

Roof apex
16 035

top of window
15 466

u/s of beam
14 967

top of beam
14 967

top of beam
13 335

u/s of beam
12 590

u/s of lintel
12 125

u/s of wall plate
12 805

UFPL
10 000

6375

569

499

300

1332

6035

530

425

3125

40

NGL

Aluminium COLORBOND IBR sheeting @ 5°, as per manufactures specification on Sitation FR405; on 76x50mm SA Pine purlins at max 1200mm c/c; on 228x76mm SA Pine rafter at max 1000mm c/c, all in accordance with the engineer's drawings and specifications; on top of 114x38mm SA pine wall plate; 6mm horizontal ceiling board fixed onto 38x38mm bronding at max 400mm c/c by specialist. ISOVER Aeroflex (as per calculations) between purlins and rafters by specialist.

228mm x 76mm SA Pine timber beam, all in accordance with SANS 10400 - Part I (Table 11) by specialist.

ROOF PITCH @ 5°

1163

1163

1127

1127

70mm x 300mm Laminated SA Pine rafter beam, all in accordance with the engineer's drawings and specifications.

Reinforced concrete inffr cavity beam, as per engineer's drawings and specifications by specialist.

6mm ceiling board fixed onto 38mmx38mm SA pine bronding at max. 400mm c/c

weephole RC Lintel

Timber screen by specialist.

Timber decking by specialist.

DINING ROOM
Tiles

LIVING ROOM
Tiles

Plaster & painted by specialist.

KITCHEN
Tiles

weephole RC Lintel

NGL

Aluminium COLORBOND IBR sheeting @ 23°, as per manufactures specification on Sitation FR405; on 76x50mm SA Pine purlins at max 1200mm c/c; on 228x76mm SA Pine rafter at max 1000mm c/c, all in accordance with the engineer's drawings and specifications; on top of 114x38mm SA pine wall plate, 6mm horizontal ceiling board fixed onto 38x38mm bronding at max 400mm c/c by specialist. ISOVER Aeroflex (as per calculations) between purlins and rafters by specialist.

Aluminium gutter and downpipe to be sized and installed by an approved specialist and in accordance with the manufacturer's manual and fixed to 10mm nute's fibre cement fascia board by specialist.

Reinforced inffr cavity beam, as per engineer's drawings and specifications by specialist.

Floor finish by specialist as per specification document on 30mm screed; on proposed 100mm thick reinforced concrete floor slab; on 250 Micron DPM (SABS approved underlay); on a 50mm sand binding layer; on compacted fill not exceeding layers of 150mm. *All structural elements as per engineer's drawings and specifications

Reinforced concrete foundations, as per engineer's drawings and specifications by specialist.

Architectural elevation drawing of a building facade. The drawing includes the following height measurements (in feet) from the ground level (NGL) to various points:

- root apex: 16 035
- top of beam: 14 967
- top of beam: 13 335
- u/s of beam: 12 550
- u/s of lintel: 11 530
- UFFL: 10 000

The drawing also shows a vertical dimension of 15'0" for a section of the wall and a horizontal dimension of 10'68" for a section of the roof. The wall is labeled "Plaster & painted by specialist." and the roof is labeled "W/S". The ground level is marked as NGL.

Architectural elevation drawing of a building facade. The drawing includes the following height callouts from the ground level (NGL):

- apex: 16 035
- top of beam: 14 967
- top of beam: 13 335
- u/s of beam: 12 550
- UFPL: 10 000
- 10 068
- 1632
- 785
- 2550
- 10 068
- 1510

Other annotations include:

- Plaster & painted by specialist.
- Brick face brick by specialist.
- Window
- Door
- W2
- NGL

Technical drawing of a wall and fence section. The wall is constructed from yellow bricks with a 'Rakover facade brick by GSD 4034' label. The fence is made of metal bars with a 'Rakover facade brick by GSD 4034' label. The roof is made of precast concrete coping by a specialist, with a 'G.M. slate spec' label. The drawing is signed 'NGL'.

Aluminium COLORBOND IBR sheeting @ 23°, as per manufactures specification; on Silation FR405; on 76x50mm SA Pine purlins at max 1200mm c/c; on 228x76mm SA Pine rafter at max 1000mm c/c, all in accordance with the engineer's drawings and specifications; on top of 114x38mm SA pine wall plate, 6mm horizontal ceiling board fixed onto 38x38mm bracing at max 400mm c/c by specialist. ISOVER Aerolite (as per calculations) between purlins and rafters by specialist.

Aluminium flashing over nutec batten as per manufacturers specification specialist. *Colour to match roof sheet.

Raked facebrick by specialist.

Plaster & painted by specialist.

100mm plaster band to be painted by specialist.

100mm raw plaster sealed with cement concrete sealer by specialist

Aluminium COLORBOND IRR sheeting @ 23°, as per manufacturers specification; on Sisolation FR40S; on 76x50mm SA Pine purlins at max 1200mm c/c; on 228x76mm SA Pine rafter at max 1000mm c/c, all in accordance with the engineer's drawings and specifications; on top of 114x38mm SA pine wall plate, 6mm horizontal ceiling board fixed onto 38x38mm bracing at max 400mm c/c by specialist. ISOVEL Aerolite (as per calculations) between purlins and rafters by specialist.

Aluminium flashing over nutec barge board as per manufacturers specifications by specialist. *Colour to match roof sheeting.

Timber screen by specialist.

Plaster & painted by specialist.

100mm raw plaster sealed with concrete concrete sealer by specialist

G.M.S. self-closing and self-locking sliding gate with vertical slatted 10mm rods by specialist.

6005

600

1885

Planted as per spec by 06/02/08

NGL

- Aluminium apex flashing over nutec board, as per manufacturers specifications by specialist. *Colour to match roof sheeting.

Aluminium COLORBOND IBR sheeting @ 23°, as per manufactures specification; on Sisalation FR405; 76x50mm SA Pine purlins at max 1200mm c/c; on 228x76mm SA Pine rafter at max 1000mm c/c, all in accordance with the engineer's drawings and specifications; on top of 114x38mm SA pine wall plate, 6mm horizontal ceiling board fixed onto 38x38mm bracing at max 400mm c/c by specialist. ISOVER Aerolite [as per calculations] between purlins and rafters by specialist.

Chimney to be plastered a specialist.

- Timber screen by specialist.

- Timber pergola by specialis

- Timber decking by specialists

- Aluminium apex flashing over nutek board, as per manufacturers specifications by specialist. *Colour to match roof sheeting.

Aluminium COLORBOND IFR sheathing @ 23°, as per manufacturer's specification; on Sisalation FR405; or 76x50mm SA Pine purlins at max 1200mm c/c, or 228x76mm SA Pine rafter at max 1000mm c/c, all in accordance with the engineer's drawings and specifications; on top of 114x38mm SA pine wall plate, 6mm horizontal ceiling board fixed onto 38x38mm bracing at max 400mm c/c by specialist. ISOVER Aerofite [as per calculations] between purlins and rafters by specialist.

- Aluminium gutter and downpipe to be sized and installed by an approved specialist and in accordance with the manufacturer's manual and fixed to 10mm nutec fibre cement fascia board by specialist.

100mm raw plaster sealed with cement concrete sealer by specialist

Technical drawing of a chimney cross-section showing construction details and dimensions. The drawing includes the following elements:

- Precast concrete coping by specialist.** (Top section)
- G.M.S panel with vertical slated 10mm rods by specialist.** (Middle section)
- Raked facebrick by specialist.** (Lower middle section)
- NGL** (Natural Ground Level, indicated by a dashed line)
- New reinforced concrete foundation, all in accordance with the engineer's drawings and specifications.** (Bottom section)

Dimensions (mm) are indicated on the left side of the drawing:

- 865 (Height of the precast concrete coping)
- 456 (Height of the G.M.S panel)
- 833 (Height of the raked facebrick section)

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 S 4.1. Surface bed (Heated) S 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
5	EXTERNAL WALLS Surface density $< 270 \text{ kg/m}^2$	The external walls are in accordance with the requirements of 5.5 Zone 4: 50mm Cavity wall: R-value ≥ 1.9	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 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 Zone: Direction of Flow: 4 UP 22° Metal roof with angled ceiling	22° MONO 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 & Sigation n/a n/a 0.51 Isover Aerolite insulation 50.0 0.044 1.14 Isover Aerolite insulation 75.0 0.04 1.88 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 3.71		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 flange 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	Average annual hot water usage: 115 L/p/d Annual hot water consumption: 115 x 4 = 460 L/p/d Stipulated 24hr hot water @ 60°C min: 50 L/p Minimum solar hot water storage: ((50)*1.5) x 4 = 300 L/p Stipulated 24hr hot water @ 60°C min: 50 L/p Minimum heat pump hot water storage: 50 x 4 = 200 L/p		In order
	PIPE INSULATION (hot water pipe)	Internal pipe diameter $\leq 80\text{mm}$: 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	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:	
Erf No.:	ERF 5841, DESPATCH
Existing Erf Area:	845 sqm
Existing floor Area:	166 sqm
New floor Area:	170 sqm
Total Floor Area:	336 sqm
Ex. Coverage:	166 sqm ~ 19.64%
Prop. Coverage:	170 sqm ~ 20.12%
Total Coverage:	336 sqm ~ 40%
NEW GARAGES:	0
NEW BATHROOMS:	2

TOWN PLANNING INFO.		
	(Permitted)	(Proposed)
Zoning:	Single Res 1	Single Res 1
Height Restriction:	8.5M	8.5M
Building Line Front	3000mm	3000mm
Building Line Sides	1500mm	1500mm
Building Line Rear	2600mm	2600mm
Ex. Coverage:	----	166 sqm - 20%
Prop. Coverage:	----	170 sqm - 20%
Total Coverage:	507 sqm - 40%	336 sqm - 40%
FSI	0.60	0.40
PARKING BAYS	1 Bays	1 Bays
PARKING REQUIRED		
Residential dwelling units:		
- Main dwelling and second dwelling		1 x Parking req.
- Second dwelling		1 x Parking req.
Calculation:		
2 dwellings x 1 [Parking]		2
REQUIRED PARKING		= 2
PROPOSED PARKING		= 2

[illegible][illegible]

DRAWING TITLE:

PROJECT TITLE:
PROPOSED SECOND DWELLING ON ERI
5841, DESPATCH FOR J. Black

7 Jan 25

.....

CLIENT SIGNATURE

BLACKHOUND
ARCHITECTURE & RENDERING

dewald@blackhounderprises.com
072 799 9597 | 072 418 6867

https://blackhounderprises.com
Unit 10, The Network, 19 Coctus Rd
Fairview, Port Elizabeth, 6070

7 Jan 25
.....
PROFESSIONAL SIGNATURE

ERF NO:	5841, Despatch
ERF AREA:	845 sqm
EXISTING AREA:	1.66 sqm
NEW AREA:	170 sqm
TOTAL AREA:	336 sqm
EX. COVERAGE:	1.66 sqm - 20%
NEW COVERAGE:	170 sqm - 20%
TOTAL COVERAGE:	336 sqm - 40%
NEW GARAGES:	0
NEW BATHROOMS:	2
POOL:	NO
BOUNDARY WALLS:	15 M
AGE OF BUILDING:	19

PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST
DEWALD MATHYS POTGIETER
11:44 am (Africa/Johannesburg) on 07 Jan 2025

COPYRIGHT:

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

PROJECT NO.:

2023_Black_MS01_

DRAWING NO.:
20250104_Black_M

DRAWN BY:

DMP

PRINT DATE:
03 JUL 2005

REVISION NO.:

00

SHEET NO.:

201

201