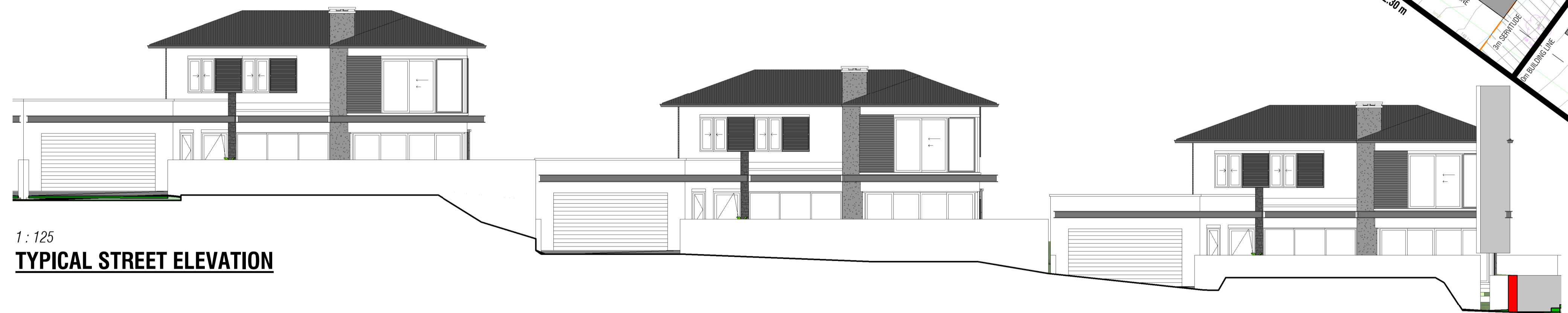


ERF AREAS:

1	=	407sqm
2	=	405sqm
3	=	405sqm
4	=	415sqm
5	=	525sqm
6	=	427sqm
7	=	408sqm
8	=	401sqm
9	=	405sqm

* SDP shows typical footprint
These are subject to change

* Proposed plans will comply with above
City of Cape Zoning Scheme Regulations



1 : 125
TYPICAL STREET ELEVATION

1 : 200
SITE DEVELOPMENT PLAN

GENERAL RESIDENTIAL SUBZONE	SUBZONE	DENSITY	COVERAGE	MAXIMUM HEIGHT ABOVE EXIST GROUND LEVEL		BUILDING LINES		STREET CENTRELINE SETBACK	OTHER PROVISIONS
				TO WALLPLATE	TO TOP OF ROOF	STREET BOUNDARY	COMMON BOUNDARIES		
GENERAL RESIDENTIAL SUBZONE 1: GROUP HOUSING (GR)	GR1	35 du/ha	N/A	8.0m	10.0m	5.0m EXTERNAL PUBLIC street	3.0m EXTERNAL	N/A	Design principles Open space Parking and access Site development plan Flats and home occupation as additional use right
PRIMARY USES Dwelling house, group housing, private road, open space and additional use rights						0.0m Internal road	0.0m Internal Boundaries		
ADDITIONAL USE RIGHTS Flats and home occupation subject to restriction						Garages 5.0m From kerb	0.0m Internal Boundaries		Flats and home occupation as additional use right
CONSENT USES Utility services, home child care, and rooftop base telecommunication station		Refer to Section 6.1.2(b)		Refer to Section 6.1.2(c)	Refer to Section 6.1.2(c)	Refer to section 6.1.2(e) & (f)	Refer to section 6.1.2(e) & (f)		Dwelling house outside group scheme

THIS DRAWING REMAINS THE PROPERTY OF dh architecture. NO SCALING OFF THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO ANY BUILDING WORK COMMENCING. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.

dh architecture . . .

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Project for: **PIN OAK HEIGHTS, SOMERSET WEST**

Date	Scale	Drawn	Element	Dwg. No.
2021-02-24 01:23:33 PM	As indicated	benrice	SDP 01	101

Project for: **SDP DRAFT**

SACAP REGISTRATION NUMBER
D. HANEKOM
SI 2545 (Prof Sen Arch Tech)