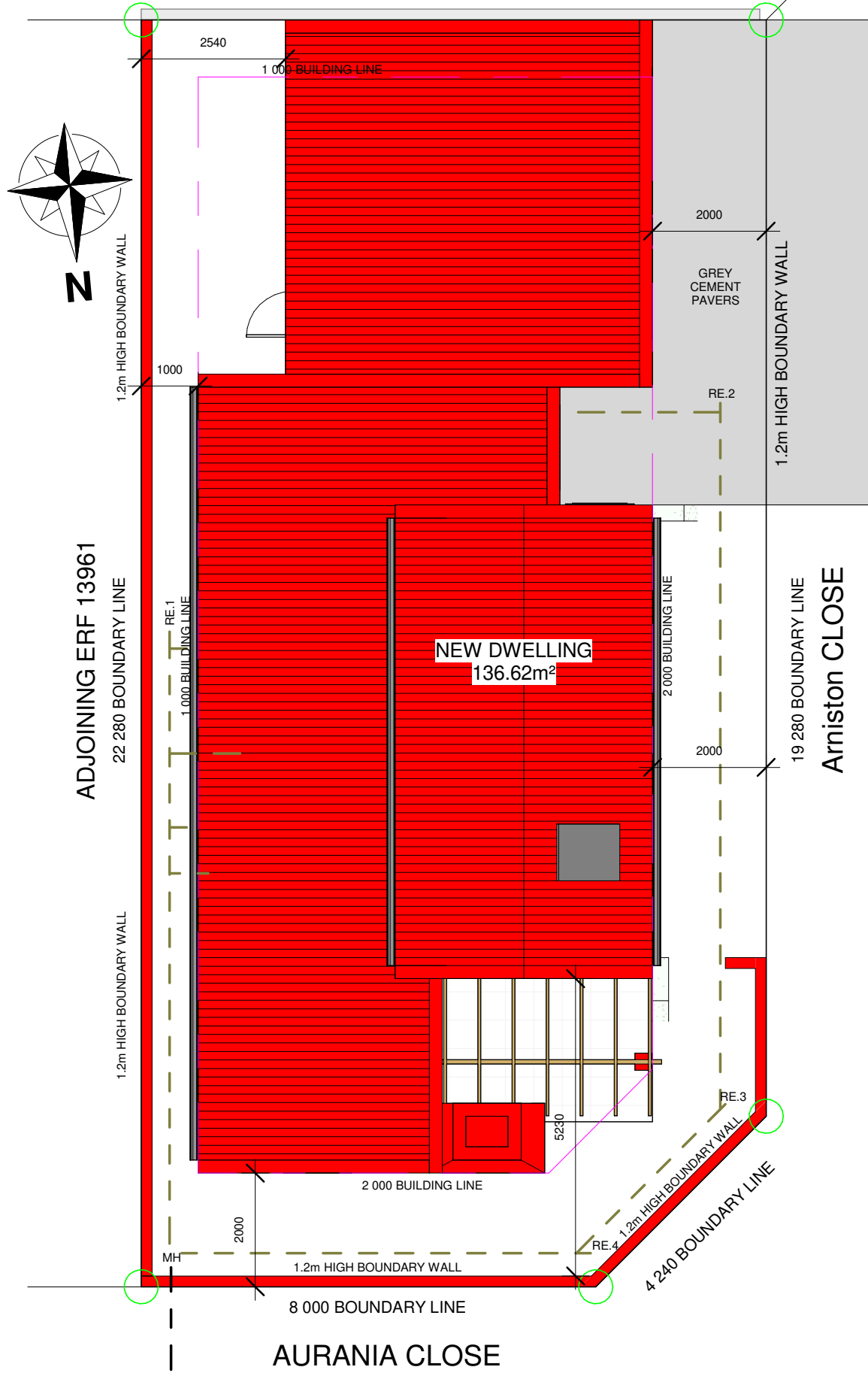


ADJOINING ERF 13959  
11 000 BOUNDARY LINE



# Site Plan

Scale 1 : 100

**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:**  
 - 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 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  
 - WALL AND COLUMN CONSTRUCTION AS PER 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 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 POLYCOB 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.

## GENERAL NOTES:

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

- REGARDLESS OF DEPTH SHOWN ON SECTION, EXCAVATE TO A DEPTH TO PROVIDE A SOLID AND UNIFORM FOUNDATION TO ALL FOOTINGS.
- 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.
- LAY "BRICKFORCE" TO LINTOL MANUFACTURER'S SPECIFICATION OF MIN. 4 COURSES.
- ALL CAVITY WALLS TO BE BUILT SOLID UP TO DPC LEVEL.
- A MIN. OF 3 COURSES OF BRICKWORK BELOW WALL PLATES AND ABOVE ALL WINDOWS.
- ANY FOOTINGS WITHIN 1,2m OF ANY DRAINLINE IS TO BE BELOW SAME.
- ALL DIMENSIONS AND LEVELS TO BE SITE CHECKED PRIOR TO WORK COMMENCING.
- 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.
- DPC. TO BE MIN. 150mm ABOVE NATURAL GROUND LEVEL.(NGL)
- THIS DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE USED.
- ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND BYE LAWS. ACT 103/1977
- ALL RC SLABS, BEAMS, COLUMNS, STAIRS AND FOOTINGS TO ENGINEERS DETAIL.
- BOUNDARY WALLS TO BE DESIGNED AND BUILT IN ACCORDANCE WITH TABLE 17 AND 18 OF PART K OF THE NBR
- DRAINAGE AND SEWER LAYOUT TO COMPLY WITH SANS 10400P. FIRE PROTECTION TO COMPLY WITH SANS 10400T.
- ALL CONSTRUCTION ACCORDING TO REGULATION XA COMPLIANCE REPORT.

## Area & Coverage

Dwelling	:	136.62m²
Pergola 1	:	10.95m²
<b>Total Footprint</b>	:	<b>136.62m²</b>
Plot Size	:	240.58m²
Coverage	:	56.78%
Boundary Wall Length	:	37.31m

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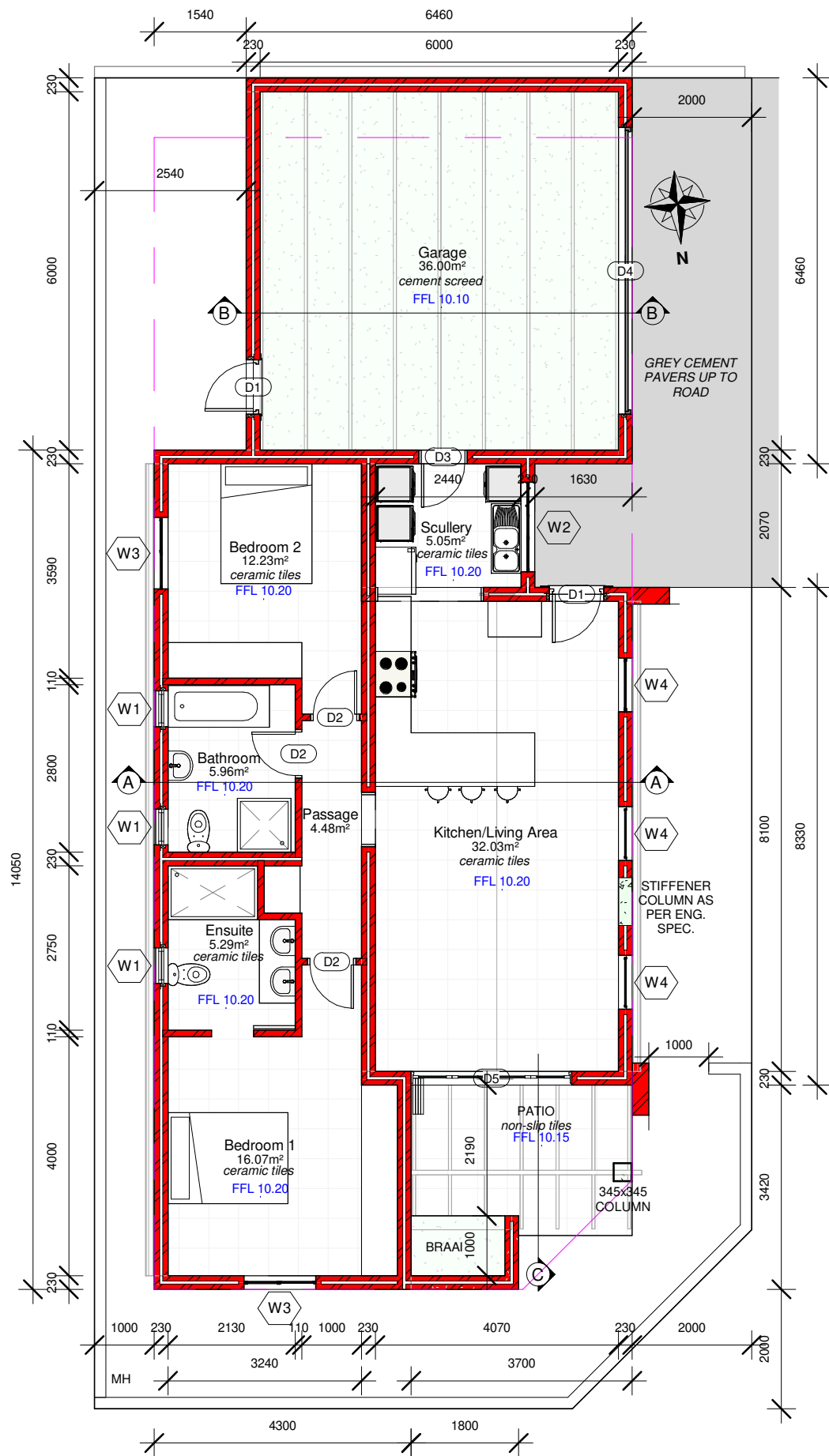
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On Erf 13960 Saldanha  
Saldanha Bay Mun.  
For: D2SA

**PROJECT NUMBER:** 13960SAL0119

**DATE:** Issue Date

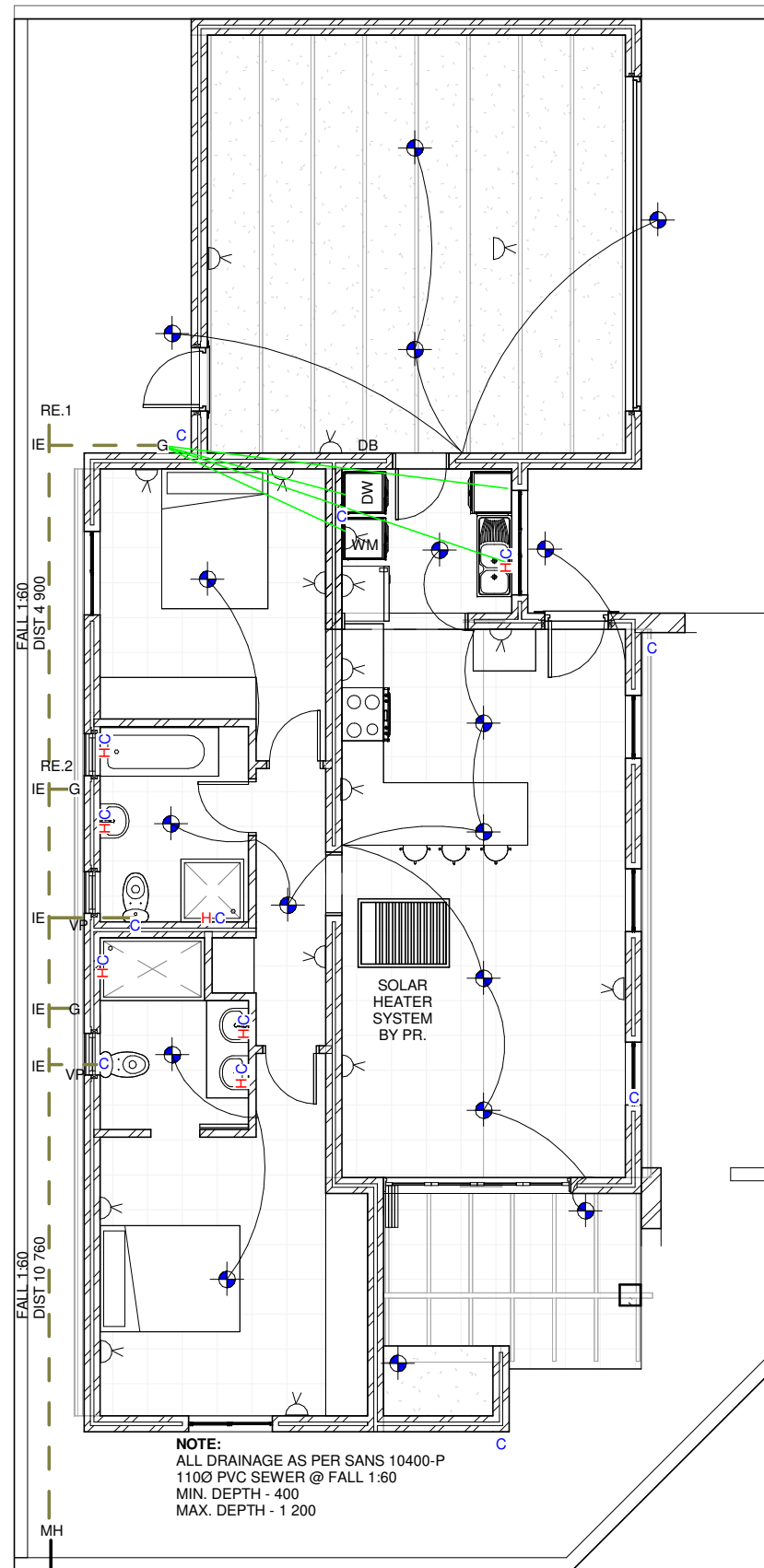
1

SCALE: AS SHOWN      REV:



# Floor Plan

Scale 1 : 100



# Electrical and Water Layout

Scale 1 : 100

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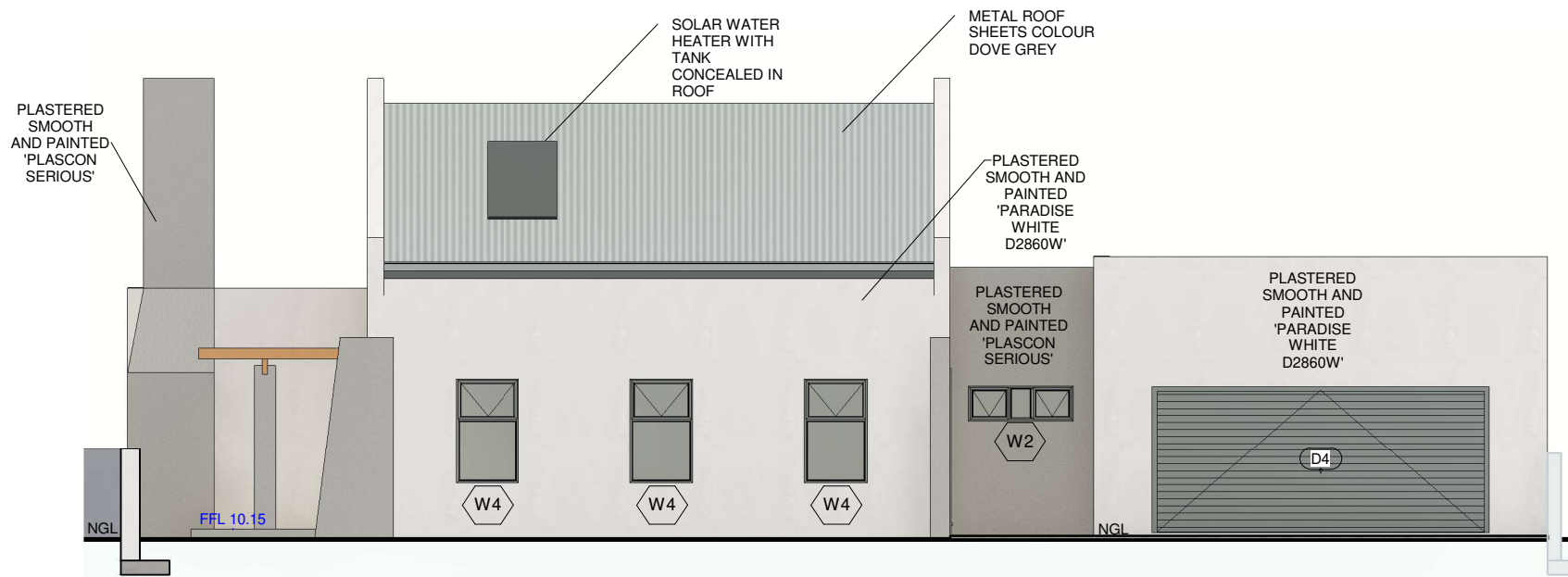
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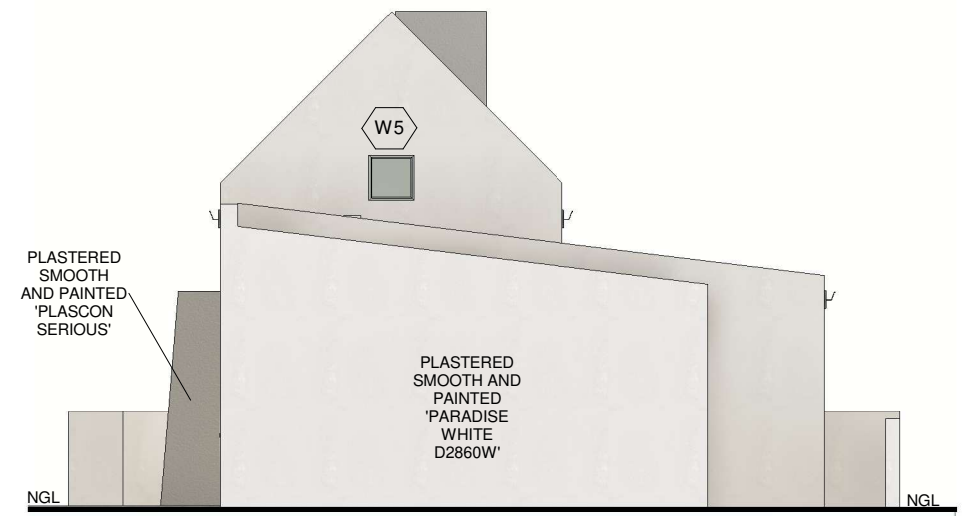
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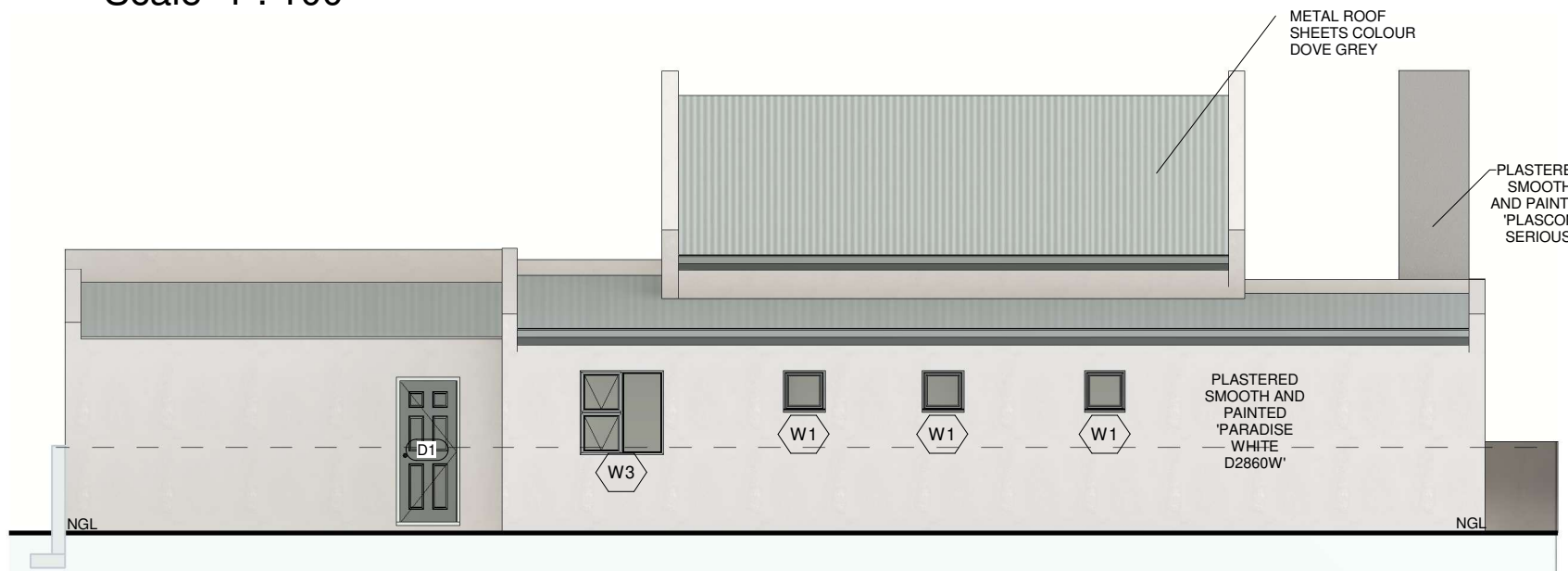
## Western Elevation

Scale 1 : 100



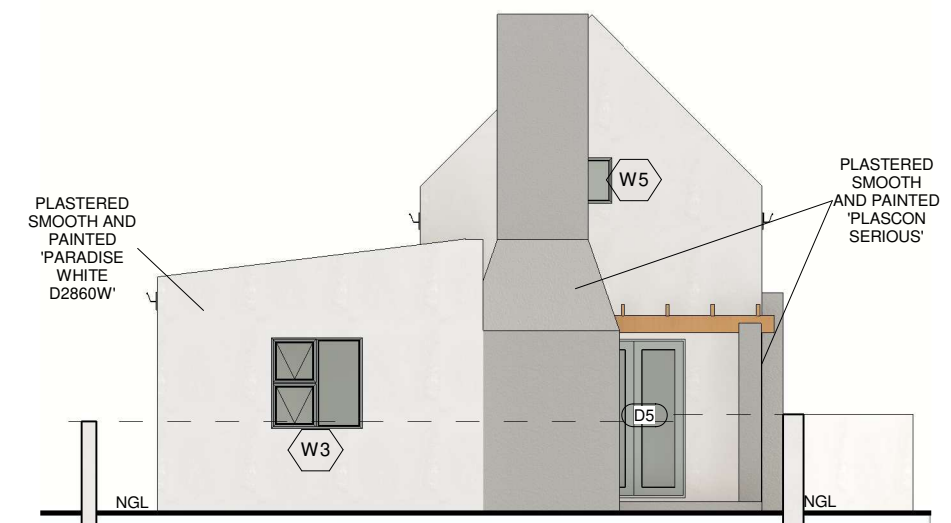
## Southern Elevation

Scale 1 : 100



## Eastern Elevation

Scale 1 : 100



## Northern Elevation

Scale 1 : 100

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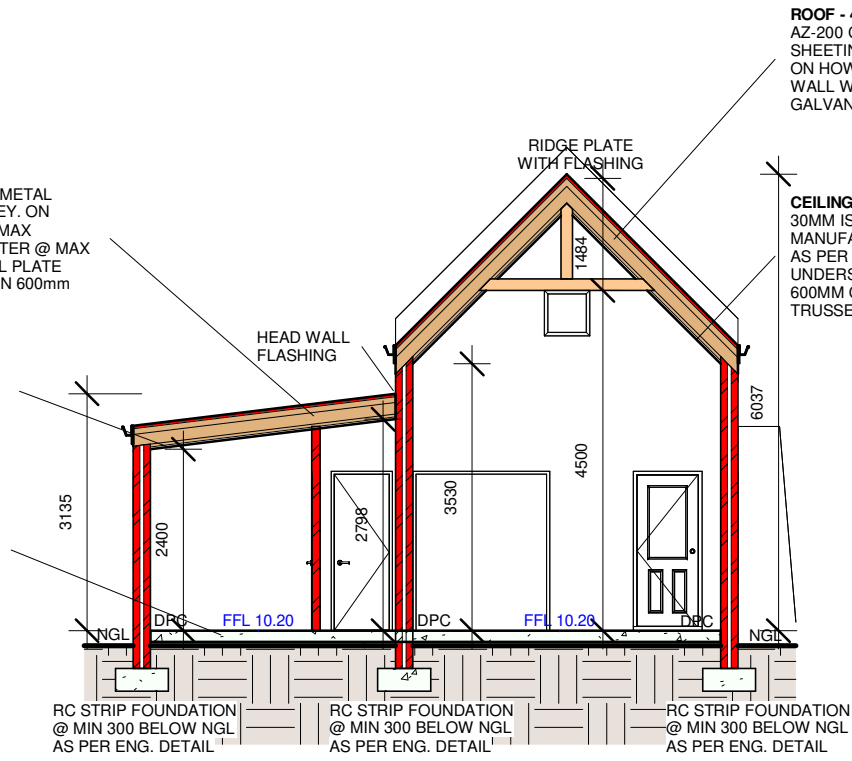
**SCALE:** AS SHOWN

**REV:**

**ROOF - 7° PITCH**  
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - DOVE 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.

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

**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

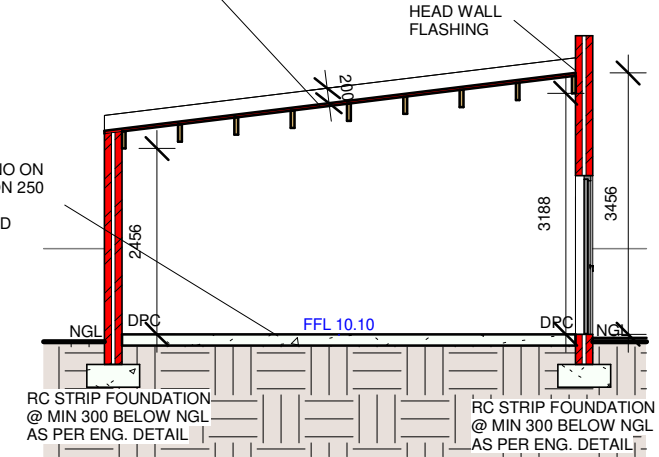
Scale 1 : 100

**ROOF - 45° PITCH TRUSSES**  
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - DOVE 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 TRUSSES.

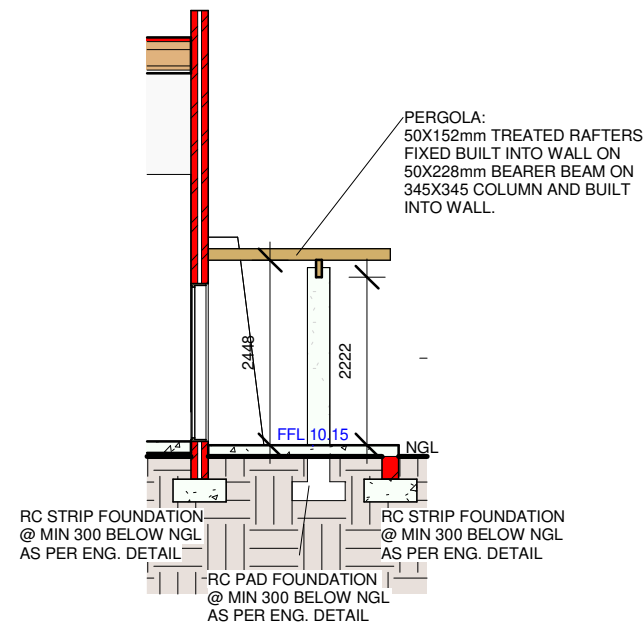
**ROOF - 7° PITCH**  
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - DOVE GREY. ON SISALATION ON 50X228mm PURLIN RAFTERS FIXED TO WALL WITH GALV. TRUSS HANGERS.

**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.



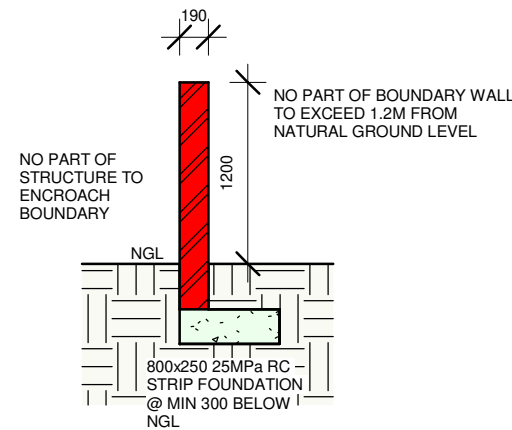
## Section B

Scale 1 : 100



## Section C

Scale 1 : 100



## Boundary Wall

Scale 1 : 50

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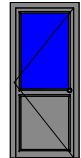
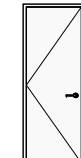

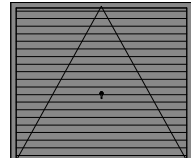
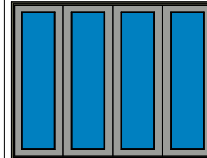
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**SCALE:** AS SHOWN

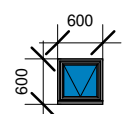
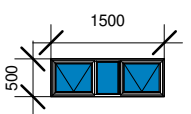
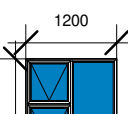
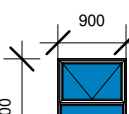
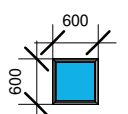
**REV:**

View					
Mark	D1	D2	D3	D4	D5
Width (mm)	910	810	810	2 400	3 000
Height (mm)	2 110	2 110	2 110	2 110	2 110
Material	Alu. Powder Coated	Hollow Core	FIRE DOOR	Alu. Powder Coated	Alu. Powder Coated
Operation	SH	SH	SH with Self Closing Device	Sectional	Stacker Door
Finish	Shade of Grey	White	White	Shade of Grey	Shade of Grey
Glazing m <sup>2</sup>	0.81m <sup>2</sup>	NA	NA	NA	6.30m <sup>2</sup>

## Door Schedule

Scale 1 : 100

Window Schedule							
Mark	Head Height (mm)	Count	Width (mm)	Height (mm)	Area	Fenestration Count	Fenestration Area
W1	2110	3	600	600	0.36 m <sup>2</sup>	3	1.08 m <sup>2</sup>
W2	2010	1	1500	500	0.75 m <sup>2</sup>	1	0.75 m <sup>2</sup>
W3	2110	2	1200	1200	1.44 m <sup>2</sup>	2	2.88 m <sup>2</sup>
W4	2110	3	900	1500	1.35 m <sup>2</sup>	3	4.05 m <sup>2</sup>
W5	4500	2	600	600	0.36 m <sup>2</sup>	2	0.72 m <sup>2</sup>

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

## Glazing % in relations to Net Floor Area

Net Floor Area	86.06m <sup>2</sup>
Windows	9.48m <sup>2</sup>
Doors	7.11m <sup>2</sup>
Total Area Glazing	16.59m <sup>2</sup>
Glazing %	19.27%

## 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 ≥270kg/m<sup>2</sup>    Energy Zone 4    R-Value (m<sup>2</sup>.K/W) 0.6    Min. requirement 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



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SCALE: AS SHOWN

REV: