



Locality Plan

SCHEDULE OF AREAS		COLOUR LEGEND	
SITE	19062m ²	New facebrick in section	
Floor Area Ratio	0.6	New Facebrick in elevation	
Permissible F.A.R (N/A)	11437.2m ²	New common brick in section	
Ex. F.A.	2984m ²	New roof sheeting in elevation	
New F.A.	539m ²	New roof sheeting in section	
Demolished F.A.	121m ²	New timber in section	
F.A. in hand	8035.2m ²	New timber in elevation	
Total Proposed Additional Area	3402m²	New plaster and paint	
Coverage	60%	New concrete in section	
Permissible Coverage 60%	: 11437.2m ²	New concrete in elevation	
Ex. Coverage	: 5934	Waste Water	
Demolished Coverage	: 76m ²	Sewer	
Prop additional Coverage	: 456.7m ²	Stormwater	
Coverage in hand	: 5122.5m ²	Ex. Sewer	
Total Proposed Coverage	:6314m²	Ex. Stormwater	
TOWN PLANNING INFO		STORMWATER	
Zoning:	EDUCATIONAL		
FAR:	0.6		
Coverage:	60%		
Building Line:	7.5m		
Min Rear and Side Space:	3m		
Max Height:	4 storeys		
D'MOSS	No		
OCCUPANCY	A3		
PLUMBING KEY			
CL:	Cover level	RWDP:	rain water down pipe
I.E:	inspection eye	SVP:	soil vent pipe
IL:	Invert level	SH:	shower
MH:	man hole	whb:	wash hand basin
SW:	storm water	WC:	water closet (toilet pan)
		VV:	Vent Valve

RELAXATION OF BUILDING LINE TO STREET (JAN SMUTS FROM 7.5m TO 6.2m) NEIGHBOUR'S CONSENT

NAME: N.K. Dube	DATE:
CADASTRAL: Portion 1/ Erf 94 Winston Park	
ADDRESS: 10 Jan Smuts Avenue, Winston Park	
ID NO.:	
TELEPHONE NO.:	
SIGN:	
NAME: H. Eckhardt	DATE:
CADASTRAL: Rem/ Erf 94 Winston Park	
ADDRESS: 8 Jan Smuts Avenue, Winston Park	
ID NO.:	
TELEPHONE NO.:	
SIGN:	
NAME: T.P. Dixon	DATE:
CADASTRAL: Erf 98 Winston Park	
ADDRESS: 6 Jan Smuts Avenue, Winston Park	
ID NO.:	
TELEPHONE NO.:	
SIGN:	
NAME: J.S. Jansen	DATE:
CADASTRAL: Portion 1/ Erf 100 Winston Park	
ADDRESS: 4 Jan Smuts Avenue, Winston Park	
ID NO.:	
TELEPHONE NO.:	
SIGN:	
NAME: Lithaphiwe Family Trust	DATE:
CADASTRAL: Erf 101 Winston Park	
ADDRESS: 2 Jan Smuts Avenue, Winston Park	
ID NO.:	
TELEPHONE NO.:	
SIGN:	



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Project
Additions and alterations to existing Grade 1 block with an addition of a new first floor & alterations to ex. admin block - proposed grade R.

Owners
Winston Park Primary School

Street Address
2 Jan Smut Avenue, Winston Park

Cadastral Description
Erven 22 & 21 Winston Park

Names & Signatures
Architect & Applicant

Client

Drawing Title
Site Location and Plan

Draft Submission Drawings

Project Number : 2102
Date : 2023-05-09
Drawn : R Oberholzer & S Thusi
Checked : A Lead
Scale : As indicated

Dwg no. : **2204_04.1_01**

Site Plan- Grade R Block and Grade 1 Block
Scale 1:200