

SITE LOCALITY PLAN

Chief Surveyor General



JANE STREET, PLETTENBERG BAY
No street furniture affected.

SITE PLAN
Scale 1:200

VEHICLE & PEDESTRIAN ACCESS

10,00M

3060

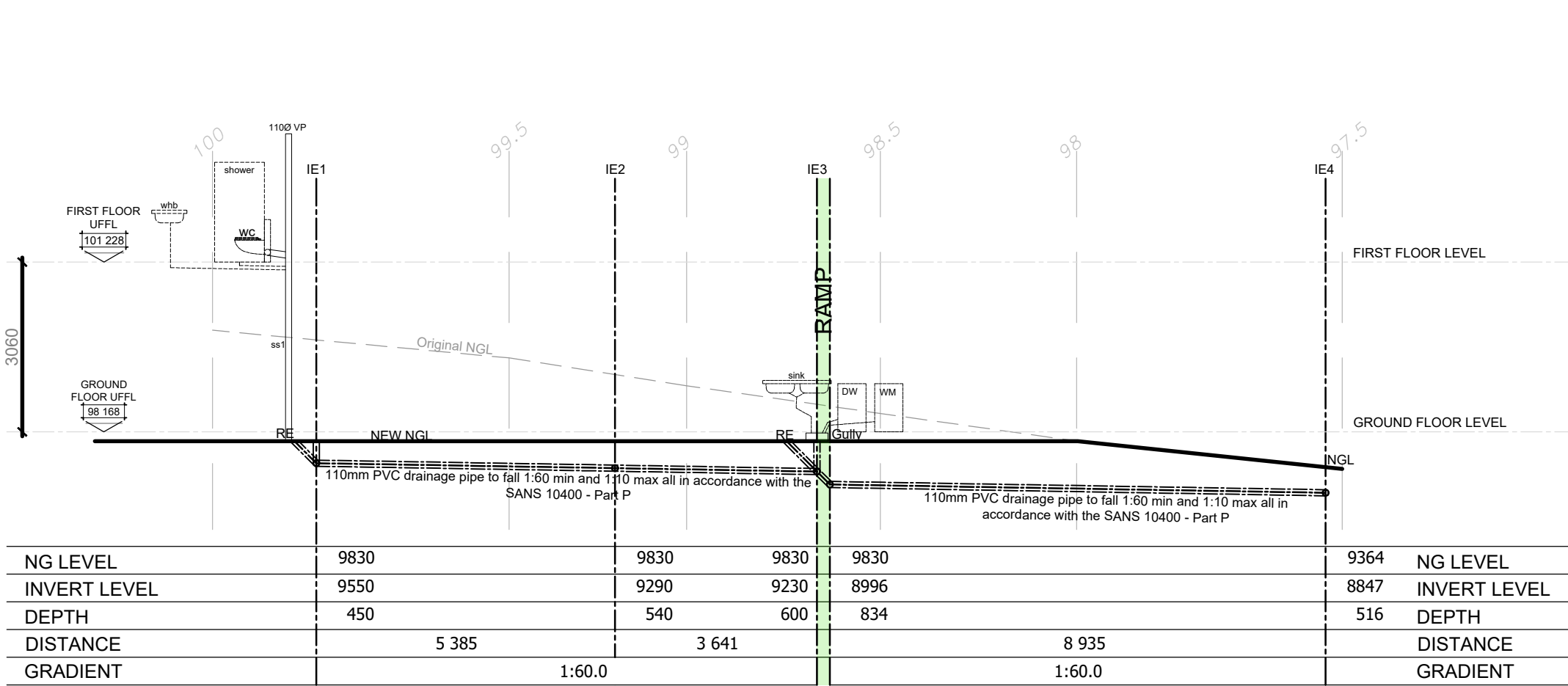
3060

NG L

NG L

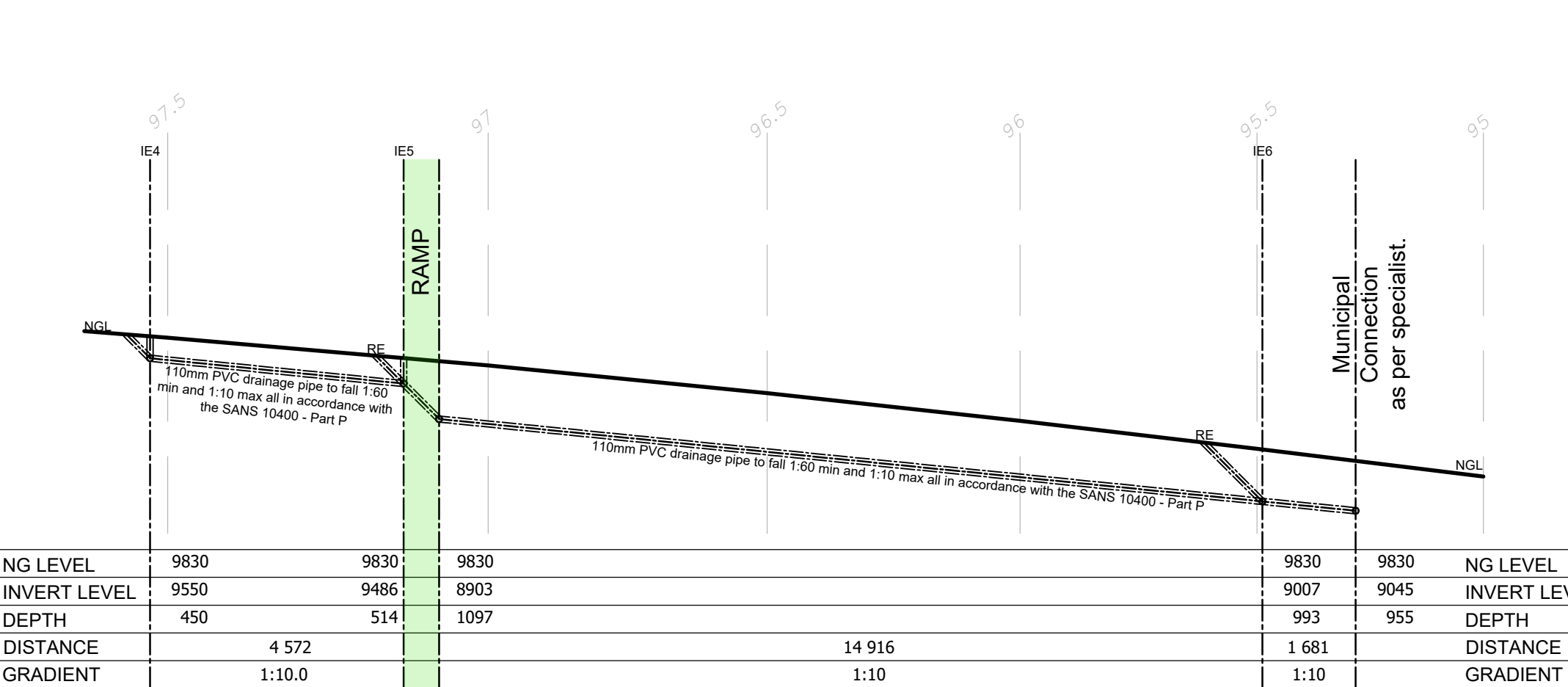
110mm PVC drainage pipe to fall 1:60 min and 1:10 max all in accordance with the SANS 10400 - Part F

NG LEVEL	9830	9830	9830	NG LEVEL
INVERT LEVEL	9396	9544	9550	INVERT LEVEL
DEPTH	604	456	450	DEPTH
DISTANCE	8 842	889		DISTANCE
GRADIENT	1:60			GRADIENT



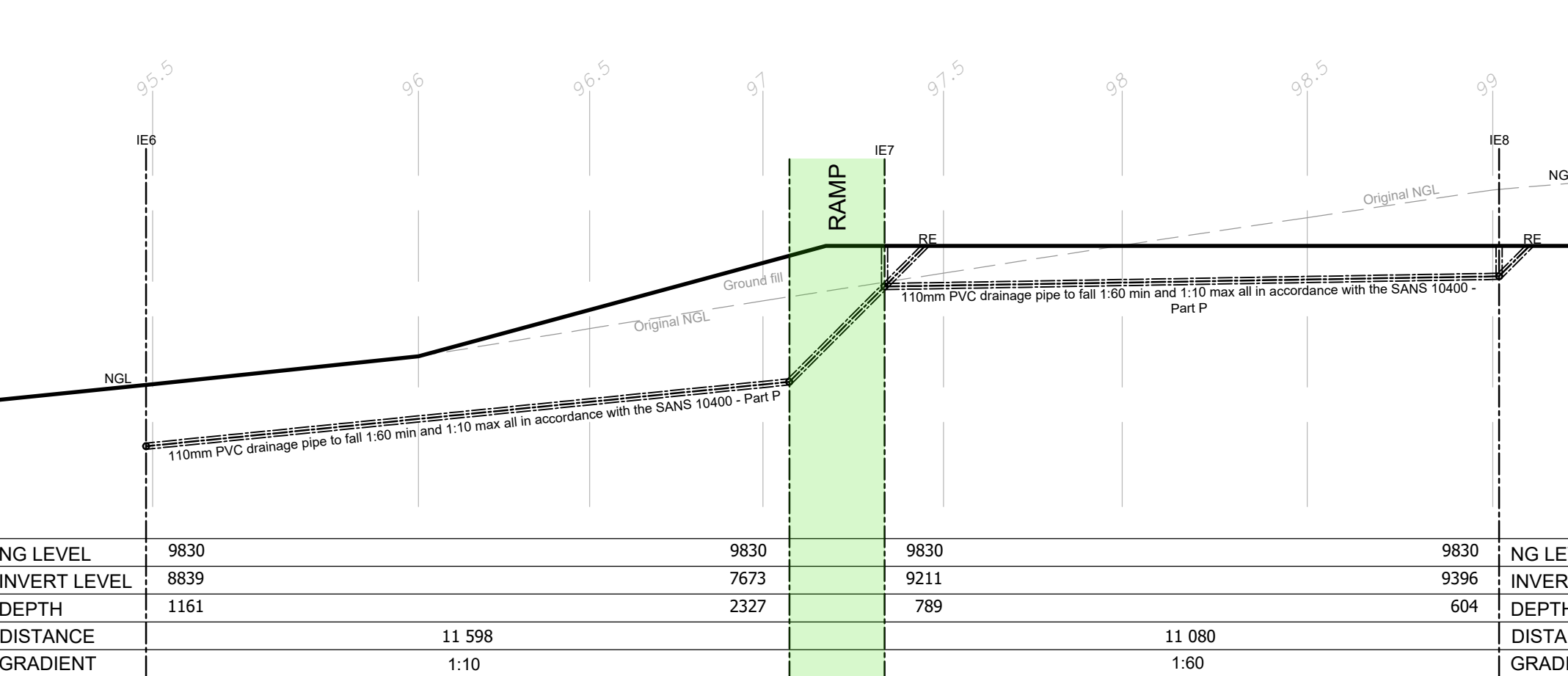
DRAINAGE SECTION LINE 1

SCALE 1:100



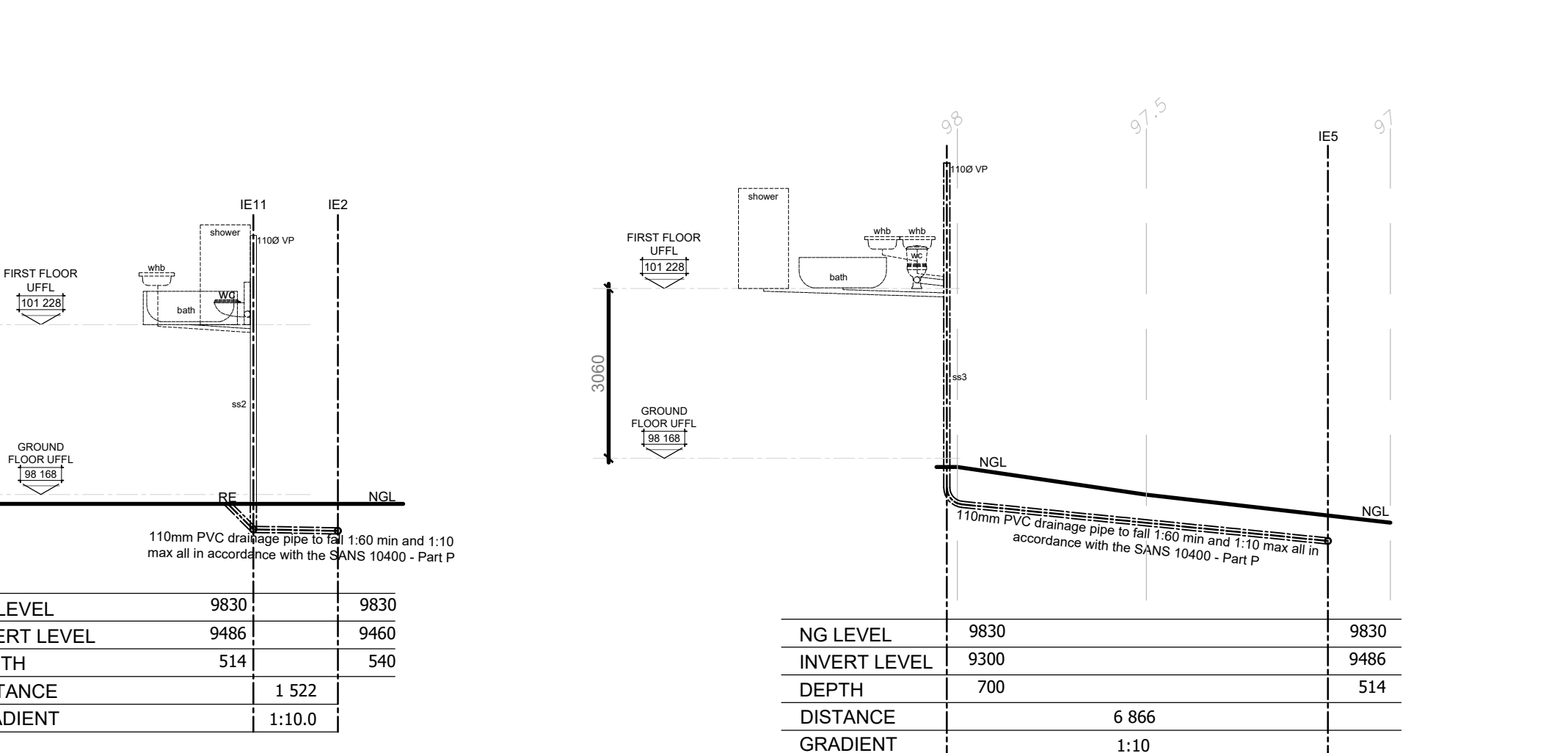
DRAINAGE SECTION LINE 2

SCALE 1:100



DRAINAGE SECTION LINE 3

SCALE 1:100



DRAINAGE SECTION LINE 5
SCALE 1:100

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				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:	mm	W/m.K	R-Val.	N/A
			EPS (loose insulation)	15	0.038	0.39	
			EPS (loose insulation)	30	0.033	0.91	
			Total R-value:	Req. ≥ 1.0	1.30		
5	EXTERNAL WALLS Surface density < 270kg/m ²	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	10	0.75	0.01	
			110mm Brick	110	0.82	0.13	
			Air-spaces	1000	6.8	0.15	
			Isolver cavity insulation	000	0.04	0.00	
			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	0.59		N/A
6	ROOF & CEILING ASSEMBLY	The roof and ceiling assemblies are in accordance with the requirements of 5.6 Zone: 4 Direction of Flow: UP $\geq 10^\circ$ Metal roof with horizontal ceiling	$\geq 10^\circ$ 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 & reflective foil	n/a	n/a	0.51	
			Isolver Aerolite insulation	50	0.044	1.14	
			Isolver Aerolite insulation	75	0.04	1.88	
			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	3.71		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 H4	The building hot water is in accordance with the requirements of 6.1 Persons per Bedroom: 2 Number of Bedrooms: 4 $\frac{2}{4} \times \frac{\text{Persons per bedroom}}{\text{Number of bedrooms}} = \frac{2}{8} \text{ Occupancy}$	Stipulated hot water usage: 115 L/p/d Daily hot water consumption: 115 x 8 = 920 L/p/d Stipulated solar hot water usage: 50 L/p/d Minimum hot water storage: ((50*1.5) x 8) = 600 L/p Stipulated heat pump hot water usage: 50 L/p/d Minimum hot water storage: 50 x 8 = 400 L/p				In order In order In order
	PIPE INSULATION (hot water pipe)	Internal pipe diameter ≤ 80 mm: 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 H4	The building lighting is in accordance with the requirements of 6.2	LED & CFL deemed to comply with Table 12 for H3 & H4				In order

TOWN PLANNING		
ERF 10222, ROBBERS RIDGE, PLETTENBERG BAY		
ERF AREA 1000 sqm		1000 sqm
EXISTING COVERAGE @ 0 sqm 0.0%		0 sqm - 0%
PROPOSED NEW COVERAGE		219 sqm - 22%
TOTAL COVERAGE		219 sqm - 22%
FSI EXISTING - 0sqm / 1000sqm		0%
PROPOSED NEW TOTAL FSI - 327sqm / 1000sqm		0.33
FSI PERMITTED - n/a		N/A
PARKING REQUIRED		N/A

REVISIONS:

[illegible]

GENERAL NOTES:

[illegible]

DRAWING TITLE:

MUNICIPAL DRAWINGS

PROJECT TITLE:

**NEW DWELLING ON ERF 10222,
ROBBERG RIDGE , PLETTENBERG BAY
FOR Mr & Mrs Van As**

CLIENT SIGNATURE _____

BLACKHOUND
ARCHITECTURE & RENDERING

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

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	10222, Robberg Ridge
ERF AREA:	1000 sqm
EXISTING AREA:	0 sqm
NEW AREA:	327 sqm
TOTAL AREA:	327 sqm
EX. COVERAGE:	0 sqm 0%
NEW COVERAGE:	219 sqm - 22%
TOTAL COVERAGE:	219 sqm - 22%
NEW GARAGES:	1
NEW BATHROOMS:	4
POOL:	YES
BOUNDARY WALLS:	25 M
AGE OF BUILDING:	NEW



COPYRIGHT:

This drawing is subject to copyright, and may not be reproduced in whole or part in any matter whatsoever without written permission from Blackbound Architecture & Rendering.

PROJECT NO.: 2024 AS_MS03_	REVISION NO.: 00
DRAWING NO.: 2024_VAN_AS_MS03_REV00	SHEET NO.: 001
DRAWN BY: HG	
PRINT DATE: 29 Jan 2025	PAGE SIZE: A1

001