



**GENERAL NOTES**

- ALL WORKS TO COMPLY SABS 0400 AND THE NATIONAL BUILDING REGULATIONS ACT 03 1977
- FOLLOW FIGURED DIMENSIONS DO NOT SCALE PRINT.
- ALL RELEVANT DETAILS ,DIMENSION AND LEVELS ARE TO BE CHECKED ON SITE ANY DISCREPANCIES BETWEEN THIS DRAWING & ITS CORRESPONDING SCHEDULES OR DETAILS IS TO BE REPORTED TO THE ARCHITECT/DESIGNER IMMEDIATELY OR CLARIFICATION
- BEFORE ANY MATERIALS OR COMPONENTS ARE ORDERED OR INSTALLED OR BEFORE ANY WORK IS TO COMMENCE.
- BRICKFORCE TO OCCUR IN EVERY THIRD COURSE WITH BUTTERFLY TIES TO STONWORK UP TO LINTOL HEIGHT AND IN EVERY COURSE ABOVE THE LINTOL TO WALL PLATE. BRICKS TO COMPLY WITH SABS STANDARDS
- PROVIDE A THROAT TO EXTERNAL SOFFITS OF LINTOLS ABOVE ALL WINDOWS AND EXTERNAL DOORS.
- PREMISES TO BE LIGHTED AND VENTILATED IN ACCORDANCE WITH PART O OF THE NATIONAL BUILDING REGULATIONS ACT 103 1977, AIR-BRICKS TO BE BUILT INTO THE STONWORK THROUGHOUT APPROX 600mm ABOVE LINTOL.

**PLUMBING NOTES**

- ALL PLUMBING AND DRAINAGE WORK AND INSTALLATION OF SANITARY FITTINGS TO COMPLY WITH THE LOCAL AUTHORITY BYE-LAWS, REGULATIONS AND REQUIREMENTS.
- PROVIDE I.E.'s TO ALL BENDS AND JUNCTIONS WITH SUITABLE MARKS AT GROUND LEVEL. MINIMUM FALL TO ALL DRAINS PIPES TO BE 1:40.
- PROVIDE APPROVED RESEAL TRAPS TO ALL WASTE FITTINGS.
- PROVIDE A.E. TO FOOT OF ALL SOIL STACKS. I.E.'s TO WASTE PIPES TO BE FULLY ACCESSIBLE AT ALL TIMES.
- ALL SOIL PIPES PASSING UNDER BUILDINGS OR FOOTINGS TO BE ENCASED IN CONCRETE OF MINIMUM 100mm THICKNESS ALL ROUND PIPE. RE'S EVERY 25m

**FIRE PREVENTION NOTES**

- FIRE PREVENTION MEASURES TO COMPLY WITH PART T OF THE NATIONAL BUILDING REGULATIONS AND ANY RELEVANT MUNICIPAL BYE-LAWS

**CONSTRUCTION NOTES**

- PROVIDE VERTICAL DPC TO ALL CHANGES IN LEVELS AND UNDER ALL FLOORS & CILLS MINIMUM GROUND TO FLOOR HEIGHT TO BE NOT LESS THAN 150mm

**STRUCTURAL NOTES**

- ALL STRUCTURAL CONCRETE AND STEEL WORK TO BE ACCORDING TO ENGINEERS DETAIL



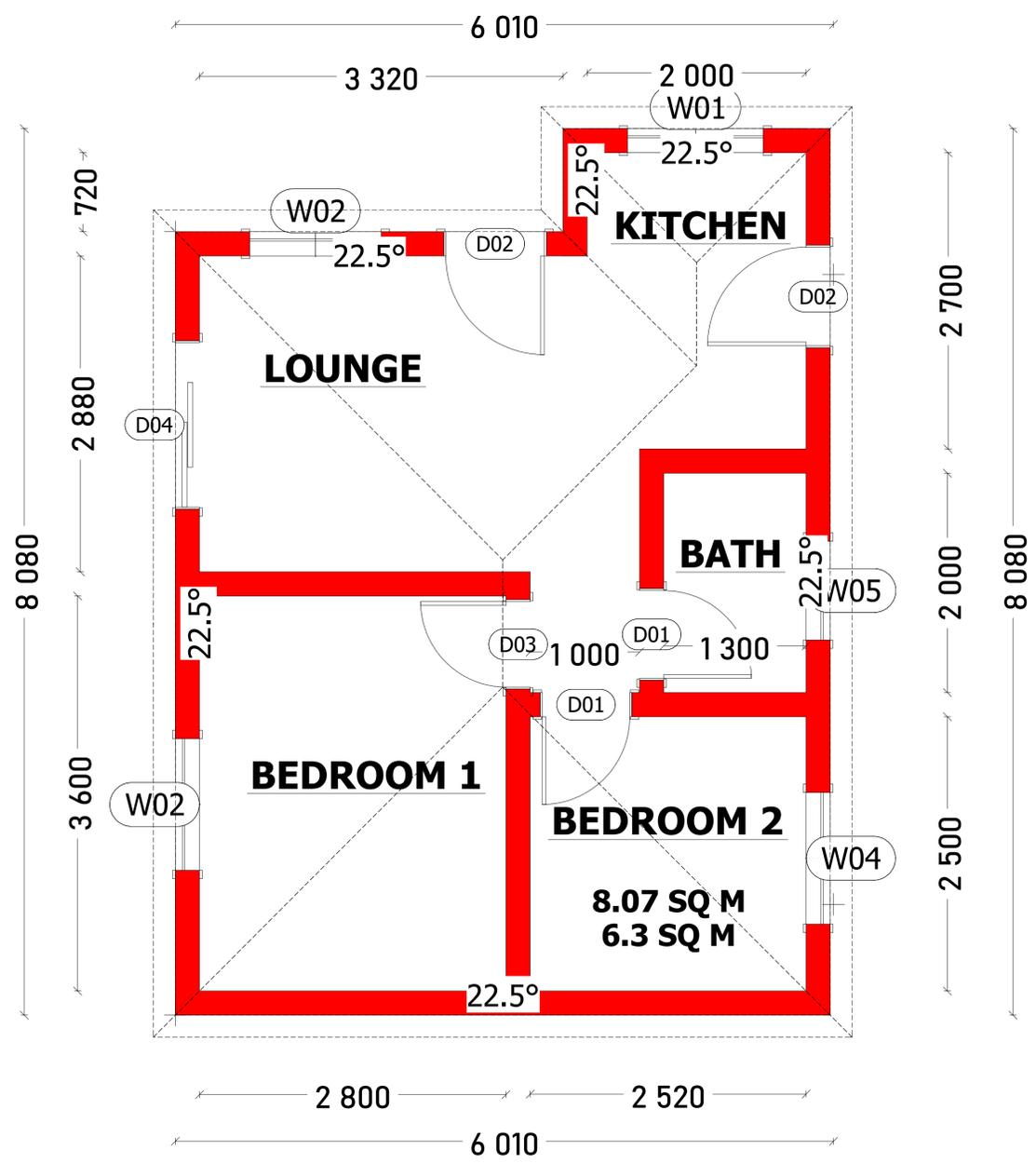
**AREA SCHEDULE**

LOCATION	AREA	COVERAGE
Ground Floor	45.0	Stand Size
First Floor 00.0		Bulk
		Coverage
		FAR
<b>TOTAL</b>	<b>45.0 SQM</b>	

Revision Table			
Number	Date	Revised By	Description

Project : New Dwelling  
 Owner : Kingsley[K.K housplan project]  
 PROPOSED DWELLING NEW HOUSE PLAN  
 MR,S RAMAITE OF ., TO BE @ SUNDANI VILLAGE  
 Stand No :

Drawn By: KINGSLEY	Checked By: HLUKI
Scale: as indicated	Date: 10 07 2024
Owner's signature	Engineer's signature

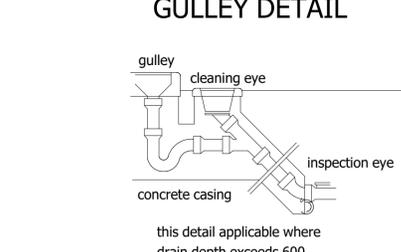
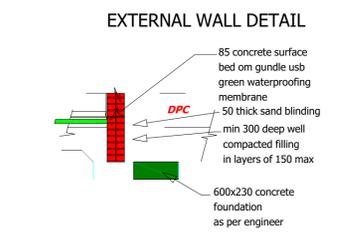
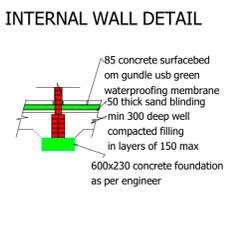
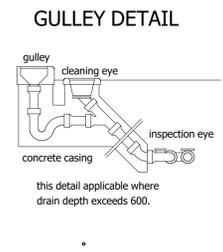


**LIVING AREA**  
 45.0 SQ M  
**GROUND FLOOR PLAN**  
 SCALE 1:100

- DRAINAGE NOTES**
- bathroom wc:100dia swp; whb:50dia wwp bath:50dia wwp; shr:50dia wwp
  - kitchen sink:50dia wwp
  - provide 100mm dia open vent pipe
  - provide av'ts for baths, sinks and whb's on upper floors
  - provide one gully per block
  - il= min. 450mm deep
  - waste pipes should connect 200mm apart
  - geyser to comply with sabs 0254.
  - drainage under buildings to be protected in 300x300 conc. box.
  - provide brass traps at showers
  - waterproofing to all showers on upper floors.
  - sewer to comply with sabs.

- FIRE REGULATION NOTES**
- all building work to comply with sabs 0400-1990 part t:
- safety distances
  - fire walls
  - safety of openings
  - fire for stack units: 30m reach
- all fire walls to underside of roof/ceilings: wood penetrating fire wall to be treated on both sides
- firewalls between all units and garages

- GENERAL NOTES**
- all fire walls to underside of roof/ceilings. treat all wood penetrating fire wall on both sides 500mm. provide fire certificate.
  - provide 1m concrete apron around building
  - foundations over drainage to be reinforced.
  - all ducts to be covered with painted fibre glass panels
  - strength and stability of walls
  - balustrade to be non-mountable, openings to be less than 100mm



**ROOF ASSEMBLY THERMAL RESISTIVITY**  
 ( ROOF TO BE ENDOSE BY THE ENGINEER )  
 ACCORDING TO SANS 10400 AND 204 THE MINIMUM THERMAL RESISTIVITY VALUE IS AS FOLLOWS

CLAY TILES WITH CIELING BELOW RAFTERS

notes	CLIMATE ZONE	total required resistivity r ( m.kw )	direction
total r-value is combination of roof assembly and insulation	ZONE 2	3.2	UP
r-value of roof and ceiling material calculations, concrete tiles and plaster board ceiling		0.40	
minimum r-value of added thermal resistivity for required insulation		2.80	

TO ACHIEVE THE RESISTIVITY OF 2.08 ONE OF THE FOLLOWING IS RECOMMENDED



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**STRUCTURAL NOTES**

- ALL STRUCTURAL CONCRETE AND STEEL WORK TO BE ACCORDING TO ENGINEERS DETAIL



**AREA SCHEDULE**

LOCATION	AREA	COVERAGE
Ground Floor	50.0	Stand Size
First Floor 00.0		Bulk
		Coverage
		FAR
<b>TOTAL</b>	<b>50.0 SQM</b>	

**Revision Table**

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Project : New Dwelling

Owner : Kingsley[K.K housplan project]

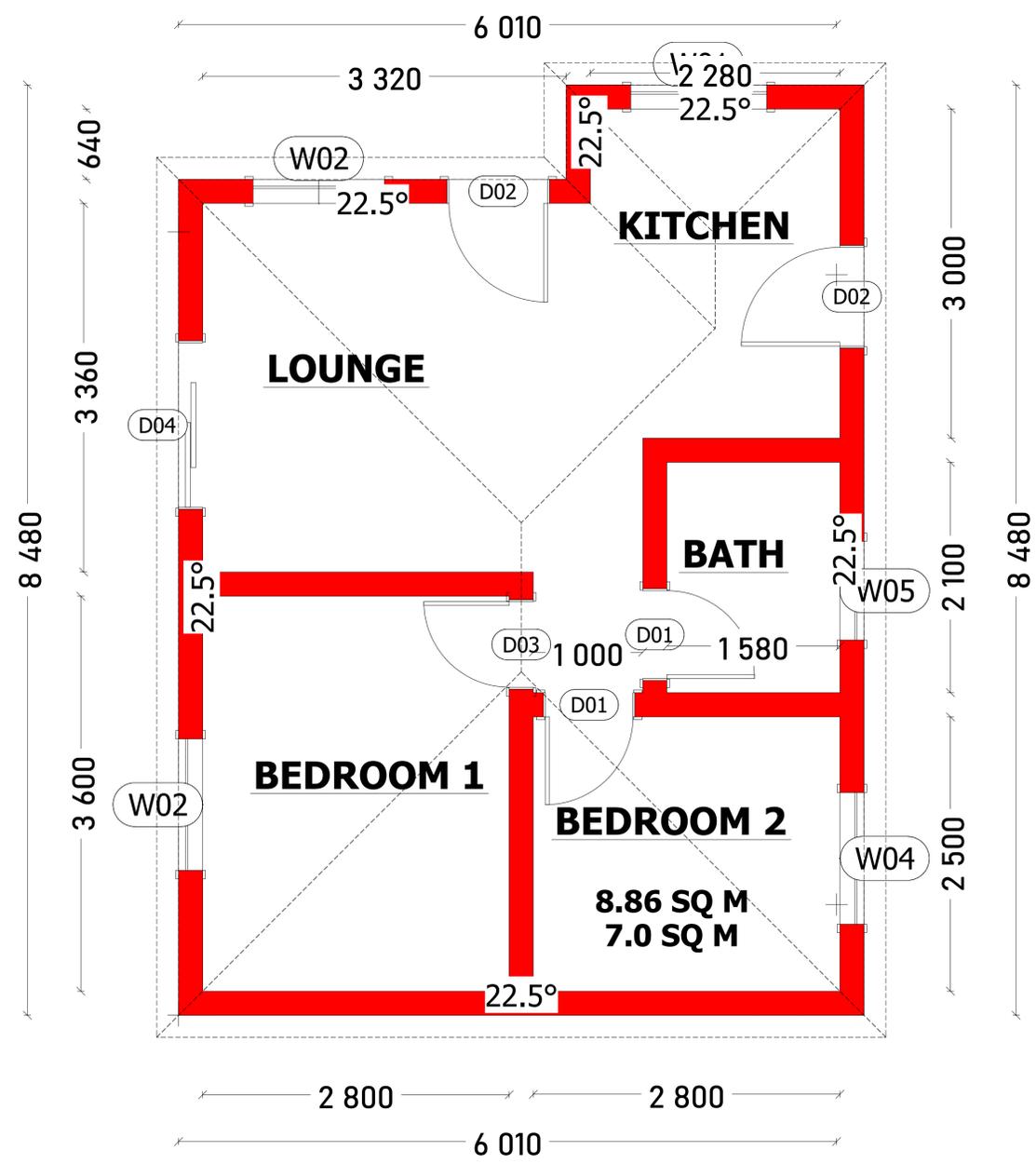
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Stand No :

Drawn By: KINGSLEY Checked By: HLUKI

Scale: as indicated Date: 10 07 2024

Owner's signature Engineer's signature

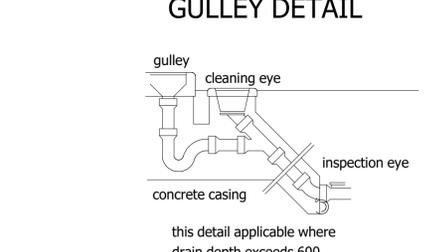
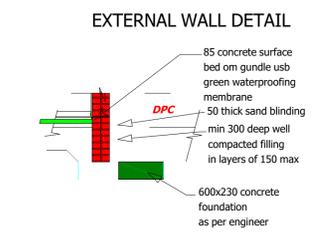
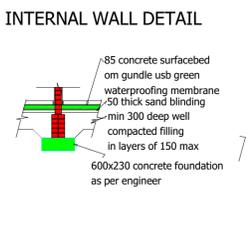
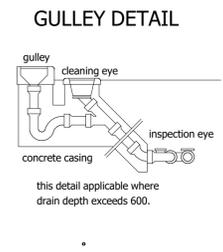


**LIVING AREA**  
 50.0 SQ M  
**GROUND FLOOR PLAN**  
 SCALE 1:100

- DRAINAGE NOTES**
- a. bathroom wc:100dia swp; whb:50dia wwp bath:50dia wwp; shr:50dia wwp
  - b. kitchen sink:50dia wwp
  - provide 100mm dia open vent pipe
  - provide av's for baths, sinks and whb's on upper floors
  - provide one gully per block
  - il= min. 450mm deep
  - waste pipes should connect 200mm apart
  - geyser to comply with sabs 0254.
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- FIRE REGULATION NOTES**
- all building work to comply with sabs 0400-1990 part t:
- t2 safety distances
  - t9 fire walls
  - t10 safety of openings
  - t25 fire hydrants: 100 dia 90m reach fire for stack units: 30m reach
- all fire walls to underside of rooflines: wood penetrating fire wall to be treated on both sides
- firewalls between all units and garages

- GENERAL NOTES**
1. all fire walls to underside of rooflines. treat all wood penetrating fire wall on both sides 500mm. provide fire certificate.
  2. provide 1m concrete apron around building
  3. foundations over drainage to be reinforced.
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**ROOF ASSEMBLY THERMAL RESISTIVITY ( ROOF TO BE ENDOSE BY THE ENGINEER ) ACCORDING TO SANS 10400 AND 204 THE MINIMUM THERMAL RESISTIVITY VALUE IS AS FOLLOWS**

**CLAY TILES WITH CIELING BELOW RAFTERS**

notes	CLIMATE ZONE	total required resistivity r ( m.kw )	direction
total r-value is combination of roof assembly and insulation	ZONE 2	3.2	UP
r-value of roof and ceiling material calculations, concrete tiles and plaster board ceiling		0.40	
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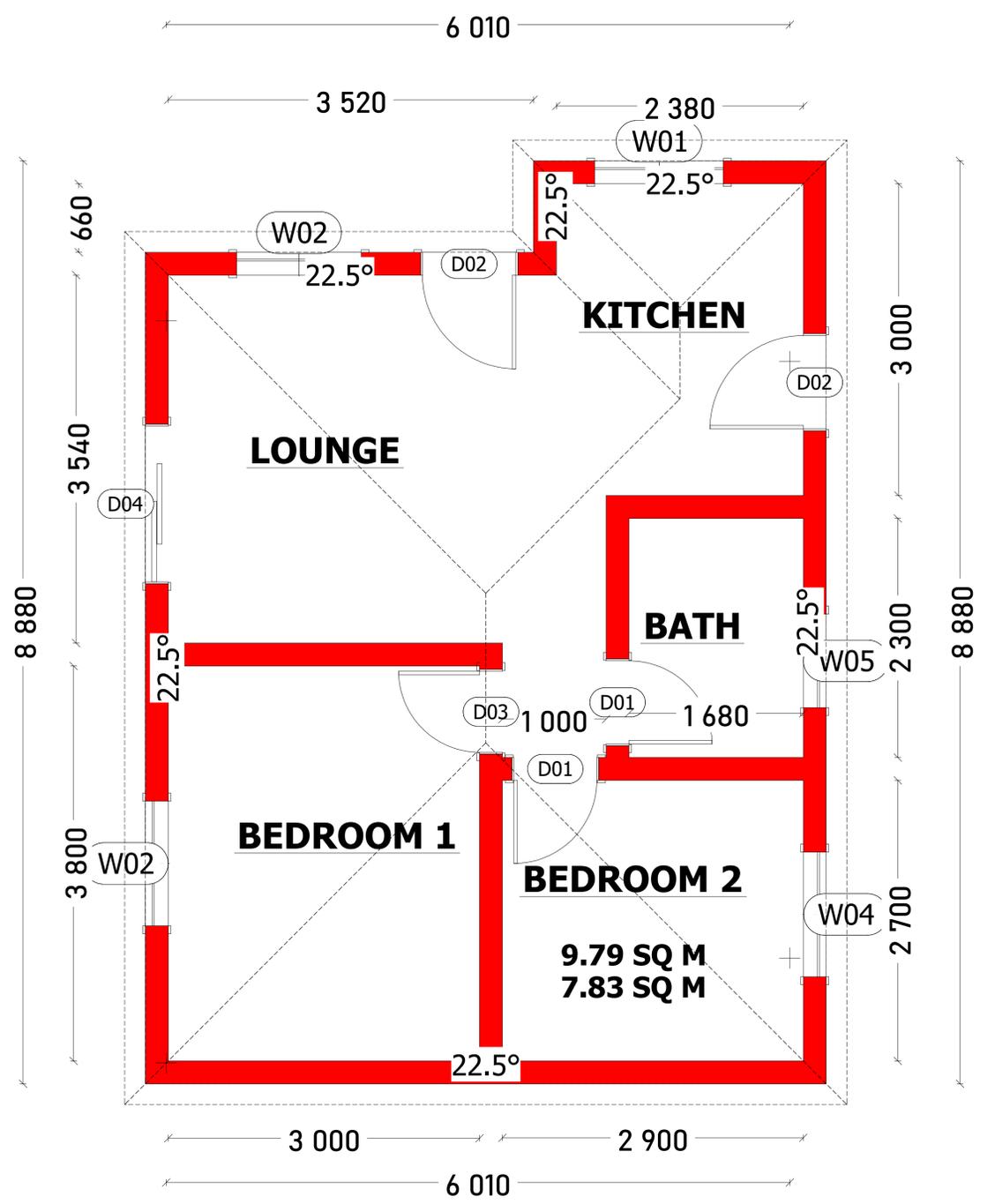
**AREA SCHEDULE**

LOCATION	AREA	COVERAGE
Ground Floor	55.0	Stand Size
First Floor 00.0		Bulk
		Coverage
		FAR
<b>TOTAL</b>	<b>55.0 SQM</b>	

Revision Table			
Number	Date	Revised By	Description

Project : New Dwelling  
 Owner : Kingsley[K.K housplan project]  
 PROPOSED DWELLING NEW HOUSE PLAN  
 MR,S RAMAITE OF ., TO BE @ SUNDANI VILLAGE  
 Stand No :

Drawn By: KINGSLEY Checked By: HLUKI  
 Scale: as indicated Date: 10 07 2024  
 Owner's signature Engineer's signature



**LIVING AREA**  
 55.0 SQ M  
**GROUND FLOOR PLAN**  
 SCALE 1:100



**DRAINAGE NOTES**

- a. bathroom wc:100dia swp; whb:50dia wwp
- bath:50dia wwp; shr:50dia wwp
- b. kitchen sink:50dia wwp
- provide 100mm dia open vent pipe
- provide av'ts for baths, sinks and whb's on upper floors
- provide one gully per block
- il= min. 450mm deep
- waste pipes should connect 200mm apart
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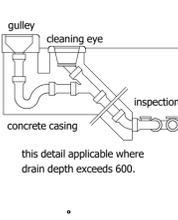
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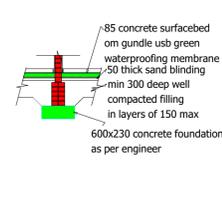
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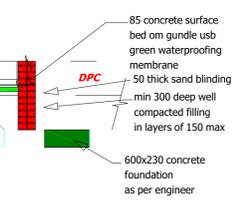
**GULLEY DETAIL**



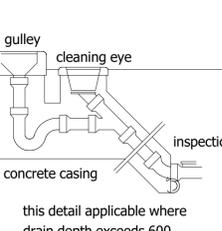
**INTERNAL WALL DETAIL**



**EXTERNAL WALL DETAIL**



**GULLEY DETAIL**



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CLAY TILES WITH CIELING BELOW RAFTERS

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**AREA SCHEDULE**

LOCATION	AREA	COVERAGE
Ground Floor	60.0	Stand Size
First Floor	00.0	Bulk
		Coverage
		FAR
<b>TOTAL</b>	<b>60.0 SQM</b>	

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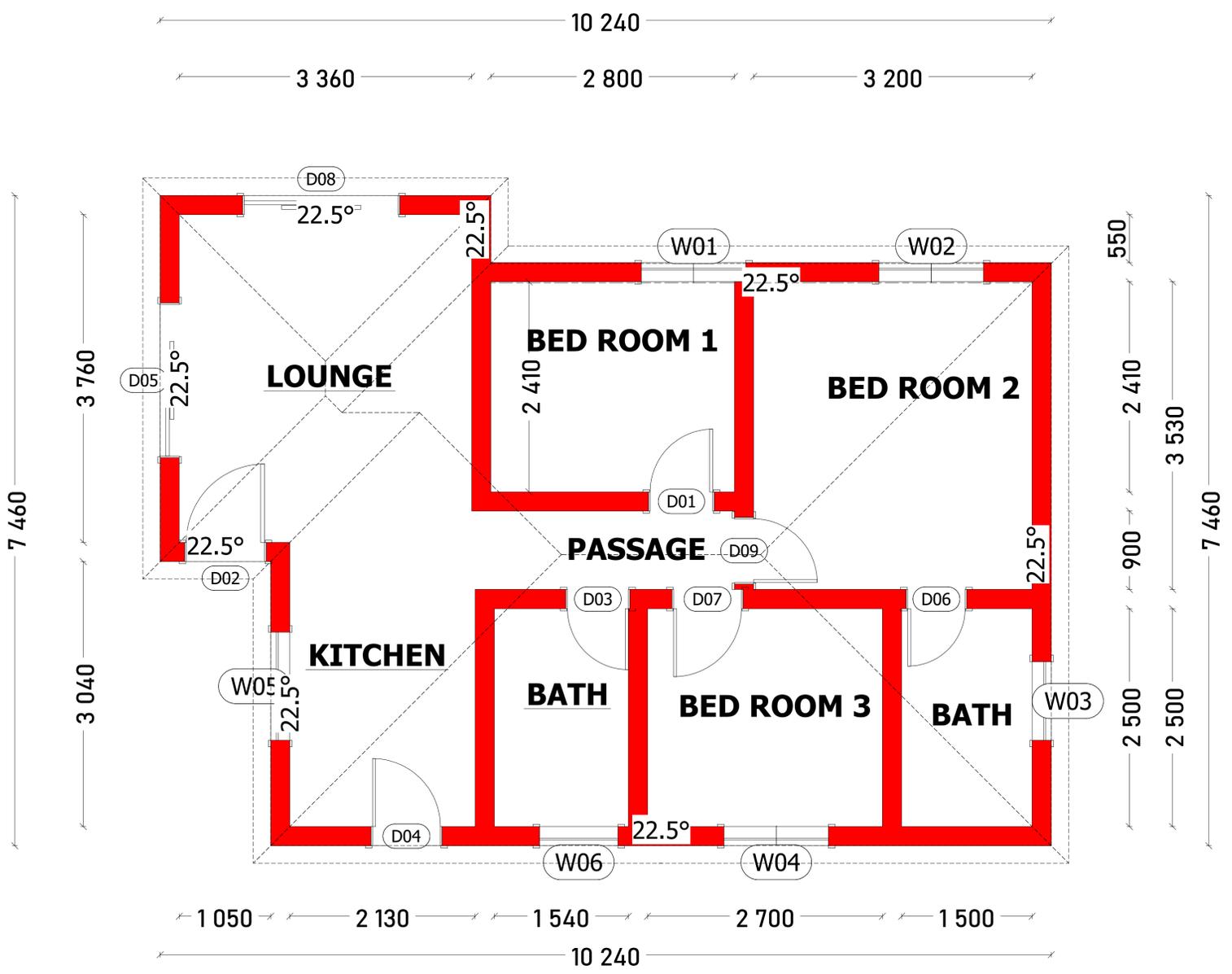
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Stand No :

Drawn By: KINGSLEY Checked By: HLUKI

Scale: as indicated Date: 10 07 2024

Owner's signature Engineer's signature



**LIVING AREA 60,00 SQM**

**GROUND FLOOR PLAN SCALE 1:100**



**DRAINAGE NOTES**

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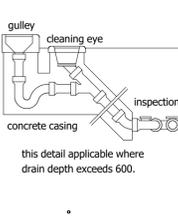
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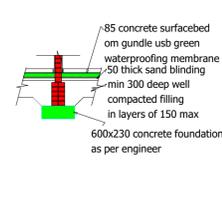
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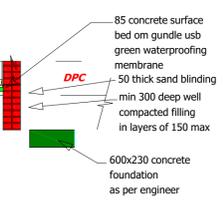
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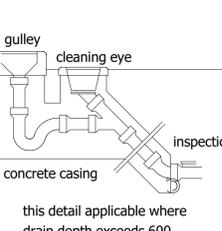
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**EXTERNAL WALL DETAIL**



**GULLEY DETAIL**



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- PROVIDE A THROAT TO EXTERNAL SOFFITS OF LINTOLS ABOVE ALL WINDOWS AND EXTERNAL DOORS.
- PREMISES TO BE LIGHTED AND VENTILATED IN ACCORDANCE WITH PART O OF THE NATIONAL BUILDING REGULATIONS ACT 103 1977. AIR-BRICKS TO BE BUILT INTO THE STONWORK THROUGHOUT APPROX 600mm ABOVE LINTOL.

**PLUMBING NOTES**

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**FIRE PREVENTION NOTES**

- FIRE PREVENTION MEASURES TO COMPLY WITH PART T OF THE NATIONAL BUILDING REGULATIONS AND ANY RELEVANT MUNICIPAL BYE-LAWS

**CONSTRUCTION NOTES**

- PROVIDE VERTICAL DPC TO ALL CHANGES IN LEVELS AND UNDER ALL FLOORS & CILLS MINIMUM GROUND TO FLOOR HEIGHT TO BE NOT LESS THAN 150mm

**STRUCTURAL NOTES**

- ALL STRUCTURAL CONCRETE AND STEEL WORK TO BE ACCORDING TO ENGINEERS DETAIL



**AREA SCHEDULE**

LOCATION	AREA	COVERAGE
Ground Floor	65.0	Stand Size
First Floor	00.0	Bulk
		Coverage
		FAR
<b>TOTAL</b>	<b>65.0 SQM</b>	

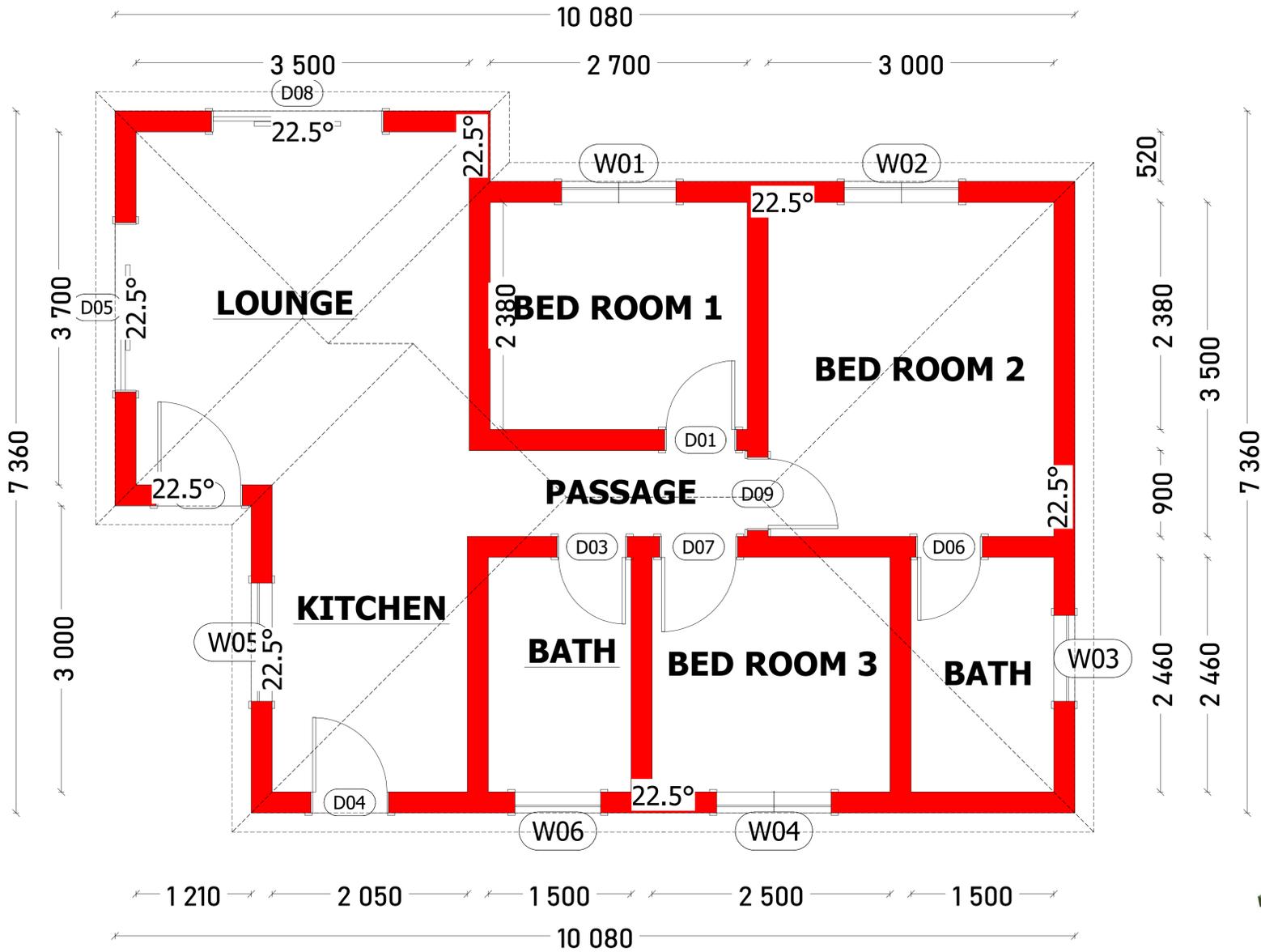
Revision Table			
Number	Date	Revised By	Description

Project : New Dwelling  
 Owner : Kingsley[K.K housplan project]  
 PROPOSED DWELLING NEW HOUSE PLAN  
 MR. S RAMAITE OF ., TO BE @ SUNDANI VILLAGE  
 Stand No :

Drawn By: KINGSLEY  
 Scale: as indicated

Checked By: HLUKI  
 Date: 10 07 2024

Owner's signature  
 Engineer's signature



**LIVING AREA**  
**65.0 SQ M**

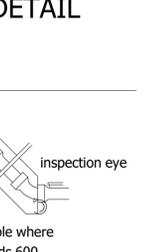
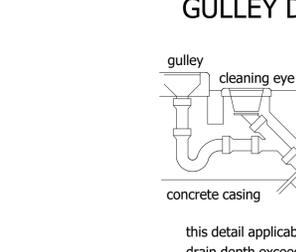
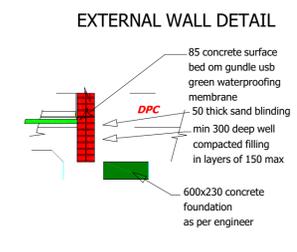
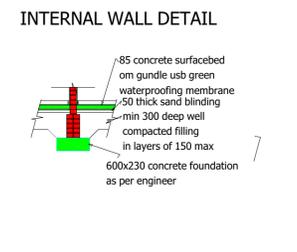
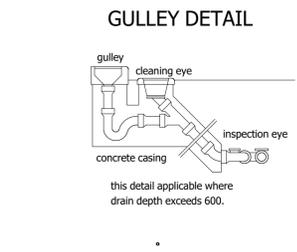
**GROUND FLOOR PLAN**  
**SCALE 1:100**



- DRAINAGE NOTES**
- bathroom wc:100dia swp; whb:50dia wwp bath:50dia wwp; shr:50dia wwp
  - kitchen sink:50dia wwp
  - provide 100mm dia open vent pipe
  - provide av's for baths, sinks and whb's on upper floors
  - provide one gully per block
  - il= min. 450mm deep
  - waste pipes should connect 200mm apart
  - geyser to comply with sabs 0254.
  - drainage under buildings to be protected in 300x300 conc. box.
  - provide brass traps at showers
  - waterproofing to all showers on upper floors.
  - sewer to comply with sabs.

- FIRE REGULATION NOTES**
- all building work to comply with sabs 0400-1990 part t:
- t2 safety distances
  - t9 fire walls
  - t10 safety of openings
  - t25 fire hydrants: 100 dia 90m reach
  - fir for stack units: 30m reach
- all fire walls to underside of roof/ceilings: wood penetrating fire wall to be treated on both sides
- firewalls between all units and garages

- GENERAL NOTES**
- all fire walls to underside of roof/ceilings. treat all wood penetrating fire wall on both sides 500mm. provide fire certificate.
  - provide 1m concrete apron around building
  - foundations over drainage to be reinforced.
  - all ducts to be covered with painted fibre glass panels
  - strength and stability of walls
  - balustrade to be non-mountable, openings to be less than 100mm



**ROOF ASSEMBLY THERMAL RESISTIVITY**  
 ( ROOF TO BE ENDOSE BY THE ENGINEER )  
 ACCORDING TO SANS 10400 AND 204 THE MINIMUM THERMAL RESISTIVITY VALUE IS AS FOLLOWS

**CLAY TILES WITH CIELING BELOW RAFTERS**

notes	CLIMATE ZONE	total required resistivity r ( m.kw )	direction
total r-value is combination of roof assembly and insulation	ZONE 2	3.2	UP
r-value of roof and ceiling material calculations, concrete tiles and plaster board ceiling		0.40	
minimum r-value of added thermal resistivity for required insulation		2.80	

TO ACHIEVE THE RESISTIVITY OF 2.08 ONE OF THE FOLLOWING IS RECOMMENDED



**GENERAL NOTES**

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**PLUMBING NOTES**

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**CONSTRUCTION NOTES**

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**STRUCTURAL NOTES**

- ALL STRUCTURAL CONCRETE AND STEEL WORK TO BE ACCORDING TO ENGINEERS DETAIL



**AREA SCHEDULE**

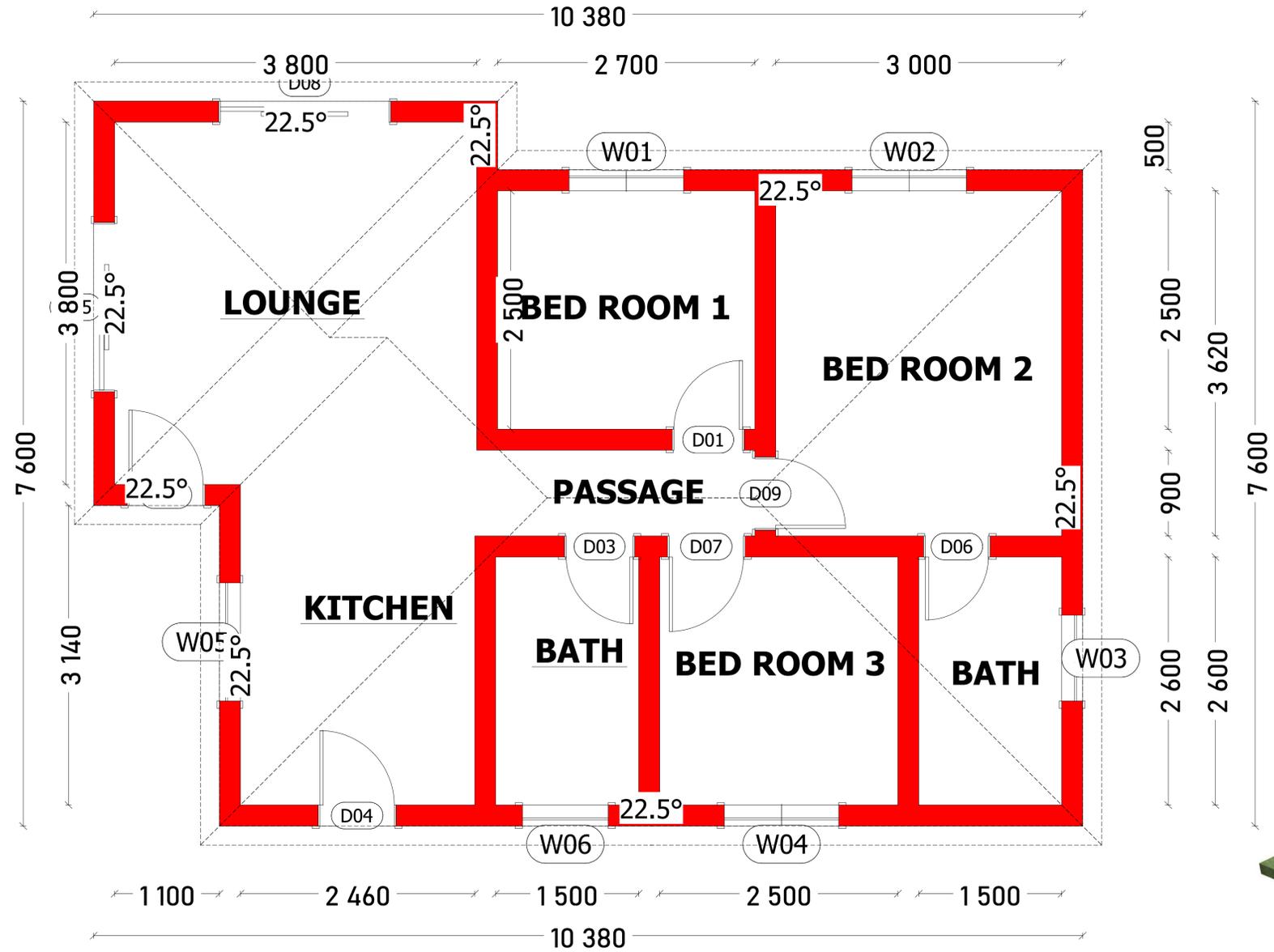
LOCATION	AREA	COVERAGE
Ground Floor	70.0	Stand Size
First Floor	00.0	Bulk
		Coverage
		FAR
<b>TOTAL</b>	<b>70.0 SQM</b>	

Revision Table			
Number	Date	Revised By	Description

Project : New Dwelling  
 Owner : Kingsley(K.K housplan project)  
 PROPOSED DWELLING NEW HOUSE PLAN  
 MR,S RAMAITE OF ., TO BE @ SUNDANI VILLAGE  
 Stand No :

Drawn By: KINGSLEY Checked By: HLUKI  
 Scale: as indicated Date: 10 07 2024

Owner's signature \_\_\_\_\_ Engineer's signature \_\_\_\_\_



**LIVING AREA**  
**70.0 SQ M**

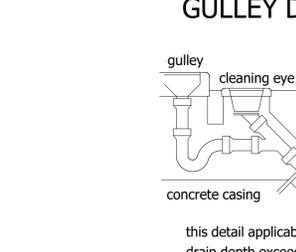
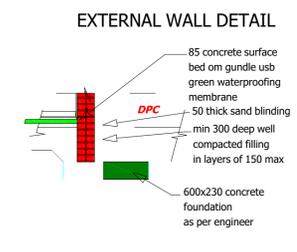
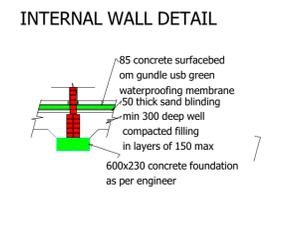
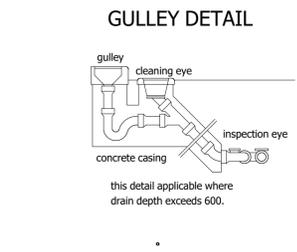
**GROUND FLOOR PLAN**  
**SCALE 1:100**



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- bathroom wc:100dia swp; whb:50dia wwp bath:50dia wwp; shr:50dia wwp
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  - i= min. 450mm deep
  - waste pipes should connect 200mm apart
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- all building work to comply with sabs 0400-1990 part t:
- safety distances
  - fire walls
  - safety of openings
  - fire hydrants: 100 dia 90m reach fire for stack units: 30m reach
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CLAY TILES WITH CIELING BELOW RAFTERS

notes	CLIMATE ZONE	total required resistivity r (m.kw.)	direction
total r-value is combination of roof assembly and insulation	ZONE 2	3.2	UP
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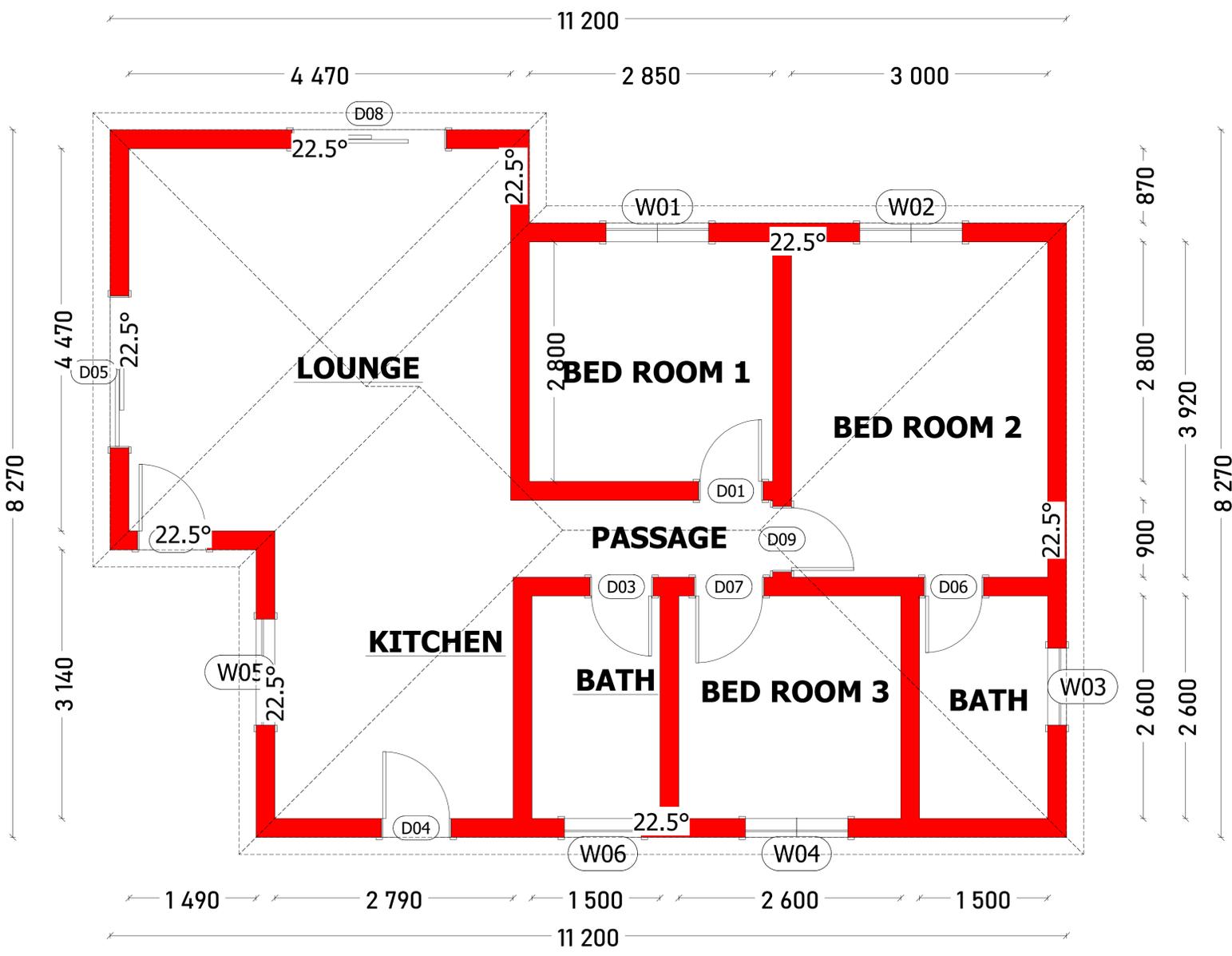
**AREA SCHEDULE**

LOCATION	AREA	COVERAGE
Ground Floor	80.0	Stand Size
First Floor	00.0	Bulk
		Coverage
		FAR
<b>TOTAL</b>	<b>80.0 SQM</b>	

Revision Table			
Number	Date	Revised By	Description

Project : New Dwelling  
 Owner : Kingsley(K.K housplan project)  
 PROPOSED DWELLING NEW HOUSE PLAN  
 MR,S RAMAITE OF ., TO BE @ SUNDANI VILLAGE  
 Stand No :

Drawn By: KINGSLEY Checked By: HLUKI  
 Scale: as indicated Date: 10 07 2024  
 Owner's signature Engineer's signature



**LIVING AREA**  
**80.0 SQ M**

**GROUND FLOOR PLAN**  
**SCALE 1:100**



**DRAINAGE NOTES**

- a. bathroom wc:100dia swp; whb:50dia wwp
- bath:50dia wwp; shr:50dia wwp
- b. kitchen sink:50dia wwp
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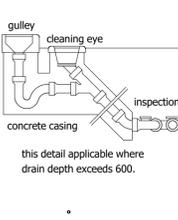
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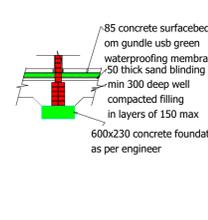
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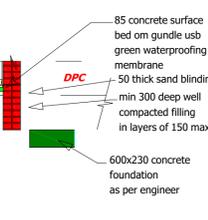
**GULLY DETAIL**



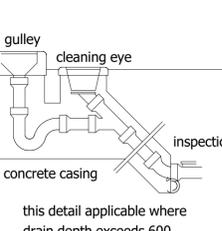
**INTERNAL WALL DETAIL**



**EXTERNAL WALL DETAIL**



**GULLY DETAIL**



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