

SEARSIA CRESCENT

CANNOCK STREET

PRIVATE ROAD
ERF 984 SANDOWN

REFUSE TRUCK EMBAYMENT - 11.0m x 2.5m

BUILDING AREA SCHEDULE

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	301.0	214.0	515.0
1 ST FLOOR	455.0	15.0	470.0
TOTALS	756.0	229.0	985.0

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	251.5	178.0	429.5
1 ST FLOOR	329.5	12.5	342.0
TOTALS	611.0	190.5	871.5

BUILDING 3

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	430.0	156.0	586.0
1 ST FLOOR	430.0	80.0	510.0
2 ND FLOOR	430.0	80.0	510.0
3 RD FLOOR	382.0	148.0	530.0
TOTAL	1,672.0	464.0	2,136.0

BUILDING 4

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	430.0	156.0	586.0
1 ST FLOOR	430.0	80.0	510.0
2 ND FLOOR	430.0	80.0	510.0
3 RD FLOOR	382.0	148.0	530.0
TOTAL	1,672.0	464.0	2,136.0

TOTAL UNIT AREAS

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	1,412.5	704.5	2,117.0
1 ST FLOOR	1,694.5	181.5	1,876.0
2 ND FLOOR	1,660.0	160.0	1,820.0
3 RD FLOOR	1,740.0	296.0	2,036.0
TOTAL	6,711.0	1,348.0	8,059.0

ALL AREAS

Total Habitable Area:	4,731.0
Total non-habitable area:	1,348.0
Share & Refuse bin:	4.0
GRAND TOTAL	6,119.0

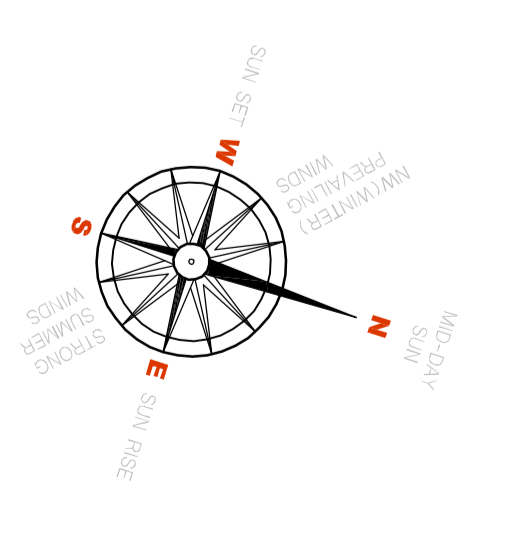
FLOOR FACTOR

(Permitted Floor Factor: 0.57 / 7.1)

Site Area:	4,862.0
Coverage:	1,376.0 (60.5%)
Habitable Area (MAX):	2,231.0 (Factor: 0.5)
Habitable Area (MAX):	4,862.0 (Factor: 1.0)
ACTUAL FLOOR FACTOR:	0.973 (4.23/8.0)

PARKING

Total Number of Units:	43
Parking Ratio:	65 (@ 1.5 per unit)
Required Parking:	28
Provided Parking:	35



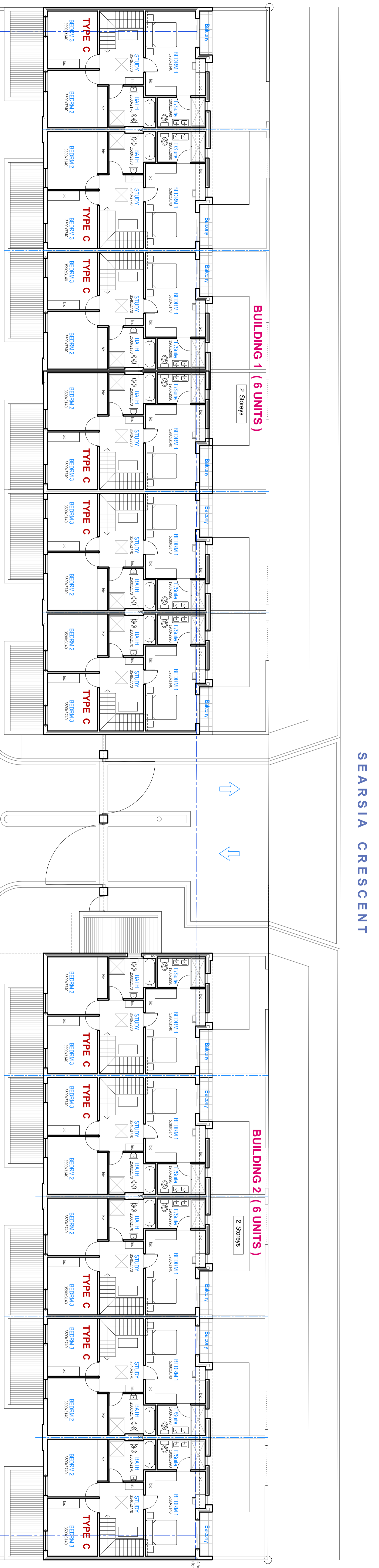
BUILDING AREA SCHEDULE

BUILDING 1			
FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	301.0	214.0	515.0
UPPER	455.0	15.0	470.0
TOTALS	756.0	229.0	985.0

BUILDING 2			
FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	251.5	178.0	429.5
UPPER	329.5	12.5	342.0
TOTALS	611.0	190.5	801.5

BUILDING 3			
FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	430.0	156.0	586.0
1st FLOOR	430.0	80.0	510.0
2nd FLOOR	430.0	80.0	510.0
3rd FLOOR	382.0	148.0	530.0
TOTAL	1,672.0	464.0	2,136.0

BUILDING 4			
FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	430.0	156.0	586.0
1st FLOOR	430.0	80.0	510.0
2nd FLOOR	430.0	80.0	510.0
3rd FLOOR	382.0	148.0	530.0
TOTAL	1,672.0	464.0	2,136.0



SEARSIA CRESCENT

PRIVATE ROAD

CANNOCK STREET

ERF 984 SANDDOWN

TOTAL BAYS = 28 - TOTAL GARAGES = 8



FLOOR FACTOR

(Permitted Floor Factors 0.57/1.0)

Site Area: 4,820.0

Coverage: 1,376.0 (65.8%)

Habitable Area (MAX): 2,231.0 (Floor 0.5)

Habitable Area (MAX): 4,862.0 (Floor 1.0)

ACTUAL FLOOR FACTOR: 0.873 (4.73/5.5)

PARKING

Total Number of Units: 42

Parking Ratio: 65 (@ 1.5 per Unit)

Parking Spaces: 27

Parking Bays: 25

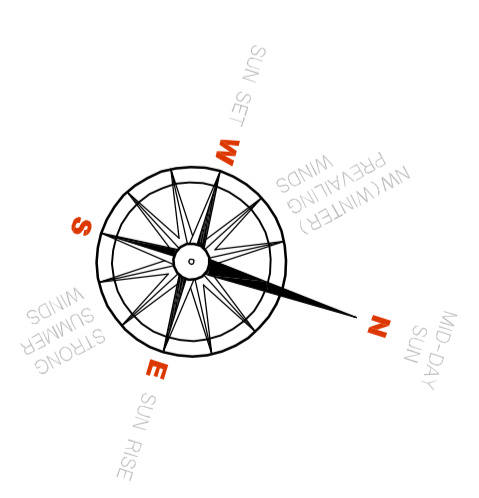
BUILDING AREA SCHEDULE

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	301.0	214.0	515.0
1st FLOOR	455.0	15.0	470.0
TOTALS :	756.0	229.0	985.0

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	251.5	178.0	429.5
1st FLOOR	329.5	12.5	342.0
TOTALS :	611.0	190.5	801.5

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	430.0	156.0	586.0
1st FLOOR	430.0	80.0	510.0
2nd FLOOR	430.0	80.0	510.0
3rd FLOOR	382.0	148.0	530.0
TOTAL :	1,672.0	464.0	2,136.0

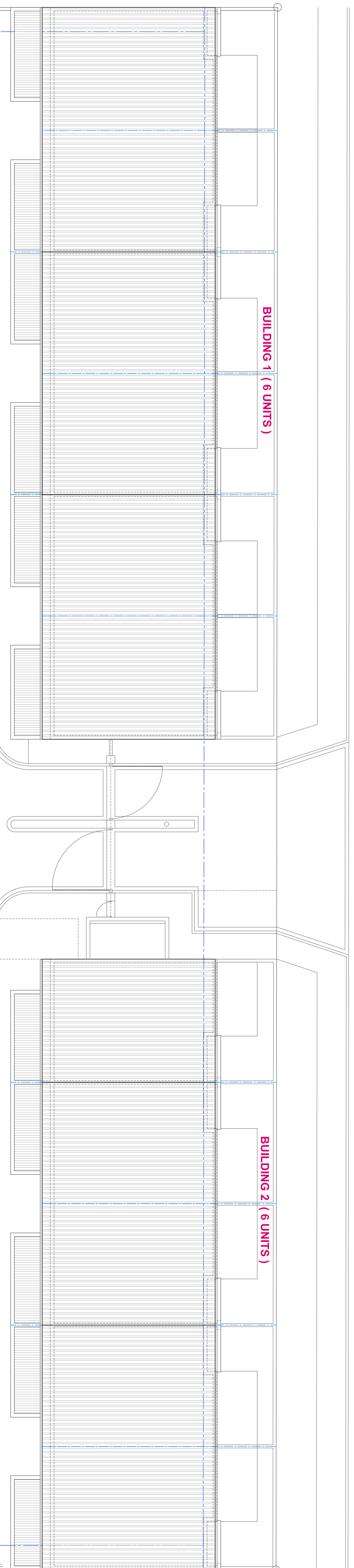
FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	430.0	156.0	586.0
1st FLOOR	430.0	80.0	510.0
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SEARSIA CRESCENT

BUILDING 1 (6 UNITS)

BUILDING 2 (6 UNITS)

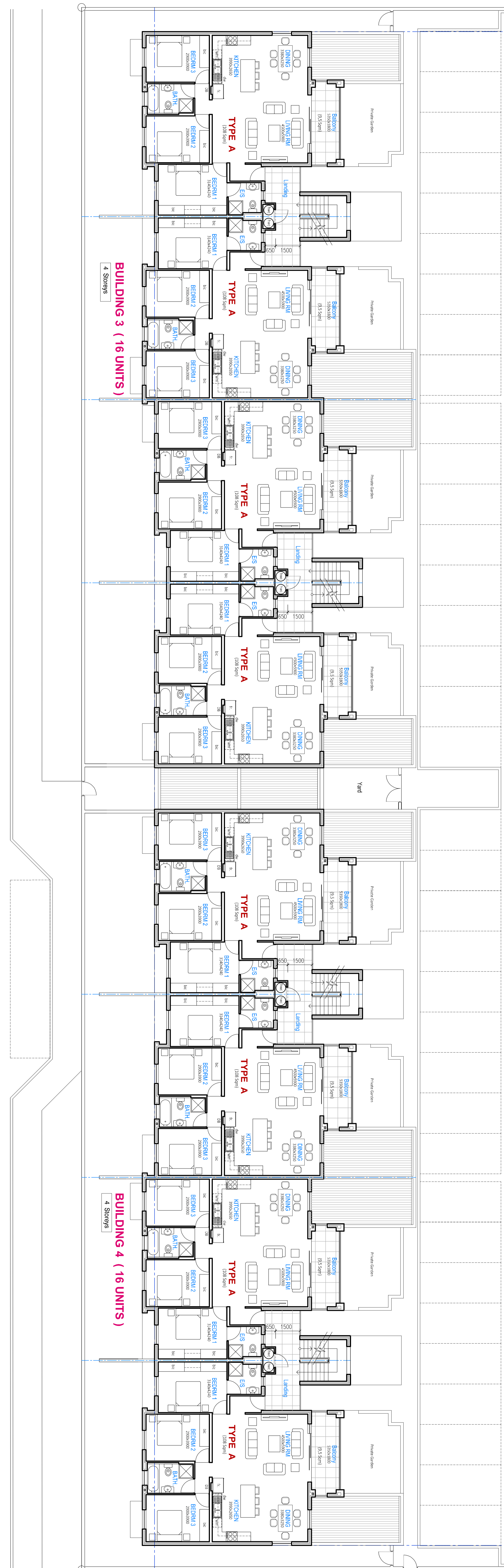


PRIVATE ROAD

ERF 984 SANDOWN

BUILDING 3 (16 UNITS)

BUILDING 4 (16 UNITS)



CANNOCK STREET

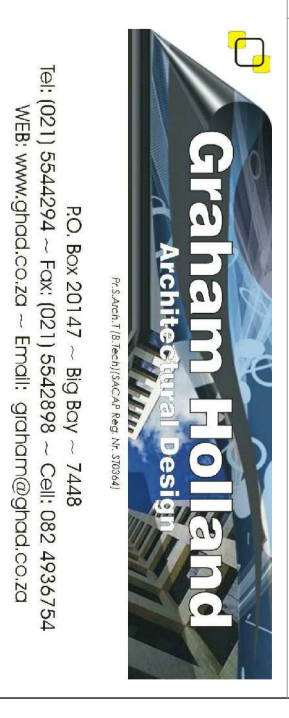
CENTINELA
CEDAR SQUARE - SANDOWN

SECOND FLOOR PLAN - L3

SCALE 1 : 100

PROJECT:
PROPOSED RESIDENTIAL APARTMENTS
ON ERF 984 CEDAR SQUARE, SANDOWN
FOR KIS CONSTRUCTION

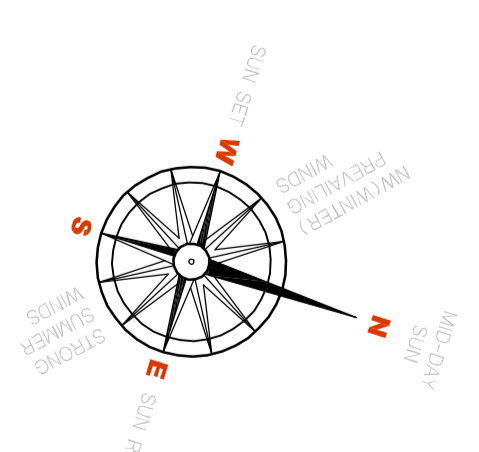
DATE:	17-04-2023	DRAWN:	GH	DATE REVISION:	1A
SHEET:	3			DRAWING REF.:	S-1.3.9



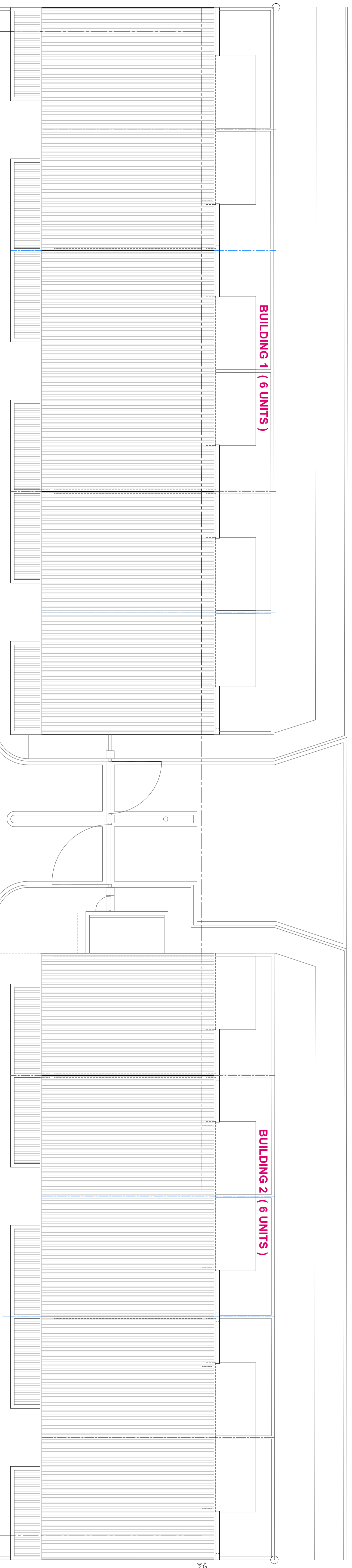
ALL AREAS
Total Habitable Area: 4,731.0
Total non-Habitable area: 1,348.0
Stair & Refuge Area: 40.0
GRAND TOTAL: 6,119.0

FLOOR FACTOR
(Permitted Floor Factor: 0.57/1.0)
Site Area: 4,852.0
Coverage: 1,376.0 (66.5%)
Habitable Area (MAX): 2,231.0 (Floor 0.5)
Habitable Area (MAX): 4,262.0 (Floor 1.0)
ACTUAL FLOOR FACTOR: 0.973 (47.33%)

PARKING
Total Number of Units: 42
Parking Ratio: 65 (at 1.5 per Unit)
Parking Spaces: 30
Parking Spots: 35

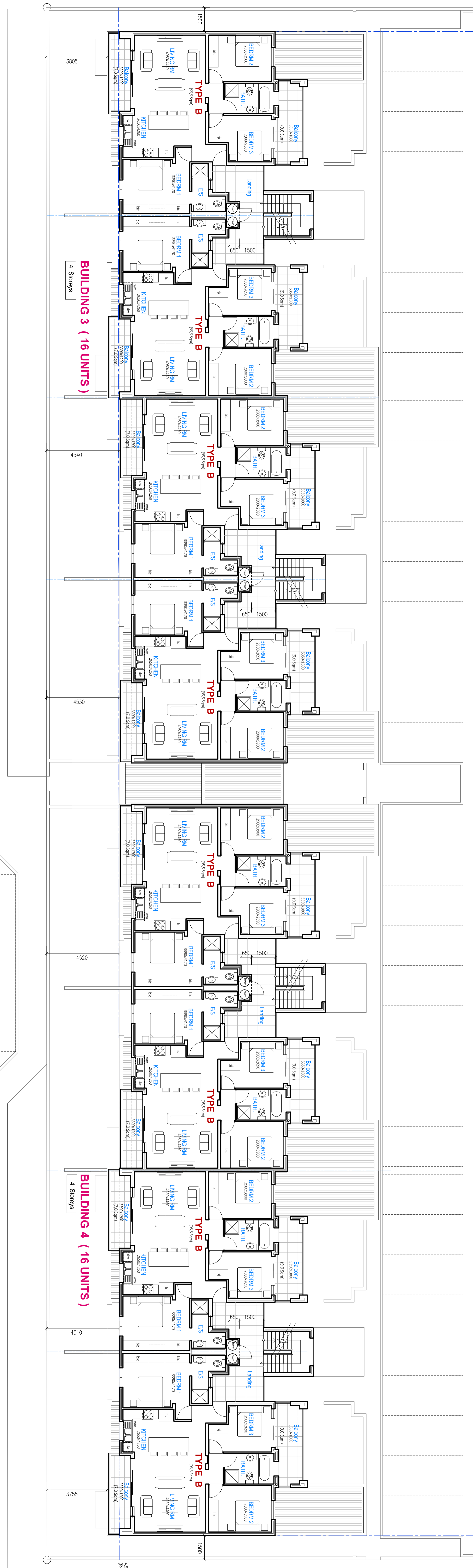


SEARSIA CRESCENT



PRIVATE ROAD
ERF 984
SANDOWN

CANNOCK STREET



BUILDING AREA SCHEDULE
Rev. 11

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	301.0	214.0	515.0
UPPER	455.0	15.0	470.0
TOTALS	756.0	229.0	985.0

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	351.5	178.0	429.5
UPPER	329.5	12.5	342.0
TOTALS	681.0	190.5	871.5

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	430.0	156.0	586.0
1st FLOOR	430.0	80.0	510.0
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TOTAL UNIT AREAS

FLOOR	HABITABLE	NON-HAB	TOTAL
GROUND	1,412.5	704.5	2,117.0
1st FLOOR	1,694.5	181.5	1,876.0
2nd FLOOR	1,660.0	160.0	1,820.0
3rd FLOOR	754.0	296.0	1,050.0
TOTAL	4,721.0	1,342.0	6,063.0

ALL AREAS

Total Habitable Area:	4,721.0
Total non-habitable area:	1,342.0
Store & Refuse bin:	40.0
GRAND TOTAL	6,119.0

FLOOR FACTOR

(permitted Floor factors 0.7/1.0)	
Site Area:	4,852.0
Coverage:	1,376.0 (61.5%)
Habitable Area (MAX):	2,281.0 (Factor 0.5)
Habitable Area (MAX):	4,262.0 (Factor 1.0)
ACTUAL FLOOR FACTOR:	0.973 (47.31%)

PARKING

Total Number of Units:	42
Parking Ratio:	65 (@ 1.5 per Unit)
Parking Vehicles:	2,730
Parking Spots:	2,810