

**ERF 2025, 17 OKER AVENUE, VERMONT: APPLICATION FOR DEPARTURE AND DETERMINATION OF ADMINISTRATIVE PENALTY: A SQUIRES-CARSTENS (obo AJN & AM CARSTENS & SQUIRES)**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) to relax the side building line from 2,0m to 0m to accommodate a shade port.

Application is also made for the determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law for the unauthorised building line encroachments.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **1 April 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 2025, OKERLAAN 17, VERMONT: AANSOEK OM AFWYKING EN BEPALING VAN ADMINISTRATIEWE BOETE: A SQUIRES-CARSTENS (nms AJN & AM CARSTENS & SQUIRES)**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ingevolge Artikel 16(2)(b) ontvang is, om die syboullyn te verslap vanaf 2,0m na 0m om 'n skadunet te akkommodeer.

Aansoek is ook ontvang vir die bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening vir die onwettige boulyn oorskrydings.

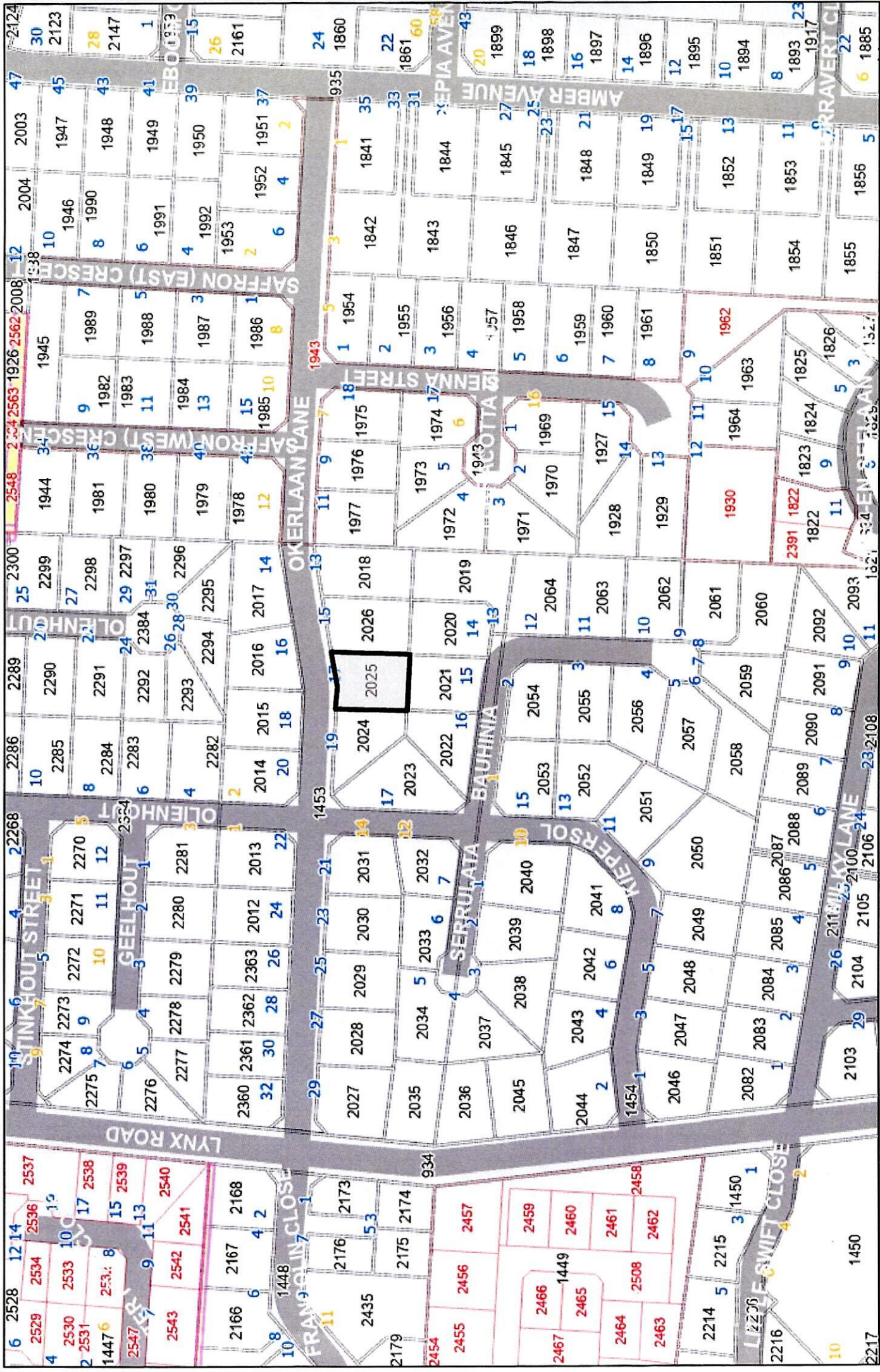
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **1 April 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar begestaan sal word ten einde hul kommentaar te formaliseer.

**ERF 2025, 17 OKER AVENUE, VERMONT: APPLICATION FOR DEPARTURE AND DETERMINATION OF ADMINISTRATIVE PENALTY: A SQUIRES-CARSTENS (obo AJN & AM CARSTENS & SQUIRES)**

Isaziso sinikezwe ngophathelelene neCandelo 48, loMthetho oLungisiweyo kaMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo 16(2)(b) sokunyenysiswa komda kwical lesakhiwo, ukususela kwi-2,0m ukuya kwi-0m uklungiselela ulwakhiwo lwekhopoti enophahla.

Isicelo senziwe ngokunjalo sokumiselwa kwesohlwayo solawulo ngokwemiqathango yeCandelo 16(2)(q) loMthetho kaMasipala elilungiselelwe ungenelo olungekho mthethweni olungagunyaziswanga kumda wesakhiwo.

linkcukacha ezipheleleyo ngesi sindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi yes-i08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla, **wama-1 ku-Epreli 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu H. Olivier** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



Locality Map  
Erf 2025 Vermont



Date: 2021/11/19

TP N. Hancock  
(17.01.2022)



**Motivation Report for exceeding 2 metre on boundary erf 2025 Vermont**

**(A) Proposed development**

An existing shade port, supported by 4 galvanised steel posts and as support for the green overhead shade cloth, exceeding the 2m limit to the boundary regulation, As seen on the 1:100 floor plan of our existing home, it covers 5,800 x 4,700m (height 2,200) over brick paved area

The shade port is situated directly on the west side of our house – and 1,700m from the Northwest corner of house .... and to the border of erf 2023 – that requires the permission.

The 2 driveways into the suburban 17 Oker street (erf 2025) is between 2 speed bumps and have no effect on passing traffic.

The development is for single dwellings. Erf 2023 had not been developed - may be due to the awkward shape of property- and hardly had any interests in the 7 years since we own and occupy plot 2025.

The size of plot 2025 is 626 sqm and ground floor coverage plus shade port total 181 sqm according to the house plan

There is no sewerage, water pipes or electricity cables under the shade port.

A street light pole is on the boundary to erf 2023

**(B) Character of the Environment**

The house and plot is between 2 vacant plots and lie lowest of all. We are surrounded by attractive homes in an friendly neighbourhood

The shade port view from roadside is neat, done professionally and not very obvious behind the nutec covered sliding gate. No one of the surrounding neighbours have any objections .

Once a proper vibacrete or other type of fence is erected on the boundary, it will even be more insignificant or less perceptible

The shade port should not negatively affect the future planning or selling, privacy or views of plot 2023.

The appearance from the opsit side neighbours is neat and professionally done. They have no objections towards the shade port that is existing since 2014.

**(C) Desirability of the proposed utilisation**

The 2m to the boundary cannot be used for anything else. The plots are only for single residential homes. The shade port will not effect potential buildings on 2023 in future.

The shade port is only utilised for essential and safe vehicle parking with protection from sun and rain. The garage is not wide enough to accommodate our 2 vehicles.

Thus, the protection of the shade port is of great importance to us.

**(D) Investigations carried out .....**

No investigations had to be done. This area has been developed and approved by Overstrand Municipality. All studies with regarding to environment must have been proved priory

**(E) The impact of the proposed land development on municipality engineering services**

The original planing and services to plots in our area was done priory by the Overstrand municipality. The shade port do not cause any pollution or storm water or obstruction to

|               |           |
|---------------|-----------|
| FILE NO:      | Sf 2025 ✓ |
|               | Vermont   |
| CAN NO:       | HVM 2025  |
| LABORATOR NO: | 1637508   |
|               |           |

TP

- 7 FEB 2022

traffic in Oker street. No extra services is required, all is already in existence

**(F) Consideration of forward planning and land use documents**

The shade port was erected when there was hardly an other house in sight... And thus not expected to be a problem in future, neither knowing that we need permission from neighbour or municipality.

As we are busy with a lengthy process in getting everything in place to have our home to be signed off by municipality, the shade port was added to the house plan.

Unfortunately we could not obtain any reply from the plot owner on the request to raise objections or not.

Therefore we apply for relaxation or deviation on the restriction regulation.

Removal of the restriction will allow us in continuing using the important shade port to its full extent with no useless or unused 2m area to the border.

The shade port hold no menace to future home makers... it is and will be kept well maintained and neat.

**(G) Planning Principles**

Spatial Justice ...Not applicable in this case.

Spatial sustainability... the existence of the shade port is not in contradiction to the sustainability of this neat and tidy suburb...It cannot promote compaction and only have the solo function as to be a safe and protected area for our valuable vehicle and sometimes a caravan.

Our home will unfortunately never have the equitable marketing value as the new houses in the neighbourhood, but we are happy in here and keep it as attractive as possible.

Efficiency.... We trust that this request do not have any impact on the decision making and streamlining of procedures to minimise any negative aspects concerning our beautiful neighbourhood.

Spatial Resilience...Not applicable.

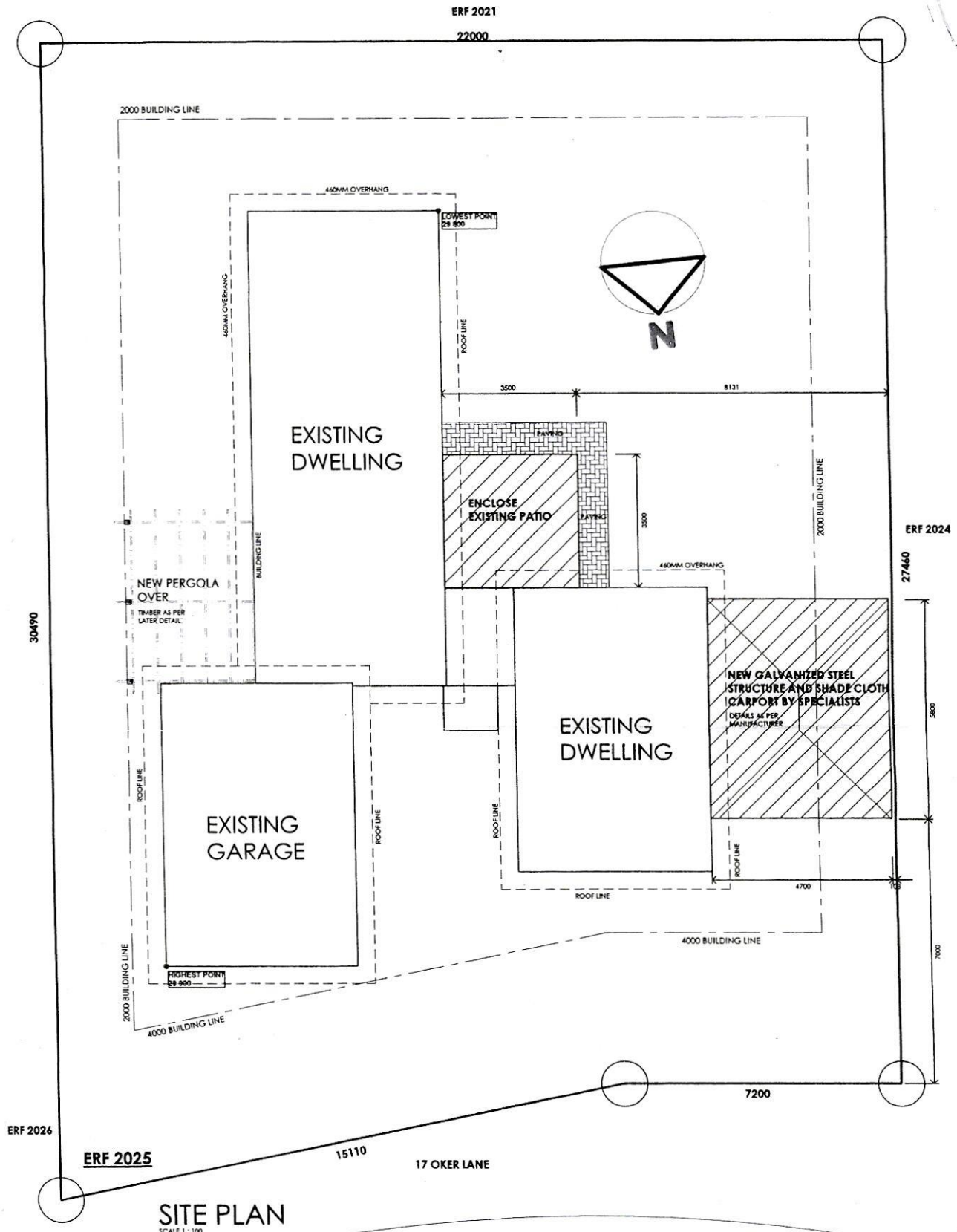
Good Administration...As to adhere to the planing, administration and decision making responsibility of the municipality, we deliver this request for alleviation of the restrictive regulation to be able to continue using the shade port in full.

Please find the included attachment with 4 photos of the shade port under application.

**Application for determination of an administrative penalty... 16(2)(q)C.i.t.o.  
Overstrand Municipality amended By-Law onMunicipal Land use Planning**

- a. and b. The shade port (4 steel posters and green shade cloth 5,800 x 4,700m) exceeding 2m bourndry limit,  
was erected by our selves and with the support of Andre at Shade and Steel during 2015...  
as a great necessity for protection to our vehicles and still to our bakkie.

- c. The shade port was erected when there were hardly any other houses in sight..... And thus not expected to be a problem in future..... neither knowing that we need permission from the neighbour or municipality.....neither were we ever stopped or prohibited to erect or to have and use the shade port



**SITE PLAN**

SCALE 1:100

30M

30M

| <p>THIS DRAWING IS COPYRIGHTED<br/>CONTRACTOR TO VERIFY ALL LEVELS AND<br/>DIMENSIONS ON SITE BEFORE COMMENCING<br/>WORK.<br/>NO PART OF NEW BUILDING TO EXCEED ANY<br/>PART OF BUILDING LINE OR BOUNDARY LINE<br/>USE REQUIRED DIMENSIONS IN PREFERENCE<br/>TO SCALING.<br/>ALL WORKS TO COMPLY STRICTLY ACCORDING<br/>TO THE NATIONAL BUILDING REGULATIONS AND<br/>LOCAL AUTHORITY REQUIREMENTS.<br/>CHECK FOR PERMITS, GAS, ELECTRICIANS, OR<br/>LOCAL AUTHORITY REQUIREMENTS.<br/>COMPLETION ANY WORK<br/>FOUND TO BE IN BREACH OF 300MM BELOW<br/>GROUND TO BE REPAIRED.<br/>ALL PERMITS TO BE OBTAINED BY 300MM BELOW<br/>GROUND TO BE REPAIRED.<br/>ROAD TO BE OPENED UP TO 100MM CONCRETE<br/>DPC TO ALL OPENINGS.<br/>PLUMBER INSTALL BALANCED WATER<br/>PRESSURE SYSTEM.<br/>NO TUBES TO BE CLOSER THAN 300MM FROM<br/>INSIDE OF CHIMNEY.<br/>ENGINEER DRAWINGS SUPERCEDE THIS<br/>DRAWING.<br/>ALL INSPECTIONS BY APPOINTED LOCAL<br/>AUTHORITY AND ENGINEER.</p> |  |      |  |  |  |  |  |  |                                  |
|--|--|------|--|--|--|--|--|--|----------------------------------|
| <p><b>AUTHORISED BY</b><br/>REG NO DO983<br/>TEL NO: 028 315 1655</p>  | <p><b>SQUARE METERS:</b><br/>EXISTING GROUND FLOOR: 142 SQM<br/>NEW EXTENSION: 12 SQM<br/>NEW CARPORT: 27 SQM<br/>NEW TOTAL: 181 SQM<br/>SITE: 528 SQM<br/>NEW COVERAGE: 26.5%</p> |      |  |  |  |  |  |  |                                  |
| <p><b>CLIENT</b></p> <table border="1"> <tr> <th>NO. REVISED/ISSUE</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>  | NO. REVISED/ISSUE  | DATE |  |  |  |  |  |  | <p><b>ADDITION FOR OWNER</b></p> |
| NO. REVISED/ISSUE  | DATE   |      |  |  |  |  |  |  |                                  |
|  |  |      |  |  |  |  |  |  |                                  |
|  |  |      |  |  |  |  |  |  |                                  |
|  |  |      |  |  |  |  |  |  |                                  |
| <p><b>SITE PLAN</b></p>  |  |      |  |  |  |  |  |  |                                  |
| <p><b>HOUSE</b><br/><b>ANNET JIE</b><br/>ERF. 2021<br/>10 OKER STR<br/>VERMONT<br/>OVERSTAND</p>   |  |      |  |  |  |  |  |  |                                  |
| <p><b>PROJECT</b><br/>S002</p>   | <p><b>DWG. NO.</b><br/>202501/A</p>  |      |  |  |  |  |  |  |                                  |
| <p><b>DATE</b><br/>APR 2021</p>  | <p><b>SCALE</b><br/>1:100</p>  |      |  |  |  |  |  |  |                                  |

**THIS DRAWING IS COPYRIGHT**  
 CONTRACTOR TO VERIFY ALL LEVELS AND  
 DIMENSIONS ON SITE BEFORE COMMENCING  
 WORK.  
 NO PART OF NEW BUILDINGS TO EXCEED ANY  
 PART OF BUILDING LINE OR BOUNDARY LINE  
 TO SCALING.  
 USE DIMENSIONS IN PREFERENCE  
 ALL WORKS TO COMPLY STRICTLY ACCORDING  
 THE NATIONAL BUILDING REGULATIONS AND  
 LOCAL AUTHORITY REQUIREMENTS.  
 CHECK FOR PIPES, GAS, ELECTRICAL LINES, OR  
 ANY UNDERGROUND SERVICES BEFORE  
 COMMENCING ANY WORK.  
 FOUNDATIONS TO BE A MIN OF 300MM BELOW  
 VIRGIN SOIL.  
 ALL PIPES TO UNDERSIDE OF ANY DRIVEWAY /  
 ROAD TO COVERED IN MIN 100MM CONCRETE.  
 DPC TO ALL OPENINGS.  
 FLASHINGS INSTALL A BALANCED WATER  
 PRESSURE SYSTEM.  
 NO TIMBER TO BE CLOSER THAN 300MM FROM  
 EDGE OF CHIMNEY.  
 ENGINEER DRAWINGS SUPERCEDE THIS  
 DRAWING.  
 ALL INSPECTIONS BY APPOINTED LOCAL  
 AUTHORITY AND ENGINEER.

**FOUNDATION:**  
 400MM X 150MM X 150MM MASS CONCRETE  
 BLOCK FOUNDATION ON 50MM SAND BED.  
**FLOOR:**  
 PAVING ON ONE LAYER ON GUNPLUS US8 GREEN  
 WATERPROOF SHEETING BEARING SABS MARK  
 NO 952/1949 TYPE C ON WELL COMPACTED  
 FILLING. NO. 10 COMPACTED IN LAYERS NOT  
 EXCEEDING 150MM.  
**CEILING:**  
 50MM ISOBOARD CEILING TO UNDERSIDE OF 50 X 75MM "T"  
 COLD ROLLED GALVANIZED SECTION. INSULATION IN BETWEEN  
 ISOBARD AND "T" SECTIONS. ALL JOINTS TO BE FILLED  
 AND PAINTED.

**ROOF:**  
 CORRUGATED "T" PROFILE IN GRAY BY SUREBIT  
 AT 1250MM ON 75 X 25MM "T" COLD ROLLED SECTION  
 PATTERN AS PER MANUFACTURERS SPECIFICATIONS ON  
 DOUBLE SIDED RADI-SHIELD INSULATION. ROOF  
 STRUCTURE AS PER ENGINEERS DESIGN AND SPECIFICATIONS.  
**CLIMATE ZONE 4**  
 2.2 m2/KW  
 2.565 m2/KW  
 Pass

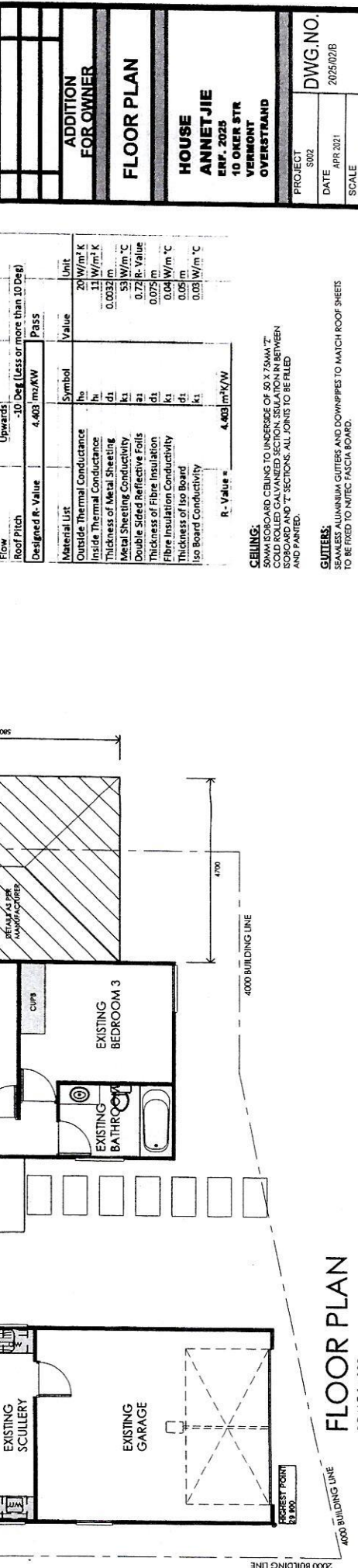
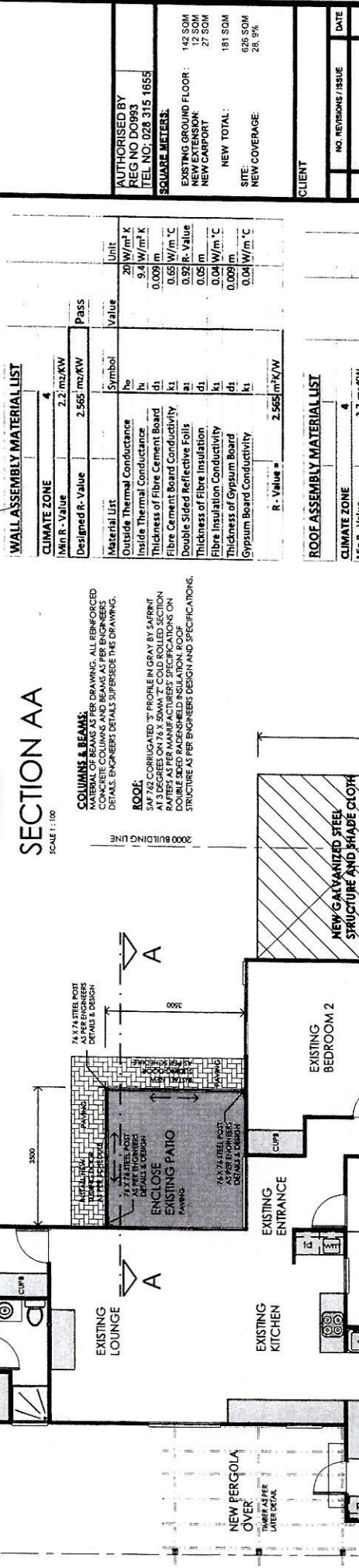
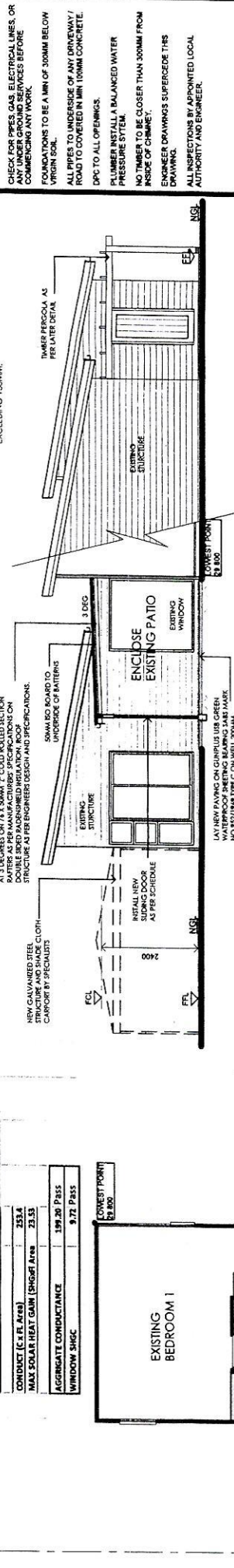
**WALL ASSEMBLY MATERIAL LIST**  

| Material List                   | Symbol       | Value                    | Unit               |
|---------------------------------|--------------|--------------------------|--------------------|
| Outside Thermal Conductance     | ho           | 20                       | W/m <sup>2</sup> K |
| Inside Thermal Conductance      | hi           | 9.4                      | W/m <sup>2</sup> K |
| Thickness of Fibre Cement Board | d1           | 0.009                    | m                  |
| Fibre Cement Board Conductivity | k1           | 0.05                     | W/m °C             |
| Double Sided Reflective Foils   | z1           | 0.02                     | R-Value            |
| Thickness of Fibre Insulation   | d1           | 0.05                     | m                  |
| Fibre Insulation Conductivity   | k1           | 0.04                     | W/m °C             |
| Thickness of Gypsum Board       | d1           | 0.009                    | m                  |
| Gypsum Board Conductivity       | k1           | 0.04                     | W/m °C             |
| <b>R-Value =</b>                | <b>2.565</b> | <b>m<sup>2</sup>/K/W</b> |                    |

**ROOF ASSEMBLY MATERIAL LIST**  

| Material List                 | Symbol       | Value                    | Unit               |
|-------------------------------|--------------|--------------------------|--------------------|
| Outside Thermal Conductance   | ho           | 20                       | W/m <sup>2</sup> K |
| Inside Thermal Conductance    | hi           | 11                       | W/m <sup>2</sup> K |
| Thickness of Metal Sheeting   | d1           | 0.0032                   | m                  |
| Metal Sheeting Conductivity   | k1           | 53                       | W/m °C             |
| Double Sided Reflective Foils | z1           | 0.72                     | R-Value            |
| Thickness of Fibre Insulation | d1           | 0.075                    | m                  |
| Fibre Insulation Conductivity | k1           | 0.04                     | W/m °C             |
| Thickness of Iso Board        | d1           | 0.05                     | m                  |
| Iso Board Conductivity        | k1           | 0.03                     | W/m °C             |
| <b>R-Value =</b>              | <b>4.403</b> | <b>m<sup>2</sup>/K/W</b> |                    |

**CEILING:**  
 50MM ISOBOARD CEILING TO UNDERSIDE OF 50 X 75MM "T"  
 COLD ROLLED GALVANIZED SECTION. INSULATION IN BETWEEN  
 ISOBARD AND "T" SECTIONS. ALL JOINTS TO BE FILLED  
 AND PAINTED.  
**GUTTERS:**  
 SEAMLESS ALUMINUM GUTTERS AND DOWNPIPES TO MATCH ROOF SHEETS  
 TO BE FIXED TO NUTEC FASCIA BOARD.



**FOUNDATION:**  
 400MM X 150MM X 150MM MASS CONCRETE  
 BLOCK FOUNDATION ON 50MM SAND BED.  
**FLOOR:**  
 PAVING ON ONE LAYER ON GUNPLUS US8 GREEN  
 WATERPROOF SHEETING BEARING SABS MARK  
 NO 952/1949 TYPE C ON WELL COMPACTED  
 FILLING. NO. 10 COMPACTED IN LAYERS NOT  
 EXCEEDING 150MM.  
**CEILING:**  
 50MM ISOBOARD CEILING TO UNDERSIDE OF 50 X 75MM "T"  
 COLD ROLLED GALVANIZED SECTION. INSULATION IN BETWEEN  
 ISOBARD AND "T" SECTIONS. ALL JOINTS TO BE FILLED  
 AND PAINTED.  
**GUTTERS:**  
 SEAMLESS ALUMINUM GUTTERS AND DOWNPIPES TO MATCH ROOF SHEETS  
 TO BE FIXED TO NUTEC FASCIA BOARD.

**DWG. NO.**  
 2025/02/B  
**PROJECT**  
 502  
**DATE**  
 APR 2021  
**SCALE**  
 1:100

THIS DRAWING IS COPYRIGHT  
 CONTRACTOR TO VERIFY ALL LEVELS AND  
 DIMENSIONS ON SITE BEFORE COMMENCING  
 WORK.  
 NO PART OF NEW BUILDING TO EXCEED ANY  
 PART OF BUILDING LINE OR BOUNDARY LINE  
 USE FIGURED DIMENSIONS IN PREFERENCE  
 TO SCALES.  
 ALL WORKS TO COMPLY STRICTLY ACCORDING  
 TO LOCAL AUTHORITY REQUIREMENTS.  
 CHECK FOR PIPES, GAS, ELECTRICAL LINES, OR  
 ANY UNDER GROUND SERVICES BEFORE  
 COMMENCING ANY WORK.  
 FOUNDATIONS TO BE A MIN OF 100MM BELOW  
 VIRGIN SOIL.  
 ALL PIPES TO UNDERSIDE OF ANY DRIVEWAY/  
 ROAD TO COVERED IN MIN. 100MM CONCRETE.  
 DPC TO ALL OPENINGS.  
 PLUMBER INSTALL A BALANCED WATER  
 PRESSURE SYSTEM.  
 NO TIMBER TO BE CLOSER THAN 100MM FROM  
 INSIDE OF CHIMNEY.  
 ENGINEER DRAWINGS SUPERSEDE THIS  
 DRAWING.  
 ALL INSPECTIONS BY APPOINTED LOCAL  
 AUTHORITY AND ENGINEER.

**FOUNDATION:**  
 400 MM X 600 X 400MM X 15MPA MASS CONCRETE  
 BLOCK FOUNDATION ON 50MM SAND BED.  
**FLOOR:**  
 PAVING ON ONE LAYER ON GINPLUS USB GREEN  
 100MM THICK WITH 100MM SAND BED ON TOP.  
 NO 952/1909 TYPE C ON WELL COMPACTED  
 FILLING, TO BE COMPACTED IN LAYERS NOT  
 EXCEEDING 150MM.  
**COLUMNS & BEAMS:**  
 ALL REINFORCED  
 CONCRETE COLUMNS AND BEAMS AS PER ENGINEER'S  
 DETAILS. ENGINEER DETAILS SUPERSEDE THIS DRAWING.

**CLIENT**

**ADDITON FOR OWNER**

**ELEVATIONS**

**HOUSE  
 ANNETJIE  
 EMP. 2025  
 10 OKER STR  
 VERMONT  
 OVERSTRAND**

PROJECT S002  
 DATE APR 2021  
 SCALE 1:100  
**DWG NO.  
 2025/03/B**

ALUTHORISED BY  
 REG NO D0993  
 TEL NO. 028 315 1655  
**SQUARE METERS:**  
 EXISTING GROUND FLOOR: 145 SQM  
 NEW GARPORT: 27 SQM  
 NEW GARPORT: 27 SQM  
 NEW TOTAL: 181 SQM  
 SITE: 626 SQM  
 NEW COVERAGE: 28.5%

NO. REV/SONE / ISSUE  
 DATE

SCALE 1:100

SCALE 1:100



**EAST ELEVATION**  
 SCALE 1:100  
 BUILDING HEIGHT RESTRICTION 4000 (37 850)  
 HIGHEST MEAN LEVEL 29 800  
 LOWEST MEAN LEVEL 28 800  
 AVERAGE MEAN LEVEL 29 850  
 + 8000 = 37 850

**CEILING:**  
 50MM SOLIDBOARD, CEILING TO UNDERSIDE OF 50 X 75MM T7  
 COLD ROLLED GALVANIZED SECTION. SS18LATION IN BETWEEN  
 BOARD AND T7 SECTIONS. ALL JOINTS TO BE FILLED  
 AND PAINTED.  
**GIUTTERS:**  
 SEAMLESS ALUMINIUM GIUTTERS AND DOWNPIPES TO MATCH ROOF SHEETS  
 TO BE REFER TO INTREC FASCIA BOARD.

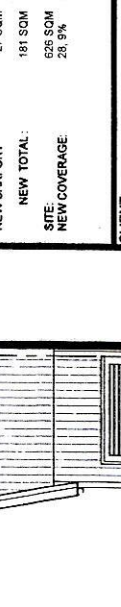
24F 742 CORRUGATED 3" PROFILE IN GRAY BY SAFRINT  
 AT 3 DEGREES ON 74 X 50MM T7 COLD ROLLED SECTION  
 DOUBLE SIDED RAUENSHIELD INSULATION ROOF  
 STRUCTURE AS PER ENGINEER DESIGN AND SPECIFICATIONS.  
 INTREC CLADDING  
 WALLS AS PER EXISTING

NEW GALVANIZED STEEL  
 STRUCTURE AND SHADE CLOTH  
 GARPORT BY STRECOATS

74 X 74 STEEL POST  
 AS PER ENGINEER  
 DETAILS & DESIGN

34F 742 CORRUGATED 3" PROFILE IN GRAY BY SAFRINT  
 AT 3 DEGREES ON 74 X 50MM T7 COLD ROLLED SECTION  
 DOUBLE SIDED RAUENSHIELD INSULATION ROOF  
 STRUCTURE AS PER ENGINEER DESIGN AND SPECIFICATIONS.

NEW GALVANIZED STEEL  
 STRUCTURE AND SHADE CLOTH  
 GARPORT BY STRECOATS



**WEST ELEVATION**  
 SCALE 1:100  
 BUILDING HEIGHT RESTRICTION 4000 (37 850)  
 HIGHEST MEAN LEVEL 29 800  
 LOWEST MEAN LEVEL 28 800  
 AVERAGE MEAN LEVEL 29 850  
 + 8000 = 37 850

**ROOF:**  
 34F 742 CORRUGATED 3" PROFILE IN GRAY BY SAFRINT  
 AT 3 DEGREES ON 74 X 50MM T7 COLD ROLLED SECTION  
 DOUBLE SIDED RAUENSHIELD INSULATION ROOF  
 STRUCTURE AS PER ENGINEER DESIGN AND SPECIFICATIONS.

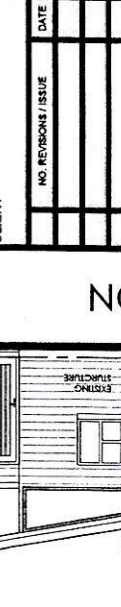
NEW GALVANIZED STEEL  
 STRUCTURE AND SHADE CLOTH  
 GARPORT BY STRECOATS

74 X 74 STEEL POST  
 AS PER ENGINEER  
 DETAILS & DESIGN

34F 742 CORRUGATED 3" PROFILE IN GRAY BY SAFRINT  
 AT 3 DEGREES ON 74 X 50MM T7 COLD ROLLED SECTION  
 DOUBLE SIDED RAUENSHIELD INSULATION ROOF  
 STRUCTURE AS PER ENGINEER DESIGN AND SPECIFICATIONS.

NEW GALVANIZED STEEL  
 STRUCTURE AND SHADE CLOTH  
 GARPORT BY STRECOATS

INSTALL NEW  
 SLIDING DOOR  
 AS PER SCHEDULE



**NORTH ELEVATION**  
 SCALE 1:100  
 BUILDING HEIGHT RESTRICTION 4000 (37 850)  
 HIGHEST MEAN LEVEL 29 800  
 LOWEST MEAN LEVEL 28 800  
 AVERAGE MEAN LEVEL 29 850  
 + 8000 = 37 850

**ROOF:**  
 34F 742 CORRUGATED 3" PROFILE IN GRAY BY SAFRINT  
 AT 3 DEGREES ON 74 X 50MM T7 COLD ROLLED SECTION  
 DOUBLE SIDED RAUENSHIELD INSULATION ROOF  
 STRUCTURE AS PER ENGINEER DESIGN AND SPECIFICATIONS.

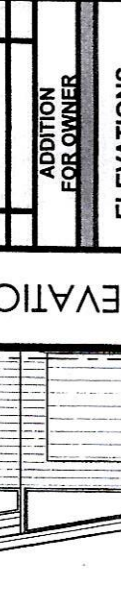
NEW GALVANIZED STEEL  
 STRUCTURE AND SHADE CLOTH  
 GARPORT BY STRECOATS

74 X 74 STEEL POST  
 AS PER ENGINEER  
 DETAILS & DESIGN

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 AT 3 DEGREES ON 74 X 50MM T7 COLD ROLLED SECTION  
 DOUBLE SIDED RAUENSHIELD INSULATION ROOF  
 STRUCTURE AS PER ENGINEER DESIGN AND SPECIFICATIONS.

NEW GALVANIZED STEEL  
 STRUCTURE AND SHADE CLOTH  
 GARPORT BY STRECOATS

INSTALL NEW  
 SLIDING DOOR  
 AS PER SCHEDULE



**SOUTH ELEVATION**  
 SCALE 1:100  
 BUILDING HEIGHT RESTRICTION 4000 (37 850)  
 HIGHEST MEAN LEVEL 29 800  
 LOWEST MEAN LEVEL 28 800  
 AVERAGE MEAN LEVEL 29 850  
 + 8000 = 37 850

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