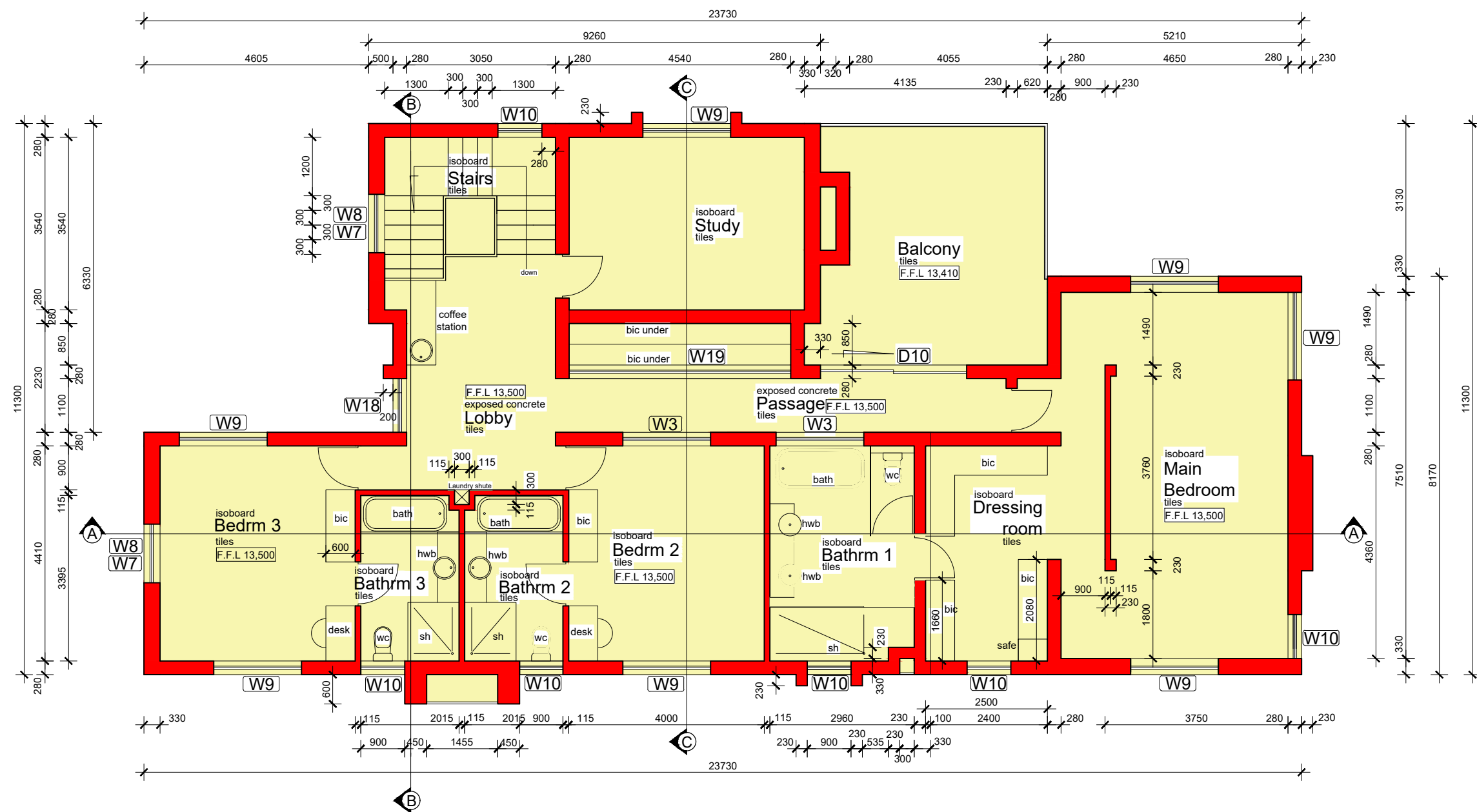
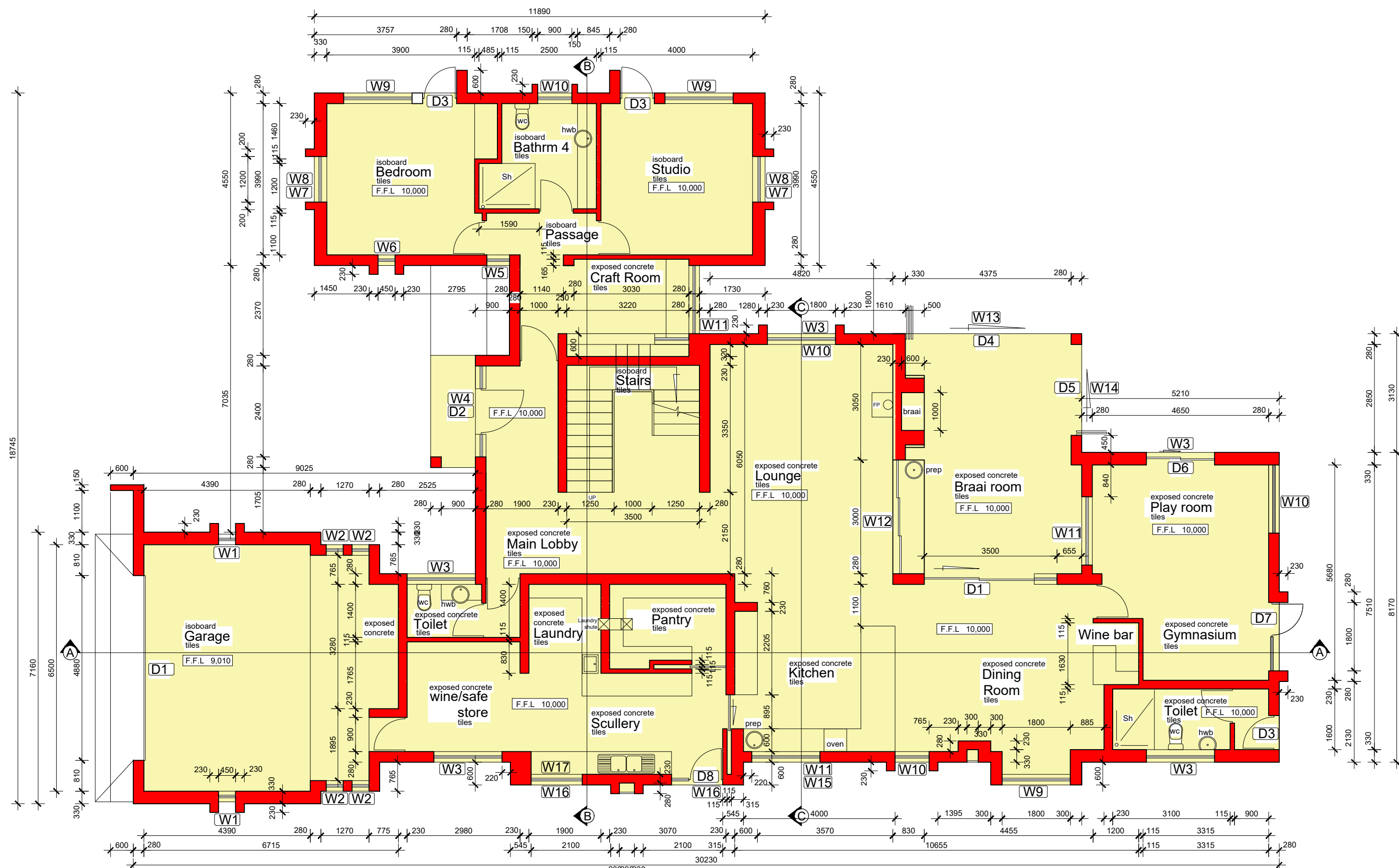




First Floor Plan
SCALE 1:100



Ground Floor Plan
SCALE 1:100

- Notes referring to Estate guidelines ,
and to be implemented.
- Building lines:
From street 5,0m for Main building.
From street 6,5m for garage facing street.
From sides 1,0m +2,0m Double storey 3,0m
Loft storey 1,5m
Single storey 1,0m
Pool 1,0m
 - Coverage 55%.
 - Double storey floor to be less than 65% of ground floor.
 - Gutters and down pipes to be seamless aluminium units
and colour to match the roof.
 - Roof covering to be Safintra Saflok 700 concealed fix
roof system 0,53thick Colourplus AZ-150 coated sheet.
Colour Thunder Storm.
 - Stone to be natural stone as prescribed by Developer
and to supplied by an Old World Concrete coping 450B
Size 750 x 100mm with drip detail.
 - Timber cladding to be Norwegian Pine by Perfect view
solutions. Cedar or blue grey colour.
 - Site electrical light to be approved by Estate when
done.
 - Signage to comply with Guidelines page 42.
 - Paint on walls to be PAINTSMIT'S HERITAGE
COLOURS as to page 35 of Guidelines.
 - Doors, aluminium shutters and garage doors to match
windows colour 54,69 Or 79.
 - Glazing to be accorded to SABS 0137 and 1263 and to
be SOLARVUE NEUTRAL glass.
 - Balustrades to be glass frameless and 1,1m high and
fitted in concealed gutter as to specialist.
 - Boundary walls to be 1,8m high 230mm brick, plaster
and painted wall with 100mm plaster band at top 30mm
thick. First 25% of boundary from street no walls. 3m from
back boundary and back boundary to be CLEARVIEW
1,2m high fence.
 - Paving to be 100mm cobble stones, Concrete blocks of
800 x 800 x 60mm, 1200 x 300 x 60mm and 1800 x 450 x
80mm. Layout as to detail to be provide to Estate Architect
for approval.

Area's:	
Area of erf	1313,9 sq m
Area of house	
Ground floor	351,37 sq m
First floor	201,61 sq m
(57,38% of ground floor)	
Ground fl covered stoep	
First fl balconies	22,18 sq m
Pool	30,00 sq m
Coverage	
351.37 x 100 = 26.74%	
1313,9	

PROJECT TITLE:
NEW HOUSE FOR LJ KRUGER ON
ERF NO 3993, ANURA WINE
ESTATE, KLAPMUTS

DWG TITLE:
Ground floor and first floor plan

DWG NO: LK-002	REV: (02)08-2024
DATE: 2024-08	SCALE: 1:100
DRAWN BY: L VAN TONDER	DRAUGHTSMAN REG NO: SACAP: 6242

OWNER SIGNATURE:

ARCHITECT SIGNATURE:

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SKETCH PLANS