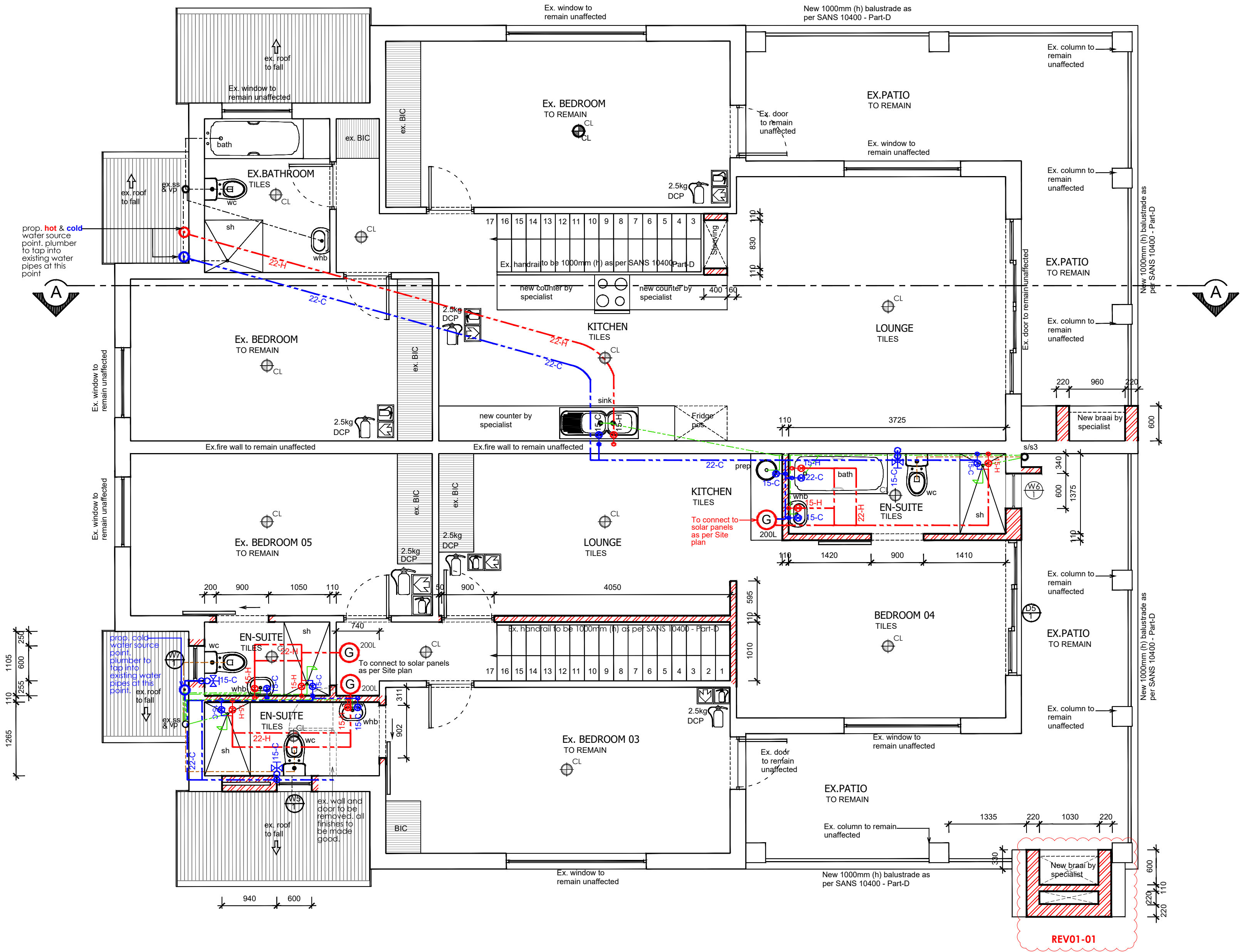
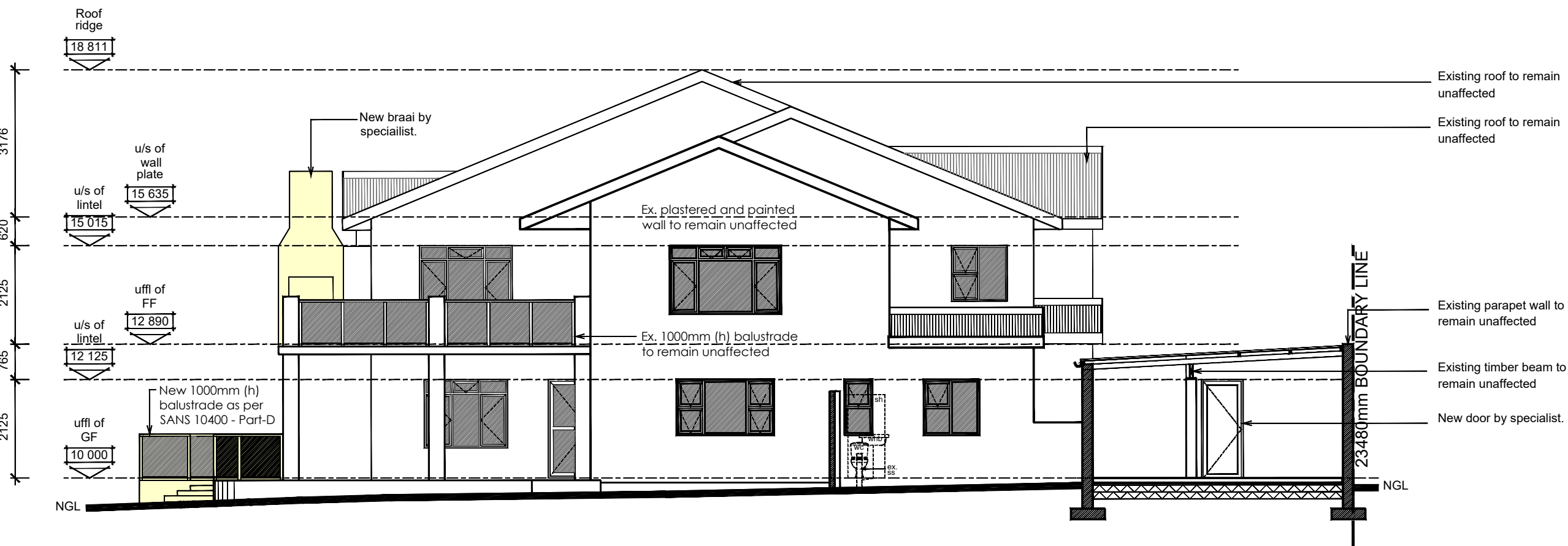
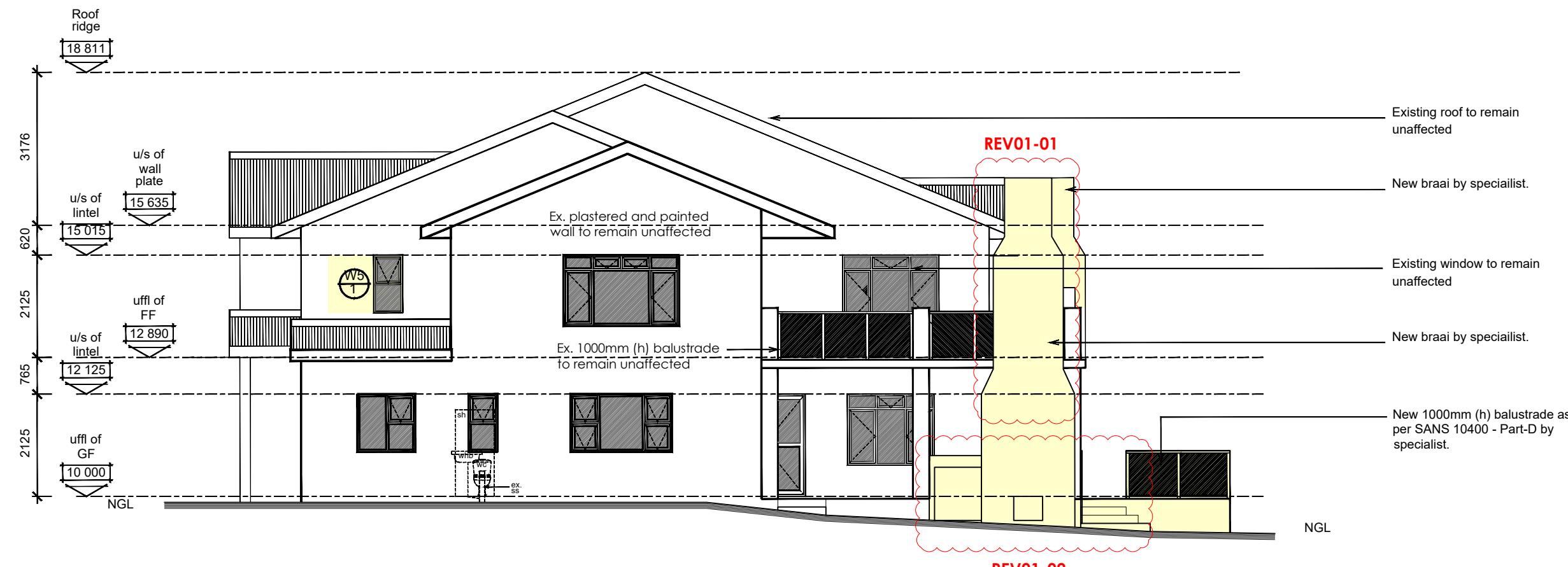




FLOOR PLAN / FIRST FLOOR
SCALE 1:50



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

FIRE PLAN LEGEND

Smoke Detectors	
Manual Control Panel	
Signage for direction of fire escape route	
Signage for fire extinguisher	
Fire extinguisher	
Fire blanket	
Fire escape route	
30m Fire hose reel	
Fire hydrant	

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 120mm above u/f.
	Double wall mounted plug, top of socket to be 300mm 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 electronic ballast suspended from ceiling.
	5 Watt LED Down lighter as per specification
	20 Watt Compact Fluorescent hanging pendant light as per specification
	20 Watt Compact 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 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
	Hot 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.

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
	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.
	95mm flexible polyester blanket insulation to new geyser to achieve R-value of 2.00
	50mm flexible polyester blanket insulation to all new hot water pipes to achieve R-value of 1

REVISIONS:

REV01-01	New braai	2025-07-09
REV01-04	New steps added	2025-07-09

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 client's 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 to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part C. 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' vbs green dpm on 50mm sand binding layer and on well compacted fill in layers not more than 150mm. SABS Approved 'gunder' 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 of 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:

DEVIATION PLAN

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON ERF
105, JEFFREYS BAY, PORT ELIZABETH
FOR Mr & Mrs Dicks

CLIENT SIGNATURE

BLACKHOUND
ARCHITECTURE & RENDERING

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Fairview, Port Elizabeth, 6070

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

PROFESSIONAL SENIOR
ARCHITECTURAL TECHNOLOGIST
JOHANNES STEPHANUS GOUWS
1018 en (Africa/Johannesburg) on 09 Jul 2025

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PROJECT NO.:

2025, DANIE

DRAWING NO.:

20250709_DANIE_MSO1

DRAWN BY:

DMP

PRINT DATE:

09 Jul 2025

REVISION NO.:

01

SHEET NO.:

102