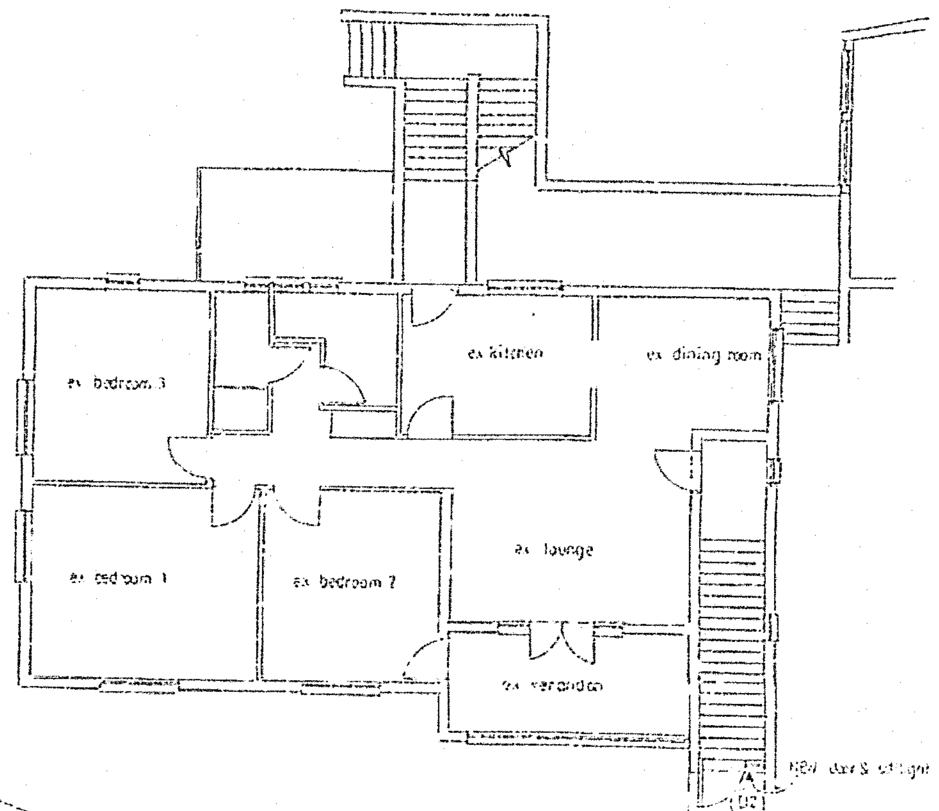
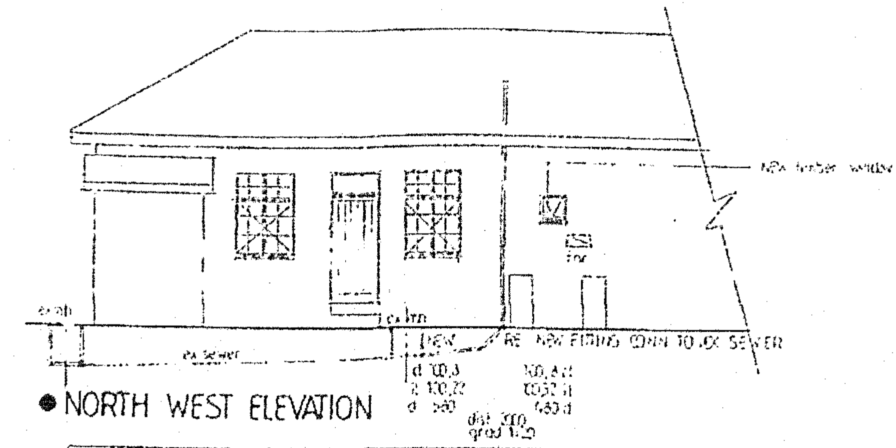
SCHEDULE OF AREAS

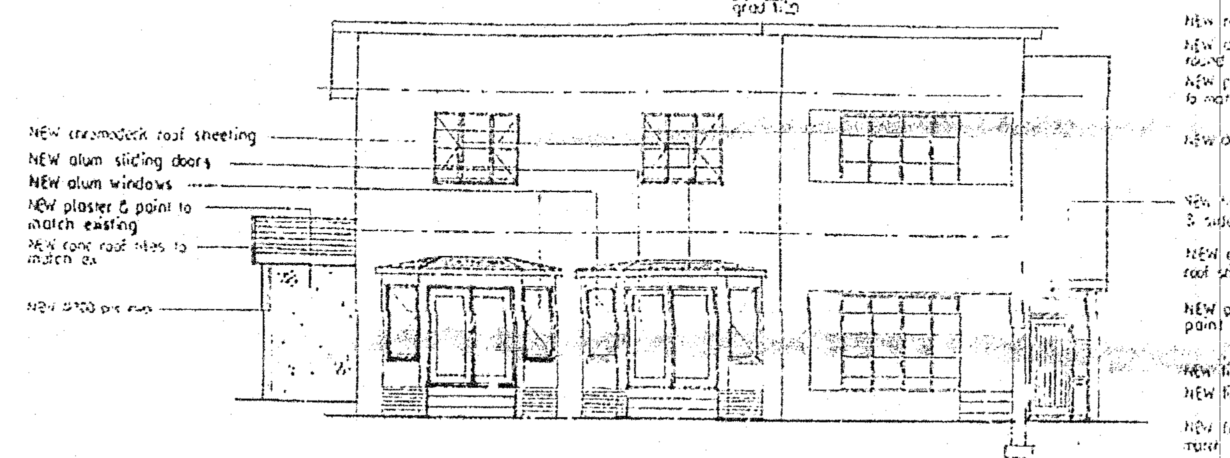
SITE AREA	1 012,00	sq.m
PERMITTED COVERAGE (40%)	404,80	sq.m
EXISTING COVERAGE	342,93	sq.m
PROPOSED COVERAGE	17,02	sq.m
NEW TOTAL COVERAGE	359,95	sq.m
EXISTING FLATS		
- GROUND STOREY	131,66	sq.m
- FIRST STOREY	126,05	sq.m
- COVERED STAIRS	10,22	sq.m
EXISTING GARAGES	72,06	sq.m
EXISTING COTTAGE (converted to)		
- UNIT 1	47,06	sq.m
- UNIT 2	53,62	sq.m
EXISTING SHOP	65,02	sq.m
SERVANTS QUARTERS 1	11,23	sq.m
SERVANTS QUARTERS 2	14,77	sq.m
EXISTING SERVANTS QUARTERS 3	14,96	sq.m
TOTAL EXISTING AREA	546,65	sq.m
PROPOSED ADDITIONS		
GROUND STOREY FLAT		
- NEW BAY WINDOWS	5,12	sq.m
- NEW EN SUITE	3,90	sq.m
EXISTING OUTBUILDING		
- NEW BATHROOM (S/QTRS 1)	3,69	sq.m
- ADDITION TO EX BATHRM (S/QTRS 2)	1,65	sq.m
NEW OUTSIDE TOILET	2,66	sq.m
TOTAL ADDITIONAL AREA	17,02	sq.m



FIRST STOREY FLOOR PLAN



NORTH WEST ELEVATION



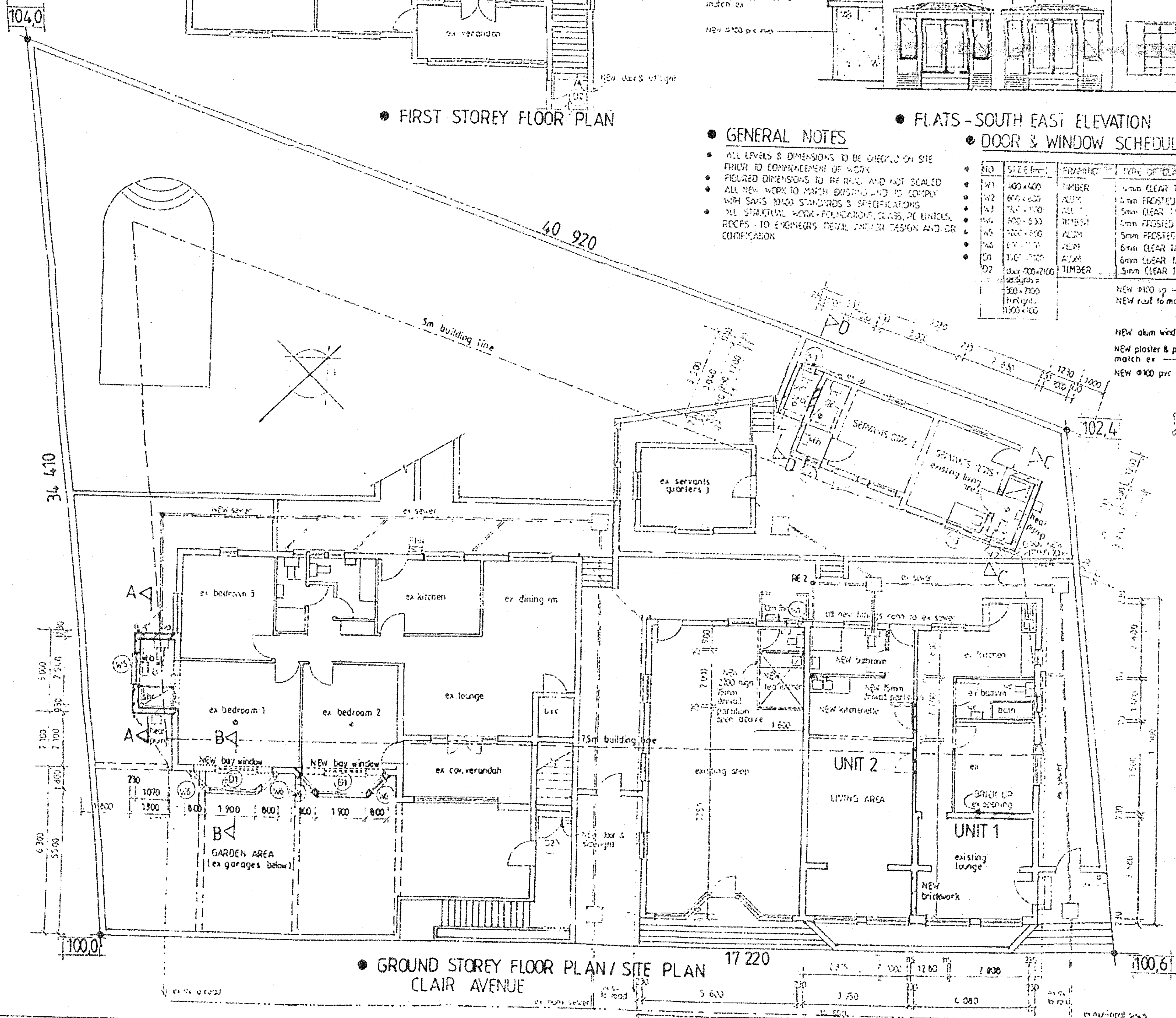
FLATS - SOUTH EAST ELEVATION

GENERAL NOTES

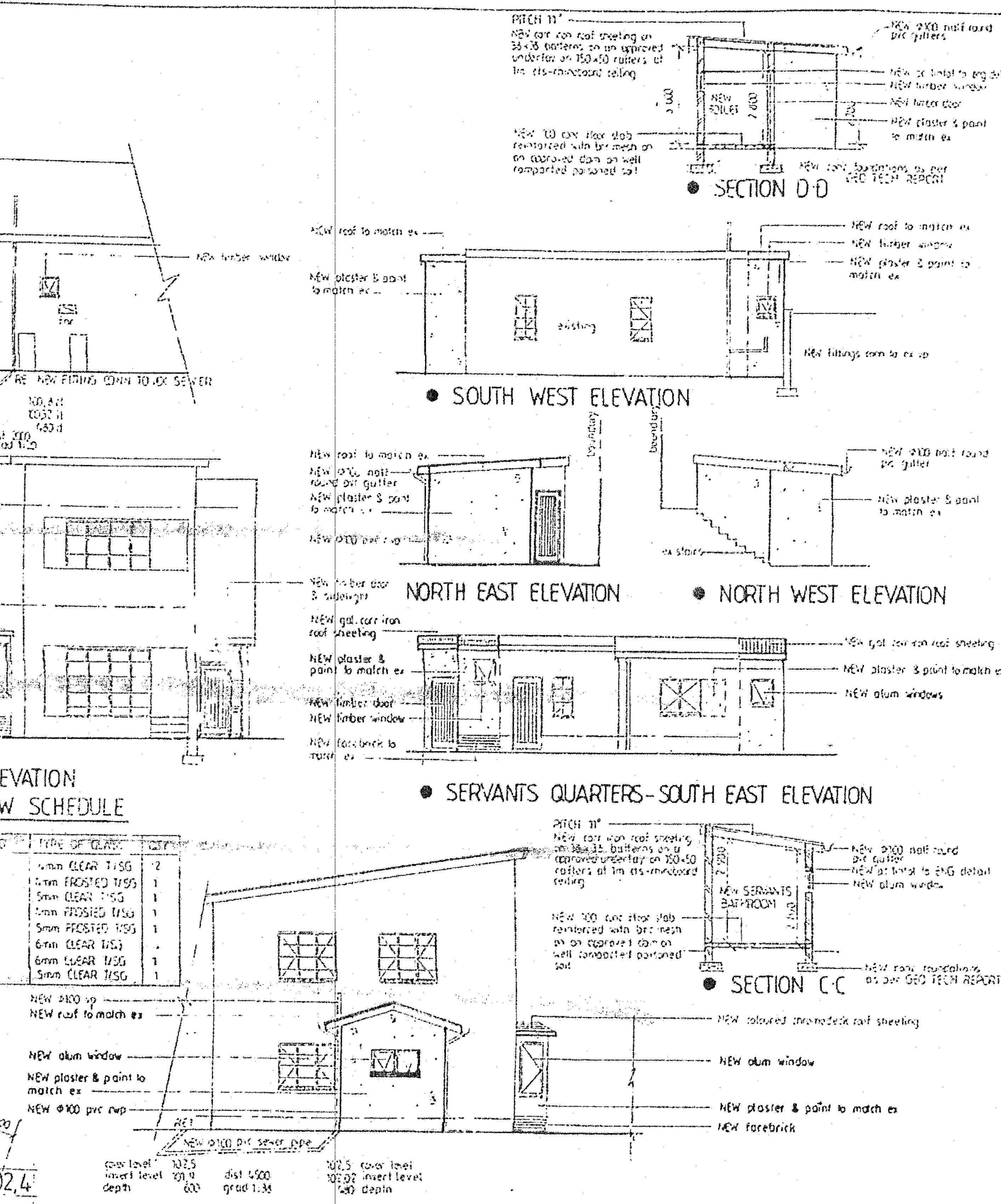
- ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
- FIGURED DIMENSIONS TO BE READ AND NOT SCALED
- ALL NEW WORK TO MATCH EXISTING AND TO COMPLY WITH SANS 10400 STANDARDS & SPECIFICATIONS
- ALL STRUCTURAL WORK - FOUNDATIONS, SLABS, PC LINTELS, ROOFS - TO ENGINEERS DETAIL AND/OR DESIGN AND/OR CERTIFICATION

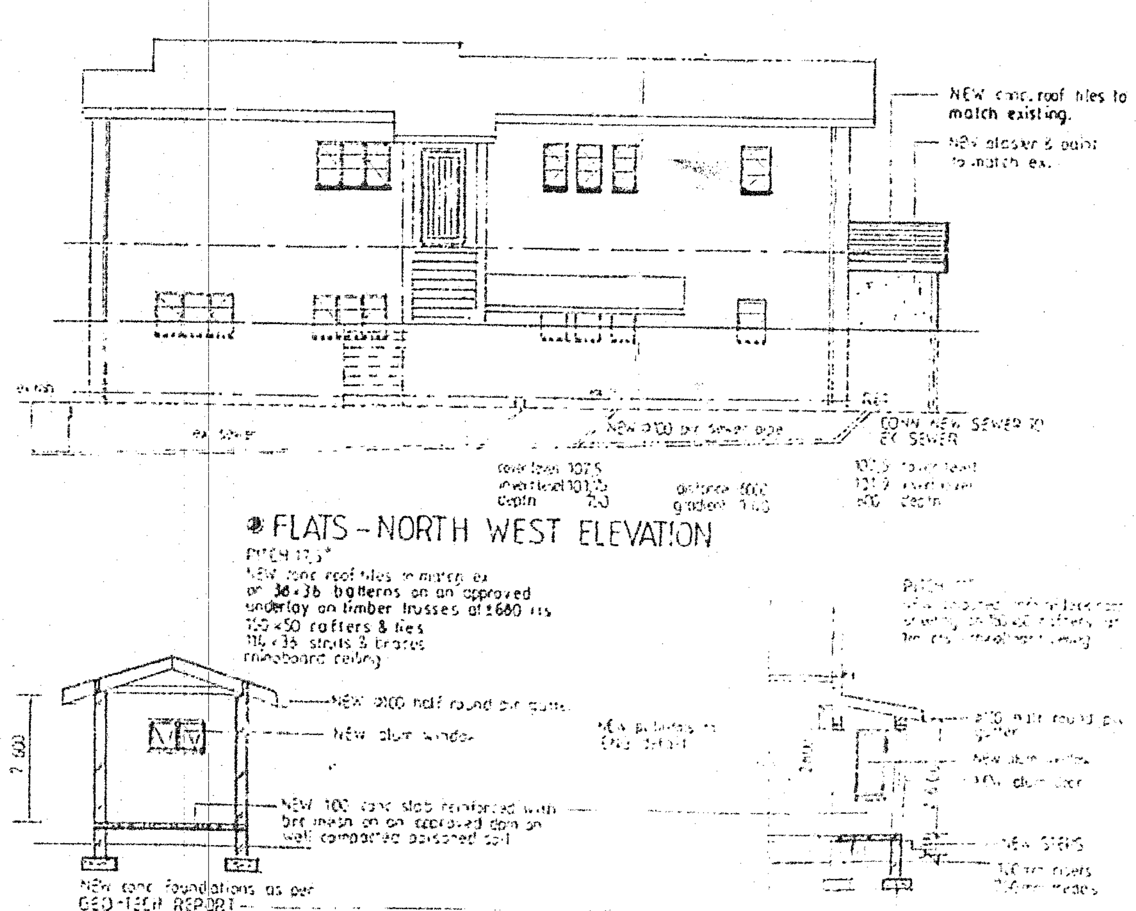
DOOR & WINDOW SCHEDULE

NO	SIZE (mm)	FRAMING	TYPE OF GLASS	QTY
W1	400×400	TIMBER	4mm CLEAR T/SG	2
W2	600×600	ALUM	4mm FROSTED T/SG	1
W3	[illegible]	ALUM	5mm CLEAR T/SG	1
W4	500×600	TIMBER	4mm FROSTED T/SG	1
W5	1200×600	ALUM	5mm FROSTED T/SG	1
W6	[illegible]	ALUM	6mm CLEAR T/SG	[illegible]
D1	[illegible]	ALUM	6mm CLEAR T/SG	1
D2	door 900×2100 sidelights 300×2100 fanlights 1500×400	TIMBER	5mm CLEAR T/SG	1



GROUND STOREY FLOOR PLAN / SITE PLAN
CLAIR AVENUE





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APPLICATION No

ENCROACHMENTS INTO/OVER SERVITUDES

ADDITIONAL AREA 17,02 sq.m

AUTHORISED SIGNATURE — TELEPHONE NO:

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS AT 14/20 CLAIR AVENUE ON ERF 662 OF CATO MANOR FOR FOUNTAINLAKE BODY CORPORATE

GRAHAM BRAUM
Architectural Designer
Pr S Arch T
Reg. No.: ST0010
360 Umgeni Road, Durban 4001
Tel: 031 205 4142
Fax: 031 205 2476
Cell: 082 454 0441
E-mail: gbb_arch@telkomsa.net

SCALE	1:100
DESIGNER	G P BRAUM
DRAWN	B M BRAUM
DATE	OCTOBER 2017

DRAWING NO: 6470/17