Ground Floor Plan

Scale 1 / 50

First Floor Plan

Scale 1 / 50

NOTE:
Headroom on all steps to be minimum of 2100mm

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

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

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

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

Sewer ramp encased in concrete

Line of balcony over...

Existing Boundary/Retaining wall

ø100 SP at 1/50 fall

ø100 2way VV

ø100 Soil stack pipe

ø50WP

ø100 1wayVV

Balustrade to detail

Kitchen tiles
Scullery tiles
Staff/Guest Bedroom tiles
Bathrm tiles
Dining tiles
Lounge tiles
Living Room tiles
Stair Well tiles
Entrance tiles
Open Balcony tiles
Balcony tiles
Bedroom 3 carpet
Bedroom 4 carpet
Bedroom 2 carpet
Sitting Area wood flooring
Dressing carpet
Master Bedroom carpet
Passage wood flooring

stove
sink
FRD
FRZ
BIC
shwr
wc
whb
bath
prep bowl
Coffee Bar
Tube Skylight
85mm step
up
down

W1 W2 W3 W4 W5 W6 W7 W8 W9 W10 W11 W12 W13 W14 W15

STRUBENS RIDGE •ESTATE•

Wilhelmina Avenue, Allensnek Ext 21, Roodepoort

Director — Signature

C. Beaver — Director — Signature

Date 20/11/15

ADMISSION
C.K. Ackermann

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

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

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

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -10- 31

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
APPROVED
2016 -10- 31
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2016/02/12663/1 BOK 130 COJ

OWNER'S SIGNATURE

CLIENT
Mr. N and Ms. R Latha

PROJECT
New Residence
on Stand 689 Allens Nek X21

DRAWING TITLE:
Ground Floor Plan and First Floor Plan

DRAWING NUMBER: 02 - 2/6

DATE: January 2016

AREA:

SCALE: As shown

DRAWN BY: Carel

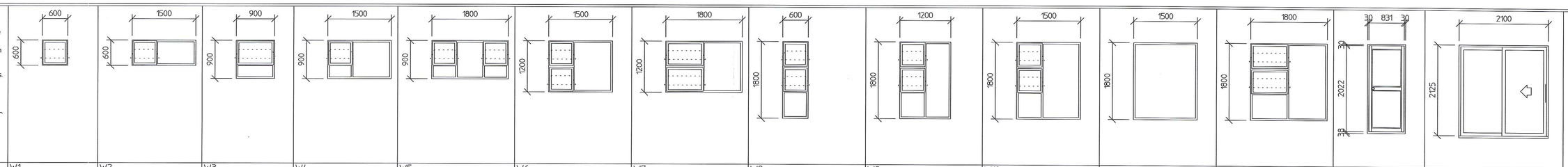
Carel Ackermann
2 Karee Street
Wilropark
Tel/Fax 764 5365
Cell 082 5777387
SnrPrArchT Reg. No. ST0003

CLIENT COPY 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.

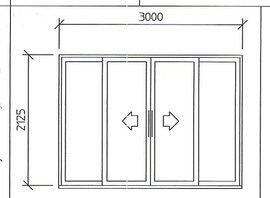


Window Number	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14
Cat. Number	PT66	PT156	PT99	PT159	PT1512	PT1512	PTT618	PTT618	PTT1218	PTT1518	Purpose made	PTT1818	Single Door	SD2121 OX
Description	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Standard awning type aluminium window.	Purpose made aluminium window frame with fixed pane		Standard Wispeco type Olympia aluminium door.	Standard Wispeco type 650 Series aluminium door:(Or equal and approved)
Number off	1	4	4	2	2	1	1	1	6	3	1	2	2	3
Glass	See Fenestration Calcs.	See Fenestration Calcs.	See Fenestration Calcs.	See Fenestration Calcs.	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calcs.	See Fenestration Calcs.	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calculations	See Fenestration Calcs.	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	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	Powder coated aluminium	Powder coated aluminium

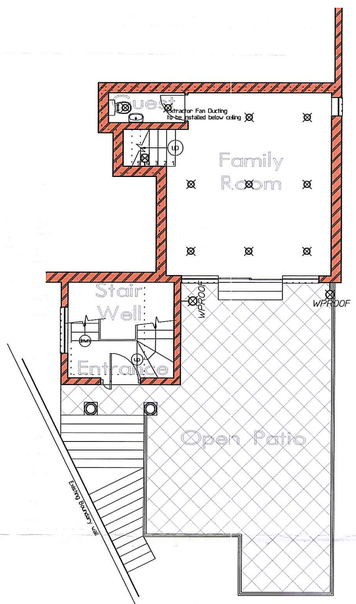
Window Schedule

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.

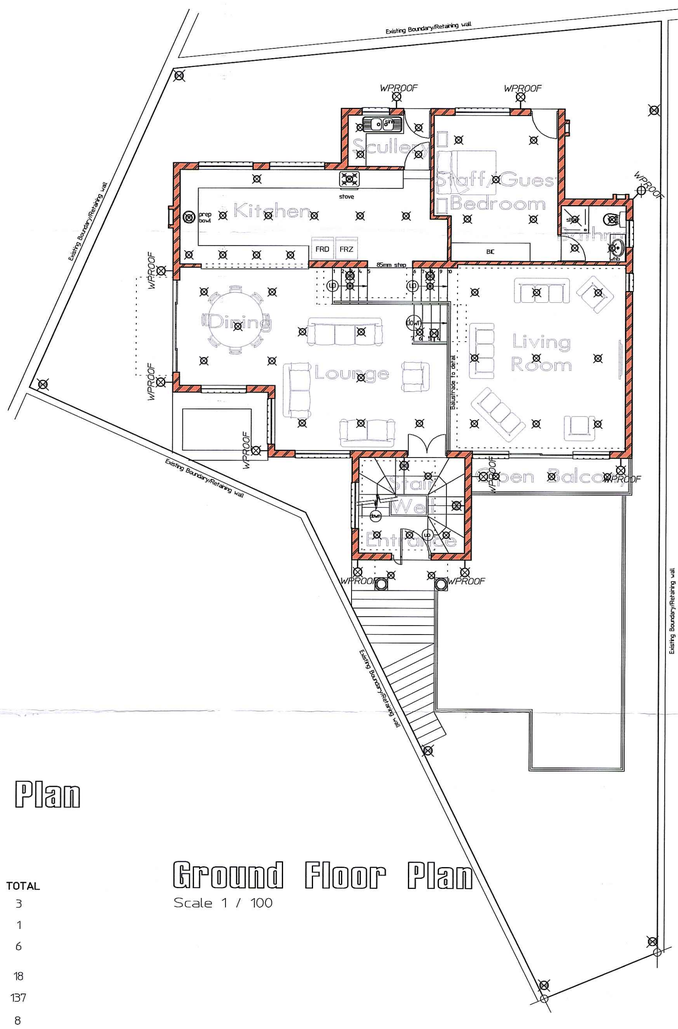


Window Number	W15
Cat. Number	SD3021 OXXO
Description	Standard Wispeco type 650 Series aluminium door:(Or equal and approved)
Number off	1
Glass	See Fenestration Calculations
Furniture	Powder coated aluminium
Finish	Powder coated aluminium



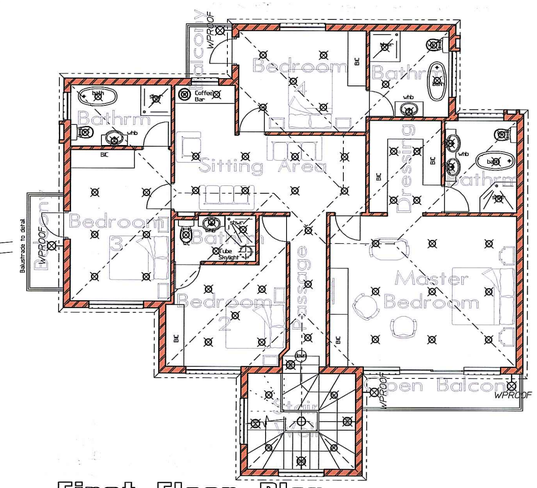
Lower Ground Floor Plan

Scale 1 / 100



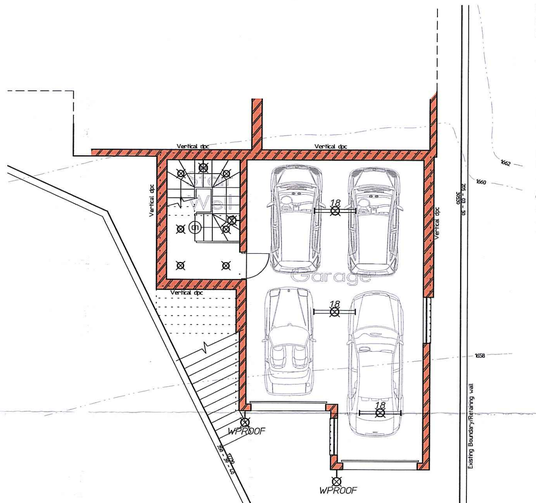
Ground Floor Plan

Scale 1 / 100



First Floor Plan

Scale 1 / 100



Basement Floor Plan

Scale 1 / 100

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	TOTAL
18	FLOURESCENT LIGHT	3
	CEILING PENDANT	1
	GARDEN LIGHT	6
WPROOF	WATERPROOF WALL MOUNTED LIGHT	18
	DOWNLIGHT SURFACE MOUNT	137
	WALL LIGHT 425MM FROM FLOOR	8

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

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

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

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

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 for the proposed dwelling is 443,74M²
The maximum energy demand for lighting is therefore 2,22kW and the maximum annual energy consumption for lighting is 2218 kWh. An average additional monthly energy consumption for lighting of 185kWh is allowed. Therefore an average additional energy consumption for lighting of 6,16 kWh per day is allowed.
The new dwelling consists of a total number of 19 rooms with a total number of 3 X 30W fluorescent lights and 18 x 5W LED external wall lights and 1 x 15W Ceiling pendant and 137 x 3W downlighters and 6 x 5W garden lights and 8 x 3W wall lights will be in use.
The total energy demand for lighting is therefore 660 Watt multiplied by approximately 6 hours per day gives a total of 3,96 kWh per day which is much less than the 6,16 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 of North East.

3. Water Heating

Solar Heating Systems to be installed to supplement at least 50% of the hot water supply for new bathrooms and kitchen. (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.

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.
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
Mr. N and Mrs. R Latha

PROJECT
New Residence
on Stand 689 Allens Nek X21

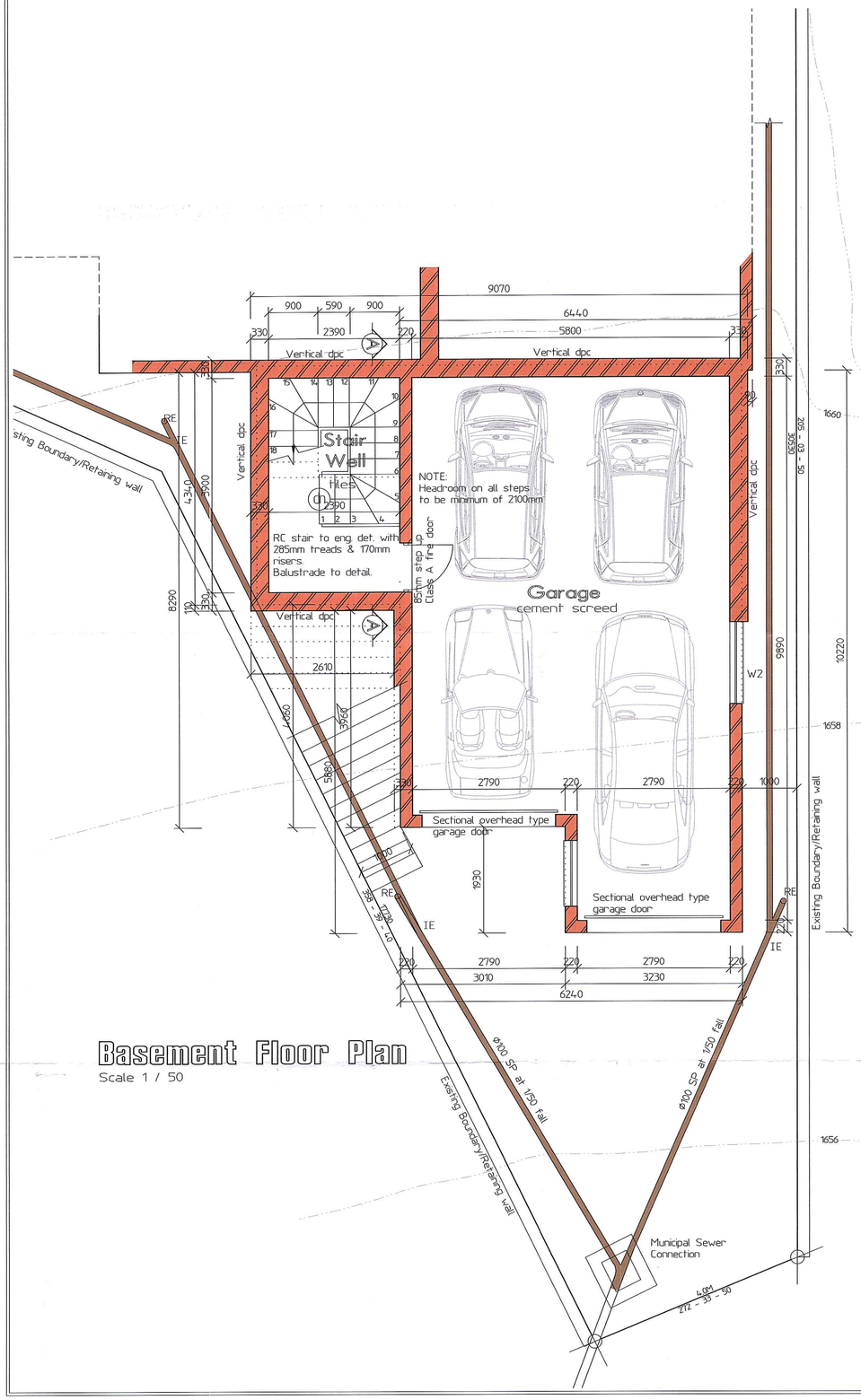
DRAWING TITLE:
Window Schedule, Electrical Layouts, SANS 10400XA Compliance

DRAWING NUMBER: 06 - 6/6

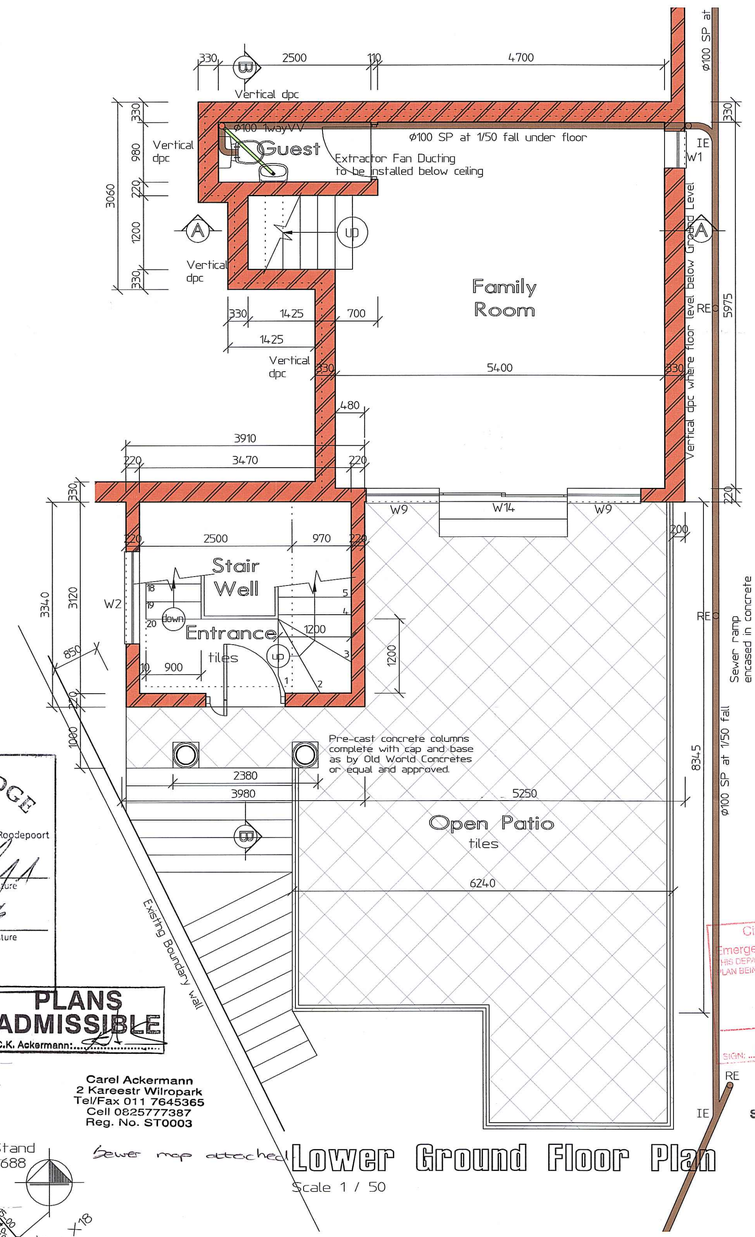
DATE: January 2016
AREA:
SCALE: As shown
DRAWN BY: Carel

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

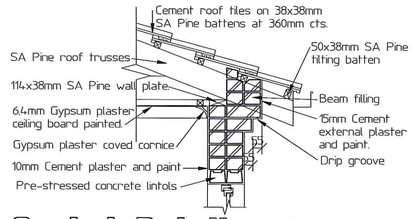
CLIENT COPY



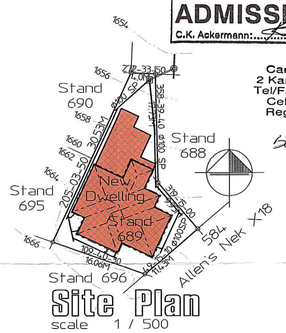
Basement Floor Plan
Scale 1 / 50



Lower Ground Floor Plan
Scale 1 / 50



Corbel Detail
scale 1 / 20



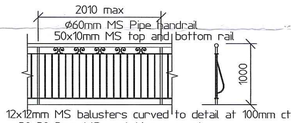
Site Plan
scale 1 / 500

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

PLANS ADMISSIBLE
C.K. Ackermann:

City Of Johannesburg
Emergency Management Service
NO OBJECTION TO 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
20-11-2015



balustrade detail
scale

DEVELOPMENT MANAGEMENT (REGION 7)
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL

2016 -10- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2016/10/31/7 BCK 130 COJ

COVERAGE SCHEDULE:

New Area	218,4m²
Stand Area	389m²
Percentage Cover	56%

OWNER'S SIGNATURE

NOTE:
This house was partly constructed approximately 8 years ago. No building plans could be found and no record exist of any plan submission. The new owner wishes to rectify the matter.
The gradient of the land made it impossible to access the garage on the lower level. New garages are added lower and to the north of the existing building.The former Garage is converted to a Family Room. All work is shown as new.
A Stair Well is added to access all the levels of the building.
A First Floor is added on top of the existing structure.

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 4.5" 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 4.500mm 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
Mr. N and Ms. R Latha

PROJECT
New Residence
on Stand 689 Allens Nek X21

DRAWING TITLE:
Basement and Lower Ground Floor Plans and Site plan

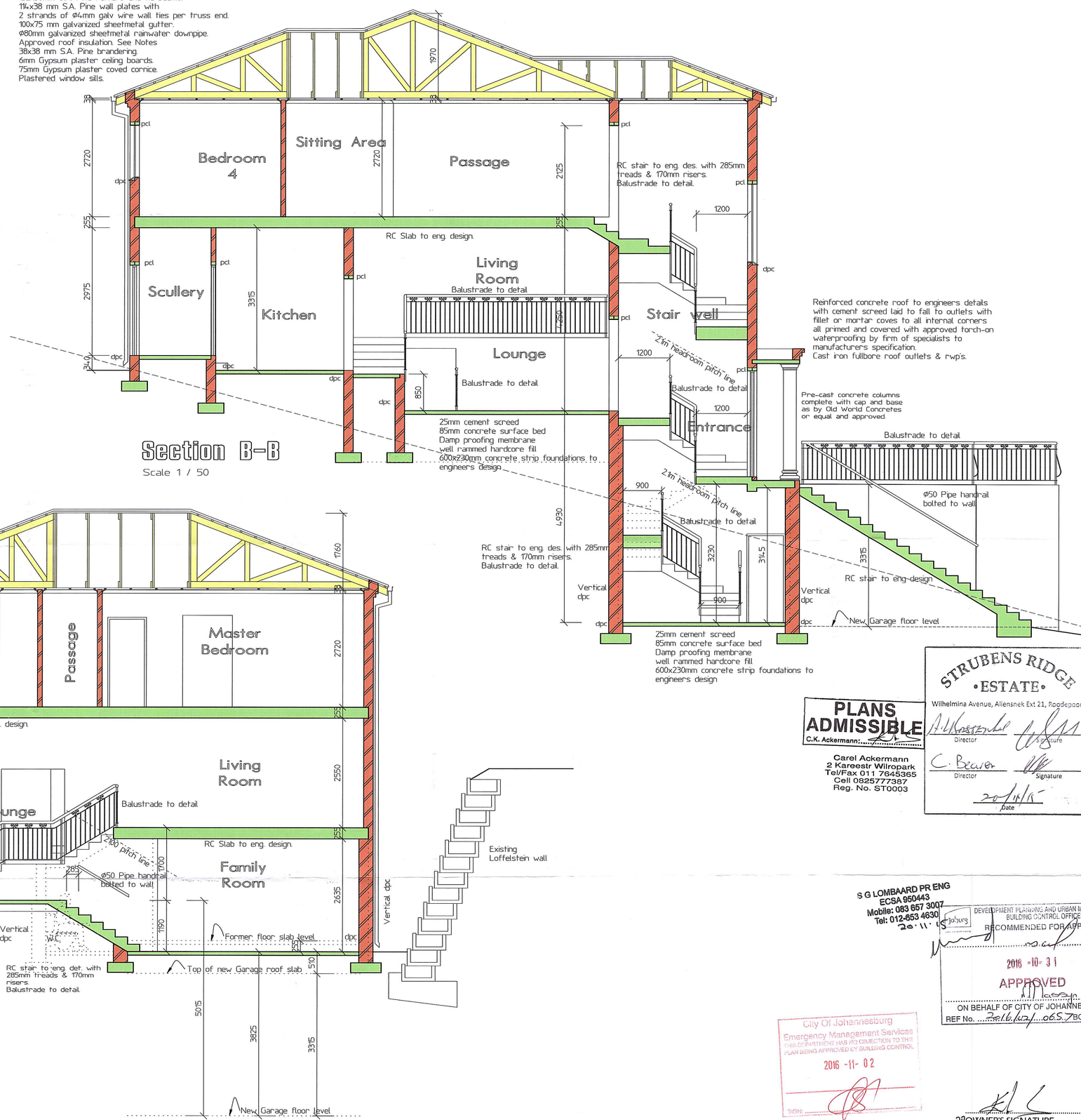
DRAWING NUMBER: 01 - 1/6

DATE: January 2016	AREA: 4.4374 m²
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

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 Notes
38x38 mm S.A. Pine brandering.
6mm Gypsum plaster ceiling boards.
75mm Gypsum plaster coved cornice.
Plastered window sills.



Section B-B
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
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 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

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 4.500mm 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 4.50mm 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.

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

PLANS ADMISSIBLE
C.K. Ackermann

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

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -10- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 20/16/07/...065/BCK 130 COJ

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

OWNER'S SIGNATURE

CLIENT
Mr. N and Mrs. R Latha

PROJECT
New Residence
on Stand 689 Allens Nek X21

DRAWING TITLE:
Sections

DRAWING NUMBER: 03 - 3/6

DATE: January 2016
AREA:
SCALE: As shown
DRAWN BY: Carel

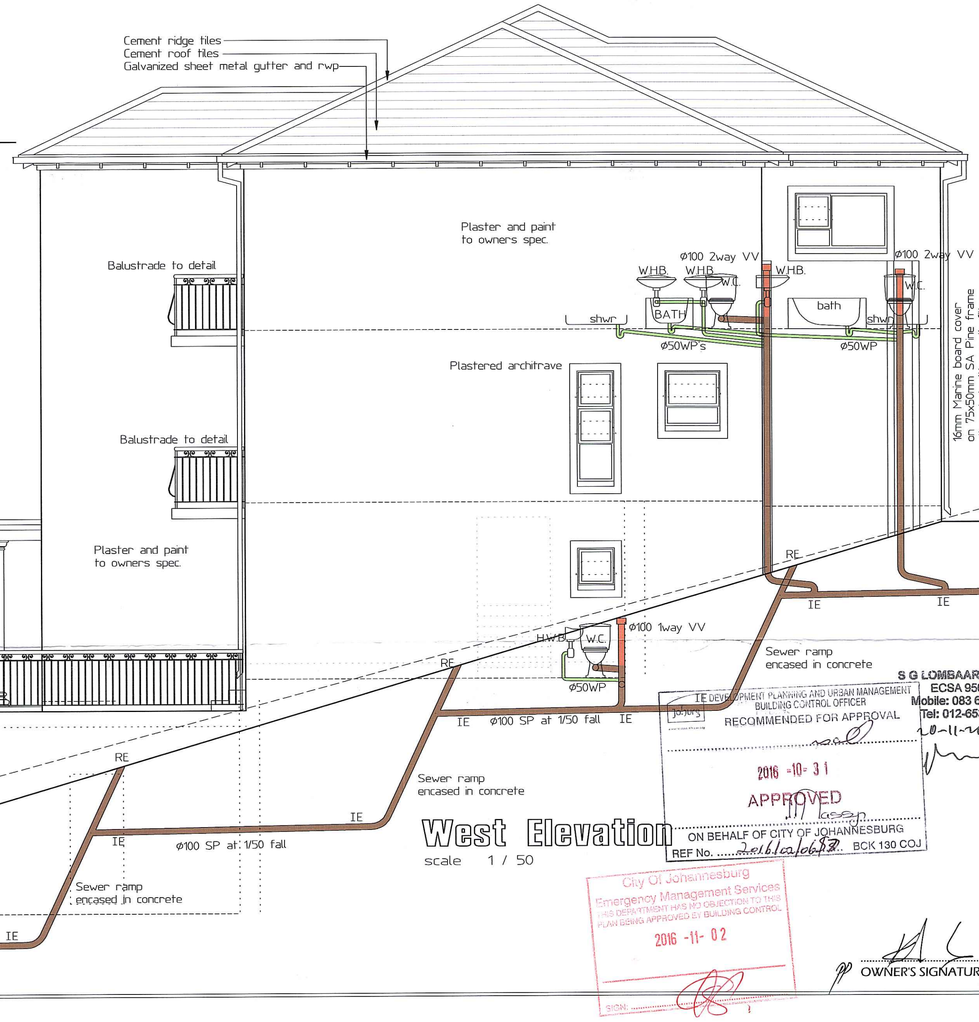
Carel Ackermann
2 Karee Street
Wilropark
Tel/Fax 764 5365
Cell 082 5777387
SnrPrArchT Reg. No. ST0003

CLIENT COPY 3of6



North Elevation

scale 1 / 50



West Elevation

scale 1 / 50

PLANS ADMISSIBLE
C.K. Ackermann

STRUBENS RIDGE
•ESTATE•
Wilhelmina Avenue, Allensnek Ext 21, Roodepoort
P.J. Bezuidenhout — Director — Signature
C. Beaver — 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

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
10-11-2015

2016 -10- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2016/10/0633 BCK 130 COJ

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

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.
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:

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
Mr. N and Mrs. R Latha

PROJECT
New Residence
on Stand 689 Allens Nek X21

DRAWING TITLE:
Elevations North and West

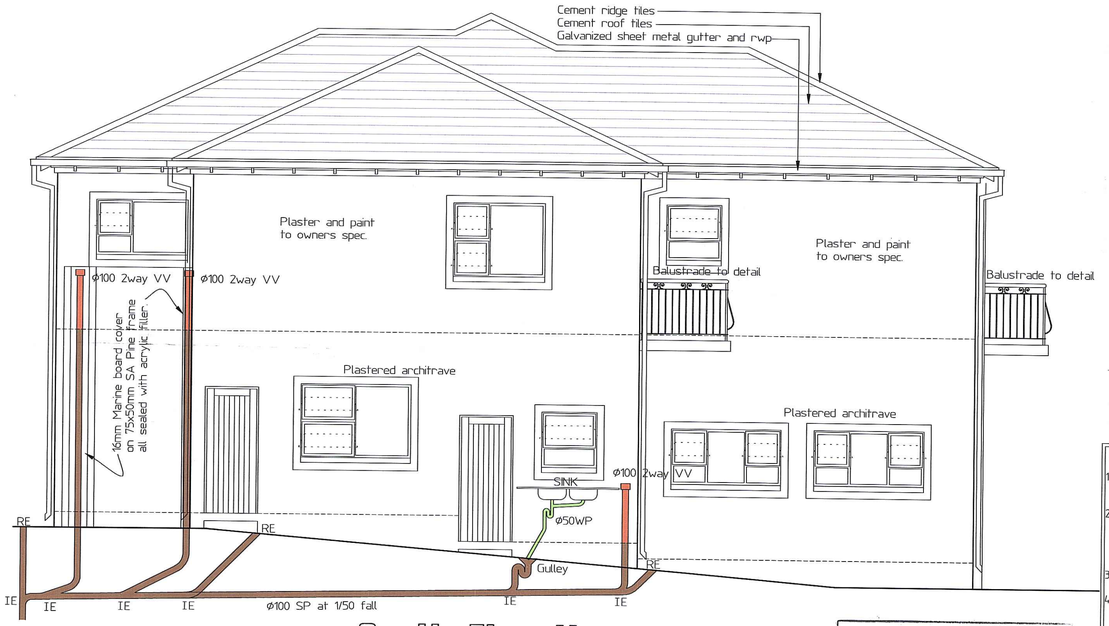
DRAWING NUMBER: 04 - 4/6

DATE:	AREA:
January 2016	
SCALE:	DRAWN BY:
As shown	Carel

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

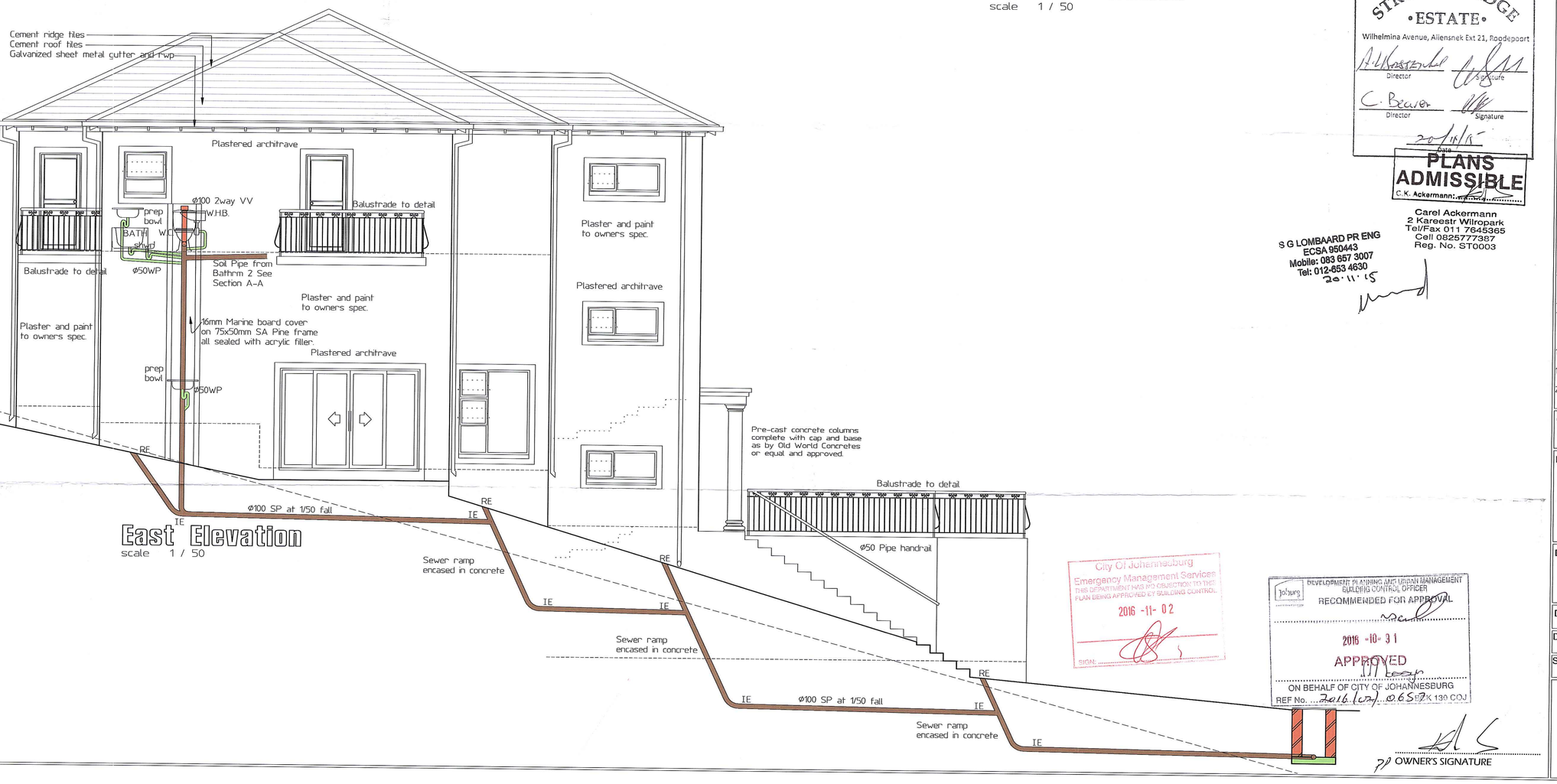
CLIENT COPY

4.of.6



South Elevation

scale 1 / 50



East Elevation

scale 1 / 50

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

Director — Signature

C. Beaver
Director — Signature

20/11/15
Date

PLANS ADMISSIBLE
C.K. Ackermann:

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
20.11.15

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

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2016 -10- 31
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2016/07/0657/K 130 COJ

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.
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 4.500m 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 4.50mm 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
Mr. N and Mrs. R Latha

PROJECT
New Residence
on Stand 689 Allens Nek X21

DRAWING TITLE:
Elevations South and East

DRAWING NUMBER: 05 - 5/6

DATE:	AREA:
January 2016	
SCALE:	DRAWN BY:
As shown	Carel

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

CLIENT COPY

5 of 6