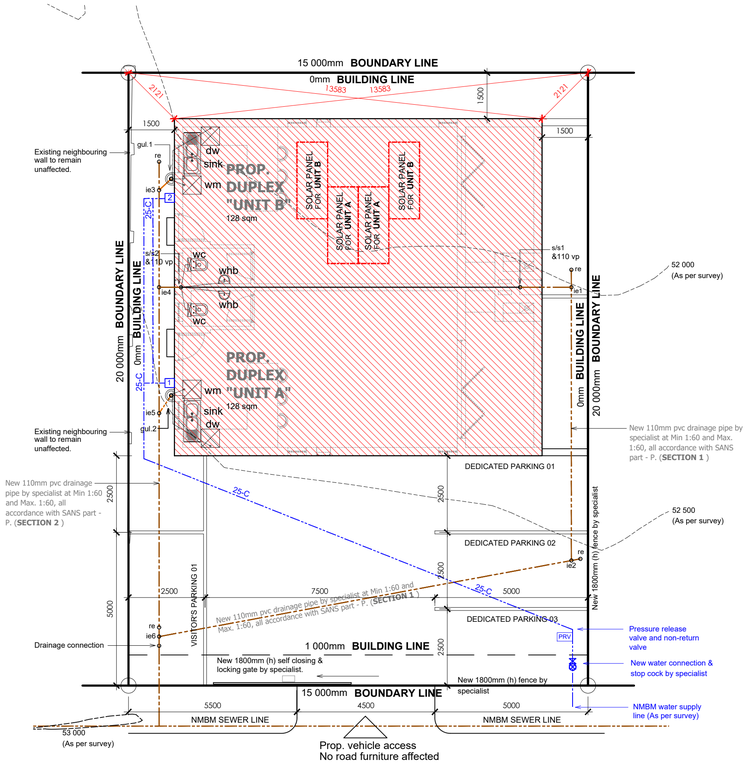
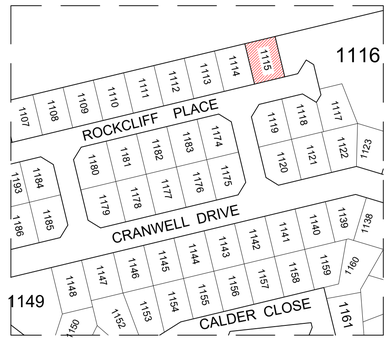


34 ROCKCLIFF PLACE

SITE PLAN
SCALE 1:100



SITE LOCALITY PLAN
NOT TO SCALE

MUNICIPAL INFORMATION:

Erf No.:	ERF **1115, HUMEWOOD**
Existing Erf Area:	300 sqm
Existing floor Area:	0 sqm
New floor Area:	258 sqm
Total Floor Area:	258 sqm
Ex. Coverage:	0 sqm - 0%
Prop. Coverage:	132 sqm - 44%
Total Coverage:	132 sqm - **44%**
NEW GARAGES:	0
NEW BATHROOMS:	6

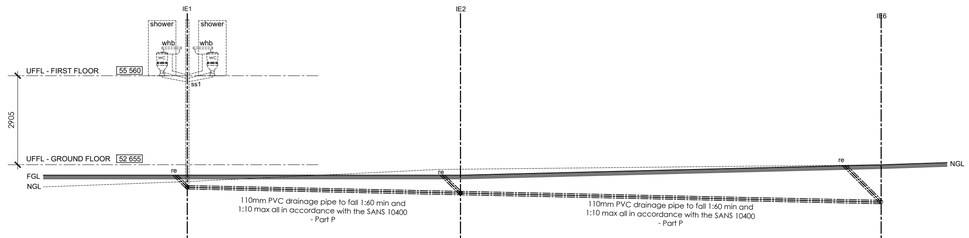
TOWN PLANNING INFO.

	(Permitted)	(Proposed)
Zoning:	General Res 1	General Res 1
Height Restriction:	8.5M	8.5M
Building Line Front	1000mm	1000mm
Building Line Sides	0mm	0mm
Building Line Rear	0mm	0mm
Ex. Coverage:	------	0 sqm - 0.00%
Prop. Coverage:	------	132 sqm - 44.00%
Total Coverage:	210 sqm - **70%**	132 sqm - **44%**
PARKING REQUIRED		
Residential dwelling units: - Dwelling units - Visitors		(1.25 Space/Unit) (0.25 Add. per unit)
PARKING CALCULATIONS (Unit A & Unit B)		
2 units x 1.25 (Per Unit) 2 units x 0.25 (Visitors)		2.5 parkings req. 0.5 parkings req.
PARKINGS REQUIRED		**= 3 REQ.**
PARKINGS PROVIDED		**= 4 PROVIDED**

APPLICATION OF SANS 10400-XA (Ed.2)

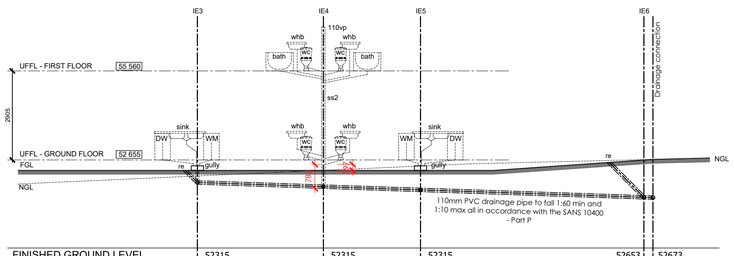
ZONE 4 - CLASSIFICATION H4 / Dwelling Houses

		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	**Under slab (Heated):**	mm	W/m.K	R-Val.	
			Lambdaboard	000	0.024	0.00	
		5.4.1. Surface bed (Heated) 5.4.2. Suspended (Exposed) R-value => **1.00**	**Total R-value:**	**Req. =>1.0**		**0.00**	N/A
			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 (Table 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	1000	6.8	0.15	
			Cavity (Lambdaboard)	000	0.024	0.00	
			110mm Brick	110	0.82	0.13	
		Zone 4: 50mm Cavity wall: R-value => 0.6	15mm plaster	15	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	20° **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	135	0.044	3.07	
		Zone: **4** Direction of Flow: **UP** **20° Metal roof with horizontal ceiling**	Isover Aerolite insulation	0.00	0.04	0.00	
			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**		**3.76**	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 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				In order
			Stipulated 24hr hot water @ 60°C min: 50 L/p Minimum solar hot water storage: ((50)*1.5) x 4 = **300** 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	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



FINISHED GROUND LEVEL	52315	52315		52653
INVERT LEVEL	51865	51729		51383
DEPTH	450	586		1270
DISTANCE	8918		13730	
GRADIENT	1:47		1:47	

DRAINAGE SECTION 1
SCALE 1:100



FINISHED GROUND LEVEL	52315	52315	52315	52653	52673
INVERT LEVEL	51865	51729	51624	51383	51373
DEPTH	450	586	691	1270	1300
DISTANCE	4113	3169	7293		293
GRADIENT	1:30	1:30	1:30		1:30

DRAINAGE SECTION 2
SCALE 1:100

FENESTRATION CALCULATIONS - Unit A

Tag	Width	Height	A	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
D1/1	3200,00	2125,00	6,80	2635,00	500,00	E	0,54	1417,5	5,20	0,49
D3/1	1880,00	2125,00	4,00	735,00	500,00	E	0,54	1417,5	5,20	0,49
W1/1	600,00	1800,00	1,08	735,00	500,00	S	0,54	1242	5,20	Any Solution
W1/2	600,00	1800,00	1,08	735,00	500,00	S	0,54	1242	5,20	Any Solution
W2/1	900,00	900,00	0,81	735,00	500,00	W	0,54	756	5,20	0,49
W3/1	600,00	900,00	0,54	735,00	500,00	W	0,54	756	5,20	0,49
W3/2	600,00	600,00	0,36	1465,00	500,00	E	0,54	594	5,20	0,49
W5/1	2400,00	600,00	1,44	735,00	500,00	S	0,54	594	5,20	Any Solution
W6/1	1500,00	1500,00	2,25	735,00	500,00	S	0,54	1080	5,20	Any Solution
W6/2	1500,00	1500,00	2,25	735,00	500,00	S	0,54	1080	5,20	Any Solution
W7/1	1500,00	900,00	1,35	735,00	500,00	W	0,54	756	5,20	0,49
Summary										
City/Town	Latitude	Zone	Nett Floor Area		Fenestation Area		Glazing %			
Port Elizabeth	33.962	4	103,50		21,96		21,22			

FENESTRATION CALCULATIONS - Unit B

Tag	Width	Height	A	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
D1/1	3200,00	2125,00	6,80	2635,00	500,00	E	0,54	1417,5	5,20	0,49
D3/1	1880,00	2125,00	4,00	735,00	500,00	E	0,54	1417,5	5,20	0,49
W1/1	600,00	1800,00	1,08	735,00	500,00	N	0,54	1242	5,20	0,49
W1/2	600,00	1800,00	1,08	735,00	500,00	N	0,54	1242	5,20	0,49
W2/1	900,00	900,00	0,81	735,00	500,00	W	0,54	756	5,20	0,49
W3/1	600,00	900,00	0,54	735,00	500,00	W	0,54	756	5,20	0,49
W3/2	600,00	600,00	0,36	1465,00	500,00	E	0,54	594	5,20	0,49
W5/1	2400,00	600,00	1,44	735,00	500,00	N	0,54	594	5,20	0,49
W6/1	1500,00	1500,00	2,25	735,00	500,00	N	0,54	1080	5,20	0,49
W6/2	1500,00	1500,00	2,25	735,00	500,00	N	0,54	1080	5,20	0,49
W7/1	1500,00	900,00	1,35	735,00	500,00	W	0,54	756	5,20	0,49
Summary										
City/Town	Latitude	Zone	Nett Floor Area		Fenestation Area		Glazing %			
Port Elizabeth	33.962	4	103,50		21,96		21,22			

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:

FOR INFORMATION ONLY

PROJECT TITLE:

NEW RESIDENTIAL UNITS ON **ERF 1115, HUMEWOOD** , PORT ELIZABETH FOR **Rockcliff Manor PTY LTD**

27 Aug 24

CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING

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072 799 9597 | 072 418 6867
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Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth, 6070

27 Aug 24

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**1115, Humewood**
ERF AREA:	300 sqm
EXISTING AREA:	0 sqm
NEW AREA:	**258 sqm**
TOTAL AREA:	258 sqm
EX. COVERAGE:	0 sqm - 0.00%
NEW COVERAGE:	**132 sqm - 44%**
TOTAL COVERAGE:	132 sqm - 44%
NEW GARAGES:	0
NEW BATHROOMS:	6
POOL:	NO
BOUNDARY WALLS:	12 M
AGE OF BUILDING:	NEW

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
South African Council for Architectural Profession
DEWALD MATHYS POTGIETER
15:53 pm (Africa/Johannesburg) on 27 Aug 2024

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