

NORTH EAST ELEVATION scale1:75



SOUTH WEST ELEVATION scale1:75

PLANS ADMISSIBLE
C.K. Ackermann:.....
Carel Ackermann
2 Kareestr Wilropark
Tel/Fax 011 7645365
Cell 0825777387
Reg. No. ST0003

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

S.M. Lamprakis — Director — Signature
C.L Braun — Director — Signature
05/12/2016 — Date

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2017 -07- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 16-10-4-0649 BCO

NOTE : ENGINEERING
ALL STEELWORK SPECIFICATIONS, FIXING DETAILS, QUANTITY AND PLACING OF STRUCTURAL MEMBERS TO ENGINEERS DETAILING
ALL CAST AND STRUCTURAL CONCRETE SLABS, WALLS AND BEAMS, THEIR SPECIFICATIONS AND DETAILS TO ENGINEERS DETAILING

NATIONAL BUILDING REGULATIONS and BUILDING STANDARDS AMENDMENT ACT, 1995 Section 14 (2A)
I, _____
as Owner / Authorised representative
ACCEPT THE FOLLOWING CONDITIONS
ON DELIVERY BY THE DESIGNER OF THE PREFABRICATED TIMBER ROOF STRUCTURE WILL BE SUBMITTED TO COUNCIL PRIOR TO THE ERECTION OF THE TRUSSES.
A CLEARANCE CERTIFICATE WILL BE SUBMITTED BY THE DESIGNER PRIOR TO THE ISSUE OF AN OCCUPANCY CERTIFICATE
Signed _____ Date _____

APPOINTED ENGINEER:
ENGINEERS' STAMP.
ENGINEERS' SIGNATURE:.....
PROFESSIONAL NUMBER .....
This stamp serves to confirm that I have had sight of the drawings related to this project and understand the scope of work required

29/11/16

NOTES:

1. all levels, dimensions and positions to be checked and verified before any work is commenced.
2. figured dimensions to be taken in preference to scaled dimensions.
3. these architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
4. care to be taken when excavating for new work, all existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken
5. all work to be in accordance with good and accepted local building practice.
6. all building by-laws, health and fire requirements to be strictly adhered to.
7. any discrepancies must be reported to the architect immediately.
8. all building work to conform to national building regulations.

DRAINAGE

1.All drainage and plumbing work to comply with SANS 10400
2.I.E's or manholes at all bends and junctions and also at changes in direction in soil and waste pipes
3.All soil/waste pipes under building to be encased in 6:3:1 concrete min. 150mm thick to local authority's approval.
4.All waste fittings,floor outlets and gully's to have deep reseal traps.
5.All waste pipes and junctions to be fully accessible for cleaning /repair.
6.All pipes in concrete to be sleeved.
7.All O.V.P's to extend min.2000mm above window head.
8.Manholes to be 900mmx900mm with hard burnt stock brick walls with double seal cast iron covers.
9.Unvented drains not to exceed 6000mm in length.
10.W.C's to be 100mm diameter soil pipe.
11.Wash hand basins to be 50mm diameter waste pipes with deep seal traps.
12.Basins/showers/cleaners sinks and s/s sinks to be 50mm ø waste pipes with deep seal traps.
13.Gully's grease traps and floor drains too be 100mm ø cast iron with deep re-seal traps.
14.Vent valves to waste fittings as requested.
15.All drain pipes to have min. fall 1:40

ELECTRICAL

1.All electrical installations to comply with SANS 10400

BRICK NOTES

1.Brickwork to have "BRICKFORCE" every 5 courses unless otherwise indicated.
2.Soldier coourse every 7 courses unless otherwise indicated.

VENTILATION

1.All ventilation to comply with SANS 10400
2.All habitable areas and toilets to be either naturally or mechanically cross ventilated.

Area Schedule

SITE	752,00 sqm
NEW GROUND FLOOR	67,94 sqm
NEW TRIPPLE GARAGE	63,34sqm
NEW DOUBLE TANDEM GARAGE	73,39sqm
NEW GARDEN STORE	4,09 sqm
NEW COVERED PATIO	53,90 sqm
NEW STAFF QUARTERS	23,36 sqm
NEW GROUND FLOOR TOTAL	286,02 sqm
NEW FIRST FLOOR	261,63 sqm
LESS DOUBLE VOLUME	14,42 sqm
NEW COV. PATIO 1	12,37 sqm
NEW COV. PATIO 2	48,13 sqm
NEW OPEN PATIO 1	35,82 sqm
NEW FIRST FLOOR TOTAL	343,52 sqm
NEW SECOND FLOOR	293,53sqm
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NEW 2ND/3RD BALCONY (OPEN)	8,47 sqm
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NEW MAIN BED BALCONY (OPEN)	13,98 sqm
NEW SECOND FLOOR TOTAL	319,23 sqm
TOTAL AREA HOUSE	948,77 sqm
PERMITTED COVERAGE	–
ACTUAL COVERAGE	374,08 sqm
ACTUAL COVERAGE	49,75%
AREA CONSIDERED FOR F.A.R.	646,46 sqm
ACTUAL F.A.R.	0.86

2	CHANGES AS PER CLIENT ISSUED FOR PRESENTATION	21/11/16	GMT
1	ISSUED FOR PRESENTATION	14/11/16	GMT
	revision	date	by

owner's signature

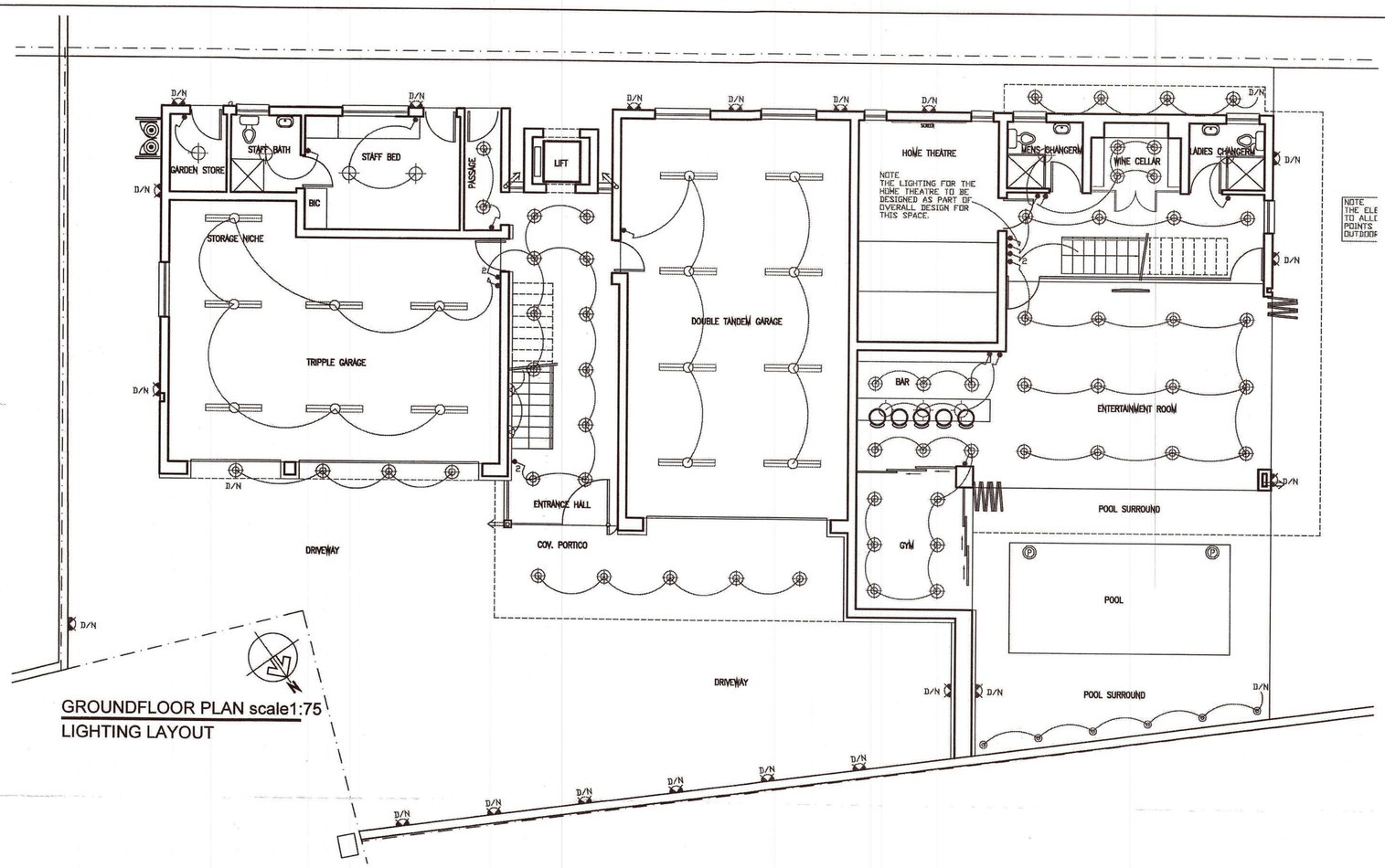
emastudio
architectural design
ELEKTRA MICHAEL PrArch 21163
Postnet Suite 150,
Private bag x1
Edenglen 1613
TEL: 082 927 2397
Fax: 086 565 9499
e-mail: elektra@emastudio.co.za

Project Description
PROPOSED NEW RESIDENCE FOR MR. LAMBRAKIS ON STAND 705 ALLEN'S NEK EXT. 21 ADDRESS : WILHELMINA AVENUE

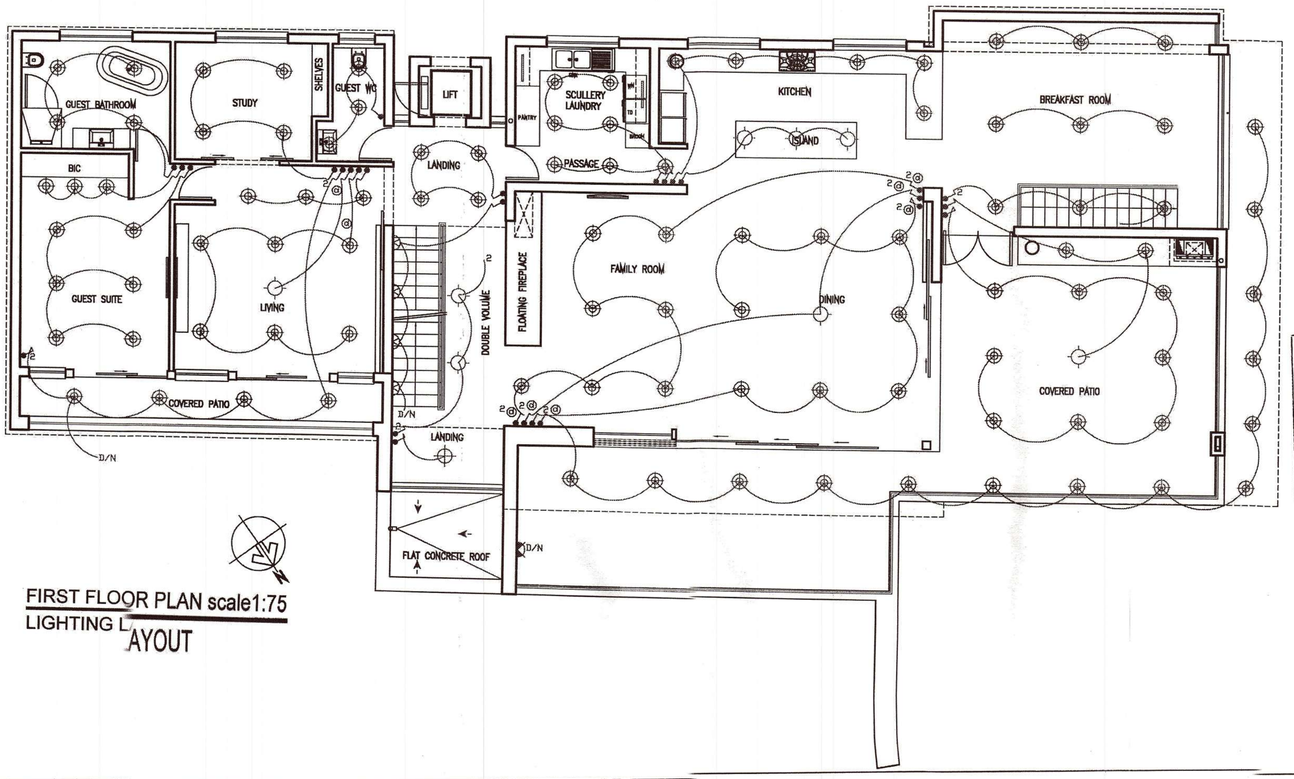
Drawing Description
WORKING DRAWING ELEVATIONS

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
9.12.16

scale	drawn
1:75	GMT
revision 2	date 08 - 11 - 2016 / checked
job no.	drawing no. SOLL1116/5



GROUNDFLOOR PLAN scale1:75
LIGHTING LAYOUT



FIRST FLOOR PLAN scale1:75
LIGHTING LAYOUT

ELECTRICAL & LIGHTING LEGEND

	DISTRIBUTION BOARD 1500mm ABOVE FLOOR LEVEL
	SINGLE 15 AMP PLUGPOINT 340mm ABOVE FFL
	DOUBLE 15 AMP PLUGPOINT 340mm ABOVE FLOOR LEVEL
	SINGLE 15 AMP PLUGPOINT 1050mm ABOVE FFL
	DOUBLE 15 AMP PLUGPOINT 1050mm ABOVE FFL
	SINGLE 15 AMP WATERPROOF PLUGPOINT 340mm ABOVE FLOOR LEVEL
	PENDANT CEILING LIGHT FITTING
	1500mm DOUBLE TUBE FLUORESCENT LIGHT FITTING
	86mm DIA. GROUND MOUNTED LED LIGHT FITTING
	SURFACE MOUNTED CEILING LIGHT FITTING
	RECESSED LOW VOLTAGE LED LIGHT
	WALL MOUNTED LIGHT FITTING - REFER TO PLAN FOR HEIGHTS ABOVE FINISHED FLOOR LEVEL
	WALL MOUNTED WATERPROOF LIGHT FITTING - HEIGHT TO BE DETERMINED ON SITE
A	SECURITY SYSTEM KEYPAD
	LIGHT SWITCH 1000mm ABOVE FLOOR LEVEL
	SWITCH WITH DIMMER 1000mm ABOVE THE FLOOR LEVEL
2	TWO-WAY LIGHT SWITCH 1000mm ABOVE FLOOR LEVEL
	BRICK LIGHT @ 340mm ABOVE THE FLOOR LEVEL
S.P.	SPOT LIGHT- to be on motion sensor as well as switched
EXH	AIRFLOW EXHAUST FAN
	HEATED TOWEL RAIL POINT
	BATHROOM SHAVER POINT
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	WALL MOUNTED SPEAKER POINT FROM SOUND SYSTEM
P	POOL LIGHT - POSITION TO BE DETERMINED ON SITE
	TV SOCKET HEIGHT TO BE DETERMINED ON SITE ALLOW FOR DSTV/SATELITE CONNECTION
T1	TELEPHONE SOCKET 340mm ABOVE FLOOR LEVEL
T2	TELEPHONE SOCKET 950mm ABOVE FLOOR LEVEL
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	OVEN CONNECTION ALL STOVES TO BE GAS/LECTRIC
	CONNECTION TO STOVE WITH 15 AMP PLUG POINT 1800mm ABOVE FLOOR LEVEL FOR COOKER HOOD UNIT
	INTERCOM FROM FRONT GATE, MAIN HOUSE AND STAFF
G	ISOLATOR FOR GEYSERS, HEAT PUMPS ETC.
TR	ISOLATOR FOR HEATED TOWEL RAILS.
D/N	DAY / NIGHT SWITCH
	POWER POINT IN ROOF FOR GARAGE DOORS
	COUNTER MOUNTED POWER POINT FLOOR MOUNTED POWER POINT
D/N	DAY / NIGHT SWITCH
	CEILING MOUNTED TRACK WITH SPOT LIGHTS
	UNDER CABINET LIGHT
u.f.h.	UNDERFLOOR HEATING
	UNDERFLOOR THERMOSTAT @ 255MM ABOVE FFL
	GARDEN SPIKE/BOLLARD
	POWER POINT IN ROOF FOR ROLLER SHUTTER DOORS

NOTE:
THE ELE
TO ALL
POINTS
OUTDOOR

NOTES:
Owner to confirm all light fittings.
Owner to clear all electical and lighting layouts
Kitchen contractor to confirm electical and lighting points
Contractor to supply boxes in ceiling
All low voltage light fittings must be connected separately with own transformer.
All external lights specified to be on day/night switches are to be switched as well
Electrical contractor to liaise with specialists
* security, home automation, TV and audio, data Telkom and heat pump for geysers
before installation of any conduits.

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REF No. 16/17-04-2644 BCO 580 CO

LIGHTING ENERGY COMPLIANCE (DEMAND VERSUS CONSUMPTION)

THE SANS 10400 XA REGULATIONS HAS REFERENCE
GLASS OF OCCUPANCY OR BUILDING - H4 (DWELLING HOUSE)
DESIGN POPULATION - 7 BEDROOM = 14 PEOPLE HOUSE

DEMAND
MAXIMUM ENERGY DEMAND PERMITTED - 17,5W/m2

TOTAL FLOOR AREA CONSIDERED - 948,77m2

THEREFORE PERMISSIBLE DEMAND - 16603,47W

ELECTRICAL LIGHT FITTINGS

33 OFF EXT. WALL LIGHTS (1 GLOBE)	@	11W PER GLOBE =	253W
15 OFF FLOURESCENT LIGHTS (2 GLOBE)	@	16W PER GLOBE =	480W
2 OFF UNDER COUNTER LIGHTS (1 GLOBE)	@	10W PER GLOBE =	20W
71 OFF RECESSED LED (1 GLOBE)	@	2W PER GLOBE =	542W
12 OFF PENDANT (1 GLOBE)	@	50W PER GLOBE =	600W
2 OFF POOL LIGHTS (1 GLOBE)	@	100W PER GLOBE =	200W
8 OFF CEILING LIGHTS (1 GLOBE)	@	60W PER GLOBE =	480W
12 OFF FOOTLIGHTS (1 GLOBE)	@	7W PER GLOBE =	84W
6 OFF GROUND (1 GLOBE)	@	7W PER GLOBE =	42W
		TOTAL.	= 2699W

THEREFORE ACTUAL DEMAND = 2,84W/m2

CONSUMPTION
MAXIMUM CONSUMPTION PERMITTED - 16603,47kWh.a

ASSUME THE LIGHTS ARE USED FOR THE FOLLOWING NUMBER OF HOURS PER DAY

SCULL/PASSAGE/BATH/LAUNDRY	- 1,5 HOUR PER DAY	908W	= 1362Wh
EXTERNAL LIGHTS	- 10 HOURS PER DAY	536W	= 5360Wh
LIVING/DINING/KITCHEN LIGHTS	- 5 HOURS PER DAY	202W	= 1010Wh
BEDROOM LIGHTS	- 5 HOURS PER DAY	72W	= 360Wh
GARAGE/STORE	- 1 HOUR PER DAY	340W	= 340Wh
PATIO	- 3 HOURS PER DAY	376W	= 1128Wh
		TOTAL	9740Wh (9,740kWh)

9,740kWh X 365 DAYS = 3555,1094kWh.a
ENERGY CONSUMP. IS LESS THAN THE MAX. ENERGY CONSUMP. PERMITTED

29/11/16

NOTES:

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owner's signature

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
S.M. Lamprakis — Director — Signature
C.R. Bowes — Director — Signature
05/12/2016 — Date

PLANS ADMISSIBLE
G.K. Ackermann

emastudio
architectural design
ELEKTRA MICHAEL PrArch 21163
Postnet Suite 150,
Private bag x1
Edenglen 1613
TEL: 082 927 2397
Fax: 086 565 9499
e-mail: elektra@emastudio.co.za

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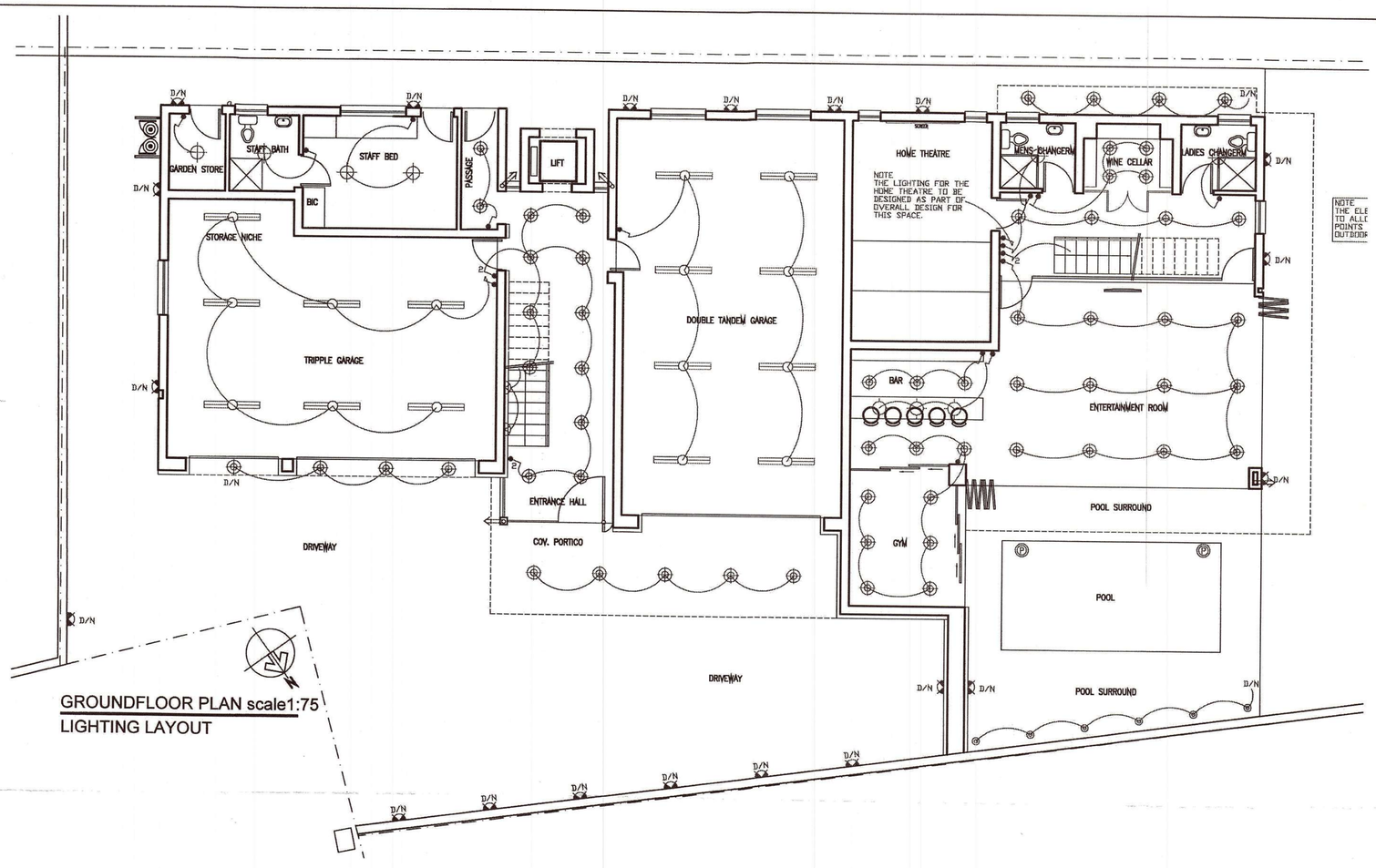
Drawing Description
WORKING DRAWING LIGHTING LAYOUT

Carel Ackermann
Kareestr Wilropark
Tel/Fax 011 7643365
Cell 0825777387
Reg. No. ST0003

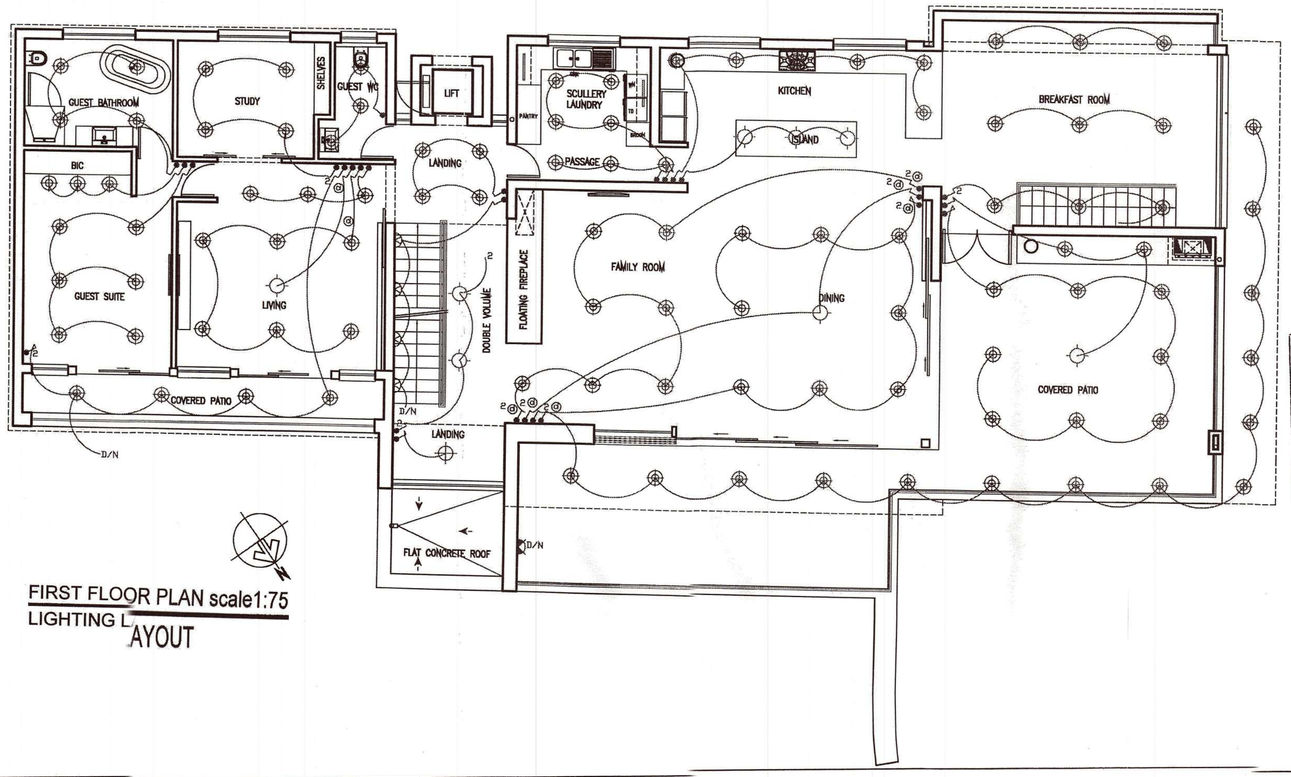
S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630

9/12/16

scale		drawn	
1:75		GMT	
revision	date	checked	
2	08 - 11 - 2016		
job no.		drawing no.	
		SOLL1116/9	



GROUNDFLOOR PLAN scale1:75
LIGHTING LAYOUT



FIRST FLOOR PLAN scale1:75
LIGHTING LAYOUT

ELECTRICAL & LIGHTING LEGEND

	DISTRIBUTION BOARD 1500mm ABOVE FLOOR LEVEL
	SINGLE 15 AMP PLUGPOINT 340mm ABOVE FFL
	DOUBLE 15 AMP PLUGPOINT 340mm ABOVE FLOOR LEVEL
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	CONNECTION TO STOVE WITH 15 AMP PLUG POINT 1800mm ABOVE FLOOR LEVEL FOR COOKER HOOD UNIT
	INTERCOM FROM FRONT GATE, MAIN HOUSE AND STAFF
G	ISOLATOR FOR GEYSERS, HEAT PUMPS ETC.
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D/N	DAY / NIGHT SWITCH
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Joburg
DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2017 -07- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2017/001/0009/1 BCO 580 CO2

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NEW SECOND FLOOR	293,53sqm
LESS DOUBLE VOLUME	14,42 sqm
NEW 2ND/3RD BALCONY (OPEN)	8,47 sqm
NEW GUEST BALCONY (OPEN)	17,67 sqm
NEW MAIN BED BALCONY (OPEN)	13,98 sqm
NEW SECOND FLOOR TOTAL	319,23 sqm
TOTAL AREA HOUSE	948,77 sqm
PERMITTED COVERAGE	–
ACTUAL COVERAGE	374,08 sqm
ACTUAL COVERAGE	49,75%
AREA CONSIDERED FOR F.A.R.	646,46 sqm
ACTUAL F.A.R.	0.86

2	CHANGES AS PER CLIENT ISSUED FOR PRESENTATION	21/11/16	GMT
1	ISSUED FOR PRESENTATION	14/11/16	GMT
	revision	date	by

owner's signature

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

S.M. Lambrakis — Director — Signature
C.R. Bower — Director — Signature
Date 05/12/2016

PLANS ADMISSIBLE
C.K. Ackermann

emastudio
architectural design
ELEKTRA MICHAEL PrArch 21163
Postnet Suite 150,
Private bag x1
Edenglen 1613
TEL.: 082 927 2397
Fax: 086 565 9499
e-mail: elektra@emastudio.co.za

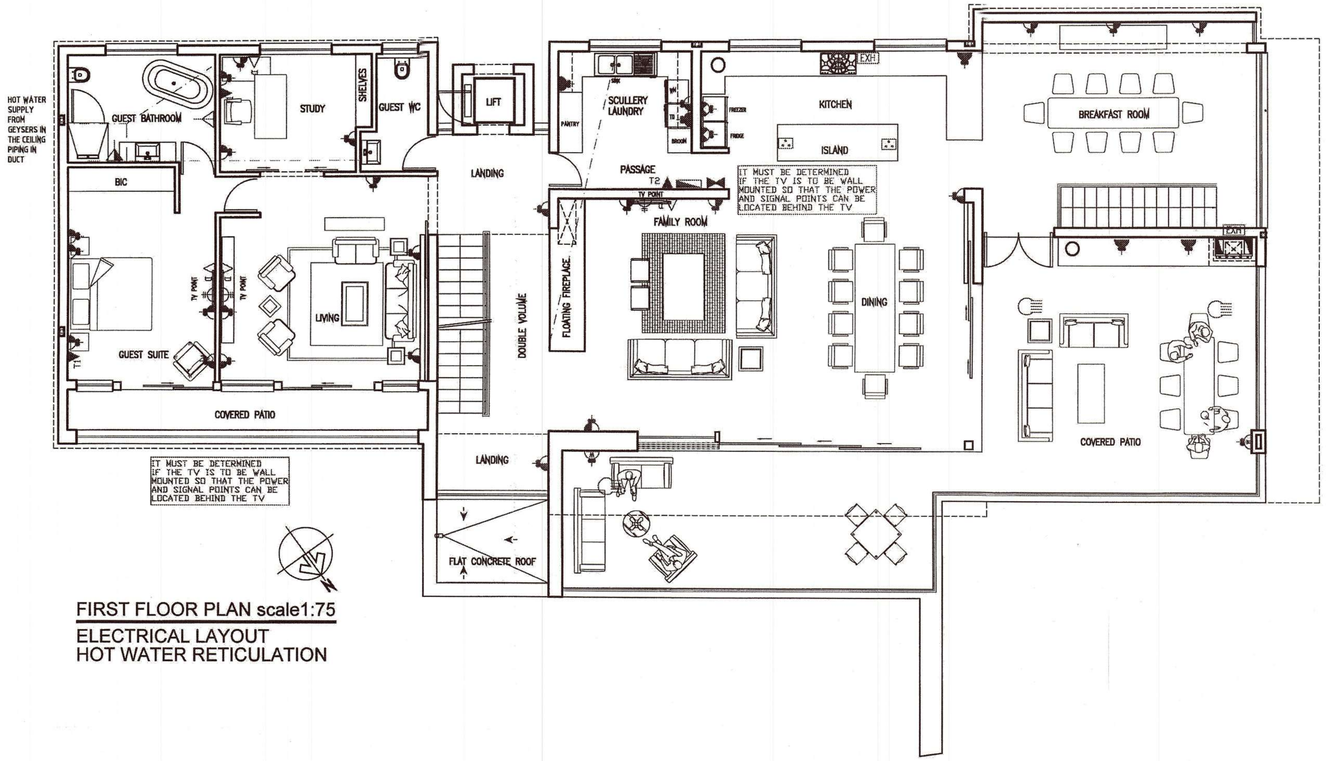
Project Description
PROPOSED NEW RESIDENCE FOR MR. LAMBRAKIS ON STAND 705 ALLEN'S NEK EXT. 21 ADDRESS : WILHELMINA AVENUE

Drawing Description
WORKING DRAWING LIGHTING LAYOUT

Carel Ackermann
2 Karreestr Wilropark
Tel/Fax 011 7645365
Cell 0825777367
Reg. No. ST0003

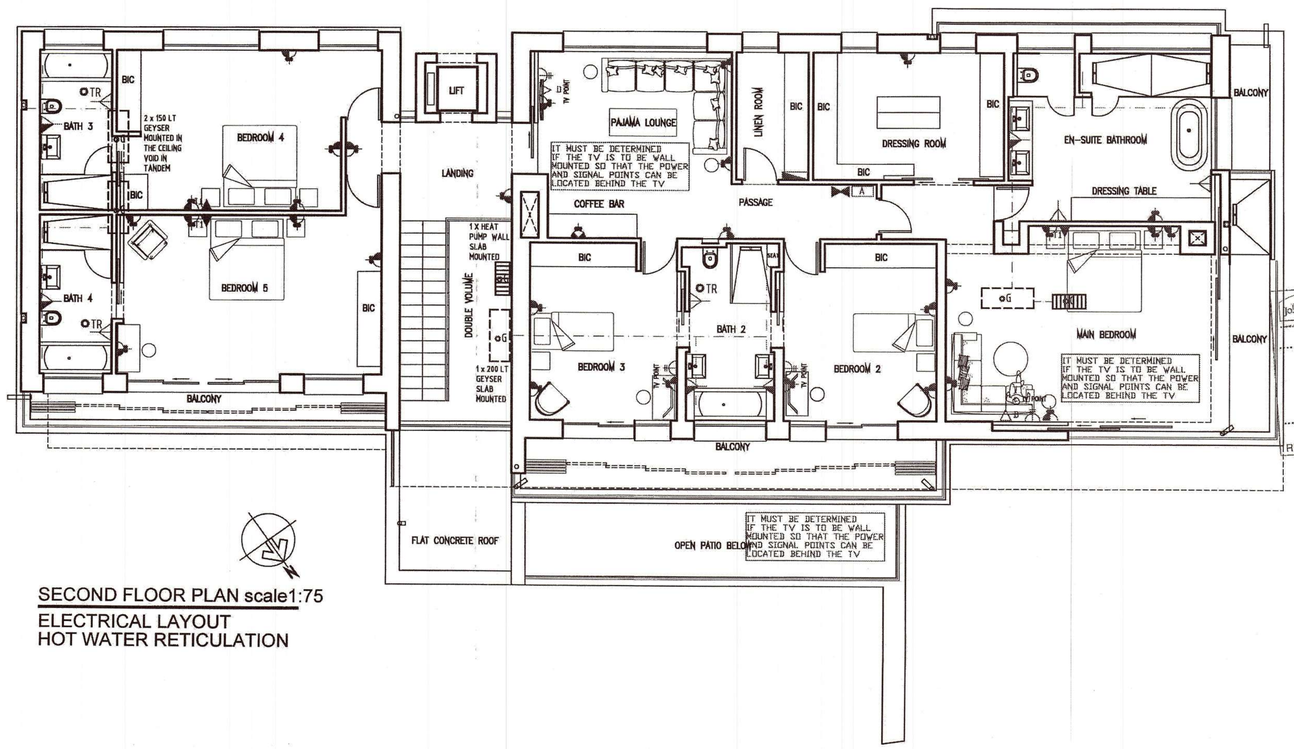
S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
9.12.16

scale 1:75		drawn GMT	
revision 2	date 08 - 11 - 2016	checked	
job no.		drawing no. SOLL1116/9	



FIRST FLOOR PLAN scale1:75

ELECTRICAL LAYOUT
HOT WATER RETICULATION



SECOND FLOOR PLAN scale1:75

ELECTRICAL LAYOUT
HOT WATER RETICULATION

ELECTRICAL & LIGHTING LEGEND

	DISTRIBUTION BOARD 1500mm ABOVE FLOOR LEVEL
	SINGLE 15 AMP PLUGPOINT 340mm ABOVE FFL
	DOUBLE 15 AMP PLUGPOINT 340mm ABOVE FLOOR LEVEL
	SINGLE 15 AMP PLUGPOINT 1050mm ABOVE FFL
	DOUBLE 15 AMP PLUGPOINT 1050mm ABOVE FFL
	SINGLE 15 AMP WATERPROOF PLUGPOINT 340mm ABOVE FLOOR LEVEL
	PENDANT CEILING LIGHT FITTING
	1500mm DOUBLE TUBE FLUORESCENT LIGHT FITTING
	86mm DIA. GROUND MOUNTED LED LIGHT FITTING
	SURFACE MOUNTED CEILING LIGHT FITTING
	RECESSED LOW VOLTAGE LED LIGHT
	WALL MOUNTED LIGHT FITTING - REFER TO PLAN FOR HEIGHTS ABOVE FINISHED FLOOR LEVEL
	WALL MOUNTED WATERPROOF LIGHT FITTING - HEIGHT TO BE DETERMINED ON SITE
A	SECURITY SYSTEM KEYPAD
	LIGHT SWITCH 1000mm ABOVE FLOOR LEVEL
	SWITCH WITH DIMMER 1000mm ABOVE THE FLOOR LEVEL
2	TWO-WAY LIGHT SWITCH 1000mm ABOVE FLOOR LEVEL
	BRICK LIGHT @ 340mm ABOVE THE FLOOR LEVEL
S.P.	SPOT LIGHT- to be on motion sensor as well as switched
EXH	AIRFLOW EXHAUST FAN
	HEATED TOWEL RAIL POINT
	BATHROOM SHAVER POINT
	CEILING MOUNTED SPEAKER POINT FROM SOUND SYSTEM
	WALL MOUNTED SPEAKER POINT FROM SOUND SYSTEM
P	POOL LIGHT - POSITION TO BE DETERMINED ON SITE
	TV SOCKET HEIGHT TO BE DETERMINED ON SITE ALLOW FOR DSTV/SATELITE CONNECTION
T1	TELEPHONE SOCKET 340mm ABOVE FLOOR LEVEL
T2	TELEPHONE SOCKET 950mm ABOVE FLOOR LEVEL
D	DATA SOCKET
	OVEN CONNECTION ALL STOVES TO BE GAS/LECTRIC
	CONNECTION TO STOVE WITH 15 AMP PLUG POINT 1800mm ABOVE FLOOR LEVEL FOR COOKER HOOD UNIT
	INTERCOM FROM FRONT GATE, MAIN HOUSE AND STAFF
G	ISOLATOR FOR GEYSERS, HEAT PUMPS ETC.
TR	ISOLATOR FOR HEATED TOWEL RAILS.
D/N	DAY / NIGHT SWITCH
	POWER POINT IN ROOF FOR GARAGE DOORS
	COUNTER MOUNTED POWER POINT FLOOR MOUNTED POWER POINT
D/N	DAY / NIGHT SWITCH
	CEILING MOUNTED TRACK WITH SPOT LIGHTS
	UNDER CABINET LIGHT
U.F.h.	UNDERFLOOR HEATING
	UNDERFLOOR THERMOSTAT @ 255MM ABOVE FFL
G	GARDEN SPIKE/BOLLARD
	POWER POINT IN ROOF FOR ROLLER SHUTTER DOORS

NOTES:
Owner to confirm all light fittings.
Owner to clear all electical and lighting layouts
Kitchen contractor to confirm electical and lighting points
Contractor to supply boxes in ceiling
All low voltage light fittings must be connected separately with own transformer.
All external lights specified to be on day/night switches are to be switched as well
Electrical contractor to liaise with specialists
* security, home automation, TV and audio, data Telkom and heat pump for geysers
before installation of any conduits.

HOT WATER DEMAND

ALL HOT WATER DEMAND AND SUPPLY TO BE IN KEEPING WITH SANS 10252-1:2012

TABLES 1, 2 AND 5 IN SECTION 4 - SUB SECTION 4.2 HAVE REFERENCE.

DESIGN POPULATION = 14 PERSONS

ESTIMATED WATER USE IS 200 lt PER PERSON PER DAY FOR BATHING, FOOD PREP AND DRINKING, LAUNDRY, DISHES AND ABLUTIONS
= 2800 lt PER DAY REQUIRED

ESTIMATED HOT WATER USE IS 120 lt PER PERSON PER DAY
= 1680 lt PER DAY REQUIRED.

IF THE HOT WATER STORAGE DEVICE (GEYSER) HAS A 4HR HEAT-UP PERIOD THEN 6 PORTIONS OF HOT WATER CAN BE GENERATED IN A 24 HR PERIOD. THIS IS FOR AN ELECTRIC HEATING SYSTEM.

A 150 lt GEYSER CAN THEREFORE PROVIDE 900 lt OF HOT WATER IN A 24 HR PERIOD.
THIS SITE HAS 3 X 150 lt GEYSER = 2700 lt HOT WATER IN A 24 HR PERIOD.

THIS IS MORE THAN SATISFACTORY IF THE HOT WATER USAGE IS SPREAD OUT OVER THIS TIME PERIOD.

HEAT PUMP APPLICATION

BY ADDING AN INTEGRATED SYSTEM HEAT PUMP ONE CAN ACHIEVE APPROX. 75 lt OF HOT WATER PER HOUR AT A SAVING OF APPROX. 70% ON THE ELECTRIC COST OF PRODUCING THE HOT WATER.

THIS AMOUNTS TO 5400 lt OF HOT WATER PER 24 HR PERIOD.

29/11/16

NOTES:

1. all levels, dimensions and positions to be checked and verified before any work is commenced.
2. figured dimensions to be taken in preference to scaled dimensions
3. these architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
4. care is to be taken when excavating for new work, all existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken
5. all work to be in accordance with good and accepted local building practice.
6. all building by-laws, health and fire requirements to be strictly adhered to.
7. any discrepancies must be reported to the architect immediately.
8. all building work to conform to national building regulations.

DRAINAGE

1.All drainage and plumbing work to comply with SANS 10400
2.I.E's or manholes at all bends and junctions and also at changes in direction in soil and waste pipes
3.All soil/waste pipes under building to be encased in 6:3:1 concrete min. 150mm thick to local authority's approval.
4.All waste fittings,floor outlets and gully's to have deep reseal traps.
5.All waste pipes and junctions to be fully accessible for cleaning /repair.
6.All pipes in concrete to be sleeved.
7.All D.V.P.'s to extend min.2000mm above window head.
8.Manholes to be 900mmx900mm with hard burnt stock brick walls with double seal cast iron covers.
9.Unvented drains not to exceed 6000mm in length.
10.W.C's to be 100mm diameter soil pipe.
11.Wash hand basins to be 50mm diameter waste pipes with deep seal traps.
12.Basins,showers/cleaners sinks and s/s sinks to be 50mm ø waste pipes with deep seal traps.
13.Gully's grease traps and floor drains too be 100mm ø cast iron with deep re-seal traps.
14.Vent valves to waste fittings as requested.
15.All drain pipes to have min. fall 1:40

ELECTRICAL

1.All electrical installations to comply with SANS 10400

BRICK NOTES

1.Brickwork to have "BRICKFORCE" every 5 courses unless otherwise indicated.
2.Soldier coourse every 7 courses unless otherwise indicated.

VENTILATION

1.All ventilation to comply with SANS 10400
2.All habitable areas and toilets to be either naturally or mechanically cross ventilated.

Area Schedule

SITE	752,00 sqm
NEW GROUND FLOOR	67,94 sqm
NEW TRIPPLE GARAGE	63,34sqm
NEW DOUBLE TANDEM GARAGE	73,39sqm
NEW GARDEN STORE	4,09 sqm
NEW COVERED PATIO	53,90 sqm
NEW STAFF QUARTERS	23,36 sqm
NEW GROUND FLOOR TOTAL	286,02 sqm
NEW FIRST FLOOR	261,63 sqm
LESS DOUBLE VOLUME	14,42 sqm
NEW COV. PATIO 1	12,37 sqm
NEW COV. PATIO 2	48,13 sqm
NEW OPEN PATIO 1	35,82 sqm
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NEW SECOND FLOOR	293,53sqm
LESS DOUBLE VOLUME	14,42 sqm
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2	CHANGES AS PER CLIENT ISSUED FOR PRESENTATION	21/11/16	GMT
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owner's signature

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

9.12.16

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

S.M.Lambrakis Director Signature
C.P Beaver Director Signature
05/12/2016 Date

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
Joburg
RECOMMENDED FOR APPROVAL
2017 -07- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2017-01-0669 BCO 560 COJ

PLANS ADMISSIBLE
C.K. Ackermann:

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

emastudio
architectural design
ELEKTRA MICHAEL PrArch 21163
Postnet Suite 150,
Private bag x1
Edenglen 1613
TEL: 082 927 2397
Fax: 086 565 9499
e-mail: elektra@emastudio.co.za

Project Description

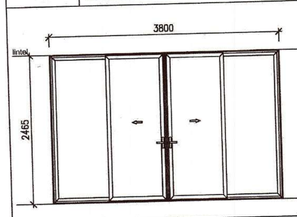
PROPOSED NEW RESIDENCE FOR MR. LAMBRAKIS ON STAND 705 ALLEN'S NEK EXT. 21 ADDRESS : WILHELMINA AVENUE

Drawing Description

WORKING DRAWING ELECTRICAL LAYOUT HOT WATER RETICULATION

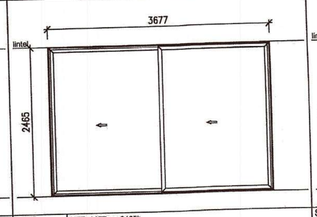
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revision: 2	date: 08 - 11 - 2016
checked	
job no.	drawing no. SOLL1116/11

D 19 — Purpose made aluminium doors



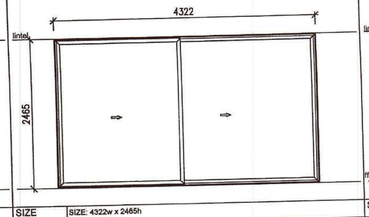
SIZE	SIZE: 3800w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	None
FINISH	Powder coated to architects specification
CAT NO.	Purpose made - double sliding door
QUANTITY	1 OF

D 21 — Purpose made aluminium doors



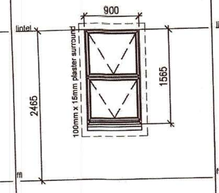
SIZE	SIZE: 3677w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	None
FINISH	Powder coated to architects specification
CAT NO.	Purpose made - double sliding pocket door
QUANTITY	1 OF

D 22 — Purpose made aluminium doors



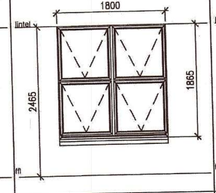
SIZE	SIZE: 4322w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	None
FINISH	Powder coated to architects specification
CAT NO.	Purpose made - double sliding pocket door
QUANTITY	1 OF

W 2 — Powderer Coated Aluminium top hung



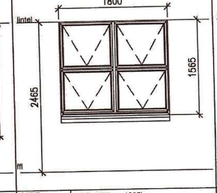
SIZE	SIZE: 900w x 1565h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	8 OF

W 3 — Powderer Coated Aluminium top hung



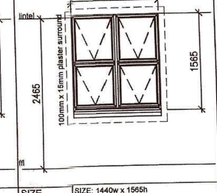
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GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	4 OF

W 4 — Powderer Coated Aluminium top hung



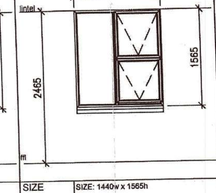
SIZE	SIZE: 1800w x 1565h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	3 OF

W 5 — Powderer Coated Aluminium top hung



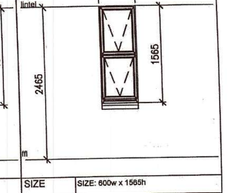
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GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	3 OF

W 6 — Powderer Coated Aluminium top hung



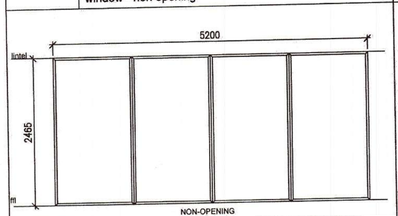
SIZE	SIZE: 1440w x 1565h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	2 OF

W 7 — Powderer Coated Aluminium top hung



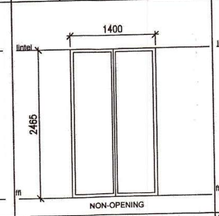
SIZE	SIZE: 600w x 1565h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	2 OF

W 8 — Powderer Coated Aluminium window - non opening



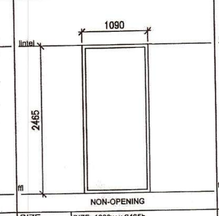
SIZE	SIZE: 5200w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 9 — Powderer Coated Aluminium window - non opening



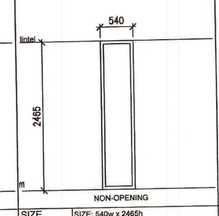
SIZE	SIZE: 1400w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 10 — Powderer Coated Aluminium window - non opening



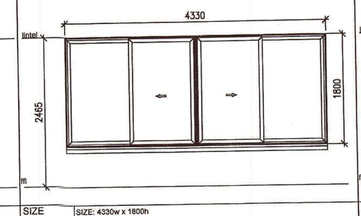
SIZE	SIZE: 1090w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 11 — Powderer Coated Aluminium window - non opening



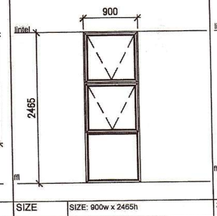
SIZE	SIZE: 540w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 12 — Powderer Coated Aluminium double sliding



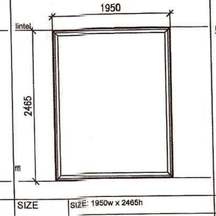
SIZE	SIZE: 4330w x 1800h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made - double sliding
QUANTITY	1 OF

W 13 — Powderer Coated Aluminium top hung



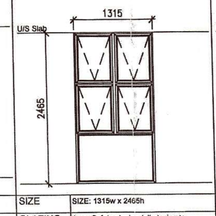
SIZE	SIZE: 900w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	4 OF

W 14 — Powderer Coated Non- opening



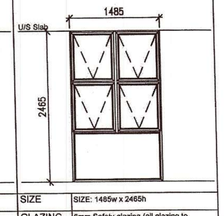
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GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 15 — Powderer Coated Aluminium top hung



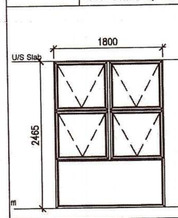
SIZE	SIZE: 1315w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 16 — Powderer Coated Aluminium top hung



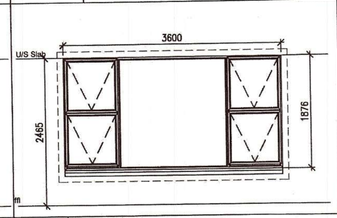
SIZE	SIZE: 1485w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	2 OF

W 17 — Powderer Coated Aluminium top hung



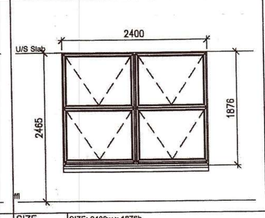
SIZE	SIZE: 1800w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 18 — Powderer Coated Aluminium top hung



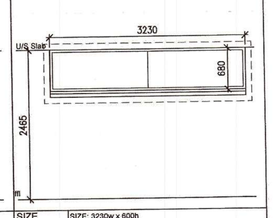
SIZE	SIZE: 3600w x 1876h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 19 — Powderer Coated Aluminium top hung



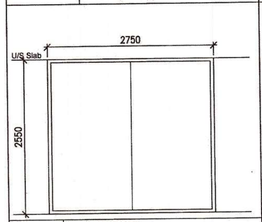
SIZE	SIZE: 2400w x 1876h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 20 — Powderer Coated Non- opening



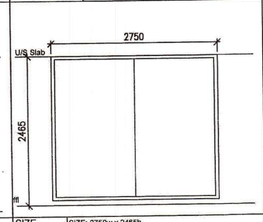
SIZE	SIZE: 3230w x 600h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 21 — Powderer Coated Non- opening



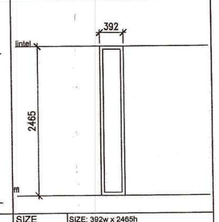
SIZE	SIZE: 2750w x 2550h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 22 — Powderer Coated Non- opening



SIZE	SIZE: 2750w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	1 OF

W 23 — Powderer Coated Non- opening



SIZE	SIZE: 392w x 2465h
GLAZING	6mm Safety glazing (all glazing to comply with SANS 10137 & AAAMSA regulations & SAGGA guidelines (BATHRMS-Obscure glazing)
CILL	Plaster cill, paint finish colour to client spec
FINISH	Powder coated to architects specification
CAT NO.	Purpose made
QUANTITY	6 OF

ALL GLAZING TO COMPLY WITH SABS 0137 & AAAMSA REGULATIONS AND SAGGA GUIDELINES

ALL SIZES TO BE CHECKED ON SITE, BY WINDOW MANUFACTURE PRIOR TO ANY QUOTE, MANUFACTURE OR INSTALLATION

ALL IRON MONGREY TO LATER SPECIFICATION AS PER CLIENT REQUIREMENTS

REFER TO PLANS AND ELEVATIONS FOR HANDINESS OF WINDOWS AND DOORS

NOTE
CERTAIN WINDOWS AND DOORS WILL REQUIRE DESIGN INPUT FROM THE FABRICATOR TO MAKE THE BEST USE OF THE STANDARD GLASS SIZES - MULIANS TO BE APPLIED

NOTES:

1. all levels, dimensions and positions to be checked and verified before any work is commenced.
2. figured dimensions to be taken in preference to scaled dimensions.
3. these architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
4. care to be taken when excavating for new work, all existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken
5. all work to be in accordance with good and accepted local building practice.
6. all building by-laws, health and fire requirements to be strictly adhered to.
7. any discrepancies must be reported to the architect immediately.
8. all building work to conform to national building regulations.

DRAINAGE

1.All drainage and plumbing work to comply with SANS 10400
2.I.E's or manholes at all bends and junctions and also at changes in direction in soil and waste pipes
3.All soil/waste pipes under building to be encased in 6:3:1 concrete min. 150mm thick to local authority's approval.
4.All waste fittings,floor outlets and gully's to have deep reseal traps.
5.All waste pipes and junctions to be fully accessible for cleaning /repair.
6.All pipes in concrete to be sleeved.
7.All O.V.P's to extend min.2000mm above window head.
8.Manholes to be 900mmx900mm with hard burnt stock brick walls with double seal cast iron covers.
9.Unvented drains not to exceed 6000mm in length.
10.W.C's to be 100mm diameter soil pipe.
11.Wash hand basins to be 50mm diameter waste pipes with deep seal traps.
12.Basins/showers/cleaners sinks and s/s sinks to be 50mm ø waste pipes with deep seal traps.
13.Gully's grease traps and floor drains too be 100mm ø cast iron with deep re-seal traps.
14.Vent valves to waste fittings as requested.
15.All drain pipes to have min. fall 1:40

ELECTRICAL

1.All electrical installations to comply with SANS 10400

BRICK NOTES

1.Brickwork to have "BRICKFORCE" every 5 courses unless otherwise indicated.
2.Soldier coourse every 7 courses unless otherwise indicated.

VENTILATION

1.All ventilation to comply with SANS 10400
2.All habitable areas and toilets to be either naturally or mechanically cross ventilated.

Area Schedule

SITE	752,00 sqm
NEW GROUND FLOOR	67,94 sqm
NEW TRIPPLE GARAGE	63,34sqm
NEW DOUBLE TANDEM GARAGE	73,39sqm
NEW GARDEN STORE	4,09 sqm
NEW COVERED PATIO	53,90 sqm
NEW STAFF QUARTERS	23,36 sqm
NEW GROUND FLOOR TOTAL	286,02 sqm
NEW FIRST FLOOR	261,63 sqm
LESS DOUBLE VOLUME	14,42 sqm
NEW COV. PATIO 1	12,37 sqm
NEW COV. PATIO 2	48,13 sqm
NEW OPEN PATIO 1	35,82 sqm
NEW FIRST FLOOR TOTAL	343,52 sqm
NEW SECOND FLOOR	293,53sqm
LESS DOUBLE VOLUME	14,42 sqm
NEW 2ND/3RD BALCONY (OPEN)	8,47 sqm
NEW GUEST BALCONY (OPEN)	17,67 sqm
NEW MAIN BED BALCONY (OPEN)	13,98 sqm
NEW SECOND FLOOR TOTAL	319,23 sqm
TOTAL AREA HOUSE	948,77 sqm
PERMITTED COVERAGE	–
ACTUAL COVERAGE	374,08 sqm
ACTUAL COVERAGE	49,75%
AREA CONSIDERED FOR F.A.R.	646,46 sqm
ACTUAL F.A.R.	0.86

NOTE : ENGINEERING
ALL STEELWORK SPECIFICATIONS, FIXING DETAILS, QUANTITY AND PLACING OF STRUCTURAL MEMBERS TO ENGINEERS DETAILING

ALL CAST AND STRUCTURAL CONCRETE SLABS, WALLS AND BEAMS, THEIR SPECIFICATIONS AND DETAILS TO ENGINEERS DETAILING

NATIONAL BUILDING REGULATIONS and BUILDING STANDARDS AMENDMENT ACT, 1995 Section 14 (2A)

I, _____
as Owner / Authorised representative

ACCEPT THE FOLLOWING CONDITIONS

AN OBLIGATION BY THE DESIGNER OF THE PREFABRICATED TIMBER ROOF STRUCTURE WILL BE SUBMITTED TO COUNCIL PRIOR TO THE ERECTION OF THE TRUSSES.

A CLEARANCE CERTIFICATE WILL BE SUBMITTED BY THE DESIGNER PRIOR TO THE ISSUE OF AN OCCUPANCY CERTIFICATE

Signed _____ Date _____

APPOINTED ENGINEER:
ENGINEERS' STAMP.

ENGINEERS' SIGNATURE: _____
PROFESSIONAL NUMBER _____

This stamp serves to confirm that I have had sight of the drawings related to this project and understand the scope of work required

SANS 10400 PART XA COMPLIANCE
Building Occupancy Classification – H4 Climatic Zone – 1 (Johannesburg)

The deemed-to-satisfy requirements which confirms compliance with the functional regulations have been met in relation to the following :

1. Hot water supply – refer to roof plan
The hot water is produced using a heat pump system. The heat pumps to be fitted to existing geysers – all to manufacturer's specifications and details.
All exposed pipes to and from the heating system to be insulated. This insulation to be protected from the elements as well achieve the minimum required R-value as pre-scibed in Table 13 of section 4.5.2.5 of SANS 204:2011.

2. Orientation – This is a new house. The orientation is North East facing by virtue of the site orientation.

3. Fenestration – refer to the window and door schedule for the relevant information

5. Floors – under floor or under finish heating has not been allowed for.

External walls – The envelope is a double skin masonry wall with no cavity – plastered on the external and plastered on the internal.

6. Roof assembly – to achieve the required minimum R-value of 3.7 m2.K/M the following have been taken into consideration for :
PITCHED ROOF ASSEMBLY (22° – 45° with a horizontal ceiling)
Basic roof assembly consisting of roof tiles
air space and plasterboard ceiling.....0.40 m2.K/M
Reflective foil laminate.....0.75 m2.K/M
Flexible polyester fibre blanket combining a 100mm layer and a 40mm layer to achieve a total R-value....3.08 m2.K/M
TOTAL R-value 4.23 m2.K/M

7. Air Leakage (AL) – the properties of the following elements in the envelope to be of such a design so as to minimize the air infiltration :
Ceiling voids – joint between wall plate and roof to be sealed
External doors– these must be fitted with a foam, a compressible rubber strip or a fibrous seal
– external opening swing doors to be fitted with a draught or threshold device at the bottom of each leaf

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
9-12-16

DEVELOPMENT PLANNING AND URBAN MANAGEMENT & BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2017 -07- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2017-04-0609 BCO 580 COJ

STRUBENS RIDGE ESTATE
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
Director Signature
C.P. Beaver Director Signature
07/12/2016 Date

PLANS ADMISSIBLE
C.K. Ackermann

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

29/11/16

2	CHANGES AS PER CLIENT ISSUED FOR PRESENTATION	21/11/16	GMT
1	ISSUED FOR PRESENTATION	14/11/16	GMT
	revision	date	by

owner's signature

emastudio
architectural design
ELEKTRA MICHAEL PrArch 21163
Postnet Suite 150,
Private bag x1
Edenglen 1613
TEL: 082 927 2397
Fax: 086 565 9499
e-mail: elektra@emastudio.co.za

Project Description
PROPOSED NEW RESIDENCE FOR MR. LAMBRAKIS ON STAND 705 ALLEN'S NEK EXT. 21 ADDRESS : WILHELMINA AVENUE

Drawing Description
WORKING DRAWING WINDOW AND DOOR SCHEDULE SANS 10400 XA COMPLIANCE CEILING DETAILS

scale		drawn
N.T.S. 1:5		GMT
revision	date	checked
2	08 - 11 - 2016	
job no.		drawing no.
		SOLL1116/8