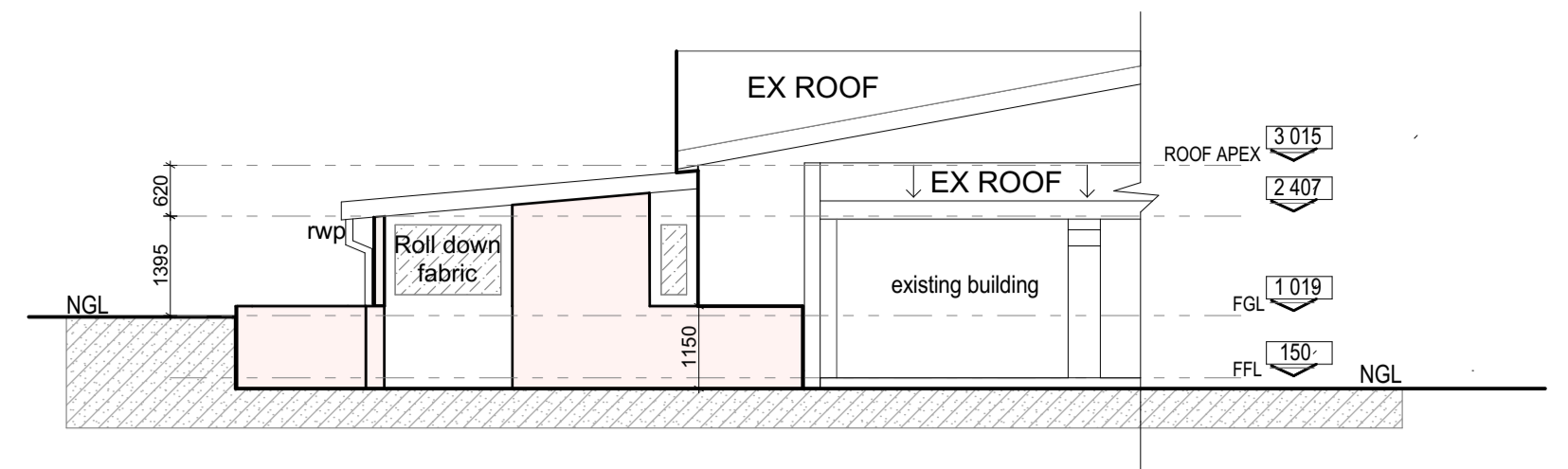
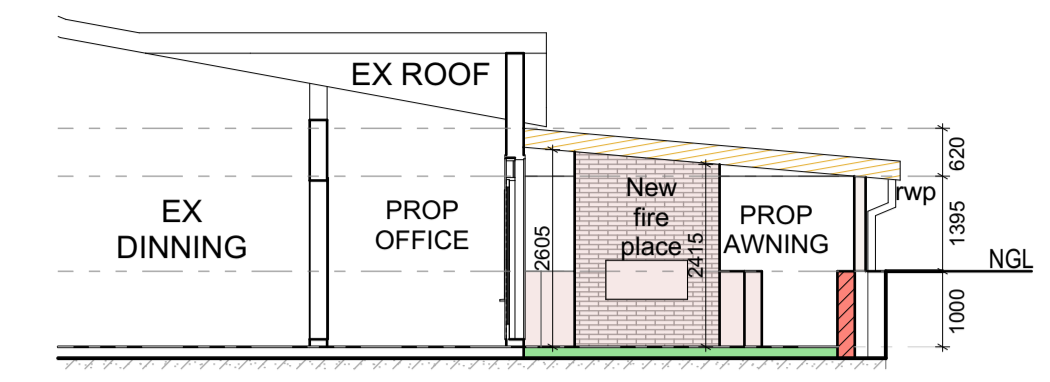


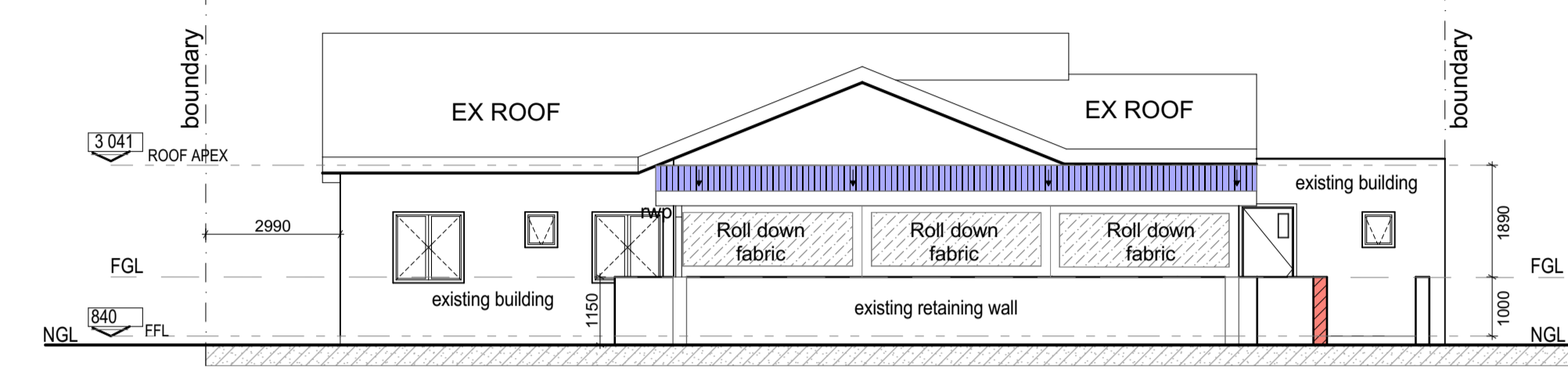
1:100 GROUND FLOOR



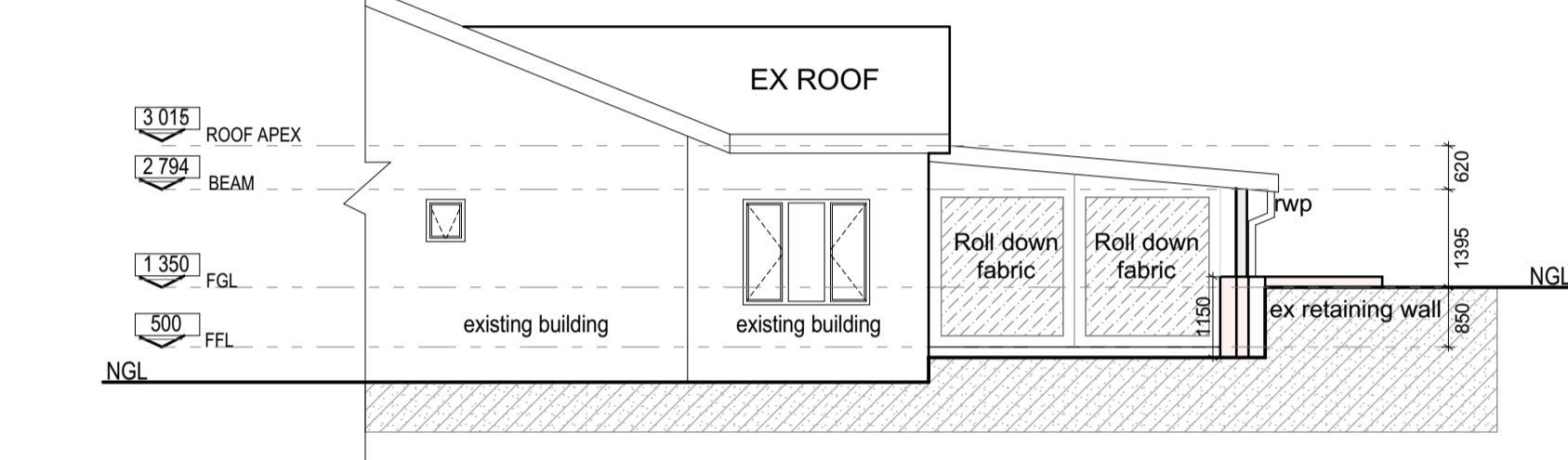
1:100 NORTH WEST



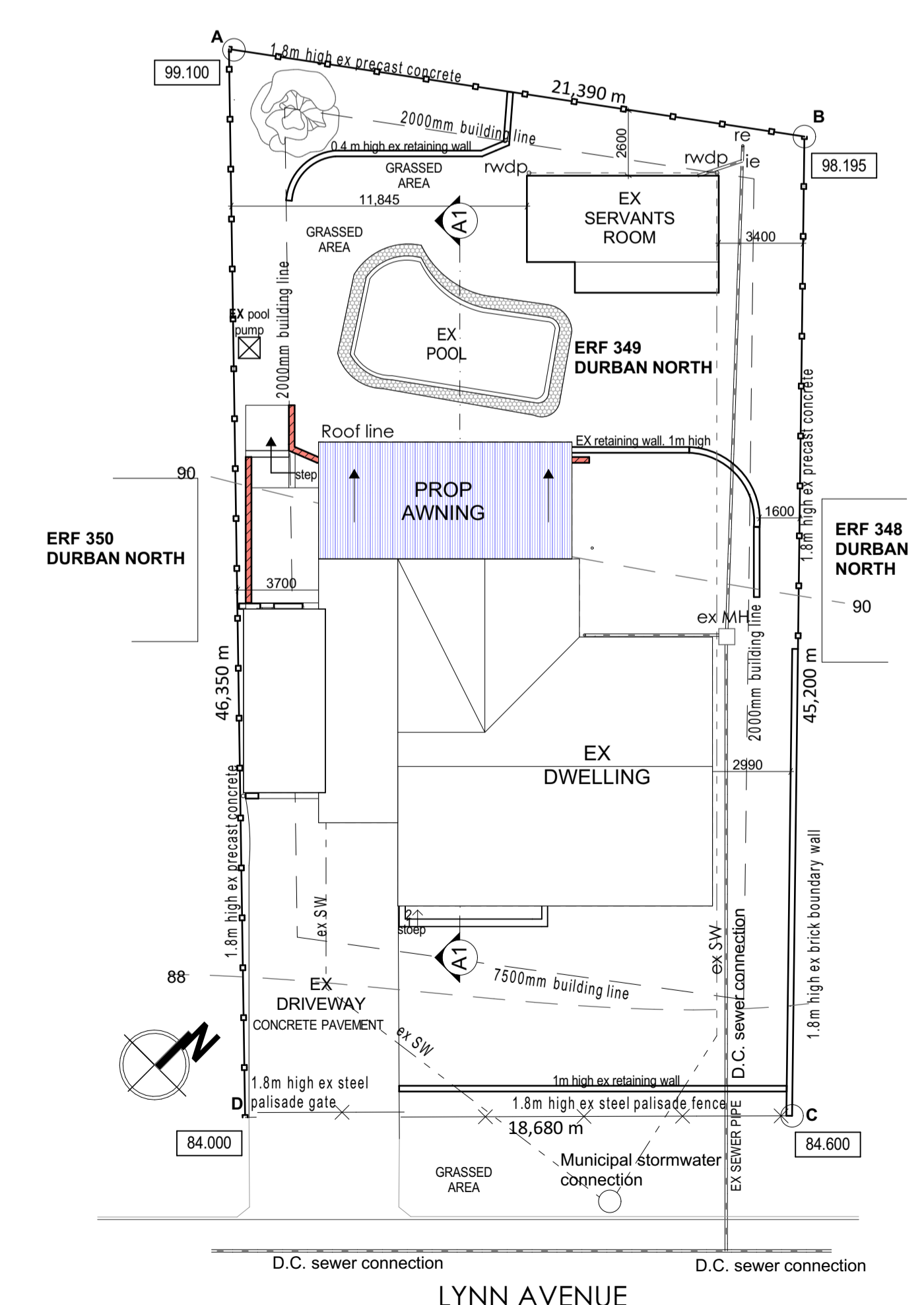
1:100 SECTION ON A-A



1:100 NORTH ELEVATION



1:100 NORTH EAST



1:200 SITE PLAN

<b>Occupancy type</b>	<b>H4</b>
Site area	1012.0 m <sup>2</sup>
<b>COVERAGE</b>	
Allowed coverage - 30%	303.6 m <sup>2</sup>
Existing dwelling	197.8 m <sup>2</sup>
Existing out building	33.7 m <sup>2</sup>
Existing pool	27.7 m <sup>2</sup>
Prop Coverage(awning)	38.8 m <sup>2</sup>
<b>NEW TOTAL COVERAGE</b>	<b>298m<sup>2</sup></b>
<b>FAR</b>	
Allowed FAR - 0.3	303.6 m <sup>2</sup>
Existing FAR	127.9 m <sup>2</sup>
Prop office	14.2 m <sup>2</sup>
<b>NEW TOTAL FAR</b>	<b>142.1 m<sup>2</sup></b>

- NOTES**
- ALUMINIUM IFR ROOF**  
Aluminium IFR roof sheeting at 4° to manufacturers specification.  
Timber rafters and battens.  
New uPVC gutters to storm water
  - CEILINGS**  
New 6.4mm Gypsum ceiling boards on 38x38mm C-C 600mm battens
  - NEW MASONRY**  
Monolithic brick wall to comply with SANS 10400 - K  
All external masonry to 220mm clay brick, plastered both sides.  
Smooth plaster and paint finish
  - WINDOWS/DOORS**  
No new windows. Remove existing window as indicated. Reveals to be plastered and painted.
  - GLAZING**  
All Glazing to comply to SANS 10400-N  
All Glazing in doors to be safety glass All Glazing.
  - STORMWATER**  
All new storm water to comply with SANS 10400 - R  
Existing storm water pipes to be checked for conformity  
New 127x114mm gutters and downpipes to discharge into existing soakaway pit system  
Ex Soakaway pit to be serviced to full working condition
  - XA CALCULATIONS**  
Climatic zone 5  
Occupancy H4  
SANS-10400 - XA calculations as to Addendum
  - GENERAL**  
Contractor to ensure all floor levels are correct before laying of new slabs.  
All dimensions are to be checked on site, any discrepancies to be reported back to architect  
Contractor to ensure that no services are damaged during excavations Contractor to consult with client before removing any vegetation  
All Electrical work to be done by an accredited electrician and to supply electrical certificate of compliance.  
All Plumbing to be done by an accredited plumber and to supply electrical certificate of compliance.

**ACRONYMS**

MH	Man Hole
IE	Inspecon Eye
RWDP	Rain Water Down Pipe
G	Gully
RE	Rodding Eye

**CLIENT** n Shaun Platford  
c 083 677 9285

**SITE** 15 Lynn Ave  
Glenashley  
4051  
Durban  
RSA

Sub 349 Glenashley

**PROJECT** 15 Lynn Ave  
Additions and Alterations

*Platford* *JPlatford*  
OWNERS SIGNATURE

*Sean Wessels* *JW*  
ARCHITECTS SIGNATURE  
NAME - REGISTRATION PrArch 24750197

ENGINEERS SIGNATURE

NAME - REGISTRATION

**WESSELS ARCHITECTS**  
c: 0729834569  
e: seanwessels@live.com

**DATE** 2022/04/04  
**FILE** 15 LYNN AVENUE - 20220401.bpn  
**SHEET** A1

15 Lynn Ave  
220218-Lynn Ave.A101  
**PLANS Layout**  
SCALES 1:100, 1:200, 1:50