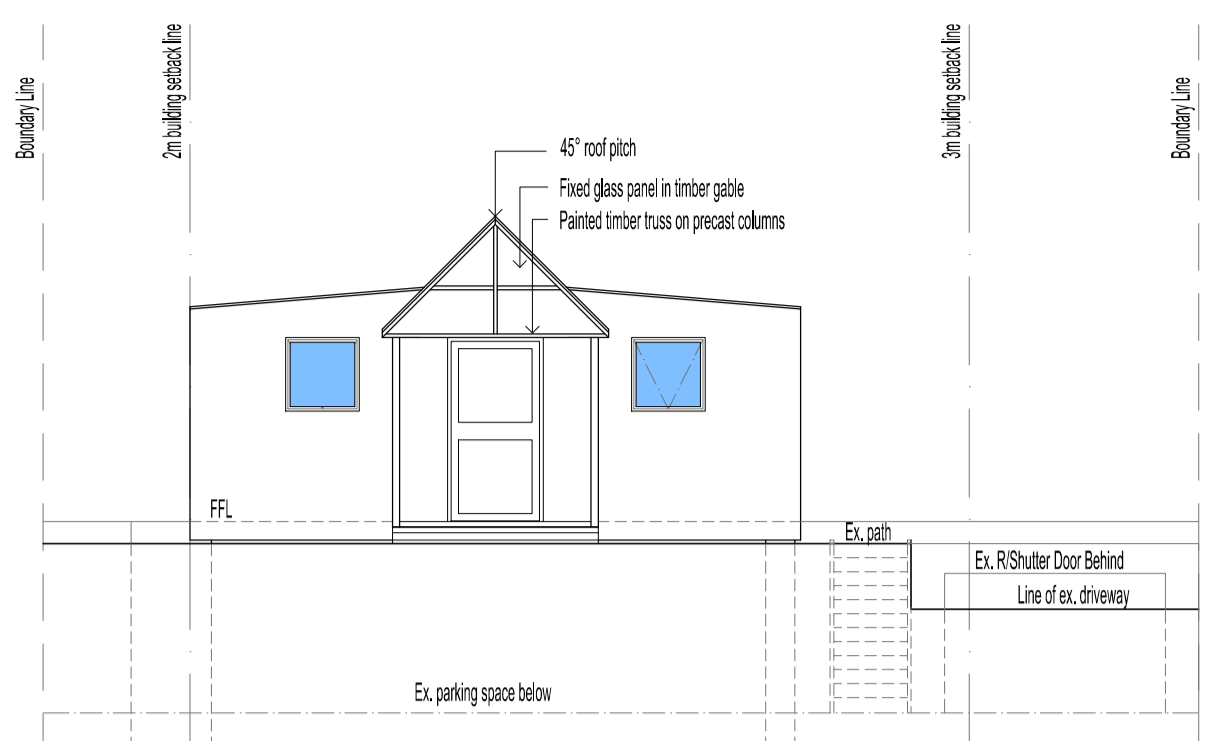
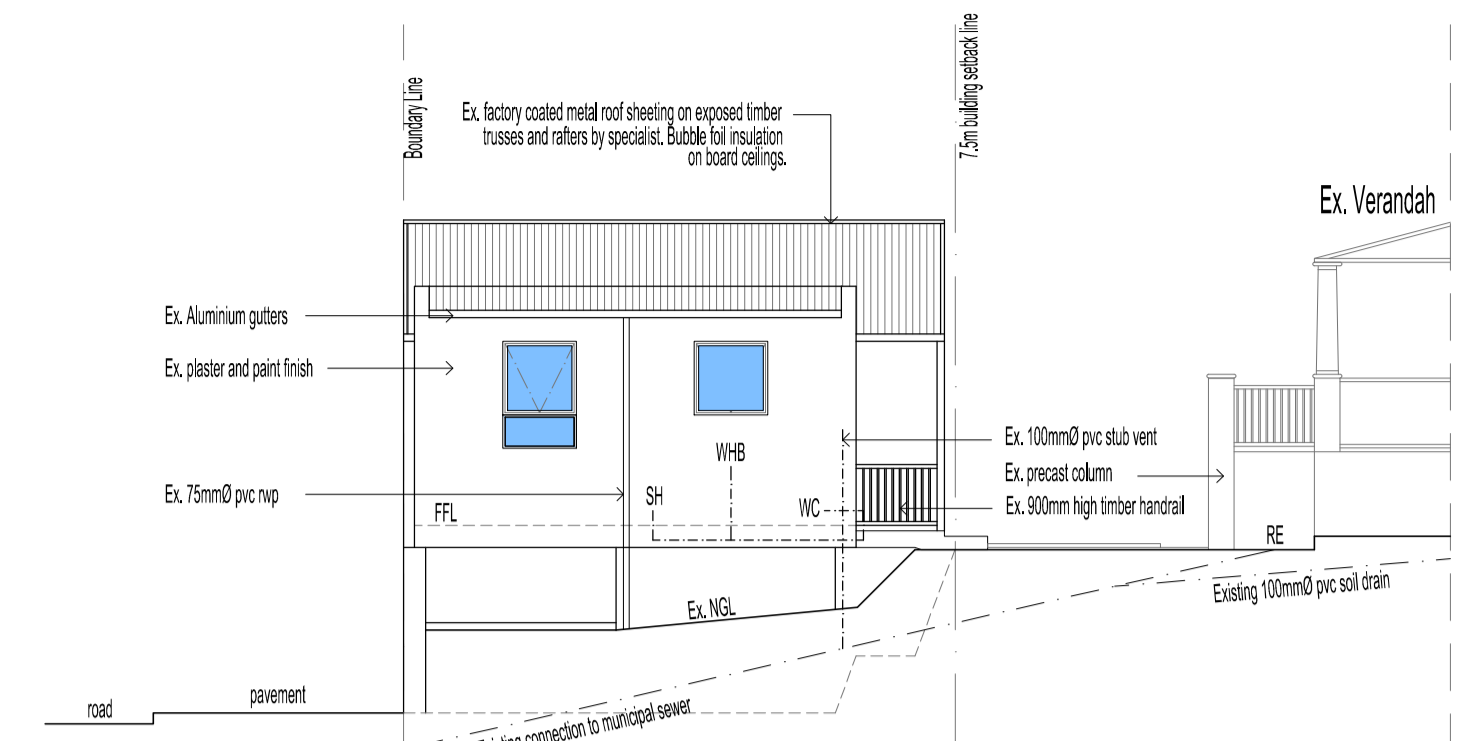


SCHEDULE OF AREAS	
SITE AREA	645.0
PERMISSIBLE COVERAGE (40%)	261.6
EXISTING DWELLING - PROPOSED OFFICE 1	162.3
EXISTING OUTBUILDING	15.6
EXISTING GARAGE	29.6
EXISTING ANCIILARY UNIT - PROPOSED OFFICE 2	53.1
TOTAL COVERAGE	291.6
PERMISSIBLE FAR (35%)	225.75
EXISTG FAR - RESIDENCE - OFFICE 1	135.60
- ANC UNIT - OFFICE 2	50.00
TOTAL FAR (28%)	185.60

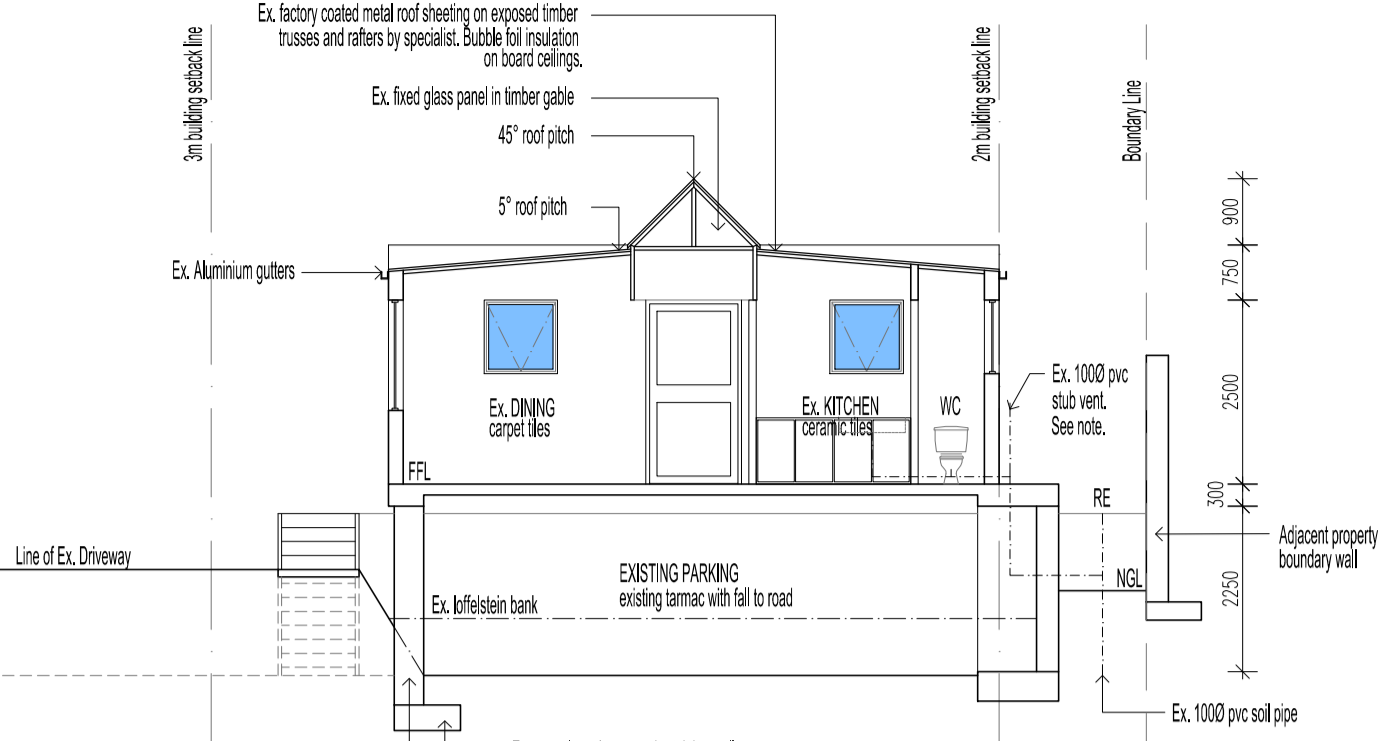
NOTE: NO CHANGE TO EXISTING STORMWATER DRAINAGE OR EXISTING WATERBORNE SEWERAGE



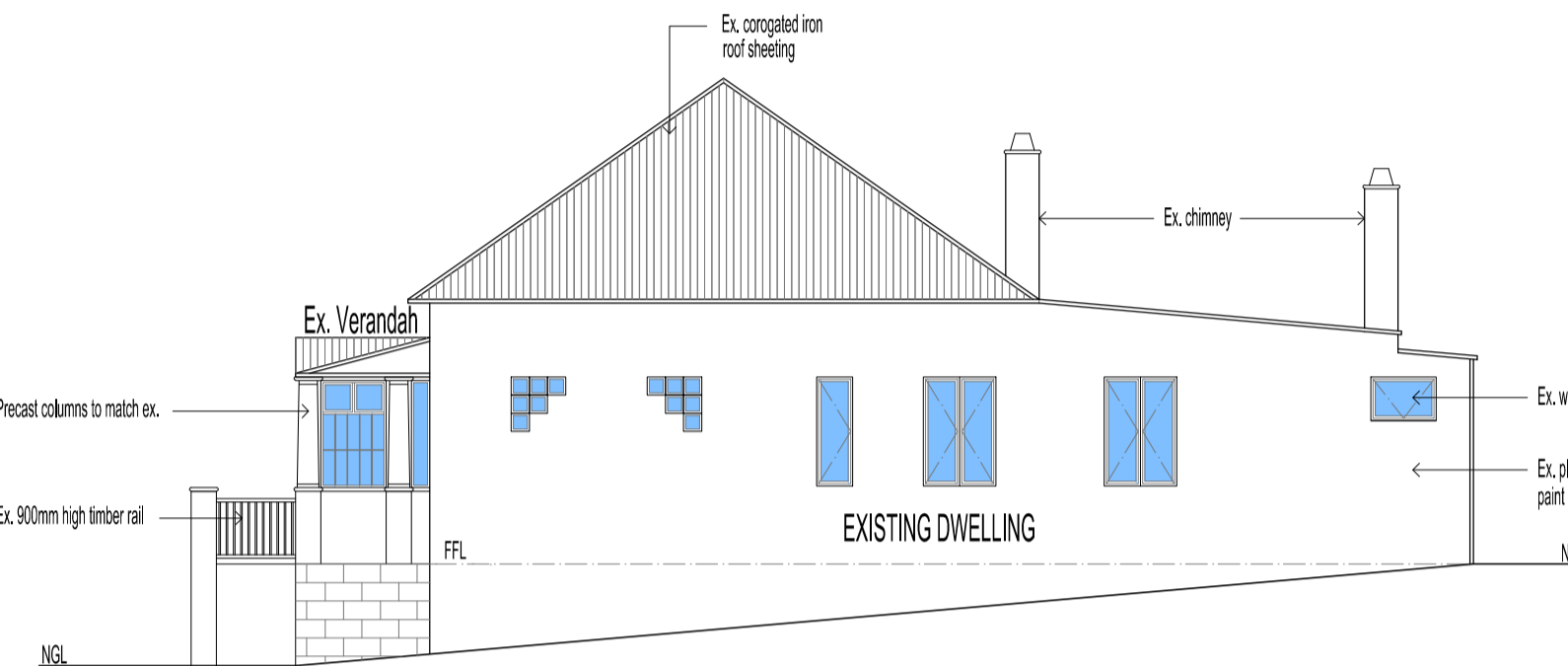
WEST ELEVATION EXG ANCIILARY UNIT PROPOSED OFFICE 2 scale 1:100



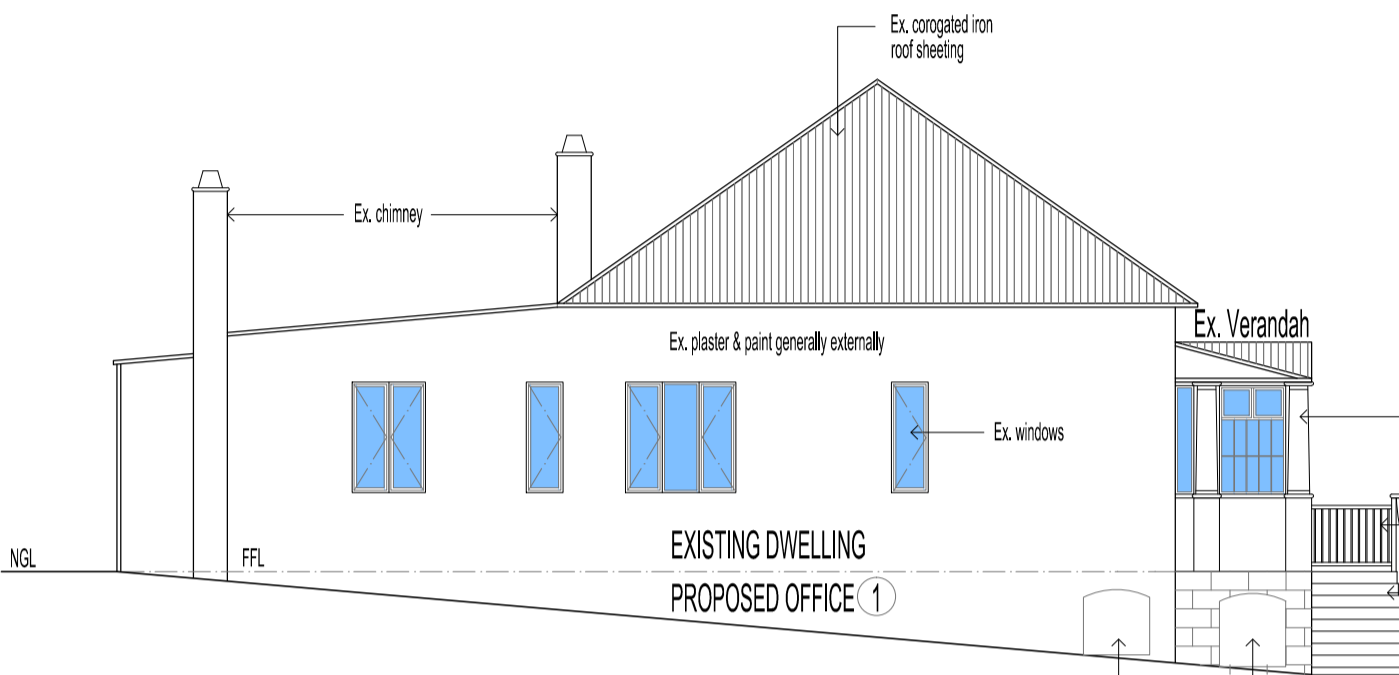
NORTH ELEVATION EXG ANCIILARY UNIT PROPOSED OFFICE 2 scale 1:100



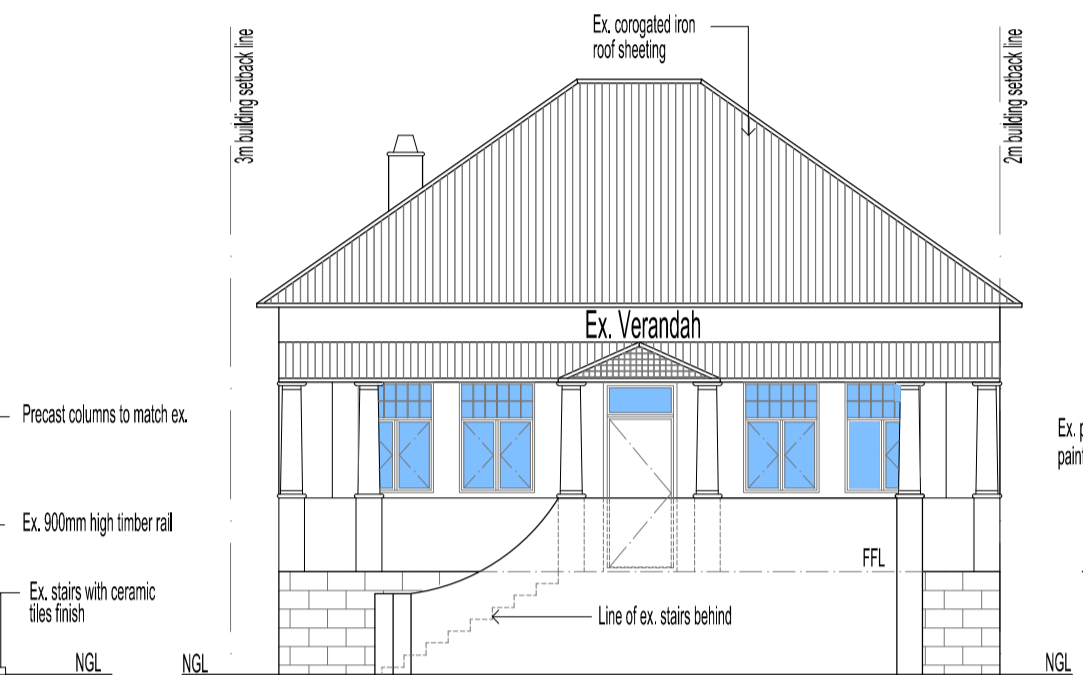
SECTION A-A EXG ANCIILARY UNIT PROPOSED OFFICE 2 scale 1:100



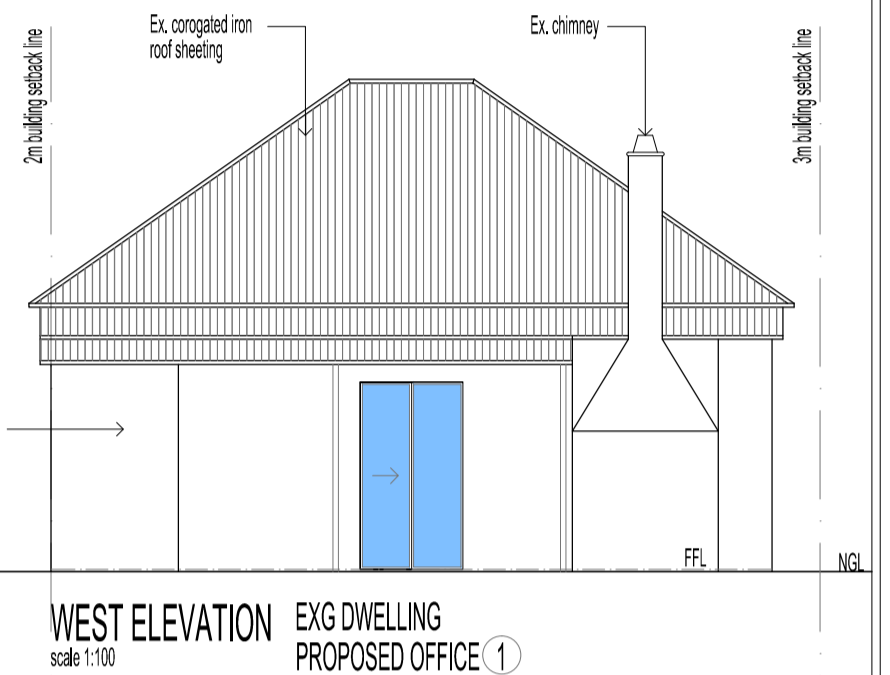
NORTH ELEVATION EXG DWELLING PROPOSED OFFICE 1 scale 1:100



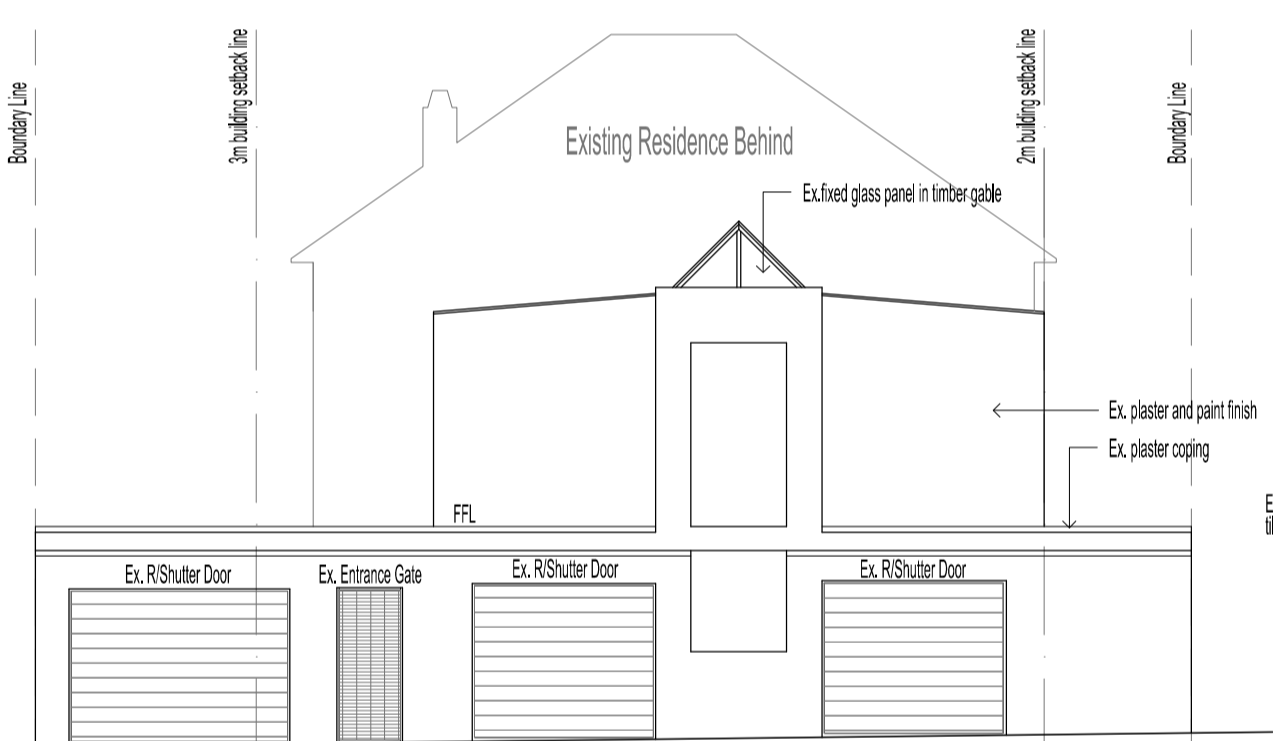
SOUTH ELEVATION EXG DWELLING PROPOSED OFFICE 1 scale 1:100



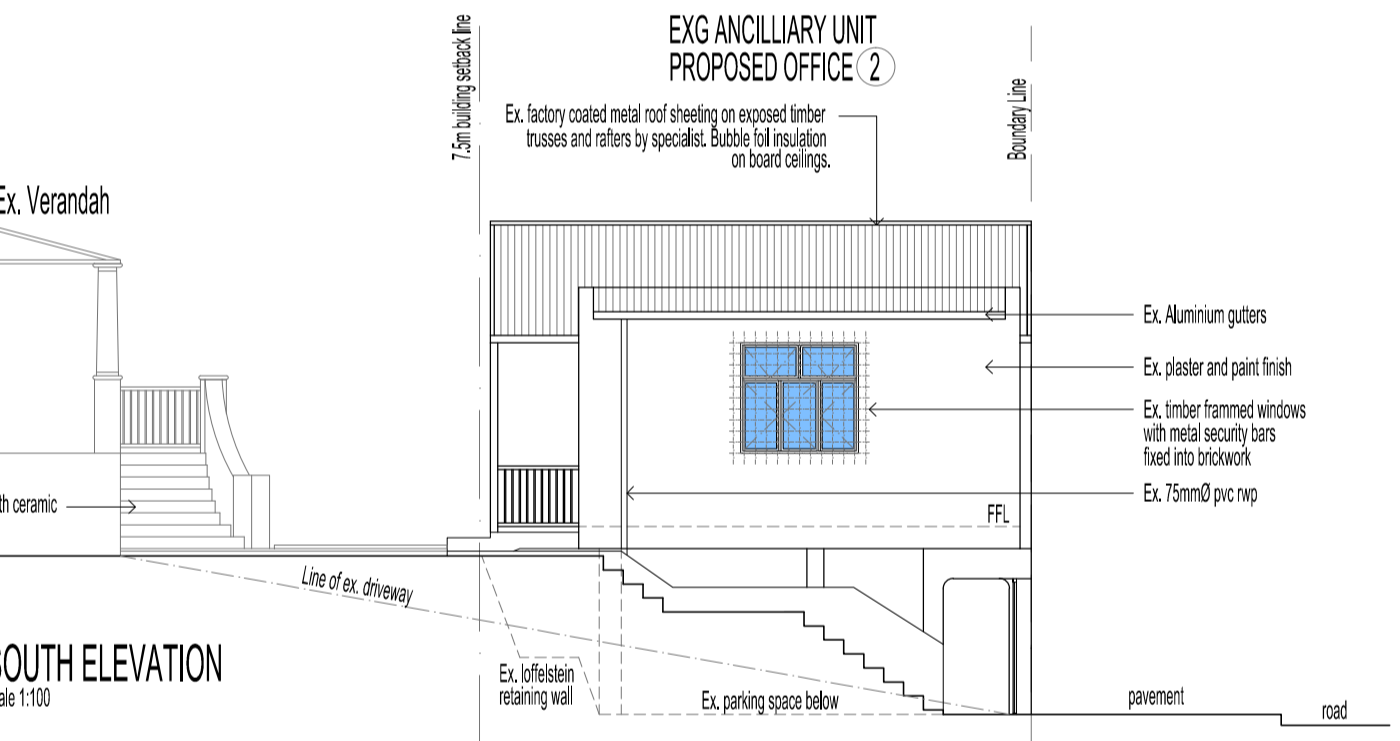
EAST ELEVATION EXG DWELLING PROPOSED OFFICE 1 scale 1:100



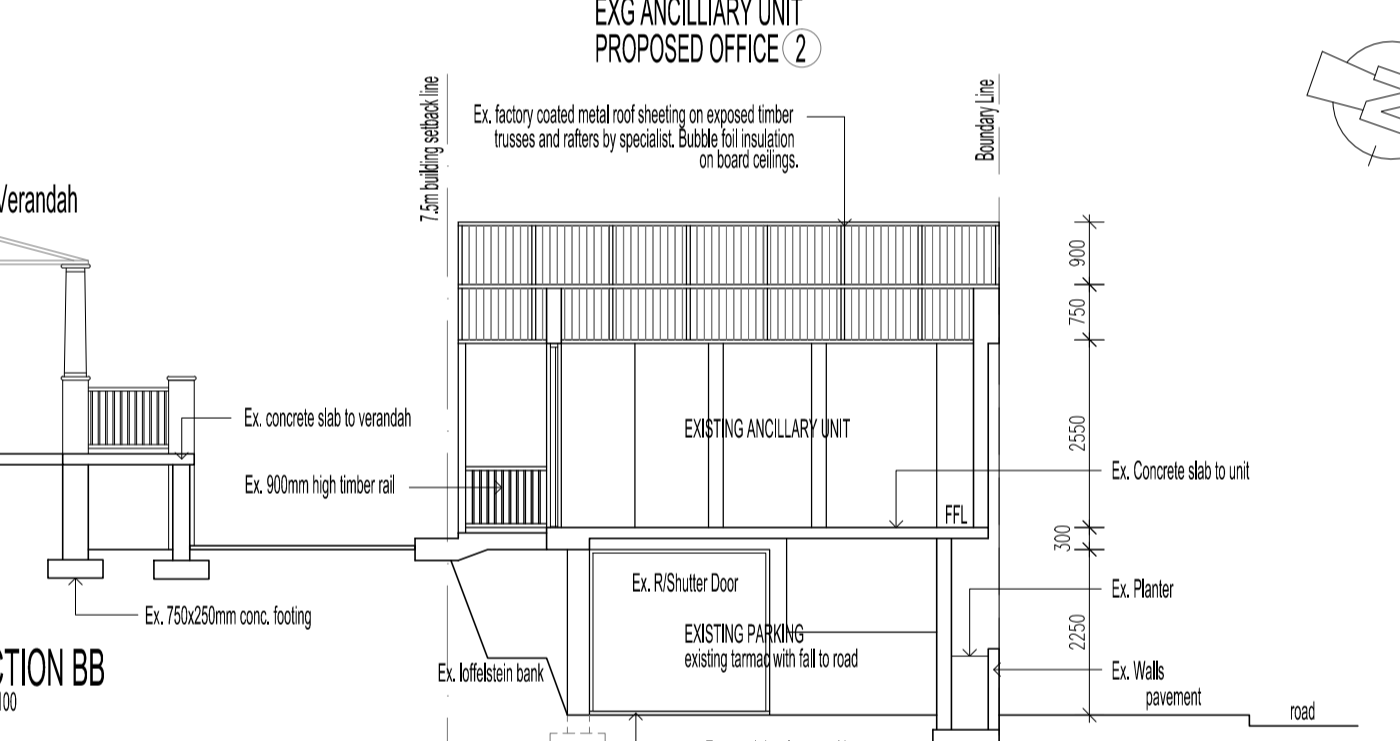
WEST ELEVATION EXG DWELLING PROPOSED OFFICE 1 scale 1:100



EAST (STREET) ELEVATION EXG ANCIILARY UNIT PROPOSED OFFICE 2 scale 1:100



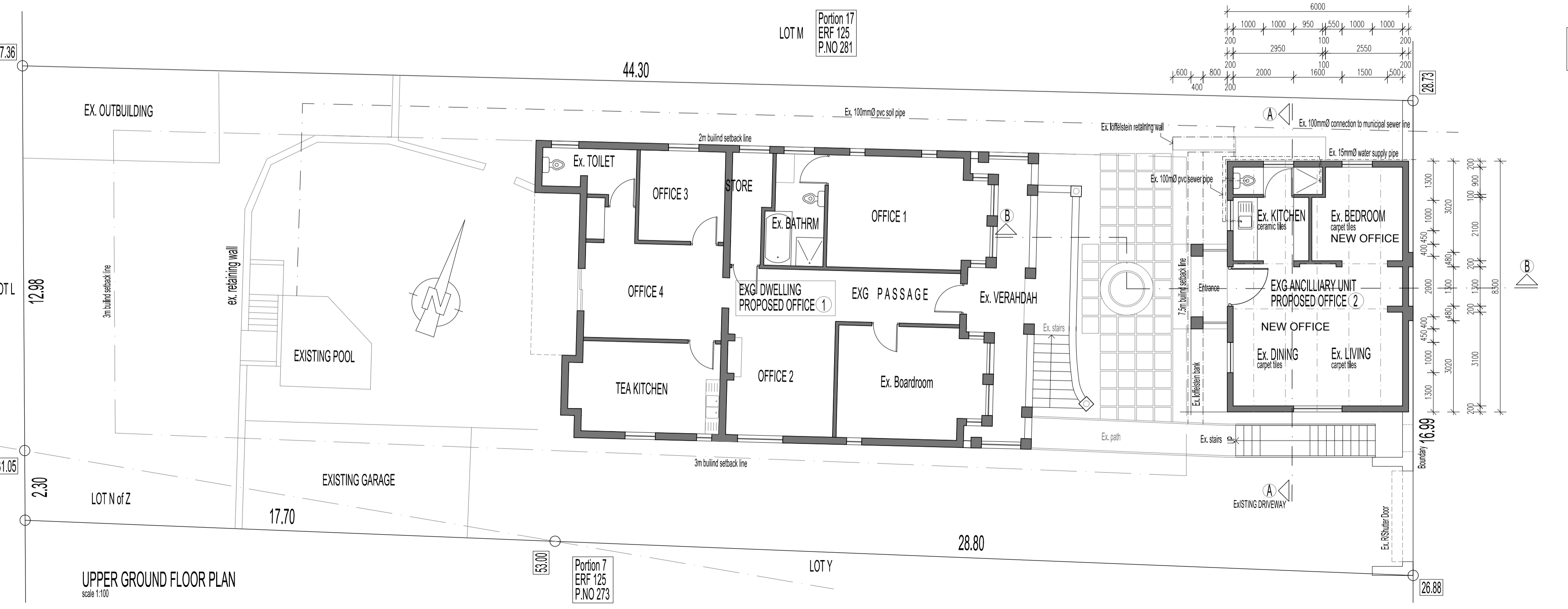
SOUTH ELEVATION EXG ANCIILARY UNIT PROPOSED OFFICE 2 scale 1:100



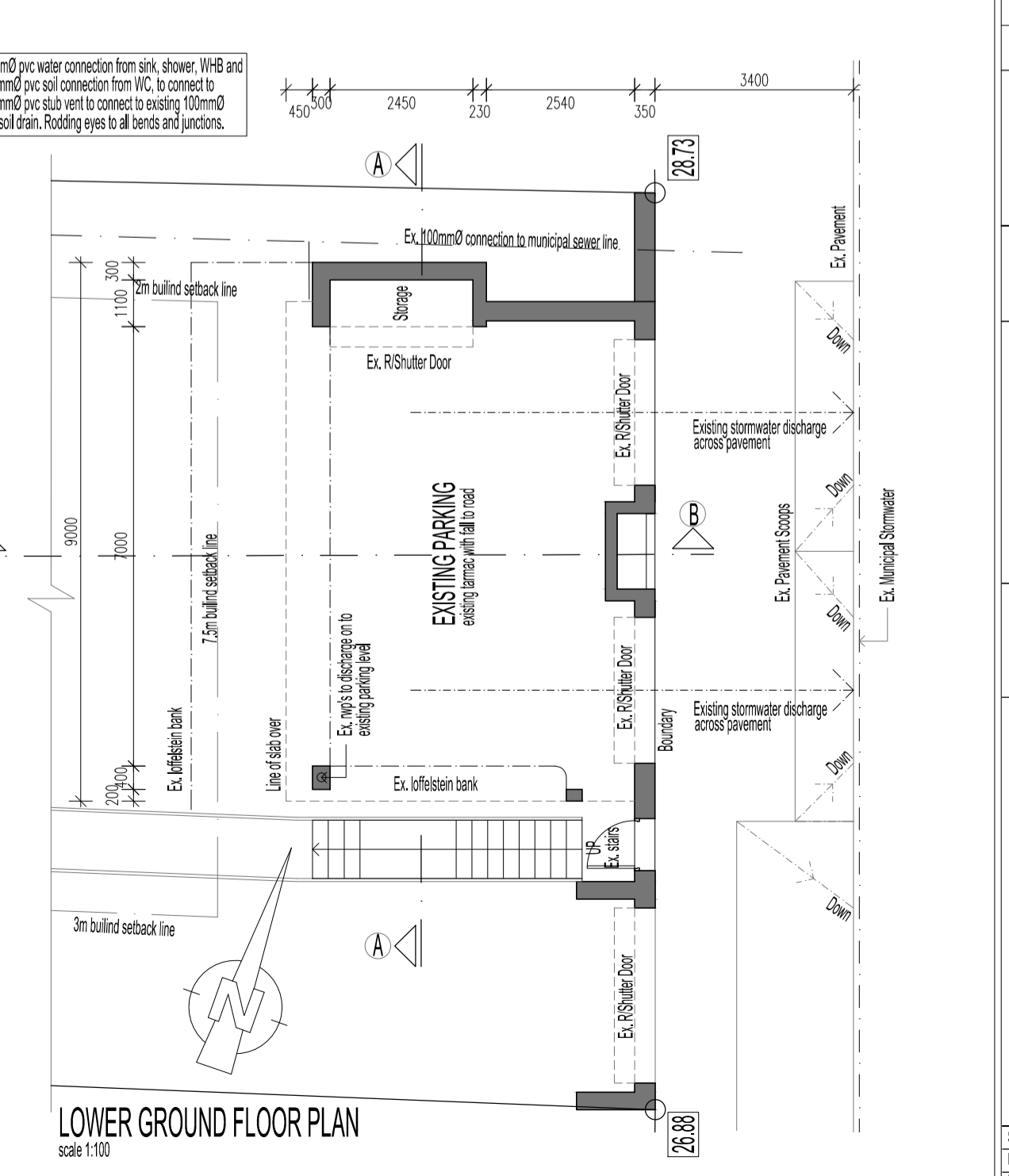
SECTION B-B EXG ANCIILARY UNIT PROPOSED OFFICE 2 scale 1:100



SITE PLAN scale 1:500



UPPER GROUND FLOOR PLAN scale 1:100



LOWER GROUND FLOOR PLAN scale 1:100

REVISIONS

NO	DATE

DRAWN BY: MICHAEL DOUGLAS

OWNER: JOHN FORBES POA 41098 MICHAEL DOUGLAS

Project: SPECIAL CONSENT TO OFFICES

Proposal: Proposed Special Consent Application to Office Conversion

Erf: ptn 12 & 18 of erf 125 lot N of Z of Durban

Strt Add: 277 Percy Osborne Rd, Morningside, Durban.

Client: mr STUART EDWARD NEIL QUINN

DRAWING: SUBMISSION PLANS, SECTION & ELEVATIONS

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Scale	Sheet	Drawn	Date
Scale 1:100	Sheet	2 TP - WA1	2020
Scale 1:500	Sheet	2 TP - WA1	2020