

[illegible]

TOWN PLANNING INFO.		
ERF 100, NEWTON PARK		
ERF AREA 1673 sqm		1673 sqm
EXISTING COVERAGE @ 262 sqm	15.7%	262 sqm @ 15.66%
PROPOSED NEW COVERAGE		114 sqm @ 6.81%
TOTAL COVERAGE		376 sqm @ 22.47%
FSI EXISTING - 262sqm / 1673sqm		15.7%
[PROPOSED NEW TOTAL FSI - 376sqm / 1673sqm]		0.22
[FSI PERMITTED - n/a]		N/A

WATER RETICULATION LEGEND	
Proposed cold water source point, plumber to tap into existing cold water pipes at this point	
Municipal water connection and stop cock	
Garden tap position	
Proposed cold water reticulation	
Proposed hot water reticulation	
Proposed cold water pipe up	
Proposed cold water pipe down	
Proposed hot water pipe down	
Proposed cold water stopcock	
Proposed hot water stopcock	
Proposed cold tap	
Proposed hot tap	
Proposed shower head	

Summary			
City/Town	Latitude	Zone	N
Port Elizabeth	33.962	4	18

FENESTRATION CALCULATIONS - OFFICE BUILDING 1			
Tag	Width	Height	A
W1/1	1500,00	1200,00	1,80
W2/1	1800,00	1500,00	2,70
W3/1	900,00	900,00	0,81
W4/1	1200,00	1200,00	1,44
W5/1	1500,00	1200,00	1,80
W6/1	1200,00	800,00	0,96
W7/1	1500,00	1200,00	1,80
W8/1	1500,00	1200,00	1,80
D1/1	900,00	2125,00	1,91

Summary			
City/Town	Latitude	Zone	N
Port Elizabeth	33.962	4	94

S	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
800.00	500.00	N	0.54	1417.5	Any Solution	Any Solution	
800.00	500.00	S	0.54	756	Any Solution	Any Solution	
800.00	500.00	W	0.54	756	Any Solution	Any Solution	
800.00	500.00	SW	0.54	918	Any Solution	Any Solution	
800.00	500.00	NW	0.54	918	Any Solution	Any Solution	
800.00	500.00	N	0.54	918	Any Solution	Any Solution	
800.00	500.00	W	0.54	918	Any Solution	Any Solution	
800.00	500.00	NW	0.54	918	Any Solution	Any Solution	
800.00	500.00	N	0.54	918	Any Solution	Any Solution	
800.00	500.00	NE	0.54	918	Any Solution	Any Solution	
800.00	500.00	NW	0.54	918	Any Solution	Any Solution	
800.00	500.00	N	0.54	918	Any Solution	Any Solution	
800.00	500.00	NE	0.54	918	Any Solution	Any Solution	
800.00	500.00	N	0.54	918	Any Solution	Any Solution	
800.00	500.00	NE	0.54	918	Any Solution	Any Solution	
800.00	500.00	E	0.54	918	Any Solution	Any Solution	
800.00	500.00	SE	0.54	918	Any Solution	Any Solution	
800.00	500.00	E	0.54	918	Any Solution	Any Solution	
800.00	500.00	S	0.54	918	Any Solution	Any Solution	
800.00	500.00	N	0.54	891	Any Solution	Any Solution	
800.00	500.00	S	0.54	756	Any Solution	Any Solution	
800.00	500.00	S	0.54	756	Any Solution	Any Solution	

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All drawings are to be in metric units unless otherwise specified. Contractors to adhere to all local authority's regulations and requirements. Contractors to be a suitable registered engineering firm. All work to be carried out in accordance as required by Construction Regulation SANS 10400. Drawings to be read in conjunction with the clients OHS (Occupational Health and Safety) file. All work to be carried out in accordance with the National Building Regulations SANS 10400. Before this drawing is placed I is the contractor's responsibility to ensure he is familiar with the drawings and to read them in conjunction with the drawings by similar, subject to architect's approval. All materials to be installed in strict accordance with manufacturer's specifications. All work to be done in accordance with the specifications 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 in accordance with the drawings and to be accepted by the H. Gouws renders. All existing dimensions not to be scaled from drawings but to be checked on spot. Any discrepancies shall be reported to the architect immediately. All work to be carried out in accordance with architect prior to commencement of work. Top of foundations to be a minimum of 150mm below finished ground level. Minimum concrete thickness for all foundations shall be 200mm. All drawings to be on 250 mm, "gunnies" used green damp on 50mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved Gunder 375 mm dips under door ways, 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 authority and any other relevant authorities. All work to be carried out in accordance with the national building regulations. All roof measurements to be taken from the roof specification. All measurements to be taken from the finished floor level. All measurements to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark at 1000.00 mst of new level. Contractors to be responsible for all measurements and for all 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 interpretation of the drawings with reference to the building line and boundaries. Contractor to take responsibility for all health and safety measures on site.

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT TITLE:

**ADDITIONS AND ALTERATIONS ON ERF
100, NEWTON PARK, PORT ELIZABETH
FOR Renew Properties LTD PTY**



30 Nov 23

CLIENT SIGNATURE

bh **BLACKHOUND**
ARCHITECTURE & RENDERING

dwel@blackhoundenterprises.com ☑
072 799 9597 | 072 418 6867
<https://blackhoundenterprises.com> ●
Unit 10, The Network, 19 Cactus Rd. ●
Fairview, Port Elizabeth, 6070



30 Nov 23

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:		
ERF NO:	100, Newton Park	
ERF AREA:	1673 sqm	
EXISTING AREA:	262 sqm	
NEW AREA:	114 sqm	
TOTAL AREA:	376 sqm	
EX. COVERAGE:	262 sqm	- 15.66%
NEW COVERAGE:	114 sqm	- 6.81%
TOTAL COVERAGE:	376 sqm	- 22%
NEW GARAGES:	0	
NEW BATHROOMS:	3	
POOL:	NO	
BOUNDARY WALLS:	0 M	
AGE OF BUILDING:	1952	