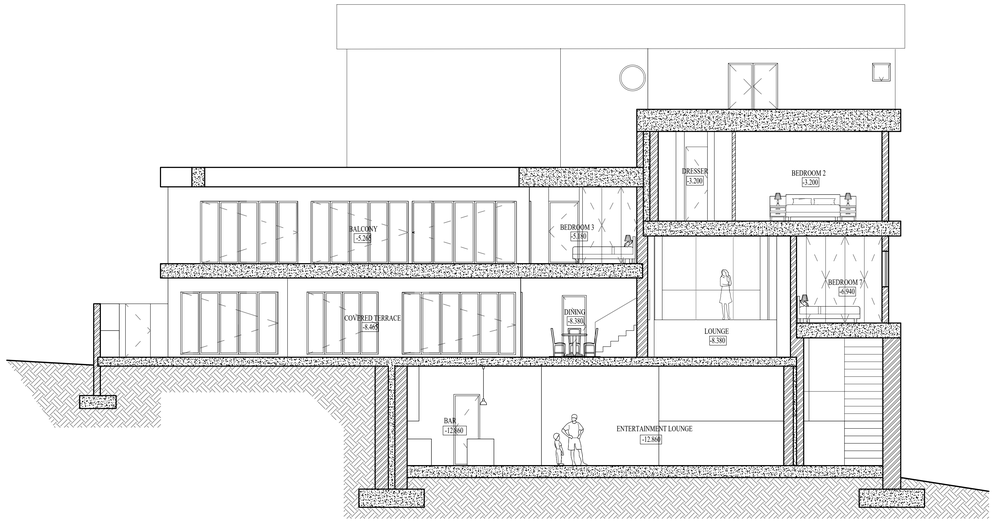
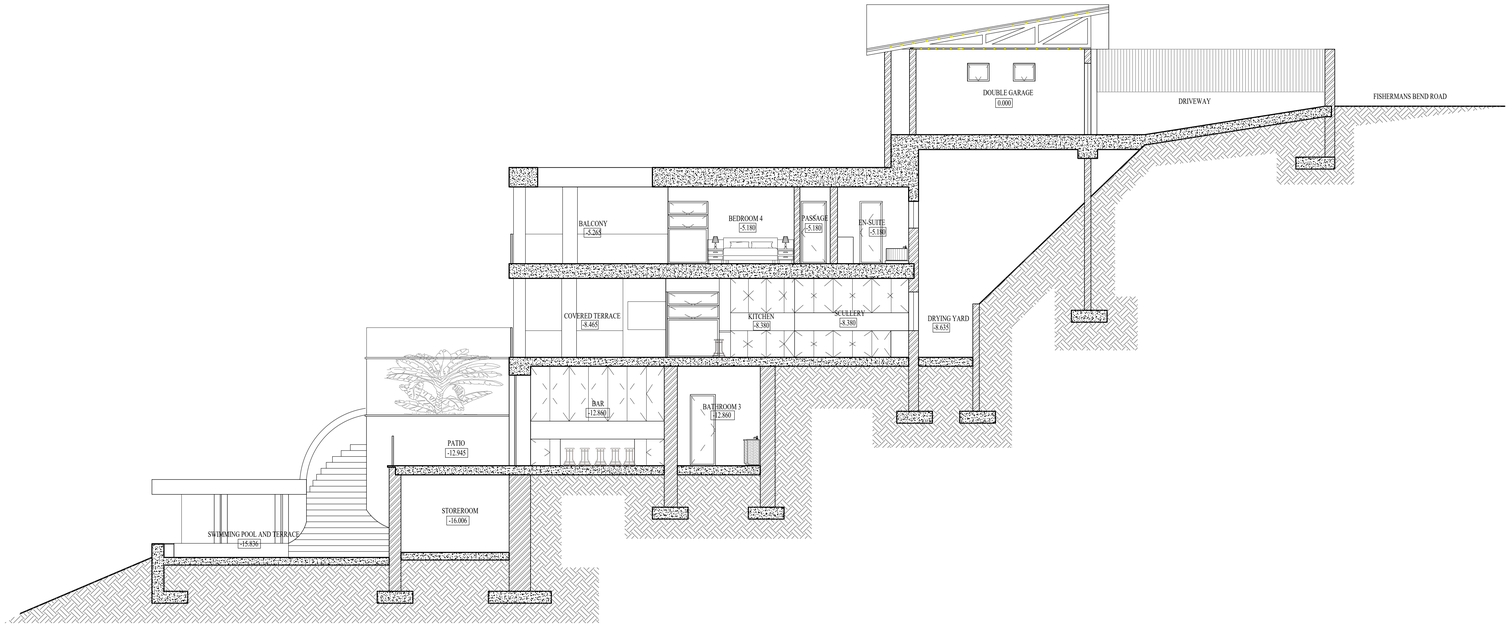


SECTION AA

SCALE 1:100



SECTION BB

SCALE 1:100

SCHEDULE OF RIGHTS		
USE ZONE	Residential	
SITE AREA	1313,62 M2	
DENSITY ZONE	1 DWELLING PER STAND	
BUILDING LINES	STREET BOUNDARY - M	
	PRIMARY PARK BOUNDARY - M	
	SIDE BOUNDARY - M	
	PERMISSABLE	ACTUAL
HEIGHT LIMIT	M	M
HEIGHT ZONE	X STOREYS	X STOREYS
COVERAGE	X%	55,7% (732,17m2)
FAR		1,04 (1379,16 M2)

LEVEL 1 UPPER FLOORPLAN

GARAGE 1	41,5 sqm²	UNDER ROOF TOTAL
GARAGE 2	37,2 sqm²	103,88 sqm²
ENTRANCE HALL , LIFT AND CIRCULATION	25,18 sqm²	248,88 sqm²
DRIVEWAY	145 sqm²	TOTAL LEVEL 1

LEVEL 2 FLOORPLAN

CIRCULATION	22 sqm²	TOTAL LEVEL 2
BEDROOM 1	33,2 sqm²	128 sqm²
CIRCULATION 2	6,81 sqm²	
BEDROOM 2	36,57 sqm²	
ENSUITE	14,15 sqm²	
PRIVATE BALCONY	15,26 sqm²	

LEVEL 3 FLOORPLAN

PASSAGE AND STAIRCASE	8 sqm²	TOTAL LEVEL 3
BEDROOM 3	18,02 sqm²	184,26 sqm²
BEDROOM 4	17 sqm²	
BEDROOM 5	27,74 sqm²	
ENSUITE	8,03 sqm²	
BATHROOM 1	6,47 sqm²	
SELF CONTAINED UNIT (BEDROOM 6)	24 sqm²	
BALCONY	75 sqm²	

LEVEL 4 FLOORPLAN

SERVER ROOM	3 sqm²	TOTAL LEVEL 4
PASSAGE	14 sqm²	73,23 sqm²
STOREROOM	2,4 sqm²	
ENTRANCE LOBBY 2	21,64 sqm²	
BEDROOM 7	22,76 sqm²	
PRIVATE BALCONY	9,43 sqm²	

LEVEL 5 MAIN LIVING FLOORPLAN

BATHROOM 2	3,1 sqm²	UNDER ROOF TOTAL
MAIN LIVING	93,56 sqm²	233,92 sqm²
BEDROOM 8	10,94 sqm²	
SELF CONTAINED UNIT (DINING , LOUNGE AND KITCHENETTE AND ENSUITE	32,15 sqm²	
COVERED TERRACE	94,17 sqm²	298 sqm²
JACCUZZI PLATFORM	21,38 sqm²	TOTAL LEVEL 5
DRYING YARD	42,7 sqm²	

LEVEL 6 BAR AND ENTERTAINMENT FLOORPLAN

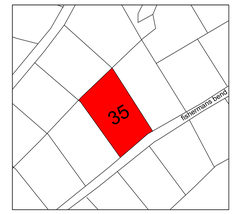
STOREROOM	11,32 sqm²	UNDER ROOF TOTAL
HOME CINEMA	20,7 sqm²	187,45 sqm²
PASSAGE AND CIRCULATION	16,85 sqm²	
ENTERTAINMENT LOUNGE AND BAR	105 sqm²	
BATHROOM 3	11,4 sqm²	
PLANTER 1	20 sqm²	219,21 sqm²
PLANTER 2	11,76 sqm²	TOTAL LEVEL 6
PATIO	22,18 sqm²	

STOREROOM	22,18 sqm²	UNDER ROOF TOTAL
SWIMMING POOL AND TERRACE	110 sqm²	22,18 sqm²
CIRCULATION	55,4 sqm²	227,58 sqm²
TERRACE	40 sqm²	TOTAL ADDITIONAL

TOTAL HOME AREA
932,92 sqm²

TOTAL , ALL INCLUSIVE AREA
1379,16 sqm²

LOCALITY MAP



REVISION NOTES :

GENERAL NOTES :

1. The design of this drawing is copyright and remains the property of DV Designs.
2. Quality of all materials and workmanship to comply with the relevant S.A.B.S
3. The contractor is responsible for the correct setting out of works, all external and internal walls with external and internal walls with particular reference to boundaries, building lines, etc where relevant.
4. Contractor to verify all levels, heights and dimensions on site and to check the same against the drawing before putting any work in hand.
5. Contractor to ensure that all details shown on this drawing are in compliance with local authority by-law and regulations.
6. Contractor to locate and identify existing services on site and protect these from damage throughout the duration of work.
7. Contractor to build in all dpc's to all external walls at each floor level.
8. All relevant details, levels and dimensions to be checked on site prior to commencement of work. Any discrepancies to be brought to the attention of DV Designs.
9. DV Designs accepts no responsibility for error resulting from misinterpretation of the drawings.
10. All dimensions are given in Millimeters.
11. This drawing is not to be scaled.
12. Use figured dimensions at all times.
13. Drawings to be read in conjunction with the engineers. drawings and with the services drawings.
14. Drawings to be read in conjunction with previously approved municipal drawings to reference information not showing on these plans
15. .
16. .
17. .
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20.

ISSUED FOR

REVISION AND CONSOLIDATION OF PREVIOUSLY APPROVED MUNICIPAL PLANS

DRAWINGS

SECTIONS AA AND BB
AREA CALCULATIONS

PROJECT

UPDATED AND CONSOLIDATED PLANS FOR
35 FISHERMANS BEND
LLANDUDNO
CAPE TOWN
ERF 2369
PROJECT NO.0155

CLIENT

ANASTASSOPOULOS FAMILY

LOGO

ARCHITECT SIGNATURE

DANIELLA VELOZA
ARCHITECTURAL TECHNOLOGIST 2019

ENGINEERS SIGNATURE

FULL NAME
STATUS
COMPANY INFO
REGISTRATION NUMBER

SCALE	REVISION
AS SHOWN	1

DRAWN BY	DATE	DWG NO.
DV	10/05/2022	6/6