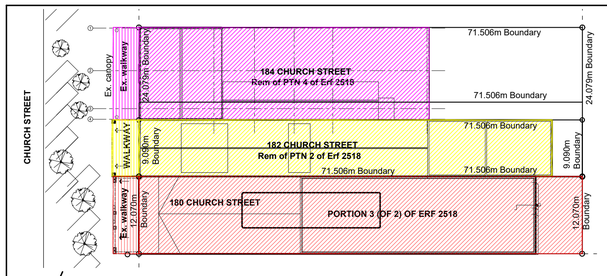
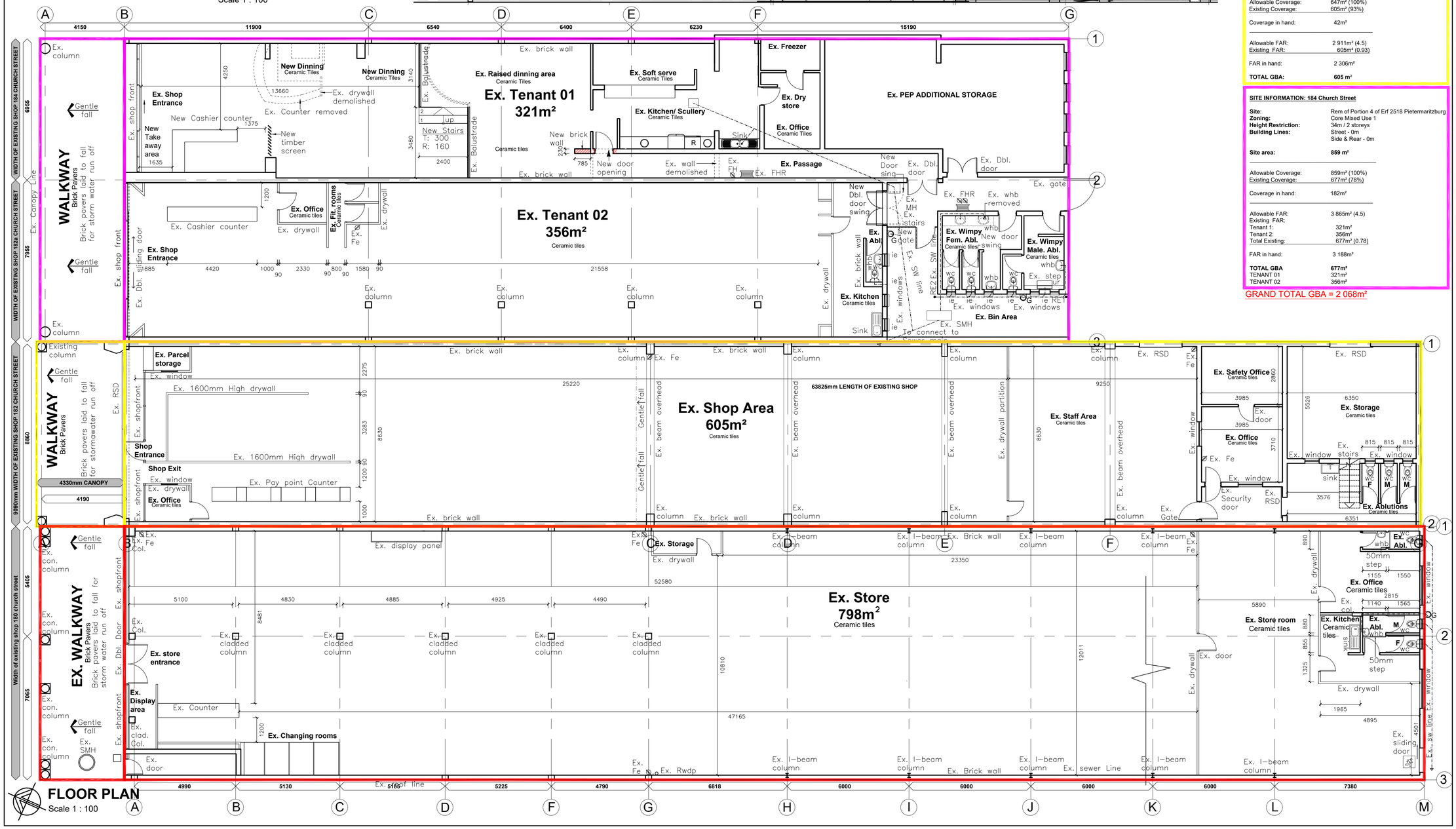


SITE PLAN
Scale 1 : 500

STREET FRONT ELEVATION
Scale 1 : 100



FLOOR PLAN
Scale 1 : 100

SITE INFORMATION: 180 Church Street

Site:	Portion 3 (of 2) of Erf 2518 Pietermaritzburg
Zoning:	Core Mixed Use 1
Height Restriction:	34m / 2 storeys
Building Lines:	Street - 0m Side & Rear - as per scheme
Site area:	**859 m²**
Allowable Coverage:	859m² (100%)
Existing Coverage:	798m² (98%)
Coverage in hand:	61m²
Allowable FAR:	3 436m² (4.0)
Existing FAR:	798m² (0.98
FAR in hand:	2 638m²
TOTAL GBA:	**786 m²**

SITE INFORMATION: 182 Church Street

Site:	Rem of Portion 2 of Erf 2518 Pietermaritzburg
Zoning:	Core Mixed Use 1
Height Restriction:	34m / 2 storeys
Building Lines:	Street - 0m Side & Rear - 0m
Site area:	**647 m²**
Allowable Coverage:	647m² (100%)
Existing Coverage:	605m² (93%)
Coverage in hand:	42m²
Allowable FAR:	2 911m² (4.5)
Existing FAR:	605m² (0.93)
FAR in hand:	2 306m²
TOTAL GBA:	**605 m²**

SITE INFORMATION: 184 Church Street

Site:	Rem of Portion 4 of Erf 2518 Pietermaritzburg
Zoning:	Core Mixed Use 1
Height Restriction:	34m / 2 storeys
Building Lines:	Street - 0m Side & Rear - 0m
Site area:	**859 m²**
Allowable Coverage:	859m² (100%)
Existing Coverage:	677m² (78%)
Coverage in hand:	182m²
Allowable FAR:	3 865m² (4.5)
Existing FAR:	
Tenant 1:	321m²
Tenant 2:	356m²
Total Existing:	677m² (0.78)
FAR in hand:	3 188m²
TOTAL GBA	**677m²**
TENANT 01	321m²
TENANT 02	356m²

GRAND TOTAL GBA = 2 068m²

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3.
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4.
CONTRACTOR AND SUBCONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ANY WORK BEING PUT IN HAND.
5.
ALL WORK ON SITE IS TO CONFORM TO GOOD BUILDING PRACTICE AND ALL RELEVENT NATIONAL BUILDING CODES AND STANDARDS.

REVISIONS

No.	DATE	DESCRIPTION	SIGNED	APPRV.
01	2022-02-16	1. Issued to accompany AMAFA Application	LB	PT
02	2022-02-17	1. Issued for client ref - sites 180,182 & 184 consolidated site plan, plans & elevation 2. Issued to accompany AMAFA Application 3. Title block updated, site orientation amended, revision 01 updated	LB	PT

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PROJECT No.	DRAWING No.	STATUS	REVISION
4265	1000	Sk	02

DRAWING TITLE
CONSOLIDATED SITES -
AS BUILT DRAWINGS
Site plan, Ground floor plan,
Elevation & Area Schedules

SCALE	DATE	DRAWN BY
AS SHOWN	2022-02-16	LB

PROJECT TITLE
ERF 8 180 CHURCH STREET &
REM OF PTN 2 & 4 OF ERF 2518
182 & 184 CHURCH STREET, PMB