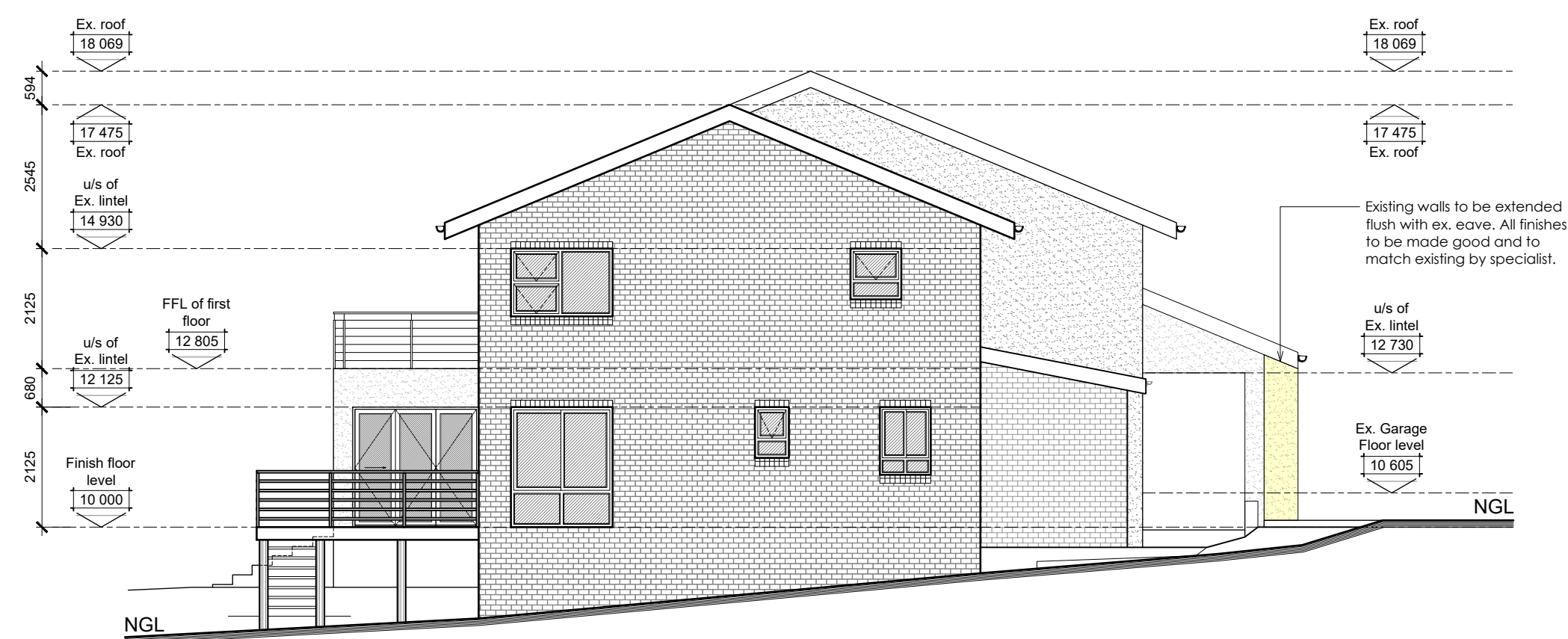
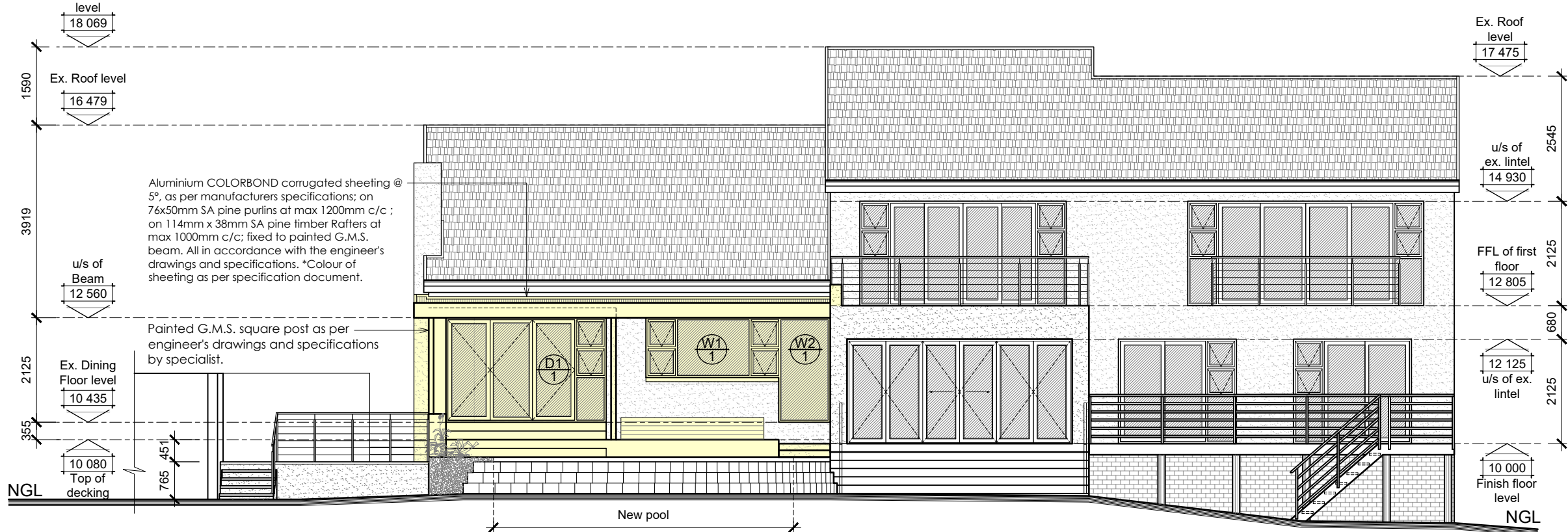




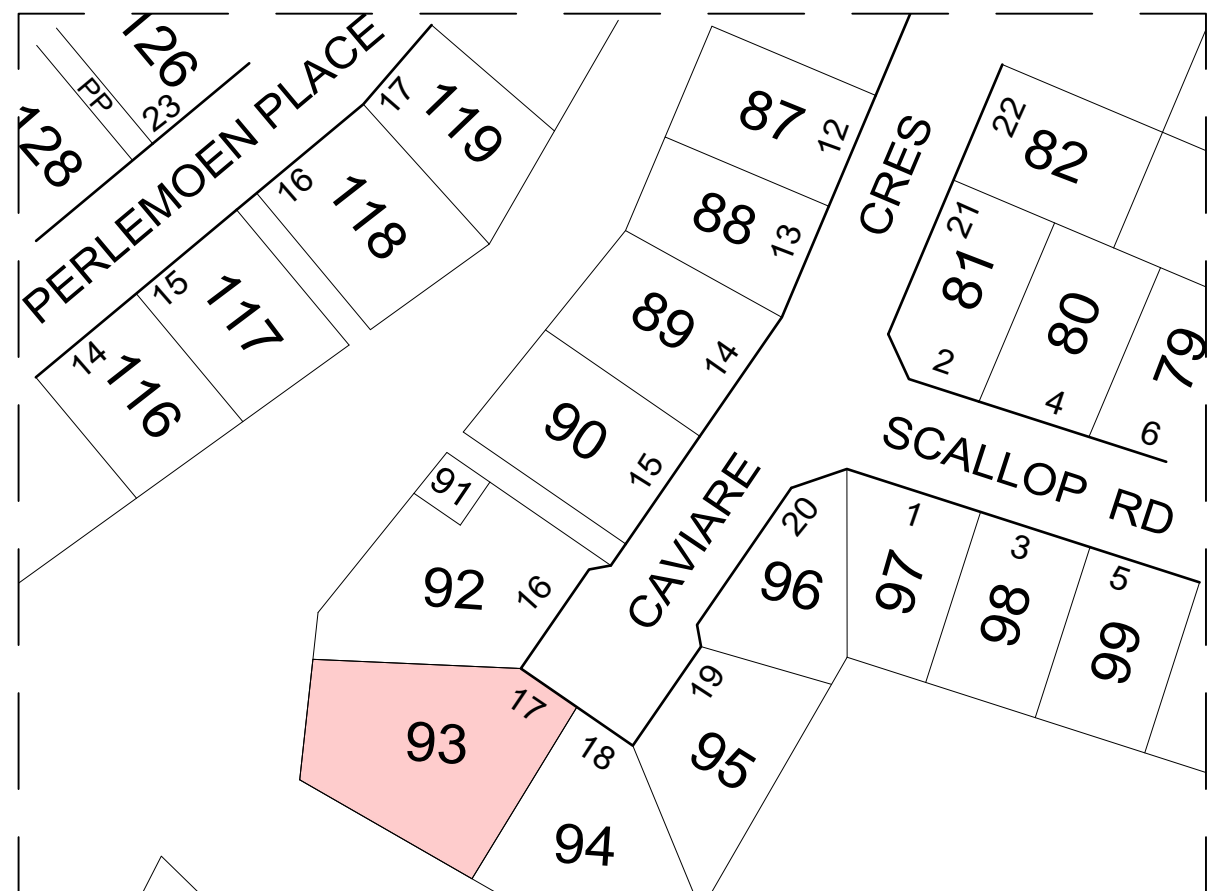
SITE PLAN
SCALE 1:200



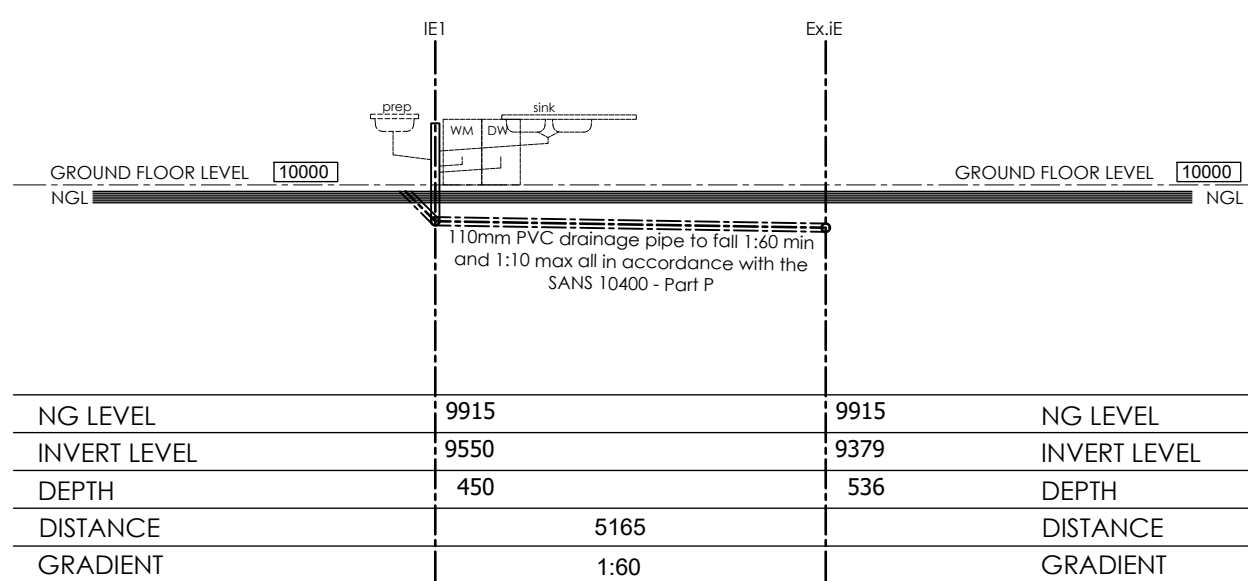
SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



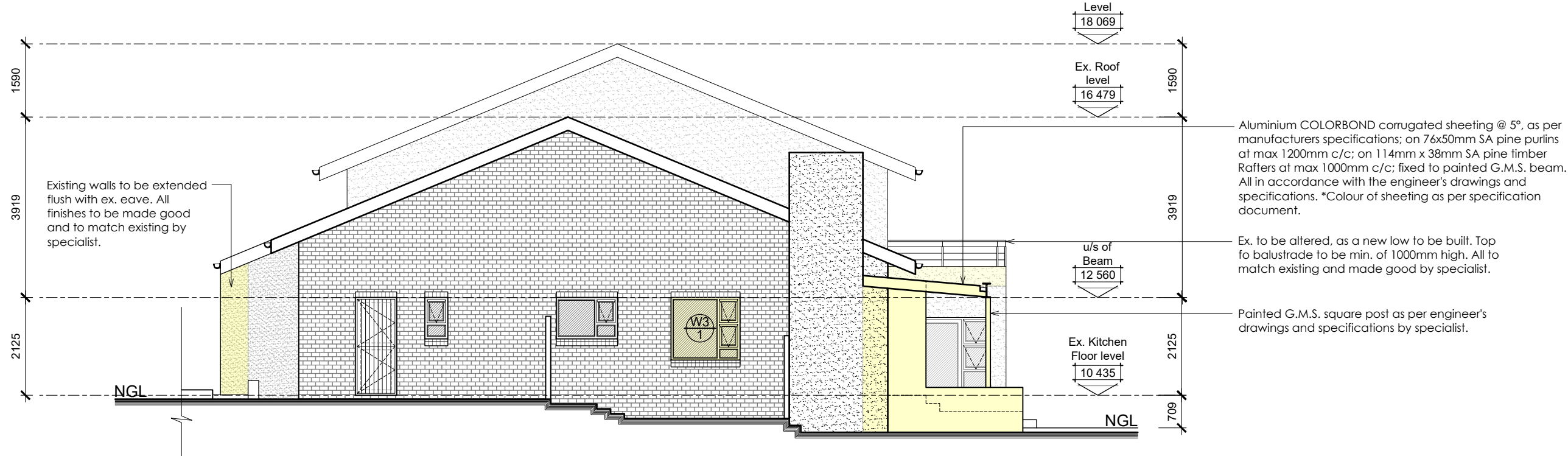
SITE LOCALITY
SCALE N/A



DRAINAGE SECTION A
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

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 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	The external walls are in accordance with the requirements of 5.5	External wall: mm W/m.K R-Val. Outer Air-film (120) 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 (119.4) 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	5° MONO PITCH ROOF mm W/m.K R-Val. Outer Air-film (120) 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 0 0.044 0.00 Gypsum Ceiling 0 0.17 0.00 Inner Air-Film (111.0) n/a n/a 0.09 Total R-value: NOT REQUIRED	N/A	
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	The building hot water is in accordance with the requirements of 5.1	NO ADDITIONAL BEDROOMS, KITCHENS OR BATHROOMS ADDED.	N/A	
	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	The building lighting is in accordance with the requirements of 5.2	LED & CFL deemed to comply with Table 12 for H3 & H4	In order	

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 client's 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 to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part C. All new work to be made good with existing. This drawing is not to be scaled unless printed by H. Gouwens 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' ubi green dpm on 50mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved 'gunder' 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 of 100.00 msl of new roof 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 SUBMISSION

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON ERF
93, BEACHVIEW, PORT ELIZABETH FOR
Mr & Mrs McBirnie

CLIENT SIGNATURE

bh BLACKHOUND
ARCHITECTURE & RENDERING

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Fairview, Port Elizabeth, 6070

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	93, Beachview
ERF AREA:	1461 sqm
EXISTING AREA:	385 sqm
NEW AREA:	22 sqm
TOTAL AREA:	407 sqm
EX. COVERAGE:	272 sqm - 18.62%
NEW COVERAGE:	22 sqm - 1.51%
TOTAL COVERAGE:	294 sqm - 20%
NEW GARAGES:	N/A
NEW BATHROOMS:	N/A
POOL:	YES
BOUNDARY WALLS:	N/A
AGE OF BUILDING:	0

PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST
DEWALD MATHYS POTGIETER

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PROJECT NO.:

2023_MCBIRNIE

DRAWING NO.:

20240902_MCBIRNIE_MS08

DRAWN BY:

DMP

PRINT DATE:

02 Sep 2024

REVISION NO.:

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SHEET NO.:

001