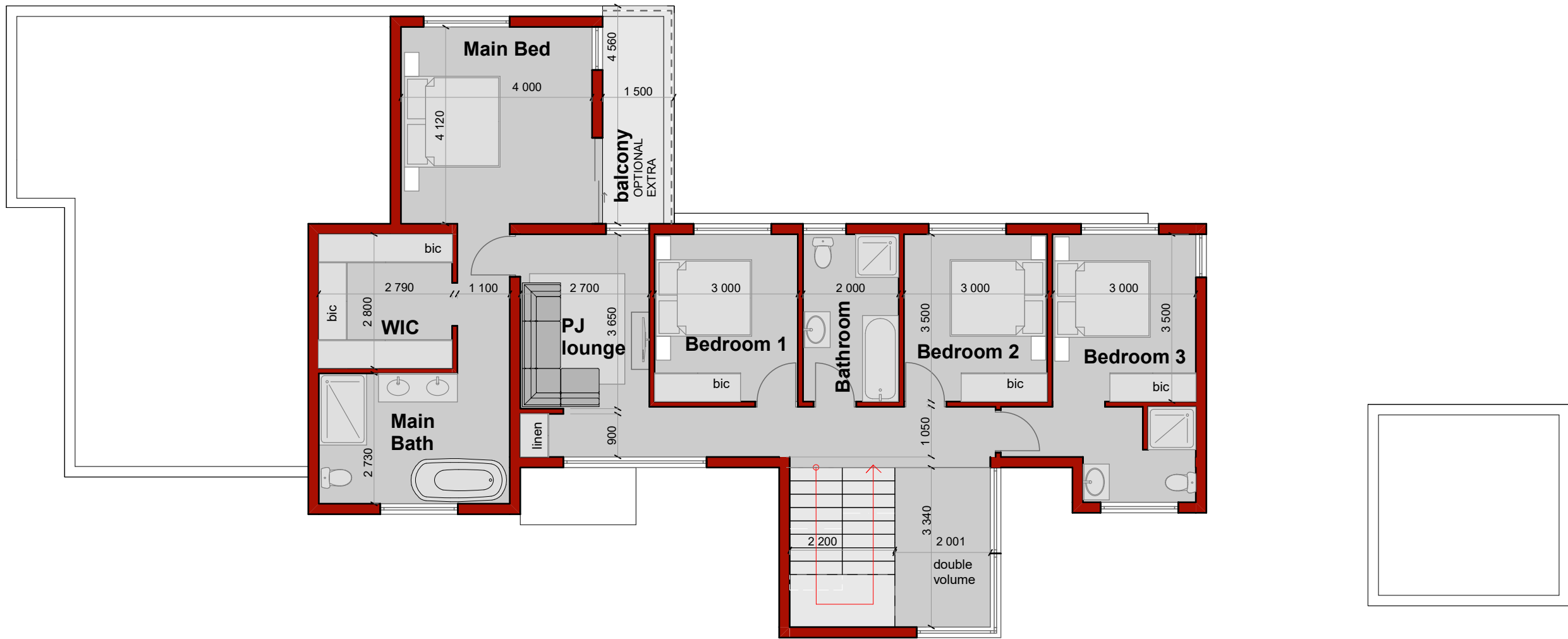
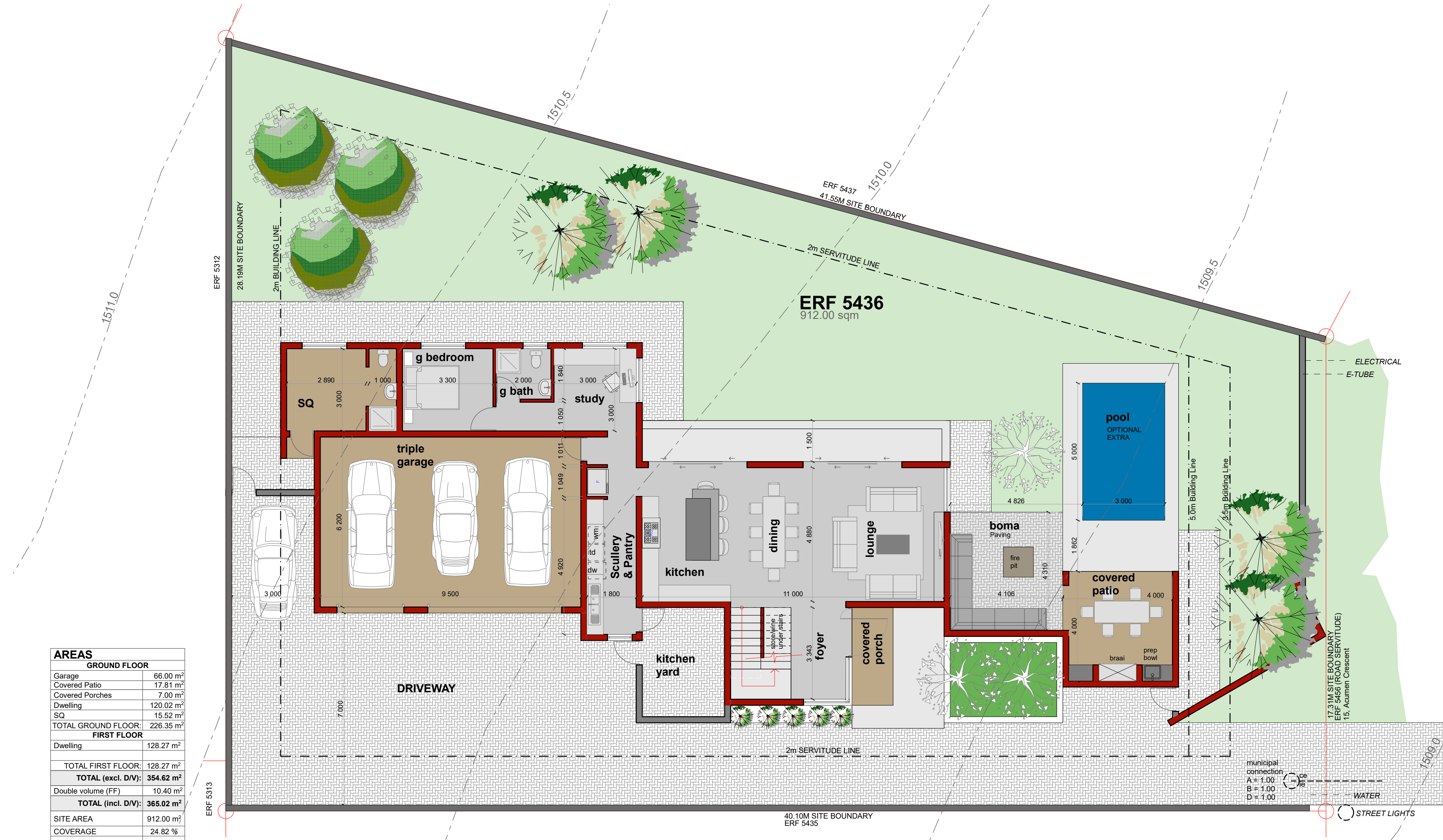




 **FIRST FLOOR PLAN**
scale 1:100



AREAS	
GROUND FLOOR	
Garage	66.00 m ²
Covered Patio	17.81 m ²
Covered Porches	7.00 m ²
Dwelling	120.02 m ²
SQ	15.52 m ²
TOTAL GROUND FLOOR	226.35 m ²
FIRST FLOOR	
Dwelling	128.27 m ²
TOTAL FIRST FLOOR	128.27 m ²
TOTAL (excl. D/V):	354.62 m ²
Double volume (FF)	10.40 m ²
TOTAL (incl. D/V):	365.02 m ²
SITE AREA	
SITE AREA	912.00 m ²
COVERAGE	24.82 %
FIRST FLOOR / GROUND FLOOR RATIO (incl. double volumes)	0.6126 / 61.26 %
UNCOVERED AREAS / EXTRA'S	
Pool & open patios	52.00 m ²
Boma	20.90 m ²
Family Balcony	14.70 m ²

 **GROUND FLOOR PLAN**
scale 1:100

NOTES

SEWER CODE	
---	32mm/38mm/50mm (as per NBR) dia
---	PVC up's from various fillings
---	100/150mm dia HDPE sp, min fall 1:60, outside min 400mm deep
---	100/150mm dia PVC sp under building, foundations over to be reinforced
---	Standard 50/100mm dia VV's / VP's as shown on various drawings

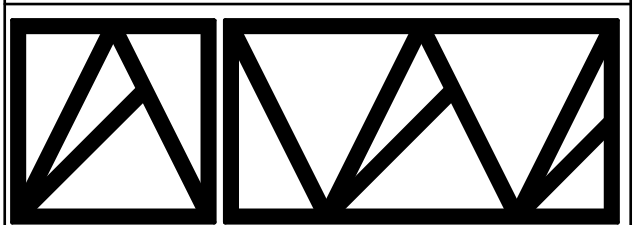
CONCEPT - 03

CLIENT
NEW DWELLING FOR JOSHUA JONES & ass ON ERF 5436, MIDSTREAM RIDGE x 69. MIDSTREAM

DRAWING TITLE
FLOOR PLANS

DESIGNED	DRAWN	SCALE
AWA	AW	1:100
STAGE		PAPER SIZE
SKETCH PLANS		A1
DRAWING NUMBER		DATE
		01 JUL 2021

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