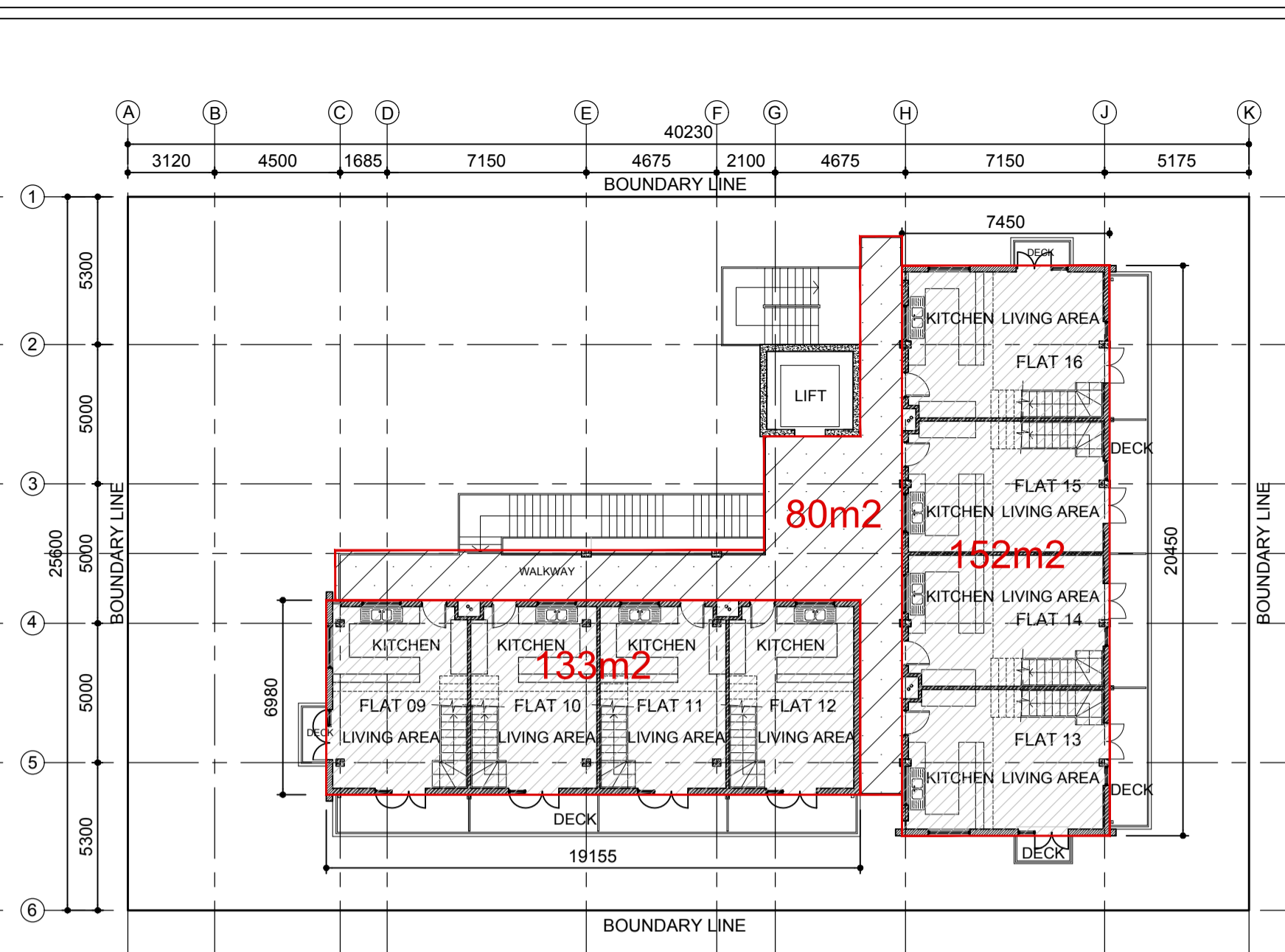
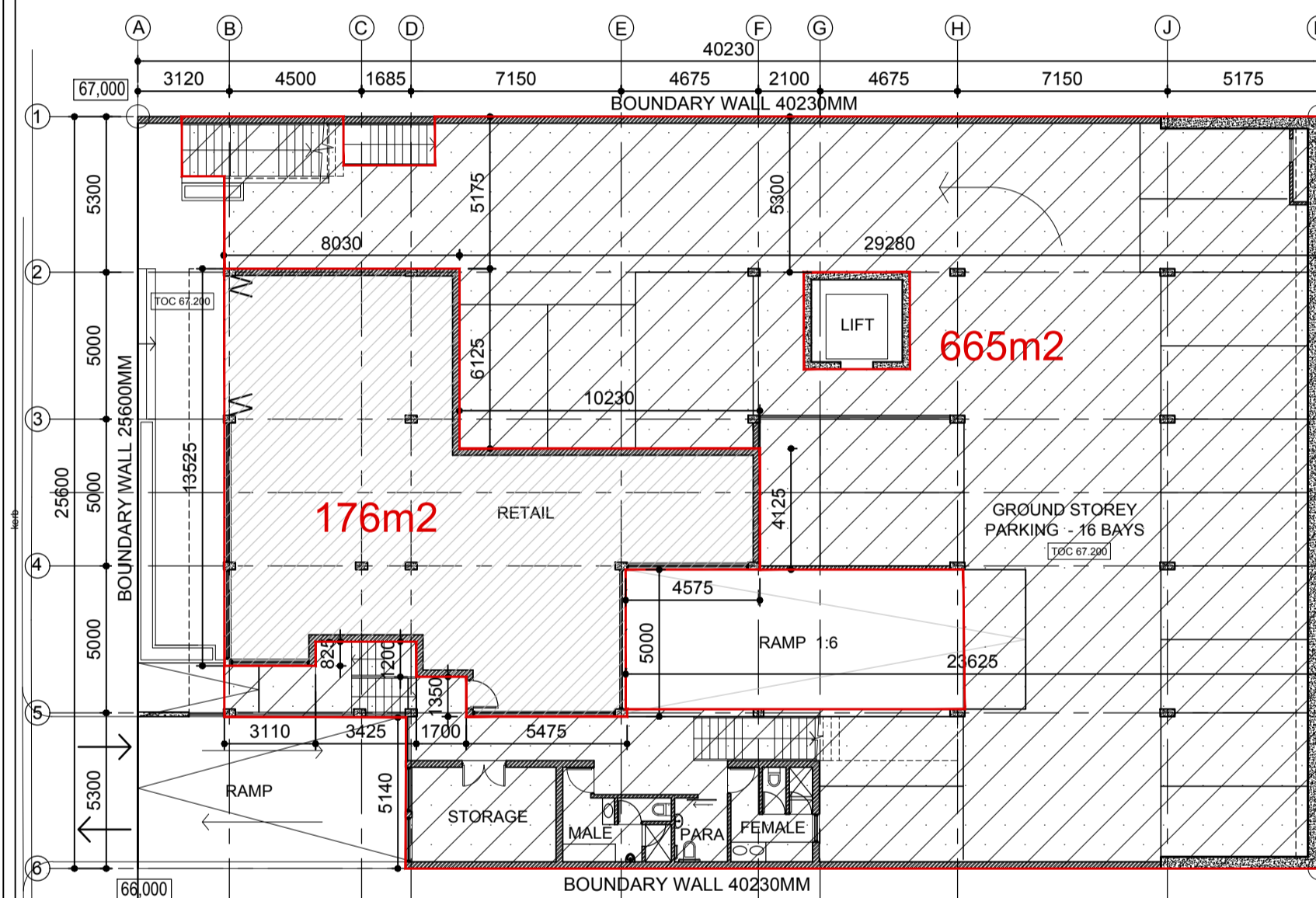


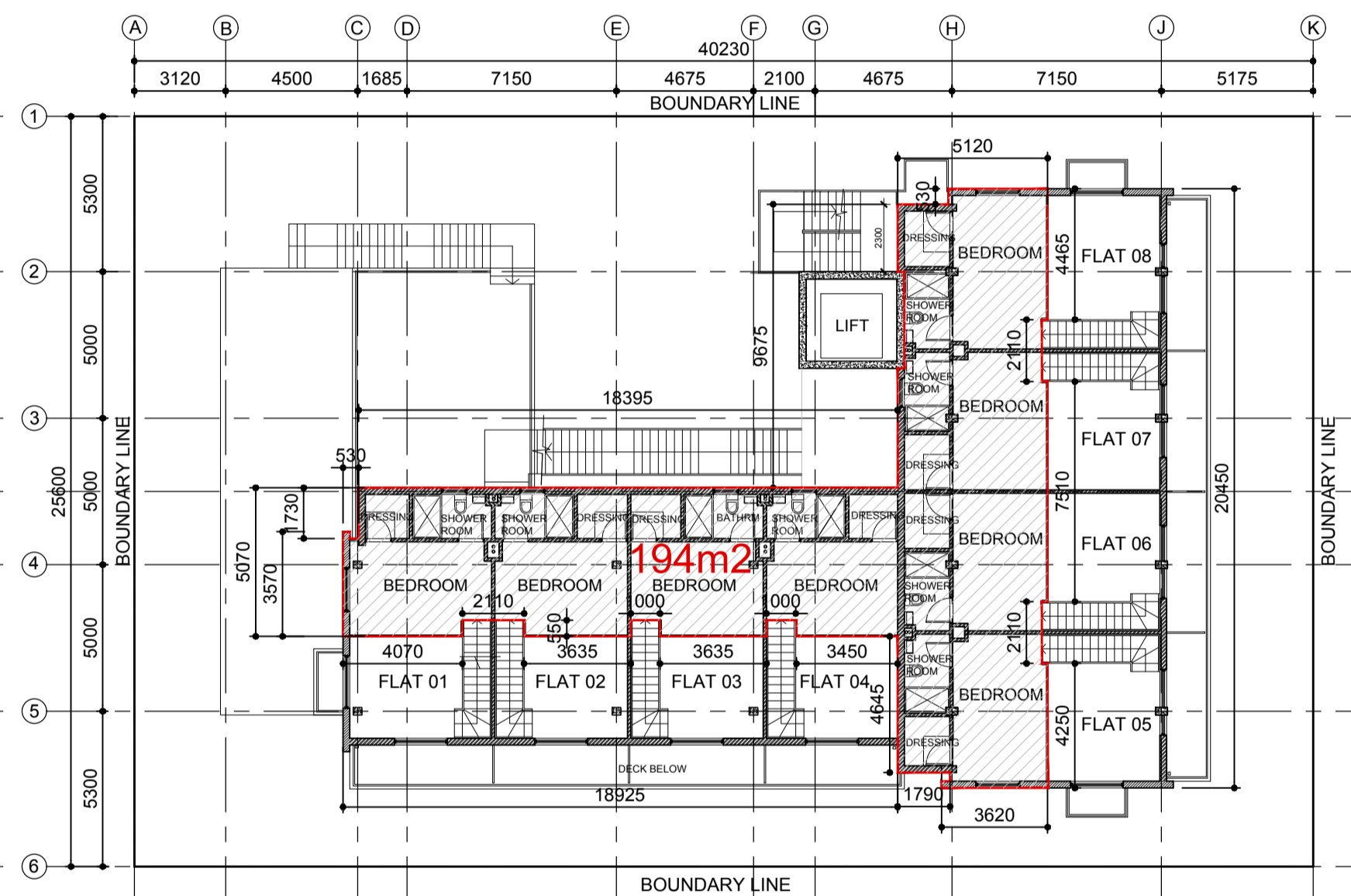
FIRST STOREY 70.600
168m²
130m²
127m²
TOTAL 425m²



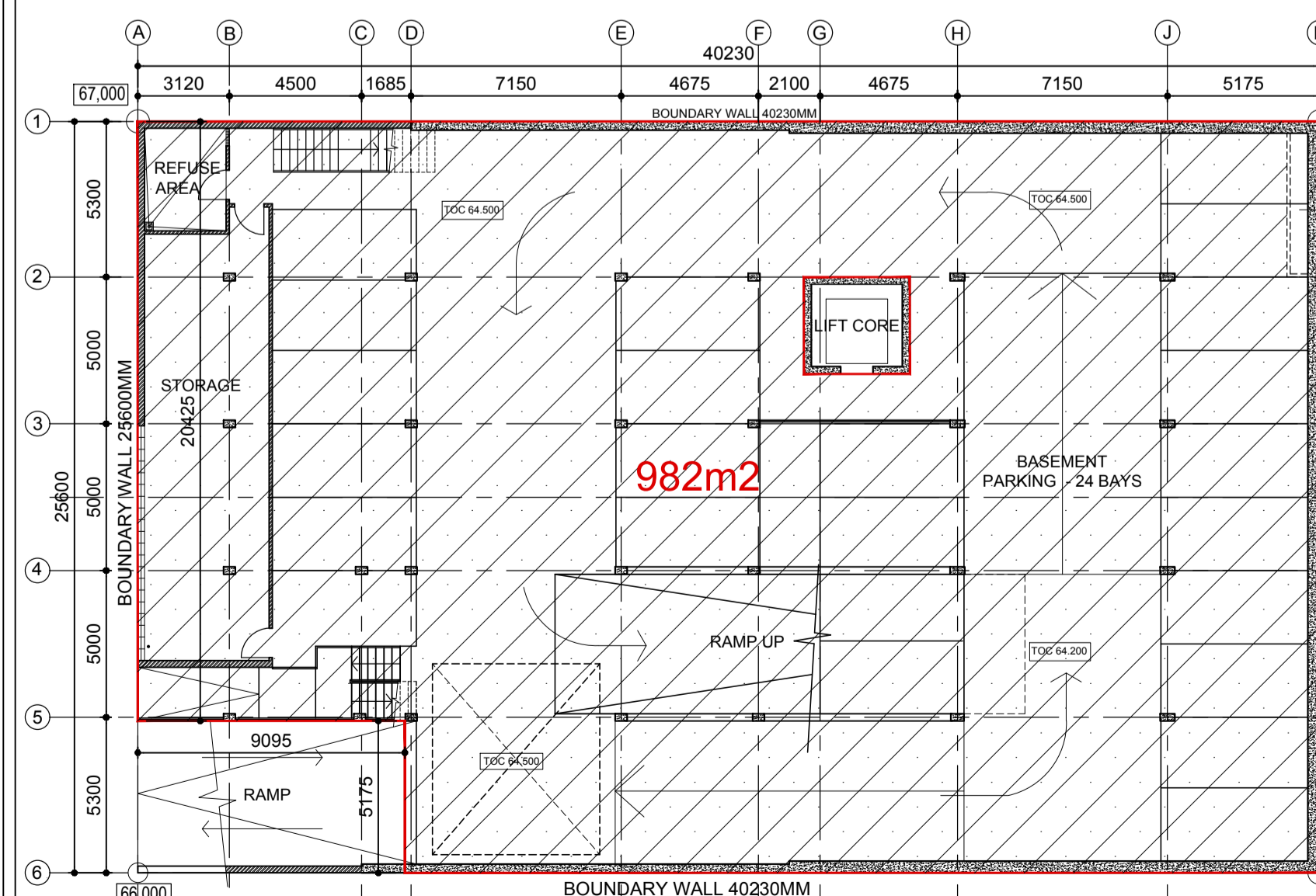
FOURTH STOREY 79.600
133m²
152m²
80m²
TOTAL 365m²



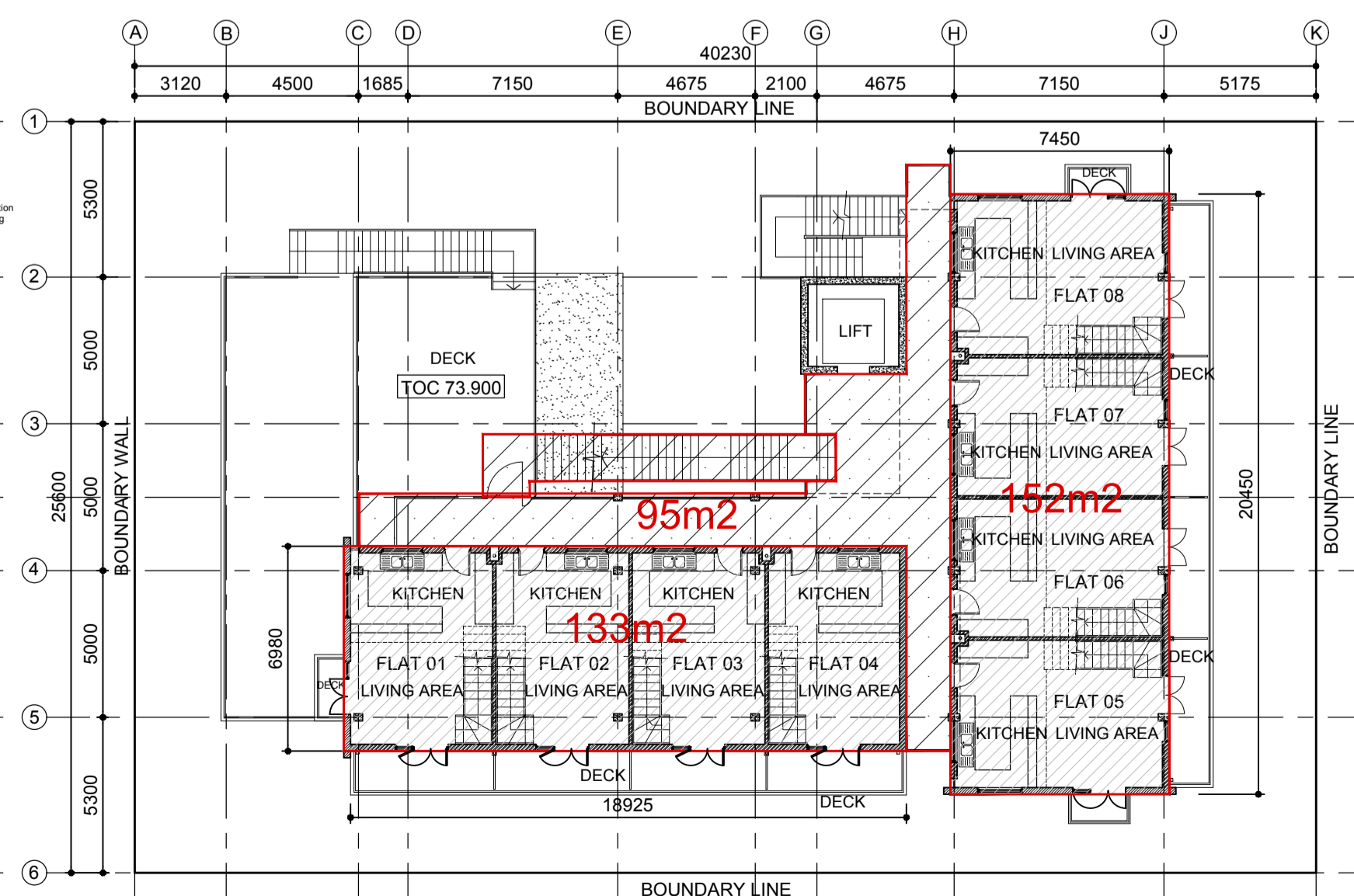
GROUND STOREY 67.200
176m²
689m²
TOTAL 865m²



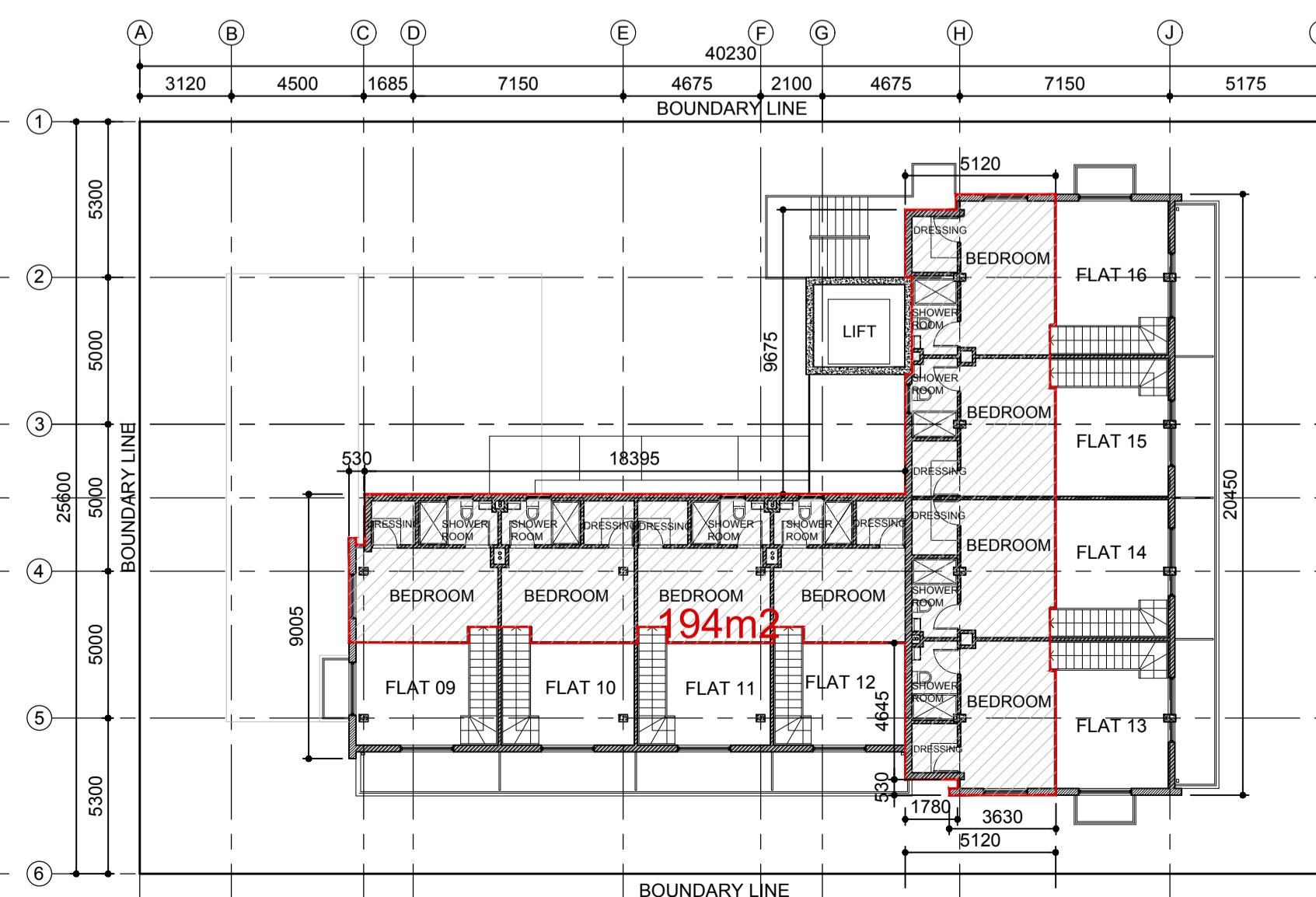
THIRD STOREY 76.800
TOTAL 194m²



BASEMENT 64.500
967m² TOTAL



SECOND STOREY 74.000
133m²
152m²
95m²
TOTAL 380m²



FIFTH STOREY 82.400
TOTAL 194m²

AREA SCHEDULE

Site Description Portion 5 of Erf 688 Durban
Area 1 030 m²
Zoning General Shopping

PAR	Permissible, 1,5	1 545 m ²
BASEMENT, 64.500	Stores	176 m ²
	Parking	168 m ²
GROUND STOREY, Level 67.200	Retail	130 m ²
FIRST STOREY, Level 70.600	Offices	285 m ²
	Residential, 8Lofts	194 m ²
SECOND STOREY, Level 74.000	Upper volume of Lofts	285m ²
THIRD STOREY, Level 76.700	Residential, 8 Lofts	196 m ²
FOURTH STOREY, Level 79.400	Upper volume of Lofts	1434m ²
FIFTH STOREY, Level 82.100		
TOTAL PAR		
COVERAGE		
Permissible, 50%		515 m ²
Actual 47%		493 m ²

PARKING REQUIRED		
RETAIL	344 m ² (7 bays per 100 m ²)	24 bays
OFFICES	130 m ² (5 bays per 100 m ²)	6 bays
RESIDENTIAL	16 Units 960m ² (1.5 bays / 100 m ²)	14 bays
TOTAL REQUIRED		44 bays

PARKING PROVIDED Structured 40 bays

GROSS AREA

BASEMENT	967m ²
GROUND STOREY	865m ²
FIRST STOREY	425m ²
SECOND STOREY	380m ²
THIRD STOREY	194m ²
FOURTH STOREY	365m ²
FIFTH STOREY	194m ²
TOTAL	3390m²

Z:\Data July 2015\Data\Emmett\Projects\2015\01605 - 272-276 Florida Road - Overall drawings - Overlay.dwg

REVISION	NO	DRAWN	DATE

ARCHITECT
REG. NO.: Pr. Arch 2961 PATRICIA EMMETT
OWNER

PROJECT:
272 - 276 FLORIDA ROAD
NEW RETAIL, OFFICES & DUPLEX FLATS
FOR
DESIGNER STUDIO INVESTMENTS (PTY)LTD
ON PORTION 5 OF ERF 688 DURBAN

GROSS AREAS OVERLAY

SCALE - 1:200
DATE - 12-03-2019
DWG. No. - 01605/ 0020
REV. No -

Emmett : Emmett
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