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Bluegear Capital

THIRD

Signature

Date

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Date 2023 . 10 . 03

H4 - Dwelling House

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REDATLANTIC ARCHITECTURE

Paarl Auctioneering Estate and Finance Company (Pty) Ltd

erty description

rf 40786, C/O Third Avenue and Patriot Street, Paarl

ct description

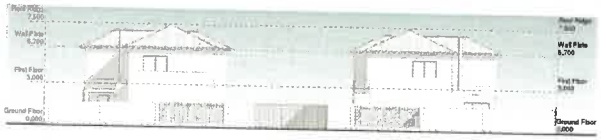
Amendment of
Site Development Plan

t description

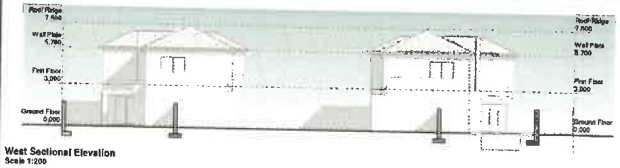
Site & Roof Plan, Floor Plans, Boundary- & Sectional Elevations

Project number	Sheet no	Rev	Project status
029	001		Issue
ct Date	Designed by		Scale
			as indicated

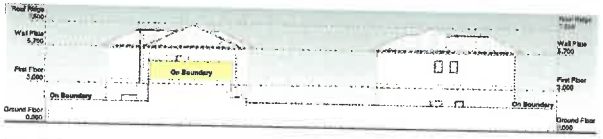
Site and Roof Plan
Scale 1:200



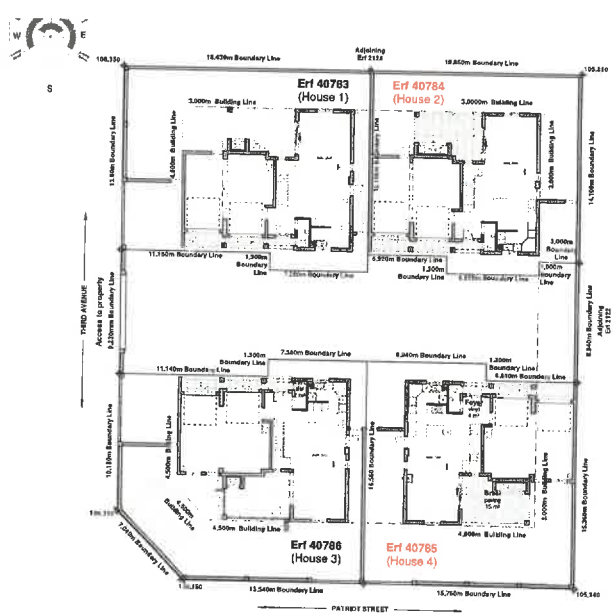
West (Third Avenue) Elevation
Scale 1:200



West Sectional Elevation
Scale 1:200



East (Boundary) Elevation
Scale 1:200



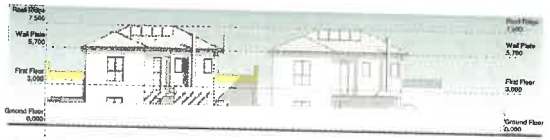
Ground Storey Floor Plan
Scale 1:200

South (Patriot Street) Elevation
Scale 1:200

South Sectional Elevation
Scale 1:200

South Front Elevation
Scale 1:200

First Storey Floor Plan
Scale 1:200



North (Boundary) Elevation
Scale 1:200

North (Front) Elevation
Scale 1:200

ERF 40783: (House 01)

Erf size = 263,80 sqm

Existing:	
Ground Storey:	**199,00 sqm**
- House	119,00 sqm
- Garage	57,00 sqm
- Covered Entrance	43,00 sqm
- Covered Patio	2,00 sqm
	17,00 sqm
First Storey:	**80,00 sqm**
- House	80,00 sqm
Grand Total:	**199,00 sqm**
Coverage (45,11%)	119,00 sqm
Existing Open Areas:	**25,00 sqm**
Pergola (Ground)	6,00 sqm
Balcony (First)	19,00 sqm

ERF 40784: (House 02)

Erf size = 228,49 sqm

Existing:	**182,00 sqm**
Ground:	**102,00 sqm**
- Dwelling	57,00 sqm
- Garage	43,00 sqm
- Covered Entrance	2,00 sqm
First Storey:	**80,00 sqm**
- Dwelling	80,00 sqm
Grand Total:	**182,00 sqm**
Coverage (44,64%)	102,00 sqm
Existing Open Areas	**25,00 sqm**
- Braai Patio (pergola)	17,00 sqm
- Pergola (Garage)	8,00 sqm
Proposed Open Areas:	**19,00 sqm**
- Open Balcony	19,00 sqm

ERF 40785: (House 04)

Erf size = 252,76 sqm

Existing:	**182,00 sqm**
Ground:	**102,00 sqm**
- House	57,00 sqm
- Garage	43,00 sqm
- Covered Entrance	2,00 sqm
First Storey:	**80,00 sqm**
- House	80,00 sqm
Grand Total	**182,00 sqm**
Coverage (40,35%)	102,00 sqm
Existing Open Areas:	**20,00 sqm**
- Pergola (Garage)	3,00 sqm
- Braai Patio (Pergola)	17,00 sqm
Proposed Open Areas:	**19,00 sqm**
- Balcony	19,00 sqm

ERF 40786: (House 03)

Erf size = 263,80 sqm

Existing:	**198,00 sqm**
Ground Storey:	**116,00 sqm**
- House	74,00 sqm
- Garage	42,00 sqm
- Covered Entrance	2,00 sqm
First Storey:	**80,00 sqm**
- House	80,00 sqm
Grand Total:	**198,00 sqm**
Coverage (44,73%)	118,00 sqm
Existing Open Areas:	**25,00 sqm**
- Pergola (Ground)	6,00 sqm
- Balcony (First)	19,00 sqm
- Swimming Pool	10,00 sqm

ERF 2121: (Primary Mother Erf)

Erf size = 1 303,00 sqm

Development Data:	**198,00 sqm**
- Erf 40783 (House 01)	198,00 sqm
- Erf 40784 (House 02)	182,00 sqm
- Erf 40785 (House 04)	182,00 sqm
- Erf 40786 (House 03)	198,00 sqm
Grand Total:	**761,00 sqm**
Coverage (33,8%)	441,00 sqm