



UNIT LEGEND

Unit A
Unit B
Unit C
Unit D
Unit E
Unit F
Unit G
Unit H

NOTES

- The design on this drawing is copyright and remains the property of SVA International (Pty) Ltd. Reg. No 2011/137280/07
- All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S. standards.
- This drawing may not be scaled. Only figured dimensions and levels may be used.
- All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately

REVISIONS

Rev	Date	Issued by	Description
A	2022.12.02	SVA PE	Issued for comment

COUNCIL NOTES

GENERAL:

- ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
- SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B. SANS 10400-A FORM 1.
- DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.
- ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

STRUCTURAL DESIGN:

- STRUCTURAL SYSTEM ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
- ALL CONCRETE COLUMNS, FOUNDATIONS, BEAMS, LINTELS, WALLS, FLAT, COVERED, OR POST-TENSIONED SLABS, STRUCTURAL STEEL AND/OR TIMBER STRUCTURE, AND ALL SUSPENDED STAIRWAYS WHICHEVER MAY BE APPLICABLE, ACCORDING TO STRUCTURAL ENGINEER'S DESIGN.
- IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M, N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:

- PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL IMMEDIATELY.

FOUNDATIONS:

- ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
- ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

FLOORS:

- FLOORS TO COMPLY WITH SANS 10400-J UNLESS OTHERWISE SPECIFIED IN FORM 1.
- SLABS AND FLOORS IN STRUCTURAL CONCRETE (min 75mm DEEP) UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
- DAMP PROOF MEMBRANES OF 250 MICRON UNDER ALL EARTH-SUPPORTED FLOORS UNLESS OTHERWISE SPECIFIED ELSEWHERE.

WALLS:

- STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1.
- ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.
- WATER PENETRATION THROUGH WALLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF 10400-K. SPICES VERTICAL AND HORIZONTAL TO ALL OPENINGS.
- WALL THICKNESS OF 110mm INTERNALLY OR 200mm EXTERNALLY UNLESS OTHERWISE FIGURED.

ROOFS:

- ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1.
- FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

GLAZING:

- GLAZING TO COMPLY WITH SANS 10400-N.
- GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1 METER SQUARE OR LESS THAN 500mm ABOVE FFL TO BE SAFETY GLAZING IN ACCORDANCE WITH BUILDING REGULATIONS.

HEALTH & PUBLIC SAFETY:

- CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-O UNLESS OTHERWISE SPECIFIED IN FORM 1.
- STORE ROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY VENTILATED IN COMPLIANCE WITH SANS 10400-O.
- THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1.

DRAINAGE & STORMWATER:

- DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
- STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

FIRE PROTECTION:

- ALL FIRE EQUIPMENT, POSITIONING AND PROTECTION TO BE IN ACCORDANCE WITH THE FIRE ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
- ACCESS AND ESCAPE DOORS ON ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES APPROVED BY LOCAL AUTHORITY.
- STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7 MATERIALS AND FINISHES.

MATERIALS AND FINISHES:

- MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES.
- MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Signatures:
Client: _____
Architect: _____

FOR INFORMATION



Client: _____
Project: Erf 3306, Sea Vista
Drawing: Proposed New SDP Layout

Scale	Size	Date	Drawn
1 : 400	A1	2022.12.02	SVA PE
Project No.	Drawing No.	Revision No.	
	A106	A	



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