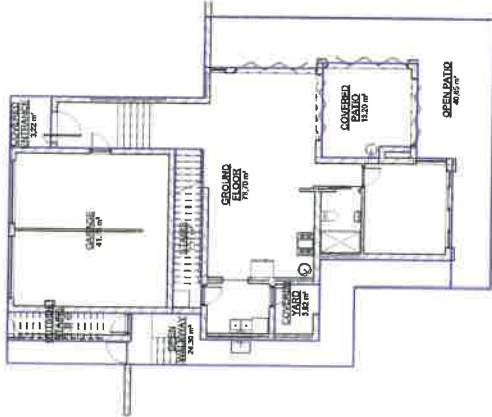


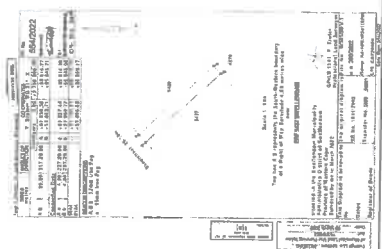
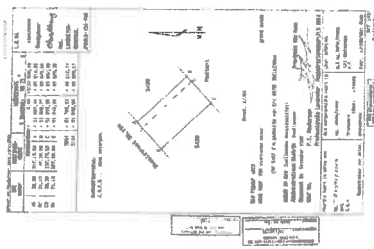
3 03 FFL1
1 : 100



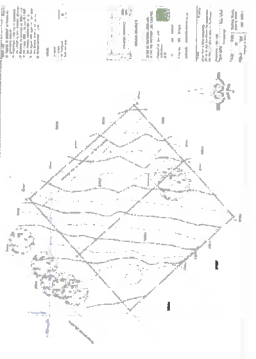
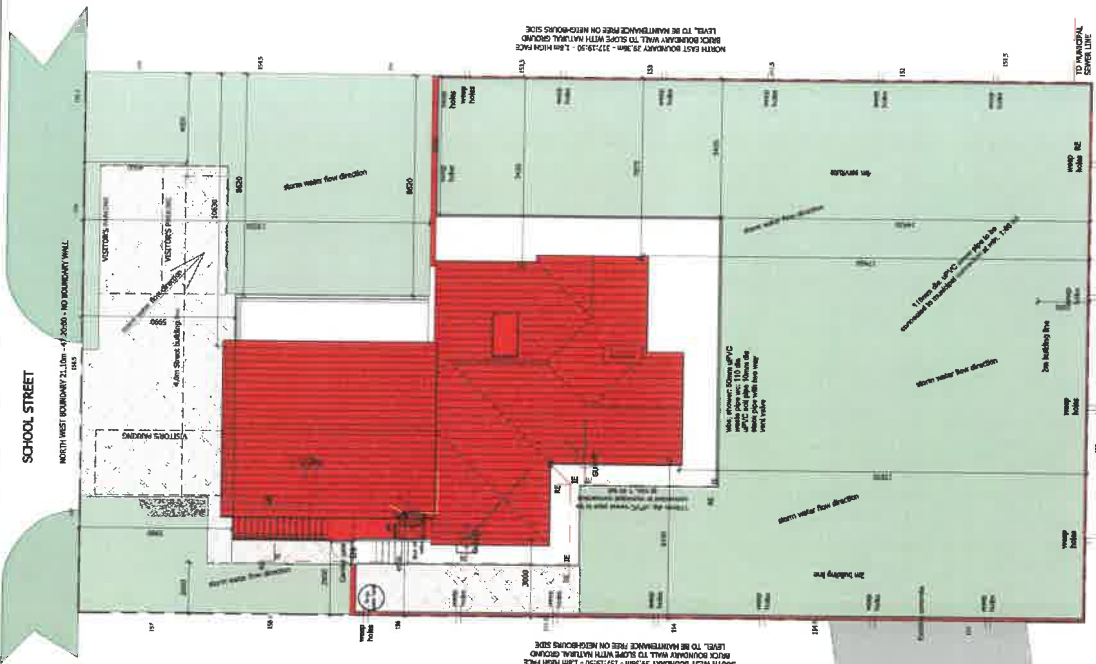
1 02 FFGL
1 : 100

AREA SCHEDULE

STAND SIZE	830m²
GROUND FLOOR:	78m²
MAIN HOUSE:	42m²
STAIRS:	3m²
COVERED ENTRANCE:	13m²
COVERED PATIO:	4m²
COVERED COURT YARD:	11m²
OUTSIDE STAIRS:	2m²
OUTSIDE WALKWAY:	5m²
TOTAL COVERED GROUND FLOOR:	148m²
FIRST FLOOR:	43m²
GUEST SUITE:	5m²
STAIRS:	14m²
OPEN BALCONY:	52m²
TOTAL COVERED FIRST FLOOR:	79m²
OPEN PATIOS AND BALCONIES:	148m²
TOTAL COVERED GROUND FLOOR:	148m²
TOTAL COVERED ALL INCLUSIVE:	296m²
PERMISSIBLE COVERAGE:	50%
ACTUAL COVERAGE:	18%
PERMISSIBLE FAR:	0.8
FAR:	0.24
PERMISSIBLE HEIGHT: MAX	8.5m
ACTUAL HEIGHT: MAX	8.5m
PARKING REQUIREMENTS:	2 PARKING SPACES PER DWELLING HOUSE
PARKING PROVIDED:	2 COVERED PARKING SPACES 3 OPEN VISITORS PARKING
BUILDING OCCUPANCY:	24 HRS/DAY, 7 DAYS/WEEK
Climatic Zone:	CLIMATIC ZONE: NORTH
BUILDING ORIENTATION:	NORTH



2 03 SITE PLAN
1 : 100



2 03 SITE PLAN
1 : 100

ART LOFT

LOUISE VAN RYNEVELD
082 858 4723

2 SAINT AUDLEY
SANDTON
JOHANNESBURG

SACAP NR.: PAT24742868

HOUSE
KRUGER

STAND 5437
SWELLENDAM
SCHOOL
STREET

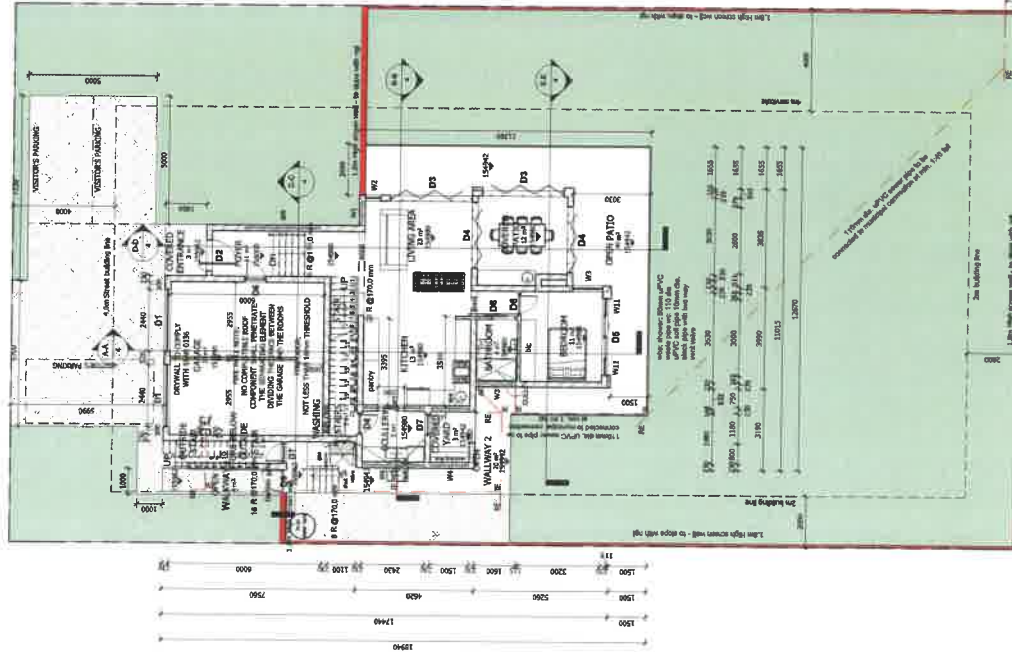
NEW HOUSE

ARCHITECTURAL PROFESSIONAL	DATE	SIGNATURE
OWNER		
ENGINEER		

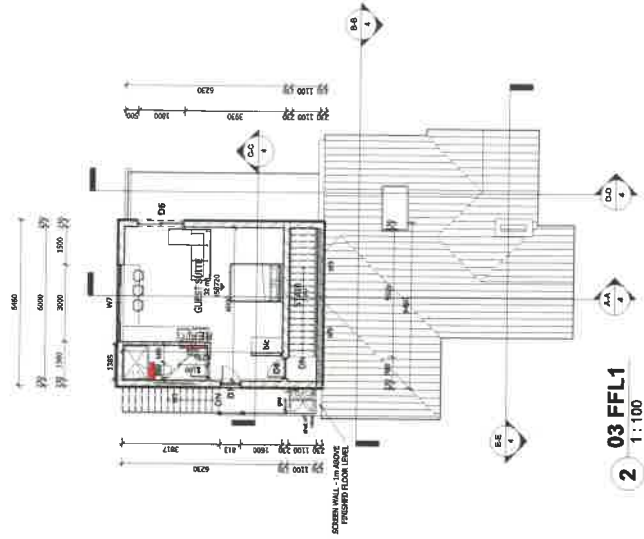
SITE PLAN AND
AREA PLAN

Project number	2023_004_REK
Date	26/11/2023
Drawn by	LVR
Checked by	LVR
Scale	1 : 100

1



1 02 FFGL 1:100



2 03 FFL1 1:100

ART LOFT

LOUISE VAN RYNEVELD
082 858 4723

2 SAINT AUDLEY
SANDTON
JOHANNESBURG

SACAP NR: PAT24742868

HOUSE
KRUGER

STAND 5437
SWELLENDAM
SCHOOL
STREET

NEW HOUSE

ARCHITECTURAL PROFESSIONAL	DATE	SIGNATURE
OWNER		
ENGINEER		

FLOOR PLANS

Project number	2023_004_REK
Date	26/11/2023
Drawn by	LVR
Checked by	LVR
	2
Scale	1:100