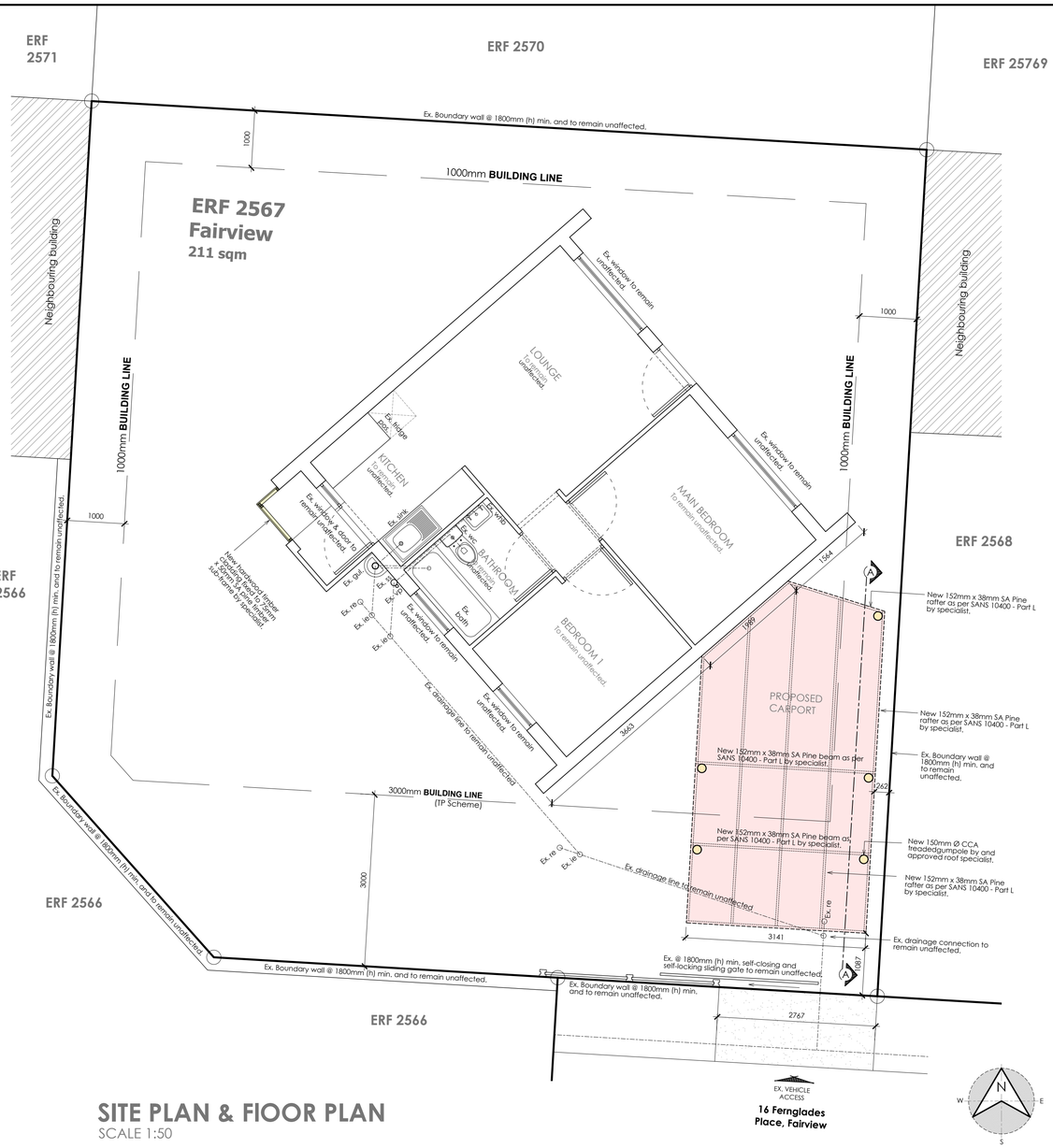
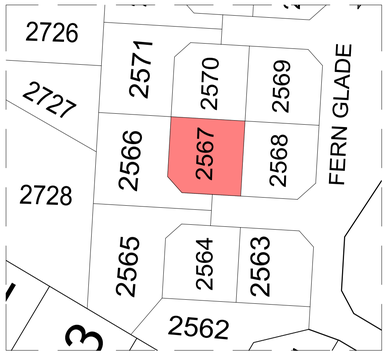
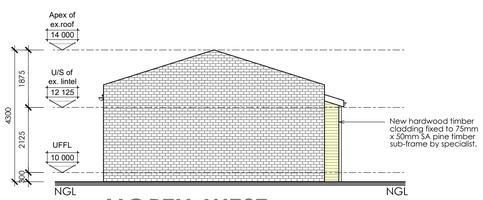


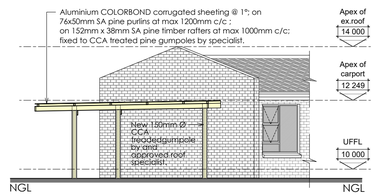

## SITE PLAN & FLOOR PLAN
SCALE 1:50




## SITE LOCALITY PLAN
NOT TO SCALE

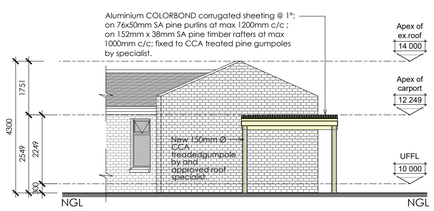



## NORTH-WEST
SCALE 1:100

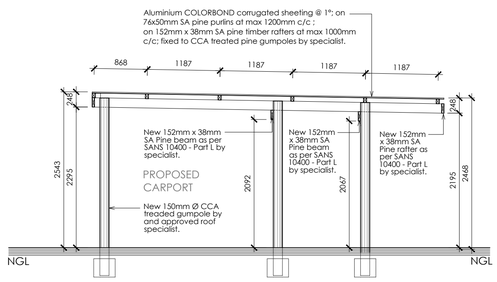



## EAST ELEVATION / Carport
SCALE 1:100

## SOUTH-WEST
SCALE 1:100




## SOUTH ELEVATION / Carport
SCALE 1:100




## SECTION A-A / Proposed Carport
SCALE 1:50

## 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 | | | | N/A |
| 3 | FENESTRATIONS & ROOF LIGHTS | The fenestration is in accordance with the requirements of 5.3 | See **Fenestration** calculations | | | | N/A |
| 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 | |
| | | 5.4.1. Surface bed (Heated) 5.4.2. Suspended (Exposed) R-value => **1.00** | **Total R-value:** | **Req. =>1.0** | | **0.00** | N/A |
| | | | **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 Surface density **< 270kg/m²** | The external walls are in accordance with the requirements of 5.5 | **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 | |
| | | Zone 4: 50mm Cavity wall: R-value => 1.9 | Inner Air-Film (1/9.4) | 1000 | 9.4 | 0.11 | |
| | | | **Total R-value:** | **Req. =>1.9** | | **2.26** | N/A |
| 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 (1/20) | n/a | n/a | 0.05 | |
| | | | Metal Roofing sheeting | 0.00 | 53.00 | 0.00 | |
| | | | Air-space & Sisolation | n/a | n/a | 0.51 | |
| | | | Isover Aerolite insulation | 0 | 0.044 | 0.00 | |
| | | Zone: **4** Direction of Flow: **UP** | Isover Aerolite insulation | 0 | 0.04 | 0.00 | |
| | | **5° Metal roof with angled ceiling** | Gypsum Ceiling | 0 | 0.17 | 0.00 | |
| | | | Inner Air-Film (1/11.0) | 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. | | | | N/A |
| 8 | HOT WATER Classification H4 | The building hot water is in accordance with the requirements of 6.1 | NO ADDITONAL BEDROOMS, KITCHENS OR BATHROOMS ADDED. | | | | N/A |
| | PIPE INSULATION (hot water pipe) | Internal pipe diameter ≤ 80mm: Minimum R-value of 1.00 | | mm | W/m.K | R-Val. | |
| | | | Closed cell elastomeric thermal insulation | 38 | 0.036 | 1.06 | |
| | | | **Total R-value:** | **Req. 1.0** | | **1.06** | N/A |
| 9 | LIGHTING Classification H4 | The building lighting is in accordance with the requirements of 6.2 | LED & CFL deemed to comply with Table 12 for **H3 & H4** | | | | N/A |

## TOWN PLANNING INFO.

| | (Permitted) | (Proposed) |
|---|---|---|
| Zoning: | Single Res 1 | Single Res 1 |
| Height Restriction: | 8.5M | 8.5M |
| Building Line Front | 3000mm | 3000mm |
| Building Line Sides | 1000mm | 1000mm |
| Building Line Rear | 1000mm | 1000mm |
| Ex. Coverage: | ----- | 45 sqm - 21.33% |
| Prop. Coverage: | ----- | 18 sqm - 8.53% |
| Total Coverage: | 127 sqm - **60%** | 63 sqm - **30%** |
| FSI | 0.60 | 0.30 |
| **PARKING CALCULATIONS** | | |
| ZONING: RESIDENTIAL ZONE 1 | | |
| **REQUIRED PARKING** | **= 1** | |
| **PROPOSED PARKING** | **= 1** | |

## MUNICIPAL INFORMATION:

| | |
|---|---|
| Erf No.: | ERF **2567, FAIRVIEW** |
| Existing Erf Area: | 211 sqm |
| Existing floor Area: | 45 sqm |
| New floor Area: | 18 sqm |
| Total Floor Area: | 63 sqm |
| Ex. Coverage: | 45 sqm - 21.33% |
| Prop. Coverage: | 18 sqm - 8.53% |
| Total Coverage: | 63 sqm - **30%** |
| NEW GARAGES: | 0 |
| NEW BATHROOMS: | 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" dbs 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 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 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 SUBMISSION**

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON **ERF 2567, FAIRVIEW** , PORT ELIZABETH FOR **Mrs S. Snyman**

24 Apr 24

CLIENT SIGNATURE


BLACKHOUND ARCHITECTURE & RENDERING

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Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth, 6070


24 Apr 24

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

| | |
|---|---|
| ERF NO: | **2567, Fairview** |
| ERF AREA: | 211 sqm |
| EXISTING AREA: | 45 sqm |
| NEW AREA: | **18 sqm** |
| TOTAL AREA: | 63 sqm |
| EX. COVERAGE: | 45 sqm - 21.33% |
| NEW COVERAGE: | **18 sqm - 8.53%** |
| TOTAL COVERAGE: | 63 sqm - 30% |
| NEW GARAGES: | 0 |
| NEW BATHROOMS: | 0 |
| POOL: | NO |
| BOUNDARY WALLS: | 0 M |
| AGE OF BUILDING: | <60 |

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWALD MATHYS POTGIETER
South African Council for the Architectural Profession
16:44 pm (Africa/Johannesburg) on 24 Apr 2024


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