

Handwritten calculations and notes:

2012  
 357  
 170  
 357

1-12  
 200 x 7500 = 1500000  
 534 24  
 534 24  
 534 24

2015  
 198 m  
 + added floor  
 + garage

2015  
 2400 x 7500 = 18,000,000  
 3,211,126  
 282,000  
 3,493,126  
 3,195,000

2500 pwa  
 571,000  
 120,000  
 249,000

2150  
 3750  
 380

SITE AREA = 734.0 m<sup>2</sup>  
 EXISTING HOUSE (INCLUDING GARAGE AND OPEN COVERED AREA) = 197.3 m<sup>2</sup>  
 PROPOSED DOUBLE GARAGE = 53.1 m<sup>2</sup>  
 PROPOSED ADDITIONAL HABITABLE AREA (EX EXISTING GARAGE) = 18.0 m<sup>2</sup>  
 PROPOSED ADDITIONAL OPEN COVERED AREA = 238 m<sup>2</sup>

CLIENT/ADDRESS:  
 MR + MRS J. LACEY  
 10 TIDSWELL AVE  
 LEISURE ISLE  
 KNYSNA. ERF 1633.

NOTES:  
 THE HOUSE LOCATION ON THE SITE REFLECTS THE EXISTING AS BUILT SITUATION AND MAY CONTRADICT FILE RECORDS.

KNYSNA MUNICIPALITY PLANNING 26/1/93  
 APPROVED ACCORDING TO ACT NO. 103 OF 1977, AS AMENDED, ART. 14 MINOR WORKS.  
 DEURSKEM VOLGENS WET NO. 103 VAN 1977 (OS GEWYSIG ART. 19 ALTERNATIEF WERK).

Paul 25/10/94  
 Building Control Officer Date

Huyndeh 11/10/94  
 SUBJECT TO APPLICANT'S LETTER DATED 2/11/93  
 BUILDING LINES AND AREAS ADDED 22/04/99

REV.	NOTES	DATE
TITLE ALTERATIONS TO HOUSE LACEY. ROOF AND SITE PLAN		
SCALE 1:200		
DESIGNED + DRAWN C.L. DALBERG.		
DATE		
DRAWING NO JDL 01		REV. A

CLIENT/ADDRESS:  
MR + MRS J. LACEY  
10 TIDSWELL AVE  
LEISURE ISLE  
KNYSNA. EPF 1699

NOTES:

- NEW PLASTER FINISH THROUGHOUT EXTERNALLY, INCLUDING KITCHEN SCREEN WALL - TO MINIMUM 3 COAT WHITE P.V.A. BRINT FINISH.
- MAKE GOOD TO FINISH ALL AREAS ADJACENT TO NEW WINDOWS, DOORS, CLIPS ETC. REPAINT ENTIRE ROOM WHERE NECESSARY (PAINTING SCHEDULE TO BE AGREED WITH CLIENT).
- ALLOW P.C. SUM FOR REPAIRING THROUGHOUT - SCHEDULE TO BE AGREED WITH CLIENT.
- ALL NEW FOUNDATIONS, WINDOWS AND OTHER AREAS OF LOAD-BEARING STRUCTURE TO CONFORM WITH LOCAL AUTHORITY AND STRUCTURAL ENGINEER REQUIREMENTS.

KNYSNA MUNICIPALITY PLAN No. 26/93

APPROVED ACCORDING TO ACT No. 104 OF 1977, AS AMENDED, AND MUNICIPAL WORKS CONTROL ACT No. 103 OF 1977, AS AMENDED, AND TO REGULATE THE MATTER.

*Pratt* 25/10/94  
Building Control Officer Date

*Kynde 11/10/94*

REV.	NOTES	DATE
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TITLE  
ALTERATIONS TO  
HOUSE LACEY.  
PLAN.  
SPECIFICATION NOTES.

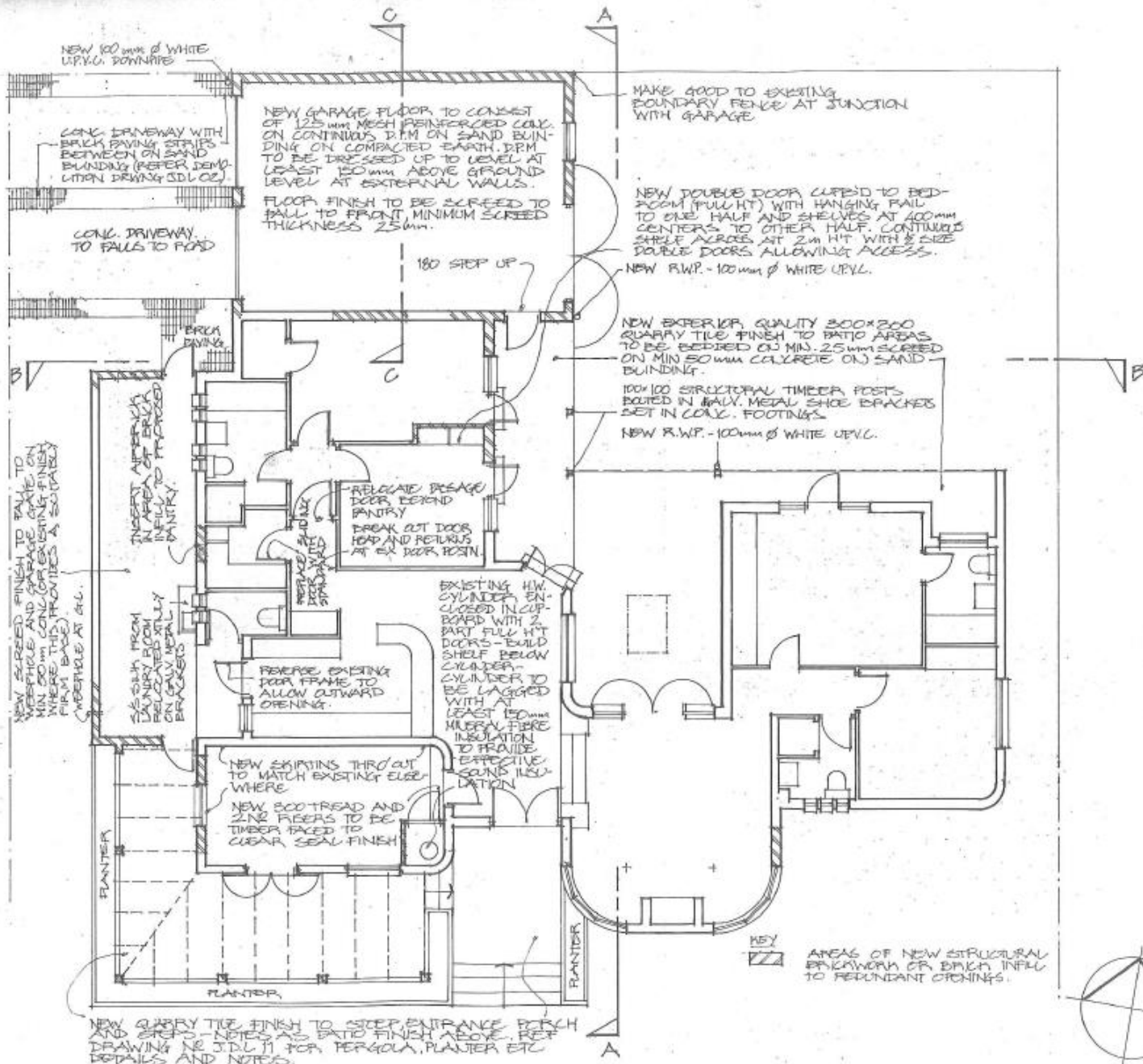
SCALE  
1:100

DESIGNED + DRAWN  
C.C. DALBERG.

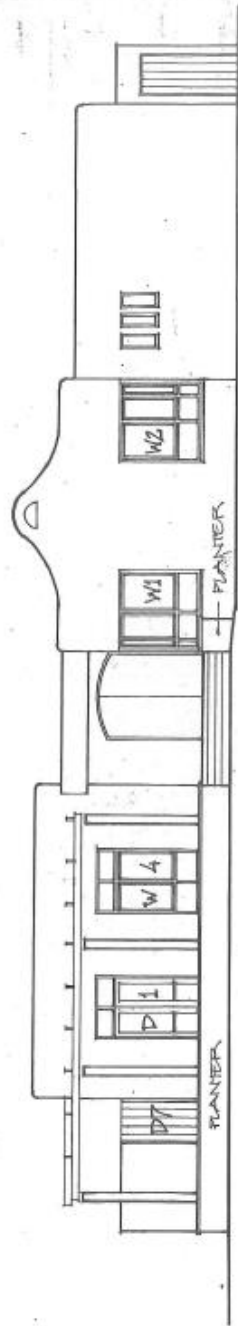
DATE  
APRIL '93.

DRAWING NO  
JDL 03

REV.



TOP PERGOLA AND PLANTER WALL  
DOTTED PERFOR DRAWING NE 31DL II



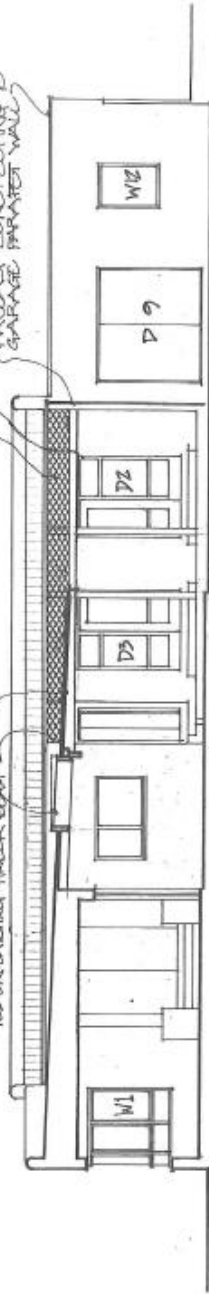
SOUTH ELEVATION (TIDSWELL AVE).

TRIM EXISTING PARTERS  
AND ROOF CORNER TO  
BEYOND OPENING FOR  
FLOOR LIGHT

NEW ROOF EXTENSION ON  
TRIMMED PARTERS AFTER  
TIED ON EXISTING TRIMER BEAM

175x22 PASCIA BOARD TO  
NEW EXTENDED PATIO FLOOR  
CONTINUED ALONG NEW  
COVERED WALKWAY-TIMBER  
FILLAGE BETWEEN THIS  
AND BUTTER ABOVE

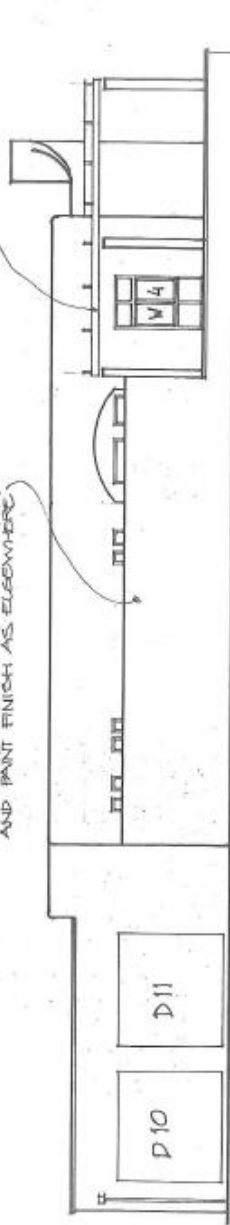
NEW WHITE UPVC  
GUTTER + R.W.P.  
PRECAST CONC. COPING TO  
GARAGE PARAPET WALL



SECTION A-A (PART EAST ELEVATION)

NEW AREAS OF SCREEN WALL TO  
SAME HEIGHT AND THICKNESS AS  
EXISTING - ALL TO NEW PLASTER  
AND PAINT FINISH AS ELSEWHERE

PERGOLA TO SPAIN FINISH  
AS WINDOWS - ALL TO MATCH  
EXISTING



WEST ELEVATION (HART ROAD)

CLIENT/ADDRESS:  
MR + MRS J. LACEY  
10 TIDSWELL AVE  
LEISURE ISLE  
KNYSNA. BRF 1633

NOTES:

- PLASTER FINISH THROUGHOUT  
EXTERNALLY - ALL TO WHITE  
PVA PAINT FINISH.

KNYSNA MUNICIPAL PLANNING  
APPROVED ACCORDING TO ACT NO. 103 OF  
1977, AS AMENDED, ACT. 13 MARCH WORKS  
ORDERED BY COUNCIL RES. NO. 103 VAN  
1077-2005 CONYUSL, RTE. 10 KLEINBURG  
2005

*Walt* 25/10/04  
Building Control Officer Date

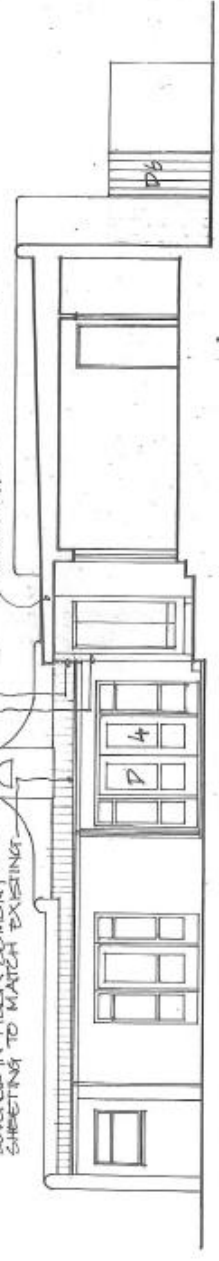
*Lyniche* 11/10/04

REV.	NOTES	DATE
TITLE ALTERATIONS TO HOUSE LACEY. SECTIONS/ELEVATIONS SHEET 1 OF 2		
SCALE 1:100		
DESIGNED + DRAWN C.C. DALBERG.		
DATE APRIL '93		
DRAWING NO JDU	04.	REV.

TIMBER TRELLICE  
SHADE SCREEN  
100-100 STRUCTURAL  
TIMBER PEGS

NEW EXTENDED ROOF COVER OVER  
PROPOSED WALKWAY - FIBRE CEMENT  
SHEETING TO MATCH EXISTING  
EXTERIOR FINISH. MINIMUM CLEARANCE  
OF ROOF VOID AT LEAST EQUAL TO  
EXISTING

EXTENDED ROOF COVER TO PATIO  
COVERED IN FIBRE CEMENT  
SHEETING TO MATCH EXISTING



SECTION B-B (PART NORTH ELEVATION)

FLASHING TO NEW FIBRE CEMENT ROOF  
SHEETING CHASED INTO MORTAR COURSE  
OF EXISTING BRICKWORK

HOTTER + RAMP  
FROM GARAGE  
ROOF

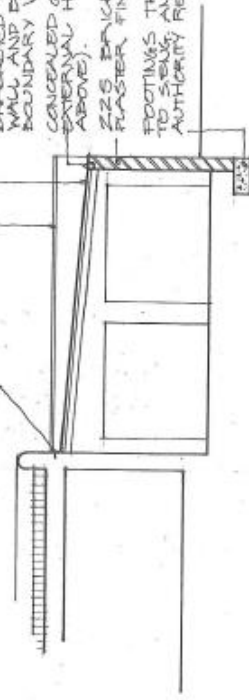
MAKE GOOD TO EXISTING  
TIMBER BOUNDARY  
FENCE AT JUNCTION  
WITH PROPOSED GARAGE

PLASTER + PAINT FINISH TO  
GARAGE BOUNDARY WALL AS  
EUBENTHERE

GARAGE NORTH ELEVATION (N. BOUNDARY WITH ERF 1631)

PROPERTY FLASHING CHASED  
INTO EXISTING BRICK WALL

PRECAST CONCL. CORNING  
OVER EXISTING WALL  
FIBRE CEMENT ROOF  
SHEETING ON 50x  
50x 100mm S/W BATTENS  
ON 175x25 RAFTERS  
BRICKLINED TO EXISTING  
WALL AND PAINT IN AT  
BOUNDARY PAINT.  
CONCEALED GUTTER TO  
EXTERNAL HOTTER (SEE  
ABOVE).  
225 BRICK WALL TO  
PLASTER FINISH  
FOOTINGS THROUGHOUT  
TO SINK AND LOCAL  
AUTHORITY REQUIREMENTS.



SECTION C-C THIRD GARAGE

CLIENT/ADDRESS:  
MR + MRS J. LACEY  
10 TIDSWELL AVE  
LEISURE ISLE  
KINNSNA. ERF 1633

NOTES:

KINNSNA DEVELOPMENT PLANNING  
APPROVAL REFERENCE TO ACT 163 OF  
1991 AS AMENDED ACT. ALL WORKS  
CONFORM WITH ACT 163 OF 1991 AND  
LOCAL AUTHORITY ACT 15 BLENFRIFE

26/02  
25/10/04  
11/10/04

REV.	NOTES	DATE
	TITLE ALTERATIONS TO HOUSE LACEY. SECTIONS/ELEVATIONS SHEET 2 OF 2	
	SCALE 1:100	
	DESIGNED + DRAWN C.L. DALBERG.	
	DATE APRIL '93	
DRAWING NO JDL 05		REV.