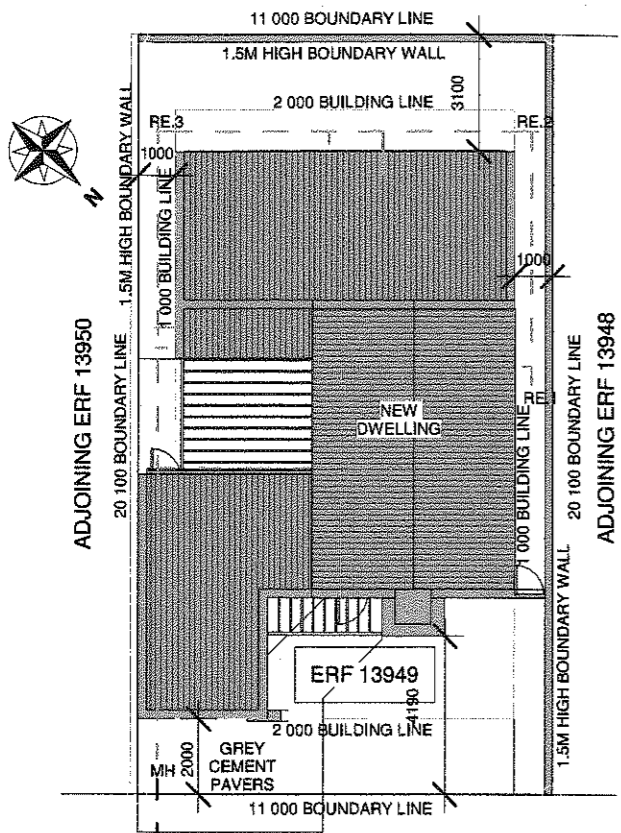


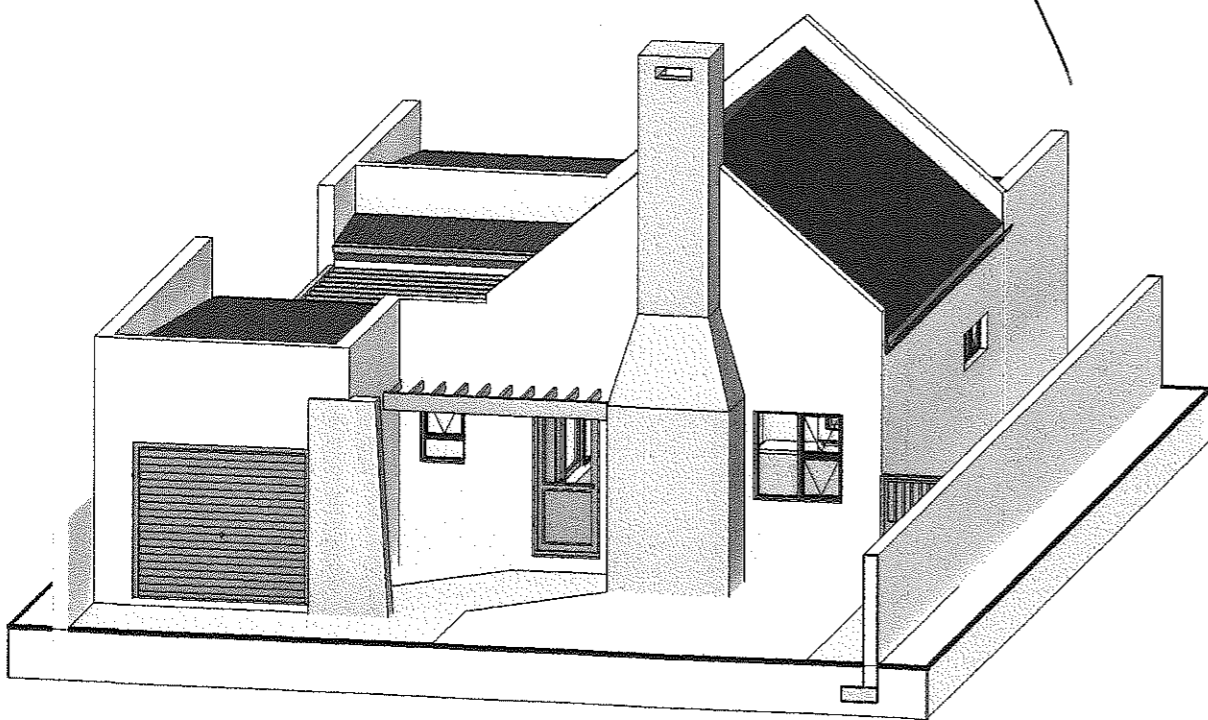
PORTION 8 OF THE FARM
KLIPRUG NO.282



AURANIA CLOSE

Site Plan

Scale 1 : 200



Goedgetuig in terna van Artikel 7 (1) (a) van die
 Wet op Nasionale Bouregulasies en Boustandaarde,
 (Wet 103 van 1977 soos gewysig) nr. 12 maande.
 Approved in terms of section 7 (1) (a) of the National Building Regulations,
 (Act 103 of 1977 as amended) nr. 12 months.

Ambaveel in terna van Artikel 6 (1) (a) van die
 Wet op Nasionale Bouregulasies. (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)

31/5/2023
 Datum

09/06/2023
 Datum

Boubheerkanne
 Building Control Officer

B. Bieldt
 Bousaakontroleerder
 Building Control Officer

- FOUNDATIONS:**
- ALL FOUNDATIONS TO COMPLY WITH SANS10400 PART G&H -4.4.1
 - ALL FOUNDATIONS TO BE NOT LESS THAN 25 MPa AT 28 DAYS.
 - FOUNDATIONS TO ALL 230mm WALLS TO BE 700mmX280mm OR TO ENGINEER SPECIFICATIONS
 - REINFORCING STEEL TO BE INSERTED IN FOUNDATIONS AND FLOOR SLAB THICKENINGS IF NECESSARY OR AS PER ENGINEERS SPECIFICATIONS.
- 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 600mm AND LAID TO MANUFACTURES SPECIFICATIONS.
 - 375 MIC DPC OVER ALL DOORS AND WINDOW SIDES, HEADS AND SILLS.
 - INTERNAL WALLS TO BE SMOOTH PLASTERED PAINTED WHITE, GARAGE WALLS TO BE BAGGED.
 - EXTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED AS INDICATED ON ELEVATIONS.
 - TO REGULATION XA COMPLIANCE REPORT
- 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
- FLOOR COVERING:**
- FINISH AS INDICATED ON FLOOR PLAN OR AS PER OWNER'S SPECIFICATION ON 100mm CONCRETE 25 Mpa REINFORCED WITH 193 WELDED MESH ON 250mic DAMP PROOF MEMBRANE ON WELL COMPACTED FILL WHICH MUST BE FREE FROM CLAY OR ANY OTHER ORGANIC MATERIALS.
 - 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 Light Grey DOWN PIPES FIXED TO FACIA WITH HOLDER BATS @ 800mm C/C
 - 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.
- 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 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	:	111.11m ²
Pergola 1	:	14.13m ²
Pergola 2	:	2.95m ²
Total Footprint	:	111.11m²
Plot Size	:	221.11m ²
Coverage	:	50.25%
Boundary Wall Length	:	31.10m



Principal Member:
 Hanrich Bieldt
 SACAP Reg. No: PAD38130947

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ARCHITECTURE ■ PLANNING ■ DESIGN ■

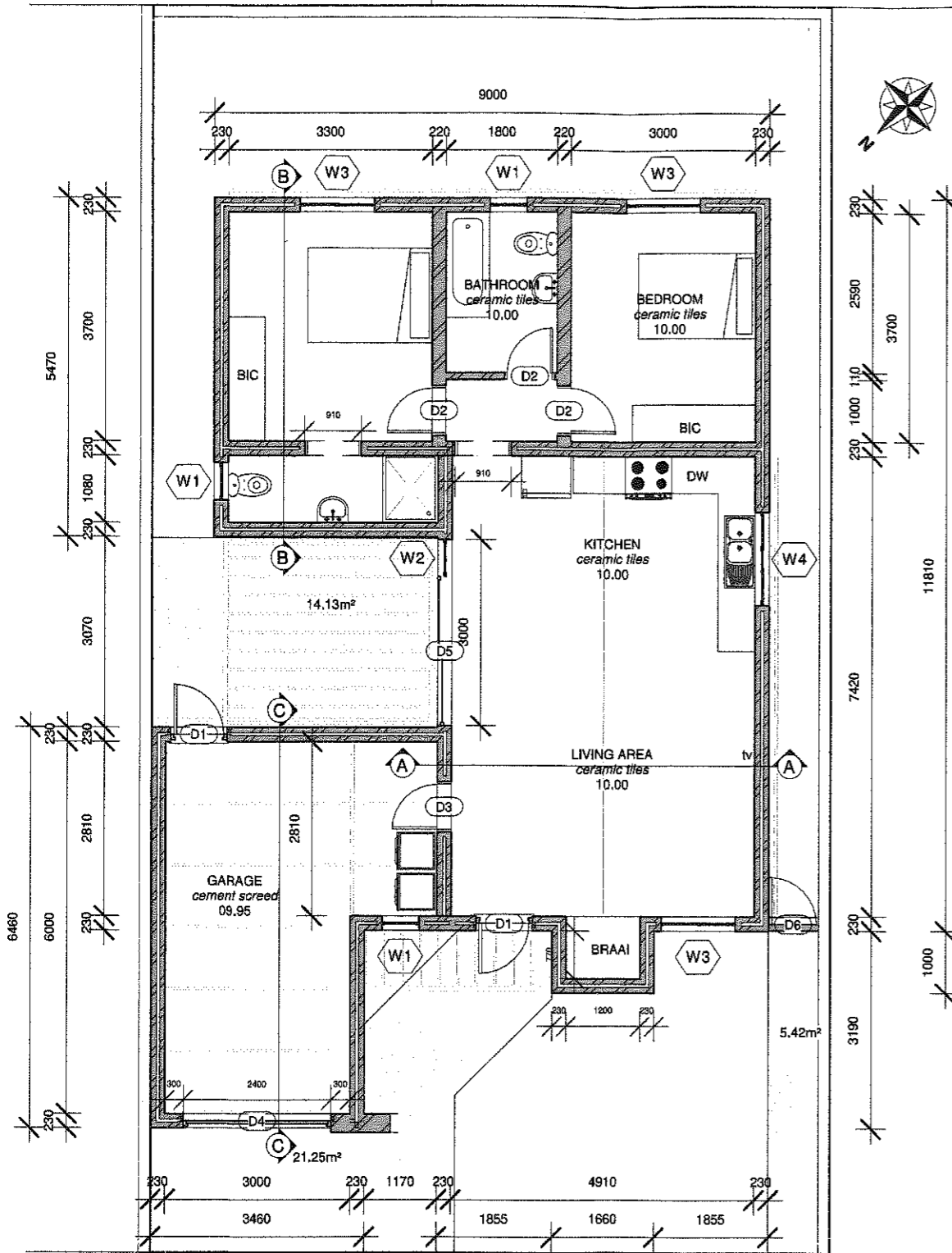
DWG TITLE: Proposed New Dwelling
 On Erf 13949 Saldanha
 Saldanha Bay Mun.
 For: D2SA

PROJECT NUMBER: 13949SAL0104

DATE: Issue Date

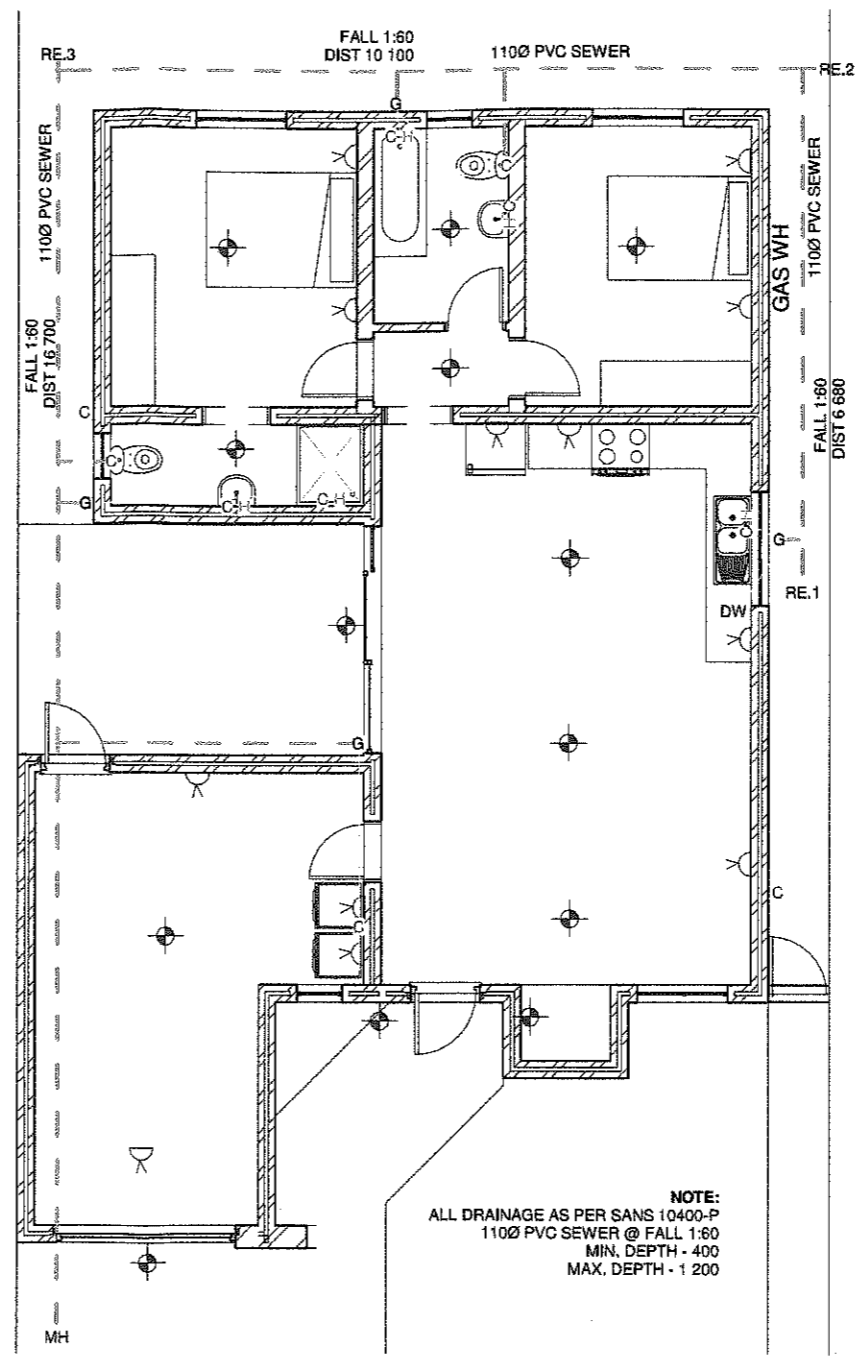
Checked by: *H Bieldt*
 On Behalf of
**WELGEDAAN
 SECURE ESTATE**

10/05/2023



AURANIA CLOSE

Floor Plan
Scale 1 : 100



Electrical and Water Layout
Scale 1 : 100

3/15/2023
09/06/2023
Datum

Goedgekeur in terme van Artikel 2 (1) (a) van die
Goedkeuring in terme van Artikel 7 (1) (a) van die
Nasionale Bouwregulasie (Met 193 van 1977 soos gewysig)
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.

Substansiele
Boubeheerster
Boubeheerster
Boubeheerster

Checked by: H Bieldt
On Behalf of
WELGEDAAN
SECURE ESTATE
10/05/2023

HAB
Architecture

Principal Member:
Hanrich Bieldt
SACAP Reg. No: PAD38130947

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HBDrawingDesk@gmail.com
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ARCHITECTURE ■ PLANNING ■ DESIGN ■

DWG TITLE: Proposed New Dwelling
On Erf 13949 Saldanha
Saldanha Bay Mun.
For: D2SA

PROJECT NUMBER: 13949SAL0104

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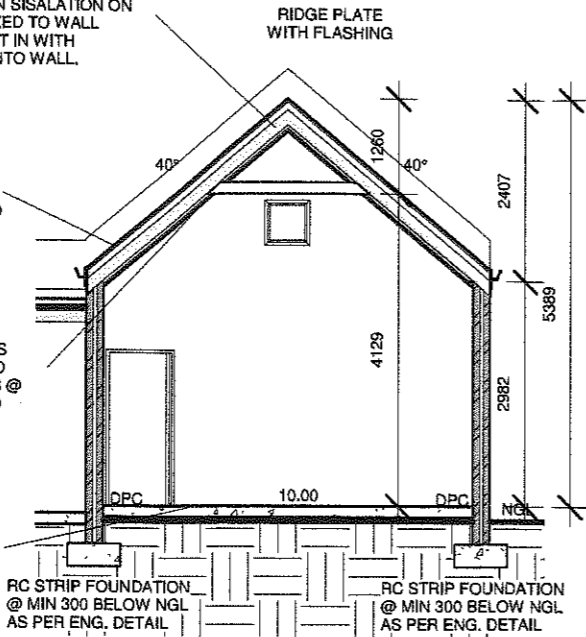
Saldanha Bay Municipality
Building Plan Submission
2023-05-10

ROOF - 40° 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.

RAIN WATER GOODS:
 90mm "D"- SHAPE SEAMLESS ALU. GUTTER, COLOR - Light Grey & 75mm DIAMETER RAINWATER DOWN PIPE ON Light Grey PAINTED 223mmx20mm FIBER CEMENT FACIA

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 15 MPa CONCRETE ON 250 MICRON DPC ON 40mm SAND BLINDING ON WELL COMPACTED FILLING FREE FROM CLAY AND OTHER ORGANIC MATERIAL.

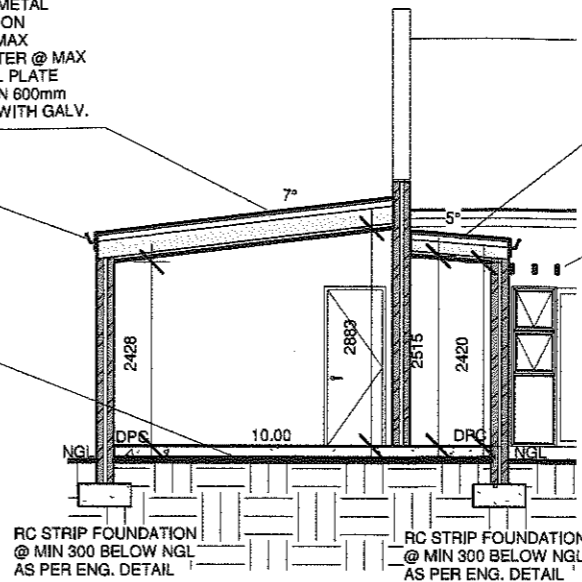


Section A
 Scale 1 : 100

ROOF - 7° PITCH
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - Light Grey, ON SISALATION ON 50X76mm PURLINS @ MAX 900mm C/C ON 38X228mm 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. TRUSSHANGERS.

RAIN WATER GOODS:
 90mm "D"- SHAPE SEAMLESS ALU. GUTTER, COLOR - Light Grey & 75mm DIAMETER RAINWATER DOWN PIPE ON Light Grey PAINTED 223mmx20mm FIBER CEMENT FACIA

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

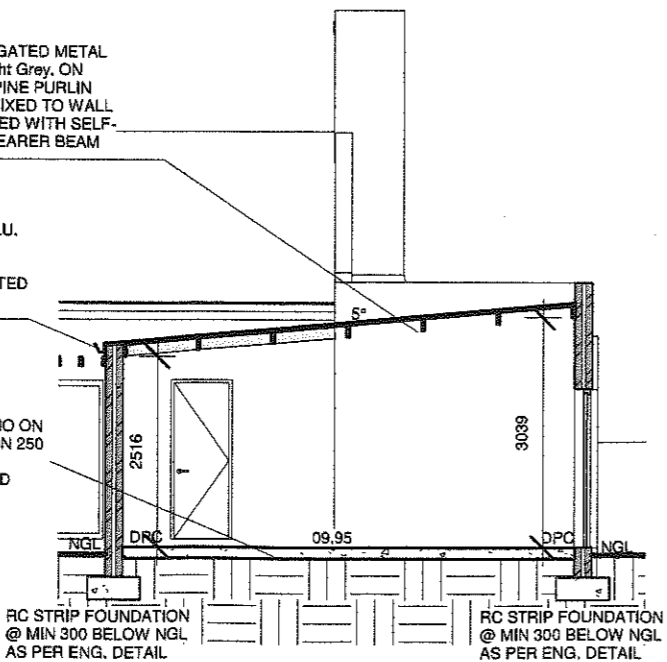
ROOF - 5° PITCH
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - Light Grey, ON SISALATION ON 50X76mm PURLINS @ MAX 900mm C/C ON 38X114mm SA PINE RAFTER @ MAX 1000mm C/C FIXED TO 114X38mm WALL PLATE BUILT IN WITH GALVANISED HOOP IRON 600mm INTO WALL. RAFTERS FIXED TO WALL WITH GALV. TRUSSHANGERS.

PEGOLA:
 38X114 SA PINE RAFTERS FIXED TO 50X228 BEARER BEAM FIXED INTO WALL. RAFTERS FIXED INTO WALL AND PAINTED AS PER GUIDELINES.

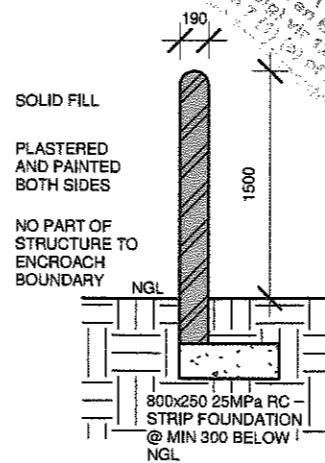
ROOF - 5° PITCH
 AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - Light Grey, ON SISALATION ON 38X152mm SA PINE PURLIN RAFTERS @ MAX 1000mm C/C FIXED TO WALL WITH TRUSSHANGERS AND FIXED WITH SELF-DRIVING SCREWS TO 50X152 BEARER BEAM BUILT INTO WALL.

RAIN WATER GOODS:
 90mm "D"- SHAPE SEAMLESS ALU. GUTTER, COLOR - Light Grey & 75mm DIAMETER RAINWATER DOWN PIPE ON Light Grey PAINTED 223mmx20mm FIBER CEMENT FACIA

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 C
 Scale 1 : 100



Boundary Wall
 Scale 1 : 50

Goedgekeur in terme van Artikel 7 (1) (a) van die Wet op Nasionale Bousakeleasies en Bousakeleasies, (Wet 103 van 1977 soos gewysig) (Act 103 of 1977 as amended) Approved in terms of section 7 (1) (a) of the National Building Regulations and Building Standards, (Act 103 of 1977 as amended)

Goedgekeur in terme van Artikel 5 (1) (e) van die Wet op Nasionale Bousakeleasies en Bousakeleasies, (Wet 103 van 1977 soos gewysig) (Act 103 of 1977 as amended) Recommended in terms of Section 5 (1) (e) of the National Building Regulations and Building Standards, (Act 103 of 1977 as amended)

HAB
 HANRICH BLEIDT
 Principal Member
 SACAP Reg. No: PAD38130947

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 44A Mars Str. Vredenburg

2023-05-10
 Saldanha Bay Municipality
 Building Plan Submission

Signature: *[Signature]*
 Designer: H. Bleidt
 Date: 2023-05-10

Checked by: H Bleidt
 On Behalf of
**WELGEDAAN
 SECURE ESTATE**
 10/05/2023

HAB
 Architecture

ARCHITECTURE PLANNING DESIGN

DWG TITLE:	Proposed New Dwelling On Erf 13949 Saldanha Saldanha Bay Mun. For: D2SA
PROJECT NUMBER:	13949SAL0104
DATE:	Issue Date
SCALE:	AS SHOWN
REV:	

View	Door Number	Width	Height	Material	Area of Glazing
	D.1	910	2 110	Dust Grey Powder Coated Aluminium	0.72m²
	D.2	810	2 110	Hollow core	N/A
	D.3	810	2 110	Fire Door With Self Closing Device	N/A
	D.4	2 400	2 110	Dust Grey Powder Coated Aluminium	N/A
	D.5	2 400	2 110	Dust Grey Powder Coated Aluminium	5.04m²
	D.6	900	1 500	Dust Grey Powder Coated Aluminium	N/A
Total Area of Glazing					5.76m²

Door Schedule

Scale 1 : 100

View	Window Number	Type	Width	Height	Material	Count	Area of Glazing
	W.1	PT69	600	900	Dust Grey Powder Coated Aluminium	4	1.62
	W.2	PTT621	600	2 100	Dust Grey Powder Coated Aluminium	1	1.26
	W.3	PTT1212	1 200	1 200	Dust Grey Powder Coated Aluminium	3	4.32
	W.4	PTT155	1 500	500	Dust Grey Powder Coated Aluminium	2	0.75
	W.5	PT66	600	600	Dust Grey Powder Coated Aluminium	1	0.36
Total Area of Glazing							8.31m²

Window Schedule

Scale 1 : 100

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: 1.0m².K/W as per SANS 10400 XA

External Wall Construction as per SANS 10400 XA
Wall type: Masonry

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 Total 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/m³
Thickness: 135mm

Building sealing as per SANS 10400 XA

Glazing % in relations to Net Floor Area

Net Floor Area	75.11m²
Windows	8.31m²
Doors	5.76m²
Total Area Glazing	14.07m²
Glazing %	18.73%

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	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
≤ 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

Aanbevel in terme van Artikel 6 (1) (a) van die
Wet op Nasionale Bouregulasies. (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)

31/5/2023
Datum

Bouheerbeampte
Building Control Officer

Goedgekeur in terme van Artikel 7 (1) (a) van die
Wet op Nasionale Bouregulasies en Boustandaarde.
Approved in terms of section 7 (1) (a) of the National Building Regulations,
(Act 103 of 1977 as amended)

09/06/2023
Datum

Bestuurder Bouheer
Managing Building Control

Saldanha Bay Municipality

Building Plan Submission

2023-05-10

Signature:
Signature:

Checked by: H Bieldt
On Behalf of
WELGEDAAN
SECURE ESTATE

10/05/2023

HAB
Architecture

Principal Member:
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SACAP Reg. No: PAD38130947

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ARCHITECTURE PLANNING DESIGN

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On Erf 13949 Saldanha
Saldanha Bay Mun.
For: D2SA

PROJECT NUMBER: 13949SAL0104

DATE: Issue Date