

SECTION A-A
SCALE 1:50

NORTH ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

BOUNDARY WALL / ELEVATION
SCALE 1:50

EAST ELEVATION

SCALE 1:100

WEST ELEVATION
SCALE 1:100

BOUNDARY WALL / SECTION

SCALE 1:50

APPLICATION OF SANS 10400-XA (Ed.2)						
ZONE 4 - CLASSIFICATION H4 / Dwelling Houses						
		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): Lambda board Total R-value: Suspended Floor (Exposed): Isover Aerolite Insulation Total R-value:	mm 000 Req. ≥ 1.0 mm 050 Req. ≥ 1.0	W/m.K 0.024 0.00 W/m.K 0.044 1.14	R-Val. 0.00 N/A R-Val. 1.14 N/A
5	EXTERNAL WALLS Surface density < 270kg/m²	The external walls are in accordance with the requirements of 5.5 Zone 4: 50mm Cavity wall: R-value ≥ 1.9	External wall: Outer Air-film (1/20) 10mm plaster 110mm Brick Air-spaces Cavity (Lambda board) 110mm Brick 10mm plaster Inner Air-Film (1/9.4) Total R-value:	mm 1000 010 110 1000 040 110 10 1000 Req. ≥ 1.9	W/m.K 20 0.75 0.82 6.8 0.024 0.82 0.75 0.11 2.26	R-Val. 0.05 0.01 0.13 0.15 1.67 0.13 0.01 In order
6	ROOF & CEILING ASSEMBLY	The roof and ceiling assemblies are in accordance with the requirements of 5.6 Zone: Direction of Flow: UP 23° Metal roof with vaulted ceiling	23° PITCH ROOF Outer Air-film (1/20) Metal Roofing sheeting Air-space & Sipation Isover Aerolite Insulation Isover Aerolite Insulation Gypsum Ceiling Inner Air-Film (1/11.0) Total R-value:	mm n/a n/a 0.00 n/a 50.0 75.0 6.40 n/a Req. ≥ 3.7	W/m.K n/a n/a 53.00 n/a 0.044 0.184 0.17 n/a 3.71	R-Val. 0.05 0.00 0.51 1.14 1.88 0.09 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	The building hot water is in accordance with the requirements of 6.1 Persons per Bedroom: 2 Number of Bedrooms: 2 2 Persons per bedroom x 2 Number of bedrooms 4 Occupancy	Stipulated heat pump hot water usage: 50 l/p/d Minimum hot water storage: (##) 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 Total R-value:	mm 38 Req. 1.0	W/m.K 0.036 1.06	R-Val. 1.06 In order
9	LIGHTING Classification H4	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

MUNICIPAL INFORMATION

TOWN PLANNING	RES1	RES1
	Required	Provided
ERF NO:	ERF 5841	ERF 5841
ZONING	RES1	RES1
HEIGHT RESTRICTION	TBC	Double Storey
BUILDING LINE FRONT	TBC	4500mm
BUILDING LINE SIDES	TBC	1500mm
BUILDING LINE REAR	TBC	3000mm
EXISTING ERF AREA:	845 sqm	845 sqm
EXISTING AREA:	166 sqm	166 sqm
NEW AREA:	146 sqm	146 sqm
TOTAL AREA:	312 sqm	312 sqm
EXISTING COVERAGE:	146 sqm - 20%	166 sqm - 20%
NEW COVERAGE:	146 sqm - 17%	146 sqm - 17%
TOTAL COVERAGE:	312 sqm - 30% (70% M2)	312 sqm - 30%
NEW GARAGES:	0	0
NEW BATHROOMS:	2	2
PARKING BAYS	1 Bay	1 Bay
FSI	TBC	0.37

TOWN PLANNING

ERF 5841, DESPATCH, PORT ELIZABETH	
ERF AREA 845 sqm	845 sqm
EXISTING COVERAGE @ 166 sqm / 19.6%	166 sqm - 20%
PROPOSED NEW COVERAGE	146 sqm - 17%
TOTAL COVERAGE	312 sqm - 37%
FSI EXISTING - 166sqm / 845sqm	20%
PROPOSED NEW TOTAL FSI - 312sqm / 845sqm	0.37
FSI PERMITTED - n/a	N/A
PARKING REQUIRED	
Residential dwelling units: - Dwelling	{ 1 x Parking }
Total Dwellings: 2 (2 x 1 (parking)	1,0 Parking req. = 1.0 REQ.
PARKING PROVIDED	2 parking = 2 PROVIDED

REVISIONS:

GENERAL NOTES:

[illegible]

DRAWING TITLE:

MUNICIPAL SUBMISSION

PROJECT TITLE

ADDITIONS AND ALTERATIONS ON **ERF**
5841, DESPATCH , PORT ELIZABETH FOR
J. BLACK

CLIENT SIGNATURE _____

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24 Aug 2015

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	5841, Despatch
ERF AREA:	845 sqm
EXISTING AREA:	166 sqm
NEW AREA:	146 sqm
TOTAL AREA:	312 sqm
EX. COVERAGE:	166 sqm - 20%
NEW COVERAGE:	146 sqm - 17%
TOTAL COVERAGE:	312 sqm - 37%
NEW GARAGES:	0
NEW BATHROOMS:	2
POOL:	N/A
BOUNDARY WALLS:	n/a M
AGE OF BUILDING:	18



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2023_Black

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