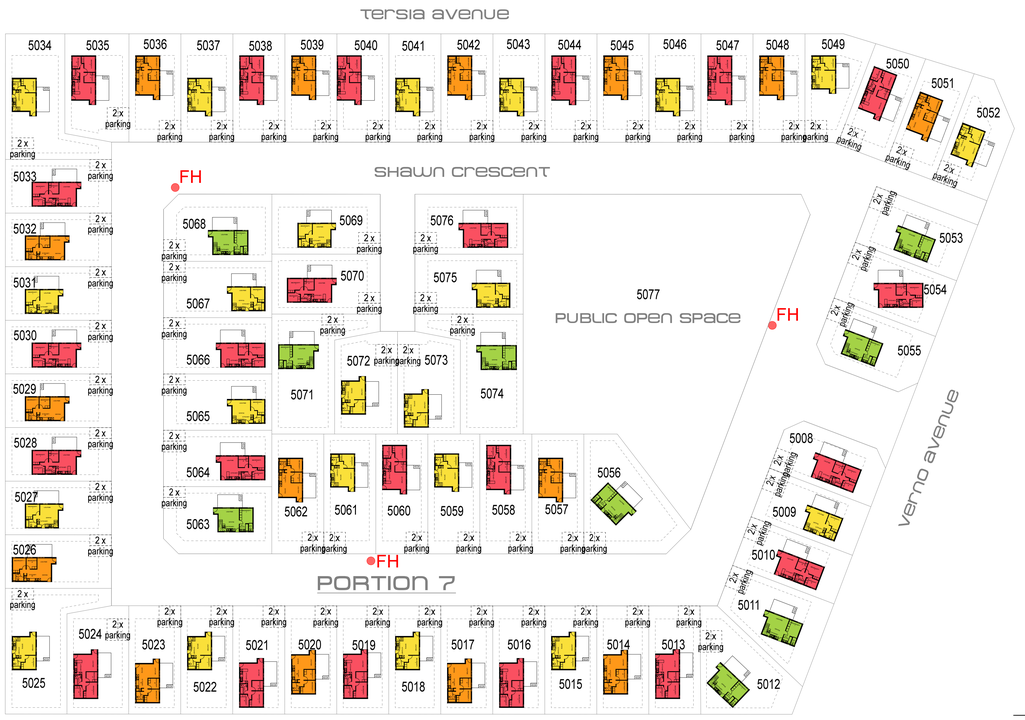
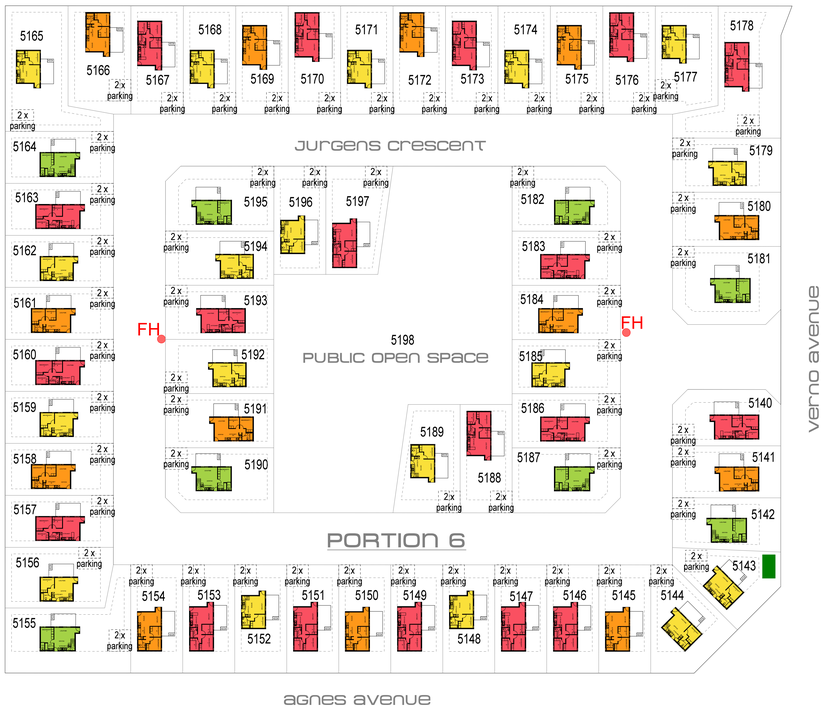


PORTION 7

SCALE 1:500

NORTH



PORTION 6

SCALE 1:500

NORTH

FOURLEAF PORTION 6 OF ERF 2677 PARSONS VLEI

FOUR LEAF PORTION 6 OF ERF 2677 PARSONS VLEI

NO / AMOUNT	ERF NO SG	AREA m² OF ERF	ZONED AS	COVERAGE PERMITTED	COVERAGE ACHIEVED	PARKING	HABITABLE ROOMS	HEIGHT PERMITTED	Unit Size						
									47	54	61	68	75	83	90
								HABITABLE ROOMS PER UNIT:	3	3	4	4	4	4	4
1	5140	313	RES2	70%	19	2 BAYS	4	2 STOREY			1				
2	5141	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
3	5142	300	RES2	70%	25	2 BAYS	4	2 STOREY					1		
4	5143	300	RES2	70%	23	2 BAYS	4	2 STOREY				1			
5	5144	338	RES2	70%	20	2 BAYS	4	2 STOREY				1			
6	5145	300	RES2	70%	18	2 BAYS	3	2 STOREY			1				
7	5146	300	RES2	70%	20	2 BAYS	4	2 STOREY				1			
8	5147	300	RES2	70%	20	2 BAYS	4	2 STOREY				1			
9	5148	300	RES2	70%	23	2 BAYS	4	2 STOREY					1		
10	5149	300	RES2	70%	20	2 BAYS	4	2 STOREY				1			
11	5150	300	RES2	70%	18	2 BAYS	3	2 STOREY			1				
12	5151	300	RES2	70%	20	2 BAYS	4	2 STOREY				1			
13	5152	300	RES2	70%	23	2 BAYS	4	2 STOREY					1		
14	5153	300	RES2	70%	20	2 BAYS	4	2 STOREY				1			
15	5154	300	RES2	70%	18	2 BAYS	3	2 STOREY			1				
16	5155	485	RES2	70%	15	2 BAYS	4	2 STOREY						1	
17	5156	340	RES2	70%	20	2 BAYS	4	2 STOREY					1		
18	5157	300	RES2	70%	20	2 BAYS	4	2 STOREY				1			
19	5158	300	RES2	70%	18	2 BAYS	3	2 STOREY			1				
20	5159	300	RES2	70%	23	2 BAYS	4	2 STOREY					1		
21	5160	300	RES2	70%	20	2 BAYS	4	2 STOREY				1			
22	5161	300	RES2	70%	18	2 BAYS	3	2 STOREY			1				
23	5162	300	RES2	70%	23	2 BAYS	4	2 STOREY					1		
24	5163	300	RES2	70%	20	2 BAYS	4	2 STOREY				1			
25	5164	300	RES2	70%	25	2 BAYS	4	2 STOREY						1	
26	5165	669	RES2	70%	14	2 BAYS	4	2 STOREY					1		
27	5166	356	RES2	70%	15	2 BAYS	3	2 STOREY			1				
28	5167	303	RES2	70%	20	2 BAYS	4	2 STOREY				1			
29	5168	303	RES2	70%	22	2 BAYS	4	2 STOREY					1		
30	5169	303	RES2	70%	18	2 BAYS	3	2 STOREY			1				
31	5170	303	RES2	70%	20	2 BAYS	4	2 STOREY				1			
32	5171	303	RES2	70%	22	2 BAYS	4	2 STOREY					1		
33	5172	303	RES2	70%	18	2 BAYS	3	2 STOREY			1				
34	5173	303	RES2	70%	20	2 BAYS	4	2 STOREY				1			
35	5174	303	RES2	70%	22	2 BAYS	4	2 STOREY					1		
36	5175	303	RES2	70%	18	2 BAYS	3	2 STOREY			1				
37	5176	303	RES2	70%	20	2 BAYS	4	2 STOREY				1			
38	5177	352	RES2	70%	19	2 BAYS	4	2 STOREY					1		
39	5178	519	RES2	70%	12	2 BAYS	4	2 STOREY				1			
40	5179	312	RES2	70%	22	2 BAYS	4	2 STOREY					1		
41	5180	312	RES2	70%	17	2 BAYS	3	2 STOREY			1				
42	5181	438	RES2	70%	17	2 BAYS	4	2 STOREY						1	
43	5182	371	RES2	70%	20	2 BAYS	4	2 STOREY						1	
44	5183	312	RES2	70%	20	2 BAYS	4	2 STOREY				1			
45	5184	312	RES2	70%	17	2 BAYS	3	2 STOREY			1				
46	5185	312	RES2	70%	22	2 BAYS	4	2 STOREY					1		
47	5186	312	RES2	70%	20	2 BAYS	4	2 STOREY				1			
48	5187	371	RES2	70%	20	2 BAYS	4	2 STOREY						1	
49	5188	300	RES2	70%	20	2 BAYS	4	2 STOREY				1			
50	5189	344	RES2	70%	20	2 BAYS	4	2 STOREY					1		
51	5190	370	RES2	70%	20	2 BAYS	4	2 STOREY						1	
52	5191	312	RES2	70%	17	2 BAYS	3	2 STOREY			1				
53	5192	312	RES2	70%	22	2 BAYS	4	2 STOREY					1		
54	5193	312	RES2	70%	20	2 BAYS	4	2 STOREY				1			
55	5194	312	RES2	70%	22	2 BAYS	4	2 STOREY					1		
56	5195	370	RES2	70%	20	2 BAYS	4	2 STOREY						1	
57	5196	300	RES2	70%	23	2 BAYS	4	2 STOREY					1		
58	5197	344	RES2	70%	18	2 BAYS	4	2 STOREY				1			
59	5198	3111	P.O.S.												
60	5199	5435	ROAD												
	TOTAL RESIDENCE ERVEN AREA:				18830				0	13	19	18	8	0	0
	SITE AREA: 2681 PARSONS(VLEI):				27376				0	702	1159	1224	600	0	0
	PRIVATE OPEN SPACE (5198):				3111										
	ROADS AREA (5199):				5435										
	HABITABLE ROOMS:				219										
	TOTAL PARKING BAYS (2.5 X 5m):				212										

58
3685

COVERAGE:
SITE: 27 376m²
RES 2 UNITS: 3 685m²
TOTAL COVERAGE: 13,5%

FOURLEAF PORTION 7 OF ERF 2677 PARSONS VLEI

FOUR LEAF PORTION 7 OF ERF 2677 PARSONS VLEI

NO / AMOUNT	ERF NO SG	AREA m² OF ERF	ZONED AS	COVERAGE PERMITTED	COVERAGE ACHIEVED	PARKING	HABITABLE ROOMS	HEIGHT PERMITTED	Unit Size						
									47	54	61	68	75	83	90
								HABITABLE ROOMS PER UNIT:	3	3	4	4	4	4	4
1	5008	313	RES2	70%	19	2 BAYS	4	2 STOREY			1				
2	5009	300	RES2	70%	23	2 BAYS	4	2 STOREY				1			
3	5010	300	RES2	70%	20	2 BAYS	4	2 STOREY			1				
4	5011	380	RES2	70%	20	2 BAYS	4	2 STOREY					1		
5	5012	399	RES2	70%	19	2 BAYS	4	2 STOREY					1		
6	5013	298	RES2	70%	20	2 BAYS	4	2 STOREY			1				
7	5014	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
8	5015	300	RES2	70%	23	2 BAYS	4	2 STOREY				1			
9	5016	300	RES2	70%	20	2 BAYS	4	2 STOREY			1				
10	5017	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
11	5018	300	RES2	70%	23	2 BAYS	4	2 STOREY				1			
12	5019	300	RES2	70%	20	2 BAYS	4	2 STOREY			1				
13	5020	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
14	5021	300	RES2	70%	20	2 BAYS	4	2 STOREY			1				
15	5022	300	RES2	70%	23	2 BAYS	4	2 STOREY				1			
16	5023	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
17	5024	344	RES2	70%	18	2 BAYS	4	2 STOREY			1				
18	5025	467	RES2	70%	15	2 BAYS	4	2 STOREY				1			
19	5026	303	RES2	70%	18	2 BAYS	3	2 STOREY		1					
20	5027	303	RES2	70%	22	2 BAYS	4	2 STOREY				1			
21	5028	303	RES2	70%	20	2 BAYS	4	2 STOREY			1				
22	5029	303	RES2	70%	18	2 BAYS	3	2 STOREY		1					
23	5030	303	RES2	70%	20	2 BAYS	4	2 STOREY			1				
24	5031	303	RES2	70%	22	2 BAYS	4	2 STOREY				1			
25	5032	303	RES2	70%	18	2 BAYS	3	2 STOREY		1					
26	5033	303	RES2	70%	20	2 BAYS	4	2 STOREY			1				
27	5034	452	RES2	70%	15	2 BAYS	4	2 STOREY				1			
28	5035	319	RES2	70%	17	2 BAYS	4	2 STOREY			1				
29	5036	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
30	5037	300	RES2	70%	23	2 BAYS	4	2 STOREY				1			
31	5038	300	RES2	70%	20	2 BAYS	4	2 STOREY			1				
32	5039	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
33	5040	300	RES2	70%	20	2 BAYS	4	2 STOREY			1				
34	5041	300	RES2	70%	23	2 BAYS	4	2 STOREY				1			
35	5042	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
36	5043	300	RES2	70%	23	2 BAYS	4	2 STOREY				1			
37	5044	300	RES2	70%	20	2 BAYS	4	2 STOREY			1				
38	5045	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
39	5046	300	RES2	70%	23	2 BAYS	4	2 STOREY				1			
40	5047	300	RES2	70%	20	2 BAYS	4	2 STOREY			1				
41	5048	300	RES2	70%	18	2 BAYS	3	2 STOREY		1					
42	5049	302	RES2	70%	23	2 BAYS	4	2 STOREY				1			
43	5050	302	RES2	70%	20	2 BAYS	4	2 STOREY			1				
44	5051	304	RES2	70%	18	2 BAYS	3	2 STOREY		1					
45	5052	306	RES2	70%	23	2 BAYS	4	2 STOREY				1			
46	5053	344	RES2	70%	22	2 BAYS	4	2 STOREY					1		
47	5054	344	RES2	70%	18	2 BAYS	4	2 STOREY			1				
48	5055	363	RES2	70%	21	2 BAYS	4	2 STOREY					1		
49	5056	480	RES2	70%	16	2 BAYS	4	2 STOREY					1		
50	5057	332	RES2	70%	16	2 BAYS	3	2 STOREY		1					
51	5058	332	RES2	70%	18	2 BAYS	4	2 STOREY			1				
52	5059	332	RES2	70%	20	2 BAYS	4	2 STOREY				1			
53	5060	332	RES2	70%	18	2 BAYS	4	2 STOREY			1				
54	5061	332	RES2	70%	20	2 BAYS	4	2 STOREY				1			
55	5062	332	RES2	70%	16	2 BAYS	3	2 STOREY		1					
56	5063	383	RES2	70%	20	2 BAYS	4	2 STOREY					1		
57	5064	325	RES2	70%	19	2 BAYS	4	2 STOREY			1				
58	5065	325	RES2	70%	21	2 BAYS	4	2 STOREY				1			
59	5066	325	RES2	70%	19	2 BAYS	4	2 STOREY			1				
60	5067	325	RES2	70%	21	2 BAYS	4	2 STOREY				1			
61	5068	383	RES2	70%	20	2 BAYS	4	2 STOREY					1		
62	5069	346	RES2	70%	20	2 BAYS	4	2 STOREY				1			
63	5070	346	RES2	70%	18	2 BAYS	4	2 STOREY			1				
64	5071	454	RES2	70%	17	2 BAYS	4	2 STOREY					1		
65	5072	333	RES2	70%	20	2 BAYS	4	2 STOREY				1			
66	5073	332	RES2	70%	20	2 BAYS	4	2 STOREY				1			
67	5074	454	RES2	70%	17	2 BAYS	4	2 STOREY					1		
68	5075	346	RES2	70%	20	2 BAYS	4	2 STOREY				1			
69	5076	346	RES2	70%	18	2 BAYS	4	2 STOREY			1				
70	5077	3451	P.O.S.												
71	5078	6678	ROAD												
	TOTAL RESIDENCE ERVEN AREA:				22696				0	15	23	22	9	0	0
	SITE AREA: 2679 PARSONS(VLEI):				32825				0	810	1403	1496	675	0	0
	PRIVATE OPEN SPACE (5077):				3451										
	ROADS AREA (5078):				6678										
	HABITABLE ROOMS:				260										
	TOTAL PARKING BAYS (2.5 X 5m):				212										

69
4384

COVERAGE:
SITE: 31 825m²
RES 2 UNITS: 4 384m²
TOTAL COVERAGE: 13,8%

FH FIRE HYDRANT

2 x PARKING BAY PER UNIT: 5m X 2.5m

BUILDING LINES:
SIDE & REAR: 1.5m
STREET: 3m

KEY TO RESIDENTIAL BUILDINGS

- 47 m² UNIT
- 54 m² UNIT
- 61 m² UNIT
- 68 m² UNIT
- 75 m² UNIT
- 83 m² UNIT
- 90 m² UNIT

ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS ACT 103OF1977 & 204 AND AMMENDMENTS THERETO AS WELL AS THE BY-LAWS OF THE RELEVANT LOCAL AUTHORITY AND THE BYLAWS OF THE NHBRC

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL & MECHANICAL ENGINEERS DRAWINGS OR SUB-CONTRACTORS DRAWINGS WHERE APPLICABLE

CONTRACTOR TO KEEP A FULL SET OF DRAWINGS ON SITE AND IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON THE SITE WITH REFERENCE TO BOUNDARIES AND BUILDING LINES. ALL CONTOURS AND BOUNDARY PEGS, AS WELL AS BUILDING SETTING OUT TO BE CONFIRMED BY A REGISTERED LAND SURVEYOR.

ALL HEALTH AND SAFETY REGULATIONS TO BE STRICTLY COMPLIED WITH

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THIS DRAWING COULD BE OUT OF SCALE, SO CONFIRM ALL DIMENSION IF NECCESSARY

SIGNED BY:
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FOURLEAF

SITE DEVELOPMENT PLAN

PORTION 6&7 OF ERF 2681 & 2679 (PORTION OF ERF 2677) PARSONS VLEI

PRINT: A0

Drawing number		date	scale
1502_FOUR LEAF_PORTION 1,6&7		12.02.2016	NTS
stage	drawn	division	
PROPOSED SDP	NB	*	

Aspiring voorbeho – Nicolette Boegman