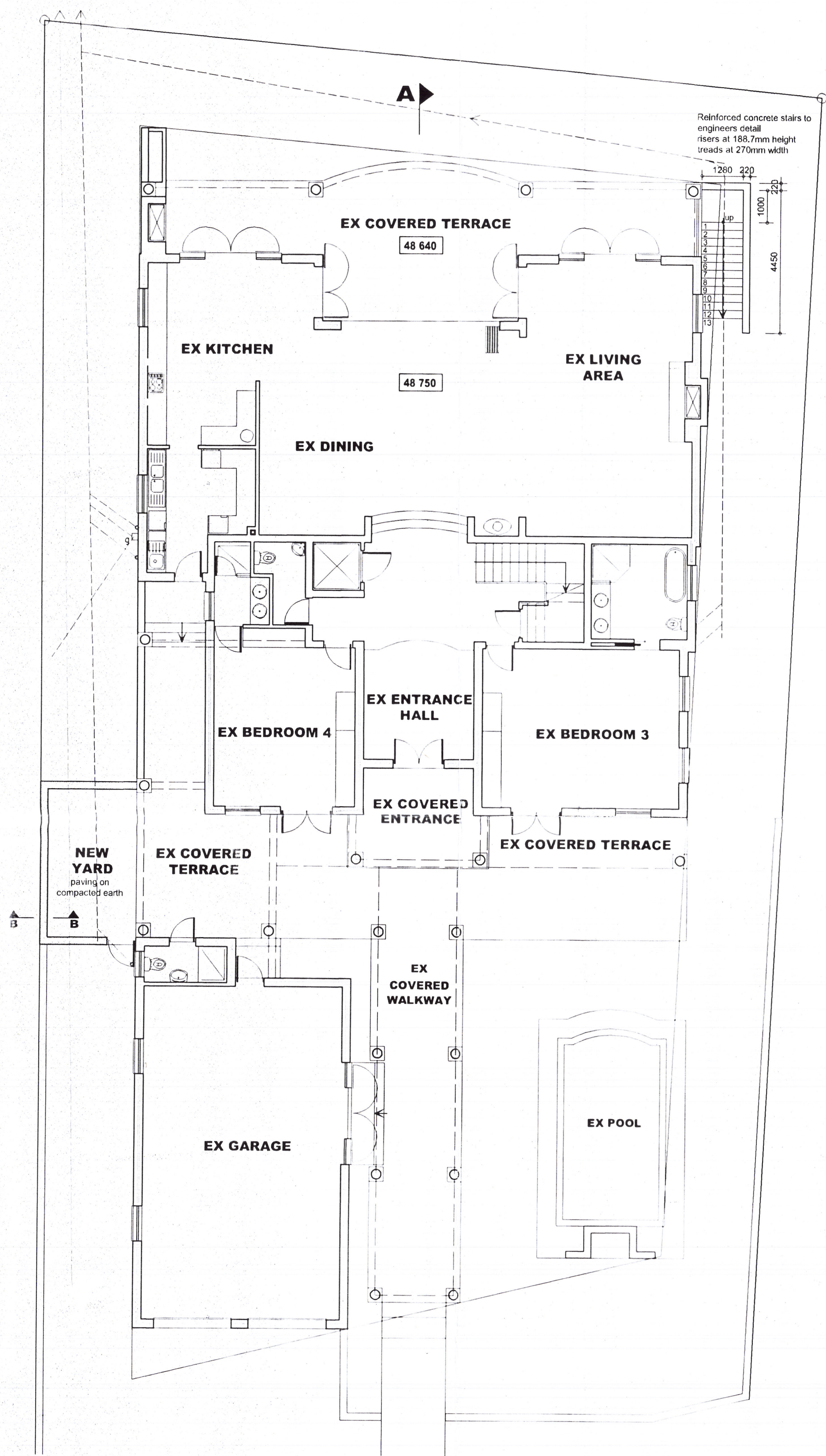
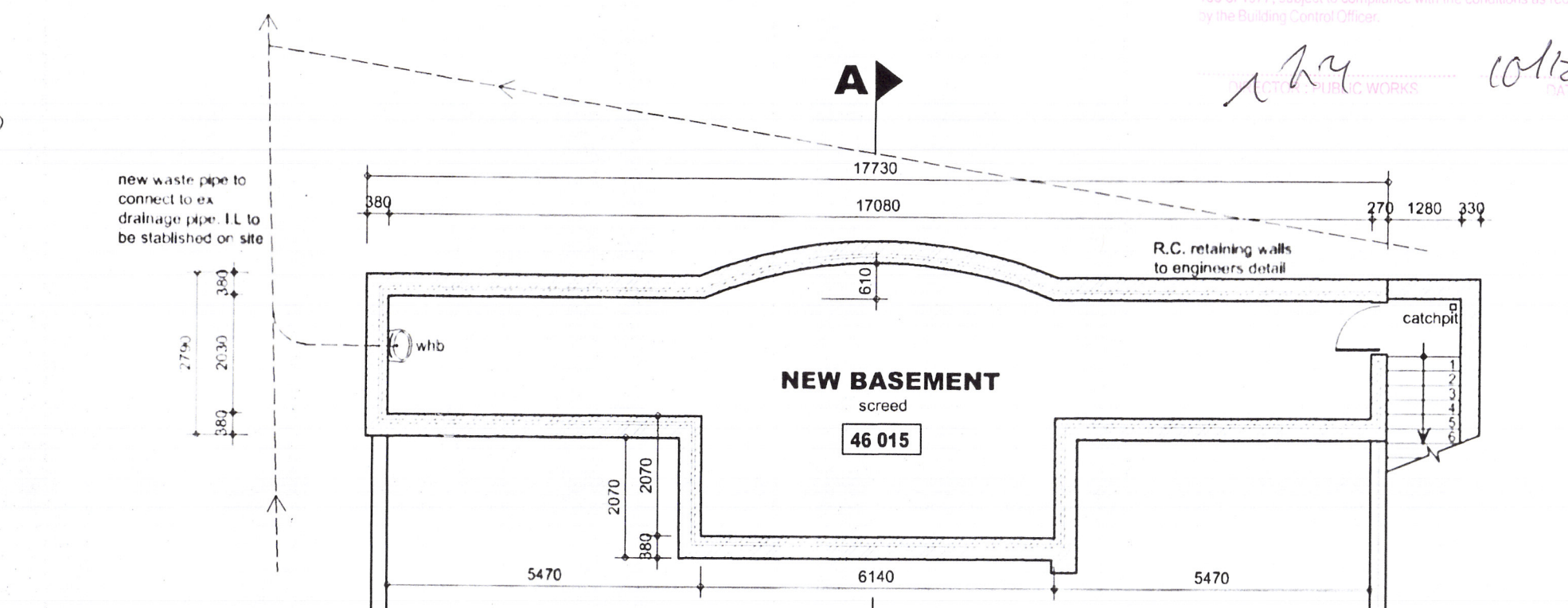
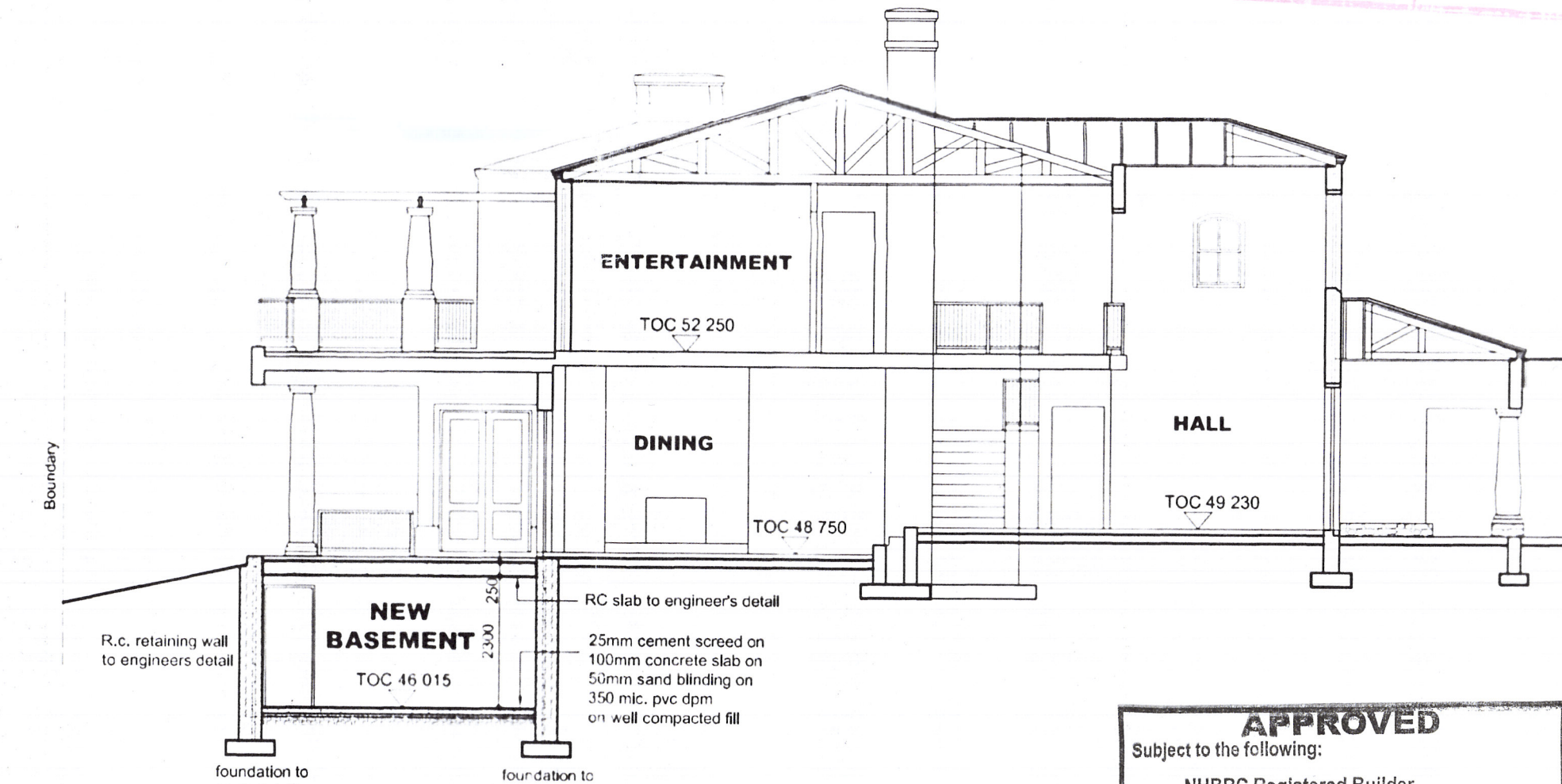




GROUND FLOOR PLAN
SCALE 1:100



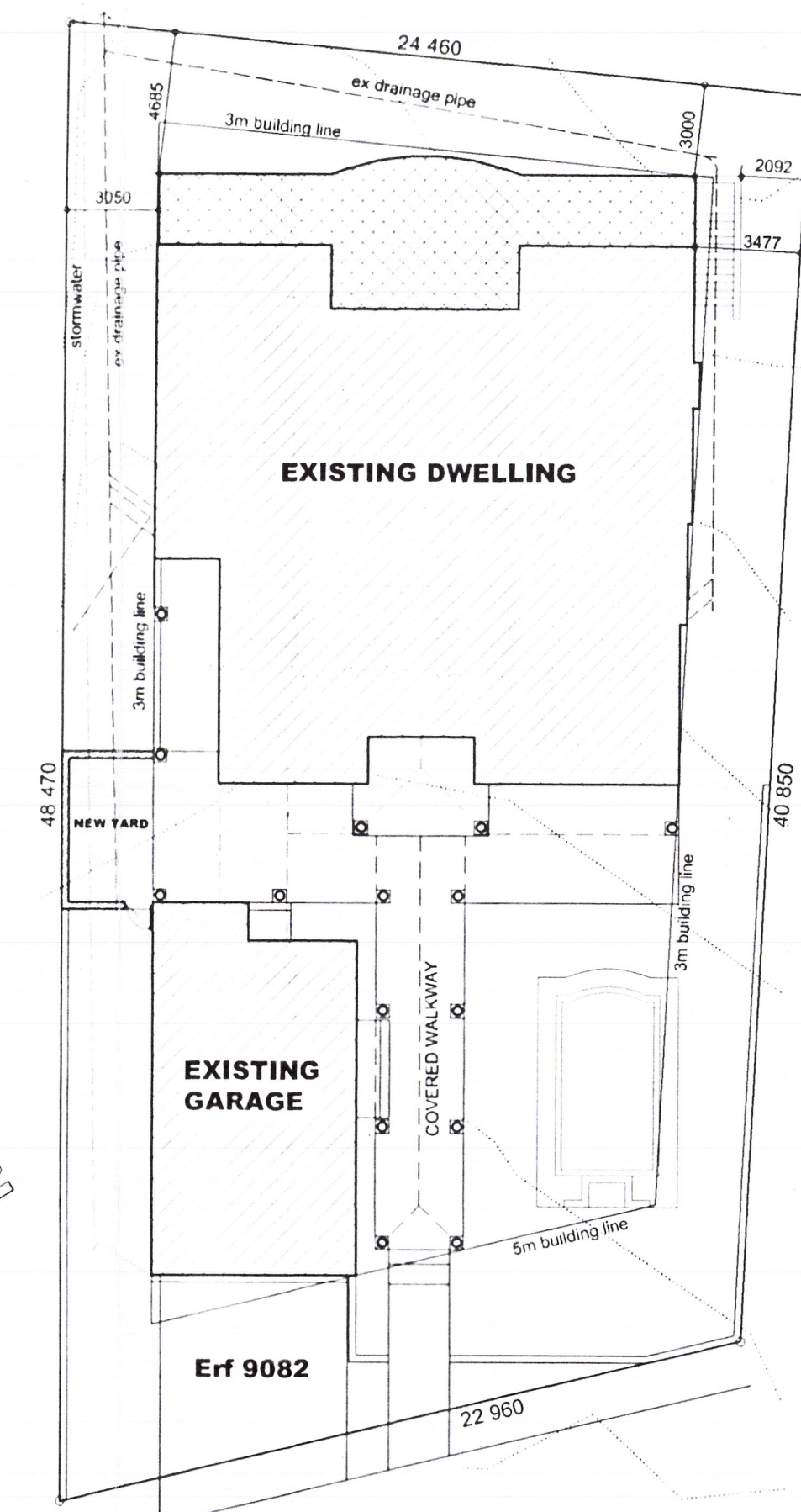
BASEMENT PLAN



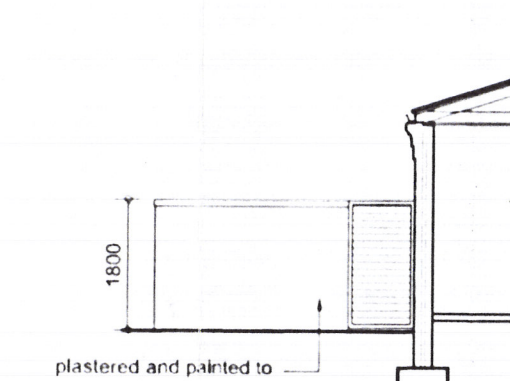
SECTION A-A
SCALE 1:100



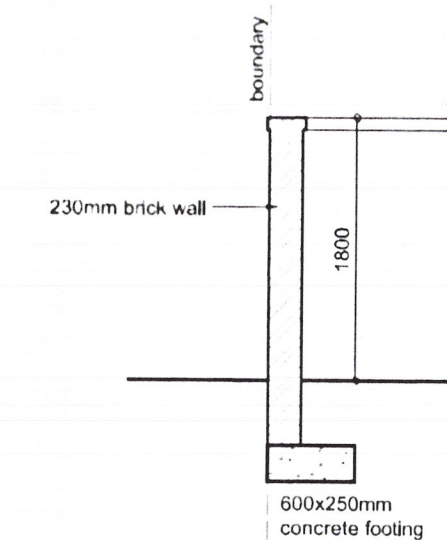
NORTH EAST ELEVATION
SCALE 1:100



SITE PLAN
SCALE 1:200



NEW YARD WALL
SCALE 1:100



SECTION B-B
SCALE 1:50

SPECIFIC CONDITIONS

1. The payment deposit of R. 1000.00 is payable before the drawings are released to the contractor.
2. All drainage, waste water and r.w.d. are to be concealed.
3. Sample panels of the colour schemes as submitted at sketch plan stage to be supplied before paintwork commences.
4. Elevations required of all boundary walls.
5. Commencement certificate to be issued by MCA.

PLAN APPROVED BY:
(Name/signature/date)
Owner: _____
Date: 5/11/05
Architect: _____
Date: 5/11/05
Reg. No: _____
to engineers detail

CONCRETE WORK
All foundations to be founded min. 450mm below natural ground.
All surface beds to be 100mm thick with 250 micron opm 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 blocks 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 O.
Waste pipes to all sinks, baths and showers.

GENERAL
Vertical DPC's to all changes in floor level.
DPC under all cills and over all door & window openings.
Weepholes at 460mm c/c over all doors & windows.
All weepholes to be kept clear 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 =	68.9m²
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

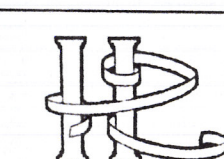
The approval is in terms of the approved design guide lines and subject to the approval of the local authority.
The specifications and the construction to conform to the standards of the N.B.R. the local by-laws and the S.A.B.S.
The professional liability for both the structural and constructional design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

CONDITIONS OF APPROVAL

1. The payment deposit of R. 1000.00 is payable before the drawings are released to the contractor.
2. All drainage, waste water and r.w.d. are to be concealed.
3. Sample panels of the colour schemes as submitted at sketch plan stage to be supplied before paintwork commences.
4. Elevations required of all boundary walls.
5. Commencement certificate to be issued by MCA.

Signature (Approved By) Owner: _____ Date: _____

THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
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) 597 3169

FIRE RING TRADING

Project: RIDER PLAN FOR NEW HOUSE
TURTLE CREEK GOLF ESTATE,
PLETTENBERG BAY, ERF 9082

COUNCIL SUBMISSION

Date:	09-2008	Drawn By:	NS	Drawn's Principal:	Checked:
Drawing No.:	09-120-01				

PLETTENBERG BAY MUNICIPALITY
2008-11-14
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