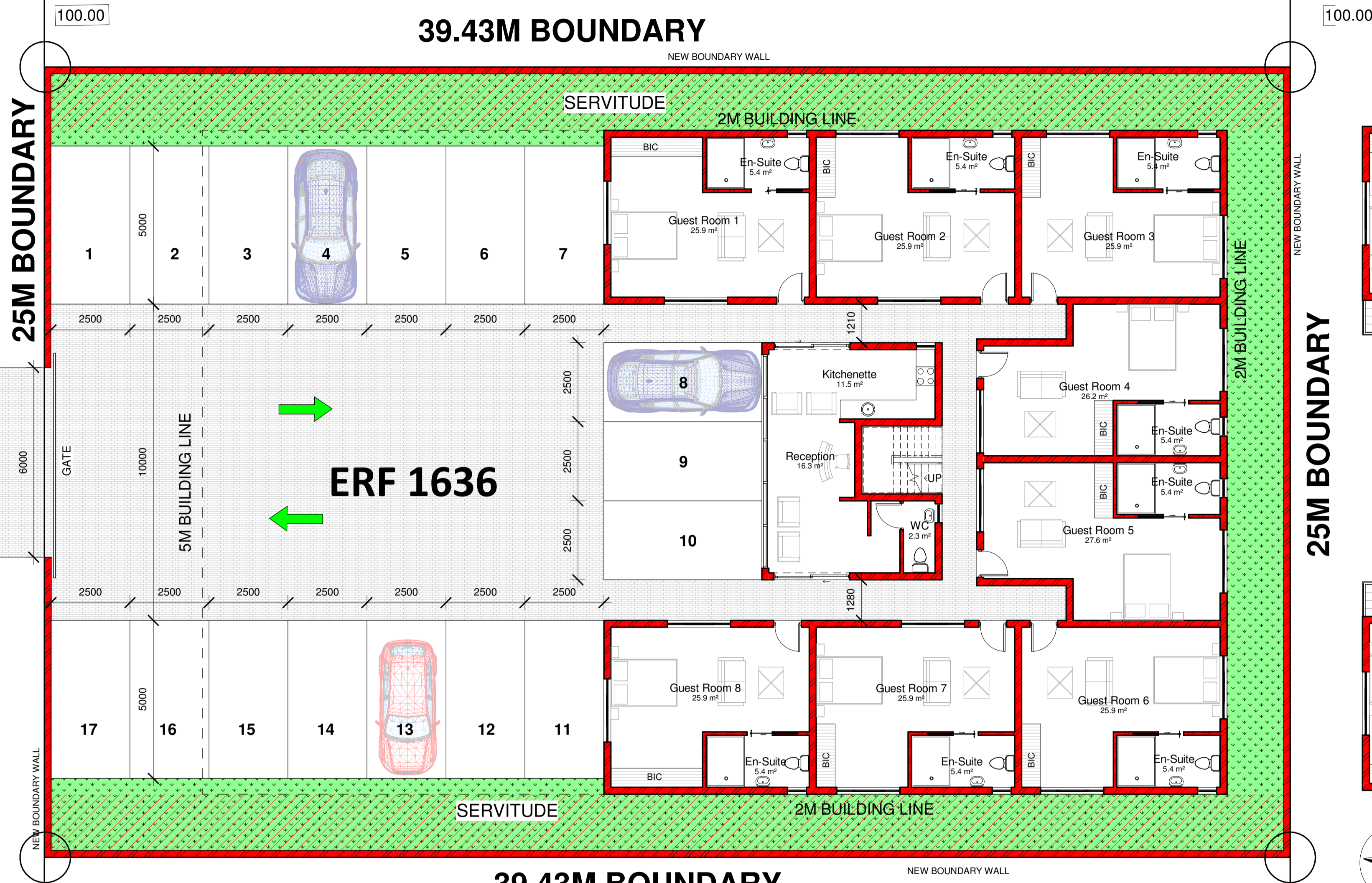


13 KEURBOOM AVENUE

ERF 1635

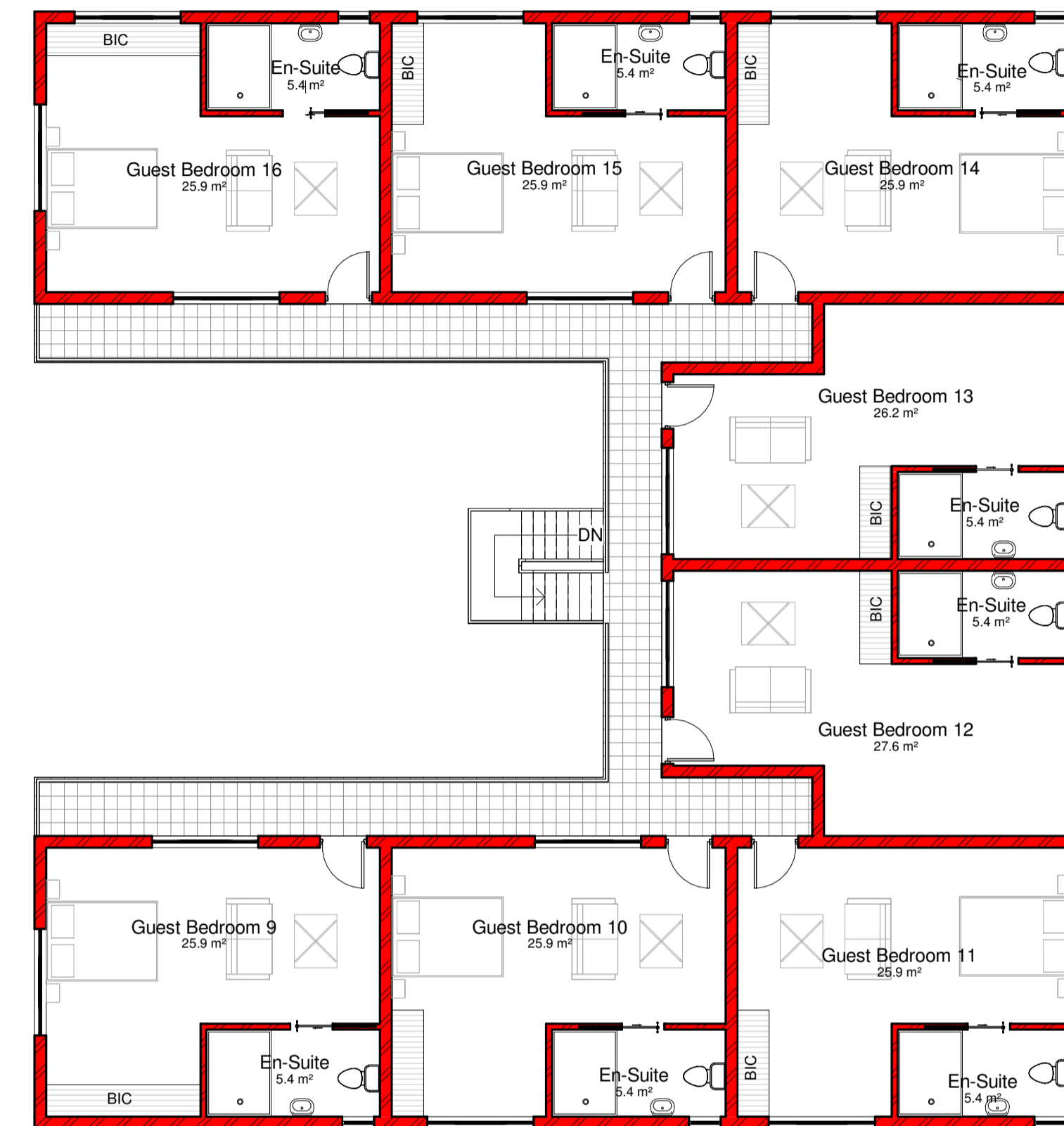
39.43M BOUNDARY



ERF 1636

39.43M BOUNDARY

ERF 1637



2 First Floor Plan
1 : 100

1 Ground Floor Plan
1 : 100

DAWOOD KADER AND ASSOCIATES

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161 BOSDUIF CRESCENT
WIERDAPARK EXT 1
CENTURION

SACAP REG NO: PRARCH24750837



Issued For Information	
Issued For Submission	
Issued For Tender	
Issued For Construction	

Proposed New Guest House on Erf 1636
Fochville, 13 Keurboom Avenue

Architect Signature
Engineer Signature

Client
RAVINDRA SEWERSAD

Area Table	
STAND SIZE	986M ²
CURRENT USE ZONE	RESIDENTIAL 1
PROPOSED USE ZONE	RESIDENTIAL 1
PERMITTED HEIGHT	2 STOREY(S)
PERMITTED F.A.R.	1.2(1183M ²)
PERMITTED COVERAGE	60%(591M ²)
PROPOSED HEIGHT	2 STOREY(S)
PROPOSED F.A.R.	0.50 (576M ²)
PROPOSED COVERAGE	31.2%(308M ²)
PARKING REQ	17 BAYS
PARKING PROVIDED	17 BAYS

NO	REVISION	DATE

DESIGN CONTROLS	
PROPOSED USE ZONE	RESIDENTIAL 1
PROPOSED USE	GUEST HOUSE
PARKING REQUIREMENTS	
GUEST HOUSE	1 BAYS/ROOM
RECEPTION(ANCILLARY)	5 BAYS/100M ²
AREAS AND PARKING ALLOCATION	
GUEST HOUSE	576M ² (16 ROOMS 36M ² /ROOM) - 16 BAYS
RECEPTION	17M ² - 1 BAYS
PARKING BAYS REQUIRED	
	17 BAYS
PARKING BAYS PROVIDED	
	17 BAYS

Floor Plans	
Project number	1636/Fochville
Drawing No	A102
Date	19/07/2024
Drawn by	DKA
Scale	1 : 100