



Residential Zone II			Residential Zone II			Residential Zone II			Residential Zone II		
Name	Area	Comments	Name	Area	Comments	Name	Area	Comments	Name	Area	Comments
Erf 01	228 m²		Erf 36	421 m²		Erf 71	477 m²	Servitude	Erf 106	411 m²	
Erf 02	380 m²		Erf 37	439 m²		Erf 72	483 m²	Servitude	Erf 107	377 m²	
Erf 03	321 m²		Erf 38	409 m²		Erf 73	592 m²		Erf 108	462 m²	
Erf 04	321 m²	Servitude	Erf 39	388 m²		Erf 74	486 m²		Erf 109	415 m²	Servitude
Erf 05	370 m²	Servitude	Erf 40	330 m²	Servitude	Erf 75	373 m²		Erf 110	396 m²	Servitude
Erf 06	239 m²		Erf 41	330 m²	Servitude	Erf 76	448 m²	Servitude	Erf 111	380 m²	Servitude
Erf 07	501 m²		Erf 42	516 m²	Servitude	Erf 77	347 m²	Servitude	Erf 112	379 m²	
Erf 08	424 m²	Servitude	Erf 43	378 m²		Erf 78	362 m²		Erf 113	382 m²	
Erf 09	408 m²		Erf 44	395 m²		Erf 79	400 m²	Servitude	Erf 114	380 m²	
Erf 10	446 m²		Erf 45	422 m²		Erf 80	363 m²		Erf 115	360 m²	
Erf 11	424 m²		Erf 46	514 m²		Erf 81	374 m²		Erf 116	357 m²	
Erf 12	414 m²		Erf 47	429 m²	Servitude	Erf 82	443 m²		Erf 117	405 m²	
Erf 13	435 m²	Servitude	Erf 48	421 m²		Erf 83	488 m²		Erf 118	380 m²	
Erf 14	438 m²	Servitude	Erf 49	379 m²	Servitude	Erf 84	436 m²		Erf 119	425 m²	
Erf 15	369 m²		Erf 50	398 m²	Servitude	Erf 85	460 m²	Servitude	Erf 120	476 m²	
Erf 16	378 m²		Erf 51	379 m²		Erf 86	351 m²	Servitude	Erf 121	480 m²	Servitude
Erf 17	501 m²		Erf 52	432 m²		Erf 87	485 m²	Servitude	Erf 122	479 m²	
Erf 18	399 m²	Servitude	Erf 53	427 m²		Erf 88	439 m²		Erf 123	466 m²	
Erf 19	488 m²	Servitude	Erf 54	611 m²		Erf 89	431 m²		Erf 124	415 m²	
Erf 20	422 m²		Erf 55	483 m²		Erf 90	435 m²	Servitude	Erf 125	302 m²	
Erf 21	422 m²	Servitude	Erf 56	481 m²	Servitude	Erf 91	407 m²	Servitude	Erf 126	286 m²	
Erf 22	427 m²	Servitude	Erf 57	398 m²	Servitude	Erf 92	390 m²	Servitude	Erf 127	293 m²	
Erf 23	394 m²	Servitude	Erf 58	401 m²	Servitude	Erf 93	458 m²	Servitude	Erf 128	313 m²	
Erf 24	392 m²	Servitude	Erf 59	399 m²		Erf 94	399 m²		Erf 129	336 m²	
Erf 25	418 m²		Erf 60	400 m²		Erf 95	399 m²		Erf 130	364 m²	
Erf 26	425 m²	Servitude	Erf 61	436 m²		Erf 96	392 m²		Erf 131	226 m²	
Erf 27	427 m²		Erf 62	376 m²	Servitude	Erf 97	373 m²		Erf 132	236 m²	
Erf 28	400 m²	Servitude	Erf 63	377 m²	Servitude	Erf 98	446 m²	Servitude	Erf 133	389 m²	
Erf 29	462 m²		Erf 64	369 m²		Erf 99	455 m²		Erf 134	228 m²	
Erf 30	437 m²		Erf 65	469 m²		Erf 100	497 m²	Servitude	Erf 135	233 m²	
Erf 31	399 m²		Erf 66	332 m²		Erf 101	461 m²		Erf 136	244 m²	
Erf 32	400 m²		Erf 67	339 m²		Erf 102	341 m²		Erf 137	296 m²	
Erf 33	402 m²		Erf 68	317 m²		Erf 103	444 m²	Servitude	Erf 138	318 m²	
Erf 34	404 m²		Erf 69	469 m²		Erf 104	419 m²				
Erf 35	418 m²		Erf 70	497 m²	Servitude	Erf 105	386 m²	Servitude			

Total Erf 98081 m²

1 SDP - Services Coordination

1 : 1000

CIVIL INFRASTRUCTURE	
LEGEND	
	UPVC WATER
	FIRE HYDRANT
	GATE VALVE
	AIR RELEASE VALVE
	DOUBLE LRI CONNECTION
	SINGLE UPVC SEWER CLASS 54
	SEWER MANHOLE
	SEWER LRI CONNECTION
	IPS
	SEWER PUMP STATION
	SEWER RISING MAIN

STUDIO D'ARC ARCHITECTS

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REVISIONS

No.	Description	Date
10	1.) Erven adjusted for building lines	2023-05-22
11	1.) Erven sizes correlated with surveyor	2023-06-01
12	1.) Services overlaid	2023-06-14
15	1.) Relocation of Padel Courts	2023-11-30
16	1.) Servitudes Added	2024-10-28
17	1.) Basements Garage Units Added	2025-01-17
18	1.) Phase 2 Indicated	2025-02-13

Eden View

LIFESTYLE ESTATE

TOWN PLANNING PARAMETERS

	Limitation/ Requirement	Actual Provided
Zoning	Residential Zone 2	
Erf Area	98081 m²	
Coverage	280 m² / Unit (Max)	280 m² / Unit (Max)
F.S.I. & Density	173 Units (Max)	130 Units
Habitable Rooms		
Parking	1 bay per unit (visitor) 25 Bays (Facilities)	1 bays / unit (visitor) 27 bays (Facilities)
Height	1 Storey	1 Storey
Open Space		39784 m²
Building Lines		As per Design Guidelines
Unit (Orientation, Size,Design		As per Design Guidelines
Boundary Wall		As per Design Guidelines
Effect on Adjacent Erven		N/A
Optimum Access Circ.Phasing		N/A
General Quality Aesthetics		As per Design Guidelines
Occupancy Classification	Residential 2 (Retirement)	Residential 2 (Retirement)

PROJECT TEAM

PROJECT CONTRACTOR

Client:
Contact Person:
Address:
Telephone:

Signed : _____ Date : _____

CLIENT / TENANT

Client:
Contact Person:
Address:
Telephone:

Signed : _____ Date : _____

ARCHITECTS

Studio D'Arc Architects Eastern Cape (Pty) Ltd.
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Name : Johann Staats SACAP No: Pr. Arch: 5633

Signed : _____ Date : _____

Practice : Studio D'Arc Architects Eastern Cape SACAP No : 2073

IMPORTANT GENERAL NOTICES

The contractor is to keep a full set of drawings on site, contractor is responsible for the correct setting out of the building on site with particular reference to boundaries and building lines, contractor to verify all levels and dimensions on site and check same against architects and engineers drawings before commencing work. Figured dimensions to be used in preference to scaled dimensions, large scale details to be used where available, errors, discrepancies or omissions are to be reported to the architect immediately for clarification before work is undertaken.

These drawings are to be read in conjunction with structural engineer's, civil engineer's, mechanical engineer's or plumbing consultant's drawings where specified.

All work and material used to comply with SABS standards and NATIONAL BUILDING REGULATIONS ACT 103 of 1977 and amendments thereto as well as the by-laws of the relevant local authority.

ALL WORK TO BE IN STRICT COMPLIANCE WITH SANS 10400 SANS 10400XA and SANS 204.

All new construction HEALTH AND SAFETY Regulations to be strictly complied with. A comprehensive Health & Safety Plan to be submitted to the Principal Agent/ Project Manager for review and monitoring.

PROJECT

Eden View Lifestyle Estate, 444/53 of Farm Ganse Valle, Plettenberg Bay

Site Development Plan (Colour Coded)
Civils

Project number	21-08C
Date	2025-02-13
Drawn by	JPS
Checked by	-

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Scale

1 : 1000

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