

	Single wall mounted light switch to be mounted at 1300mm above uffi.		TV point aerial
	Double wall mounted light switch to be mounted at 1300mm above uffi.		Shower plug
	Triple wall mounted light switch to be mounted at 1300mm above uffi.		Tiehook point
	2-way wall mounted light switch to be mounted at 1300mm above uffi.		Network point
	Watertight wall mounted light switch to be mounted at 1300mm above uffi.		Stove isolator
	Dinner wall mounted light switch to be mounted at 1300mm above uffi.		Power switching
	Double wall mounted light switch, top of socket to be 1250mm above uffi.		2 x 18 W 1500 L2 tube fluorescent armature with prismatic diffuser suspended from ceiling.
	Double wall mounted light switch, top of socket to be 300mm above uffi.		5 Watt LED Down lighter as per specification
	Double wall mounted watertight plug		20 Watt Compacted fluorescent ceiling light as per specification
	Extractor connection plug @ 2100mm		20 Watt Compact fluorescent hanging pendant light as per specification
	Blank conduiting boxes		30 Watt Fan-Fast ceiling mounted
	Periscope plug as per specification.		2 x (18 W x 2) Internal LED Wall mounted light
	Garage door ceiling mounted motor		10 Watt x 2) External LED Wall mounted light

	50 Watt External LED Wall mounted spotlight		Hair dryer waterproof plug
	13 Watt Internal CFL Wall mounted - Up Lighter		Main distribution board
	Starlights (wall mounted)		Sub distribution board
	LED Strip Lighting		Uninterruptible power supply
	Pool light as per client		Sleeve to be installed for future Fibre optic installations, sleeve to be as per specialist.
	Foot light		
	Electrical fence control box		
	Gate Control Unit		
	Pre-paid Electricity meter		
	Daylight sensor		
	Intercom		
	Intercom system.		
	Alarm		

	Proposed cold water source point. Pumped to tap into existing cold water pipes at this point		External mounted heat pump as per specialist.
	Municipal water connection and stop cock		Shower head
	Proposed cold tap		Solar geyser on roof with geyser in the ceiling space as per specialist.
	Proposed hot tap		
	Proposed cold water reticulation		Garden tap position
	Proposed hot water reticulation		
	Proposed cold water pipe up		50mm flexible polyester blanket insulation to new geyser to achieve R-value of 2.00
	Proposed cold water pipe down		
	Proposed hot water pipe down		50mm flexible polyester insulation to all new hot water pipes to achieve R-value of 1
	Proposed hot water pipe up		
	Proposed cold water stopcock		
	Proposed hot water stopcock		

Tag	Width	Height	A	P-Value	G	O	M-Value	Min. P	U-Value	SHGC
D/12	2500.84	2125.00	5.31	715.00	500.00	NW	0.54	1417.5	5.20	0.49
D/22	2481.84	2125.00	5.27	715.00	500.00	NW	0.54	1417.5	5.20	0.49
D/32	2400.84	2125.00	5.10	715.00	500.00	NW	0.54	1417.5	5.20	0.49
D/71	2879.00	2125.00	6.12	715.00	500.00	NW	0.54	1417.5	5.20	0.49
W/11	2715.00	2125.00	5.70	715.00	500.00	SE	0.54	1417.5	5.20	Any Solution
W/22	1890.00	510.00	0.96	135.00	500.00	NE	0.54	545.4	5.20	0.49
W/51	900.00	900.00	0.81	135.00	500.00	NE	0.54	756	5.20	0.49
W/61	873.00	1175.00	1.03	135.00	500.00	SE	0.54	904.5	5.20	Any Solution
W/62	873.00	1175.00	1.03	135.00	500.00	SE	0.54	904.5	5.20	Any Solution
W/63	873.00	1175.00	1.03	135.00	500.00	SE	0.54	904.5	5.20	Any Solution

Summary					
City/Town	Latitude	Zone	Nett Floor Area	Fenestation Area	Glazing %
Port Elizabeth	33.962	4	151.92	32.43	21.35

[illegible]

All dimensions to be checked on site before construction commences. All dimensions are given in millimeters, unless otherwise stated. The contractor shall ensure compliance with all applicable codes, regulations and requirements. Contractors to be a suitably qualified person as required by the relevant authority or regulatory body as required by Construction Regulation 2014. Drawings to be read in conjunction with the clients OHS (Occupational Health and Safety) Policy and the National Building Regulations SANS 10400. Before this drawing is priced it is the contractor's responsibility to ensure he is familiar with the drawings and specifications. It is acknowledged by the contractor, by similar, subject to architect's approval. All materials to be installed in strict accordance with manufacturer's specifications, standards and instructions. This work shall be done in full compliance to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part X. All new work to be made good and finished to the same standard as existing work. If the client, H.G. Gouws renders, all external dimensions not to be scored from drawings but to be checked on site. Any discrepancies shall be reported immediately to the design team and approved by the architect prior to commencement of work. Top of foundations to be a minimum of 150mm above finished ground level. Minimum depth of concrete below ground level for foundation engineers drawings to be on 250 mm, "grips" u/s green pond on 50mm concrete. Foundations to be cast in place. Foundation walls min. 150mm. SARS Approved "guncrete" 375 m³/cu. under all walls, window sills and at changes in floor levels. These details shall be checked on site. The contractor shall engage and consultants drawings, where applicable. All building work to be carried out in accordance with the national building code of South Africa. The contractor shall ensure that all work is inspected and pay all fees in connection therewith. All drainage work to be carried out in accordance with the relevant standards and specifications. All work to be taken on site by roof specialist prior to roof construction. All tie layouts to be confirmed with architect prior to commencing. Levels shall be indicated on drawings and shall be maintained throughout level. MSL is not the actual level but a benchmark to base other heights on the building shown on the drawings. Contractor to take responsibility for the correct setting out of the building on site with reference to the building line and boundaries. Contractor to take responsibility for the correct setting out of the building on site.

MUNICIPAL SUBMISSION

ADDITIONS AND ALTERATIONS ON **ERF**
2901, GELVANDALE , PORT ELIZABETH
 FOR **Mr & Mrs Abader**

BLACKHOUND
ARCHITECTURE & RENDERING

bret@blackhound.co.za 
072 418 6867 | 072 799 9597 
<https://blackhoundenterprises.com> 
Unit 10, The Network, 19 Cactus Rd 
Fairview, Port Elizabeth, 6070

MUNICIPAL INFORMATION:

ERF NO:	2901, Gelvendale	
ERF AREA:	702.95 sqm	
EXISTING AREA:	245 sqm	
NEW AREA:	178 sqm	
TOTAL AREA:	423 sqm	
EX. COVERAGE:	245 sqm	- 34.85%
NEW COVERAGE:	0 sqm	- 0.00%
TOTAL COVERAGE:	245 sqm	- 35%
NEW GARAGES:	0	
NEW BATHROOMS:	2	
POOL:	NO	
BOUNDARY WALLS:	0 M	
AGE OF BUILDING:	<60	

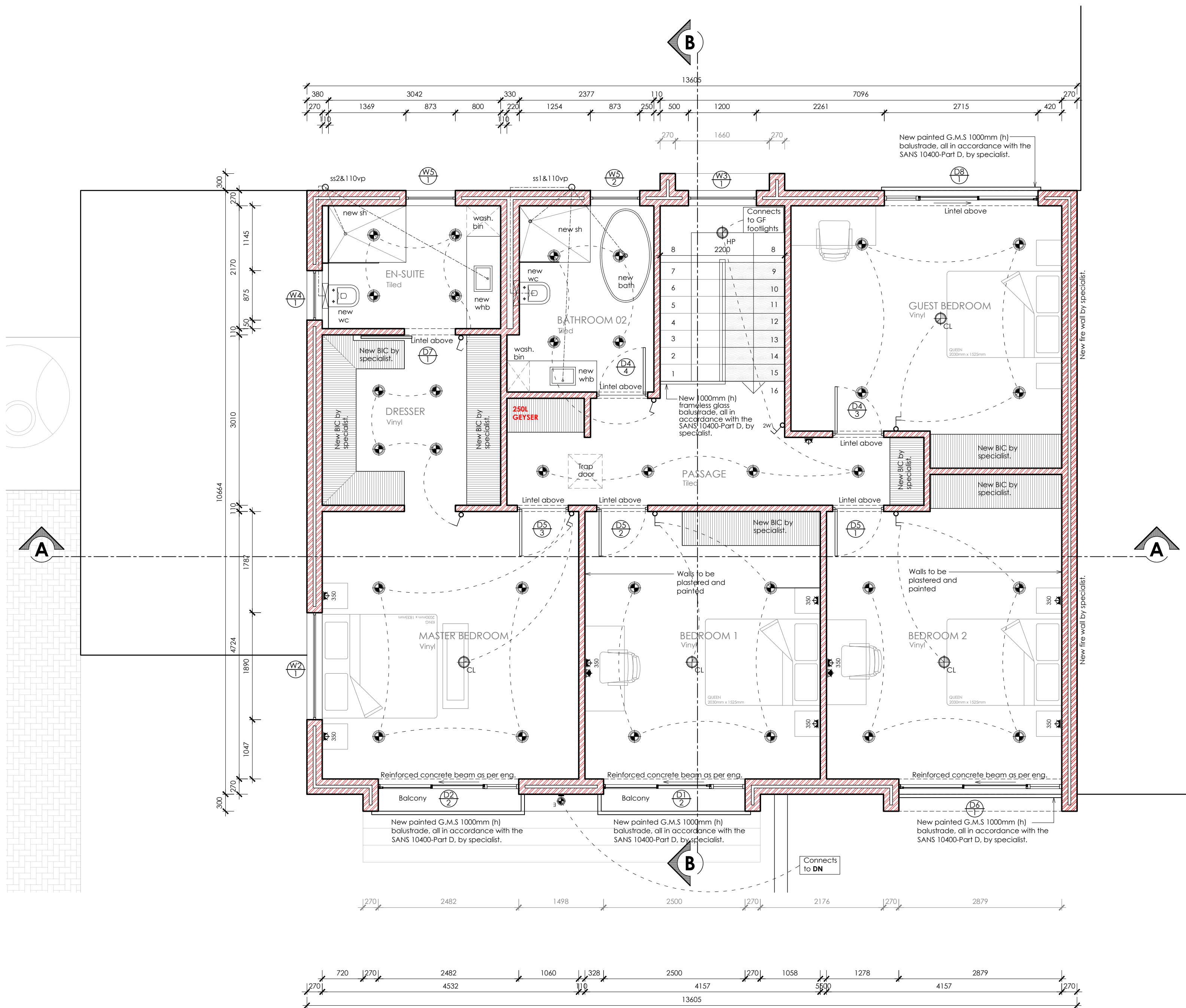


This drawing is subject to copyright, and may not be reproduced in whole or part in any matter whatsoever without written permission from Blackbound Architecture & Rendering.

1

SHEET NO.:

102



FLOOR PLAN / FIRST FLOOR
SCALE 1:50

