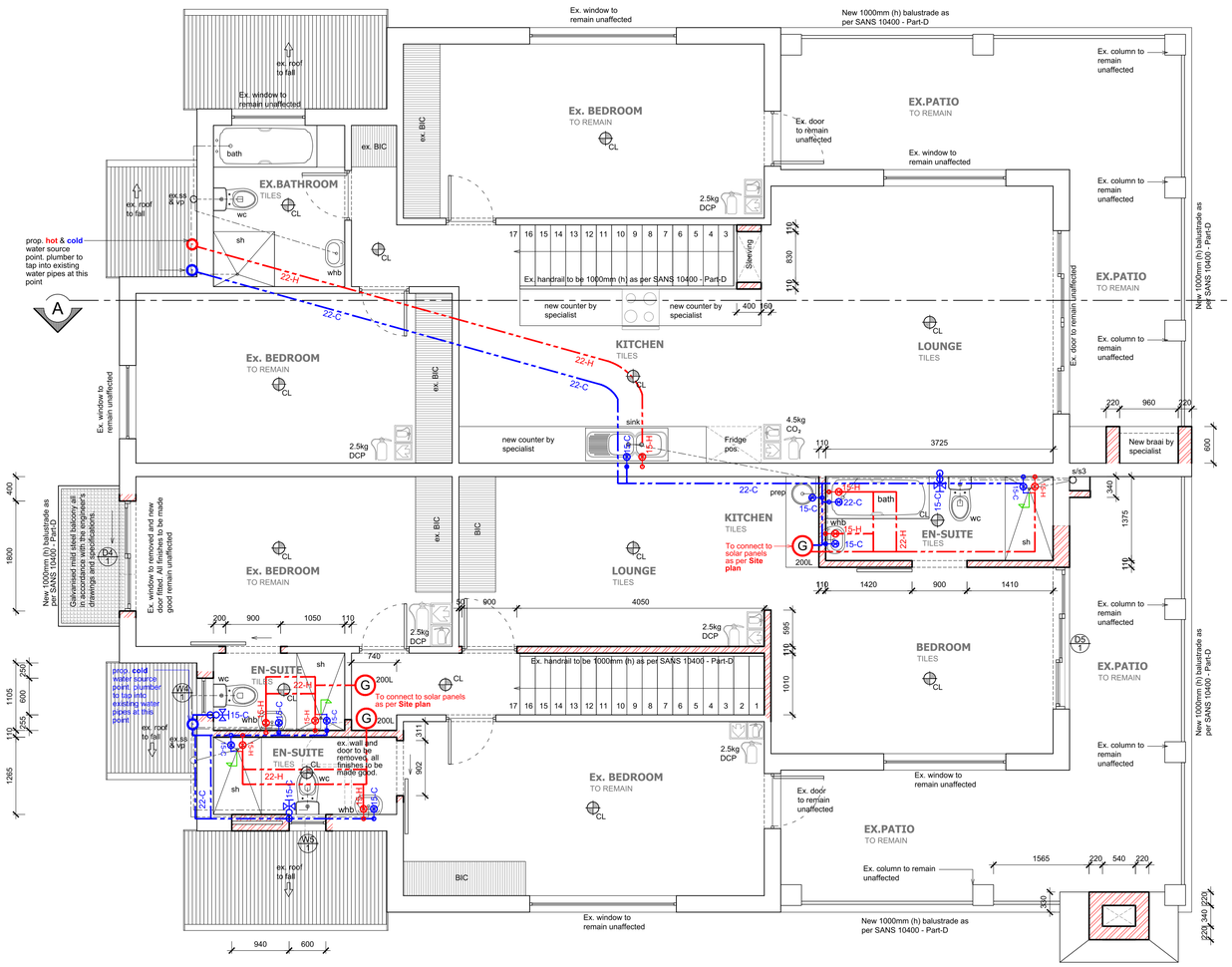
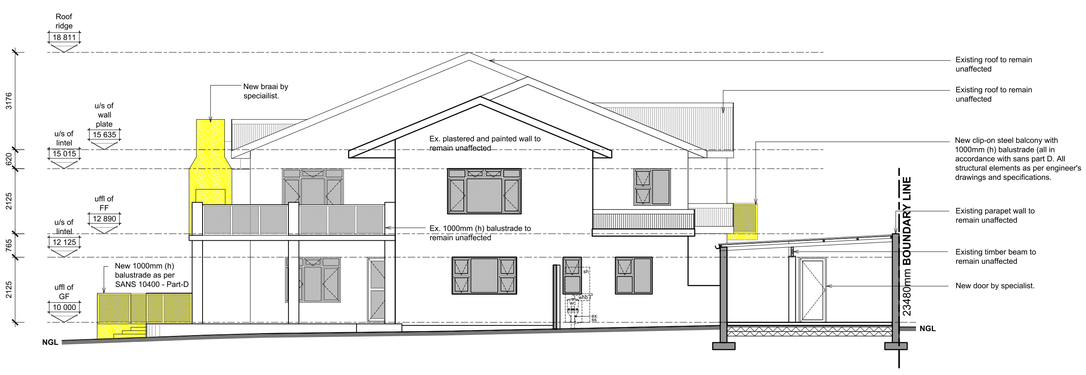
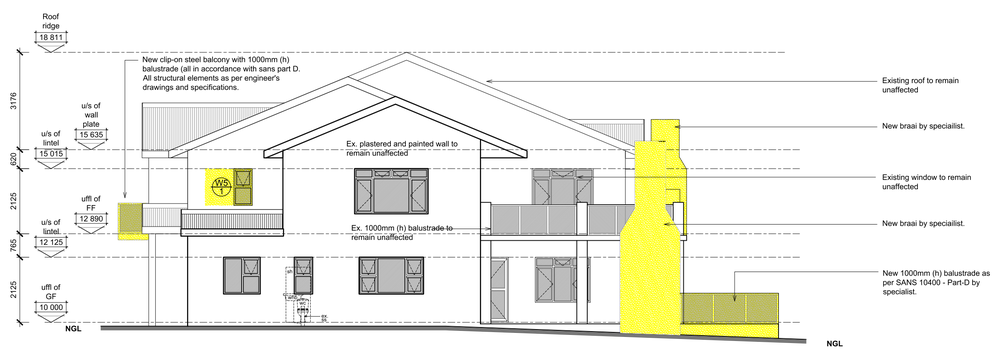


FLOOR PLAN
SCALE 1:50



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

ELECTRICAL LEGEND

	LED Down lighter as per client specification
	Single wall mounted light switch to be mounted at 1300mm above uffl.
	Double wall mounted light switch to be mounted at 1300mm above uffl.
	Triple wall mounted light switch to be mounted at 1300mm above uffl.
2W	2-way wall mounted light switch to be mounted at 1300mm above uffl.
WT	Watertight wall mounted light switch to be mounted at 1300mm above uffl.
DIM	Dimmer wall mounted light switch to be mounted at 1300mm above uffl.
	Double wall mounted plug, top of socket to be 1250mm above uffl
	Double wall mounted plug, top of socket to be 300mm above uffl
WT	Double wall mounted watertight plug
	Extractor connection plug @ 2100mm
	Blank conduiting boxes
	Periscope plug as per specification.
GD	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 Compacted Fluorescent pendant light as per specification
	(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 Fluorecent Up Lighter (wall mounted) as per client
	Starlights (wall mounted) as per client
LED	LED Strip Lighting
	Pool light as per client
	Foot light
EF	Electrical fence control box.
GC	Gate Control Unit
PP	Pre-paid Electricity meter
DS	Daylight sensor
I	Intercom
IT	Intercom system.
AL	Alarm
HD	Hair dryer waterproof plug
	Main distribution board
	Sub distribution board
UPS	Uninterruptible power supply
F.O.I	Sleeve to be installed for future Fibre optic installations, sleeve to be as per specialist.

WATER RETICULATION LEGEND

	proposed cold water source point. plumber to tap into existing cold water pipes at this point	
	municipal water connection and stop cock	95mm flexible polyester blanket insulation to new geyser to achieve R-value of 2.00
ET	garden tap position	
	proposed cold water reticulation	50mm flexible polyester insulation to all new hot water pipes to achieve R-value of 1
	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	
HP	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. 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" ubs 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 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 floor level. Msl 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 SUBMISSIONS

PROJECT TITLE:

ADDITIONS AND ALTERATIONS TO BNB ON **ERF 105, JEFFREYS BAY** , EASTERN CAPE FOR **Mr Daniel Jacobus Dicks**

CLIENT SIGNATURE

BLACKHOUND
ARCHITECTURE & RENDERING

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PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**105, Jeffreys Bay**
ERF AREA:	732.11 sqm
EXISTING AREA:	522 sqm
NEW AREA:	54 sqm
TOTAL AREA:	576 sqm
EX. COVERAGE:	293 sqm 40%
NEW COVERAGE:	**54 sqm - 7%**
TOTAL COVERAGE:	347 sqm - 47%
NEW GARAGES:	0
NEW BATHROOMS:	3
POOL:	NO
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	<60

South African Council for Architectural Profession
PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
JOHANNES STEPHANUS GOUWS
08:24 am (Africa/Johannesburg) on 11 Apr 2024

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