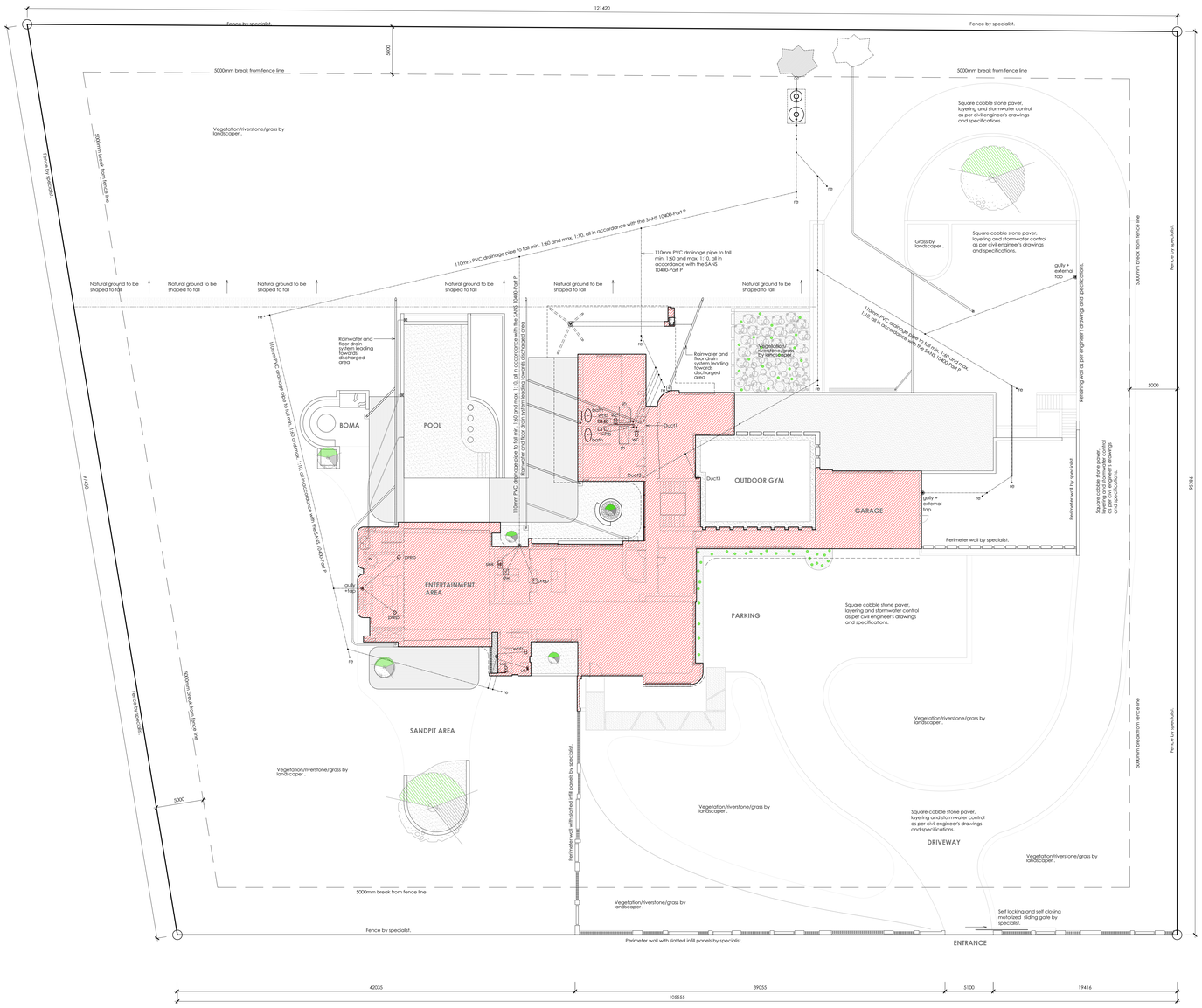


SITE PLAN
SCALE 1:200

MUNICIPAL INFORMATION:

Erf No.:	ERF **729, ADDO**
Existing Erf Area:	10865 sqm
Existing Floor Area:	0 sqm
New floor Area:	1878 sqm
Total Floor Area:	1878 sqm
Ex. Coverage:	0 sqm - 0 %
Prop. Coverage:	1152 sqm - 11 %
Total Coverage:	1152 sqm - **11** %
NEW GARAGES:	2
NEW BATHROOMS:	8

TOWN PLANNING INFO.

	(Permitted)	(Proposed)
Zoning:	Single Res 1	Single Res 1
Height Restriction:	TBC	7.66M
Building Line Front	0mm	5000mm
Building Line Sides	0mm	5000mm
Building Line Rear	0mm	5000mm
Ex. Coverage:	-----	0 sqm - 0 %
Prop. Coverage:	-----	1152 sqm - 11 %
Total Coverage:	6519 sqm - **60%**	1152 sqm - **11** %
FSI	0.60	0.17
PARKING BAYS	0 Bays	5 Bays

PARKING CALCULATIONS

6	BAYS / 100 sqm for **Shops**	[0	sqm x (0.065) =	0.0 parkings req.
1	BAY / 100 sqm for **Storage**	[0	sqm x (0.011) =	0.0 parkings req.
4	BAYS / 100 sqm for **Offices**	[0	sqm x (0.04)	0.0 parkings req.
0	BAYS / 100 sqm for **Other**	[0	sqm x (0.003) =	0.0 parkings req.

REQUIRED PARKING = **0**

PARKING PROVIDED BAY FOR DISABLED 0 parking
NORMAL BAYS 5 parkings

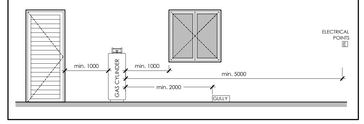
PROPOSED PARKING = **5**

APPLICATION OF SANS 10400-XA (Ed.2)

ZONE 4 - CLASSIFICATION / H4 - Dwelling house

		REQUIREMENTS	ACTUAL	STATUS
1	DESIGN	The orientation is in accordance with the requirements of 5.1	Building facing North/South with longest axis orientated East/West	In order
2	SHADING	The shading is in accordance with the requirements of 5.2	See **Fenestration** calculations	In order
3	FENESTRATIONS & ROOF LIGHTS	The fenestration is in accordance with the requirements of 5.3	See **Fenestration** calculations	In order
4	FLOOR INSULATION for under floor heating	The floors are in accordance with the requirements of 5.4 5.4.1. Surface bed (Heated) 5.4.2. Suspended (Exposed) R-value => **1.00**	**Under slab (Heated):** mm W/m.K R-Val. Lambdaboard 000 0.024 0.00 **Total R-value: Req. =>1.0 0.00**	N/A
			Suspended Floor (Exposed): mm W/m.K R-Val. Lambdaboard 025 0.024 1.04 **Total R-value: Req. =>1.0 1.04**	In order
5	EXTERNAL WALLS Surface density **> 270kg/m²**	**The external walls are in accordance with the requirements of 5.5 (Table 6)** Zone 4: 30mm Cavity wall: R-value => 0.6	**External wall:** mm W/m.K R-Val. Outer Air-film (1/20) 1000 20 0.05 15mm plaster 015 0.75 0.02 110mm Brick 110 0.82 0.13 Air-spaces n/a n/a 0.15 Cavity (Lambdaboard) 000 0.024 0.00 110mm Brick 110 0.82 0.13 15mm plaster 015 0.75 0.02 Inner Air-Film (1/9.4) 1000 9.4 0.11 **Total R-value: Req. =>0.60 0.61**	In order
6	ROOF & CEILING ASSEMBLY	The roof and ceiling assemblies are in accordance with the requirements of 5.6 Zone: **4** Direction of Flow: **UP** **Concrete flat roof**	**FLAT ROOF** mm W/m.K R-Val. Outer Air-film (1/20) n/a n/a 0.05 Reinf. Concrete 170 1.4 0.12 EPDM & Screed (con.) 30 0.28 0.11 Lambdaboard 80 0.024 3.33 Gypsum Ceiling 000 0.17 0.00 Inner Air-Film (1/11.0) n/a n/a 0.09 **Total R-value: Req. =>3.7 3.70**	In order
7	BUILDING SEALING	The building sealing is in accordance with the requirements of 5.7	A foam or rubber compressible strip or a fibrous seal to restrict air leakage shall be fitted to each edge of an external door and other such opening that serves a habitable room. The maximum air leakage for windows and doors shall comply with the requirements of SANS 613.	In order
8	HOT WATER Classification H4 - Dwelling house	The building hot water is in accordance with the requirements of 6.1 Number of Bedrooms: 6 Persons per Bedroom: 2	Average annual hot water usage per person/day: 115 L/p/d Annual Consumption (pp/day) : 115 x 12 = **1380 L/p/d**	In order
			Stipulated 24hr hot water @ 60°C min: 50 L/p 6 Number of Bedrooms * 2 Persons per Bedroom 12 Occupancy (50L/P * 12) x 12 = **900 L/p** Min. **HEAT PUMP HOT WATER** storage: 50 x 12 = **600 L/p**	In order
	PIPE INSULATION (hot water pipe)	Internal pipe diameter ≤ 80mm: Minimum R-value of 1.00	Closed cell elastomeric thermal insulation mm W/m.K R-Val. 38 0.036 1.06 **Total R-value: Req. 1.0 1.06**	In order
9	LIGHTING Classification H4 - Dwelling house	The building lighting is in accordance with the requirements of 6.2	LED & CFL deemed to comply with Table 12 for **H3 & H4**	In order

TYPICAL GAS SCHEMATIC



REVISIONS:

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All dimensions are given in millimetres, unless otherwise specified. Contractors to adhere to all local authority's regulations and requirements. Contractors to be a suitably qualified and registered participant in the construction industry as required by Construction Regulation 2014. Drawings to be read in conjunction with the clients OHS (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is priced it is the contractor's responsibility to ensure he is familiar with the site. All trade names quoted may only be substituted by similar subject to architect's approval. All materials to be installed in strict accordance with manufacturer's specifications. All timber used in roof structure shall be SABS grade 1 and is to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part O. All new work to be made good with existing. This drawing is not to be scaled unless printed by H. Gauws renders. All existing dimensions not to be scaled from drawings but to be checked on site. Any discrepancies shall be reported to the designer immediately and clarified by the architect prior to commencement of work. Top of foundations to be a minimum of 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per Engineers drawings to be on 250 mic. "gunplas" u/ds green dpm on 30mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved "gundle" 375 mic. dpc under all walls, wind and air tight seal at floor level. Refer to Engineers and structural drawings to be read in conjunction with engineers and consultants drawings where applicable. All building work to be carried out in accordance with the national building regulations. The contractor is responsible for all site visits by local inspectors and pay all fees in connection therewith. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on site by roof specialist prior to roof construction. All tile layouts to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark of 100.00 mtl of new floor level. Mtl is not the actual level but a benchmark to base other heights of the building shown on the drawings. Contractor to keep a full set of latest issued drawings on site. Contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. Contractor to take responsibility for all health and safety measures on site.

DRAWING TITLE:

TECHNICAL DRAWINGS

PROJECT TITLE:

NEW DWELLING ON **ERF 729, ADDO** ,
ADDO FOR **Mr & Mrs Venter**

28 May 26
CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING
dewald@blackhoundenterprises.com
072 799 9597 | 072 418 6867
https://blackhoundenterprises.com
Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth, 6070

28 May 26
PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**729, Addo**
ERF AREA:	10865 sqm
EXISTING AREA:	0 sqm
NEW AREA:	**1878 sqm**
TOTAL AREA:	1878 sqm
EX. COVERAGE:	0 sqm - 0.00%
NEW COVERAGE:	**1152 sqm - 10.60%**
TOTAL COVERAGE:	1152 sqm - 11%
NEW GARAGES:	2
NEW BATHROOMS:	8
POOL:	YES
BOUNDARY WALLS:	87.2 M
AGE OF BUILDING:	NEW

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWALD MATHYS POTGIETER
10:52 am 28/May/Johannesburg on 28 May 2026

COPYRIGHT:
This drawing is subject to copyright, and may not be reproduced in whole or part in any matter whatsoever without written permission from Blackhound Architecture & Rendering.

PROJECT NO.: 2025_Venter
DRAWING NO.: 20260527_Venter_TD03
DRAWN BY: DMP
PRINT DATE: 28 May 2026
PAGE SIZE: A0
REVISION NO.: 00
SHEET NO.: 001