



SPACES NOT INCL. FOR PARKING CALC'S		
Circulation space	19.9	sqm
Kitchen	4.0	sqm
Unisex Loo 1	1.9	sqm
Unisex Loo 2	3.5	sqm
Total	9.4	sqm

TOWN PLANNING INFO.		
ERF 100, NEWTON PARK		
ERF AREA 1673 sqm	1673 sqm	
EXISTING COVERAGE @ 262 sqm	262 sqm	- 15.66%
PROPOSED NET COVERAGE	114 sqm	- 6.81%
TOTAL COVERAGE	376 sqm	- 22%
FSI EXISTING - 262sqm / 1673sqm	15.7%	
PROPOSED NET TOTAL FSI - 376sqm / 1673sqm	0.22	
FSI PERMITTED - n/a	N/A	

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 calls and authority of the Architect and Regulatory Authorities. All drawings are fully qualified and registered participants in the construction industry. All drawings are to be read in accordance with the following: to be read in conjunction with the client OHS (Occupational Health and Safety) file. All work to be done in accordance with the relevant Australian Standards. All dimensions are to be taken and priced if it is the contractor's responsibility to ensure he is familiar with the site. All named trades called may only be substituted with the written approval of the Architect. All drawings to be installed in strict accordance with manufacturer's specifications. All conduit work to be SABS approved quality. All lifting fittings to be SABS approved quality. All dimensions to be taken in accordance with SANS 1340: Part 0. All new work to be made good to the original condition. All drawings are to be read in accordance with H. Gouws drawings. All existing dimensions not to be scaled from drawings but to be checked on site. Any discrepancies shall be reported to the Architect immediately. All dimensions to be confirmed by the Architect prior to commencement of work. Top of foundation to be a minimum of 150mm below finished ground level. All dimensions to be taken on concrete. All dimensions on drawings to be on 250 mm "grips" i.e. green green on 50mm sand binding layer and on wall completed fill in layers not more than 100mm. All dimensions to be taken on the finished floor, walls, window sills and at changes in floor level. These architectural drawings to be read in conjunction with engineers drawings. All dimensions to be taken on the drawings to be carried out in accordance with the national building code of Australia. All dimensions to be taken by the local inspectors and pay all fees in connection therewith. All drainage work to be carried out in accordance with the relevant Australian Standards. All dimensions to be taken on site by roof specialist prior to roof construction. All file levels to be confirmed with architect prior to commencing. Levels to be confirmed on drawings and on site. All dimensions to be taken on the actual level shown but a benchmark to base other levels of the building shown on the drawings. Contractor to get all dimensions confirmed on site. All dimensions to be taken with reference to the correct setting out of the building on site with reference to the building line and boundaries. Contractor to ensure all dimensions are taken in accordance with the relevant Australian Standards.

DRAWING TITLE:

MUNICIPAL SUBMISSIONS

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON **ERF**
100, NEWTON PARK , PORT ELIZABETH
FOR **Renrew Properties LTD PTY**

.....
CLIENT SIGNATURE



dewald@blackhoundenterprises.com

<https://blackhoundenterprises.com>

Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth, 6070

05 Jun 24
PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	100, Newton Park
ERF AREA:	1673 sqm
EXISTING AREA:	262 sqm
NEW AREA:	114 sqm
TOTAL AREA:	376 sqm
EX. COVERAGE:	262 sqm - 15.66%
NEW COVERAGE:	114 sqm - 6.81%
TOTAL COVERAGE:	376 sqm - 22.47%
NEW GARAGES:	0
NEW BATHROOMS:	3
POOL:	NO
BOUNDARY WALLS:	0 M
LAST APPROVED PLAN:	(2024-1952) = 72 years



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.:

DRAWING NO.:

20240605_Re

DRAWN BY:

PRINT DATE:

05 Jun 202

REVISION NO.:

SHEET NO. :

001

000

001