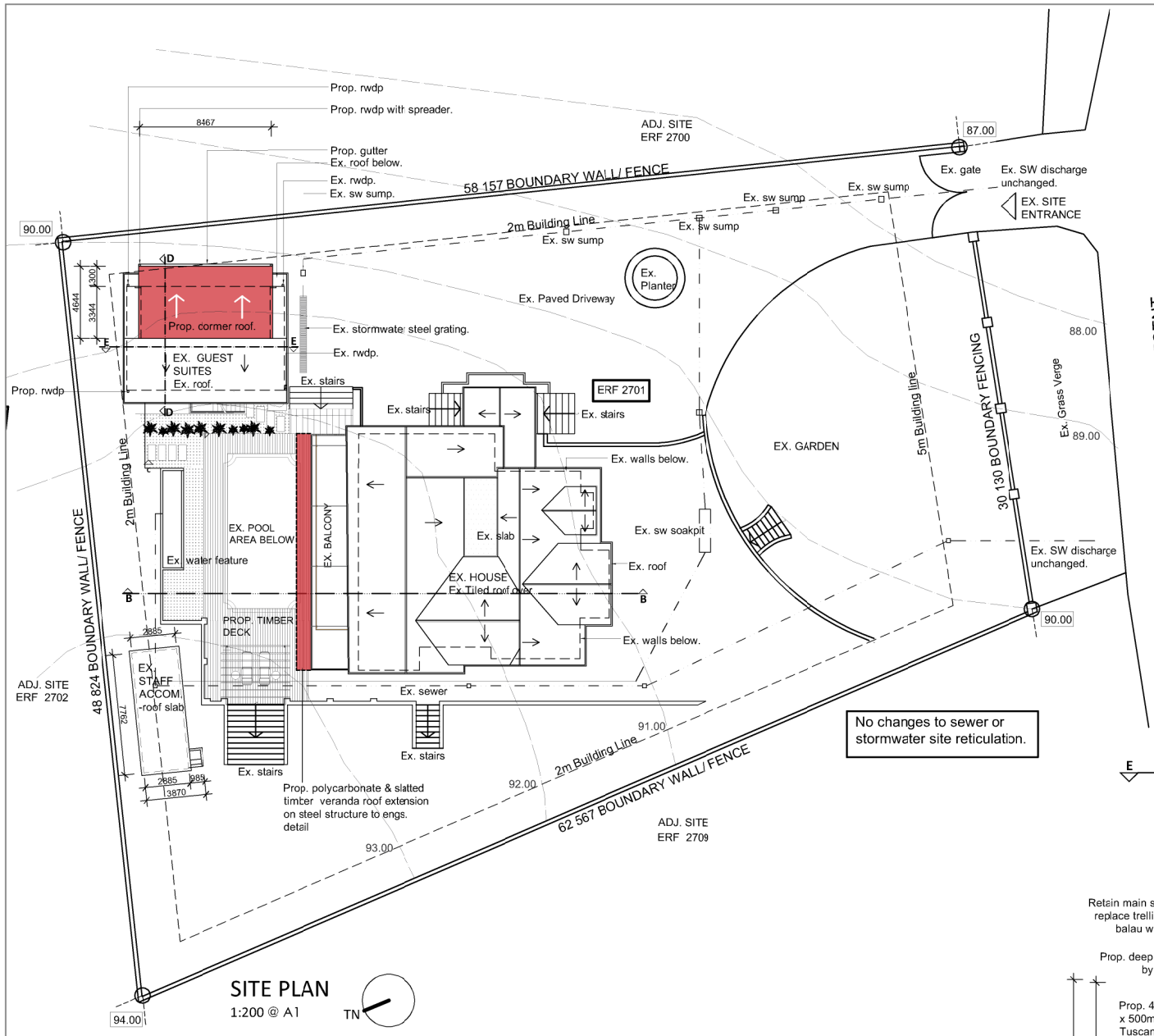

SITE PLAN
1:200 @ A1

TN

TOWN PLANNING INFORMATION

Zoning: Special Residential 1200
FAR: N/A
Coverage: 40%
Min Building Line: 5.0m to all road frontages .
Min Subdivision (m²): 1200m²
Min Rear and side Apace: 2.0m from side and rear boundary.
Max Height: 2 stories (ex. basement - over 50% below NGL

TOWN PLANNING INFORMATION
Schedule of Areas

Site Area (Nett): 2332.20m²
Ex. Floor Area Dwelling: 412.49m²
Ex Floor Area Outbuildings: 161.097m²
Proposed Additional Floor Area: 46.99m²

Total Proposed Floor Area Ratio: 620.577m² (26.61%)

Coverage

Allowable Coverage: 0.4 of net site area = 932.88m²
Total Ex. Coverage: 357.66m²
Proposed Additional Coverage 20.58m²

Main House: 16.35m²
Flatlet: 4.23m²

Total Proposed Coverage: 378.24m² (16.2%)

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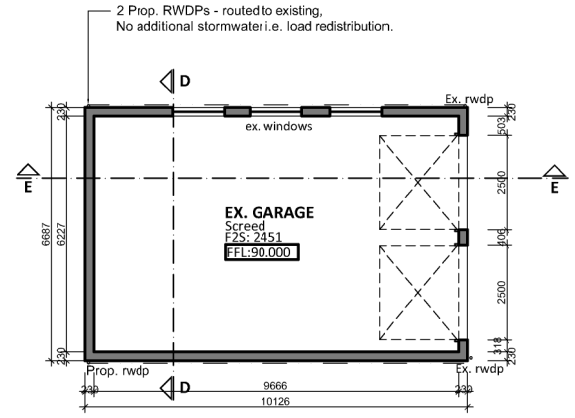


BASEMENT PLAN
1:100 @ A1

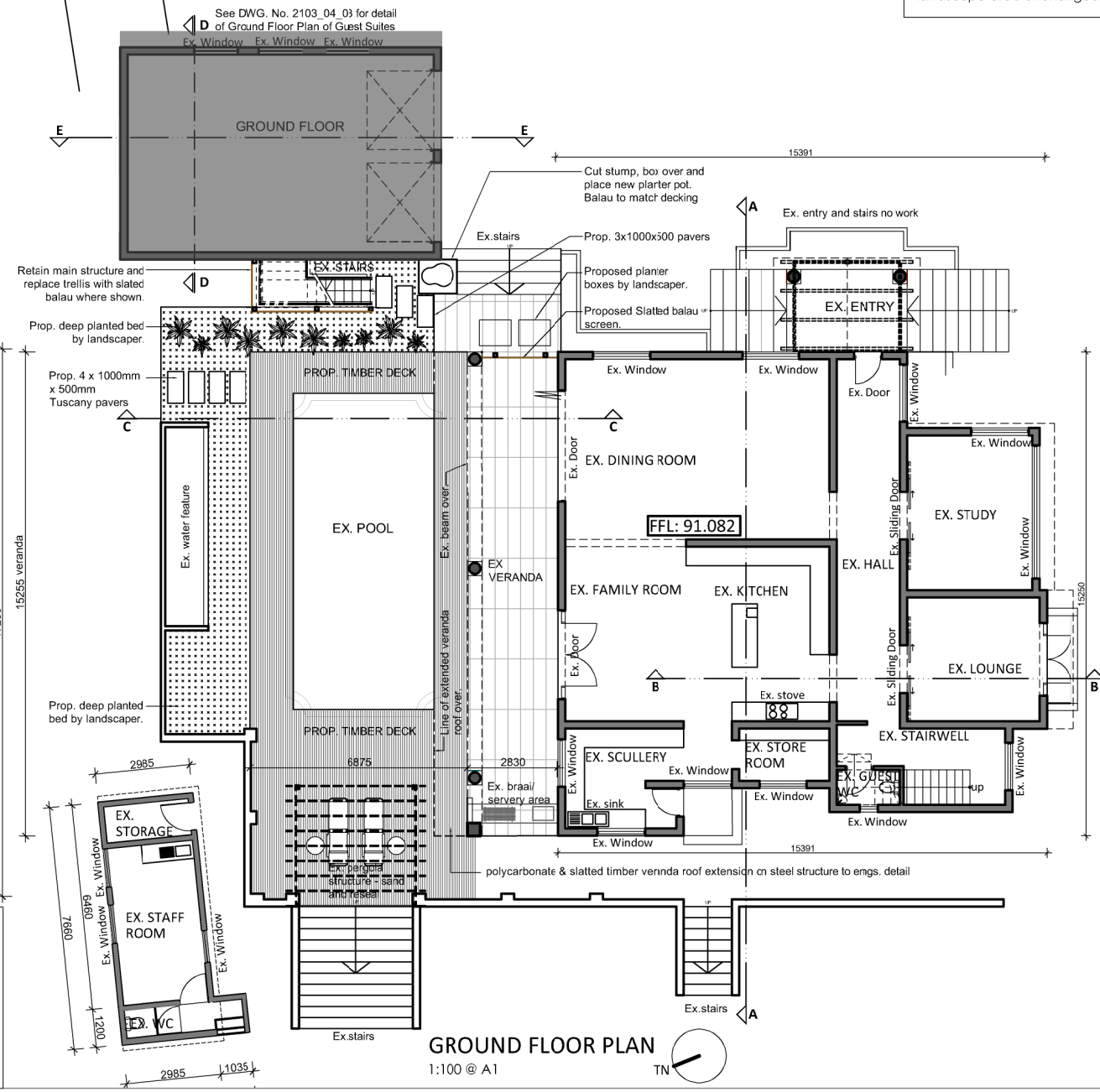
TN

PLUMBING KEY

AAV: air admittance valve
rwdp: rain water down pipe
ie: inspection eye
MH: man hole
SW: storm water
RWT: rain water tank
SVP: soil vent pipe
SP: stand pipe
SH: shower
whb: wash hand basin
WC: water closet (toilet pan)

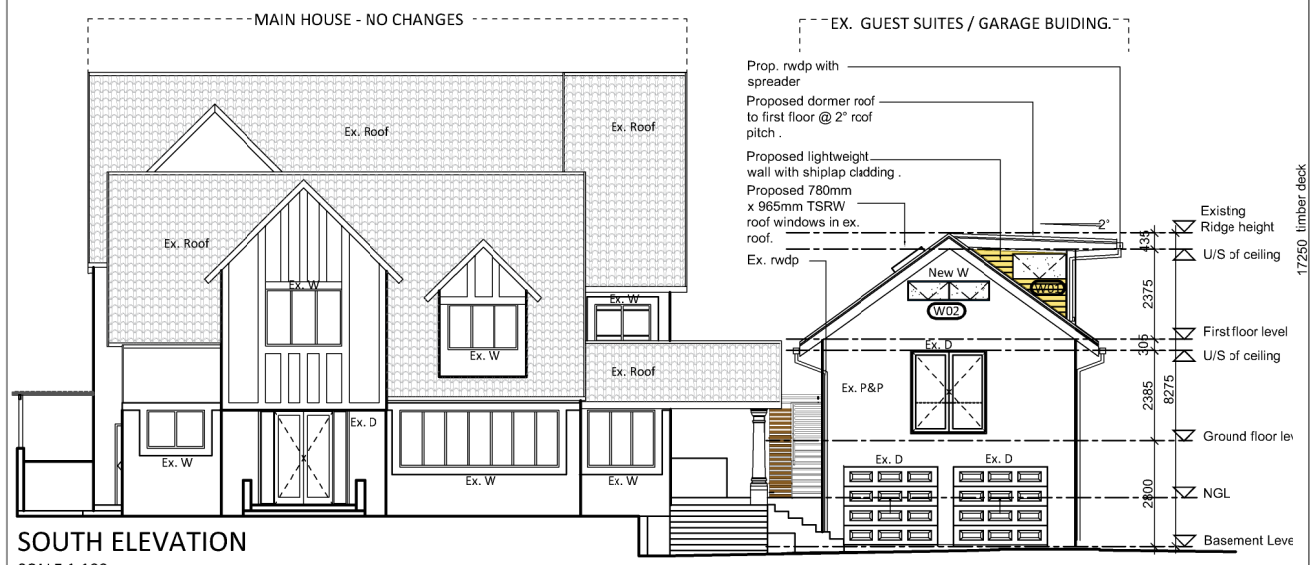
STORMWATER

Roof area and hard landscape area unchanged.



GROUND FLOOR PLAN
1:100 @ A1

TN



SOUTH ELEVATION
SCALE 1:100

LIST OF ABBREVIATIONS

AFFL: Above finished floor level
Conc: Concrete
COV: Coverage
D: Door
Ex: Existing
F2C: Finished floor level to underside of ceiling
FAR: Floor Area Ratio
FC: Fibre Cement
FFL: Finished floor level
FGL: Finished Ground Level
FR: Refrigerator
H: Height
HWT: Hot Water Tank
NGL: Natural Ground Level
MH: Manhole
P&P: Plaster and Paint
Qry: Quarry
R: Riser
SAP: South African Pine
SH: Shower
SOP: Setting out point
SW: Storm water
T: Tread
TN: True North
TO: Top of
US: Underside
W: Window
WC: Water closet (toilet pan)
Whb: Wash-hand basin
Win: Window
WM: Washing Machine
WT: Wash Trough

COLOUR KEY

New Wood
New Plaster and Paint
New Iron and Steel
New Insulation
New Gypsum board
New Waterproofing
New Masonry
All Existing

Lead architects
www.leadarchitects.co.za
AMANDA LEAD SACAP REG. No. 5027 Pr.Arch.
54 EDMONDS ROAD, GLENWOOD, DURBAN, 4001.
TEL: (031) 205 1410
EML: amanda@leadarchitects.co.za

PROJECT
PROPOSED ADDITIONS/ALTERATIONS TO DWELLING AT 3 MONMOUTH CRESENT, DURBAN NORTH

OWNERS
Mr. JB Blanc
Mrs. N Koyama Blanc

STREET ADDRESS
3 Monmouth Cresent, Durban North

CADASTRAL DESCRIPTION
ERF 2701 OF DURBAN NORTH

NAMES & SIGNATURES
Architect & Applicant:
Owner

DRAWING
SITE PLAN, GROUND FLOOR, BASEMENT PLAN & SOUTH ELEVATION

Project Number: 2103
Date: 26 July 2021
Drawn: SN Thusi
Checked: AK Lead
Scale: As shown @ A1

DWG No: 2103_04_101
REV

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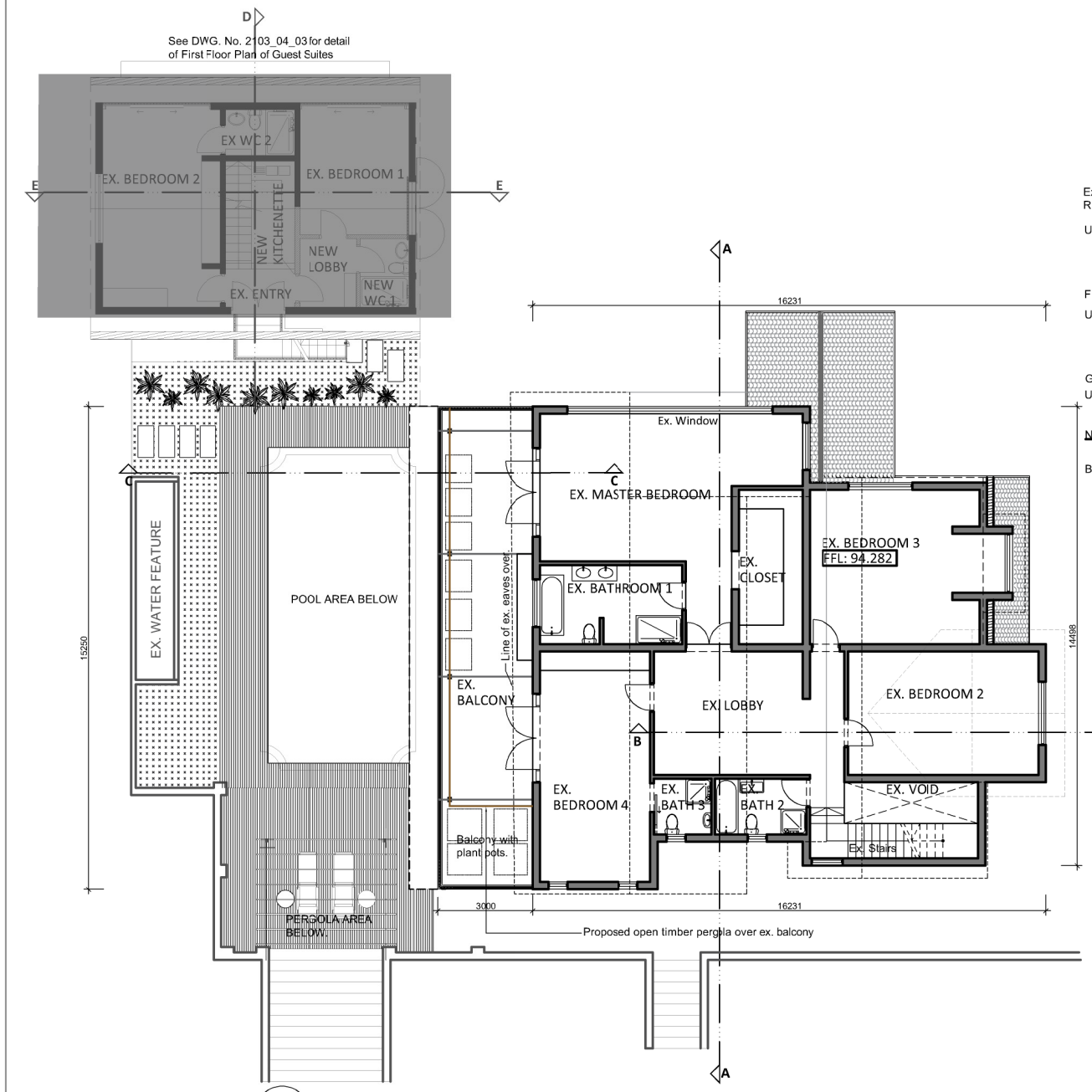
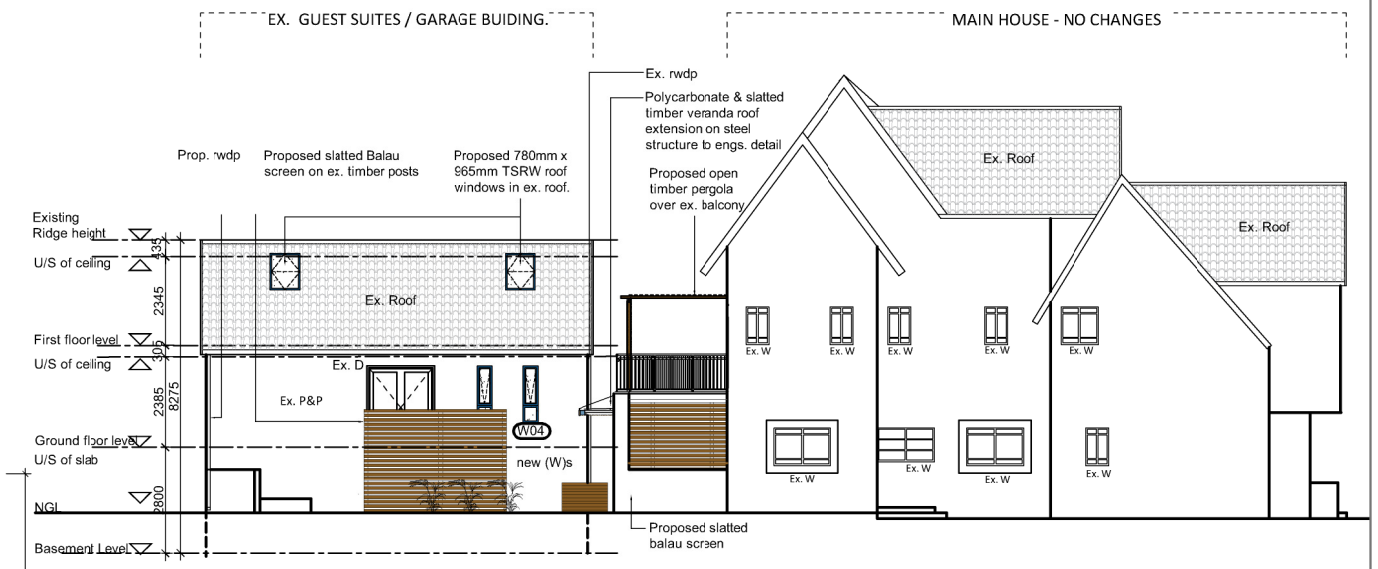
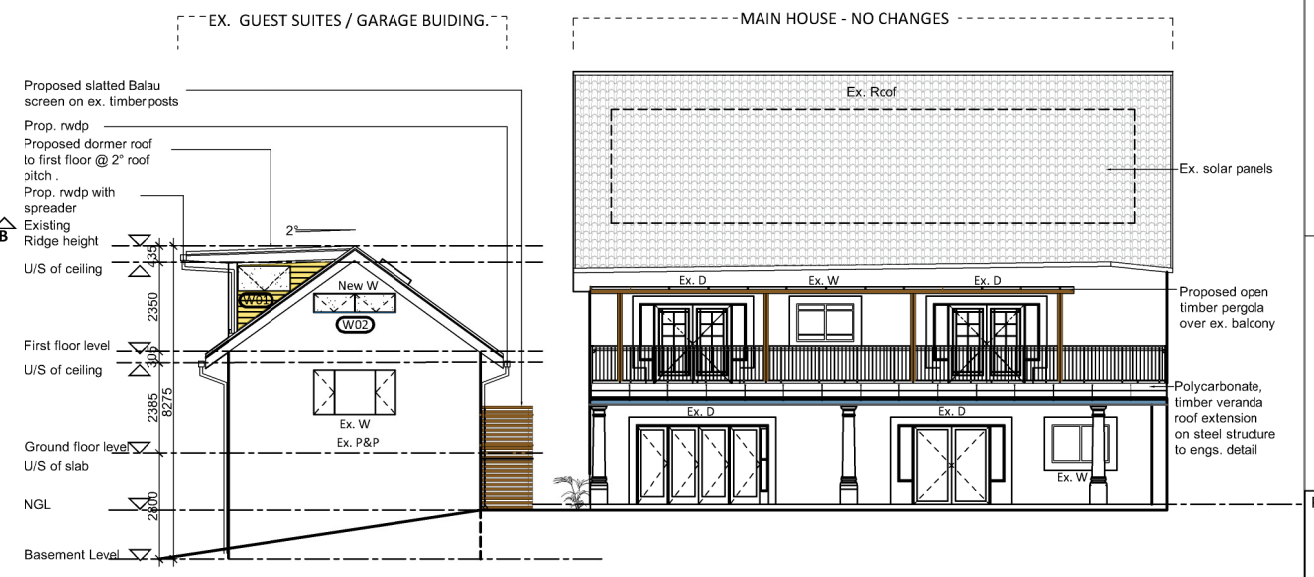


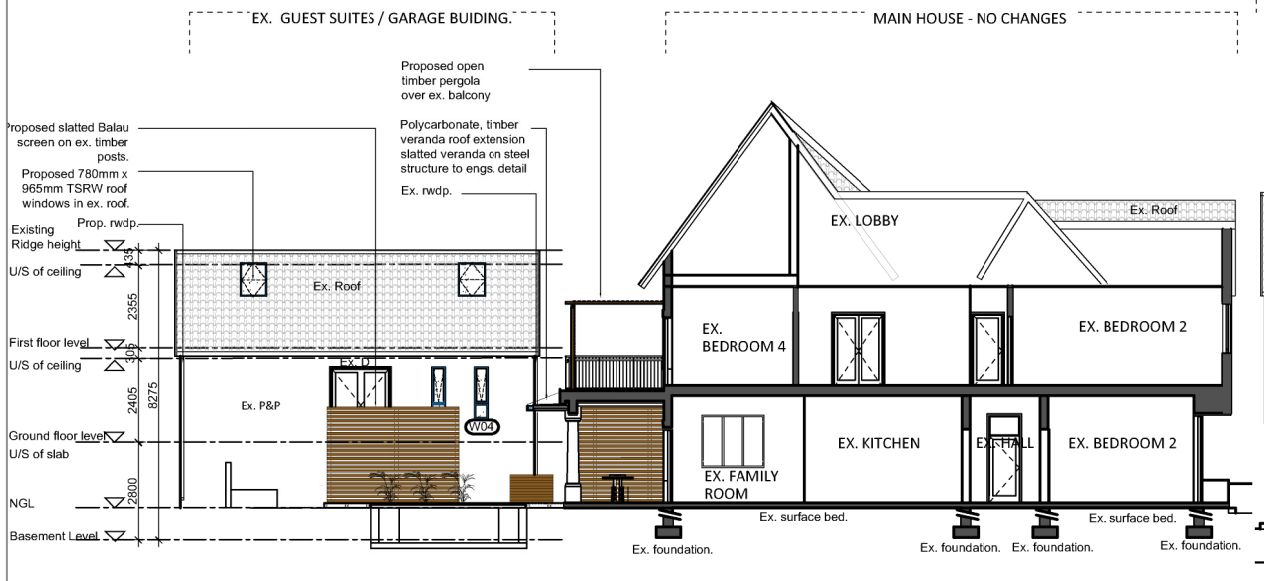
FIRST FLOOR PLAN
SCALE 1:100



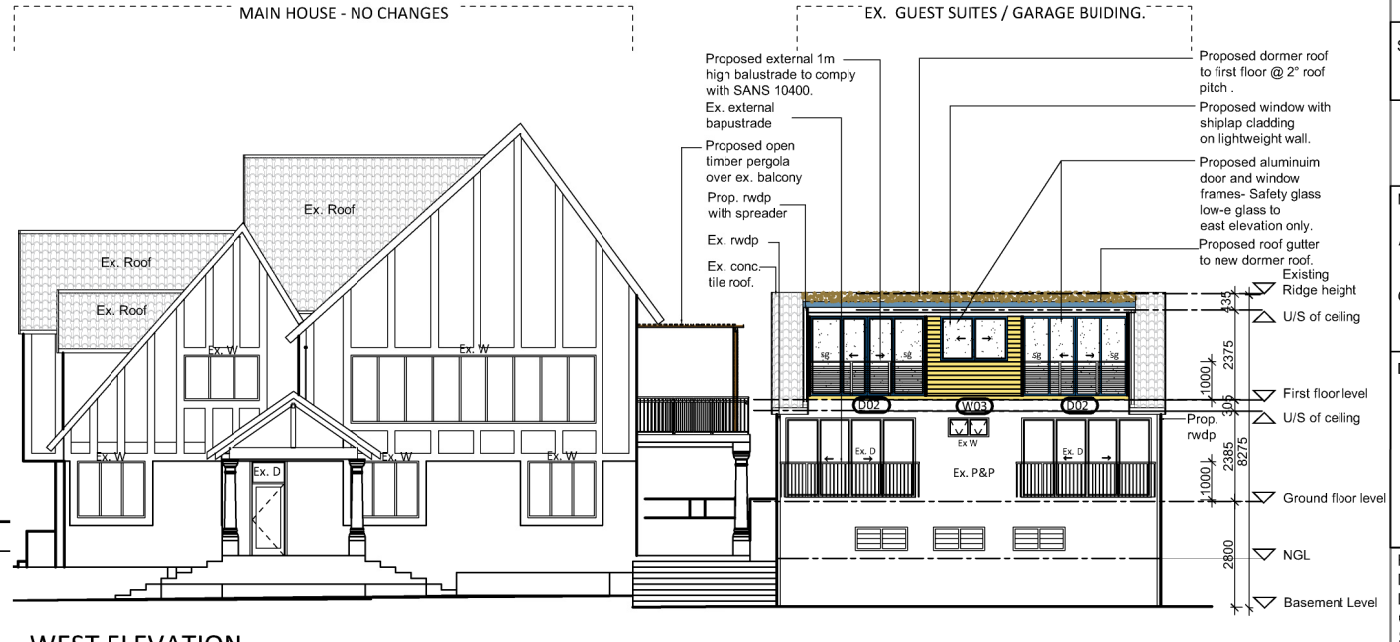
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SECTION ON BB
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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AMANDA LEAD SACAP REG. No. 5027 Pr.Arch.
54 EDMONDS ROAD, GLENWOOD, DURBAN, 4001.
TEL: (031) 205 1410
EML: amanda@leadarchitects.co.za

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Mrs. N Koyama Blanc

STREET ADDRESS
3 Monmouth Cresent, Durban North

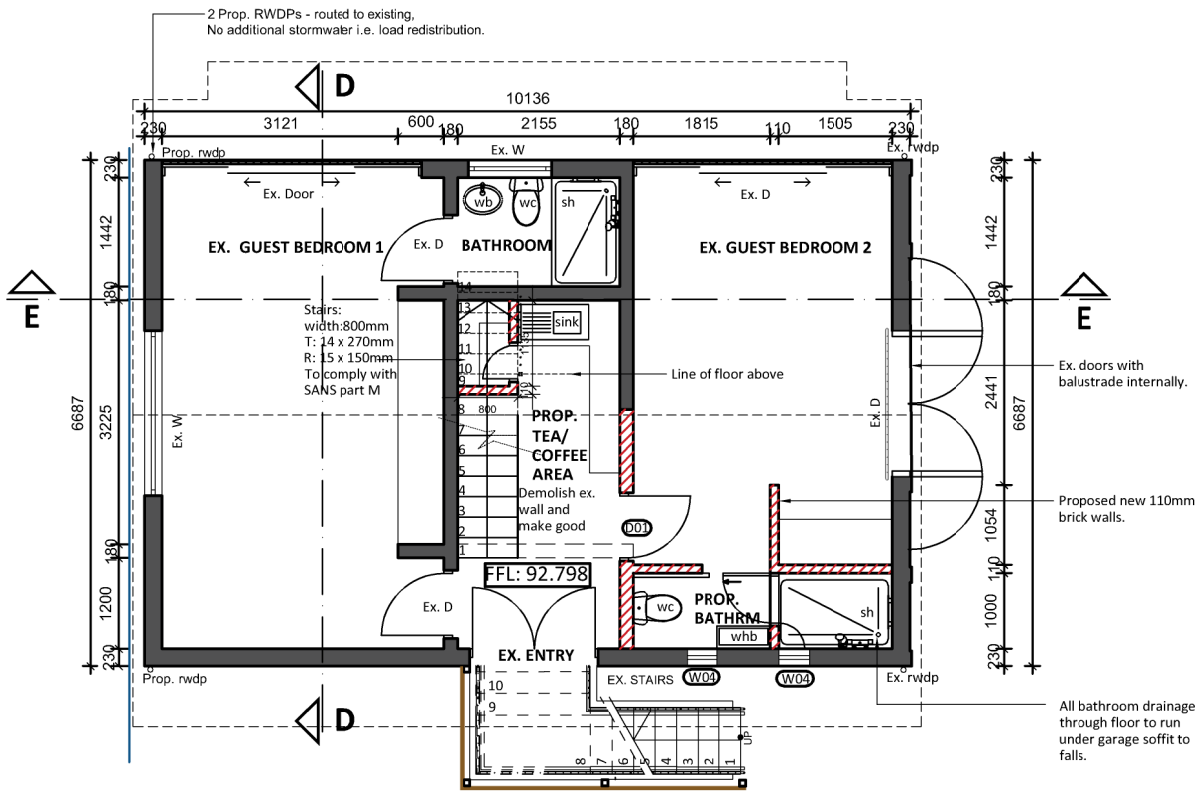
CADASTRAL DESCRIPTION
ERF 2701 OF DURBAN NORTH

NAMES & SIGNATURES
Architect & Applicant:
Owner

DRAWING
FIRST FLOOR PLAN & ELEVATIONS

Project Number: 2103
Date: 26 July 2021
Drawn: SN Thusi
Checked: AK Lead
Scale: As shown @ A1

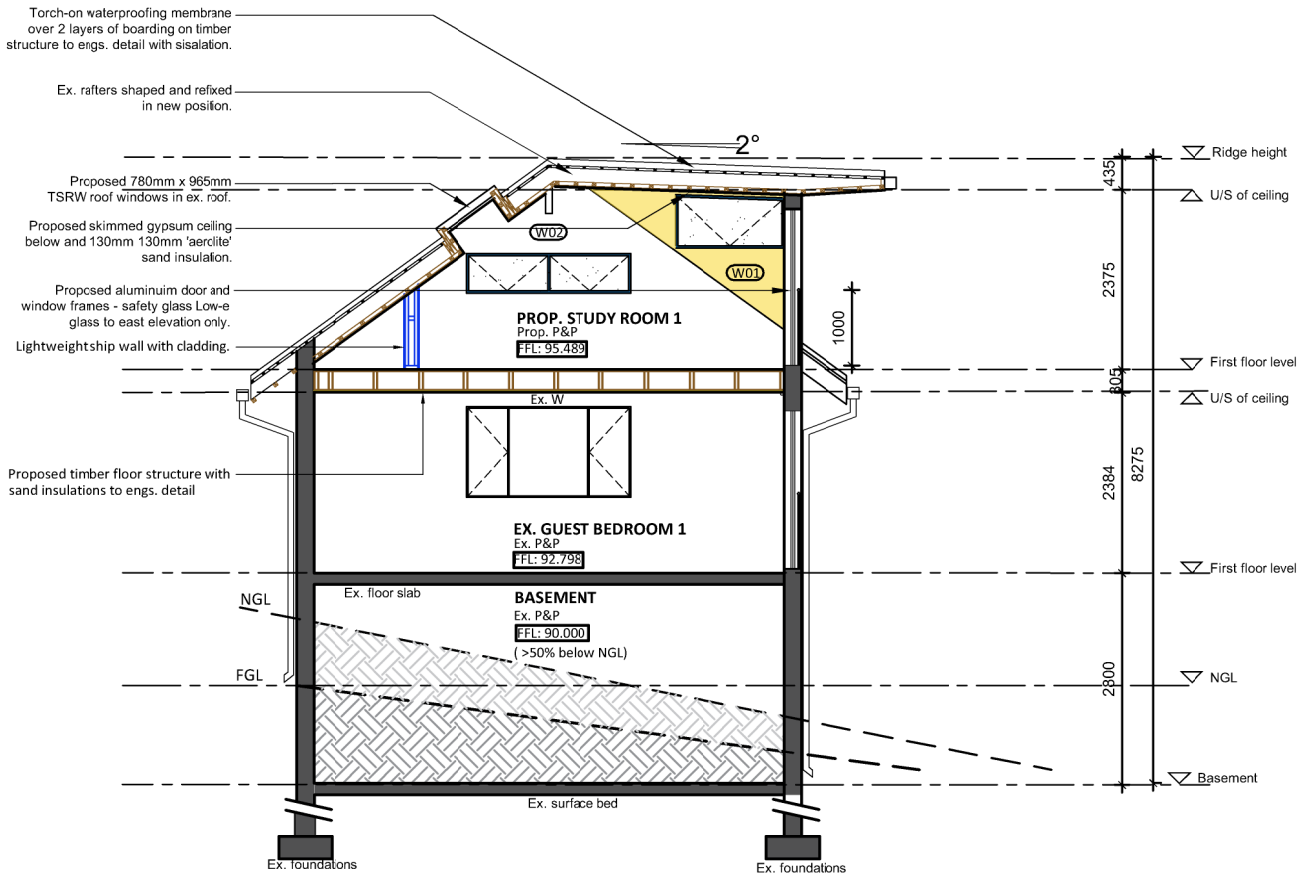
DWG No: 2103_04_102
REV



GROUND FLOOR PLAN - GUEST SUITES & GARAGE BUILDING

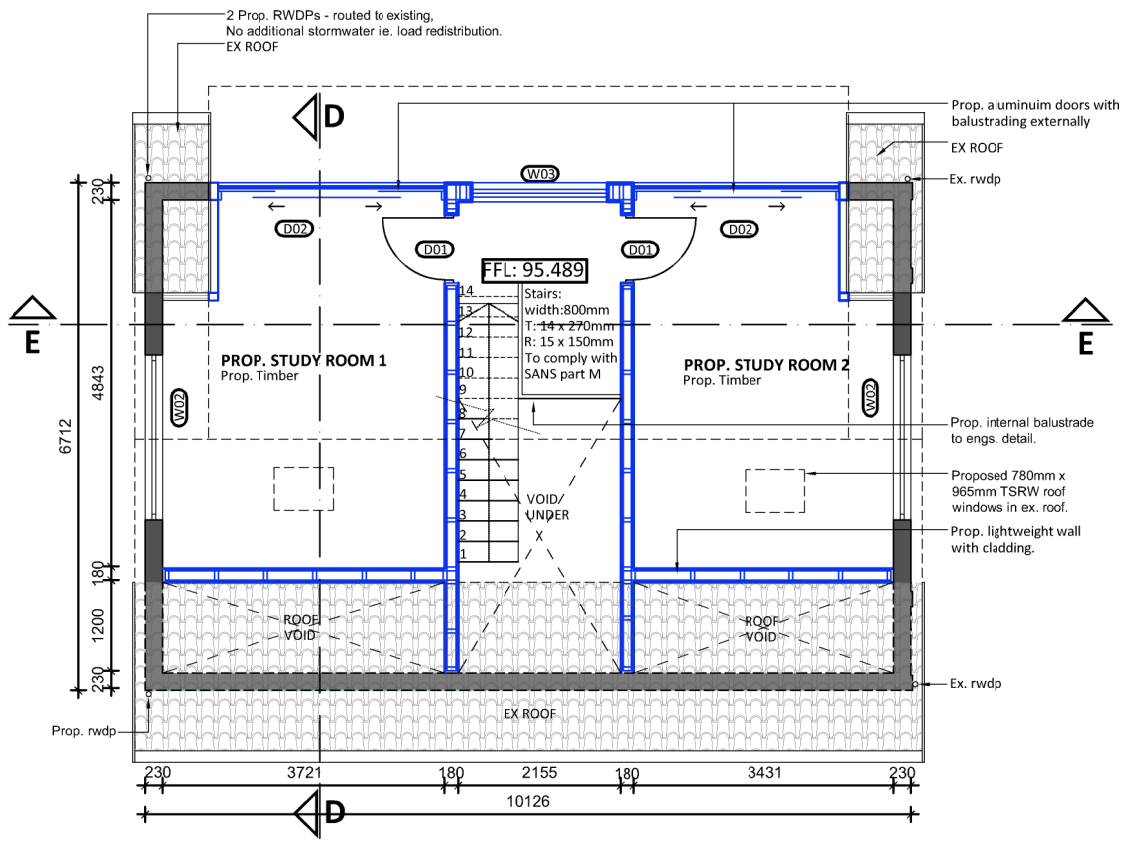
1:50 @ A1

TN



SECTION ON DD - GUEST SUITES & GARAGE BUILDING

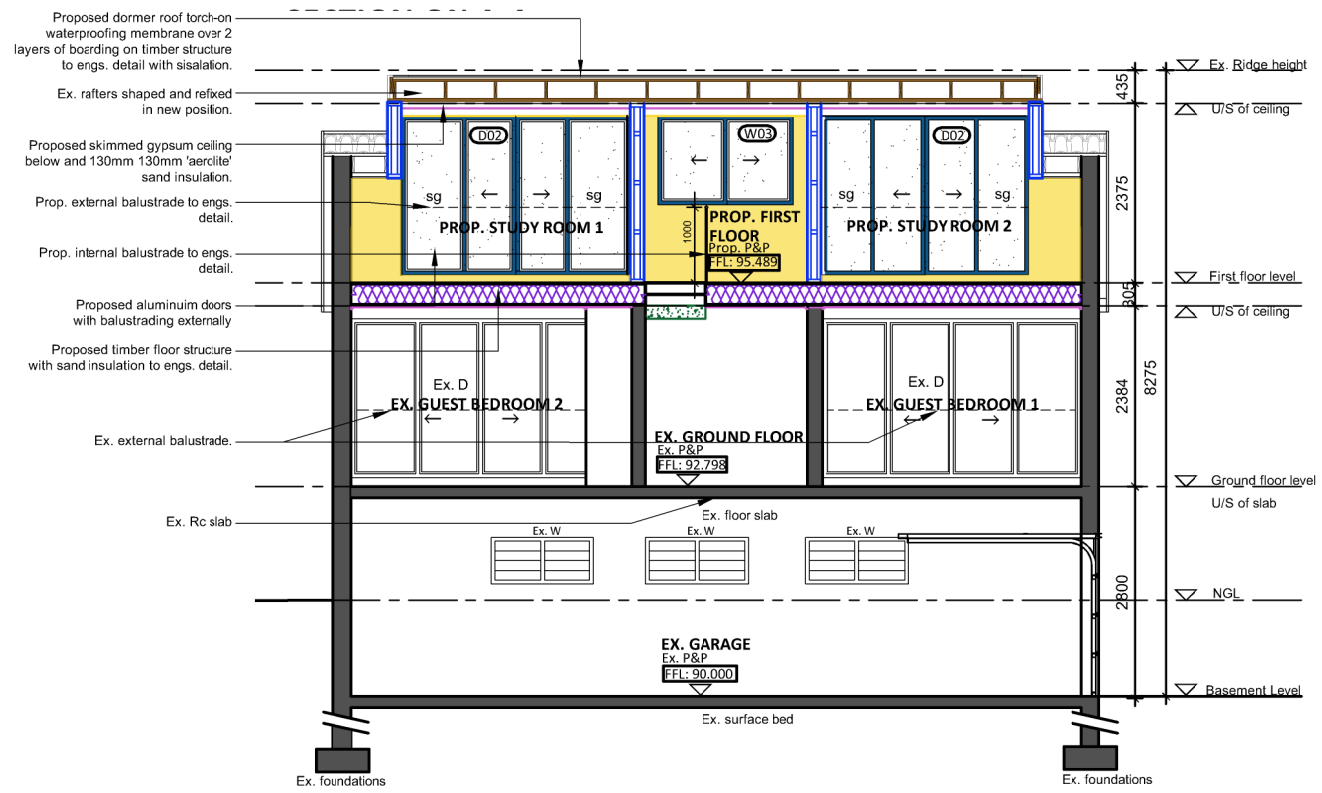
1:50 @ A1



FIRST FLOOR PLAN - GUEST SUITES & GARAGE BUILDING

1:50 @ A1

TN



SECTION ON EE - GUEST SUITES & GARAGE BUILDING

1:50 @ A1

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PROJECT

PROPOSED ADDITIONS/ALTERATIONS TO DWELLING AT 3 MONMOUTH CRESENT, DURBAN NORTH

OWNERS

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Mrs. N Koyama Blanc

STREET ADDRESS

3 Monmouth Cresent, Durban North

CADASTRAL DESCRIPTION

ERF 2701 OF DURBAN NORTH

NAMES & SIGNATURES

Architect & Applicant:

Owner

DRAWING

PROPOSED FLATLET GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECTION D-D & SECTION E-E.

Project Number: 2103
Date: 26 July 2021
Drawn: SN Thusi
Checked: AK Lead
Scale: As shown @ A1

DWG No: 2103_04_103

REV