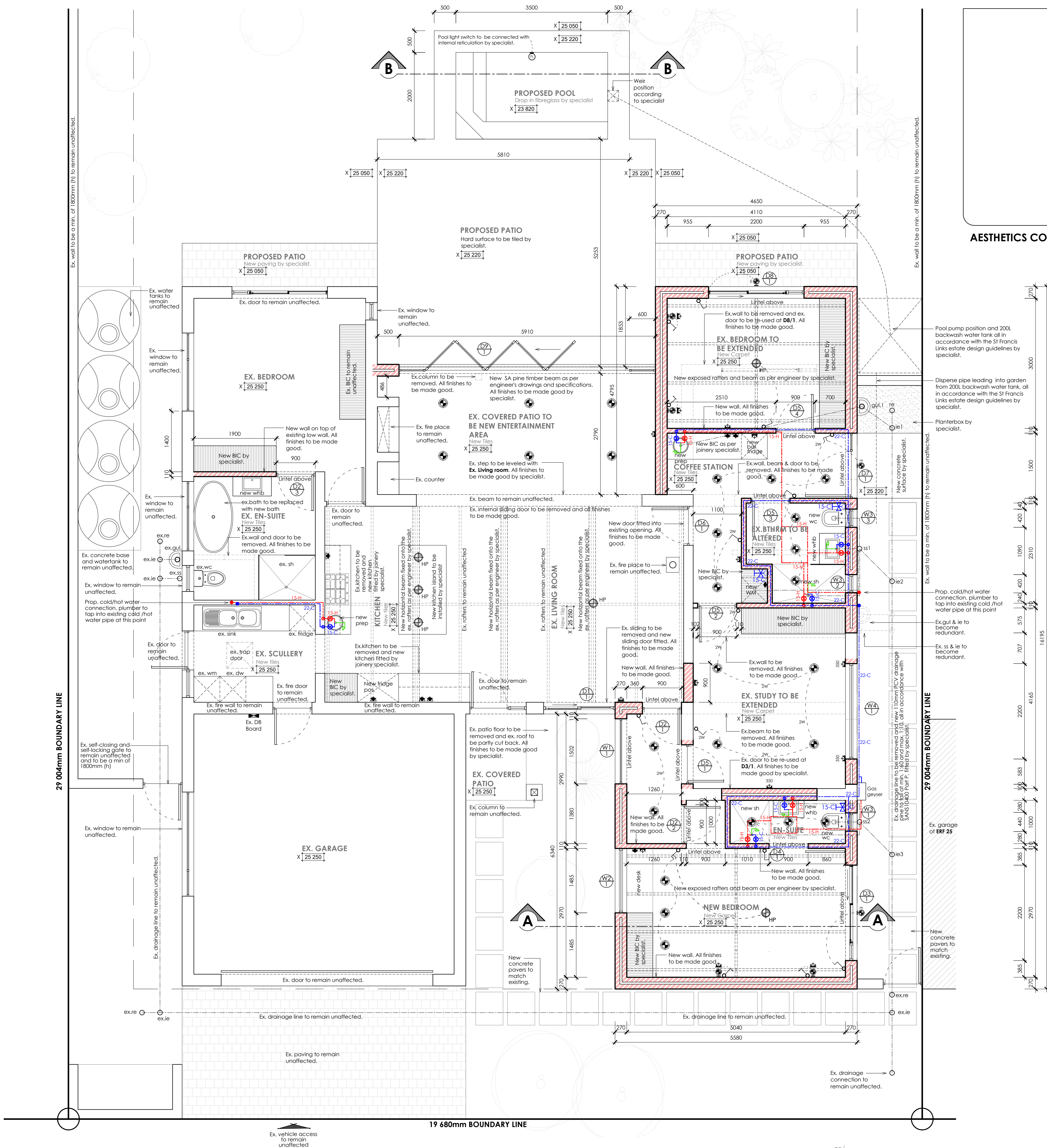




FLOOR PLAN / GROUND FLOOR
SCALE 1:50

AESTHETICS COMMITTEE STAMP

LOCAL AUTHORITY STAMP

AMENDMENTS MADE:

- 1- Ex. covered patio to be new entertainment area
- 2- Ex. bedroom to be extended
- 3- Coffee station added to new passage
- 4- Ex. bathroom to be altered
- 5- Ex. study to be extended
- 6- Proposed new bedroom with en-suite
- 7- Ex. en-suite of master bedroom to be altered with new fittings
- 8- Proposed drop in fiberglass pool
- 9- Proposed paved area and hard surface patio of new drop in fiberglass pool.
- 10- Ex. sliding doors to be replaced with a new stock door and a timber beam
- 11- Proposed exposed rafters and beam in new and extended bedroom
- 12- All new aluminium windows and doors to affected areas

GENERAL NOTES:

All external plaster and bagged face brick to be painted in accordance with the approved colour scheme of the St Francis Links estate design guidelines by specialist.

ELECTRICAL LEGEND

- Single wall mounted light switch to be mounted at 1300mm above u/f.
- Double wall mounted light switch to be mounted at 1300mm above u/f.
- Triple wall mounted light switch to be mounted at 1300mm above u/f.
- 2-way wall mounted light switch to be mounted at 1300mm above u/f.
- Waterlight wall mounted light switch to be mounted at 1300mm above u/f.
- Dimmer wall mounted light switch to be mounted at 1300mm above u/f.
- Double wall mounted plug, top of socket to be 1250mm above u/f.
- Double wall mounted watertight plug.
- Extractor connection plug @ 2100mm
- Blank conduiting boxes
- Periscope plug as per specification.
- Garage door ceiling mounted motor
- TV point aerial
- Shavers plug
- Telkom point
- Network point
- Stove isolator
- Power Skirting
- (2 x 18 W) 1500 Long 2 tube fluorescent armature with prismatic diffuser suspended from ceiling.
- 5 Watt LED Down lighter as per specification
- 20 Watt Compact fluorescent ceiling light as per specification
- 20 Watt Compact fluorescent hanging pendant light as per specification
- 30 Watt Fan-light ceiling mounted
- (5 Watt x 2) Internal LED Wall mounted light
- (10 Watt x 2) External LED Wall mounted light
- 50 Watt External LED Wall mounted spotlight
- 13 Watt Internal compact Fluorescent Up Lighter (wall mounted) as per client
- Starlights (wall mounted) as per client
- LED Strip Lighting
- Pool light as per client
- Foot light
- Electrical fence control box.
- Gate Control Unit
- Pre-paid Electricity meter
- Daylight sensor
- Intercom panel
- Intercom system
- Alarm panel
- Alarm system
- Hair dryer waterproof plug
- Main distribution board
- Sub distribution board
- Uninterruptible power supply
- Sleeve to be installed for future fibre optic installations, sleeve to be as per specialist.
- Garden lights

WATER RETICULATION LEGEND

- proposed cold water source point, plumber to tap into existing cold water pipes at this point
- municipal water connection and stopcock
- garden tap position
- proposed cold water reticulation
- proposed hot water reticulation
- proposed cold water pipe up
- proposed cold water pipe down
- proposed hot water pipe down
- proposed cold water stopcock
- proposed hot water stopcock
- proposed cold tap
- proposed hot tap
- shower head
- external mounted heat pump as per specialist.
- solar geyser on roof with geyser in the ceiling space as per specialist.

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. This drawing is not to be scaled unless printed by H. Gouwer 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 drawing to be on 250 mic. 'gunshot' Jbs green dam on 50mm sand binding layer and on well compacted fill in layers not more than 150mm. SABS Approved 'gunshot' 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 roof level. Nil 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 SUBMISSION

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON ERF
26, ST FRANCIS LINKS ESTATE, ST
FRANCIS FOR Mr & Mrs Morton

CLIENT SIGNATURE

BLACKHOUND
ARCHITECTURE & RENDERING

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PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	26, ST FRANCIS LINKS ESTATE
ERF AREA:	571 sqm
EXISTING AREA:	193 sqm
NEW AREA:	33 sqm
TOTAL AREA:	226 sqm
EX. COVERAGE:	193 sqm - 33.80%
NEW COVERAGE:	33 sqm - 5.78%
TOTAL COVERAGE:	226 sqm - 40%
NEW GARAGES:	0
NEW BATHROOMS:	1
POOL:	YES
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	<60

PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST
DEWALD MATHYS POTGIETER
19 01 van Afrikaansdorp on 21 Jul 2026

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