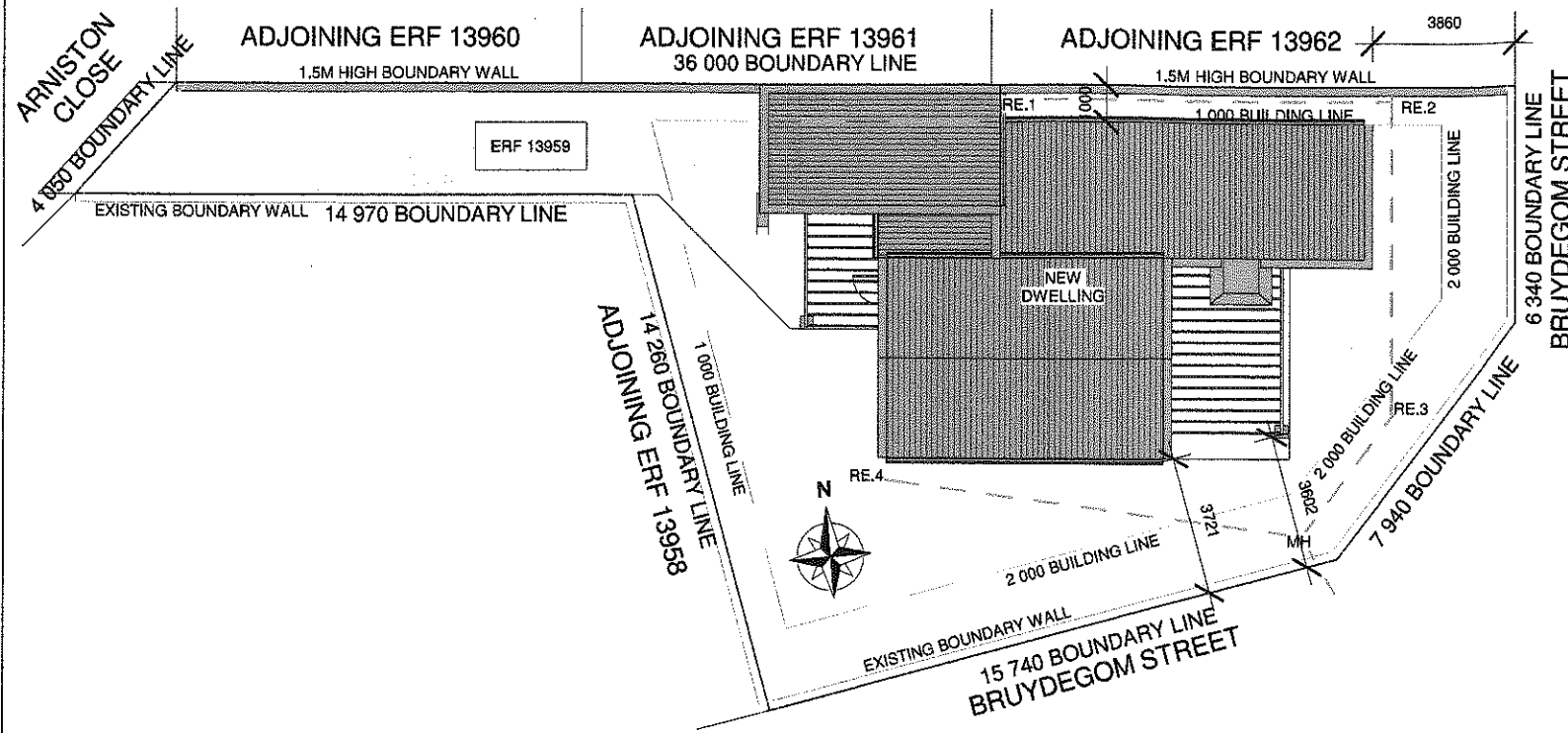


GENERAL NOTES:

MEET THE REGULATIONS OF THE LOCAL AUTHORITY AS PER BUILDING ACT 103/1977.

- REGARDLESS OF DEPTH SHOWN ON SECTION, EXCAVATE TO A DEPTH TO PROVIDE A SOLID AND UNIFORM FOUNDATION TO ALL FOOTINGS.
- LAY OVER ALL OPENINGS NO.2 "STRESSO" RCID LINTOLS WITH A MIN. BEARING AT EACH END OF 230mm SUPPORTED IN CENTRE FOR 5-14 DAYS.
- LAY "BRICKFORCE" TO LINTOL MANUFACTURER'S SPECIFICATION OF MIN. 4 COURSES.
- ALL CAVITY WALLS TO BE BUILT SOLID UP TO DPC LEVEL.
- A MIN. OF 3 COURSES OF BRICKWORK BELOW WALL PLATES AND ABOVE ALL WINDOWS.
- ANY FOOTINGS WITHIN 1,2m OF ANY DRAINLINE IS TO BE BELOW SAME.
- ALL DIMENSIONS AND LEVELS TO BE SITE CHECKED PRIOR TO WORK COMMENCING.
- GULLEY RIMS TO BE NOT LESS THAN 150mm ABOVE THE FINISHED SURROUNDING GROUND LEVEL AND NOT LESS THAN 150mm BELOW CROWN OF THE LOWEST TRAP SERVING ANY SANITARY FIXTURE.
- DPC. TO BE MIN. 150mm ABOVE NATURAL GROUND LEVEL.(NGL)
- THIS DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE USED.
- ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND BYE LAWS. ACT 103/1977
- ALL RC SLABS, BEAMS, COLUMNS, STAIRS AND FOOTINGS TO ENGINEERS DETAIL.
- BOUNDARY WALLS TO BE DESIGNED AND BUILT IN ACCORDANCE WITH TABLE 17 AND 18 OF PART K OF THE NBR
- DRAINAGE AND SEWER LAYOUT TO COMPLY WITH SANS 10400P. FIRE PROTECTION TO COMPLY WITH SANS 10400T.
- ALL CONSTRUCTION ACCORDING TO REGULATION XA COMPLIANCE REPORT.

- FOUNDATIONS:**
 -ALL FOUNDATIONS TO COMPLY WITH SANS10400 PART G&H -4.4.1
 -ALL FOUNDATIONS TO BE NOT LESS THAN 25 MPa AT 28 DAYS.
 -FOUNDATIONS TO ALL 230mm WALLS TO BE 700mmX280mm OR TO ENGINEER SPECIFICATIONS
 -REINFORCING STEEL TO BE INSERTED IN FOUNDATIONS AND FLOOR SLAB THICKENINGS IF NECESSARY OR AS PER ENGINEERS SPECIFICATIONS.
- WALL CONSTRUCTION:**
 TO COMPLY WITH SANS 10400 PART-R, 10400XA-4.4.3
 -MAXI CEMENT BRICKS SHALL COMPLY WITH SABS 10400 PART KK3 & KK4
 -BRICKFORCE TO BE PROVIDED AFTER EVERY FOURTH(4) BRICK COURSE AND EVERY SECOND COURSE ABOVE ALL OPENINGS.
 -WALL TIES TO BE EVENLY DISTRIBUTED AT 2.5 TIES/m².
 -MOVEMENT/CONTROL JOINTS TO BE FILLED IN WITH APPROVED BITUMEN IMPREGNATED BOARD OR EXPANDED POLYETHYLENE STRIPS UNLESS OTHERWISE SPECIFIED.
 -WEEPHOLES TO BE PROVIDED @ MIN. 690mm C/C.
 -PREFABRICATED PRE STRESSED CONCRETE LINTOLS TO BE USED OVER ALL OPENINGS EXCEEDING 800mm AND LAID TO MANUFACTURERS SPECIFICATIONS.
 -375 MIC DPC OVER ALL DOORS AND WINDOW SIDES, HEADS AND SILLS.
 -INTERNAL WALLS TO BE SMOOTH PLASTERED PAINTED WHITE. GARAGE WALLS TO BE BAGGED.
 -EXTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED AS INDICATED ON ELEVATIONS.
 - TO REGULATION XA COMPLIANCE REPORT
- GLAZING:**
 - TO COMPLY WITH SANS 10137, SANS 10400 PART N, SANS 204 & SANS 10400-XA
 - ALL GLAZING WITHIN 500MM OF THE FFL TO BE SAFETY GLASS
 - ALL GLAZING IN DOORS TO BE SAFETY GLASS
 - ALL GLAZING WITHIN 1000mm OF DOORS TO BE SAFETY GLASS.
 - ALL GLAZING EXCEEDING 1m² AND LOWER THAN 500mm FROM FFL TO BE SAFETY GLASS.
 -ALL BATHROOMS TO HAVE OBSCURE GLASS
 - TO REGULATION XA COMPLIANCE REPORT
- FLOOR COVERING:**
 - FINISH AS INDICATED ON FLOOR PLAN OR AS PER OWNER'S SPECIFICATION ON 100mm CONCRETE 25 Mpa REINFORCED WITH 183 WELDED MESH ON 250mic DAMP PROOF MEMBRANE ON WELL COMPACTED FILL WHICH MUST BE FREE FROM CLAY OR ANY OTHER ORGANIC MATERIALS.
 - TO REGULATION XA COMPLIANCE REPORT
- RAINWATER GOODS:**
 - Light Grey "D" SHAPE 75mmØ GUTTERS TO BE USED FOR COLLECTION FROM ROOF AREAS
 - ALL PVC/SEAMLESS ALUMINIUM GUTTERS TO FITTED BY SPECIALIST.
 - 75mm DIAMETER Light Grey DOWN PIPES FIXED TO FACIA WITH HOLDER BATS @ 800mm C/C
 - STORMWATER TO THE STREET VIA WATER CHANNEL OR REMAIN ON THE PLOT. MAKE PROVISION THAT NO WATER MOVE TO PLOTS ENCROACHED TO COMPLY WITH SANS 10400R (SECTION R OF NBR AND BS ACT 103,1977.
- FINISHES:**
 SPLASH BACK TILES @ BATH, SHOWER, STOVE, SINK. NO SPLASH BACK BEHIND BASINS. REFER TO SPECIFICATION LIST.
- DRAINAGE:**
 - ALL DRAINAGE(IL'S, CL'S) AND S/W TO BE CONFIRMED WITH PLUMBER FOR CORRECTNESS AND ACCURACY. ALL TO COMPLY TO LOCAL REGULATIONS.
 - ALL COLD WATER CONNECTIONS TO SANITARY FITTINGS ARE TO BE Ø15mm .
 - ALL WASTE PIPES TO HWB'S AND SINKS ARE TO BE MIN 40MM UNLESS OTHERWISE INDICATED.
 - ALL SEWER LINES/PIPES CLOSER THAN 1m TO ANY WALL TO BE BOXED WITH 300X300 RC.
 - 125mm HALFROUND PVC GUTTERS WITH 76mm DOWNPIPES (VENT PIPES - 2mm, SUB AND STACK STYLE).
 - ALL COVER LEVELS TO BE A MIN. OF 76mm ABOVE THE NORMAL GROUND LEVEL. (NGL)
 - ALL DRAINAGE PIPING BELOW FOUNDATIONS OR DRIVEWAYS TO BE ENCASED IN CONCRETE.
 - ALL WASTE FITTINGS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTHS, WASTE FITTINGS TO HAVE RE-SEAL TRAPS.
 - PROVIDE AIRBRICKS TO EXT. WALL BELOW BATH.
 - RE'S TP BE PROVIDED AT ALL BENDS AND JUNCTIONS.
 - PLUMBER TO SUPPLY AND INSTALL STOPCOCK EXTERNALLY ACCESSION COLD WATER SUPPLY LINE.
 -COLD WATER TO BE 22mm POLYCOB OUTSIDE, 15mm PEX INSIDE, 15mm AT FITTINGS
 -ALL EXPOSED PIPES TO INDOOR OR OUTDOOR AIR, CONVEYING HOT WATER TO AND FROM THE HOT WATER CYLINDERS AND HEATING SYSTEMS, SHALL BE INSULATED WITH PIPE INSULATION MATERIAL WITH AN R-VALUE IN ACCORDANCE WITH TABLE 11 AS PER SANS 10400, PART XA, SECTION 6.1
 -ALL PLUMBING AND DRAINAGE MUST BE CONCEALED WITHIN THE WALLS.



Site Plan

Scale 1 : 200

Aanbeveel in terme van Artikel 6 (1) (a) van die Wet op Nasionale Bouregulasies, (Wet 103 van 1977 soos gewysig) Recommended in terms of Section 6 (1) (a) of the National Building Regulations and Building Standards, (Act 103 of 1977 as amended)

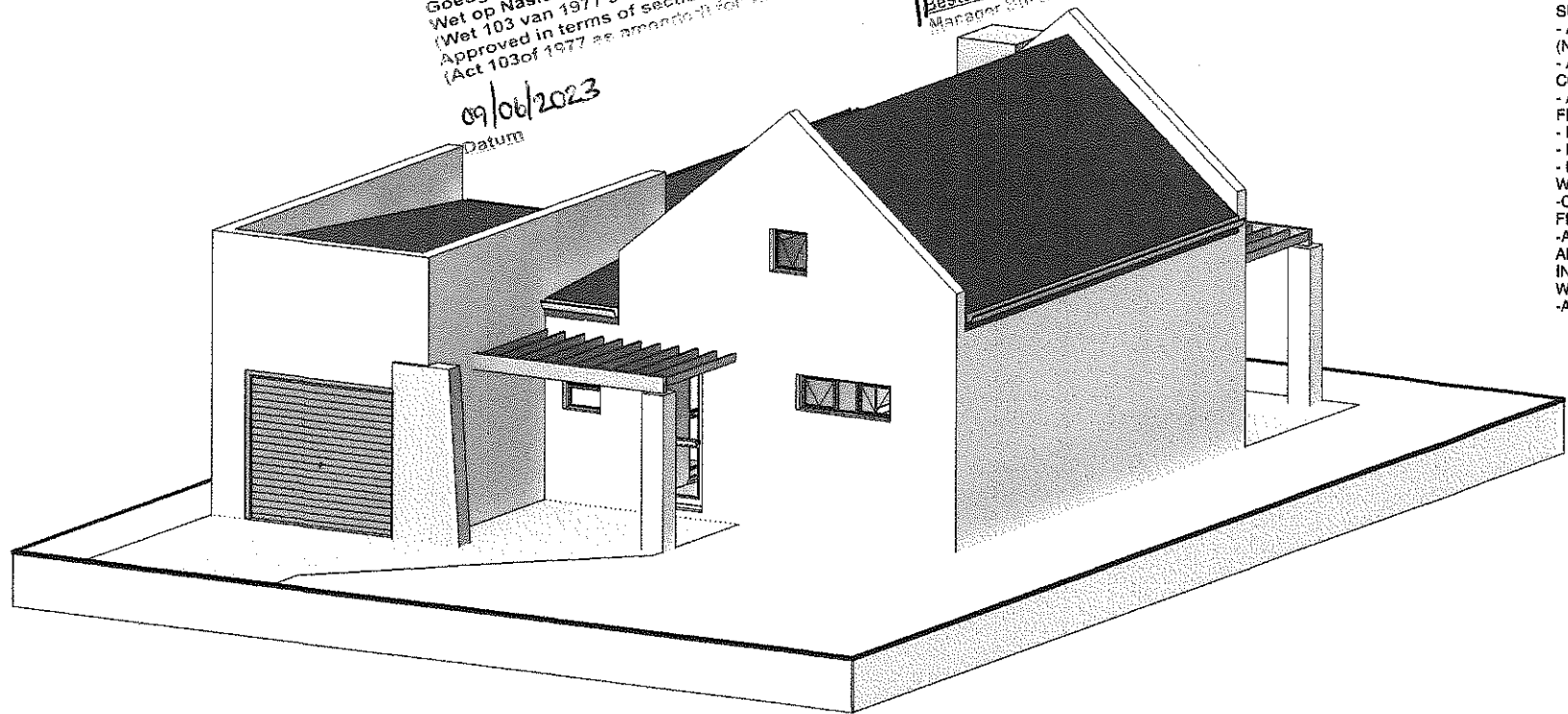
[Signature]
 Boubheerbeampte
 Building Control Officer

2/6/2023
 Datum

Goedgekeur in terme van Artikel 7 (1) (a) van die Wet op Nasionale Bouregulasies en Boustandaarde, (Wet 103 van 1977 soos gewysig) vir 12 maande. Approved in terms of section 7 (1) (a) of the National Building Regulations, (Act 103 of 1977 as amended) for 12 months.

09/06/2023
 Datum

[Signature]
 Bestuurder Boubheer
 Manager Building Control



[Signature]
 Checked by: H Bieldt
 On Behalf of
 WELGEDAAN
 SECURE ESTATE
 14/04/2023

Area & Coverage

| | | |
|----------------------|---|----------|
| Dwelling | : | 106.20m² |
| Total Footprint | : | 106.20m² |
| Plot Size | : | 346.66m² |
| Coverage | : | 30.64% |
| Boundary Wall Length | : | 29.29m² |

HAB
 Architecture

Principal Member:
 Harrieh Bieldt
 SACAP Reg. No: PAD38130947

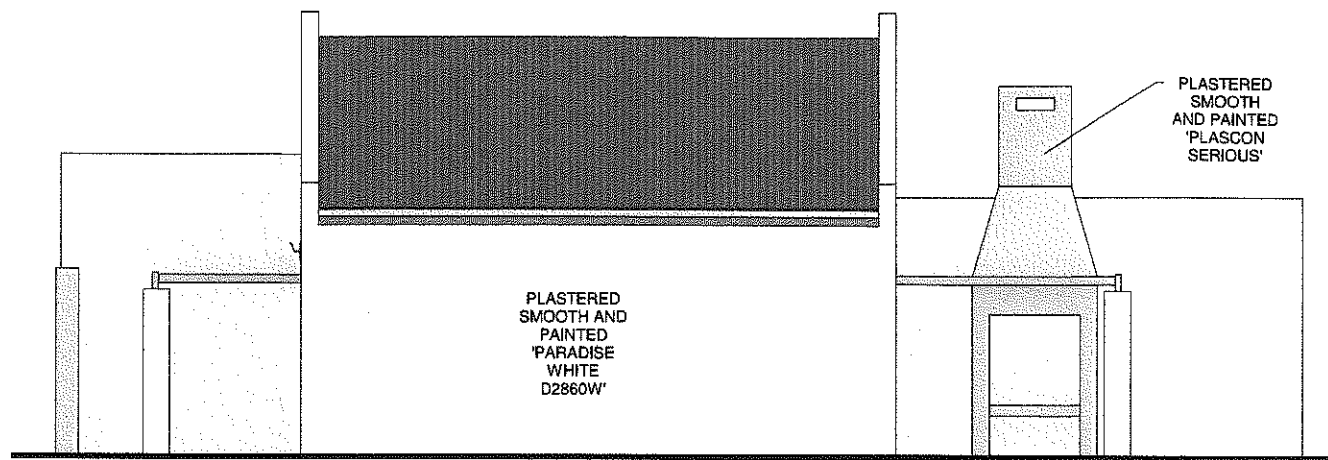
Contact: 081 522 2100
 HBDrawingDesk@gmail.com
 www.HABarchitecture.co.za
 44A Mars Str. Vredenburg

ARCHITECTURE PLANNING DESIGN

| | | |
|------------------------|--|------------|
| DWG TITLE: | Proposed New Dwelling On Erf 13959 Saldanha Saldanha Bay Mun. For: D2SA | 17-05-17 |
| PROJECT NUMBER: | 13959SAL0106 | |
| DATE: | | Issue Date |

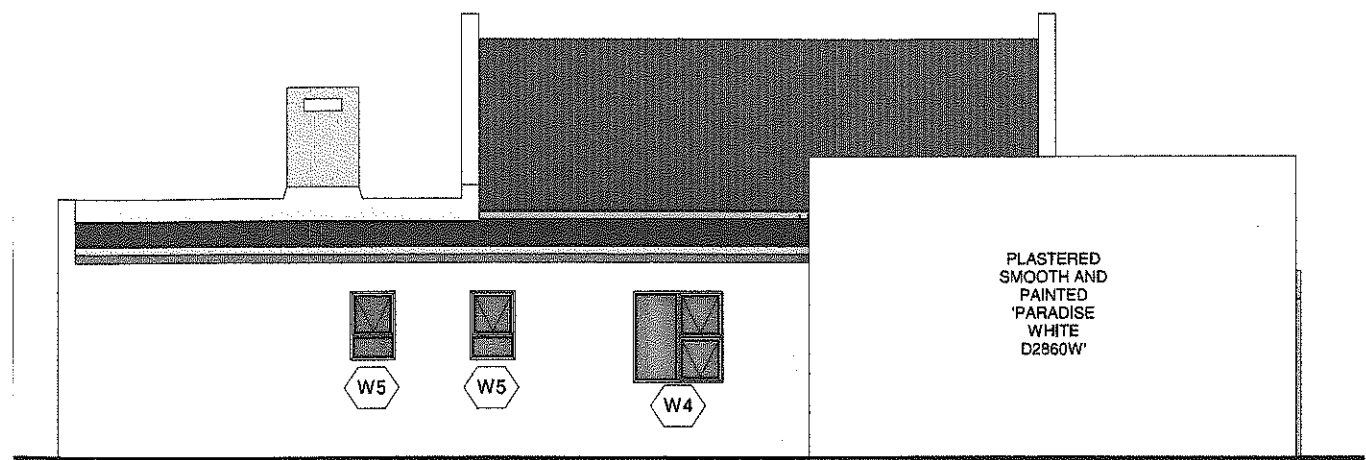
SCALE: AS SHOWN

REV:



Southern Elevation

Scale 1 : 100



Northern Elevation

Scale 1 : 100

Aanbeveel in terme van Artikel 6 (i) (a) van die
Wet op Nasionale Bouregulasies, (Wet 103 van 1977 soos gewysig)
Recommended in terms of Section 6 (i) (a) of the National Building Regulations
and Building Standards, (Act 103 of 1977 as amended)

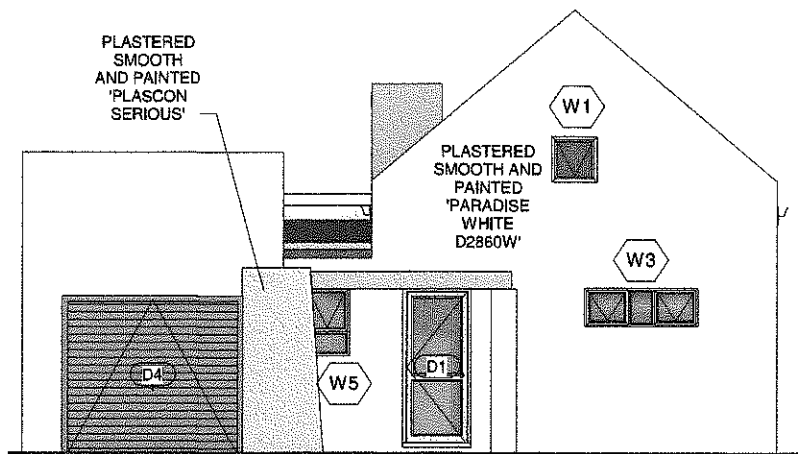
7/6/2023
Datum

[Signature]
Boubeheerbeampte
Building Control Officer

Goedgekeur in terme van Artikel 7 (1) (a) van die
Wet op Nasionale Bouregulasies en Boustandaarde,
(Wet 103 van 1977 soos gewysig) vir 12 maande.
Approved in terms of section 7 (1) (a) of the National Building Regulations,
(Act 103 of 1977 as amended) for 12 months

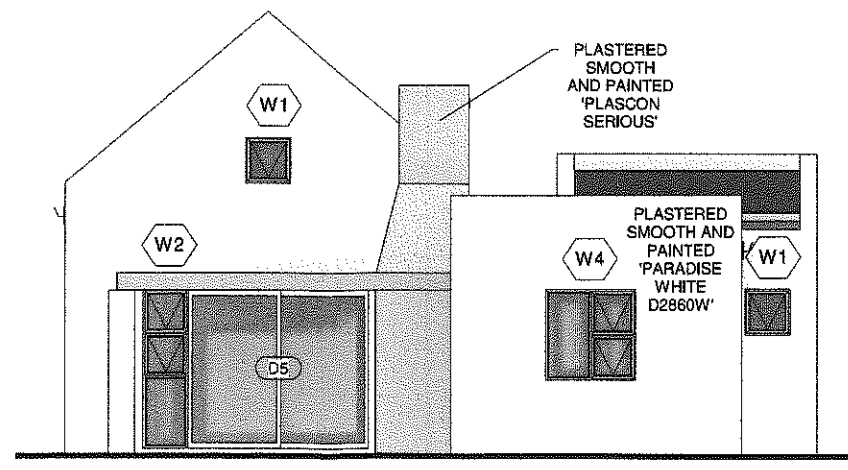
09/06/2023
Datum

[Signature]
Aestuurder, Boubeheer
Manager, Building Control



Western Elevation

Scale 1 : 100



Eastern Elevation

Scale 1 : 100

[Signature]
Checked by: H Bieldt
On Behalf of
WELGEDAAN
SECURE ESTATE

14/04/2023

HAB
Architecture

Principal Member:
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SACAP Reg. No: PAD38130947

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44A Mars Str. Vredenburg

ARCHITECTURE PLANNING DESIGN

DWG TITLE: Proposed New Dwelling
On Erf 13959 Saldanha
Saldanha Bay Mun.
For: D2SA

PROJECT NUMBER: 13959SAL0106

DATE: Issue Date

3

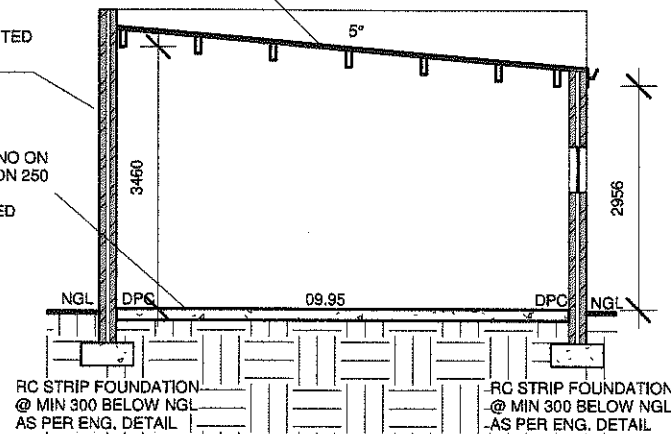
SCALE: AS SHOWN

REV:

ROOF - 5° PITCH
 AZ-200 CHROMODECK, CORRUGATED METAL
 ROOF SHEETING, COLOUR - Light Grey, ON
 SISALATION ON 38X152mm SA PINE PURLIN
 RAFTERS @ MAX 1000mm C/C FIXED TO WALL
 WITH TRUSSHANGERS.

RAIN WATER GOODS:
 90mm "D" SHAPE SEAMLESS ALU.
 GUTTER, COLOR - Light Grey &
 75mm DIAMETER RAINWATER
 DOWN PIPE ON Light Grey PAINTED
 223mmx20mm FIBER CEMENT
 FACIA

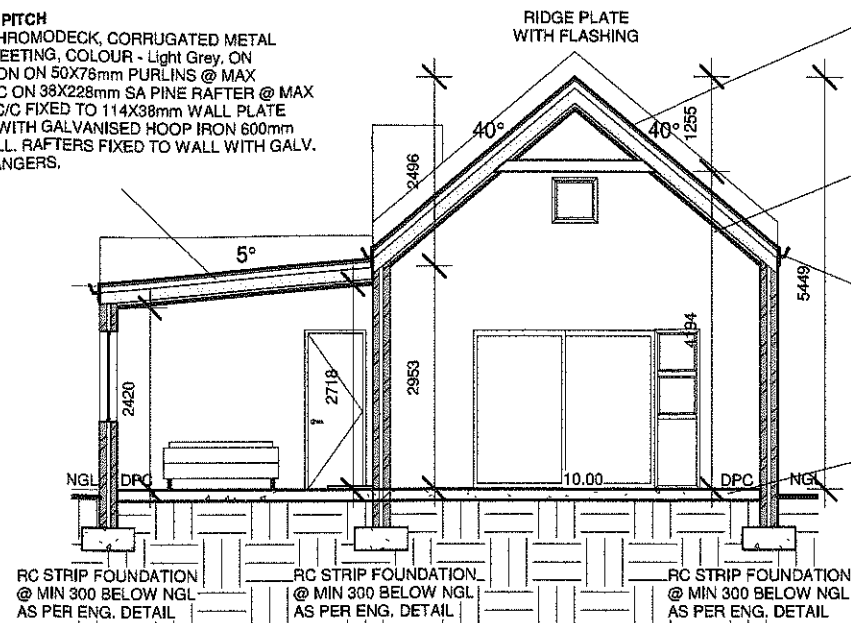
FLOOR CONSTRUCTION:
 50mm WELL COMPACTED GRANO ON
 MIN 90mm 15 MPa CONCRETE ON 250
 MICRON DPC ON 40mm SAND
 BLINDING ON WELL COMPACTED
 FILLING FREE FROM CLAY AND
 OTHER ORGANIC MATERIAL.



Section A

Scale 1 : 100

ROOF - 5° PITCH
 AZ-200 CHROMODECK, CORRUGATED METAL
 ROOF SHEETING, COLOUR - Light Grey, ON
 SISALATION ON 50X76mm PURLINS @ MAX
 900mm C/C ON 38X228mm SA PINE RAFTER @ MAX
 1000mm C/C FIXED TO 114X38mm WALL PLATE
 BUILT IN WITH GALVANISED HOOP IRON 600mm
 INTO WALL, RAFTERS FIXED TO WALL WITH GALV.
 TRUSSHANGERS.



Section B

Scale 1 : 100

ROOF - 40° PITCH TRUSSES
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF
 SHEETING, COLOUR - Light Grey, ON SISALATION ON
 TRUSSES AS PER, ENG. DETAIL FIXED TO WALL
 WITH 114X38mm WALL PLATE BUILT IN WITH
 GALVANISED HOOP IRON 600mm INTO WALL.

CEILING:
 30MM ISOBOARD INSTALLED TO
 MANUFACTURERS SPECIFICATIONS
 AS PER OWNERS CHOICE FIXED TO
 UNDERSIDE OF 38X38MM BATTENS @
 600MM C/C SECURED TO EXPOSED
 TRUSSES.

RAIN WATER GOODS:
 90mm "D" SHAPE SEAMLESS ALU.
 GUTTER, COLOR - Light Grey &
 75mm DIAMETER RAINWATER
 DOWN PIPE ON Light Grey PAINTED
 223mmx20mm FIBER CEMENT
 FACIA

FLOOR CONSTRUCTION:
 50mm WELL COMPACTED GRANO ON
 MIN 90mm 15 MPa CONCRETE ON 250
 MICRON DPC ON 40mm SAND
 BLINDING ON WELL COMPACTED
 FILLING FREE FROM CLAY AND
 OTHER ORGANIC MATERIAL.

Aanbeveel in terme van Artikel 8 (1) (a) van die
 Wet op Nasionale Boueregulasies, (Wet 103 van 1977 soos gewysig)
 Recommended in terms of Section 8 (1) (a) of the National Building Regulations
 and Building Standards, (Act 103 of 1977 as amended)

7/6/2023
 Datum

Goedgekeur in terme van Artikel 7 (1) (a) van die
 Wet op Nasionale Boueregulasies en Boustandaarde,
 (Wet 103 van 1977 soos gewysig) vir 12 maande.
 Approved in terms of section 7 (1) (a) of the National Building Regulations,
 (Act 103 of 1977 as amended) for 12 months.

09/06/2023
 Datum

Boubeheer/Beampte
 Building Control Officer

Checked by: H Bieldt
 On Behalf of
 WELGEDAAN
 SECURE ESTATE

14/04/2023

HAB
 Architecture

Principal Member:
 Hanrich Bieldt
 SACAP Reg. No: PAD38130947

Contact: 081 522 2100
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 www.HABarchitecture.co.za
 44A Mars Str. Vredenburg

ARCHITECTURE PLANNING DESIGN

DWG TITLE: Proposed New Dwelling
 On Erf 13959 Saldanha
 Saldanha Bay Mun.
 For: D2SA

PROJECT NUMBER: 13959SAL0106

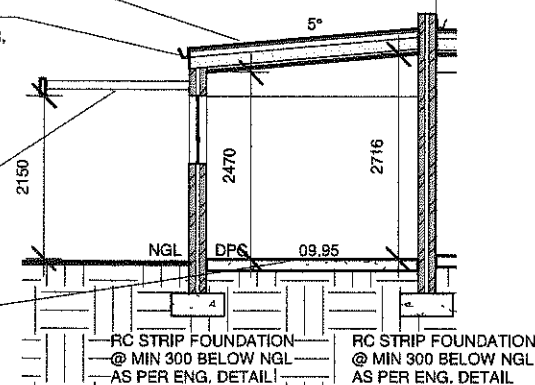
DATE: Issue Date

ROOF - 5° PITCH
 AZ-200 CHROMODECK, CORRUGATED METAL
 ROOF SHEETING, COLOUR - Light Grey, ON
 SISALATION ON 50X76mm PURLINS @ MAX
 900mm C/C ON 38X114mm SA PINE RAFTER @ MAX
 1000mm C/C FIXED TO 114X38mm WALL PLATE
 BUILT IN WITH GALVANISED HOOP IRON 600mm
 INTO WALL, RAFTERS FIXED TO WALL WITH GALV.
 TRUSSHANGERS.

RAIN WATER GOODS:
 90mm "D" SHAPE SEAMLESS ALU. GUTTER,
 COLOR - Light Grey & 75mm DIAMETER
 RAINWATER DOWN PIPE ON Light Grey
 PAINTED 223mmx20mm FIBER CEMENT
 FACIA

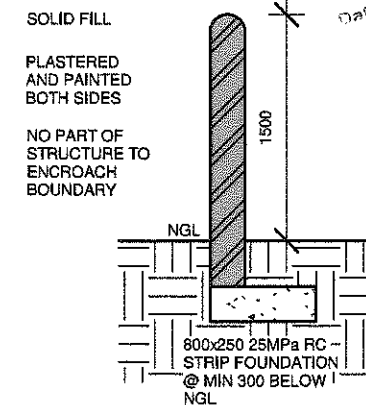
PEGOLA:
 38X114 SA PINE RAFTERS ON
 TRUSSHANGER FIXED TO WALL AND TO
 50X228 BEARER BEAM BUILT INTO
 WALL AND FIXED TO 345X345 COLUMN.

FLOOR CONSTRUCTION:
 50mm WELL COMPACTED GRANO ON
 MIN 90mm 15 MPa CONCRETE ON 250
 MICRON DPC ON 40mm SAND
 BLINDING ON WELL COMPACTED
 FILLING FREE FROM CLAY AND
 OTHER ORGANIC MATERIAL.



Section C

Scale 1 : 100



Boundary Wall

Scale 1 : 50

| View | Door Number | Width | Height | Material | Area of Glazing |
|-----------------------|-------------|-------|--------|------------------------------------|--------------------|
| | D.1 | 910 | 2 110 | Dust Grey Powder Coated Aluminium | 1.6 |
| | D.2 | 810 | 2 110 | Hollow core | N/A |
| | D.3 | 810 | 2 110 | Fire Door With Self Closing Device | N/A |
| | D.4 | 4 800 | 2 110 | Dust Grey Powder Coated Aluminium | N/A |
| | D.5 | 3 600 | 2 110 | Dust Grey Powder Coated Aluminium | 5.04 |
| Total Area of Glazing | | | | | 6.64m ² |

Door Schedule

Scale 1 : 100

| View | Window Number | Type | Width | Height | Material | Count | Area of Glazing |
|-----------------------|---------------|---------|-------|--------|-----------------------------------|-------|--------------------|
| | W.1 | PT66 | 600 | 600 | Dust Grey Powder Coated Aluminium | 3 | 0.72 |
| | W.2 | PTT621 | 600 | 2 100 | Dust Grey Powder Coated Aluminium | 1 | 1.26 |
| | W.3 | PTT155 | 500 | 1 500 | Dust Grey Powder Coated Aluminium | 1 | 0.75 |
| | W.4 | PTT1212 | 1 200 | 1 200 | Dust Grey Powder Coated Aluminium | 2 | 2.88 |
| | W.5 | PT69 | 600 | 900 | Dust Grey Powder Coated Aluminium | 3 | 1.62 |
| Total Area of Glazing | | | | | | | 8.67m ² |

Window Schedule

Scale 1 : 100

XA Compliance report

Occupancy: H4
Climate zone: 4 Temporal Coastal

Lighting and Power
LED to comply with SANS 10400 XA

Hot water services
Electrical resistance heating elements may not exceed 50% of annual average hot water requirements by volume as per SANS 10400 XA

Floors
Min. Insulation R-value: 1.0m².K/W as per SANS 10400 XA

External Wall Construction as per SANS 10400 XA
Wall type: Masonry

Min. requirements for external walls other than Category 1 Buildings

| Surface Density | Energy Zone | R-Value (m ² .K/W) | Min. requirement |
|-----------------------|-------------|-------------------------------|------------------|
| ≥270kg/m ² | 4 | 0.6 | 50mm cavity wall |

-Single-leaf masonry walls in category 1 buildings shall have a nominal wall thickness greater of equal to 140mm

Roof Construction
To comply with SANS 10400 XA

Min. required Total R-Value (m².K/W): 3.7
Direction of heat flow: Up
Est. minimum added R-Value of insulation (m².K/W): 3.35

Generic Insulation: Glass wool blanket
Density: 10 to 18 kg/m³
Thickness: 135mm

Building sealing as per SANS 10400 XA

Glazing % in relations to Net Floor Area

| | |
|--------------------|---------------------|
| Net Floor Area | 72.00m ² |
| Windows | 7.23m ² |
| Doors | 6.64m ² |
| Total Area Glazing | 13.87m ² |
| Glazing % | 19.26% |

Glazing requirements as per SANS 10400 XA Fenestration

| Total fenestration area for each storey/nett floor area for each storey (%) | U-Value (W/m ² .K) | Maximum solar heat gain coefficient (SHGC) | | |
|---|-------------------------------|---|--|--|
| | | Vertical fenestration with West, North- West, North, North-East and East sector orientation | | Vertical fenestration with South-West, South and South-Eastern orientation |
| | | With shading in accordance with 5.2.2 of SANS 10400 XA | With no shading or not in accordance with 5.2.2 of SANS 10400 XA | All |
| ≤ 20 % | Any Solution | Any Solution | Any Solution | Any Solution |
| ≤ 25 % | 5,20 | 0,66 | 0,49 | Any Solution |
| ≤ 30 % | 4,40 | 0,53 | 0,44 | Any Solution |

Aanbeveel in terme van Artikel 6 (1) (a) van die Wet op Nasionale Bouregulasies, (Wet 103 van 1977 soos gewysig)
Recommended in terms of Section 6 (1) (a) of the National Building Regulations and Building Standards, (Act 103 of 1977 as amended)

07/06/2023
Datum

Boubeheerbeampte
Building Control Officer

Goedgekeur in terme van Artikel 7 (1) (a) van die Wet op Nasionale Bouregulasies en Boustandaarde, (Wet 103 van 1977 soos gewysig) vir 12 maande.
Approved in terms of section 7 (1) (a) of the National Building Regulations, (Act 103 of 1977 as amended) for 12 months

09/06/2023
Datum

Bestuurder Boubeheer
Manager Building Control

Checked by: H Bieldt
On Behalf of
WELGEDAAN
SECURE ESTATE

14/04/2023

HAB
Architecture

Principal Member:
Hanrich Bieldt
SACAP Reg. No: PAD38130947

Contact: 081 522 2100
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44A Mars Str. Vredenburg

ARCHITECTURE PLANNING DESIGN

DWG TITLE: Proposed New Dwelling
On Erf 13959 Saldanha
Saldanha Bay Mun.
For: D2SA

PROJECT NUMBER: 13959SAL0106

DATE: Issue Date

5

SCALE: AS SHOWN

REV: