



THE SOMERSET

LIFESTYLE & RETIREMENT VILLAGE
SOMERSET WEST

REFER TO MASTERPLAN
COLOUR CODED KEYPLAN
FOR LOCATION OF HOUSE TYPE

NOTE: PRINTER COLOURS MAY
VARY AT DIFFERENT SCALES.
PLEASE REFER TO UNIT NAMES FOR REFERENCE.

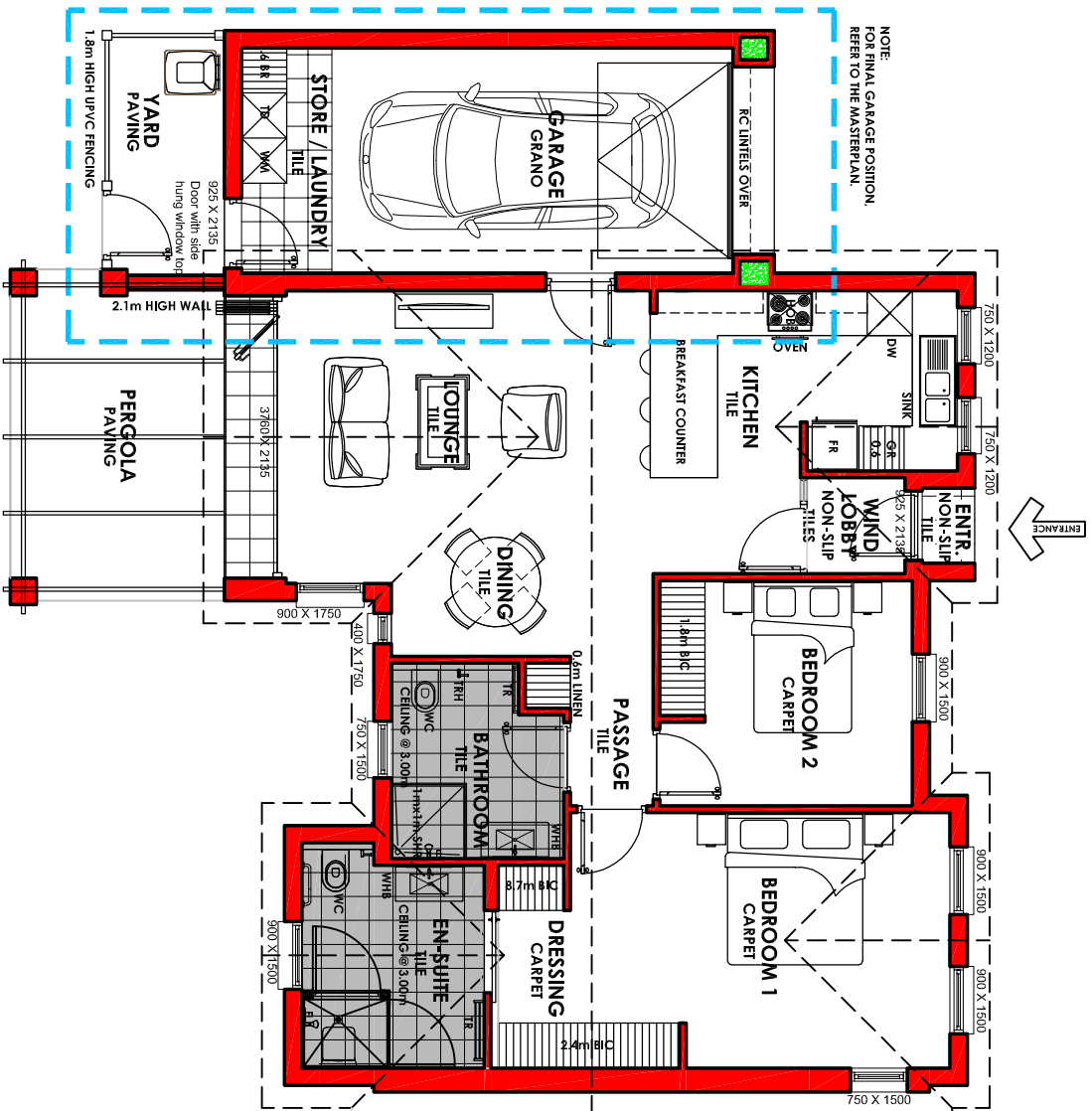
PATIO ENCLOSURE -

OPTIONAL EXTRA FOR PURCHASERS ACCOUNT:

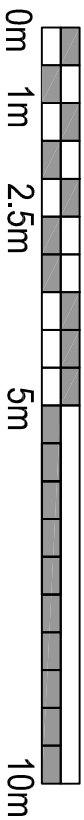
1. OPTION 1 - Covered Patio with Open Sides.
2. OPTION 2 - Covered Patio with Closed Sides.

NOTE:

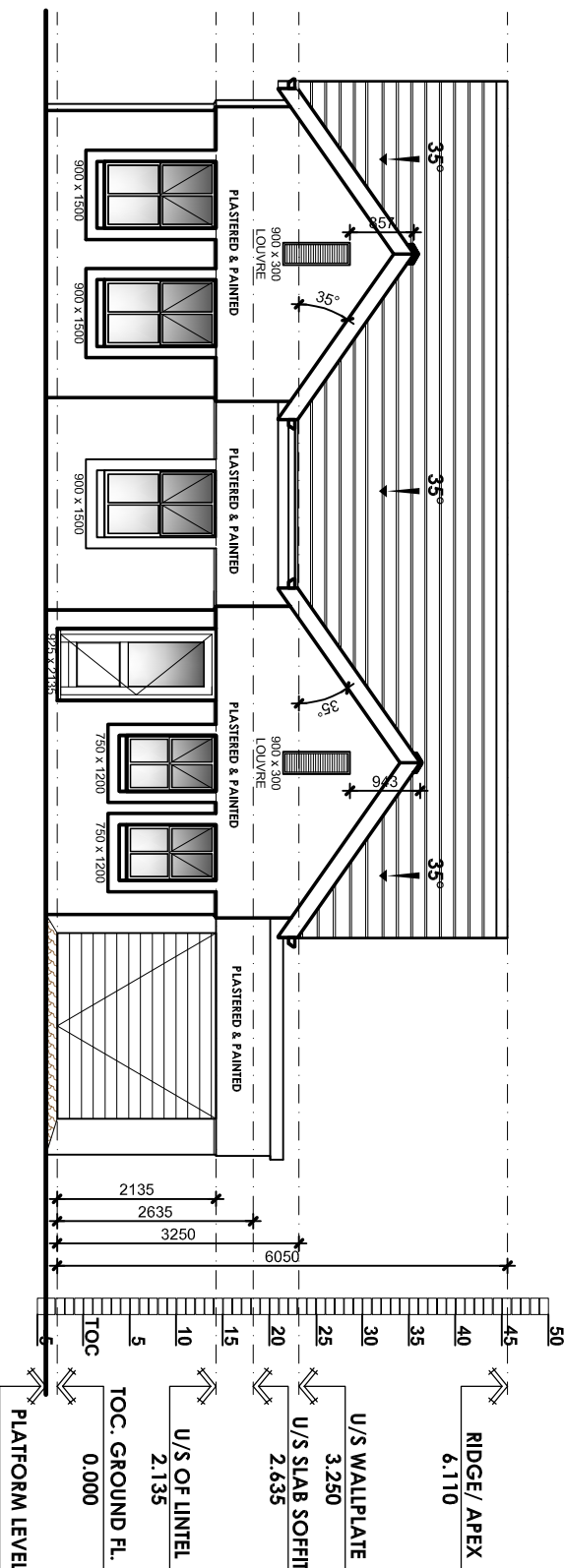
ALL LEVELS AND DIMENSIONS TO BE FINALISED
ON SITE BY ARCHITECTS AND ENGINEERS.
ALL PLANS SUBJECT TO FINAL ADJUSTMENTS BY
ARCHITECTS.



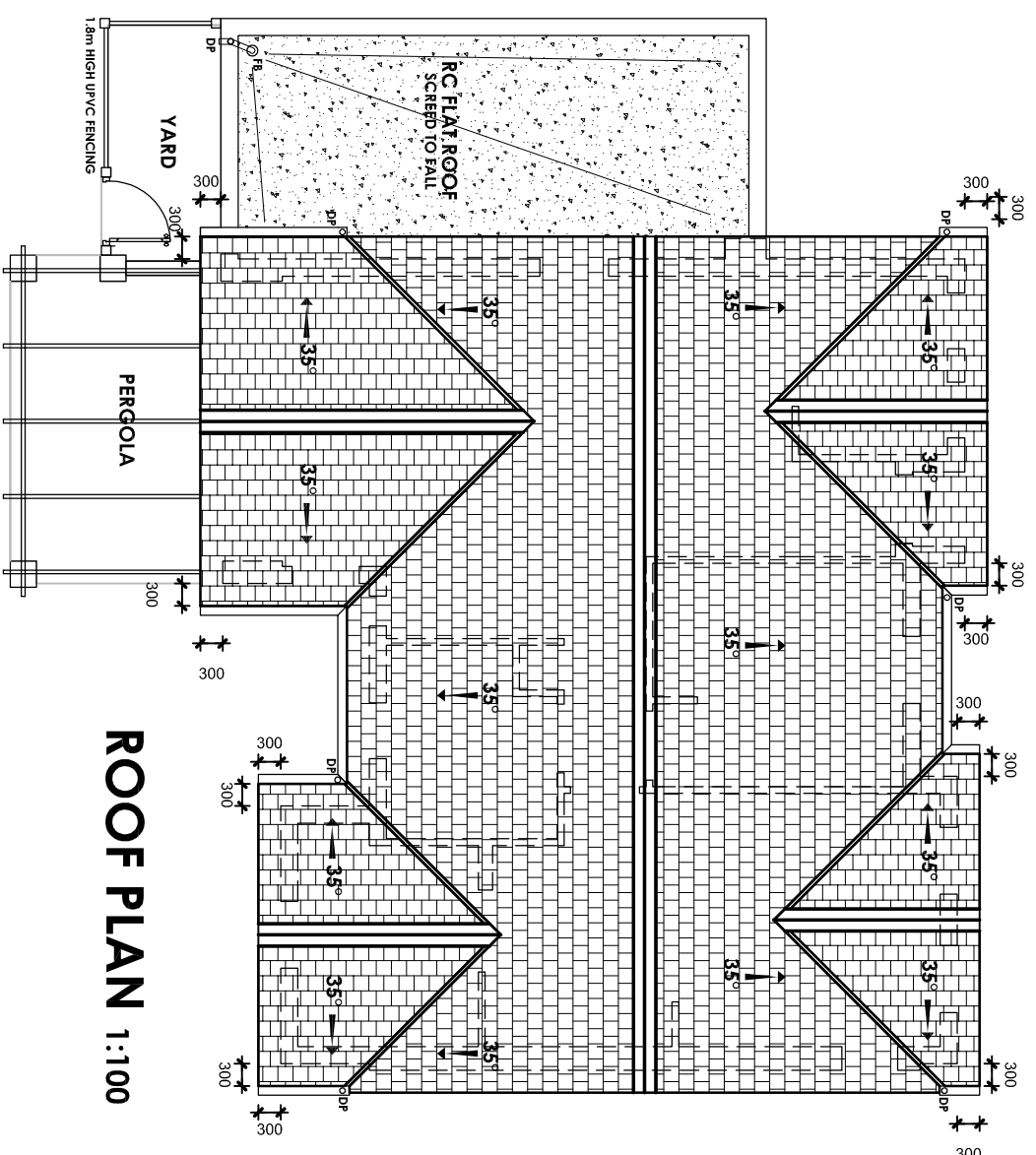
FLOOR PLAN 1:100



NOTE:
CEILING TO BE 3000mm ABOVE TOC



FRONT ELEVATION 1:100



ROOF PLAN 1:100

Construction Areas

Covered Areas -

Ground Fl (excl. Garage)	- 96.26m²
Single Garage	- 23.64m²
Covered entrance	- 0.84m²

Total Ground Floor Areas - 120.74m²

Open Areas -

Pergola	- 12.11m²
Yard - Paved	- 5.40m²
Total Open Areas	- 17.51m²

GENERAL NOTES:

1. UNIT TYPES AND UNIT HEIGHTS ARE INTERCHANGEABLE ON THE MASTERPLAN IN ALL PHASES.
2. DRIVEWAYS AND UNIT TYPES CAN BE MIRRORED.
3. FOR UNIT, GARAGE AND YARD ORIENTATION & POSITION, REFER TO THE MASTERPLAN.
4. WINDOWS OF ADJOINING UNITS ARE SUBJECT TO FINALIZATION PENDING FINAL UNIT POSITION IN RELATION TO EACH OTHER.

NOTES APPLICABLE TO ALL MARKETING MATERIAL:

1. ALL PLANS SUBJECT TO FINAL ADJUSTMENTS BY ARCHITECT.
2. ALL FURNITURE, APPLIANCES AND VEHICLES INDICATIVE AND NOT INCLUDED IN PURCHASE PRICE.
3. ERF SIZE, PAVING AND LANDSCAPING INDICATIVE.
4. CHIMNEY SHOWN ON ELEVATION ONLY APPLICABLE WHEN FIREPLACE OPTION IS CHOSEN.
5. DRAWINGS FOR MARKETING PURPOSES ONLY.
6. LEVELS INDICATIVE AS PER MASTER PLAN, ALL TO BE FINALIZED ON SITE.
7. FINAL POSITION FOR LOW WALLS AND YARD GATE MAY NEED TO BE ADJUSTED IN CONJUNCTION WITH ADJOINING ERFS LOW WALLS AND YARD GATES AS PER SDP.
8. ALL WINDOW LAYOUT AND SIZES SUBJECT TO SANS XA & 204 FENESTRATION CALCULATION.
9. WALL STIFFENER POSITIONS TO BE INDICATED ON CONSTRUCTION DRAWINGS AS PER STRUCTURAL ENGINEERS DESIGN TO COMPLY WITH SANS 10400 PART K.
10. WIDTHS OF RETAINING WALLS INDICATED ARE INDICATIVE AND SUBJECT TO LEVEL DIFFERENCE AND INSTALLATION ON SITE.



UNIT TYPE 2A SPECIAL
(12th September 2022)



DENNIS MOSS PARTNERSHIP

INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
Architects • Urban & Regional Planners • Landscape Architects
Environmental Planners • Urban Designers