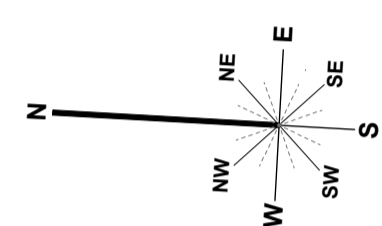


Erf 31193  
683m<sup>2</sup>



Renovate existing double storey Manor House:  
Each floor to be a single dwelling

New Shadenet Carport

Raise walls and replace existing building's roof  
to a full double storey third dwelling

RETAINING WALL

Permissible and Proposed Development		(Drakenstein Zoning Scheme Regulations Febr 2018 p. 54-60)	
Development Parameters	Permissible Development Rights Drakenstein Zoning Scheme	Project Parameters	
Erfing	31193	31193	
Occupancy Classification	Conventional Housing (CH)	Conventional Housing (CH)	
Site Area	Dwelling House (H4)	H4	
Coverage	683m <sup>2</sup>	34.02% (232.34m <sup>2</sup> )	
Floor Areas (BULK)		Total GBA	406.03m <sup>2</sup>
		Ground Floor	Main House Dwelling 01 160.71m <sup>2</sup>
		First Floor	Main House Dwelling 02 123.67m <sup>2</sup>
		Lower Ground	2nd Building Dwelling 03 71.63m <sup>2</sup>
		Lower First Floor	2nd Building Dwelling 03 50.02m <sup>2</sup>
Max. Height, Incl. Apex	8m from NGL	Compliant	

DRAWING STATUS:  
A: Design - B: Marketing - C: Council - D: Tender - E: Construction - F: Record

DOCUMENT REVISION REGISTER:			FIRST ISSUE OF DOCUMENT: 27 June 2023		
REV	DATE	DISCUSSION	REV	DATE	DISCUSSION
A			00-00-0000		Xxxxxxxxxx
B					
C					
D					

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CLIENT/ OWNER: Jaco De Beer  
Cell: 060 676 9963  
Email 1: jacodebeer1975@gmail.com

ARCHITECT: Gideon J Nieuwoudt

PROJECT DESCRIPTION:  
Additions and Alterations  
04 Mignon Close, Lemoenkloof  
Paarl 7645  
Erf 31193  
DRAWING DISCUSSION:  
Site Plan



**WOUTD**  
ARCHITECTS

Cell: 27 (0)72 736 8117  
Web: www.woudtarchitects.co.za  
Email: gideon@woudtarchitects.co.za  
Address: 57 Rozenmeer | Klipmuts | 7625

DATE: 28 July 2023  
CHECKED: Gideon J Nieuwoudt (PrArch 24748374)  
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