	(PTT 918)	(PTT 1515)	(SPECIAL)	(SPECIAL)	(P4T 2418)	(SPECIAL)	(PTT 1212)	(PT 69)
WINDOW NUMBER	W1 & W17	W2, W3, W4 & W6	W5, W8 & W23	W7	W9	W10 & W11	W12	W13 & W28
NO. REQUIRED	2	4	3	1	1	2	1	2
FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME
WINDOW TYPE	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM FULL PANE FOLDING/SLIDING DOORS WITH SAFETY GLAZING	ALUMINIUM FULL PANE FOLDING/SLIDING DOORS WITH SAFETY GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING
LOCATION	ENTRANCE HALL	LOUNGE AND FAMILY ROOM	LOUNGE / FAMILY ROOM, DINING ROOM & MAIN BED	DINING ROOM	TV ROOM	SCULLERY	STAFF BED	STAFF BATH AND MAIN BATH
GLAZING	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400
NOTES			SLIDING TRACK TO MANUFACTURES DESIGN	SLIDING TRACK TO MANUFACTURES DESIGN				

	(PT 66)	(P4T 1815)	(PT 912)	(SPECIAL)	(PTT 615)	(PTT 1812)	(PT 159)	(P4T 2115)	(SPECIAL)
WINDOW NUMBER	W14, W15 & W16	W18 & W22	W20, W25 & W27	W21	W24, W24a, W32 & W33	W26	W29	W30	W31
NO. REQUIRED	3	2	3	1	4	1	1	1	1
FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME
WINDOW TYPE	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM FULL PANE WITH GLAZING
LOCATION	GARAGE	BEDROOM 2 AND BEDROOM 3	BATH 3, BATH 2, DRESSING ROOM AND MAIN BATHROOM	BATH 2	MAIN BED AND GUEST BEDROOM	MAIN BATH	GUEST BATH	GUEST BEDROOM	STAIRWELL
GLAZING	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400
NOTES									

	D1	D2	D3	D4	D5	D6	D7	D8	D9
DOOR NUMBER									
NO. REQUIRED	1	2	7	1	1	1	1	1	1
FRAME	BRONZE ANODIZED ALUMINIUM FRAME	MERANTI FRAME	MERANTI FRAME	MERANTI FRAME	MERANTI FRAME	BRONZE ANODIZED ALUMINIUM FRAME		MERANTI FRAME	MERANTI FRAME
DOOR TYPE	TWO FIELDED ALUMINUM PANEL DOOR TO CLIENTS SPEC.	SUPAWOOD TWO FIELDED PANEL DOOR WITH 1/2 HOUR FIRE RATING	SUPAWOOD TWO FIELDED PANEL DOOR	SLATTED MERANTI PANELS PAINTED TO SPEC.	SUPAWOOD DOOR	ALUMINIUM FRAME WITH GLAZING	HARD WOOD SECTIONAL GARAGE DOOR TO BE FITTED WITH REMOTE CONTROL ELETRONIC CLOSER TO CLIENTS SPECIFICATION	SUPAWOOD DOOR	SUPAWOOD TWO FIELDED PANEL DOOR
LOCATION	ENTRANCE HALL	GARAGE	GUEST WC, GUEST BED, BEDROOM 2, MAIN BATH, GUEST BATH & BED 3	STAFF BED	STAFF BATH	SCULLERY	GARAGE	BATHROOM 3	MAIN BEDROOM
NOTES	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.	2 BRASS HINGES HANDLES TO SPEC.	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.	2 BRASS HINGES HANDLES TO SPEC.		SLIDING TRACK TO MANUFACTURER'S DETAIL	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.

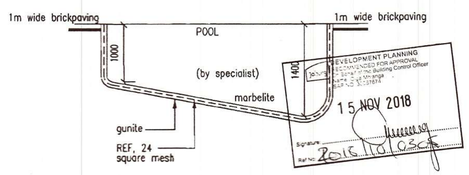
FENESTRATION AREAS TO COMPLY WITH (SANS 10400-XA)

DESCRIPTION	NETT AREA	ALLOWABLE	ACTUAL
GROUND FLOOR	222.00 sqm	(15 %) 33.30 sqm	(14.00 %) 31.10 sqm
FIRST FLOOR	133.00 sqm	(15 %) 19.95 sqm	(14.10 %) 18.70 sqm

AIR LEAKAGE:

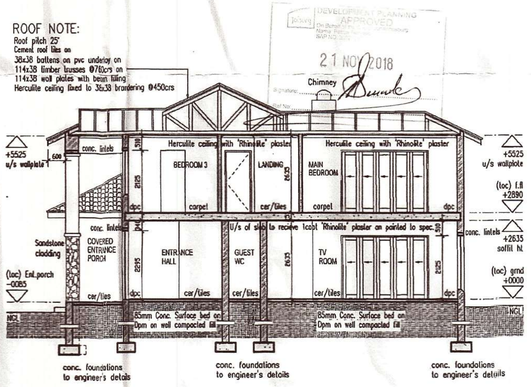
WINDOW TYPE	THERMAL TRANSMITTANCE (W)	AIR LEAKAGE (W)	TOTAL HEAT LOSS (W)
ALUMINIUM	5.22	0.376	5.596

Window and Door Schedule
Scale 1 : 50



POOL Detail
Scale 1 : 100

ROOF NOTE:
Roof pitch 25°
Cement roof tiles on
38x38 battens on pvc underlay on
114x38 timber trusses @780crs on
114x38 wall plates with beam filling
Herculite ceiling fixed to 38x38 brandering @450crs



Section A-A
Scale 1 : 100

ROOF ASSEMBLY TO COMPLY WITH (SANS 10400-XA)	
CLIMATIC ZONE - 1	
DESCRIPTION	R-VALUE
OUTSIDE AIR FILM (Moving Air)	0.03
CONCRETE ROOF TILES (22°-45°)	0.02
ROOF AIR SPACE (Unventilated)	0.18
AEROLITE INSULATION (135mm)	3.38
9mm RHINO BOARD CEILING	0.06
INDOOR AIR FILM (Still Air)	0.11
DIRECTION OF HEAT FLOW	UP
REQUIRED R-VALUE	3.70 m^2 K/W
TOTAL R-VALUE	3.78 m^2 K/W

P.R.Leonard FOR CO AAUATIS
PR. ENG. REG. NO. 770314

N.B.
1. All screenwalls to be finished on both sides to the sotisfaction of the Town Council
2. All electricol geysers to be mounted as shown on plan
3. Dwelling not to be occupied until sewer taken over by Town Council
4. Chemical toilets to be used during construction
5. All plumbing to comply with SABS 0400
6. All external finishes to be to the sotisfaction of the Town Council

R. LEONARD
Architectural Services
No 38, GEMSBOK STREET, RANT EN DAL
PO BOX 422, MULDERSDRIFT, 1747
FAX: 086 6159098
FAX: 086 6566842
CELL: 082 807 4996
EMAIL: russlar@polka.co.za

DRAINAGE NOTES:

1. NO DRAINAGE BENDS OR JUNCTIONS BELOW FLOORS.
2. BENDS & JUNCTIONS IN DRAINS TO BE FITTED WITH C.E.'s AND I.E.'S WITH MARKED COVERS AT GROUND LEVEL.
3. DRAINS UNDER BUILDINGS TO BE PROTECTED AGAINST LOAD.
4. WASTE PIPES TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESSABLE OVER FULL LENGTH.
5. ALL DRAINAGE TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
6. DRAINAGE TO BE CONCEALED IN WALLS AND FLOORS WHEREVER POSSIBLE, WITH ACCESS TO BENDS & JUNCTIONS VIA ASB. CEM. COVERPLATES. DRAINAGE SHOWN EXPOSED FOR CLARITY ONLY.
7. DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE PUTTING WORK IN HAND
8. ALL STRUCTURAL WORK TO ENGINEERS DESIGN
9. LEVELS ARE GIVEN TO TOP OF CONCRETE (TOC.)

AE'S AT 450 HEIGHT TO ALL STACKS WITH EASY BEND
ALL WC'S TO HAVE P-TRAPS WITH AE'S AT BACK OF WC
ALL WASTE PIPES EXCEEDING 3M TO HAVE ANTI-VAC TRAP
ALL POOL MOTORS TO BACKWASH INTO RE AT SEWER CONN.

DRAINPIPE	100 ENP OR 110uPVC
MIN. FALL	1:90
MAX. FALL	1:15
WC	110 uPVC
URINALS	80 uPVC
WASTE PIPES	40 PVC
	110 PVC

NOTES

1 DWG NOT TO BE SCALED: USE FIGURED DIMENSIONS
2 ALL TRADES TO CHECK LEVELS AND DIMENSIONS BEFORE PUTTING WORK IN HAND
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4 ALL WORK TO COMPLY WITH NBR
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STORMWATER NOTES:

1. ALL S/W PIPES FROM RWDP'S TO SUMPS - 110ø PVC
2. ALL S/W PIPES BETWEEN SUMPS - 150ø PVC

COLOURS

(PLASCON MICATEX - EXTERIOR)

1. PLASTER BAND SURROUNDS, CORBELS - COLOUR (Mala Mala)
2. MAIN DWELLING - COLOUR (Dune 4n)

MAYERS ESTATE
Signature:
Date: 2015.03.03

NO.	DATE	DESCRIPTION
REVISIONS		

CLIENT
MR. S. LAMOLA

PROJECT
PROPOSED NEW DWELLING

LOCATION
PTN 52 OF ERF 971, STRUBENSVALLEI, EXT 22

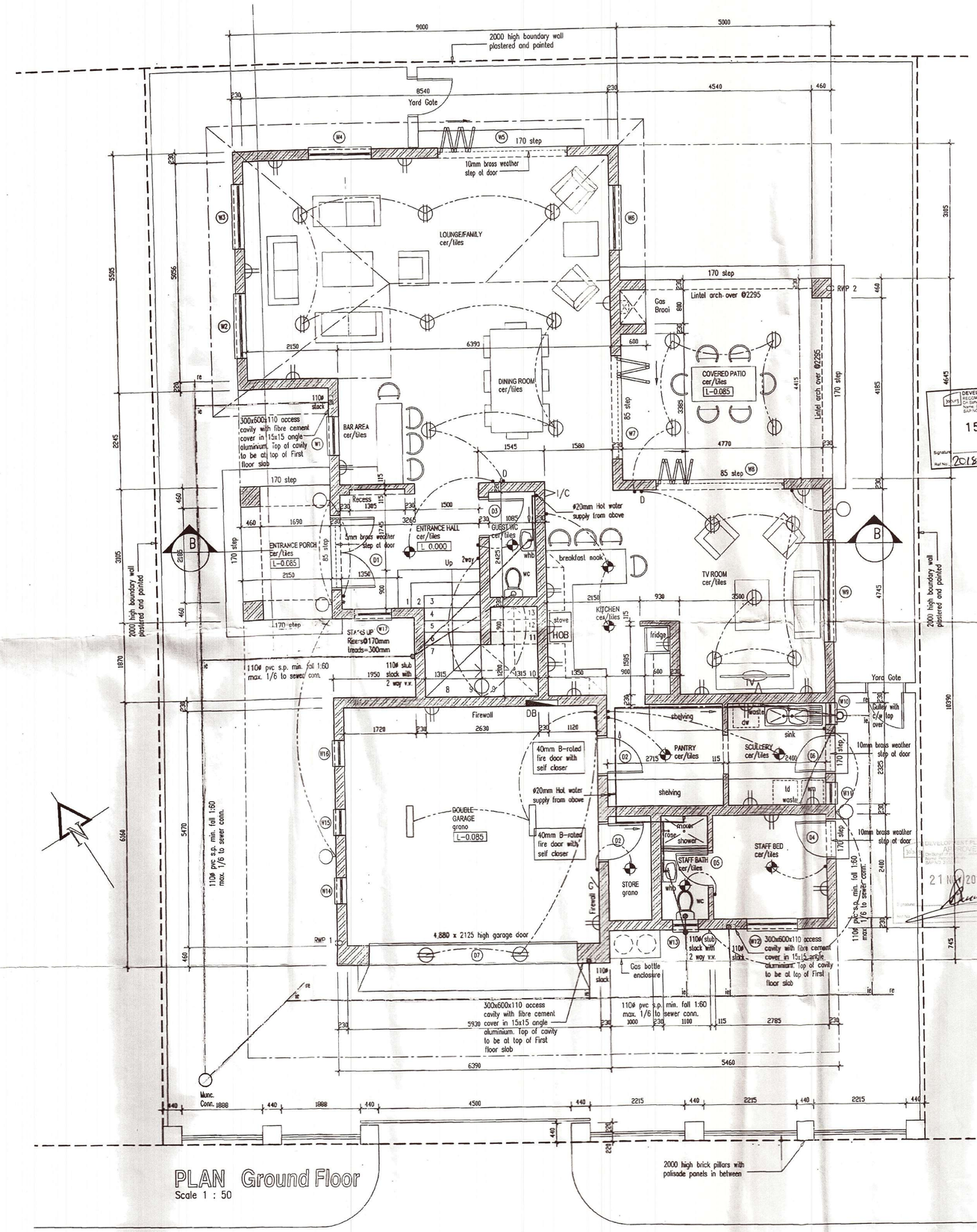
DRAWING TITLE
SECTION A-A, WINDOW AND DOOR SCHEDULE

DATE: 24.10.14 DRAWN: RGL
SCALE: 1:50/1:100 CHECKED: RGL
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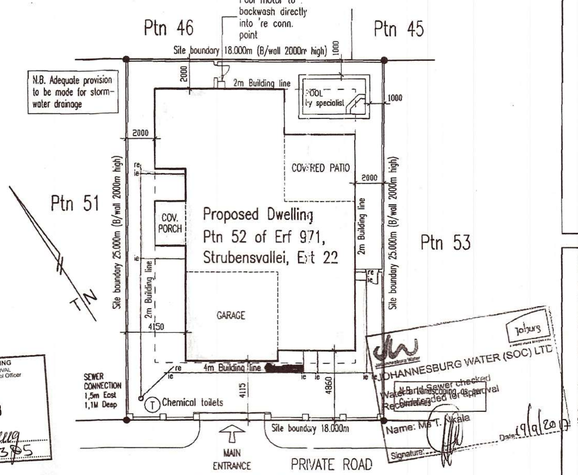
DWG NO. PTN52_ERF971_1-3
REV. 0

Please accept deviation S.D.P is in order and updated
21/8/2018

N.B.
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2. All electrical geysers to be mounted as shown on plan
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6. All external finishes to be to the satisfaction of the Town Council



PLAN Ground Floor
Scale 1 : 50



SITE Plan
Scale 1 : 200

DEVELOPMENT PLANNING
RECOMMENDED FOR APPROVAL
Name of the Building Control Officer
Signature
Date: 15 NOV 2018
Ref No.: 2018/100385

I the owner of Portion 65, Strubensvallei, Ext 22 hereby consent to the building line relaxation to (4.000m) of Portion 52, Strubensvallei, Ext 22
Signed:
Date:

JOHANNESBURG WATER (SOC) LTD
Water and Sanitation Services
Name: MRT. Skale
Date: 19/9/2018

P.J. Olivier for CO OLIVIER PR. ENG. REG. NO. 770314

2015 -07- 13

CITY OF JOHANNESBURG
JOHANNESBURG WATER (PTY) LTD
BUILDING LINE RELAXATION - PERMITTED
WARNING:-
3. The owner(s) is responsible for the accuracy of the information provided.
4. No variations from this approval will be permitted unless Johannesburg Water are permitted.
Name: Mr. S. Mantshiliu
Signature: Date: 14/07/15
CAPEX DEVELOPMENT CONTROL

MAYERS ESTATE
Signature:
Date: 2015.03.03

21 NOV 2018

R. LEONARD
Architectural Services
[redacted]
No 38, GEMSBOK STREET, RANT EN DAL
PO BOX 422, MULDERSDRIFT, 1747
FAX: 086 6159098
FAX: 086 6566842
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DRAINAGE NOTES:

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COLOURS

(PLASCON MICATEX – EXTERIOR)

1. PLASTER BAND SURROUNDS, CORBELS – COLOUR (Mala Mala)
2. MAIN DWELLING – COLOUR (Dune 4n)

ENERGY USAGE TO COMPLY WITH (SANS 10400-XA)

ENERGY DEMAND:

Allowed (Table 12-SANS204): 5W/sqm
5W/sqm x 355.00sqm = 1775.00W

51 x 11W (CF)=561
=561W

561W is less than 1775.00W or
561W/355.00sqm=1.58W/sqm
Which is less than 5W/sqm

ENERGY CONSUMPTION:

Allowed: 5kWh/sqm.a or 5kWh/sqm (a=1year)
5kWh/sqm.a x 355.00sqm = 1775.00kWh.a

Assume lights are on from 17:00-22:00 each day/year, that is 5h/day
52(weeks)x7(days)x5(h) = 1820h.a
Lamps = 561W or 0.561kW
0.561kW x 1820h.a = 1021.02kWh.a which is less than 1775.00kWh.a

HOT WATER SUPPLY TO COMPLY WITH (SANS 10400-XA)

INTERNAL DIAMETER OF PIPE	MINIMUM R-VALUE
Less than (80mm)	1.00
Greater than (80mm)	1.50

Determined with a hot surface temperature 60°C and an ambient temperature of 15°C

All hot water service pipes shall be cladded with insulation with min. R-Value 1
Provide 50% of hot water required by volume through non-electrical resistance sources.

COVERAGE SCHEDULE:

		ALLOWABLE BY ESTATE	ACTUAL
ZONING	RES 2		
SITE AREA	450.00 sqm		
COVERAGE	GROUND FLOOR	225.00 sqm (50%)	222.00 sqm (49.30%)
COVERAGE	FIRST FLOOR	135.00 sqm (60%)	133.00 sqm (59.11%)
F.A.R.		N/A	N/A
HEIGHT		2 STOREYS	2 STOREYS
DENSITY		1 DWELLING/ERF	1 DWELLING/ERF

AREA:

	m²
GROUND FLOOR (including covered patios)	222.00
FIRST FLOOR (excluding open balconies)	133.00
TOTAL	355.00

NO.	DATE	DESCRIPTION
REVISIONS		

CLIENT
MR. S. LAMOLA

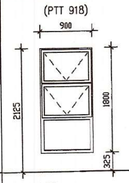
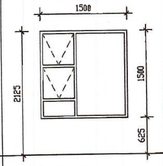
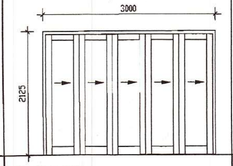
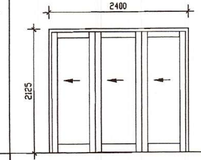
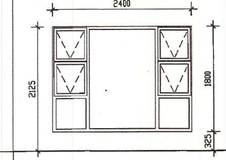
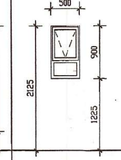
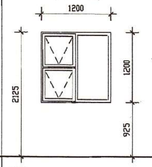
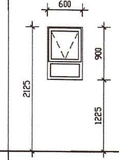
PROJECT
PROPOSED NEW DWELLING

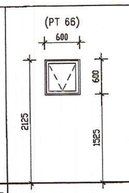
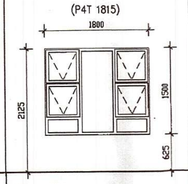
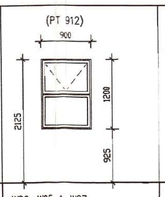
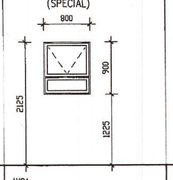
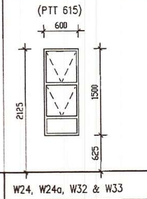
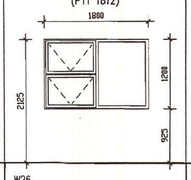
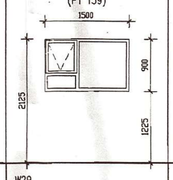
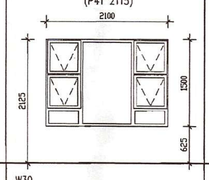
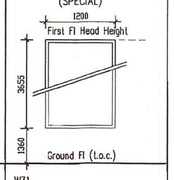
LOCATION
PTN 52 OF ERF 971,
STRUBENSVALLEI, EXT 22

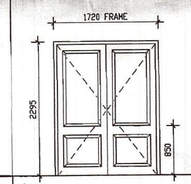
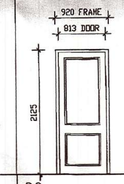
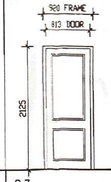
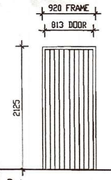
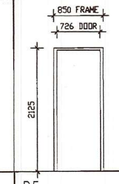
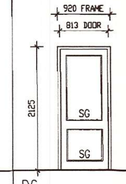
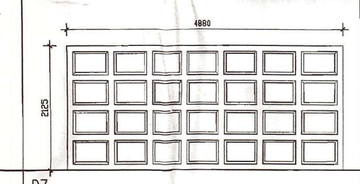
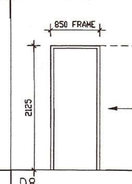
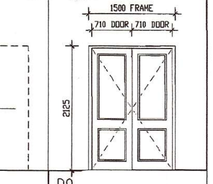
DRAWING TITLE
GROUND FLOOR AND SITE PLAN

DATE: 24.10.14 DRAWN: RGL
SCALE: 1:50/1:200 CHECKED: RGL
FILENAME: PTN52_ERF971_1-1

DWG NO. PTN52_ERF971_1-1
REV. 0

	(PTT 918)	(PTT 1515)	(SPECIAL)	(SPECIAL)	(P4T 2418)	(SPECIAL)	(PTT 1212)	(PT 69)
								
WINDOW NUMBER	W1 & W17	W2, W3, W4 & W6	W5, W8 & W23	W7	W9	W10 & W11	W12	W13 & W28
NO. REQUIRED	2	4	3	1	1	2	1	2
FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME
WINDOW TYPE	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM FULL PANE FOLDING/SLIDING DOORS WITH SAFETY GLAZING	ALUMINIUM FULL PANE FOLDING/SLIDING DOORS WITH SAFETY GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING
LOCATION	ENTRANCE HALL	LOUNGE AND FAMILY ROOM	LOUNGE / FAMILY ROOM, DINING ROOM & MAIN BED	DINING ROOM	TV ROOM	SCULLERY	STAFF BED	STAFF BATH AND MAIN BATH
GLAZING	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400
NOTES			SLIDING TRACK TO MANUFACTURES DESIGN	SLIDING TRACK TO MANUFACTURES DESIGN				

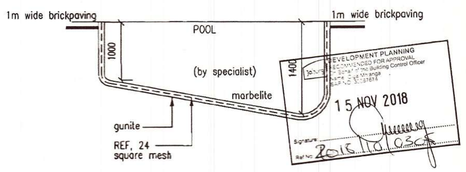
	(PT 66)	(P4T 1815)	(PT 912)	(SPECIAL)	(PTT 615)	(PTT 1812)	(PT 159)	(P4T 2115)	(SPECIAL)
									
WINDOW NUMBER	W14, W15 & W16	W18 & W22	W20, W25 & W27	W21	W24, W24a, W32 & W33	W26	W29	W30	W31
NO. REQUIRED	3	2	3	1	4	1	1	1	1
FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME	BRONZE ANODISED ALUMINIUM FRAME
WINDOW TYPE	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM TOP HUNG WITH GLAZING	ALUMINIUM FULL PANE WITH GLAZING
LOCATION	GARAGE	BEDROOM 2 AND BEDROOM 3	BATH 3, BATH 2, DRESSING ROOM AND MAIN BATHROOM	BATH 2	MAIN BED AND GUEST BEDROOM	MAIN BATH	GUEST BATH	GUEST BEDROOM	STAIRWELL
GLAZING	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400	OBSCURE GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400	CLEAR GLAZING TO SABS 0400
NOTES									

									
DOOR NUMBER	D1	D2	D3	D4	D5	D6	D7	D8	D9
NO. REQUIRED	1	2	7	1	1	1	1	1	1
FRAME	BRONZE ANODIZED ALUMINIUM FRAME	MERANTI FRAME	MERANTI FRAME	MERANTI FRAME	MERANTI FRAME	BRONZE ANODIZED ALUMINIUM FRAME		MERANTI FRAME	MERANTI FRAME
DOOR TYPE	TWO FIELDED ALUMINUM PANEL DOOR TO CLIENTS SPEC.	SUPAWOOD TWO FIELDED PANEL DOOR WITH 1/2 HOUR FIRE RATING	SUPAWOOD TWO FIELDED PANEL DOOR	SLATTED MERANTI PANELS PAINTED TO SPEC.	SUPAWOOD DOOR	ALUMINIUM FRAME WITH GLAZING	HARD WOOD SECTIONAL GARAGE DOOR TO BE FITTED WITH REMOTE CONTROL ELETRONIC CLOSER TO CLIENTS SPECIFICATION	SUPAWOOD DOOR	SUPAWOOD TWO FIELDED PANEL DOOR
LOCATION	ENTRANCE HALL	GARAGE	GUEST WC, GUEST BED, BEDROOM 2, MAIN BATH, GUEST BATH & BED 3	STAFF BED	STAFF BATH	SCULLERY	GARAGE	BATHROOM 3	MAIN BEDROOM
NOTES	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.	2 BRASS HINGES HANDLES TO SPEC.	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.	2 BRASS HINGES HANDLES TO SPEC.		SLIDING TRACK TO MANUFACTURER'S DETAIL	2 BRASS HINGES WITH LEAF AND HANDLES TO CLIENT SPEC.

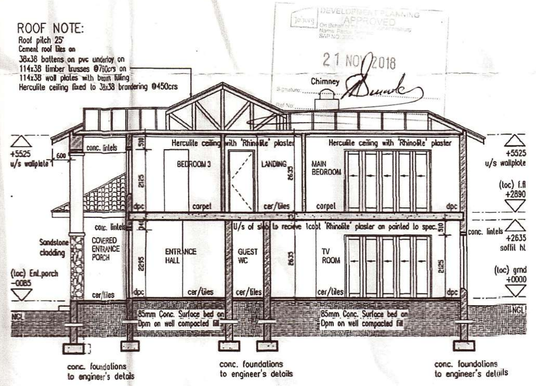
FENESTRATION AREAS TO COMPLY WITH (SANS 10400-XA)			
DESCRIPTION	NETT AREA	ALLOWABLE	ACTUAL
GROUND FLOOR	222.00 sqm	(15 %) 33.30 sqm	(14.00 %) 31.10 sqm
FIRST FLOOR	133.00 sqm	(15 %) 19.95 sqm	(14.10 %) 18.70 sqm

AIR LEAKAGE:			
WINDOW TYPE	THERMAL TRANSMITTANCE (W)	AIR LEAKAGE (W)	TOTAL HEAT LOSS (W)
ALUMINIUM	5.22	0.376	5.596

Window and Door Schedule
Scale 1 : 50



POOL Detail
Scale 1 : 100



Section A-A
Scale 1 : 100

N.B.
1. All screenwalls to be finished on both sides to the satisfaction of the Town Council
2. All electrical geysers to be mounted as shown on plan
3. Dwelling not to be occupied until sewer token over by Town Council
4. Chemical toilets to be used during construction
5. All plumbing to comply with SABS 0400
6. All external finishes to be to the satisfaction of the Town Council

ROOF ASSEMBLY TO COMPLY WITH (SANS 10400-XA)	
CLIMATIC ZONE - 1	
DESCRIPTION	R-VALUE
OUTSIDE AIR FILM (Moving Air)	0.03
CONCRETE ROOF TILES (22°-45°)	0.02
ROOF AIR SPACE (Unventilated)	0.18
AEROLITE INSULATION (135mm)	3.38
9mm RHINO BOARD CEILING	0.06
INDOOR AIR FILM (Still Air)	0.11
DIRECTION OF HEAT FLOW	UP
REQUIRED R-VALUE	3.70 m^2 K/W
TOTAL R-VALUE	3.78 m^2 K/W

R. LEONARD
Architectural Services
[redacted]
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FAX: 086 6159098
FAX: 086 6566842
CELL: 082 807 4996
EMAIL: russlor@polka.co.za

DRAINAGE NOTES:

1. NO DRAINAGE BENDS OR JUNCTIONS BELOW FLOORS.
2. BENDS & JUNCTIONS IN DRAINS TO BE FITTED WITH C.E.'s AND I.E.'S WITH MARKED COVERS AT GROUND LEVEL.
3. DRAINS UNDER BUILDINGS TO BE PROTECTED AGAINST LOAD.
4. WASTE PIPES TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESSABLE OVER FULL LENGTH.
5. ALL DRAINAGE TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
6. DRAINAGE TO BE CONCEALED IN WALLS AND FLOORS WHEREVER POSSIBLE, WITH ACCESS TO BENDS & JUNCTIONS VIA ASS. CEM. COVERPLATES. DRAINAGE SHOWN EXPOSED FOR CLARITY ONLY.
7. DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE PUTTING WORK IN HAND
8. ALL STRUCTURAL WORK TO ENGINEERS DESIGN
9. LEVELS ARE GIVEN TO TOP OF CONCRETE (TOC.)

AE'S AT 450 HEIGHT TO ALL STACKS WITH EASY BEND
ALL WC'S TO HAVE P-TRAPS WITH AE'S AT BACK OF WC
ALL WASTE PIPES EXCEEDING 3M TO HAVE ANTI-VAC TRAP
ALL POOL MOTORS TO BACKWASH INTO RE AT SEWER CONN.

DRAINPIPE	100 EWP OR 110uPVC
MIN. FALL	1:90
MAX. FALL	1:15
WC	110 uPVC
URINALS	80 uPVC
WASTE PIPES	40 PVC 110 PVC

NOTES

1 DWG NOT TO BE SCALED: USE FIGURED DIMENSIONS
2 ALL TRADES TO CHECK LEVELS AND DIMENSIONS BEFORE PUTTING WORK IN HAND
3 DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE PUTTING WORK IN HAND
4 ALL WORK TO COMPLY WITH NBR
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STORMWATER NOTES:

1. ALL S/W PIPES FROM RWDP'S TO SUMPS - 110ø PVC
2. ALL S/W PIPES BETWEEN SUMPS - 150ø PVC

COLOURS

(PLASCON MICATEX - EXTERIOR)

1. PLASTER BAND SURROUNDS, CORBELS - COLOUR (Malo Malo)
2. MAIN DWELLING - COLOUR (Dune 4n)

MAYERS ESTATE
Signature: [redacted]
Date: 2015.03.02

NO.	DATE	DESCRIPTION
REVISIONS		

BUILDING PLAN FOR CO SAUNTIS
IR. ENG. REG. NO. 770314

CLIENT
MR. S. LAMOLA

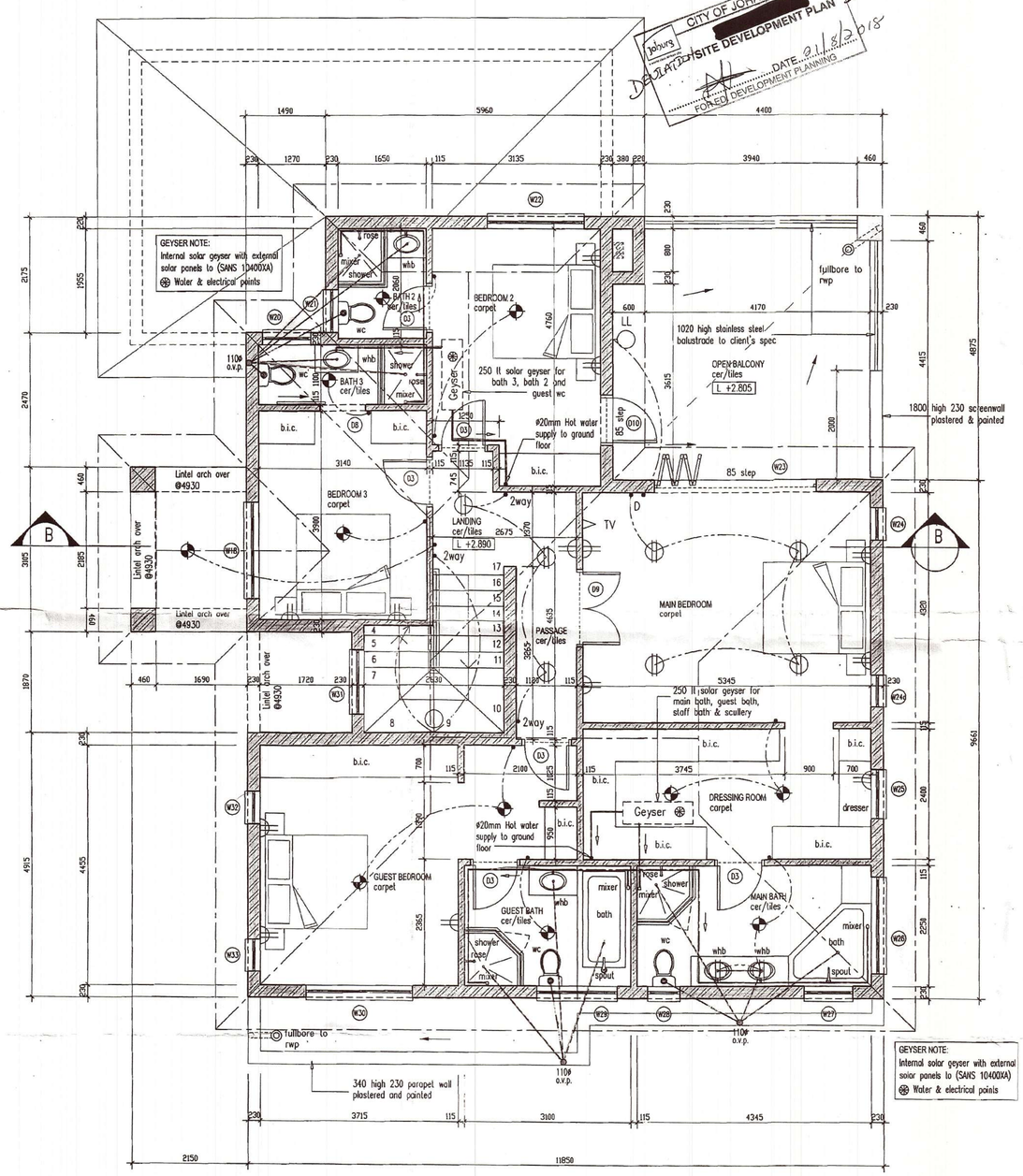
PROJECT
PROPOSED NEW DWELLING

LOCATION
PTN 52 OF ERF 971, STRUBENSVALLEI, EXT 22

DRAWING TITLE
SECTION A-A, WINDOW AND DOOR SCHEDULE

DATE: 24.10.14 DRAWN: RGL
SCALE: 1:50/1:100 CHECKED: RGL
FILENAME: PTN52_ERF971_1-3

DWG NO. PTN52_ERF971_1-3
REV. 0



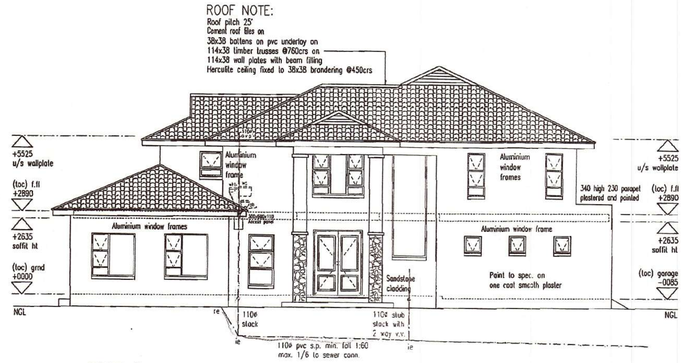
PLAN First Floor
Scale 1 : 50

GEYSER NOTE:
Internal solar geyser with external solar panels to (SANS 10400XA)
Water & electrical points

N.B.
1. All screenwalls to be finished on both sides to the satisfaction of the Town Council
2. All electrical geysers to be mounted as shown on plan
3. Dwelling not to be occupied until sewer taken over by Town Council
4. Chemical toilets to be used during construction
5. All plumbing to comply with SABS 0400
6. All external finishes to be to the satisfaction of the Town Council

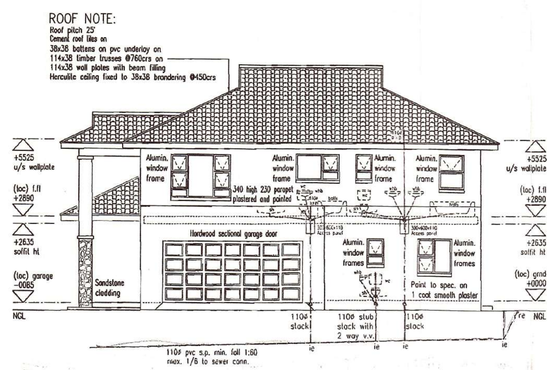
CITY OF JOHANNESBURG
SITE DEVELOPMENT PLAN
DATE: 21/8/2018
FOR CITY DEVELOPMENT PLANNING
DEPARTMENT
JHB
IN ORDER

ROOF NOTE:
Roof pitch 25°
Cement roof tiles on
38x38 battens on pvc underlay on
114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Herculite ceiling fixed to 38x38 brandering @450crs



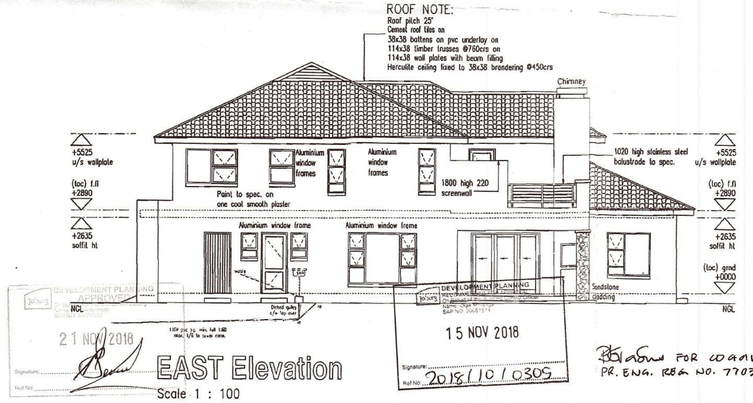
WEST Elevation
Scale 1 : 100

ROOF NOTE:
Roof pitch 25°
Cement roof tiles on
38x38 battens on pvc underlay on
114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Herculite ceiling fixed to 38x38 brandering @450crs



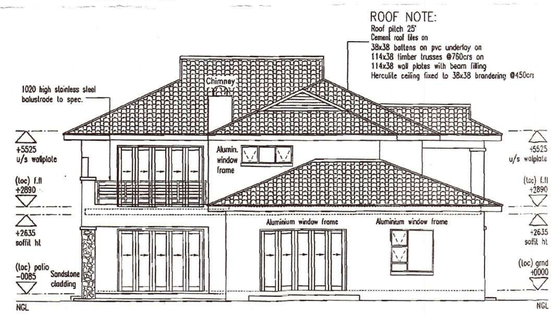
SOUTH Elevation
Scale 1 : 100

ROOF NOTE:
Roof pitch 25°
Cement roof tiles on
38x38 battens on pvc underlay on
114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Herculite ceiling fixed to 38x38 brandering @450crs



EAST Elevation
Scale 1 : 100

ROOF NOTE:
Roof pitch 25°
Cement roof tiles on
38x38 battens on pvc underlay on
114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Herculite ceiling fixed to 38x38 brandering @450crs



NORTH Elevation
Scale 1 : 100

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CELL: 082 807 4996
EMAIL: russlar@polka.co.za

DRAINAGE NOTES:

1. NO DRAINAGE BENDS OR JUNCTIONS BELOW FLOORS.
2. BENDS & JUNCTIONS IN DRAINS TO BE FITTED WITH C.E.'s AND I.E.'S WITH MARKED COVERS AT GROUND LEVEL.
3. DRAINS UNDER BUILDINGS TO BE PROTECTED AGAINST LOAD.
4. WASTE PIPES TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESSABLE OVER FULL LENGTH.
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DRAINPIPE	100 EWP OR 110uPVC
MIN. FALL	1:90
MAX. FALL	1:15
WC	110 uPVC
URINALS	60 uPVC
WASTE PIPES	40 PVC
	110 PVC

NOTES

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STORMWATER NOTES:

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2. ALL S/W PIPES BETWEEN SUMPS – 150ø PVC

COLOURS

(PLASCON MICATEX – EXTERIOR)

1. PLASTER BAND SURROUNDS, CORBELS – COLOUR (Mala Mala)
2. MAIN DWELLING – COLOUR (Dune 4n)

MAYERS ESTATE
Signature: Winkler
Date: 2015.03.03

NO.	DATE	DESCRIPTION
REVISIONS		

R.G. LEONARD FOR COMMENTS
PR. ENG. REG NO. 770314

CLIENT
MR. S. LAMOLA

PROJECT
PROPOSED NEW DWELLING

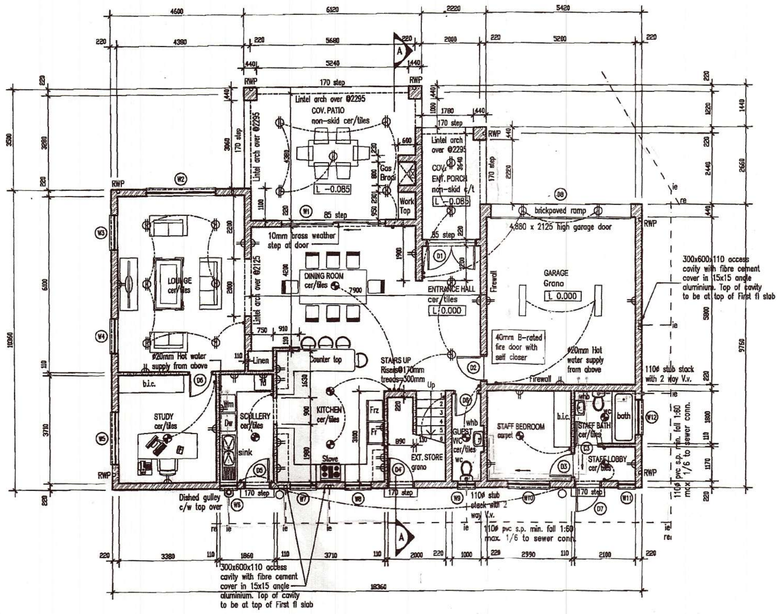
LOCATION
PTN 52 OF ERF 971,
STRUBENSVALLEI, EXT 22

DRAWING TITLE
FIRST FLOOR AND ELEVATIONS

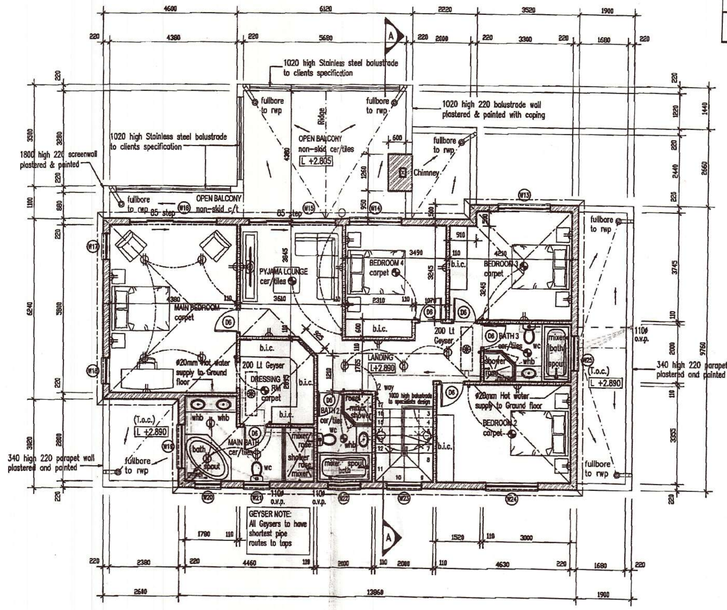
DATE: 24.10.14 DRAWN: RGL
SCALE: 1:50/1:100 CHECKED: RGL
FILENAME: PTN52_ERF971_1-2

DWG NO. PTN52_ERF971_1-2
REV. 0

Please accept deviation S.D.P is in order and is updated 21/8/2018



PLAN Ground Floor
Scale 1 : 100



PLAN First Floor
Scale 1 : 100

WALL CONSTRUCTION TO COMPLY WITH (SANS 10400-XA)	
MIN. R-VALUE	0.35
Double skin masonry wall Both sides plastered and painted	

ENERGY USAGE TO COMPLY WITH (SANS 10400-XA)

ENERGY DEMAND:

Allowed (Table 12-SANS204): 5W/sqm
5W/sqm x 360.00sqm = 1800.00W

46 x 11W (CF)=506
2 x 32w (FL)=64
=570W

570W is less than 1800.00W or
570W/360.00sqm=1.58W/sqm
Which is less than 5W/sqm

ENERGY CONSUMPTION:

Allowed: 5kWh/sqm.a or 5kWh/sqm (a=1year)
5kWh/sqm.a x 360.00sqm = 1800.00kWh.a

Assume lights are on from 17:00-22:00 each day/year, that is 5h/day
52(weeks)x7(days)x5(h) = 1820h.a
Lamps = 570W or 0.570kW
0.570kW x 1820h.a = 1037.40kWh.a which is less than 1800.00kWh.a

HOT WATER SUPPLY TO COMPLY WITH (SANS 10400-XA)

INTERNAL DIAMETER OF PIPE	MINIMUM R-VALUE
Less than (80mm)	1.00
Greater than (80mm)	1.50

Determined with a hot surface temperature 60°C and an ambient temperature of 15°C

All hot water service pipes shall be cladded with insulation with min. R-Value 1
Provide 50% of hot water required by volume through non-electrical resistance sources.

P.Bradshaw FOR CO GALVOTTS
PR. ENG. REG. NO. 770314

R. LEONARD
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8. ALL STRUCTURAL WORK TO ENGINEERS DESIGN
9. LEVELS ARE GIVEN TO TOP OF CONCRETE (TOC.)

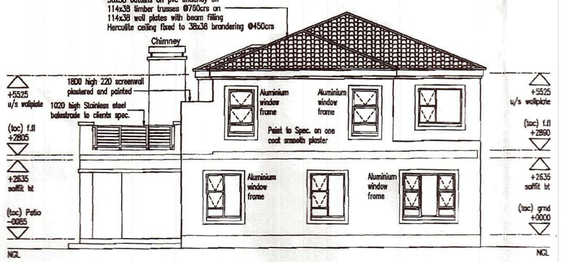
AE'S AT 450 HEIGHT TO ALL STACKS WITH EASY BEND
ALL WC'S TO HAVE P-TRAPS WITH AE'S AT BACK OF WC
ALL WASTE PIPES EXCEEDING 3M TO HAVE ANTI-VAC TRAP
ALL POOL MOTORS TO BACKWASH INTO RE AT SEWER CONN.

DRAINPIPE	100 EWP OR 110uPVC
MIN. FALL	1:90
MAX. FALL	1:15
WC	110 uPVC
URINALS	50 uPVC
WASTE PIPES	40 PVC 110 PVC

NOTES

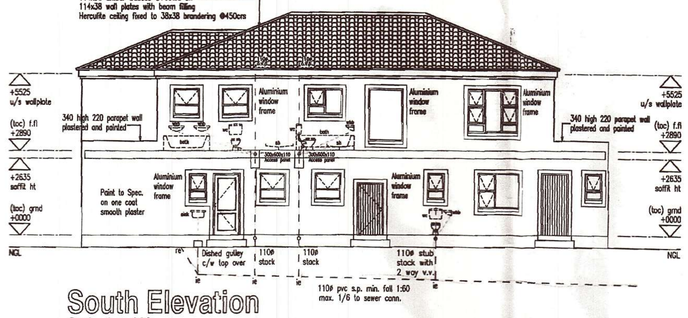
1 DWG NOT TO BE SCALED: USE FIGURED DIMENSIONS
2 ALL TRADES TO CHECK LEVELS AND DIMENSIONS BEFORE PUTTING WORK IN HAND
3 DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE PUTTING WORK IN HAND
4 ALL WORK TO COMPLY WITH NBR
5 ALL STRUCTURAL WORK TO ENGINEERS DESIGN
6 LEVELS ARE GIVEN TO TOP OF CONCRETE (TOC.)

ROOF NOTE:
Roof pitch 22°
Cement roof tiles on
38x38 battens on pvc underlay on
114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Hercuflite ceiling fixed to 38x38 brandering @450crs



West Elevation
Scale 1 : 100

ROOF NOTE:
Roof pitch 22°
Cement roof tiles on
38x38 battens on pvc underlay on
114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Hercuflite ceiling fixed to 38x38 brandering @450crs



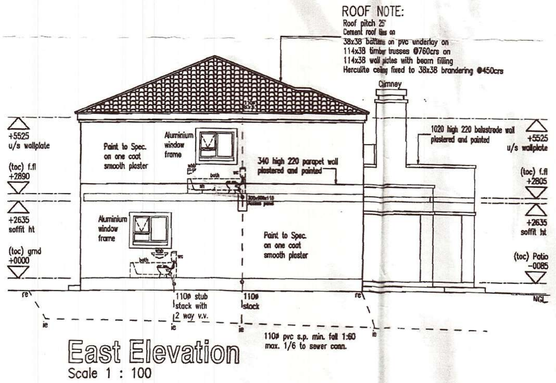
South Elevation
Scale 1 : 100

ROOF NOTE:
Roof pitch 22°
Cement roof tiles on
38x38 battens on pvc underlay on
114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Hercuflite ceiling fixed to 38x38 brandering @450crs

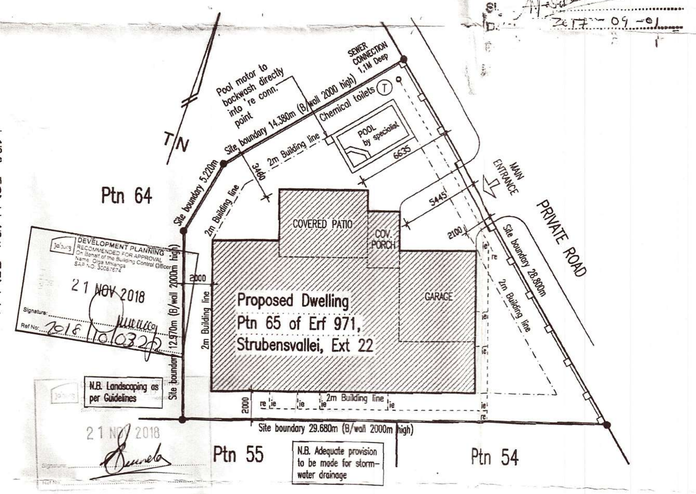


North Elevation
Scale 1 : 100

ROOF NOTE:
Roof pitch 22°
Cement roof tiles on
38x38 battens on pvc underlay on
114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Hercuflite ceiling fixed to 38x38 brandering @450crs



East Elevation
Scale 1 : 100



SITE Plan
Scale 1 : 200

N.B.
1. All screenwalls to be finished on both sides to the satisfaction of the Town Council
2. All electrical geysers to be mounted as shown on plan
3. Dwelling not to be occupied until sewer taken over by Town Council
4. Chemical toilets to be used during construction
5. All plumbing to comply with SABS 0400
6. All external finishes to be to the satisfaction of the Town Council

COVERAGE SCHEDULE:

ZONING	RES 2	ALLOWABLE BY ESTATE	ACTUAL
SITE AREA	484.00 sqm		
COVERAGE	GROUND FLOOR	242.00 sqm (50%)	215.00 sqm (44.42%)
COVERAGE	FIRST FLOOR	145.20 sqm (60%)	145.00 sqm (59.11%)
F.A.R.		N/A	N/A
HEIGHT		2 STOREYS	2 STOREYS
DENSITY		1 DWELLING/ERF	1 DWELLING/ERF

STORMWATER NOTES:

1. ALL S/W PIPES FROM RWDP'S TO SUMPS - 110ø PVC
2. ALL S/W PIPES BETWEEN SUMPS - 150ø PVC

COLOURS

(PLASCON MICATEX - EXTERIOR)

1. PLASTER BAND SURROUNDS, CORBELS - COLOUR (Mala Mala)
2. MAIN DWELLING - COLOUR (Dune 4n)

AREA:	m²
GROUND FLOOR (including covered patios)	215.00
FIRST FLOOR (excluding open balconies)	145.00
TOTAL	360.00

NO.	DATE	DESCRIPTION

REVISIONS

CLIENT
MR. S. LAMOLA

PROJECT
PROPOSED NEW DWELLING

LOCATION
PTN 65 OF ERF 971,
STRUBENSVALLEI, EXT 22

DRAWING TITLE
GROUND FLOOR, FIRST FLOOR, ELEVATIONS AND SITE PLAN

DATE: 10.07.15 DRAWN: RGL
SCALE: 1:100/1:200 CHECKED: RGL
FILENAME: PTN 65_ERF971_1-1

DWG NO. PTN 65_ERF971_1-1
REV. 0