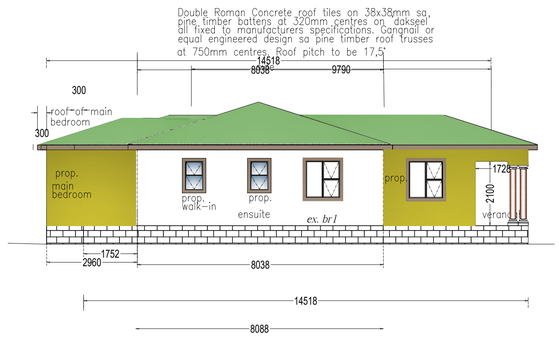
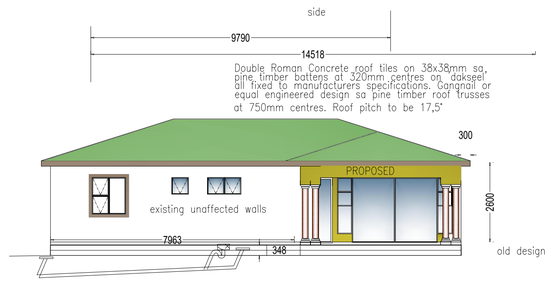


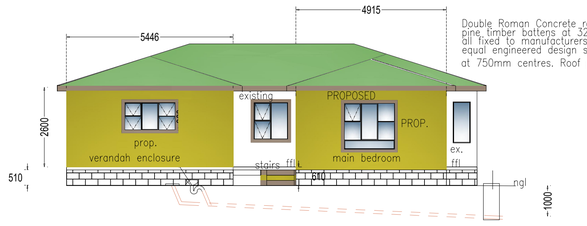
NORTH EAST ELEVATION

SCALE 1:100



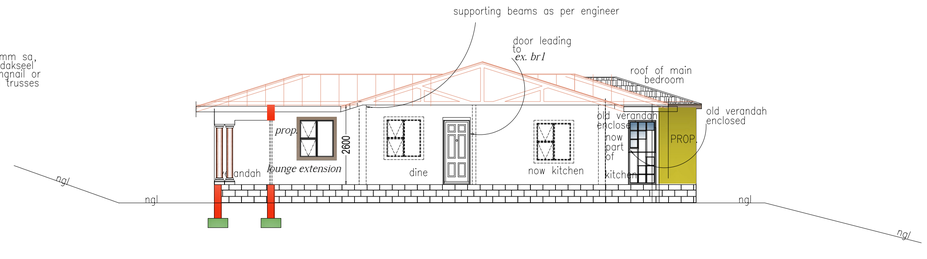
NORTH WEST ELEVATION

SCALE 1:100



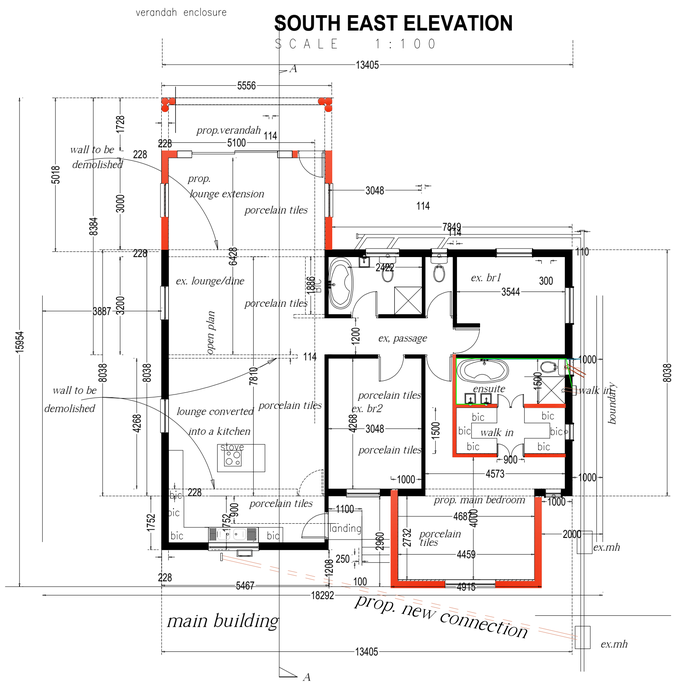
SOUTH EAST ELEVATION

SCALE 1:100



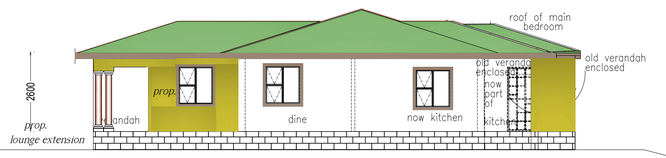
EAST ELEVATION

SCALE 1:100



GROUND STOREY FLOOR PLAN

SCALE 1:100



SOUTH WEST ELEVATION

SCALE 1:100

SCHEDULE OF AREAS

SITE AREA	**975 ,00 sqm**
PERMITTED HEIGHT	2 storeys
PERMITTED COVERAGE	**292,68 sqm (30%)**
EXISTING COVERAGE (main house)	117,33 sqm
PROPOSED COVERAGE (main house)	42,43 sqm
EXISTING COVERAGE (maid's room)	25,12 sqm
PROPOSED COVERAGE (maid's converted into granny;s flatroom)	52,89 sqm
EXISTING COVERAGE (garage to be demolished)	24,00 sqm
NEW TOTAL COVERAGE	261,77 sqm
(garage to be demolished)	24,00 sqm
therefor new covereage once permission is granted	237,77 sqm

drawn by

VELAPHI DESIGNS

AA 1010 UMLAZI, NO 5 NGWENYA GROVE
UMLAZI DURBAN METRO 4031
CELL 0825414584

velaphi@hotmail.com

CLIENT :

CONTACT PERSON : MR CHONCO
0823143652

53 GAINSFORD ROAD

PROJECT :

PROPOSED ALTERATIONS , DEMOSHING AND ADDITIONS AT 53 GAINSFORF ROAD, ERF NUMBER 122

FOR MR & MRS CHONCO

AUTHOR'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE