

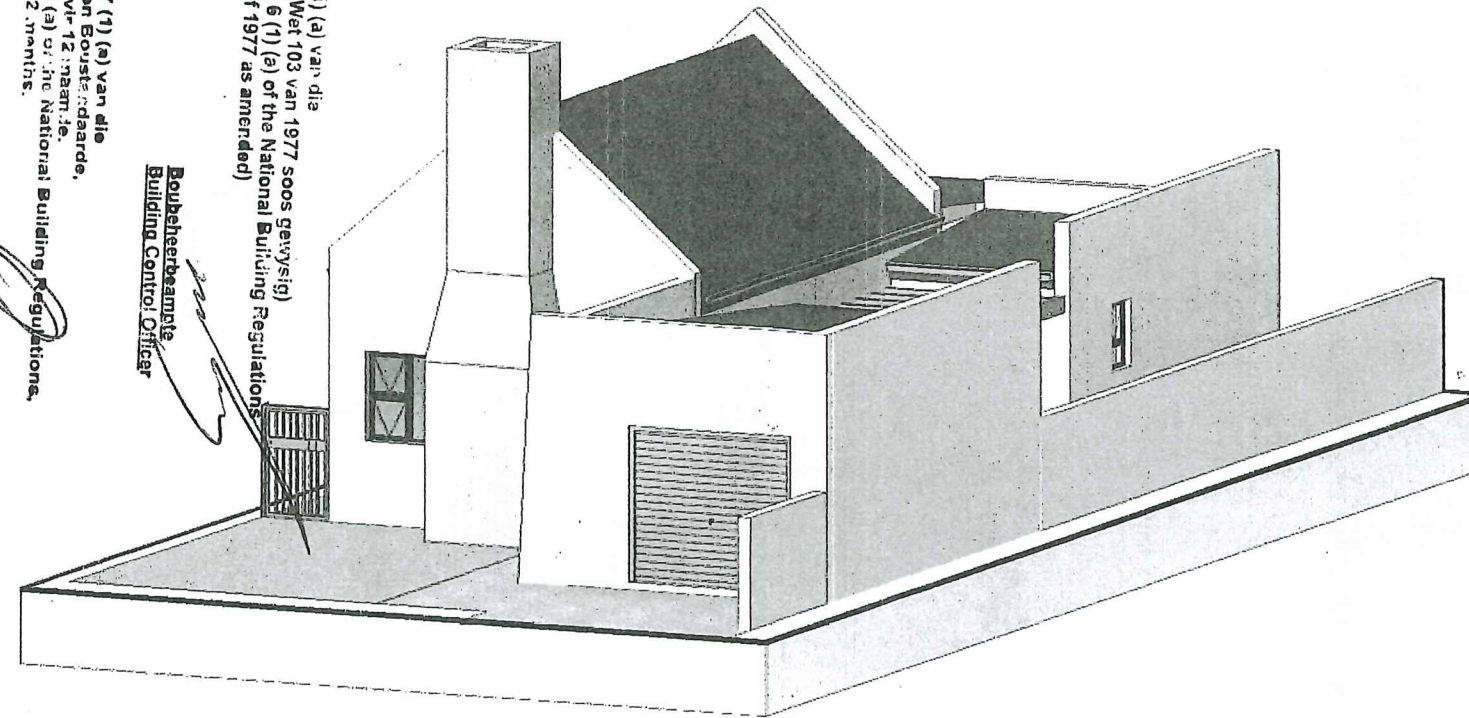
**GENERAL NOTES:**

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.

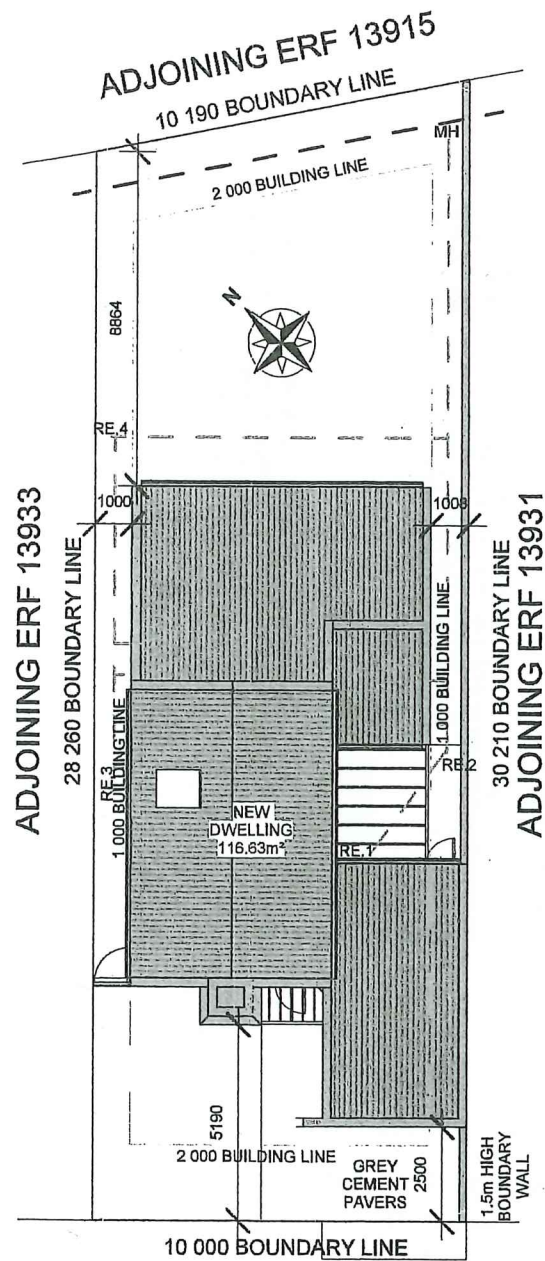
**Area & Coverage**

Dwelling	:	116.63m <sup>2</sup>
Pergola 1	:	8.10m <sup>2</sup>
Pergola 2	:	1.58m <sup>2</sup>
<b>Total Footprint</b>	:	<b>116.63m<sup>2</sup></b>
Plot Size	:	292.44m <sup>2</sup>
Coverage	:	39.90%
Boundary Wall Length	:	23.25m



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 ENCRACHED 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 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/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 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 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.

*22/11/2023*  
 Aanbeveel in terme van Artikel 6 (1) (a) van die Met op Nasionale Bouregulasies, (Met 103 van 1977 soos gewysig) and Building Standards, (Act 103 of 1977 as amended)  
 22/11/2023  
 Gedeputeerde in terme van Artikel 7 (1) (a) van die Met op Nasionale Bouregulasies en Bouwverordeninge, (Met 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 Boubheer  
 Mandy de Vries Control

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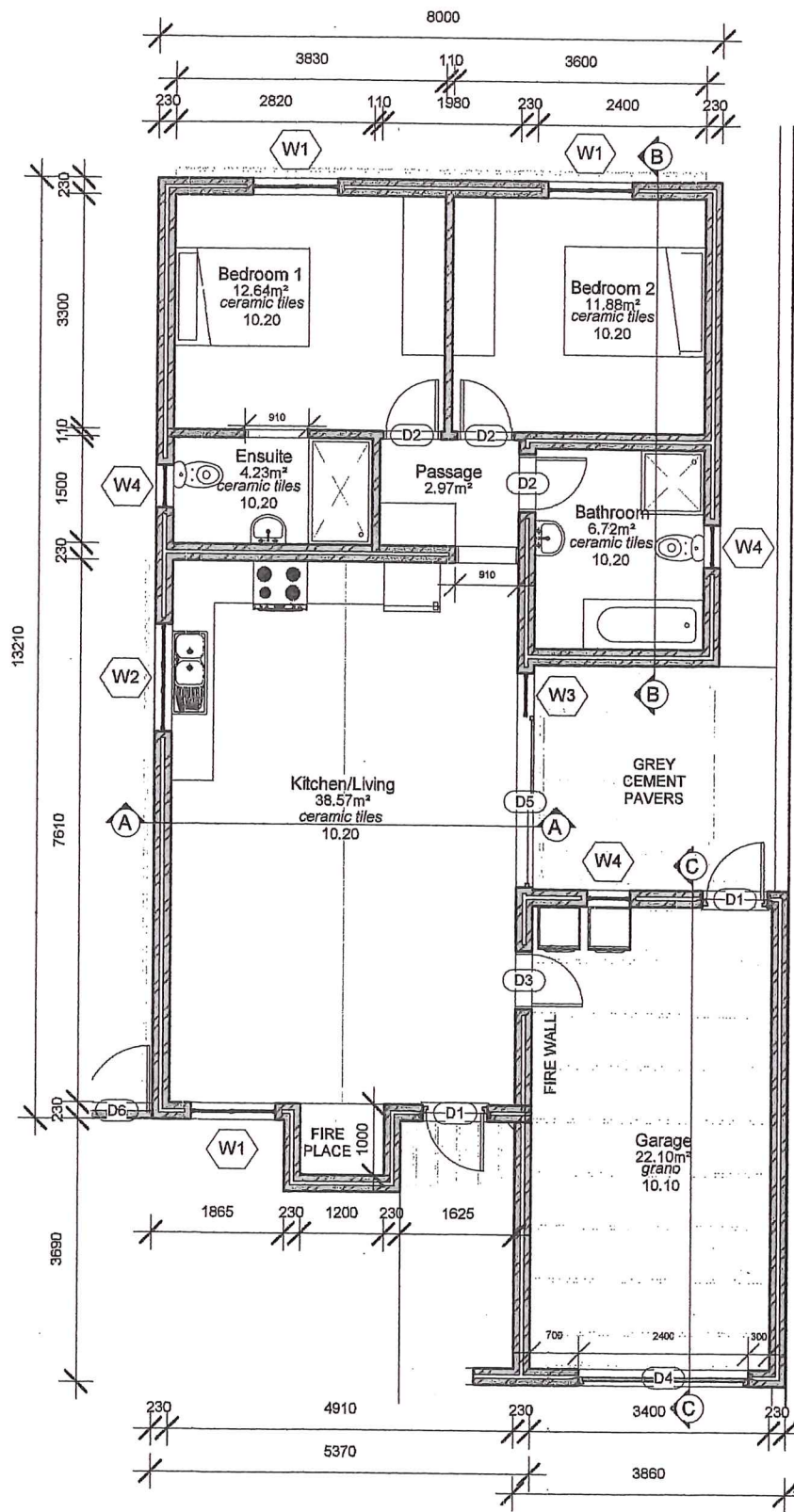
ARCHITECTURE ■ PLANNING ■ DESIGN ■

**DWG TITLE:** Proposed  
 On Erf 13932 Saldanha  
 Saldanha Bay Mun.  
 For: D2SA

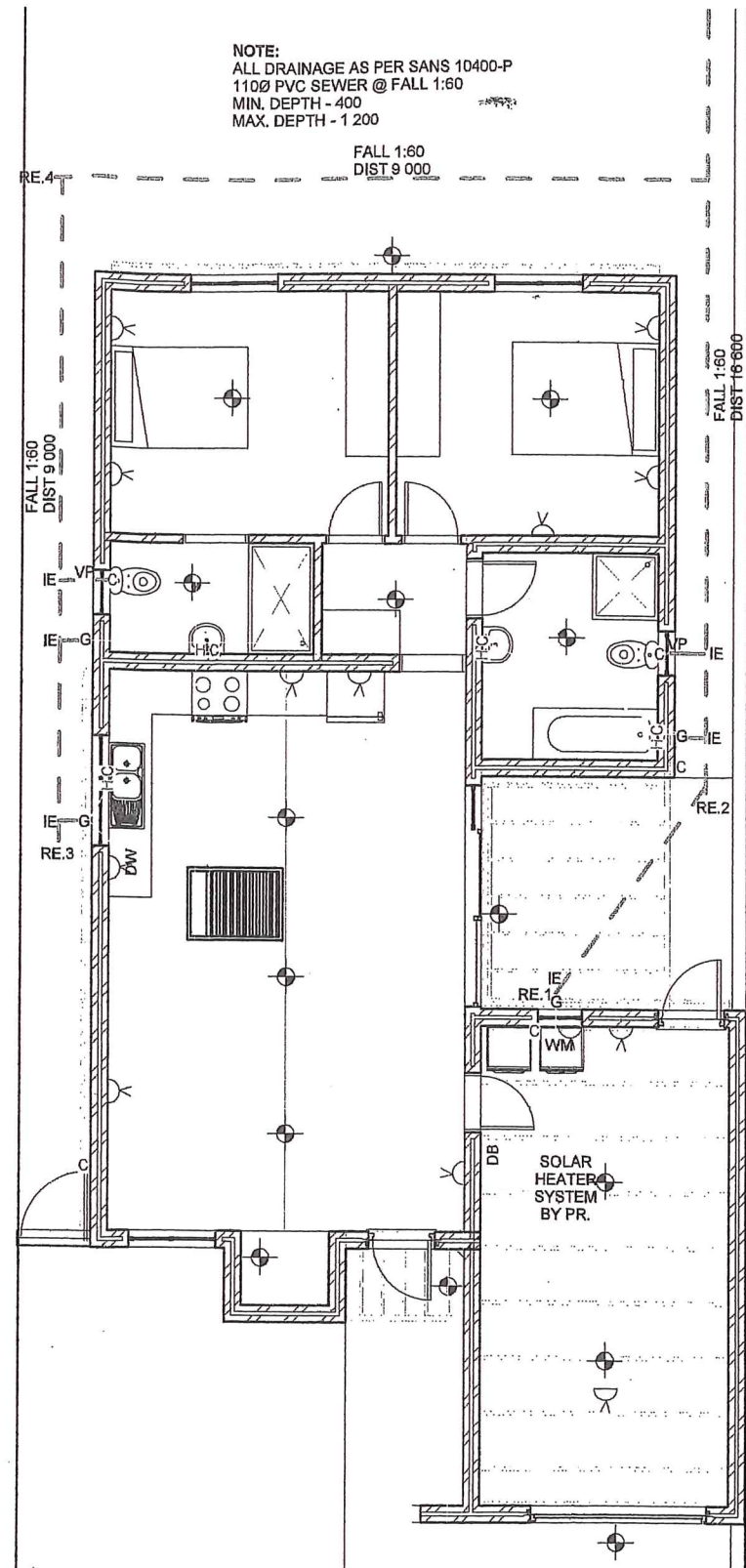
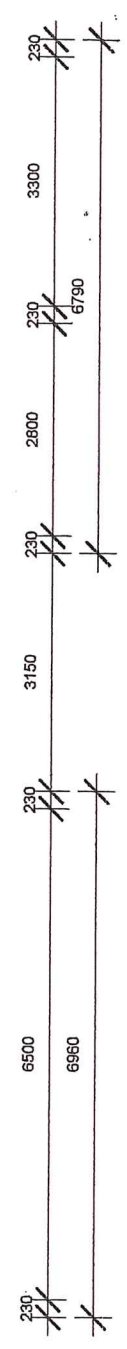
**PROJECT NUMBER:** 13932SAL0115

**DATE:** Issue Date

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 SCALE: AS SHOWN REV:



**Floor Plan**  
Scale 1 : 100



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

Bevestiging in terme van Artikel 5 (1) (a) van die Wet op Nasionale Bourgoordelinge, Wet 103 van 1977 soos gewysig (Act 103 of 1977 as amended) and Building Standards, (Act 103 of 1977 as amended)

*H. Bieldt*  
Bevestiging op naam van die Bevestigingsbeampte, Bevestigingsbeampte, Bevestigingsbeampte

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

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■ ARCHITECTURE ■ PLANNING ■ DESIGN ■

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