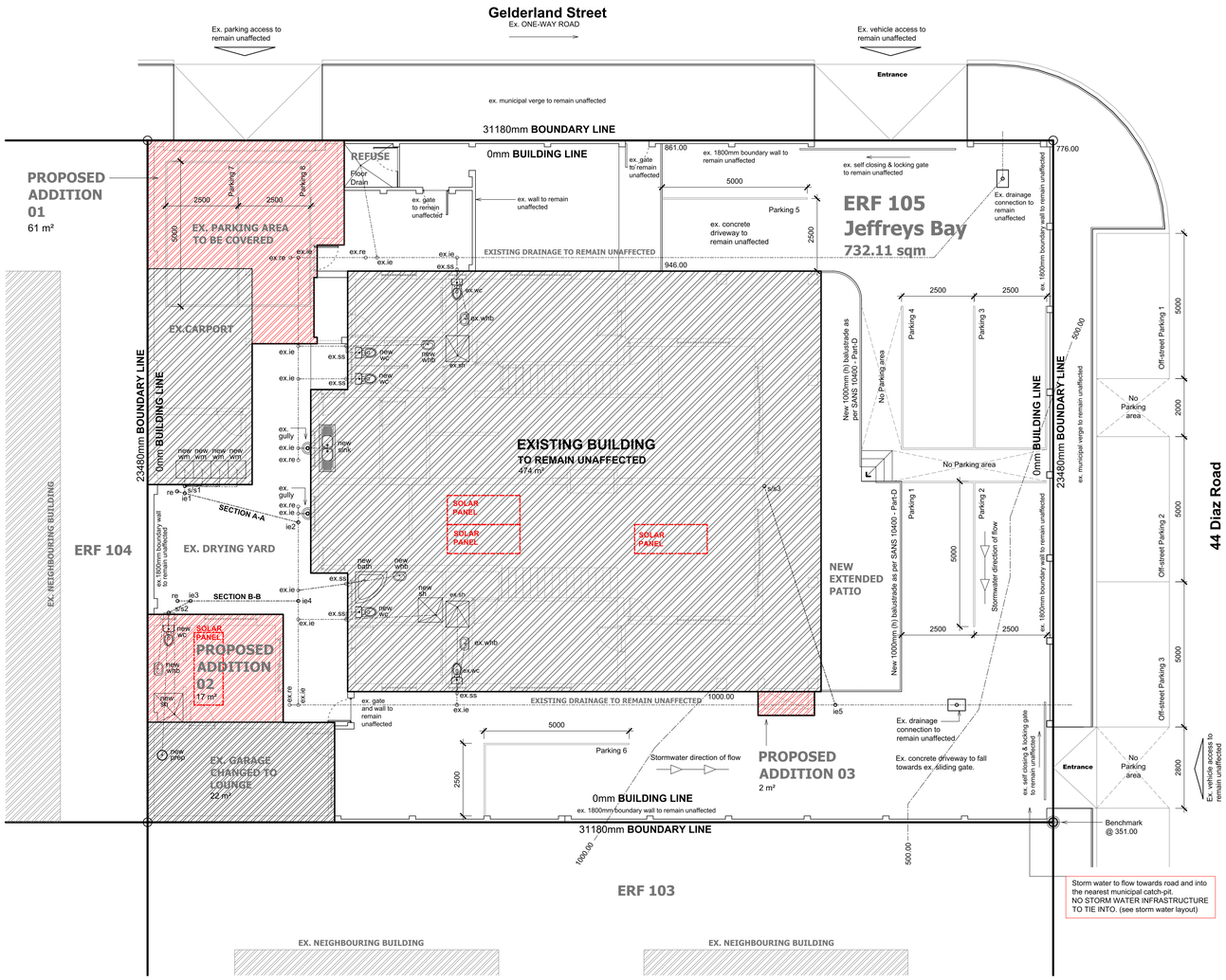
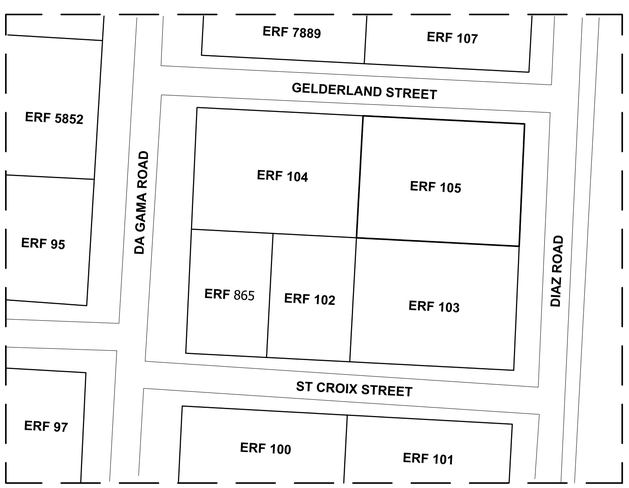
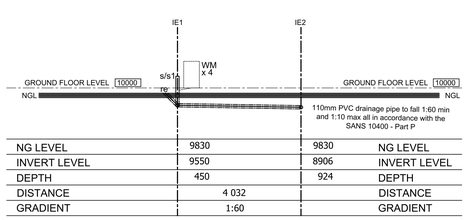


SITE PLAN
SCALE 1:100



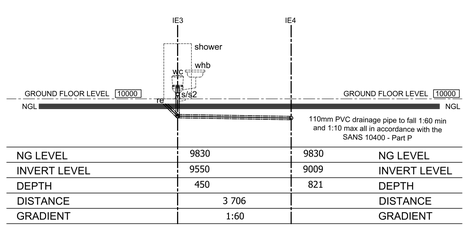
SITE LOCALITY PLAN
SCALE N/A

STORM WATER LAYOUT



NG LEVEL	9830	9830	NG LEVEL
INVERT LEVEL	9550	8906	INVERT LEVEL
DEPTH	450	924	DEPTH
DISTANCE	4 032		DISTANCE
GRADIENT	1:60		GRADIENT

DRAINAGE SECTION A-A
SCALE 1:100



NG LEVEL	9830	9830	NG LEVEL
INVERT LEVEL	9550	9009	INVERT LEVEL
DEPTH	450	821	DEPTH
DISTANCE	3 706		DISTANCE
GRADIENT	1:60		GRADIENT

DRAINAGE SECTION B-B
SCALE 1:100

MUNICIPAL INFORMATION:

TOWN PLANNING	BUS2 Required	BUS2 Provided
ERF NO:	ERF 105, Jeffreys Bay	ERF 105, Jeffreys Bay
ZONING	Bus2	Bus2
HEIGHT RESTRICTION	10M	10M
BUILDING LINE FRONT	0mm	0mm
BUILDING LINE SIDES	0mm	0mm
BUILDING LINE REAR	0mm	0mm
EXISTING ERF AREA:	732.11 sqm	732.11 sqm
EXISTING AREA:	522 sqm	522 sqm
NEW AREA:	54 sqm	54 sqm
TOTAL AREA:	576 sqm	576 sqm
EXISTING COVERAGE:	293 sqm - 40.0%	293 sqm - 40.0%
NEW COVERAGE:	54 sqm - 7.4%	54 sqm - 7.4%
TOTAL COVERAGE:	347 sqm - 47.2%	347 sqm - 47.2%
NEW GARAGES:	0	0
NEW BATHROOMS:	3	3
PARKING BAYS	0 Bays	0 Bays
0.7 BAYS / 100sqm for Guest Lodging	5 Bays (732m)	8 Bays
FSI	TBC	0.79

TOWN PLANNING INFO.

ERF **105, JEFFREYS BAY**	
ERF AREA 732.11 sqm	732.11 sqm
EXISTING COVERAGE @ 293 sqm 40.0%	293 sqm - 40.0%
PROPOSED NEW COVERAGE	54 sqm - 7.4%
TOTAL COVERAGE	347 sqm - 47.4%
FSI EXISTING - 522sqm / 732.11sqm	71.3%
PROPOSED NEW TOTAL FSI - 576sqm / 732.11sqm	0.79
FSI PERMITTED - n/a	N/A

APPLICATION OF SANS 10400-XA (Ed.2)

ZONE 4 - CLASSIFICATION H1 / Hotels

		REQUIREMENTS	ACTUAL				STATUS
1	DESIGN	The orientation is in accordance with the requirements of 5.1	EXISTING BUILDING				N/A
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	**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
		5.4.1. Surface bed (Heated) 5.4.2. Suspended (Exposed) R-value => **1.00**	**Suspended Floor (Exposed):**	mm	W/m.K	R-Val.	
			Isover Aerolite Insulation	050	0.044	1.14	
			Total R-value:		**Req. =>1.0**	**1.14**	N/A
5	EXTERNAL WALLS Surface density **< 270kg/m²**	The external walls are in accordance with the requirements of 5.5	**External wall:**	mm	W/m.K	R-Val.	
			Outer Air-film (1/20)	1000	20	0.05	
			10mm plaster	010	0.75	0.01	
			110mm Brick	110	0.82	0.13	
			Air-spaces	1000	6.8	0.15	
			Cavity (Lambdaboard)	040	0.024	1.67	
			110mm Brick	110	0.82	0.13	
			10mm plaster	10	0.75	0.01	
		Zone 4: 50mm Cavity wall: R-value => 1.9	Inner Air-Film (1/9.4)	1000	9.4	0.11	
			Total R-value:		**Req. =>1.9**	**2.26**	In order
6	ROOF & CEILING ASSEMBLY	The roof and ceiling assemblies are in accordance with the requirements of 5.6	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 & Sisalation	n/a	n/a	0.51	
			Isover Aerolite insulation	00.0	0.044	0.00	
		Zone: **4** Direction of Flow: **UP** **5° Metal roof with Horizontal ceiling**	Isover Aerolite insulation	135	0.04	3.38	
			Gypsum Ceiling	6.40	0.17	0.04	
			Inner Air-Film (1/11.0)	n/a	n/a	0.09	
			Total R-value:		**Req. =>3.7**	**4.07**	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	The building hot water is in accordance with the requirements of 6.1	2 Persons per bedroom x 9 Number of bedrooms 18 Occupancy				
		Persons per Bedroom: 2	Stipulated solar hot water usage: 62.5 L/p/d				
		Number of Bedrooms: 9	Minimum hot water storage: ((62.5) x 1.5) x 18 = **1688** L/p = 1688 L/p ÷ 9 Rooms = **188 L** per Bedroom				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 H1	The building lighting is in accordance with the requirements of 6.2	576 m² x 4 = 2304 W (MAX.)				
		Maximum **lighting demand** on new areas affected	002 x 36 W Fluo = 72 W 000 x (2x5W) LED = 0 W 000 x (2x10W) LED = 0 W 000 x 5 W LED DL = 0 W 035 x 28 W CFL = 980 W 000 x 0 W = 0 W **TOTAL = 1052 W**				
		Constant = 4 W/m² 576 m² x 4 W/m² 2304 W (MAX.)	1052W / 576.00m² 1.83W/m² = <4W/m²				In order

Fenestration Calculations - SANS 10400 XA - Ed.2

Tag	Width	Height	A	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
D1/1	1800,00	2125,00	3,83	135,00	500,00	E	0,54	1417,5	5,20	0,49
D2/1	900,00	2125,00	1,91	110,00	500,00	E	0,54	1417,5	5,20	0,49
W1/1	550,00	600,00	0,33	160,00	500,00	N	0,54	594	5,20	0,49
W2/1	1800,00	340,00	0,61	160,00	500,00	N	0,54	453,6	5,20	0,49
W3/1	1200,00	1200,00	1,44	110,00	500,00	E	0,54	918	5,20	0,49

Summary

City/Town	Latitude	Zone	Nett Floor Area	Fenestation Area	Glazing %
Jeffrey's Bay	34.051	4	39,53	8,12	20,54

Fenestration Calculations - SANS 10400 XA - Ed.2

Tag	Width	Height	A	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
D5/1	2320,31	2125,00	4,93	135,00	500,00	E	0,54	1417,5	Any Solution	Any Solution
Ex.W1	2000,00	1475,00	2,95	135,00	500,00	S	0,54	1066,5	Any Solution	Any Solution

Summary

City/Town	Latitude	Zone	Nett Floor Area	Fenestation Area	Glazing %
Jeffrey's Bay	34.051	4	39,90	7,88	19,75

Fenestration Calculations - SANS 10400 XA - Ed.2

Tag	Width	Height	A	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
D4/1	1800,00	2125,00	3,83	438,00	500,00	W	0,54	1417,5	Any Solution	Any Solution
W4/1	600,00	600,00	0,36	585,00	500,00	W	0,54	594	Any Solution	Any Solution

Summary

City/Town	Latitude	Zone	Nett Floor Area	Fenestation Area	Glazing %
Jeffrey's Bay	34.051	4	21,48	4,19	19,51

Fenestration Calculations - SANS 10400 XA - Ed.2

Tag	Width	Height	A	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
Ex.W1	2400,00	1450,00	3,48	135,00	500,00	S	0,54	1053	Any Solution	Any Solution
W5/1	600,00	1200,00	0,72	135,00	500,00	S	0,54	918	Any Solution	Any Solution

Summary

City/Town	Latitude	Zone	Nett Floor Area	Fenestation Area	Glazing %
Jeffrey's Bay	34.051	4	25,81	4,20	16,27

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 mst of new floor level. Mst 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 SUBMISSIONS

PROJECT TITLE:

ADDITIONS AND ALTERATIONS TO BNB ON **ERF 105, JEFFREYS BAY** , EASTERN CAPE FOR **Mr Daniel Jacobus Dicks**

18 Aug 23

CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING

hannes@blackhoundenterpises.com
072 799 9597 | 072 418 6867
Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth
6075

18 Aug 23

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**105, Jeffreys Bay**
ERF AREA:	732.11 sqm
EXISTING AREA:	522 sqm
NEW AREA:	54 sqm
TOTAL AREA:	576 sqm
EX. COVERAGE:	293 sqm 40%
NEW COVERAGE:	**54 sqm - 7%**
TOTAL COVERAGE:	347 sqm - 47%
NEW GARAGES:	0
NEW BATHROOMS:	3
POOL:	NO
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	<60

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
JOHANNES STEPHANUS GOUWS
08:24 am (Africa/Johannesburg) on 11 Apr 2024

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DRAWING NO.: 20240814_DANIE_MS01	SHEET NO.: 001
DRAWN BY: DMP	
PRINT DATE: 11 Mar 2024	PAGE SIZE: A1