



THE SOMERSET

LIFESTYLE & RETIREMENT VILLAGE

SOMERSET WEST

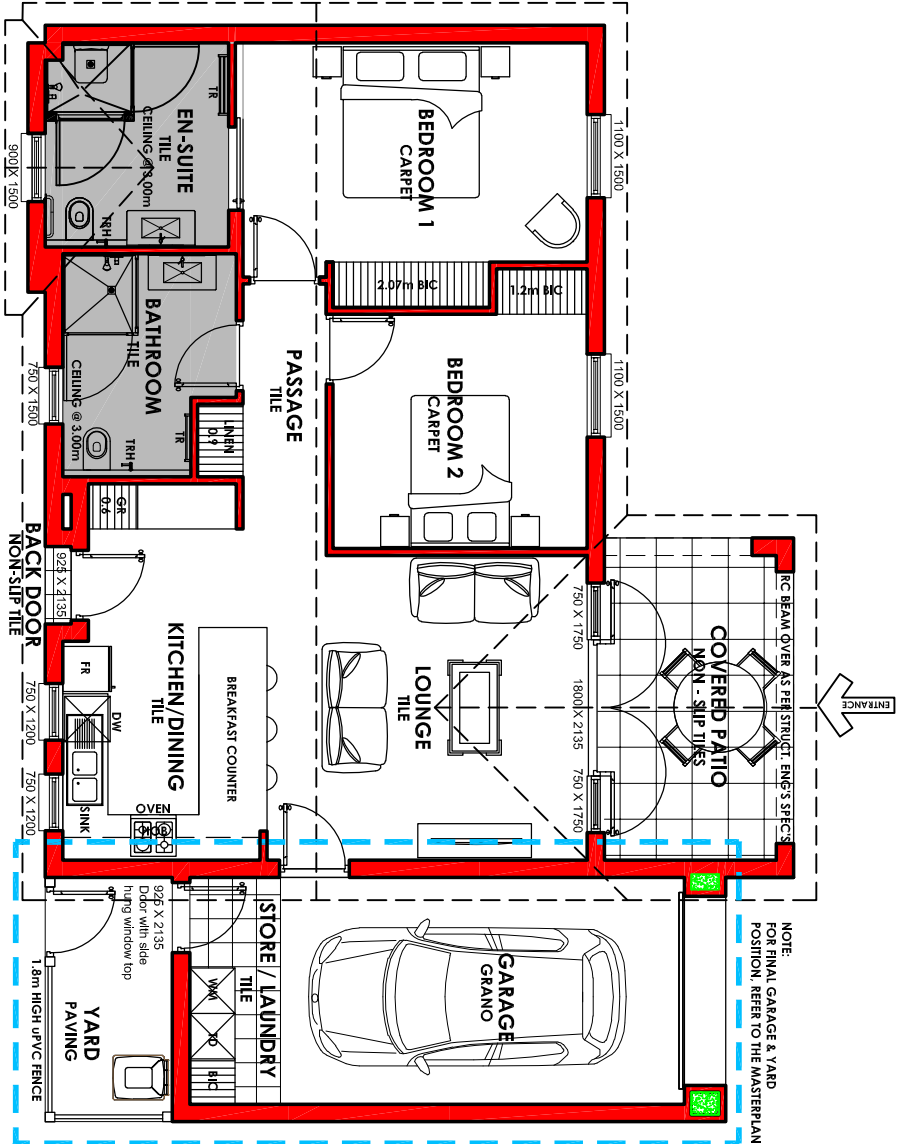
REFER TO MASTERPLAN
COLOUR CODED KEYPLAN
FOR LOCATION OF HOUSE TYPE



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

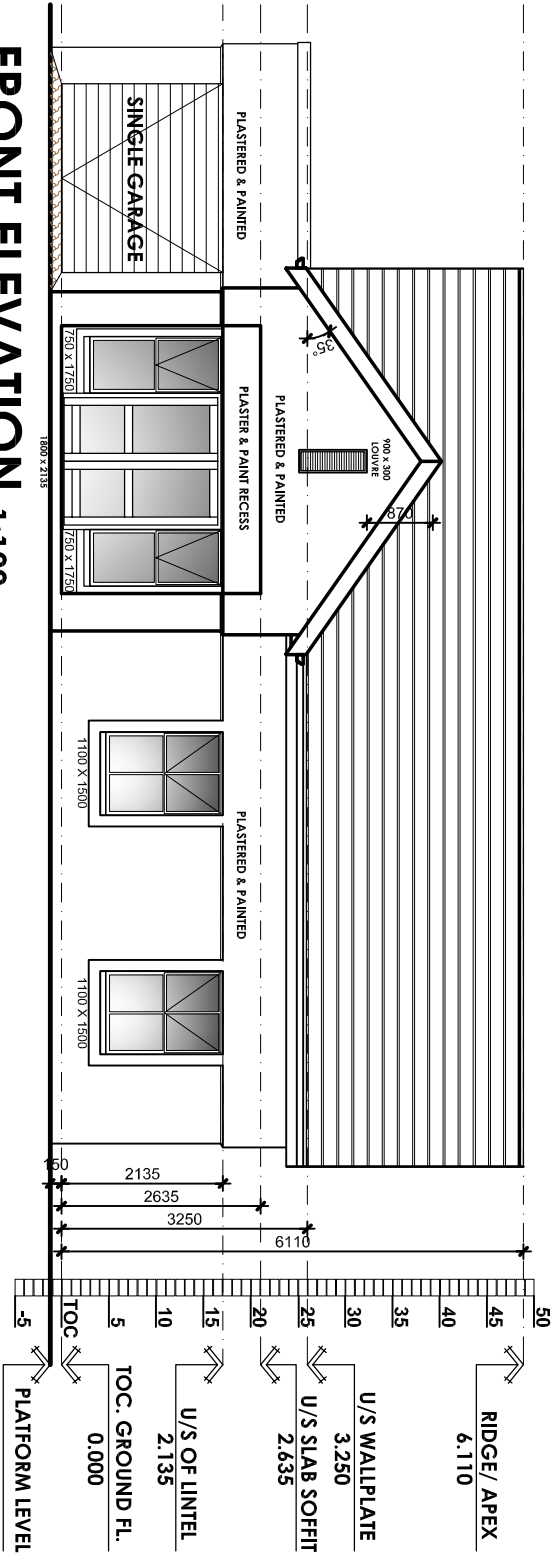
**PATIO ENCLOSURE -
OPTIONAL EXTRA FOR PURCHASERS ACCOUNT:**
1. OPTION 1 - Covered Patio with Open Sides.
2. OPTION 2 - Covered Patio with Closed Sides.

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

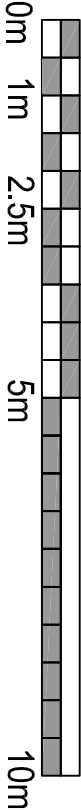


FLOOR PLAN 1:100

NOTE:
CEILING TO BE 3000mm ABOVE TOC



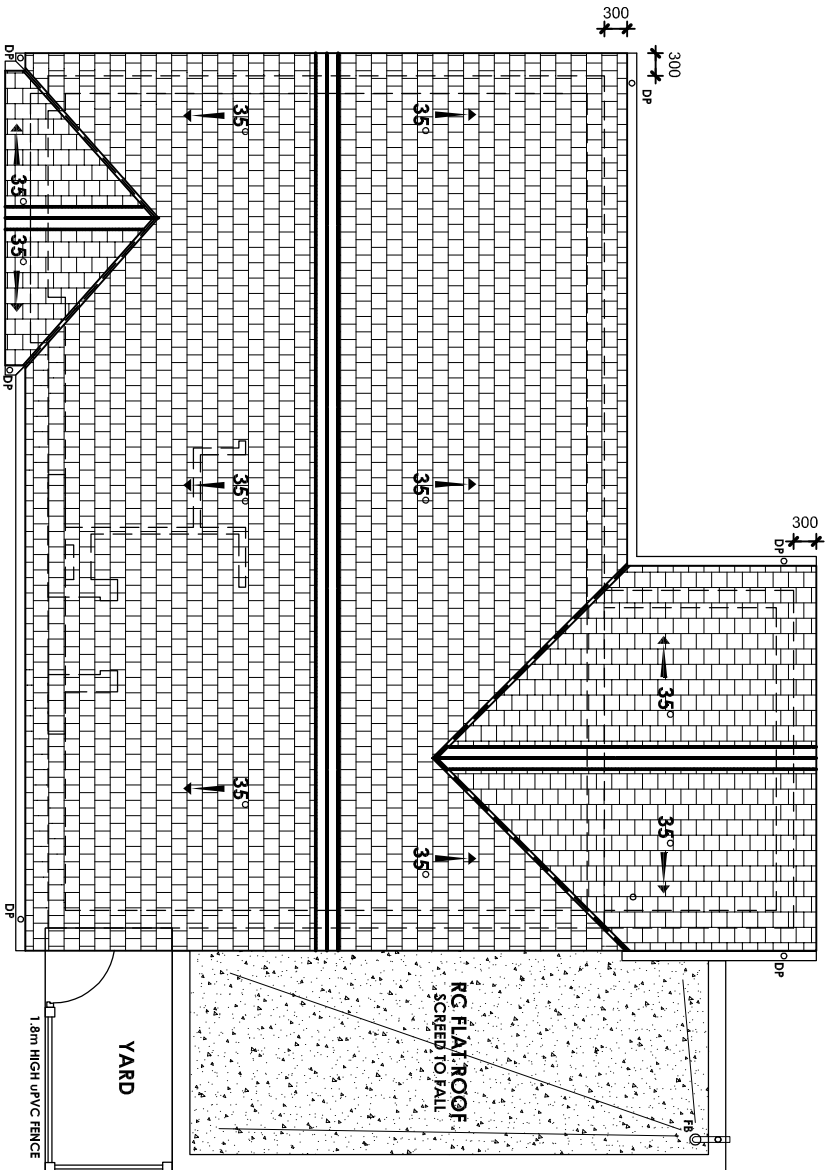
FRONT ELEVATION 1:100



RIDGE/ APEX		6.110
U/S WALLPLATE		3.250
U/S SLAB SOFFIT		2.635
U/S OF LINTEL		2.135
TOC. GROUND FL.		0.000
PLATFORM LEVEL		-5

Construction Areas	
Covered Areas -	
Ground Fl (excl Garage)	- 84.15m²
Single Garage	- 24.00m²
Covered Patio	- 10.85m²
Total Ground Floor Areas	- 119.00m²
Open Areas -	
Yard - Paved	- 5.40m²
Total Open Areas	- 5.40m²

ROOF PLAN 1:100



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 ENGINEER'S 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 2A2_NORTH
(12th September 2022)



DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
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