



35 RORVIK AVENUE  
 Site Description: Portion 18 (of 1) Erf 2156 Durban  
 Site Area: 682m<sup>2</sup>  
 Zoning: Medium density housing  
 Permissible: N/A, 2 Storey

Existing FAR	120 m <sup>2</sup>
House	10 m <sup>2</sup>
Outbuilding	21 m <sup>2</sup>
Garage	151 m <sup>2</sup>
<b>Total FAR</b>	<b>206 m<sup>2</sup></b>
Proposed FAR	29 m <sup>2</sup>
House	26 m <sup>2</sup>
Outbuilding	55 m <sup>2</sup>
<b>Total FAR</b>	<b>206 m<sup>2</sup></b>

COVERAGE  
 Permissible 50%: (341 m<sup>2</sup>)  
 Existing Coverage: 151 m<sup>2</sup>  
 Proposed Coverage: 55 m<sup>2</sup>  
 Total Coverage: 206 m<sup>2</sup>

Remainder: 136 m<sup>2</sup>

Classification: H4

Information from eThekweni GIS website, existing plan and architects onsite measurements

Parking bay added	A	16 10 2023
Existing drawings	0	04 09 2023
REVISION	REV. NO.	DATE

ARCHITECT  
 REG. NO. P. 2611 PATRICIA DABER  
 OWNER  
 B.S. L. M...

PROJECT:  
**35 RORVIK AVENUE**  
 ADDITIONS & ALTERATIONS  
 for KB SCHOLES AND L SCHOLES  
 on Portion 18 (of 1) of Erf 2156 Durban

**SITE PLAN,**  
**GROUND STOREY PLAN,**  
**BOUNDARY WALL &**  
**SECTION C-C**

SCALE - 1:50  
 DATE - 16-10-2023  
 DWG. No. - 02310/01  
 REV. No. - A

**Emmett: Emmett**  
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