



*ARTISTIC IMPRESSION

NEW RESIDENTIAL UNITS

KARENPARK X44



FOR INFORMATION
PURPOSES ONLY

2021-07-07

rev b

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TOWN PLANNING SCHEDULE

	REQUIRED:	ACTUAL:
ZONING	RESIDENTIAL 1	RESIDENTIAL 1
DENSITY	1 DWELLING / ERF	1 DWELLING / ERF
SITE AREA	AS PER TABLE	AS PER TABLE
COVERAGE	60%	AS PER TABLE
HEIGHT ZONE	2 STOREYS	2 STOREYS
FAR	N/A	N/A
PARKING	1 COVERED BAY / DWELLING = 50 1 UNCOVERED BAY / DWELLING = 50 0,3 VISITORS BAYS / DWELLING = 17 TOTAL = 117	50 COVERED BAYS (GARAGES) 50 UNCOVERED BAYS 17 UNCOVERED VISITOR'S BAYS 117 TOTAL BAYS



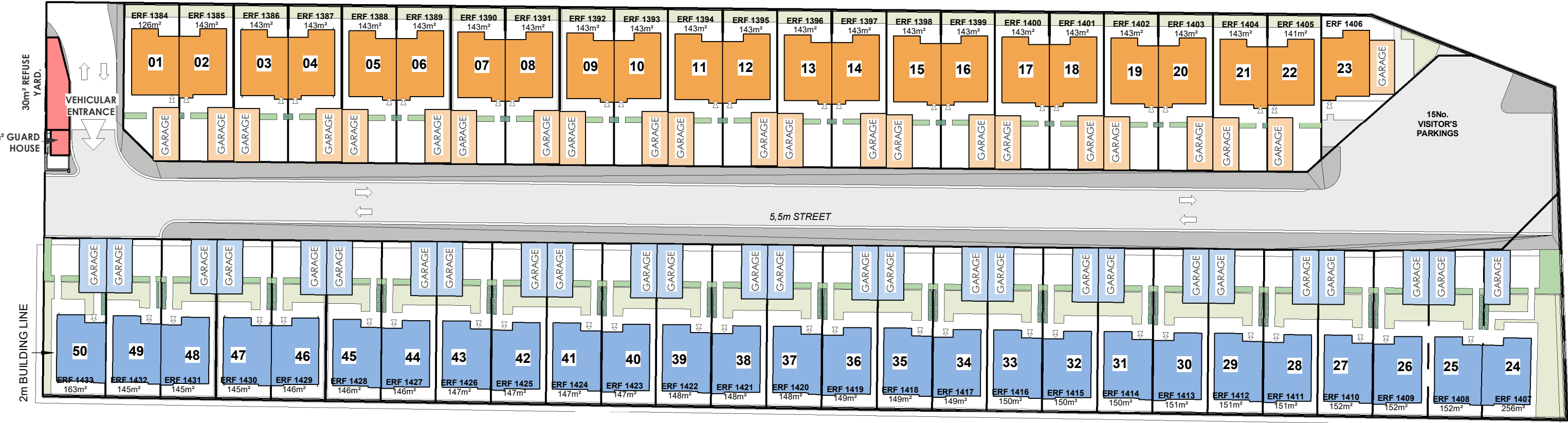
UNIT QUANTITIES

UNIT TYPE A
SOUTH ENTRANCE

23 UNITS
96m² (EXCL. GARAGE)

UNIT TYPE B
NORTH ENTRANCE

27 UNITS
100,8m² (EXCL. GARAGE)



SITE PLAN
SCALE 1:500

PROPOSED NEW RESIDENTIAL DEVELOPMENT ON PTN 498 (OF PTN 125) OF FARM HARTEBEESTHOEK 303 (KARENPARK EXT. 44).

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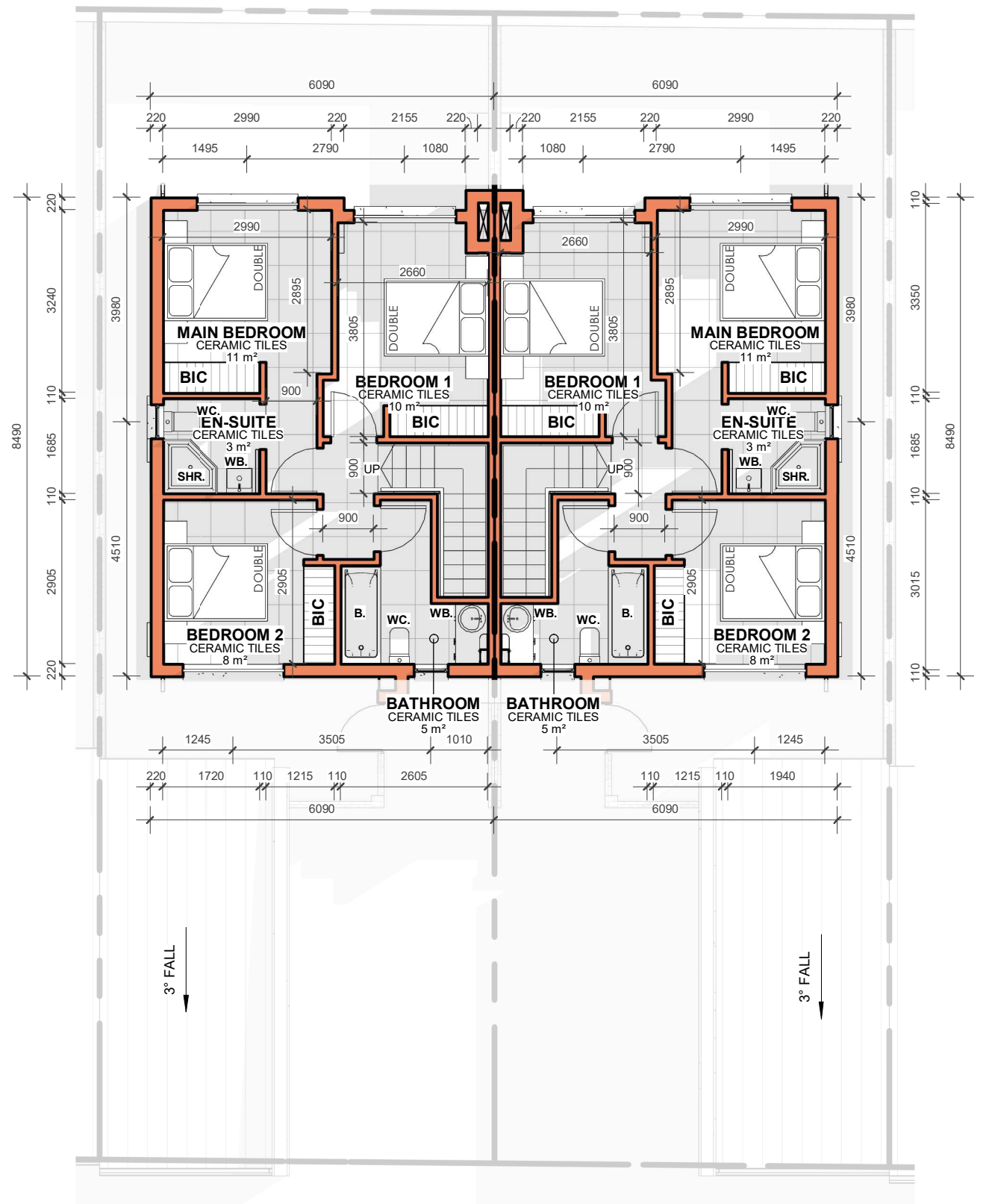
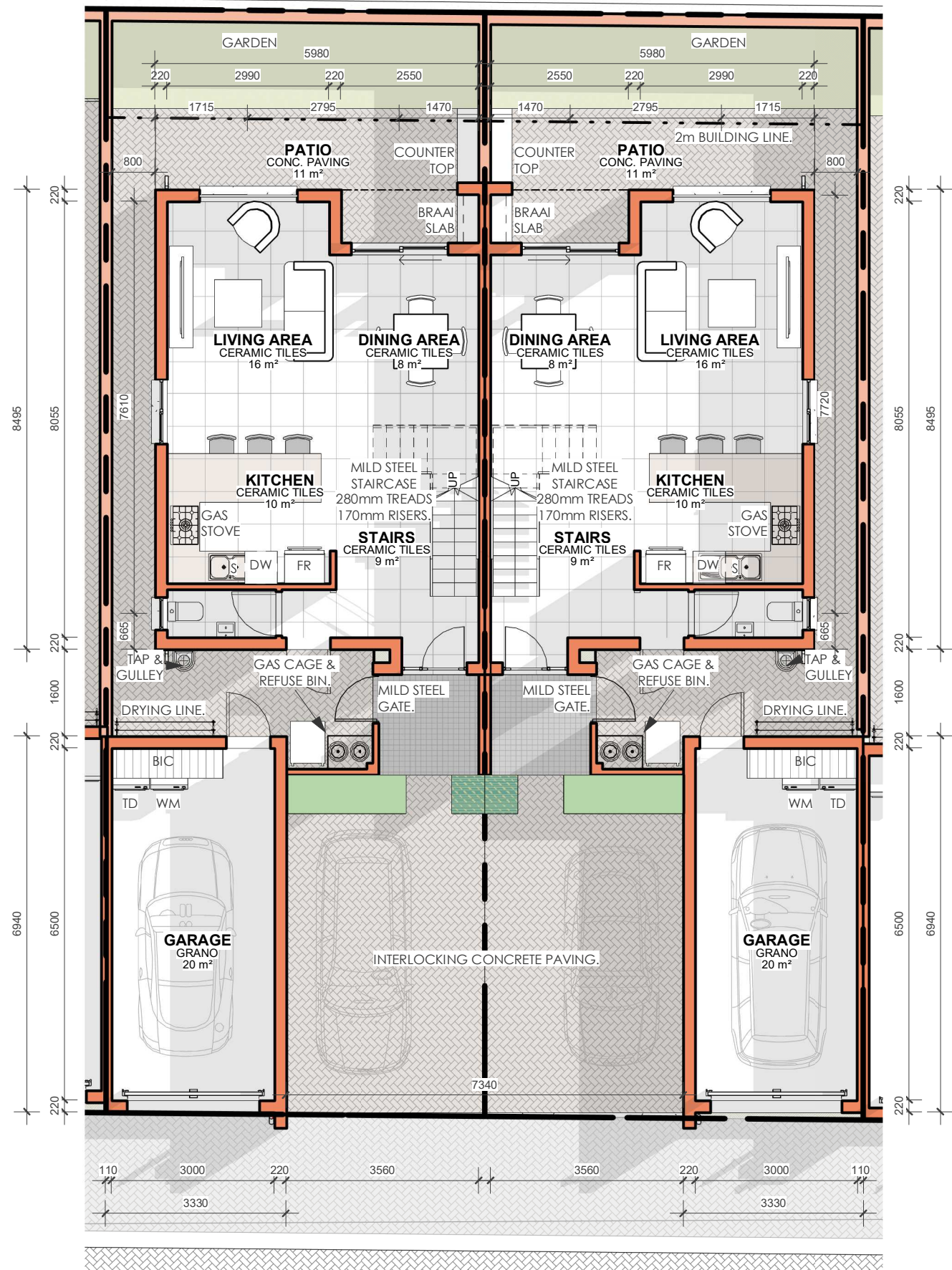
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Document No.:	Revision No.:	Date:
001.1.1000_A3	0	2015-09-30



GROSS BUILDING AREA (UNIT A)	
Name	Area
UNIT A GROUND FLOOR	49.7 m²
UNIT A FIRST FLOOR	47.7 m²
UNIT A GARAGE	97.4 m²
	23.1 m²
	23.1 m²
	120.5 m²

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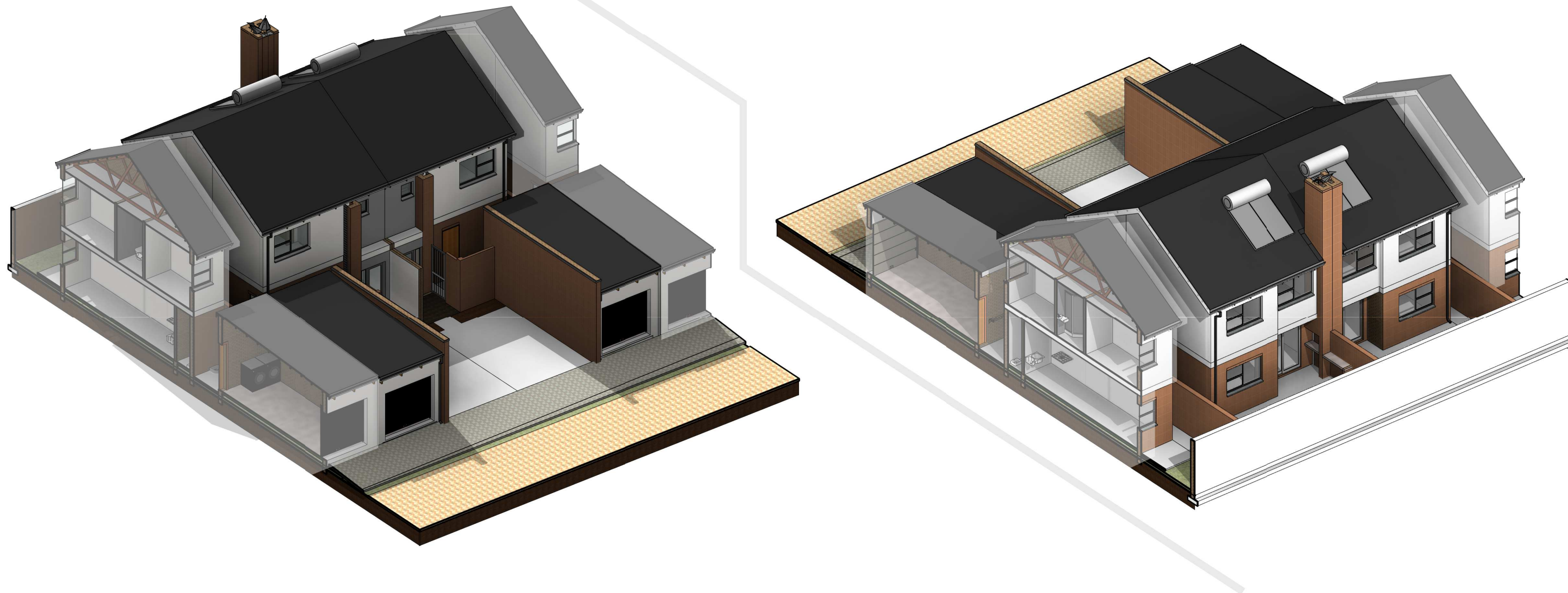
PLANS

SCALE 1:100

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HARTEBEESTHOEK 303 (KARENPARK EXT. 44).**

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TYPICAL UNIT A + UNIT A MIRRORED



AXONOMETRICS

NOT TO SCALE

PROPOSED NEW RESIDENTIAL DEVELOPMENT ON PTN 498 (OF PTN 125) OF FARM

HARTEBEESTHOEK 303 (KARENPARK EXT. 44).

TYPICAL UNIT A + UNIT A MIRRORED

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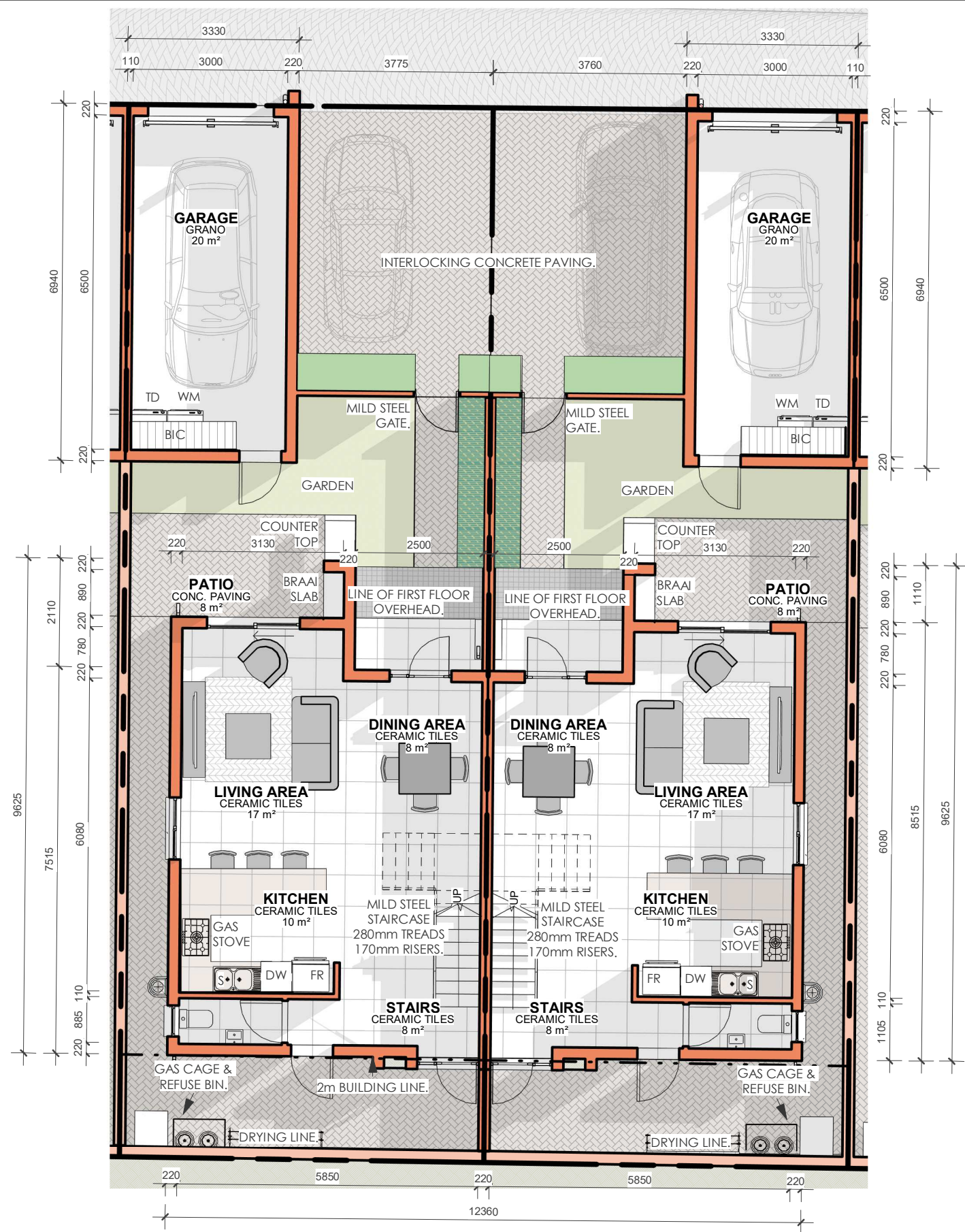
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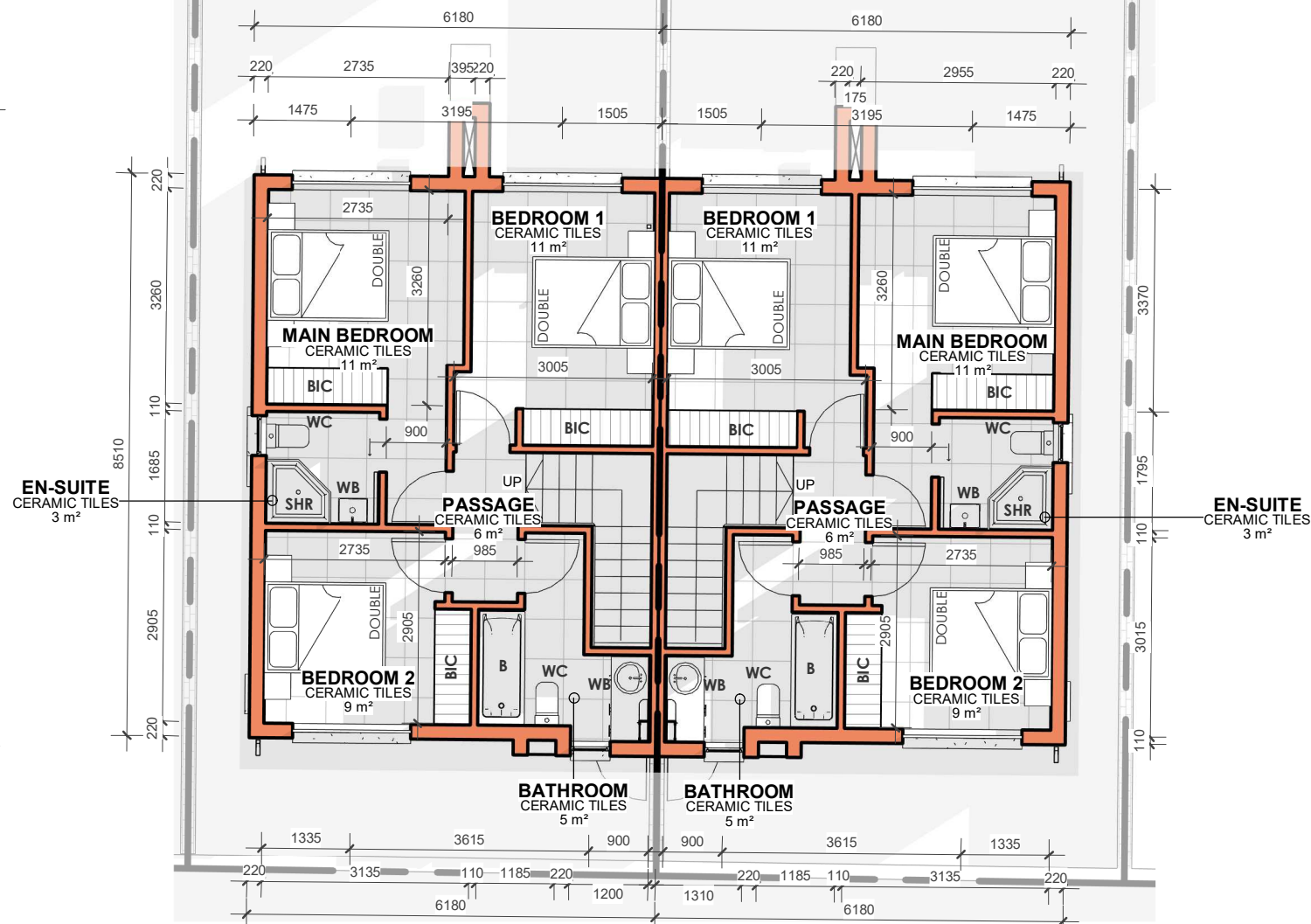
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GROSS BUILDING AREA (UNIT B)	
Name	Area
UNIT B GROUND FLOOR	53.6 m²
UNIT B FIRST FLOOR	49.5 m²
	103.2 m²
UNIT B GARAGE	23.1 m²
	23.1 m²
	126.3 m²



PLANS

SCALE 1:100

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TYPICAL UNIT B + UNIT B MIRRORED

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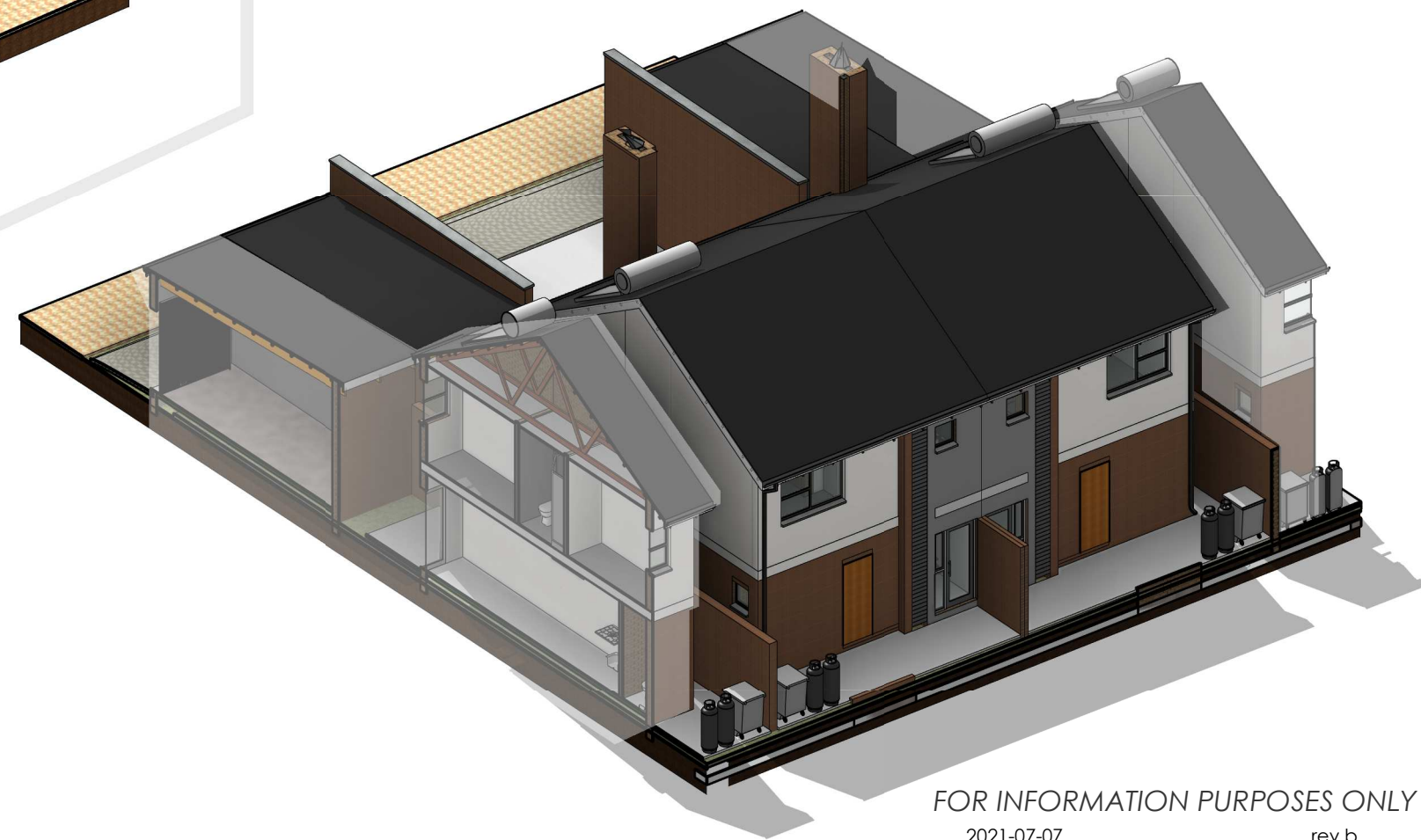
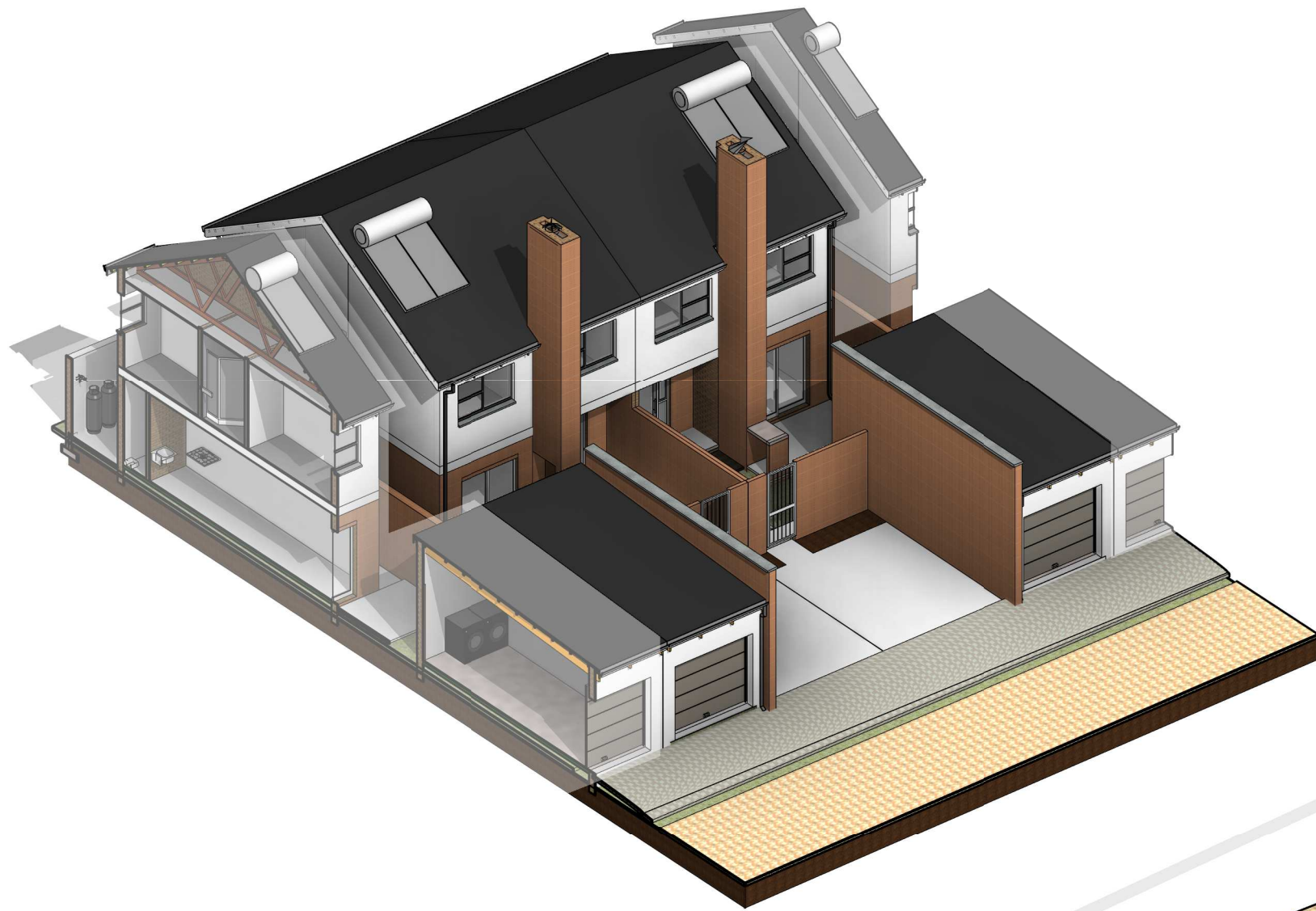
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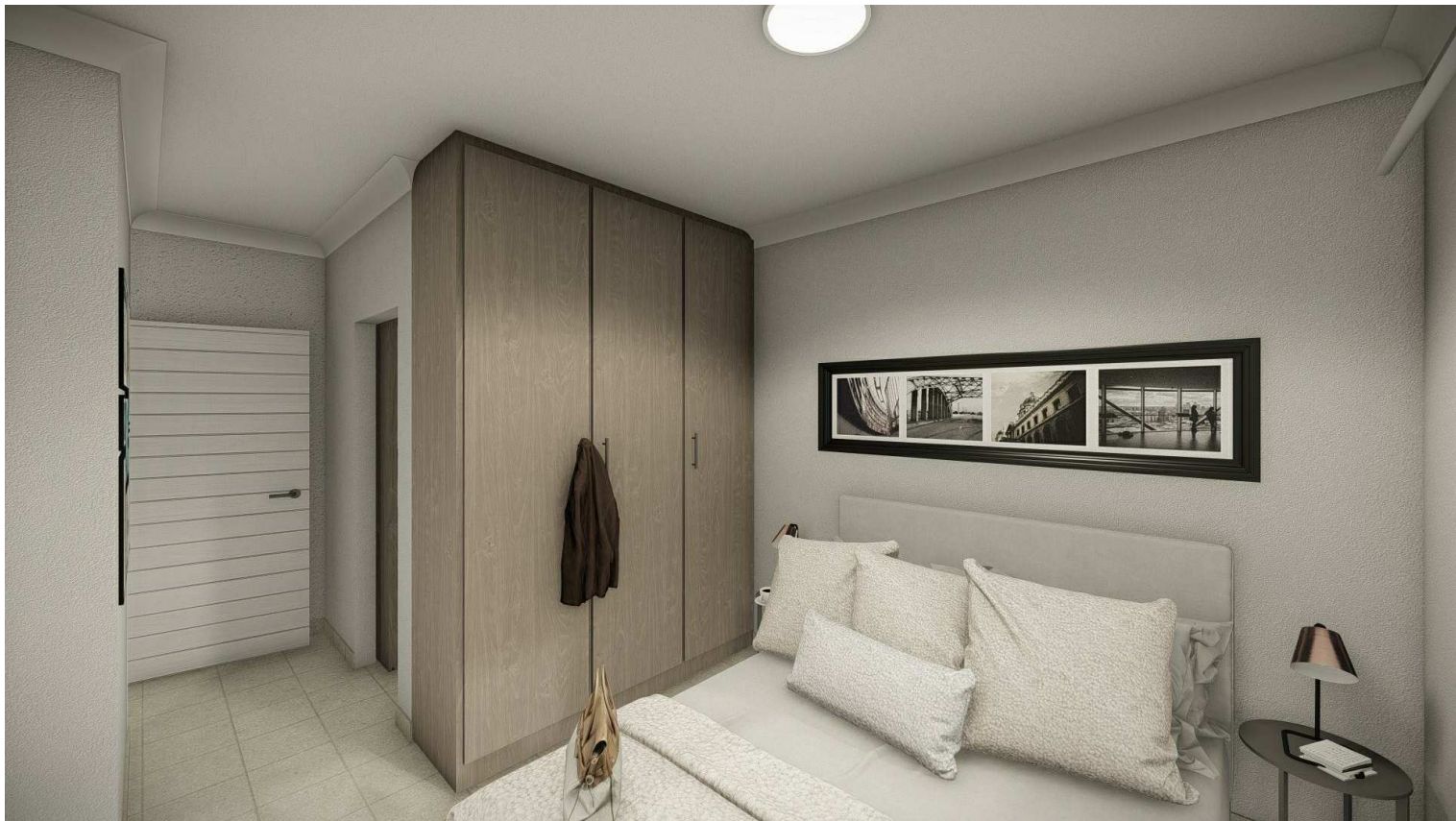




VIEW FROM THE LIVING AREA



VIEW FROM THE KITCHEN



VIEW OF THE MAIN BEDROOM



VIEW OF THE SECOND BEDROOM / POSSIBLE STUDY AREA

INTERIOR ARTISTIC IMPRESSIONS



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