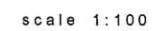


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2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE AGREEMENT WITH EACH STATE AND LOCAL AUTHORITY BEFORE.
3. FURTHER DEVELOPMENT TO BE TAKEN IN PREFERENCE TO SOLA, THE CITY DRAWING.
4. ALL EXISTING AND ALL LEVELS AND DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES AND ANY DISCREPANCY OR DISCREPANCY TO BE REPORTED BY THE ARCHITECT TO THE ARCHITECT OF RECORD OR SUPERVISOR FOR ANY DISCREPANCY TO BE TAKEN FROM THE MOST REPRESENTATION OF THE DRAWING.
5. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.



REV	DATE	DESCRIPTION
•		

NO. 1 CRÉMAU, 148 KLOOF STREET, CAPE TOWN 8001
POSTNET SUITE #59, PRIVATE BAG X1, VLAARBERG 8018
T 21 422 2824 F 21 422 2829 E elias@assoo.co.za

BENGUELA COVE INVESTMENTS

**PROPOSED HOUSE
ERF 199
BENGUELA COVE
HERMANUS**

**COUNCIL SUBMISSION
PROPOSED
ROOF & SITE PLAN**

DATE as shown	DTG 13.08.09	TIME RV08	DEMO
PRG NO 2393	DRUM NO LAD 101	NO *	



VAL 1:100	DATE 13.08.09	STATUS RVOB	...
NO 40 2393	Subst. 40 LAP 102

NOTES

1. THE DESIGN OF THE BUILDING IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET OUT IN THE NOTES TO THE DRAWINGS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

2. THE DESIGNER HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

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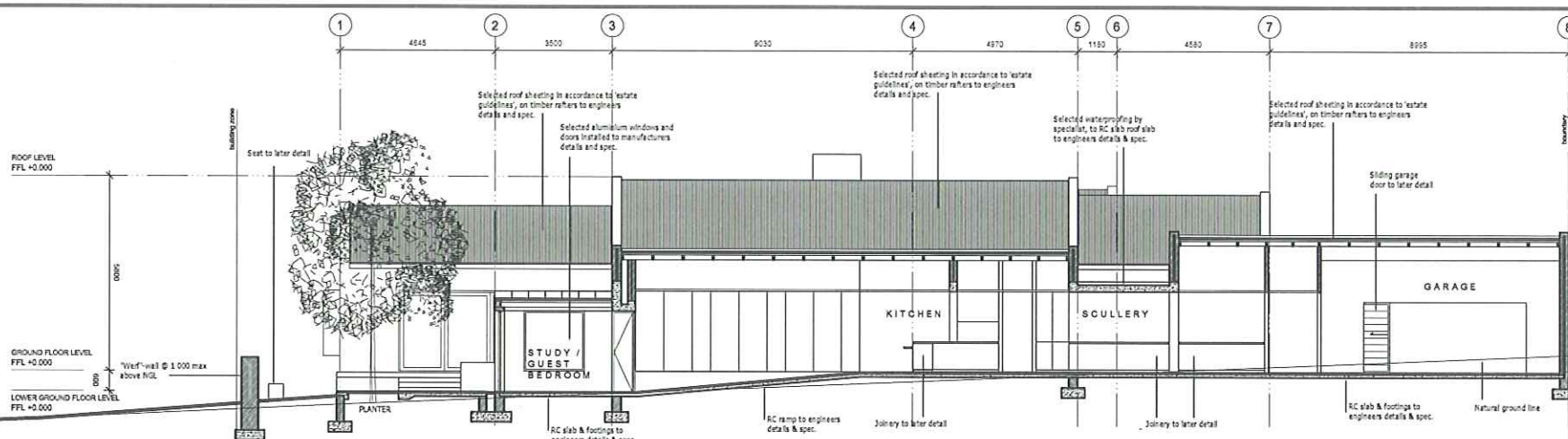
6. THE DESIGNER HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

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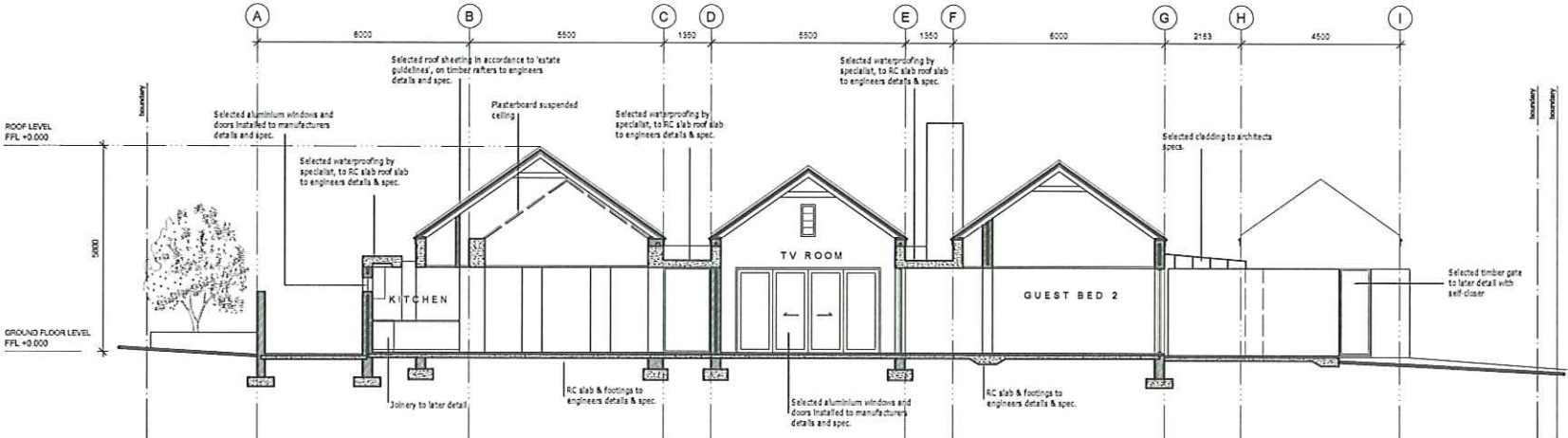
8. THE DESIGNER HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

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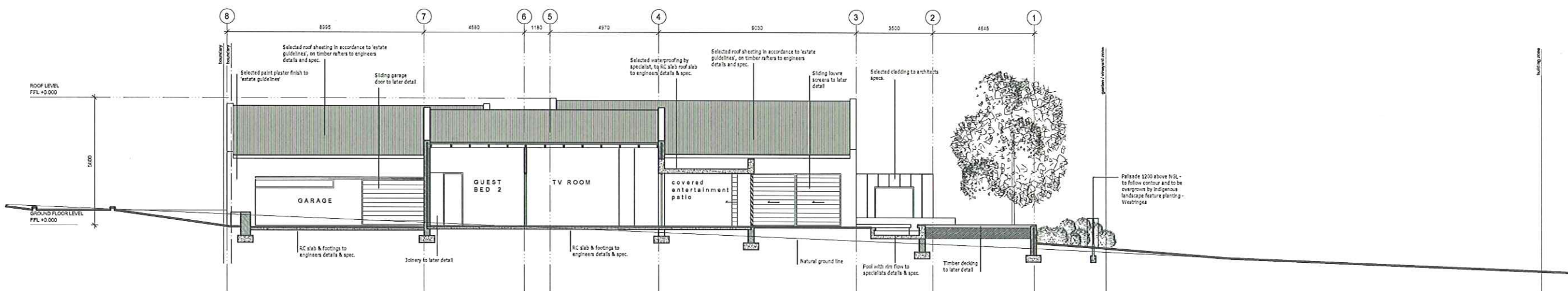
10. THE DESIGNER HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



PROPOSED SECTION B-B



PROPOSED SECTION C-C



PROPOSED SECTION A-A

GENERAL NOTES:

1. ALL BUILDING WORK TO BE IN ACCORDANCE WITH THE SANS 10400 BUILDING CODES AND MUNICIPAL BY-LAWS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DETAIL DRAWINGS AND SPECIFICATIONS.

2. FOUNDATIONS: MIN 700x250mm strip footings and 600x250mm thickening to ground floor surface bed for 110mm internal brick walls. All footing areas and excavation depths as shown on drawings are subject to confirmation by the Structural Engineer.

3. FLOORS: Floor finish on min. 25mm screed on 100mm mass concrete on 250mm DPM or 50mm lean concrete and compacted 120mm M20 ASBTO on compacted hardcore. All to be confirmed by Structural Engineer subject to specific site conditions. DPM to be min. 150mm above NGL. Where it is used it must be free of decomposing matter and must be compacted as recommended by Structural Engineer. DPM to be dressed to suit cavity and topped out with cavity wall DPC. Where internal walls divide the surface level, the DPM must be continuous and DPC placed on either side.

4. WALLS: Brickwork: All wall construction to SANS 10400 Part 4. External walls: All external walls to be 250mm cavity wall construction with approved wall ties at 2.5m of face area for 50.75mm wide cavity. Dashed mid-cavity brickwork every 500mm and 4 courses above and below all openings and parapets upwards. DPM around all windows and door openings to external walls. Internal walls: 230 and 110mm thick as noted on drawings.

5. INTERNAL WALL AND FLOOR FINISHES: Where applicable, all internal walls to be plastered and painted to specification and colour as noted by Principal Agent.

6. WALL TIES: Wall ties to be as noted, specified by Principal Agent.

7. FLOOR FINISHES: As selected or advised by Principal Agent.

8. LIGHTING AND VENTILATION: Natural light: Min. 10% of habitable room area. Natural Ventilation: Min. 5% of habitable room area.

9. WINDOWS AND DOORS: External: Where applicable, as noted on plan. Principal Agent to select type, material and finish for all windows and doors. Internal: Internal frames, doors and finishes as per Principal Agent specifications. Joinery to be external and internal as per schedule.

10. GLAZING: All glass to be in accordance with Part 4 of the SANS 10400 NBR. All glass in excess of 1.5m or within 200mm of PFL and all glazed doors and windows to be safety glass. Glazed shower enclosures and skylights to be safety glass.

11. LINTOLS AND BEAMS: Where applicable all lintols to a maximum of 1.000m width to have a precast prestressed lintol with minimum 4 courses brickwork with galv. broofers over. Lintols built in accordance with manufacturer's specifications. All steel joist bridging openings are to Structural Engineer's specification.

CEILING AND ROOFING: Where applicable concrete soffits to be plastered, skimmed and painted to specification. Where applicable 125mm plastered and skimmed plasterboard fixed to 250mm battens at max. 450mm centres with powdercoated aluminium extruded shade/sun louvre to perimeter. Where noted, 60mm insulation extruded polystyrene laid between structural roof elements.

RC PLAT ROOFS: 25mm lean 'Mortar brown' stone chip on min. 35mm screed to 1:100 fall to 50mm @ perimeter outlets on 100mm mass concrete on 250mm DPM. All waterproofing and to be manufactured to specification. On concrete roof walls per Structural Engineer's details and specifications. SaaS soft to be plastered and skimmed unless otherwise noted.

PITCHED ROOFS: Composite or similar metal roof sheathing (to comply with estate guidelines) @ 35° pitch or 45mm eaveless or similar insulation on 150mm timber purlins @ 600mm c/c, on 225x50mm timber rafters @ 1200mm centres. Rafter to be tied to structure using DMS roof iron built into battenwork min. 3 courses. All timber to be Grade 8, design and using to approval of Structural Engineer.

STRUCTURAL STEEL AND TIMBER: All structural steel and timber work to Structural Engineer's specification and detail. Timber trusses/battens to be to design and specification of the manufacturer who is to provide Structural Engineer's Appointment and Completion certificate. All structural steel to be hot dipped or electro-galvanized and painted with zinc primer, base coat and enamel finish to principal agent's colour specification.

STAIRS: Stairs to comply with Part 4 of the SANS 10400. Where applicable stairs to be reinforced concrete to Structural Engineer's detail and specification. Stair balustrades to be constructed in accordance with Structural Engineer's detail and specifications and where applicable to comply with Part 4 of the SANS 10400. Finish as per Principal Agent's specification. Maximum rise 200mm. Minimum tread 250mm.

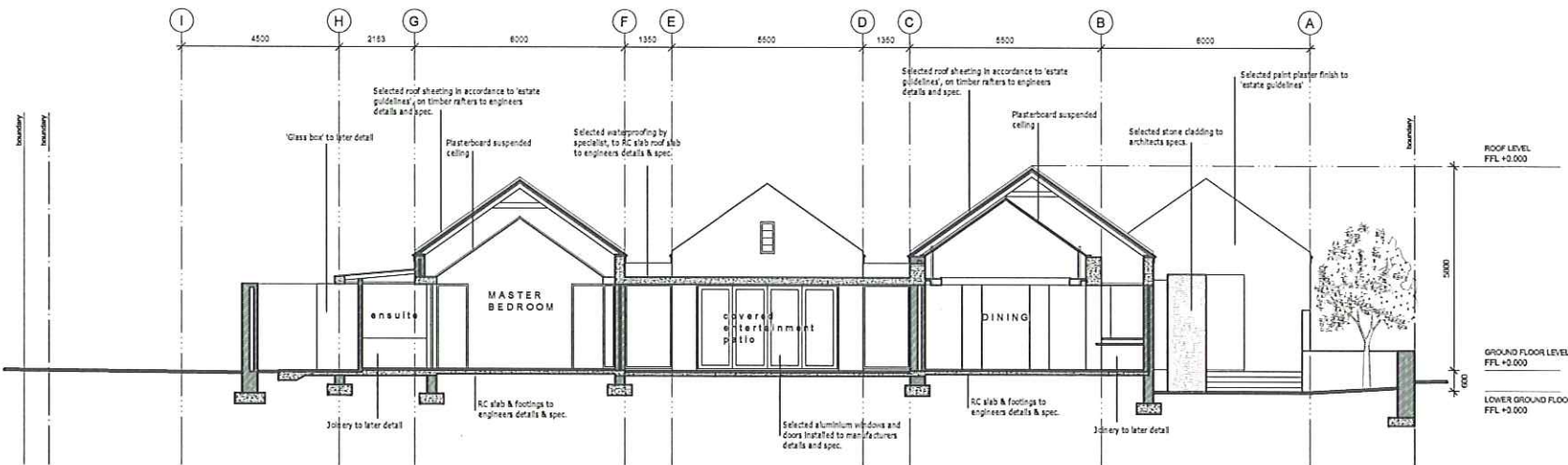
BALUSTRADES AND HANDRAILS: Where applicable, balustrades to be constructed to comply with Part 4 of the SANS 10400 to a minimum height of 1.000m with a glass balustrade 100mm thick to be minimum 800mm and maximum 1000mm high off finish line to stairs and should be installed on at least one side to stairs where less than 1000mm wide.

ELECTRICAL AND LIGHTING: Refer to Architect's details and specifications. Note external lighting to comply with estate guidelines.

PLUMBING, SOIL AND WASTE DRAINAGE: All plumbing work to be undertaken by a registered plumber in accordance with Local Authority regulations. Soil pipes: 100mm @ min 1:60 fall. Waste pipes: 60mm @ min 1:60 fall with separate traps entering separately into soil and waste stacks. Vent pipes: 100mm @ 1:60 fall. All branch pipes greater than 6m in length to be vented separately. All drainage pipes below building or with less than 450mm ground cover to be enclosed in concrete. No junctions with walls, slabs or under surface beds. Note in attention work all new plumbing to be connected into existing services.

RAINFALL GOODS: Eventide gutters and downpipes or similar approved to be fixed to manufacturers specifications. All downpipes to be fixed away from dwelling into landscaping. All downpipes to be concealed and wrapped in rpe (horizontal) and where breaking through structure opening to be waterproofed.

PLUMBING, SOIL AND WASTE DRAINAGE: All plumbing work to be undertaken by a registered plumber in accordance with Local Authority regulations. Soil pipes: 100mm @ min 1:60 fall. Waste pipes: 60mm @ min 1:60 fall with separate traps entering separately into soil and waste stacks. Vent pipes: 100mm @ 1:60 fall. All branch pipes greater than 6m in length to be vented separately. All drainage pipes below building or with less than 450mm ground cover to be enclosed in concrete. No junctions with walls, slabs or under surface beds. Note in attention work all new plumbing to be connected into existing services.



PROPOSED SECTION D-D

REV	DATE	DESCRIPTION

ARCHITECTURE INTERIOR DESIGN
ELLIS & ASSOCIATES ARCHITECTS

NO 1 ORVELLA 145 VLOOF STREET, CAPE TOWN 8001
TEL: 021 422 2824 P: 021 422 2829 E: ellis@ellisa.co.za

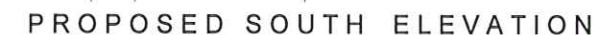
BENQUELA COVE INVESTMENTS

PROPOSED HOUSE
ERF 199
BENQUELA COVE
HERMANUS

COUNCIL SUBMISSION
PROPOSED SECTIONS

SCALE	DATE	BY	CHKD
1:100	13.08.09	RYCB	
2393	LAD 200		

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AND REMAINS THE PROPERTY OF THE ARCHITECT.
ALL RIGHTS ARE RESERVED. NO PART OF THIS DRAWING
BY ANY NAME AND LOCAL AUTHORITY BY ANY
FOR ANY PURPOSES IS TO BE TAKEN IN INFERENCE TO
SOL, AND OF COURSE.
ALL DESIGN AND CONSTRUCTION DIMENSIONS TO BE
CHECKED BEFORE WORK COMMENCES, AND DIMENSIONS
OR DIMENSIONS TO BE RESPECTED. THE ARCHITECT
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS
RESULTING FROM THE MISINTERPRETATION OF THE
DRAWING.
ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.



At building work to comply with SASB 500 Building Control and Municipal Building Act. This drawing is to be used in conjunction with the Architectural section drawings and the Structural Engineering drawings.

GLAZING
Min 700x200mm open fixings and 600x300mm thickness to ground floor surface. All glazing to be in accordance with Part M of the Building Regulations. All drawings are subject to confirmation by the Structural Engineer.

FLOORS
All work on min. 20mm screed to 100mm mass concrete at 250 mm/cor DPC on 50mm cast in situ compacted to 100mm. Min ASHTD on compacted hardcore to be min. 150mm above DPC. Where fill is used, it must be free of decomposing organic material. All floors to be finished with a minimum of 25mm concrete to be dressed up to and above and topped over with clay tile DPC. Where internal walls divide the surface, the DPC must be continued and DPC placed over the wall.

BRICKWORK All work to comply to SASB 500 Part 4.
All brickwork to be in accordance with Part E of the Building Regulations with approved wall ties at 2.0m of height to be 50.75mm wide clay. Galvanized steel wall ties to be used in all brickwork and 4 courses above and below all openings and parapet walls.

DPC Around all windows and door openings to external walls.
Internal walls, all external walls and all roof openings.

INTERNAL WALL AND FLOOR FINISHES
All internal walls and floors to be in accordance with Part E of the Building Regulations and colours as noted by Principals Agent.

PAINTS
Wall/ceiling to be a base coat, specified by Principals Agent.
Door frames All external doors to be in accordance with Part E of the Building Regulations.

LIGHTING AND VENTILATION:
All lighting Min. 1000 lux. All rooms to be adequately lit and ventilated.
Natural Ventilation Min. 5% of habitable room area.

HUNG WINDOWS AND DOORS
All windows and doors to be in accordance with Part M of the Building Regulations.
Principals Agent to select type, material and finish for all windows and doors.
All windows and doors to be in accordance with Part E of the Building Regulations (impervious to external noise and all per part applicable).

GLAZING
All glazing to be in accordance with Part M of the Building Regulations. All glazed areas in excess of 1 sq.m or with 300mm of S.F.F.L. and all glazed doors and windows to be safety glazed. Glazed shower cubicles and all glass to be safety glazed.

LINOLEUM AND BEARING
All floors to be finished to a maximum of 300mm with the least safety plastered finish with minimum 4 courses brickwork with gap, brickwork or concrete to be in accordance with Part E of the Building Regulations.
All steel floor bridging covers to be Structural Engineer's specification.

[illegible]

All plumbing work to be undertaken by a registered plumber in accordance with Local Authority Regulations.

Soil pipes: 100mm Ø min 1.60ml

Waste pipes: 50mm Ø with degradable traps entering separately into soil and vent pipes.

Vent pipes: 100mm Ø, rodent proofed. All branch pipes greater than 6m in length to be vented separately.

All drainage pipes below building or with less than 450mm ground cover to be enclosed in concrete.

No junctions with walls, slabs or under surface beds. Note in attention work all new plumbing to be connected into existing services.

RAINWATER GOODS:

Ewerle gutters & downpipes or similar approved to be fixed to manufacturers' specifications. All downpipes to be led away from dwelling into landscaping. All downpipes to be concealed and wrapped in dye (horizontal), and where breaking through structure opening to be waterproofed.

[illegible]