



ERF 8158 KENSINGTON EXT.11

PARKING REQUIREMENTS
As per Scheme 1.5 parking bays per dwelling unit
Parking for ancillary bona-fide uses shall be provided to the satisfaction of the council

GROUND FLOOR AREA	
Parking, Staircases, Elevator and Walkways	1650.00m²
Additional Area added to the existing footprint is 20.00m²	
AREA PER FLOOR	
1 Bed Unit - Balcony	62m² x 1 units = 62.00m²
2 Bed Unit - Balcony	62m² x 2 units = 124.00m²
2 Bed Unit + 1 Bath	91m² x 1 units = 91.00m²
2 Bed Unit + 2 Bath	91m² x 2 units = 182.00m²
3 Bed Unit	120m² x 3 units = 360.00m²
TOTAL UNIT AREA	1361.00m²
Common Areas, Staircases, Lift	458.00m²
TOTAL FLOOR AREA	1819.00m²
Additional Area added to the existing footprint is 20.00m²	

TOTAL AREA FOR BLOCK 1 AND 2	
GROUND FLOOR AREA	1650.00m²
FIRST FLOOR AREA	1610.00m²
SECOND FLOOR AREA	1819.00m²
THIRD FLOOR AREA	1819.00m²
FOURTH FLOOR AREA	1819.00m²
FIFTH FLOOR AREA - (NEW)	1819.00m²
TOTAL AREA	10 745.00m²
Additional Area added to the existing footprint is 1951.00m²	
ACTUAL COVERAGE	
TOTAL UNIT AREA X 5 FLOORS	6805.00m²
ACTUAL F.A.R.	6805.00m²

DENSITY
ERF 8172 KENSINGTON EXT. 9
120 dwellings per hectare
2.4695 hectare x 63 = 296 units allowed
150 units provided

AREA SCHEDULE ON	
BLOCKS 1-2 and BLOCKS 3-4	
TOTAL UNIT AREA	6805.00m² x 2
TOTAL COMMON AREA	3940.00m² x 2
EXISTING GUARDHOUSE	126.00m²
TOTAL AREA	21 941.00m²
STAND AREA	24 695.00m²
ALLOWABLE COVERAGE	14 817.00m²
ALLOWABLE F.A.R.	44 451.00m²
ACTUAL COVERAGE	1833.00m² x 2
BLOCKS 1-2+3-4	3666.00m²
EXISTING GUARDHOUSE	98.00m²
COMMUNITY CENTRE	217.00m²
ACTUAL F.A.R.	6805.00m² x 2
TOTAL UNIT AREAS	13 610.00m²
EXISTING GUARDHOUSE	83.00m²
COMMUNITY CENTRE	278.00m²
ACTUAL COVERAGE	1833.00m²
TOTAL UNIT AREA X 5 FLOORS	6805.00m²
ACTUAL F.A.R.	6805.00m²

UNIT AREA SCHEDULE	
1 BED ROOM UNIT	No. Unit/ Floor 01 05
Floor Area	57.00m²
Total Area	57.00m²
1 BED ROOM UNIT WITH BALCONY	01 05
Floor Area	57.00m²
Balcony	5.00m²
Total Area	62.00m²
1 BED ROOM UNIT WITH BALCONY	02 10
Floor Area	63.00m²
Balcony	5.00m²
Total Area	68.00m²
2 BED ROOM UNIT	08 40
Floor Area	86.00m²
Balcony	5.00m²
Total Area	91.00m²
3 BED ROOM UNIT	03 15
Floor Area	121.00m²
Balcony	5.00m²
Total Area	126.00m²

SITE PLAN
SCALE 1:500

SEWER LINE LEGEND	
	EXISTING SEWER LINE
	EXISTING SEWER LINE
	NEW SEWER LINE
	NEW SEWER LINE
RE	RODDING EYE
IE	INSPECTION EYE

THIS DRAWING IS COPYRIGHT.
This is an AUTO CAD generated drawing.
Drawing must not be scaled.
Figured dimensions only may be used.
Dimensions should be verified on site
and any discrepancies reported to
the ARCHITECTS immediately.

REGULATION NOTICE.
All operations carried out on this site must be
done strictly in accordance with the requirements
of the Occupational Health and Safety Act.
This applies to all site staff as well as
management and visitors to the site.
Any failure to conform to these regulations
may result in the removal of the offender's
from site or cancellation of the offender's contract.

REVISIONS:		
REV.	DESCRIPTION	DATE
1	Re-submission to amended building plans	2019-03-15

CLIENT:
MIZOLUX CC

PROJECT:
PROPOSED APARTMENT
DEVELOPMENT ON
STAND 8172; KENSINGTON; EXT.9

DRAWN: INDIRAN	DATE: 2019-03-15
CHECKED BY: INDIRASAN GOVENDER	DATE: ST0491

DATE: _____
CLIENT'S SIGNATURE: _____

DRAWINGS:
• SITE PLAN
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