

BALMORAL DRIVE

NOTES

**ERF 2025, DURBAN NORTH
28 SWAPO ROAD (BROADWAY)**

ZONED: RESIDENTIAL OFFICE CONSERVATION
SPECIAL ZONE, BROADWAY PRECINCT, DURBAN NORTH
SITE AREA = 1036 m²
PERMITTED F.A.R. = 0.8 WHEN FULLY RESIDENTIAL
ALLOWED OFFICE COMPONENT NOT TO EXCEED 0.3 OF THE PERMITTED 0.8
BUILDING CLASSIFICATION: H-4 + A.1

SCHEDULE OF AREAS

RESIDENTIAL COMPONENT			
EXISTING	AREA	F.A.R.	COV.
GROUND FLOOR	148.45m ²	-	-
OVERBUILDING	-	-	-
PROPOSED	148.45m ²	148.45m ²	-
GROUND FLOOR	76.19m ²	-	-
ART STUDIO	76.19m ²	-	-
SUB TOTAL	224.61m²	224.61m²	0m
			F.A.R. 0.22

OFFICE COMPONENT			
EXISTING	AREA	F.A.R.	COV.
FIRST FLOOR	125.74m ²	115.57m ²	148.15m ²
10% OVERBUILDING	-	12.57m ²	-
PROPOSED	255.89m ²	234.68m ²	228.29m ²
OFFICES & SOLITS	-	-	-
SUB TOTAL	381.63m²	400.35m²	375.44m²
			F.A.R. 0.39
TOTAL AREA	606.24m²		
TOTAL F.A.R.	624.96m²		F.A.R. 0.61
TOTAL COVERAGE		375.44m²	TOT. COV. 37%

PARKING REQUIREMENTS

1 PARKING BAY PER 25m² OFFICE SPACE
TOTAL OFFICE SPACE = 2,78,33m²
No. PARKING BAYS REQUIRED = 11
No. PARKING BAYS PROVIDED = 15

1/5
BIBERT COPY
MTHIKWINI MUNICIPALITY
(CENTRAL)
192 05 11
APPLICATION NO.

2011-10-10
APPROVED
2011-10-10

OWNER'S SIGNATURE
AUTHOR'S SIGNATURE



architects - planners - urban designers

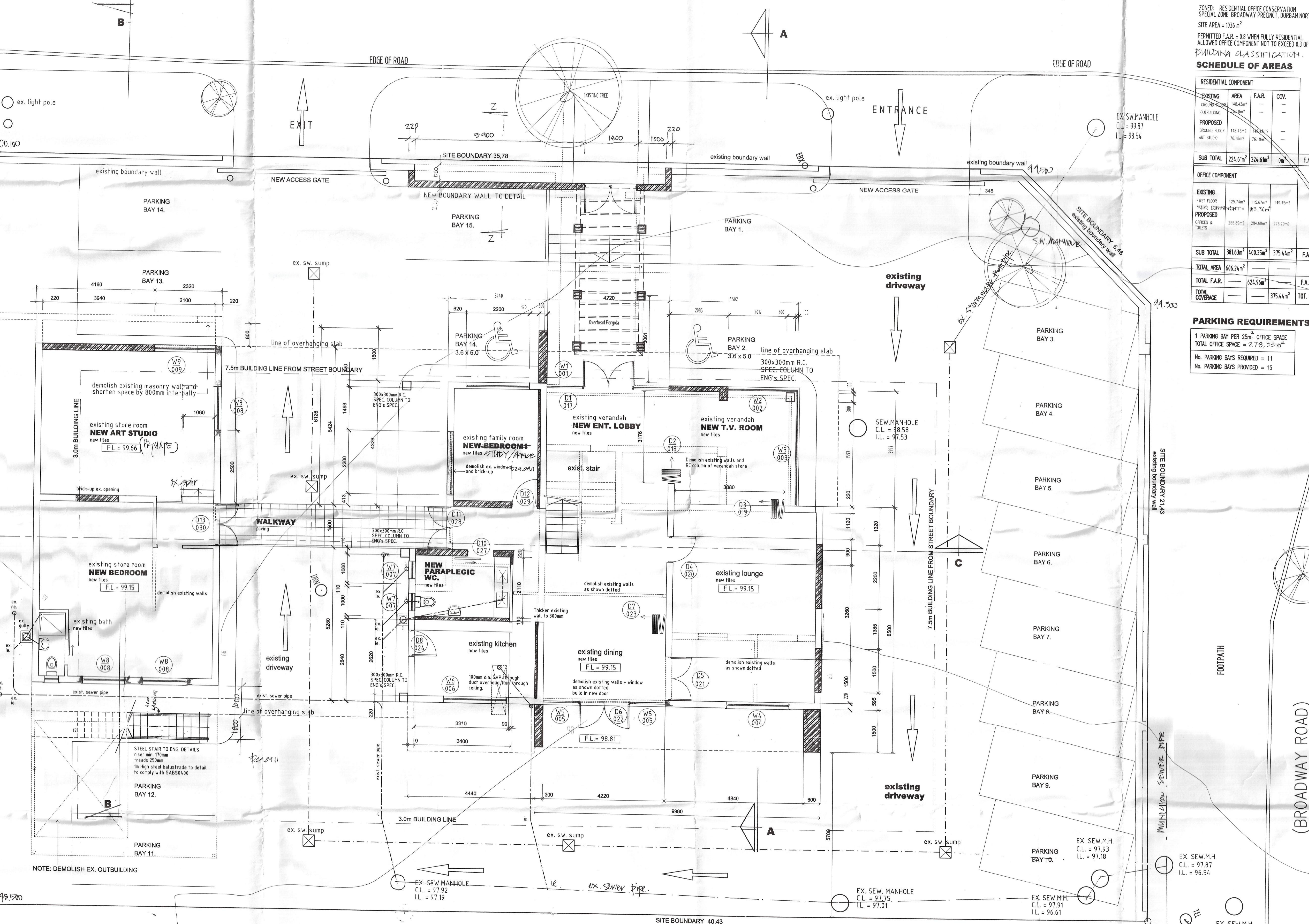
PROJECT NAME:
PROPOSED ADDITIONS/ALTERATIONS
TO 28 SWAPO ROAD - ERF 2025,
DURBAN NORTH
FOR QUICKSTEP 409 (PROPRIETARY)
LTD.

DRAWING DESCRIPTION:
WORKING DRAWINGS:
GROUND FLOOR PLAN 1:50

SCALE 1:50 DATE 19 APRIL 2011

DRAWN BY VR CHECKED BY R ROSS

DRAWING NO. 1111-S0-101 REVISION No. 001-05-11



**SITE PLAN &
GROUND FLOOR PLAN**
SCALE 1:50

(BROADWAY ROAD)
SWAPO ROAD

HEIGHT DATUM
(ELEV. = 100.25)

100.100

99.500

ADJ. RESIDENCE

ADJ. LOT 2024
30 SWAPO ROAD

ADJACENT
DRIVEWAY