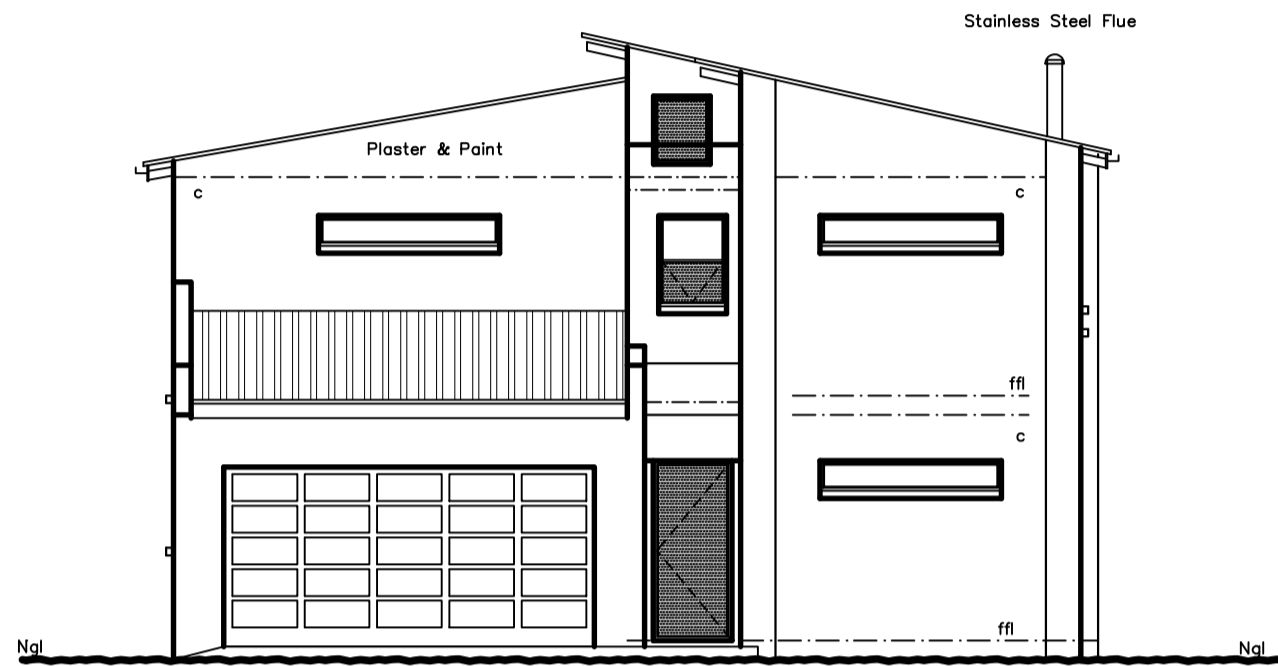
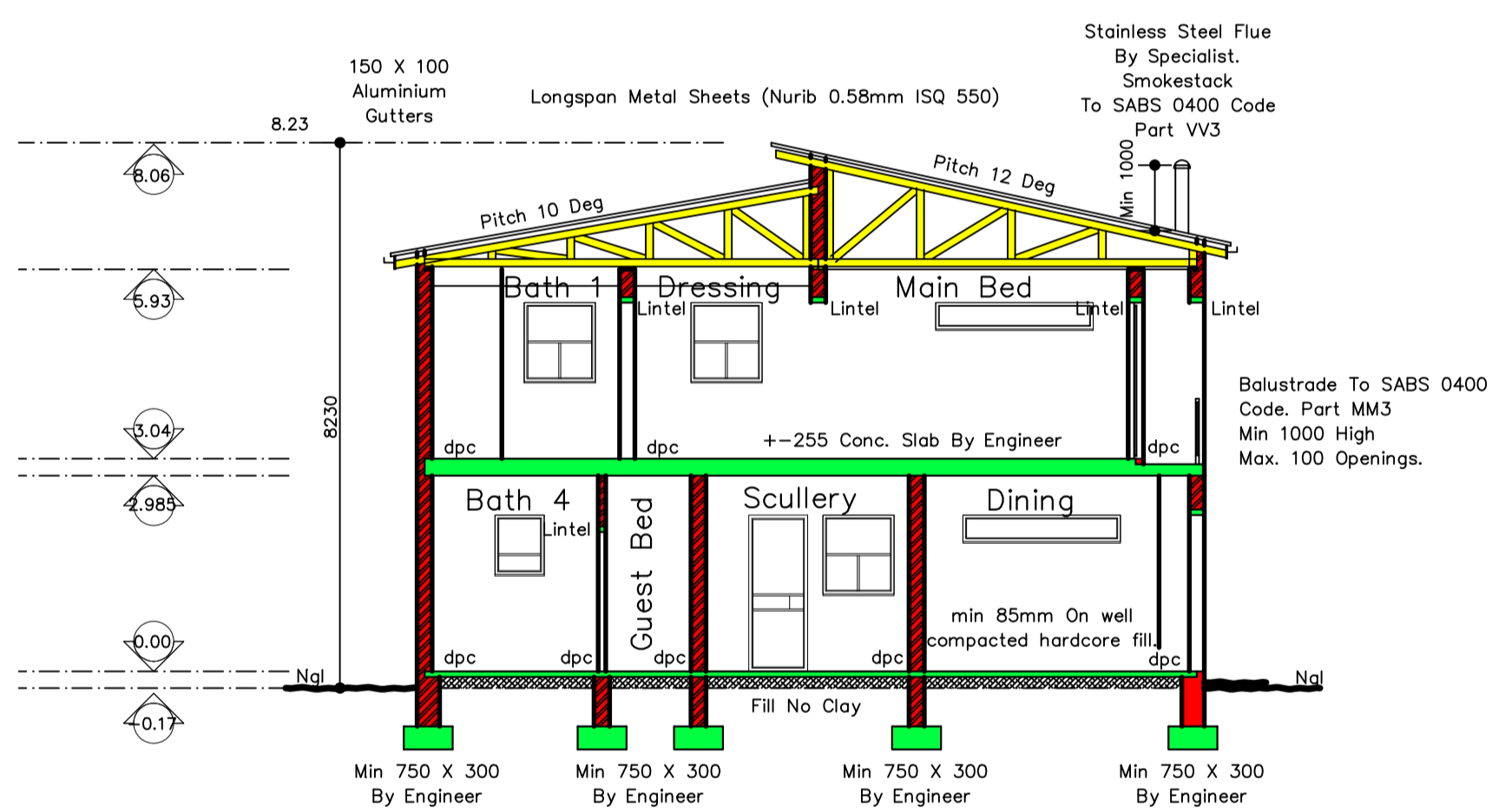


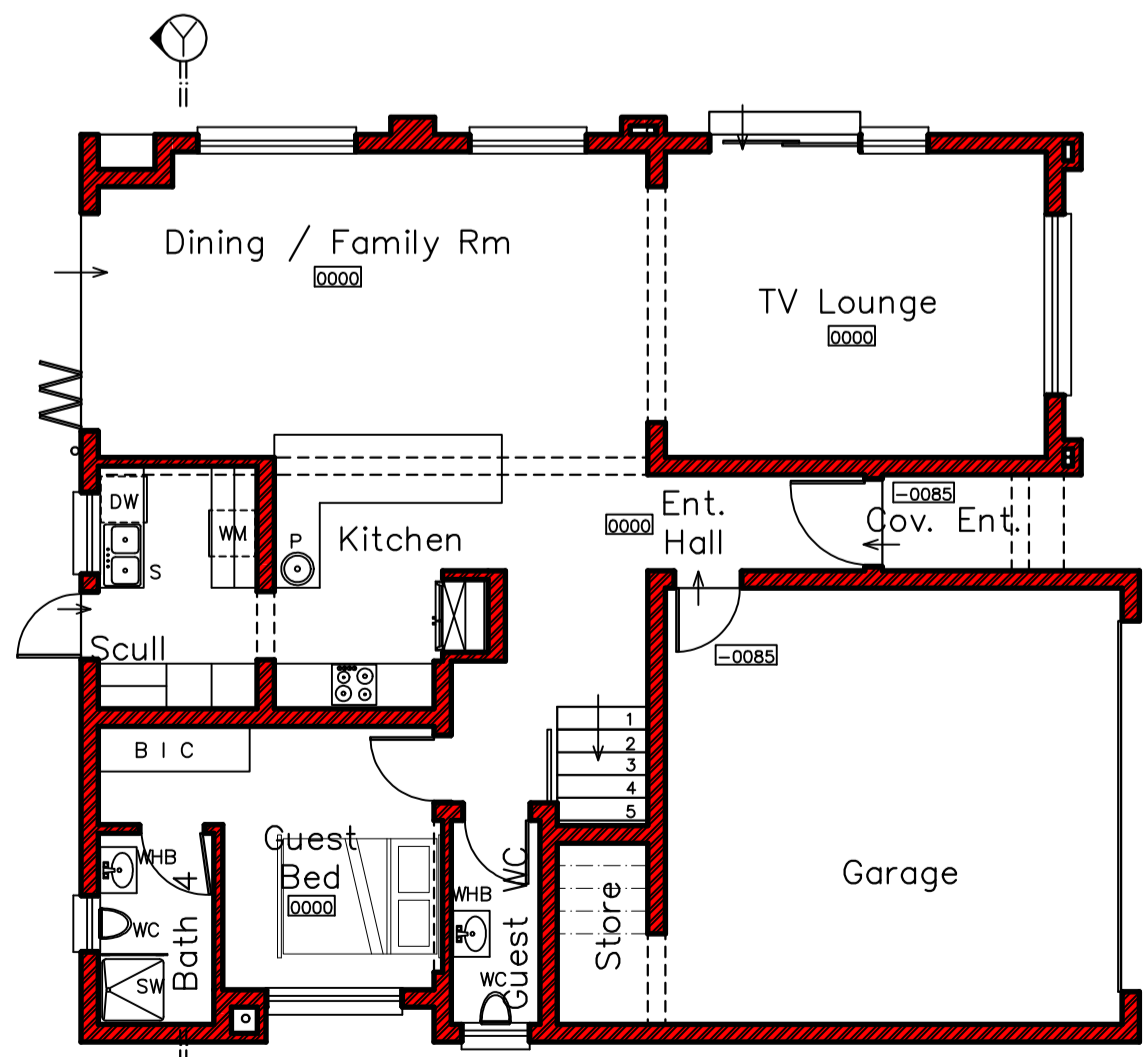
North Elevation Scale 1:100



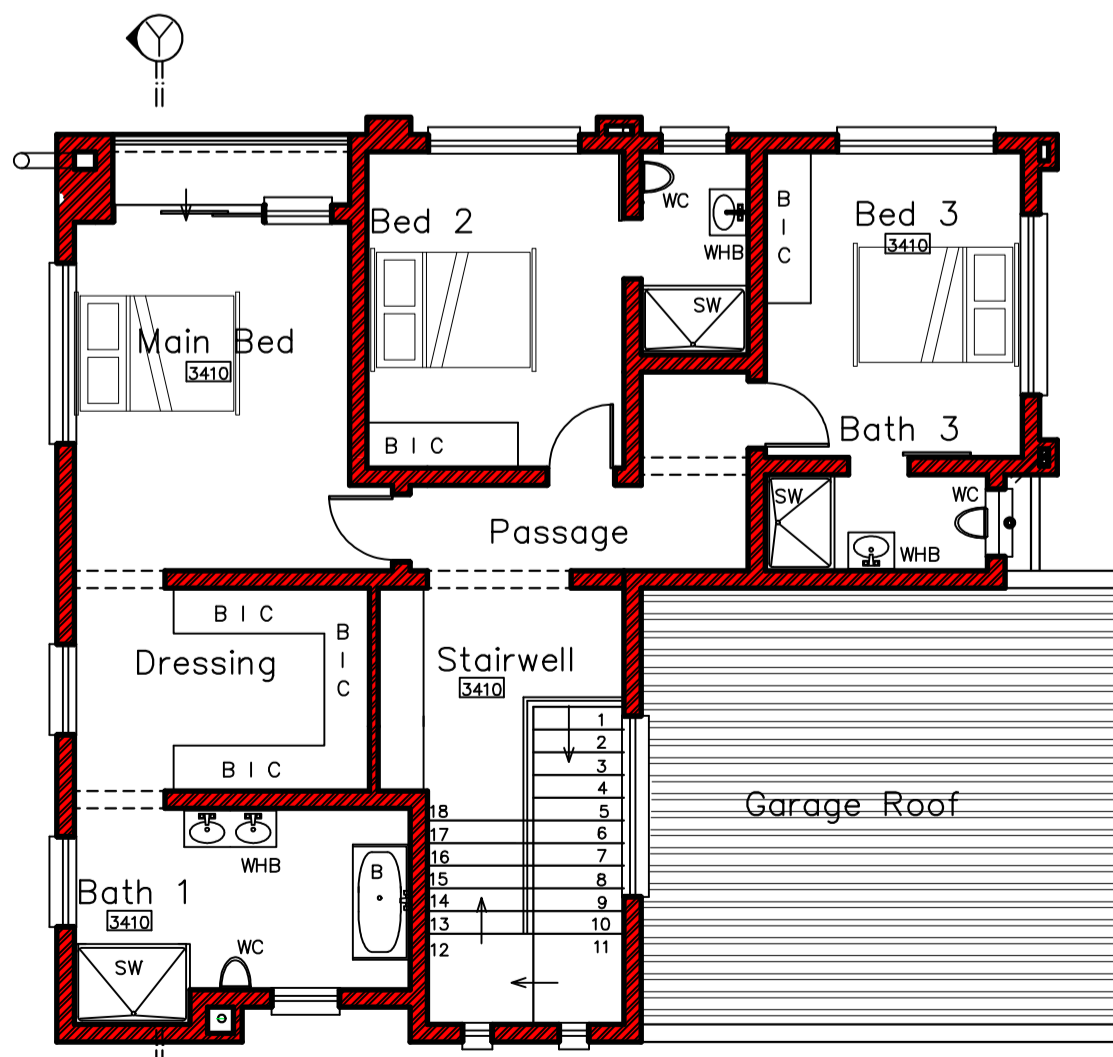
East Elevation Scale 1:100



Section "Y-Y" Scale 1:100

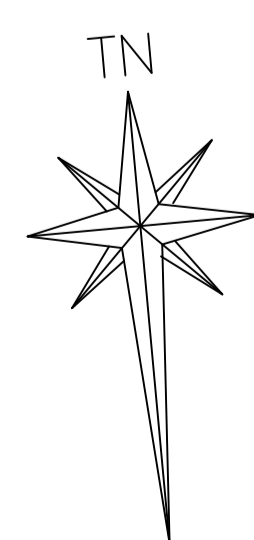
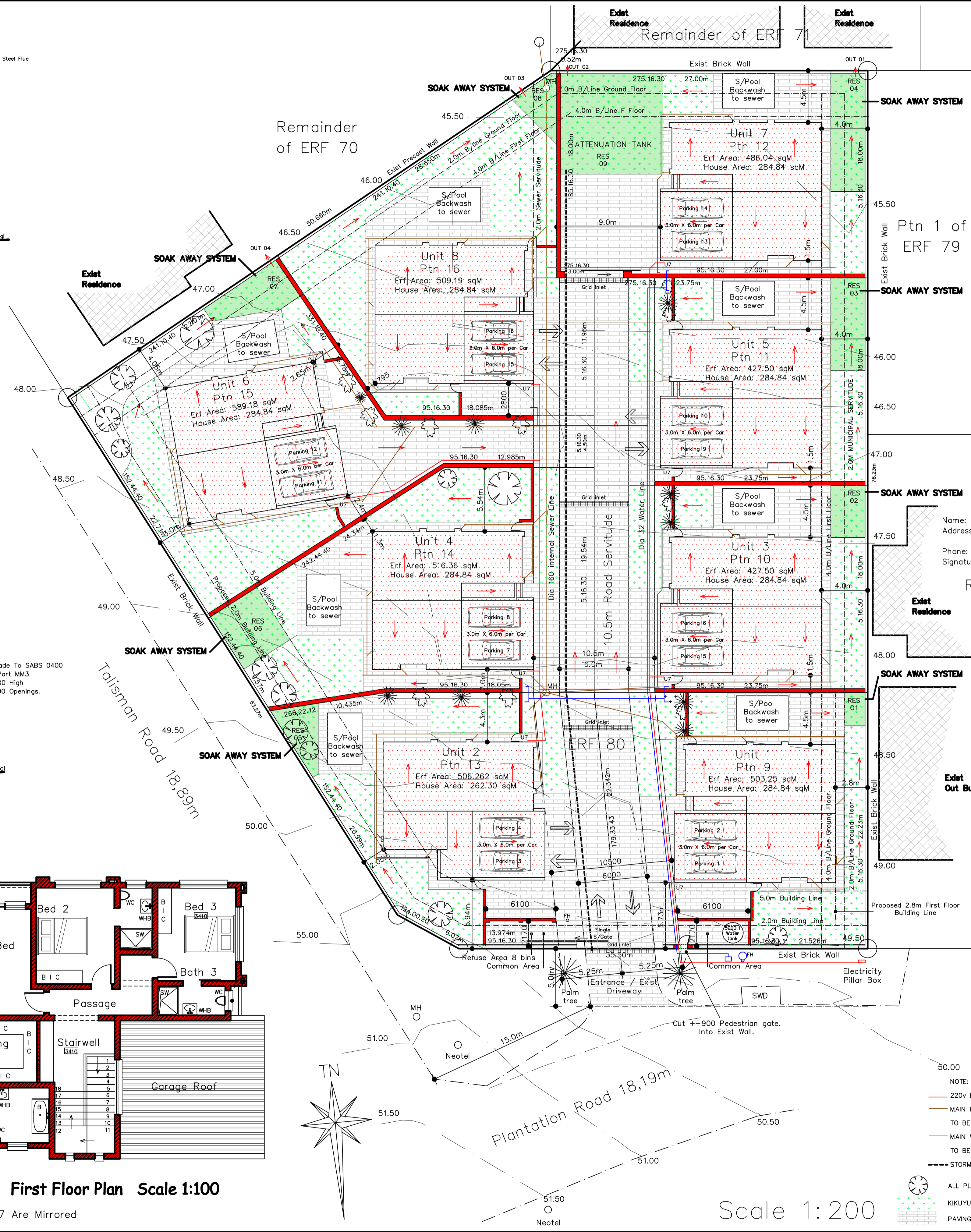


Ground Floor Plan Scale 1:100



First Floor Plan Scale 1:100

Units 4, 6 & 8 NOTE: Units 1,3,5 & 7 Are Mirrored



Scale 1:200

- NOTE:
- 220v ELECTRICITY SUPPLY
 - MAIN INTERNAL SEWER LINE TO BE 160mm DIAMETER.
 - MAIN WATER FEED LINES TO BE 32mm DIAMETER
 - STORMWATER LINE
 - ALL PLANTS TO BE INDIGENOUS KIKUYU GRASS
 - PAVING: CLAY OR CEMENT BRICKS

| SCHEDULE OF RIGHTS | | |
|--|--|-----------------------|
| ZONING INFORMATION | | |
| USE ZONE | RESIDENTIAL 1 | |
| SITE AREA | 3,965.26 sqM | |
| DENSITY ZONE | 8 UNITS | |
| BUILDING LINES | 5.0m BUILDING LINE - ROAD 2.0m SIDE SPACE - 2 BOUNDARY 2.0m REAR SPACE - 1 BOUNDARY 10.5 M ROAD SERVIDUTE | |
| HEIGHT ZONE | | |
| 0 ZERO | | |
| COVERAGE | Permissible | Actual |
| PTN 1,5,6,7 & 8 | 50% (523 sqM)=262sqM | 33.7% (176.3 sqM) |
| PTN 2,3 & 4 | 55% (450 sqM)=225sqM | 39.9% (179.4 sqM) |
| F.A.R | Total Area Less Garages 0.5 1948.68 sqM | |
| HEIGHT | 2 Stories | |
| AREAS: ERF : RESIDENCE | | |
| | Ground Fl | First Fl |
| PTN 9 Unit 1 | 503.243 sqM | 161.69 sqM |
| PTN 10 Unit 3 | 427.50 sqM | 161.69 sqM |
| PTN 11 Unit 5 | 427.50 sqM | 161.69 sqM |
| PTN 12 Unit 7 | 486.038 sqM | 161.69 sqM |
| PTN 13 Unit 2 | 506.262 sqM | 150.42 sqM |
| PTN 14 Unit 4 | 516.358 sqM | 161.69 sqM |
| PTN 15 Unit 6 | 589.176 sqM | 161.69 sqM |
| PTN 16 Unit 8 | 509.187 sqM | 161.69 sqM |
| TOTALS : | 3965.26 sqM | 973.93 sqM |
| TOTAL AREAS UNITS 1, 3-8 = 284.84 sqM | | |
| TOTAL AREA FOR UNIT 2 = 262.30 sqM | | |
| COVERAGE: (INCLUDING ROOF OVERHANG) | | |
| AREAS: ERF : | COVERAGE: | PERMISSIBLE % ACTUAL |
| PTN 9 Unit 1 | 503.243 sqM | 179.37 sqM 50% 35.64% |
| PTN 10 Unit 3 | 427.50 sqM | 179.37 sqM 55% 41.95% |
| PTN 11 Unit 5 | 427.50 sqM | 179.37 sqM 55% 41.95% |
| PTN 12 Unit 7 | 486.038 sqM | 179.37 sqM 55% 36.90% |
| PTN 13 Unit 2 | 506.262 sqM | 164.03 sqM 50% 32.39% |
| PTN 14 Unit 4 | 516.358 sqM | 179.37 sqM 50% 34.73% |
| PTN 15 Unit 6 | 589.176 sqM | 179.37 sqM 50% 30.44% |
| PTN 16 Unit 8 | 509.187 sqM | 179.37 sqM 50% 35.22% |
| TOTALS : | 3965.26 sqM | 1419.62 sqM 36.15% |
| PARKING SCHEDULE | | |
| Dwelling Houses Residential 1 : | | |
| Sufficient space for the parking of two vehicles (not exceeding 2.5 tonnes). | | |
| Total parking required: 8 Houses = 16 spaces. | | |
| Total parking provided = 16 spaces | | |
| REFUSE : | | |
| One bin per house. | | |
| Eight houses = 8 bins. | | |
| SITE DEVELOPMENT PLAN | | |
| ERF: | 80 | |
| TOWNSHIP: | ORIEL BEDFORDVIEW | |
| MORODER PROPERTIES (PTY) LTD | | |
| OWNERS SIGNATURE | | |
| DRAWING NUMBER : SDP MOR 2024 | | |
| DATE : SEPTEMBER 2024 Rev 5 | | |
| ARCHITECTURAL VISION cc 29-09-24 | | |
| STEVE J LASKEY | | |
| ADDRESS: 227 FERNHURST ROAD MONDEOR. (JHB SOUTH) CODE 2091 | | |
| CELL: 082 4135 939 | | |
| M-A BEKKER | | |
| SACAP REGISTRATION NUMBER D1260 | | |