

5100



TOWN PLANNING INFO.	
ERF 100, NEWTON PARK	
ERF AREA 1673 sqm	1673 sqm
EXISTING COVERAGE @ 262 sqm 15.7%	262 sqm - 15.6%
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

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	Ne
Port Elizabeth	33.962	4	162

FENESTRATION CALCULATIONS - OFFICE BUILDING 1			
Tag	Width	Height	A
W1/1	1500.00	1200.00	1.8
W2/1	1800.00	1500.00	2.7
W3/1	900.00	900.00	0.8
W4/1	1200.00	1200.00	1.4
W5/1	1500.00	1200.00	1.8
W6/1	1200.00	600.00	0.7
W7/1	1500.00	1200.00	1.8
W8/1	1500.00	1200.00	1.8
D1/1	900.00	2125.00	1.9

P-Value	G	O	M-Value	Min. P	U-Value	SHGC
715.00	500.00	N	0.54	1417.5	Any Solution	Any Solution
600.00	500.00	S	0.54	756	Any Solution	Any Solution
600.00	500.00	W	0.54	756	Any Solution	Any Solution
600.00	500.00	SW	0.54	918	Any Solution	Any Solution
600.00	500.00	NW	0.54	918	Any Solution	Any Solution
600.00	500.00	N	0.54	918	Any Solution	Any Solution
600.00	500.00	W	0.54	918	Any Solution	Any Solution
600.00	500.00	NW	0.54	918	Any Solution	Any Solution
600.00	500.00	N	0.54	918	Any Solution	Any Solution
600.00	500.00	NE	0.54	918	Any Solution	Any Solution
600.00	500.00	NW	0.54	918	Any Solution	Any Solution
600.00	500.00	N	0.54	918	Any Solution	Any Solution
600.00	500.00	NE	0.54	918	Any Solution	Any Solution
600.00	500.00	N	0.54	918	Any Solution	Any Solution
600.00	500.00	NE	0.54	918	Any Solution	Any Solution
600.00	500.00	E	0.54	918	Any Solution	Any Solution
600.00	500.00	SE	0.54	918	Any Solution	Any Solution
600.00	500.00	E	0.54	918	Any Solution	Any Solution
600.00	500.00	S	0.54	918	Any Solution	Any Solution
600.00	500.00	N	0.54	891	Any Solution	Any Solution
600.00	500.00	S	0.54	756	Any Solution	Any Solution
600.00	500.00	S	0.54	756	Any Solution	Any Solution

GENERAL NOTES:

All dimensions to be checked on site before construction is commenced. All dimensions are given unless otherwise specified. Contractors adhere to all local authority's regulations and requirements. Contractors to be a suitably qualified and registered participant in the construction industry and hold a valid Construction Regulations 2014 licence. To be read in conjunction with the clients OHS (Occupational Health and Safety) file. All work to be done in accordance with the Construction Regulations 2014. Contractors to be paid in accordance with the clients OHS (Occupational Health and Safety) file. All trade names quoted may only be substituted with an equivalent name of the same quality. All work to be installed in strict accordance with manufacturer's specifications. All conduit work to be SARS approved quality. All light fittings and electrical components to be SARS approved. All materials specified in SANS 1040: 2001. All on work to be made good with existing. This drawing is not to be scaled unless provided with a scale. Contractors to be responsible for the accuracy of all drawings but to be checked on site. Any discrepancies shall be reported to the designer immediately and clarified by the architect prior to work commencing. 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 mm "grips" i.e. green sand on 50mm and blinding layer and on well compacted fill in layers not more than 150mm. SARS Approved "grip" 375 mm. dc under all walls, windows 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 code of South Africa. The use of the drawings by any other party without the consent of the architect is prohibited. All work to be done on site by roof specialist prior to roof construction. All tile layouts to be confirmed by architect prior to commencing. Levels are given in accordance with the 2002 datum. All work to be done on level. Mix is not the actual value but a benchmark to base other heights of the building shown on the drawings. Contractor to keep a full set of detailed issued drawings on site. Contractors to be 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.



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06 Jun 24

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	
