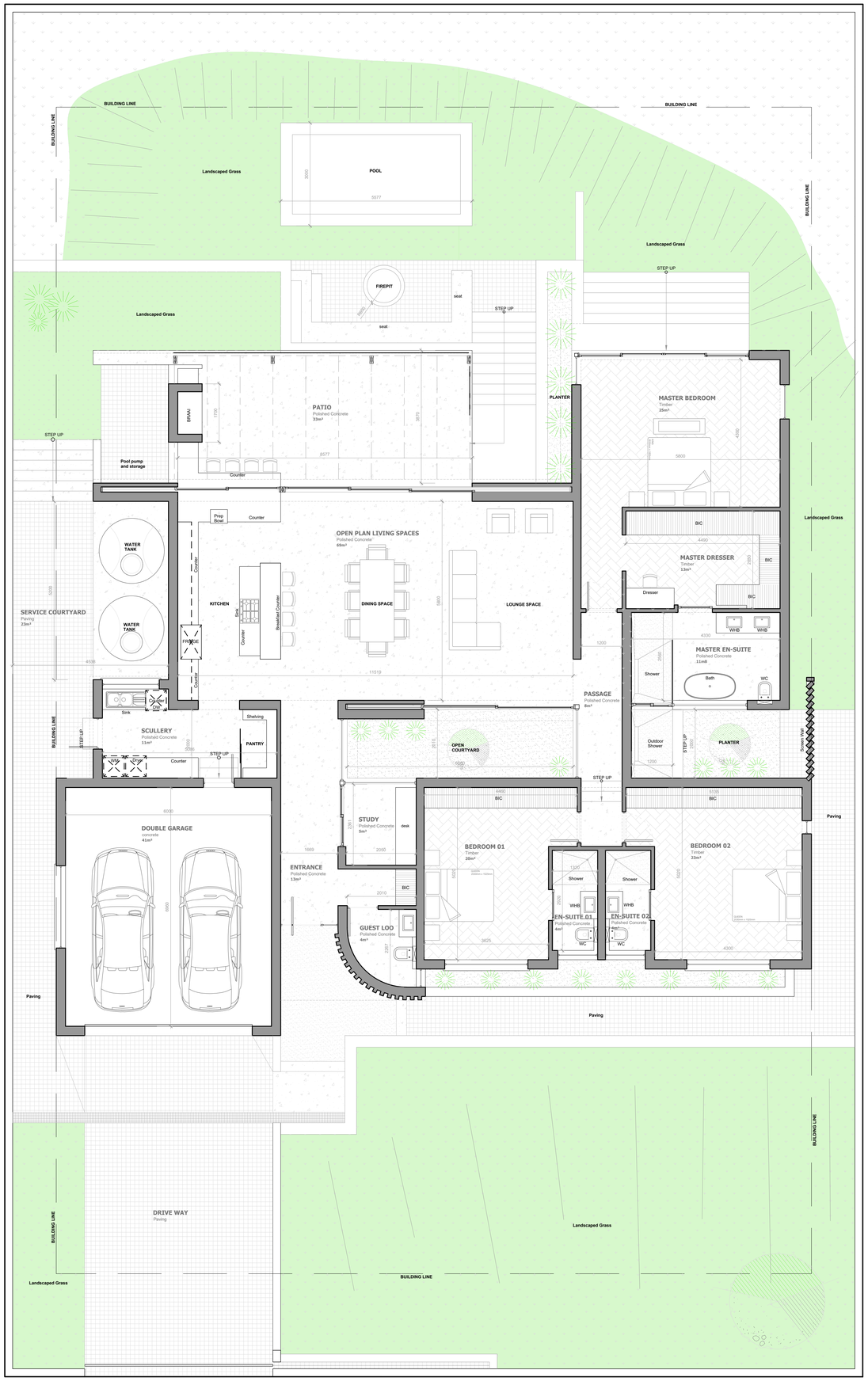

DESIGN FLOOR PLAN

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. 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 DHS (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations SANS 10400. Before the 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" ultra 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 details are to be coordinated with the relevant 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 mil of new floor level. Mil 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 responsibly for all health and safety measures on site.

DRAWING TITLE:

SKETCH PLANS

PROJECT TITLE:

NEW DWELLING ON **ERF 10222, ROBBERG RIDGE** , PLETTENBERG BAY
FOR **Mr & Mrs Van As**

24 May 2024

CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING

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Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth
6075

24 May 2024

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**10222, Robberg Ridge**
ERF AREA:	1000 sqm
EXISTING AREA:	0 sqm
NEW AREA:	310 sqm
TOTAL AREA:	310 sqm
EX. COVERAGE:	0 sqm 0%
NEW COVERAGE:	**310 sqm - 31%**
TOTAL COVERAGE:	310 sqm - 31%
NEW GARAGES:	1
NEW BATHROOMS:	4
POOL:	YES
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	NEW

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
JOHANNES STEPHANUS GOUWS
17:02 pm JOHnsa.interactive@gmail.com 24 May 2024

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DRAWING NO.: 2024_VAN AS_SK01	SHEET NO.: 101
DRAWN BY: HG	
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