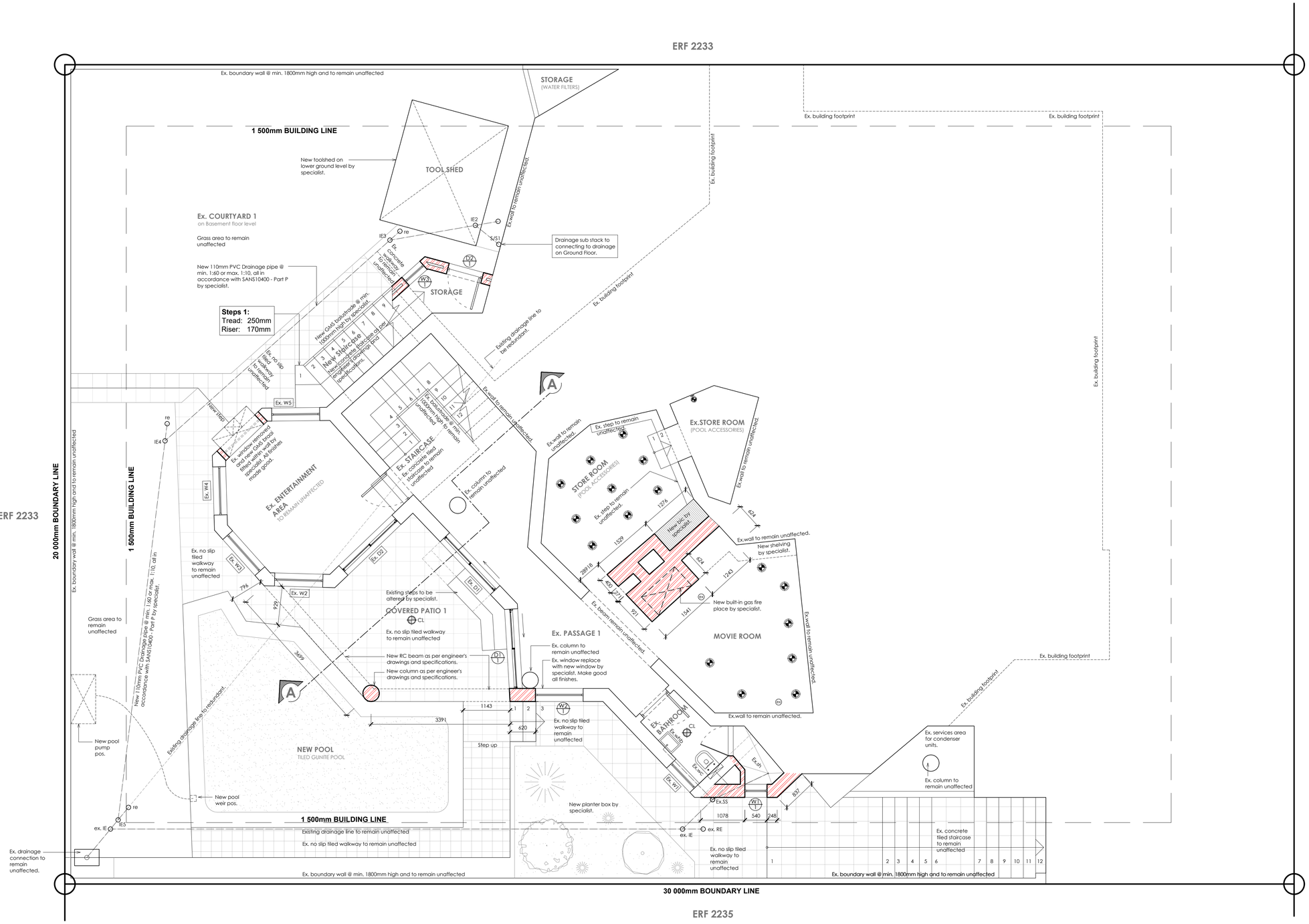

FLOOR PLAN / BASEMENT FLOOR

SCALE 1:50

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 SUBMISSIONS

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON **ERF 2234, JEFFREYS BAY, WAVECREST** , JEFFREYS BAY FOR **Mr & Mrs Rossouw**

6 Dec 24

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

6 Dec 24

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**2234, Jeffreys Bay, Wavecrest**	
ERF AREA:	600 sqm	
EXISTING AREA:	414 sqm	
NEW AREA:	**80 sqm**	
TOTAL AREA:	494 sqm	
EX. COVERAGE:	236 sqm	- 39.33%
NEW COVERAGE:	**36 sqm**	**- 6.00%**
TOTAL COVERAGE:	272 sqm	- 45%
NEW GARAGES:	0	
NEW BATHROOMS:	0	
POOL:	NO	
BOUNDARY WALLS:	0 M	
AGE OF BUILDING:	28	

South African Council for Architectural Profession
PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWALD MATHYS POTGIETER
12:46 pm (Africa/Johannesburg) on 06 Dec 2024

COPYRIGHT:

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

PROJECT NO.: 2023_HouseRossouw

DRAWING NO.: 20241206_HouseRossouw_MS01

DRAWN BY: DMP

PRINT DATE: 06 Dec 2024

PAGE SIZE: A1

REVISION NO.: 00

SHEET NO.: 101