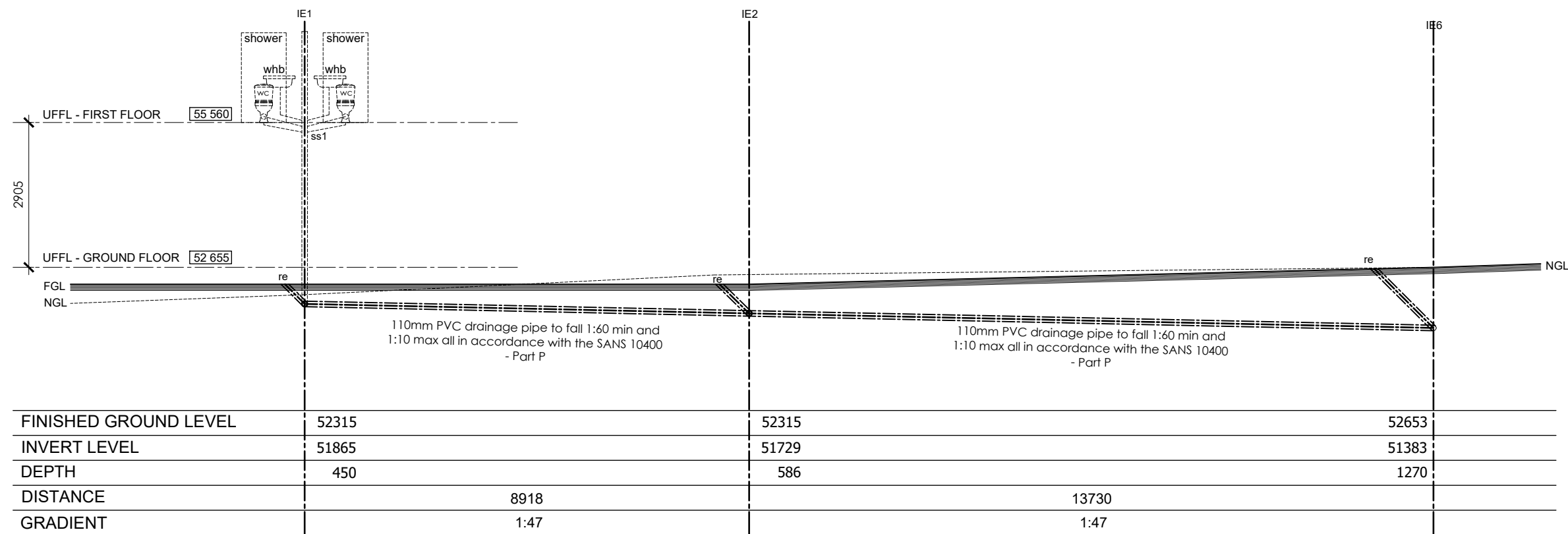


[illegible]

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	

A map of a residential neighborhood showing streets and house numbers. The streets are Rockcliff Place, Cranwell Drive, and Calder Close. House numbers are displayed on the map, with 1115 highlighted in red. The map also shows the intersection of 1116 and 1149.

Streets shown: ROCKCLIFF PLACE, CRANWELL DRIVE, CALDER CLOSE.

House numbers shown: 1116, 1115, 1114, 1113, 1112, 1111, 1110, 1109, 1108, 1107, 1184, 1185, 1193, 1196, 1174, 1175, 1183, 1176, 1182, 1177, 1181, 1178, 1180, 1179, 1117, 1118, 1119, 1120, 1121, 1122, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 17

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

	(Permitted)	(Proposed)
Zoning:	General Res I	General Res
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%

Residential dwelling units:	
- Dwelling units	(1.25 Space/Unit)
- Visitors	(0.25 Add. per unit)

(Unit A & Unit B)		
2 units x 1.25 (Per Unit)	2.5	parkings req.
2 units x 0.25 (Visitors)	0.5	parkings req.

PARKINGS PROVIDED = 4 PROVIDED

ZONE 4 - CLASSIFICATION H4 / Dwelling Houses									
	REQUIREMENTS	ACTUAL						STATUS	
DESIGN	The orientation is in accordance with the requirements of 5.1	Building facing North/South with longest axis orientated East/West						In order	
SHADING	The shading is in accordance with the requirements of 5.2	See Fenestration calculations						In order	
FENESTRATIONS & ROOF LIGHTS	The fenestration is in accordance with the requirements of 5.3	See Fenestration calculations						In order	
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.			
		Isoler Aerolite insulation		050	0.044	1.14			
		Total R-value:		Req. >=1.0		1.14	N/A		
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			
		15mm plaster		15	0.75	0.02			
		Inner Air-Film (1/9.4)		1000	9.4	0.11			
	Zone 4: 50mm Cavity wall: R-value >= 0.6	Total R-value:		Req. >=0.60		0.61	In order		
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 & Sicalation		0.00	n/a	0.51			
		Isoler Aerolite insulation		135	0.044	3.07			
		Isoler 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			
	Zone: Direction of flow: 4 UP 20° Metal roof with horizontal ceiling	Total R-value:		Req. >=3.7		3.76	In order		
BUILDING SEALING	The building sealing is in accordance with the requirements of 5.7	A foam or rubber compressible strip or a liquid 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	
HOT WATER Classification H4 - Dwelling house	The building hot water is in accordance with the requirements of 6.1	Average annual hot water usage:		115		L/p/d			
	Persons per Bedroom: 2	Annual hot water consumption:		=		460	L/p/d	In order	
	Number of Bedrooms: 2	115 x 4							
	2 Persons per bedroom x 2 Number of bedrooms	Stipulated 24hr hot water @ 60°C min:		50		L/p			
	4 Occupancy	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		
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	

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FOR INFORMATION ONLY

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

dewald@blackhoundenterprises.com

072 799 9597 | 072 418 6867

Unit 10: The Network, 18 Cactus Rd

Fairview, Port Elizabeth, 6070

PROFESSIONAL SIGNATURE

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



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2023_Rockcliff

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