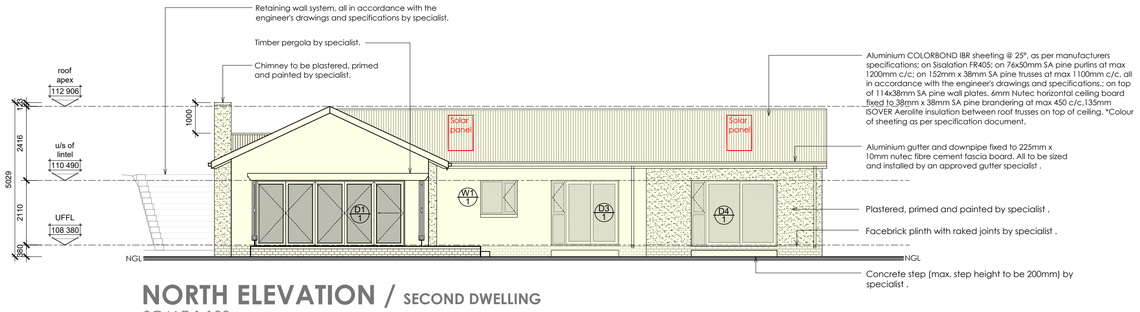
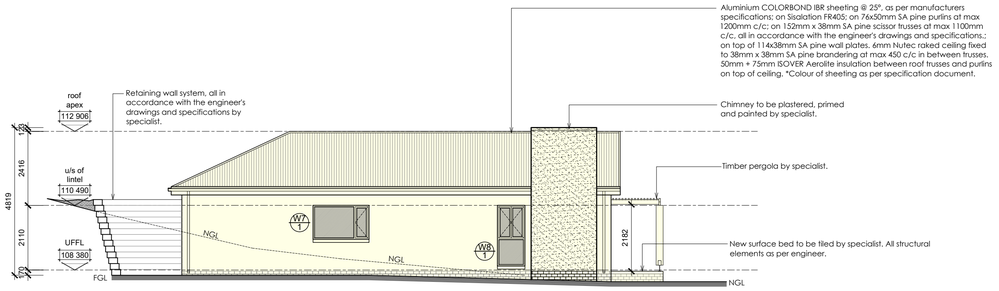
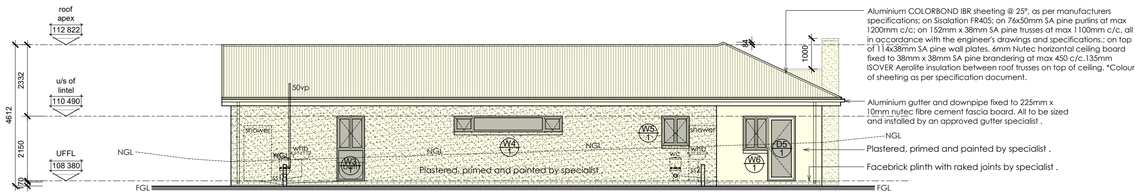


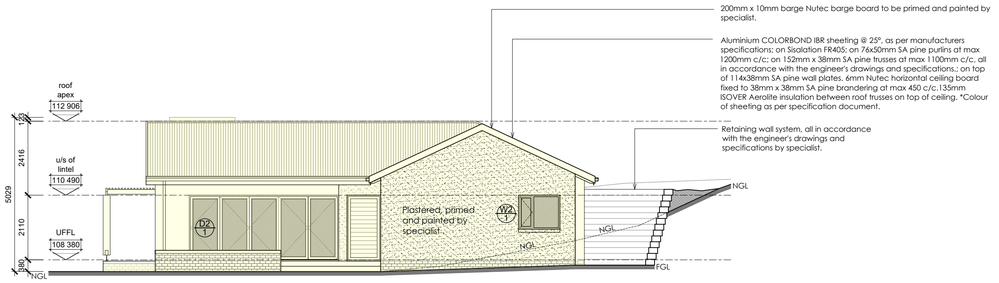
NORTH ELEVATION / SECOND DWELLING
SCALE 1:100



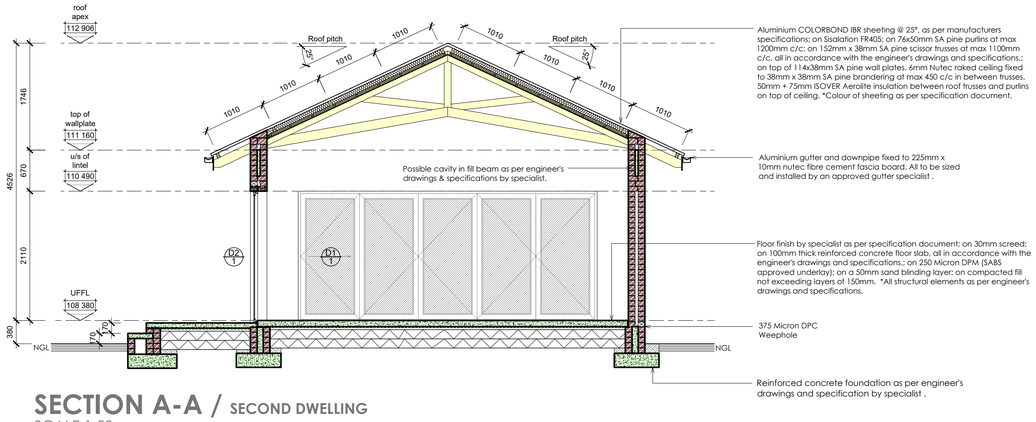
EAST ELEVATION / SECOND DWELLING
SCALE 1:100



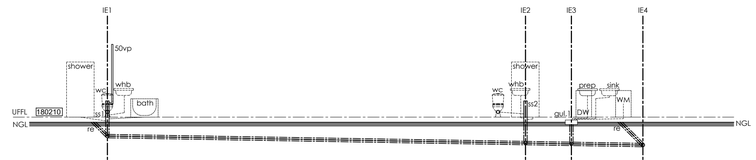
SOUTH ELEVATION / SECOND DWELLING
SCALE 1:100



WEST ELEVATION / SECOND DWELLING
SCALE 1:100

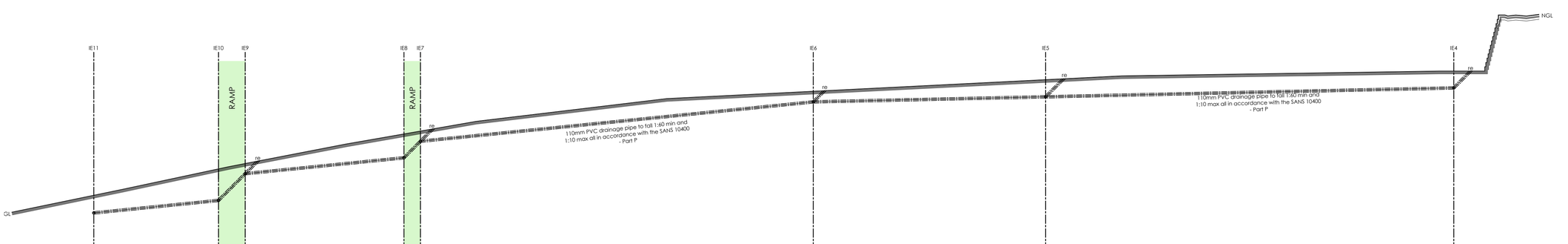


SECTION A-A / SECOND DWELLING
SCALE 1:50



NG LEVEL	180210	180210	180210	180210
INVERT LEVEL	179760	179533	179508	179469
DEPTH	450	677	702	741
DISTANCE	13649	1499	2334	
GRADIENT	1:60	1:60	1:60	

DRAINAGE SECTION B-B
SCALE 1:100



NG LEVEL	174746		175909	176144		177445		177572	179323		179833		180210	NG LEVEL
INVERT LEVEL	173968		174512	175694		176394		177122	178854		179077		179469	INVERT LEVEL
DEPTH	778		1397	450		1051		450	468		756		741	DEPTH
DISTANCE		5500	1176		6966		727	17325		10245		18000		DISTANCE
GRADIENT		1:10			1:10			1:10		1:36		1:36		GRADIENT

DRAINAGE SECTION A-A
SCALE 1:100

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" ubs 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:

NEW SECOND DWELLING ON **ERF 136, LORRAINE** , PORT ELIZABETH FOR **Mr & Mrs Jordaan**

23 Jun 25

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

23 Jun 25

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**136, Lorraine**	
ERF AREA:	6182 sqm	
EXISTING AREA:	594 sqm	
NEW AREA:	**251 sqm**	
TOTAL AREA:	845 sqm	
EX. COVERAGE:	594 sqm	- 9.61%
NEW COVERAGE:	**251 sqm**	**- 4.06%**
TOTAL COVERAGE:	845 sqm	- 14%
NEW GARAGES:	0	
NEW BATHROOMS:	2	
POOL:	NO	
BOUNDARY WALLS:	0 M	
AGE OF BUILDING:	32	

South African Council for Architectural Profession
PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWALD MATHYS POTGIETER
10:15 am (Africa/Johannesburg) on 23 Jun 2025

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