

Sewysig)

Checked by: H Bieldt On Behalf of WELGEDAAN SECURE ESTATE

28/09/2023

AURANIA CLOSE

Site Plan

Scale 1:200

GLAZING:

- 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 WITHIN 1000mm OF DORS TO BE SAFETY GLASS.
 ALL GLAZING WITHIN 1000mm OF DORS TO BE SAFETY GLASS.
 ALL GLAZING EXCEEDING 1m² AND LOWER THAN 500mm FROM FFL TO BE SAFETY
- -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
- ALL PVC/SEAMLESS ALUMINIUM GUTTERS TO FITTED BY SPECIALIST.
- 75mm DIAMETER WHITE DOWN PIPES FIXED TO FACIA WITH HOLDER BATS @
- -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.
- 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 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.
- -INTERNAL WALL FOUNDATIONS TO BE 400X200 STEP FOUNDATION OR TO ENG.
- SPECIFICATIONS.
- SPECIFICATIONS.

 -3X Y12 REINFORCING STEEL TO BE INSERTED IN FOUNDATIONS SPACED 100MM C/C
 WITH MINIMUN 50MM COVERING.

 -BRICKFORCE SHALL BE PROVIDED IN EVERY COURSE IN FOUNDATION BRICKWORK.

 -RETAINING WALL FOUNDATIONS AS PER SANS10400 PART H 4.4.

WALL CONSTRUCTION:

- 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 800mm AND LAID TO MANUFACTURES 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
- TO REGULATION XA COMPLIANCE REPORT

- 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
- 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
- ALL DRAINAGE PIPING BELOW FOUNDATIONS OR DRIVEWAYS TO BE ENCASED IN
- 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 POLYCOP OUTSIDE, 15mm PEX INSIDE, 15mm AT
- -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.

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
- 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

116.63m² Dwelling Pergola 1 8.10m² Pergola 2 1.58m²

Total Footprint 116.63m²

Plot Size 292.44m² 39.90% Coverage

Boundary Wall Length

23.25m



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 ■

Proposed DWG TITLE:

On Erf 13932 Saldanha Saldanha Bay Mun.

For: D2SA

PROJECT NUMBER:

13932SAL0115

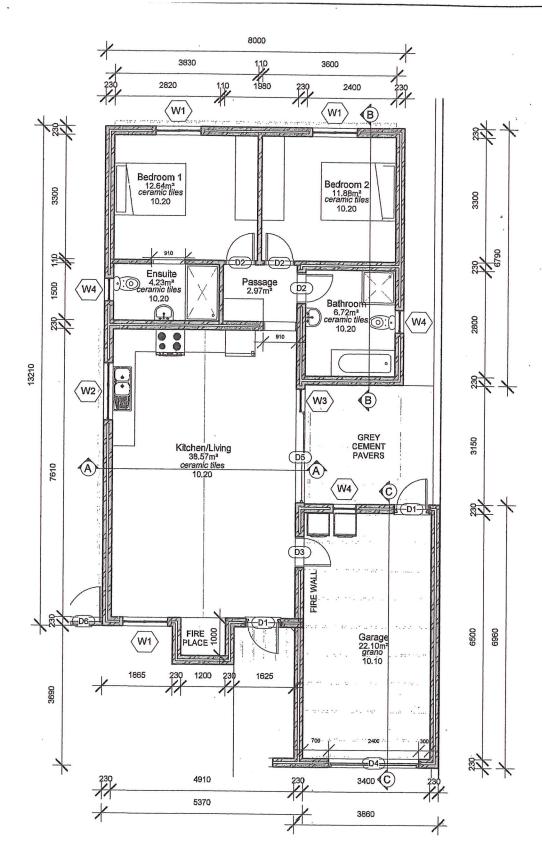
DATE:

SCALE:

Issue Date

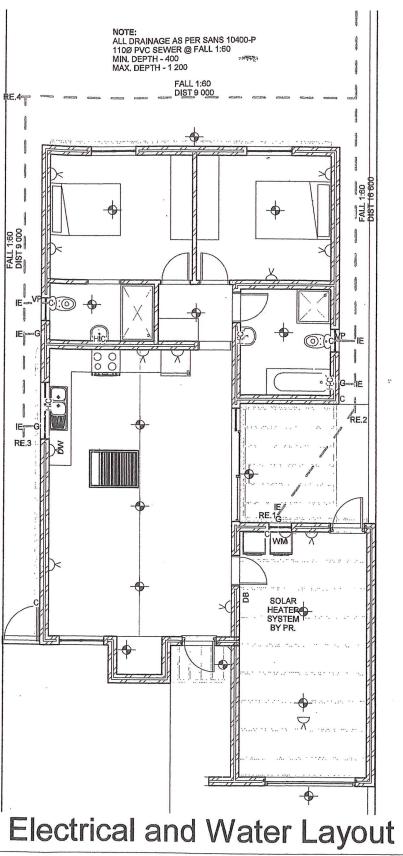
AS SHOWN

REV:

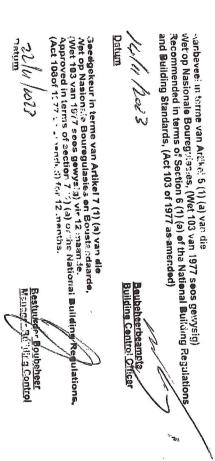


Floor Plan

Scale 1:100



Scale 1:100



Checked by: H Bieldt On Behalf of WELGEDAAN SECURE ESTATE

28/09/2023



Hanrich Bieldf SACAP Reg. No: PAD38130947

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

■ ARCHITECTURE ■ PLANNING ■ DESIGN ■

Proposed DWG TITLE:

On Erf 13932 Saldanha Saldanha Bay Mun.

For: D2SA

PROJECT NUMBER:

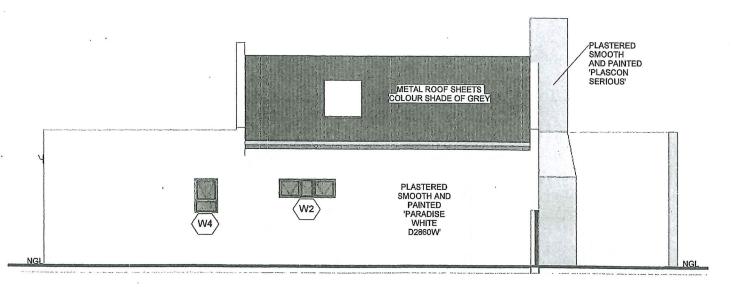
13932SAL0115

DATE:

Issue Date

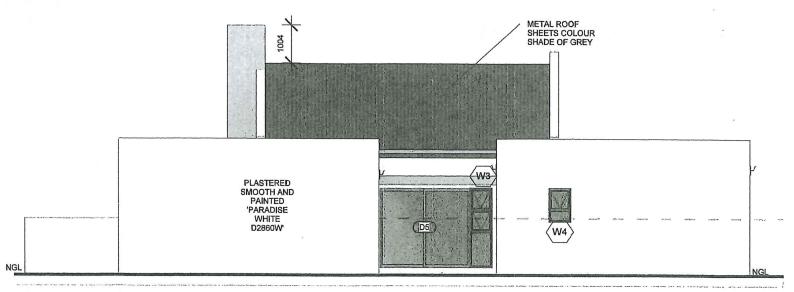
SCALE: AS SHOWN

REV:

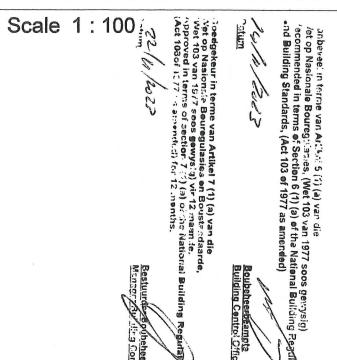


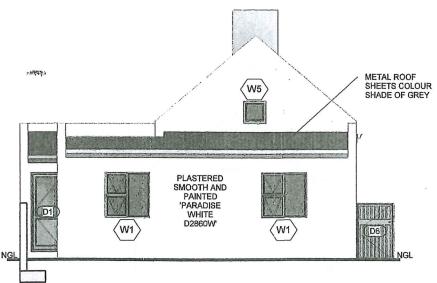
Norht Western Elevation

Scale 1:100



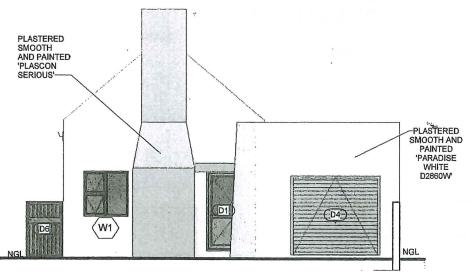
South Eastern Elevation





Northern Eastern Elevation

Scale 1:100



South Western Elevation

Scale 1:100



On Behalf of WELGEDAAN SECURE ESTATE

28/09/2023



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 13932 Saldanha

Saldanha Bay Mun. For: D2SA

PROJECT NUMBER:

13932SAL0115

DATE:

SCALE:

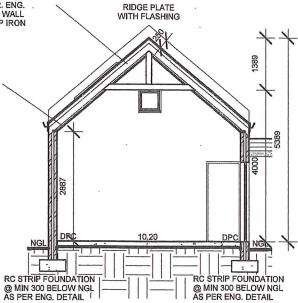
Issue Date

3

AS SHOWN

ROOF - 40° PITCH TRUSSES AZ-200 CHROMODECK, CORRUGATED METAL ROOF AZ-200 CHROMODECA, CORROGATED METAL R 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 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 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. HEAD WALL FLASIHNG AGAINST PARAPET WALL PERGOLA: 38X152 PINE RAFTERS BUILT INTO WALL AND FIXED WITH HURRICANE CLIPS TO 50X228mm BEARER BEAM BUILT INTO WALL RC STRIP FOUNDATION

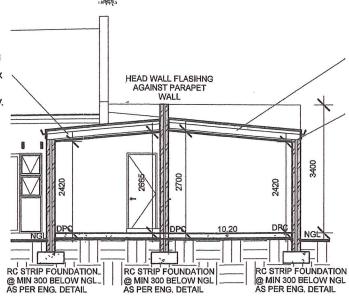
@ MIN 300 BELOW NGL

AS PER ENG. DETAIL RC STRIP FOUNDATION @ MIN 300 BELOW NGL

Section C

Scale 1:100

ROOF -5° PITCH
AZ-200 CHROMODECK, CORRUGATED METAL
ROOF SHEETING, COLOUR - SHADE OF GREY, ON
SISALATION ON 50X76mm PURLINS @ MAX
900mmC/C ON 38X162mm 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

NO PART OF BOUNDARY WALL TO EXCEED 1.5M FROM NATURAL GROUND LEVEL

Boundary Wall

800x250 25MPa RC -

STRIP FOUNDATION

Scale 1:50

ROUNDED TOPS AS

PER GUIDELINES

NO PART OF STRUCTURE TO ENCROACH BOUNDARY ROOF -5° PITCH

ROOF -5° PITCH
AZ-200 CHROMODECK, CORRUGATED METAL
ROOF SHEETING, SHADE OF GREY - ON
SISALATION ON 50X76mm PURLINS @ MAX
900mmC/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.
TRUISS HANGEDS 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.

Checked by: H Bield On Behalf of WELGEDAAN

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 ■

Proposed DWG TITLE:

On Erf 13932 Saldanha

Saldanha Bay Mun.

For: D2SA

PROJECT NUMBER:

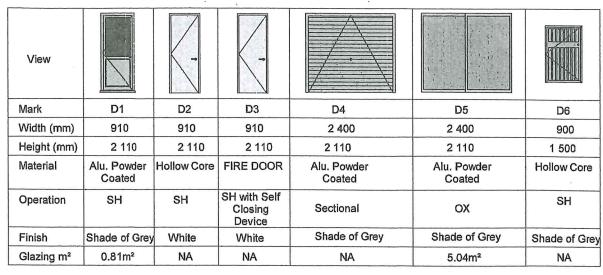
13932SAL0115

DATE:

Issue Date

REV:

SCALE: AS SHOWN



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 ²	3	4.32 m ²
W2	2110	1	1500	500	0.75 m ²	1	0.75 m ²
W3	2110	1	600	2110	1.27 m ²	1	1.27 m²
W4	2110	3	600	900	0.54 m ²	2	1.08 m ²
W5	4000	1	600	600	0.36 m ²	1	0.36 m ²

View	1200	1500	2710	600	600	
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	80.45m²
Windows	7.77m²
Doors	5.85m²
Total Area Glazing	13.62m²
Glazing %	16.92%

Glazing requirements as per SANS 10400 XA Fenestration

		Maximum solar heat gain coefficient (SHGC)				
Total fenestration area for each storey/nett floor area for each	U-Value (W/m².K)	Vertical fenestrati North- West, Nort East sector orient	Vertical fenestration with South-West, South and South-Eastern			
storey (%)		With shading in	With no shading or			
·		accordance with 5.2.2 of SANS 10400 XA	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

Occupnacy: H4 Climate zone: 4

<u>Lighting and Power</u> LED to comply with SANS 10400 XA

<u>Hot water services</u>
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)

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

Min. requirement

50mm cavity wall

Roof Construction
To comply with SANS 10400 XA

Min., required Totoal 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/m² Thickness: 135mm

Building sealing as per SANS 10400 XA

Checked by: H Bieldt On Behalf of WELGEDAAN SECURE ESTATE

28/09/2023



Principal Member: 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 13932 Saldanha Saldanha Bay Mun. For: D2SA

PROJECT NUMBER:

13932SAL0115

DATE:

SCALE:

Issue Date

5

AS SHOWN

REV:

	÷		