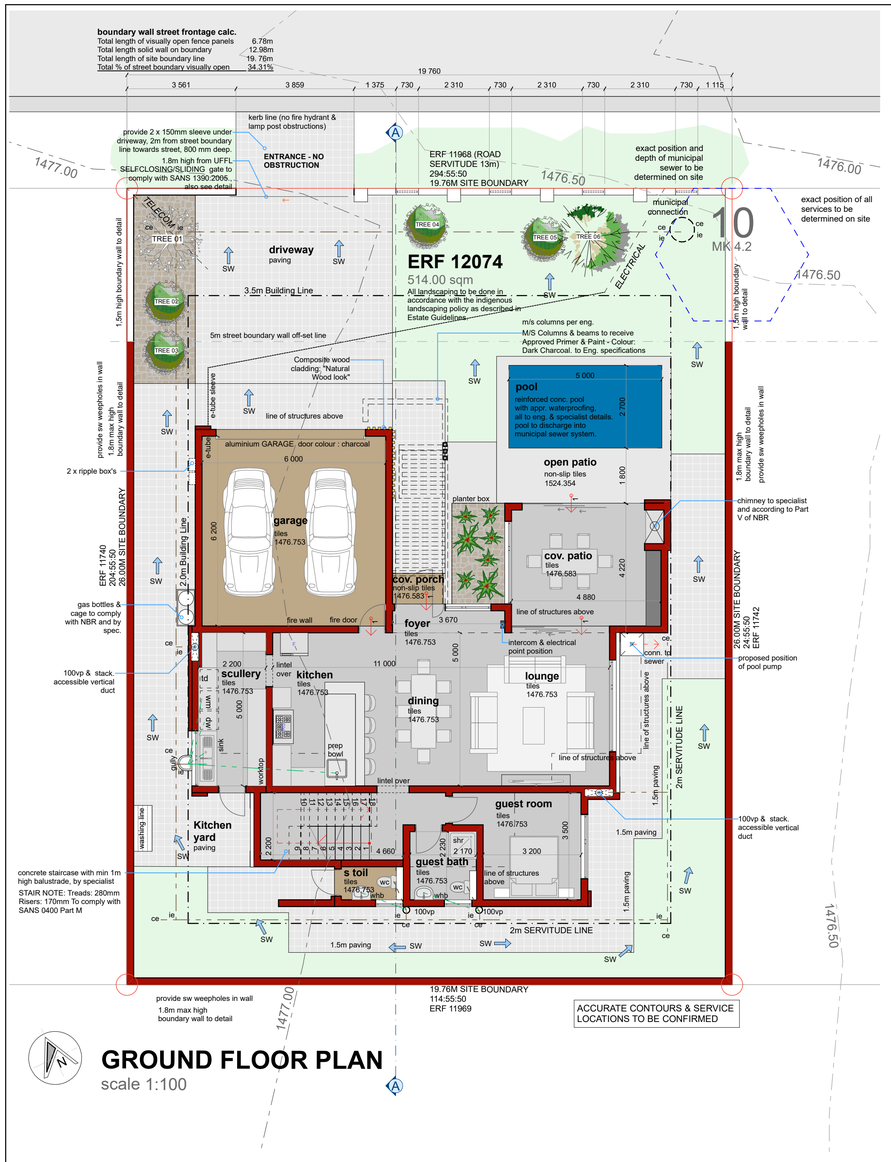
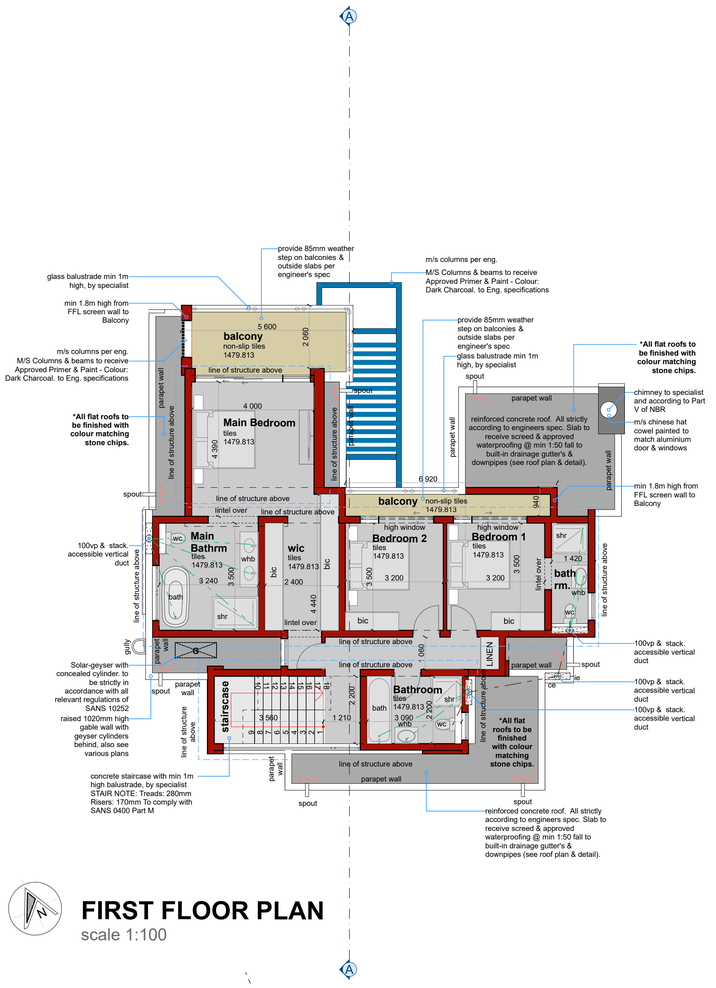
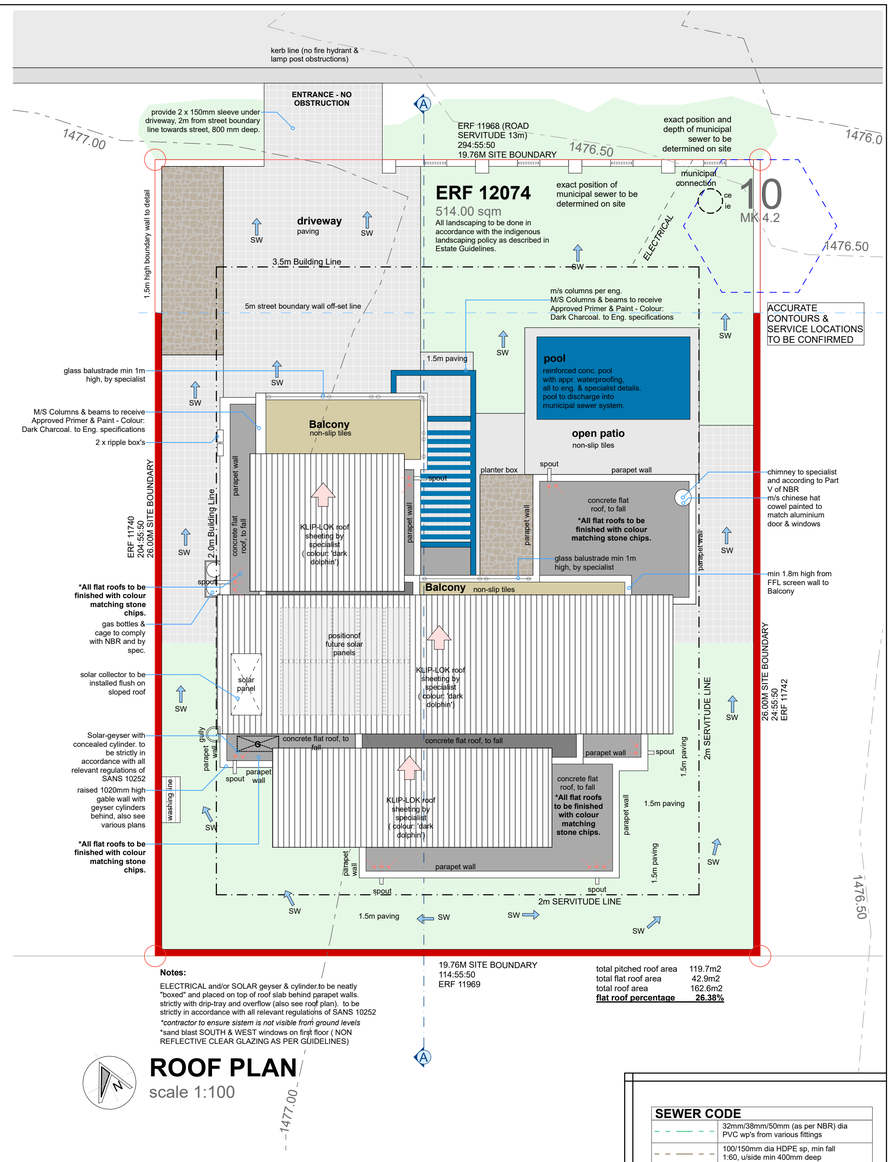


GROUND FLOOR PLAN
scale 1:100



FIRST FLOOR PLAN
scale 1:100



Notes:

ELECTRICAL and/or SOLAR geyser & cylinder to be neatly "boxed" and placed on top of roof slab behind parapet walls. strictly with drip-tray and overflow (also see roof plan). to be strictly in accordance with all relevant regulations of SANS 10252

**contractor to ensure sistem is not visible from ground levels*

**sand blast SOUTH & WEST windows on first floor (NON REFLECTIVE CLEAR GLAZING AS PER GUIDELINES)*

total pitched roof area	119.7m2
total flat roof area	42.9m2
total roof area	162.6m2
flat roof percentage	**26.38%**

ROOF PLAN
scale 1:100

SEWER CODE	
	32mm/38mm/50mm (as per NBR) dia PVC wp's from various fittings
	100/150mm dia HDPE sp. min fall 1:50. uiside 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

Landscaping legend	
	Soil
	Instant lawn Kikuyu grass (Pennisetum clandestinum)
	Paving Bosun bevel bond paving
	300x300 concrete block edging (grey)
	dump rocks (rock garden (grey)
	Olea europaea subs. wild olive tree
	Olea europaea olive tree
	krantz aloe Aloe arborescens

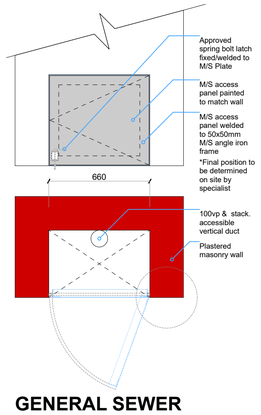
Olea europaea subs. wild olive tree

krantz aloe Aloe arborescens

Olea europaea olive tree

Instant lawn Kikuyu grass (Pennisetum clandestinum)

dump rocks (rock garden (grey)



GENERAL SEWER DUCT DETAIL
SCALE 1:20

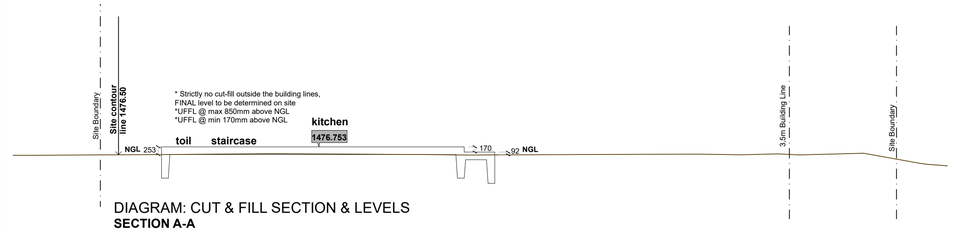
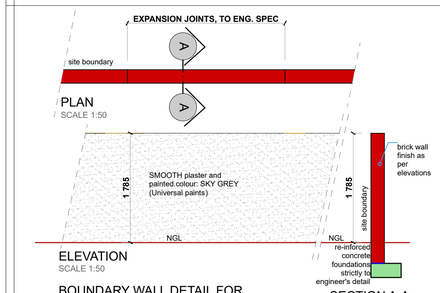
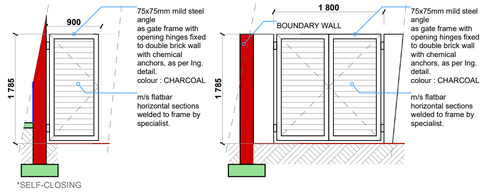


DIAGRAM: CUT & FILL SECTION & LEVELS
SECTION A-A
SCALE :100
AS SEEN FROM THE EAST SIDE SECTION A-A *(ALSO SEE VARIOUS SECTIONS FOR HEIGHTS)*



BOUNDARY WALL DETAIL FOR NEIGHBOURS & STREET BOUNDARIES



AREAS	
GROUND FLOOR	
S Toil	3.00 m²
Garage's	41.20 m²
Covered Porches	3.00 m²
Dwelling	112.60 m²
Covered Patio	21.70 m²
TOTAL GROUND FLOOR:	181.50 m²
FIRST FLOOR	
Dwelling	105.00 m²
TOTAL FIRST FLOOR:	105.00 m²
TOTAL (excl. D/V):	**286.50 m²**
Double volume (FF)	4.00 m²
TOTAL (incl. D/V):	**290.50 m²**
SITE AREA	514.00 m²
COVERAGE	35.31 %
FIRST FLOOR / GROUND FLOOR RATIO (incl. double volumes)	0.6006 / 60.06%
UNCOVERED AREAS / EXTRA'S	
Balcony	19.50 m²
open patio	17.22 m²
pool (water)	13.50 m²

HOA - SUBMISSION

CLIENT
NEW DWELLING FOR D.MARREE ON ERF 12074 CLAYVILLE EXTENSION 118 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

DRAWING TITLE
FLOOR PLAN & DETAILS

DESIGNED	DRAWN	SCALE
AWA	AW	1:100
STAGE		PAPER SIZE
HOA 1		A1
DRAWING NUMBER		DATE
25MarreeFB12074- HOA -001		2025/11/21

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07:11 AM (Africa/Johannesburg) on 03 Dec 2021