

GROUND FLOOR AREA	New area	Previous area
Parking; Staircases; Elevator and Walkways	1650.00m²	1630.00m²
Additional Area added to the existing footprint is 20.00m²		

AREA PER FLOOR	New area	Previous area
1 Bed Unit	57m² x 1units = 57.00m²	
1 Bed Unit + Balcony	62m² x 1units = 62.00m²	
1 Bed Unit + Balcony	68m² x 2units = 136.00m²	
2 Bed Unit + 1 Bath	91m² x 1units = 91.00m²	
2 Bed Unit + 2 Bath	91m² x 7units = 637.00m²	
3 Bed Unit	126m² x 3units = 378.00m²	
TOTAL UNIT AREA	1361.00m²	1358.00m²
Common Areas; Staircases;Lift	458.00m²	433.00m²
TOTAL FLOOR AREA	1819.00m²	1791.00m²
Additional Area added to the existing footprint is 28.00m²		

TOTAL AREA FOR BLOCK 3 AND 4	New area	Previous area
GROUND FLOOR AREA	1650.00m²	1630.00m²
FIRST FLOOR AREA	1819.00m²	1791.00m²
SECOND FLOOR AREA	1819.00m²	1791.00m²
THIRD FLOOR AREA	1819.00m²	1791.00m²
FOURTH FLOOR AREA	1819.00m²	1791.00m²
FIFTH FLOOR AREA - (NEW)	1819.00m²	
TOTAL AREA	10 745.00m²	8794.00m²
Additional Area added to the existing footprint is 1951.00m²		

ACTUAL COVERAGE	1833.00m²
TOTAL UNIT AREA X 5 FLOORS	6805.00m²
1361m² X 5	6805.00m²
ACTUAL F.A.R.	6805.00m²

AREA SCHEDULE ON		
ERF 8172 KENSINGTON EXTENSION 9		
BLOCKS 1+2 and BLOCKS 3+4		
TOTAL UNIT AREA	6805.00m² x 2	13 610.00m²
TOTAL COMMON AREA	3940.00m² x 2	7880.00m²
COMMUNITY CENTRE		325.00m²
EXISTING GUARDHOUSE		126.00m²
TOTAL AREA		21 941.00m²

STAND AREA	24 695.00m²	
ALLOWABLE COVERAGE	14 817.00m²	60%
ALLOWABLE F.A.R.	44 451.00m²	1.8

ACTUAL COVERAGE		
BLOCKS 1+2+3+4	1833.00m² x 2	3666.00m²
EXISTING GUARDHOUSE		98.00m²
COMMUNITY CENTRE		217.00m²
		16.1%

ACTUAL F.A.R.		
TOTAL UNIT AREAS	6805.00m² x 2	13 610.00m²
EXISTING GUARDHOUSE		63.00m²
COMMUNITY CENTRE		278.00m²
		0.56



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

NOTES:

All work to be carried out in strict accordance with the ARCHITECT'S instructions.

Top of foundations to be minimum of 300mm below N.G.L. Vertical DPC to all changes in levels.

Reinforced concrete slab to ENGINEER'S details & specifications.

Waterproofing by specialists.

S.A.B.S. approved bitumen based waterproofing laid with required upturns. onto min. 25mm thick screed. Acrylic based waterproofing to parapet walls & upturns.

All plumbing & drainage installation of sanitary fittings to comply with SANS 10400-P:2010 & all relevant local authority by-laws, regulations & requirements.

I.E.'s and R.E.'s to all bends, junctions and changes in direction of soil and waste pipe's. R.E.'s to all runs exceeding 24m in length. 100R GSP. minimum fall 1:60. 100R GSP. maximum fall 1:5. Soil pipes under building's to be encased in 300mm concrete all round. All waste fittings to be fitted with re-seal traps.

Staircase specifications to comply with SANS 10400-M:2011

Balustrades to be minimum 1000mm high. Balustrades to be minimum 100mm apart. Risers to be maximum 200mm high. Treads to be minimum 250mm wide.

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.

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:

- GROUND FLOOR PARKING AREA
- BLOCKS 3 AND 4



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DRAWING NUMBER:	9051-221
REV:	1

AMENDED BUILDING PLANS