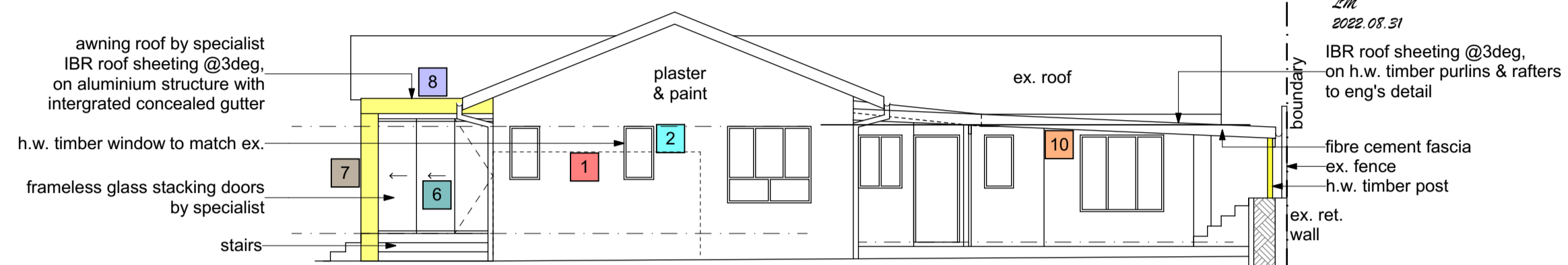
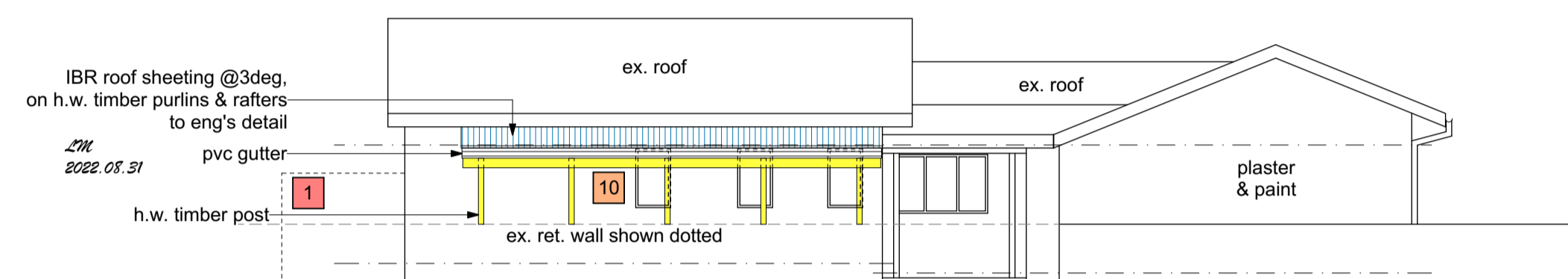


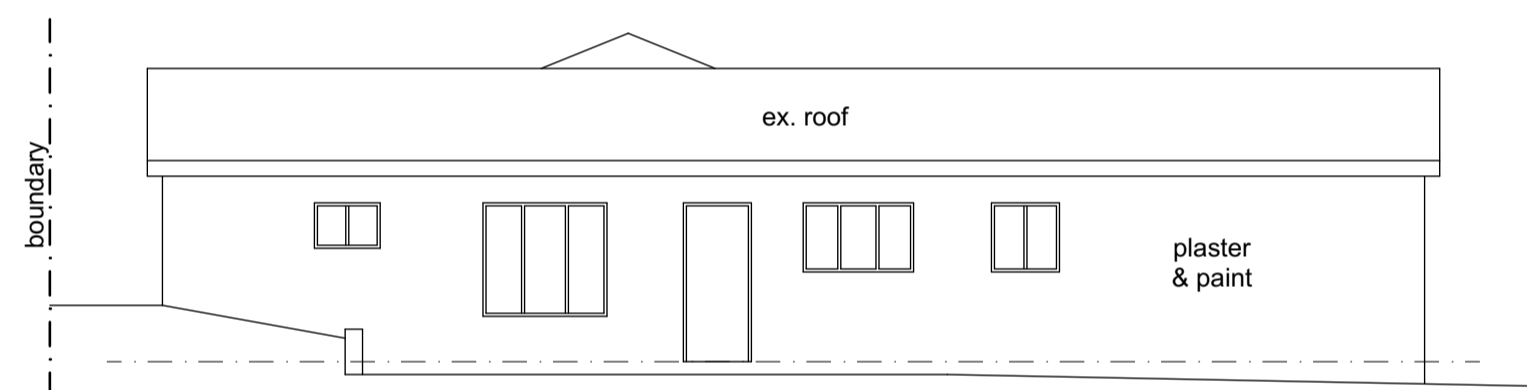
SOUTH EAST ELEVATION



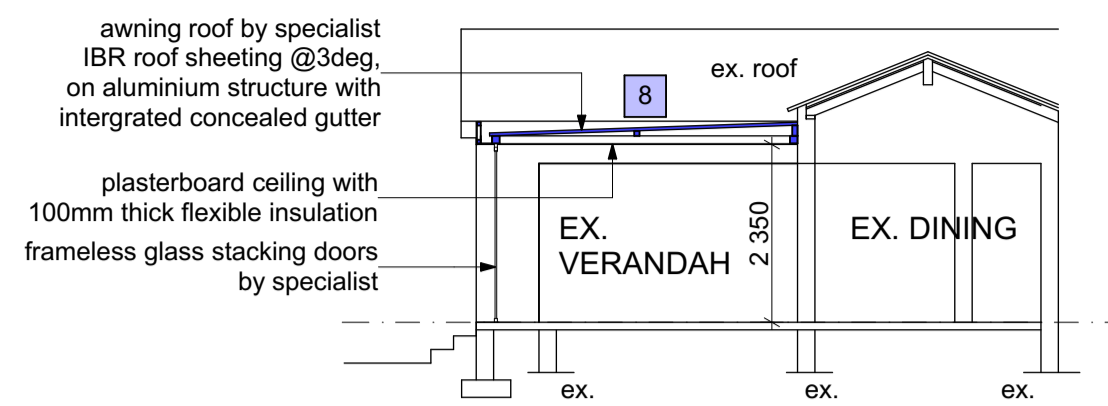
NORTH EAST ELEVATION



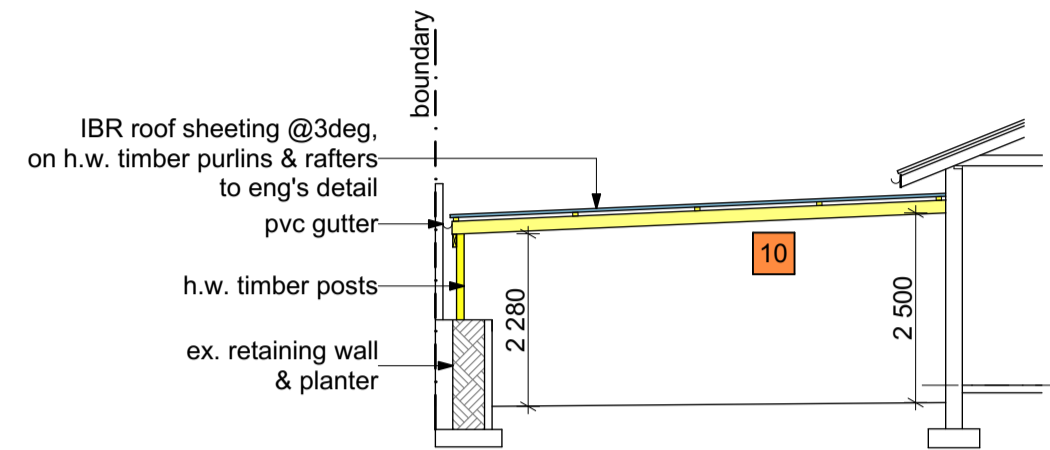
NORTH WEST ELEVATION



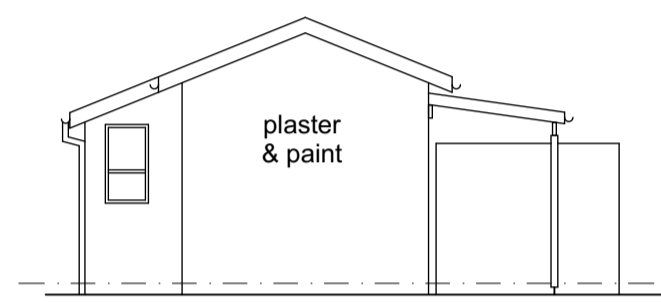
SOUTH WEST ELEVATION



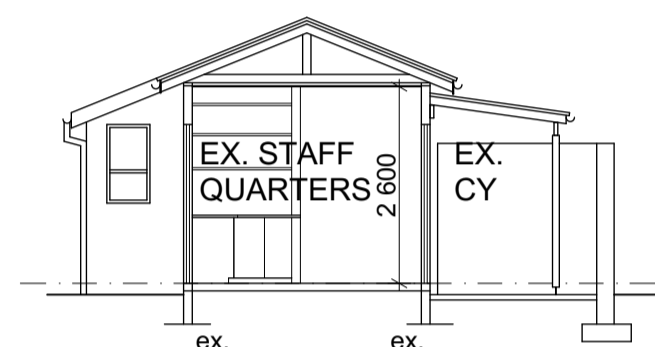
SECTION A-A



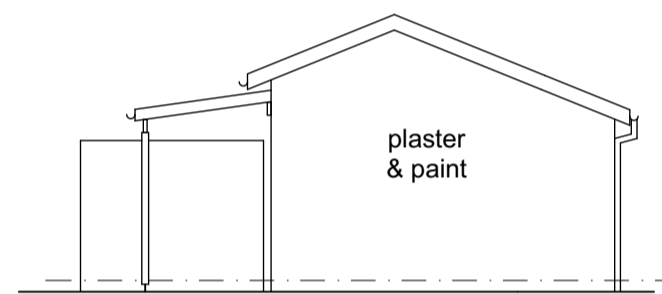
SECTION C-C



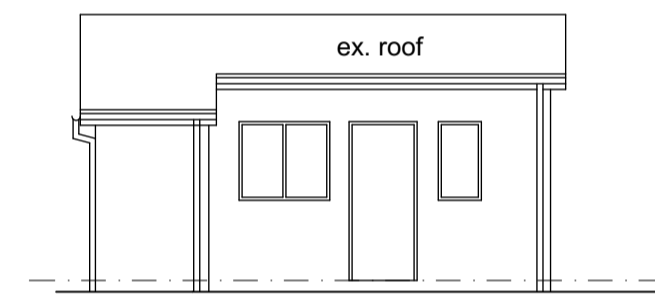
OB_NORTH ELEVATION



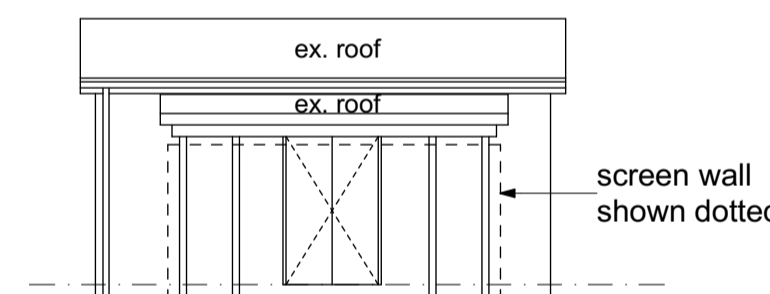
SECTION B-B



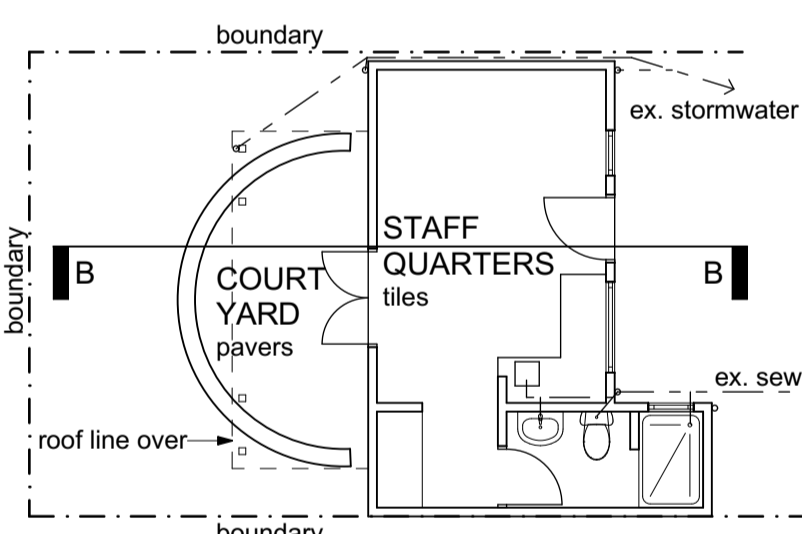
OB_SOUTH ELEVATION



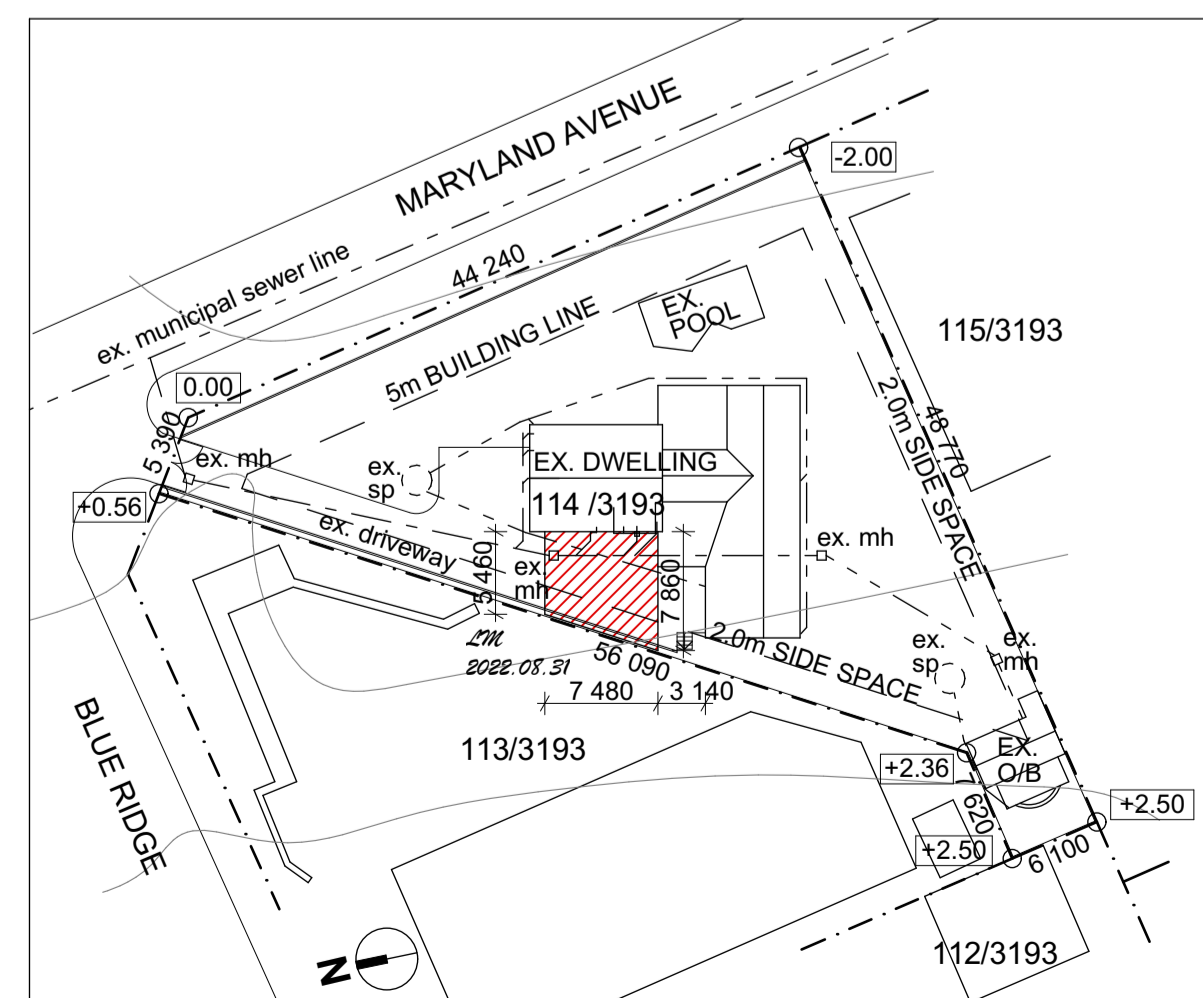
OB_EAST ELEVATION



OB_WEST ELEVATION



PLAN_OUTBUILDING



SITE PLAN 1:500

DOOR SCHEDULE SCALE 1:50

4 230					
eq	eq	eq	eq	eq	eq
glazing = 9.10m ²					
D1 - Verandah					
1 No.					
frameless glass stacking door with 6mm clear toughened safety glass complete with brush gaskets & integrated drainage channel					

DOOR SCHEDULE SCALE 1:50

2 255		
eq	eq	eq
glazing = 4.8m ²		
D2 - Verandah		
1 No.		
frameless glass stacking door with 6mm clear toughened safety glass complete with brush gaskets & integrated drainage channel		

WINDOW SCHEDULE SCALE 1:50

584	
1 040	1 080
glazing = 0.40m ²	
W1 - En-suite	
1 No.	
4.0 clear annealed glass h.w. timber frames, painted to match existing	

XA CALCULATIONS:

Ex. Dwelling	184.42 m ²
Net area:	x 20%
	= 36.88 m ²
W1 - NEW	0.40 m ²
W2 - ex.	0.40 m ²
W3 - ex.	0.96 m ²
W4 - ex.	1.72 m ²
W5 - ex.	2.56 m ²
W6 - ex.	2.62 m ²
W7 - ex.	0.65 m ²
W8 - ex.	1.08 m ²
W9 - ex.	1.77 m ²
W10 - ex.	0.40 m ²
W11 - ex.	1.77 m ²
W12 - ex.	0.47 m ²
W13 - ex.	1.41 m ²
W14 - ex.	0.70 m ²
W15 - ex.	0.47 m ²
W16 - ex.	0.47 m ²
W17 - ex.	0.47 m ²
W18 - ex.	1.72 m ²
D1 - NEW	9.10 m ²
D2 - NEW	4.80 m ²
TOTAL	33.94 m ²

FENESTRATION COMPLIES WITH SANS 204 REQUIREMENTS.

All glazing to comply with AAAMSA standards & regulations, in accordance with SANS 10400 part N & SANS 10137 / 613

DEVIATIONS TO APPROVED PLAN NO. 583 03 04:

1	OMIT OUTSIDE SHOWER.
2	WINDOW IN LIEU OF DOOR.
3	RE-USE EX. WINDOWS.
4	OMIT DOOR.
5	OMIT WINDOW, NEW OPENING WITH BEAM OVER.
6	STACKING GLASS DOORS TO VERANDAH.
7	BRICKWORK PIER IN LIEU OF H.W. TIMBER POSTS.
8	AWNING ROOF BY SPECIALIST COMPLETE WITH INTEGRATED GUTTER & CEILING.
9	OMIT PATIO.
10	PROPOSED CARPORT

SCHEDULE OF AREAS:

ZONING:	SPECIAL RESIDENTIAL 1200
SITE AREA	1 233 m ²
FAR	N/A
PERMITTED COVERAGE (40%)	493.20 m ²
EX. COVERAGE	230.77 m ²
PROP. COVERAGE	46.22 m ²
TOTAL COVERAGE	276.99 m ²
TOTAL COVERAGE IN HAND	211.89 m ²
EX. DWELLING	201.19 m ²
EX. OUTBUILDING	29.58 m ²
PROP. CARPORT	46.22 m ²
ADDITIONAL AREA	46.22 m ²

THIS DRAWING IS COPYRIGHT LM DESIGNS. ALL BUILDING WORK TO COMPLY WITH SANS 10400. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE CHECKED WITH THE ARCHITECT / ENGINEER BEFORE COMMENCING WORK. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.

rev: date: description:

clients signature: *Julia*

author's signature: *Albert*

PrSArchT: ST1121

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I. KLYNSMITH

project:
DEVIATIONS TO APPROVED PLAN NO. 583 03 04

address:
35 MARYLAND AVENUE, DURBAN NORTH

cadastral description:
PORTION 114 OF ERF 3193 DURBAN NORTH

drawing title:
PLANS, ELEVATION, SECTION & SITE PLAN

drawn:	date:	scale:
LKM	2022.08.31	1:100/1:500
project no:	stage:	series:
1447	M	GA
drawing no:	revision:	
001	1	