

NOTE:
CEILING TO BE 3000mm ABOVE TOC

[illegible]

SOMERSET WEST

REFER TO MASTERPLAN
COLOUR CODED KEYPLAN
FOR LOCATION OF HOUSE TYPE

A solid black rectangular box used to redact information from the document.

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

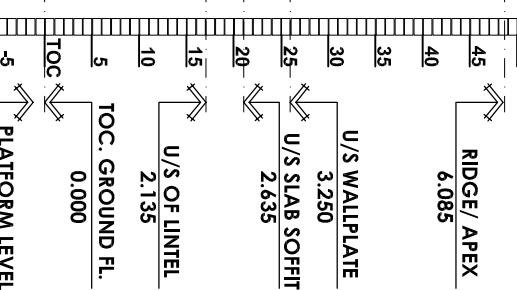
OPTIONAL EXTRA FOR PURCHASERS ACCOUNT:

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

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2. OPTION 2 - Covered Stoop 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.

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.



50	
45	↗
40	
35	
30	
25	↘
20	↘
15	↗
10	
5	
0	↗
-5	↘

RIDGE/ APEX
6.085

U/S WALLPLATE
3.250

U/S SLAB SOFFIT
2.635

U/S OF LINTEL
2.135

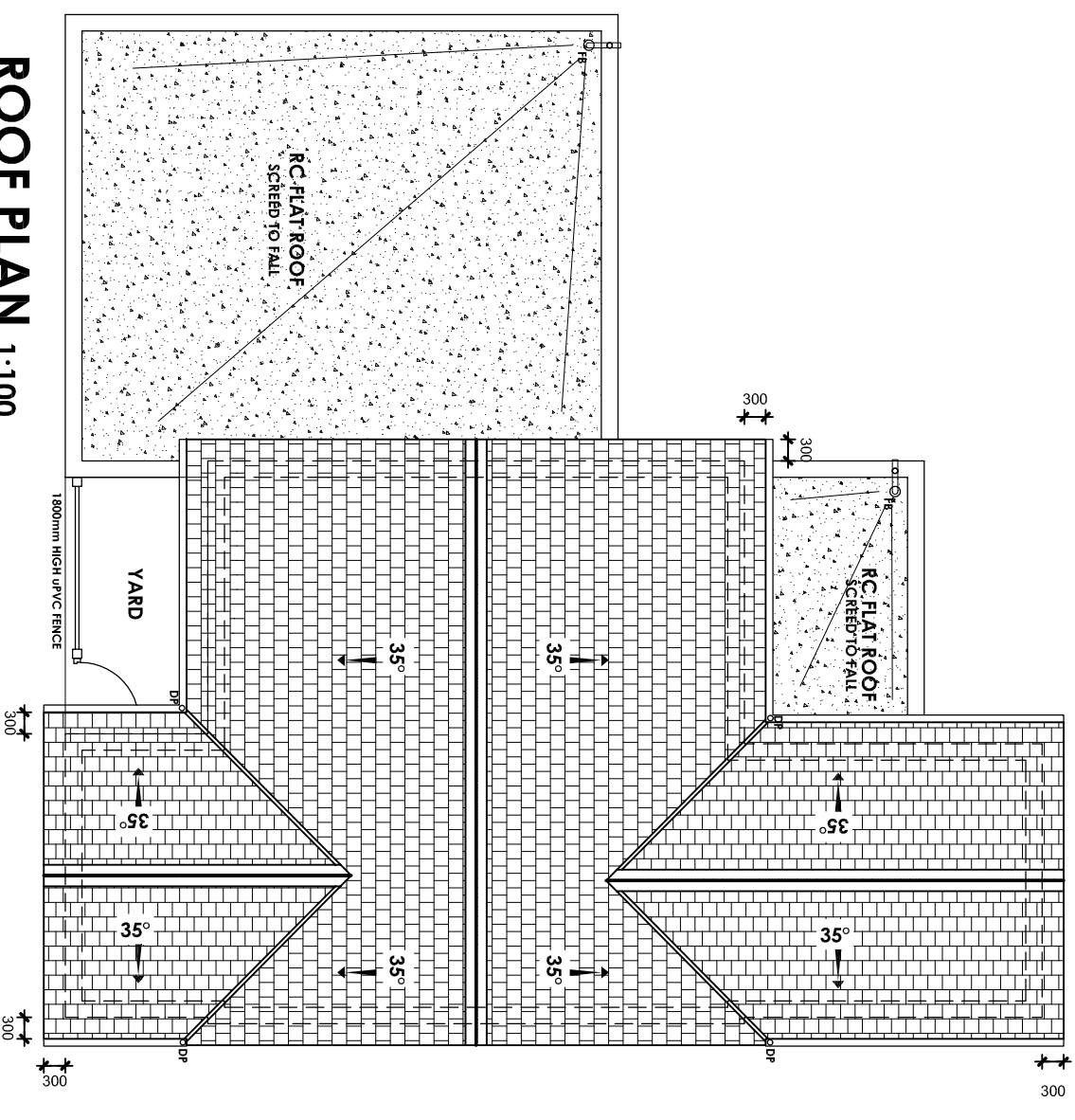
TOC. GROUND FL.
0.000

PLATFORM LEVEL

Construction Areas	
Covered Areas -	
Ground Fl. (excl. Garage)	- 83.23m ²
Double Garage	- 46.06m ²
Covered Entrance Sloep	- 9.56m ²
Total Ground Floor Areas	- 138.85m²
Open Areas -	
Yard - Paved	- 7.12m ²
Total Open Areas	- 7.12m²

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



FRONT ELEVATION 1:100

UNIT TYPE 4C_NORTH_DG
(12th September 2022)