

FIRST STOREY FLOOR PLAN
SCALE 1:100

- GENERAL NOTES:**
 - ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
 - FIGURED DIMENSIONS TO BE READ AND NOT SCALED.
 - ANY DEVIATIONS FROM ORIGINAL APPROVAL MUST NOT DEEM TO COMPLY FURTHER WITHOUT THE NOTICE OF THE AUTHOR OF THE PLAN.
 - ALL NEW WORK TO MATCH EXISTING.
 - ALL WORK TO BE IN ACCORDANCE WITH SANS 10400 STANDARDS AND SPECIFICATIONS.
 - ALL STRUCTURAL WORK- FOUNDATIONS, SLABS, ROOFS, PC LINTOLS, WALLS - TO ENGINEERS DESIGN AND/OR DETAIL AND/OR CERTIFICATION.

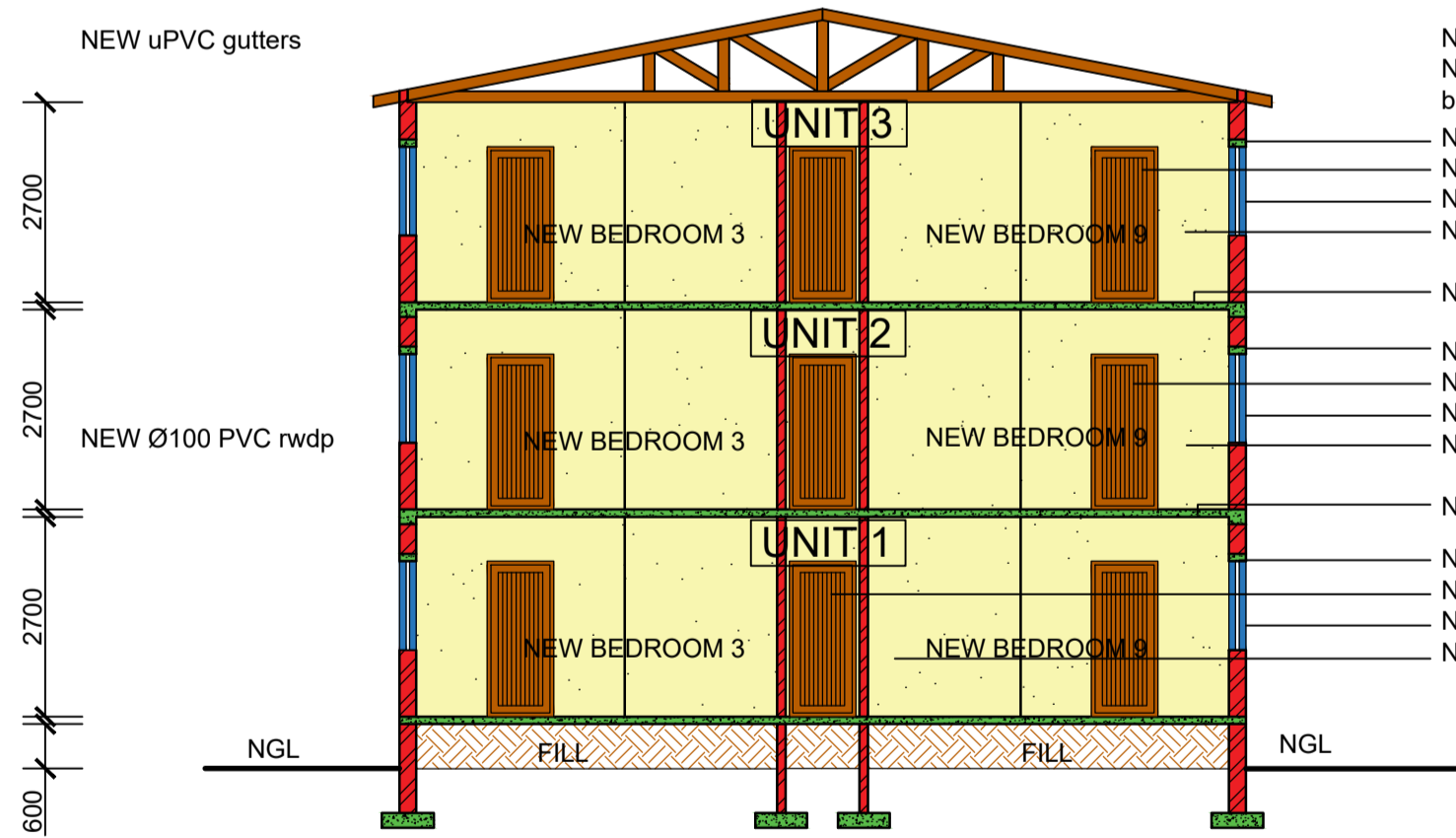
WINDOW SCHEDULE:

- W1 - QTY - 7
FRAMING: ALUMINIUM
GLAZING: 6.3mm CLEAR T/SG
SIZE: 1500mm x 1400mm
- W2 - QTY - 36
FRAMING: ALUMINIUM
GLAZING: 6.3mm CLEAR T/SG
SIZE: 1600mm x 1200mm
- W3 - QTY - 33
FRAMING: ALUMINIUM
GLAZING: 4mm FROSTED T/SG
SIZE: 600mm x 600mm

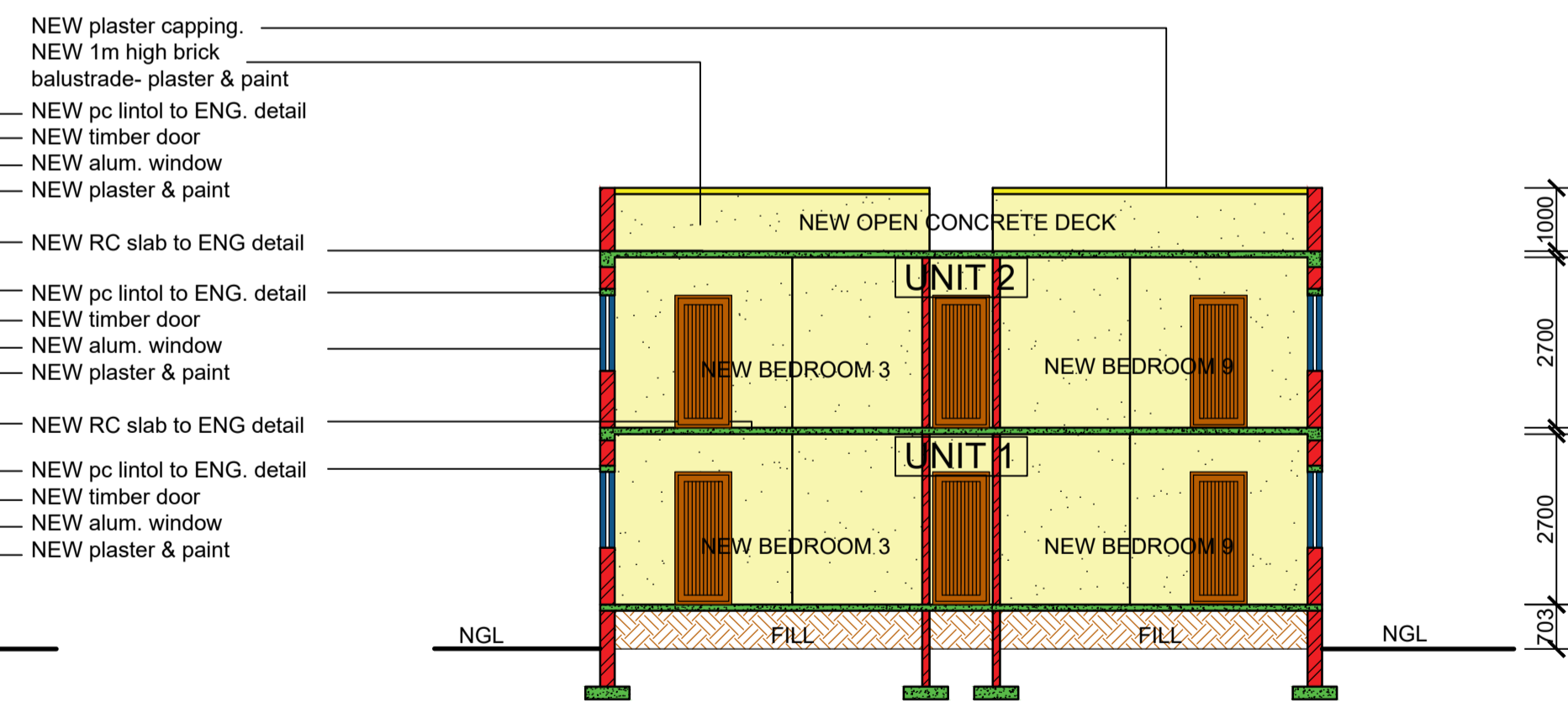
SCHEDULE OF AREAS:

SITE AREA	735.00 SQ.M
PERMITTED COVERAGE(50%)	367.50 SQ.M
EXISTING COVERAGE	17.15 SQ.M
PROPOSED COVERAGE	334.72 SQ.M
NEW TOTAL COVERAGE	351.87 SQ.M
PERMITTED F.A.R (1.2)	882.00 SQ.M
EXISTING F.A.R	NIL
PROPOSED F.A.R	844.65 SQ.M
NEW TOTAL F.A.R	844.65 SQ.M
EXISTING CARPORT	17.15 SQ.M
NEW GROUND STOREY	325.58 SQ.M
NEW FIRST STOREY	325.58 SQ.M
NEW SECOND STOREY	187.49 SQ.M
ENCLOSED STAIRCASE	9.14 SQ.M
NEW TOTAL AREA	847.79 SQ.M

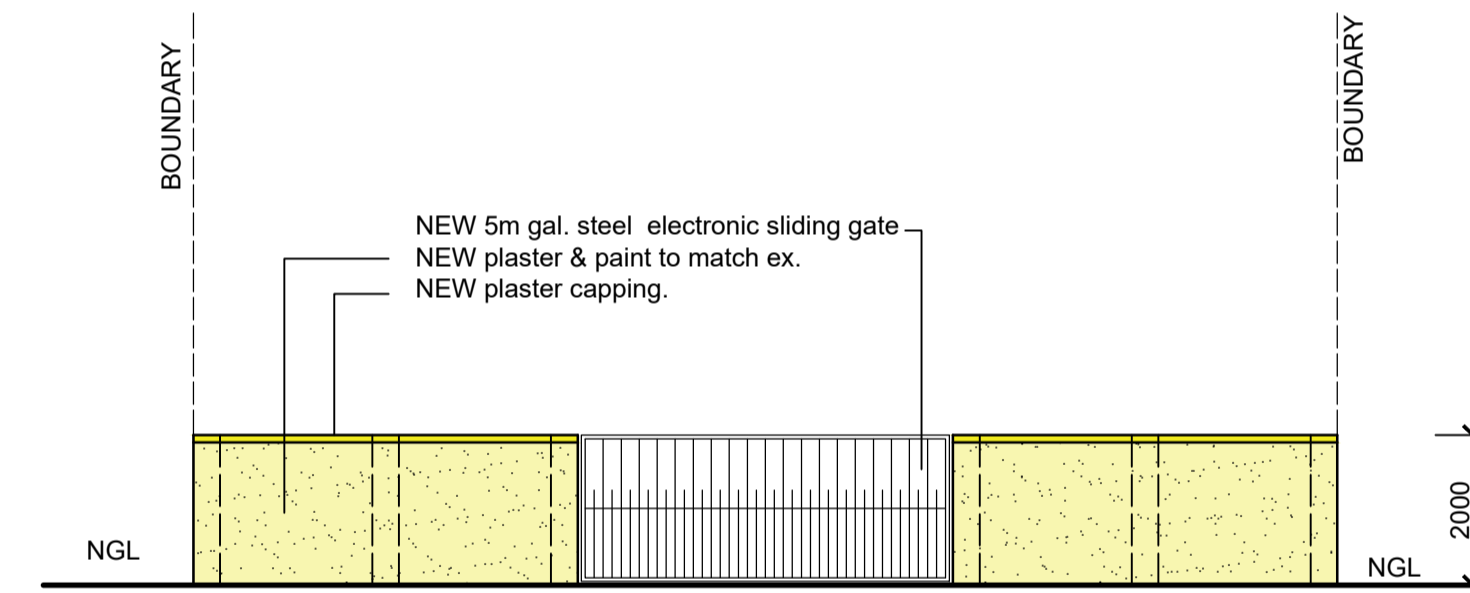
NEW roof pitch - 11°
NEW long span chrome deck roof sheeting on an approved underlay on timber trusses at ±1m cts.
150x50 rafters & ties, 114x38 struts & braces
NEW rhinoboard ceilings



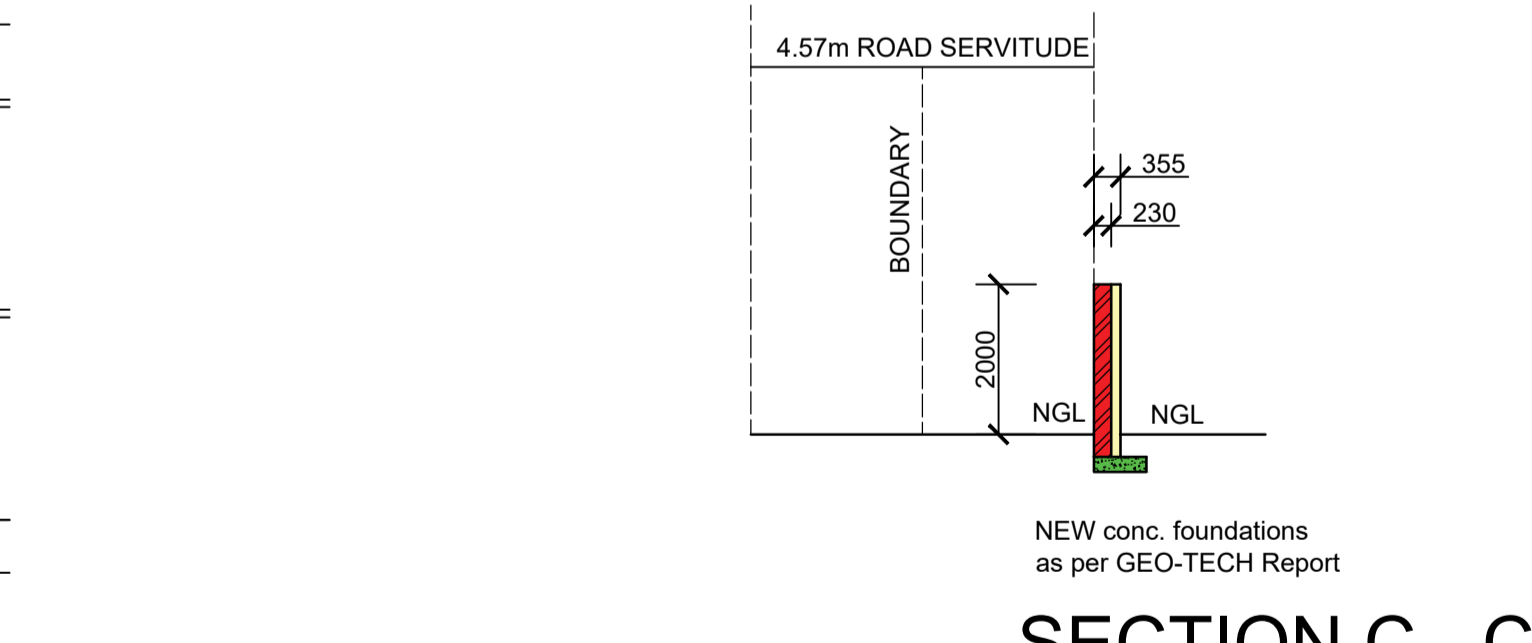
SECTION A - A
SCALE 1:100



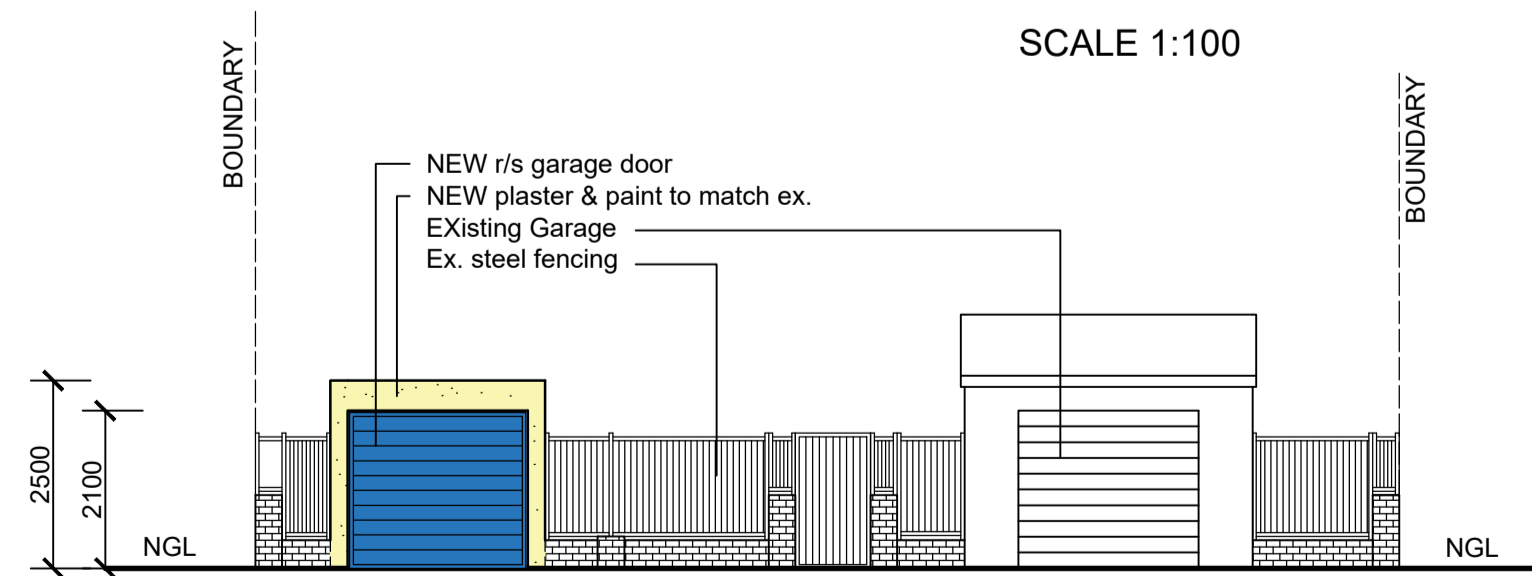
SECTION B - B
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



SECTION C - C
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100

ADDITIONAL AREA: 847.79 SQ.M

OWNERS SIGNATURE: TELEPHONE No:

PROPOSED ALTERATIONS AND ADDITIONS TO EX. DWELLING AND NEW RESIDENTIAL ACCOMMODATION AT 28 ESTHER ROBERTS ROAD ON ERF 6670 OF DURBAN FOR OIC HOLDINGS (PTY)Ltd

GRAHAM BRAUM

ARCHITECTURAL DESIGNER
Pr.S.Arch.T
REG NO: ST0010

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DESIGNER: G.P.BRAUM
DRAWN: B.M.BRAUM
DATE: JULY 2021

DRAWING NO: 6670/22/2 of 3