

CHESTER ROAD



N
 GROUND FLOOR
 SITE PLAN
 scale 1:100

- NOTES:**
- The design on this drawing is copyright and remains the property of Caroline.
 - All work to be carried out in strict accordance with the local authority S.A.B.S standards
 - This drawing may not be scaled. Only figured dimensions and levels may be used.
 - All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

MUNICIPAL INFORMATION

ERF NUMBER	41
LOCATION AREA	PARKWOOD
ZONING	Residential 1
AREA OF SITE	1066.00 m ²
EXISTING FLOOR AREA	414.00 m ²
TOTAL FLOOR AREA	414.00 m ²
COVERAGE PERCENTAGE	38.84%
F.A.R.	0.40

- GENERAL NOTES**
- ALL SPECIFICATIONS TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND ALL RELEVANT LOCAL AUTHORITY BY-LAWS AND APPROVED DRAWINGS.
- All dimensions and levels to be verified on site before any work commences
 - Road figured dimensions in preference to those scaled. Any discrepancies to be reported immediately.
 - No responsibility is held for any error whatsoever arising during or after construction.
 - Concrete mix for foundation and to be min 15mpa.
 - drainage not to encroach servitude
 - Garden sheds & dog kennels not to be visible from road and cannot be placed on side space.
 - Use of indigenous trees & plants are encouraged.
 - final colour to be approved by owner.
 - external lighting wall mounted max. height = 1m from NGL.
 - All window frames and doors to be epoxy coated aluminium in bronze colour / approved colour as per home owner.
 - No external burglar bars only rectangular forms.
 - Washing lines/ gas installations/ refuse areas to be screened off not to be visible from street / public areas.
 - No skylights/vents/solar panels visible from street.
 - Drywalls to comply with SA standards
 - Glazing as per NHB part 9.
 - Positioning of TV antenna and satellite dishes to be approved by owner.

FOUNDATIONS NOTES

- FLOORS**
- 25mm motor finish on concrete floor slab.
 - Non skid tiles to bathroom, Kitchen patio and toilet floors.
 - ordinary floor tiles to remaining floor areas.

- ENGINEERING NOTES**
- Structural design and foundation should be according to Engineers designs and specifications.
 - strength & stability of walls to Engineers design.

SCHEDULE OF RIGHTS		
Property Description		
Erf : 41		
Township: PARKWOOD		
Title Deed:		
Site Area: 1066.00m ²		
Zoning Information		
Town Planning Scheme	Johannesburg 2018	Amendment Scheme No.
Use Zone:	Residential 1	Anexure No.
Development Control		
Permissible:	Control	Actual
Double Storey	Hight Zone	Single Storey
60%	Coverage	38.84 %
1.2	Floor Area Ratio	0.4
Parking		
PARKING RATIO	0,2 bays per child plus 1,0 bay per classroom	
Total Parking Bays Required	To The Satisfaction of The Municipality	
Total Parking Bays Provided	6	
Proposal		
CHILD CARE CENTRE (CRE'CHE)		
TOTAL NUMBER OF CLASS ROOM : 5		
Total NUMBER OF STUDENTS: 60		
TOTAL NUMBER OF WORKERS: 5		

signature.....
 Date:.....

PROJECT TITLE: CONVERSION OF EXISTING DWELLING TO CHILD CARE CENTRE (CRE'CHE) ON ERF 41 PARKWOOD

OWNER:
 CELL:
 Owner's signature.....

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S.T.K.
 Designers & Developers
 DEVELOPING AFRICA WITHIN