







Max. permissible over 3m building line:  
23 000mm + 13 000mm + 23 000mm  
= 59 000mm (Total common boundaries)  
= 60% Max allowed = 35 400mm Max. allowed

60% Max. Total Common boundaries as measured  
4760mm + 4760mm + 4400mm + 21 400 mm  
= 35 320mm Actual (Max height of 4m)

35 320 mm (actual) < 35 400mm (Max. allowed)  
Building line Departure not required

DRAINAGE LINE	110mm uPVC pipe @ min 1:60 fall cased in Concrete with 100mm Cover allround as per SANS 10400 Part P
STORMWATER LINE	110mm uPVC pipe @ 1:100 fall cased in Concrete with 100mm Cover allround pipe as per SANS 10400 Part P

(SR1) Single residential 1  
Erf = 455sq.m (Medium Residential Even)

Ground Storey = 150 sq.m  
Garage = 67 sq.m  
Domestic Quarters = 34 sq.m  
First Storey = 169 sq.m  
Control Room & Garden/tool store 22 sq.m  
Total House Area = 442 sq.m

Verandah = 14 sq.m  
Entrance Stoep = 6 sq.m  
Open Sundeck = 36 sq.m

Total bulk/ Floor factor = 353 sq.m  
= 0,7758241% (Max = 1)

