

AREA SCHEDULE  
Site Description :  
Site Area :  
Zoning :

Erf 174  
4104m<sup>2</sup>  
Special Residential 900

Permissible FAR  
EXISTING FAR  
House  
Garage  
Veranda  
Courtyard  
Outbuilding  
TOTAL

N/A  
334 m<sup>2</sup>  
62 m<sup>2</sup>  
(159 m<sup>2</sup>)  
(11 m<sup>2</sup>)  
53 m<sup>2</sup>  
449 m<sup>2</sup>

PROPOSED FAR  
Guard House  
TOTAL FAR

5 m<sup>2</sup>  
454m<sup>2</sup>

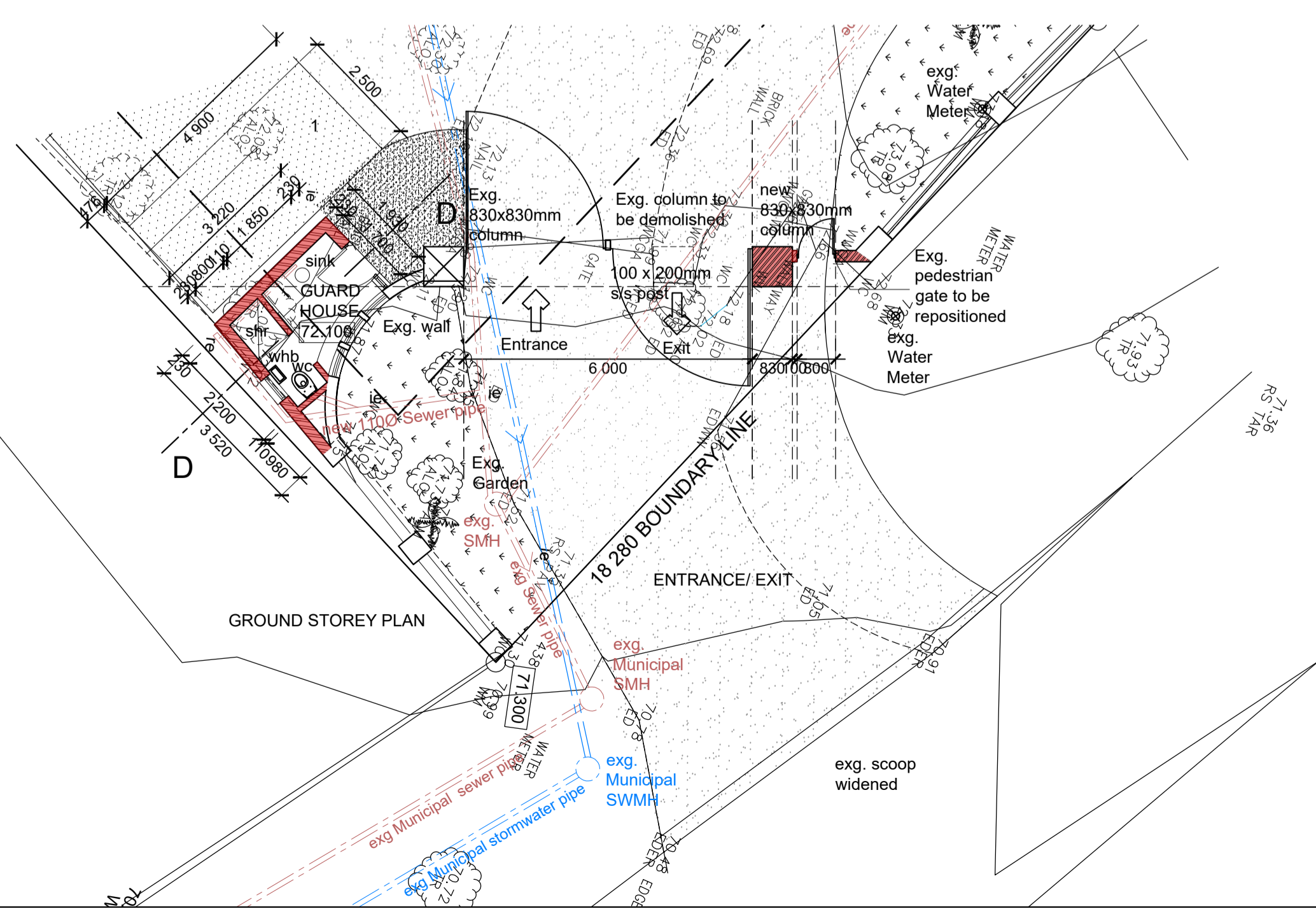
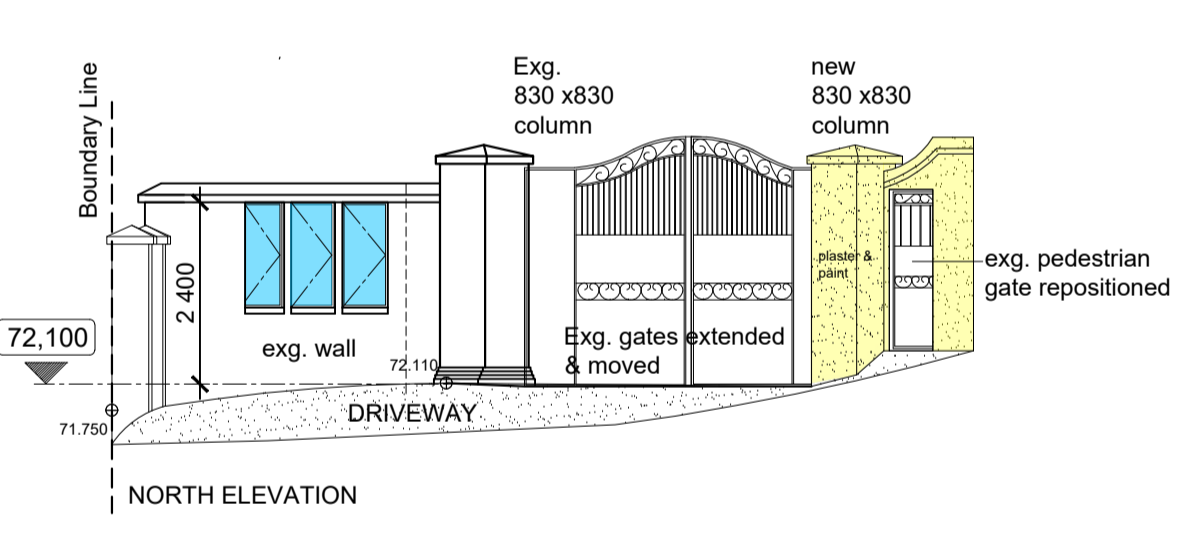
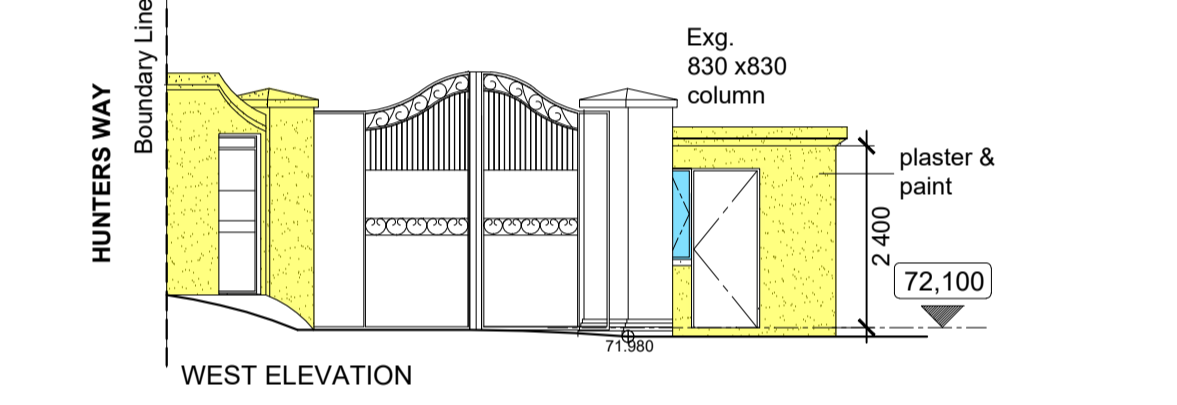
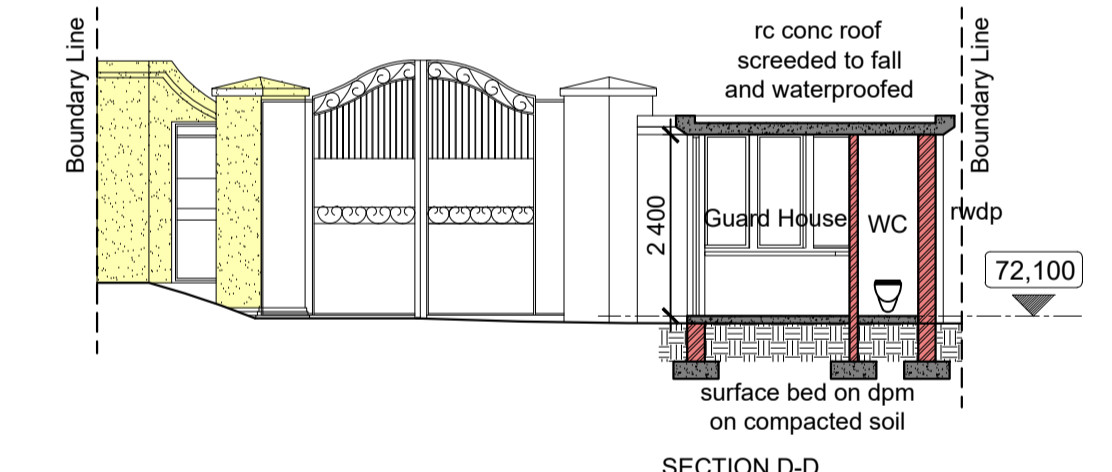
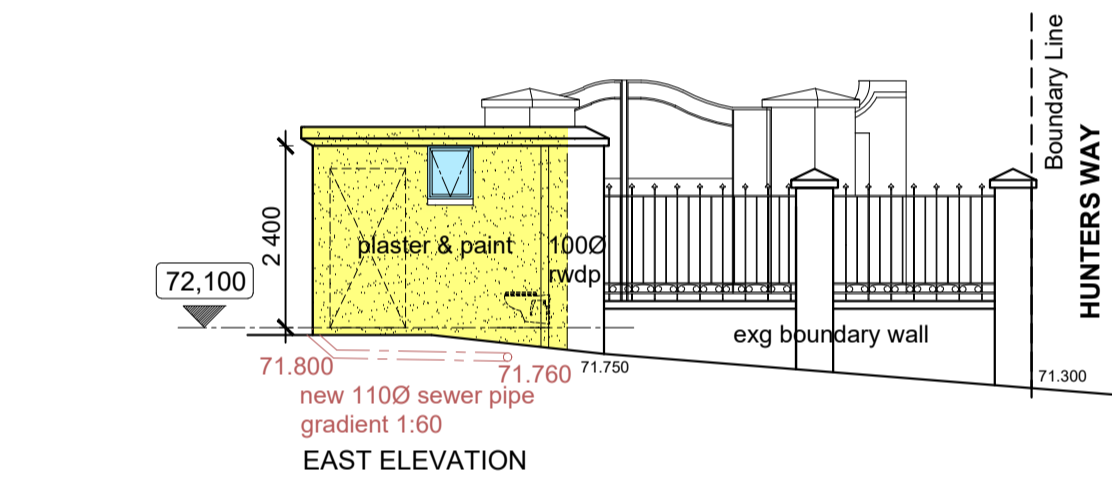
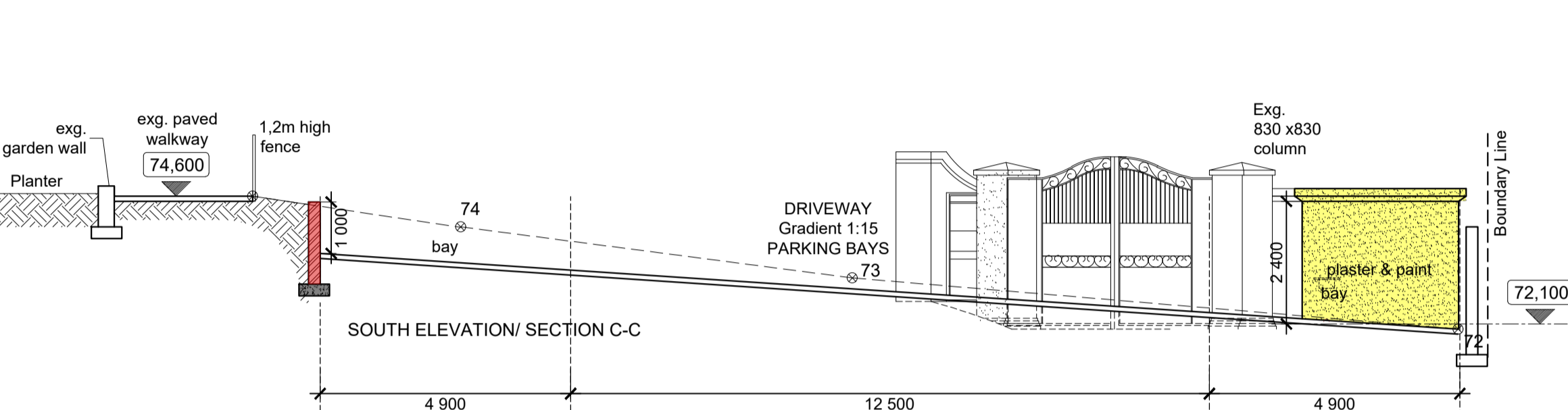
COVERAGE 50%  
EXISTING COVERAGE  
PROPOSED COVERAGE  
Total Coverage

2052 m<sup>2</sup>  
449 m<sup>2</sup>  
5 m<sup>2</sup>  
454m<sup>2</sup>

Parking Required  
Cafe Coffee (10 / 100m<sup>2</sup>, 183m<sup>2</sup>)  
Medical (6 / 100m<sup>2</sup>, 17m<sup>2</sup>)  
Caretaker

18 bays  
1 bay  
1 bay  
20 bays  
34 bays

Parking Provided



PLAN  
Scale 1:50

REVISION	NO.	DRAWN	DATE

ARCHITECT  
*P. Emmett*  
PATRICIA EMMETT Pr. Arch. - REG. NO. 2961

OWNER  
*Di Hammond*

PROJECT:  
**71 HUNTERS WAY**  
**Restoration and Conversion of**  
**"Sylvanwoods" to**  
**Children's Educational and**  
**Entertainment Centre**  
for GGB Hammond and DI Hammond  
on Erf 174 UMGANI PARK, DURBAN

**SITE PLAN, GUARD HOUSE**

SCALE - 1:100, 1:200  
DATE - 29-11-2022  
DWG. No. - 02208/ 01  
REV. No

**Emmett : Emmett**  
ARCHITECTS  
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