

GENERAL NOTES:

All dimensions to be checked on the before construction commences. All dimensions are given in millimeters, unless otherwise specified. Contractors to adhere to all local authority 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 client's (EIR) (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations (SANS 1040). Before this drawing is issued it is the contractor's responsibility to ensure he is familiar with the file. 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 construction to be SABS approved quality. All light fittings to be fitted in strict accordance with the relevant code of practice as specified in SANS 1040 Part 13. All new work to be made good with existing. This drawing is not to be scaled unless printed by the architect. All existing dimensions to be scaled from drawings but to be checked on site. Any discrepancies shall be reported to the designer immediately and confirmed by the architect prior to commencement of work. Top of foundations to be a minimum of 100mm below finished ground level. Minimum 100mm thick concrete surface bed as per Engineers drawings to be on 200mm 'spiral' with green dam on 50mm sand binding layer and on well compacted fill in layer not more than 100mm. SABS approved 'spiral' 300mm dia. under all walls, window cills and of 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 inspection and any of local inspection. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on the day specified prior to roof construction. All the above to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark at 100.00m of new floor level and 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:

MASTER PLAN

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON ERF
KIRKWOOD, KIRKWOOD FOR Mr & Mrs Venter

CLIENT SIGNATURE

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PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	Kirkwood
ERF AREA:	1521 sqm
EXISTING AREA:	367 sqm
NEW AREA:	146 sqm
TOTAL AREA:	514 sqm
EX COVERAGE:	367 sqm - 24.1%
NEW COVERAGE:	261 sqm - 17.16%
TOTAL COVERAGE:	628 sqm - 41%
NEW GARAGES:	0
NEW BATHROOMS:	4
POOL:	NO
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	<60

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PROJECT NO:	2024_Venter	REVISION NO:	00
DRAWING NO:	20240610_Venter Spa	SHEET NO:	101
DRAWN BY:	BTV / HZ	PAGE SIZE:	A0
PRINT DATE:	10 Jun 2026		