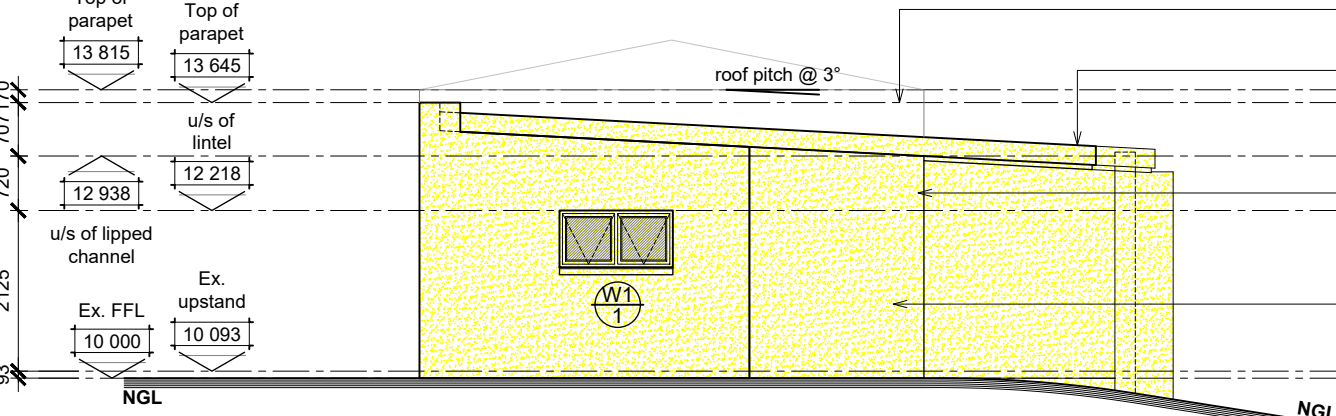
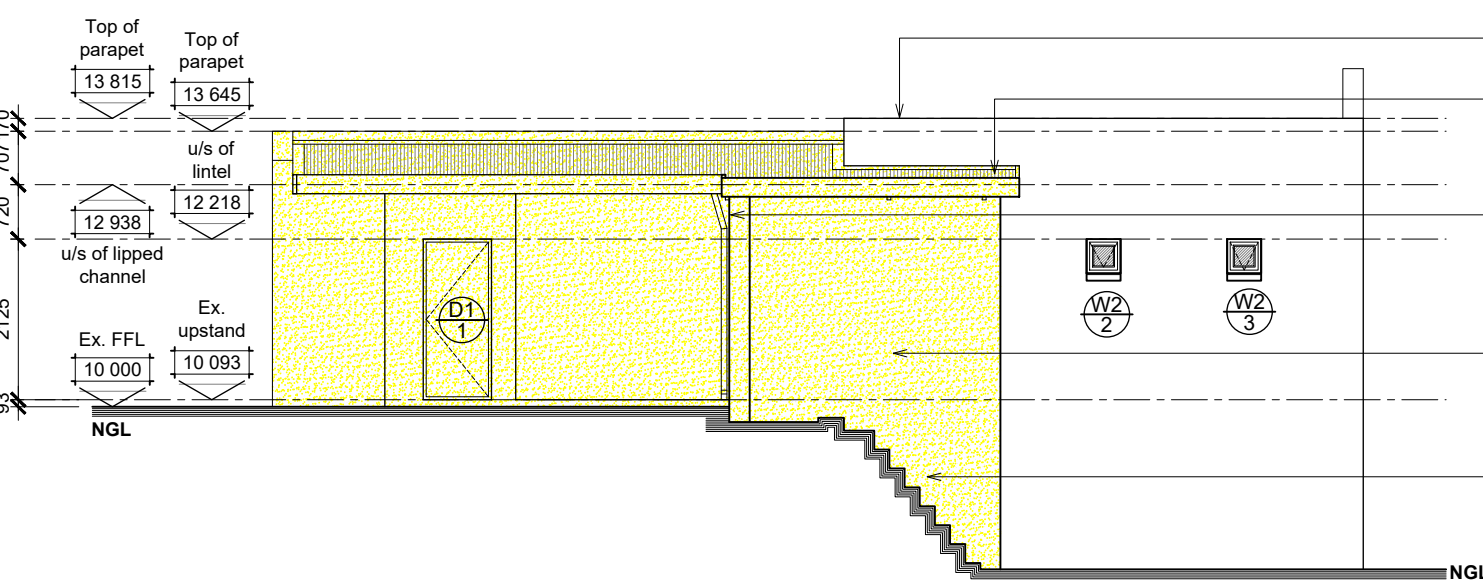


[illegible]

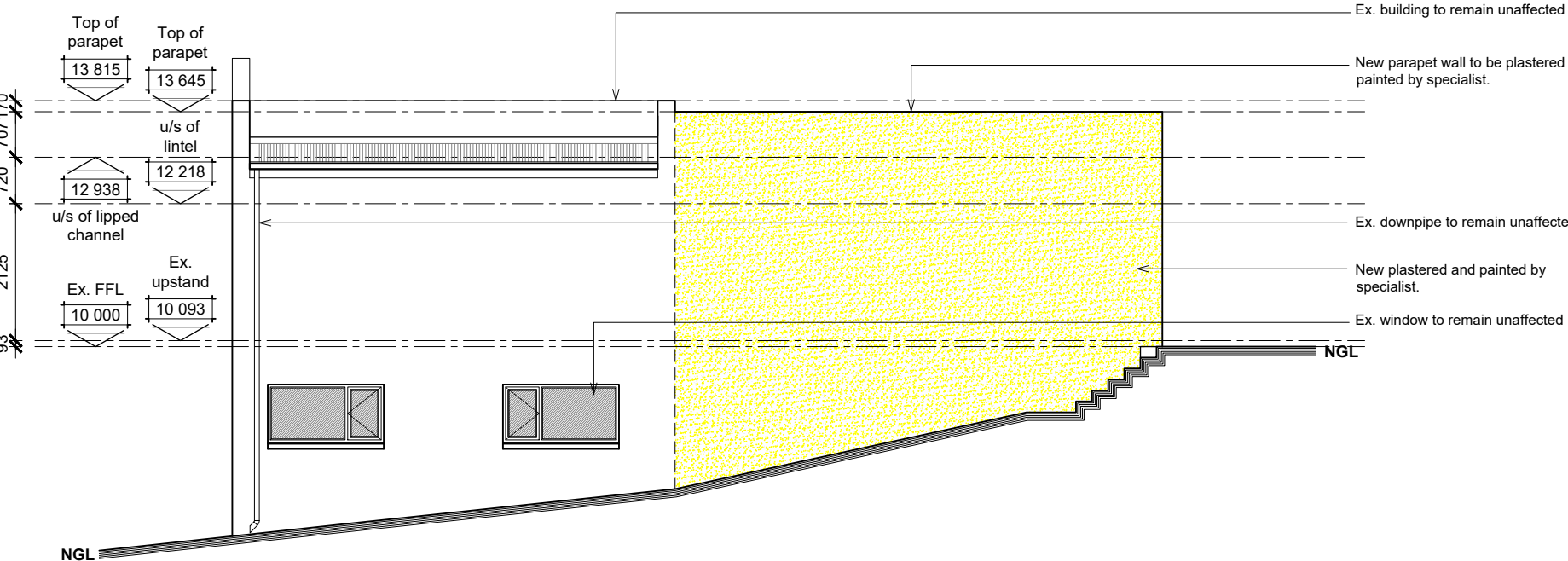
SCALE: 1:50



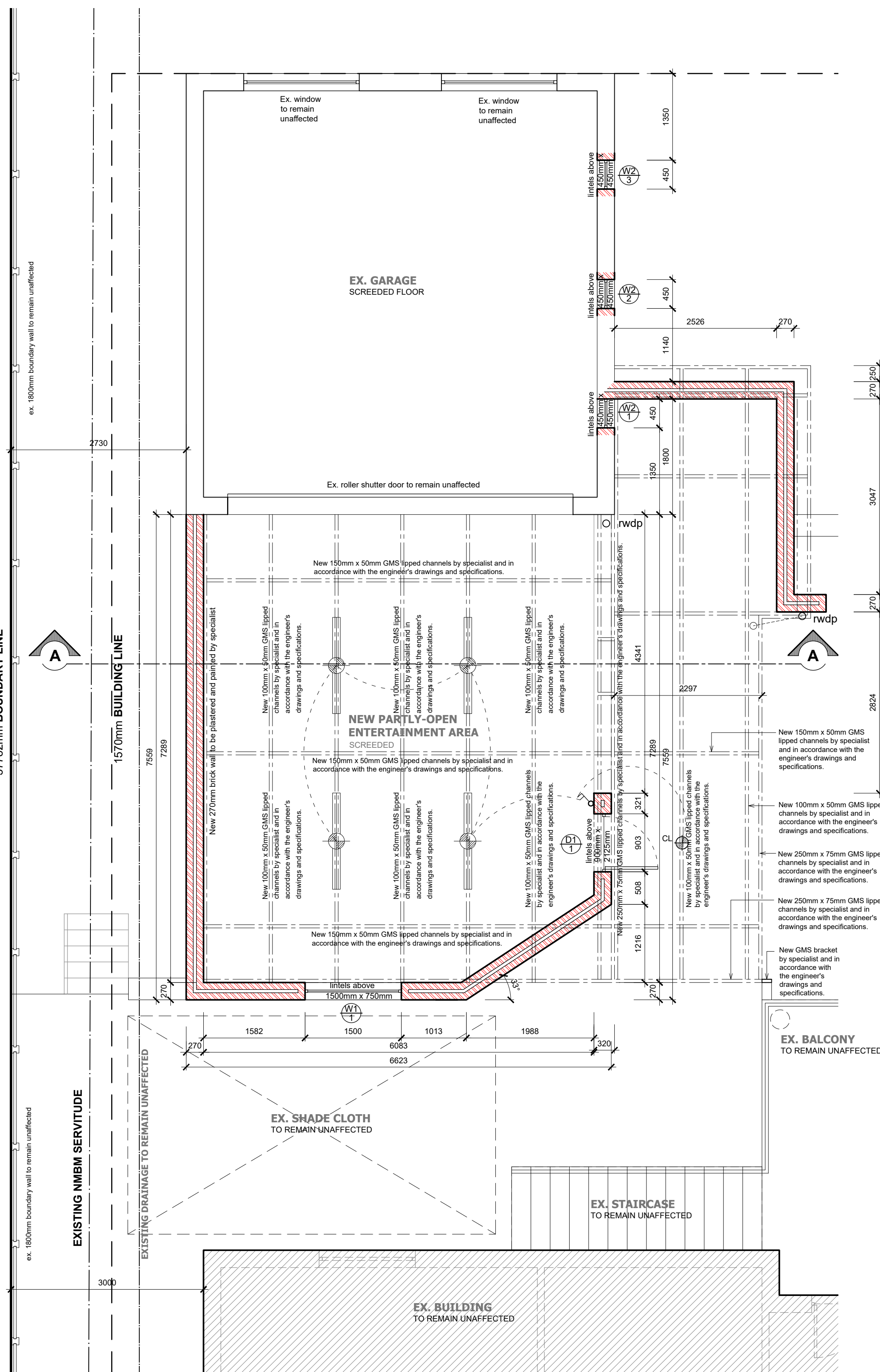
SCALE: 1:100



SCALE: 1:100



SCALE: 1:100



SCALE 1:50

TOWN PLANNING	RE#1	RE#1
	Required	Provided
ERF NO:	ERF 5046, Uitenhage	ERF 5046, Uitenhage
ZONING	RES1	RES1
HEIGHT RESTRICTION	-	-
BUILDING LINE FRONT	4720mm	4720mm
BUILDING LINE SIDES	1570mm	1570mm
BUILDING LINE REAR	3150mm	3150mm
EXISTING ERF AREA:	833 sqm	833 sqm
EXISTING AREA:	480 sqm	480 sqm
NEW AREA:	73 sqm	73 sqm
EXISTING COVER:	553 sqm	553 sqm
EXISTING COVER:	294 sqm - 35.3%	294 sqm - 35.3%
NEW COVER:	73 sqm - 8.8%	73 sqm - 8.8%
TOTAL COVER:	367 sqm - 47.2%	367 sqm - 47.2%
PARKING BAYS	0 Bays	0 Bays
FSI	TBC	0.66

<u>TOTAL AREA OF EX. BUILDING:</u>	<u>365 sqm</u>
EX. LAPA:	22 sqm
EX. GARAGE (BELOW BUILDING):	56 sqm
EX. BASEMENT (BELOW BUILDING):	67 sqm
REMAINDER OF EX. DWELLING:	198 sqm
<u>TOTAL AREA OF EX. GARAGES:</u>	<u>115 sqm</u>
EX. GARAGE (Upper Ground level):	46 sqm
EX. GARAGE (Lower Ground level):	69 sqm
<u>TOTAL NEW AREA:</u>	<u>73 sqm</u>
NEW PARTLY-OPEN ENTERTAINMENT AREA	73 sqm

[illegible]

All dimensions to be checked on site before construction commences. All dimensions are given in millimetres, unless otherwise specified. Contractors to adhere to all local authority's regulations and standards. Contractors to be registered with the Construction Industry Training Board (CITB) and registered in the construction industry as required by Construction Regulation 2014. Drawings to be read in conjunction with the National Building Regulations and Standards (NBS) and to be done in accordance with the National Building Regulations SAN 10400. Before this drawing is priced if the contractor's responsibility for the drawings is not accepted, the drawings may be replaced or only be substituted by similar, subject to architect's approval. All materials to be installed in strict accordance with manufacturers' instructions. All structural work to be done in accordance with the following: all lighting is to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part O. All new work to be done in accordance with the relevant code of practice as specified 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 architect in writing prior to commencement of work. Top of foundations to be a minimum of 150mm below finished ground level. Minimum 100mm concrete base for all foundations. All concrete to be 25 Mpa. 'Gurpals' i.e. green gpm on 50mm sand blinding layer and of wet packed bind in layers not more than 15mm. SABS Approved concrete to be used for all concrete work on roof and floor level. These architectural drawings to be read in conjunction with engineers and consultants drawings, where applicable. All work to be done in accordance with the relevant building and structural building regulations. The contractor is responsible for all site visits by local inspectors and pay all fees in connection therewith. All work to be done in accordance with the relevant building and structural building regulations. All roof measurements to be taken on site by roof specialist prior to roof construction. All the floors to be measured on site by a qualified surveyor. All measurements to be relative to a benchmark at 100.00 m of new foundation level. Msl is not to be actual level but a benchmark to base other heights of the building on. All measurements to be taken on site. The contractor is responsible for the correct setting out of the building on site with reference to the building line and the correct measurements to be taken on site.

MUNICIPAL SUBMISSIONS

ADDITION & ALTERATION ON ERF
5046, UITENHAGE, EASTERN CAPE
FOR VAN -R TRUST

bh **BLACKHOUND**
ARCHITECTURE & RENDERING

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Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth
6071

MUNICIPAL INFORMATION:

ERF NO:	5046, Uitenhage
ERF AREA:	833 sqm
EXISTING AREA:	480 sqm
NEW AREA:	73 sqm
TOTAL AREA:	553 sqm
EX. COVERAGE:	294 sqm 35%
NEW COVERAGE:	73 sqm - 9%
TOTAL COVERAGE:	367 sqm - 44%
NEW GARAGES:	0
NEW BATHROOMS:	0
POOL:	NO
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	<60



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DRAWING NO.: 20220803_Bothma_MS11		SHEET NO.: 101
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