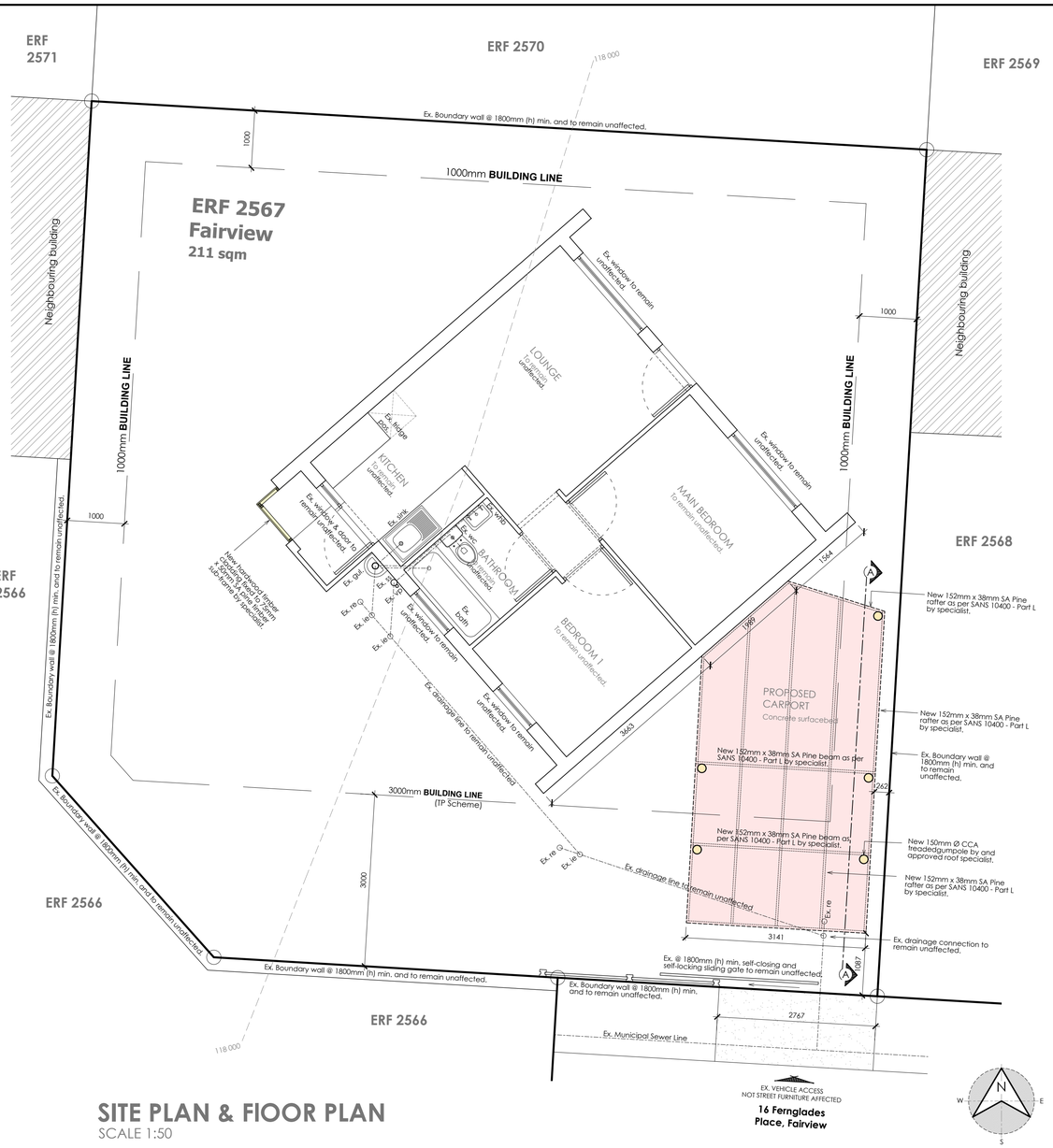
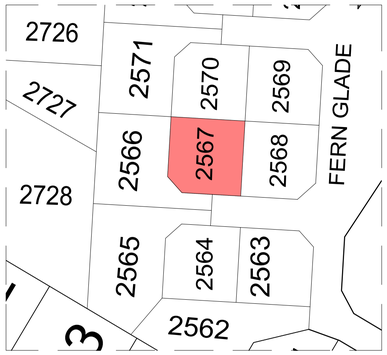
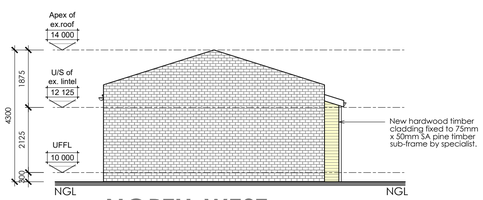


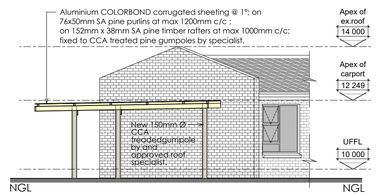
SITE PLAN & FLOOR PLAN
SCALE 1:50



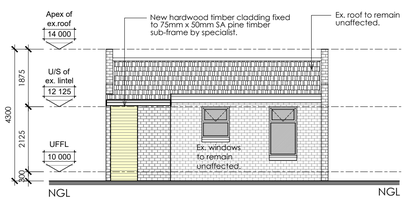
SITE LOCALITY PLAN
NOT TO SCALE



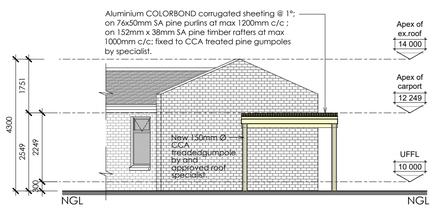
NORTH-WEST
SCALE 1:100



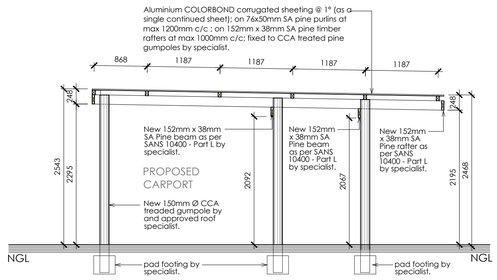
EAST ELEVATION / Carport
SCALE 1:100



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	
			Total R-value:	**Req. =>1.0**		**0.00**	N/A
		5.4.1. Surface bed (Heated) 5.4.2. Suspended (Exposed) R-value => **1.00**	**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 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	
		Zone 4: 50mm Cavity wall: R-value => 1.9	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**	N/A
6	ROOF & CEILING ASSEMBLY	The roof and ceiling assemblies are in accordance with the requirements of 5.6	**1° 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	
		Zone: **4** Direction of Flow: **UP**	Isover Aerolite insulation	0	0.044	0.00	
			Isover Aerolite insulation	0	0.04	0.00	
		1° 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**

26 Apr 24

CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING

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

26 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:	31

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWALD MATHYS POTGIETER
South African Council for Architectural Professions
10:00 am (Africa/Johannesburg) on 26 Apr 2024

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