



AREA SCHEDULE

NET SITE AREA:	261 m ²	1044 m ²
GROSS SITE AREA:		
EXISTING F.A.R.		768 m ² (last approved)
PERMITTED F.A.R.		(refer to special consent)
PROPOSED DEMOLISHED F.A.R.	83 m ²	
PROPOSED NEW F.A.R.	-63 m ²	20 m ²
TOTAL F.A.R.	1440 m ² (0.9)	
NEW GRAND TOTAL F.A.R.		
EXISTING COVERAGE:		460 m ² (last approved)
PERMITTED COVERAGE:		(refer to special consent)
PROPOSED DEMOLISHED COVERAGE:	83 m ²	
PROPOSED NEW COVERAGE:	13 m ²	
TOTAL COVERAGE:	-70 m ²	
NEW GRAND TOTAL COVERAGE:		783 m ² (75%)

4.
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GENERAL NOTES:

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING, AND ARCHITECT TO BE RESPONSIBLE FOR ANY DIMENSIONAL INCONGRUENCIES.

ALL DIMENSIONS ARE AS PER SANS 10400-C FIGURED DIMENSIONS ONLY TO BE TAKEN - DRAWINGS ARE NOT TO BE SCALED.

ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAIL AND SPECIFICATIONS. ALL STRUCTURAL WORK TO COMPLY WITH SANS 10400-B UNLESS IS SUBJECT TO A RATIONAL DESIGN OR RATIONAL ASSESSMENT.

ANTGARDERS AND DAMP-PROOF COURSE TO COMPLY WITH SANS 10400-D

ALL WALLS TO BE REINFORCED WITH TWO COARSE BRICKWORK AT ALL CHILL AND WALL PLATE LEVELS.

WALL THICKNESS TO COMPLY WITH SANS 10400-K ALL NEW SIGNAGE TO BE UNDER SEPARATE APPLICATION.

ALL FIRE INSTALLATIONS TO CONFORM TO NATIONAL BUILDING REGS. STABILITY TO COMPLY WITH SANS 10400-T PART 4.1

ALL SIGNAGE TO COMPLY WITH SANS 10400-T PARTS 4.2, 4.3 AND 4.32

MECHANICAL VENTILATION INSTALLATION TO COMPLY WITH SANS 10400-O PART 4.3

FOR ALL ROADWAYS, PEDESTRIAN WALKWAYS, RAMPS, REFER TO ENGINEERS DRAWINGS

ALL PLUMBING DESIGNS TO COMPLY WITH SANS 10400-P

ARTIFICIAL LIGHTING TO BE MINIMUM 200 LUX AND TO COMPLY WITH SANS 10400-O PART 4.4

Plan
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