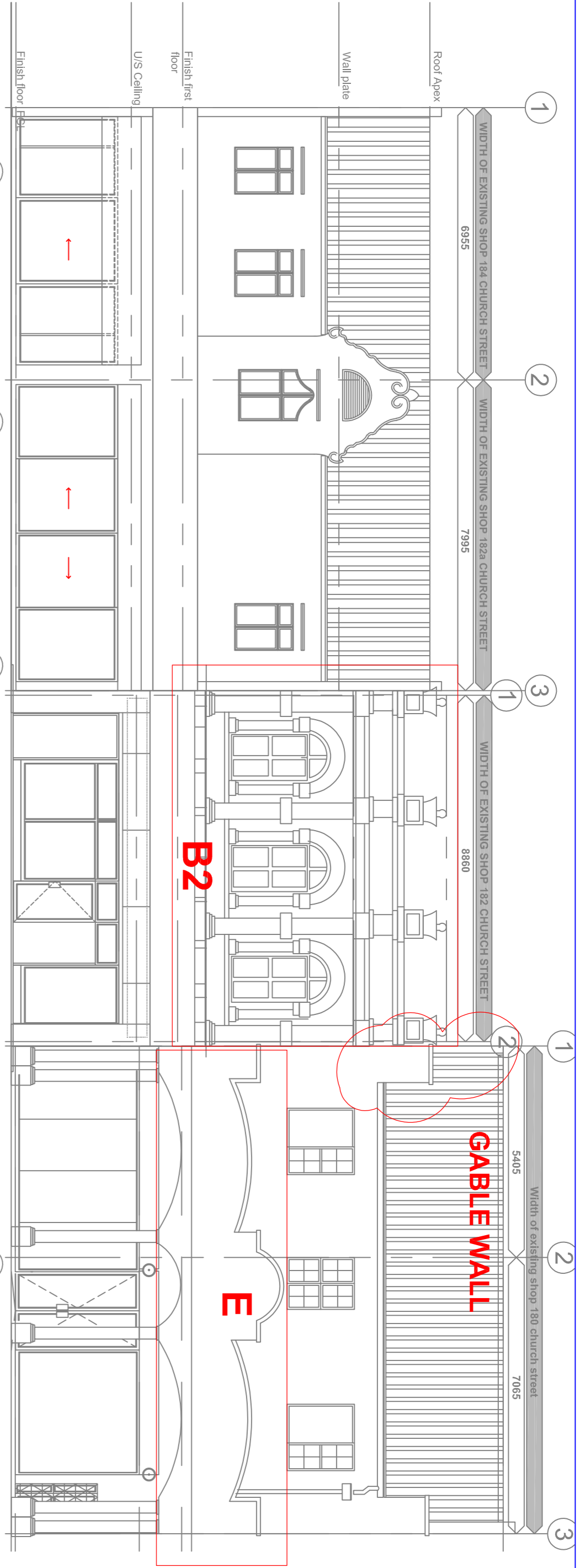


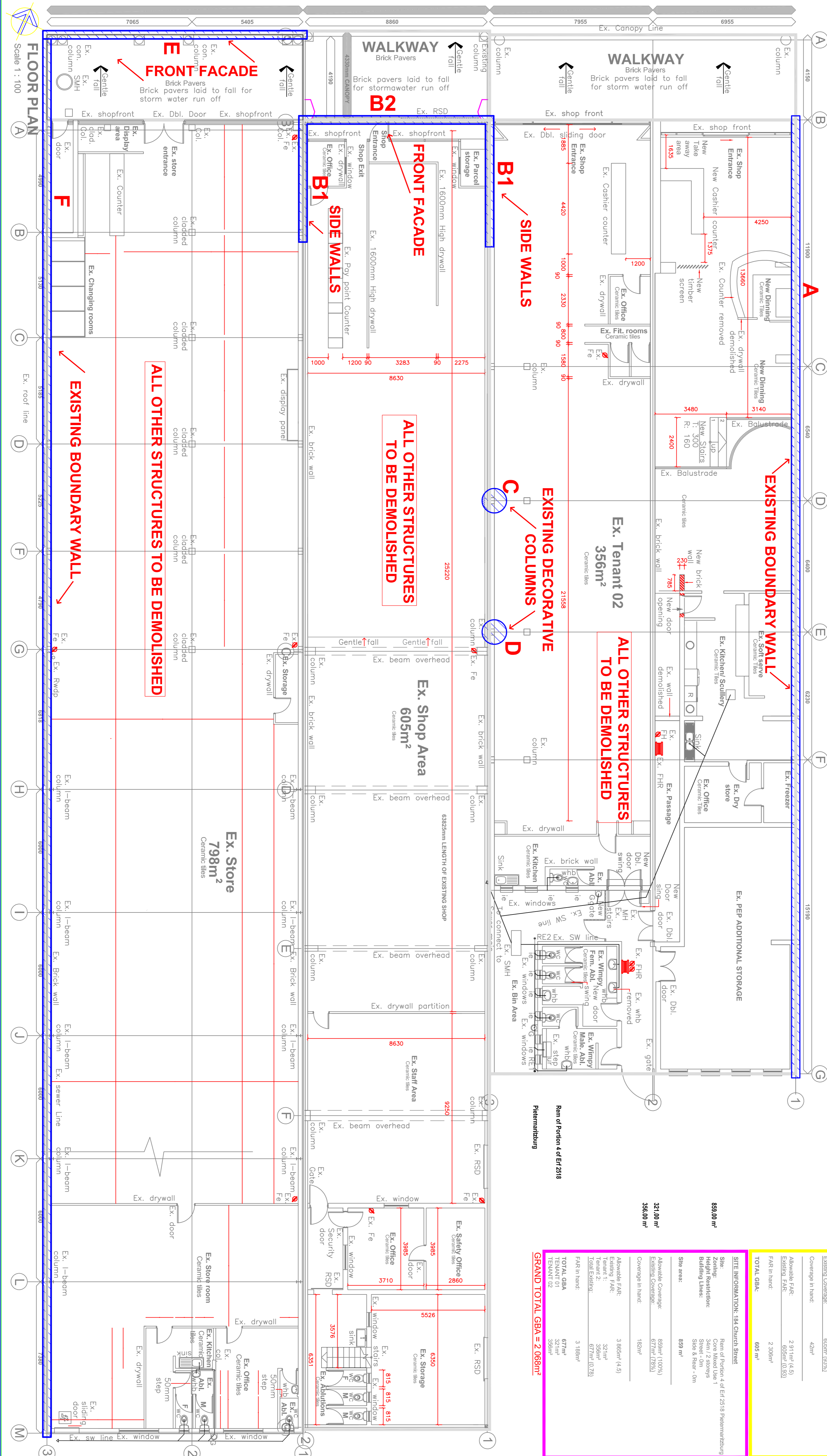
SITE INFORMATION - 182 Church Street	
Site:	Portion 3 of 2nd of E of 2518 Patermarzburg
Zoning:	Core Mixed Use 1
Height Restriction:	34m / 2 storeys
Building Lines:	Side 8 Store - as per scheme
Site area:	899 m ²
Allowable Coverage:	850m ² (100%)
Existing Coverage:	750m ² (83%)
Coverage in hand:	61m ²
Allowable FAR:	3.430m ² (4.0)
Existing FAR:	750m ² (0.88)
FAR in hand:	2.68m ²
TOTAL GBA:	798 m ²

STREET FRONT ELEVATION
Scale 1:100



SITE INFORMATION - 182 Church Street	
Site:	Rem of Portion 2 of E of 2518 Patermarzburg
Zoning:	Core Mixed Use 1
Height Restriction:	34m / 2 storeys
Building Lines:	Side 8 Store - as per scheme
Site area:	647 m ²
Allowable Coverage:	647m ² (100%)
Existing Coverage:	650m ² (83%)
Coverage in hand:	42m ²
Allowable FAR:	2.91m ² (4.5)
Existing FAR:	650m ² (0.93)
FAR in hand:	2.90m ²
TOTAL GBA:	605 m ²

SITE INFORMATION - 182 Church Street	
Site:	Rem of Portion 4 of E of 2518 Patermarzburg
Zoning:	Core Mixed Use 1
Height Restriction:	34m / 2 storeys
Building Lines:	Side 8 Store - as per scheme
Site area:	899 m ²
Allowable Coverage:	899m ² (100%)
Existing Coverage:	877m ² (98%)
Coverage in hand:	162m ²
Allowable FAR:	3.860m ² (4.5)
Existing FAR:	321m ²
FAR in hand:	359m ²
Total Existing:	677m ² (0.78)
FAR in hand:	3.86m ²
TOTAL GBA:	677m ²
TENANT 01:	321m ²
TENANT 02:	356m ²
GRAND TOTAL GBA = 2,068m²	



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NOTES

- A) BOUNDARY WALL TO BE SAVED AND STRENGTHENED
- B) SIDE WALLS TO BE SAVED AND STRENGTHENED
- B2) FACADE WALL TO BE STRENGTHENED WITH STEEL AND SAVED
- C/D) DECORATIVE COLUMNS TO BE SAVED AND REUSED
- E) FRONT FACADE TO BE SAVED

RETAINED PORTIONS OF STRUCTURE

NOT FOR CONSTRUCTION

Project
180 CHURCH STREET &
182 – 184 CHURCH STREET

Date 18-02-2022

Drawn JH **Checked** DCV

No. Date Amendment

Scale AS SHOWN

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Revision