

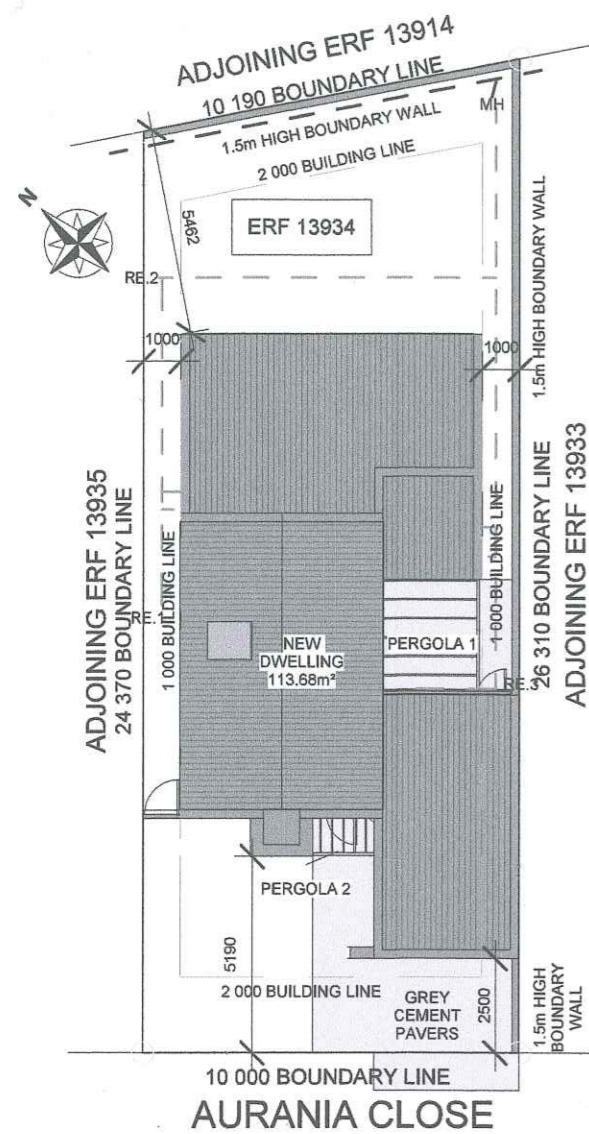
GENERAL NOTES:

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

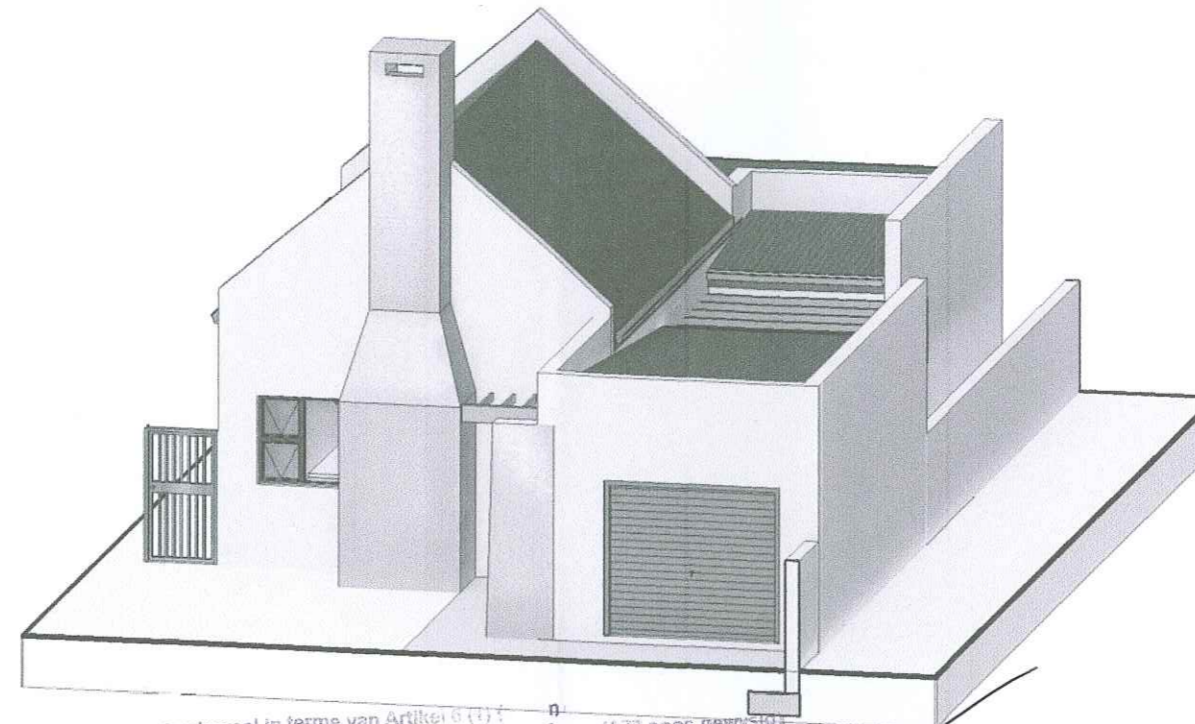
1. REGARDLESS OF DEPTH SHOWN ON SECTION, EXCAVATE TO A DEPTH TO PROVIDE A SOLID AND UNIFORM FOUNDATION TO ALL FOOTINGS.
2. LAY OVER ALL OPENINGS NO.2 "STRESSO" RCID LINTOLS WITH A MIN. BEARING AT EACH END OF 230mm SUPPORTED IN CENTRE FOR 5-14 DAYS.
3. LAY "BRICKFORCE" TO LINTOL MANUFACTURER'S SPECIFICATION OF MIN. 4 COURSES.
4. ALL CAVITY WALLS TO BE BUILT SOLID UP TO DPC LEVEL.
5. A MIN. OF 3 COURSES OF BRICKWORK BELOW WALL PLATES AND ABOVE ALL WINDOWS.
6. ANY FOOTINGS WITHIN 1,2m OF ANY DRAINLINE IS TO BE BELOW SAME.
7. ALL DIMENSIONS AND LEVELS TO BE SITE CHECKED PRIOR TO WORK COMMENCING.
8. 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.
9. DPC. TO BE MIN. 150mm ABOVE NATURAL GROUND LEVEL.(NGL)
10. THIS DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE USED.
11. ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND BYE LAWS. ACT 103/1977
12. ALL RC SLABS, BEAMS, COLUMNS, STAIRS AND FOOTINGS TO ENGINEERS DETAIL.
13. BOUNDARY WALLS TO BE DESIGNED AND BUILT IN ACCORDANCE WITH TABLE 17 AND 18 OF PART K OF THE NBR
14. DRAINAGE AND SEWER LAYOUT TO COMPLY WITH SANS 10400P. FIRE PROTECTION TO COMPLY WITH SANS 10400T.
15. ALL CONSTRUCTION ACCORDING TO REGULATION XA COMPLIANCE REPORT.

Area & Coverage

Dwelling	:	113.65m ²
Pergola 1	:	7.85m ²
Pergola 2	:	1.60m ²
Total Footprint	:	113.65m²
Plot Size	:	253.49m ²
Coverage	:	44.83%
Boundary Wall Length	:	27.04m



Site Plan
Scale 1 : 200



Aanbevel in terme van Artikel 6 (1) (a) Wet op Nasionale Bouregulasies, (Wet 103 van 1977 soos gewysig) en aangepasde Nasionale Bouwregulasies, (Act 103 of 1977 as amended)

30/11/23
Datum

Boubeheerbeampte
Building Control Officer

Checked by: H Bieldt
On Behalf of
**WELGEDAAN
SECURE ESTATE**

19/06/2023

Goedgekeur in terme van Artikel 7 (1) (a) Wet op Nasionale Bouregulasies en aangepasde Nasionale Bouwregulasies, (Wet 103 van 1977 soos gewysig) en aangepasde Nasionale Bouwregulasies, (Act 103 of 1977 as amended)

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Bestuurder Boubeheer
Manager Building Control

FINISHES:
SPLASH BACK TILES @ BATH, SHOWER, STOVE, SINK. NO SPLASH BACK BEHIND BASINS. REFER TO SPECIFICATION LIST.

DRAINAGE:
- ALL DRAINAGE (I/L'S, C/L'S) AND SAW 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 HALFROOF 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 ACCESSON COLD WATER SUPPLY LINE.
- COLD WATER TO BE 22mm POLYCOPI 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.

FOUNDATIONS:
- ALL FOUNDATIONS TO COMPLY WITH SANS10400 PART G&H
- FOUNDATIONS TO BE NOT LESS THAN 20 MPa AT 28 DAYS.
- EXTERIOR WALL FOUNDATIONS TO BE 600X200 STEP FOUNDATION OR TO ENG. SPECIFICATIONS.
- INTERNAL WALL FOUNDATIONS TO BE 400X200 STEP FOUNDATION OR TO ENG. SPECIFICATIONS.
- 3X Y12 REINFORCING STEEL TO BE INSERTED IN FOUNDATIONS SPACED 100MM C/C WITH MINIMUM 50MM COVERING.
- BRICKFORCE SHALL BE PROVIDED IN EVERY COURSE IN FOUNDATION BRICKWORK.
- RETAINING WALL FOUNDATIONS AS PER SANS10400 PART H 4.4.

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 LINTELS TO BE USED OVER ALL OPENINGS EXCEEDING 600mm AND LAID TO MANUFACTURES 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 193 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:
- SHADE OF GREY "D" SHAPE 75mmØ GUTTERS TO BE USED FOR COLLECTION FROM ROOF AREAS
- ALL PVC/SEAMLESS ALUMINIUM GUTTERS TO FITTED BY SPECIALIST.
- 75mm DIAMETER SHADE OF 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 ENCRACHED TO COMPLY WITH SANS 10400R (SECTION R OF NBR AND BS ACT 103,1977.

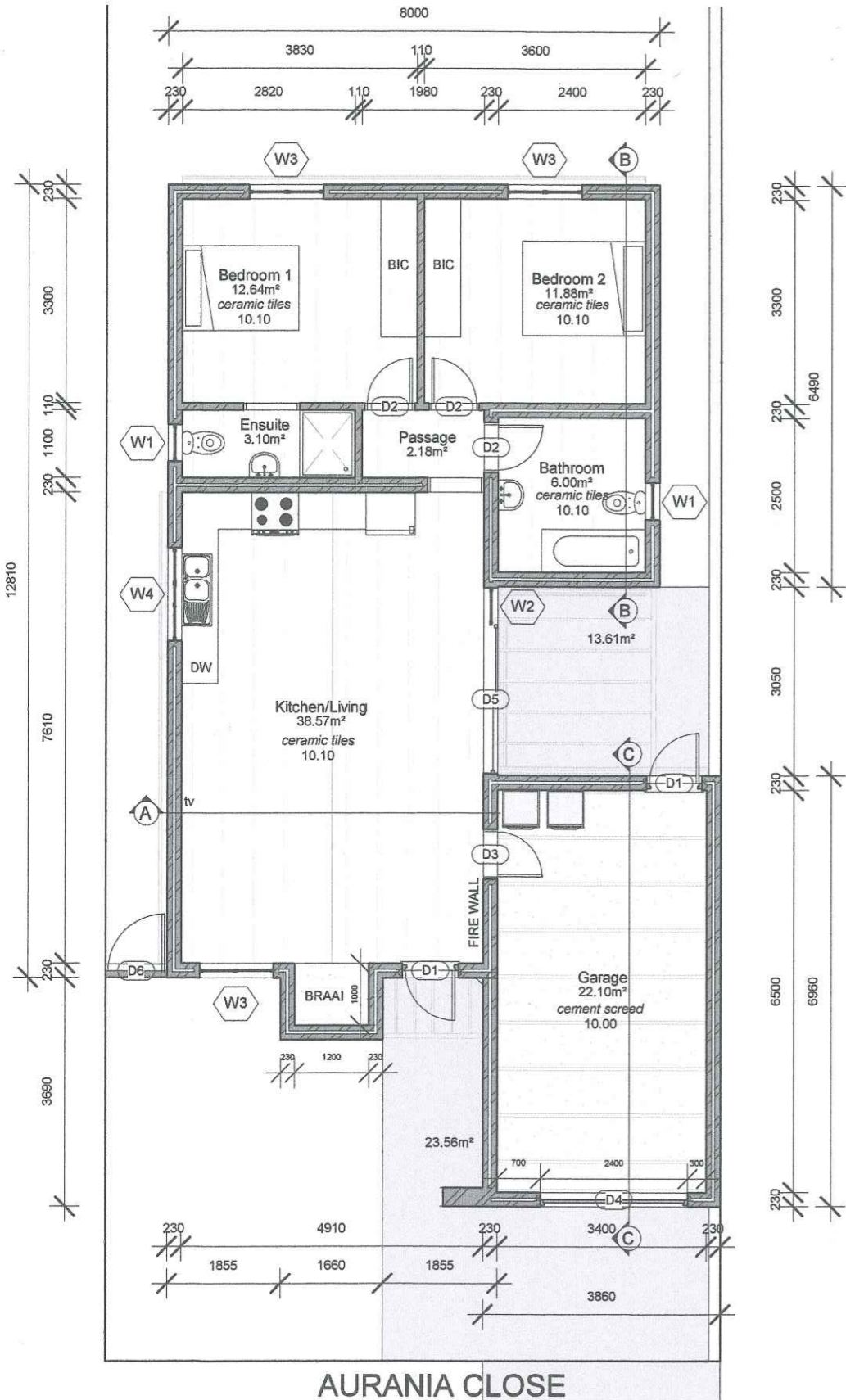
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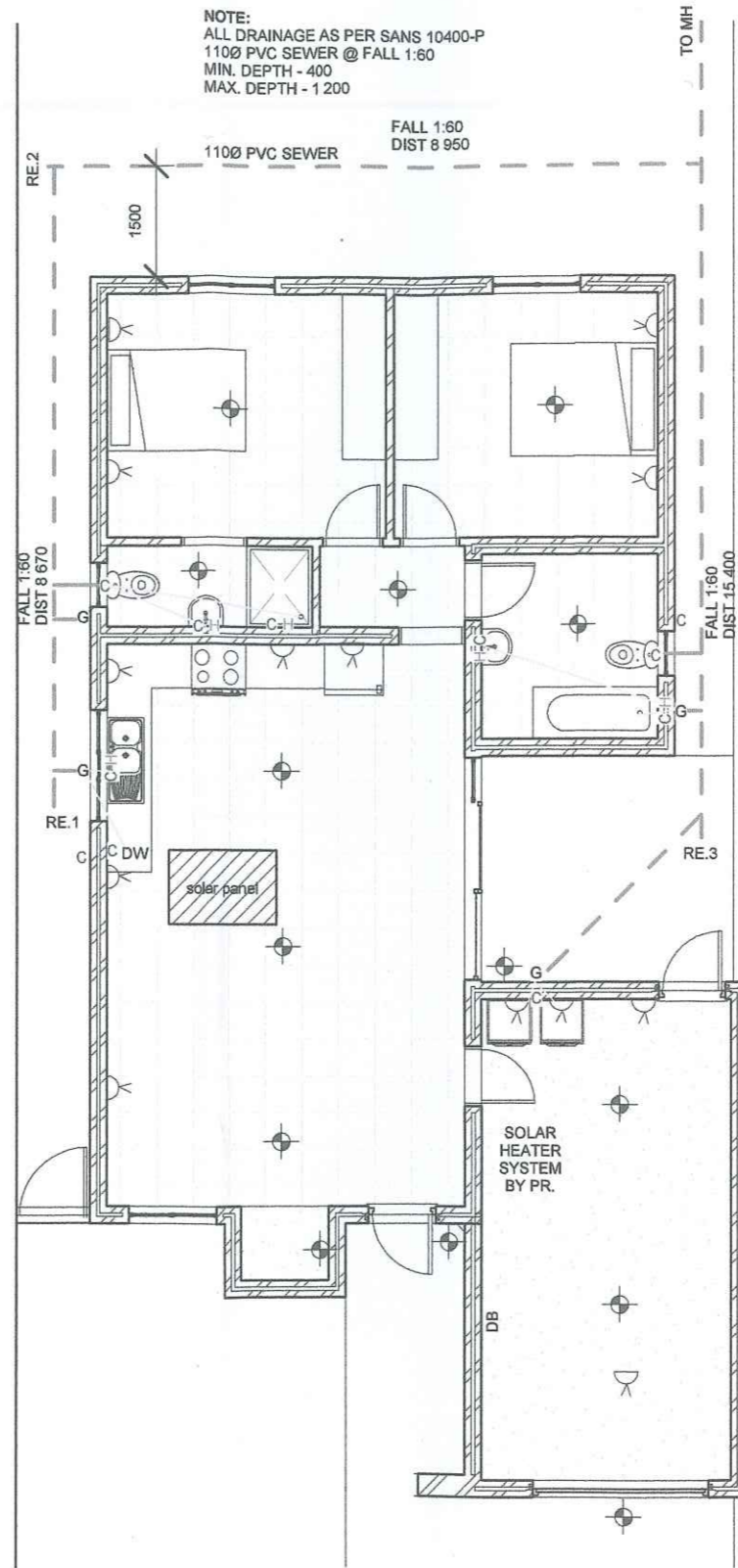
ARCHITECTURE ■ PLANNING ■ DESIGN ■

DWG TITLE:	Proposed New Dwelling On Erf 13934 Saldanha Saldanha Bay Mun. For: D2SA
PROJECT NUMBER:	13934SAL0111
DATE:	Issue Date
	1
SCALE:	AS SHOWN
REV:	



Floor Plan

Scale 1 : 100



Electrical and Water Layout

Scale 1 : 100

Aanbevel 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)

3-6/2023
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.

07/07/2023
Datum

[Signature]
Bestuurder Boubeheer
Inspector Building Control

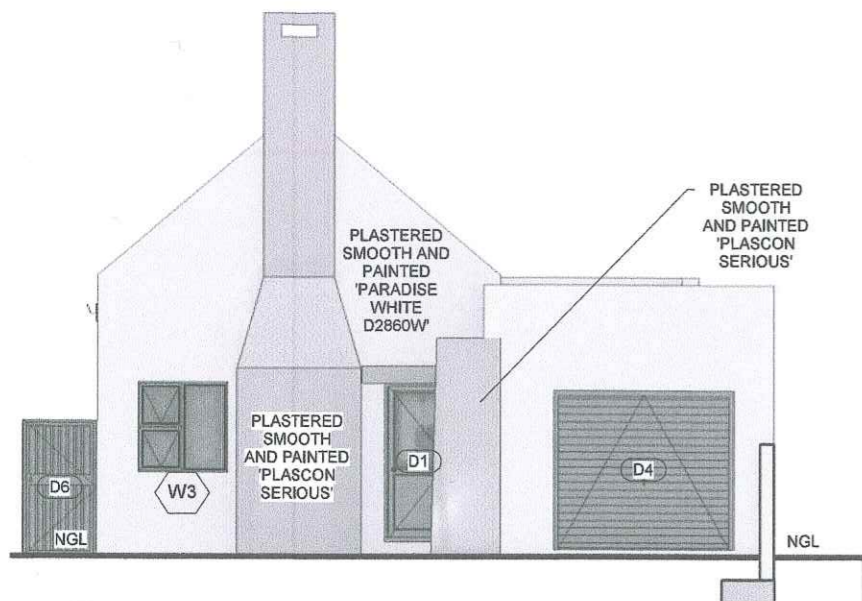
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Checked by: H Bieldt
On Behalf of
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19/06/2023

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On Erf 13934 Saldanha
Saldanha Bay Mun.
For: D2SA

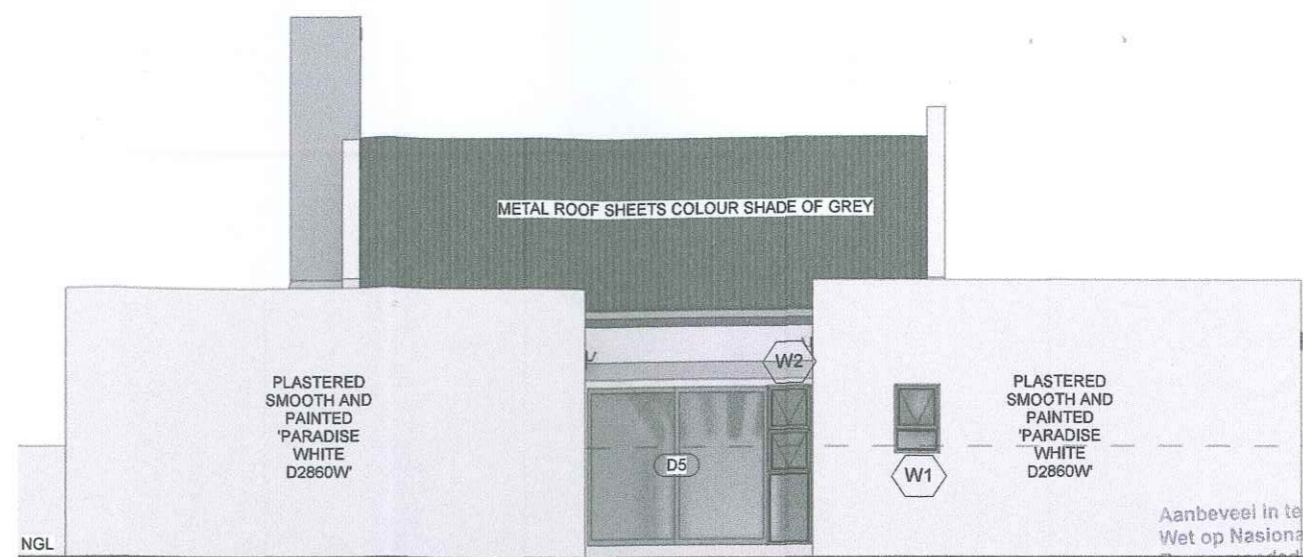
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DATE: Issue Date

SCALE: AS SHOWN
REV: 2



South Western Elevation

Scale 1 : 100



South Eastern Elevation

Scale 1 : 100

Aanbeveel in terme van Artikel 6 (1) (a) van die
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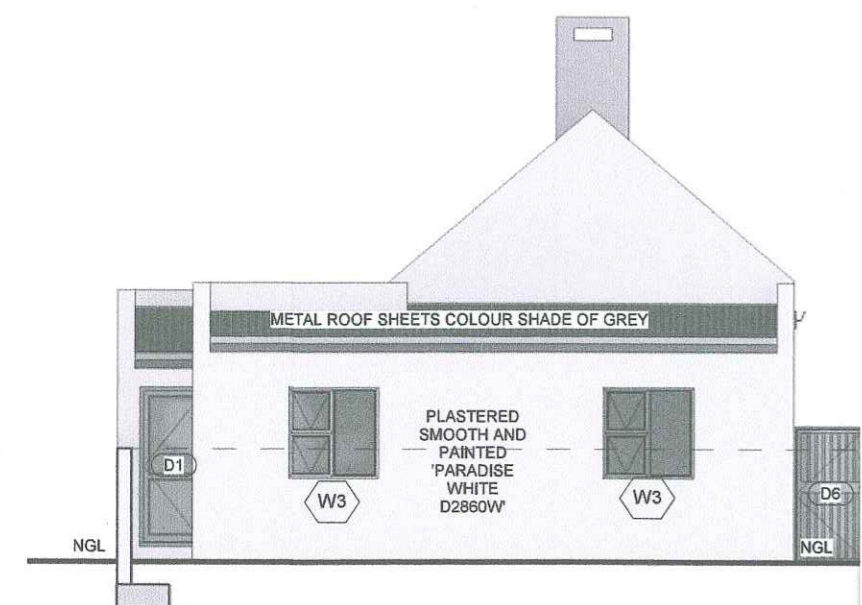
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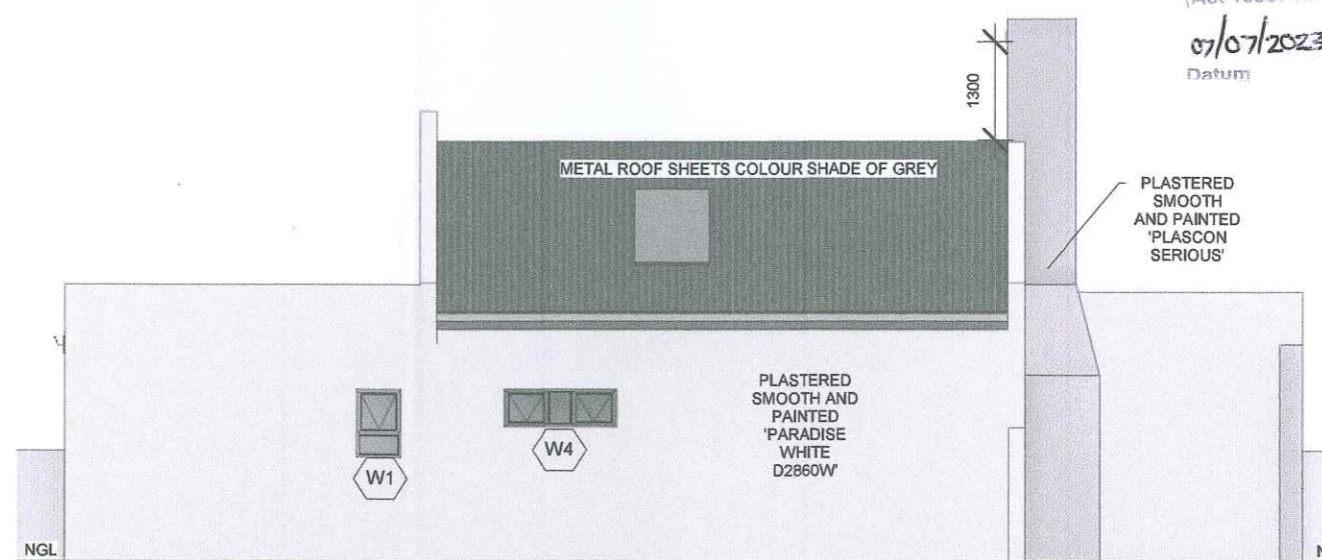
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Bestuurder Boubeheer
Manager Building Control



North Eastern Elevation

Scale 1 : 100



North Western Elevation

Scale 1 : 100

Checked by: H Bieldt
On Behalf of
WELGEDAAN
SECURE ESTATE

19/06/2023

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Saldanha Bay Mun.
For: D2SA

PROJECT NUMBER: 13934SAL0111

DATE: Issue Date

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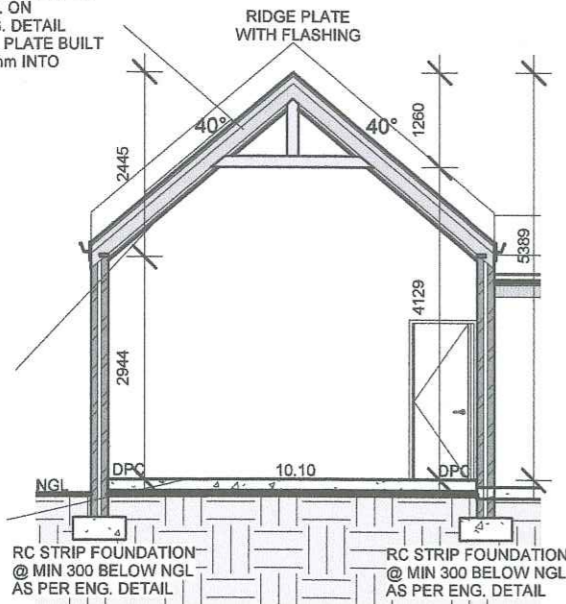
SCALE: AS SHOWN

REV:

ROOF - 40° PITCH TRUSSES
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - SHADE OF 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.

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.



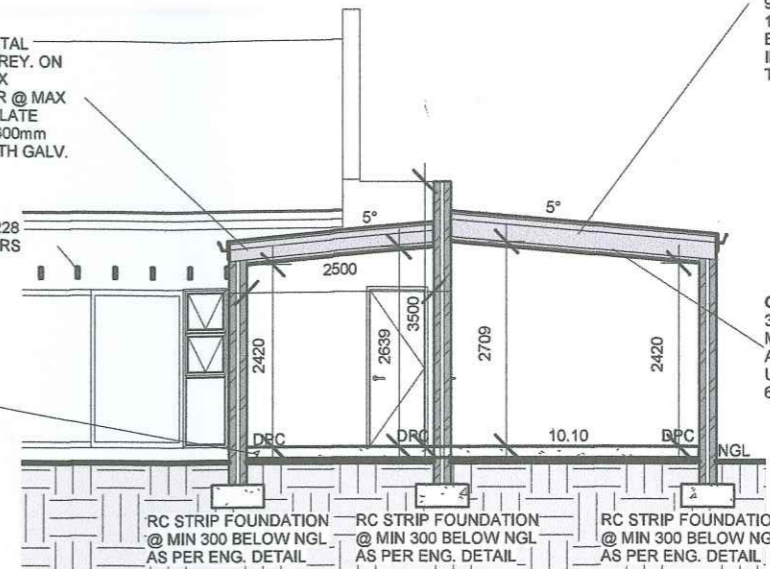
Section A

Scale 1 : 100

ROOF - 5° PITCH
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - SHADE OF GREY, ON SISALATION ON 50X76mm PURLINS @ MAX 900mm C/C ON 38X152mm 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.

PEGOLA:
 38X114 SA PINE RAFTERS FIXED TO 50X228 BEARER BEAM FIXED INTO WALL. RAFTERS FIXED INTO WALL AND PAINTED AS PER GUIDELINES.

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.



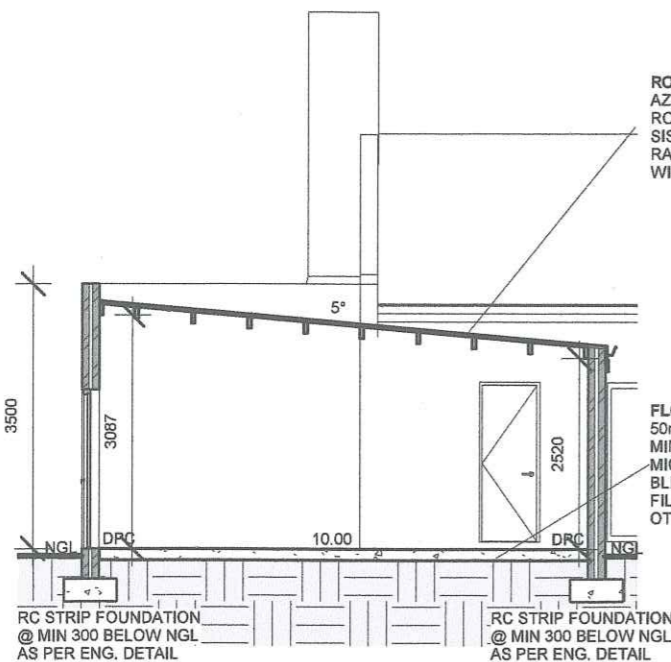
Section B

Scale 1 : 100

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 Boubesheerbeampte
 Building Control Officer
 Vestuurer Boubesheer
 Municipal Engineer

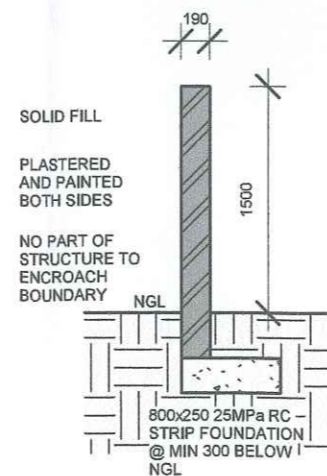
ROOF - 5° PITCH
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - SHADE OF GREY, ON SISALATION ON 50X152mm SA PINE PURLIN RAFTERS @ MAX 750mm C/C FIXED TO WALL WITH GALV. TRUSSHANGERS.

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

Checked by: H Bieldt
 On Behalf of
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DWG TITLE: Proposed New Dwelling
 On Erf 13934 Saldanha
 Saldanha Bay Mun.
 For: D2SA

PROJECT NUMBER: 13934SAL0111

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View	Door Number	Width	Height	Material	Area of Glazing
	D.1	910	2 110	Shade of Grey Powder Coated Aluminium	0.81m ²
	D.2	810	2 110	Hollow core	N/A
	D.3	810	2 110	Fire Door With Self Closing Device	N/A
	D.4	2 400	2 110	Shade of Grey Powder Coated Aluminium	N/A
	D.5	2 400	2 110	Shade of Grey Powder Coated Aluminium	5.04m ²
	D.6	900	1 500	Shade of Grey Powder Coated Aluminium	N/A
EXTERIOR DOOR COLOR TO MATCH ROOF, FACIA, GUTTERS AND WINDOWS.				Total Area of Glazing	5.85m ²

Door Schedule

Scale 1 : 100

View	Window Number	Type	Width	Height	Material	Count	Area of Glazing
	W.1	PT69	600	900	Shade of Grey Powder Coated Aluminium	2	1.08
	W.2	PTT621	600	2 100	Shade of Grey Powder Coated Aluminium	1	1.26
	W.3	PTT1212	1 200	1 200	Shade of Grey Powder Coated Aluminium	3	4.32
	W.4	PTT155	1 500	500	Shade of Grey Powder Coated Aluminium	1	0.75
WINDOW COLOR TO MATCH ROOF, FACIA, GUTTERS AND EXTERIOR DOORS.						Total Area of Glazing	7.41m ²

Window Schedule

Scale 1 : 100

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Bestuurder Boubeheer
Manager Building Control

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 (m².K/W) Min. requirement
≥270kg/m² 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	77.69m ²
Windows	7.41m ²
Doors	5.85m ²
Total Area Glazing	13.26m ²
Glazing %	17.07%

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	
≤ 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

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SCALE: AS SHOWN

REV: