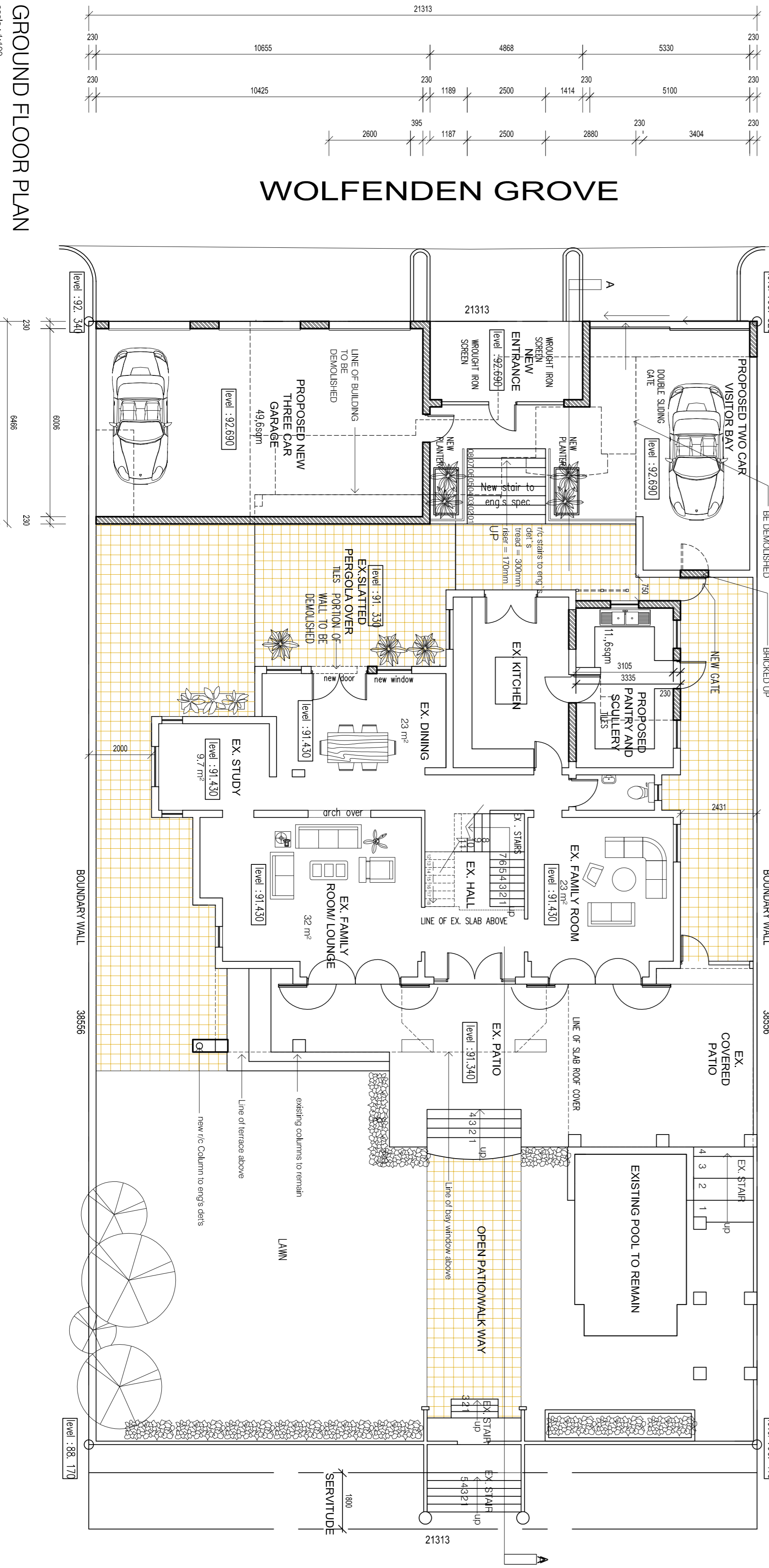


FIRST FLOOR PLAN
scale : 1:100

NEW SECOND FLOOR PLAN
scale : 1:100

WOLFENDEN GROVE

GRATTON PLACE



GENERAL NOTES

ALL WORK TO COMPLY WITH SANS 10400 OF NATIONAL BUILDING REGULATIONS. DIMENSIONS ARE TO BE READ AND NOT SKEWED OR ASSUMED TO BE READ AND NOT ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

ALL STRUCTURAL WORK TO BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER AND SUPERVISED UNDER HIS SUPERVISION AND APPROVAL. NO WORK IS TO BE PERMITTED PRIOR TO THE RELEVANT LOCAL AUTHORITIES AND THE RISK REMAINS WITH THE OWNER OR DEVELOPER AT ALL TIMES IF THIS IS NOT ALL LETTERS AND DIMENSIONS TO BE VERIFIED PHYSICALLY ON SITE BY CONTRACTOR.

BEACONS TO BE FLAGGED PRIOR TO COMMENCEMENT OF ANY BUILDING WORK. ALL STRUCTURAL DEMOLITION WORK TO BE SUPERVISED BY A STRUCTURAL ENGINEER.

SCHEDULE OF AREAS	
AREA OF SITE AS PER TITLE DEED :	804,36 sqm
PERMITTED COVERAGE 40% :	321,74 sqm
PERMITTED FAR :	643,48
FAR	
EXIST. FAR GROUND FLOOR :	266,73 sqm
LESS DEMOLISHED FAR :	55,90 sqm
EXIST. FAR FIRST FLOOR :	146,49 sqm
PROP. FAR GROUND FLOOR :	61,35 sqm
PROP. FAR FIRST FLOOR :	21,70 sqm
PROP. FAR SECOND FLOOR :	152,50 sqm
TOTAL FAR :	235,55 sqm
TOTAL PROP. FAR :	382,27 sqm
REMAINING FAR :	60,81 sqm
EXIST. COVERAGE	
LESS DEM. COVERAGE :	55,90 sqm
PROP. COVERAGE :	76,91 sqm
TOTAL COVERAGE :	301,63 sqm
REMAINING COVERAGE :	20,11 sqm

Client
RENEE BISSERU

OWNER SIGNATURE:
ARCHITECT SIGNATURE:

Project:
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING HOUSE AT 8 GRATTON PLACE MORNINGSID

mss DESIGN studio
24 Concor Park, 33 Anthony Road, Uitenhage
Tel: 031 561 5339 Fax: 031 561 1577 email: mssdesign@wind.co.za
P.O. Box: 52547, Newmarket, 7800

NOTES

1. All dimensions to be checked on site prior to commencing work.
2. All work to be in accordance with the National Building Regulations and Local Authority By-laws.
3. This drawing is copyright and may not be reproduced or utilised in any way without the written consent of M/S SAVED.

Date:
20 NOVEMBER 2012

Issue status:
EXISTING PLANS

Scale:
AS SHOWN

Designed:
MSS

Drawn:
SB

Project Number:
GR001-001