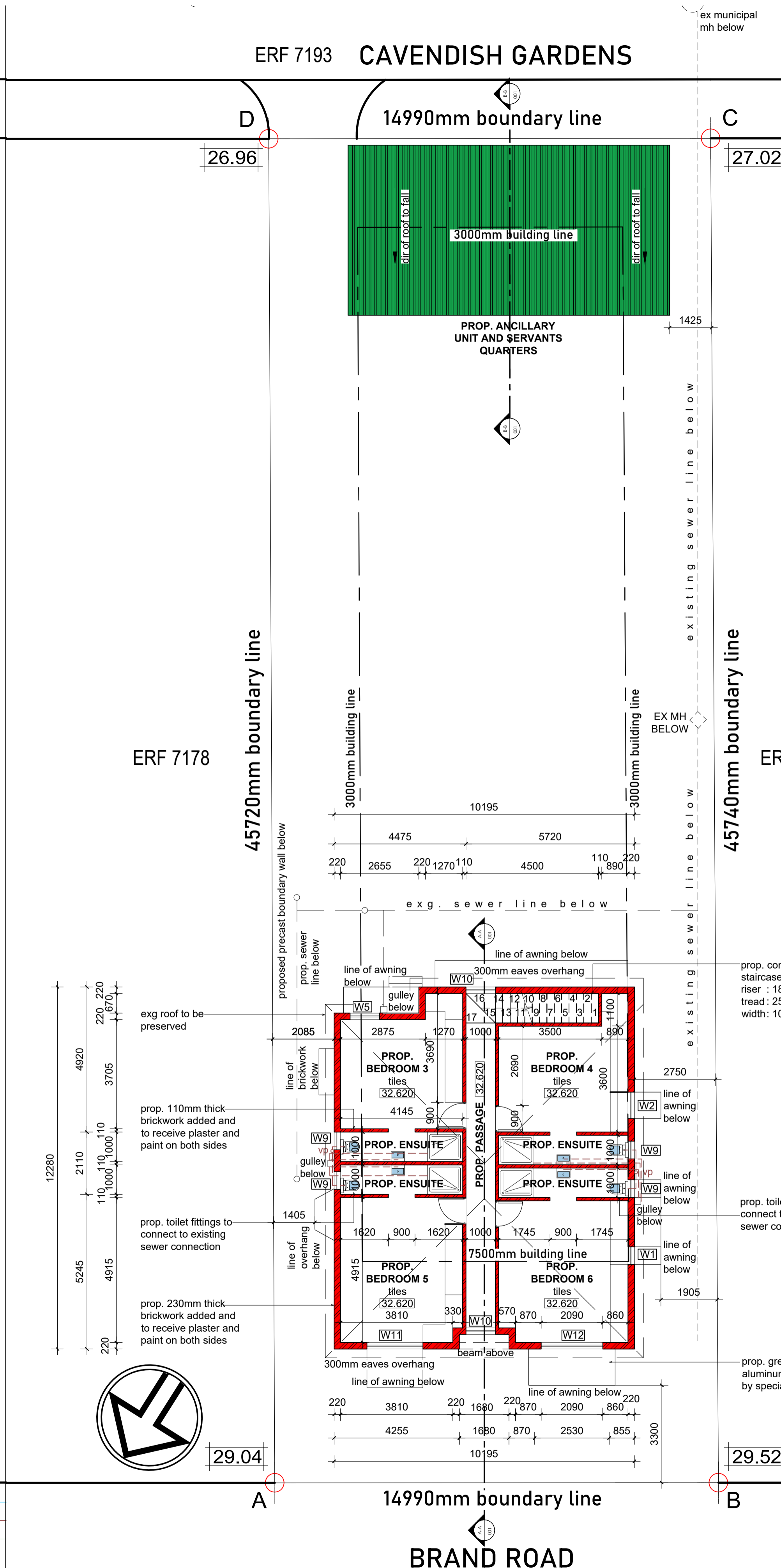


ERF 7178 ERF 7179 ERF 7180
SITE GROUND STOREY PLAN SCALE 1:100



ERF 7178 ERF 7179 ERF 7180
FIRST STOREY PLAN SCALE 1:100

SCHEDULE OF RIGHTS AND AREAS

PROPERTY DESCRIPTION		
Erf/ Portion	: 7179	Site Area : 688m ²
Township	: Bulwer, Berea	
Site Address	: 235 Brand Road	
ZONING & LAND USE INFORMATION		
Authority	: Ethekekwini	Zoning : h4
Control	: Permissible	Permissible
Floor Area Ratio	: 1.2	825.6m ²
Coverage	: 50 %	344m ²
Height Of Building	: N/A	
Parking	: N/A	
BREAKDOWN OF AREAS		
Coverage		
Existing Coverage Main Dwelling	: 126m ²	(18.3%)
Proposed Coverage (New ancillary unit & servants quarters)	: 53m ²	(7.3%)
Total Coverage (New and Existing)	: 179m ²	(26%)
Remaining Coverage	: 165m ²	(24%)
FAR		
Existing FAR (Ground Floor)	: 125.7m ²	
Proposed FAR (Proposed First Floor)	: 121.7m ²	
Proposed FAR (Proposed Ancillary unit & servants quarters)	: 53m ²	
Total Proposed FAR (All floors)	: 174.7m ²	
Total FAR (including existing)	: 300.4m ²	
Remaining FAR	: 525.2m ²	

NOTES
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 ADDRESS : 50 CAVENDISH GARDENS
 ERF 7193
 SIGNATURE _____

AUTHORS NAME : WENDLE DWAIN Naidoo
 SACAP REGISTRATION NUMBER PRARCH44016755
 CATEGORY TYPE : PROFESSIONAL ARCHITECT
 AUTHOR SIGNATURE: _____

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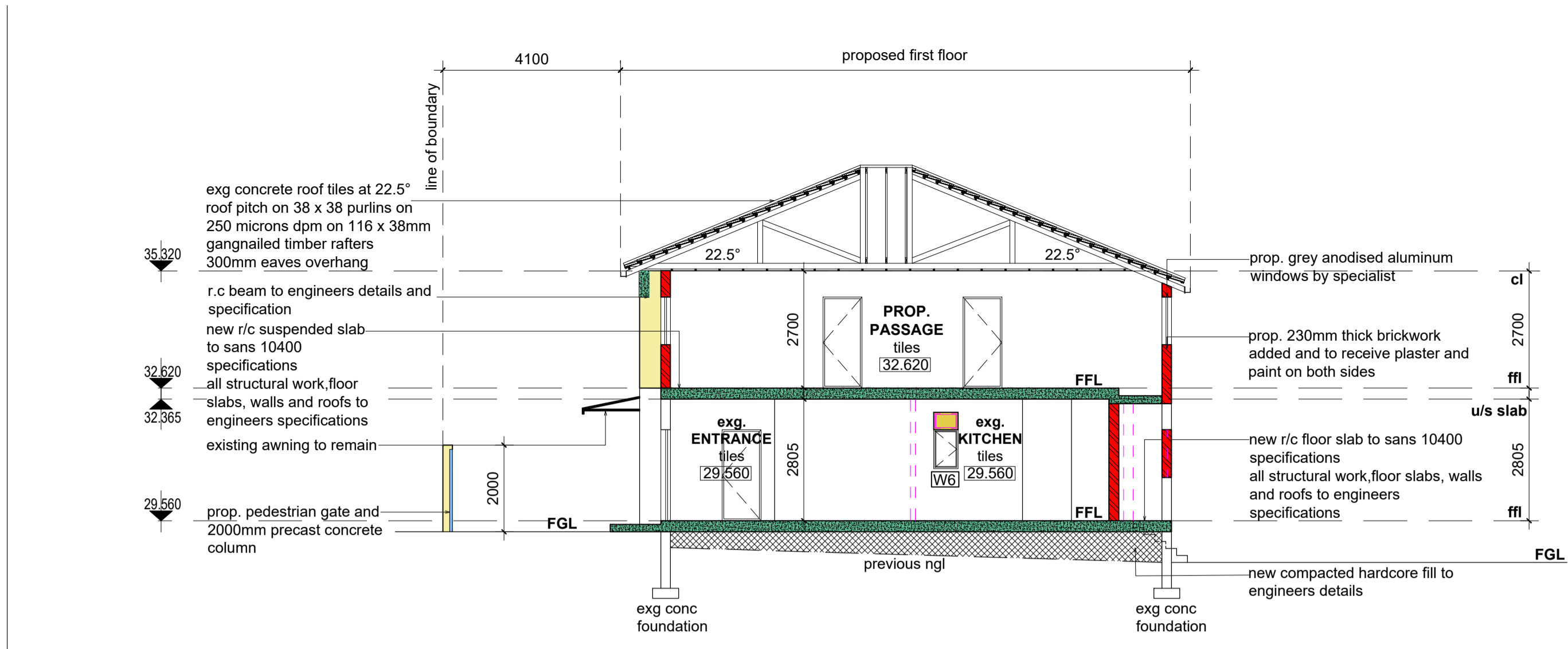
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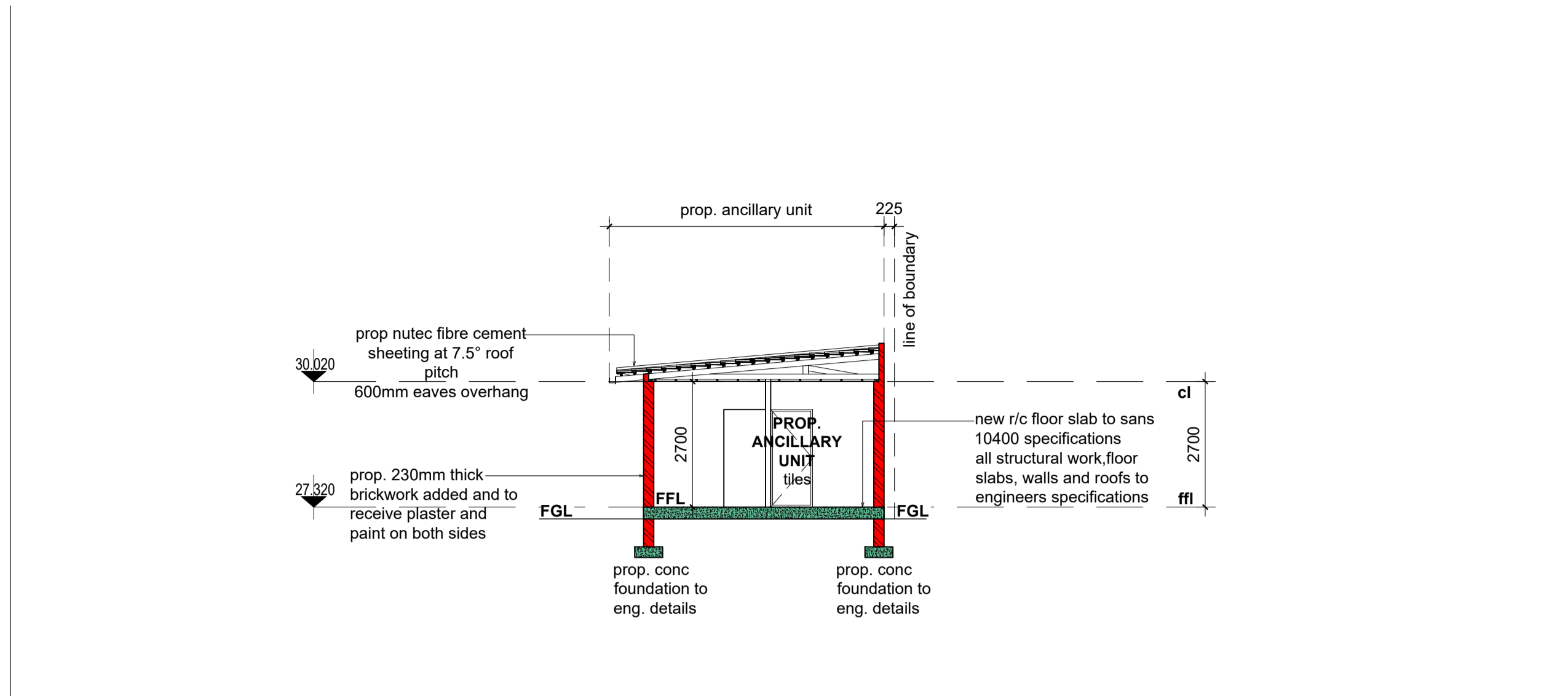
PROJECT:
 PROPOSED ADDITIONS AND ALTERATIONS FOR 235 BRAND ROAD, ERF 7179 BULWER, DURBAN

DRAWING TITLE:
 SITE PLAN & FIRST FLOOR

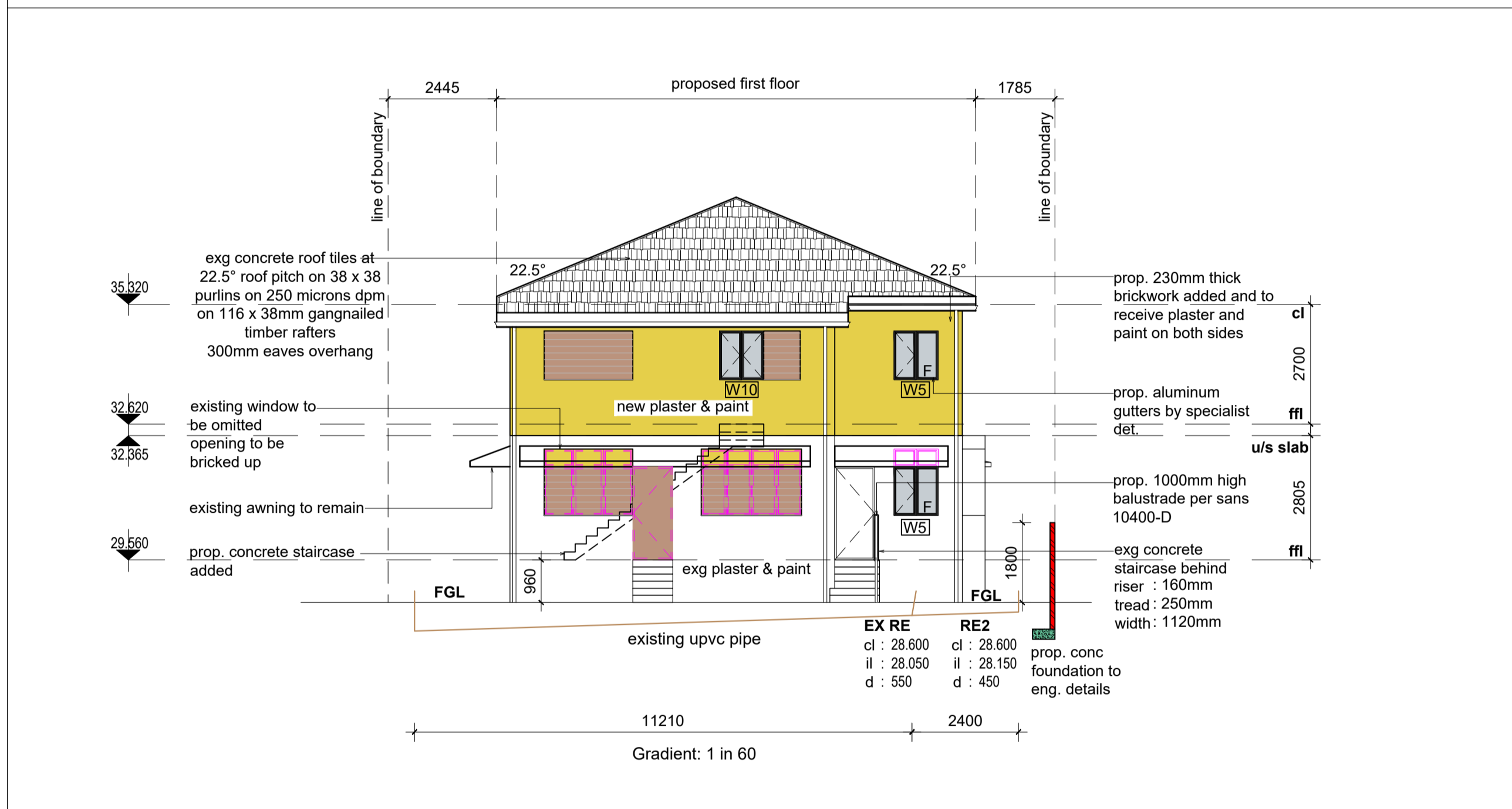
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PROJECT CO-ORDINATOR	T.G		
ISSUE STATUS	SUBMISSION - NOT FOR CONSTRUCTION		
JOB NO:	TYPE:	DWG NO:	REVISION:
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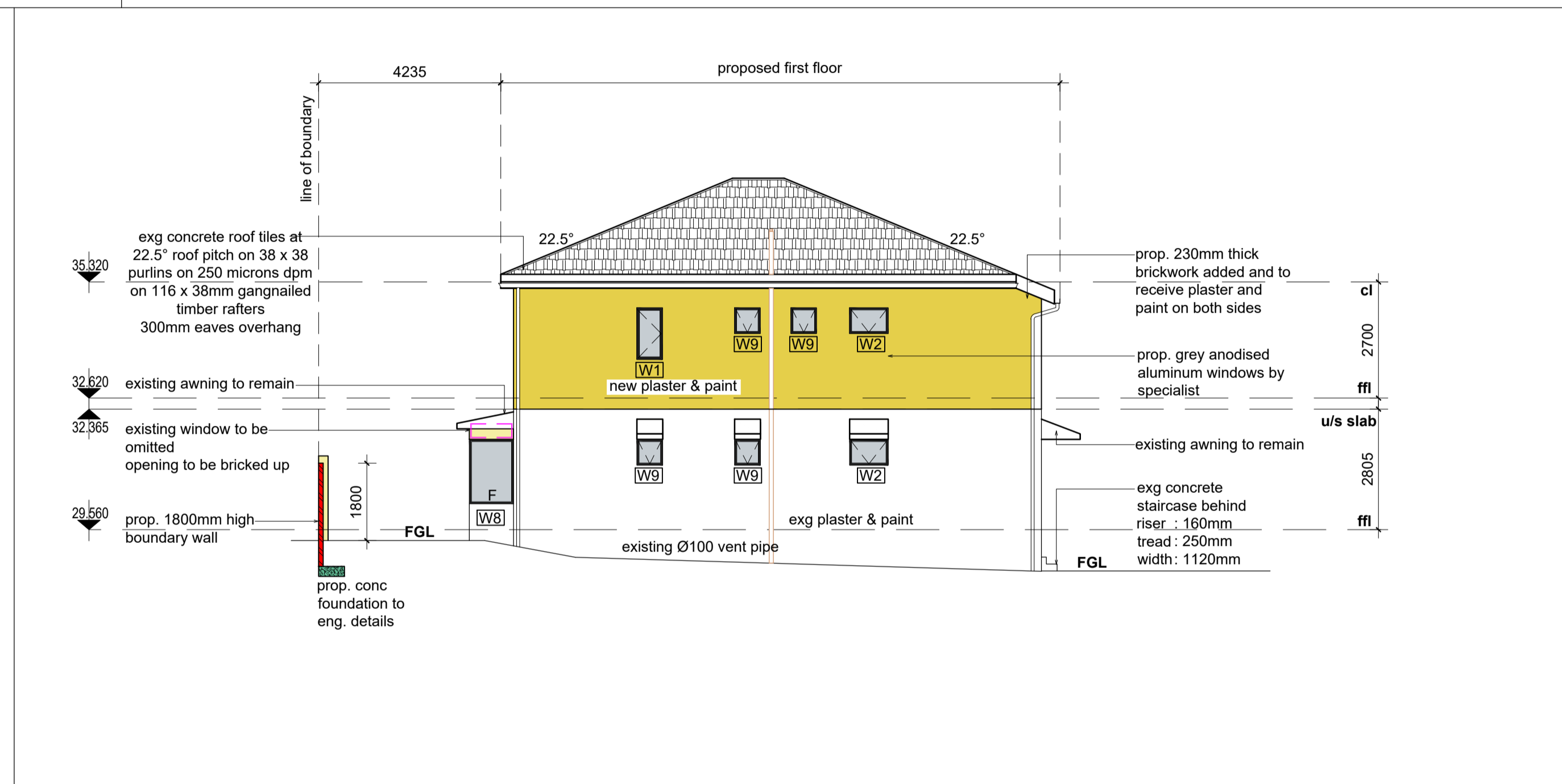
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SECTION B-B SCALE 1:100



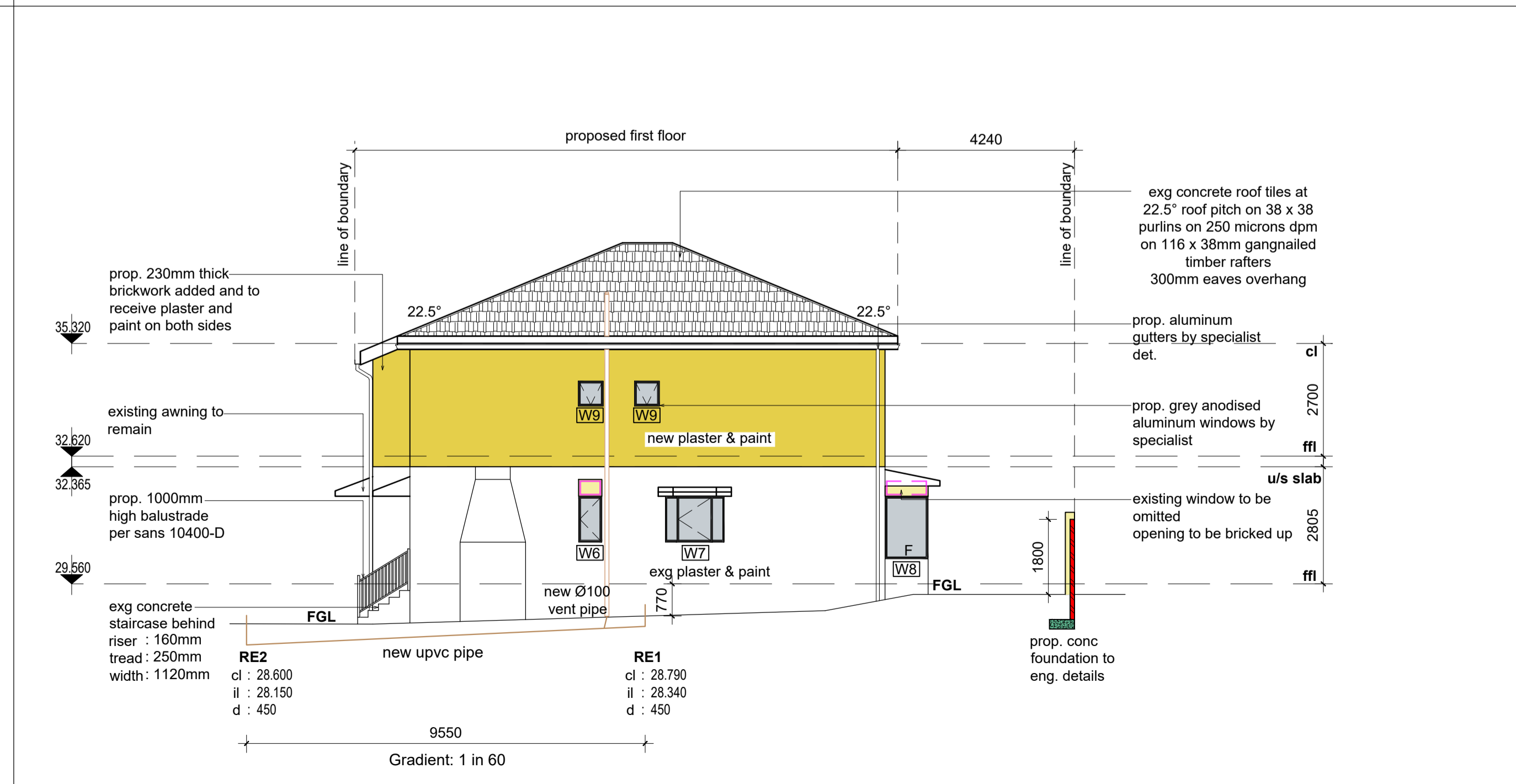
SOUTH EAST ELEVATION SCALE 1:100



SOUTH WEST ELEVATION SCALE 1:100



NORTH WEST ELEVATION SCALE 1:100



NORTH EAST ELEVATION SCALE 1:100

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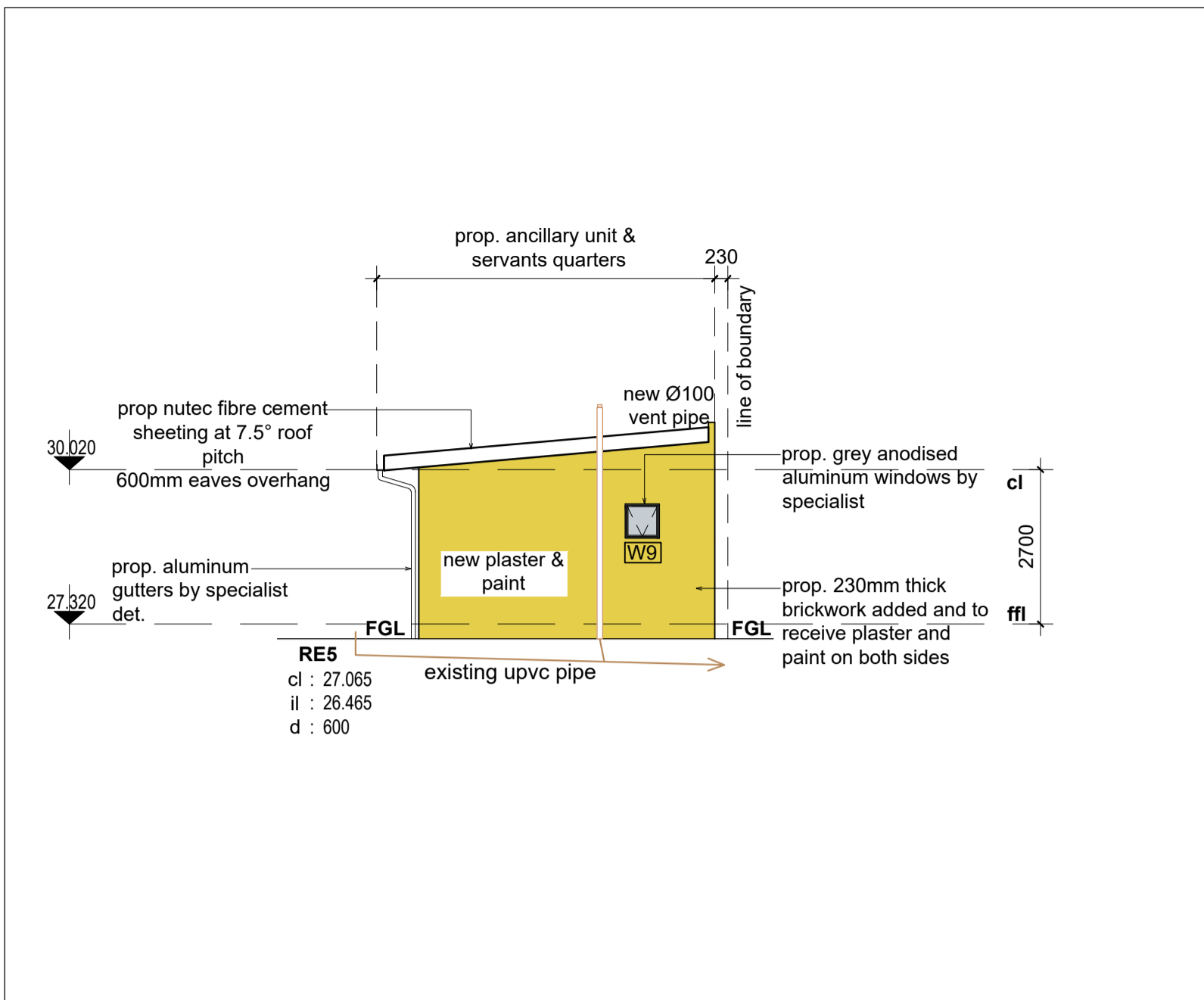
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PROJECT:
 PROPOSED ADDITIONS AND ALTERATIONS
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 DURBAN

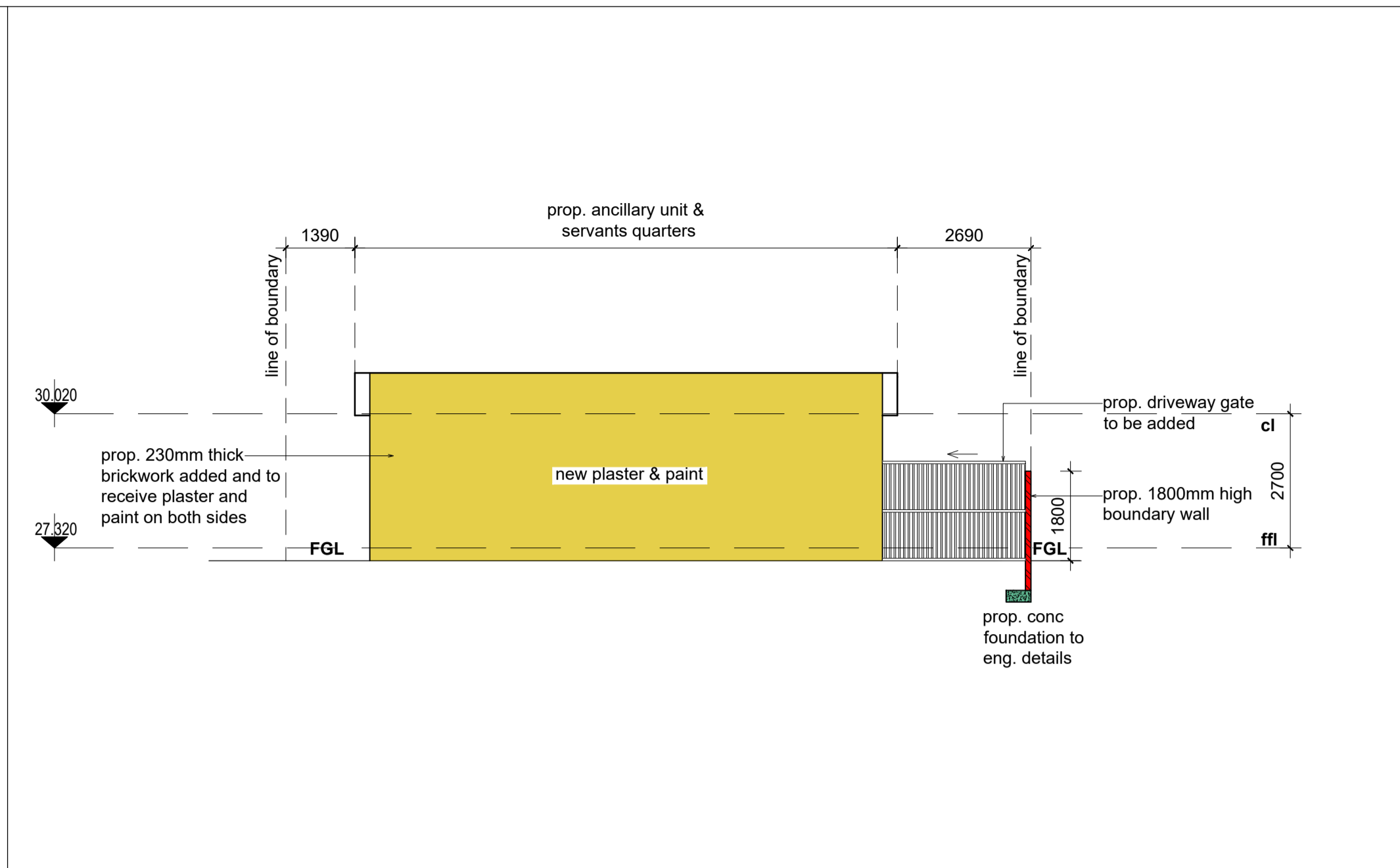
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SCALE	AS SHOWN	DATE	11/12/2022
PROJECT CO-ORDINATOR	T.G		

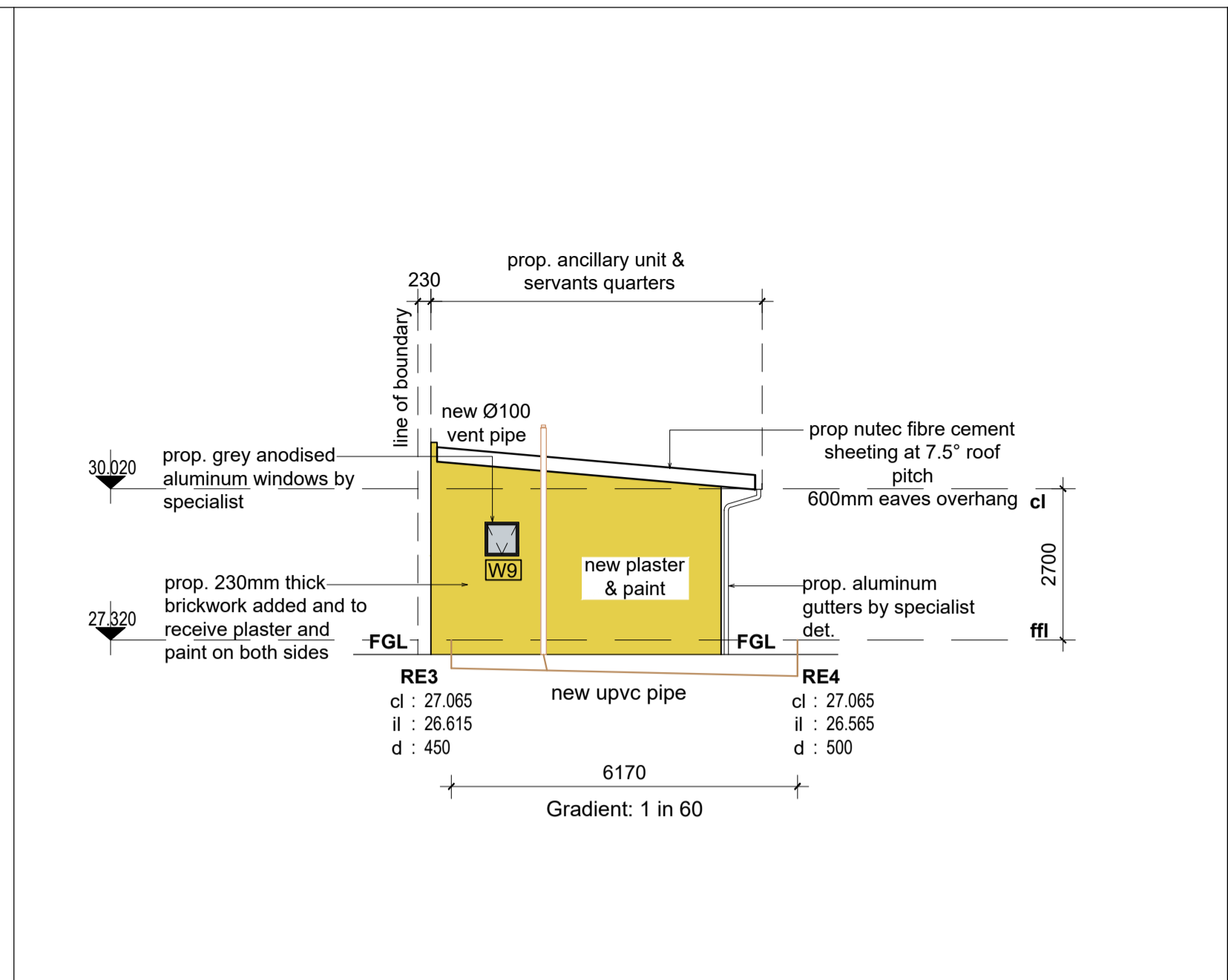
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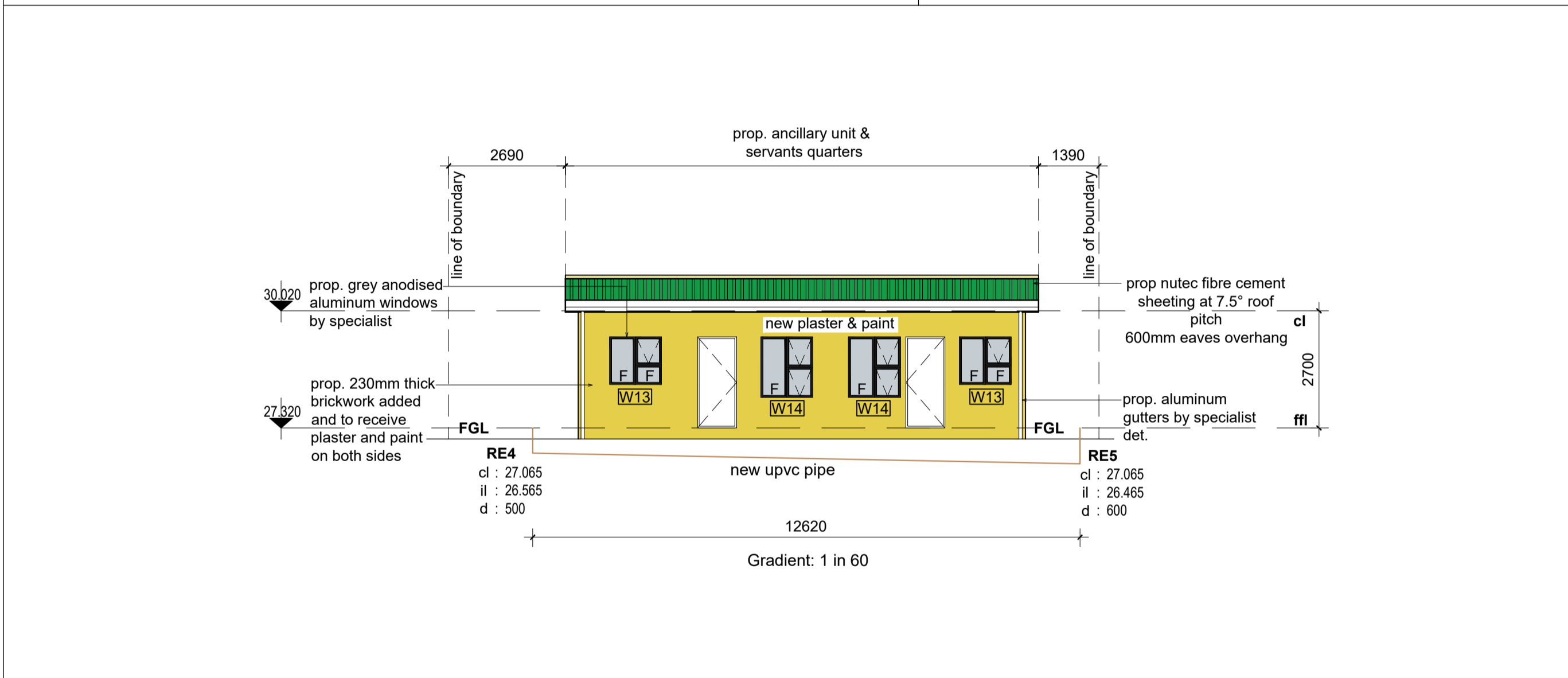
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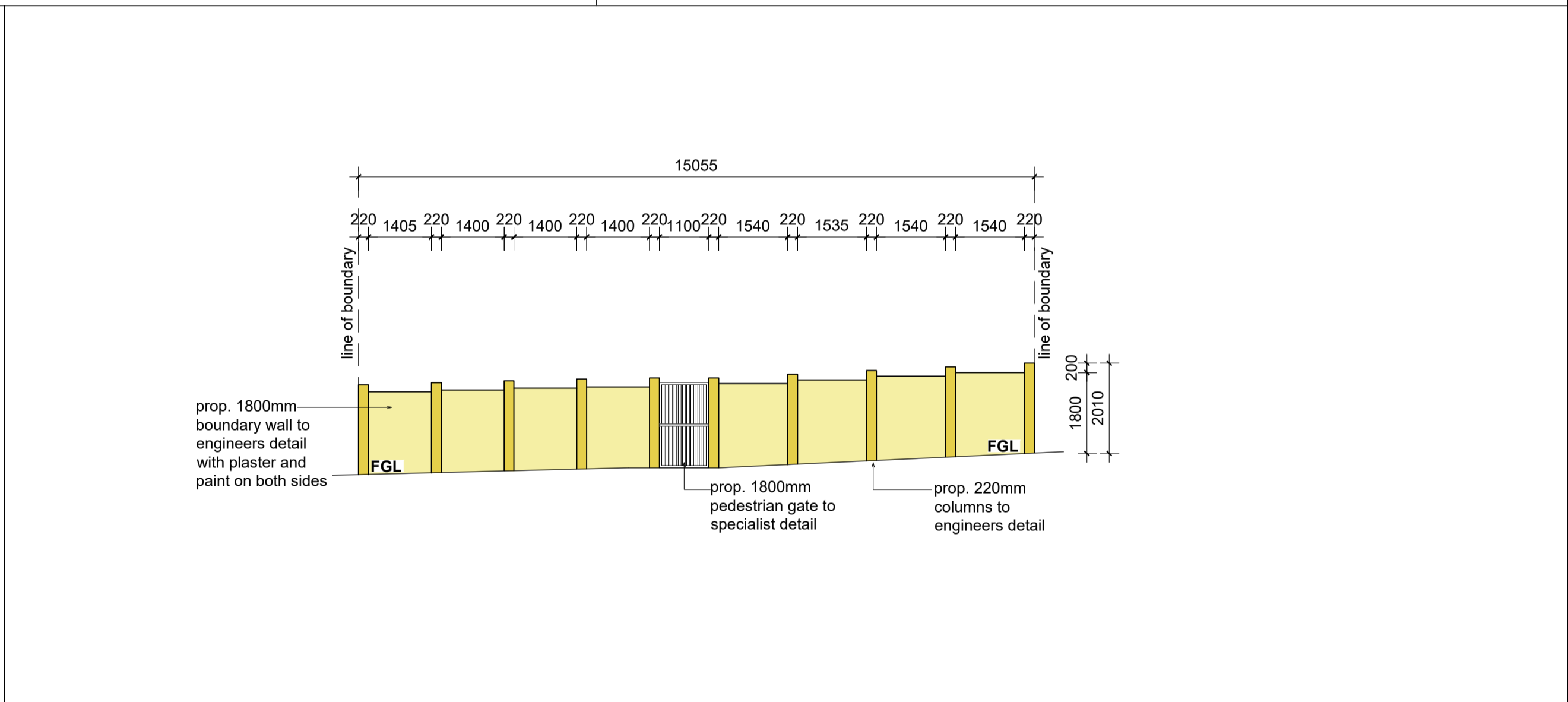
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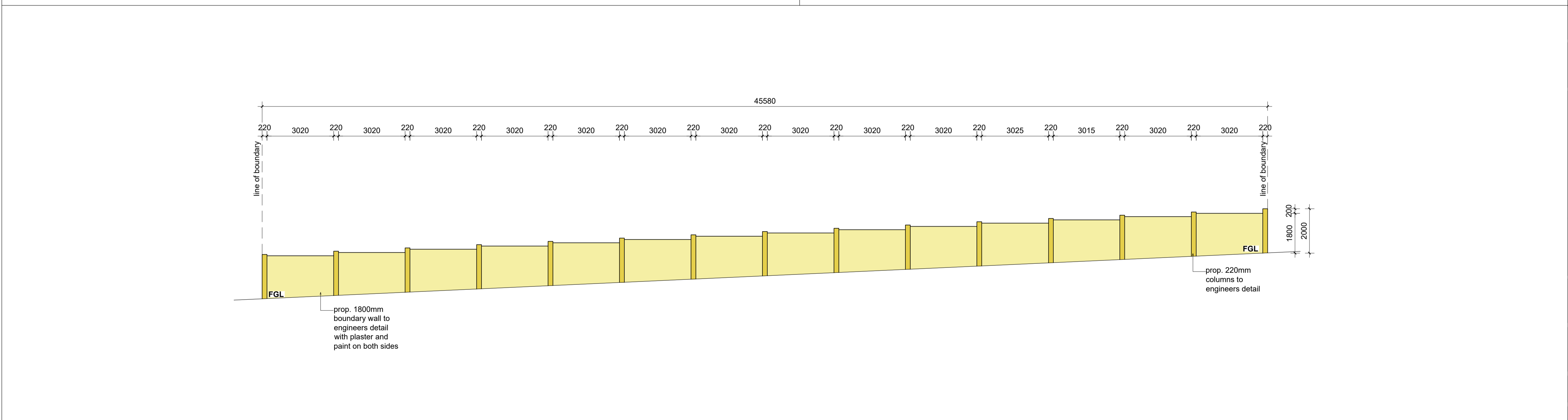
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NORTH WEST ELEVATION SCALE 1:100



NORTH WEST BOUNDARY WALL ELEVATION SCALE 1:100



NORTH EAST BOUNDARY WALL ELEVATION SCALE 1:100

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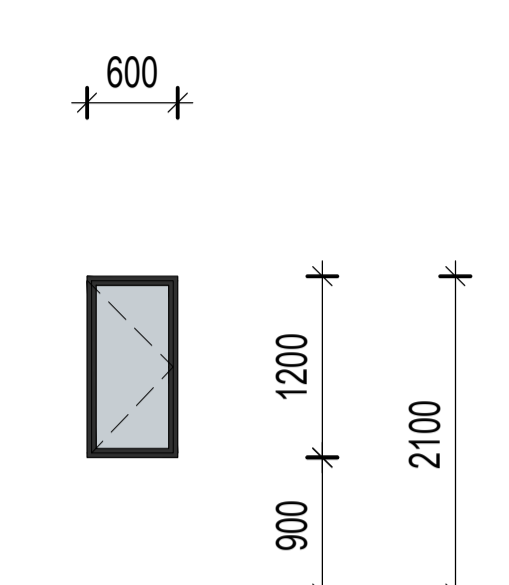
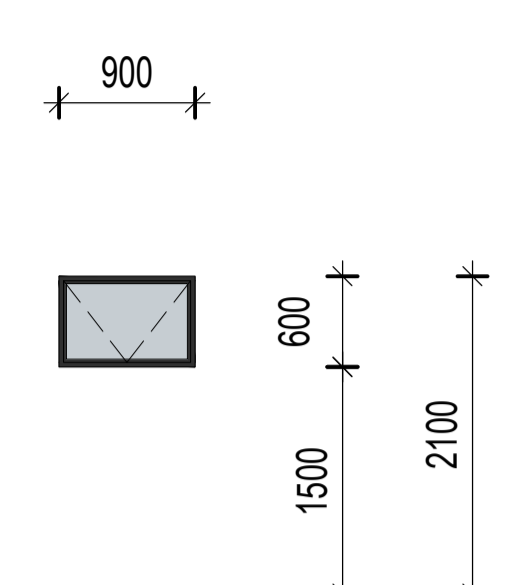
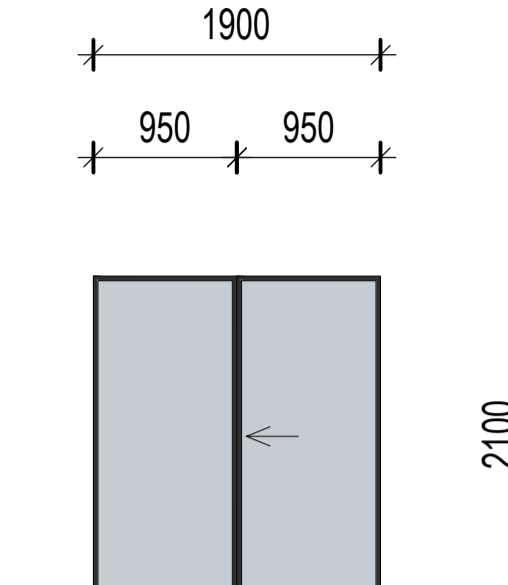
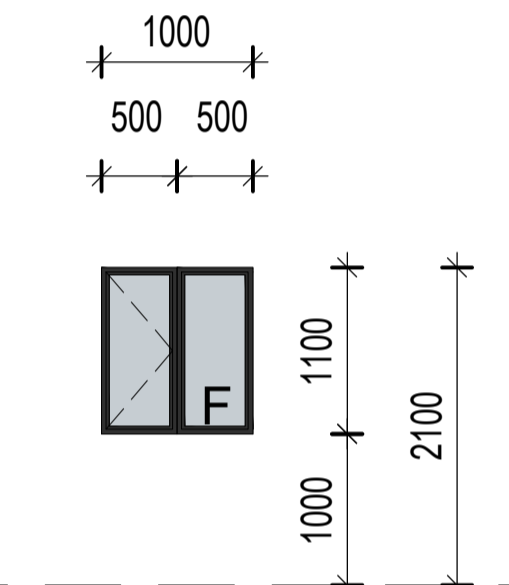
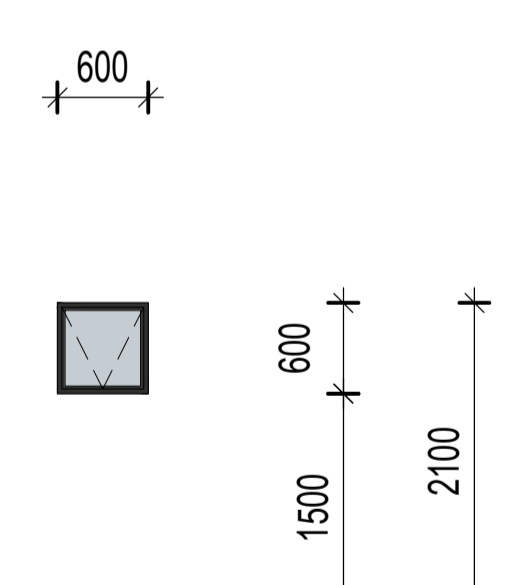
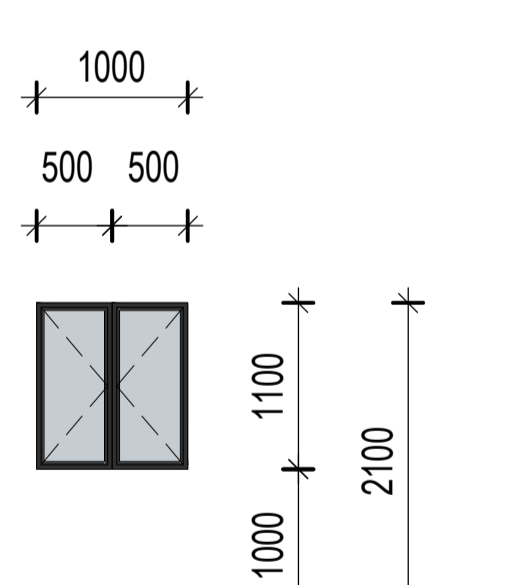
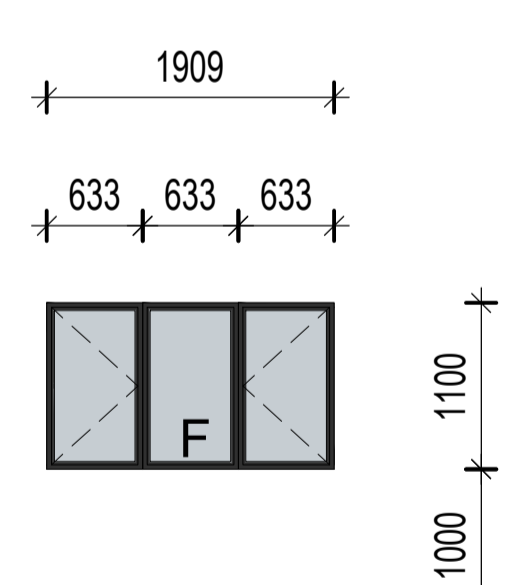
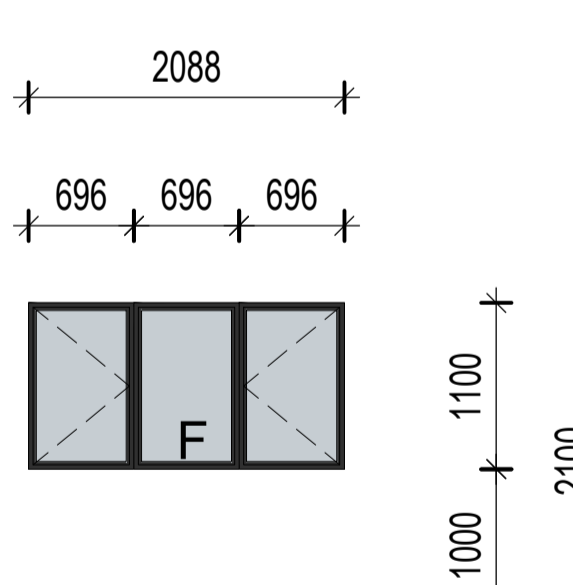
PROJECT:
PROPOSED ADDITIONS AND ALTERATIONS
FOR 235 BRAND ROAD, ERF 7179 BULWER,
DURBAN

DRAWING TITLE:
ELEVATIONS

SCALE	AS SHOWN	DATE	11/12/2022
PROJECT CO-ORDINATOR	T.G		

ISSUE STATUS	SUBMISSION - NOT FOR CONSTRUCTION		
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JOB NO:	TYPE:	DWG NO:	REVISION:
001	H4	003	000

							
REFERENCE	W1	REFERENCE	W2	REFERENCE	D1	REFERENCE	W13
AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium side hung section	TYPE	Aluminium top hung section	TYPE	Aluminium sliding door	TYPE	Aluminium top hung and fixed sections
GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	6mm Toughened Safety glass	GLASS	4mm Toughened Safety glass
FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish
NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S
							
REFERENCE	W5	REFERENCE	W6	REFERENCE	W7	REFERENCE	W8
AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium side hung and fixed section	TYPE	Aluminium side hung section	TYPE	Aluminium side hung sections	TYPE	Aluminium side hung and fixed sections
GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass
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NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S
							
REFERENCE	W9	REFERENCE	W10	REFERENCE	W11	REFERENCE	W12
AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium top hung section	TYPE	Aluminium side hung sections	TYPE	Aluminium side hung and fixed sections	TYPE	Aluminium side hung and fixed sections
GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass
FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish
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PROJECT:
 PROPOSED ADDITIONS AND ALTERATIONS
 FOR 235 BRAND ROAD, ERF 7179 BULWER,
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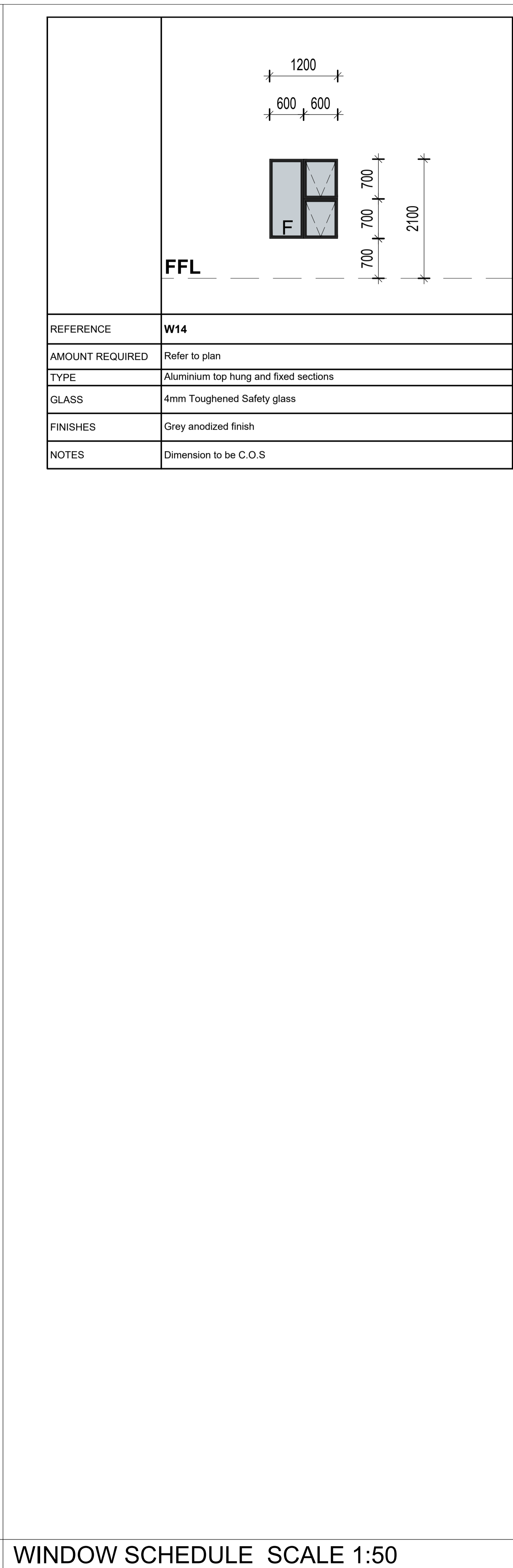
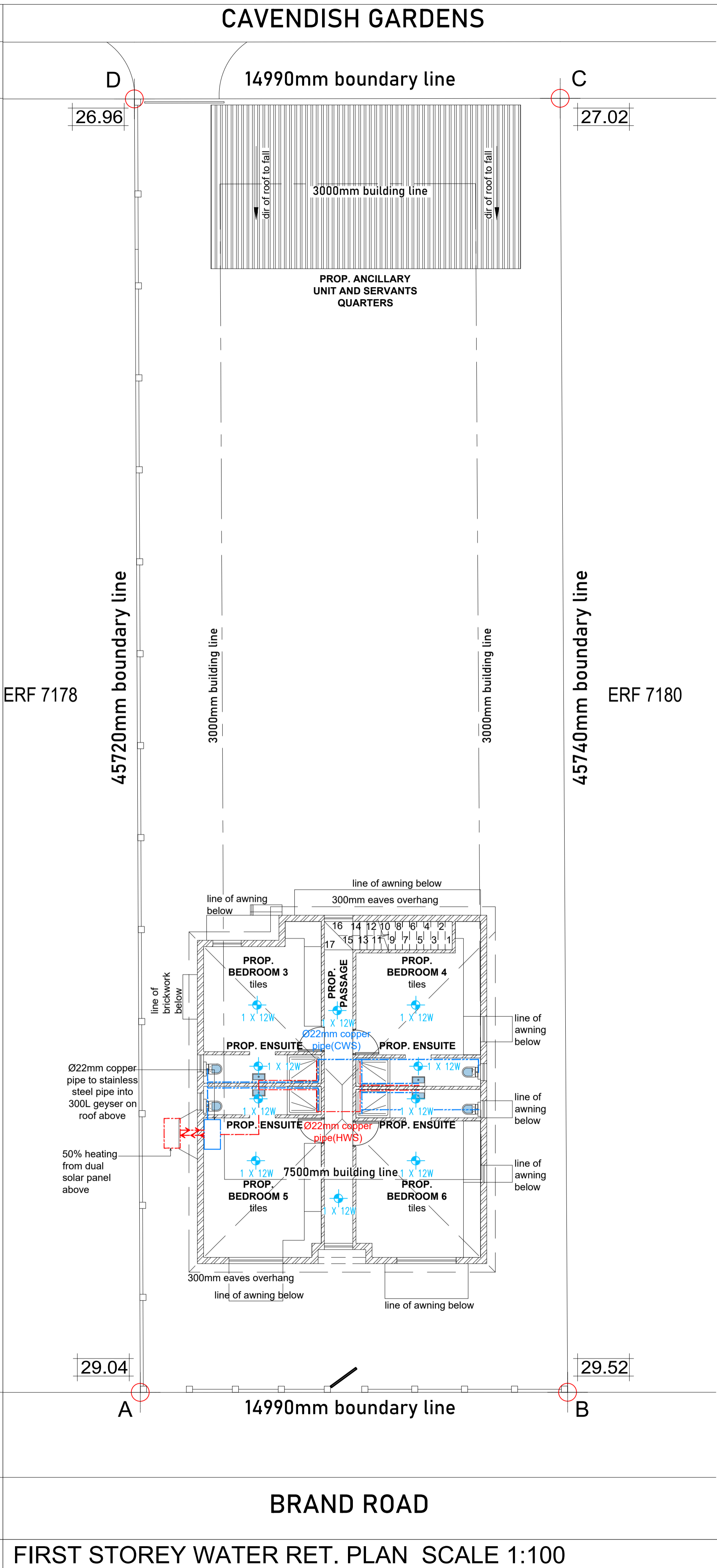
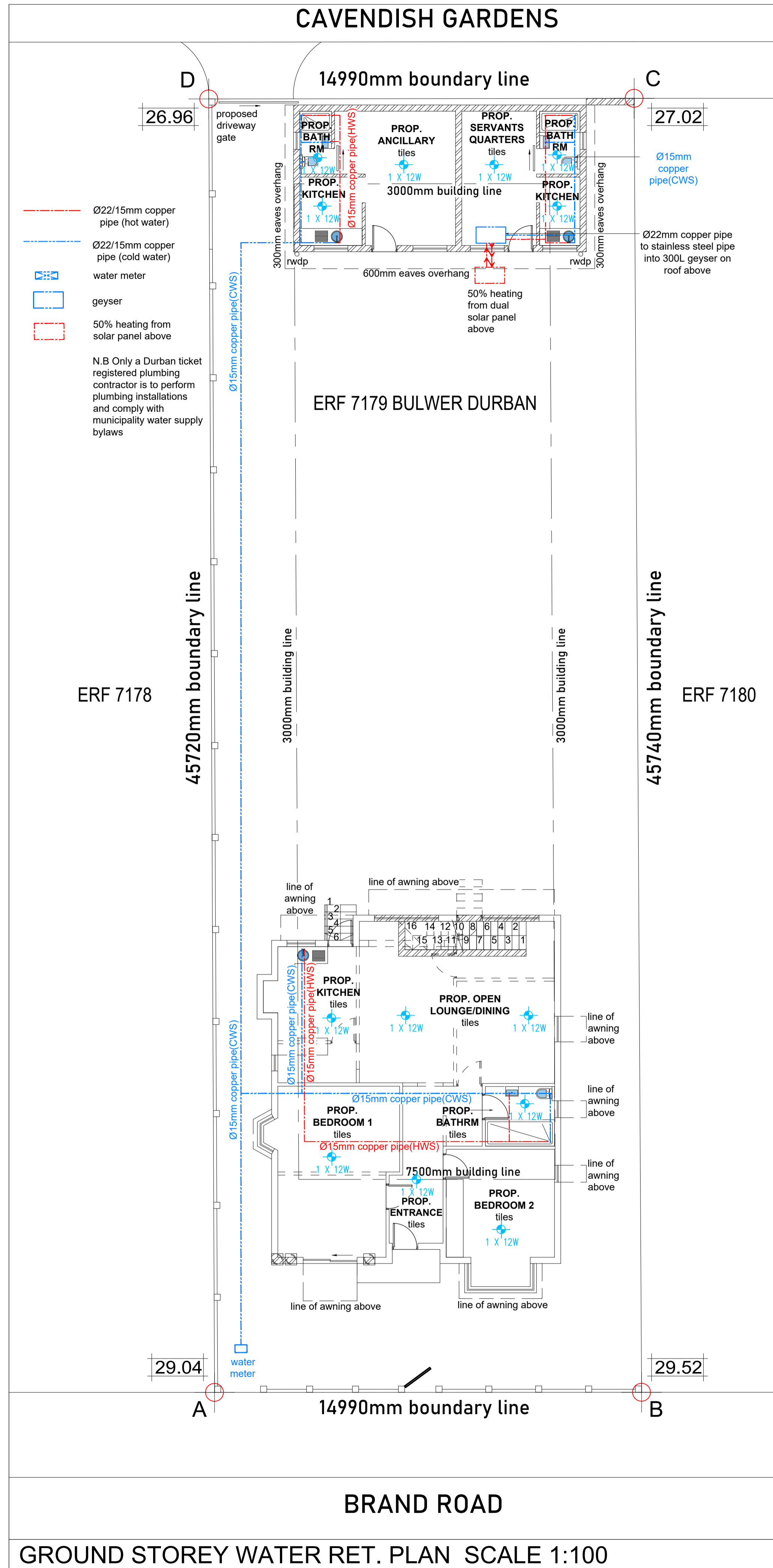
DRAWING TITLE:
 WINDOW SCHEDULE

SCALE AS SHOWN DATE 11/12/2022

PROJECT CO-ORDINATOR T.G

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PROJECT:
 PROPOSED ADDITIONS AND ALTERATIONS FOR 235 BRAND ROAD, ERF 7179 BULWER, DURBAN

DRAWING TITLE:
 WINDOW SCHEDULE & WATER RETICULATION

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PROJECT CO-ORDINATOR	T.G		
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