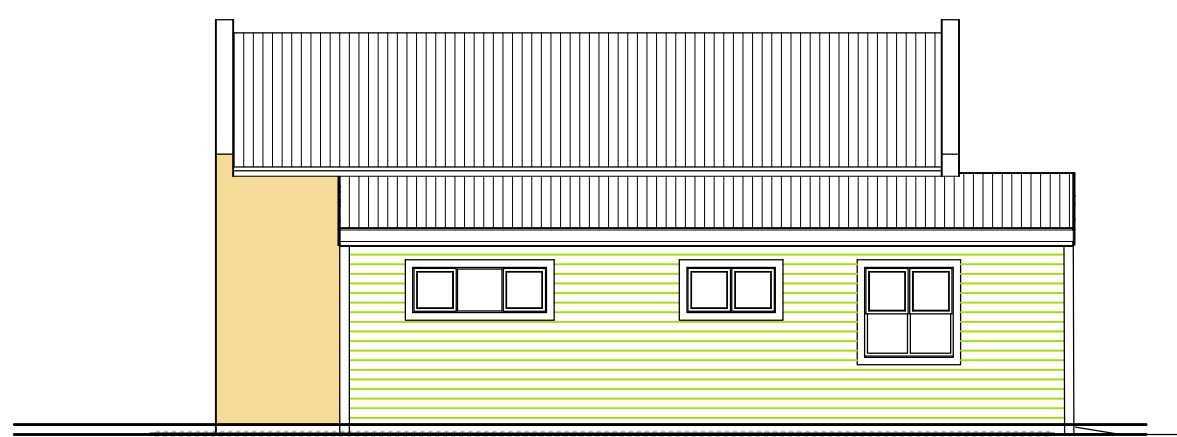




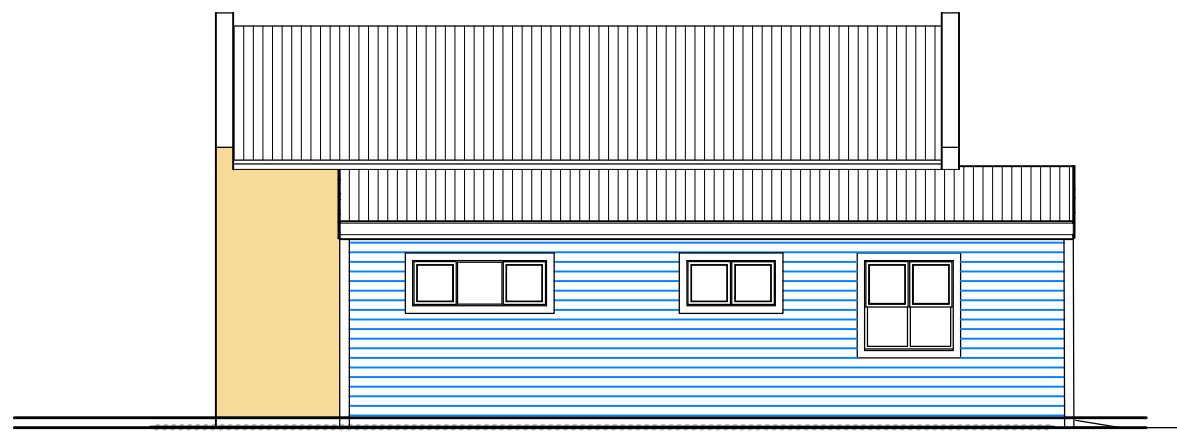
4 LIVING ELEVATION 3  
A125 SCALE 1:100



5 SERVICE YARD ELEVATION 3  
A125 SCALE 1:100



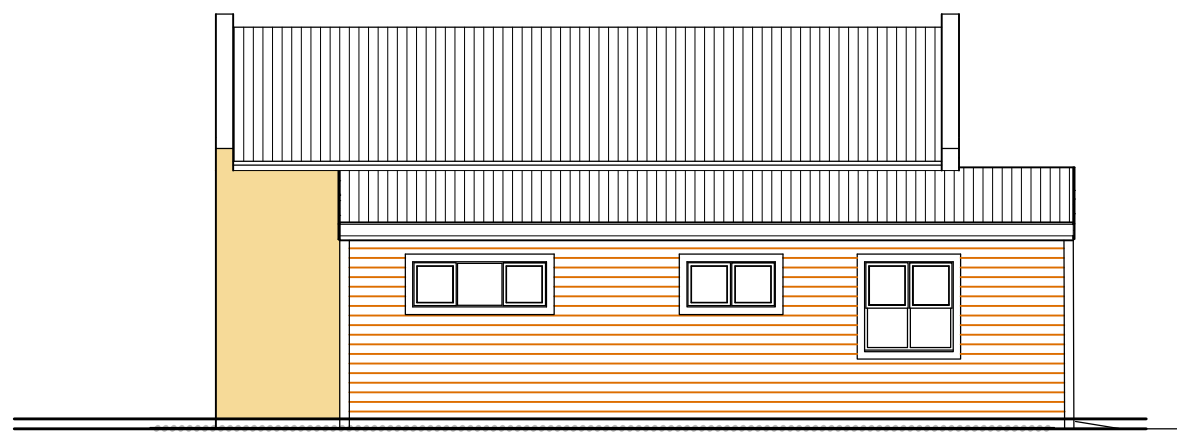
3 LIVING ELEVATION 2  
A125 SCALE 1:100



6 SERVICE YARD ELEVATION 2  
A125 SCALE 1:100



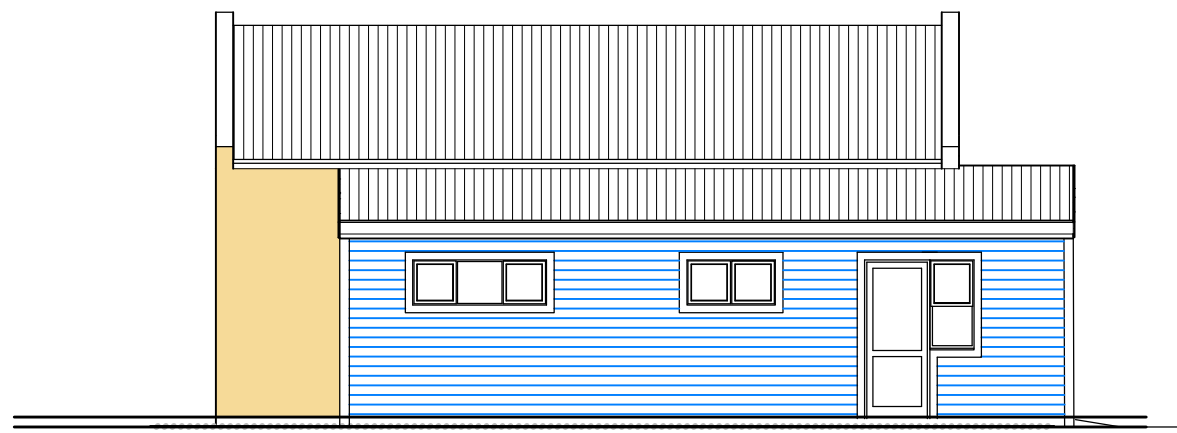
2 LIVING ELEVATION 1  
A125 SCALE 1:100



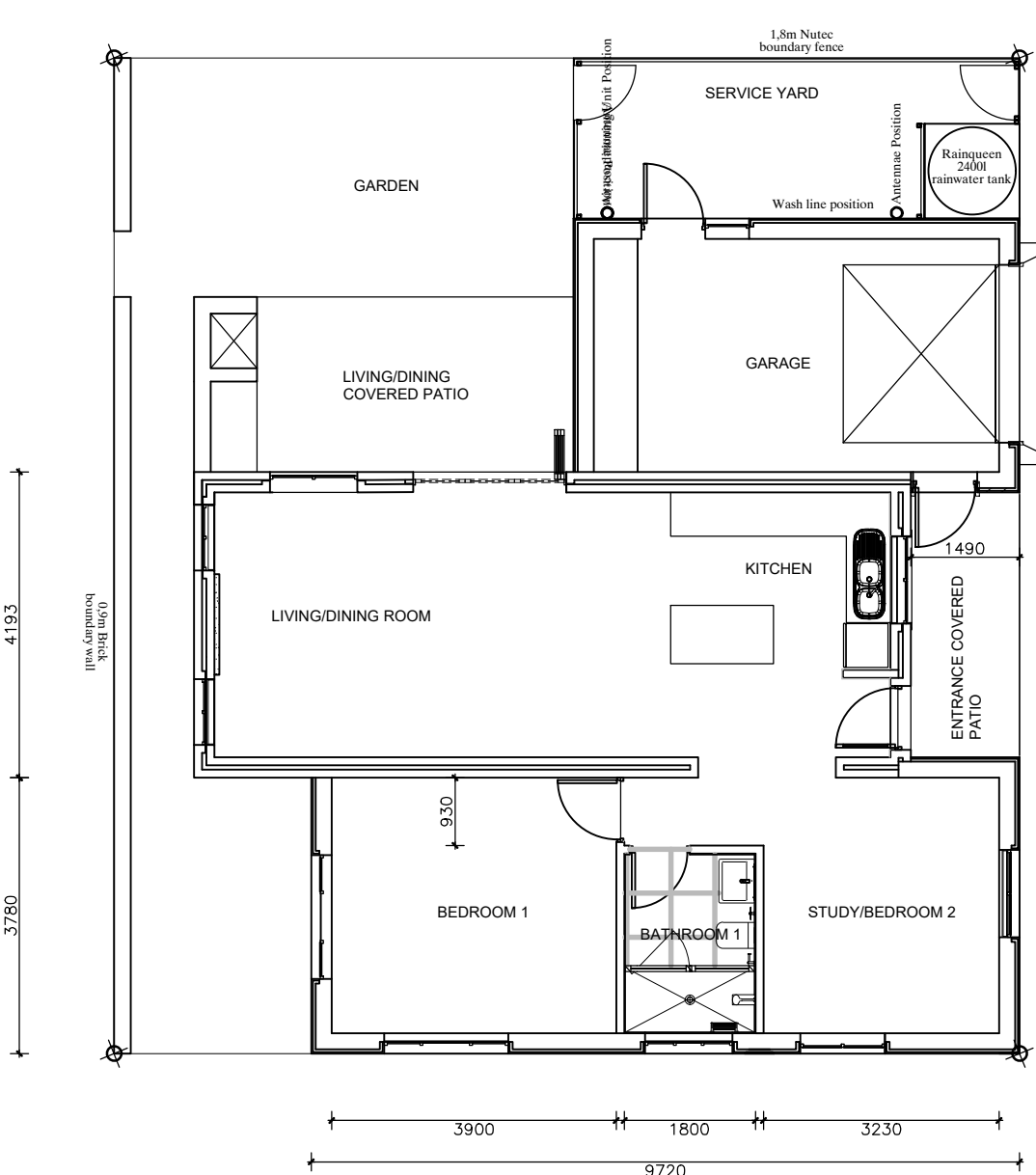
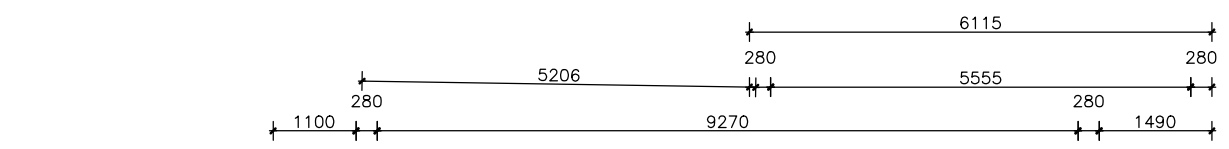
7 SERVICE YARD ELEVATION 1  
A125 SCALE 1:100



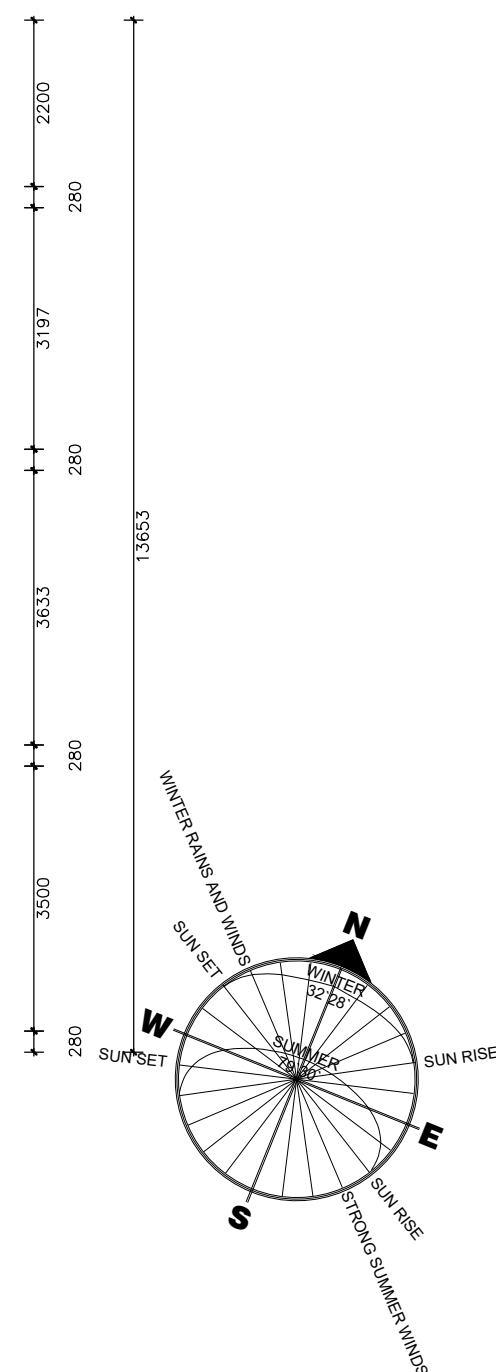
8 VERANDAH ENCLOSURE OPTION  
A130 SCALE 1:100



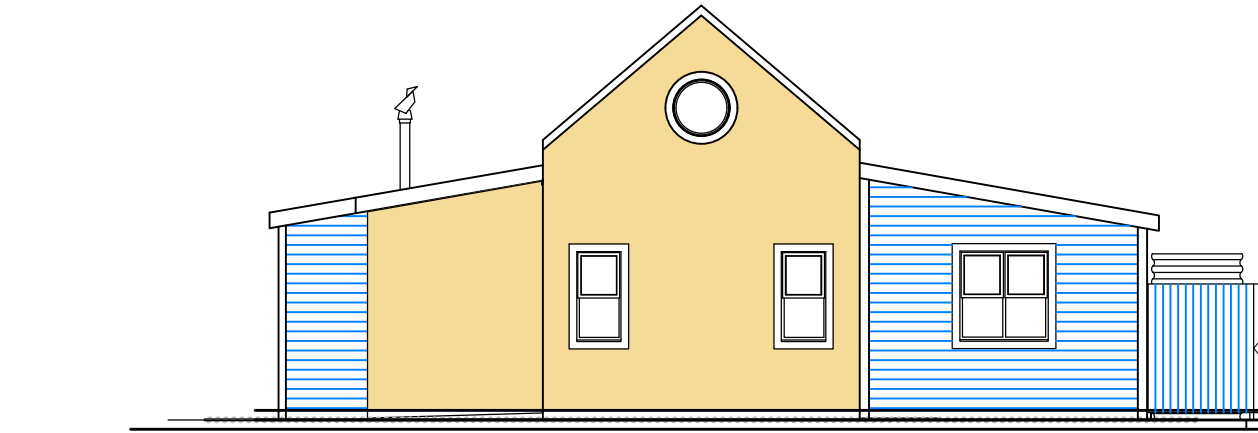
8 SERVICE YARD ELEVATION OPTION  
A125 SCALE 1:100



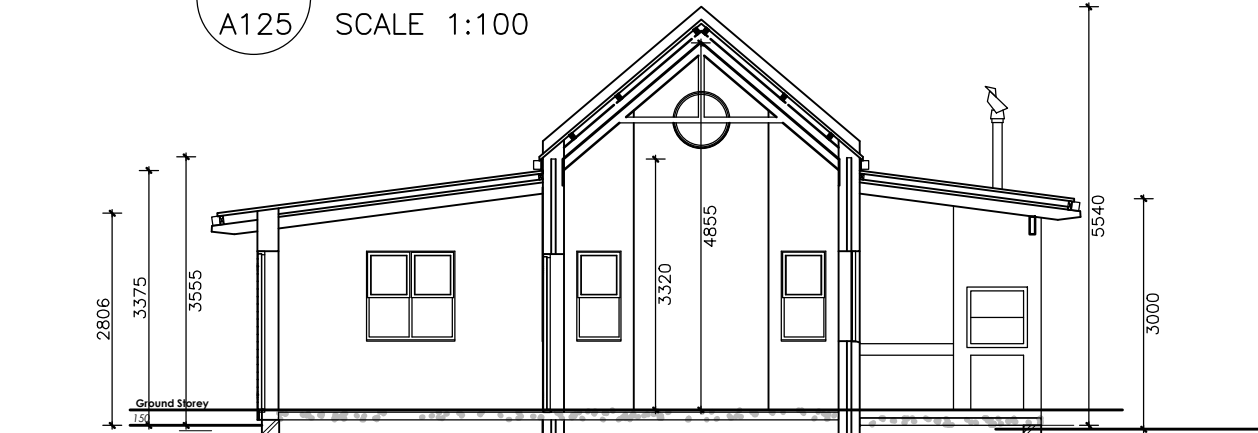
1 GROUND FLOOR PLAN – SITE 17 & 21  
A125 SCALE 1:100  
HOUSE AREA: 100m2  
VERANDAH AREA: 18m2  
TOTAL AREA: 118m2



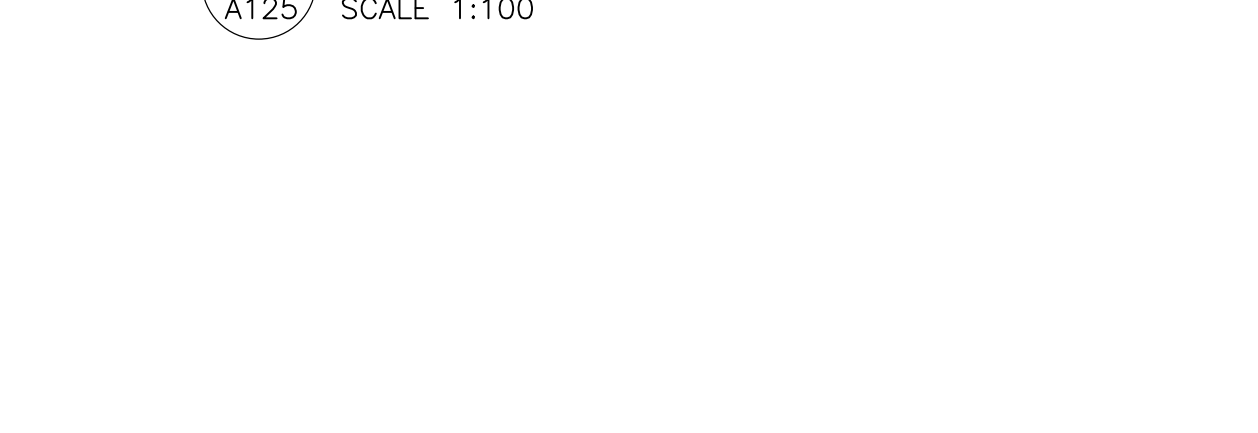
9 STREET ELEVATION  
A125 SCALE 1:100



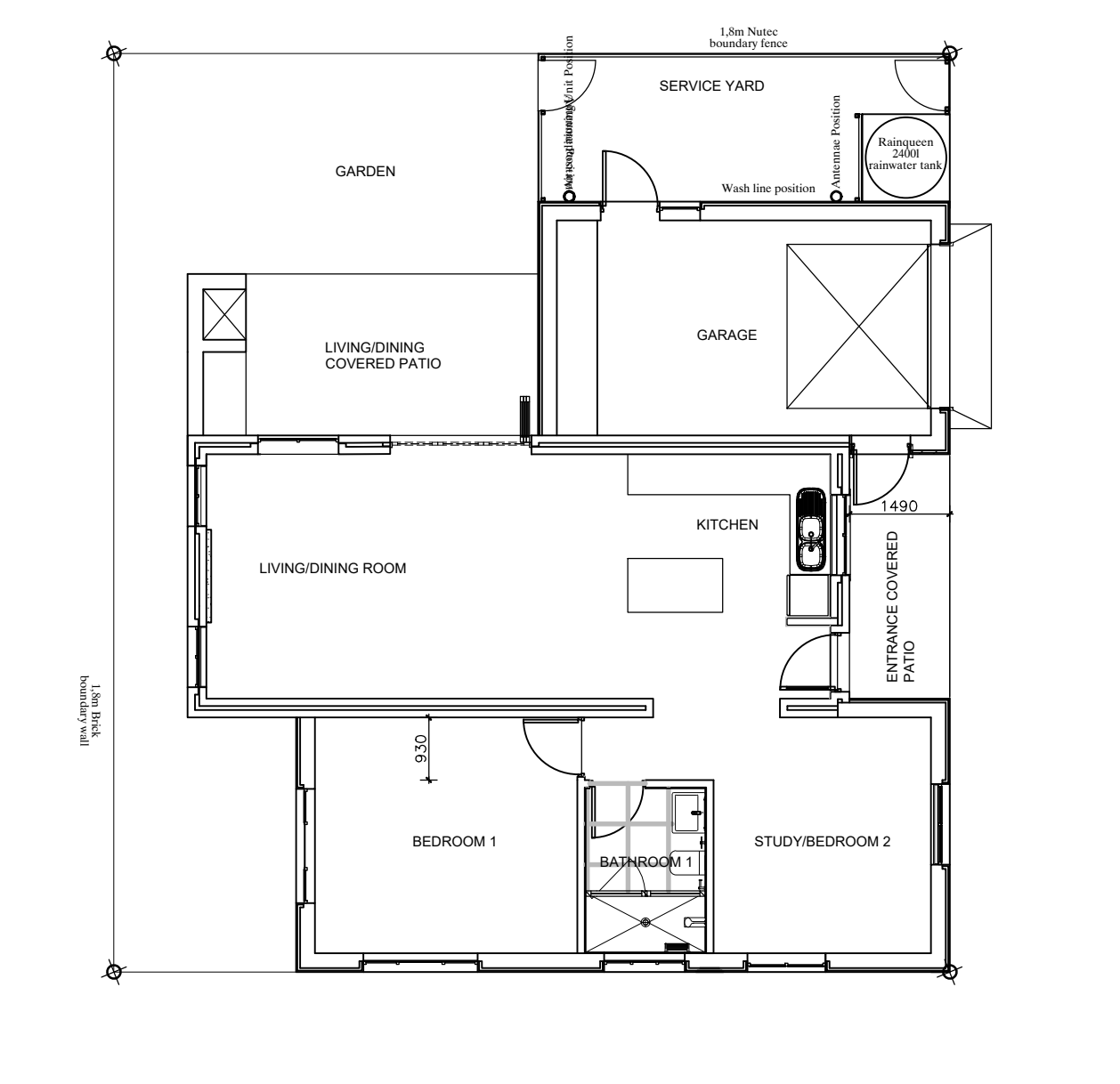
10 REAR ELEVATION  
A125 SCALE 1:100



11 SECTION 1  
A125 SCALE 1:100



1 GROUND FLOOR PLAN – SITE 13 & 97  
A125 SCALE 1:100



1 GROUND FLOOR PLAN – SITE 13 & 97  
A125 SCALE 1:100  
HOUSE AREA: 100m2  
VERANDAH AREA: 18m2  
TOTAL AREA: 118m2

## SPECIFICATION

### OVERVIEW OF UNIT STYLE

A Cape Vernacular double pitch roofed core building, with pitched ceiling interior. Painted Ship-lap Board Lean-to roofed abutting side buildings comprising Bedrooms, Garages, Entrance and Living/Dining Verandahs, echoing the West Coast Fishing Village Architecture.

### REQUIREMENTS FOR PLAN APPROVAL

All plans for proposed alterations to the interiors of the Houses, are to be submitted for approval by the Home Owners' Association and Architectural Review Panel, prior to Local Authority Submission, as described in Architectural Rules Para 21 Building Plan Submission.

### ALTERATIONS TO HOUSE EXTERNAL ENVELOPE

No alterations will be permitted to the external envelope of the Houses, nor the approved colour scheme. This includes external doors and windows.

### BUILT FORM

**CORE BUILDING**  
4,2m (wide) x 9,3m to 11,5m (long) x 5,6m (high), 40 degree pitched roof, House type dependant.

**BEDROOM ABUTMENT**  
4,0m (wide) x 5,4m to 15,4m (long) x 3,6m (high), 2,8m at lowest point, House type dependant.  
7,5 degree mono-pitched roof.

**GARAGE ABUTMENT**  
Single Garage 3,8m x 6,1m x 3,6m (high), 2,8m at lowest point.  
Double Garage 6,1 x 6,1 x 3,6m (high), 2,8m at lowest point.  
7,5 degree mono-pitched roof.

**ENTRANCE VERANDAH**  
1,5m to 1,9m (wide) x 3,6m to 4,0m (long) x 3,0m (high), 2,5m at lowest point, House type dependant.  
7,5 degree mono-pitched roof.

**LIVING/DINING VERANDAH**  
2,4m (wide) x 5,8m to 12,6m (long) x 3,0m (high), 2,5m at lowest point, House type dependant.  
7,5 degree mono-pitched roof.

### MATERIALS AND COLOURS

#### ROOFS

**CORE BUILDING ROOF:**  
Zincalume Colorbond/Chromadeck Charcoal Grey roof sheeting on timber purlins and rafters, Insulation/ceilings 40mm painted Isoboard/Lamdaboard pitched roof spine to Living, Dining and Kitchen with exposed painted rafters.

**ABUTTING BUILDINGS ROOFS**  
Lean-to sections to be pitched 40mm painted grooved Isoboard/Lamdaboard ceilings.  
Lean-to Verandahs to have painted grooved Isoboard/Lamdaboard ceilings and painted timber support structure.

#### WALLS:

**CORE BUILDING**  
External walls to Main Spine to be plastered and painted with:  
Option 1: Kansai Plascon - Pear Fantasy (or equal approved).  
Option 2: Kansai Plascon - Ravine (or equal approved).  
Internal walls to be plastered and painted.

Any changes to the colour selection to approved by the HOA & Local Authority before implementation.

**ABUTTING BUILDINGS**  
External wall to Lean-to sections to be Vermont Building Planks on brickwork and painted with:  
Either Kansai Plascon - Moody Blue, Azurbeen, Graceful Green or Ginger Biscuit. (or equal approved).  
Edge Trims to Doors, Windows, Corners, Bargeboards and Fascias to painted Ravine.

Any changes to the colour selection to approved by the HOA & Local Authority before implementation.

Internal walls to Lean-to sections to be plastered and painted, tiling to Bathrooms and Kitchen splash backs.

**EXTERNAL DOORS & WINDOWS**  
Aluminium Stone grey powder coated.  
Garage Doors to be aluminium sectional overhead doors Stone Grey powder coated.

**BURGLAR BARS**  
To be Dove Grey or Charcoal and fitted internally.

**BRAAIS**  
A built-in Braai unit will be built on the Living/Dining Verandah of each House, Chimney minimum 1,0m above roof height, as indicated on these Plans and described in Architectural Rules Para 15 Braais.

**CARPORTS**  
All carports, where permitted to conform to Architectural Rules Para 16 Carports.

**VERANDAH ENCLOSURE**  
All Verandah Enclosures to conform to the Door and Windows scheduled on the Unit Plan Types.

**CHIMNEYS**  
All Chimney design to conform to Architectural Services Para 6 Chimneys..

**INTERNAL DOORS**  
Painted semi-solid timber doors and frames.

**INTERNAL FLOORING**  
Living, Dining, Kitchen and Bathrooms to be tiled.  
Bedrooms and Studies to be carpeted.  
Garage to be Grano Soreed.

### EXTERNAL BOUNDARY WALLING & FENCING

**EXTERNAL LOW GARDEN WALLS**  
To be 0,9m high, plastered and painted with  
Option 1: Kansai Plascon - Pear Fantasy (or equal approved).  
Option 2: Kansai Plascon - Ravine (or equal approved).

Any changes to the colour selection to approved by the HOA & Local Authority before implementation.

To be built on all sites enfronting main circulation internal roadways, as indicated on detailed Site Plan.

**EXTERNAL HIGH GARDEN WALLS**  
To be 2,1m high, plastered and painted with  
Option 1: Kansai Plascon - Pear Fantasy (or equal approved).  
Option 2: Kansai Plascon - Ravine (or equal approved).

Any changes to the colour selection to approved by the HOA & Local Authority before implementation.  
To be built generally as screen walls to House Drying/Service Yards, as indicated on detailed Site Plan.  
Electric fencing to be fitted on top of the walling on the external boundaries of the site.

### EXTERNAL HIGH FENCING

To be 1,8m high Timber Posts and Nutec Vertical Planking to be painted with  
Either Kansai Plascon - Moody Blue, Azurbeen, Graceful Green or Ginger Biscuit. (or equal approved).

Any changes to the colour selection to approved by the HOA & Local Authority before implementation.

To be built as indicated on detailed Site Plan.

**EXTERNAL PALISADE AND ELECTRIC FENCING**  
To be 2,1m Palisade fencing, painted, with electric fencing above, generally to external boundaries, as indicated on detailed Site Plan.

**EXTERNAL PAVING**  
Paving Bricks to be Corobrik 50mm paving brick (wheat stone colour) with a grey cobble (or similar approved) surround.

**RAINWATER GOODS**  
Dove Grey Aluminium preformed Rainwater Goods.

**FASCIA BOARDS**  
Dove Grey to match Rainwater Goods, Doors and Windows.

### GENERAL INCLUSIONS

**ANTENNAE/SATELITE DISHES**  
To be fixed to internal facades as indicated on the detailed Site Plan.

**AIR-CONDITIONING UNITS**  
To be fitted inside service yard areas, as indicated on each Site Plan.

**HOUSE NUMBERS**  
House Numbers will be fitted alongside the Front Doors to each Unit.

**WASH LINES**  
To be fitted inside of the Service Yards

**POST BOXES**  
No post boxes allowed on site, all post will be collected at the Club House Office.

**RAINWATER TANK**  
"Rainqueen" 2400l corrugated iron Rainwater Tank galvanised finish 1,2m diameter x 2,2m high. The position of the Rainwater Tank will be indicated on the individual house sites.

**LIGHTING EXTERNALLY**  
All House Units to be provide with a downward facing light fitting above the Garage Door and fitted with a daylight switch. Any other Lighting External to conform to Architectural Rules Para 20 Services.

**SOLAR OR PV PANELS**  
To be fitted to the middle of the north facing side of the Core Building pitched roof.

**GAS INSTALLATIONS**  
All Gas Installations to conform to Architectural Rules Para 20 Services and installed in Service Yards.

**BIRD SPIKES**  
Not allowed.

### LANDSCAPING

**EXTERNAL HARD AND SOFT LANDSCAPING**  
To be administered and maintained by the HOA, as described in Architectural Rules Para 22 Landscape Character.

**INTERNAL HARD AND SOFT LANDSCAPING**  
To be planned maintained by the individual owners, to the satisfaction of the HOA, as described in Architectural Rules Para 22 Landscape Character.

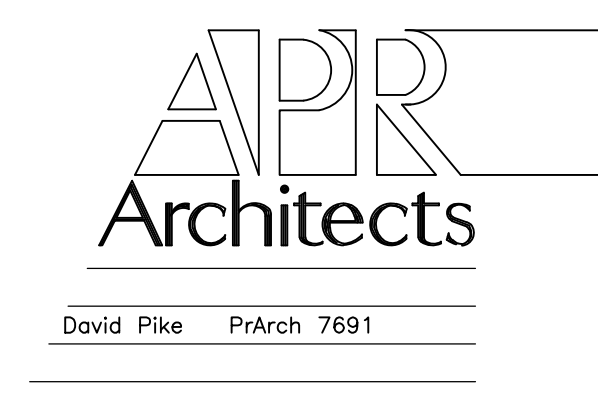
**SITE SPECIFIC LOCATION**  
This house is positioned on Site 09

Rev	Date	Remarks	By
-----	------	---------	----

THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS. IS COPYRIGHT AND IS TO BE RETURNED ON COMPLETION OF THE CONTRACT.

ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING THE DRAWING

THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.



## APR Architects

20A Heatherton Road, Claremont 7708  
Tel. (083) 655 6695 & (061) 561 5745  
email: david@aprarc.co.za

Project Title

**Klein-Begin**  
Deur Road  
Vredenburg

Drawing Title  
SITE 17, 13, 21, 46, 52, 65, 67, 70, 72, 76, 80 & 97  
B2 HOUSE TYPE H2B18 RSG - 12 UNITS  
2 Bedroom 1 Bathroom Single Garage  
Plan, Sections & Elevations

Date	Drawn	Checked
08 November 2022	dp	dp

Project No	Drawing No	Revision
1709	3-A125/a	0