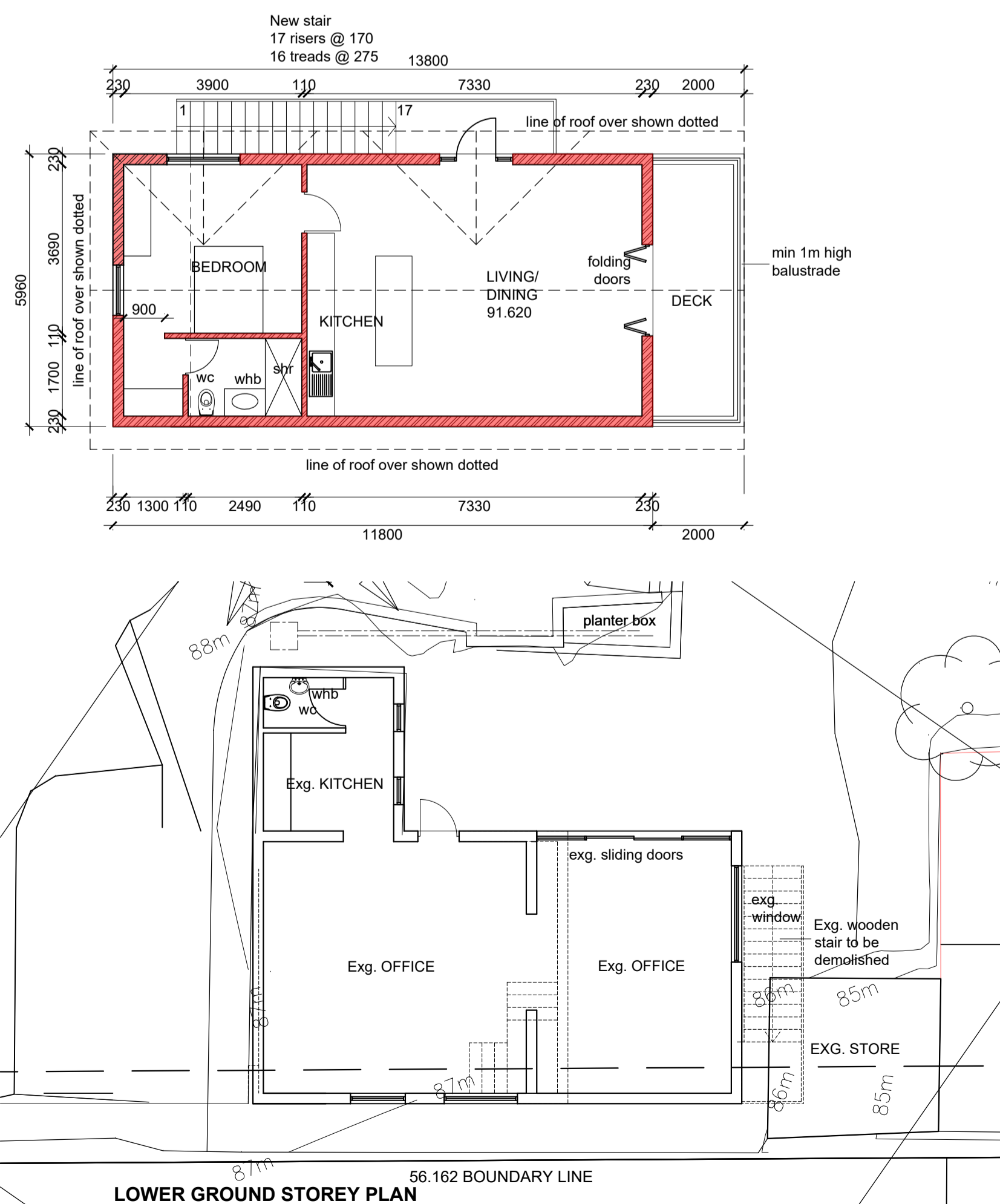


FIRST STOREY PLAN



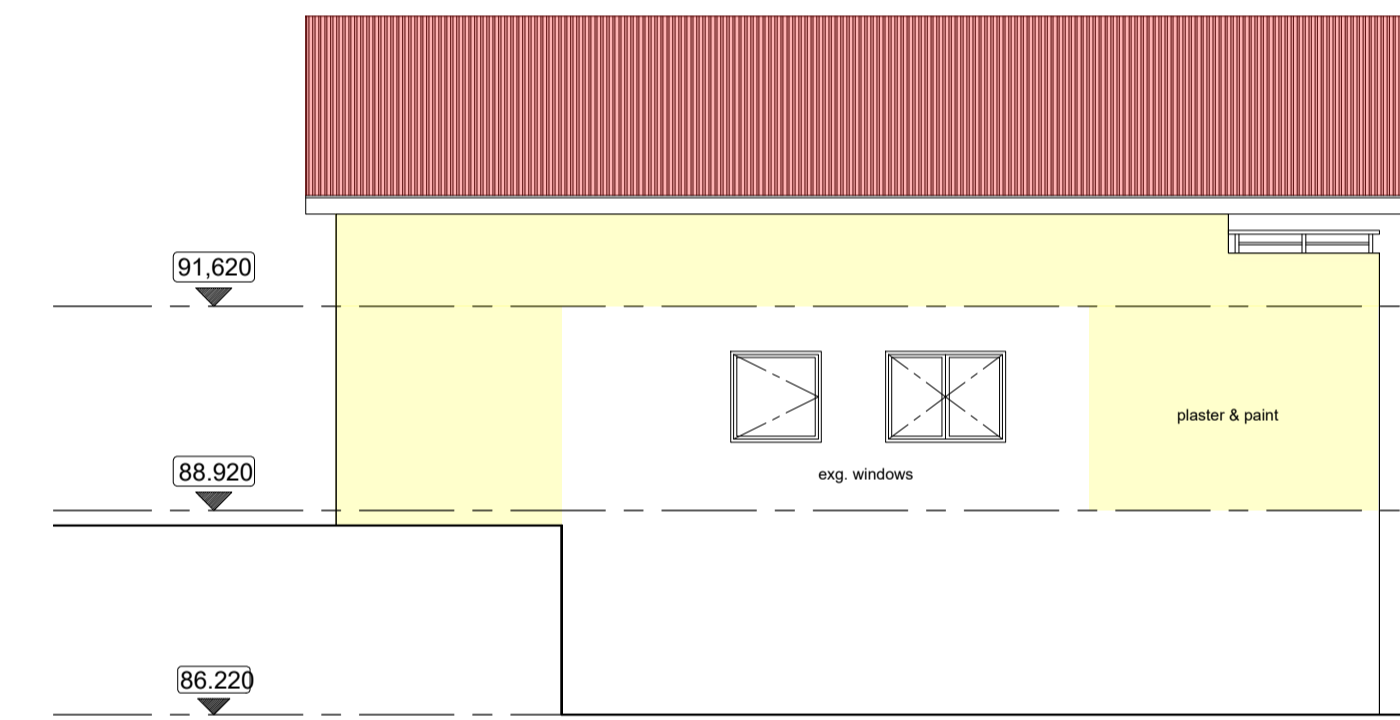
LOWER GROUND STOREY PLAN



3D RENDER 1



3D RENDER 2



SOUTH WEST ELEVATION
To Garage / Outbuilding

SITE DESCRIPTION

ERF 1500 Durban North	2 329 m ²
ERF 1501 Durban North	342 m ²
SITE AREA	2 671 m ²
ZONING	SPECIAL RESIDENTIAL 1200

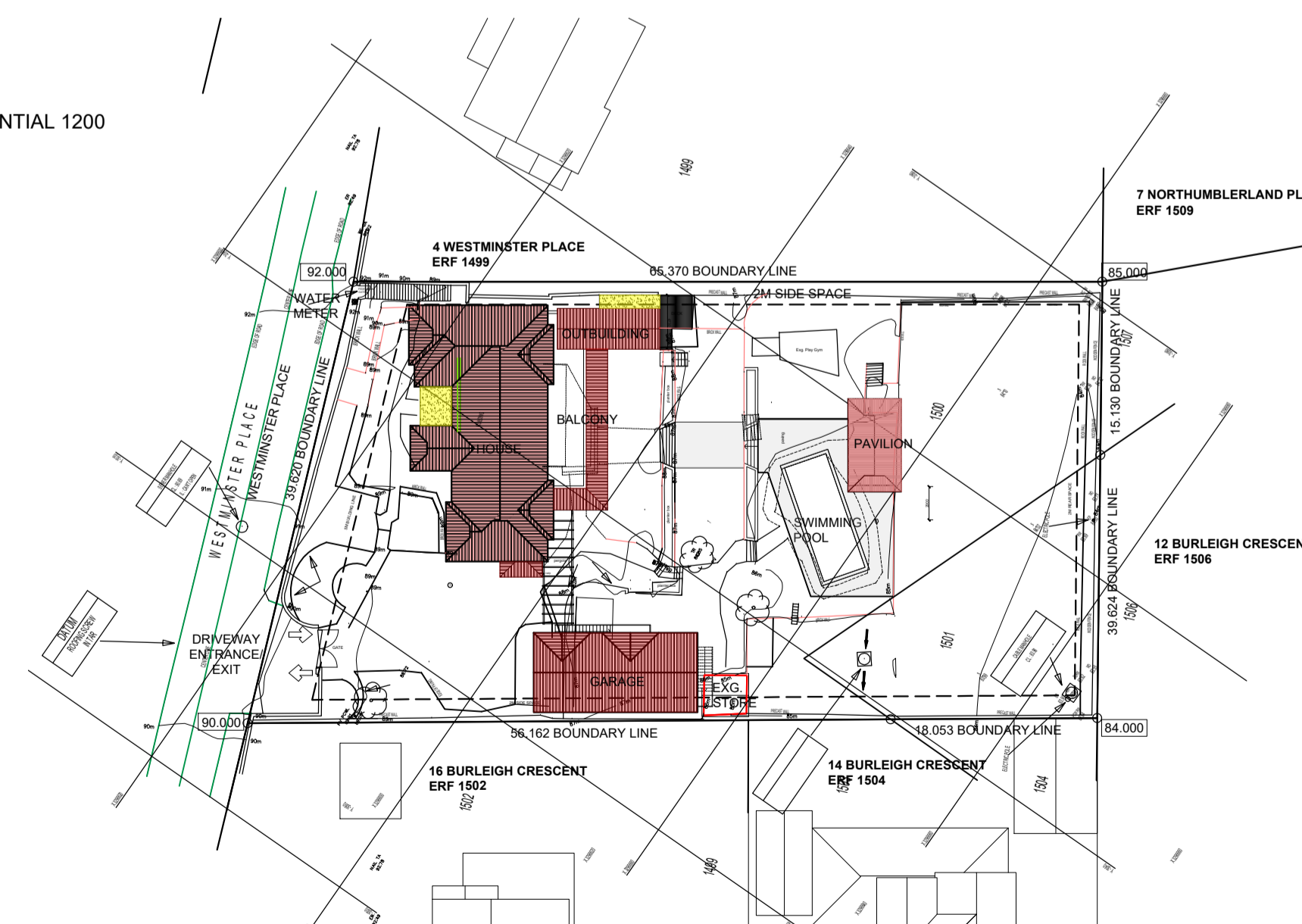
Permissible FAR N/A (2 Storey Height)

EXISTING FAR

Lower Ground Storey	
Offices	76 m ²
Pavilion	(28 m ²)
Store	(13 m ²)
Ground Storey	
House	184 m ²
Outbuilding	44 m ²
Garage	42 m ²
Store	(12 m ²)
Total	346 m²
First Storey	
House	160 m ²
Outbuilding	20 m ²
Deck	(12 m ²)
Total	180 m²
less (demolished)	526 m ²
Total	513 m²


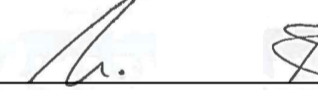
PROPOSED FAR

Ground Storey	
House	13 m ²
Garage	40 m ²
Total	53 m²
First Storey	
House	49 m ²
Outbuilding	17 m ²
Total	66 m²
TOTAL FAR	632 m²
Permissible Coverage 40%	1 068 m ²
Existing Coverage	318 m ²
Demolished Less	13 m ²
Total	305 m²
Proposed Coverage	51 m ²
Total Coverage	356 m²



SITE PLAN
ERF 1500 & ERF1501 Durban North
Scale 1:500

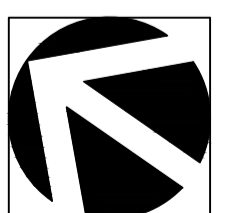
AMAFI SUBMISSION	0	29 092023
Description	REV.	DATE

ARCHITECT

 PATRICIA EMMETT P. Arch. - REG. NO. 2961
 OWNER


PROJECT:
**2 WESTMINSTER PLACE
 ADDITIONS & ALTERATIONS
 TO RESIDENTIAL BUILDING**
 for MISUMUZI PHAKAMA NHASSENKO &
 NOKHWEZI SHARON NHASSENKO
 on ERF 1500 & ERF 1501 Durban North

**SITE PLAN,
 FIRST STOREY PLAN,
 LOWER GROUND STOREY PLAN,
 SOUTH WEST ELEVATION &
 3D RENDERS**

SCALE - 1:100
 DATE - 29-09-2023
 DWG. No. - 02310/ 02
 REV. No -



Emmett : Emmett
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