ELECTRICAL LEGEND

- 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.
- 2-way wall mounted light switch to be mounted at 1300mm above uffl.
- Waterlight wall mounted light switch to be mounted at 1300mm above uffl.
- 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
- EX 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 hanging pendant light as per specification
- 20 Watt Compacted Fluorescent ceiling 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 Fluorecent Up Lighter (wall mounted) as per client
- Starlights (wall mounted) as per client
- LED Strip Lighting
- Pool light as per client
- Fool light
- EF Electrical fence control box.
- GC Gate Control Unit
- PP Pre-paid Electricity meter
- DS Daylight sensor
- I Intercom panel
- S Intercom system
- AB Alarm panel
- AS Alarm system
- HD Hair dryer waterproof plug
- Main distribution board
- Sub distribution board
- UPS Uninterruptible power supply
- F.O. 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
- ET 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
- HP external mounted heat pump as per specialist.
- solar geyser on roof with geyser in the ceiling space as per specialist.

95mm flexible polyester blanket insulation to new geyser to achieve R-value of 2.00

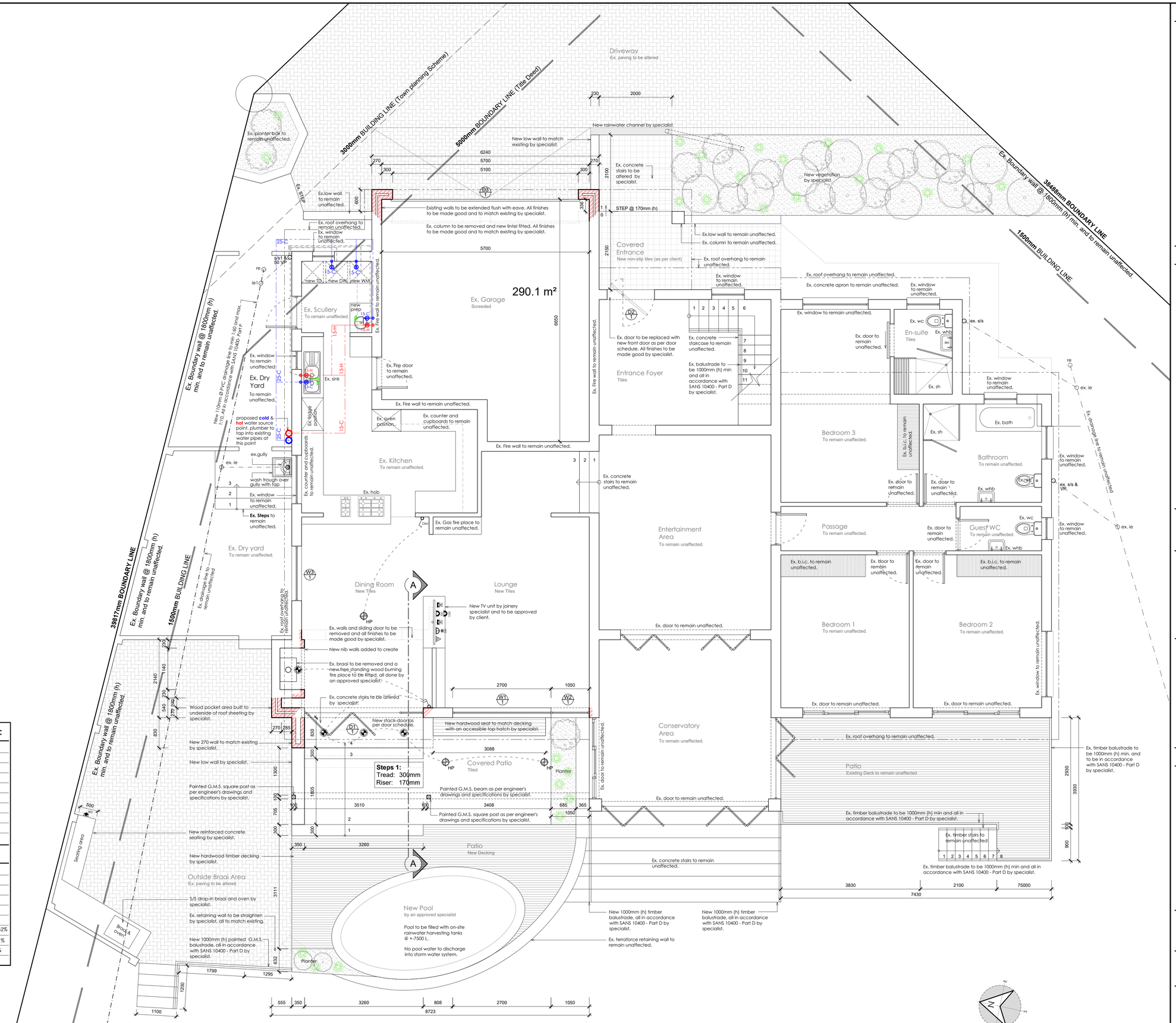
50mm flexible polyester insulation to all new hot water pipes to achieve R-value of 1

MUNICIPAL INFORMATION:

Erf No.:	ERF **93, BEACHVIEW**
Existing Erf Area:	1461 sqm
Existing floor Area:	385 sqm
New floor Area:	22 sqm
Total Floor Area:	407 sqm
Ex. Coverage:	272 sqm - 18.62%
Prop. Coverage:	22 sqm - 1.51%
Total Coverage:	294 sqm - **20%**
NEW GARAGES:	N/A
NEW BATHROOMS:	N/A

TOWN PLANNING INFO.

	(Permitted)	(Proposed)
Zoning:	Single Res 1	Single Res 1
Height Restriction:	8.5M	8.5M
BUILDING LINE FRONT	5000mm	5000mm
BUILDING LINE SIDES	1500mm	1500mm
BUILDING LINE REAR	3000mm	3000mm
Ex. Coverage:	-----	272 sqm - 18.62%
Prop. Coverage:	-----	22 sqm - 1.51%
Total Coverage:	877 sqm - **60%**	294 sqm - **20%**
FSI	0.60	0.20



FLOOR PLAN

SCALE 1:50

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" abs 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 SUBMISSION

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON **ERF 93, BEACHVIEW** , PORT ELIZABETH FOR **Mr & Mrs McBirnie**

2 Sep 24

CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING

dewald@blackhoundenterprises.com
072 799 9597 | 072 418 6867
https://blackhoundenterprises.com
Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth, 6070

2 Sep 24

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	**93, Beachview**
ERF AREA:	1461 sqm
EXISTING AREA:	385 sqm
NEW AREA:	**22 sqm**
TOTAL AREA:	407 sqm
EX. COVERAGE:	272 sqm - 18.62%
NEW COVERAGE:	**22 sqm - 1.51%**
TOTAL COVERAGE:	294 sqm - 20%
NEW GARAGES:	N/A
NEW BATHROOMS:	N/A
POOL:	YES
BOUNDARY WALLS:	N/A
AGE OF BUILDING:	0

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
South African Council for Architectural Profession
DEWALD MATHYS POTGIETER
14:21 pm (Africa/Johannesburg) on 02 Sep 2024

COPYRIGHT:

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

PROJECT NO.: 2023_MCBIRNIE	REVISION NO.: 00
DRAWING NO.: 20240902_MCBIRNIE_MS08	SHEET NO.: 101
DRAWN BY: DMP	
PRINT DATE: 02 Sep 2024	PAGE SIZE: A1