



AREA SCHEDULE

SITE AREA	2747 m ²
PERMITTED COVERAGE	30%
COVERAGE (EXISTING)	
MAIN DWELING	196.2 m ²
EXIST. DOUBLE GARAGE	38.4 m ²
EXIST. DOMESTICS	34.0 m ²
TOTAL COVERAGE	268.6 m ²
LESS DEMOLISH (-40.5)	228.1 m ²
COVERAGE (PROPOSED)	
PROPOSED ADDS	82.1 m ²
PROPOSED SECOND DWELING	240.0 m ²
TOTAL COVERAGE	550.2 m ²
%age COVERAGE	20.01 %
COVERAGE (PROPOSED)	
%age COVERAGE	15.35 %
F.A.R	
EXISTING MAIN DWELING	304.0 m ²
MAIN DWELL -PROP GARAGE	18.2 m ²
EXISTING DOMESTICS	34.0 m ²
TOTAL EXIST. F.A.R	356.2 m ²
PROP SECOND DWELING	165.2 m ²
TOTAL F.A.R	521.4 m ²
PERMITTED F.A.R 0.3	824.1 m ²

— SOUTH EAST ELEVATION —
REAR BOUNDARY WALL
SCALE 1:100

— SOUTH WEST ELEVATION —
RHS BOUNDARY WALL
SCALE 1:100

— SECTION D-D —
SCALE 1:100

— NORTH EAST ELEVATION —
DRIVEWAY WALL
SCALE 1:100

— PLAN VIEW BOUNDARY WALLS —
SCALE 1:100

— SITE PLAN —
SCALE 1:200

SITE "B"	SITE "A"
SITE AREA = 1202m ²	SITE AREA = 1316.6 - 107.9 (FUTURE R.O.W) = 1208.7m ²
COVERAGE = 240.0m ²	COVERAGE = 310.0m ²
F.A.R = 165.25%	F.A.R = 356.2m ²

JOJO TANK CALCULATIONS- MAIN DWELLING & DOMESTICS

<p>PROPOSED JOJO TANK MAIN DWELLING = 161.5m² 161.5m² / 40 x 1.67 x 1000l = 4.037 x 1.67 x 1000l = 6742l REQUIRED. THEREFORE, 4500l x 1, 1500l x 1, 1000l x 1, JOJO TANKS PROVIDED.</p>	<p>PROPOSED JOJO TANK (concrete roof over verandha) AREA = 17.5m² 17.5 / 40 x 1.67 x 1000l = 0.437 x 1.67 x 1000l = 730l REQUIRED THEREFORE 750l JOJO TANK PROVIDED.</p>
<p>PROPOSED JOJO TANK (slab over garage & roof over stairs) AREA = 16m² 16m² / 40 x 1.67 x 1000l = 0.4 x 1.67 x 1000l = 668l REQUIRED. THEREFORE 750l JOJO TANK PROVIDED.</p>	<p>PROPOSED JOJO TANK NEW WORK = 80m² 80m² / 40 x 1.67 x 1000l = 2 x 1.67 x 1000l = 3340l REQUIRED. THEREFORE, 2500l x 2, 750l x 1 JOJO TANKS PROVIDED.</p>
<p>PROPOSED JOJO TANK DOMESTICS = 34m² 34m² / 40 x 1.67 x 1000l = 0.85 x 1.67 x 1000l = 1419l REQUIRED. THEREFORE, 1500l JOJO TANK PROVIDED.</p>	

NEIGHBOUR'S CONSENT:

NAME	ADDRESS	LOT No.	DATE
K. Moseley	10A GRACE AVENUE	Rect. 1, Erf 896	14/12/2016
SIGNATURE			

OWNER:
S GANY
T RAMZAN

PROPOSAL:
PROPOSED ADDS & ALTS TO MAIN DWELLING,
SECOND DWELLING 7 BOUNDARY WALLS @
No.10 GRACE AVENUE, WESTVILLE,
ON REM OF ERF 896 WESTVILLE

RATE NO:
DRAWN:
THE PERFECT PLAN
46 COLLIER AVENUE
WMLHATUZANA TOWNSHIP
4092
TEL: 0318222512 / 0740246492
SACAP: D1082
DRAWN: VJEN GOVENDER