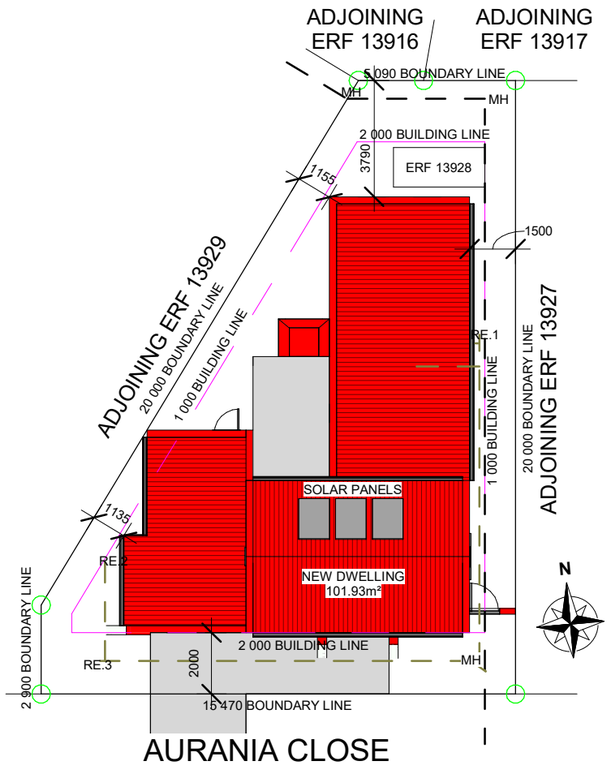
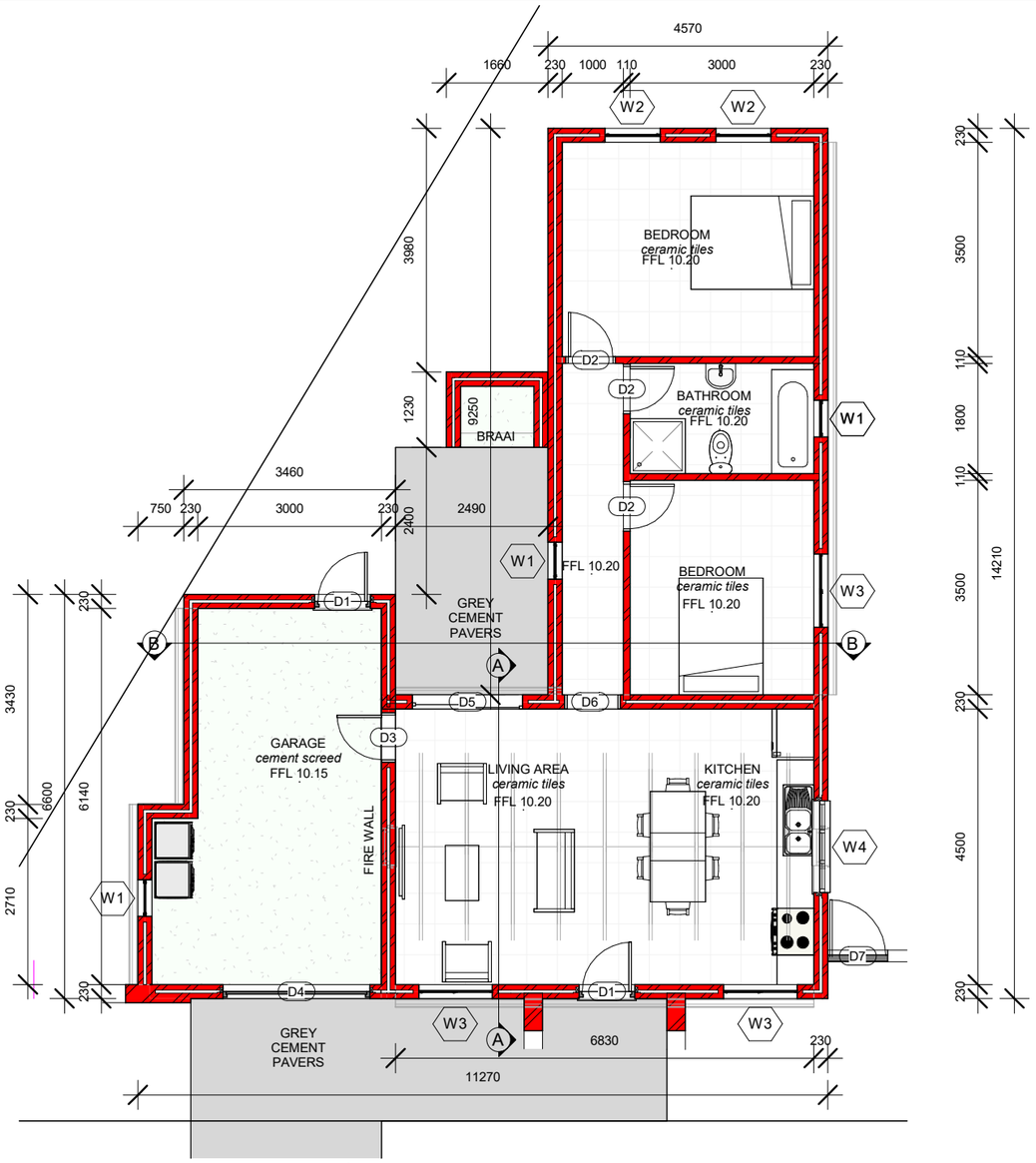


Site Plan

Scale 1 : 200



Floor Plan

Scale 1 : 100

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	:	101.93m²
Total Footprint	:	101.93m²
Plot Size	:	220.97m²
Coverage	:	46.13%

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

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 WHITE DOWN PIPES FIXED TO FACIA WITH HOLDER BATS @ 800mm C/C
-FIBER CEMENT FACIA PAINTED WHITE
- 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 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 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:
TO COMPLY WITH SANS 10400 PART-R, 10400XA-4.4.3
-MAXI CEMENT BRICKS SHALL COMPLY WITH SABS 10400 PART KK3 & KK4
-WALL AND COLUMN CONSTRUCTION TO ENGINEERS SPECIFICATIONS.
-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 PAINTED AND PLASTERED TO CLIENT SPECIFICATIONS AND AGREEMENT.
-EXTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED AS PER GUIDELINES.
- TO REGULATION XA COMPLIANCE REPORT
-BITUMINOUS DAMP-PROOF COURSES AS PER SANS 248,

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 ACCESSON 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 New Dwelling
On Erf 13928 Saldanha
Saldanha Bay Mun.
For: D2SA

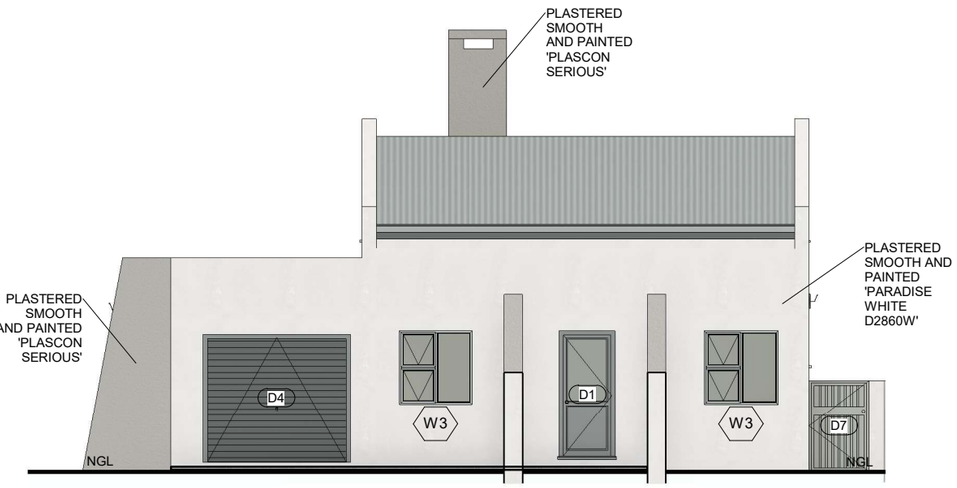
PROJECT NUMBER: 13928SAL0117

DATE: Issue Date

1

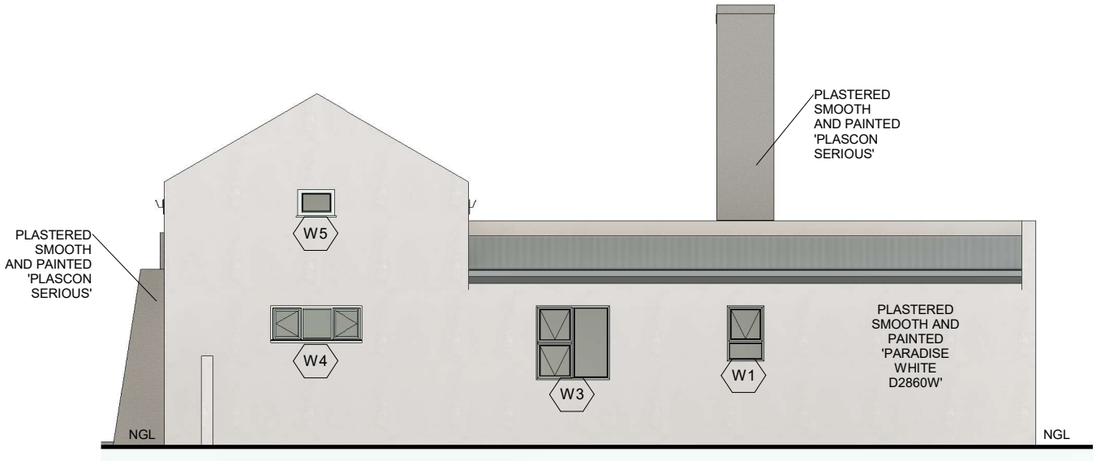
SCALE: AS SHOWN

REV:



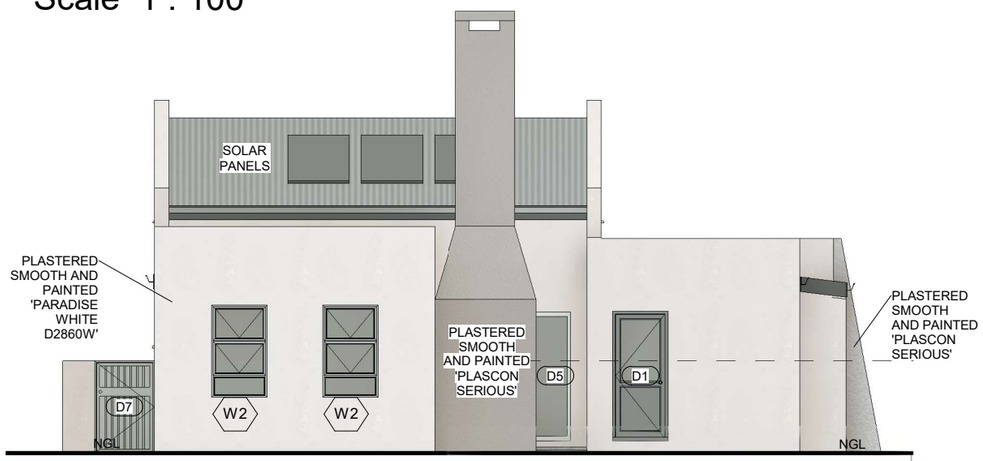
Southern Elevation

Scale 1 : 100



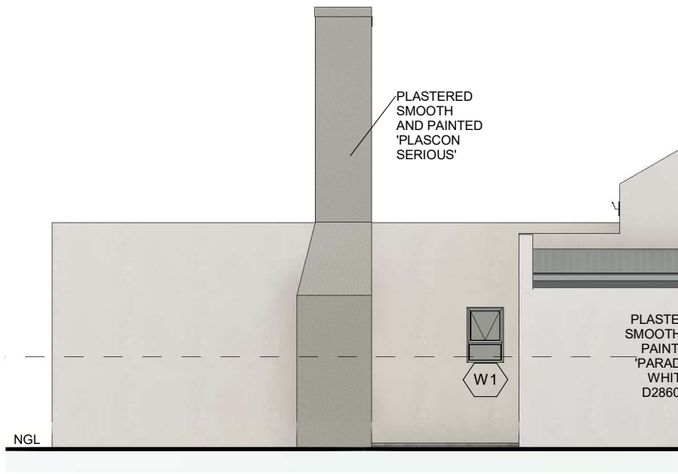
Eastern Elevation

Scale 1 : 100



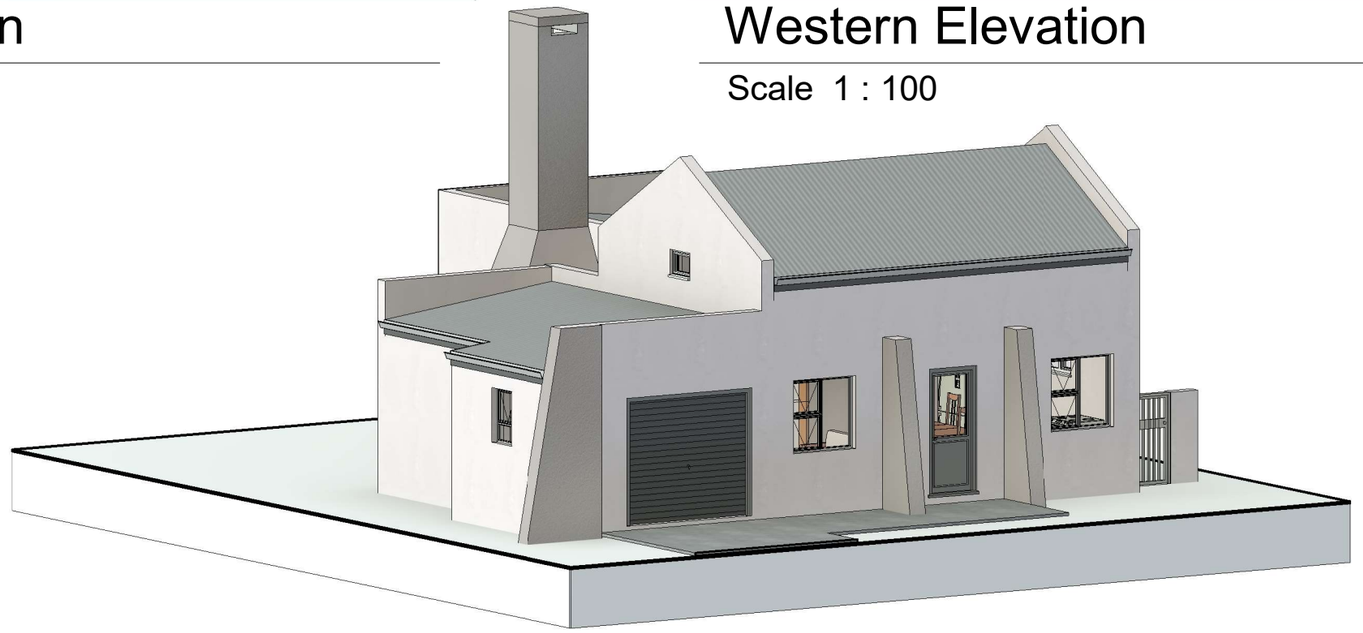
Northern Elevation

Scale 1 : 100



Western Elevation

Scale 1 : 100



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 New Dwelling
On Erf 13928 Saldanha
Saldanha Bay Mun.
For: D2SA

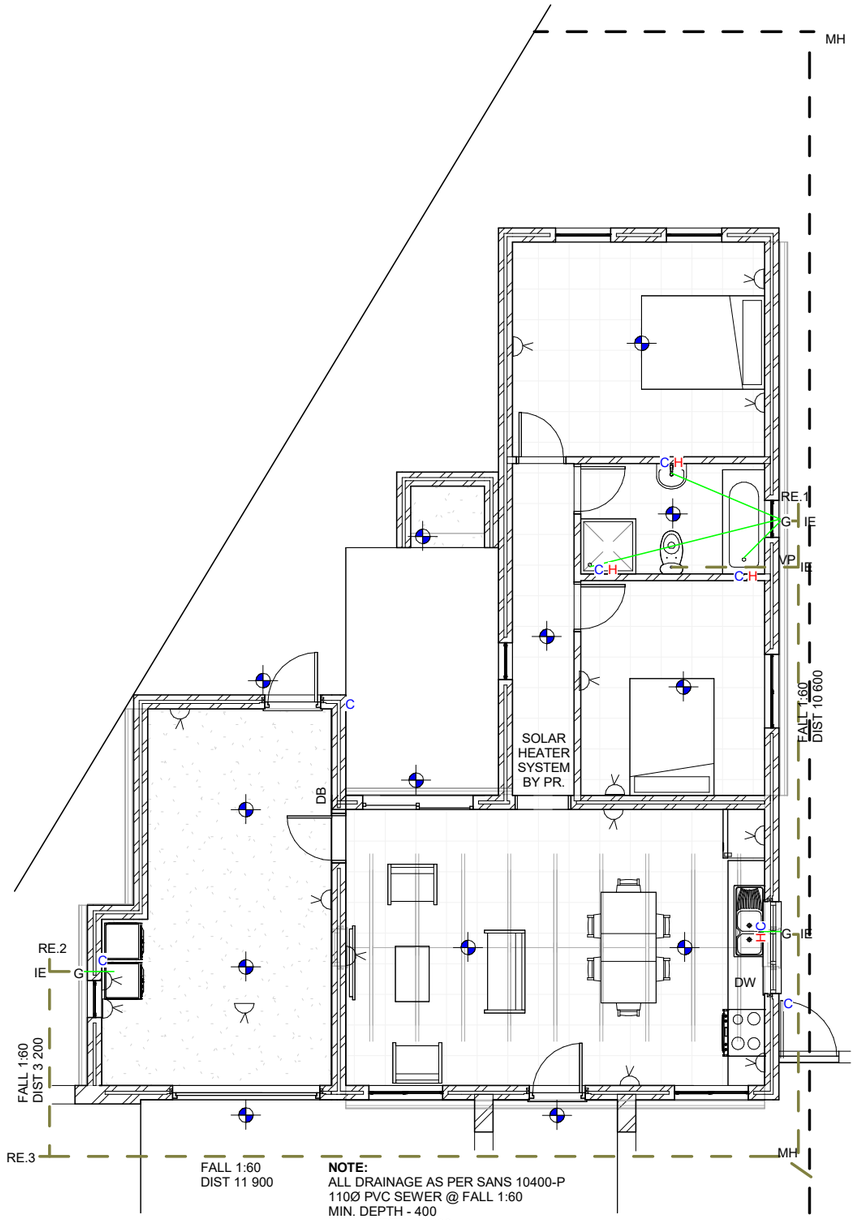
PROJECT NUMBER: 13928SAL0117

DATE: Issue Date

2

SCALE: AS SHOWN

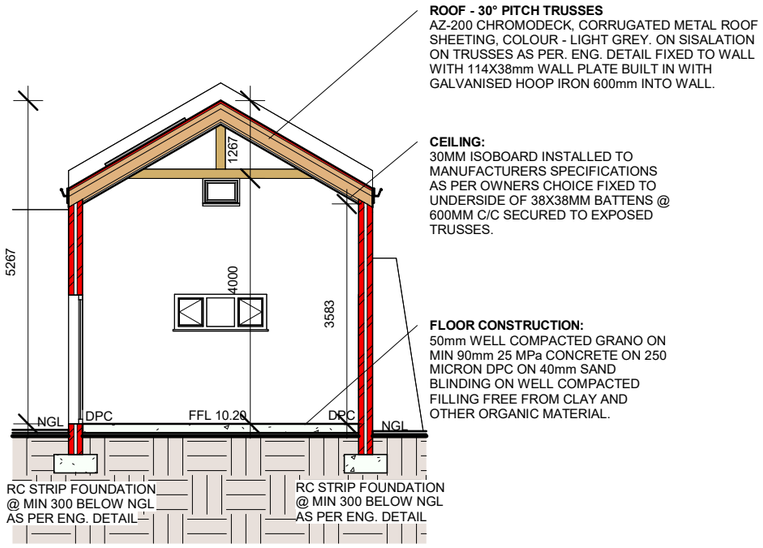
REV:



NOTE:
ALL DRAINAGE AS PER SANS 10400-P
110Ø PVC SEWER @ FALL 1:60
MIN. DEPTH - 400
MAX. DEPTH - 1 200

Electrical and Water Layout

Scale 1 : 100



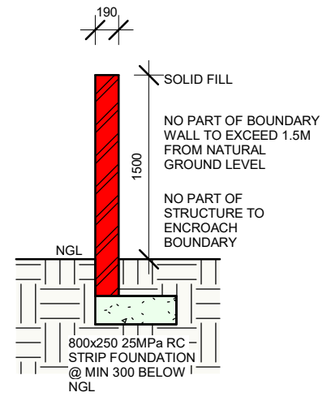
ROOF - 30° PITCH TRUSSES
AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - LIGHT GREY. ON SISALATION ON TRUSSES AS PER. ENG. DETAIL FIXED TO WALL WITH 114X38mm WALL PLATE BUILT IN WITH GALVANISED HOOP IRON 600mm INTO WALL.

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

FLOOR CONSTRUCTION:
50mm WELL COMPACTED GRANO ON MIN 90mm 25 MPa CONCRETE ON 250 MICRON DPC ON 40mm SAND BLINDING ON WELL COMPACTED FILLING FREE FROM CLAY AND OTHER ORGANIC MATERIAL.

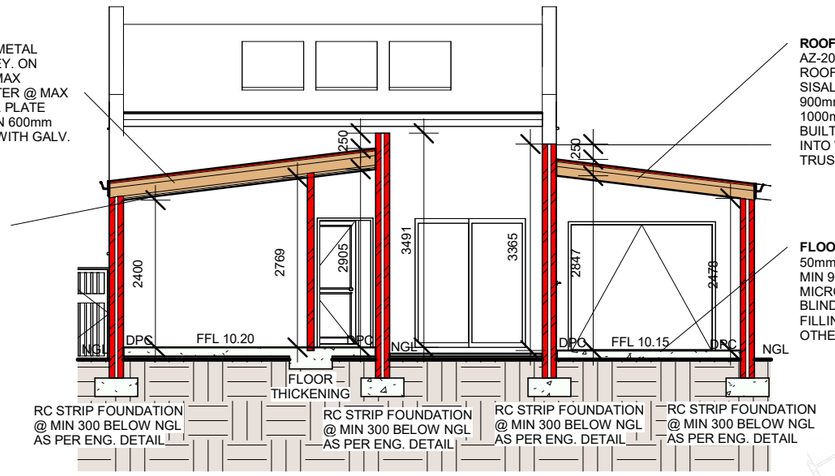
Section A

Scale 1 : 100



Boundary Wall

Scale 1 : 50



ROOF -7° PITCH
AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - LIGHT 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. TRUSS HANGERS.

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

ROOF -7° PITCH
AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - LIGHT 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. TRUSS HANGERS.

FLOOR CONSTRUCTION:
50mm WELL COMPACTED GRANO ON MIN 90mm 25 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

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 New Dwelling
On Erf 13928 Saldanha
Saldanha Bay Mun.
For: D2SA

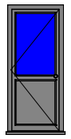
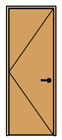
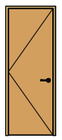
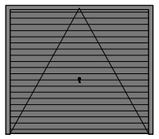
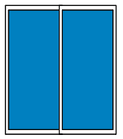
PROJECT NUMBER: 13928SAL0117

DATE: Issue Date

3

SCALE: AS SHOWN

REV:

View							
Mark	D1	D2	D3	D4	D5	D6	D5
Width (mm)	910	810	810	2 400	1 800	910	900
Height (mm)	2 110	2 110	2 110	2 110	2 110	2 110	1 500
Material	Alu. Powder Coated	Hollow Core	30 Min Fire Door with Self-Closing device	Alu. Powder Coated	Alu. Powder Coated	Lintol Over	Alu. Powder Coated
Operation	SH	SH	SH	Sectional	OX	Opening	SH
Finish	Shade of Grey	White	White	Shade of Grey	Shade of Grey		Shade of Grey
Glazing m²	0.81m²	NA	NA	NA	3.78m²	NA	NA

Door Schedule

Scale 1 : 100

Glazing % in relations to Net Floor Area

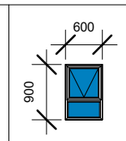
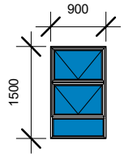
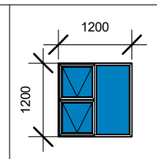
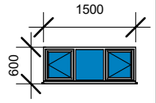
Net Floor Area	68.75m²
Windows	9m²
Doors	4.59m²
Total Area Glazing	13.59m²
Glazing %	19.76%

Glazing requirements as per SANS 10400 XA Fenestration

Total fenestration area for each storey/nett floor area for each storey (%)	**U-Value (W/m².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

Window Schedule

Mark	Head Height (mm)	Count	Width (mm)	Height (mm)	Area	Fenestration Count	Fenestration Area
W1	2110	3	600	900	0.54 m²	2	1.08 m²
W2	2210	2	900	1500	1.35 m²	2	2.70 m²
W3	2110	3	1200	1200	1.44 m²	3	4.32 m²
W4	2110	1	1500	600	0.90 m²	1	0.90 m²
W5	4000	2	600	450	0.27 m²	0	<varies>

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

Window Legend

Scale 1 : 100

XA Compliance report

Occupnacy: 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 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

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 New Dwelling
On Erf 13928 Saldanha
Saldanha Bay Mun.
For: D2SA

PROJECT NUMBER: 13928SAL0117

DATE: Issue Date

4

SCALE: AS SHOWN **REV:**