

FLOOR LEVEL NOTE:
finished floor level of
ground floor to
be max 850mm above
natural ground level

WINDOW NOTE:
window frames to be Matt Graphite
Grey (RAL7024)anodised
aluminum window frames

STAIR NOTE:
concrete stair case
risers = 170mm
treads = 300mm

DIMENSION NOTE:
All dimensions to be
checked on site &
finishing to owners
specification &
satisfaction

FLASHING NOTE:
purpose made galvanised
flashing dressed wall
over first tile contour

WASHING LINE NOTE:
washing lines are to be installed
according to Guidelines
(not visible from street)

AESTHETIC NOTE:
all mechanical equipment incl.
Satellite Dish & Pool pumps are to be
fully concealed according to Guidelines

FLAT ROOF NOTE:
waterproofing not to be
visible and roof to receive
a layer of stone chip

BALUSTRADE NOTE:
The balustrades are a design and supply
contract, and the subcontractor must provide
a professional engineers certificate on completion.
All shop drawings submitted for approval, need
to be first signed off by the subcontractors
professional engineer prior to submittal.

GAS NOTE:
Gas installation to comply
with SANS 10087

WINDOW NOTE:
all bath room windows
to have obscure glass

WARM WATER SUPPLY:
warm water supply & installation to be
according to SANS 204 4.5.2.1, 4.5.2.2,
4.5.2.3, 4.5.2.4 and 4.5.2.5.

SHOWER NOTE:
all showers to have
brass traps

SEWER NOTE:
all sewer & down pipes
to be concealed in ducts

SEWER NOTE:
all waste pipes to have
anti vac traps

Water Heating Note:
Hot water supply to be supplemented
at minimum 50% by Heat Pump.

WATER HEATING NOTE:
Hot Water usage to be supplemented
by minimum 50% from Solar Heating
as per 4.1. of SANS 10400-XA

ENERGY EFFICIENCY IN BUILDINGS:
In any building of occupancy classified in terms of
Regulation A20 as H3/H4

• The orientation and shading are in accordance with the
requirements of SANS 204.

• External walls are in accordance with the requirements
of 4.4.3.

• Fenestration is in accordance with the requirements
of 4.4.4 (see fenestration calculations).

• Roof assembly construction is in accordance with the
requirements of 4.4.5.

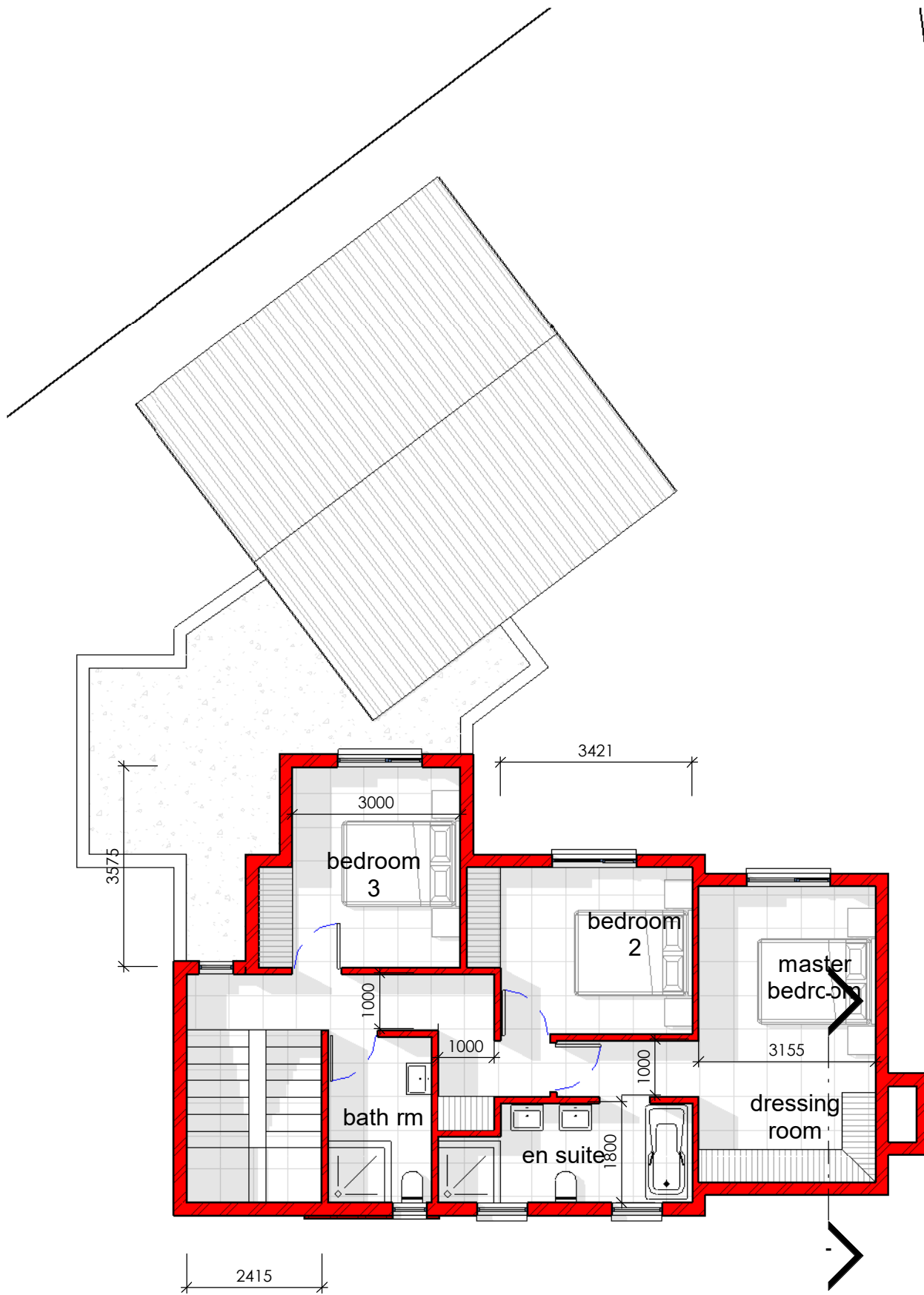
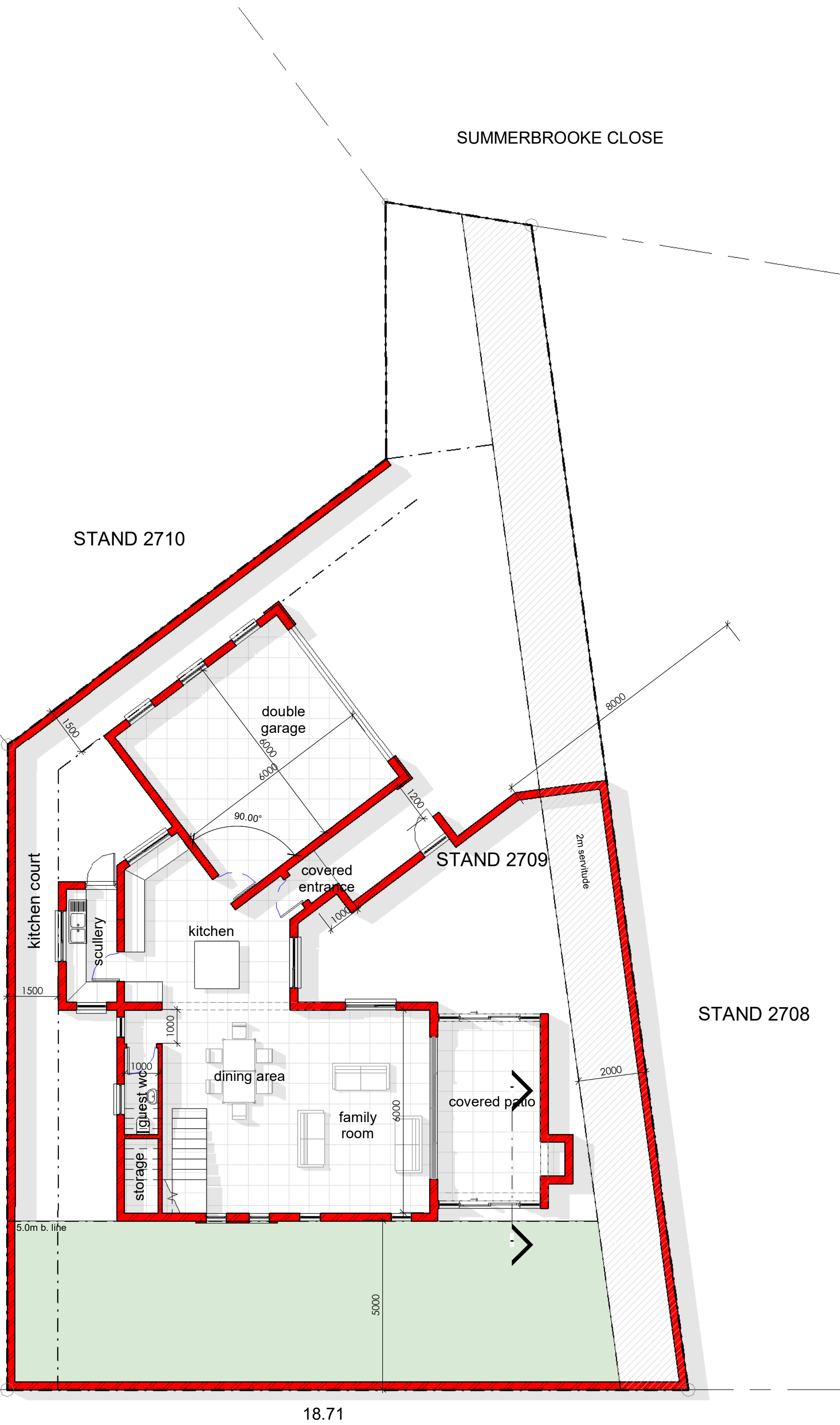
• If in-slab heating is installed, it is in accordance with the
requirements of 4.4.2.

• Services that use energy or control the use of energy,
including heating, air conditioning and mechanical ventilation
in accordance with SANS 204.

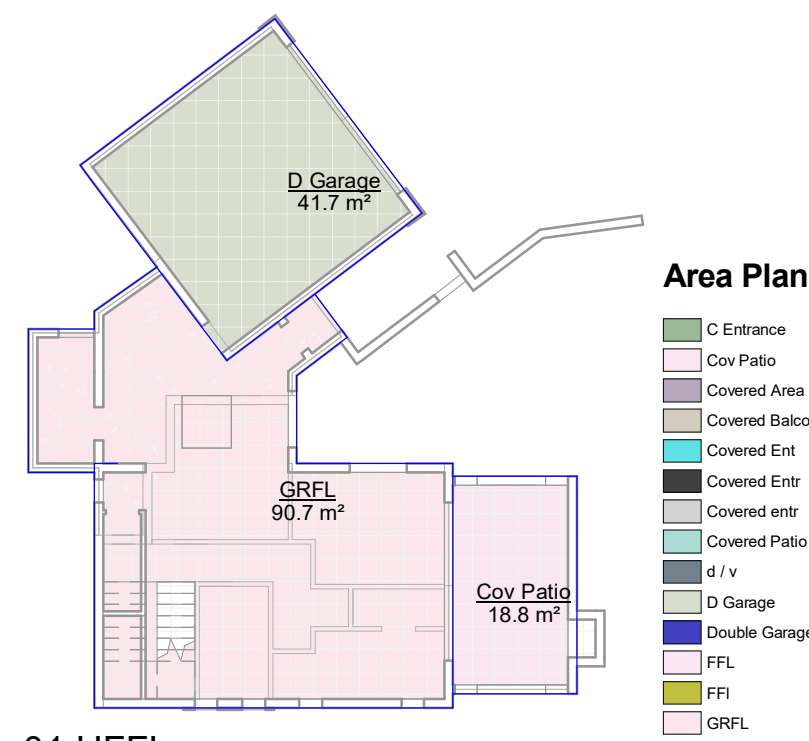
• Hot water systems in accordance with the requirements of 4.1.

Roof Plan

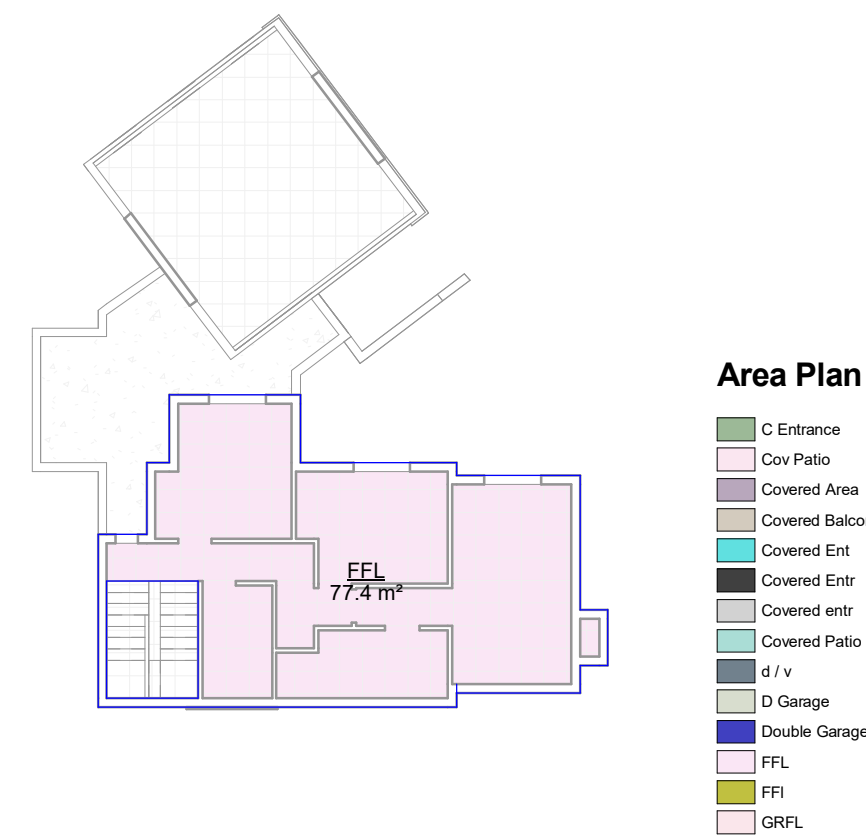
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1 Ground Floor Plan
1 : 100



01 UFFL
1 : 200



02 FFL
1 : 200

Area Schedule				
Area	Comments	Name	Level	Area Type
01 UFFL				
90.7 m²		GRFL	01 UFFL	Gross Building Area
41.7 m²		D Garage	01 UFFL	Gross Building Area
18.8 m²		Cov Patio	01 UFFL	Gross Building Area
151.3 m²				
151.3 m²				
02 FFL				
77.4 m²		FFL	02 FFL	Gross Building Area
77.4 m²				
77.4 m²				
228.7 m²				

LOCAL MUNICIPALITY NOTES:

STRCUTURAL DESIGN: the structural system of the
building to comply with part H, J, K, L, M, N of SANS10400

PUBLIC SAFETY: a change in level, the design of ramps
and driveways or access to swimming pools and swimming
baths is in accordance with the detailed requirements of
SANS10400-D

EXCAVATIONS: all excavations relating to a building is in
accordance with the detailed requirements of SANS10400-
G

FOUNDATIONS: the foundations for the building is in
accordance with SANS10400-B and the detailed
requirements of SANS10400-H

FLOORS: floors in any laundry, kitchen, shower room,
bathroom or room containing a toilet pan or urinal are in
accordance with the detailed requirements of SANS10400-
J;

suspended floors are in accordance with the requirements
of SANS10400-B, SANS10400-T, SANS10082, detailed
requirements of SANS10400-J; slabs supported on the
ground are in accordance with SANS10400-B,
SANS10400-H, detailed requirements of SANS10400-J

WALLS: the structural strength and stability of a wall is in
accordance with SANS10400-B, SANS10400-T, detailed
requirements of SANS10400-K; the roof fixing is in
accordance with SANS10400-B, detailed requirements of
SANS10400-K; the water penetration through a wall is in
accordance with the detailed requirements of SANS10400-
K

ROOFS: roof coverings and waterproofing systems are in
accordance with the detailed requirements of SANS10400-
L;
Flat roofs or related gutters are in accordance with the
detailed requirements of SANS10400-L; roof assembly and
any ceiling assembly, in addition to complying with the
requirements of SANS10400-C, are in accordance with the
detailed requirements of SANS10400-L and the roof
assembly is supported on walls that comply with the
requirements of SANS10400-K in accordance with
SANS10400-B and SANS10400-L;
gutters and downpipes, if any, are sized in accordance with
the requirements of SANS10400-R; the fire resistance and
combustibility of the roof assembly or any ceiling assembly
are in accordance with the detailed requirements of
SANS10400-L and SANS10400-T

STAIRWAYS: stairways are in accordance with
SANS10400-B, SANS10400-T and the detailed
requirements of SANS10400-M; walls, screens, railings or
balustrades to such stairway are in accordance with the
requirements to SANS10400-B, SANS10400-T,
SANS10400-K

GLAZING: the type and fixing of glazing is in accordance
with SANS10400-B and the detailed requirements of
SANS10400N; the selection of the glazing is in
accordance with the detailed requirements of SANS10400-
N

LIGHTING AND VENTILATION: the lighting in a habitable
room, bathroom, shower room and room containing a toilet
pan complies with the requirements of SANS10400-T and
the detailed requirements of SANS10400-O; the ventilation
is in accordance with the requirements of SANS10400-T
and is in accordance with the detailed requirements or
SANS10400-O

DRAINAGE: the design of the drainage system is in
accordance with the detailed requirements of SANS10400-
P

STORMWATER DISPOSAL: the means for the disposal
of stormwater is in accordance with the detailed
requirements of SANS10400-R

FIRE PROTECTION: the fire protection measures
provided are in accordance with the detailed requirements
of SANS10400-T

FIRE INSTALLATION: the fire installations comply with
the detailed requirements of SANS 10400-W

Revision Schedule		
Revision Number	Revision Description	Revision Date

Soil Conditions:

Project number **26-26**

Proposed new Residence on
Stand 2709 Louwardia
For LMJ Development

floor plans

Sheet no **A101**

Project start **04-2026**

Project issued **16/04/2026 09:33:58**

Designed & drawn by **andre naude** / Pr.S.Arch.T.0526
s.a.i.a.t. 30402, cc 94/21151/23

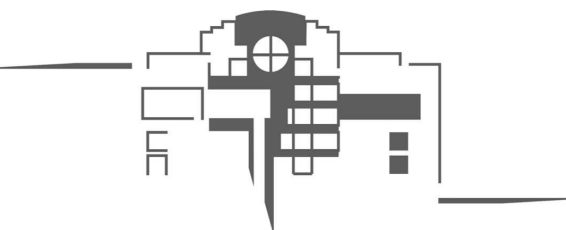
Scale **As indicated**

All dimensions to be checked on site before any work is put to
hand.
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All work to comply to local municipal by-laws.

Neighbor Stand #: Neighbor Stand #:
Signature: Signature:

Neighbor Stand #: Neighbor Stand #:
Signature: Signature:

Architect signature Client signature



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