

NORTH ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100

EAST ELEVATION

SCALE 1:100

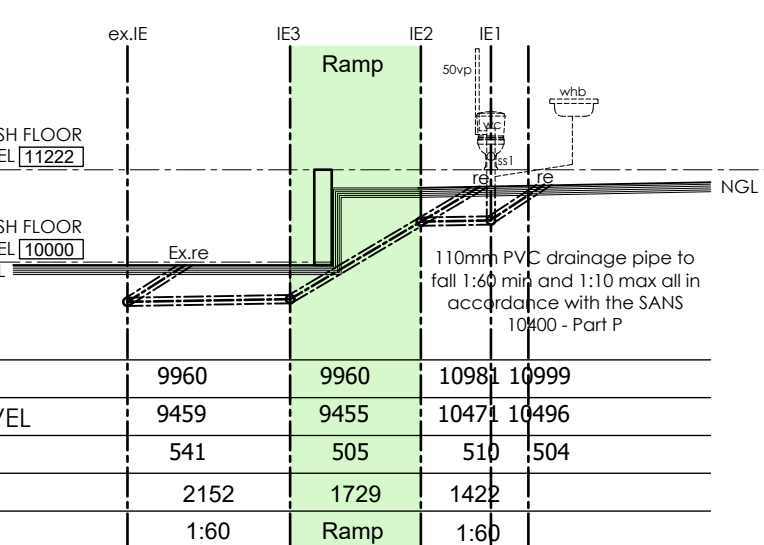
SECTION A-A / Main house
SCALE 1:50

MUNICIPAL INFORMATION:		
Erf No.:	ERF 535, THEESCOMBE	
Existing Erf Area:	1531 sqm	
Existing floor Area:	353 sqm	
New floor Area:	58 sqm	
Total Floor Area:	411 sqm	
Ex. Coverage:	353 sqm - 23.06%	
Prop. Coverage:	58 sqm - 3.79%	
Total Coverage:	411 sqm - 27%	
NEW GARAGES:	1	
NEW BATHROOMS:	0	

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	1500mm	1500mm
Ex. Coverage:	-----	353 sqm - 23.06%
Prop. Coverage:	-----	58 sqm - 3.79%
Total Coverage:	919 sqm - 60%	411 sqm - 27%
FSI	0.60	0.27

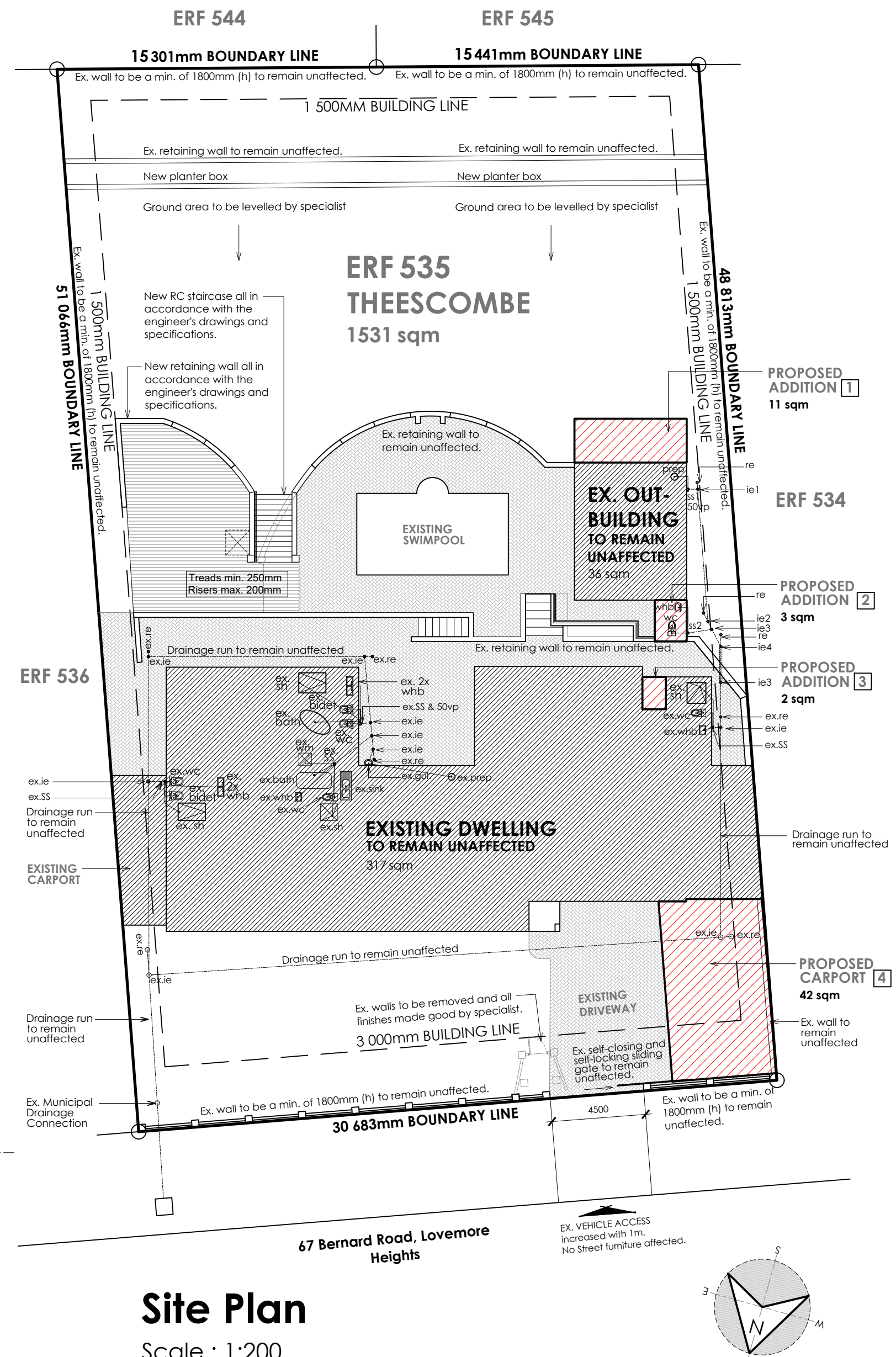
<u>PARKING REQUIRE:</u>		
Residential dwelling	1 Bay	1 Bay

NORTH ELEVATION / OUTBUILDING
SCALE 1:100



DRAINAGE SECTION A-A

SCALE 1:100

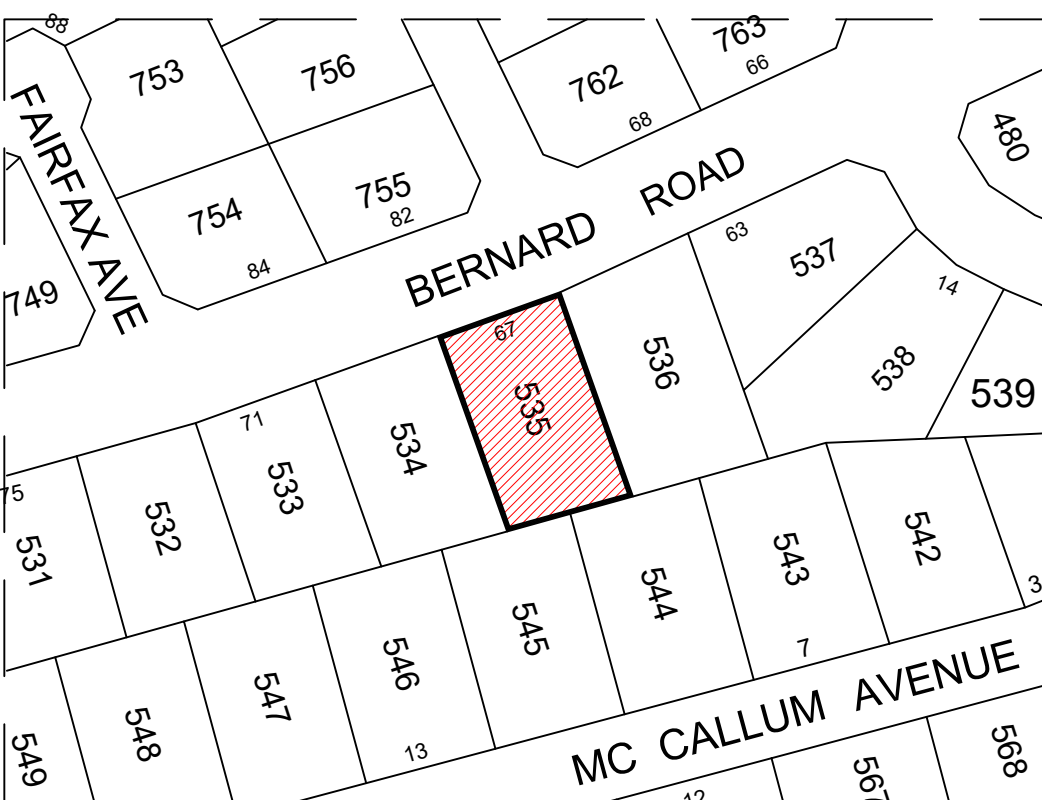


Site Plan

Scale : 1:200

APPLICATION OF SANS 10400-XA (Ed.2)							
ZONE 4 - CLASSIFICATION H4 / Dwelling Houses							
R-VALUE CALCULATIONS FOR ROOF -1							
		REQUIREMENTS	ACTUAL				STATUS
6	ROOF & CEILING ASSEMBLY	The roof and ceiling assemblies are in accordance with the requirements of 5.6 Zone: Direction of Flow: 4 UP 21° tiled Roof with horizontal ceiling	21° PITCH ROOF	mm	W/m.K	R-Val.	
			Outer Air-film (1/20)	n/a	n/a	0.05	
			Concrete tiles	25	0.84	0.03	
			Air-space & Sisalation	n/a	n/a	0.55	
			Isover Aerolite insulation	135	0.044	3.07	
			Isover Aerolite insulation	0.0	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	3.83		In order

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): 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 (Table 6) Zone 4: 50mm Cavity wall: R-value ≥ 0.6	External wall: mm W/m.K R-Val. 1000 20 0.05 015 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 10mm plaster 000 0.75 0.00 Inner Air-Film (1/9.4) 1000 9.4 0.11 Total R-value: Req. ≥ 0.6 0.6	In order		
6	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
7	HOT WATER Classification H4 - Dwellings	The building hot water is in accordance with the requirements of 6.1	No additional bedrooms added.			In order
	PIPE INSULATION (hot water pipe)	Internal pipe diameter $\leq 80\text{mm}$: Minimum R-value of 1.00	mm W/m.K R-Val. Closed cell elastomeric thermal insulation 38 0.036 1.06 Total R-value: Req. 1.0 1.06	In order		
8	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



SITE LOCALITY PLAN

NOT TO SCALE

[illegible][illegible]

DRAWING TITLE:

FOR INFORMATION ONLY

PROJECT TITLE:

**ADDITIONS AND ALTERATIONS ON ERF
535, THEESCOMBE, PORT ELIZABETH
FOR Mr & Mrs Da Serra**

.....

10 Sep 94

CLIENT SIGNATURE

bh **BLACKHOUND**
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PROFESSIONAL SIGNATURE	
MUNICIPAL INFORMATION:	
ERF NO:	535, Theescombe
ERF AREA:	1531 sqm
EXISTING AREA:	353 sqm
NEW AREA:	58 sqm
TOTAL AREA:	411 sqm
EX. COVERAGE:	353 sqm - 23.06%
NEW COVERAGE:	58 sqm - 3.79%
TOTAL COVERAGE:	411 sqm - 27%
NEW GARAGES:	1
NEW BATHROOMS:	0
POOL:	N/A
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	32

**PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST**

DEWALD MATHYS POTGIETER

10 Sep 2024 (Africa/Johannesburg) on 10 Sep 2024

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