Annexure A

SCHEDULE OF RIGHTS

NEW PROPOSED DEVELOPMENT IN FIRWOODS RIVER ESTATE ERF 44856 TO ERF 44876 PAARL	
ERF	44856 - 44876
TOWNSHIP	PAARL
TOTAL DEVELOPMENT AREA	11 617m²
ZONE	RESIDENTIAL 1
TOWN PLANNING SCHEME	DRAKENSTEIN MUNICIPALITY LAND-USE PLANNING, 2018

ERF - Area Schedule

Name	Area
ERF 44856 - SITE	456.4 m²
ERF 44857 - SITE	453.6 m²
ERF 44858 - SITE	454.1 m²
ERF 44859 - SITE	454.2 m²
ERF 44860 - SITE	454.4 m²
ERF 44861 - SITE	454.6 m²
ERF 44862 - SITE	454.4 m²
ERF 44863 - SITE	451.5 m²
ERF 44864 - SITE	568.4 m²
ERF 44865 - SITE	671.3 m²
ERF 44866 - SITE	468.7 m²
ERF 44867 - SITE	450.3 m²
ERF 44868 - SITE	454.1 m²
ERF 44869 - SITE	454.3 m²
ERF 44870 - SITE	454.4 m²
ERF 44871 - SITE	454.6 m²
ERF 44872 - SITE	454.8 m²
ERF 44873 - SITE	454.9 m²
ERF 44874 - SITE	506.7 m²
ERF 44875 - GREEN SPACE	1188.9 m²
ERF 44876 - FENNEL STREET	1401.3 m²

NEW PROPOSED DEVELOPMENT IN FIRWOODS RIVER ESTATE ERF 44856 TO ERF 44876 PAARL



1 Site Development Plan - Council
SCALE: 1 : 200



2 North-West Street Elevation - Council
SCALE: 1 : 150



3 South-East Street Elevation - Council
SCALE: 1 : 200

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Company Reg. No: 2015/247228/07
Directors:
Gerrit Wassenaar PrArch - SACAP 7133
Fiaan Nel PrArch - SACAP 8388

GENERAL NOTES

All work to be in accordance with the National Building Regulations SANS 10400 and the Local By-Laws. Any errors, discrepancies or omissions are to be reported immediately. All levels, steps and dimensions are to be checked and verified on site before commencement of any work.
Work to figured dimension only - drawings are not to be scaled.
For ALL: General Construction/ Application/ Installation/ Workmanship Notes - refer to sheets: *0002 - 0004*.

SERVICES

- Ø150mm Sewage Pipe to Municipal Sewer Connection
- Manhole - Connection to Municipal Sewer Line
- Ø160mm HDPE Class 12 Water Pipe
- Water Pipe Delivery to House
- Hydrant and Water Connection End Cap
- Ø375mm Conc. Stormwater Channel Below Ground
- Stormwater Catch Basin - Inlet
- Stormwater Manhole

SIGNATURES

Architect:

Engineer:	Client:	Estate: (if applic.)

Rev	Date	Revision Description

COUNCIL

FOR INFORMATION ONLY

SHEET NAME
SITE DEVELOPMENT PLAN

DRAWING NAME
2025-52 - C0000 - SITE DEVELOPMENT PLAN

DRAWN BY	Author
CHECKED BY	Checker
CURRENT REV	
SHEET SIZE	A0
SCALE	As indicated
DATE	

C0000

PROJECT INFORMATION

PROJECT NAME
FIRWOODS ESTATE SITE LAYOUT

PROJECT NUMBER
2025-52

CLIENT/OWNER
Cape Sirenko (Pty) Ltd

ADDRESS
121 NEW ESKDALE STR, PAARL

PROJECT DESCRIPTION
NEW DWELLING ON ERF 44326

ARCA UNLIMITED

ARCHITECTS | INTERIORS | BRANDSPACE
PROPERTIES | PROJECT MANAGEMENT | OBJECTS