MUNICIPAL STAMPS

AREAS

UNIT 34A

GROUND FLOOR DWELLING	=	177.76 m²
OUTDOOR ENTERTAINMENT	=	71.06 m²
GARAGE	=	41.38 m²
DOMESTIC QUARTERS	=	18.00 m²
FIRST FLOOR DWELLING	=	158.56 m²
FIRST FLOOR BALCONY	=	29.89 m²
	=	496.65 m²

UNIT 34B

GROUND FLOOR DWELLING	=	141.40 m²
OUTDOOR ENTERTAINMENT	=	51.33 m²
GARAGE	=	37.07 m²
FIRST FLOOR DWELLING	=	133.09 m²
FIRST FLOOR BALCONY	=	5.26 m²
	=	368.15 m²

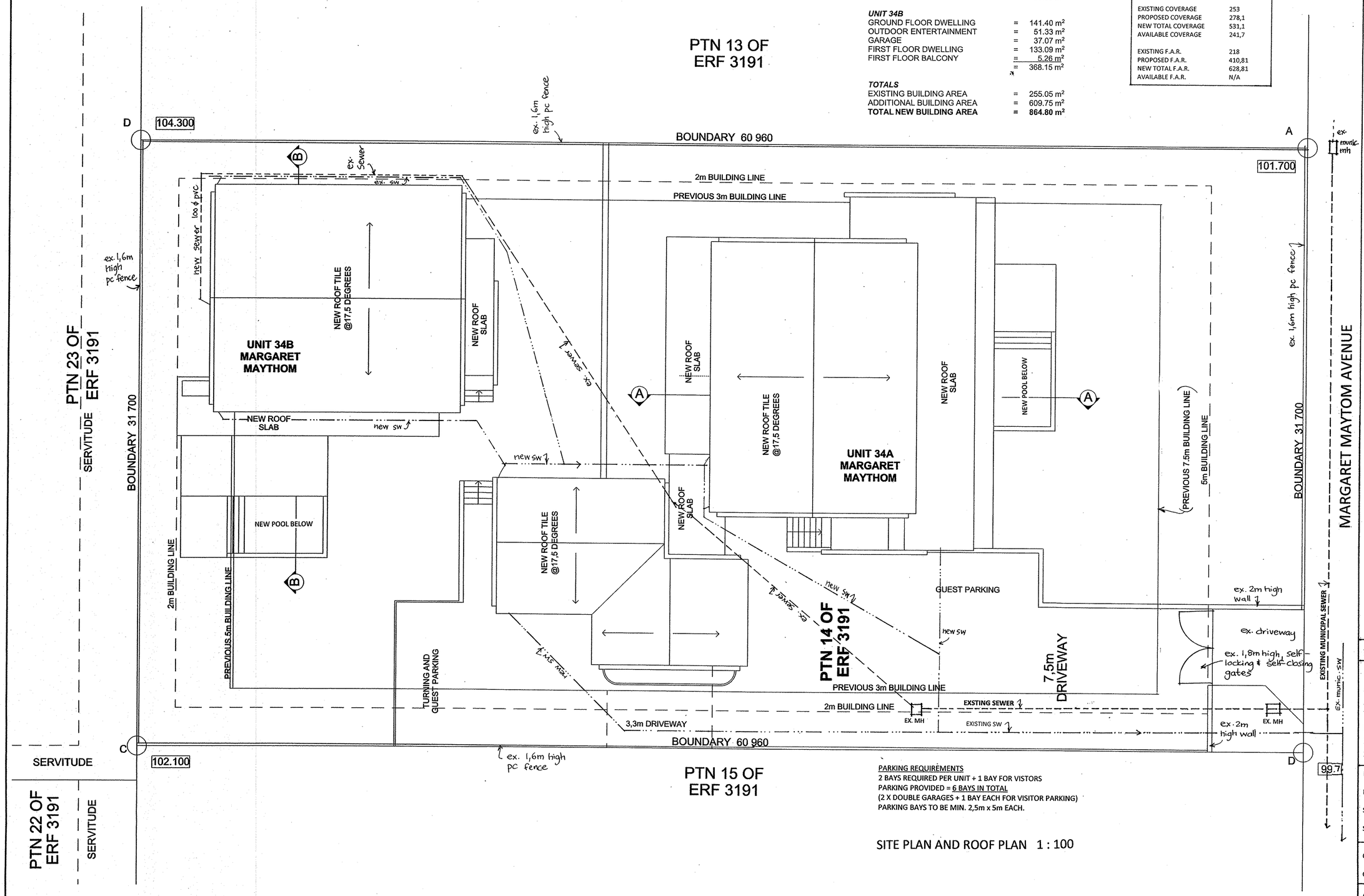
TOTALS

EXISTING BUILDING AREA	=	255.05 m²
ADDITIONAL BUILDING AREA	=	609.75 m²
TOTAL NEW BUILDING AREA	=	**864.80 m²**

SCHEDULE OF AREAS : m2

SITE AREA = 1932 m2

ALLOWABLE COVERAGE	772,8 (40%)
ALLOWABLE F.A.R.	N/A
EXISTING COVERAGE	253
PROPOSED COVERAGE	278,1
NEW TOTAL COVERAGE	531,1
AVAILABLE COVERAGE	241,7
EXISTING F.A.R.	218
PROPOSED F.A.R.	410,81
NEW TOTAL F.A.R.	628,81
AVAILABLE F.A.R.	N/A



PARKING REQUIREMENTS
2 BAYS REQUIRED PER UNIT + 1 BAY FOR VISTORS
PARKING PROVIDED = 6 BAYS IN TOTAL
(2 X DOUBLE GARAGES + 1 BAY EACH FOR VISITOR PARKING)
PARKING BAYS TO BE MIN. 2,5m x 5m EACH.

SITE PLAN AND ROOF PLAN 1 : 100

DWG NO. 011 08 2022

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND ANCILLARY UNIT AND CONVERSION TO 2 x NEW DWELLING UNITS
For Mrs J. Haines
34 Margaret Maytom Avenue, Durban North
SUB 14 OF LOT 3191 DURBAN NORTH

DRAWN BY	M. VAN BREEMEN
DATE	AUGUST 2022
SCALES	1 : 100
SIGNED	
OWNER'S SIGNATURE	
OWNER'S PHONE NO.	082 884 5422

ARCHITECTURAL PLANS
13 GAINSFORD PLACE, LA LUCIA 4051
PH. 073 1735815
EMAIL – michelle-arch1@outlook.com
REGISTRATION NO. ST1451
M. SACAP M. SAIAT