

ERF 803

ERF 804

ERF 805

GROUND FLOOR PLAN Scale 1:100

NEW DEVELOPMENT FOR LIMASIZE (PTY) LTD ON ERF 806 LYTTTELTON MANOR X 01

AREAS			
EXISTING		NEW	
GROUND FLOOR		GROUND FLOOR	
BLOCK A	0 m²	COVERED PARKING	417.4 m²
		OUTBUILDING	41.5 m²
TOTAL	0 m²	TOTAL	458.9 m²
FIRST FLOOR		FIRST FLOOR	
MAIN BUILDING	0 m²	DWELLING-UNITS	433.9 m²
		DOUBLE VOLUME	(12.8) m²
TOTAL	0 m²	TOTAL	421.1 m²
SECOND FLOOR		SECOND FLOOR	
MAIN BUILDING	0 m²	DWELLING-UNITS	433.9 m²
		DOUBLE VOLUME	(12.8) m²
TOTAL	0 m²	TOTAL	421.1 m²
THIRD FLOOR		THIRD FLOOR	
MAIN BUILDING	0 m²	DWELLING-UNITS	433.9 m²
		DOUBLE VOLUME	(12.8) m²
TOTAL	0 m²	TOTAL	421.1 m²
TOTAL EXISTING	0 m²	TOTAL NEW	1722.2 m²
TOTAL GROUND FLOOR	458.9 m²	GRAND TOTAL	1741.0 m²
TOTAL FIRST FLOOR	421.1 m²	SITE AREA	1884.0 m²
TOTAL SECOND FLOOR	421.1 m²	NET FLOOR AREA	888.7 m²
TOTAL THIRD FLOOR	421.1 m²	(as per Schedule 7)	

COVERAGE AND FLOOR AREA RATIO LAYOUT			
		70.0 %	24.4 %
		ALLOWED COVERAGE	COVERAGE
		0.90	0.47
		ALLOWED FAR	FAR

DENSITY		
PARKING	TOTAL UNITS	30
	SITE AREA	1884.0 m²
	DENSITY (units/hectare)	159.2 = 160
1 covered parking per dwelling-unit with 3 or less habitable rooms, 1 covered and 1 open parking place per dwelling-unit with 4 or more habitable rooms, plus 1 parking place per 3 units for guests.	OPEN PARKING	0
	COVERED PARKING	30
	GUEST PARKING	10
	TOTAL PARKING REQUIRED	40
	TOTAL PARKING PROVIDED	41

BUILDING OCCUPANCY : H3 Domestic Residence	CLIMATE ZONE : 2 Pretoria / Germiston
ENGINEER	CLIENT
GENERAL NOTE: All dimensions & existing roof pitches, materials & finishes to be checked on site before any material is ordered.	JOB NUMBER: LIMASIZE 25-014 drawn by RFR

		DATE: 09 Oct 2025
B: Linfield Road, Lynnwood Manor, Pretoria, 0081 PO Box 9170, Pretoria, 0001 E-mail: admin@wernerkiel.co.za Tel: 00 27 (0)12 11 8042		Job No: Limasize 25-014 Erf No: 806 Lyttelton Manor x 01 Street No: 182 Relief Ave.

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