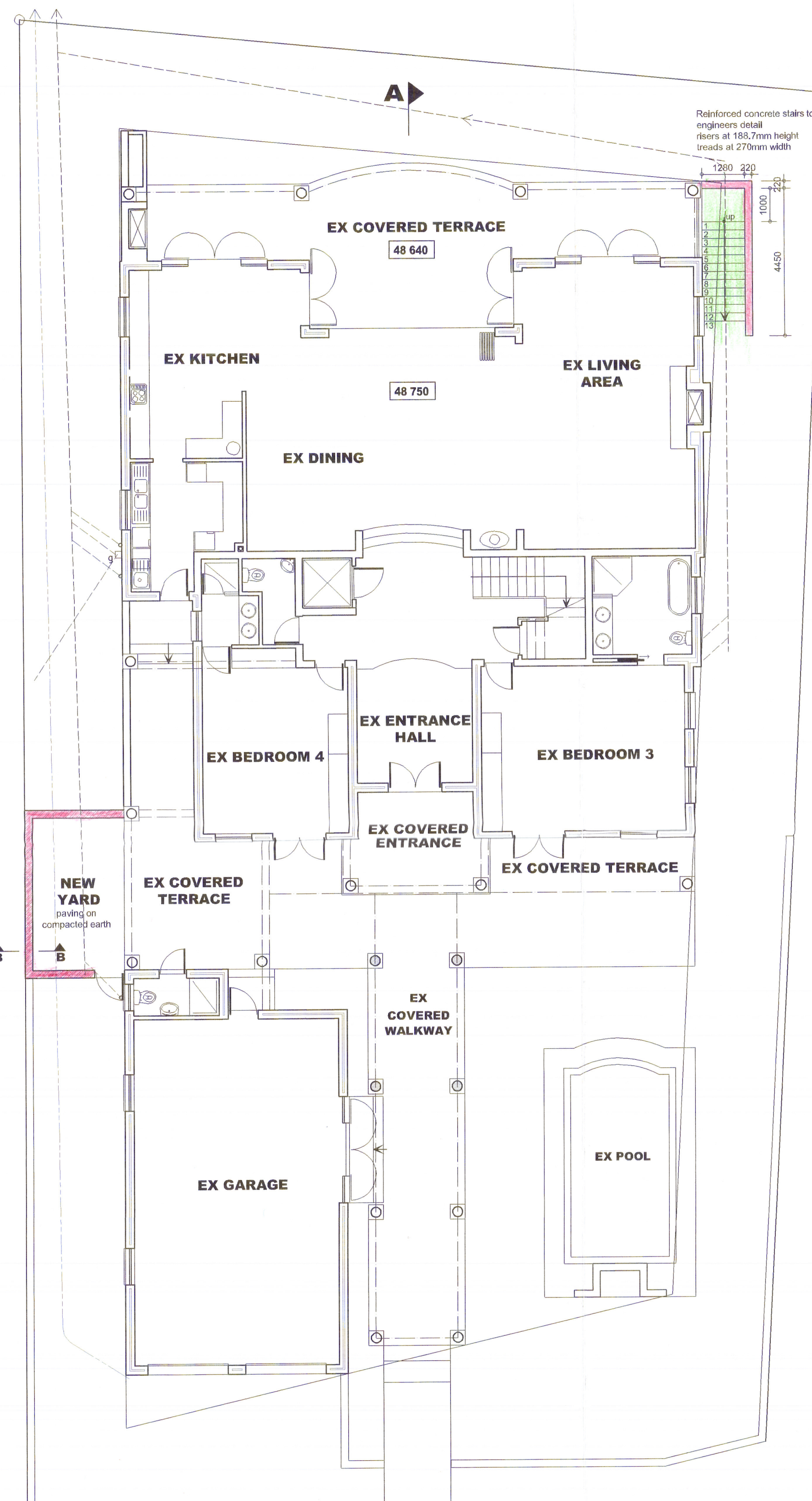
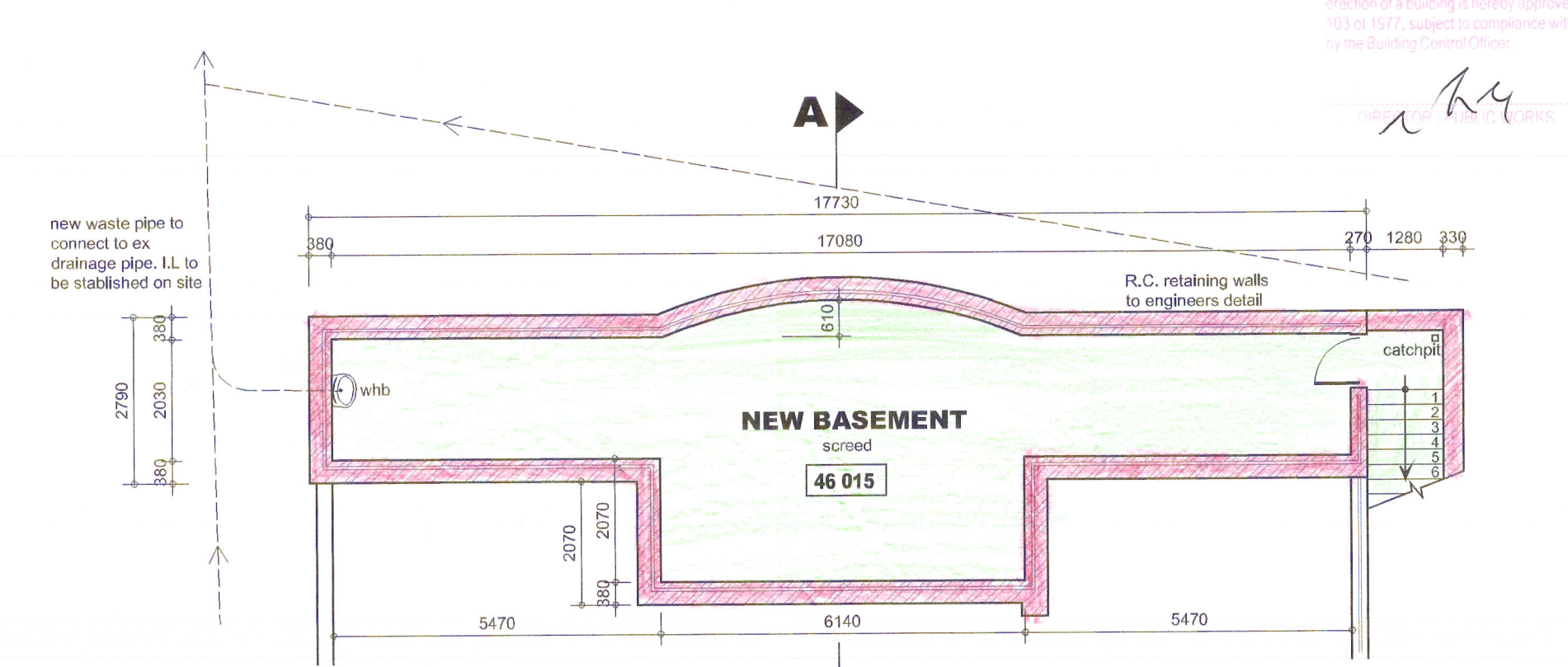
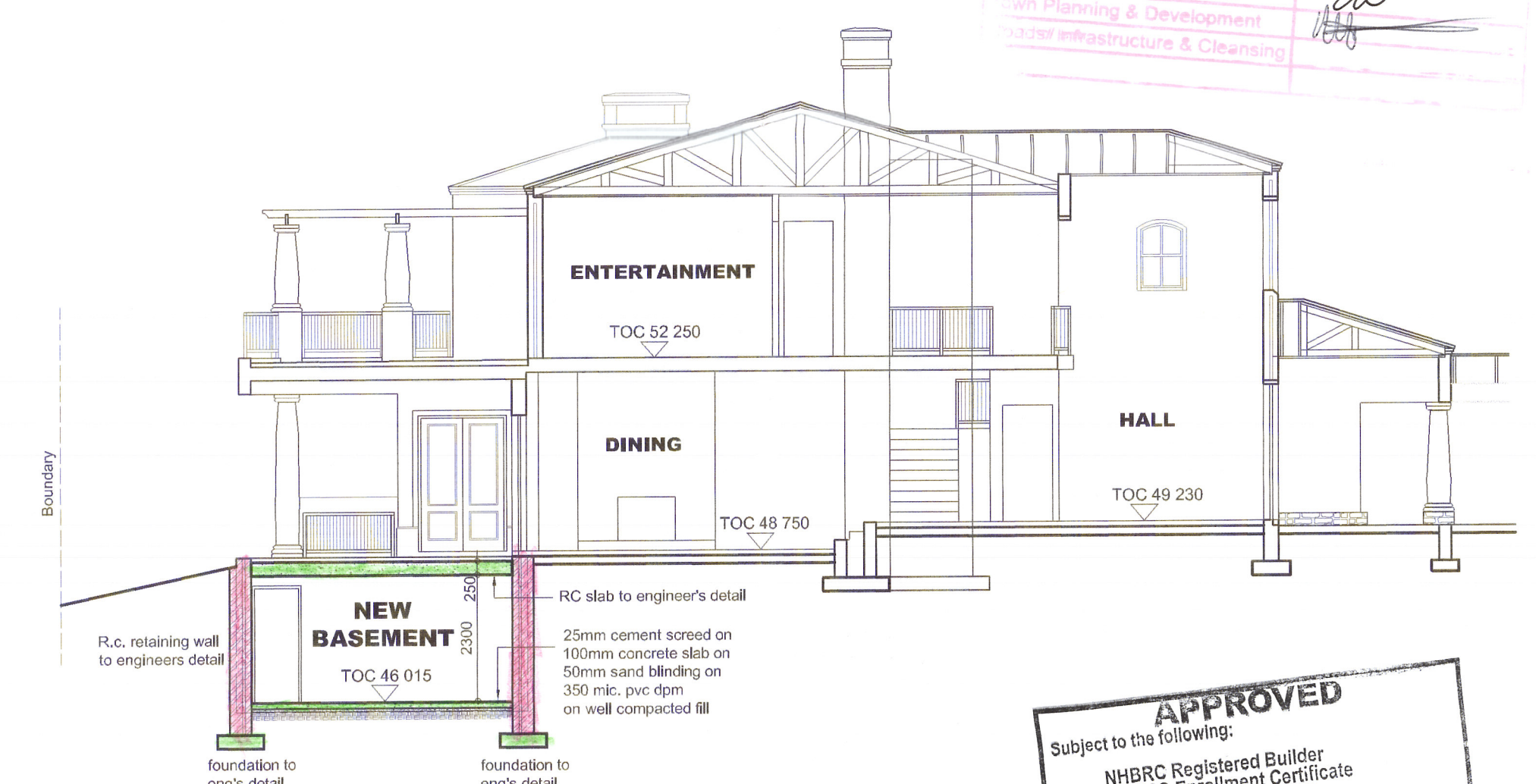




GROUND FLOOR PLAN
SCALE 1:100



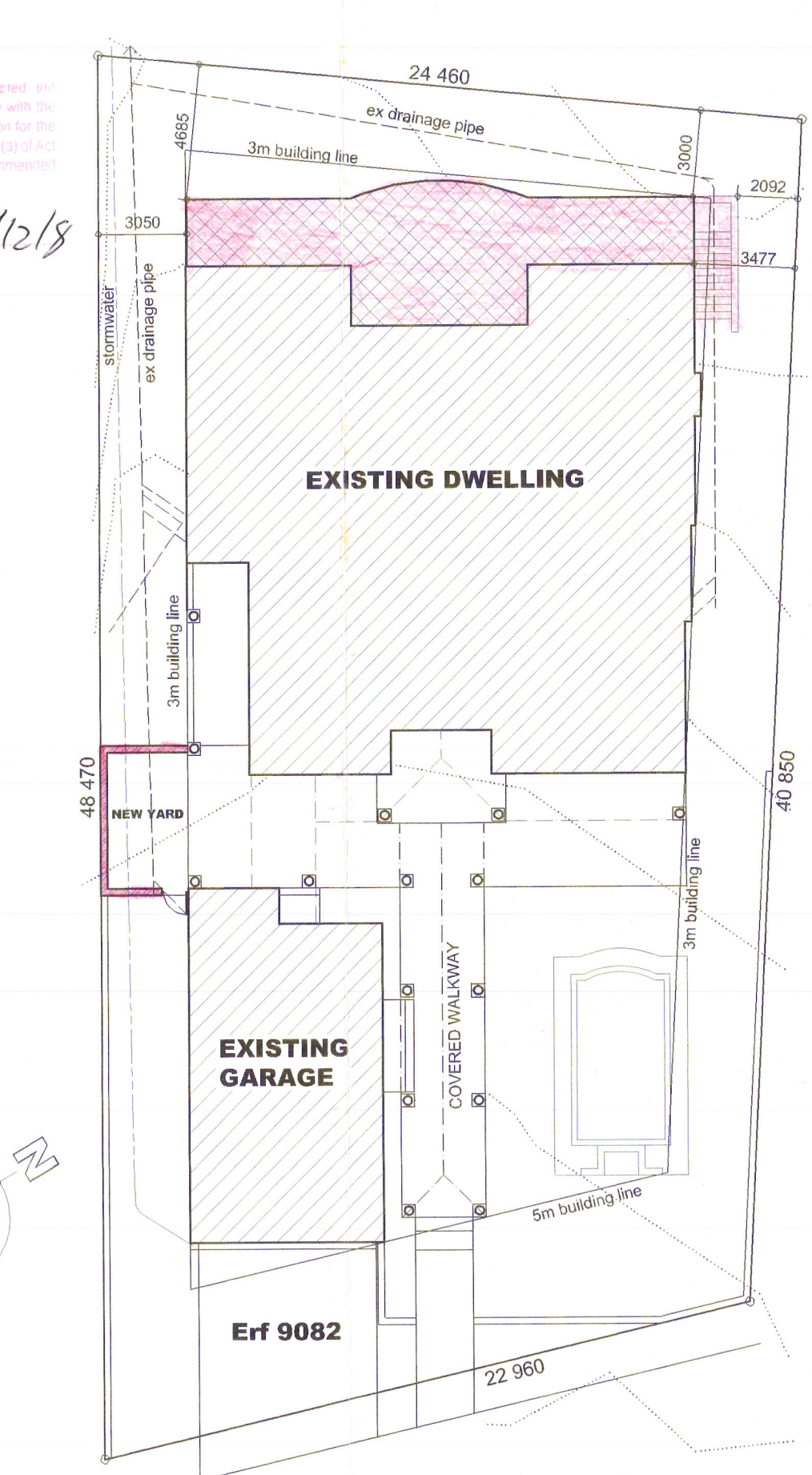
BASEMENT PLAN



SECTION A-A
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



SITE PLAN
SCALE 1:200

CONCRETE WORK
All foundations to be founded min. 450mm below natural ground.
All surface beds to be 100mm thick with 250 micron dpm under, on 50mm sand blinding on well consolidated hardcore.
Reinforced concrete beams and slabs to be in accordance with the engineer's specification.

BRICKWORK
Precast lintels laid to manuf. specs. over all door & window openings unless otherwise specified.
Walls to be 110mm, 230mm or 270mm (cavity) clay brick walls in stretcher bond to be plastered to match existing.
All cavity walls to have 4 galv. wire ties per 1sqm.
All cavity walls to have brickforce above and below windows and over all lintels unless otherwise specified.
The cavity for the top 4 courses to be closed & solid to fix galv. hoop iron roof ties.

DRAINAGE
I.E.'s & R.E.'s to all bends, junctions and changes in direction of all soil and waste pipes.
R.E.'s & I.E.'s to have marked covers at ground level.
All fittings to have re-seal traps.
Waste pipes to be accessible for repairs and cleaning.
All vent pipes to be fitted with anti-vac valves 50 Ø.
Waste pipes to all sinks, baths and showers.

GENERAL
Vertical DPC's to all changes in floor level.
DPC under all sills and over all door & window openings.
Weepholes at 400mm c/c over all doors & windows.
Weepholes to be kept clean of building debris while building.
Weepholes to be checked for functionality after building is complete.

AREA SCHEDULE:	
EX DWELLING:	
GROUND =	273.5m²
FIRST =	190.9m²
TOTAL =	464.4m²
EX GARAGE =	68.3m²
NEW BASEMENT =	66.3m²
TOTAL FLOOR AREA =	599.6m²
EX COVERED ENTRANCE =	12.4m²
EX COVERED TERRACES =	124.4m²
EX COVERED YARD =	14.5m²
EX COVERED WALKWAY =	39.5m²
COVERAGE:	
ERF AREA =	1040m²
COVERAGE =	464.3m² = 44.6%

PLAN APPROVAL NOTES
The approval is in terms of the approved design guide lines and subject to the approval of the local authority.
The specifications and the construction to conform to the standards of the N.B.R. the local by-laws and the S.A.B.S.
The professional liability for both the structural and constructional design and details is vested with the project consultants.

- CONDITIONS OF APPROVAL**
- The payment deposit of R. is payable before the drawings are released
 - All drainage, waste water and r.w.d. are to be concealed.
 - Sample panels of the colour schemes as submitted at sketch plan stage to be supplied before paintwork commences.
 - Elevations required of all boundary walls
 - Commencement certificate to be issued by HOA

SECTION B-B
SCALE 1:50

- SPECIFIC CONDITIONS**
1.
 2.
 3.
 4.
 5.

PLAN APPROVED BY:
(Name/signature/date)

Owner:
Date:
Exco:
Date: 8/11/08
Architect:
Date: 17.10.08
R.C. retaining wall and stairs to engineers detail

Rev. Date/Description:
Revised By:
Signature (Approved by) Owner:
Date:

THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE DESIGNER.
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING THE DRAWING.

RAUBENHEIMER HERVEY & ASSOCIATES cc
Architecture & Interior Design
Tel (021) 797 3169

Client Name:	FIRE RING TRADING		
Project:	RIDER PLAN FOR NEW HOUSE TURTLE CREEK GOLF ESTATE, PLETTENBERG BAY, ERF 9082		
Drawing Title:	COUNCIL SUBMISSION		
Date:	09-2008	Drawn By:	NS
Drawing No:	09-120-01	Drawn Proposal:	Checked:
			Revision:

APPROVED
Subject to the following:
NHBC Registered Builder
NHBC Enrollment Certificate
In terms of Act No. 95 of 1998 Housing Consumer Protection Measures Act
For more information Tel: 041 - 3550301
Customer Care Line: 0800200824

PLETTENBERG BAY MUNICIPALITY
2008-11-4
RECEIVED