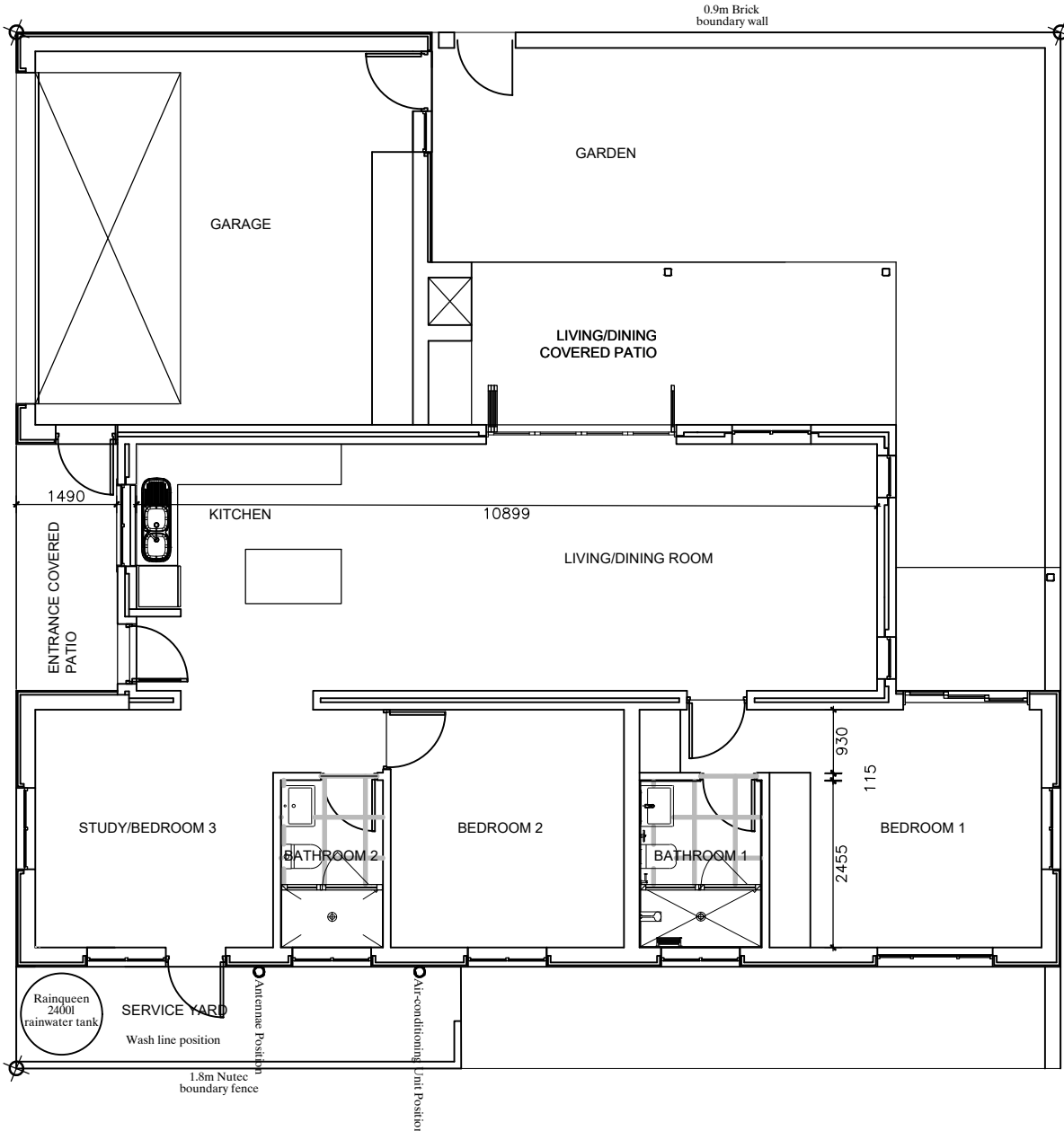
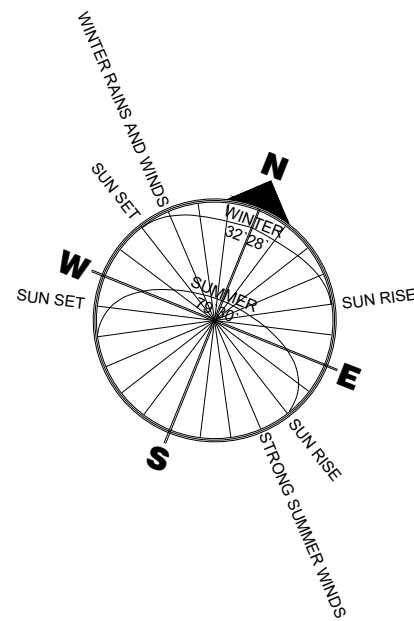


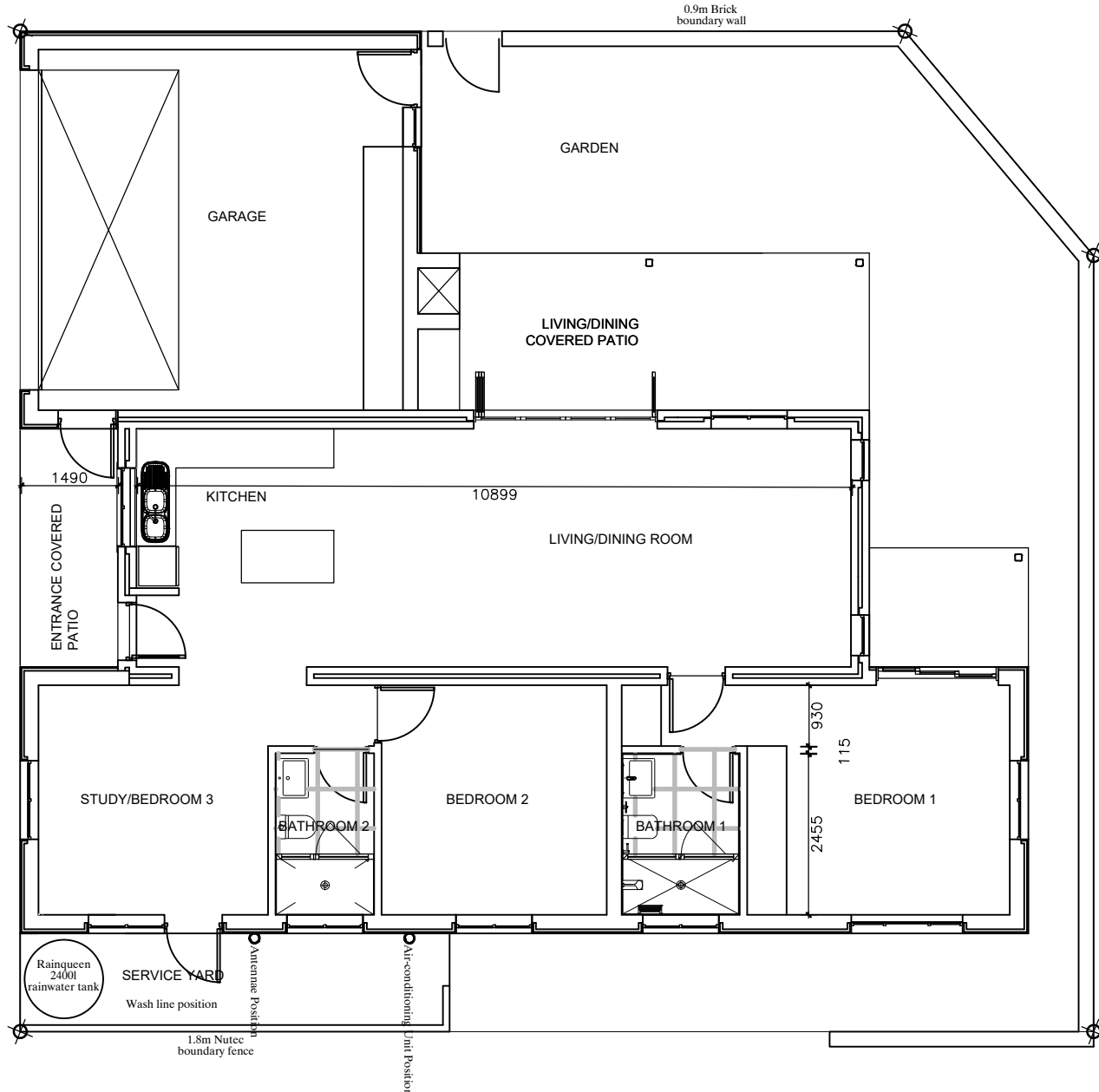
2 GROUND FLOOR PLAN – SITE 73
A137g SCALE 1:100

HOUSE AREA: 106m²
VERANDAH AREA: 18m²
TOTAL AREA: 124m²



1 GROUND FLOOR PLAN – SITE 50, 55, 64 & 66
A137g SCALE 1:100

HOUSE AREA: 106m²
VERANDAH AREA: 18m²
TOTAL AREA: 124m²



3 GROUND FLOOR PLAN – SITE 94
A137g SCALE 1:100

HOUSE AREA: 106m²
VERANDAH AREA: 18m²
TOTAL AREA: 124m²

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 x 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 12,0m (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/Lamboard pitched roof spine to Living, Dining and Kitchen with exposed painted rafters.

ABUTTING BUILDINGS ROOFS

Lean-to sections to have pitched 40mm painted grooved Isoboard/Lamboard ceilings.
Lean-to Verandahs to have painted grooved Isoboard/Lamboard 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 Screed.

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 Nutek 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
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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.



David Pike PrArch 7691

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Project Title
Klein-Begin
Deur Road
Vredenburg

Drawing Title
SITE 77, 16, 25, 27, 49 50, 55, 64, 66, 73 & 94
D3 HOUSE TYPE H3B2B LDG - 11 UNITS
3 Bedroom 2 Bathroom Double Garage
Plan, Sections & Elevations

Date	Drawn	Checked
08 November 2022	dp	dp
Project No	Drawing No	Revision
1709	3-A137a	0