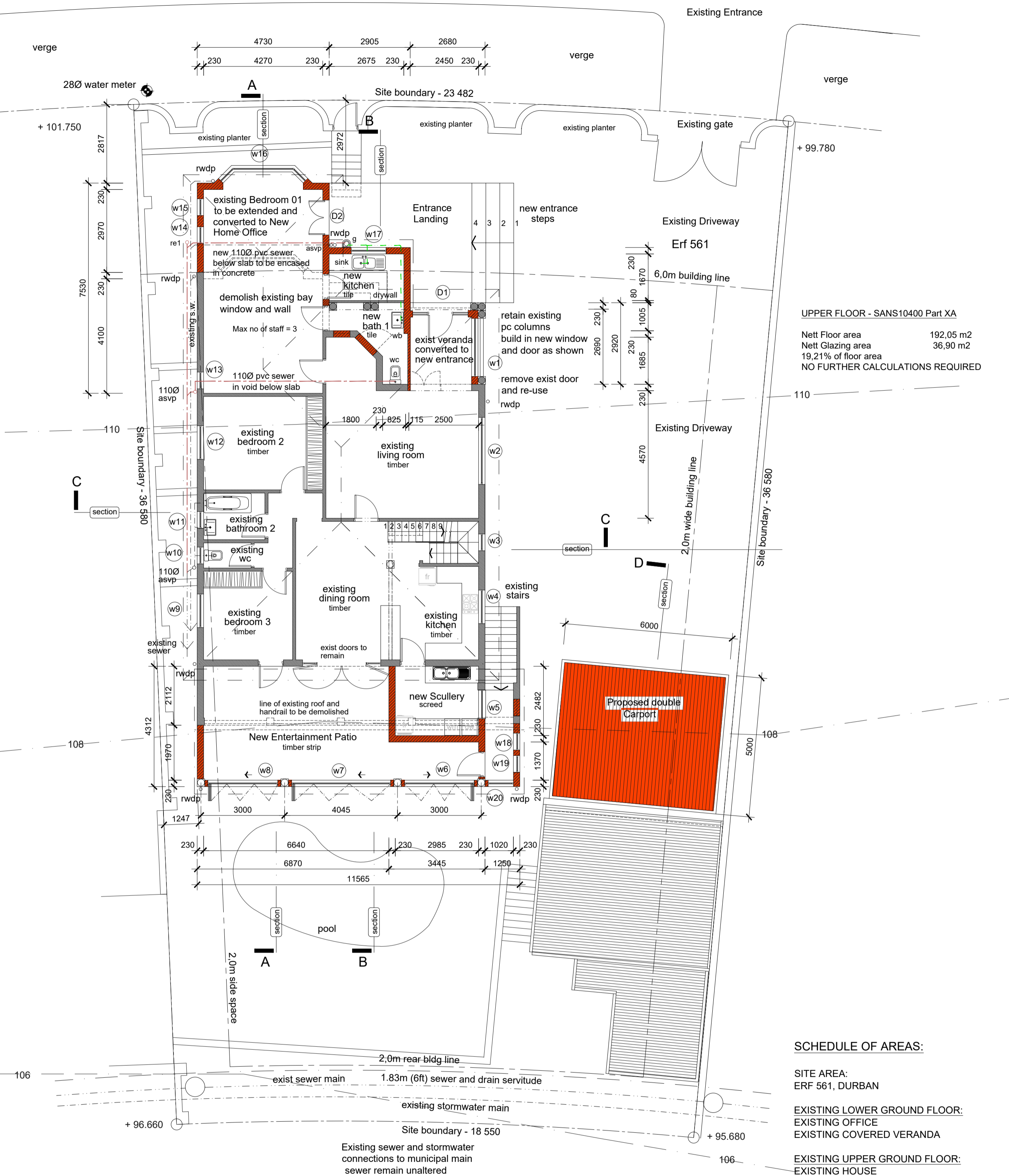
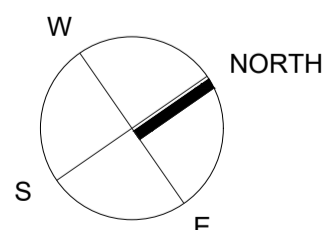


Trematon Drive

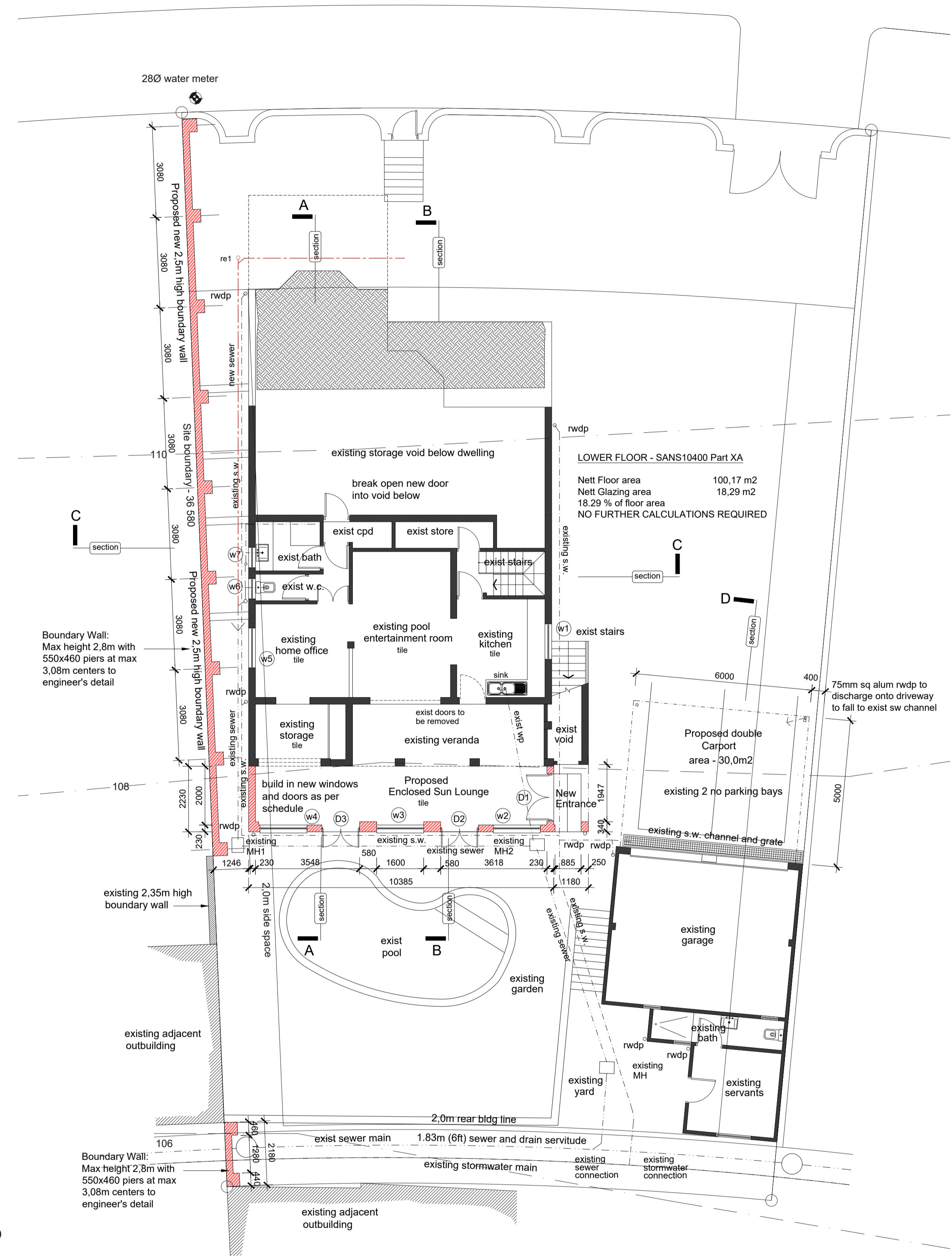


UPPER GROUND FLOOR PLAN
SCALE 1: 100

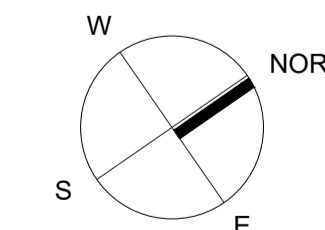


SCHEDULE OF AREAS:

SITE AREA: ERF 561, DURBAN	769 m ²
EXISTING LOWER GROUND FLOOR: EXISTING OFFICE EXISTING COVERED VERANDA	66,15 m ² (far) 13,77 m ²
EXISTING UPPER GROUND FLOOR: EXISTING HOUSE EXISTING COVERED REAR VERANDA EXISTING COVERED FRONT VERANDA EXISTING GARAGE EXISTING OUTBUILDING	128,26 m ² (Cov&far) 9,30 m ² (under exist roof) 5,17 m ² (under exist roof) 7,82 m ² (under exist roof) 46,23 m ² (fees and far) 25,78 m ² (fees, Cov & far) 30,00 m ² (fees & Cov) 23,37 m ² (fees& Cov)
TOTAL EXISTING COVERAGE	213,75 m² 27.7%
PROPOSED ADDITIONAL BEDROOM 01 EXTENSION EXISTING VERANDA CHANGED TO SCULLERY EXISTING VERANDA CHANGED TO BATHROOM EXISTING VERANDA CHANGED TO ENTRANCE PROPOSED NEW LOFT BEDROOM 1 PROPOSED OFFICE EXTENSION - LOWER FLOOR PROPOSED CARPORT PROPOSED ENTERTAINMENT PATIO	14,60 m ² (fees and Cov & far) 9,30 m ² (under exist roof) 5,17 m ² (under exist roof) 7,82 m ² (under exist roof) 46,23 m ² (fees and far) 25,78 m ² (fees, Cov & far) 30,00 m ² (fees & Cov) 23,37 m ² (fees& Cov)
PROPOSED ADDITIONAL COVERAGE PROPOSED ADDITIONAL AREA FOR FEES	93,75 m ² 140,51 m ²
TOTAL NEW PROPOSED COVERAGE	307,50 m² (39,98%)
PERMISSIBLE COVERAGE FAR - NOT APPLICABLE	384,50m² (50%)



LOWER GROUND FLOOR PLAN
SCALE 1: 100



general notes:
this drawing is copyright and remains the property of dhs architecture
all dimensions and levels are to be checked on site prior to construction
all dimensions and levels on this drawing are to be taken in preference to scaling off
any discrepancies on this drawing are to be reported to the office of the architect prior to construction
all work is to be carried out in accordance with the national building regulations SANS 10400 parts A to Z
all retaining walls, piles footings, slabs, beams, columns and agricultural drains to engineer's details and design all foundations/piling to structural engineer's detail and design
All foundations and existing structures to be certified by competent person as per SANS 10400 part A1(3)(a)
the main contractor to check the land surveyors drawings for confirmation of setting out levels and dimensions of site
building work may only commence on approval of the building plans from the local authority
construction prior to approval will be at the risk of the owner

dhs|architecture

Derek Hauptfleisch
dhsarch@iafrica.com
18 Knoll Road Westville 3630

Call : 083 775 1079
Fax : 086 5800 973
Reg Number: ST2201

signature:

project:
PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING, ON ERF 561, MORNINGSID, AT 181 TREMATON DRIVE

client:
MICHAEL DEAN NEFDIT

signature:

drawing title:
**LOWER GROUND FLOOR PLAN
UPPER GROUND FLOOR PLAN**

drawing and project number:
dhs2021_171_300

dwg no.
01

date: May 2023	author: dhs	scale: 1:100
-------------------	----------------	-----------------