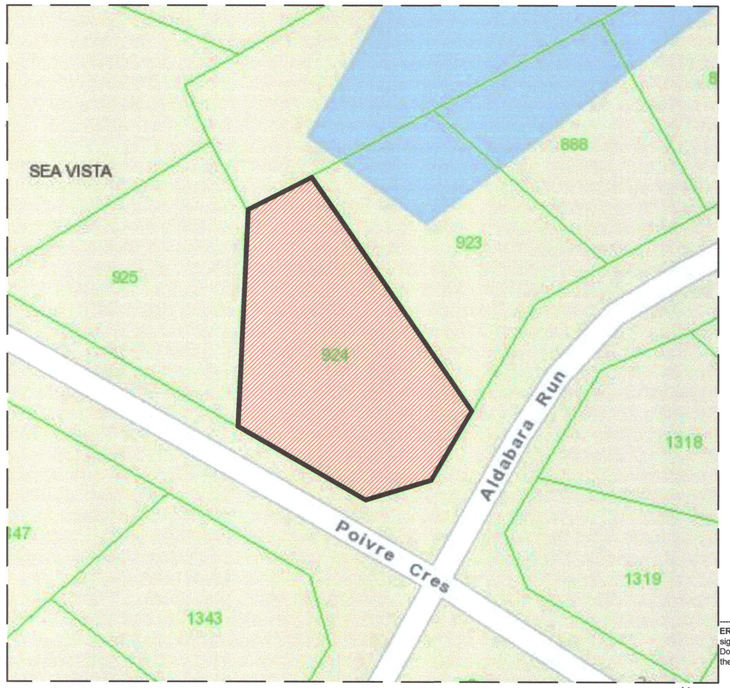
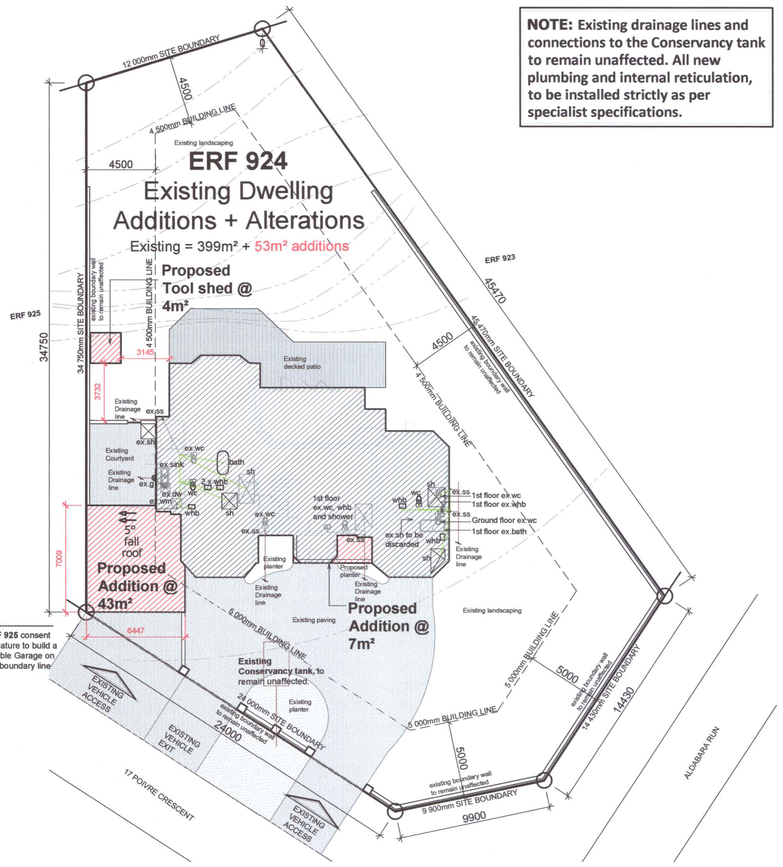


SITE LOCALITY PLAN
NTS



ERF 926 consent signature to build a Double Garage on the boundary line

SITE PLAN
Scale 1:200

NOTE: Existing drainage lines and connections to the Conservancy tank to remain unaffected. All new plumbing and internal reticulation, to be installed strictly as per specialist specifications.

APPLICATION OF SANS 10400-XA & SANS 204

ZONE 4 - CLASSIFICATION H4 / Dwelling Houses

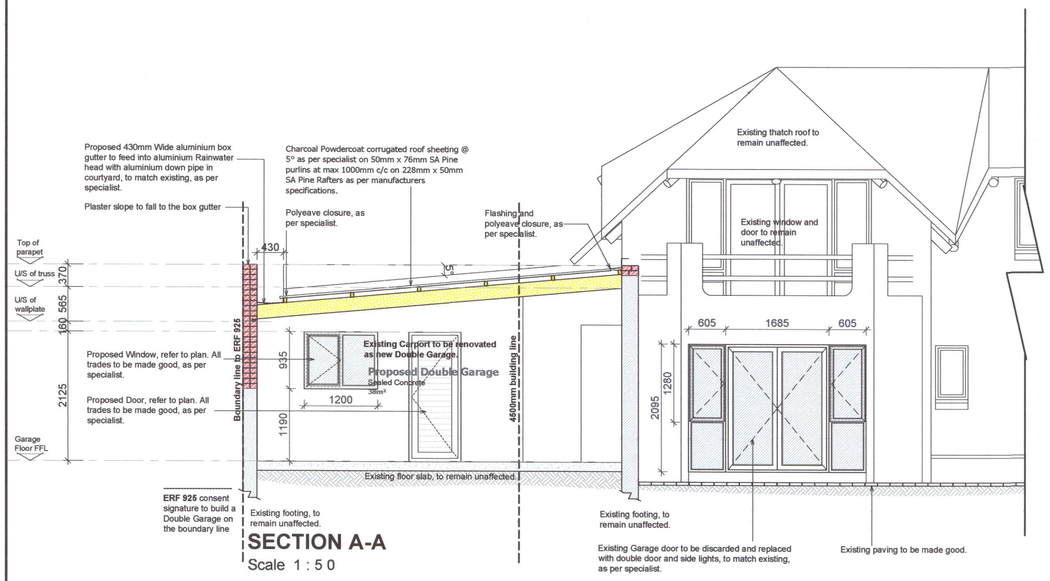
		REQUIREMENTS	ACTUAL	In order
1	DESIGN REQUIREMENTS	Building to be orientated North/ South with longest axis orientated East/West	Building facing North/South with longest axis orientated East/West	N/A
2	UNDER SLAB INSULATION	Insulation with minimum R-value of 1.00 to be used under the floorslab where underfloor heating is used	No underfloor heating	In order
3	WALLS	Masonary walls need to achieve R-value of 0.35	270mm cavity wall (plaster external / plaster internal) = R-value of 0.70	In order
4.1	ROOFING - Existing Thatch	Heat flow up and the roof system needs to achieve a minimum R-value of 3.7	**All Habitable spaces roof to remain unaffected.** New roof affected areas are non-habitable spaces. Garage and Entrance foyer.	In order
	PIPE INSULATION	Internal pipe diameter ≤ 80mm: Minimum R-value of 1.00	50mm flexible polyester insulation to achieve R-value of 1.00	In order
	GEYSER INSULATION	Minimum R-value of 2.00	100mm flexible polyester blanket insulation to achieve R-value of 2.00	In order
7.1	LIGHTING - Classification H4	Maximum energy demand on new areas affected Constant = 5 W/m² 172 m² x 5 W/m² = 860 W (MAX.)	172m² x5 = 860 W MAX. 002 x 36 W Flus = 72 W 000 x (2x5W) LED = 0 W 000 x (2x10W) LED = 0 W 043 x 5 W LED DL = 215 W 000 x 28 W Pendant = 0 W 000 x 0 W = 0 W **TOTAL = 287 W** 287W / 172m² 1.66W/m² = <5W/m²	In order
7.2	MAXIMUM ANNUAL ENERGY CONSUMPTION	Maximum **energy consumption** of new areas affected Constant = 5 kW/m² 172m²x5kW/m².a [a=1year] = 860Wh.a MAX.	287 W / 1000 0.287 **kWh/m²** (Total Demand) 5 hours/day 7 day/week x 42 weeks/year 1470 **hours/year** 0.287 kW x 1470 h.a 421.89kWh 421.89**kWh.a < 860Wh.a**	In order
8	FENESTRATION	Total area of the fenestration to be less than 15% of the total of the new floor area affected	See Fenestration calculations PAGE 101	In order

HOUSE:									
ROOM/STOREY DESCRIP.	Netto Floor Area (m²)	46	Conductance Constant	1.4	Max. allowable Conductance	64.40	Actual Cond	53.04	Pass
GROUND STOREY	Clima&c Zone	4	Solar Heat Gain Constant	0.13	Max. allowable Solar Heat Gain	5.98	Actual SHG	3.60	Pass

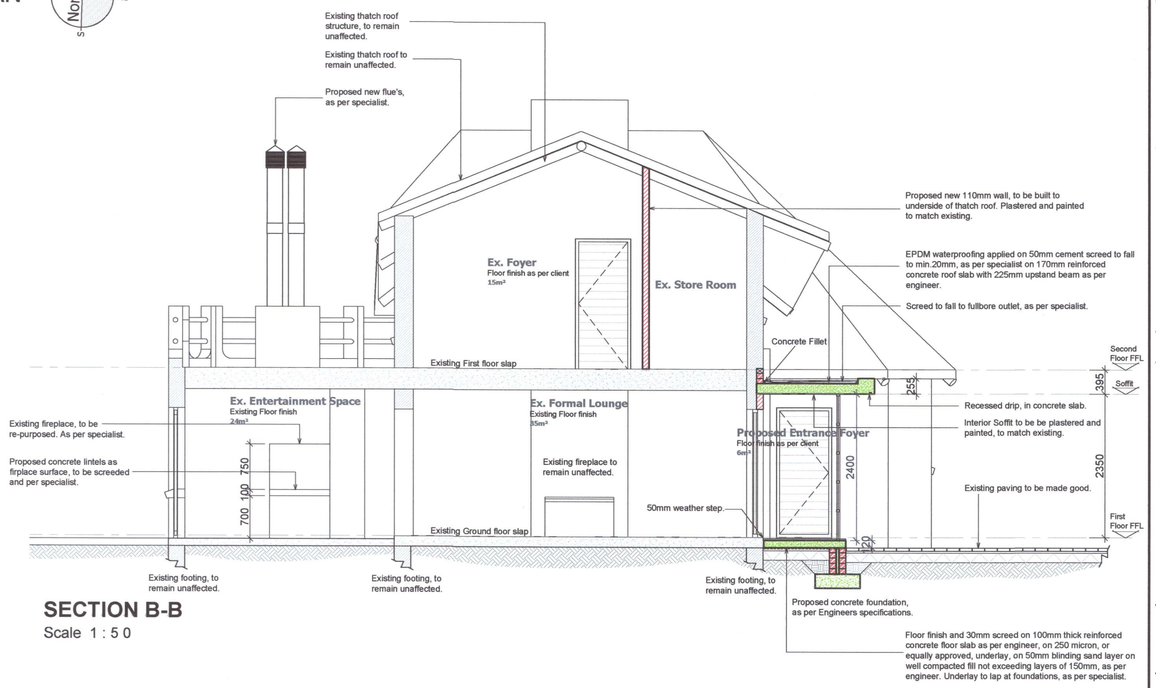
SIZES OF GLAZING ELEMENTS — CONDUCTANCE (A1 x U1) + ... — SOLAR HEAT GAIN (A1 X S1 X E1) + ...

ID. Window Door	Glazing Element Width	Height	A m²	Glass Type 1 to 7	Glass Description	Thermal break framing Y/N	U U-Value (page 14) (Table 6)	Actual Conduct. of glazing elements	S SHGC (page 14) (Table 6)	P Hor. dim shade devise if listed to shade device > 0.5m then P / 2	H Vert dim base of glazing element to bot shade device	P/H	Orientation	E Solar exposure factor per P/H per orientation	Actual Solar Heat Gain
1 W1	0.75	0.865	0.65	1	Single - Clear	N	7.9	5.13	0.81	0	0.865	0.00	E	1.15	0.60
2 D1	2.895	2.095	6.07	1	Single - Clear	N	7.9	47.91	0.81	0	2.095	0.00	S	0.81	3.00
			6.71	m²		Total Conductance		53.04 Pass						Total Solar Heat Gain	3.60 Pass

FENESTRATION:
Affected Habitable rooms.



SECTION A-A
Scale 1 : 5 0



SECTION B-B
Scale 1 : 5 0

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 "gunulle" 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 file 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:

MUNICIPAL SUBMISSIONS

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON **ERF 924, SEA VISTA** , ST. FRANCIS BAY FOR **Mr & Mrs Owen**

16 Sep 21

CLIENT SIGNATURE

072 799 9597
hgouws.renders@gmail.com

01 Elsa Joubert Street
Fairview
Port Elizabeth, 6075

16 Sep 21

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**924, Sea Vista**
ERF AREA:	1221 sqm
EXISTING AREA:	399 sqm
NEW AREA:	53 sqm
TOTAL AREA:	452 sqm
EX. COVERAGE:	208 sqm 17%
NEW COVERAGE:	**53 sqm - 4%**
TOTAL COVERAGE:	261 sqm - 21%
NEW GARAGES:	1 x Double
NEW BATHROOMS:	2
POOL:	NO
BOUNDARY WALLS:	Existing M
AGE OF BUILDING:	6

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
JOHANNES STEPHANUS GOUWS
South African Council for Architectural Profession
15/07 pm (Africa/Johannesburg) on 16 Sep 2021
Reference

COPYRIGHT:
This drawing is subject to copyright, and may not be reproduced in whole or part in any matter whatsoever without written permission from H.Gouws Renders.

PROJECT NO.: 2021_Owen_
DRAWING NO.: 20210915_Owen_MP_03
DRAWN BY: HG
PRINT DATE: 16 Sep 2021
PAGE SIZE: A1
REVISION NO.: 00
SHEET NO.: 001