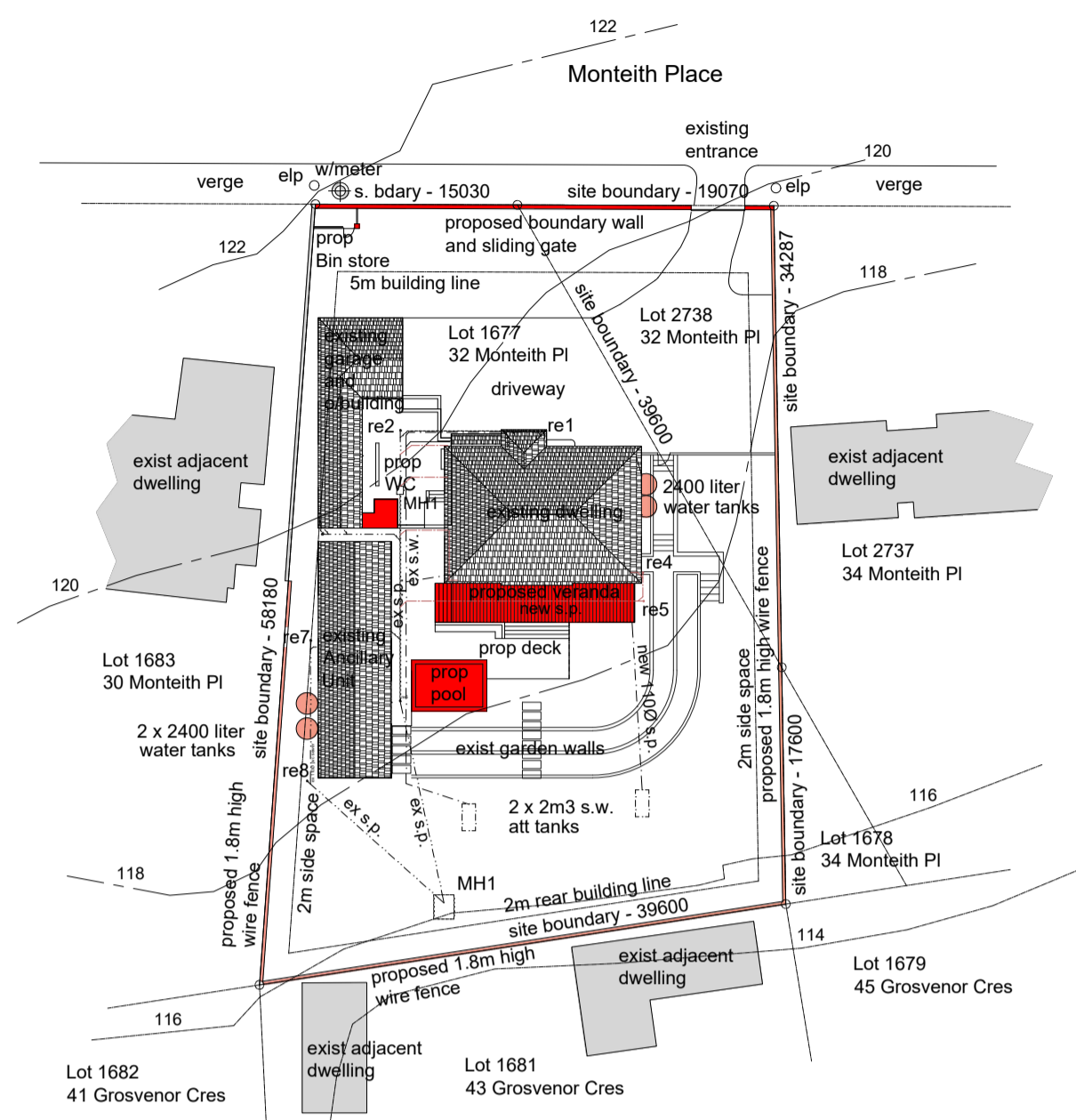


GROUND FLOOR PLAN
SCALE 1: 100



SCHEDULE OF AREAS:

SITE AREAS:	
ERF 1677	1681 m ²
ERF 2738	326 m ²
TOTAL SITE AREA	2007 m²

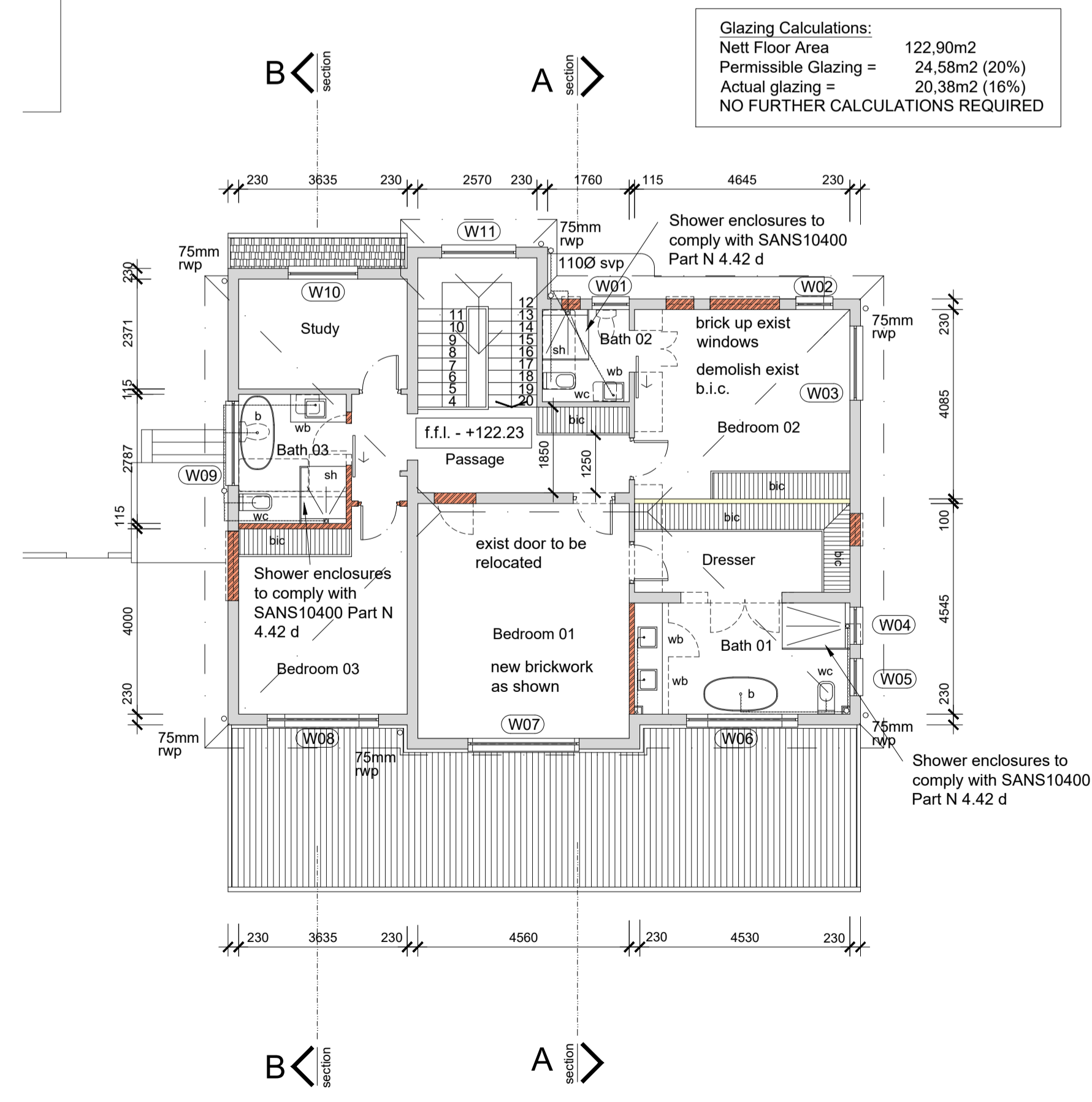
ZONING: SPECIAL RESIDENTIAL 1200

EXISTING GROUND FLOOR DWELLING	138,75 m ² (Cov)
EXISTING GARAGE	37,70 m ² (Cov)
EXISTING STAFF BUILDING	31,57 m ² (Cov)
EXISTING ANCILLARY UNIT	95,95 m ² (Cov)
TOTAL EXISTING GROUND FLOOR	303,97 m² (Cov)
EXISTING FIRST FLOOR DWELLING	125,66 m ²
TOTAL PERMISSIBLE COVERAGE	802,80 m² (40%)
TOTAL PERMISSIBLE F.A.R.	N/A
TOTAL EXISTING COVERAGE	303,97 m² (15,14%)
PROPOSED ADDITIONAL AREA	46,40 m ²
PROPOSED COVERED VERANDA	4,80 m ²
PROPOSED STAFF BATHROOM	51,20 m ² (Fees)
TOTAL PROPOSED COVERAGE	355,17 m² (17,69%)

Stormwater Management Calculations:

Hardened Areas:	
Total roofed area	435 m ²
External paved areas	54 m ²
Site Area	2007 m ²
Total hardened area	489 m ² (24.3% of site)
Required stormwater attenuation = 1m ³ /40m ² of hardened area	
therefore stormwater attenuation required = 12 m ³	
Provided stormwater attenuation	
4 x 2400 liter water tank	= 3,3m ³ each = 13,2 m ³
2 x attenuation tanks	= 2,0m ³ each = 4,0 m ³
Total stormwater attenuation provided = 17,2 m³	

SITE PLAN
SCALE 1: 500



FIRST FLOOR PLAN
SCALE 1: 100

dhs|architecture

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signature:

client:
THE ROGER BROWN FAMILY TRUST

signature:

drawing title:
**SITE PLAN
GROUND FLOOR PLAN
FIRST FLOOR PLAN**

drawing and project number:
dhs2023_210_300

date:
August 2023

author:
dhs

scale:
1:500 1:100

dwg no.
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