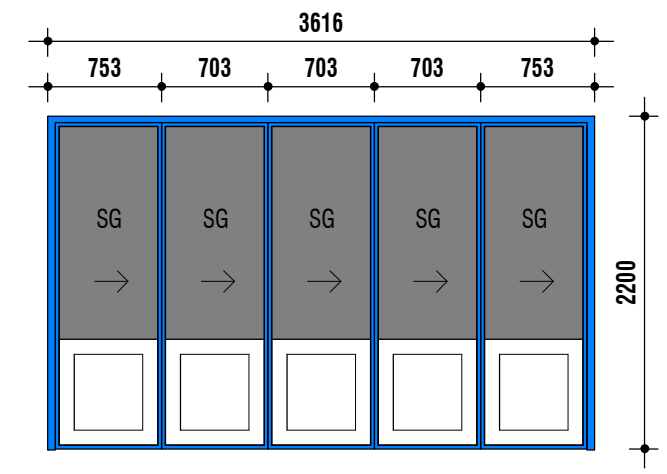


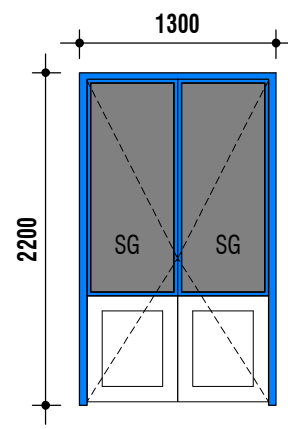
SITE PLAN
SCALE: 1 : 200

SCHEDULE OF AREAS	EXISTING FLOOR AREA	NEW FLOOR AREA
MAIN DWELLING - GROUND FLOOR	161.03m²	171.62m² (10.59m² added to kitchen)
MAIN DWELLING - FIRST FLOOR	208.45m²	208.45m² (to remain)
TOTAL	369.48m²	380.07m² (10.59m² added)

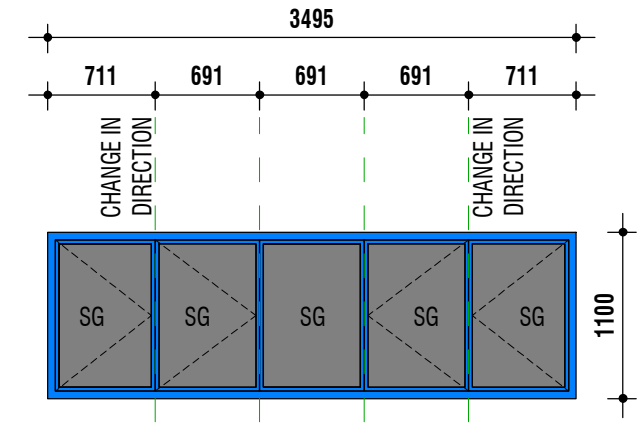
SITE CONTROLS				
SITE ADDRESS	3 BURLEIGH PLACE, DURBAN NORTH, 4051			
ERF NUMBER	ERF 808 OF DUKER FONTEIN			
	ALLOWED	EXISTING	PROPOSED	TOTAL
ZONING: NORTH	SPECIAL RESIDENTIAL 1200			
CLASSIFICATION		H4		
SITE AREA	4 720m²			
FAR	N/A	369.48m² (0.08)	10.54m²	380.07m² (0.08)
COVERAGE	40% (1 888m²)	7.12% (336.23m²)	0.28% (13.39m²) added	7.4% (349.62m²)
HEIGHT RESTRICTION	2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
BUILDING LINE				
ROAD		5m	5m	
SIDE AND REAR		2m	x1 SIDESPACE REDUCED TO 1.3m	
PARKING	1 BAY PER BEDROOM	5 BAYS	5 BAYS	5 BAYS



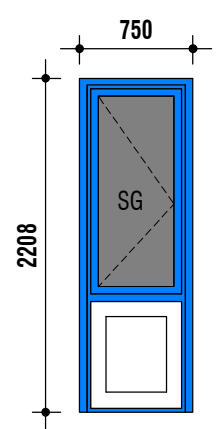
DESCRIPTION: TIMBER FRAMED FOLDING STACKING DOOR
FRAME MATERIAL: TIMBER
FRAME COLOUR: TO SPECIALIST LATER DETAIL
GLAZING DETAILS: 6mm TOUGHENED LOW-E SAFETY GLASS



DESCRIPTION: TIMBER FRAMED DOUBLE DOOR
FRAME MATERIAL: TIMBER
FRAME COLOUR: TO SPECIALIST LATER DETAIL
GLAZING DETAILS: 6mm TOUGHENED LOW-E SAFETY GLASS



DESCRIPTION: TIMBER FRAMED BAY WINDOW
FRAME MATERIAL: TIMBER
FRAME COLOUR: TO SPECIALIST LATER DETAIL
GLAZING DETAILS: 4mm TOUGHENED LOW-E SAFETY GLASS



DESCRIPTION: TIMBER FRAMED SIDE HUNG WINDOW
FRAME MATERIAL: TIMBER
FRAME COLOUR: TO SPECIALIST LATER DETAIL
GLAZING DETAILS: 6mm TOUGHENED LOW-E SAFETY GLASS

WINDOW AND DOOR SCHEDULE
SCALE: 1 : 50

- LIST OF ADDITIONS AND ALTERATIONS:**
- EXISTING WINDOW TO BE REMOVED, AND OPENING ENCLOSED.
 - NEW OPENING MADE IN BRICKWORK.
 - EXISTING DOOR SWING TO BE MIRRORED.
 - EXISTING DOOR TO BE REMOVED AND OPENING ENCLOSED.
 - EXISTING DOOR TO BE REMOVED, OPENING TO REMAIN.
 - INTERNAL LAYOUT REVISED. EXISTING DOOR AND WALL TO BE DEMOLISHED.
 - EXISTING WALL AND BAY WINDOW TO BE REPOSITIONED AS INDICATED.
 - EXISTING EXTERNAL TERRACE TO BE EXTENDED.
 - ACCESS TO EXTERNAL TERRACE TO BE RECONFIGURED.
 - EXISTING STAIRS TO BE DEMOLISHED.
 - NEW STAIRS.
 - EXISTING COLUMN TO BE REMOVED AS PER ENGINEERS DETAIL.
 - EXISTING DOOR TO BE REPLACED WITH A WINDOW.
 - NEW DOOR TO BE INSTALLED INTO EXISTING OPENING.
 - EXISTING UPSTAND AND GLAZED SECTIONS TO BE REMOVED.
 - NEW DOOR ADDED INTO EXISTING BRICKWORK.
 - NEW 300mm HIGH GARDEN WALL.
 - NEW CORRUGATED IRON CARPORT OVER EXISTING VISITORS PARKING.
 - NEW GATE FOR PEDESTRIAN ACCESS TO MUNICIPAL METERS.
 - NEW 1000mm HIGH BALUSTRADE.
 - EXISTING RETAINING WALL TO BE EXTENDED.
 - PORTION OF EXISTING WALL TO BE DEMOLISHED.
 - EXISTING BAY WINDOWS AND DOOR TO BE DEMOLISHED. EXISTING WALL TO BE EXTENDED FOR NEW FOLDING DOORS.
 - EXISTING FLOOR SLAB TO BE EXTENDED AS INDICATED.
 - FLAT ROOF SLAB OVER ENTRANCE DOOR.
 - NEW RETAINING WALL FOR PLANTER.
 - NEW MONO-PITCH CORRUGATED IRON ROOF TO FALLS 1:100.
 - NEW TIMBER POSTS TO SUPPORT MONO-PITCH ROOF.
 - NEW LOW HEIGHT DRY STACK RETAINING WALL TO ENG. DETAIL.

NAME	ADDRESS	ID NUMBER	CELL NUMBER	SIGNATURE

CLIENT SIGNATURE

ENGINEER SIGNATURE

ARCHITECT SIGNATURE

LANCE MACBEAU
PSAT 24750799

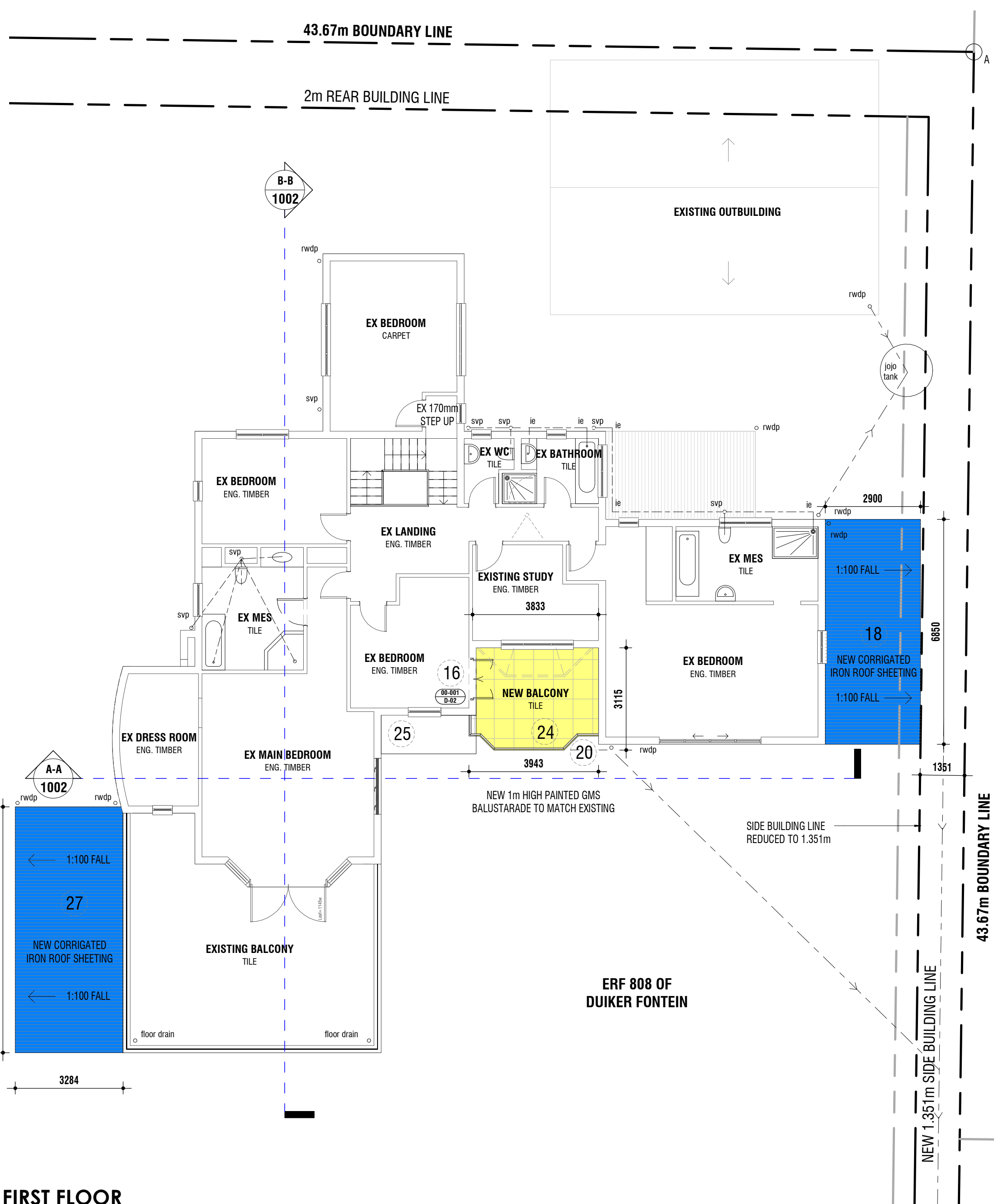
Lance MacBeau
083 356 2422
lance@planningsolutions.co.za

www.planningsolutions.co.za

PROJECT	ADDITIONS AND ALTERATIONS TO EXISTING DWELLING	DRAWING	SITE PLAN & SCHEDULE OF AREAS
LOCATION	LOT 808 OF DUKER FONTEIN 3 BURLEIGH PLACE, DURBAN NORTH	SCALE	As indicated
CLIENT	GRANT GAINES	DRAWN	DW
PROJECT NO.	21027 - LA	CHECKED	LMB
DRAWING NO.	0101	REVISION	



GROUND FLOOR
SCALE: 1 : 100



FIRST FLOOR
SCALE: 1 : 100

LIST OF ADDITIONS AND ALTERATIONS:

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- NEW TIMBER POSTS TO SUPPORT MONO-PITCH ROOF.
- NEW LOW HEIGHT DRY STACK RETAINING WALL TO ENG. DETAIL.

CLIENT SIGNATURE

ENGINEER SIGNATURE

ARCHITECT SIGNATURE



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www.planningsolutions.co.za

PROJECT
ADDITIONS AND ALTERATIONS TO
EXISTING DWELLING

LOCATION
LOT 808 OF DUIKER FONTEIN
3 BURLEIGH PLACE, DURBAN NORTH

CLIENT
GRANT GAINES

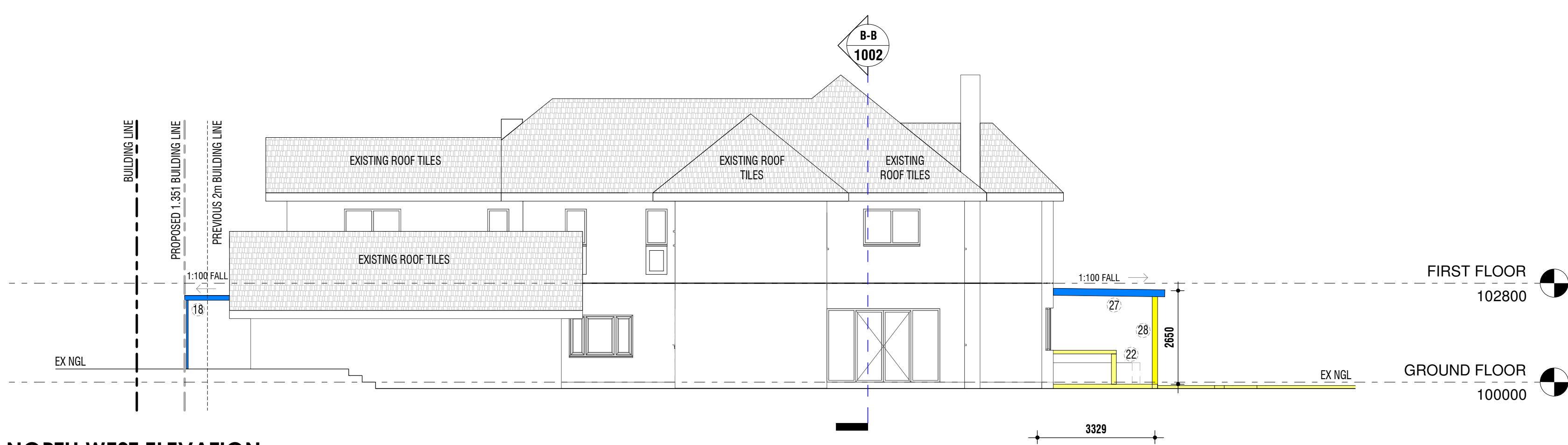
PROJECT NO.
21027 - LA - 1001

DRAWING
FLOOR PLANS

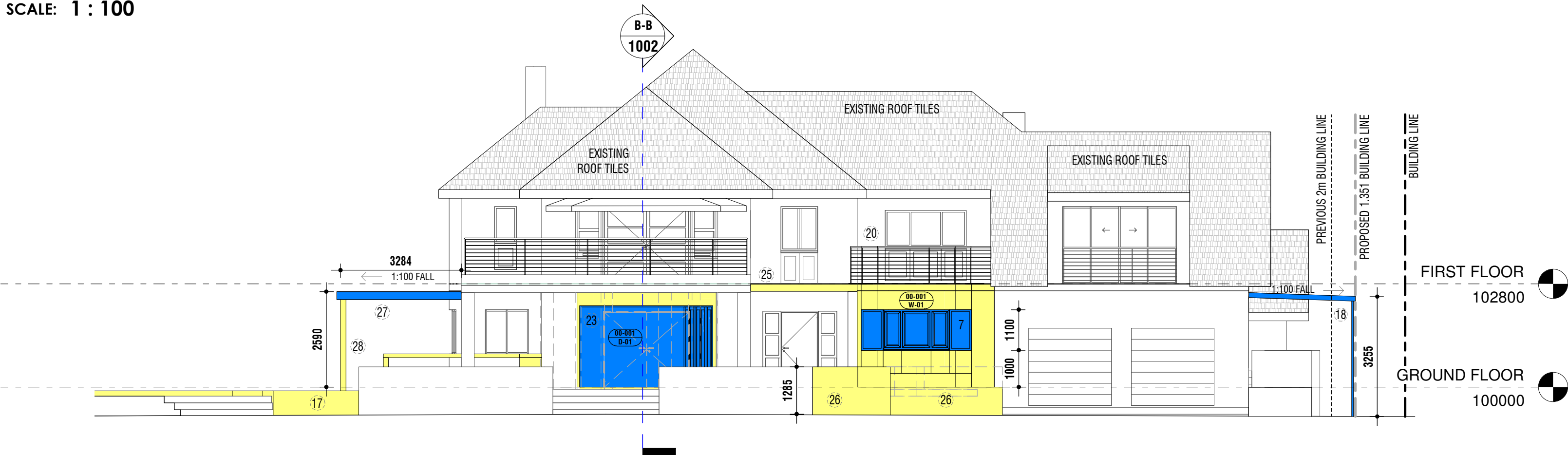
SCALE
As
indicated

DRAWN
DW

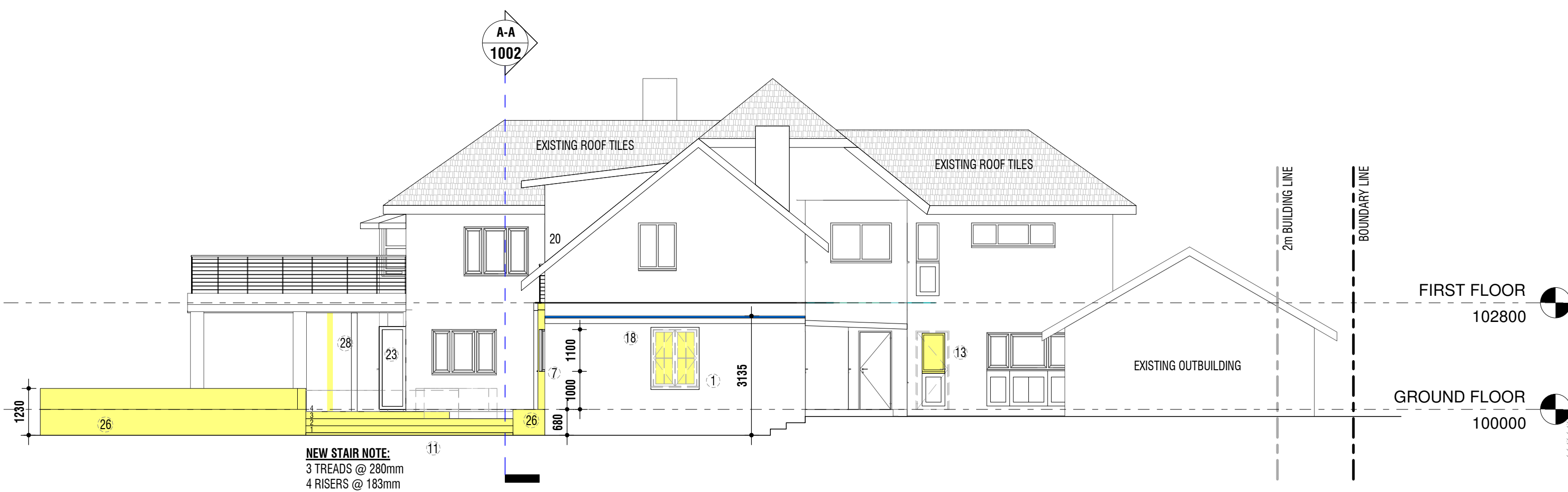
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LMB
REVISION



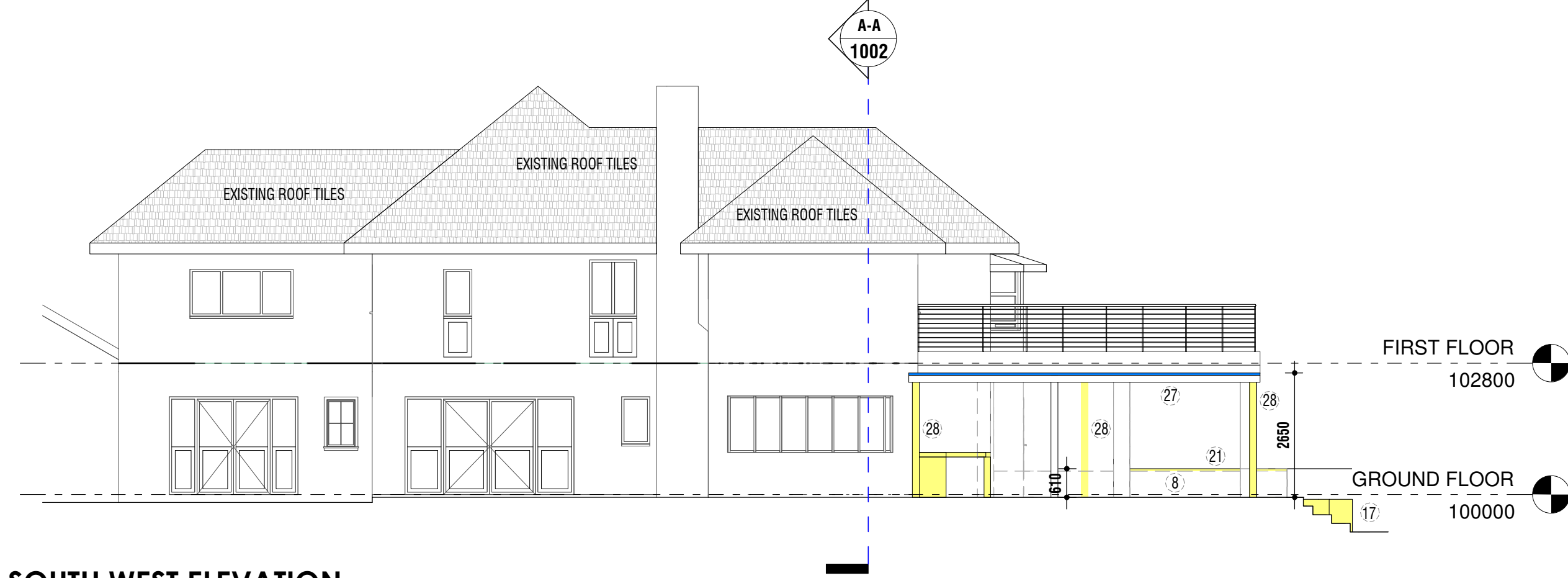
NORTH WEST ELEVATION
SCALE: 1 : 100



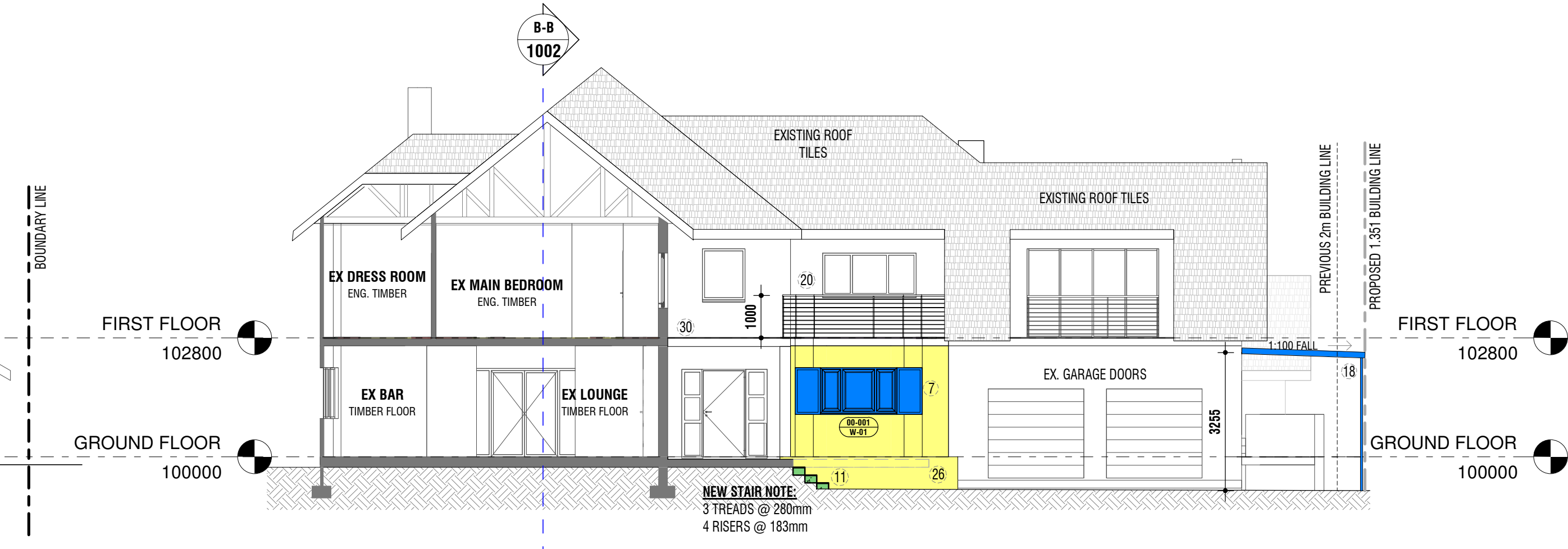
SOUTH EAST ELEVATION
SCALE: 1 : 100



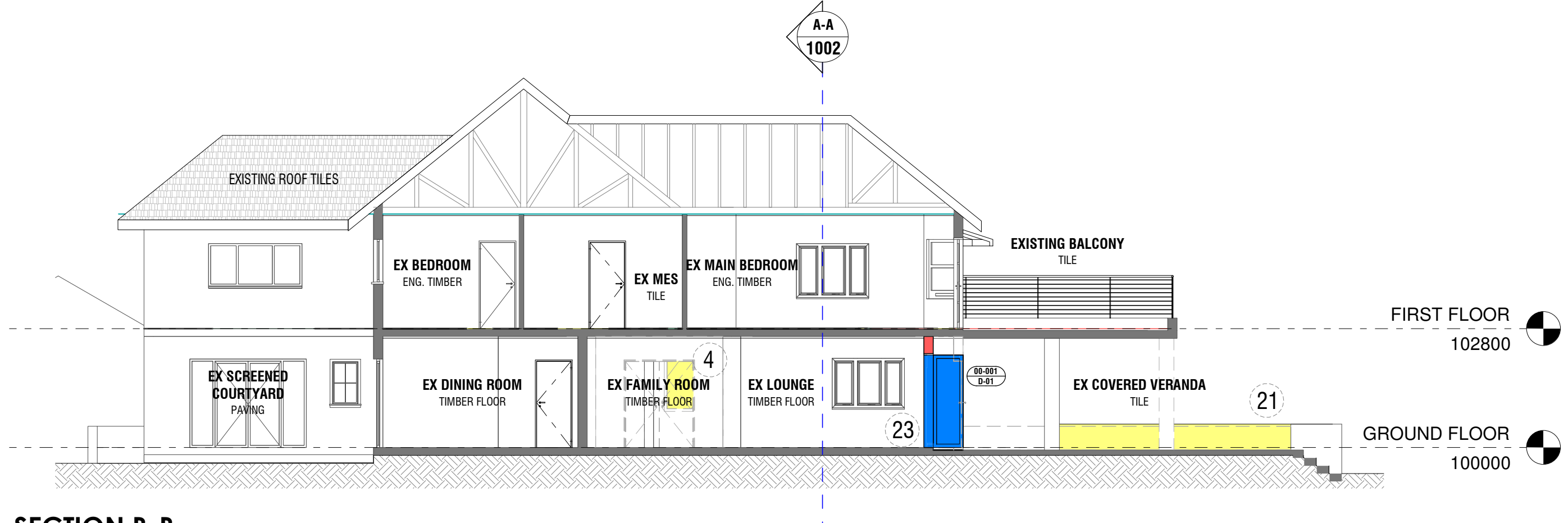
NORTH EAST ELEVATION
SCALE: 1 : 100



SOUTH WEST ELEVATION
SCALE: 1 : 100



SECTION A-A
SCALE: 1 : 100



SECTION B-B
SCALE: 1 : 100

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CLIENT SIGNATURE

ENGINEER SIGNATURE

ARCHITECT SIGNATURE

PROJECT
ADDITIONS AND ALTERATIONS TO
EXISTING DWELLING

LOCATION
LOT 808 OF DUIKER FONTEIN
3 BURLEIGH PLACE, DURBAN NORTH

CLIENT
GRANT GAINES

PROJECT NO.
21027 - LA - 1002

DRAWING
ELEVATIONS

SCALE
As
indicated

DATE
27/07/2022
10:39:18

SHEET SIZE

DRAWN
DW

CHECKED
LMB

REVISION