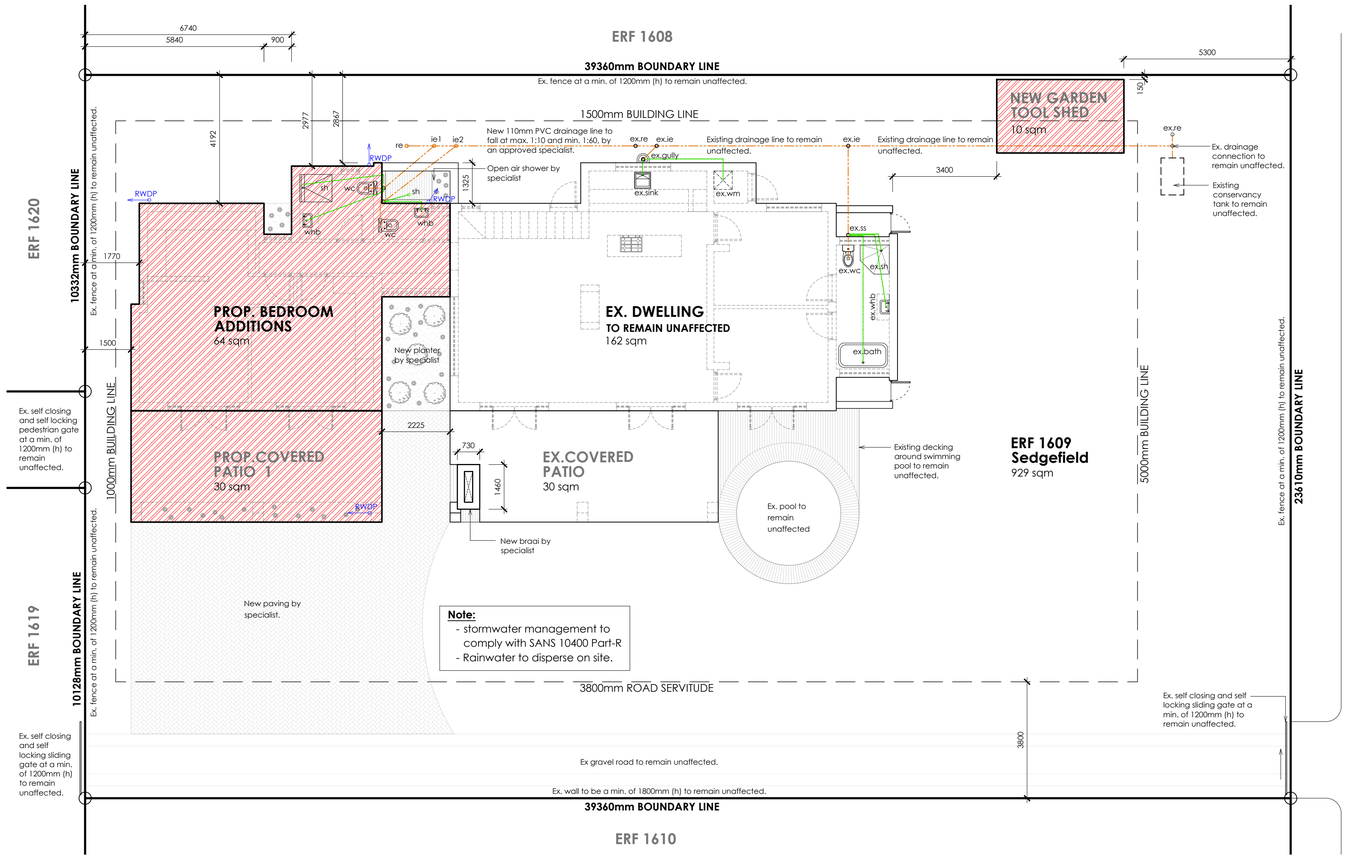


SITE PLAN
SCALE 1:100

MUNICIPAL INFORMATION:

Erf No.:	ERF **1609, SEDGEFIELD**
Existing Erf Area:	929.29 sqm
Existing floor Area:	192 sqm
New floor Area:	104 sqm
Total Floor Area:	296 sqm
Ex. Coverage:	142 sqm - 15 %
Prop. Coverage:	104 sqm - 11 %
Total Coverage:	246 sqm - **26** %
NEW GARAGES:	0
NEW BATHROOMS:	2

TOWN PLANNING INFO.

	(Permitted)	(Proposed)
Zoning:	Single Res. Zone 1	Single Res. Zone 1
Height Restriction:	8.5M	8.5M
Building Line Front	5000mm	5000mm
Building Line Sides	1500mm/3800mm	1500mm/3800mm
Building Line Rear	1000mm	1000mm
Ex. Coverage:	-----	142 sqm - 15 %
Prop. Coverage:	-----	104 sqm - 11 %
Total Coverage:	325 sqm - **35%**	246 sqm - **26** %
FSI	0.35	0.32
PARKING BAYS	1 Bays	1 Bays
REQUIRED PARKING	= **1**	
PARKING PROVIDED BAY FOR DISABLED	0 parking	
NORMAL BAYS	1 parking	
PROPOSED PARKING	= **1**	

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** **Suspended Floor (Exposed):** mm / W/m.K / R-Val. Lambdaboard 000 / 0.024 / 0.00 **Total R-value: Req. =>1.0 0.00**	N/A N/A
5	EXTERNAL WALLS Surface density **> 270kg/m²**	The external walls are in accordance with the requirements of 5.5 (Table 6) Zone 4: 50mm 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** **<=10° Metal roof with horizontal ceiling**	**5° PITCH ROOF** mm / W/m.K / R-Val. Outer Air-film (1/20) n/a / n/a / 0.05 Metal Roofing sheeting 0.00 / 53.00 / 0.00 Air-space & reflective foil n/a / n/a / 0.49 Isover Aerolite insulation 135 / 0.04 / 3.38 Rhinoboard Ceiling 6.30 / 0.17 / 0.04 Inner Air-Film (1/11.0) n/a / n/a / 0.09 **Total R-value: Req. =>3.7 4.05**	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: 2 Persons per Bedroom: 2 2 Number of Bedrooms * 2 Persons per Bedroom 4 Occupancy	Average annual hot water usage per person/day: 115 L/p/d Annual consumption (pp/day): 115 x 4 = **460** L/p/d Stipulated 24hr hot water @ 60°C min: 50 L/p Min. **SOLAR HOT WATER** storage: ([50)*1.5) x 4 = **300** L/p Min. **HEAT PUMP HOT WATER** storage: 50 x 4 = **200** 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

REVISIONS:

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All dimensions are given in millimeters, 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 conduit work to be SABS approved quality. All light fittings 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. Gouws 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" ubs green dpm on 50mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved "gundle" 375 mic. dpc under all walls, window cills and at changes in floor level. These architectural 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 at 100.00 msl of new floor level. Msl 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:

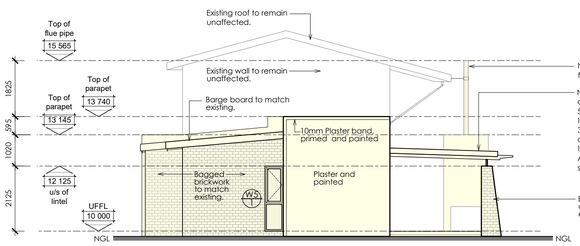
MUNICIPAL SUBMISSION

PROJECT TITLE:

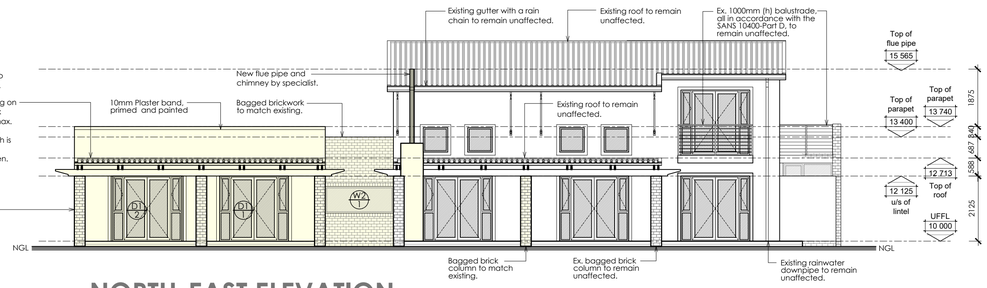
ADDITIONS AND ALTERATIONS ON **ERF 1609, SEDGEFIELD** , PORT ELIZABETH FOR **Fraser Family Trust**

27 Jul 26

CLIENT SIGNATURE



SOUTH-EAST ELEVATION
SCALE 1:100



NORTH-EAST ELEVATION
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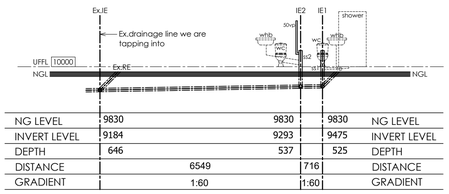
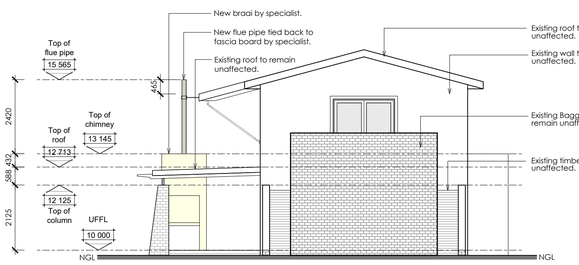
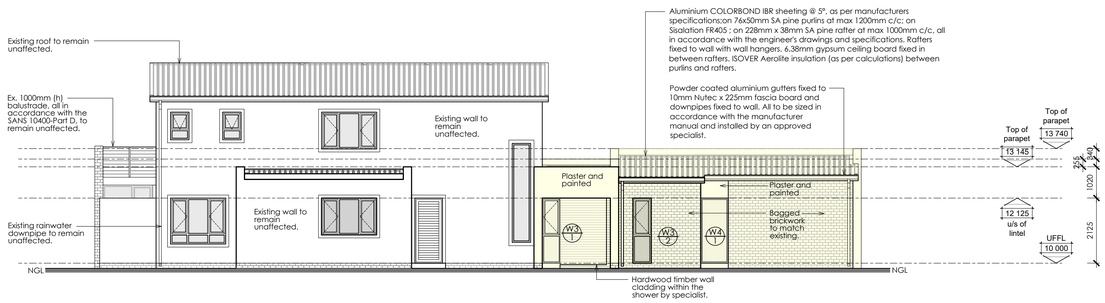


NG LEVEL	9830	9830	9830	NG LEVEL
INVERT LEVEL	9184	9293	9475	INVERT LEVEL
DEPTH	646	537	525	DEPTH
DISTANCE	6549	716		DISTANCE
GRADIENT	1:60	1:60		GRADIENT

DRAINAGE SECTION A-A
SCALE 1:100



NORTH-WEST ELEVATION
SCALE 1:100



SOUTH-WEST ELEVATION
SCALE 1:100

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

27 Jul 26

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**1609, Sedgefield**
ERF AREA:	929.29 sqm
EXISTING AREA:	192 sqm
NEW AREA:	**104 sqm**
TOTAL AREA:	296 sqm
EX. COVERAGE:	142 sqm - 15.28%
NEW COVERAGE:	**104 sqm - 11.19%**
TOTAL COVERAGE:	246 sqm - 26%
NEW GARAGES:	0
NEW BATHROOMS:	2
POOL:	NO
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	<60

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWALD MATHYS POTGIETER
South African Council for the Architectural Profession
14:48 pm (Africa/Johannesburg) on 27 Jul 2026

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