

OLD PAARL ROAD

PLAN KEY:	
	1.8m high plain galv. mild steel palisade fence and gates
	1.8m high plastered brick wall
	Soft/Green landscaping
	Tree
	Exposed aggregate paving with sandstone colour
	Smooth cement pavers
	1.8m Parking lines: Exposed aggregate paving inserts
	8.2m Parking surface: Tarmac and permeable paved sections
	Mountable kerbs all round.

See civil engineers drawing for storm water strategy, areas of permeable paving, subsoil drains and retention ponds.

DEVELOPMENT INFO:

**SITE AREA:** 5355.26m<sup>2</sup>  
**COVERAGE:** 1800m<sup>2</sup> or 34%  
**GROSS DENSITY:**  
 Units per Hectare: 64 units on 0,5355ha  
 120 units per hectare  
**BULK:**  
 Ground Floor: 1104m<sup>2</sup>  
 First Floor: 1357m<sup>2</sup>  
 Second floor: 1357m<sup>2</sup>  
**TOTAL BULK:** 3818m<sup>2</sup>  
**FLOOR FACTOR:** 0.71

SELLABLE AREA:

Ground Floor: 16 apartments  
 First Floor: 24 apartments  
 Second floor: 24 apartments  
 Total: 64 apartments  
 Size: 55m<sup>2</sup> each  
**TOTAL AREA:** 3520m<sup>2</sup>

Stores 1/4/5/6/9/10 16.8m<sup>2</sup> (2.8 x 6)  
 Stores 2/3/7/8 18.8m<sup>2</sup> (4.7 x 4)  
 Stores 11/12 21.2m<sup>2</sup> (10.6 x 2)  
**TOTAL AREA:** 56.8m<sup>2</sup>

COMMUNAL SPACES:

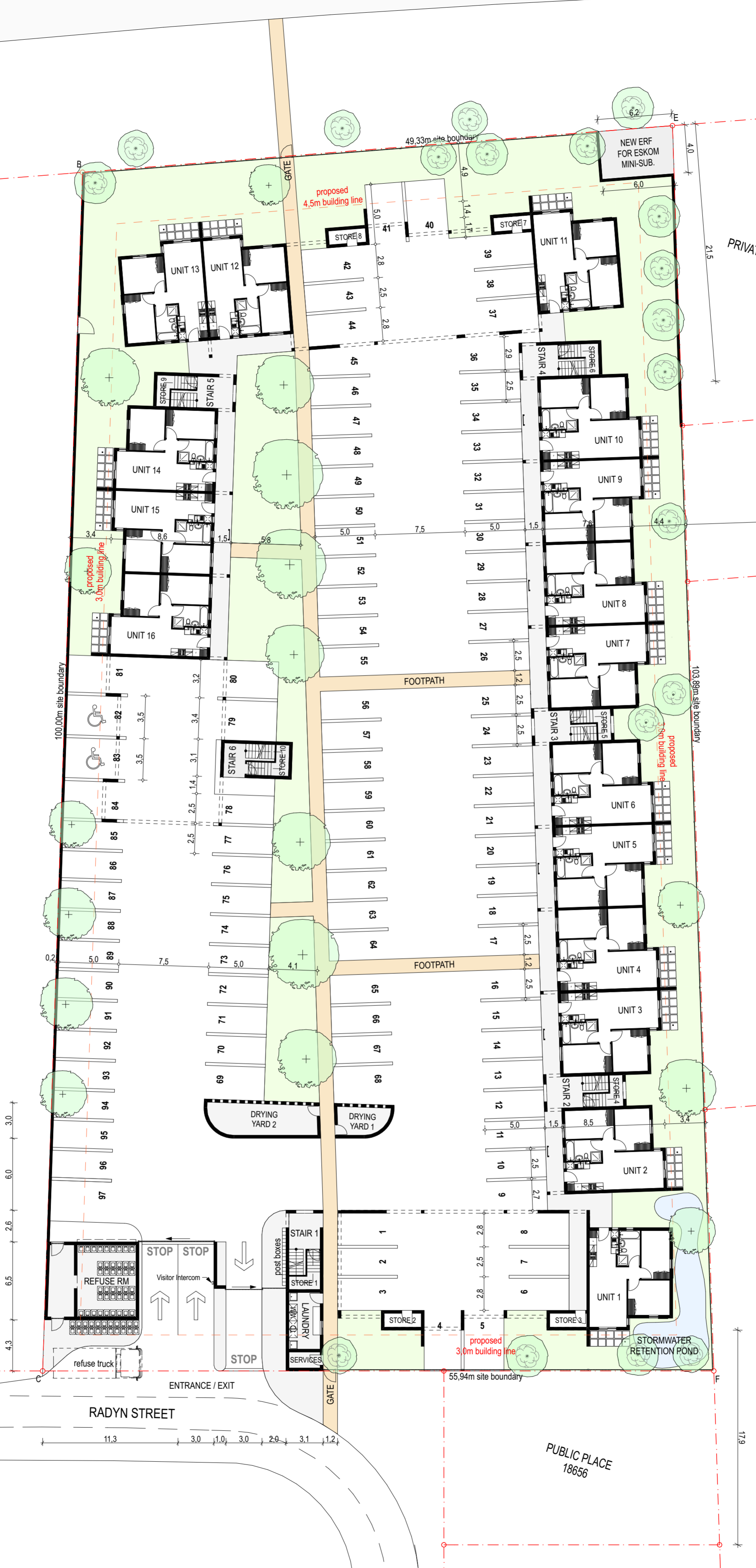
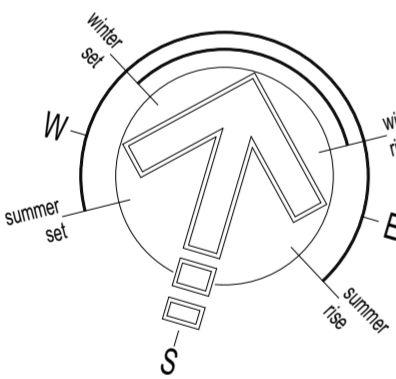
Laundry 15m<sup>2</sup>  
 Refuse room 35m<sup>2</sup>  
 Stairs (6) 123m<sup>2</sup> (20.5m<sup>2</sup> x 6)  
**TOTAL AREA:** 173m<sup>2</sup>

PARKING SPACES PROVIDED:

Number: 96 spaces  
 Ratio: 1.5 spaces per unit

REFUSE ROOM:

Bins provided: 45  
 Area per bin: 0.68m<sup>2</sup>  
 Total area: 30.5m<sup>2</sup>



# Ground Floor Plan

REV.	DATE	DESCRIPTION	DONE BY	CHECKED
07	2015/03/19	PASSAGE ADDED AT LAUNDRY (64 UNIT OPTION).	Martin	DdT
06	2015/02/02	EXTRA APARTMENTS ADDED TO GRND FLOOR ONLY.	DdT	DdT
05	2015/02/02	INTERNAL APARTMENT LAYOUT, STORES AMENDED.	DdT	DdT
04	2015/02/02	STORES, DRYING YARDS ADDED, REFUSE AMENDED.	DdT	DdT
03	2014/02/02	ENTRANCE LAYOUT AMENDED.	DdT	DdT
02	2014/12/02	PARKING LAYOUT AMENDED TO ALLOW COLUMNS TO LINE UP WITH APARTMENT STRUCTURE ABOVE. ALLOWS FOR EASY ADDITION OF EXTRA APARTMENTS IN FUTURE.	DdT	DdT

<b>DRAWING STATUS:</b>	<b>ISSUE DATE:</b>
FOR INFORMATION	2015/05/20
FOR APPROVAL	
FOR CONSENT	
FOR COSTING	
FOR CONSTRUCTION	
AS BUILT	
OTHER	

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 MEMBER ORGANISATION

**avna**  
 architects

Project:	<b>BLOUBERGZICHT</b> NEW RESIDENTIAL DEVELOPMENT Erf 28975, Heemstede, Bellville	Project no:	<b>1136</b>
Project Date:	Sept 2014	Date Printed:	2015/05/20
Drawn:	D. du Toit	Checked:	F.N. Noorje
Architect:		Date:	
Client:		Date:	
Scale:	1:250 (A2)	Drawing no:	<b>SDP02</b>
		Revision:	07b

Ground Floor Plan