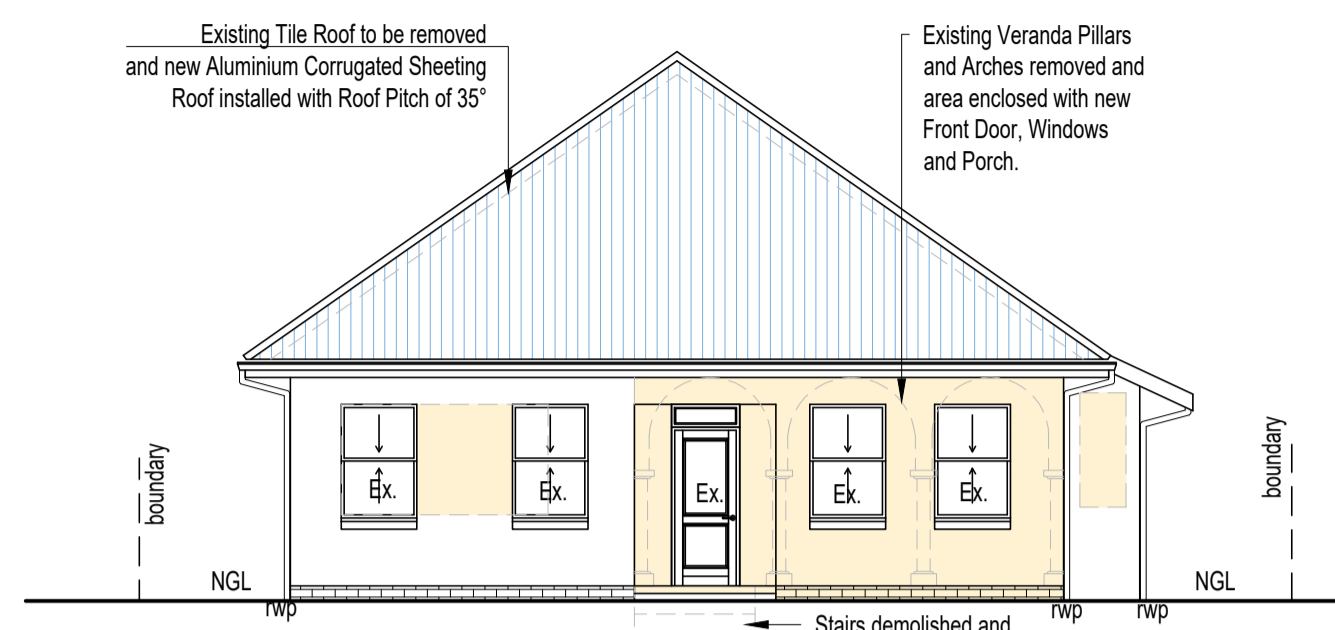


BUTE ROAD

ZONING : GENERAL RESIDENTIAL 2

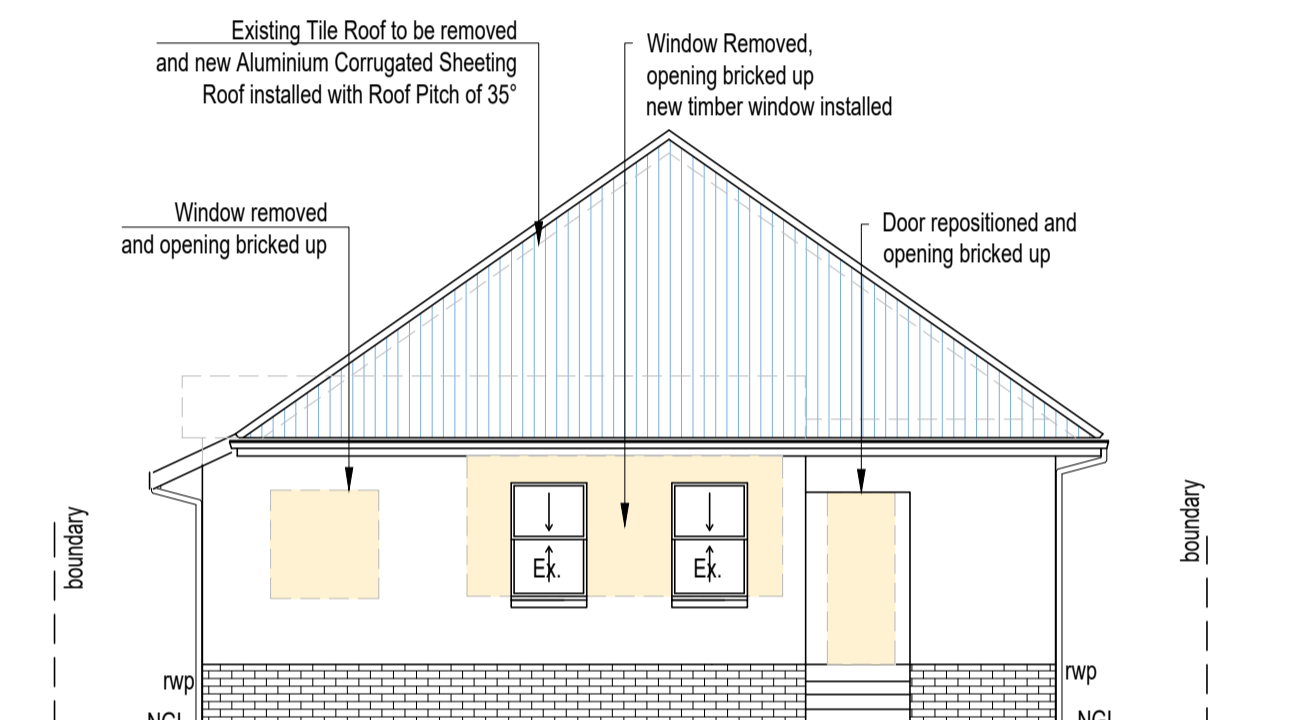
TOWN PLANNING REQUIREMENTS:	
AREA OF SITE	613.41 m <sup>2</sup>
PERMITTED COVERAGE	50% (306.7m <sup>2</sup> )
EX. SITE COVERAGE -	204.20m <sup>2</sup>
PERMITTED F.A.R	1.20 (736.1m <sup>2</sup> )
SITE F.A.R -	204.20m <sup>2</sup>
EXISTING SITE COVERAGE	204.20m <sup>2</sup>
PROP NEW COVERAGE	21.10m <sup>2</sup>
TOTAL PROPOSED COVERAGE	225.30m <sup>2</sup> (36.7%)
EX. SITE F.A.R	204.20m <sup>2</sup>
PROP NEW F.A.R -Grd. Storey	15.20m <sup>2</sup>
TOTAL PROPOSED F.A.R	219.40m <sup>2</sup> ( 0.35)

NEW AREA FOR THIS APPLICATION: 15.20m<sup>2</sup>



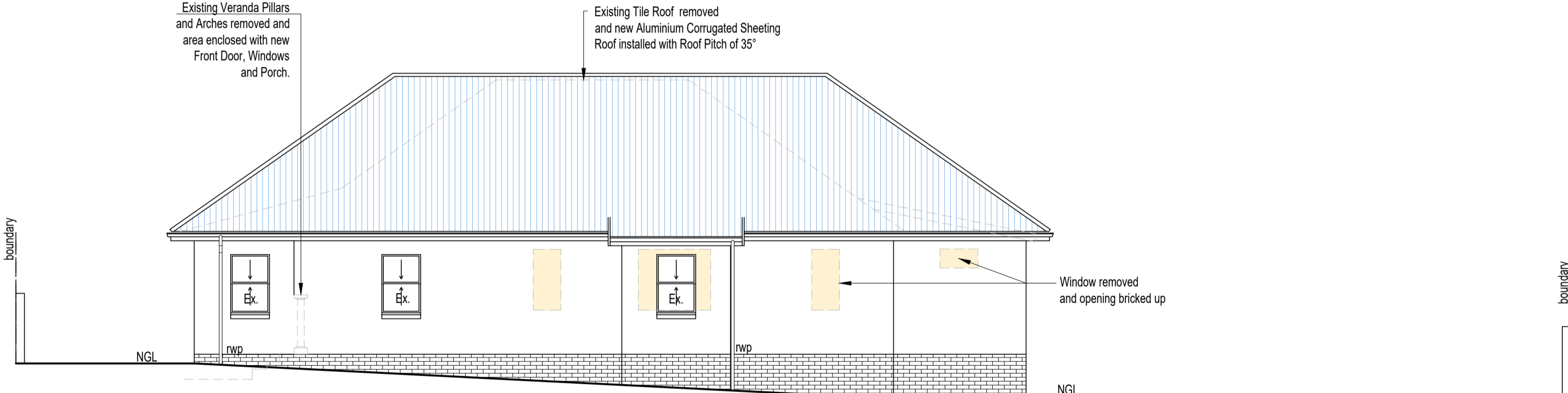
SOUTH WEST ELEVATION

SCALE 1 : 100



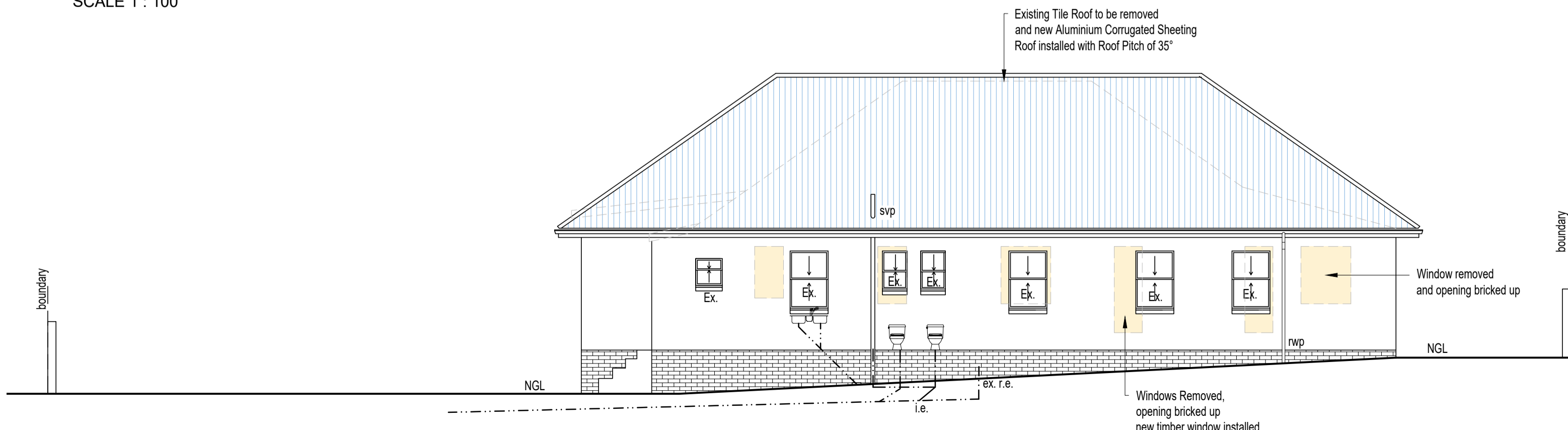
NORTH EAST ELEVATION

SCALE 1 : 100



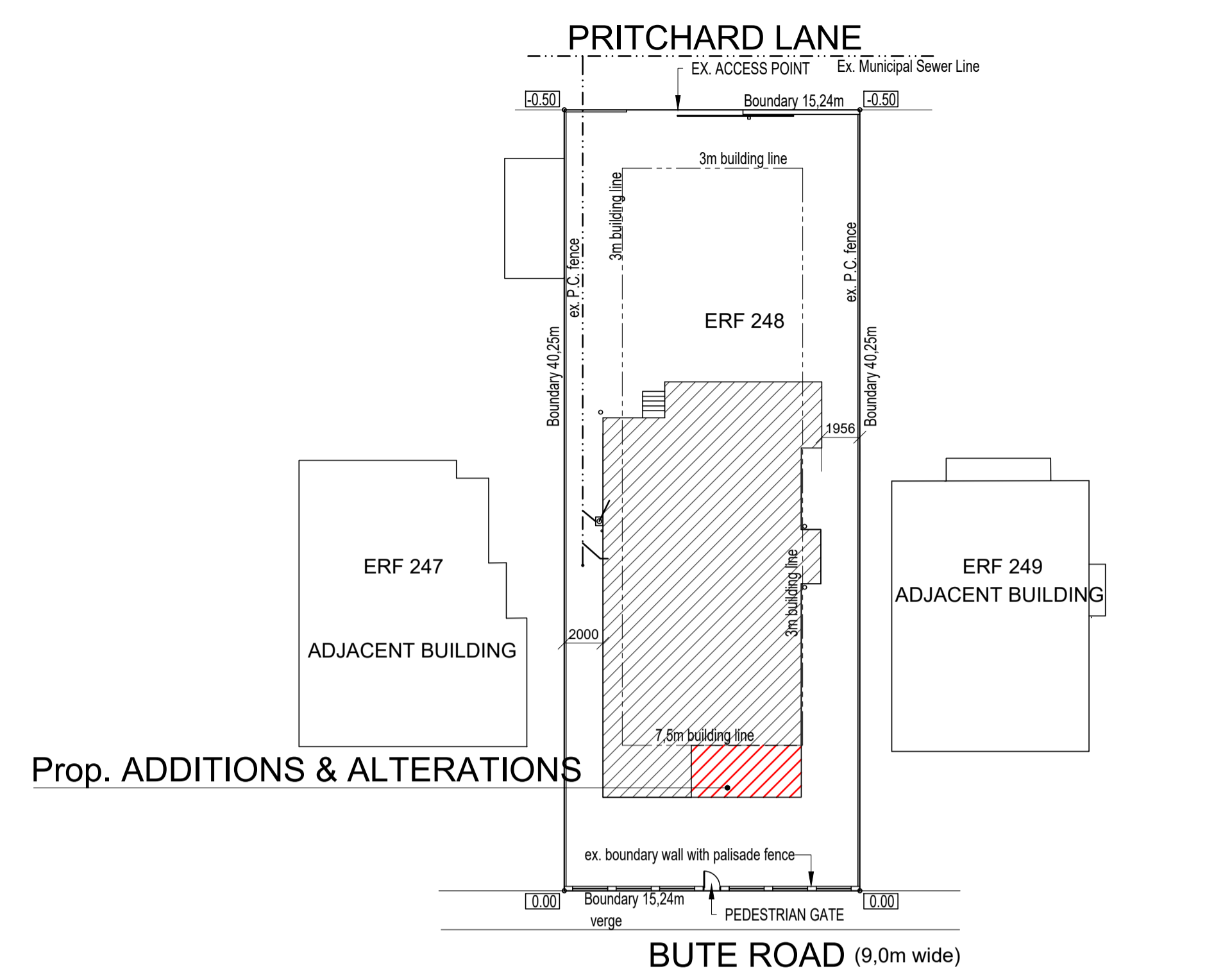
SOUTH EAST ELEVATION

SCALE 1 : 100



NORTH WEST ELEVATION

SCALE 1 : 100



Prop. ADDITIONS & ALTERATIONS

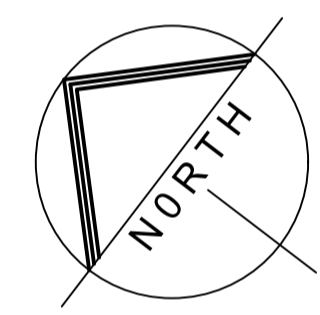
BUTE ROAD (9.0m wide)

BOUNDARY BEACONS TO BE EXPOSED AND DEMARKED PRIOR TO COMMENCEMENT OF BUILDING WORKS

KEY	
	PROPOSED STORMWATER DRAINAGE
	EXISTING STORMWATER DRAINAGE
	PROPOSED FOUL DRAINAGE
	SOIL PIPES
	EXISTING FOUL DRAINAGE
	EXISTING DWELLING
	PROPOSED NEW WORK

SITE PLAN

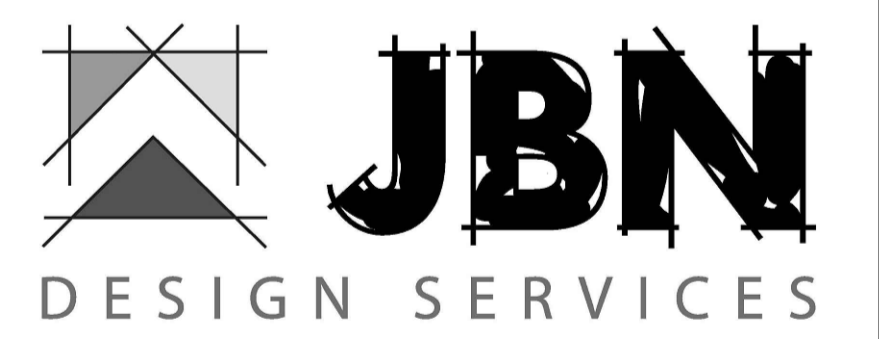
SCALE 1 : 250



**Notes:**  
 Copyright: The contents of this drawing may not be reproduced in whole or part without the written consent of JBN Design Services.  
 No dimensions to be scaled from this drawing  
 All dimensions to be checked on site by the Contractor  
 Where discrepancy occur the Contract Administrator must be notified immediately

OWNER'S SIGNATURE:  
  
 SIGNATURE:  
  
 JORGE NICOLAU  
 Pr. Arch. Draught.  
 SACAP No: PAD 43018738

SITE & FLOOR PLANS



14 Sedgewick Circle - Mount Edgecombe - Phone: 083 2266044  
 Email: jorge@jbn designs.co.za

Project Title:  
**AS BUILT PLANS PROPOSAL**  
**ERF 248**  
 of MORNINGSIDE  
 For: H.E.P.FAMILY TRUST-IT213/2001/N  
 18 BUTE RD, MORNINGSIDE  
 Drawing Title:  
**SUBMISSION DRAWINGS**

Scale: 1 : 100      Date: 07/09/2022      Drawn: J NICOLAU      Checked: G.C.

**22-361/04**

Revision