



**SITE PLAN**  
Erf 7168, Erf 7169 Erf 7170, Durban

AREA SCHEDULE	
Site Description	Erf 7168 Durban
Site Area	700 m <sup>2</sup>
Site Description	Erf 7169 Durban
Site Area	700 m <sup>2</sup>
Site Description	Erf 7170 Durban
Site Area	700 m <sup>2</sup>
ALL NOTERIALLY TIED	
TOTAL SITE AREA	2100 m <sup>2</sup>
Zoning	General Residential 2
FAR	Permissible 1.2
Permissible 1.2	2520 m <sup>2</sup>
Permissible no. of units	46
no. provided	43

EXISTING FAR	
House	120 m <sup>2</sup>
Veranda	(26 m <sup>2</sup> )
PROPOSED FAR	
Ground Storey	33 m <sup>2</sup>
First Storey	746 m <sup>2</sup>
Second Storey	746 m <sup>2</sup>
Third Storey	746 m <sup>2</sup>
TOTAL FAR	2391 m <sup>2</sup>

COVERAGE	
Permissible 50%	1050 m <sup>2</sup>

EXISTING COVERAGE	
	120 m <sup>2</sup>

PROPOSED COVERAGE	
	930 m <sup>2</sup>

TOTAL COVERAGE	
	1050m <sup>2</sup>

Parking bays required	1 bay per unit + 0,5 visitor bays x 43 units
Unit bays	43 bays
Visitor bays	0,5 bay (per unit) x 43 units = 21,5 bays
TOTAL	65 Bays
Parking bays provided	59 Bays

C:\Users\User\Documents\2022\2022 - Cromwell Road\02022 - 28 32 36 Cromwell Road - Scheme 1 - Submission.dwg

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

PROJECT:  
**28 32 36 CROMWELL ROAD**  
**RETENTION AND RESTORATION OF**  
**32 CROMWELL ROAD AND**  
**PROPOSED MULTI UNIT DEVELOPMENT**  
**FOR LOGIDIST PROPERTIES PTY (LTD)**  
on Erf 7168, Erf 7169 Erf 7170, Durban

**SITE PLAN &**  
**NORTH EAST ELEVATION**

SCALE - 1:100, 1:200

DATE - 09-12-2022

DWG. No. - 02022/01

REV. No -

**Emmett : Emmett**  
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