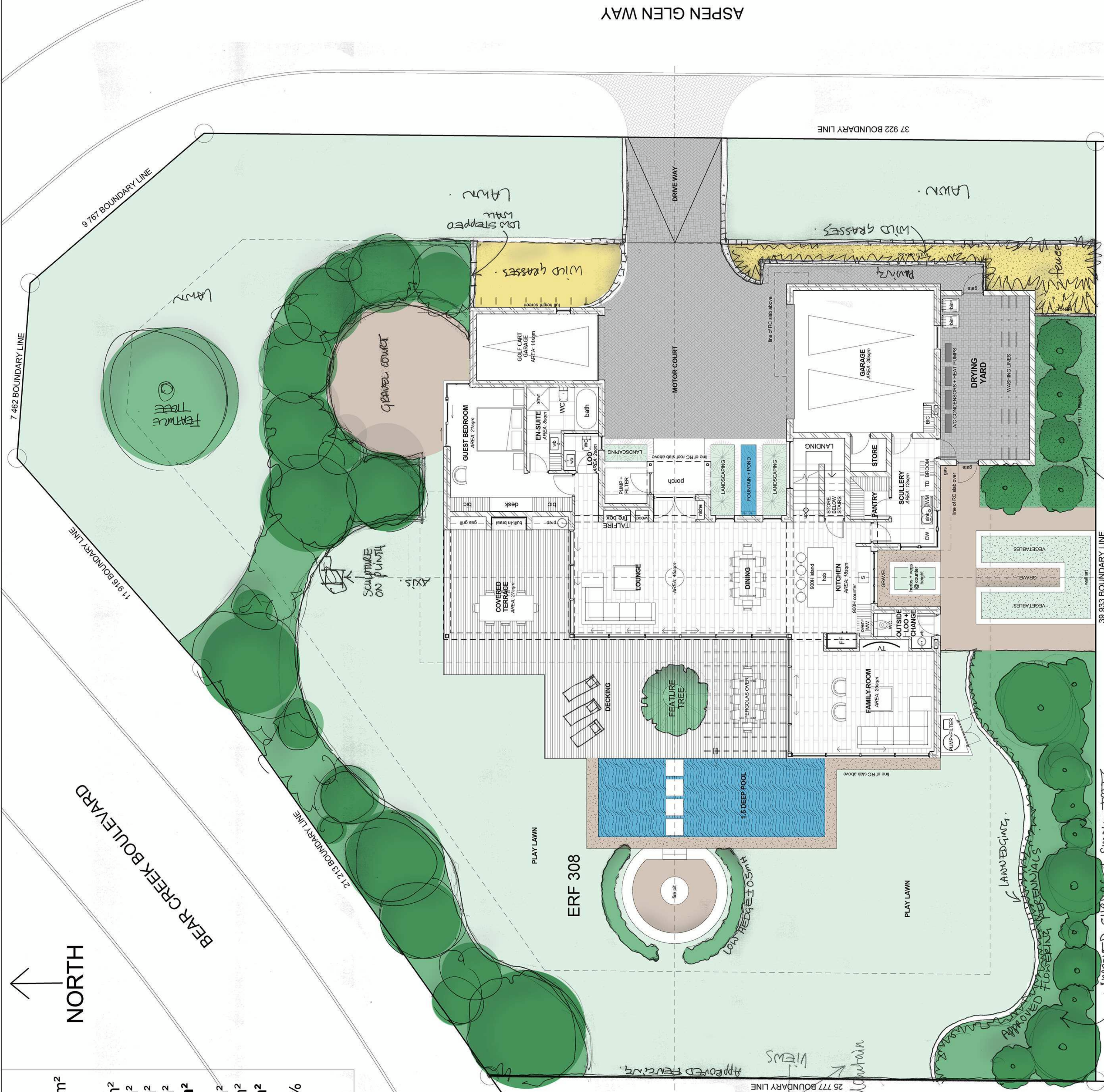


AREA CALCULATIONS:	
Erf. 308	= 1530m ²
CONSTRUCTION AREA	
Ground Floor	= 242m ²
Cov. Veranda	= 28m ²
First Floor	= 126m ²
Balconies	= 9m ²
TOTAL	= 405m²
Pitched Roofs	= 327m ²
Flat Conc. Roof	= 19m ²
TOTAL	= 346m²
Coverage	= 22.6%



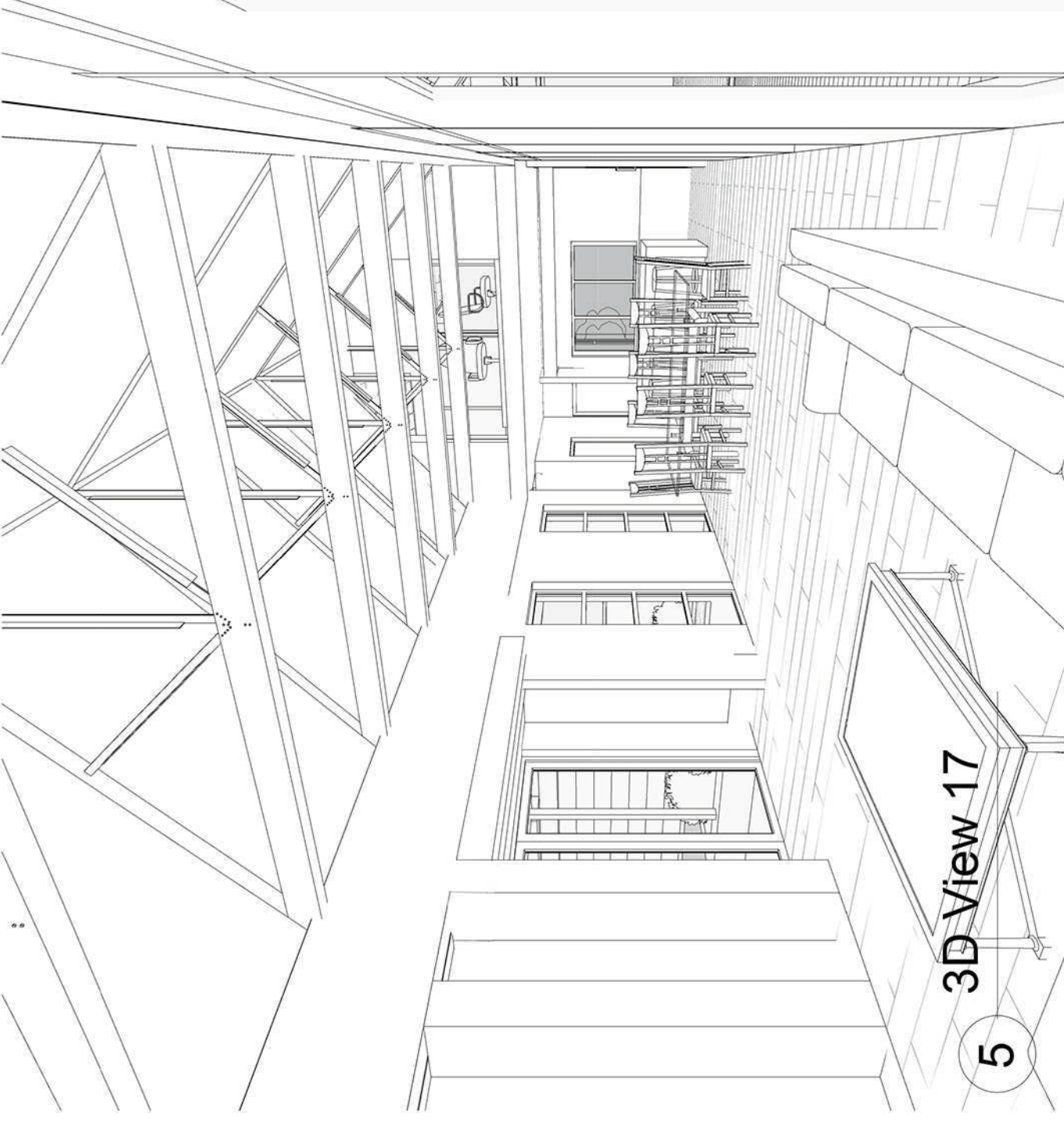
1 01 Ground Floor
1 : 100



2 02 First Floor
1 : 100



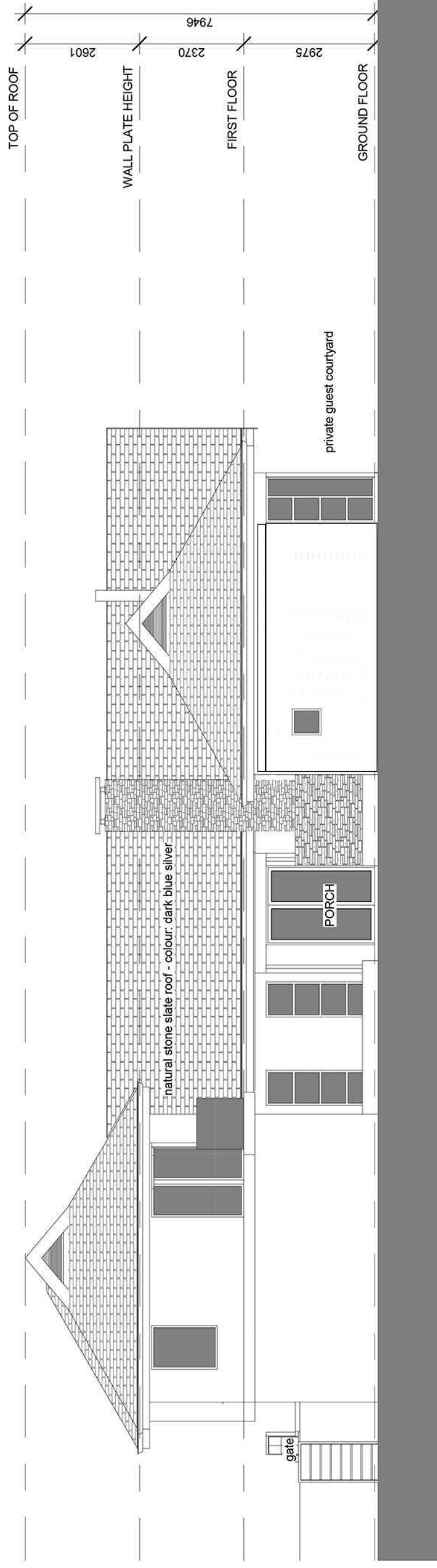
4 Entrance Perspective



5 3D View 17



6 Backyard Perspective



3 East Elevation
1 : 100

NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR THE DRAWING ON ANY PORTION THEREOF IS ISSUED BY MAAS + COETZEE.
2. QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT S.A.S. AND T.S.S. SPECIFICATIONS.
3. CONTRACTOR TO ENSURE THAT ALL DETAILS SHOWN ON THIS DRAWING ARE IN COMPLIANCE WITH LOCAL AUTHORITY BY-LAW AND REGULATIONS.
4. CONTRACTOR TO ENSURE THAT ALL DETAILS SHOWN ON THIS DRAWING ARE IN COMPLIANCE WITH LOCAL AUTHORITY BY-LAW AND REGULATIONS.
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7. CONTRACTOR TO ENSURE THAT ALL DETAILS SHOWN ON THIS DRAWING ARE IN COMPLIANCE WITH LOCAL AUTHORITY BY-LAW AND REGULATIONS.
8. ANY CHANGES TO BE MADE TO THE DRAWING MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
9. ANY CHANGES TO BE MADE TO THE DRAWING MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
10. ANY CHANGES TO BE MADE TO THE DRAWING MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

REVISIONS		
No.	Date	Description

ARCHITECT SIGNATURE	
CLIENT SIGNATURE	

DATE	
CLIENT SIGNATURE	

MAAS+COETZEE	
LIFE STYLE ARCHITECTS	
INTERIORS	
GARDENS	
P.O. BOX 100, CENTRAL CITY, CAPE TOWN 7800	
TEL: 021 794 40 40 FAX: 021 794 40 41	
WWW.MAASCOETZEE.CO.ZA	



PROPOSED NEW DEVELOPMENT ON Erf 308, PEARL VALLEY GOLF ESTATE	
PROJECT STATUS	
CONCEPT	

FLOOR PLANS, ELEVATION + PERSPECTIVES	
Drawn by	Scale:
W. Pretorius	1 : 100
Project No.	Drawing No.
15-23	101
Revision:	