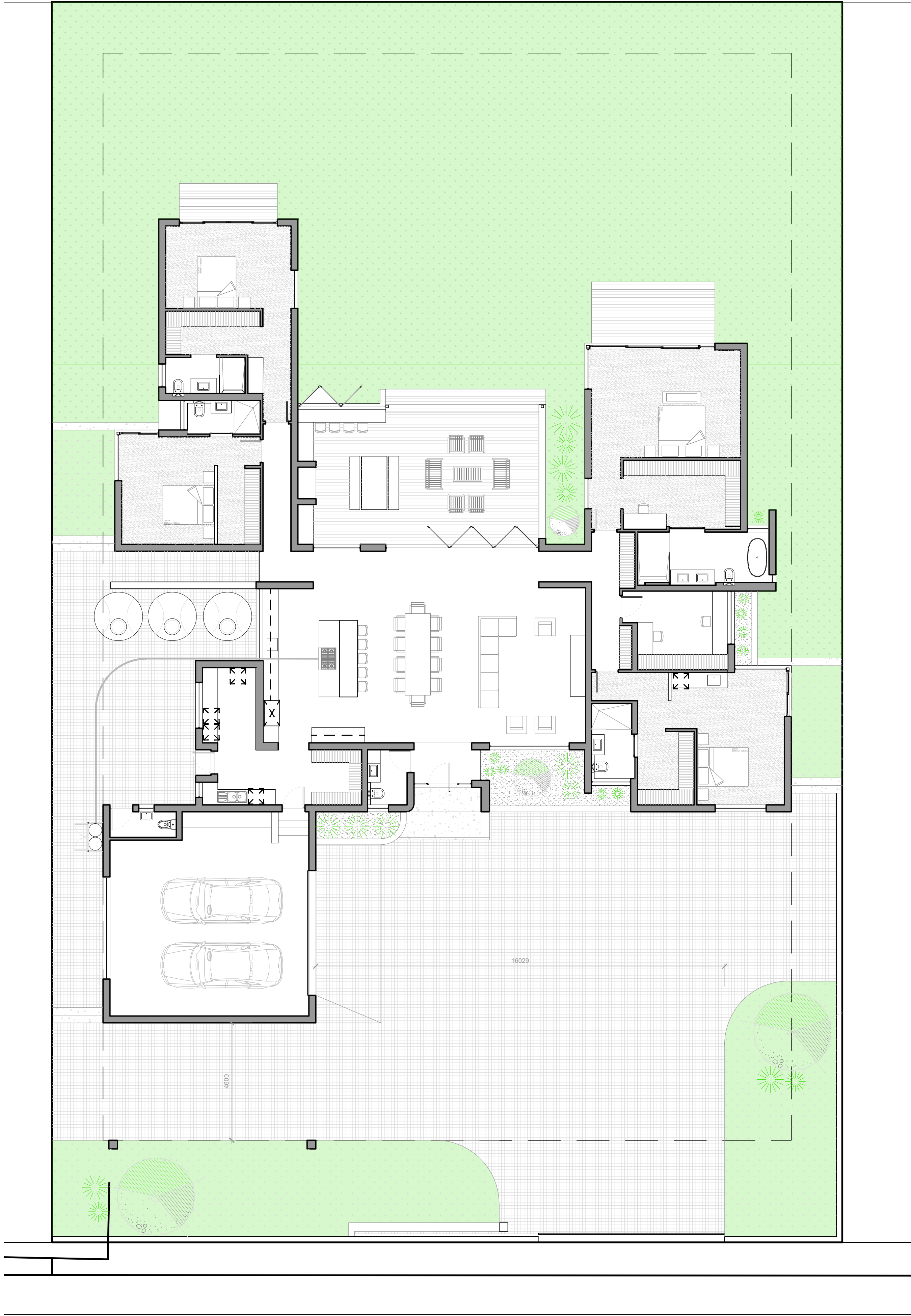
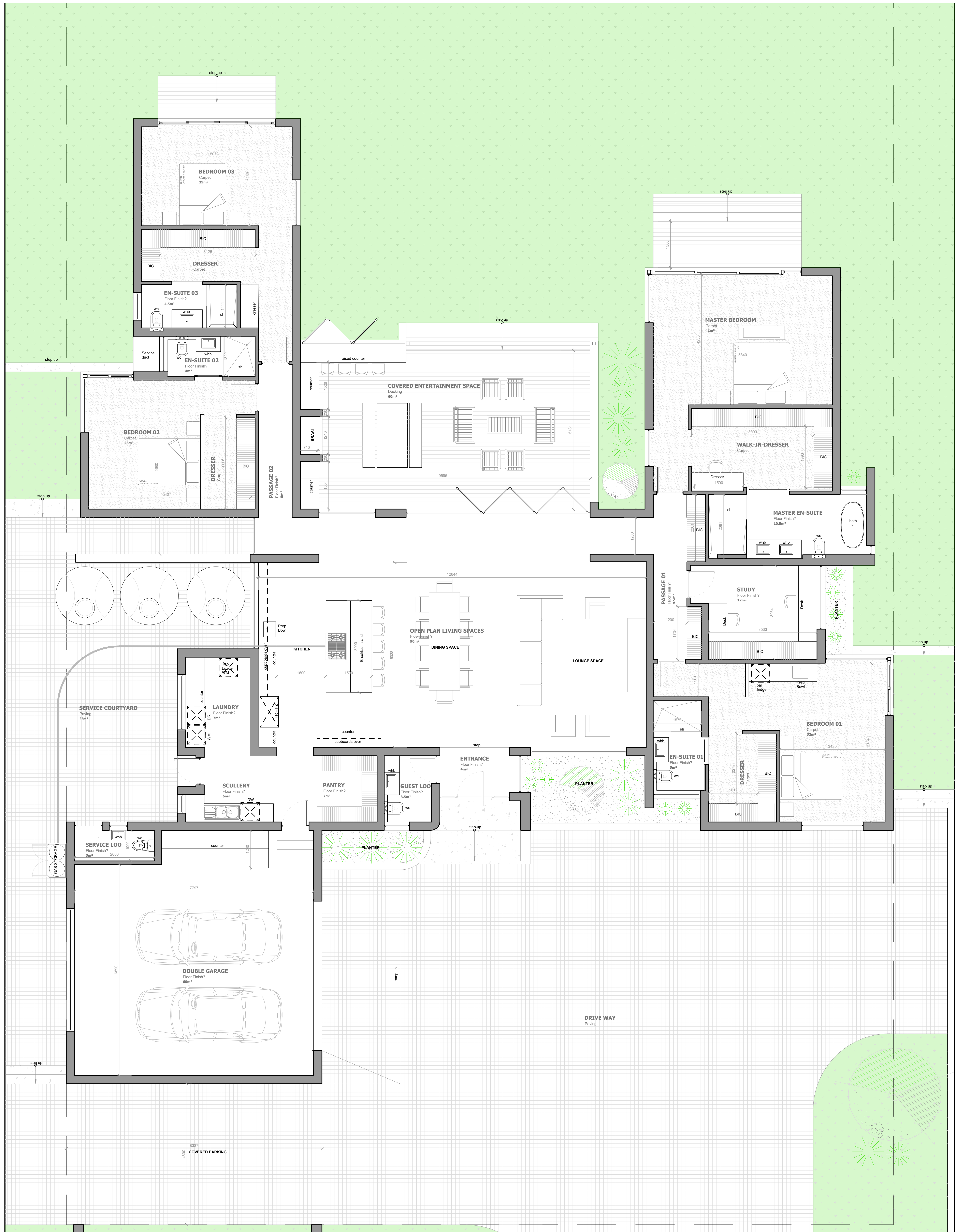




SITE LAYOUT
SCALE 1:100



DESIGN FLOOR PLAN
SCALE 1:50

REVISIONS:

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All dimensions are given in millimetres, unless otherwise specified. Contractor to adhere to all local authority regulations and requirements. Contractor to be a suitably qualified and registered participant in the construction industry as required by Construction Regulation 2014. Drawings to be used in conjunction with the client's O.C. (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations and Standards (NBRS). Before the drawing is issued, 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 construction work to be done in accordance with the relevant code of practice as specified in SANS 10400 Part 1. All new work to be made good with existing. The drawings shall be checked, verified, printed, and signed by the architect. All dimensions not to be taken from drawings but to be checked on site. Any discrepancies shall be reported to the design team and resolved 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 Engineer's drawing to be on 200mm 'granite' sub-grade on 50mm sand and standing over and on well compacted fill in layers not more than 150mm. SANS Approved 'gun-de' 275 c/c, disp. under all walls, window cills and of changes in floor level. These architectural drawings to be read in conjunction with engineer and consultant 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 drawings shall be corrected in accordance with the national building regulations. All measurements to be taken on site by the contractor prior to construction. All levels to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark of 100.00 msl of new floor level. AGL is not the actual level but a benchmark to base other heights of the building shown on the drawing. Contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. Contractor to have responsibility for all health and safety measures on site.

DRAWING TITLE:

SKETCH PLANS

PROJECT TITLE:

NEW DWELLING ON ERF 139,
ROYALSTON, PORT ELIZABETH FOR Mr.
& Mrs EYE

21 Apr 26
CLIENT SIGNATURE

bh BLACKHOUND
ARCHITECTURE & RENDERING

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Folview, Port Elizabeth
6075

21 Apr 26
PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	139, ROYALSTON
ERF AREA:	1500 sqm
EXISTING AREA:	0 sqm
NEW AREA:	469 sqm
TOTAL AREA:	469 sqm
EX. COVERAGE:	0 sqm - 0%
NEW COVERAGE:	469 sqm - 31%
TOTAL COVERAGE:	469 sqm - 31%
NEW GARAGES:	2
NEW BATHROOMS:	6
POOL:	NO
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	NEW

PROFESSIONAL SIGNATURE:
JONAHAS STEPHANUS GOWUS
21 Apr 2026

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