



SITE PLAN
Portion 2 of Erf 3025
Scale 1:200

AREA SCHEDULE

Site Description	Portion 2 of Erf 3025
Site Area	1297m ²
ZONING	SPECIAL RESIDENTIAL 900
PERMISSIBLE FAR	2 Storey height restriction, 1297
EXISTING FAR	
Ground Storey Plan	280 m ²
Outbuilding	73 m ²
First Storey Plan	182 m ²
	535 m ²
ADDITIONAL FAR	
Outbuilding	2 m ²
TOTAL FAR	537 m²
COVERAGE	
Permissible Coverage 50%	648.5 m ²
Existing coverage	537 m ²
Proposed Coverage	2 m ²
Total Coverage	355 m ²
Coverage in hand	393.5 m ²

- DEVIATIONS**
- GROUND STOREY**
- Sliding door to Store Room revised
 - Laundry Room extended
 - Garden Store door repositioned
 - Walk in Pantry to Scullery added
 - Sliding doors to Kitchen changed to aluminum
 - Door opening repositioned
- FIRST STOREY**
- Existing window to Shower Room 3 modified
 - Existing asbestos slat roof changed to match existing profile with slat concrete roof tiles. & roof trusses replaced

ARCHITECT
PATRICIA EMMETT P. ARCH. REG. NO. 551

OWNER
Dr. ASHEGAN PILLAY

PROJECT:
**DEVIATION
3 HEATH ROW
ADDITIONS & ALTERATIONS
TO RESIDENTIAL BUILDING
FOR Dr. ASHEGAN PILLAY
on Portion 2 of Erf 3025 Durban**

**SITE PLAN &
GROUND STOREY PLAN**

SCALE - 1:50 1:200
DATE - 29-11-2022
DWG. No. - 02202 / 01
REV. No - Rev.A

Emmett:Emmett
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GROUND STOREY PLAN