

**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

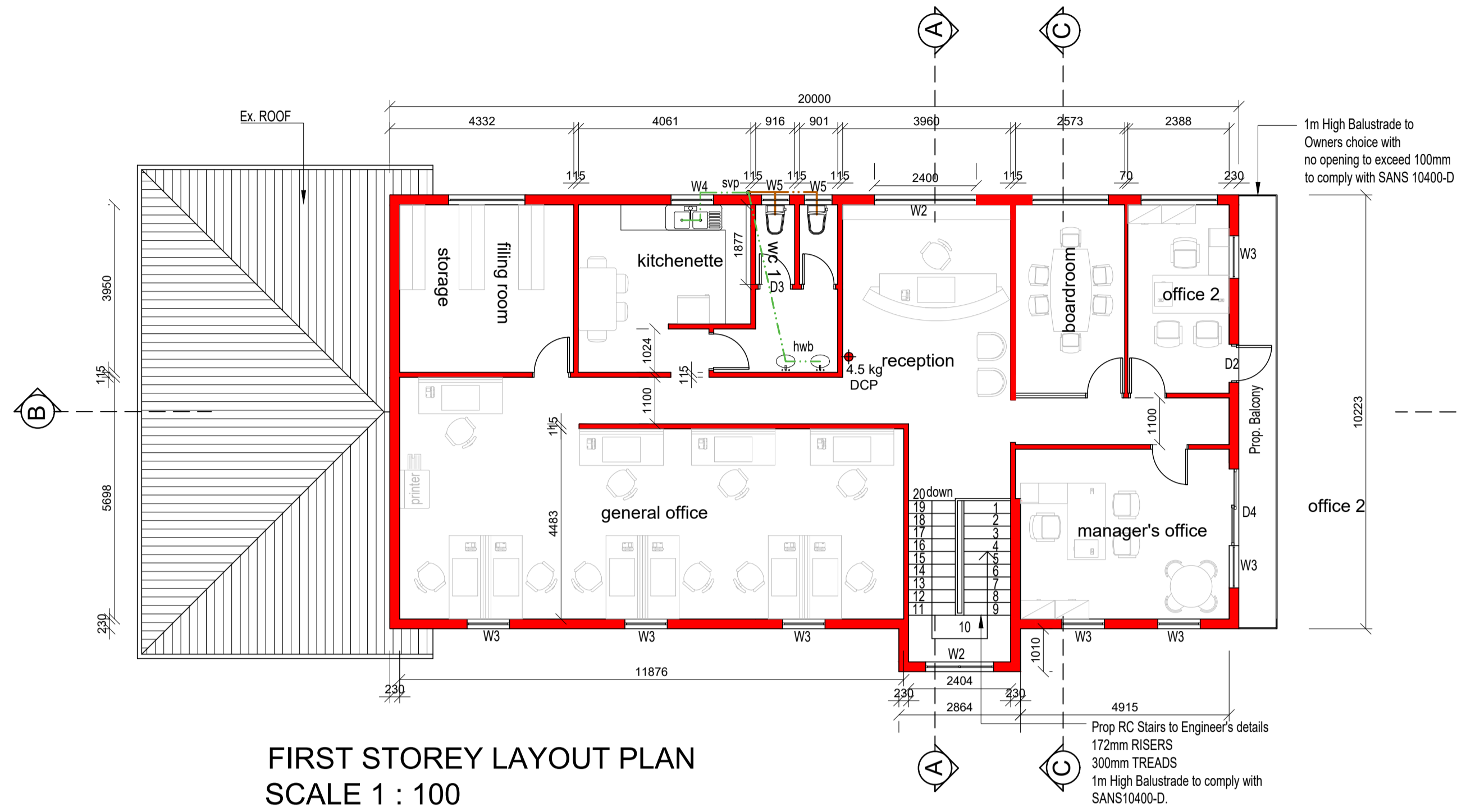
**PARKING RATIO:**  
OFFICES 5 BAYS PER 100m<sup>2</sup>

**PARKING SCHEDULE:**  
TOTAL AREA OFFICES: 406m<sup>2</sup>  
REQUIRED : 20 BAYS

TOTAL REQUIRED: 20 BAYS  
TOTAL PROVIDED: 11 BAYS

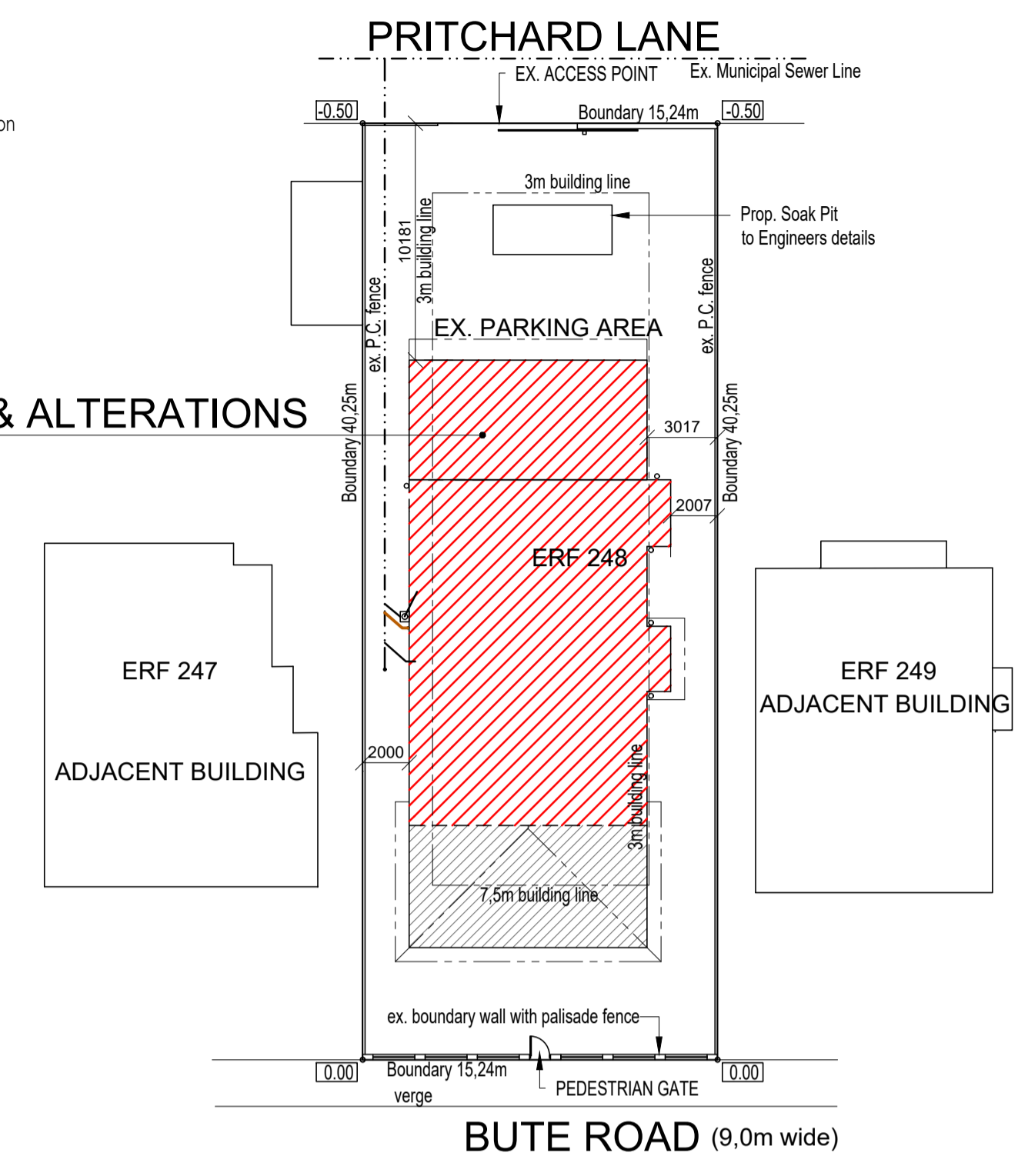
PARKING RELAXATION WILL BE REQUIRED ON THE BASIS THAT CLIENTS & VISITORS ARE BY APPOINTMENT ONLY AND PARK ON THE ROAD IN BUTE ROAD. STAFF PARKING REQUIREMENTS ARE MINIMUM AND THE 11 BAYS PROVIDED IS AMPLE PARKING FOR WHAT IS NEEDED.

**IMPORTANT NOTE:**  
Measurements are NOT to be scaled off plan. If there is insufficient information, it is the responsibility of the contractor to request more comprehensive information from the architect. All dimensions are to be confirmed on site and any discrepancy is to be reported to the Architect.



**FIRST STOREY LAYOUT PLAN**  
SCALE 1 : 100

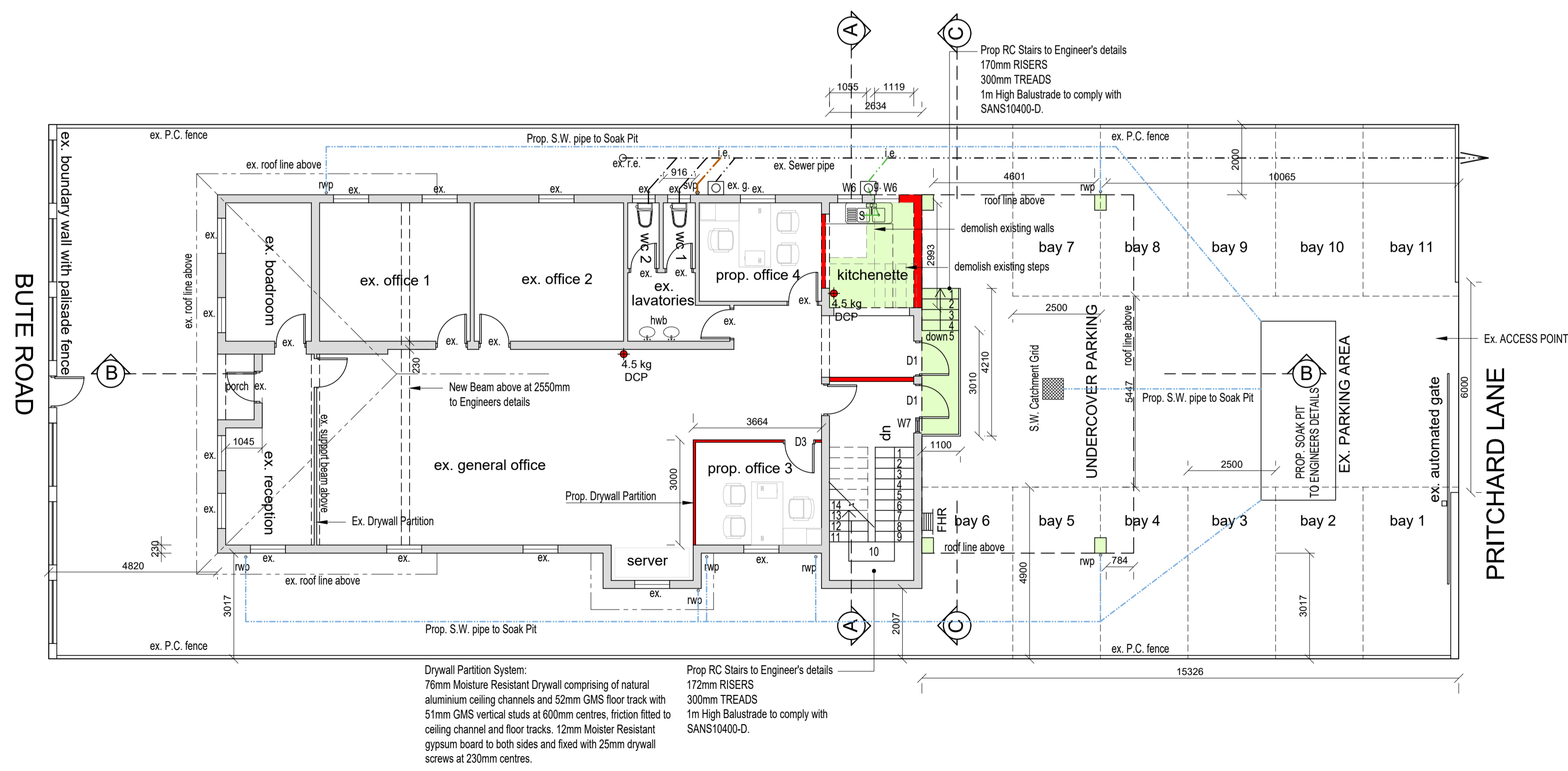
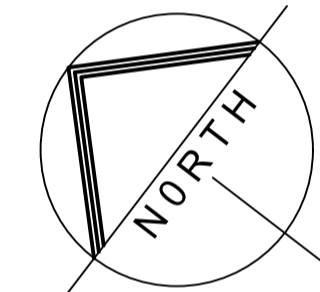
**Prop. ADDITIONS & ALTERATIONS**



**SITE PLAN**  
SCALE 1 : 250

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



**GROUND STOREY PLAN**  
SCALE 1 : 100

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 -	211.2m <sup>2</sup>
PERMITTED F.A.R	1.20 (735.6m <sup>2</sup> )
EX. SITE F.A.R -	203.00m <sup>2</sup>
EXISTING SITE COVERAGE	211.20m <sup>2</sup>
PROP NEW COVERAGE	61.80m <sup>2</sup>
TOTAL PROPOSED COVERAGE	273.00m <sup>2</sup> (44.5%)
EX. SITE F.A.R	203.00m <sup>2</sup>
PROP NEW F.A.R -Grd. Storey	6.00m <sup>2</sup>
PROP NEW F.A.R -First Storey	197.00m <sup>2</sup>
TOTAL PROPOSED F.A.R	406.00m <sup>2</sup> (0.66)
NEW AREA FOR THIS APPLICATION:	203.00m <sup>2</sup>

**NEIGHBORS CONSENT**

NAME: DANIE SINIBALDI  
ADDRESS: ROUIT RD WINDERMERE, DEN 4001  
SIGNATURE: *Danie Sinibaldi*

**NEIGHBORS CONSENT**

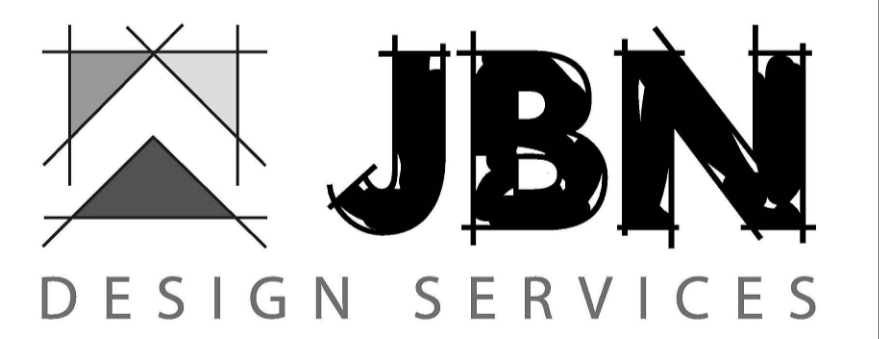
NAME: RUTHAN MODOBY (Polsin & Han)  
ADDRESS: 16 BUTE ROAD  
SIGNATURE: *Ruthan Mody*

OWNER'S SIGNATURE: *[Signature]*

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:  
**PROP ADDITIONS & ALTERATIONS**  
**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.

**22-361/01**

Revision