



SCHEDULE OF RIGHTS & ZONING

Erf size: 2309sqm
 Zoning: Residential 4; Dwelling Units
 Density: 107 units/hectare: 24x units
 Units provided: 10x units
 Height: Allowed: Ground + 2 Floors; Provided: Ground + 1 Floor
 Coverage: Allowed: 50%(1154.5sqm); Provided: 36.5%(843.0sqm)
 Floor Space Ratio (FSR): Allowed: 0.8(1847sqm); Provided: 0.73(1698sqm)

Covered Parking: 2x Covered/Unit= 20 covered provided
 Guest Parking: Required: 1 per 3x Units: 4x required; Provided: 11x provided
 Open Play Area: Required: 4sqm/Unit= 40sqm required; Provided: 40sqm provided

9th Street Setback: 2.5m
 Side Setbacks: 4.5m
 Erf R/258 Setback: 4.5m
 Erf 1/258 Setback: 3.5m

AREA SCHEDULE BUILDING AREAS:
 TYPE A (UNITS 1-8)
 Ground Floor: 84sqm
 First Floor: 86sqm
 TOTAL: 170sqm
 TYPE B (UNIT 9)
 Ground Floor: 82sqm
 First Floor: 82sqm
 TOTAL: 164sqm
 TYPE C
 Ground Floor: 82sqm
 First Floor: 85sqm
 TOTAL: 167sqm

GATEHOUSE: 7sqm
 COVERAGE: 843sqm (36.5%)
 FSR: 1698sqm (0.73)

- PLANT PALLETTE**
 Landscaping to be completed to Landscape Architects Specification
- Olea Europaea Africana
 - Populus Simonii
 - Celtis Africana
 - Acacia Africana
 - Agapanthus

COPYRIGHT RESERVED

PROPOSED NEW RESIDENTIAL
 DEVELOPMENT ON ERF R/257
 MENLO PARK
 for
 BSV DEVELOPMENT
 PROPRIETARY LIMITED

SITE DEVELOPMENT PLAN

MELLET & HUMAN
 architects / argitekte

andre mellet * SARA 4934
 willem human * SARA 5374
 PO Box 95765 Waterkloof 0145
 317 Clark Str Waterkloof 0181
 Tel/Fax 0124609011
 www.mellethuman.co.za
 cell: 0833069915/6



SITE DEVELOPMENT PLAN ERF R/257 MENLO PARK SCALE 1:100

PRJ NO. 21912	DWG. NO. SDP 001	DATE SEPT '19
------------------	---------------------	------------------

Company Name : Address : September 30, 2019 : Project Title : 1