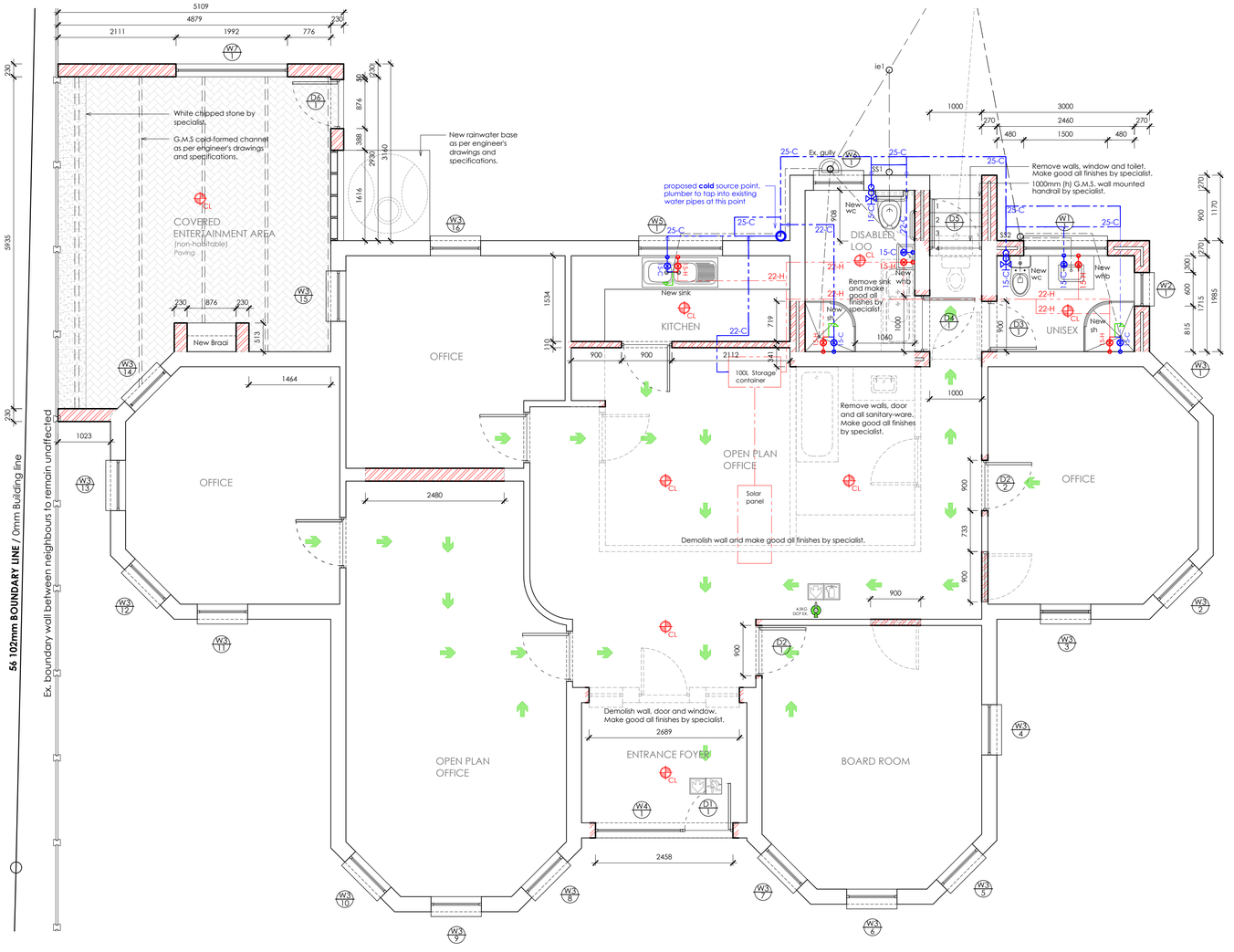
ELECTRICAL LEGEND

LED Down lighter as per client specification	Periscope plug as per specification.	13 Watt Internal compact Fluorecent Up Lighter (wall mounted) as per client	GG	Gate Control Unit
Single wall mounted light switch to be mounted at 1300mm above uffl. (or specified on drawing)	Garage door ceiling mounted motor	Starlights (wall mounted) as per client	DS	Daylight sensor
Double wall mounted light switch to be mounted at 1300mm above uffl. (or specified on drawing)	TV point aerial	LED Strip Lighting	I	Intercom
Triple wall mounted light switch to be mounted at 1300mm above uffl. (or specified on drawing)	Shavers plug	Pool light as per client	IT	Intercom system.
2-way wall mounted light switch to be mounted at 1300mm above uffl. (or specified on drawing)	Telkom point	Foot light	AL	Alarm
Watertight wall mounted light switch to be mounted at 1300mm above uffl. (or specified on drawing)	Network point	Ceiling light (Compact Fluorescent)	HD	Hair dryer waterproof plug
Dimmer wall mounted light switch to be mounted at 1300mm above uffl. (or specified on drawing)	Stove isolator	Hanging pendant light (Compact Fluorescent)		
Double wall mounted plug, top of socket to be 1250mm above uffl (or specified on drawing)	Power Skirting	Main distribution board		
Double wall mounted plug, top of socket to be 400mm above uffl (or specified on drawing)	2 tube fluorescent armature with prismatic diffuser suspended from ceiling.	Sub distribution board		
Double wall mounted waterlight plug, top of socket to be 600mm above uffl (or specified on drawing)	LED Down lighter as per specification	Pre-paid Electricity meter		
Extractor connection plug (height specified on drawing)	Internal LED Wall mounted light	Uninterruptible power supply		
Blank conduiting boxes (height specified on drawing)	External LED Wall mounted light	Sleeve to be installed for future Fibre optic installations, sleeve to be as per specialist.		
Periscope plug as per specification.	External LED Wall mounted spotlight	Electrical fence control box.		



FLOOR PLAN / MAIN OFFICE BUILDING

SCALE 1:50

MUNICIPAL INFORMATION:

TOWN PLANNING	BUS1 Required	BUS1 Provided
ERF NO:	ERF 100, Newton Park	ERF 100, Newton Park
ZONING	Bus1	Bus1
HEIGHT RESTRICTION	8M	8M
BUILDING LINE FRONT	0mm	0mm
BUILDING LINE SIDES	0mm	0mm
BUILDING LINE REAR	0mm	0mm
EXISTING ERF AREA:	1673 sqm	1673 sqm
EXISTING AREA:	262 sqm	262 sqm
NEW AREA:	114 sqm	114 sqm
TOTAL AREA:	376 sqm	376 sqm
EXISTING COVERAGE:	262 sqm - 15.66%	262 sqm - 15.66%
NEW COVERAGE:	114 sqm - 6.81%	114 sqm - 6.81%
TOTAL COVERAGE:	376 sqm - 22%	376 sqm - 22%
NEW GARAGES:	0	0
NEW BATHROOMS:	3	3
PARKING BAYS: 0.4 BAYS / 100sqm for OFFICES	6 Bays (144.1m)	6 Bays
FSI	TBC	0.22

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%
FSI EXISTING - 262sqm / 1673sqm	15.7%
PROPOSED NEW TOTAL FSI - 376sqm / 1673sqm	0.22
FSI PERMITTED - n/a	N/A

FIRE PLAN LEGEND

Smoke Detectors	S
Manual Control Panel	MCP
Signage for direction of fire escape route	
Signage for fire extinguisher	
Fire extinguisher	4.5KG / 9KG DCP/BX
Fire blanket	Fire Blanket
Fire escape route	
30m Fire hose reel	30m FHR
Fire hydrant	H

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	ET
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	
Propsed shower head	

APPLICATION OF SANS 10400-XA (Ed.2)

ZONE 4 - CLASSIFICATION G1 / Offices

		REQUIREMENTS	ACTUAL	STATUS
1	DESIGN	The orientation is in accordance with the requirements of 5.1	EXISTING BUILDING	N/A
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** N/A **Suspended Floor (Exposed):** mm W/m.K R-Val. Isover Aerolite Insulation 050 0.044 1.14 **Total R-value: Req. =>1.0 1.14** N/A	
5	EXTERNAL WALLS Surface density **< 270kg/m²**	The external walls are in accordance with the requirements of 5.5 Zone 4: 50mm Cavity wall: R-value => 1.9	**External wall:** mm W/m.K R-Val. Outer Air-film (1/20) 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 (1/9.4) 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 Zone: **4** Direction of Flow: **UP** **5° Metal roof with Horizontal ceiling**	5° **PITCH ROOF** mm W/m.K R-Val. Outer Air-film (1/20) n/a n/a 0.05 Metal Roofing sheeting 0.53 53.00 0.00 Air-space & Sisalation n/a n/a 0.51 Isover Aerolite insulation 00.0 0.044 0.00 Isover Aerolite insulation 135 0.04 3.38 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 4.07**	In order
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 Classification G1 - Offices	The building hot water is in accordance with the requirements of 6.1 m2/ Per person: 15 m2 / Total office: 162	Stipulated solar hot water usage: 6 L/p 162 / 15 = 10.80 Occupancy Minimum hot water storage: ((6)*1.5) x 10.8 = **97.2** L/p Solar heater (MJ/day): (97.2 L * 0.1) = **9.7** MJ/day (min.) (97.2 L * 0.15) = **14.6** MJ/day (max.)	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
9	LIGHTING Classification G1- Offices	**MAXIMUM ENERGY DEMAND** Constant =8 W/m² 92.61 m² x 8 W/m² 741 W (MAX.) **MINIMUM LUX** Minimum light lux level: 400 The lighting lux is in accordance with the requirements of SANS10114 92.61 m² x 400 Lux 37044 Min. LUX	**LIGHTS:** Qty. Watts Lm/W LED DN Lights: 000 10 80 LED UP/DN Lights: 000 20 160 LED Wall Lights: 000 06 100 Compact Fluo. light: 008 65 75 Fluorescent light: 000 36 79 **TOTAL (watts & Lumens):** 520 39000 ENERGY DEMAND: 520W / 92.61m² **5.61W/m² =< 8W/m² (max.)** LIGHT LUX: **37044 Lumens (min.) =< 39000 Lumens**	In order

FENESTRATION CALCULATIONS - **MAIN OFFICE BUILDING**

Tag	Width	Height	A	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
D1/1	900,00	2125,00	1,91	715,00	500,00	N	0,54	1417,5	Any Solution	Any Solution
W1/1	1500,00	900,00	1,35	600,00	500,00	S	0,54	756	Any Solution	Any Solution
W2/1	600,00	900,00	0,54	600,00	500,00	W	0,54	756	Any Solution	Any Solution
W3/1	900,00	1200,00	1,08	600,00	500,00	SW	0,54	918	Any Solution	Any Solution
W3/2	900,00	1200,00	1,08	600,00	500,00	NW	0,54	918	Any Solution	Any Solution
W3/3	900,00	1200,00	1,08	600,00	500,00	N	0,54	918	Any Solution	Any Solution
W3/4	900,00	1200,00	1,08	600,00	500,00	W	0,54	918	Any Solution	Any Solution
W3/5	900,00	1200,00	1,08	600,00	500,00	NW	0,54	918	Any Solution	Any Solution
W3/6	900,00	1200,00	1,08	600,00	500,00	N	0,54	918	Any Solution	Any Solution
W3/7	900,00	1200,00	1,08	600,00	500,00	NE	0,54	918	Any Solution	Any Solution
W3/8	900,00	1200,00	1,08	600,00	500,00	NW	0,54	918	Any Solution	Any Solution
W3/9	900,00	1200,00	1,08	600,00	500,00	N	0,54	918	Any Solution	Any Solution
W3/10	900,00	1200,00	1,08	600,00	500,00	NE	0,54	918	Any Solution	Any Solution
W3/11	900,00	1200,00	1,08	600,00	500,00	N	0,54	918	Any Solution	Any Solution
W3/12	900,00	1200,00	1,08	600,00	500,00	NE	0,54	918	Any Solution	Any Solution
W3/13	900,00	1200,00	1,08	600,00	500,00	E	0,54	918	Any Solution	Any Solution
W3/14	900,00	1200,00	1,08	600,00	500,00	SE	0,54	918	Any Solution	Any Solution
W3/15	900,00	1200,00	1,08	600,00	500,00	E	0,54	918	Any Solution	Any Solution
W3/16	900,00	1200,00	1,08	600,00	500,00	S	0,54	918	Any Solution	Any Solution
W4/1	1558,00	1150,00	1,79	600,00	500,00	N	0,54	891	Any Solution	Any Solution
W5/1	1500,00	900,00	1,35	600,00	500,00	S	0,54	756	Any Solution	Any Solution
W6/1	900,00	900,00	0,81	600,00	500,00	S	0,54	756	Any Solution	Any Solution

Summary

City/Town	Latitude	Zone	Nett Floor Area	Fenestation Area	Glazing %
Port Elizabeth	33.962	4	162,20	25,03	15,43

FENESTRATION CALCULATIONS - **OFFICE BUILDING 1**

Tag	Width	Height	A	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
W1/1	1500,00	1200,00	1,80	600,00	500,00	E	0,54	918	Any Solution	Any Solution
W2/1	1800,00	1500,00	2,70	600,00	500,00	S	0,54	1080	Any Solution	Any Solution
W3/1	900,00	900,00	0,81	600,00	500,00	S	0,54	756	Any Solution	Any Solution
W4/1	1200,00	1200,00	1,44	600,00	500,00	W	0,54	918	Any Solution	Any Solution
W5/1	1500,00	1200,00	1,80	600,00	500,00	W	0,54	918	Any Solution	Any Solution
W6/1	1200,00	600,00	0,72	600,00	500,00	N	0,54	594	Any Solution	Any Solution
W7/1	1500,00	1200,00	1,80	600,00	500,00	N	0,54	918	Any Solution	Any Solution
W8/1	1500,00	1200,00	1,80	600,00	500,00	N	0,54	918	Any Solution	Any Solution
D1/1	900,00	2125,00	1,91	715,00	500,00	N	0,54	1417,5	Any Solution	Any Solution

Summary

City/Town	Latitude	Zone	Nett Floor Area	Fenestation Area	Glazing %
Port Elizabeth	33.962	4	94,35	14.78	15,67

REVISIONS:

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All dimensions are given in millimeters, unless otherwise specified. Contractor 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. "gunplast" obs green dpm on 50mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved "gundle" 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 consultans 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 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:

SITE DEVELOPMENT PLAN

PROJECT TITLE:

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

30 Nov 23

CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING

dewald@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

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWALD MATHYS POTGIETER
South African Council for the Architectural Profession
08:53 am (Africa/Johannesburg) on 30 Nov 2023

PROJECT NO.: 2023_Renrew

DRAWING NO.: 20231130_Renrew_SK09

DRAWN BY: DMP

PRINT DATE: 30 Nov 2023

PAGE SIZE: A1

REVISION NO.: 00

SHEET NO.: 101