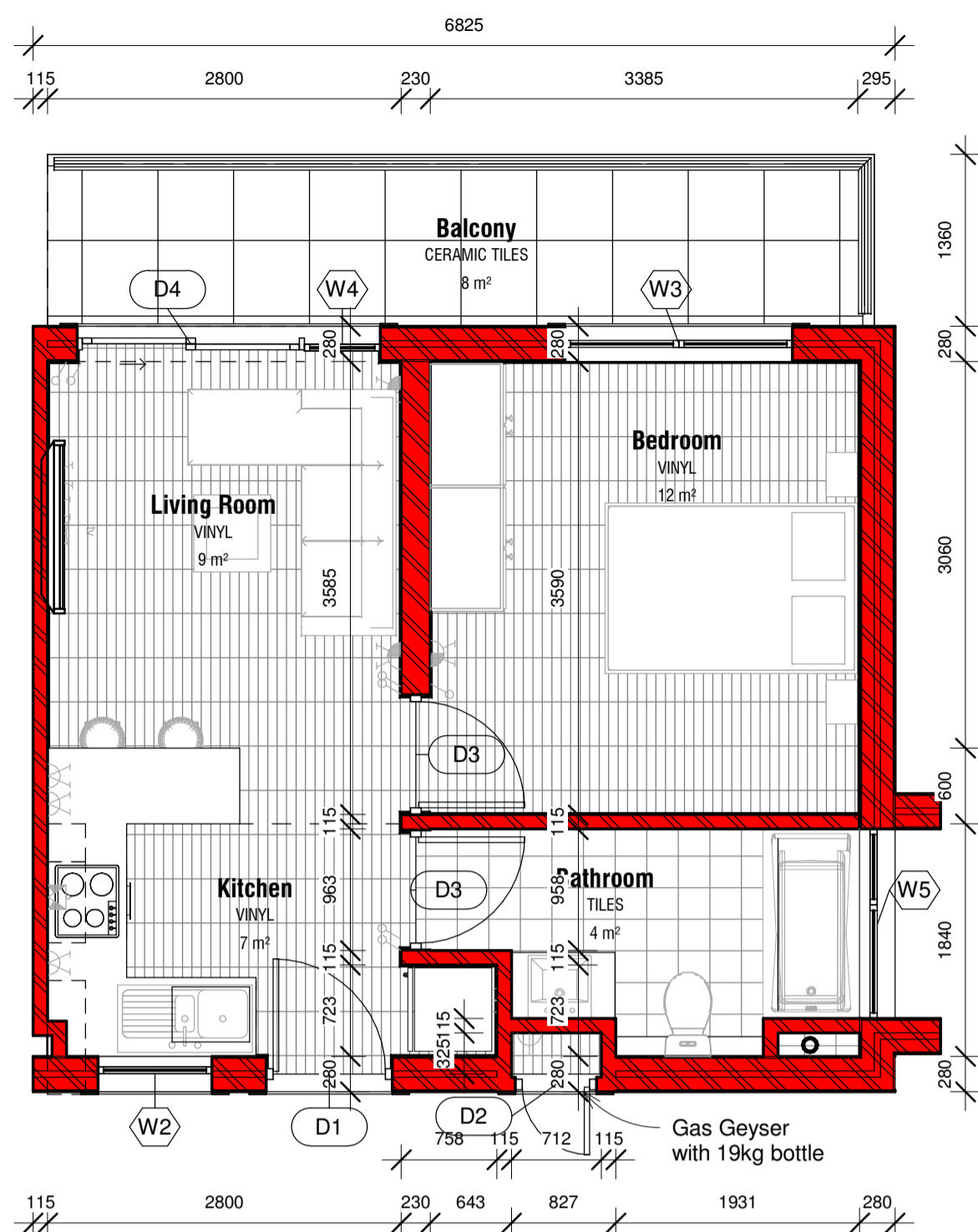
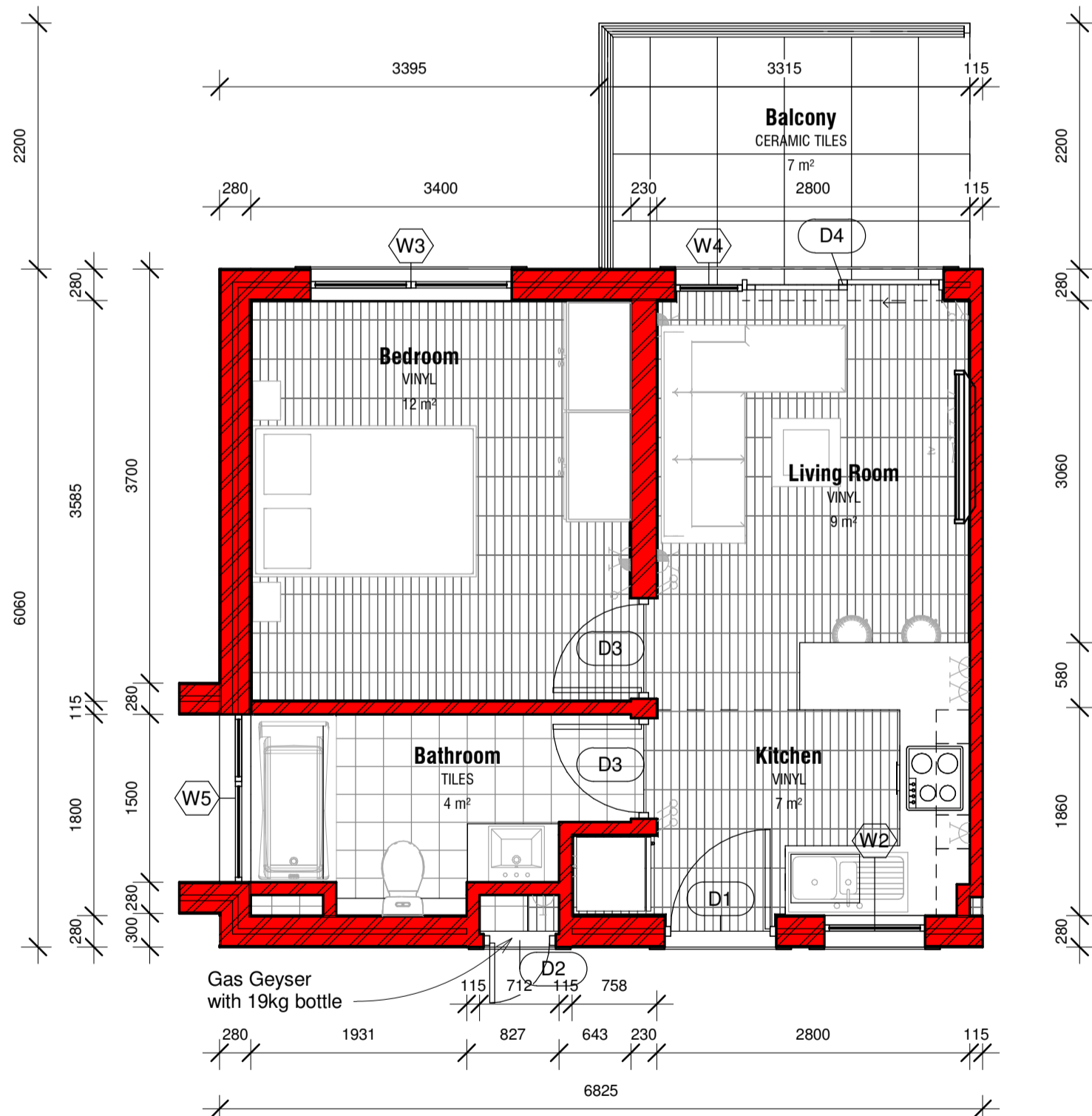


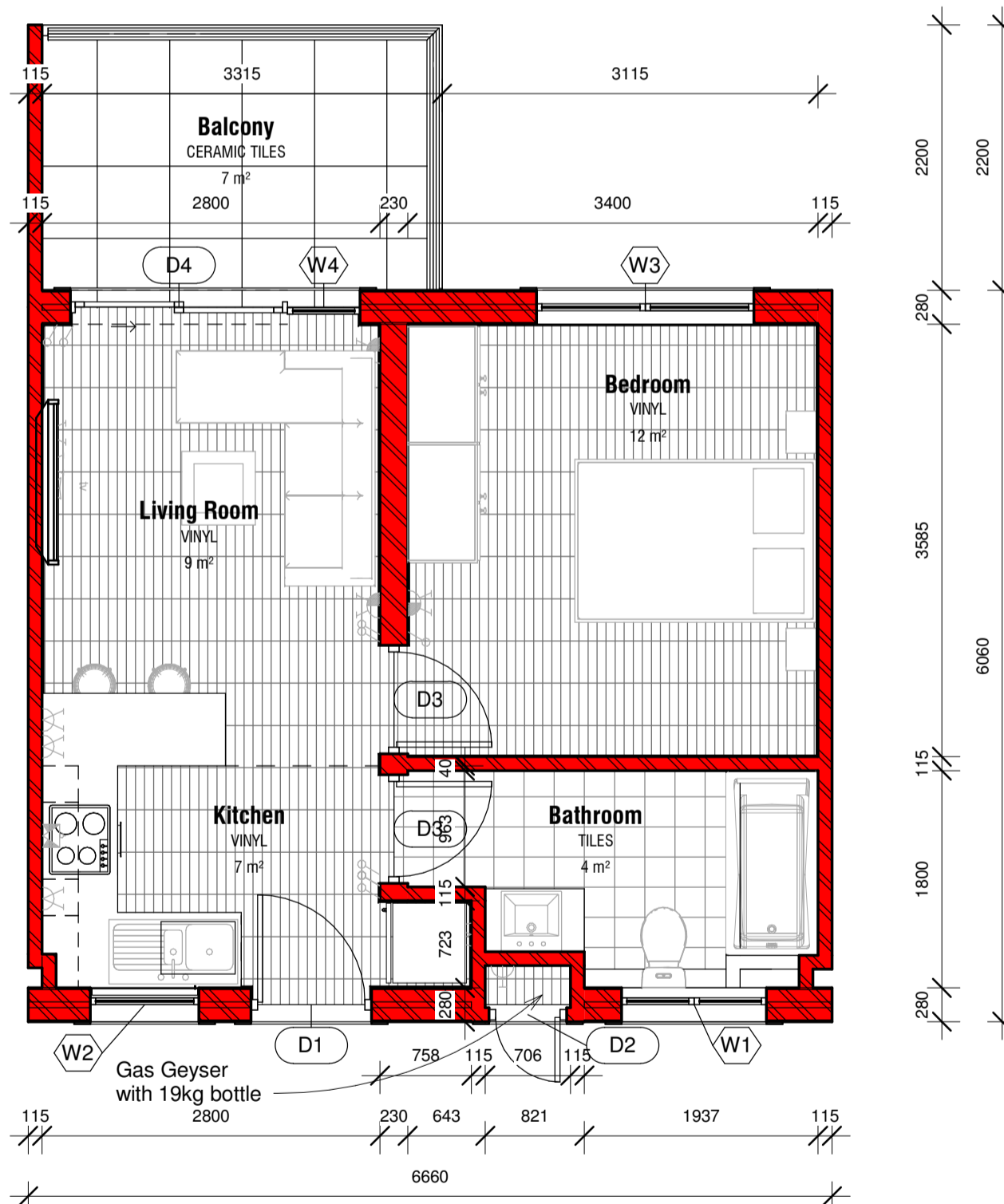
Unit Type - A1 (1 Bedroom)
 Area Internal - 38.5m²
 Balconey - 8.4m²



Unit Type - A2 (1 Bedroom)
 Area Internal - 38.5m²
 Balconey - 8.4m²



Unit Type - A3 (1 Bedroom)
 Area Internal - 38.5m²
 Balconey - 7.4m²



Unit Type - A4 (1 Bedroom)
 Area Internal - 38.5m²
 Balconey - 7.4m²

1 Plans - 1 Bed Units
 1 : 50

GENERAL NOTES
 All works to comply with SANS 10400 under the national regulations, building standards, local authority requirements and all relevant specifications and codes. The contractor is responsible for all site visits by local authorities and inspectors and shall pay all fees in connection therewith.
DIMENSIONS
 To comply with SANS 10400-C
 Figured dimensions to be taken in preference to scaling
 Overall dimensions (externals) to take precedence.
 All dimensions, levels and heights to be checked on site and any discrepancies to be reported to the architect before commencement of works.
FOUNDATIONS
 To comply with SANS 10400-B
 Detailed requirements of SANS 1400-H
 All concrete foundations to be a minimum of 600mmx250mm.
 Unless shown otherwise top of concrete foundation to be a minimum of 300mm below natural ground level.
FLOORS
 To comply with SANS 10400-J (laundry, kitchen, shower, bathroom or wc)
 Suspended Floors to comply with SANS 10400-B, SANS 10400-T, SANS 10082
 detailed requirements to comply with SANS 10400-J.
 Slabs to comply with SANS 10400-H and detailed requirements to comply with SANS 10400-J.
 Finished floor level to be a minimum of 150mm above natural ground level unless otherwise shown.
 Fire walls to be taken to up to underside of roof covering, provide a minimum 150mm threshold and minimum 1hr fire doors to garage where it interleads to house.
 All external doors opening outwards to have a 15mm step up to the inside on the outside of the door leaf, and those opening inward must have a 15mm step up along the longitudinal centreline of the door leaf.
WALLS
 Structural strength and stability to comply with SANS 10400-B SANS 10400-T and detailed requirements to comply with SANS 10400-K
 Roof fixing to comply with SANS 10400-B and detailed requirements to comply with SANS 10400-K
 water penetration through walls detailed requirements to comply with SANS 10400-K
ROOFS
 Roof covering and waterproofing to comply with SANS 10400-L
 Flat roofs or related gutter to comply with SANS 10400-L or rational design/ rational assessment or both
 Roof assembly or ceiling assembly to comply with SANS 10400-C and in accordance to detailed requirements of SANS 10400-L
 where roof assembly is supported in walls it must comply with the detailed requirements of SANS 10400-K and in accordance to SANS 10400-B and SANS 10400-L
 Gutters and downpipes to comply with SANS 10400-R
 Fire resistance and combustibility of the roof assembly or ceiling assembly in accordance to detailed requirements of SANS 10400-L and SANS 10400-T.
STAIRWAYS
 to comply with SANS 10400-B and SANS 10400-T and in accordance to detailed requirements of SANS 10400-L and SANS 10400-M.
 Walls, screens, railing or balustrades to such stairway to be in accordance to detailed requirements of SANS 10400-L and SANS 10400-B and SANS 10400-T, SANS 10400-K and SANS 10400-T.
FIRE INSTALLATION
 the fire installations to comply with national fire regulations
 the supply of water to be in accordance with the detailed requirements of SANS 10400-W and the subject of a rational design.
FIRE PROTECTION
 the fire protection measure to be in accordance with the detailed requirements of SANS 10400-T.
 the fire protection measure to be subject of a rational design or rational assessment.
ENERGY EFFICIENCY
 the design of the building envelope to be in accordance with the detailed requirements of SANS 10400-XA or be subject of a rational design or rational assessment.
PEOPLE WITH DISABILITY
 the fire installations to comply with national fire regulations
 level change, ramps, driveways and pools to comply with SANS 10400-D
SPACE HEATING
 the provision for space heating to comply with national regulations
STORM WATER DISPOSAL
 the means for the control and disposal to be in accordance with the detailed requirements of SANS 10400-XA or be subject of a rational design or rational assessment.
 the means for the control and disposal in interconnected complexes subject of a rational design or rational assessment.
LIGHTING AND VENTILATION
 in a habitable room, bathroom, shower and W.C. to be in accordance with the detailed requirements of SANS 10400-R or be subject of a rational design.
 the ventilation to comply with SANS 10400-T and in accordance to detailed requirements of SANS 10400-O and is subject of a rational design.
 All habitable rooms to have a minimum of 10% natural lighting.
GLAZING
 the type and fixing of glazing to comply with SANS 10400-B and in accordance to detailed requirements of SANS 10400-N
 the selection of the glazing to comply with national regulations

REVISIONS			
REV	DATE	DRAWN	DESCRIPTION

ARCHITECT

CDC CONSULTING

KNYSNA - WESTERN CAPE
 126 Old Capr Road
 Paradise, Knysna
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info@cdcconsultants.co.za

ARCHITECT NAME:

CLIENT **Owner**

CLIENT SIGNATURE:

PROJECT DESCRIPTION
The Sedge - Appartment Development
 Erf No. 430, Sedgfield, Western Cape

DRAWING DESCRIPTION				
Unit Detail Plans - Unit Type A				DATE
SCALE / SHEET SIZE	DATE			
SCALE: 1 : 50 @ A1	03/02/23			
PROJECT No.	OCCUPANCY	SHEET NUMBER		
22/101	H4	A601		
PROJECT	PHASE	DISCIPLINE	SERIES / SUFFIX	REVISION
22/101	1	AR	A601	
DRAWING STATUS				
INFO	TENDER	COUNCIL	CONSTRUCTION	
DRAWN BY:	CHECKED:			
Author	Checker			