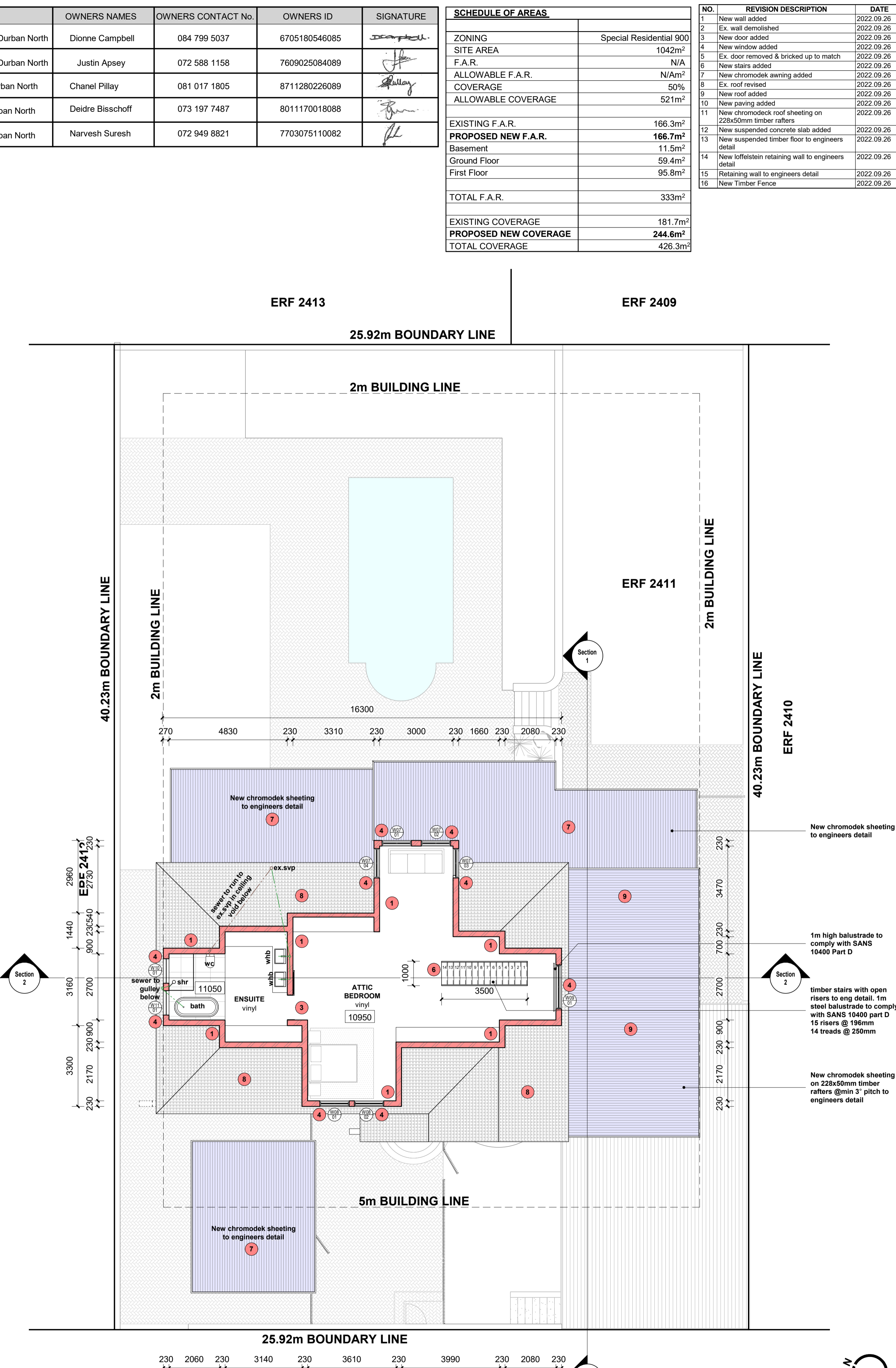
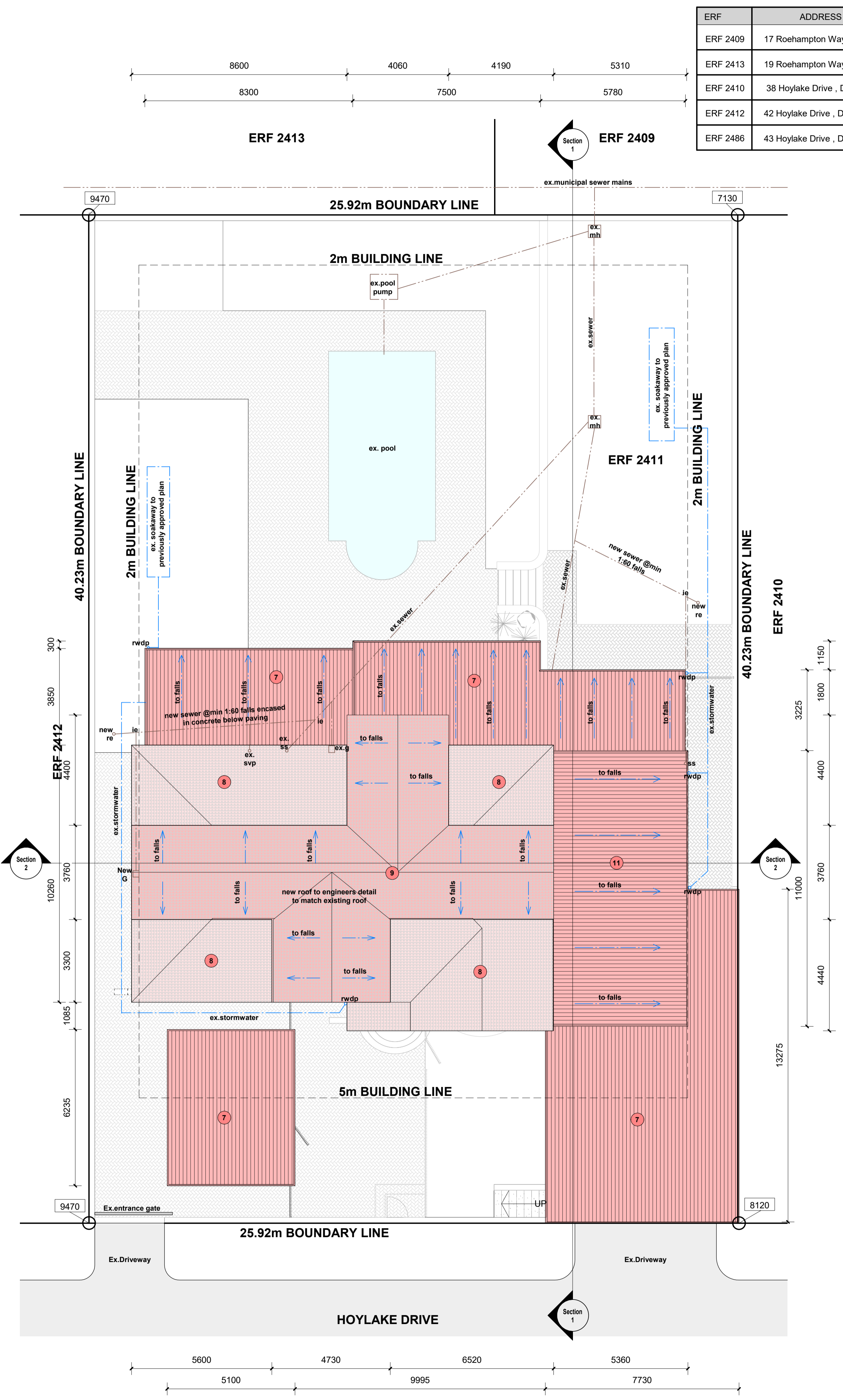


ERF	ADDRESS	OWNERS NAMES	OWNERS CONTACT No.	OWNERS ID	SIGNATURE
ERF 2409	17 Roehampton Way, Durban North	Dionne Campbell	084 799 5037	6705180546085	
ERF 2413	19 Roehampton Way, Durban North	Justin Apsey	072 588 1158	7609025084089	
ERF 2410	38 Hoylake Drive, Durban North	Chanel Pillay	081 017 1805	8711280226089	
ERF 2412	42 Hoylake Drive, Durban North	Deidre Blisschoff	073 197 7487	8011170018088	
ERF 2486	43 Hoylake Drive, Durban North	Narvesh Suresh	072 949 8821	7703075110082	

SCHEDULE OF AREAS	
ZONING	Special Residential 900
SITE AREA	1042m ²
F.A.R.	N/A
ALLOWABLE F.A.R.	N/Am ²
COVERAGE	50%
ALLOWABLE COVERAGE	521m ²
EXISTING F.A.R.	166.3m ²
PROPOSED NEW F.A.R.	166.7m²
Basement	11.5m ²
Ground Floor	59.4m ²
First Floor	95.8m ²
TOTAL F.A.R.	333m ²
EXISTING COVERAGE	181.7m ²
PROPOSED NEW COVERAGE	244.6m²
TOTAL COVERAGE	426.3m ²

NO.	REVISION DESCRIPTION	DATE
1	New wall added	2022.09.26
2	Ex. wall demolished	2022.09.26
3	New door added	2022.09.26
4	New window added	2022.09.26
5	Ex. door removed & bricked up to match	2022.09.26
6	New stairs added	2022.09.26
7	New chromadek awning added	2022.09.26
8	Ex. roof revised	2022.09.26
9	New roof added	2022.09.26
10	New paving added	2022.09.26
11	New chromadek roof sheeting on 228x50mm timber rafters	2022.09.26
12	New suspended concrete slab added	2022.09.26
13	New suspended timber floor to engineers detail	2022.09.26
14	New Ioffenstein retaining wall to engineers detail	2022.09.26
15	Retaining wall to engineers detail	2022.09.26
16	New Timber Fence	2022.09.26



Owner: ANDREW LIPAWSKY

Architect: GARETH MORAN SACAP: PSAT51693610

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DRAWING TITLE:
SITE PLAN & FIRST FLOOR

PROJECT:
ADDITIONS AND ALTERATIONS TO EXISTING PLANS No. FOR: ANDREW LIPAWSKY

ERF NUMBER:
ERF 2411

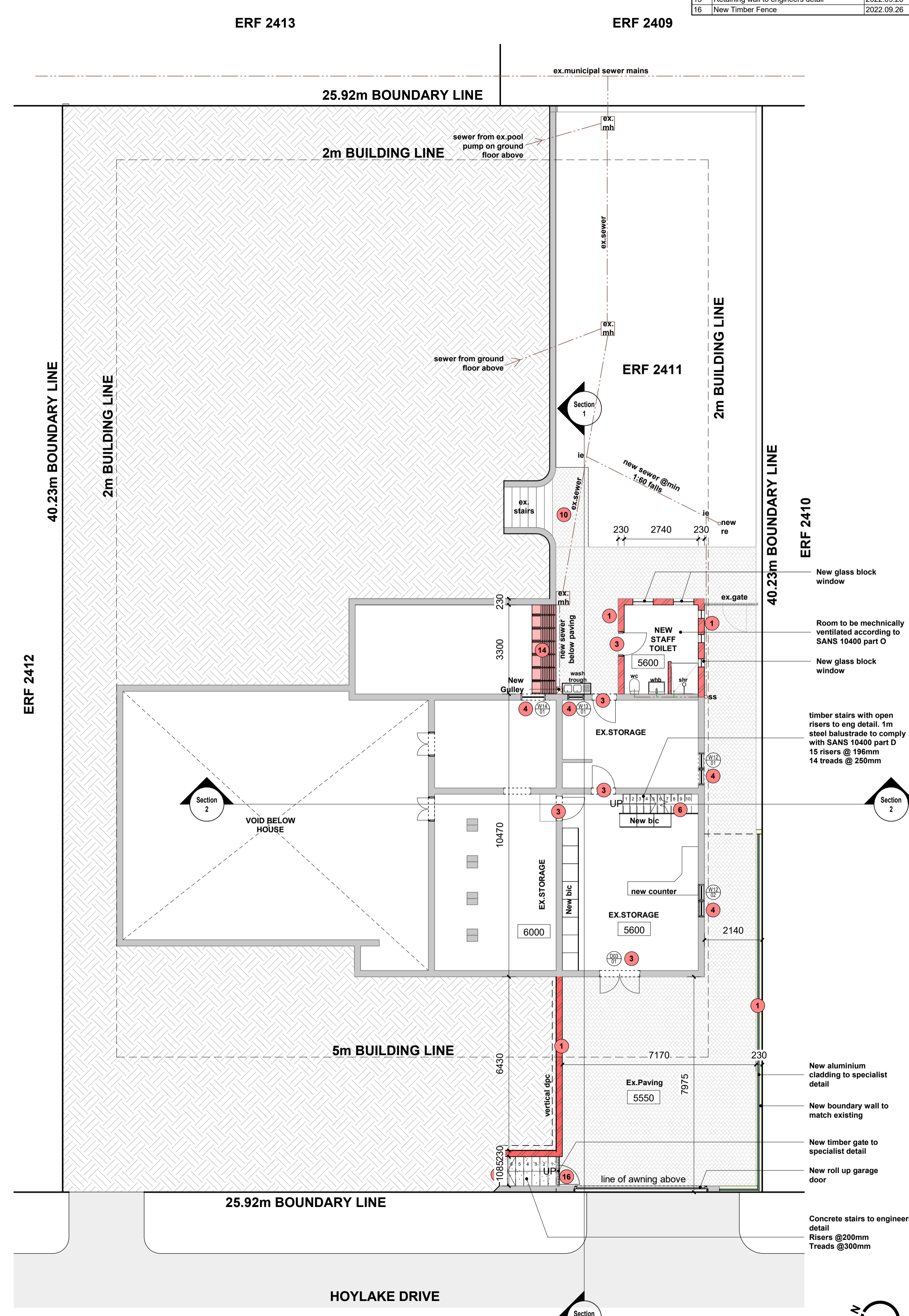
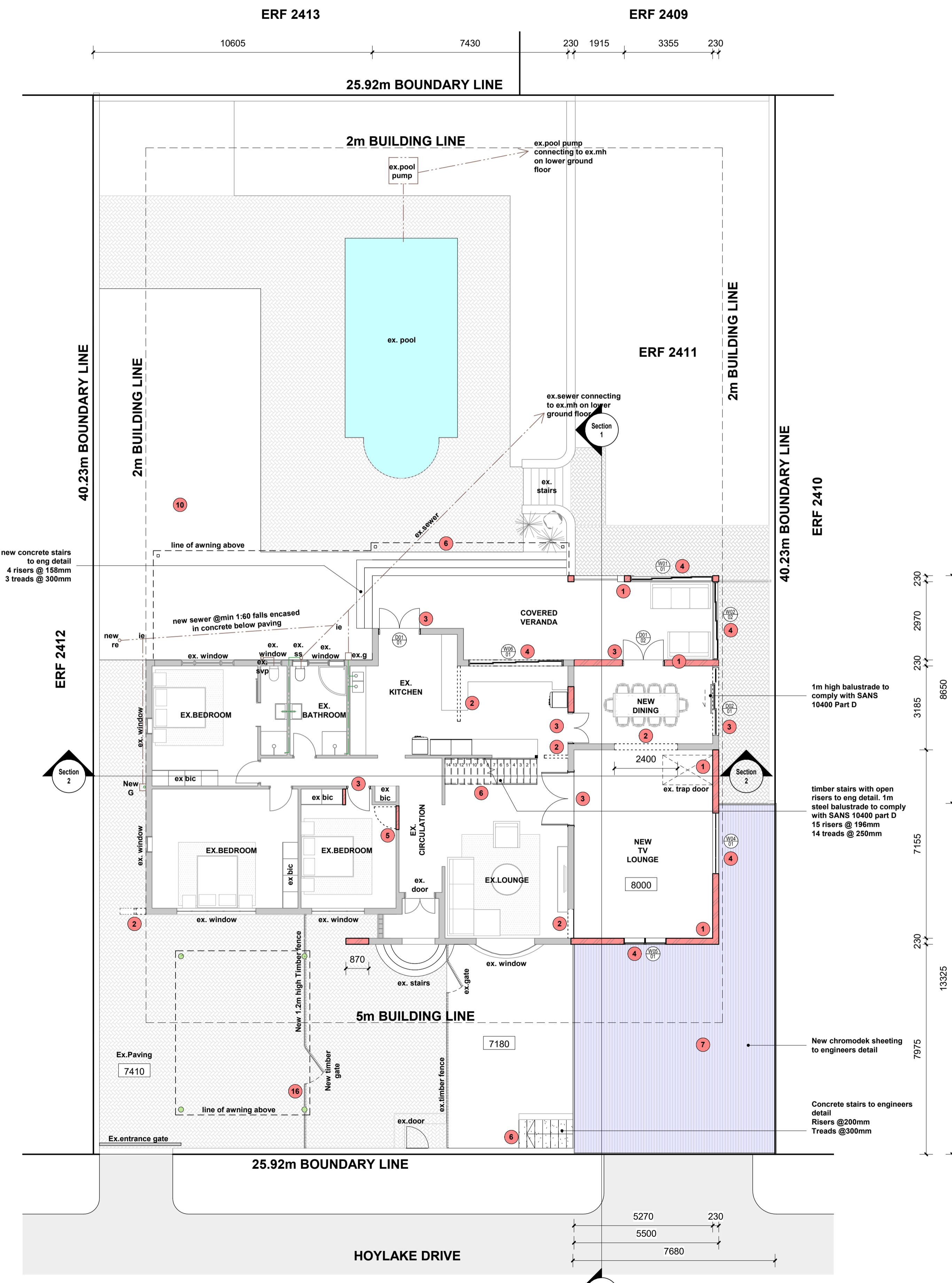
STREET ADDRESS:
40 HOYLAKES AVENUE

JOB NO.	DRAWING NO.
	- 100
DATE	SCALE
	1 : 100
	DRAWN BY
	TDT

R.A.D.

EMAIL: tagdraughting@gmail.com
 TEL: 079 667 5659

NO.	REVISION DESCRIPTION	DATE
1	New wall added	2022.09.26
2	Ex. wall demolished	2022.09.26
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6	New stairs added	2022.09.26
7	New chromodek awning added	2022.09.26
8	Ex. roof revised	2022.09.26
9	New roof added	2022.09.26
10	New paving added	2022.09.26
11	New chromodek roof sheeting on 22x52mm timber rafters	2022.09.26
12	New suspended concrete slab added	2022.09.26
13	New suspended timber floor to engineers detail	2022.09.26
14	New Ioffenstein retaining wall to engineers detail	2022.09.26
15	Retaining wall to engineers detail	2022.09.26
16	New Timber Fence	2022.09.26



Owner: ANDREW LIPAWSKY
 Architect: GARETH MORAN SACAP: PSATS1693610

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DRAWING TITLE:
GROUND FLOOR & BASEMENT

PROJECT:
ADDITIONS AND ALTERATIONS TO EXISTING PLANS No. FOR: ANDREW LIPAWSKY

ERF NUMBER:
ERF 2411

STREET ADDRESS:
40 HOYLAKES AVENUE

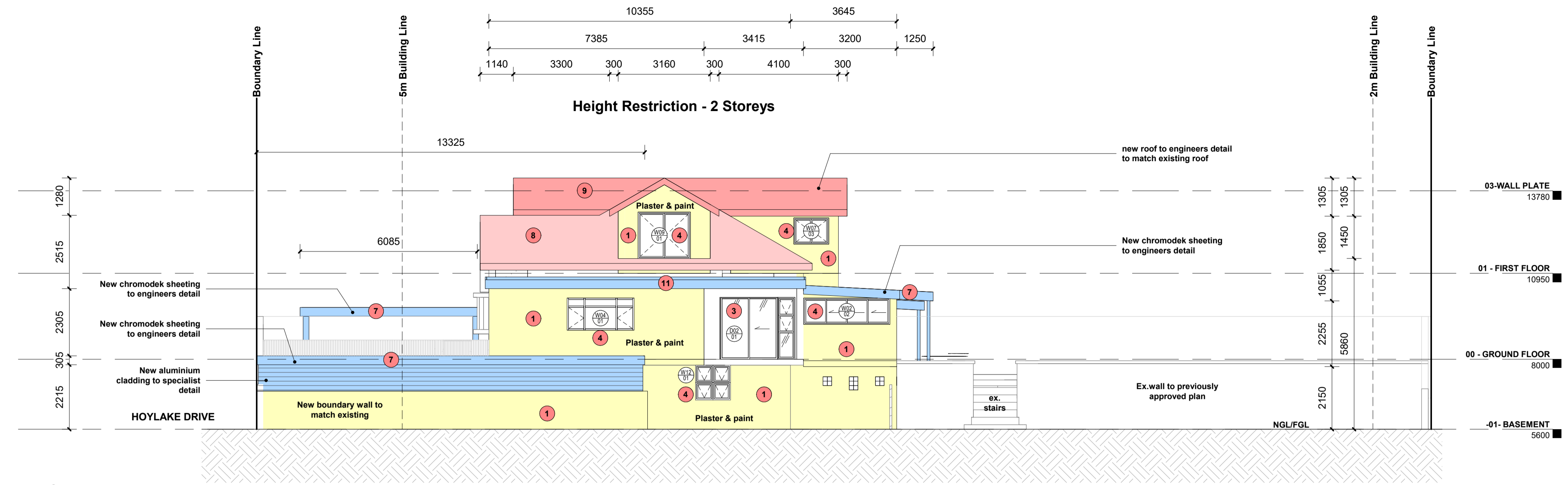
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DATE	SCALE
	DRAWN BY
	TDT

EMAIL: tagdraughting@gmail.com
 TEL: 079 667 5555

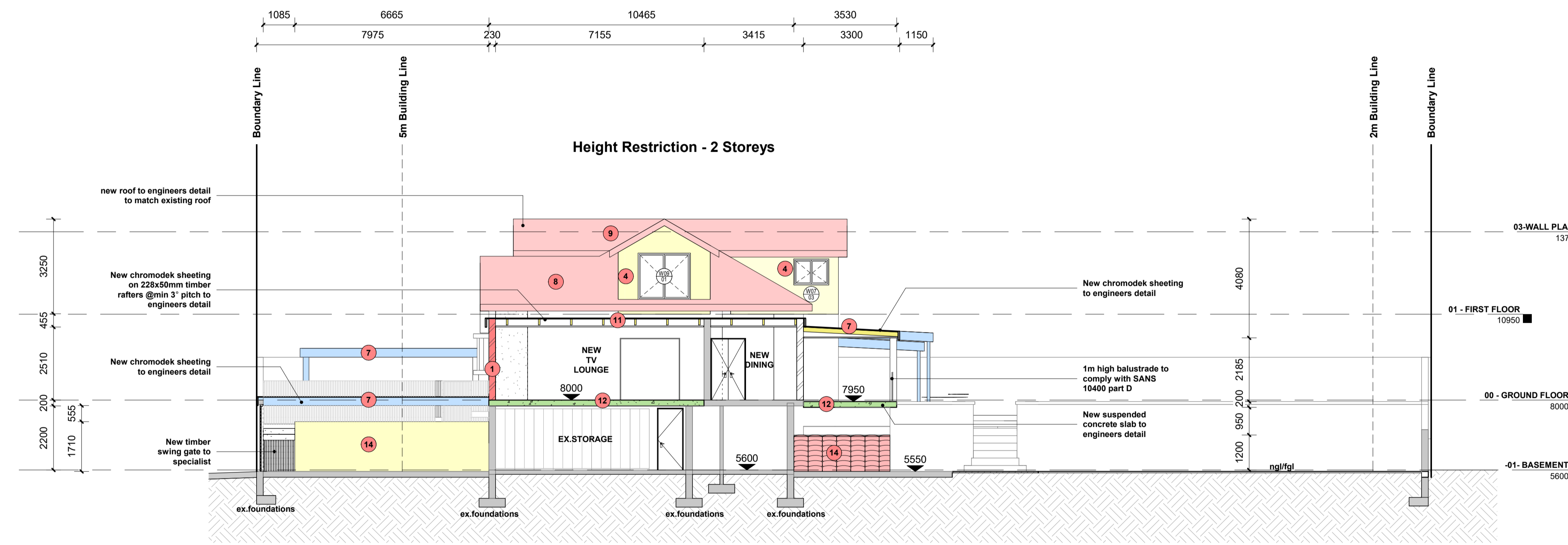
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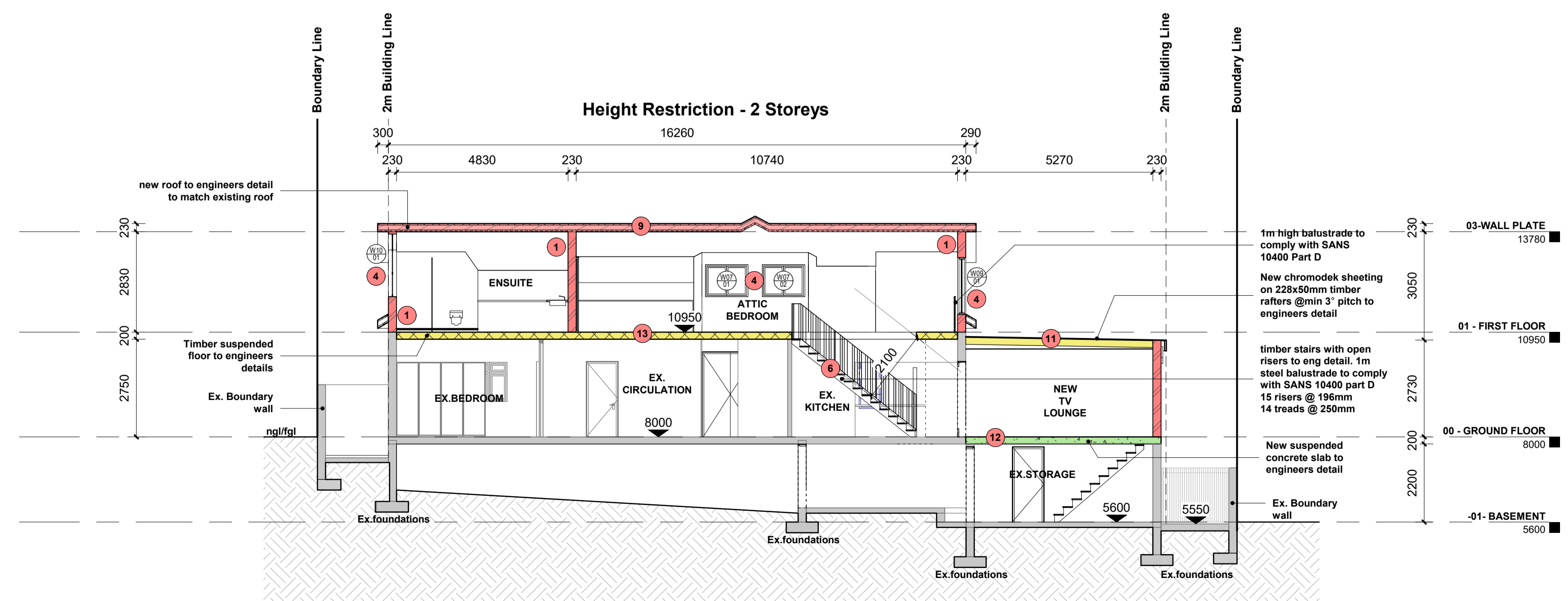
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15	Retaining wall to engineers detail	2022.09.26
16	New Timber Fence	2022.09.26



SOUTH WEST ELEVATION
SCALE 1 : 100



Section 1
SCALE 1 : 100



Section 2
SCALE 1 : 100

Owner: ANDREW LIPAWSKY
Architect: GARETH MORAN SACAP: PSAT51693610

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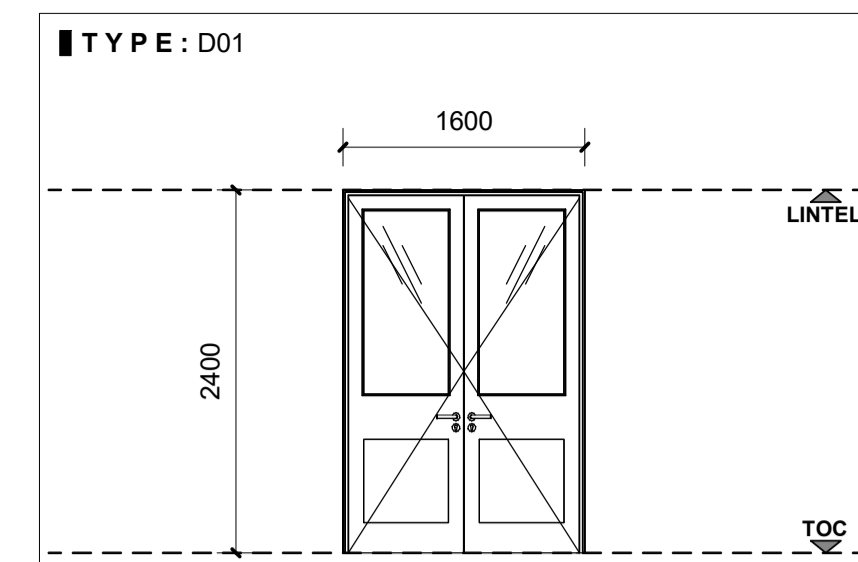
DRAWING TITLE:
ELEVATION & SECTIONS

PROJECT:
ADDITIONS AND ALTERATIONS TO EXISTING PLANS No.
FOR:
ANDREW LIPAWSKY

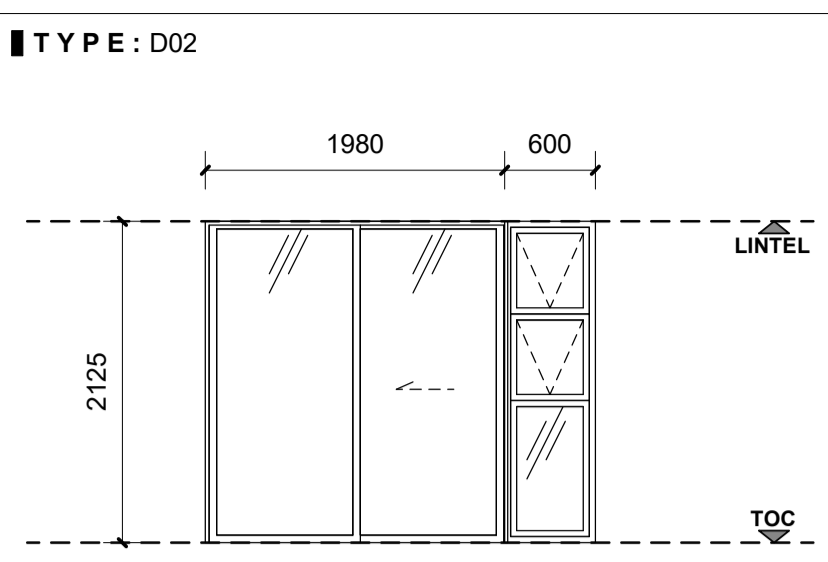
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ERF 2411

STREET ADDRESS:
40 HOYLAKE AVENUE

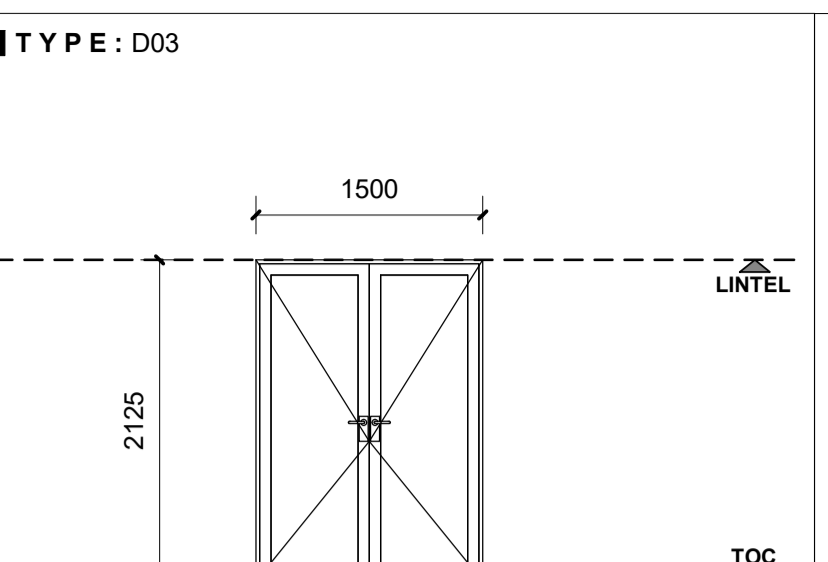
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DATE	SCALE
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	DRAWN BY
	TDT



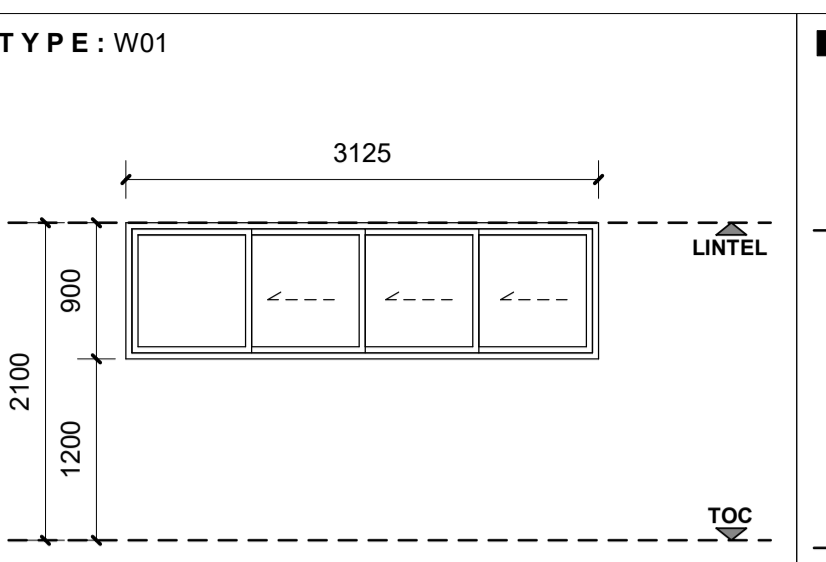
LOCATION	GF- Kitchen & Dining (2 OFF)
DESCRIPTION	Timber double swing door
FINISH SPECS	Natural timber finish
FRAME SPECS	Timber frame by specialist
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



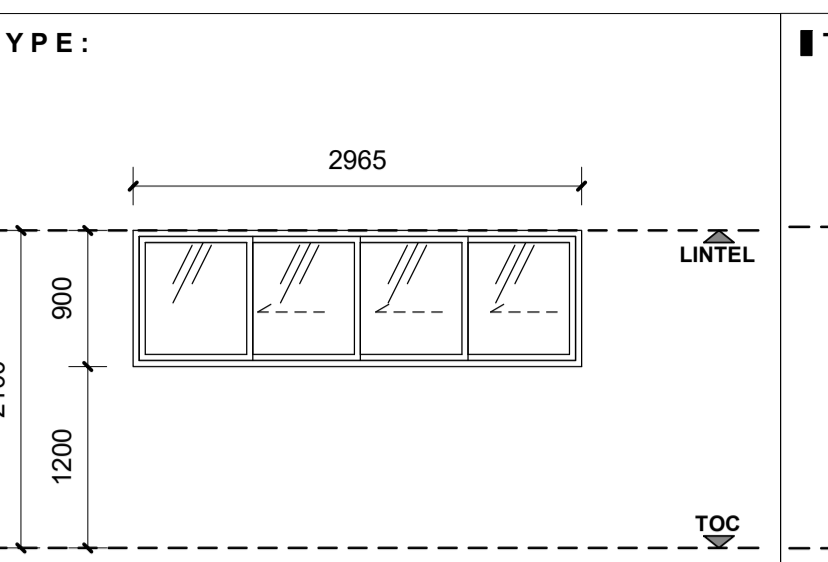
LOCATION	GF- Dining (1 OFF)
DESCRIPTION	Aluminium framed sliding door with vertical top hung windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



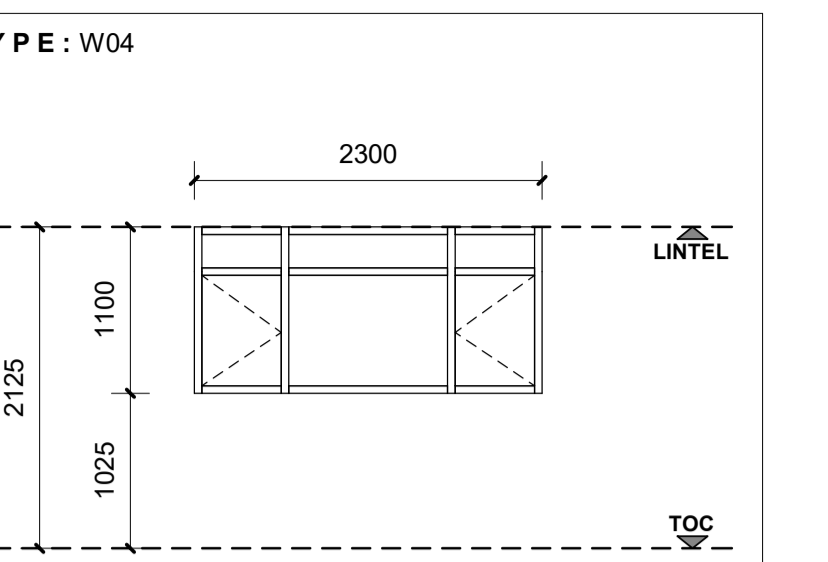
LOCATION	B-Storage (1 OFF)
DESCRIPTION	Timber double swing door
FINISH SPECS	Natural timber finish
FRAME SPECS	Timber frame by specialist
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



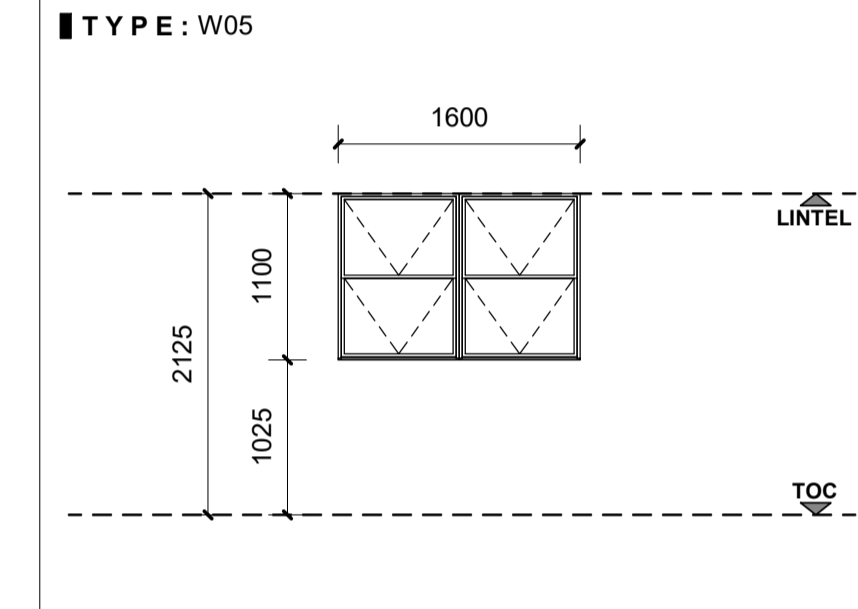
LOCATION	GF- Covered Veranda (2 OFF)
DESCRIPTION	Aluminium framed horizontal sliding windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



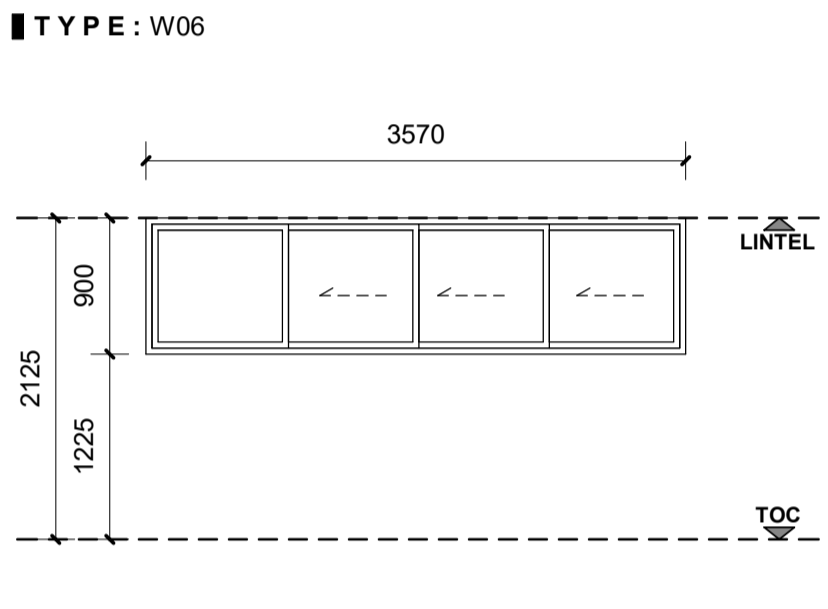
LOCATION	GF- New TV Lounge
DESCRIPTION	Aluminium framed side hung windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



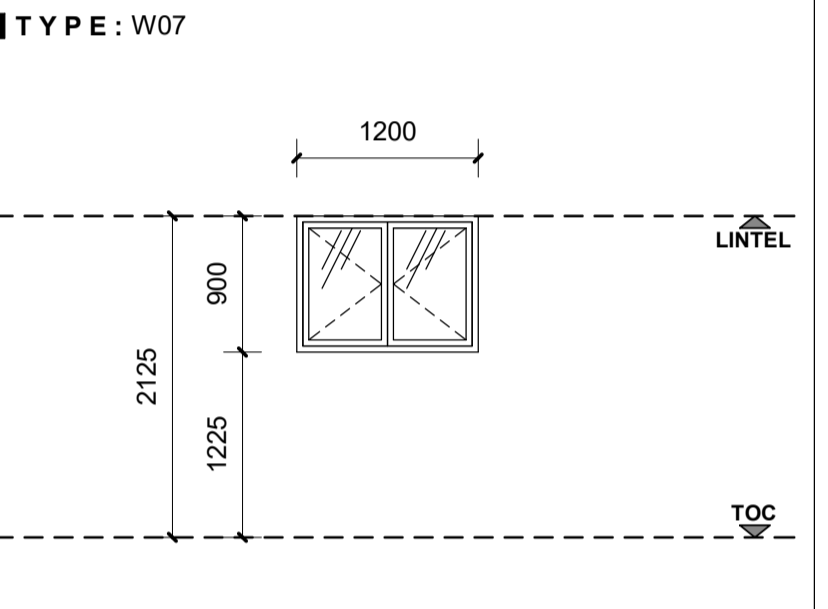
LOCATION	GF- New TV Lounge
DESCRIPTION	Aluminium framed side hung windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



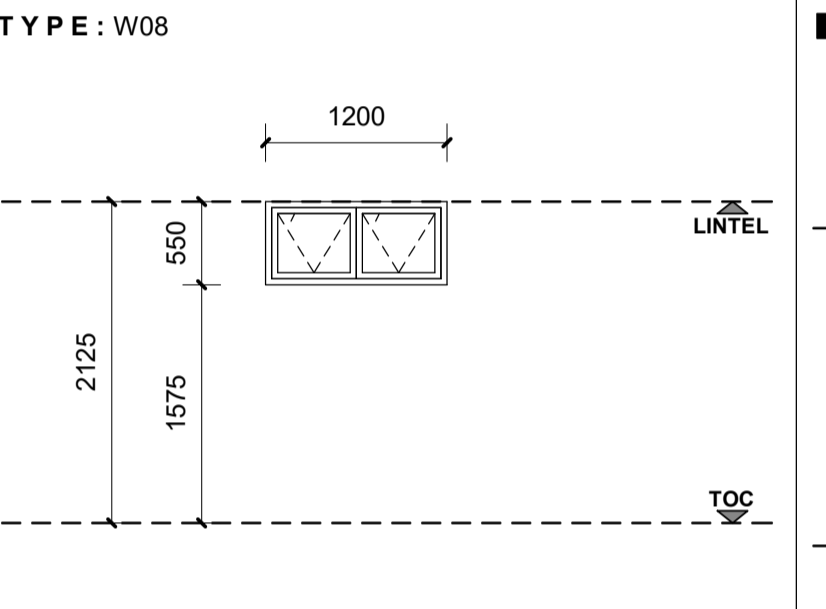
LOCATION	GF- New TV Lounge (1 OFF)
DESCRIPTION	Aluminium framed top hung windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



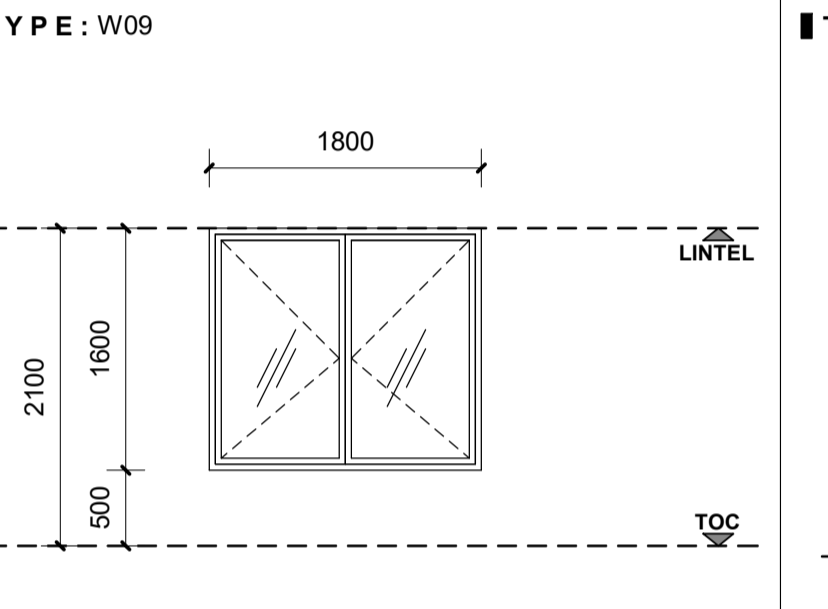
LOCATION	GF- Kitchen (1 OFF)
DESCRIPTION	Aluminium framed horizontal sliding windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



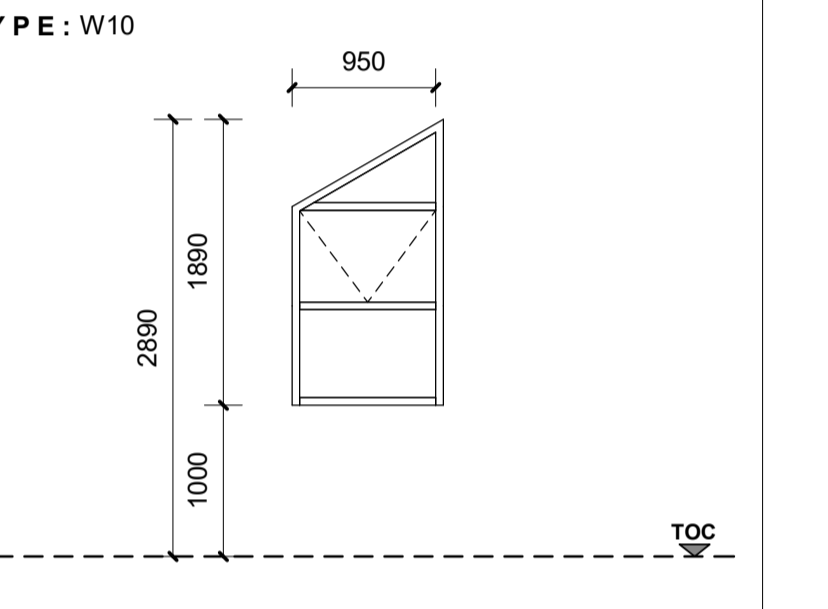
LOCATION	FF-Attic (2 OFF)
DESCRIPTION	Aluminium framed side hung windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



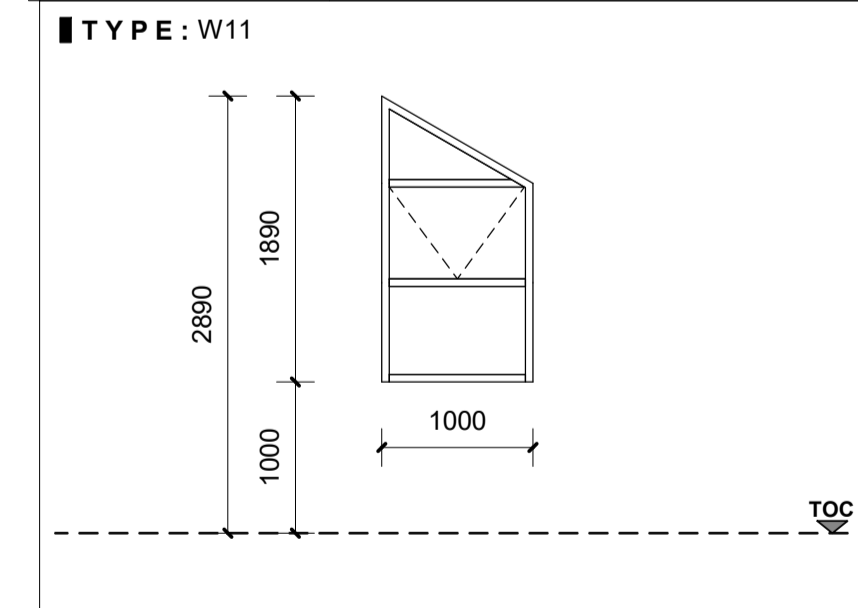
LOCATION	FF-Attic (1 OFF)
DESCRIPTION	Aluminium framed top hung windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



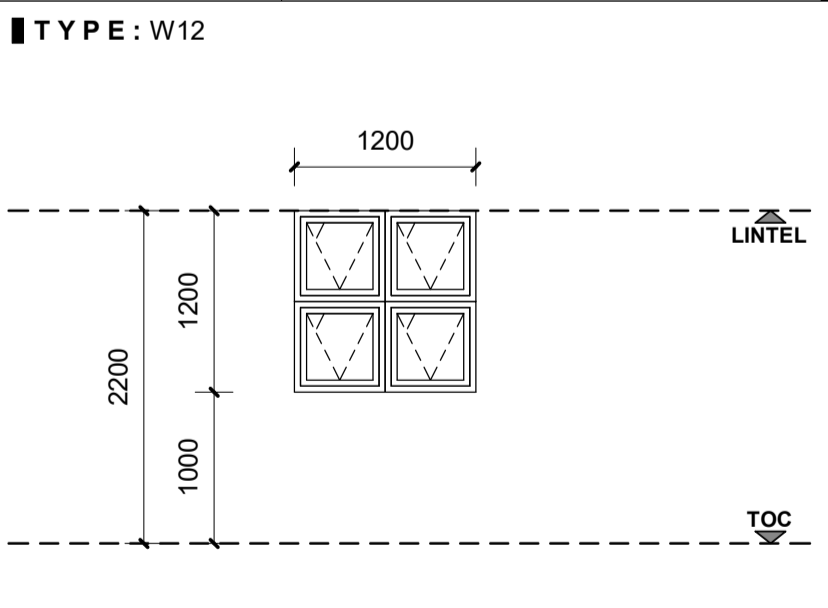
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FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



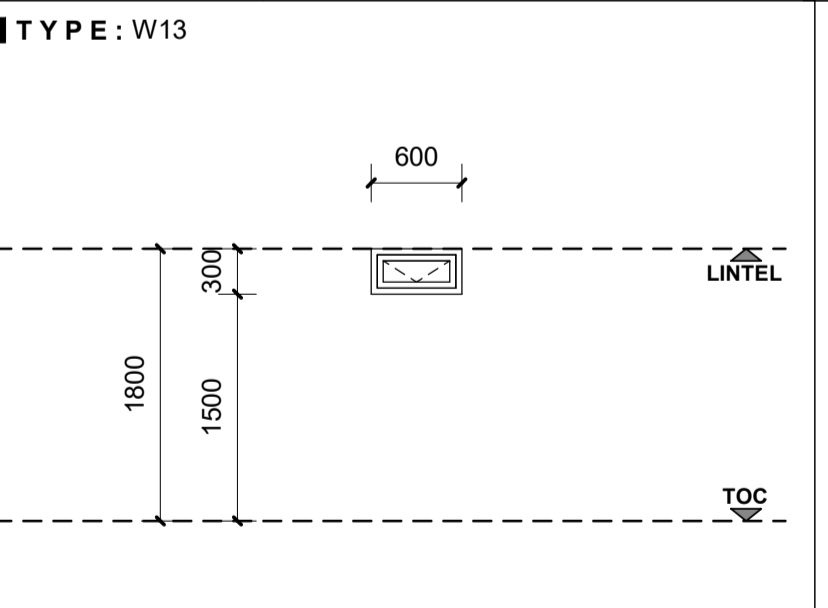
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DESCRIPTION	Aluminium framed top hung windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



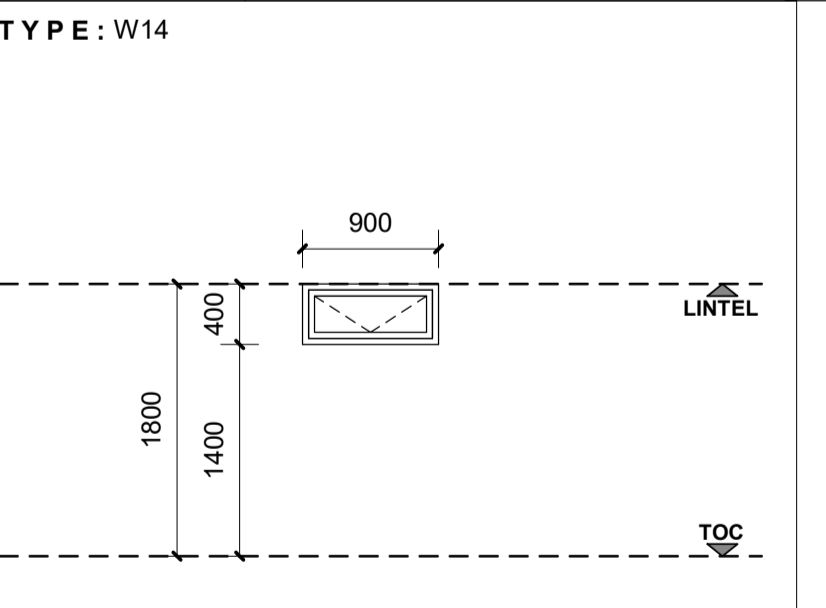
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FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated white
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



LOCATION	B-Storage (2 OFF)
DESCRIPTION	Aluminium framed top hung windows
FINISH SPECS	Powder coated aluminium frame by specialist
FRAME SPECS	Powder coated Umbra Grey
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



LOCATION	B-Storage (1 OFF)
DESCRIPTION	Timber framed top hung windows
FINISH SPECS	Natural timber finish
FRAME SPECS	Timber frame by specialist
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors



LOCATION	B-Storage (1 OFF)
DESCRIPTION	Timber framed top hung windows
FINISH SPECS	Natural timber finish
FRAME SPECS	Timber frame by specialist
GLAZING	Clear glazing to comply with sabs recommendation 013 and aasma regulations based on sabs137. Glazing to comply with SANS 10400 part N
GLAZED AREA	
GLAZING THICKNESS	8mm
IRONMONGERY	Handles, hinges, sliding mechanisms & lockset all by manufacturer
GENERAL NOTES	Aluminium, glass, ceiling, partitioning and expanded polystyrene to comply A.A.A.M.S.A. & its bodies. Safety glass to windows and doors to comply with Part NN3-SANS10400. All dimensions to be checked and verified on site prior to manufacture of doors

Owner: ANDREW LIPAWSKY
 Architect: GARETH MORAN SACAP: PSAT51693610

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DRAWING TITLE:
GLAZING SCHEDULE

PROJECT:
ADDITIONS AND ALTERATIONS TO EXISTING PLANS No. FOR: ANDREW LIPAWSKY

ERF NUMBER:
ERF 2411

STREET ADDRESS:
40 HOYLAKES AVENUE

JOB NO.	DRAWING NO.
	- D01
DATE	SCALE
	1 : 50
	DRAWN BY
	TDT

R.A.D.

EMAIL: tagdraughting@gmail.com
 TEL: 079 657 5555