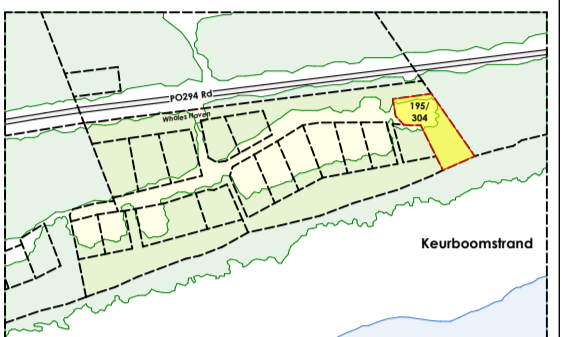


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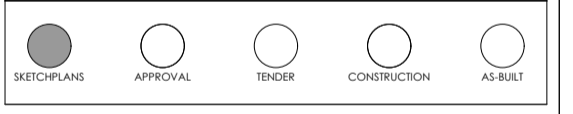
SCHEDULE OF AREAS (m²)	
SITE AREA	2 242m²
COVERAGE	
ALLOWED AS PER HOA	175m²
PROPOSED	175m²
BULK	
ALLOWED AS PER HOA	330m²
PROPOSED:	
GROUND FLOOR	175m²
FIRST FLOOR	146m²
TOTAL PROPOSED BULK	321m²

existing Milkwood tree to be removed in accordance with conditions of OSCAE & DFFE permit applications

**ARCHITECT:**

**CLIENT:**

**STATUS**



**REVISIONS**

REV	DATE	DESCRIPTION
03d	4 Nov. 2024	SITE PLAN FOR OSCAE & DFFE
03d	7 Nov. 2024	SKETCHPLANS FOR QS ORDER OF MAGNITUDE

REGISTRATION DETAILS:  
**cmai** ARCHITECTS  
 EUGENE MARAIS  
 SACAP-PrArch 20948  
 044 382 6732  
 admin@cmai.co.za

**PROJECT**  
**HOUSE PETERHANS**  
 ERF 195/304 KEURBOOMS, BITOU  
 NEW RESIDENTIAL DWELLING

**CLIENT**  
 MARC PHILIPPE PETERHANS

**DRAWING**  
**No. 195 ROOF/SITE PLAN**

**SCALE**  
 as indicated @ A1  
 half @ A3

**DATE**  
 2024.11.07

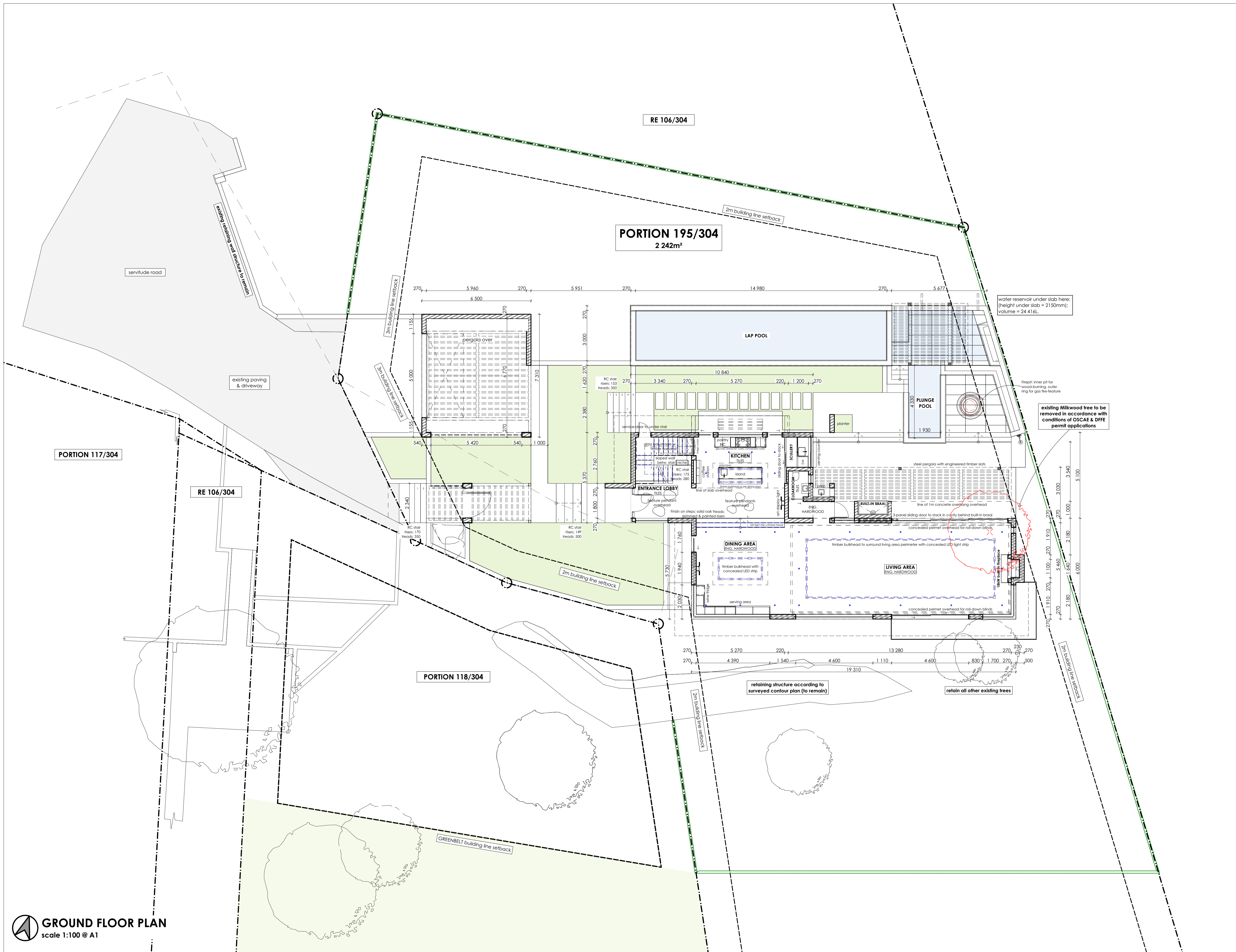
**DRAWN**  
 LF

**CHECKED**  
 -

**DRAWING NO.**  
 D302 ERF 195/304 BITOU

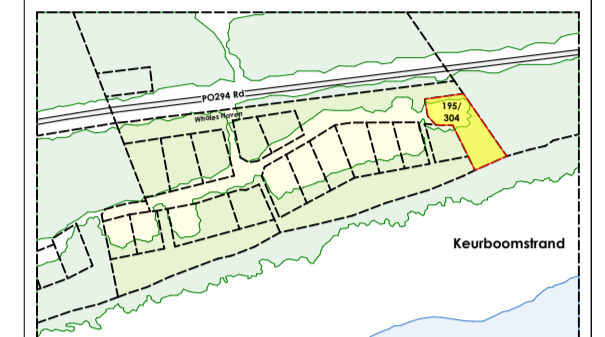
**195 ROOF/SITE PLAN FOR OSCAE & DFFE PERMIT(S)**  
 REV03d





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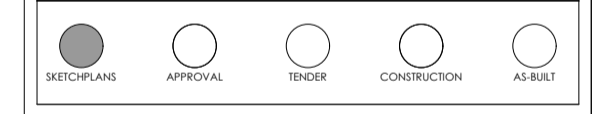


SCHEDULE OF AREAS (m²)	
SITE AREA	2 242m²
COVERAGE	
ALLOWED AS PER HOA	175m²
PROPOSED	175m²
BULK	
ALLOWED AS PER HOA	330m²
PROPOSED:	
GROUND FLOOR	175m²
FIRST FLOOR	146m²
TOTAL PROPOSED BULK	321m²

ARCHITECT:

CLIENT:

STATUS



**REVISIONS**

REV	DATE	DESCRIPTION
03d	4 Nov. 2024	SITE PLAN FOR OSCAE & DFFE
03d	7 Nov. 2024	SKETCHPLANS FOR QS ORDER OF MAGNITUDE

REGISTRATION DETAILS:  

**CMAI ARCHITECTS**  
 EUGENE MARAIS  
 SACAP-PrArch 20948  
 044 382 6732  
 admin@cmai.co.za

PROJECT  
**HOUSE PETERHANS**  
 ERF 195/304 KEURBOOMS, BITOU  
 NEW RESIDENTIAL DWELLING

CLIENT  
 MARC PHILLIPE PETERHANS

DRAWING  
**No. 195 GROUND FLOOR PLAN**

SCALE  
 as indicated @ A1  
 half @ A3

DATE  
 2024.11.07

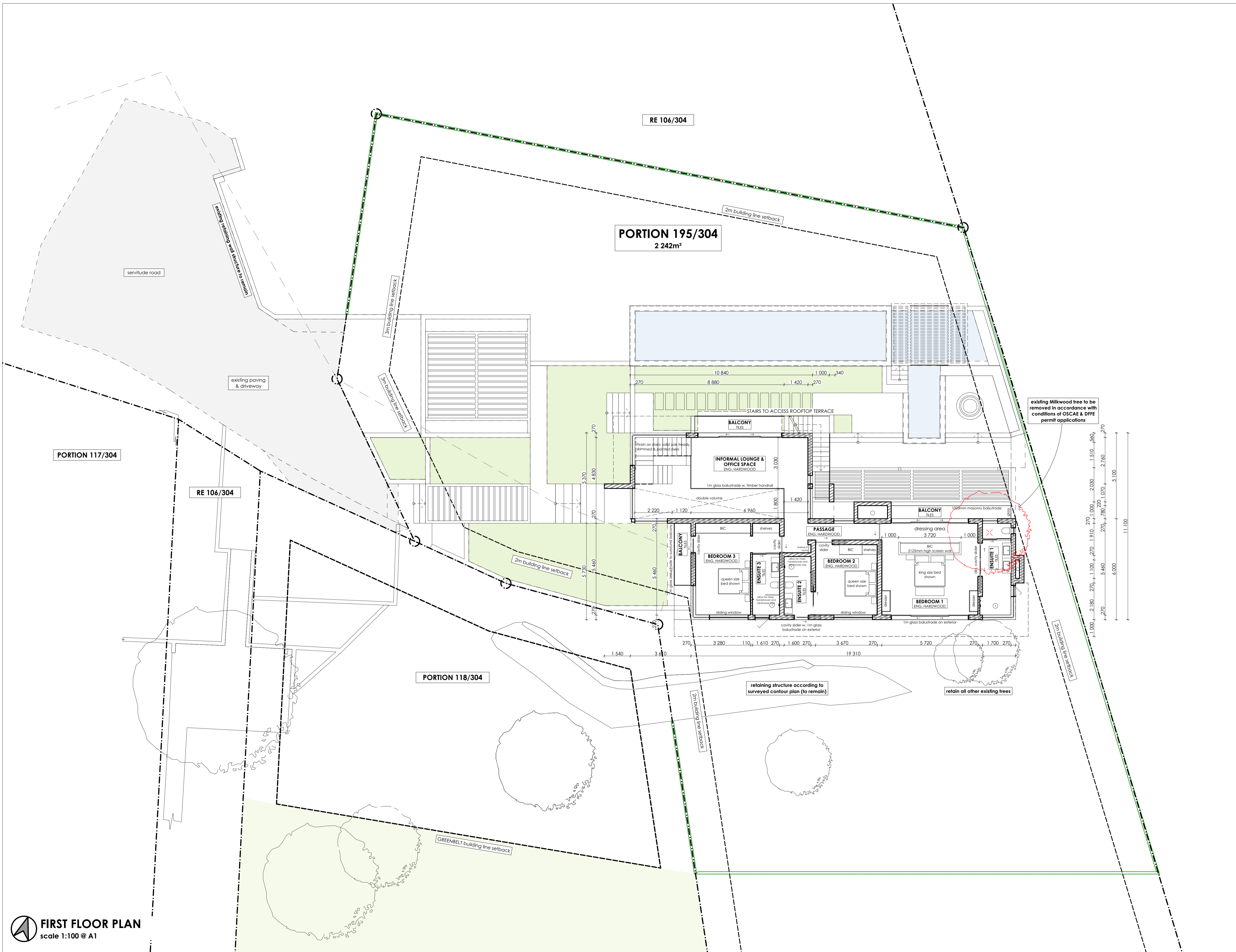
DRAWN  
 LF

CHECKED  
 -

DRAWING NO.  
 D302 ERF 195/304 BITOU

195 GROUND FL. PLAN for  
 ORDER OF MAGNITUDE  
 REV03d





RE 106/304

PORTION 195/304  
2 242m<sup>2</sup>

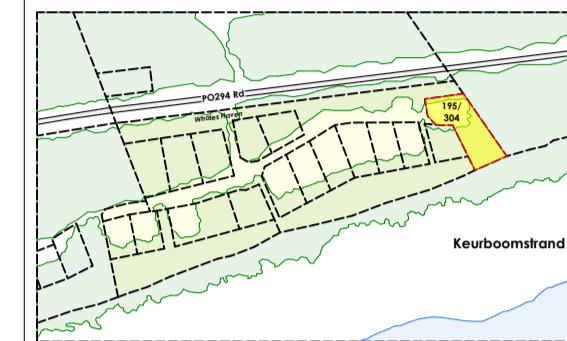
PORTION 117/304

RE 106/304

PORTION 118/304

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SCHEDULE OF AREAS (m <sup>2</sup> )	
SITE AREA	2 242m <sup>2</sup>
COVERAGE	
ALLOWED AS PER HOA	175m <sup>2</sup>
PROPOSED	175m <sup>2</sup>
BULK	
ALLOWED AS PER HOA	330m <sup>2</sup>
PROPOSED:	
GROUND FLOOR	175m <sup>2</sup>
FIRST FLOOR	146m <sup>2</sup>
TOTAL PROPOSED BULK	321m <sup>2</sup>

existing Milkwood tree to be removed in accordance with conditions of OSCAE & DFFE permit applications

ARCHITECT:

CLIENT:

STATUS



REVISIONS

REV	DATE	DESCRIPTION
03d	4 Nov. 2024	SITE PLAN FOR OSCAE & DFFE
03d	7 Nov. 2024	SKETCHPLANS FOR QS ORDER OF MAGNITUDE

REGISTRATION DETAILS:  
**cmal** ARCHITECTS  
 EUGENE MARAIS  
 SACAP: PrArch 20948  
 044 382 6732  
 admin@cmal.co.za

PROJECT  
**HOUSE PETERHANS**  
 ERF 195/304 KEURBOOMS, BITOU  
 NEW RESIDENTIAL DWELLING

CLIENT  
 MARC PHILIPPE PETERHANS

DRAWING  
**No. 195 FIRST FLOOR PLAN**

SCALE  
 as indicated @ A1  
 half @ A3

DATE  
 2024.11.07

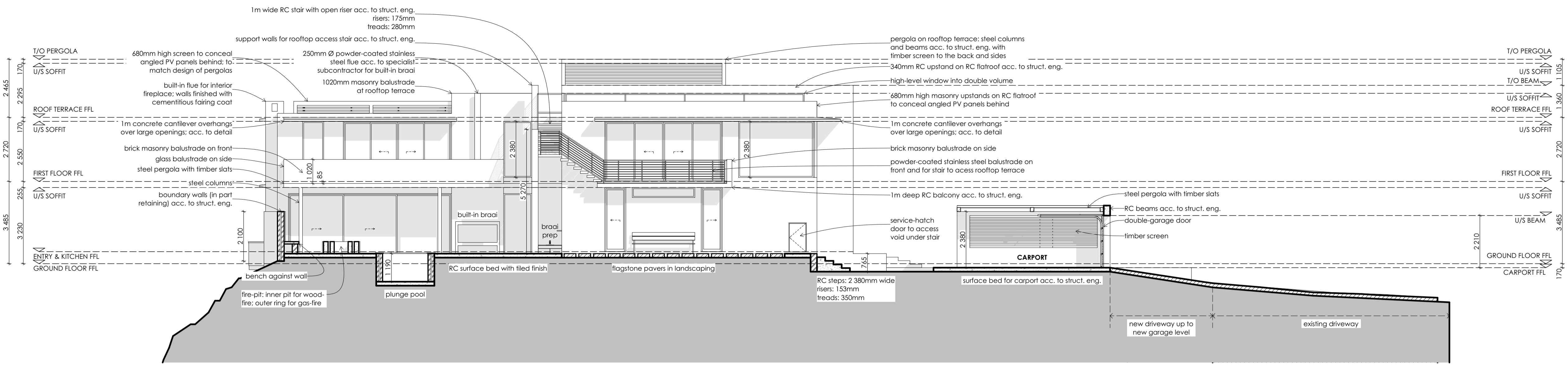
DRAWN  
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CHECKED  
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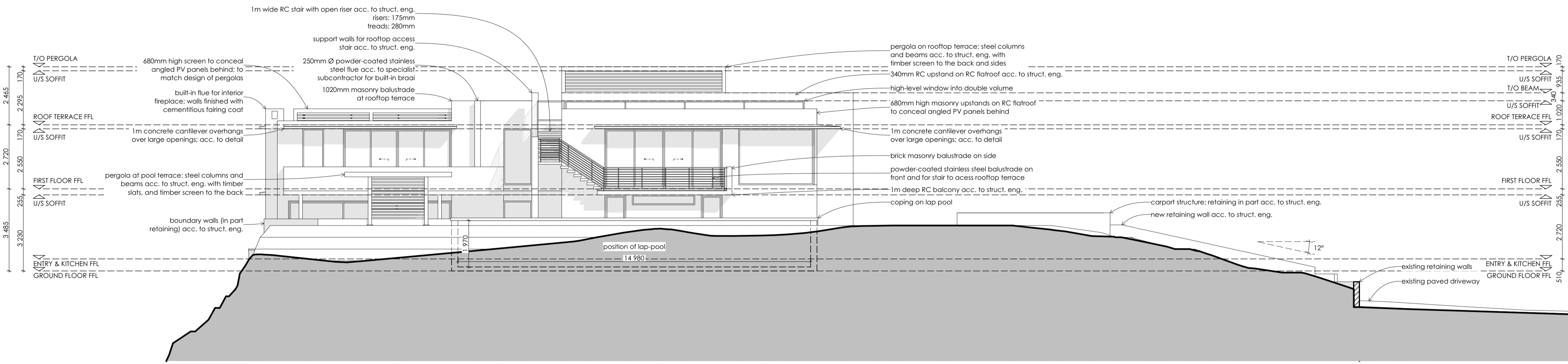
DRAWING NO.  
 D302 ERF 195/304 BITOU

195 FIRST FL. PLAN for ORDER OF MAGNITUDE REV03d

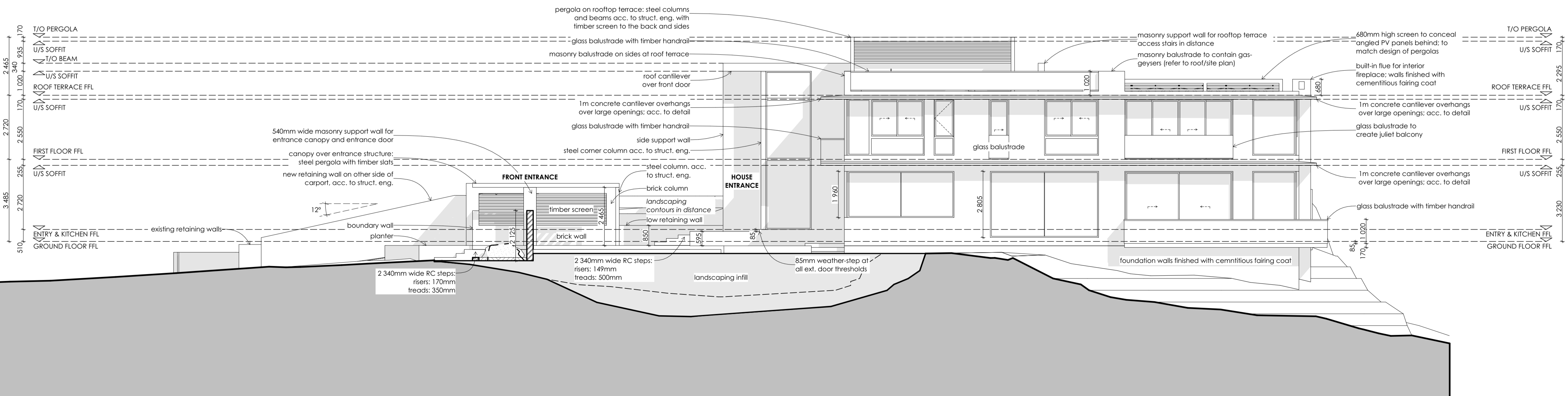




**NORTH ELEVATION | behind lap pool**  
scale 1:100 @ A1



**NORTH ELEVATION | in front of lap pool**  
scale 1:100 @ A1



**SOUTH ELEVATION**  
scale 1:100 @ A1

**NOTES**

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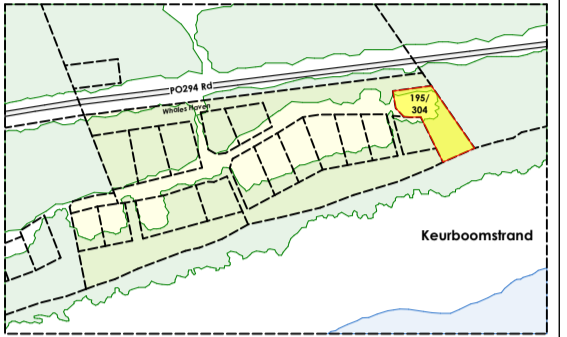
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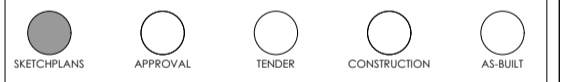
**SCHEDULE OF AREAS (m²)**

SITE AREA	2 242m²
<b>COVERAGE</b>	
ALLOWED AS PER HOA	175m²
PROPOSED	175m²
<b>BULK</b>	
ALLOWED AS PER HOA	330m²
PROPOSED:	
GROUND FLOOR	175m²
FIRST FLOOR	146m²
TOTAL PROPOSED BULK	321m²

ARCHITECT:

CLIENT:

STATUS



**REVISIONS**

REV	DATE	DESCRIPTION
03d	4 Nov. 2024	SITE PLAN FOR OSCAE & DIFF
03d	7 Nov. 2024	SKETCHPLANS FOR QS ORDER OF MAGNITUDE

REGISTRATION DETAILS:

**cmal** ARCHITECTS  
EUGENE MARAIS  
SACAP PrArch 25948  
04 882 6732  
admin@cmal.co.za

**PROJECT**  
**HOUSE PETERHANS**  
ERF 195/304 KEURBOOMS, BITOU  
NEW RESIDENTIAL DWELLING

**CLIENT**  
MARC PHILIPPE PETERHANS

**DRAWING**  
**No. 195 North & South ELEVATIONS**

**SCALE**  
as indicated @ A1  
half @ A3

**DATE**  
2024.11.07

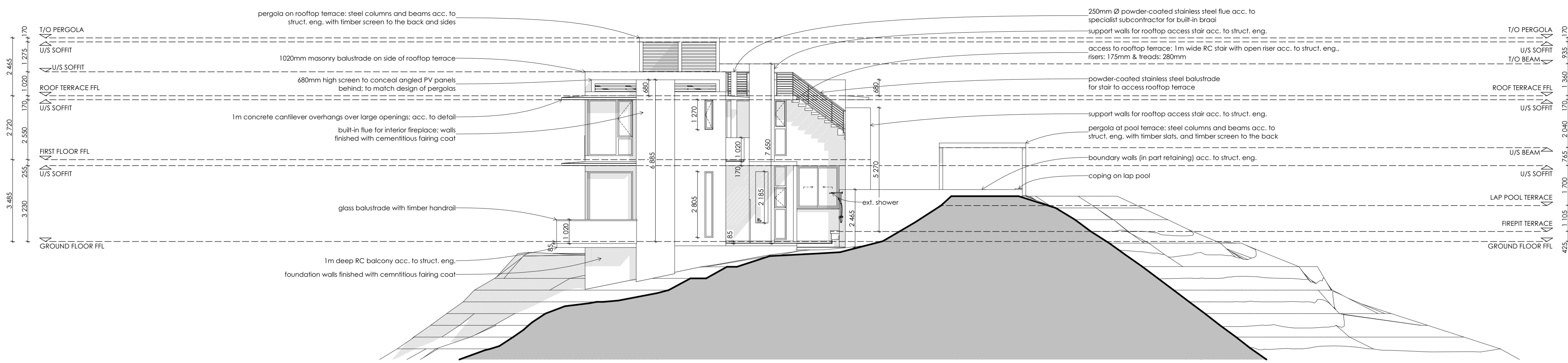
**DRAWN**  
LF

**CHECKED**  
-

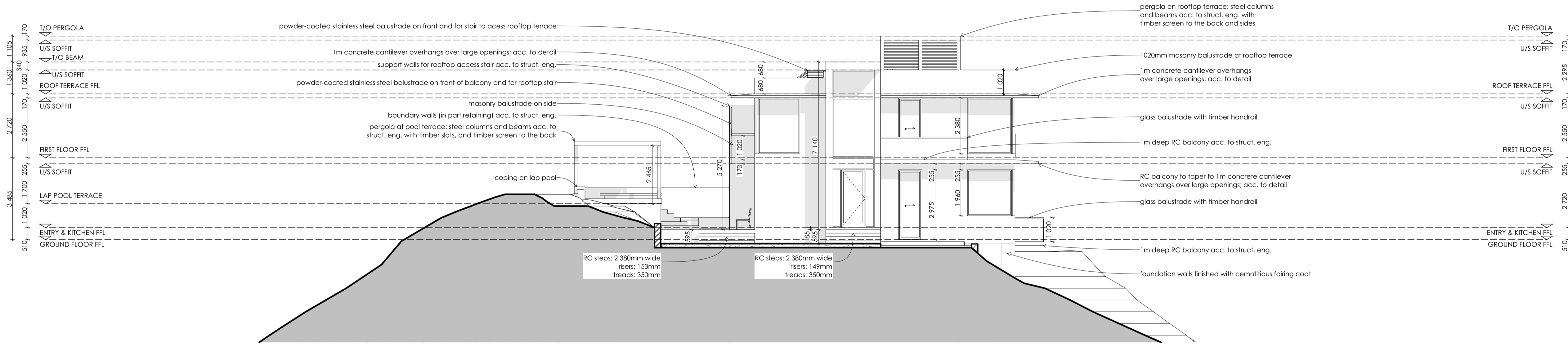
**DRAWING NO.**  
D302 ERF 195/304 BITOU

**195 N&S ELEV. for ORDER OF MAGNITUDE REV03d**

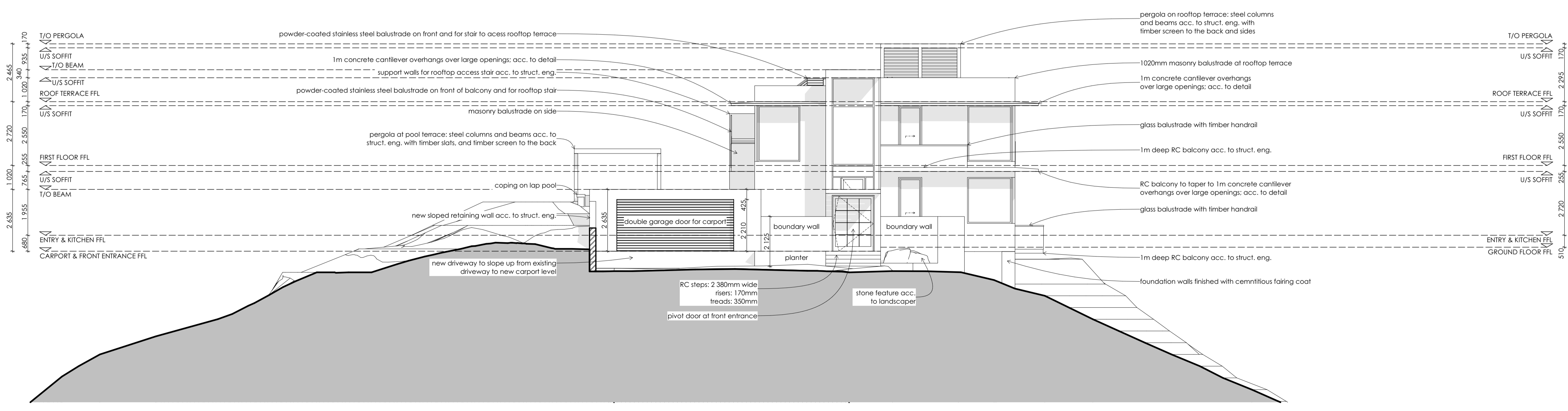




**EAST ELEVATION**  
scale 1:100 @ A1



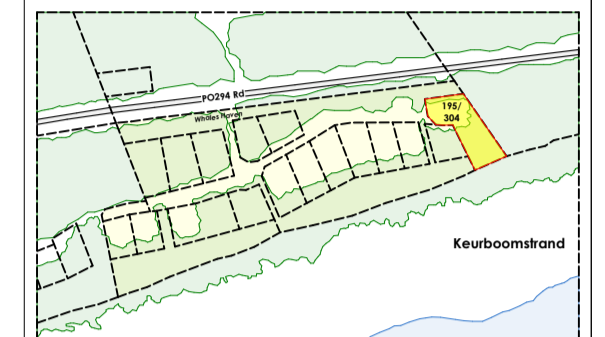
**WEST ELEVATION | behind carport**  
scale 1:100 @ A1



**WEST ELEVATION | in front of carport**  
scale 1:100 @ A1

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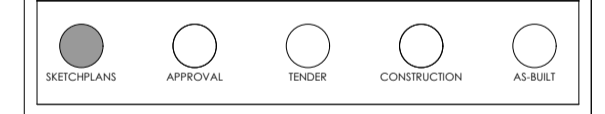


SCHEDULE OF AREAS (m²)	
SITE AREA	2 242m²
COVERAGE	
ALLOWED AS PER HOA	175m²
PROPOSED	175m²
BULK	
ALLOWED AS PER HOA	330m²
PROPOSED:	
GROUND FLOOR	175m²
FIRST FLOOR	146m²
TOTAL PROPOSED BULK	321m²

ARCHITECT:

CLIENT:

STATUS



**REVISIONS**

REV	DATE	DESCRIPTION
03d	4 Nov. 2024	SITE PLAN FOR OSCAE & DIFF
03d	7 Nov. 2024	SKETCHPLANS FOR QS ORDER OF MAGNITUDE

REGISTRATION DETAILS:  

**CMAI ARCHITECTS**  
 EUGENE MARAIS  
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 04 382 6732  
 admin@cmai.co.za

**PROJECT**  
**HOUSE PETERHANS**  
 ERF 195/304 KEURBOOMS, BITOU  
 NEW RESIDENTIAL DWELLING

**CLIENT**  
 MARC PHILIPPE PETERHANS

**DRAWING**  
**No. 195 East & West ELEVATIONS**

**SCALE**  
 as indicated @ A1  
 half @ A3

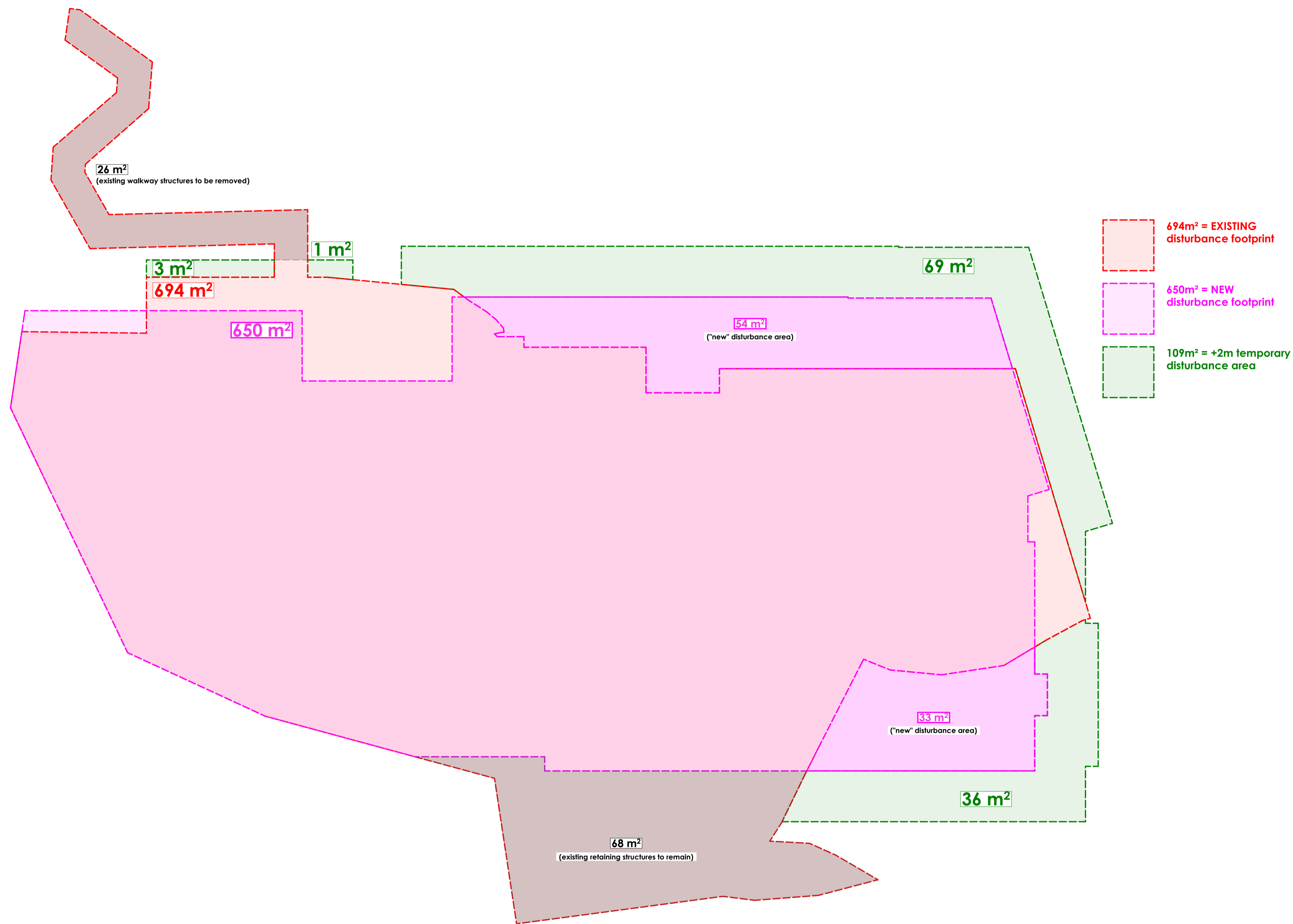
**DATE**  
 2024.11.07

**DRAWN**  
 LF

**CHECKED**  
 -

**DRAWING NO.**  
 D302 ERF 195/304 BITOU

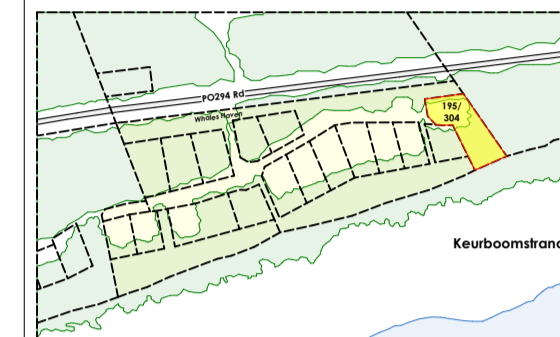
**195 E&W ELEV. for ORDER OF MAGNITUDE REV03d**



- 694 m<sup>2</sup> = EXISTING disturbance footprint
- 650 m<sup>2</sup> = NEW disturbance footprint
- 109 m<sup>2</sup> = +2m temporary disturbance area

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SCHEDULE OF AREAS (m <sup>2</sup> )	
SITE AREA	2 242m <sup>2</sup>
<b>COVERAGE</b>	
ALLOWED AS PER HOA	175m <sup>2</sup>
PROPOSED	175m <sup>2</sup>
<b>BULK</b>	
ALLOWED AS PER HOA	330m <sup>2</sup>
PROPOSED:	
GROUND FLOOR	175m <sup>2</sup>
FIRST FLOOR	146m <sup>2</sup>
TOTAL PROPOSED BULK	321m <sup>2</sup>

ARCHITECT:

CLIENT:

STATUS



**REVISIONS**

REV	DATE	DESCRIPTION
03d	20 Dec. 2024	DISTURBANCE AREAS FOR OSCEAE PERMIT APPLICATION
03d	15 Jan. 2025	DISTURBANCE AREAS FOR OSCEAE PERMIT APPLICATION (NEW vs EXISTING)

REGISTRATION DETAILS:  

**CMAI ARCHITECTS**  
 EUGENE MARAIS  
 SACAP-PrArch 20948  
 044 392 6732  
 admin@cmai.co.za

PROJECT  
**HOUSE PETERHANS**  
 ERF 195/304 KEURBOOMS, BITOU  
 NEW RESIDENTIAL DWELLING

CLIENT  
 MARC PHILIPPE PETERHANS

DRAWING  
**DISTURBANCE AREAS FOR OSCEAE APPLICATION**

SCALE  
 as indicated @ A1  
 half @ A3

DATE  
 2025.01.15

DRAWN  
 LF

CHECKED  
 -

DRAWING NO.  
 D302 ERF 195/304 BITOU

195 DIST. AREAS FOR OSCEAE APPLICATION (COMPARISON)