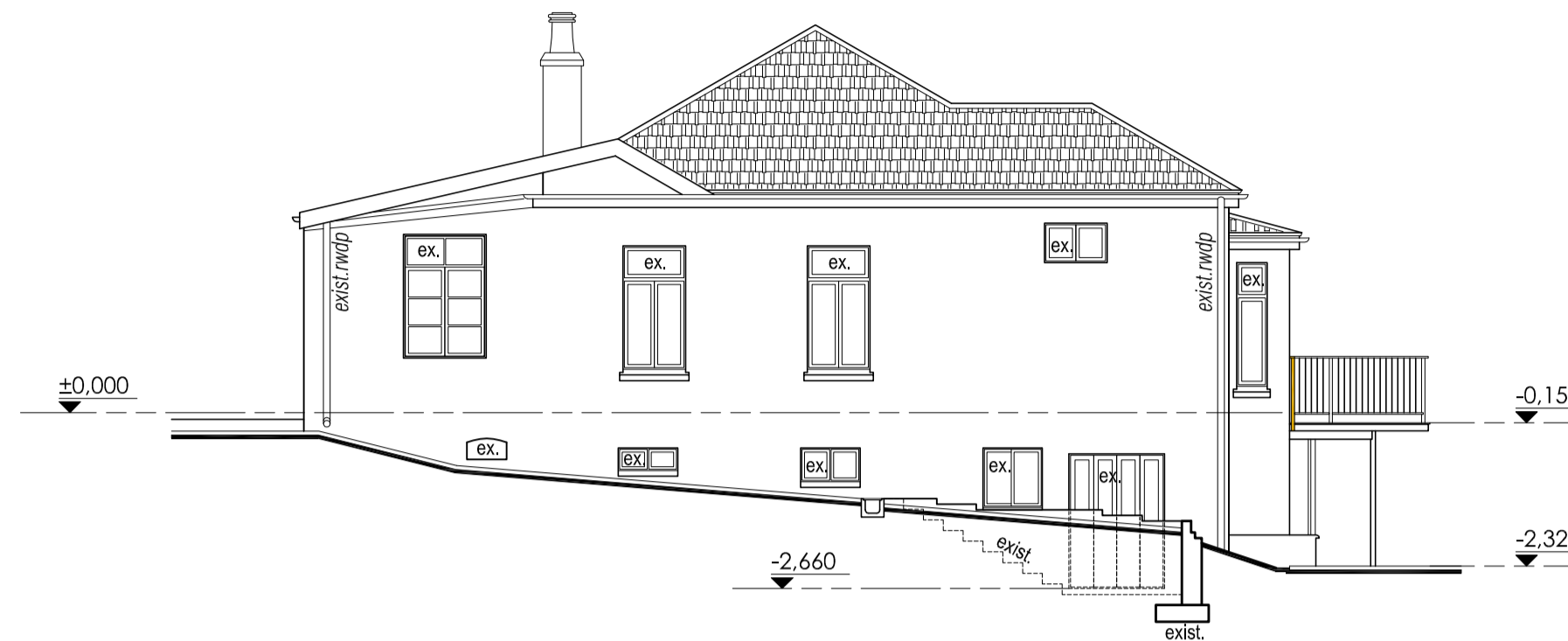
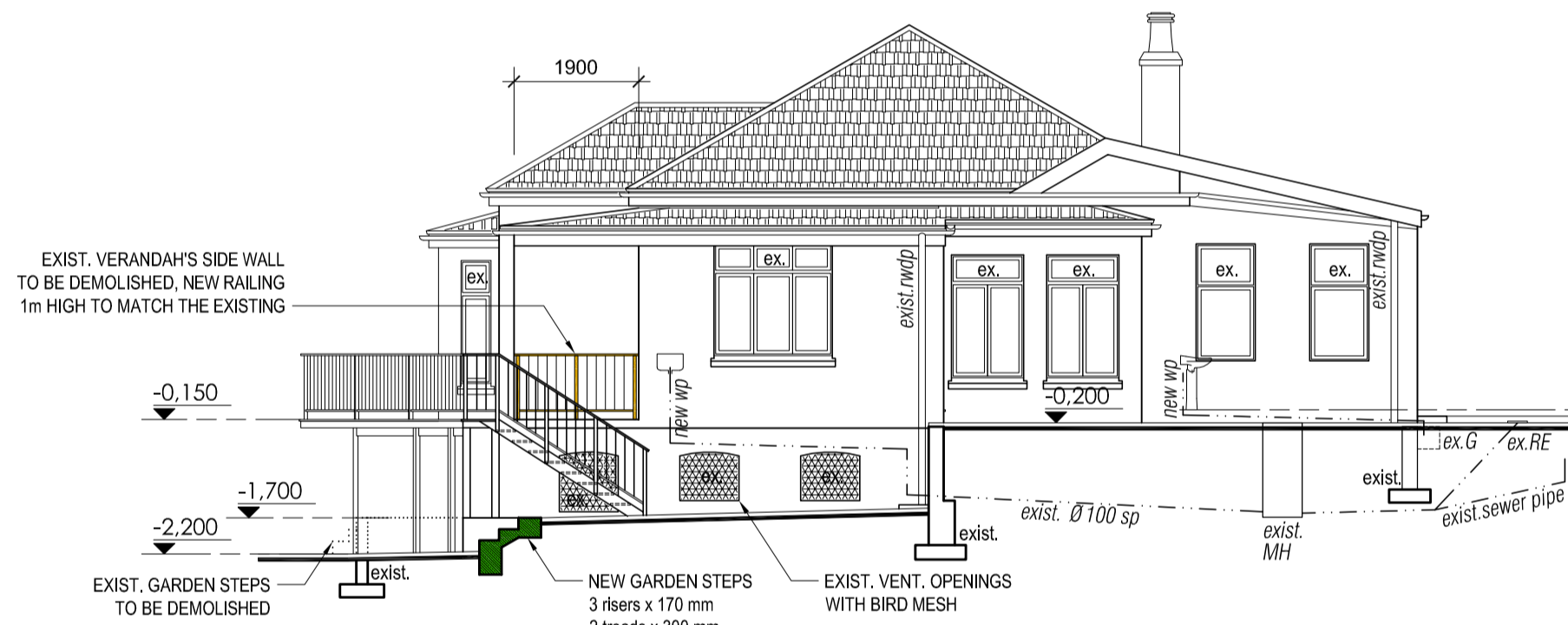


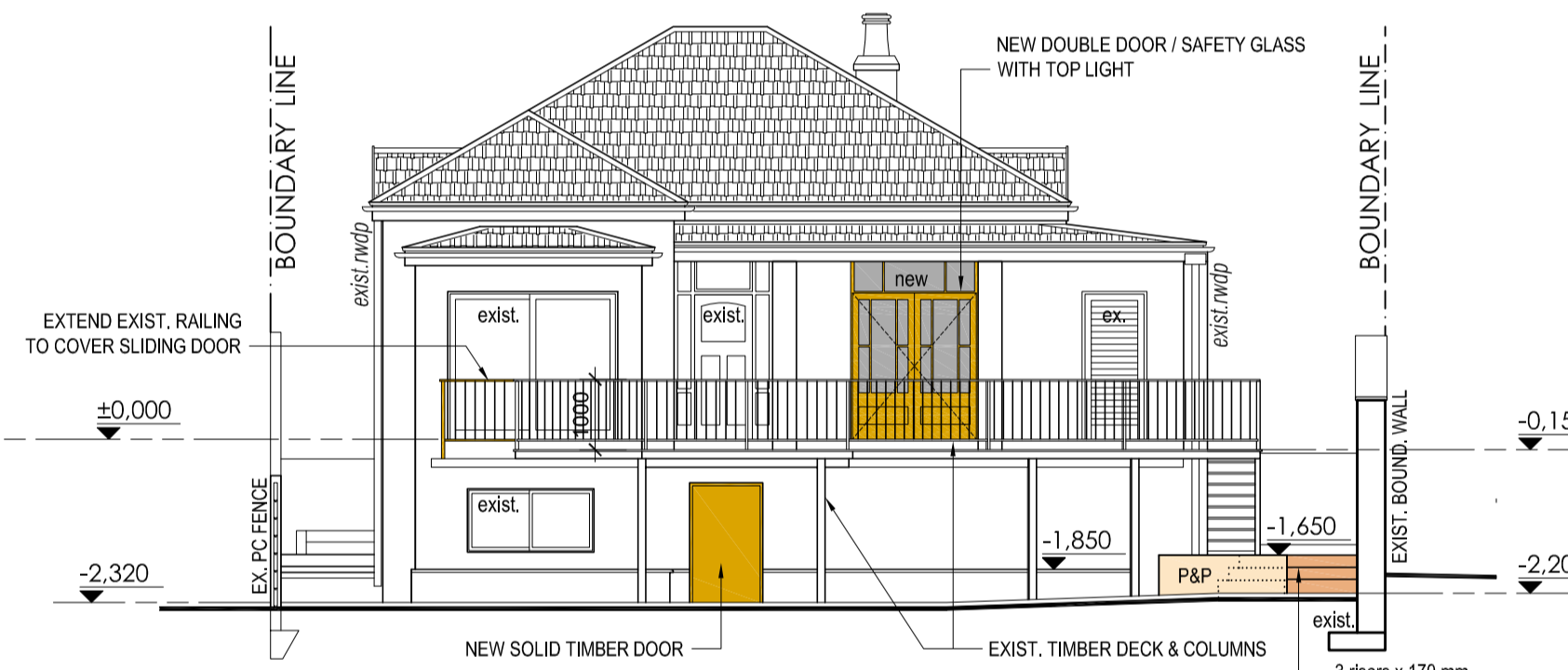
NORTH-WEST ELEVATION scale 1:100



SOUTH-WEST ELEVATION scale 1:100 / no alterations /



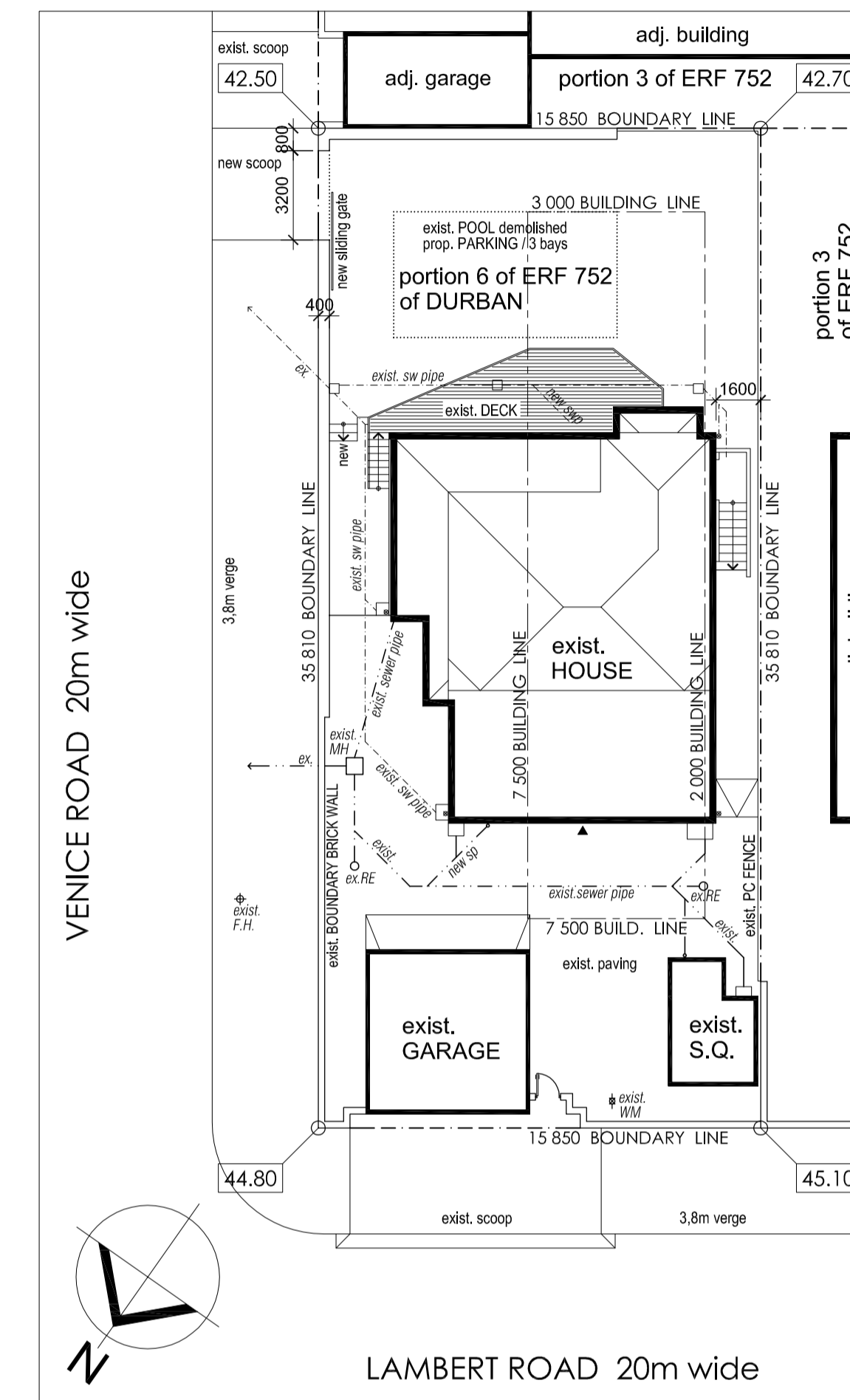
NORTH-EAST ELEVATION scale 1:100



SOUTH-EAST ELEVATION scale 1:100



boundary wall / NORTH-EAST ELEVATION scale 1:100



SITE PLAN scale 1:200

NOTE: All work to be done in accordance with the N.B.R. Contractors must verify all dimensions and levels on site before commencing work; Architects to be notified of any discrepancies immediately.

schedule of areas	
EXIST. LOWER GR. FLOOR STORE ROOM	= 39,10 m ²
total existing lower ground floor area	= 39,10 m ²
EXIST. GROUND FLOOR S.Q. (F.A.R.)	= 13,25 m ²
EXIST. GROUND FLOOR GARAGE	= 34,60 m ²
EXIST. GROUND FLOOR HOUSE (F.A.R.)	= 138,00 m ²
EXIST. GR. FLOOR COVERED VERANDAH	= 16,15 m ²
EXIST. GROUND FLOOR TIMBER DECK	= 21,90 m ²
total exist. ground floor area	= 223,90 m ²
EXISTING F.A.R.	= 151,25 m ²
EXIST. COVERAGE	= 202,00 m ²
PROP. LOWER GR. FLOOR PRIVATE GYM	= 75,35 m ²
proposed additional area	= 75,35 m ²
PROPOSED F.A.R.	= 00,00 m ²
PROPOSED COVERAGE	= 00,00 m ²
SITE AREA	= 567,00 m ²
TOTAL F.A.R.	= 151,25 m ²
TOTAL COVERAGE (35,6%)	= 202,00 m ²
40% allowable coverage	= 226,80 m ²

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE

on Portion 6 of ERF 752 of Durban at 37 Venice Road, Windermere, Durban rate No 02-07398068-0

for NEVERLAND PROPERTIES 72 CC

signature
contact No 031 303 6002

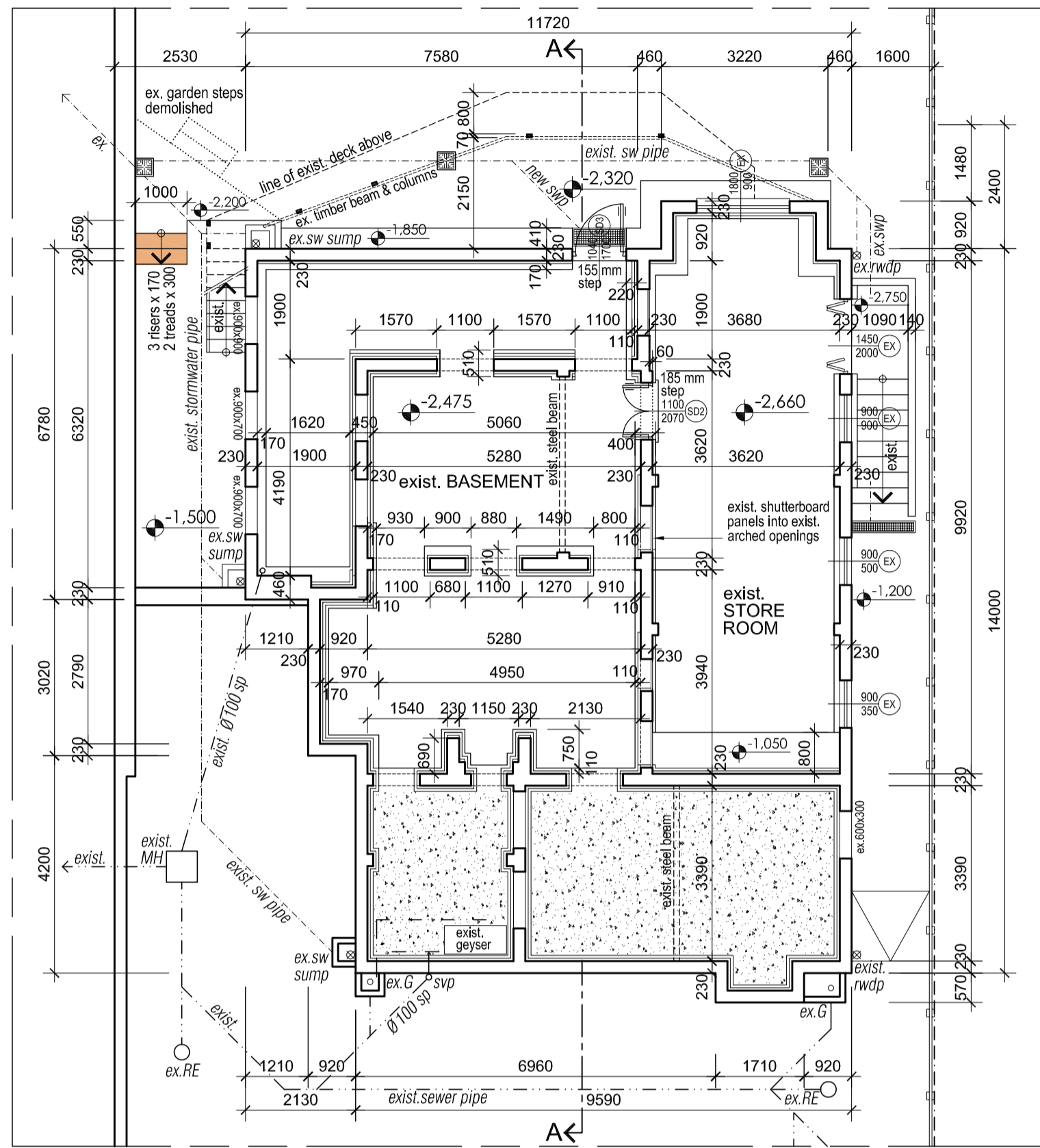
SITE PLAN AND ELEVATIONS

arch. drawing services
p.o.box 50597, Musgrave 4062
cell: 0835664465

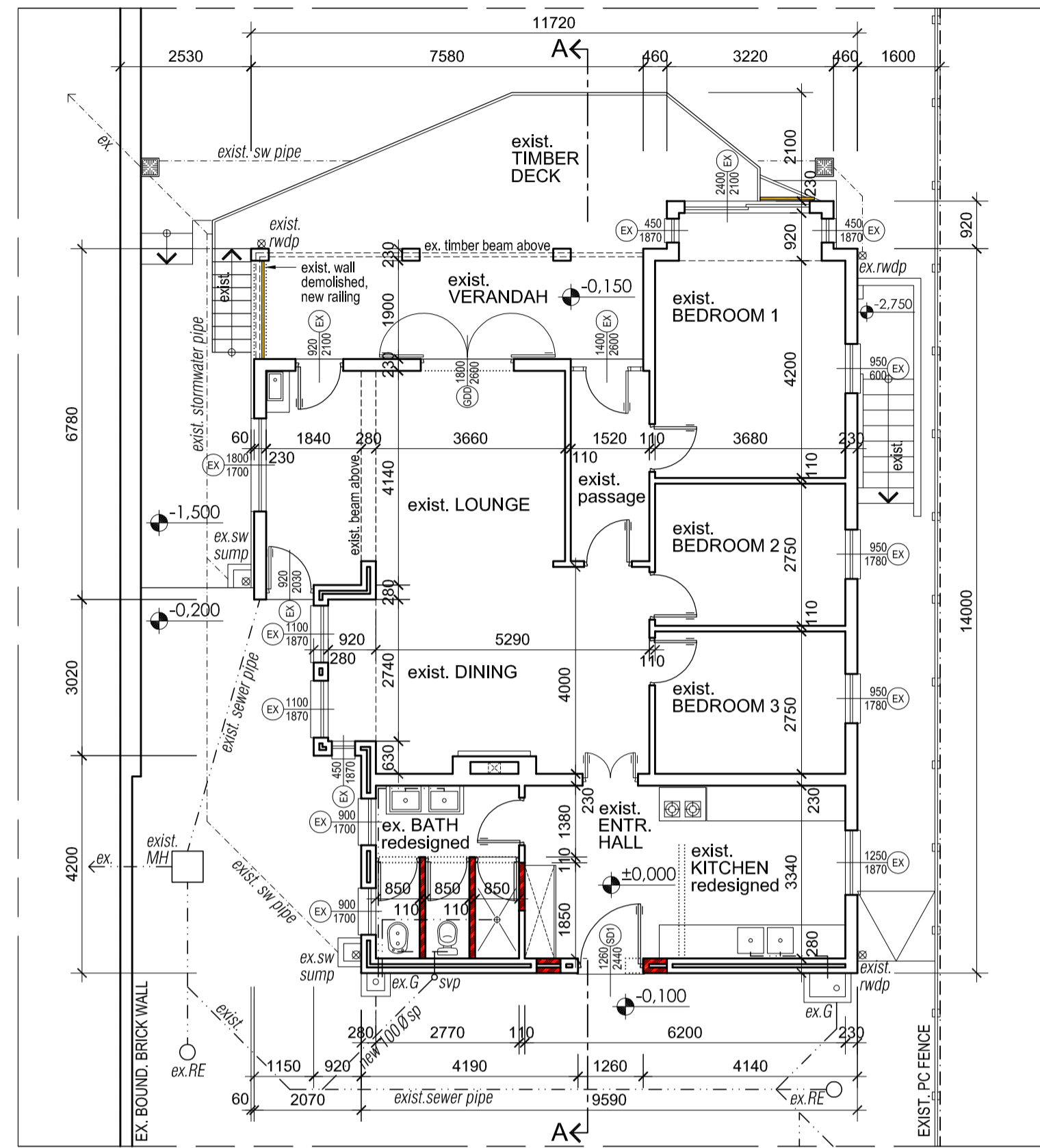
ElliAR

arch. tech. E.V. AROUNOVA
Prof. Registration No: T1475

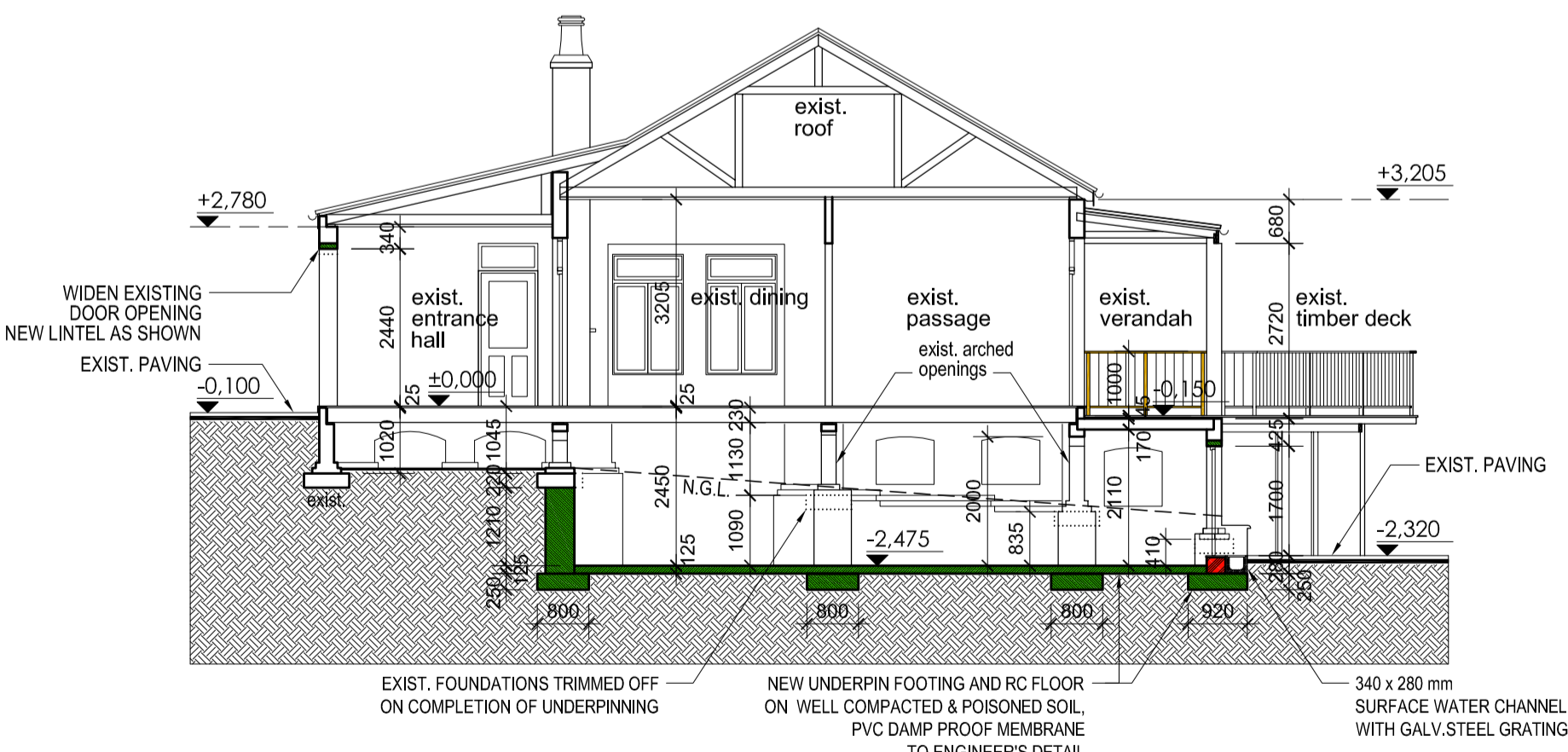
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sheet: 1/2



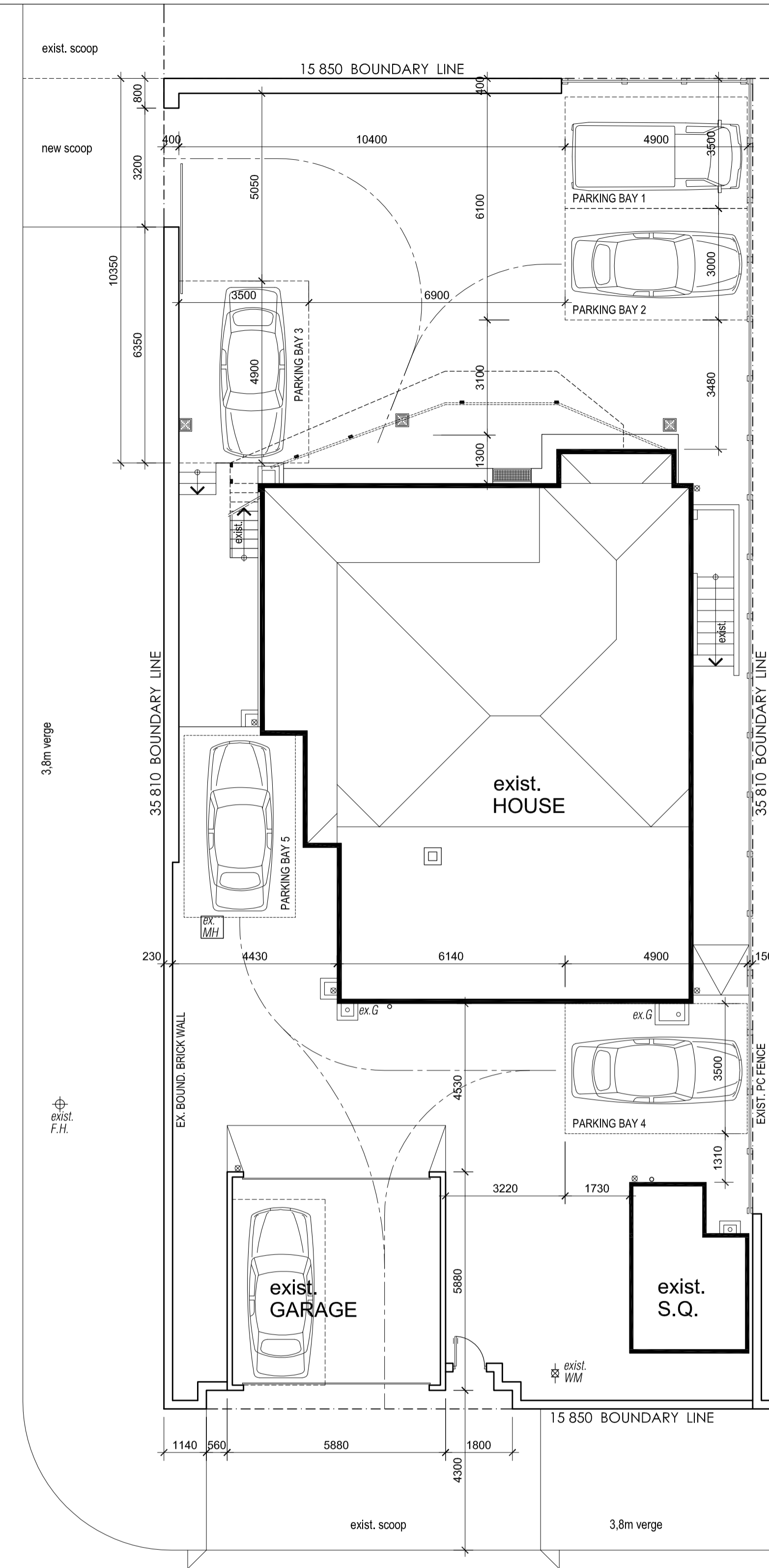
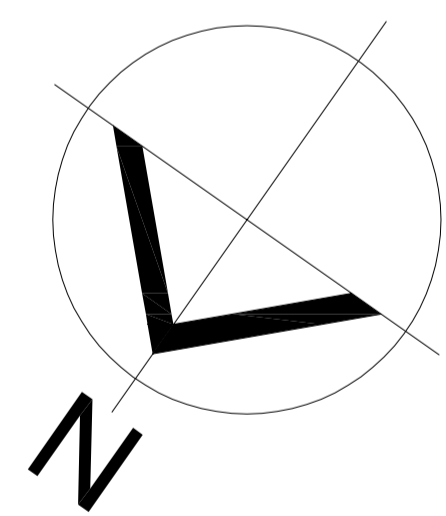
LOWER GROUND FLOOR PLAN scale 1:100



GROUND FLOOR PLAN scale 1:100



SECTION A-A scale 1:100



SITE PLAN / PARKING PROVISIONS scale 1:100

legend	
	existing brick wall
	walls to be demolished
	new brickwork
	existing concrete slabs & foundation
	new concrete slabs & foundations
	existing windows to remain
	new windows or doors

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE

on Portion 6 of ERF 752 of Durban
at 37 Venice Road, Windermere, Durban
rate No 02-07398068-0
for NEVERLAND PROPERTIES 72 CC
signature
contact No 031 303 6002

PLANS AND SECTION

arch. drawing services
p.o. box 50597, Musgrave 4062
cell: 0835664465

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Prof. Registration No: T1475

ElliAR

date: 20/02/2012
scale: 1:100
sheet: 2/2