As shown	DRAWN BY: Carel

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

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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 hies per truss end.
100x75 mm galvanized sheetmetal rainwater downpipe.
Ø80mm galvanized sheetmetal gutter.
Approved roof insulation. See Notes
38x38 mm S.A. Pine brandering.
6mm Gypsum plaster ceiling boards.
Moulded cornice to owners spec.
Plastered window sills.

Bathroom
Master Bedroom
Moulded cornice to owners spec
pcl
dpc
RC slab to engineers design
Sectional overhead type garage door
Garage
Concrete ramp
Stand Boundary Line
Moulded cornice to owners spec
Two coat plaster and paint to ceilings
RC slab to engineers design
Entertainment Room
Vertical DPC
Gas Fire Place to owners spec
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
2035
38
2720
255
2805
765

Section B-B
scale 1 / 50

Splash Pool
1500
Marblelite plaster
Gunite concrete shell
Stand Boundary Line
Existing Loffelstein Retaining wall

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 hies per truss end.
100x75 mm galvanized sheetmetal gutter.
Ø80mm galvanized sheetmetal rainwater downpipe.
Approved roof insulation. See Notes
38x38 mm S.A. Pine brandering.
6mm Gypsum plaster ceiling boards.
Moulded cornice to owners spec.
Plastered window sills.

Truncated trusses
Double Girder Truss
Jack Truss
Mitec trusses by specialists
Moulded cornice to owners spec
Family Room
Balustrade to detail
RC slab to engineers design
Two coat plaster and paint to ceilings
Beam over to eng spec
Covered Patio
RC columns complete with cap and base as by Old World Concretes or equal and approved.
Entrance Foyer
Lounge
1200
Stair
114.5
Dressing
Bedroom 4
Plaster and paint to owners spec.
2720
2805
255
220

Section A-A
scale 1 / 50

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
Foundations to Eng Det.
North wall piled to eng spec.
Concrete footing to eng. des. on exist Loffelstein wall
Existing Loffelstein Retaining wall
Stand Boundary Line

Cement roof tiles on 38x38mm SA Pine battens at 360mm cts.
SA Pine roof trusses
114x38mm SA Pine wall plate
6.4mm Gypsum plaster ceiling board painted
Gypsum plaster coved cornice
10mm Cement plaster and paint
Pre-stressed concrete lintols
50x38mm SA Pine tilting batten
Beam filling
15mm Cement external plaster and paint.
Drip groove

Corbel Detail
scale 1 / 20

Cement ridge and hip tiles
Cement roof tiles
Galvanized sheet metal gutter and rwp
RC columns complete with cap and base as by Old World Concretes or equal and approved.
Plaster and paint to owners spec.
Plastered architrave
Ø100 VP taken through roof covering
Ø100 VP through roof covering See East Elevation
Plaster and paint to owners spec.
Prep bowl
Ø50 Anti Vac Trap
WHB
W.C
bath
shwr
Ø50WP
Ø100 SP at 1/50 fall in slab
Ø100 Soil stack Pipe
Ø100 1way VV
IE
Basement floor level

South Elevation
scale 1 / 50

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

PLANS ADMISSIBLE
C.K. Ackermann

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
A.L. Groenewald — Director — Signature
C. Beaven — Director — Signature
Date

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -11- 14
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2016/000653 BCL 210 COJ

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
20-01-2016

Carel Ackermann
2 Kareestr Wilropark
Tel/Fax 011 7645365
Cell 0825777387
Reg. No. ST0003

OWNER'S SIGNATURE

CLIENT: Mr. S Lamola

PROJECT: Poposed Residence on Stand 695 Allens nek X21

DRAWING TITLE: Sections, and Elevation

DRAWING NUMBER: 05 - 5/6

DATE:

AREA: 575.0 m²

SCALE: As shown

DRAWN BY: Carel

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

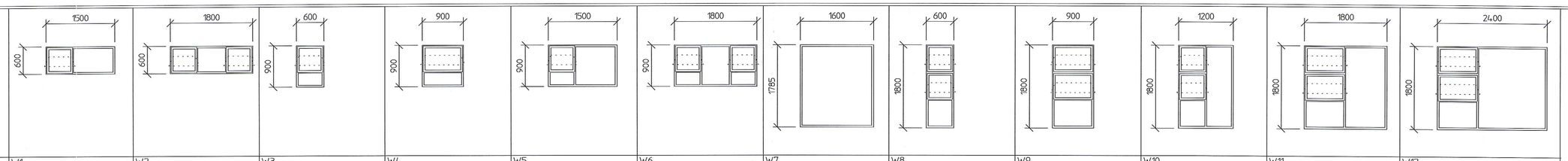
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5 of 6

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.

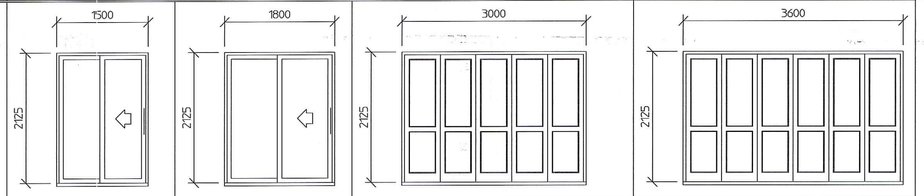


Window Number	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12
Cat. Number	PT156	PT186	PT69	PT99	PT159	PT189	Purpose made	PT618	PT918	PT1218	PT1818	PT2418
Description	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Purpose made fixed pane 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	2	3	1	1	1	2	1	7	5	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.	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	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	Powder coated aluminium	Powder coated aluminium

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	W13	W14	W15	W16
Cat. Number	SD1521	SD1821	Purpose made aluminium stack doors	Purpose made aluminium stack doors
Description	Standard aluminium sliding door.	Standard aluminium sliding door.	Purpose made aluminium stack door.	Purpose made aluminium stack door.
Number off	5	1	1	1
Glass	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
Finish	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium	Powder coated aluminium

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	TOTAL
18	FLOURESCENT LIGHT	4
	CEILING PENDANT	2
	GARDEN LIGHT	9
	WATERPROOF POOL LIGHT FITTING	2
WPROOF	WATERPROOF WALL MOUNTED LIGHT	10
	DOWNLIGHT SURFACE MOUNT	161

SANS10400XA and SANS204 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 575.0M²
The maximum energy demand for lighting is therefore 2.875kW and the maximum annual energy consumption for lighting is 2875 kWh. An average monthly energy consumption for lighting of 239.58kWh is allowed. Therefore an average energy consumption for lighting of 7.99 kWh per day is allowed.
The new dwelling consists of a total number of 26 rooms with a total number of 4 X 30W fluorescent lights and 10 x 5W LED external wall lights and 2 x 15W Ceiling pendant and 161 x 3W downlighters and 9 x 5W garden lights and 2 of 3W Pool lights will be in use.
The total energy demand for lighting is therefore 734 Watt multiplied by approximately 6 hours per day gives a total of 4.4 kWh per day which is much less than the 7.99 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-North East.

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)	3.7	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.

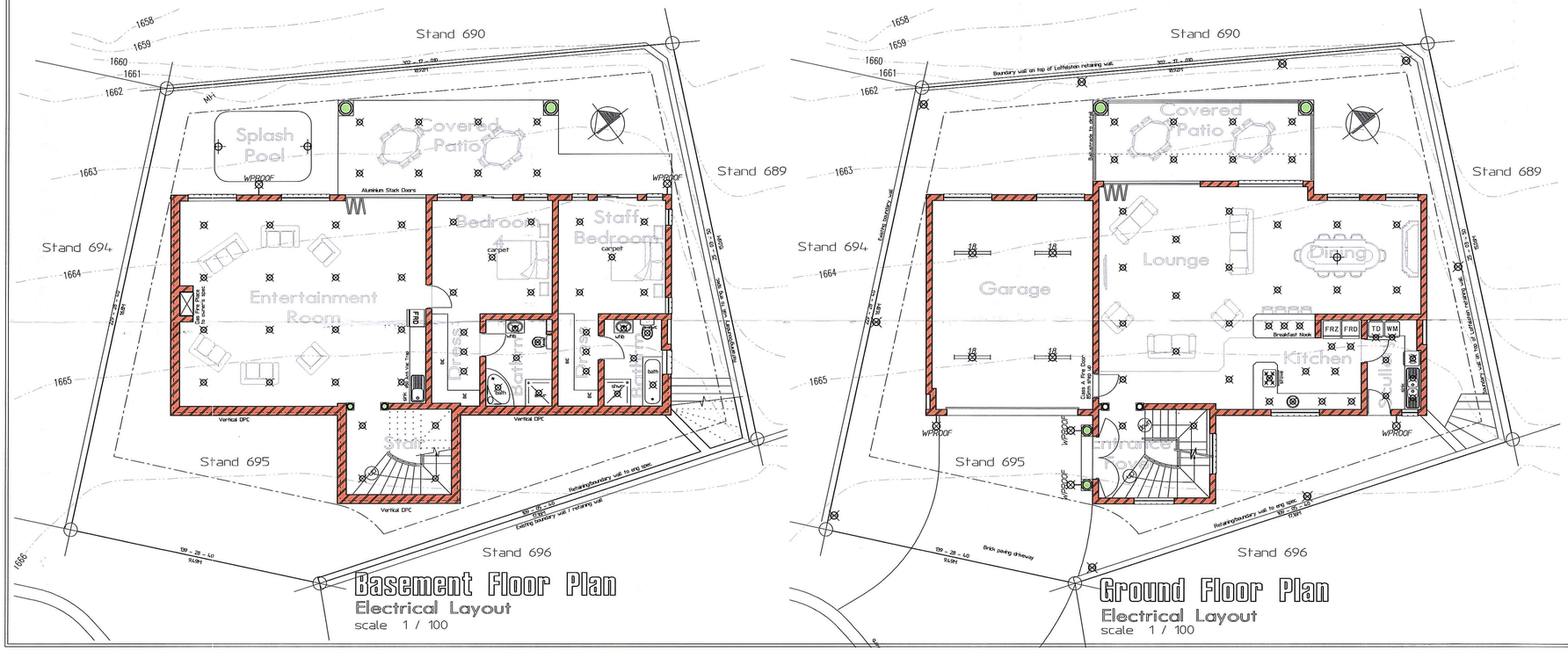
Table 9 – Clay (concrete) tile roof assemblies

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.

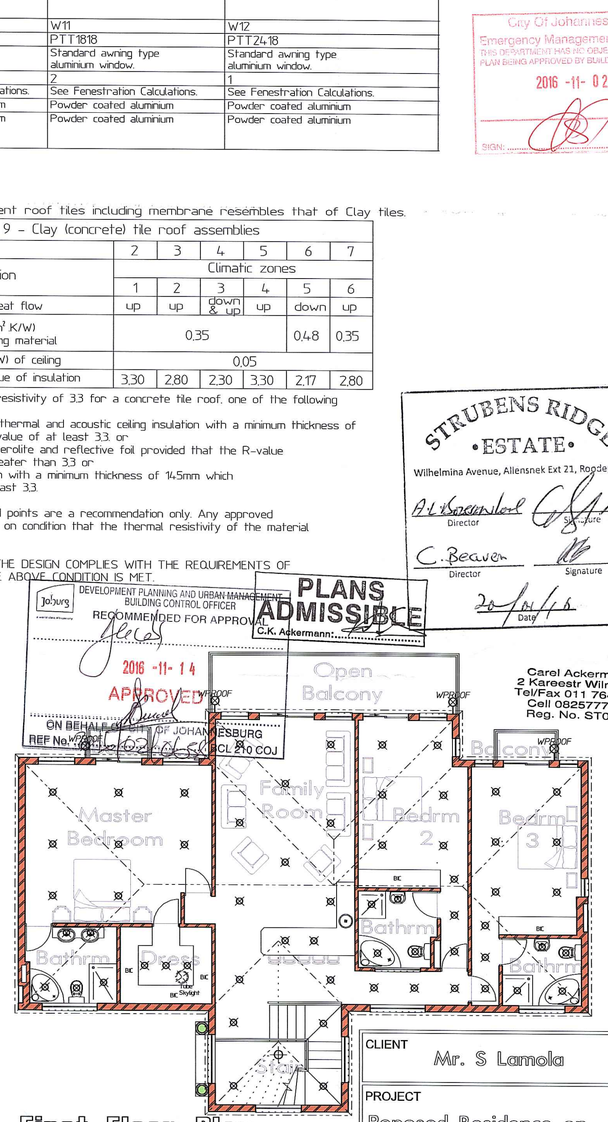
Note: The above-mentioned points are a recommendation only. Any approved insulation can be used on condition that the thermal resistivity of the material is more than 3.3.

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



Basement Floor Plan
Electrical Layout
scale 1 / 100

Ground Floor Plan
Electrical Layout
scale 1 / 100



First Floor Plan
Electrical Layout
scale 1 / 100

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
20-01-2016

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

STRUBENS RIDGE
• ESTATE •
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
A.L. Bouwer Director Signature
C. Beaver Director Signature
20/01/16 Date

PLANS ADMISSIBLE
DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
C.K. Ackermann

2016 -11- 14
APPROVED
ON BEHALF OF THE CITY OF JOHANNESBURG
REF No. W/2016/ACL 210 COJ

Carel Ackermann
2 Kareestr Wilropark
Tel/Fax 011 7645365
Cell 0825777387
Reg. No. ST0003

OWNER'S SIGNATURE

CLIENT	Mr. S Lamola
PROJECT	Poposed Residence on Stand 695 Allens nek X21
DRAWING TITLE:	Window Schedule and Electrical Layouts
DRAWING NUMBER:	06 - 6/6
DATE:	AREA: 575.0 m²
SCALE: As shown	DRAWN BY: Carel

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

CLIENT COPY 6 of 6