

1 THE DESIGN CONTAINED IN THIS DRAWING IS COPYRIGHT  
2 AND REMAINS THE PROPERTY OF THE ARCHITECTS.  
3 ALL WORK TO BE CARRIED OUT MUST BE IN ACCORDANCE  
4 WITH SAME DATE AND LOCAL AUTHORITY REGULATIONS.  
5 FURTHER DIMENSIONS TO BE TAKEN IN PREFERENCE TO  
6 READING OFF DRAWING.  
7 ALL PRELIMINARY SCALE LEVELS & DIMENSIONS TO BE  
8 OBTAINED FROM WORK DOCUMENTS. ANY QUESTIONS  
9 OR DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.  
10 THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS  
11 RESULTING FROM THE MISINTERPRETATION OF  
12 THE DRAWING.  
13 ALL DIMENSIONS ARE GIVEN IN MILLIMETRES.



REV	DATE	DESCRIPTION
1		Issued to CMK for approval

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2390	AD 101	

**NOTES**

1. THE DESIGN CONTAINED IN THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.

2. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.

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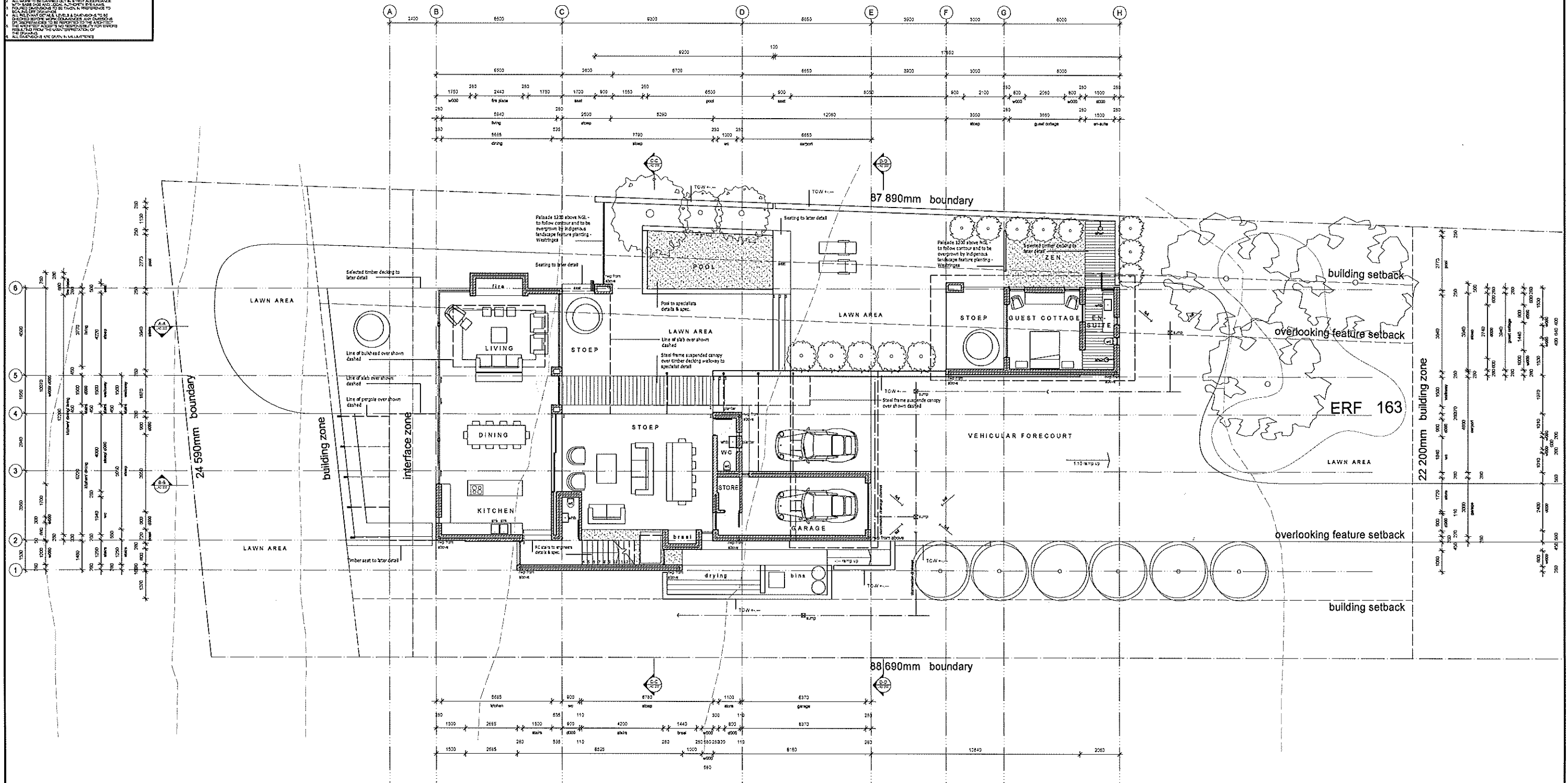
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**PROPOSED GROUND FLOOR PLAN** scale 1:100

**GENERAL NOTES:**

1. All building work to comply with SABS 0400 Building Code and Municipal By-Laws. This drawing to be read in conjunction with the Architect's detail drawings and specifications and all relevant consultants drawings and specifications.

2. FOUNDATIONS: Min 750x250mm deep footings and 800x250mm slab on ground floor surface. All foundations to be constructed in accordance with the Structural Engineer's specifications.

3. FLOORS: Floor finish on min 25mm screed on 100mm mass concrete on 250 mesh DPM. All floors to be constructed in accordance with the Structural Engineer's specifications.

4. ROOFS: Roof finish on min 25mm screed on 100mm mass concrete on 250 mesh DPM. All roofs to be constructed in accordance with the Structural Engineer's specifications.

5. WALLS: All walls to be constructed in accordance with the Structural Engineer's specifications.

6. WINDOWS AND DOORS: All windows and doors to be constructed in accordance with the Structural Engineer's specifications.

7. LIGHTING AND VENTILATION: All lighting and ventilation to be constructed in accordance with the Structural Engineer's specifications.

8. FINISHES: All finishes to be constructed in accordance with the Structural Engineer's specifications.

9. MATERIALS: All materials to be constructed in accordance with the Structural Engineer's specifications.

10. CONSTRUCTION: All construction to be constructed in accordance with the Structural Engineer's specifications.

**GLAZING:**

1. All glass to be in accordance with Part M of the SABS 0400 NBR. All glass areas in excess of 1 sqm or 300mm of FFL, and all glass doors and windows to be safety glass. Glass shall be 10mm thick and 10mm thick safety glass shall be used for all glass doors and windows.

2. LINTOLS AND BEAMS: Where applicable all lintols to be a maximum of 3 000mm long and 100mm deep. All lintols to be constructed in accordance with the Structural Engineer's specifications.

3. CEILING AND BOFFITS: Where applicable all ceilings to be constructed in accordance with the Structural Engineer's specifications.

4. ROOF PLANT ROOMS: All roof plant rooms to be constructed in accordance with the Structural Engineer's specifications.

5. INTERNAL WALLS AND FLOOR FINISHES: Where applicable all internal walls to be constructed in accordance with the Structural Engineer's specifications.

6. LIGHTING AND VENTILATION: All lighting and ventilation to be constructed in accordance with the Structural Engineer's specifications.

7. FINISHES: All finishes to be constructed in accordance with the Structural Engineer's specifications.

8. MATERIALS: All materials to be constructed in accordance with the Structural Engineer's specifications.

9. CONSTRUCTION: All construction to be constructed in accordance with the Structural Engineer's specifications.

**ATKINS:**

1. All work to comply with Part M of the SABS 0400 NBR. All work to be constructed in accordance with the Structural Engineer's specifications.

2. BALLAST RAILS AND HANDRAILS: Where applicable all ballast rails and handrails to be constructed in accordance with the Structural Engineer's specifications.

3. PAVING, SOIL AND WASTE DRAINAGE: All paving, soil and waste drainage to be constructed in accordance with the Structural Engineer's specifications.

4. ELECTRICAL AND LIGHTING: All electrical and lighting to be constructed in accordance with the Structural Engineer's specifications.

5. ROOF PLANT ROOMS: All roof plant rooms to be constructed in accordance with the Structural Engineer's specifications.

6. INTERNAL WALLS AND FLOOR FINISHES: Where applicable all internal walls to be constructed in accordance with the Structural Engineer's specifications.

7. LIGHTING AND VENTILATION: All lighting and ventilation to be constructed in accordance with the Structural Engineer's specifications.

8. FINISHES: All finishes to be constructed in accordance with the Structural Engineer's specifications.

9. MATERIALS: All materials to be constructed in accordance with the Structural Engineer's specifications.

10. CONSTRUCTION: All construction to be constructed in accordance with the Structural Engineer's specifications.

AREAS:	
site area	2019sqm
proposed ground floor	164sqm
entertainment / decking	140sqm
proposed first floor	92sqm
first floor patios	39sqm
total floor areas	256sqm
site coverage	204sqm of 1293sqm Building Zone Size = 23%

REV	DATE	DESCRIPTION
1	13.08.09	Issued to Client for approval

**ARCHITECTURE INTERIORS DESIGN**  
ELLIS & ASSOCIATES ARCHITECTS

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**BENGUELA COVE INVESTMENTS**

**PROPOSED HOUSE**  
ERF 163  
BENGUELA COVE  
HERMANUS

**COUNCIL SUBMISSION**  
**PROPOSED**  
**GROUND FLOOR PLAN**

AS SHOWN 13.08.09

2390 LAD 102

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WITH STATE AND LOCAL AUTHORITY ENFORCEMENT.  
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TO ANY OTHER DRAWING.  
ALL RELEVANT DETAIL LEVELS & DIMENSIONS TO BE  
OBTAINED BEFORE WORK COMMENCES. ANY OMISSIONS  
OR DISCREPANCIES TO BE REPORTED IMMEDIATELY TO CONTACT  
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS  
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2390 LAD 103

**NOTES**

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**GENERAL NOTES**

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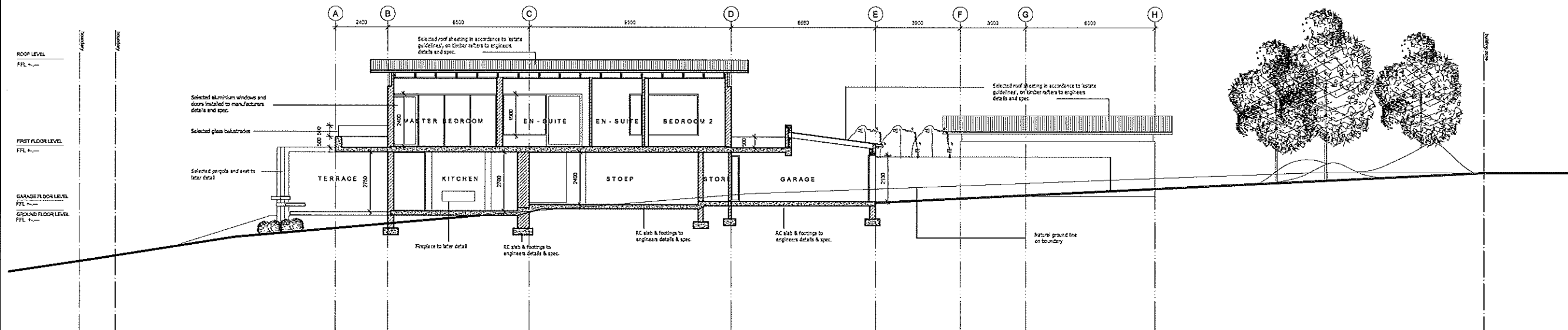
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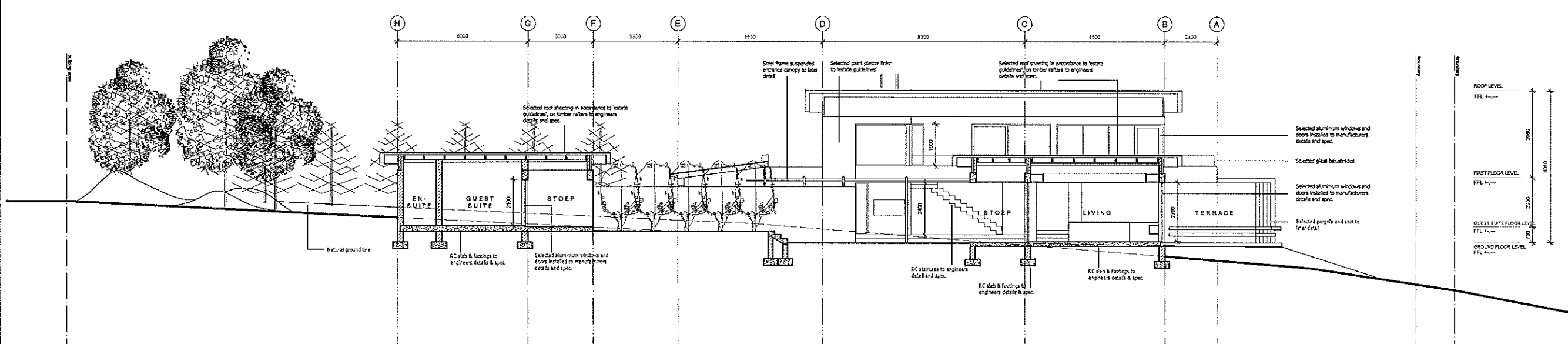
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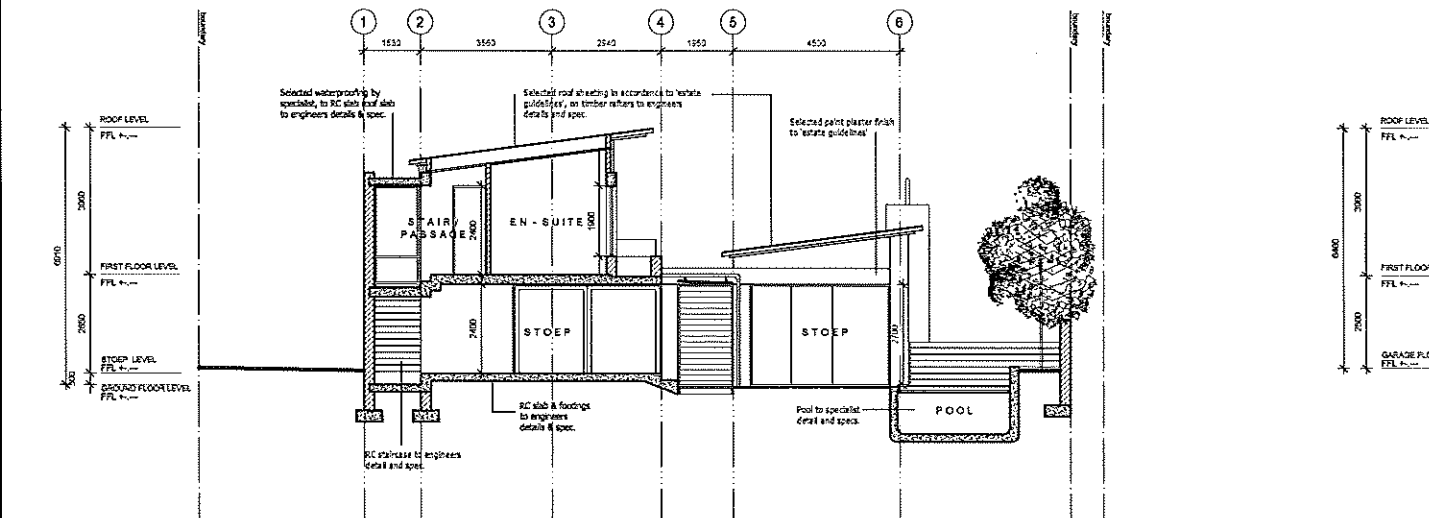
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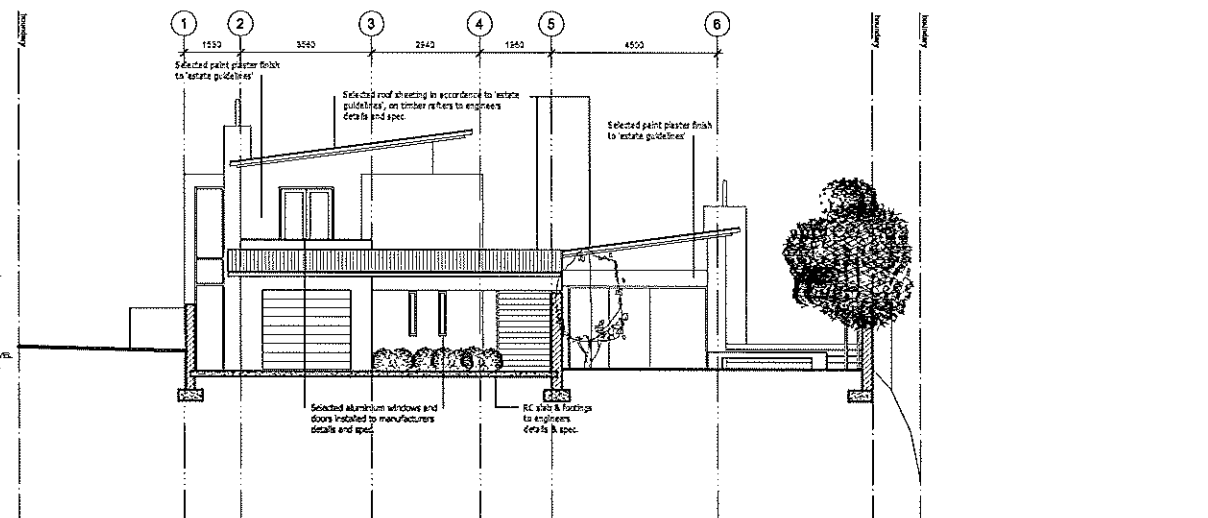
PROPOSED SECTION A-A



PROPOSED SECTION B-B



PROPOSED SECTION C-C



PROPOSED SECTION D-D

REV	DATE	DESCRIPTION
1	13.08.09	Issued to Client for approval

**ARCHITECTURE INTERIORS DESIGN**  
**ELLIS & ASSOCIATES ARCHITECTS**

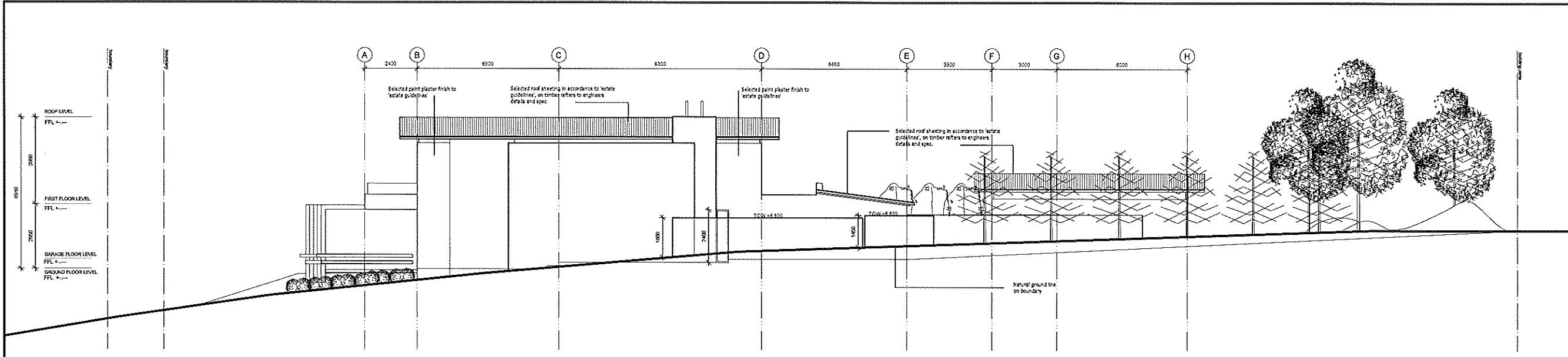
110 Y CREWAVE, 145 ALCOVE STREET, CAPE TOWN 8001  
 POSTBOS SUITE 409 PRIVATE BAG 343 NYLASSBURG 8018  
 T: 21 422 2864 F: 21 422 1838 E: ellis@ellis.co.za

**BENGUELA COVE INVESTMENTS**

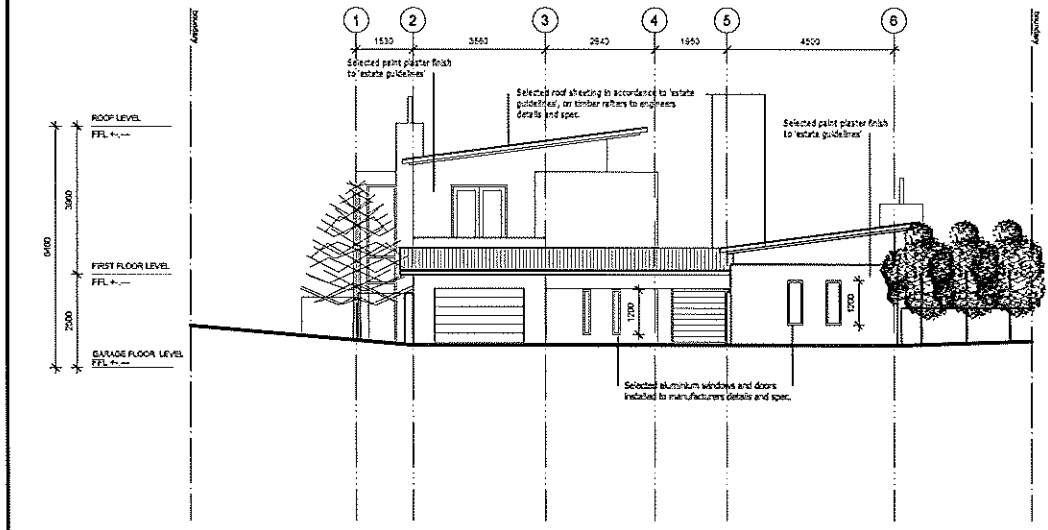
**PROPOSED HOUSE**  
**ERF 163**  
**BENGUELA COVE**  
**HERMANUS**

**COUNCIL SUBMISSION**  
**PROPOSED SECTIONS**

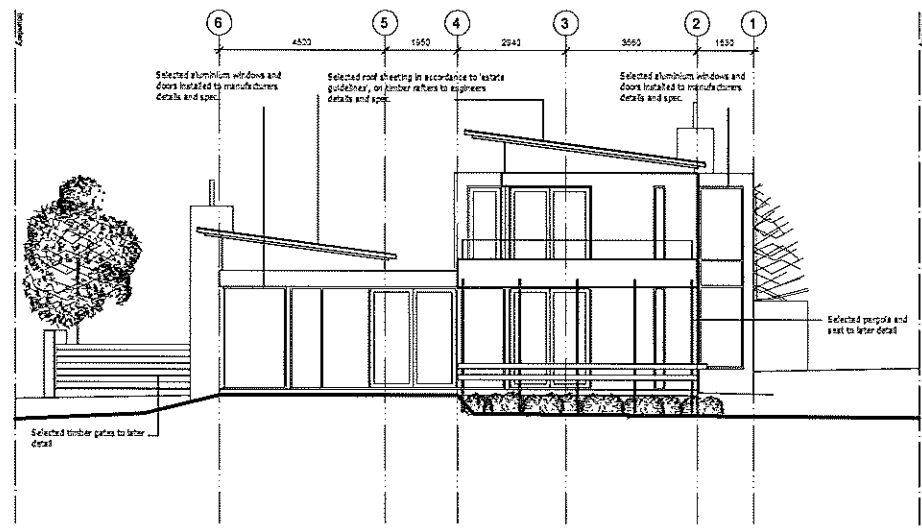
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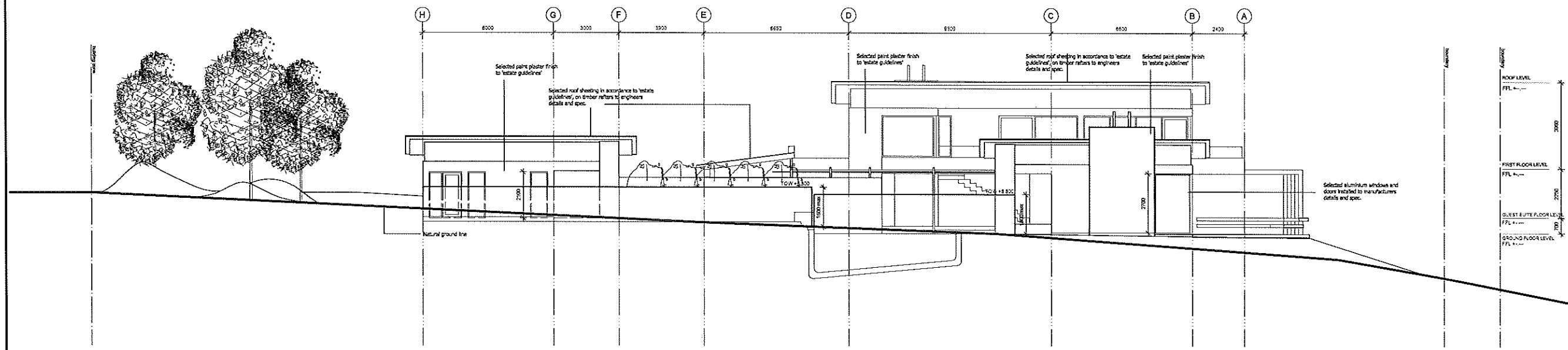
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

**NOTES**

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**GENERAL NOTE:**

All building work to be completed in accordance with the Building Code of Australia (BCA) and the National Construction Code (NCC) and the relevant standards and specifications.

**FOUNDATIONS:**

Min 100mm concrete and 600mm reinforcement to provide for the foundation and the relevant standards and specifications.

**FLOORS:**

Min 100mm concrete and 600mm reinforcement to provide for the floor and the relevant standards and specifications.

**WALLS:**

Min 100mm concrete and 600mm reinforcement to provide for the wall and the relevant standards and specifications.

**ROOFING:**

Min 100mm concrete and 600mm reinforcement to provide for the roof and the relevant standards and specifications.

**CLADDING:**

Min 100mm concrete and 600mm reinforcement to provide for the cladding and the relevant standards and specifications.

**GLAZING:**

Min 100mm concrete and 600mm reinforcement to provide for the glazing and the relevant standards and specifications.

**INTERIORS:**

Min 100mm concrete and 600mm reinforcement to provide for the interiors and the relevant standards and specifications.

**EXTERNALS:**

Min 100mm concrete and 600mm reinforcement to provide for the externals and the relevant standards and specifications.

**STRUCTURAL STEEL AND TIMBER:**

Min 100mm concrete and 600mm reinforcement to provide for the structural steel and timber and the relevant standards and specifications.

**MECHANICAL, ELECTRICAL AND PLUMBING (MEP):**

Min 100mm concrete and 600mm reinforcement to provide for the MEP and the relevant standards and specifications.

**FINISHES:**

Min 100mm concrete and 600mm reinforcement to provide for the finishes and the relevant standards and specifications.

**LANDSCAPE:**

Min 100mm concrete and 600mm reinforcement to provide for the landscape and the relevant standards and specifications.

**ARCHITECTURE INTERIORS DESIGN**  
ELLIS & ASSOCIATES ARCHITECTS

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T: +27 21 422 2525 F: +27 21 422 2525 E: info@ellis.co.za

**BENGUELA COVE INVESTMENTS**

**PROPOSED HOUSE**  
ERF 163  
BENGUELA COVE  
HERMANUS

**COUNCIL SUBMISSION**  
PROPOSED ELEVATIONS

NO.	AS SHOWN	DATE	BY	FOR
1	AS SHOWN	13.08.09	ELLIS	FOR
2	2390	LAD 300	ELLIS	FOR