

- GENERAL NOTES:**
- ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
  - FIGURED DIMENSIONS TO BE READ AND NOT SCALED.
  - ANY DEVIATIONS FROM ORIGINAL APPROVAL MUST NOT DEEM TO COMPLY FURTHER WITHOUT THE NOTICE OF THE AUTHOR OF THE PLAN.
  - ALL STRUCTURAL WORK - FOUNDATIONS, SLABS, BEAMS, PC LINTOLS - TO ENGINEERS DETAIL AND/OR DESIGN.
  - ALL NEW WORK TO MATCH EXISTING AND MUST BE IN ACCORDANCE WITH SANS 10400 STANDARDS AND SPECIFICATIONS.

**SCHEDULE OF AREAS:**

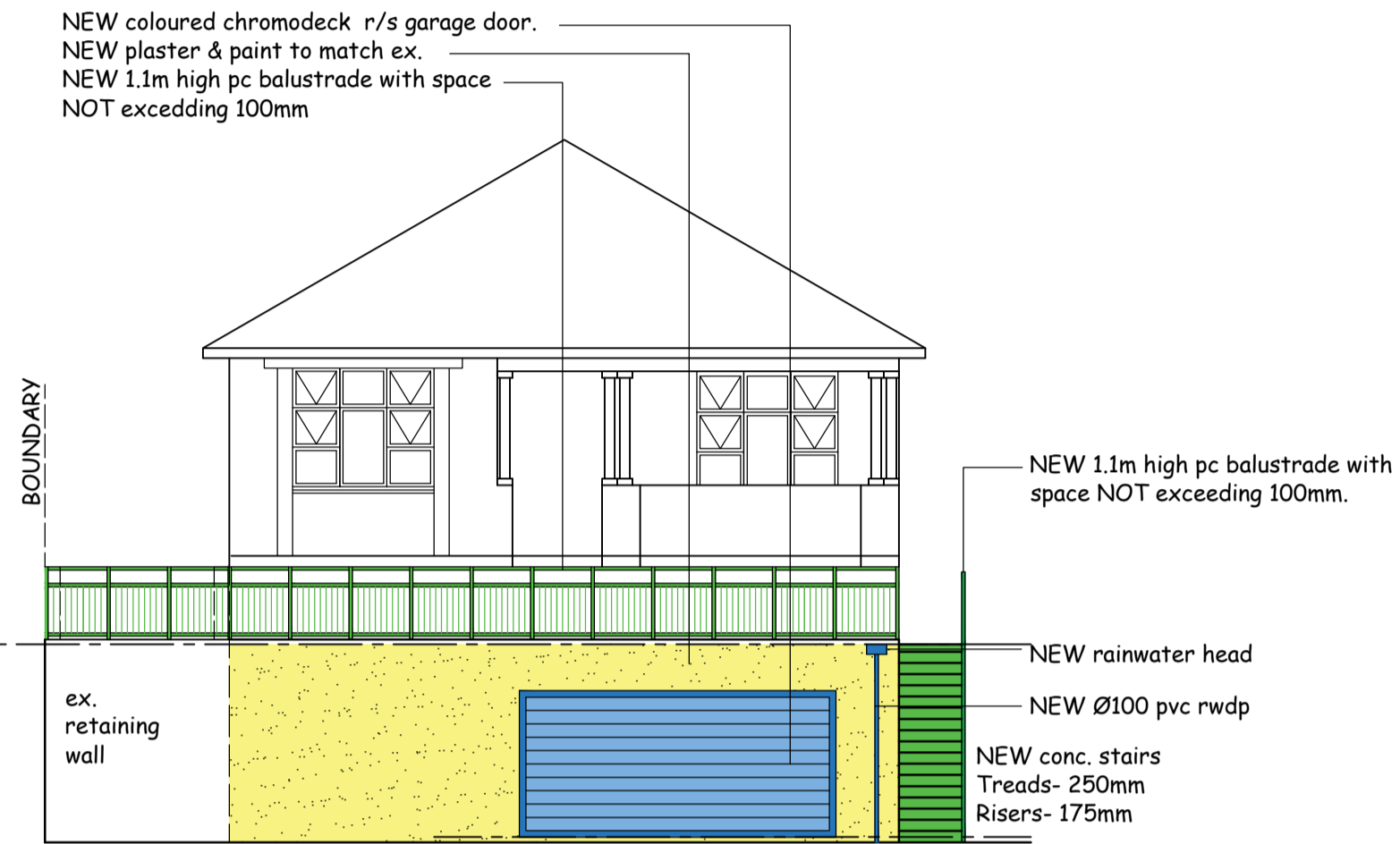
SITE AREA	1343 SQ.M
PERMITTED COVERAGE (50%)	671.50 SQ.M
EXISTING COVERAGE	243.32 SQ.M
PROPOSED COVERAGE	67.95 SQ.M
NEW TOTAL COVERAGE	311.27 SQ.M
EXISTING HOUSE	126.57 SQ.M
EXISTING CARPORT	45.62 SQ.M
EXISTING OUTBUILDINGS	71.13 SQ.M
TOTAL EXISTING AREA	243.32 SQ.M
PROPOSED NEW DOUBLE GARAGE	37.74 SQ.M
PROPOSED NEW UNITS:	
GROUND STOREY	67.95 SQ.M
FIRST STOREY	67.95 SQ.M
NEW ADDITIONAL AREA	173.64 SQ.M

**DOOR AND WINDOW SCHEDULE**

No:	QTY:	SIZE:	FRAMING:	GLASS:
W1	5	2400x1200mm	ALUMINIUM	6.3mm CLEAR T/SG
W2	2	1800x1100mm	ALUMINIUM	6.3mm CLEAR T/SG
W3	4	600x900mm	ALUMINIUM	6.3mm FROSTED T/SG
D1	1	1800x2100mm	ALUMINIUM	6.3mm CLEAR T/SG
		600x2100mm (SD/LIGHTS)	ALUMINIUM	6.3mm CLEAR T/SG
D2	2	900x2100mm	TIMBER	SOLID TIMBER

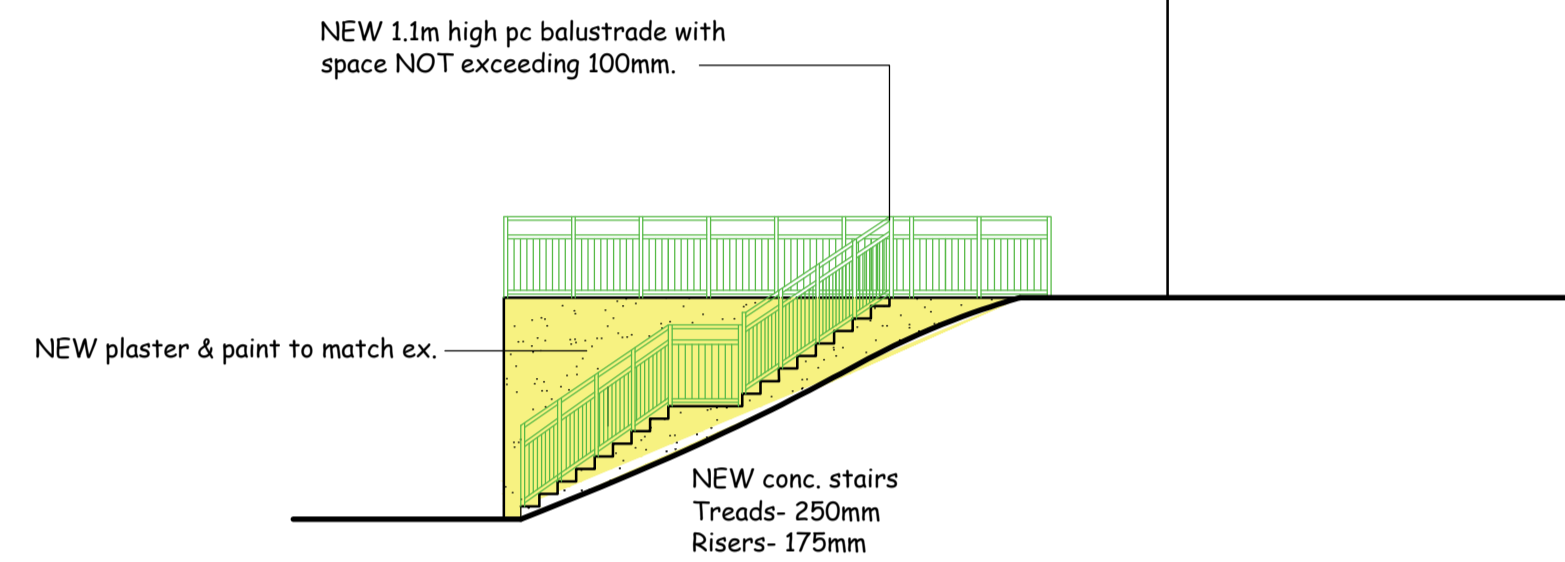
• ALL SHOWERS TO HAVE 6.3mm T/SG  
• ALL ALUMINIUM FRAMING TO BE THERMAL BREAK FRAMING

NEW coloured chromadeck r/s garage door.  
NEW plaster & paint to match ex.  
NEW 1.1m high pc balustrade with space NOT exceeding 100mm

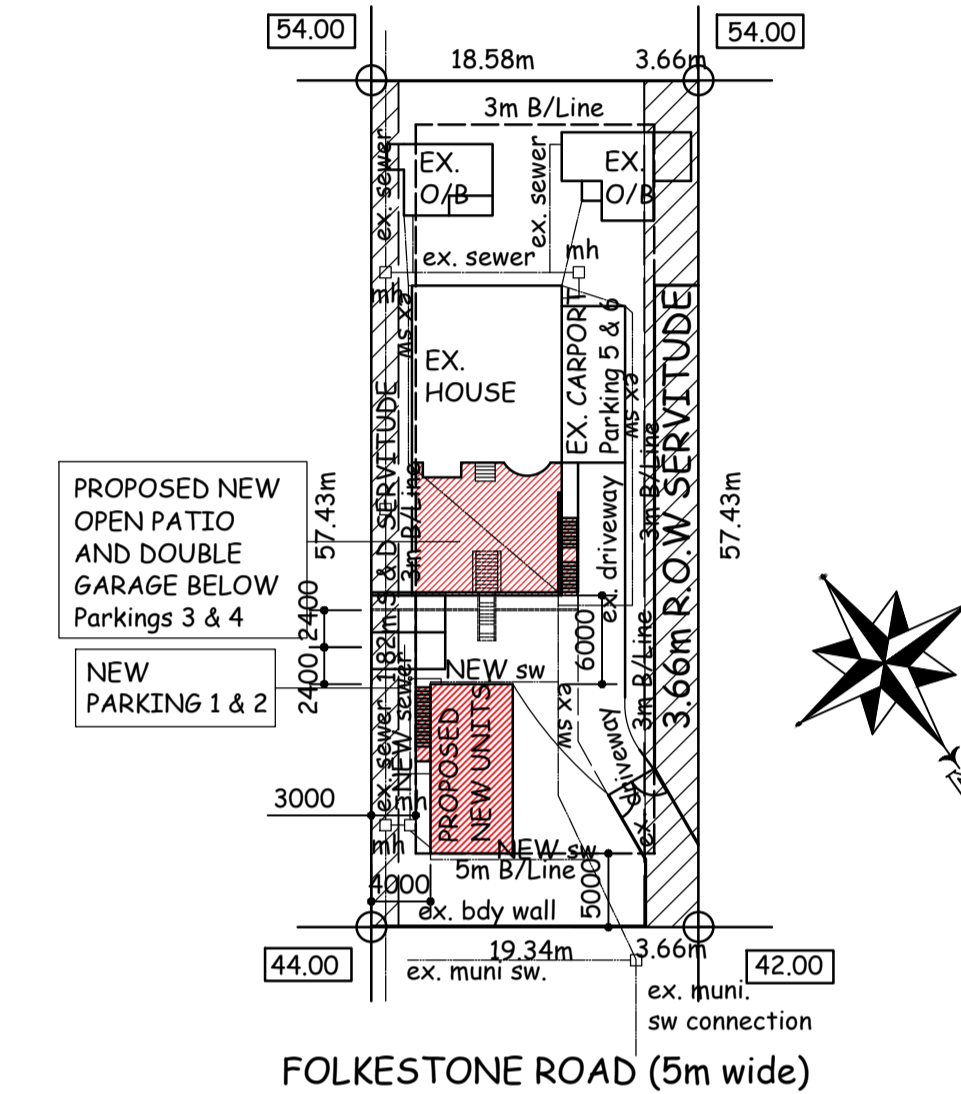


**NORTH EAST ELEVATION**  
SCALE 1:100

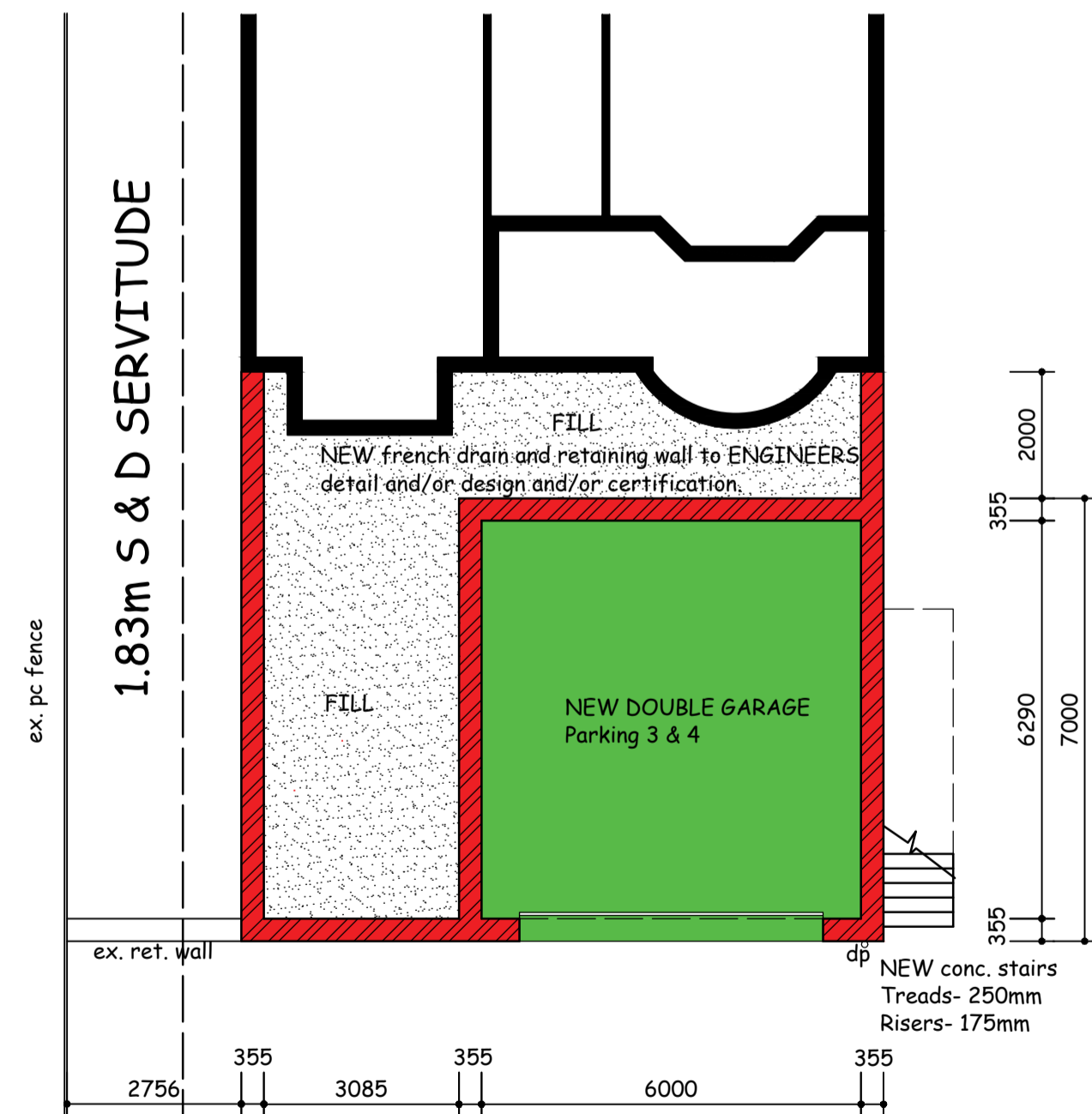
NEW 1.1m high pc balustrade with space NOT exceeding 100mm.



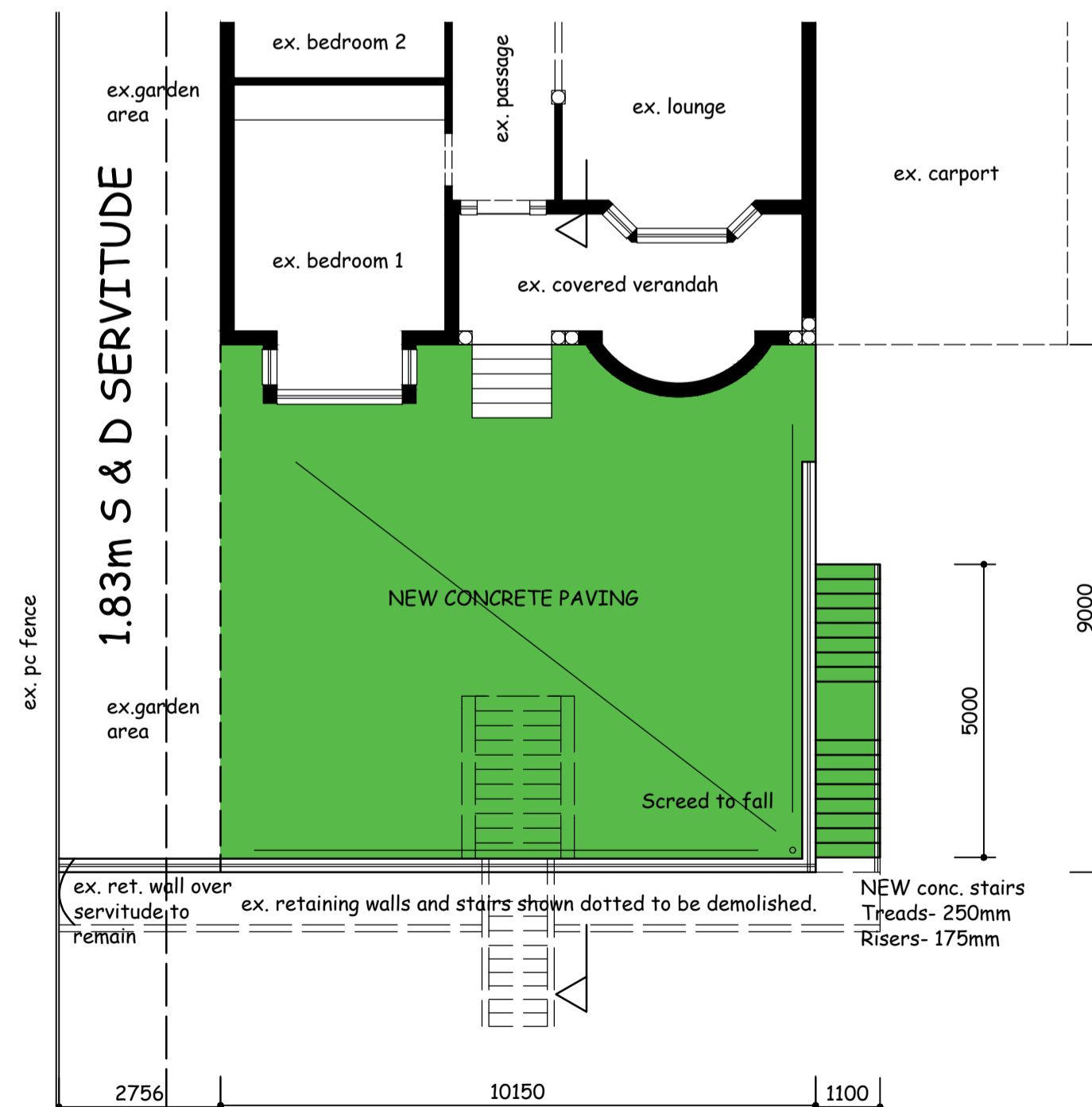
**NORTH WEST ELEVATION**  
SCALE 1:100



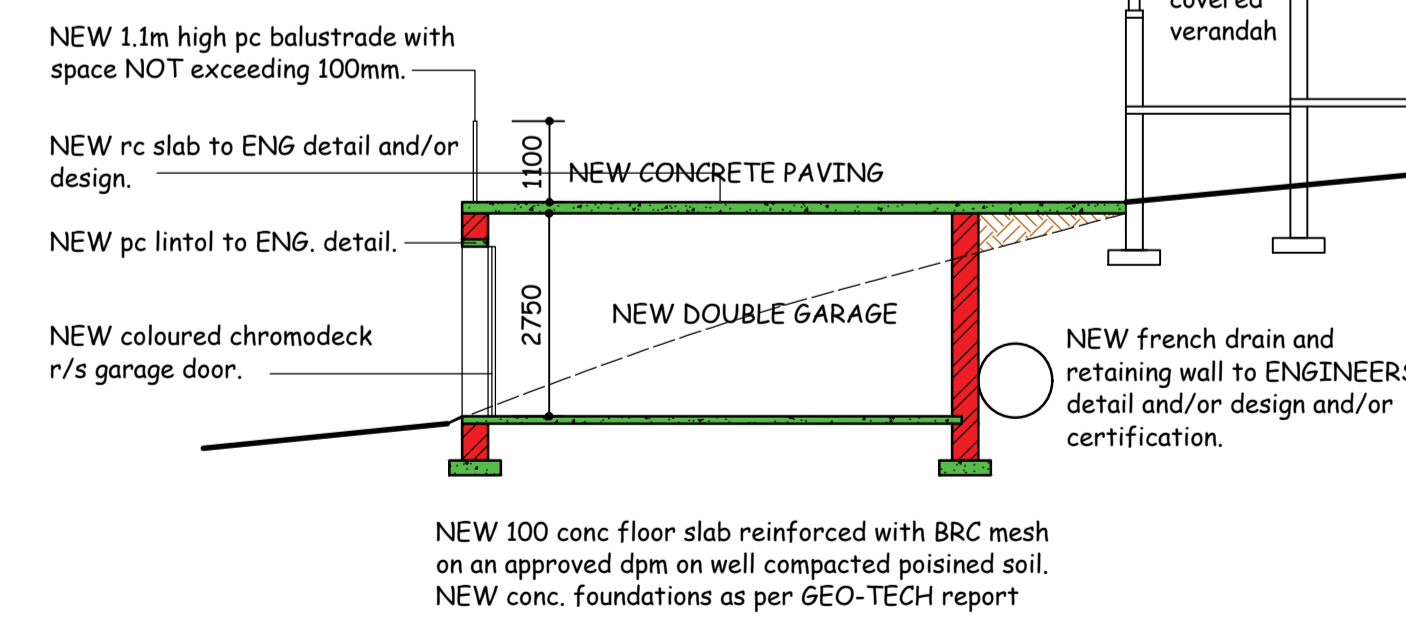
**SITE PLAN**  
SCALE - 1:500



**LOWER GROUND STOREY FLOOR PLAN**  
SCALE 1:100



**GROUND STOREY FLOOR PLAN**  
SCALE 1:100



**SECTION B - B**  
SCALE 1:500

ADDITIONAL AREA: 173.64 SQ.M

OWNERS SIGNATURE: P.P. NHLEKO  
TELEPHONE No: 0842216826

**PROPOSED NEW UNITS AND NEW DOUBLE GARAGE AT 125 FOLKESTONE ROAD ON PORTION 4 OF ERF 639 SEA VIEW R.T & P.P NHLEKO**

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SCALE : 1 IN 100 & 1 IN 500  
DESIGNER : G.P.BRAUM  
DRAWN : B.M.BRAUM  
DATE : JANUARY 2022

DRAWING No: 6669/22/2of2