SDP Ground Floor
1 : 100

GARDEN Area Schedule	
Name	Area
Unit 2 Garden	34 m²
Unit 4 Garden	14 m²
Unit 9 Garden	33 m²
Unit 10 Garden	28 m²
Unit 13 Garden	29 m²
Unit 14 Garden	24 m²
Unit 17 Garden	34 m²
Unit 18 Garden	45 m²
Unit 23 Garden	45 m²
Unit 24 Garden	35 m²
Unit 27 Garden	26 m²
Unit 28 Garden	36 m²
Unit 31 Garden	26 m²
Unit 32 Garden	36 m²
Unit 36 Garden	16 m²
Unit 38 Garden	37 m²
	500 m²
Grand total	500 m²

GENERAL NOTES
ALL LEVELS AND MEASUREMENTS MUST BE REVIEWED AND CHECKED BY CONTRACTOR BEFORE STARTING ANY BUILDING WORK. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTOR WHATSOEVER. IF BUILDING WORK HAS ALREADY COMMENCED THEN ANY DESIGN OR LIC DU PLESSIS WILL IN NO WAY BE RESPONSIBLE FOR ANY COSTS INVOLVED OR.
- THERE IS UNDER NO CIRCUMSTANCES TO BE SCALED FROM DRAWINGS. BUILDING MUST PROCEED STRICTLY ACC. TO MEASUREMENTS. IF IN ANY DOUBT DO NOT ACT TO OWN DISCRETION, CONTACT ARCHITECT DESIGN.
- BUILDING MUST BE INSPECTED BY AN ARCHITECT AND BUILDING INSPECTOR AS BUILDING PROCEEDS.
- QUALITY OF MATERIALS AND WORKMANSHIP MUST COMPLY WITH THE LATEST SANS BUILDING REGULATIONS, RELEVANT SANS CODES AND MINIMUM STANDARDS OF SANS 0400 AS WELL AS THE WORKING DRAWINGS AND THE FULL SPECIFICATIONS.
- PLANS AND COPY RIGHT REMAINS VESTED IN JC DU PLESSIS AND AIF DESIGN. IS NEVER SOLD AND STAYS THE SOLE PROPERTY OF AIF DESIGN

SANS 10400-B - STRUCTURAL DESIGN
ALL STRUCTURAL ELEMENTS TO BE CONSTRUCTED AS PER ENGINEERS SPECIFICATION AND SANS 10400

SANS 10400-C - DIMENSIONS
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTOR AMENDMENT.
MINIMUM ROOM SIZES TO COMPLY WITH SANS 0400-C

SANS 10400-D - PUBLIC SAFETY
FENCE TO BE ERECTED TO PREVENT THE PUBLIC FROM ENTERING THE SITE DURING CONSTRUCTION
ANY CHANGE IN LEVEL MORE THAN 1m SHALL BE PROVIDED WITH A BALUSTRADE OR WALL AND SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-B
IN CASE OF A SWIMMING POOL THE OWNER SHALL PROVIDE A WALL OR FENCE WITH SELF-CLOSING AND SELF-LATCHING GATE TO ENSURE NO PERSON CAN HAVE ACCESS TO
THE POOL FROM THE STREET OR ANY PUBLIC PLACE

SANS 10400-F - SITE OPERATION
SANITARY FACILITIES TO BE PROVIDED DURING CONSTRUCTION AS PER SANS 10400-F AND REMOVED AS SOON AS CONSTRUCTION IS COMPLETE.
WHERE SO REQUIRED, A BUILDING SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITE ACTIVITY.
ALL STORMWATER DISPOSAL ARRANGEMENTS DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-R.

SANS 10400-G - EXCAVATIONS
EXCAVATIONS TO BE LESS THAN 2m DEEP OR PER ENGINEERS SPECIFICATIONS AND TO COMPLY WITH SANS 10400-G

SANS 10400-H - FOUNDATIONS
ALL FOUNDATIONS PER ENGINEERS SPECIFICATIONS AND SANS 10400-H

SANS 10400-J - FLOORS
ALL FLOORS PER ENGINEERS SPECIFICATIONS AND SANS 10400-J

SANS 10400-K - WALLS
WALLS ACCORDING TO SANS 10400-K AND R-VALUE OF EXTERNAL WALLS TO COMPLY WITH SANS 10400-XA
EXTERNAL WALLS TO BE 220mm CLAY BRICK WALLS OR 280mm CAVITY WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
INTERNAL WALLS TO BE 110mm OR 220mm CLAY BRICK WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
BOUNDARY WALLS TO BE 220mm CLAY BRICK WALLS MAX 1.8m HIGH, TO BE MAINTENANCE FREE ON NEIGHBOUR'S SIDE

SANS 10400-L - ROOFS
ROOFS ACCORDING TO ENGINEER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-L
ALL TIMBER TO BE ACCORDING TO SANS 10163
PROVIDE INSULATION TO ACHIEVE R-VALUE ACCORDING TO SANS 10400-XA

SANS 10400-M - STAIRWAYS
STAIRWAYS TO HAVE MIN 220mm TREADS WITH MAX 200mm RISERS. ANY FLIGHT OF STAIRS WITH MORE THAN 3 RISERS SHALL HAVE A COMBINED HANDRAIL EXTENDING THE FULL LENGTH OF THE STAIRS.
ALL STAIRWAYS ACCORDING TO SANS 10400-M

SANS 10400-N - GLAZING
ALL GLAZING TO BE ACCORDING TO SANS 10400-XA AND FENESTRATION TO COMPLY WITH SANS 10400-XA
THICKNESS OF PANES OF GLASS AS PER SANS 10400-N 4.2
TRANSPARENT GLAZING TO BE MARKED WHERE IT IS FACTUALLY TO BE APPARENT TO ANY PERSON APPROACHING IT
SAFETY GLAZING TO BE USED FOR ALL DOORS AND SIDELIGHTS , ANY WINDOWS WITH SILL HEIGHT OF LESS THAN 820mm OR A WINDOW ON NORMAL TRAFFIC ROUTE WITH A SILL
HEIGHT OF LESS THAN 800mm WITHOUT A PERMANENT BARRIER

SANS 10400-O - LIGHTING AND VENTILATION
TO COMPLY WITH SANS 10400-O AS WELL AS SANS 10400-XA
OPENINGS ON EXTERNAL WALLS TO BE AT LEAST 10% OF THE FLOOR AREA OF THE ROOMS AND THE TOTAL OPENABLE WINDOWS AND DOORS SHALL NOT BE LESS THAN 5% OF
THE FLOOR AREA

SANS 10400-P - DRAINAGE
ALL DRAINAGE TO COMPLY WITH SANS 10400-P AND TO BE INSTALLED BY A COMPETENT PERSON (SANVEMON)
ALL NEW SOIL WATER PIPES TO BE 100mm uPVC WITH A FALL OF MIN 1:40 AND AN INVERT LEVEL NOT LESS THAN 400mm
ALL NEW WASTE WATER PIPES TO BE 30mm uPVC AND VENTILATION PIPES MIN 40mm. ANY TYPE OF JOINT BETWEEN PIPES OR BETWEEN PIPES AND FITTINGS SHALL BE COMPATIBLE
WITH THE MATERIALS OF WHICH SUCH PIPES AND FITTINGS ARE MADE AND MUST REMAIN WATERTIGHT UNDER NORMAL WORKING CONDITIONS. CLEANING AND INSPECTION EYES
TO BE INSTALLED ACCORDING TO SANS 10400-P

SANS 10400-R - STORMWATER DISPOSAL
ALL STORMWATER DISPOSAL TO BE ACCORDING TO SANS 10400-R AND ENGINEERS SPECIFICATION
GUTTERS AND DOWNPIPES TO COMPLY WITH SANS 10400-R 4.3.

SANS 10400-T - FIRE PROTECTION
FIRE PROTECTION TO COMPLY WITH SANS 10400-T
BUILDING CLASSIFIED AS H3 OR H4 TO COMPLY WITH SANS 10400-T (4.1.2E)
ANY DOOR BETWEEN SUCH GARAGE AND ANY SUCH ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.
NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.

SANS 10400-V - SPACE HEATING
ANY FLUE PIPE, CHIMNEY, HEARTH OR FIREPLACE TO COMPLY WITH SANS 10400-V
ALL CHIMNEYS TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL AND BE NOT LESS THAN 190mm AND SHALL NOT BE LESS THAN 1m ABOVE THE HIGHEST POINT OF CONTACT BETWEEN SUCH CHIMNEY AND THE ROOF

SANS 10400-XA
ENERGY USAGE IN BUILDING TO COMPLY WITH SANS 10400-XA AS WELL AS THE ENERGY EFFICIENCY IN BUILDINGS ACCORDING TO SANS 204.
SEE CALCULATIONS AND DETAILS PROVIDED

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Ground Floor

OWNER SIGNATURE	ENGINEER SIGNATURE
SHEET NO. A105	PROJECT NO. Project Number
DATE : 08/18/22	
DRAWN BY : Author	
SCALE : AS SHOWN	COBUS DU PLESSIS SACAP NO: 4961 Professional Architect

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