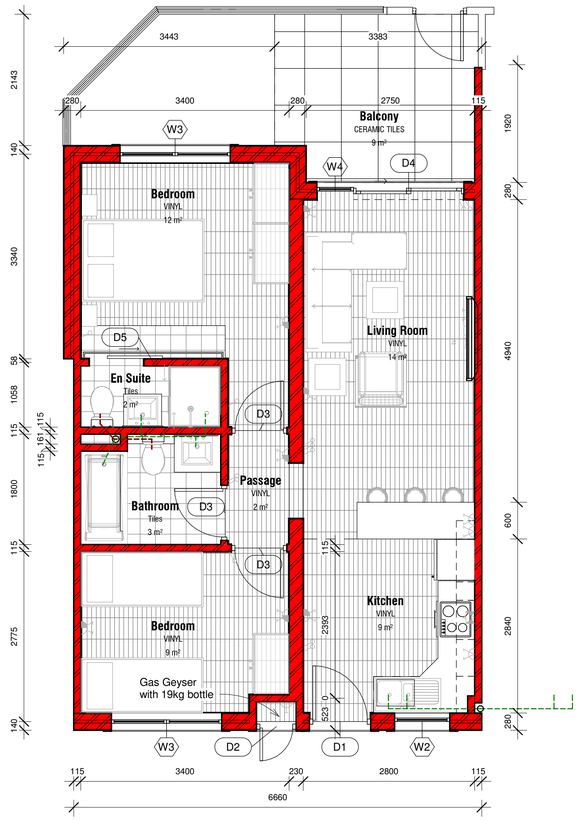
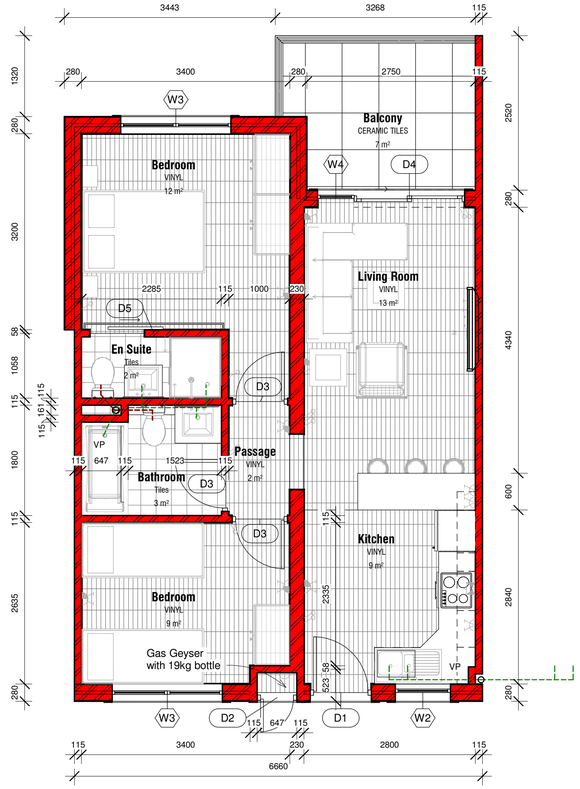


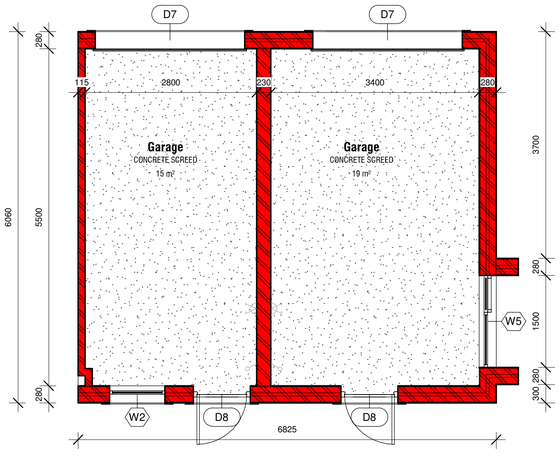
Unit Type - B1 (2 Bedroom)

Area Internal - 60m²
Balconey - 9m²



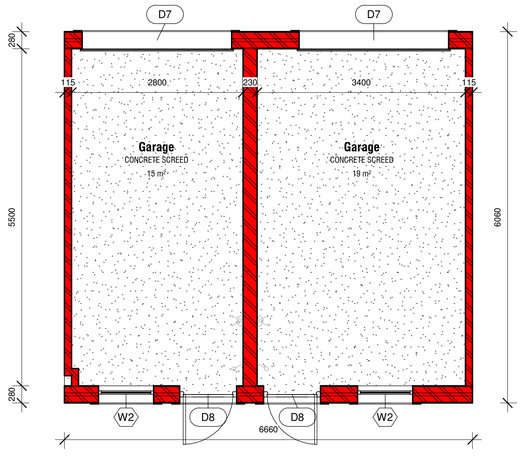
Unit Type - B2 (2 Bedroom)

Area Internal - 58.1m²
Balconey - 7.4m²



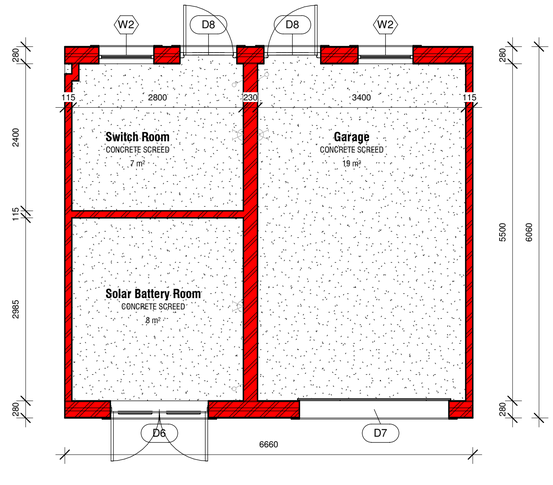
Garage Unit - C1

Area Internal - 36m²



Garage Unit - C2

Area Internal - 36m²



Garage Unit - C3

Area Internal - 36m²

1 Plans - 2 Bed & Garages

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 (external) 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, SANS10082 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 or 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 snd 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

PUBLIC SAFETY
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 complexese 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
Cell: +27 72 521 7805
info@cdcconsultants.co.za
ARCHITECT NAME:

CLIENT
Owner

CLIENT SIGNATURE:

PROJECT DESCRIPTION
The Sedge - Appartment Development

Erf No. 430, Sedgefield, Western Cape

DRAWING DESCRIPTION
Unit Detail Plans - Unit Type B and C

SCALE / SHEET SIZE		DATE
SCALE: 1 : 50 @ A1		02/26/23
PROJECT No.	OCCUPANCY	SHEET NUMBER
22/101	H4	A602

PROJECT	PHASE	DISCIPLINE	SERIES / SUFFIX	REVISION
22/101	1	AR	A602	

DRAWING STATUS

INFO	TENDER	COUNCIL	CONSTRUCTION

DRAWN BY: CHECKED:

Author | Checker

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