

LOT 1852 OF DURBAN NORTH

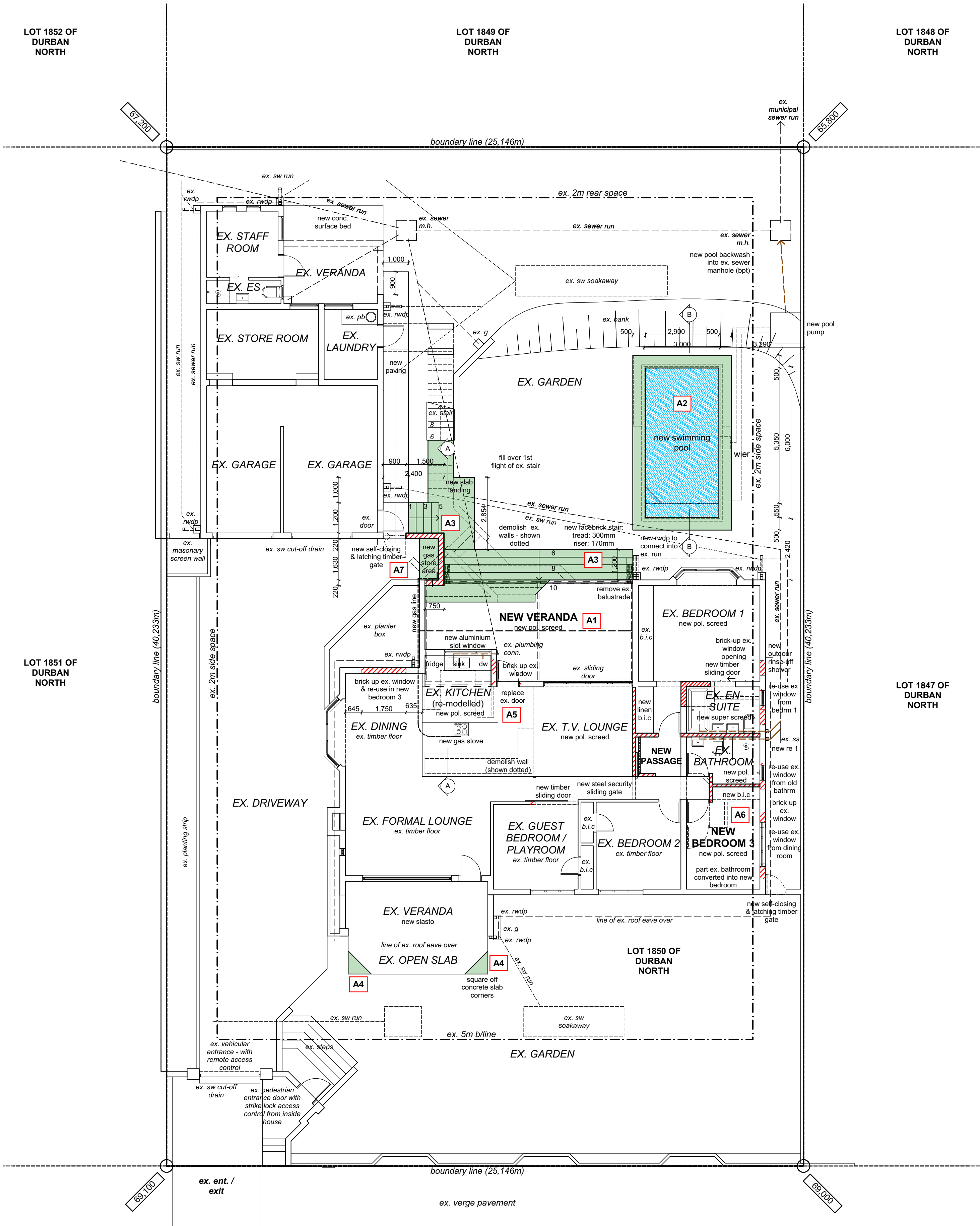
LOT 1849 OF DURBAN NORTH

LOT 1848 OF DURBAN NORTH

LOT 1851 OF DURBAN NORTH

LOT 1847 OF DURBAN NORTH

GROUND FLOOR PLAN
SCALE 1:100

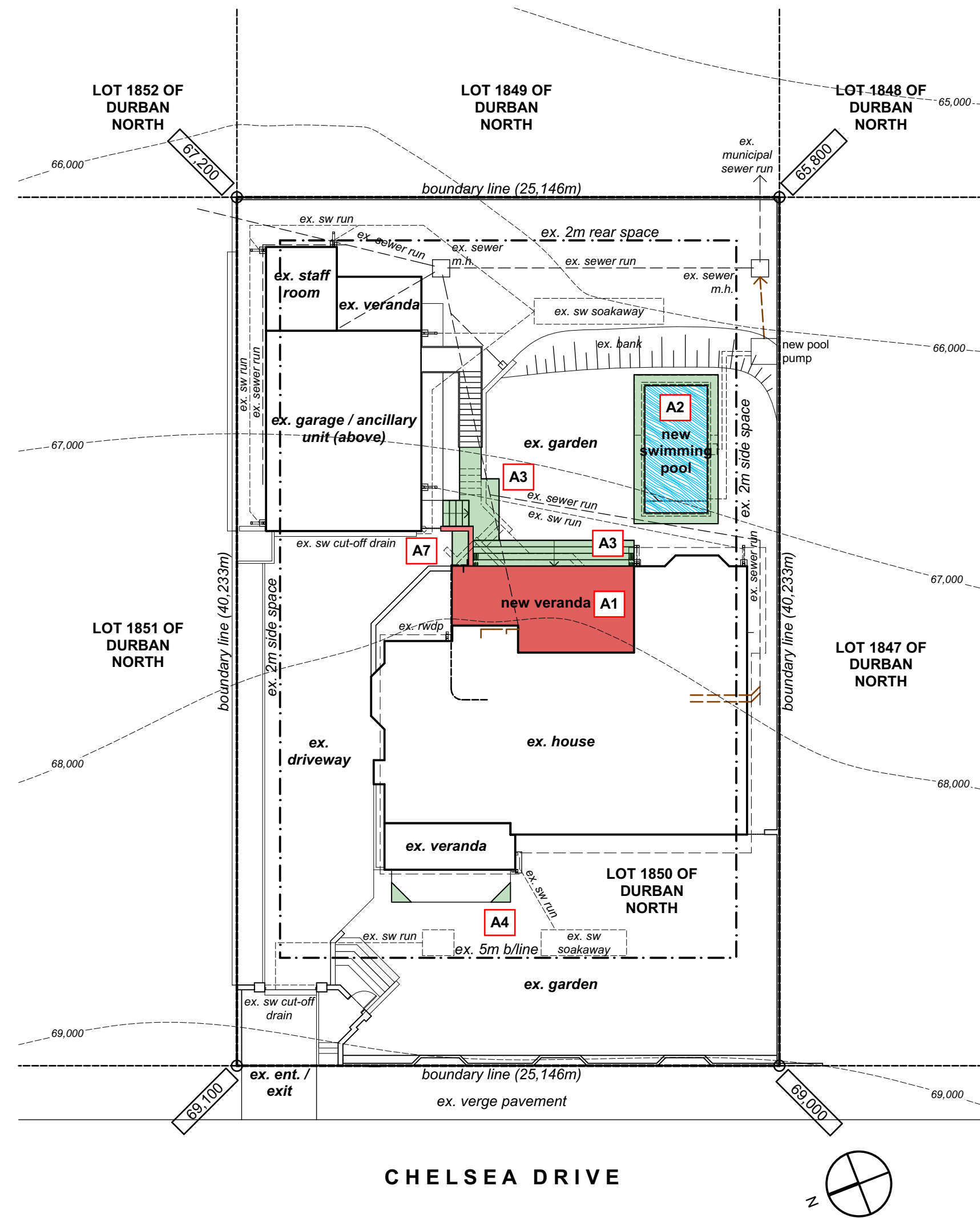


- LIST OF DEVIATIONS:**
- A1 New veranda addition
 - A2 New swimming pool
 - A3 New stairs
 - A4 New extension to surface bed
 - A5 Existing kitchen remodelled
 - A6 Existing bathroom converted into new bedroom & bathroom
 - A7 New external walls

AREA SCHEDULE:

ZONING: SPECIAL RESIDENTIAL 900

SITE AREA	1 012,0
HEIGHT RESTRICTION	2 STOREY
F.A.R.	
ALLOWABLE F.A.R. (n/a)	
ACTUAL F.A.R.	267,7
IN HAND (n/a)	
COVERAGE	
ALLOWABLE COVERAGE (50%)	506,0
ACTUAL COVERAGE (30%)	300,4
IN HAND	205,6
ground storey:	new
ex. living (house)	167,6 (f.a.r.)
ex. veranda 1	13,7
new veranda 2	29,9
ex. garage	58,7
ex. laundry	7,6 (f.a.r.)
ex. staff living	13,1 (f.a.r.)
ex. veranda 3	9,6
first storey:	
ex. living (ancillary unit)	79,4 (f.a.r.)
ex. veranda 4	9,8
EX. AREA:	359,7
NEW AREA PROPOSED:	29,9
TOTAL AREA:	389,6



SITE PLAN
SCALE 1:200

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All relevant details levels and dimensions are to be checked on site prior to commencement of work. Any discrepancies are to be brought to the attention of the architect. The architect accepts no responsibility for misinterpretation of the drawings. All work to be carried out strictly in accordance with the national building regulations and the local authority regulations. All dimensions are given in millimeters. Do not scale this drawing. Use figured dimensions only.

CLIENT : *[Signature]*
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ARCHITECT : *[Signature]*
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OWNER
M & C Blumrick

PROJECT
DEVIATIONS TO APPROVED PLAN NO.:
115/01/12
AT 64 CHELSEA DRIVE
ON LOT 1850 OF DURBAN NORTH
DURBAN NORTH
RATE NUMBER:

DRAWING TITLE
SITE

PHASE
SUBMISSION DRAWING
ARCHITECTS SACAP NO. PR.ARCH | 24748661
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SCALE AS INDICATED
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