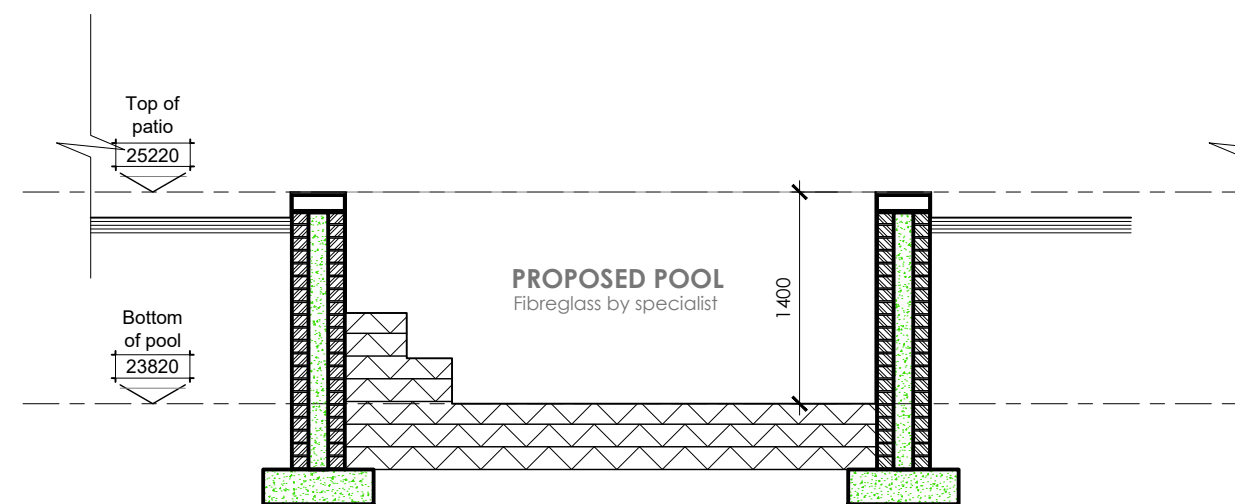
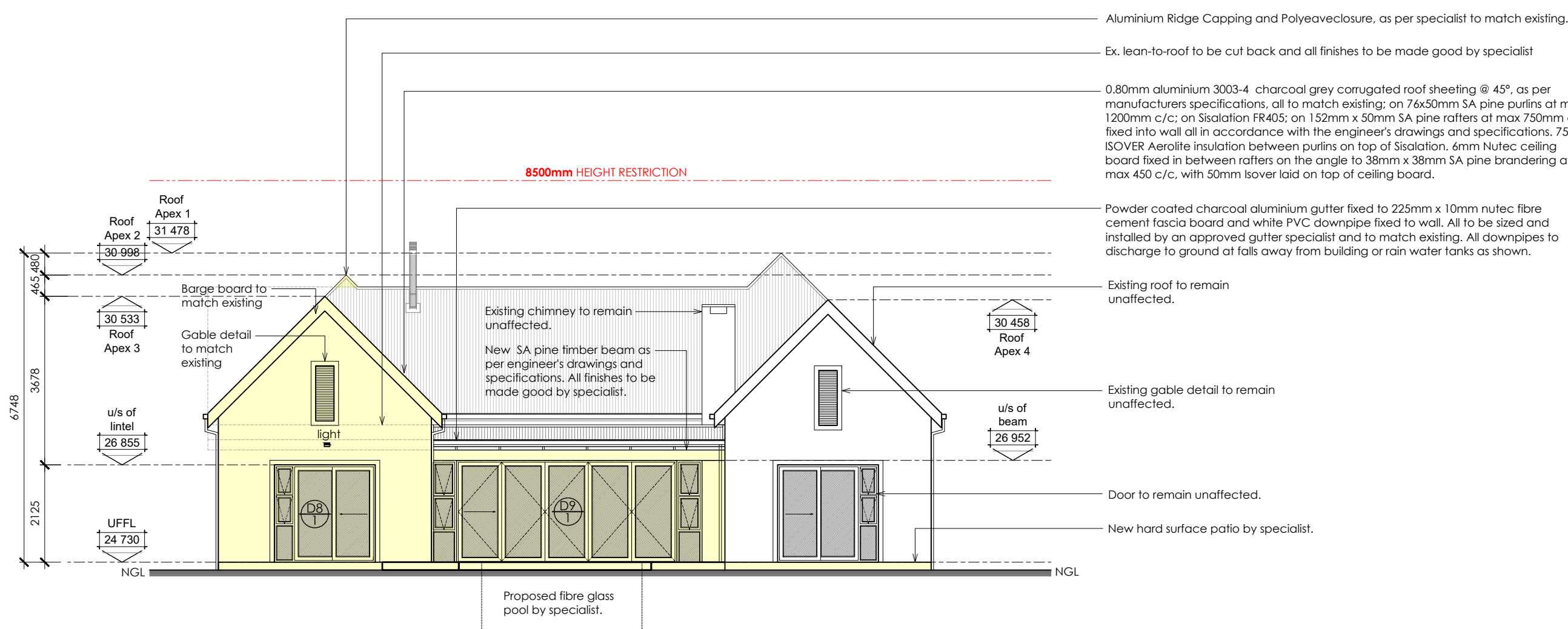


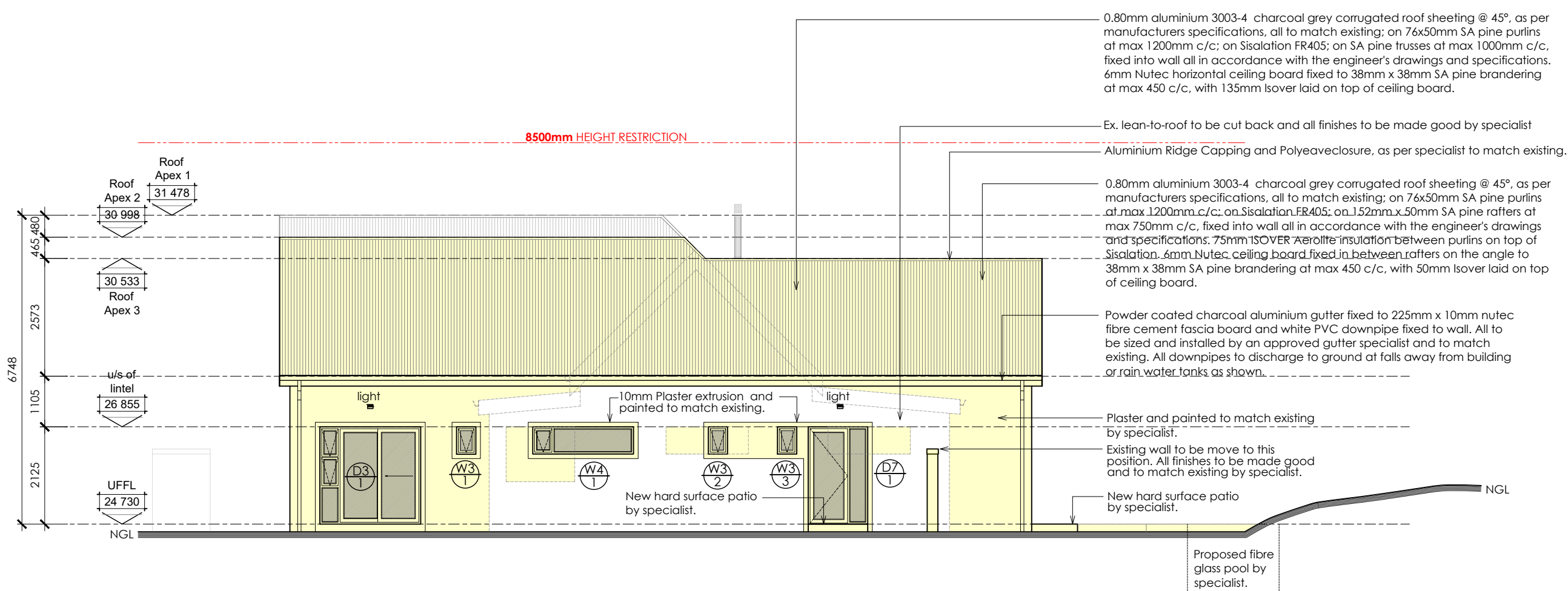
POOL SECTION
SCALE 1:50



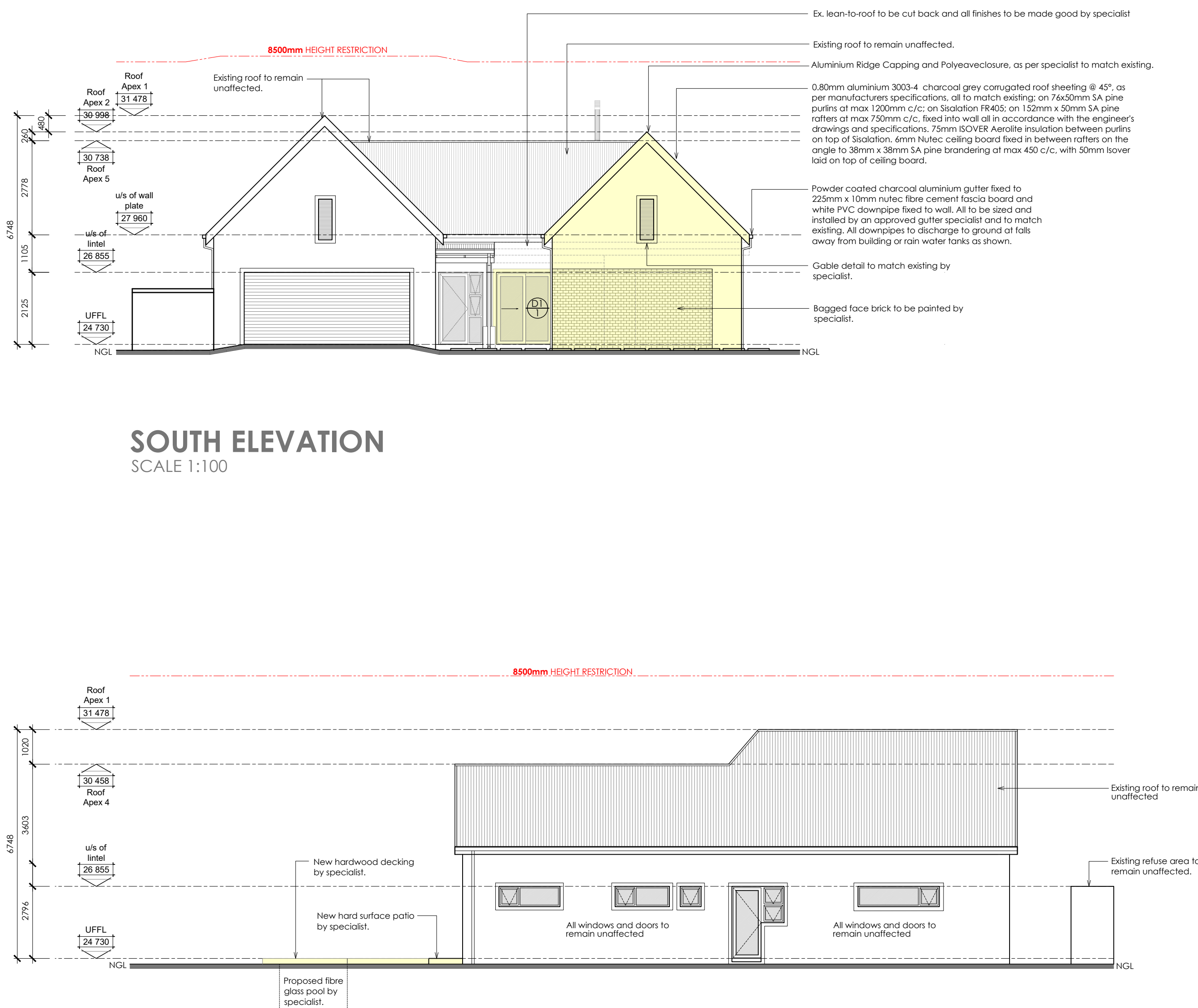
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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 at new drop in fibreglass 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.

AESTHETICS COMMITTEE STAMP

LOCAL AUTHORITY STAMP

REVISIONS:

[illegible]

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All dimensions are given in millimeters, unless otherwise specified. Contractor to adhere to all local authority planning requirements and obtain all necessary permissions from qualified and registered participant in the construction industry (architect, structural engineer, etc.) prior to commencement of work. To be read in conjunction with the clients OHS (Occupational Health and Safety) file. All work to be done in accordance with the relevant Australian Standards. The contractor shall ensure that he has priced it is the contractor's responsibility to ensure he is familiar with the site. All trade names quoted may only be substituted after written approval by the architect. All work to be carried out installed in strict accordance with manufacturer's specifications. All conduit work to be SABS approved quality. All lighting fittings to be SABS approved quality. All materials to be as specified or as specified in SANS 10400 Part 0. All new work to be made good to original condition. All drawings to be printed by H.G. Rowse rendering all vertical dimensions not to be taken from drawings but to be checked on site. Any discrepancies shall be reported immediately to the architect. The architect shall be responsible for the architect prior to commencement of work. Top of foundations to be a minimum of 150mm below finished ground level. Foundations to be cast in situ concrete. All wall and column drawings to be on 250 mm² "gunpat" ultra green damp on 50mm sand bedding layer and on well compacted fill in layers not more than 100mm thick. All drawings to be on A3 paper. All doors, windows, cills and all changes in floor levels. These architectural drawings to be read in conjunction with engineers drawings and specifications. All work to be carried out in accordance with the national building regulation applicable at the time of completion of the project. Inspectors and pay off fees in connection therewith. All drainage work to be carried out in accordance with the relevant Australian Standards. All work to be carried out on site by roof specialist prior to roof construction. All flat layouts to be confirmed with architect prior to commencing. Levels to be confirmed with architect prior to commencing. All work to be carried out on site by roof specialist prior to roof construction. All flat layouts to be confirmed with architect prior to commencing. Levels to be confirmed with architect prior to commencing. All work to be carried out on site by roof specialist prior to roof construction. All flat layouts to be confirmed with architect prior to commencing. Levels to be confirmed with architect prior to commencing.

DRAWING TITLE:

MUNICIPAL SUBMISSION

PROJECT TITLE:

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

21 Jul 2016

CLIENT SIGNATURE

bh **BLACKHOUND**
ARCHITECTURE & RENDERING

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<https://blackhoundenterprises.com>
Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth, 6070

..... 21 Jul
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



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PROJECT NO

2026_House Morton

DRAWING NO.:

2026072

DRAWN BY:
DMP

PRINT DATE:

REVISION NO.:

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SHEET NO.

301