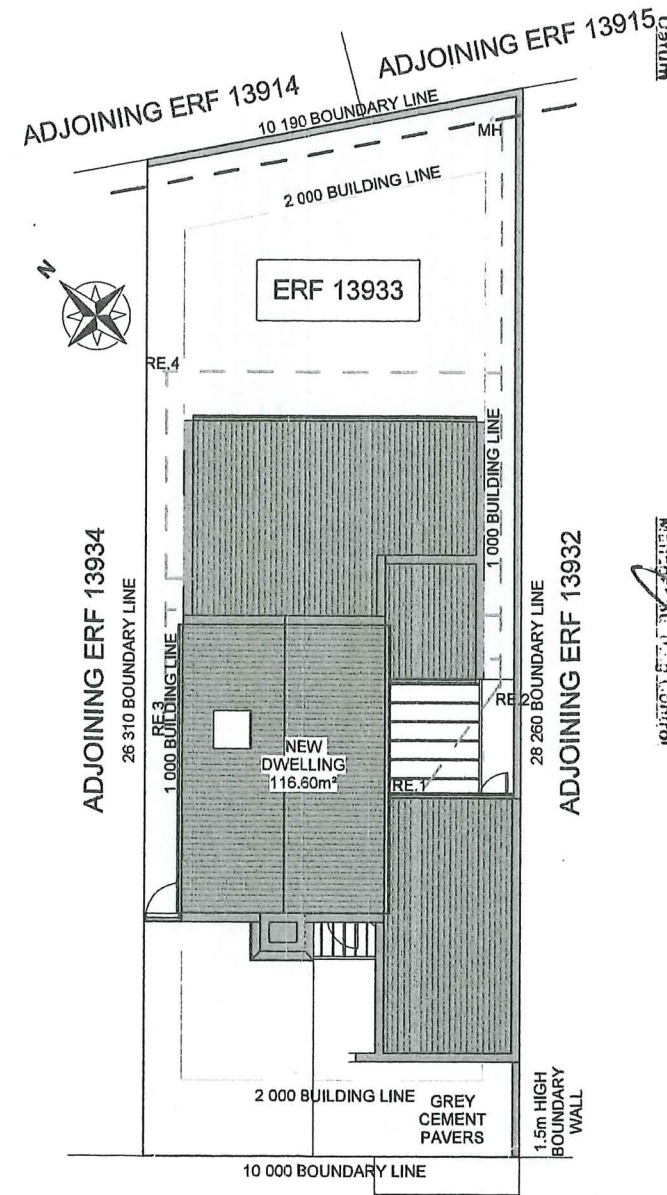


**GENERAL NOTES:**

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.



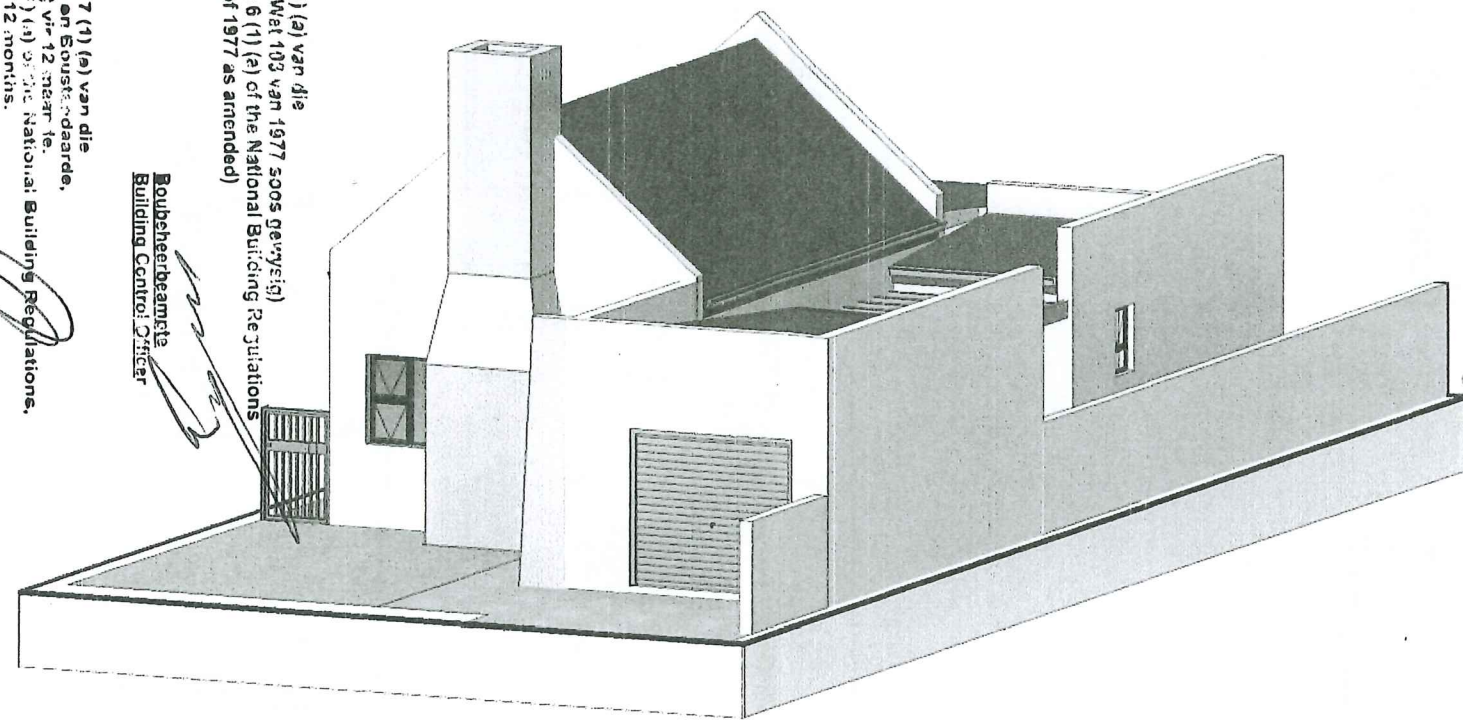
*Handveel in terme van Artikel 6 (1) (a) van die Wet op Nasionale Boureguleerings, (Wet 103 van 1977 500s gewysig) Recommended in terms of Section 6 (1) (a) of the National Building Regulations and Building Standards, (Act 103 of 1977 as amended)*

*Gaedekeur in terme van Artikel 7 (1) (a) van die Wet op Nasionale Boureguleerings en Souds-ordarnde, (Wet 103 van 1977 500s 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.*

*22/11/2023*

*Bouheerbeampte Building Control Officer*

*Bestuurder, Oubstuurder Municipal Administrator*



**Area & Coverage**

Dwelling	:	116.60m <sup>2</sup>
Pergola 1	:	8.10m <sup>2</sup>
Pergola 2	:	1.58m <sup>2</sup>
<b>Total Footprint</b>	<b>:</b>	<b>116.60m<sup>2</sup></b>
Plot Size	:	272.89m <sup>2</sup>
Coverage	:	42.76%
Boundary Wall Length	:	31.49m

*(Signature)*  
 Checked by: H Bieldt  
 On Behalf of  
**WELGEDAAN**  
**SECURE ESTATE**  
 28/09/2023

**AURANIA CLOSE**  
**Site Plan**  
 Scale 1 : 200

- 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 1m<sup>2</sup> AND LOWER THAN 500mm FROM FFL TO BE SAFETY GLASS.
  - ALL BATHROOMS TO HAVE OBSCURE GLASS
  - TO REGULATION XA COMPLIANCE REPORT
- RAINWATER GOODS:**
- WHITE "D" SHAPE 75mmØ GUTTERS TO BE USED FOR COLLECTION FROM ROOF AREAS
  - ALL PVC/SEAMLESS ALUMINIUM GUTTERS TO FITTED BY SPECIALIST.
  - 75mm DIAMETER WHITE DOWN PIPES FIXED TO FACIA WITH HOLDER BATS @ 800mm C/C
  - FIBER CEMENT FACIA PAINTED SHADE OF GREY
  - 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.
- FLOOR CONSTRUCTION:**
- TO COMPLY WITH SANS 10400- PART B&J&H
  - 50mm WELL COMPACTED GRANO ON MIN 90mm 25 MPa CONCRETE ON 250 MICRON DPM ON 40mm SAND BLINDING ON WELL COMPACTED FILLING FREE FROM CLAY AND OTHER ORGANIC MATERIAL.
  - FINISHES TO SANS 10109-2 AND AS INDICATED ON FLOOR PLAN OR AS PER OWNER'S SPECIFICATION.
  - TO REGULATION XA COMPLIANCE REPORT
  - A COMPETENT PERSON TO DESIGN AND INSPECT FILLS WHERE THE MAXIMUM HEIGHT OF FILL BENEATH FLOORS, MEASURED AT ANY POINT, EXCEEDS 400 MM.

- FOUNDATIONS:**
- ALL FOUNDATIONS TO COMPLY WITH SANS 10400 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 SANS 10400 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/m<sup>2</sup>.
  - 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 MANUFACTURER'S SPECIFICATIONS.
  - 375 MIC DPC OVER ALL DOORS AND WINDOW SIDES, HEADS AND SILLS.
  - INTERNAL WALLS TO BE SMOOTH PAINTED AND PLASTERED TO CLIENT SPECIFICATIONS AND AGREEMENT.
  - EXTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED COLOR- AS- PER GUIDELINES.
  - TO REGULATION XA COMPLIANCE REPORT

- 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 POLYCOP 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.

**HAB**  
**Architecture**

Principal Member:  
 Hanrich Bieldt  
 SACAP Reg. No: PAD38130947

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

■ ARCHITECTURE ■ PLANNING ■ DESIGN ■

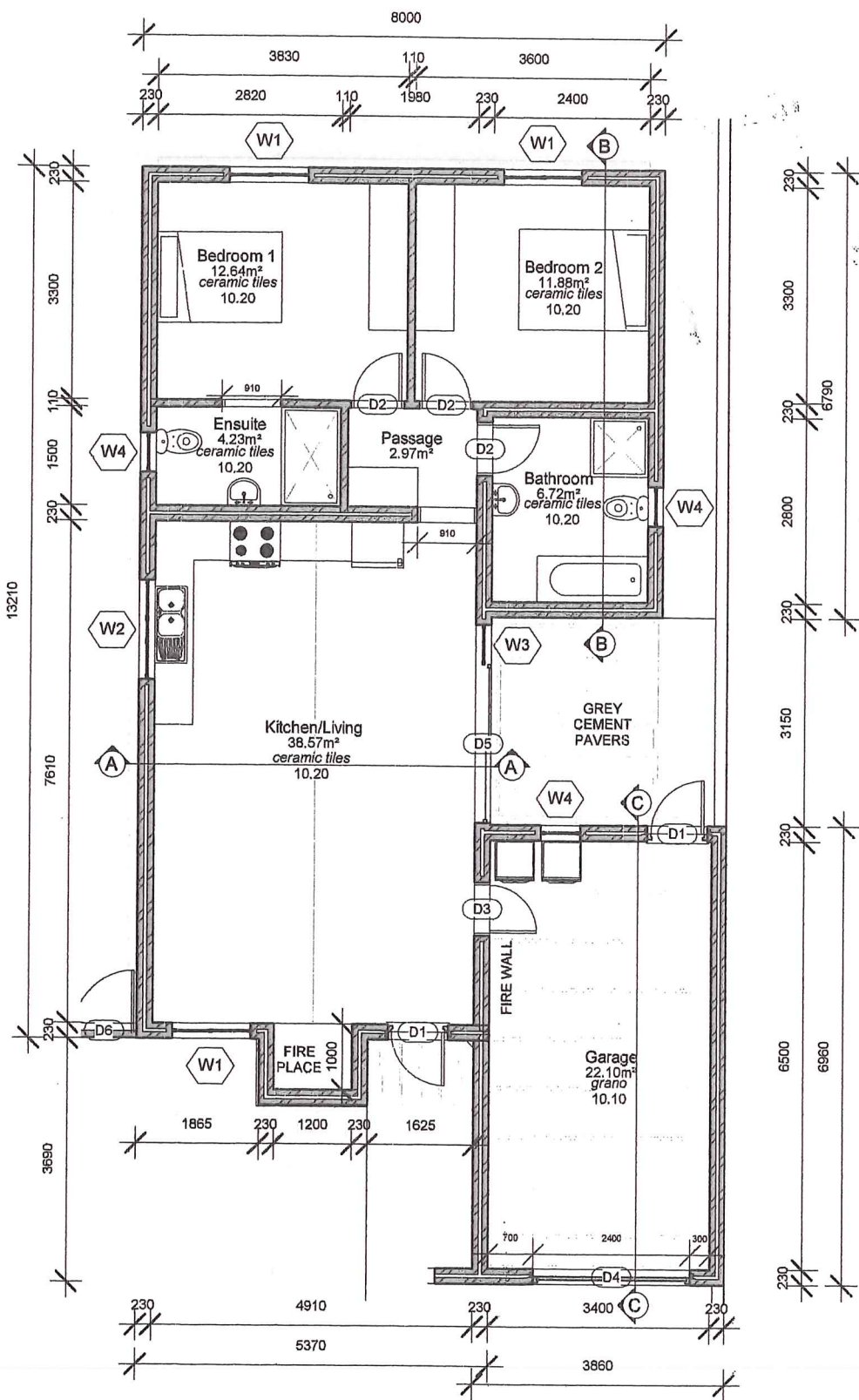
**DWG TITLE:** Proposed  
 On Erf 13933 Saldanha  
 Saldanha Bay Mun.  
 For: D2SA

**PROJECT NUMBER:** 13933SAL0116

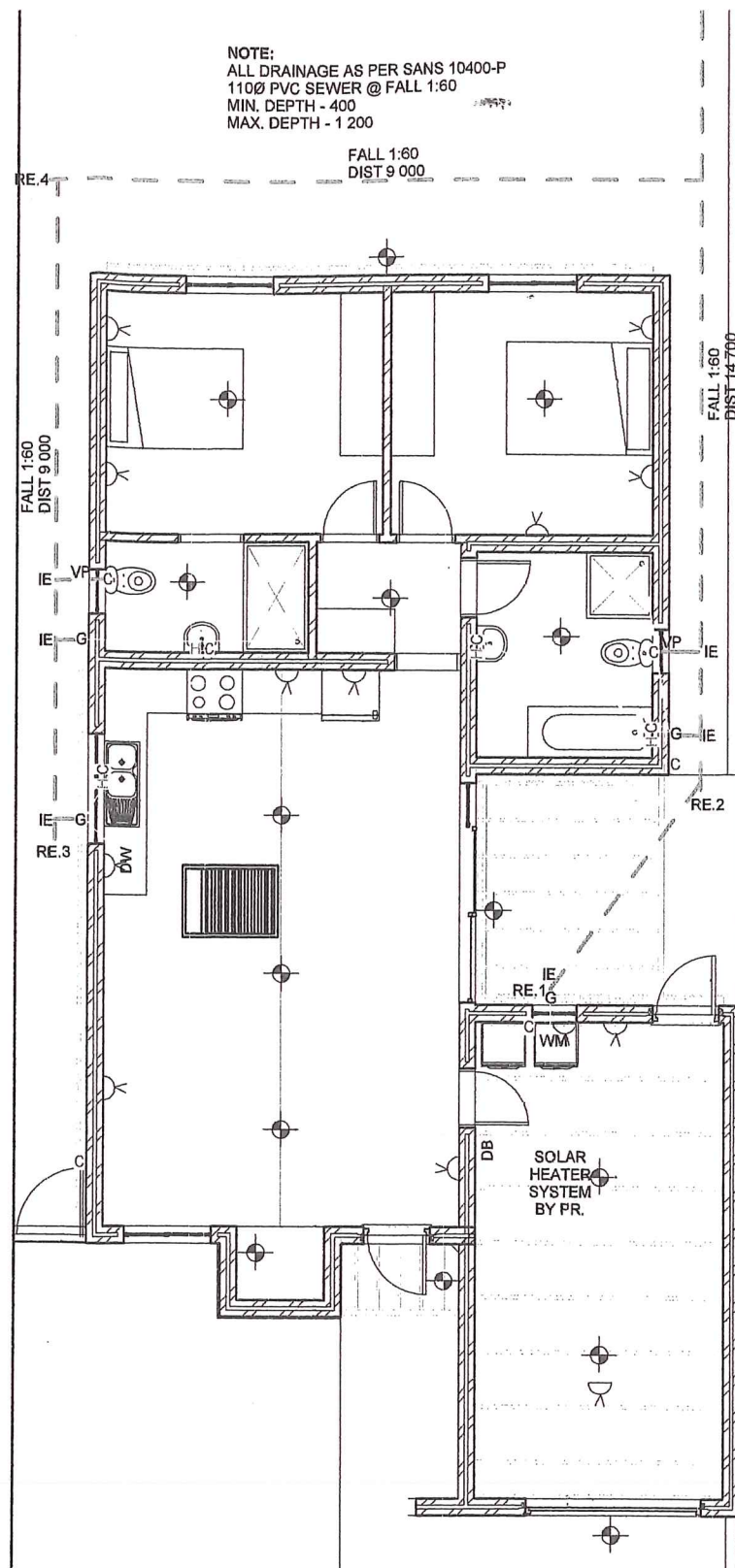
**DATE:** Issue Date

1

**SCALE:** AS SHOWN      **REV:**



**Floor Plan**  
Scale 1 : 100



**Electrical and Water Layout**  
Scale 1 : 100

Aanbeveel in terme van Artikel 6 (1) (a) van die  
 Wet op Nasionale Bouregulasies, Wet 103 van 1977 soos gewysig  
 and Building Standards, (Act 103 of 1977 as amended)  
 Datum: 28/09/2023  
 Gereguleer in terme van Artikel 7 (1) (a) van die  
 Wet op Nasionale Bouregulasies en Konstruksie, 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.  
 Restuurder: Bouheer  
 M. H. Bieldt  
 Building Control Officer

Checked by: H Bieldt  
 On Behalf of  
**WELGEDAAN  
 SECURE ESTATE**  
 28/09/2023

**HAB**  
 Architecture  
 Principal Member:  
 Hanrich Bieldt  
 SACAP Reg. No: PAD38130947  
 Contact: 081 522 2100  
 HBDrawingDesk@gmail.com  
 www.HABarchitecture.co.za  
 44A Mars Str. Vredenburg

■ ARCHITECTURE ■ PLANNING ■ DESIGN ■

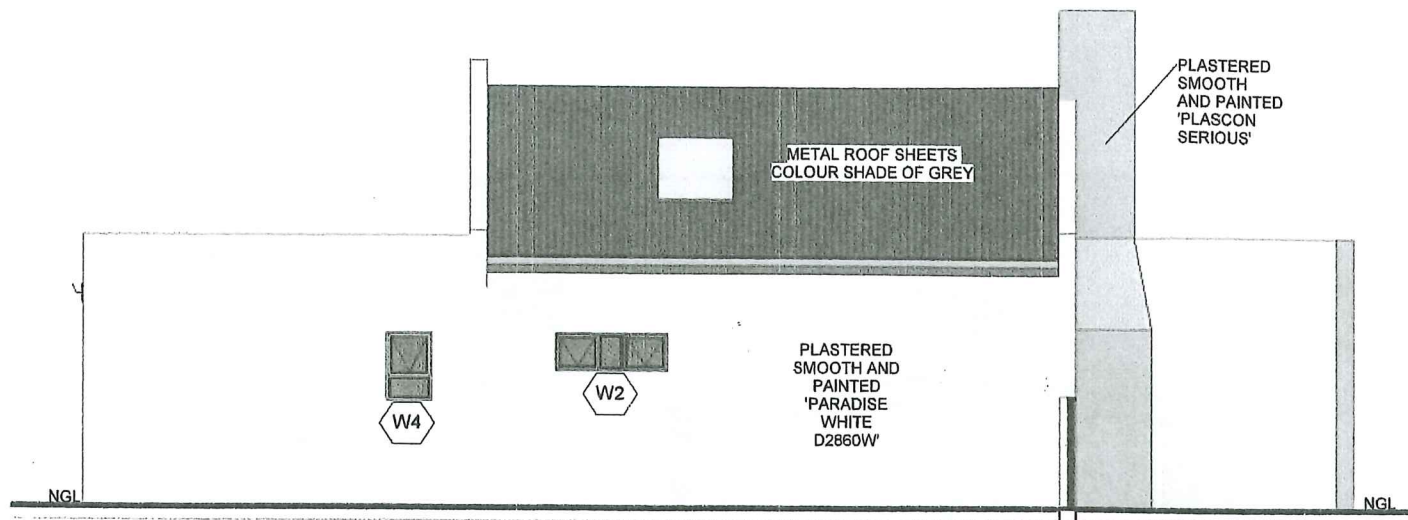
**DWG TITLE:** Proposed  
 On Erf 13933 Saldanha  
 Saldanha Bay Mun.  
 For: D2SA

**PROJECT NUMBER:** 13933SAL0116

**DATE:** Issue Date

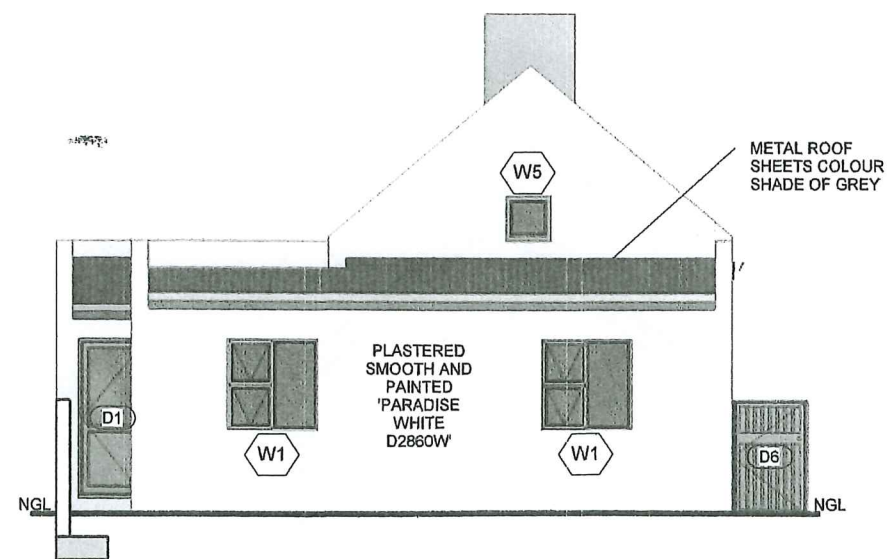
2

**SCALE:** AS SHOWN      **REV:**



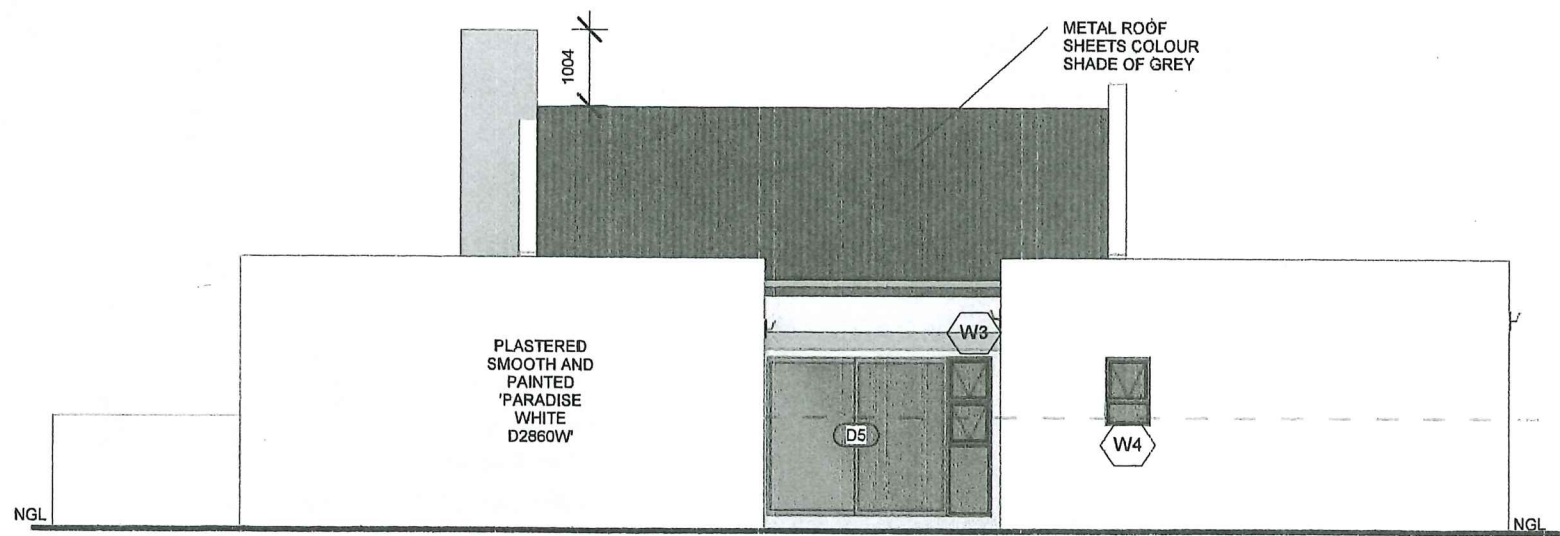
## Norht Western Elevation

Scale 1 : 100



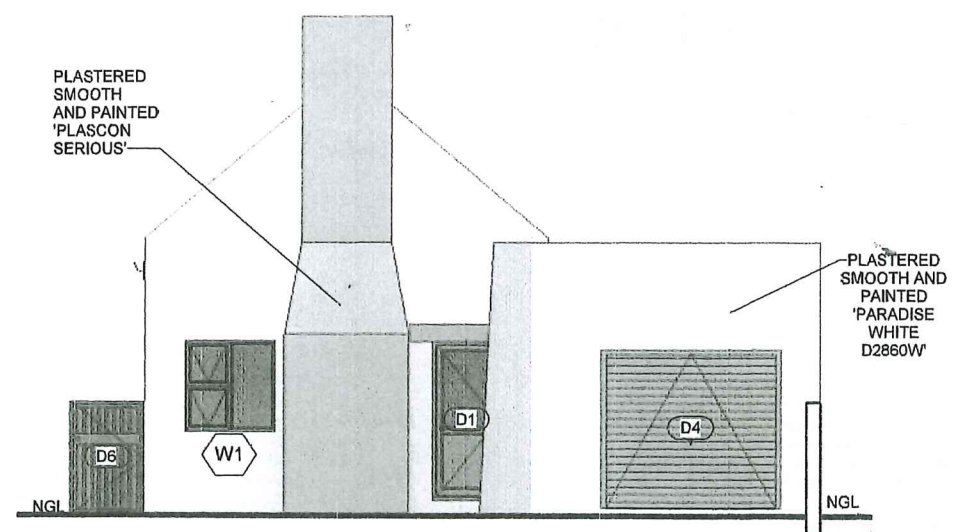
## Northern Eastern Elevation

Scale 1 : 100



## South Eastern Elevation

Scale 1 : 100



## South Western Elevation

Scale 1 : 100

Aangebreek in terme van Artikel 6 (1) (a) van die  
 Wet op Nasionale Boustandards, (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)  
 Datum: 22/09/2023  
 Goedgekeur in terme van Artikel 7 (1) (a) van die  
 Wet op Nasionale Boustandards en Boustandarde,  
 (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.  
 Bestuurder, goedgekeur  
 Manager, Approved  
 Bouheerbaamp  
 Building Control Officer

  
 Checked by: H Bieldt  
 On Behalf of  
 WELGEDAAN  
 SECURE ESTATE

28/09/2023

**HAB**  
Architecture

Principal Member:  
 Hanrich 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  
 On Erf 13933 Saldanha  
 Saldanha Bay Mun.  
 For: D2SA

**PROJECT NUMBER:** 13933SAL0116

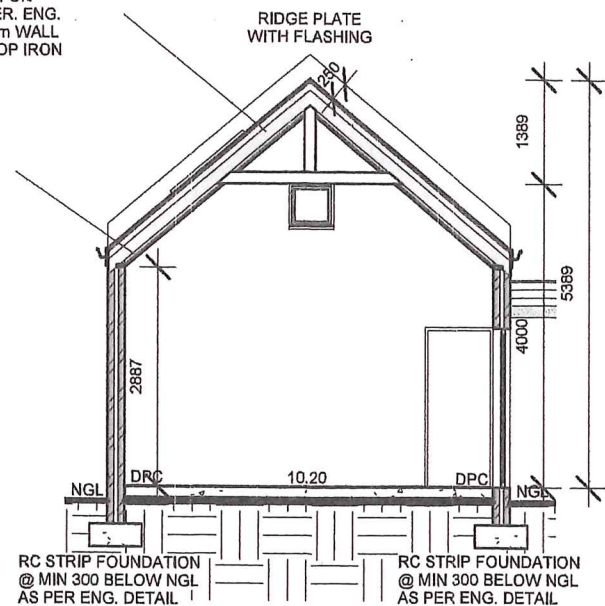
**DATE:** Issue Date

3

**SCALE:** AS SHOWN      **REV:**

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

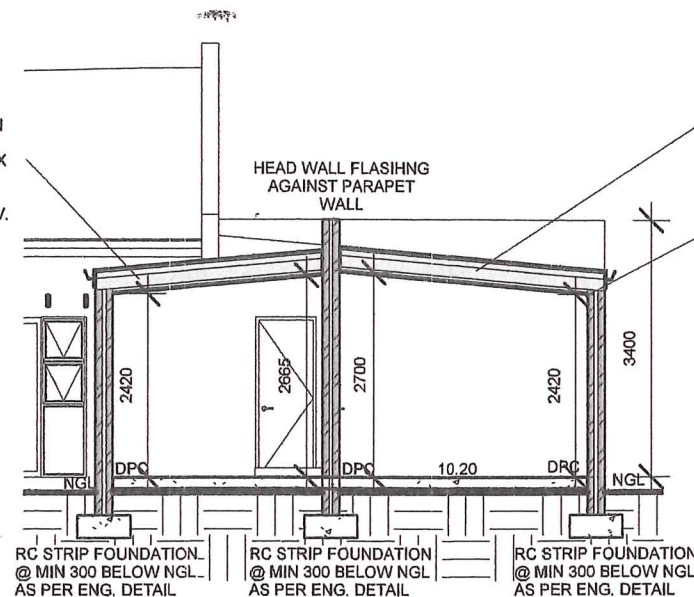
**CEILING:**  
 30MM ISOBOARD INSTALLED TO MANUFACTURERS SPECIFICATIONS AS PER OWNERS CHOICE FIXED TO UNDERSIDE OF 38X38MM BATTENS @ 600MM C/C SECURED TO EXPOSED RAFTERS.



**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. TRUSS HANGERS.



**Section B**

Scale 1 : 100

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

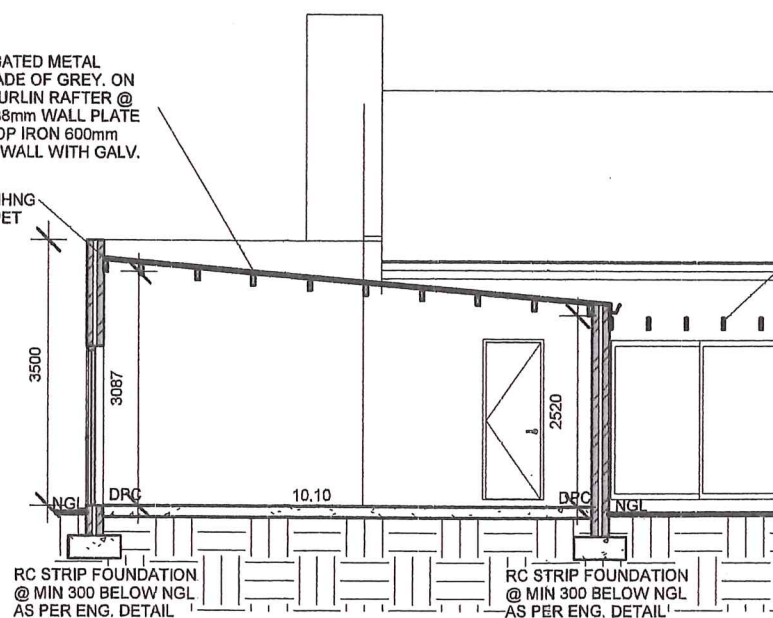
**CEILING:**  
 30MM ISOBOARD INSTALLED TO MANUFACTURERS SPECIFICATIONS AS PER OWNERS CHOICE FIXED TO UNDERSIDE OF 38X38MM BATTENS @ 600MM C/C SECURED TO UNDERSIDE OF RAFTERS.

Aanbeveel in terme van Artikel 6 (1) (a) van die Wet op Nasionale Bouregulasies, (Wet 103 van 1977 soos gewysig) en Building Standards, (Act 103 of 1977 as amended)  
 Gesteurde deur: H. Bieldt  
 22/11/2023  
 Datum: 22/11/2023  
 Goedgekeur in terme van Artikel 7 (1) (a) van die Wet op Nasionale Bouregulasies en Bouwstandaarde, (Wet 103 van 1977 soos gewysig) vir 12 maande. (Act 103 of 1977 as amended) for 12 months.  
 H. Bieldt  
 Bestuurder Bouwheer  
 Minister of Building Control  
 Building Control Officer

**ROOF - 5° PITCH**  
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - SHADE OF GREY. ON SISALATION ON 50X152mm SA PURLIN RAFTER @ MAX 750mm C/C FIXED TO 114X38mm WALL PLATE BUILT IN WITH GALVANISED HOOP IRON 600mm INTO WALL. RAFTERS FIXED TO WALL WITH GALV. TRUSS HANGERS.

HEAD WALL FLASHING AGAINST PARAPET WALL

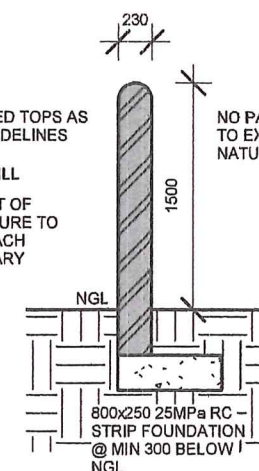
**PERGOLA:**  
 38X152 PINE RAFTERS BUILT INTO WALL AND FIXED WITH HURRICANE CLIPS TO 50X228mm BEARER BEAM BUILT INTO WALL



**Section C**

Scale 1 : 100

ROUNDED TOPS AS PER GUIDELINES  
 SOLID FILL  
 NO PART OF STRUCTURE TO ENCROACH BOUNDARY



**Boundary Wall**

Scale 1 : 50

Checked by: H Bieldt  
 On Behalf of  
 WELGEDAAN  
 SECURE ESTATE

28/09/2023

**HAB**  
 Architecture

Principal Member:  
 Hanrich 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  
 On Erf 13933 Saldanha  
 Saldanha Bay Mun.  
 For: D2SA

**PROJECT NUMBER:** 13933SAL0116

**DATE:** Issue Date

View						
Mark	D1	D2	D3	D4	D5	D6
Width (mm)	910	910	910	2 400	2 400	900
Height (mm)	2 110	2 110	2 110	2 110	2 110	1 500
Material	Alu. Powder Coated	Hollow Core	FIRE DOOR	Alu. Powder Coated	Alu. Powder Coated	Hollow Core
Operation	SH	SH	SH with Self Closing Device	Sectional	OX	SH
Finish	Shade of Grey	White	White	Shade of Grey	Shade of Grey	Shade of Grey
Glazing m <sup>2</sup>	0.81m <sup>2</sup>	NA	NA	NA	5.04m <sup>2</sup>	NA

## Door Schedule

Scale 1 : 100

Window Schedule							
Mark	Head Height (mm)	Count	Width (mm)	Height (mm)	Area	Fenestration Count	Fenestration Area

W1	2110	3	1200	1200	1.44 m <sup>2</sup>	3	4.32 m <sup>2</sup>
W2	2110	1	1500	500	0.75 m <sup>2</sup>	1	0.75 m <sup>2</sup>
W3	2110	1	600	2110	1.27 m <sup>2</sup>	1	1.27 m <sup>2</sup>
W4	2110	3	600	900	0.54 m <sup>2</sup>	2	1.08 m <sup>2</sup>
W5	4000	1	600	600	0.36 m <sup>2</sup>	1	0.36 m <sup>2</sup>

View					
Mark	W1	W2	W3	W4	W5
Material	Alu. Powder Coated				
Finish	Shades of Grey				
Note					

## Glazing % in relations to Net Floor Area

Net Floor Area	80.45m <sup>2</sup>
Windows	7.77m <sup>2</sup>
Doors	5.85m <sup>2</sup>
Total Area Glazing	13.62m <sup>2</sup>
Glazing %	16.92%

## Glazing requirements as per SANS 10400 XA Fenestration

Total fenestration area for each storey/nett floor area for each storey (%)	U-Value (W/m <sup>2</sup> .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

## 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: 1.0m<sup>2</sup>.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<sup>2</sup>.K/W) Min. requirement  
≥270kg/m<sup>2</sup> 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 (m<sup>2</sup>.K/W): 3.7  
Direction of heat flow: Up  
Est. minimum added R-Value of insulation (m<sup>2</sup>.K/W): 3.35

Generic Insulation: Glass wool blanket  
Density: 10 to 18 kg/m<sup>3</sup>  
Thickness: 135mm

Building sealing as per SANS 10400 XA

Checked by: H Bieldt  
On Behalf of  
WELGEDAAN  
SECURE ESTATE

28/09/2023

**HAB**  
Architecture

Principal Member:  
Hanrich 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  
On Erf 13933 Saldanha  
Saldanha Bay Mun.  
For: D2SA

PROJECT NUMBER: 13933SAL0116

DATE: Issue Date

5

SCALE: AS SHOWN

REV:

22/11/2023  
 Datum  
 Goeedgekeur in terme van Artikel 7 (1) (a) van die Wet op Nasionale Bouregulasies en Boustandaarde, (Wet 103 van 1977 soos gewysig) (Act 103 of 1977 as amended) and Building Standards, (Act 103 of 1977 as amended)  
 Estuurs- en Bouheer  
 Hanrich Bieldt  
 Building Control Officer

