



LA CAMARGUE

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CLUSTER HOUSING DEVELOPMENT ON ERVEN 3 AND 4

Revision Rev E 31.05.10

Village Names:

Erf 3: *'Maison du Parc'*

Erf 4: *'Cacharel Village'*

Individual Freehold ownership of cluster homes with Farmhouse architecture in accordance with the ARC Guidelines creating a unique ambience offering low density and a rural family lifestyle experience in a secure estate.

PHASE 1

'Maison du Parc'

Plot Areas Erf 3	Approx SQ Meters	House Type
Portion 1 Area	522	D, E or G
Portion 2 Area	424	D, E or G
Portion 3 Area	464	D, E or G
Portion 4 Area	424	D, E or G
Portion 5 Area	544	D, E or G
Portion 6 Area	535	D, E or G
Portion 7 Area	504	D or G
Portion 8 Area	1518 Usable 1399	A, B, C,D, E, F or G

PHASE 2

'Cacharel Village'

Plot Areas Erf 4	Approx SQ Meters	House Type
Portion 1 Area	738	A, B, C, D, E, F or G
Portion 2 Area	455	A, B or G
Portion 3 Area	455	A, B or G
Portion 4 Area	547	A, B, C, D, E or G
Portion 5 Area	604	A, B, C, D, E or G
Portion 6 Area	341	A, B or G
Portion 7 Area	341	A, B or G
Portion 8 Area	370	A, B or G
Portion 9 Area	315	A, B or G
Portion 10 Area	275	A, B or G
Portion 11 Area	275	A, B or G
Portion 12 Area	275	A, B or G
Portion 13 Area	319	A, B or G

Plot areas are approximate only and will be verified by the Land Surveyor once the final survey of the Site Development Plan has been completed. Whilst no guarantee as to the above areas is given by the developer they should not vary by more than 10% of that quoted above.

Optional extras are available for each of the Cluster House designs.



1. STRUCTURE

- Foundations: Reinforced concrete Raft Foundation designed by Structural Engineers.
- Walls: Fairface Cement bricks for wall with brick force laid to SABS standards and Engineer's and Architect's specifications.
- Roof Structure: SA Pine roof structure designed by reputable roof truss manufacturers with design calculations checked by professional Structural Engineers.
- Roof Covering: Mazista 'Vinyard' clay tile roofing fixed to toned fibrous cement corrugated sheeting with Secamastic tile adhesive all in accordance with manufacturer's instructions.
- Lintols: Precast concrete lintols over door openings and window apertures.
- Structural Roof: Reinforced concrete precast slab system (Fabcon or Structural Concrete Systems) over patio and verandah. Riversand cement roof grading laid to falls to receive waterproofing to flat slab. Precast cement 'gargoyle' overflows.
- Carport Structure: 450 x 450 fair face brick pillars for carport. 230 x 50mm 'Lam Pine' stained with galvanized capping as pergola rafters at 0.800 centres

2. EXTERNAL FINISHES

- Walls: Fairface brickwork bagged with Cemwash/Cement mix and finished with horizontal brush strokes and pattern. Finished with 1 coat plaster primer and 2 coats exterior PVA emulsion paint.
- Cills: Brick on edge with DPC fixed in accordance with Architects details. Finished with bagged cement sand plaster and painted to match walls
- Lintols: Precast concrete lintols plastered and painted to match walls
- Feature Stonework: Natural Sandstone fixed as features to all four main



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corners of home in irregular pattern as per Architects details. Two colour options 'Sandstone Pink' or 'Sandstone Wheat'. Supplied by Africa Stone.

- Paving: Clay Stock bricks in random 'Village Cobble' pattern laid on compacted bed and riversand cement mix to falls. All joints grouted with riversand/cement mix. Area of paving from garage door to cluster access road.
- Garden Water: 1 No Water supply by tap to wall adjacent to Bathrooms.

Roof

- Roof structure: SA Pine Roof trusses with exposed rafters to eaves.
- Roof Covering: Mazista 'Vineyard' clay tile roofing fixed to tinted fibrous cement corrugated sheeting with Secamastic tile adhesive all in accordance with manufacturer's instructions. Two colour options are available on offer:-
OPTION A – Vineyard Colour: "Vintage" (see Gate House)
OPTION B – Vineyard Colour "Rustic Mix"
- Roof Eaves: Exposed eaves rafter stained 'Imbuia' and finished with Woodoc external sealer.
- Flashings: Galvanized flashings to head walls and chimneys

Windows and Doors

- Patio Door: Wispeco or similar patio door (size 2,400 wide x 2,030 high) in Powder coated aluminium to Patio with clear shatterproof glass fitted to SABS safety standards. Two Colour options available.
OPTION A: 'Bronze/deep brown'
OPTION B: 'Charcoal'
- Windows; Meranti with rebated frame and clear glass fitted to SABS safety standards.
- Yard/ Kitchen door: Meranti Stable door with recessed fielded panels fixed in Meranti frame. 3 lever lockset with barrel bolt for fixing top and bottom leaves of door.



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- Front door: Meranti panel solid door with recessed fielded panel top and bottom fixed in Meranti frame with glazed sidelight in 4mm clear float glass. 4 lever lockset with Brass knob and latch.
- Chimney Cowl: Clay Pots fixed over opening to fire place.
- BBQ/Braai recess: Two tier support system fixed to provide galvanized Ash collection tray and adjustable braai grid. Base of shelf tiled with deep brown clay Quarry Tiles.

Yard

- Floor: Concrete surface bed to falls trowelled with wood floated finish.
- Door: Meranti framed ledged and braced door with fielded panel to outside. Galvanized weatherproof capping to top of door.
- Water supply: 1 No tap fitted to wall above gulley.

Internal Finishes.

- Ceilings: Suspended Ceilings with Gypsum plasterboard with covered joints and 'Romulan' polystyrene cornices. Finished with 2 coats internal PVA paint.
- Concrete soffits: Ceilings plastered with one coat plaster and finished with one coat plaster primer and 2 coats interior acrylic PVA paint.
- Walls: Fairface brickwork bagged and brushed with horizontal pattern. Finished with 1 coat plaster primer and 2 coats interior acrylic PVA paint.
- Bathroom Walls: Fairface bagged brickwork with horizontal pattern finished with 1 coat plaster primer and 2 coats Eggshell enamel.
- Shower: Tiled to 1,800 high.
- Bath: Surround tiled to 450mm high as splash back. Front face tiled from bath to floor level.
- Basin and Vanity: Splash back tiled to 450 mm above top of basin. PC Sum for Tiles say R80 per square meter (incl waste)



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- Kitchen Walls: Tiled between kitchen work counters and high level cupboards. Walls above cupboards cement bagged with brushed horizontal pattern and finished with 1 coat plaster primer and 2 coats acrylic PVA. PC Sum for tiles say R80 per sq meter (incl waste).
Tiles from CTM: Two Options available.
OPTION A: Novamoda 'Sahara' Mozaic (Beige) R197/ sq m
OPTION B: Novamoda 'Rustic Ivory' (white) R187/sq m
- Window Cills: 10mm thick Fibre cement/Nutec board for painting with 1 coat primer and 2 coats Eggshell enamel.
- Doors: Timber framed semi solid flush with 2 fielded panels with commercial veneer for painting. Meranti timber frame for painting. 2 lever lockset.
- Floors: Entrance, Living, Dining, Kitchen, Bathroom & Passage.
Ceramic floor tiles.

Tiles from CTM: Two Options available
OPTION A: 'Morroco Oyster' 400 x 400mm @ R91.99/sq m
OPTION B: 'OPA 3000' 430 x 430mm @ R59.99/sq m

Bedrooms – Belgotex 'Conqueror' fitted carpeting on Orange Under cushion under felt PC Sum for supply and lay R110/Sq meter

Patio – Clay paving bricks laid to falls with random 'Village Cobble' pattern.
- Skirting's: 60 x 19mm Meranti stained Woodoc 35
- Kitchen Fittings: Timber 'Framed Shaker' doors painted with eggshell enamel/Plascon Double Velvet. Plain stainless steel handles. Internal carcass and melamine shelving.
Worktops – 32mm Post formed Formica in 'Charcoal' granite grey. Specialist contractor equal or same as Risely Kitchens. Or Alternative specialist subcontractor recommended by Builder



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- Kitchen Sink: Double bowl stainless steel sink with dual draining boards and Cobra 'Capstan' range mixer. Plumbing to cater for water supply and drainage of dishwasher and washing machine on either side of sink. Electrical 15amp power outlet in suitable location under counter for Tumble drier with vent to outside wall.
- Hob and Oven: 600mm wide Defy 4 plate hob and under counter oven.
- Extractor Unit: 600mm Defy extractor hood to discharge through external wall.
- Fireplace: Jetmaster mild steel wood and anthracite burning grate with flue in accordance with manufacturer's instructions.

Sanitarywares & Sundry Items

- WC's: Vaal Hibiscus Close coupled WC suites
- Basins Bath No 2: Vaal Tuscany range with matching pedestal, single tap hole and Cobra Capstan mixer.
- Basin Bath No 1: Vaal Cameo range with single tap hole and Cobra Capstan mixer
- Bath No 1: Plexicor 1700 x 750 x 400 President with C.P. Cobra Mixer and flexible hand shower connection.
- Shower: Cobra Capstan range mixer with shower head to match Showerlux framed toughened glass swing door. Floor 80 x 80mm cut tiles to match floor of bathroom.
- Hot Water Cylinder: 250 litre High Pressure geyser in roof with Latco valve, attachments and drain.
- Mirrors: 1 No polished with beveled edges fixed to walls. Size 1500 wide x 900 high to Bath No 1. Ditto but size 600 wide x 900 high fixed to Bath No 2
- Bath Accessories: Chrome plated towel rails, soap dishes, toilet roll holders as per Vaal catalogue.



Electrical Services & Provisions

- Entrance: 1 x External bulkhead light to carport and 1 x additional to entrance door.
- Dining: 1 x 15 amp plug
1 x Central light fitting
- Living room: 2 x 25 amp plugs
1 x TV outlet for wiring by Owner
2 x wall lights
- Kitchen: 6 x 15 amp plug outlets
1 x Central light fitting.
- Yard: 1 x exterior bulkhead light fitting
- Passage: 1 x 15 amp plug outlet.
1 x wall mounted bulkhead light fitting.
- Bedroom No 1: 2 x 15 amp plug outlets
1 x additional TV outlet sleeve point linked main conduit.
1 x central light fitting.
- Bedroom No 2: 2 x 15 amp plug outlets
1 x central light point.
- Patio: 2 x wall mounted bulkhead lights

External Landscaping Provisions:

Landscaped garden of the entire Portion of the property in accordance with the Architectural Landscaping Guidelines of the estate. Dependent upon the area of the property and size of the Cluster type constructed the developer undertakes to supply and plant the following:-

- Topsoil and necessary composting for the preparation of soil prior to planting.
- 8 No 40 litre Trees of varying indigenous types to the area.
- 8 No 20 litre Trees of varying indigenous types.
- 14 No 10 litre Shrubs of varying selection.
- Ground cover to the garden beds to be planted to density of 4 per square meter.
- Instant lawn to open areas to the North garden and Entrance area.



Optional Extras

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- **Option A: Garage.**
Single garage constructed in same materials as per the main house with concrete floor with wood float finish. This option includes carport in revised location. Manually operated Wispeco timber paneled door varnished.
2 x additional 15 amp plug outlets and extra central light fitting. No ceiling. 1 Plug in ceiling and 1 in wall for use of tools.
- **Option B: Loft Rooms:**
Loft room offering 48.8 sq meters (In the case of Type A, B, C & D) of additional accommodation with incorporation of a Study and Family room. Access stair constructed in 'Lam Pine' stringers and treads stained and varnished to 'Walnut' colour.
4 additional 15 amp plug outlet points. 1 additional TV outlet point and 2 no extra light fittings.
- **Option C: Loft Rooms:**
Loft area offering 54.3 sq meters (In the case of Types C & F) comprising additional accommodation with incorporation of a Study and Family room.
Access stair constructed in 'Lam Pine' stringers and treads stained and varnished to 'Walnut' colour.
4 additional 15 amp plug outlet points. 1 additional TV outlet point and 2 no extra light fittings.
- **Option D: Loft Rooms:**
Loft area offering 48.8 sq meters (In the case of Types A, B, D & E) comprising Main Bedroom and Bathroom (Bath, Shower, WC and Vanity) plus Study on the south side.
Access stair constructed in 'Lam Pine' stringers and treads stained and varnished to 'Walnut' colour. 4 additional 15 amp plug outlet points. 1 additional TV outlet point and 2 no extra light fittings.



- **Option E** **Loft Rooms:**
 Loft area offering 54.3 sq meters (In the case of Types C & F) comprising Main Bedroom and Bathroom (Bath, Shower, WC and Vanity) plus Study on the south side.
 Access stair constructed in 'Lam Pine' stringers and treads stained and varnished to 'Walnut' colour.
 4 additional 15 amp plug outlet points. 1 additional TV outlet point and 2 no extra light fittings.
- **Option F:** **Swimming Pool**
 Fibreglass swimming pool complete with paved surround. Size 3,500 x 3,000. Sand Filter included with all connection points concealed with fibreglass housing.
- **Option G:** **Additional Carport (If site area permits)**
 Carport constructed with brick pier support columns including laminated beams stained with 'Walnut' stain and top of beams protected from the elements with galvanized capping.
- **Option H:** **Pet Fencing: Fencing to secure your pets safely.**
 Mild steel palisade fencing designed to conform to the estate ARC Guidelines as per sketch provided by Architects. Fencing includes the cost of Garden Gate for access to common area.
 Cost per running meter R906 per meter (incl VAT). Matching garden gate Cost R1000 each (Incl VAT)
- **Option I:** Loft are offering 35.5 sq meters (In the case of Type G) comprising additional accommodation with incorporation of a Study or Family room.
 Access stair constructed in 'Lam Pine' stringers and treads stained and varnished to 'Walnut' colour. 2 additional 15 amp plug outlet points. 1 additional TV outlet point and 2 no extra light fitting
- **Option J:** Loft are offering 35.5 sq meters (In the case of Type G) comprising Main Bedroom and Bathroom (Shower, WC and Basin)
 Access stair constructed in 'Lam Pine' stringers and treads stained and varnished to 'Walnut' colour. 2 additional 15 amp plug outlet points. 1 additional TV outlet point and 2 no extra light fittings.