



# ~ MIDDELPLAAS ~

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CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS

FRANSCHHOEK

# ~ DESIGN REPORT ~



FRANSCHHOEK FROM FRANSCHHOEK PASS

PROPOSED NEW DEVELOPMENT ON PORTION 9 OF LA TERRA DE  
LUCQUE ERF 1075 AND LA TERRA DE LUC ERF 1070,  
FRANSCHHOEK, WESTERN CAPE

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# 1.0 INTRODUCTION

The proposed development is situated in the Urban Edge Zone of the Franschhoek Valley north of the urban component and next to the residential extension area. It forms part of the Transition Zone Area to bridge the historical spatial divide between the upper and lower communities in the Valley, but should also establish a sensitive transition between urban and rural environments.

Foremost, the consumption of scarce environmental resources should be minimised, including land to increase population density, while protecting potentially vulnerable rural / agricultural areas that adjoin urban development.

The design should be consistent with the rural / agricultural nature of Franschhoek and the Franschhoek valley, with specific regard to the aesthetic and historical context of Franschhoek. The existing rural character of Franschhoek town in a cultural and historic environment portrays different characteristics, which should be retained and enhanced. The development should therefore respond sympathetically to this character.

The environmental requirements will be combined with the responsibilities to the existing natural rural character of Franschhoek with a predominantly unbuilt environment that currently includes productive and sustainable farmland.



THE OLD HOMESTEAD ON ERF 1070. ( LOOKING NORTH-WEST OVER FRANSCHHOEK FROM FRANSCHHOEK PASS WITH THE INCOMING ROAD FROM STELLENBOSCH VISIBLE AT THE TOP LEFT )



The main aim with this development is to provide the future inhabitants with the opportunity to experience a tranquil rural living environment, setting a trend and expectation for further developments of this nature.



FRANSCHHOEK - MAIN ROAD



FRANSCHHOEK - RESIDENTIAL ROAD

## 2.0 FRANSCHHOEK

The Franschhoek Valley is part of the government's proposed Winelands Cultural World Heritage Site. It is located in an area that still maintains the uniqueness of the rural landscape within a context that contributes to the character, scenic quality and the sense of place in the Franschhoek valley.

The rural-agricultural vista as experienced on approach to the town plays an important role in defining Franschhoek as a rural- agricultural based village surrounded by a dramatic mountain backdrop.



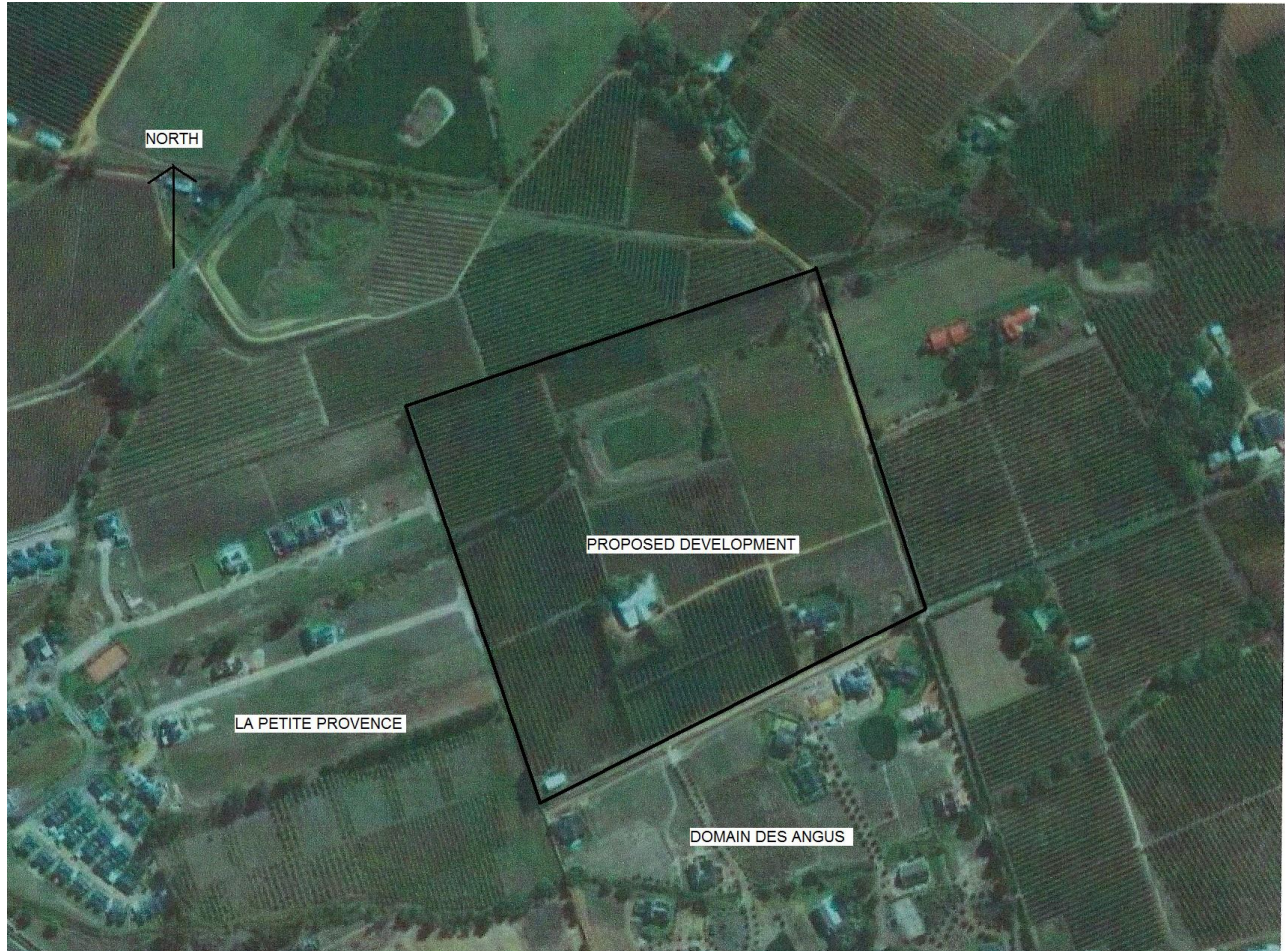
RURAL / AGRICULTURAL VISTA ON APPROACH TO FRANSCHHOEK



### 3.0 EXISTING LAND USE

The property falls within the jurisdiction area of the Stellenbosch Municipality. It is located in the transitional zone as determined by the Franschhoek Spatial Development Framework. The existing land use is agriculturally zoned.

The buildings on the property include a modern farmhouse, the historical farmhouse with its modern accretions, various outbuildings and the historical labourer’s cottage. It is proposed that these buildings will be upgraded to form part of the proposed residential development. The existing modern owner’s residence will be sub-divided from the main portion of the site.



LOCALITY PLAN OF THE PROPOSED DEVELOPMENT ( GoogleEarth MAP )



## 4.0 HISTORICAL BUILDINGS

This site is associated with the early colonial settlement of Franschhoek and therefore historically significant.

The historical *werf* on the site contains a T-shaped house with an attached cellar and other associated features dating back to at least the nineteenth century. While it possesses a series of modern accretions, the historical elements of its construction are sufficiently intact and authentic to warrant its retention and rehabilitation. This building will become a focus point within the new development by retaining it in a garden setting with a reflection to its *werf* status in a past rural landscape. The large trees on the *werf* forming a dense mass and emphasising its presence, are screening the house itself from the road passing the farm.

The historical farmhouse is to receive a detailed analysis of its historical context and an assessment of its different components by an architectural historian / conservation architect and to be preserved as such.



HISTORICAL FARMHOUSE





HISTORICAL LABOURER'S COTTAGE

## 5.0 PROPOSED DEVELOPMENT

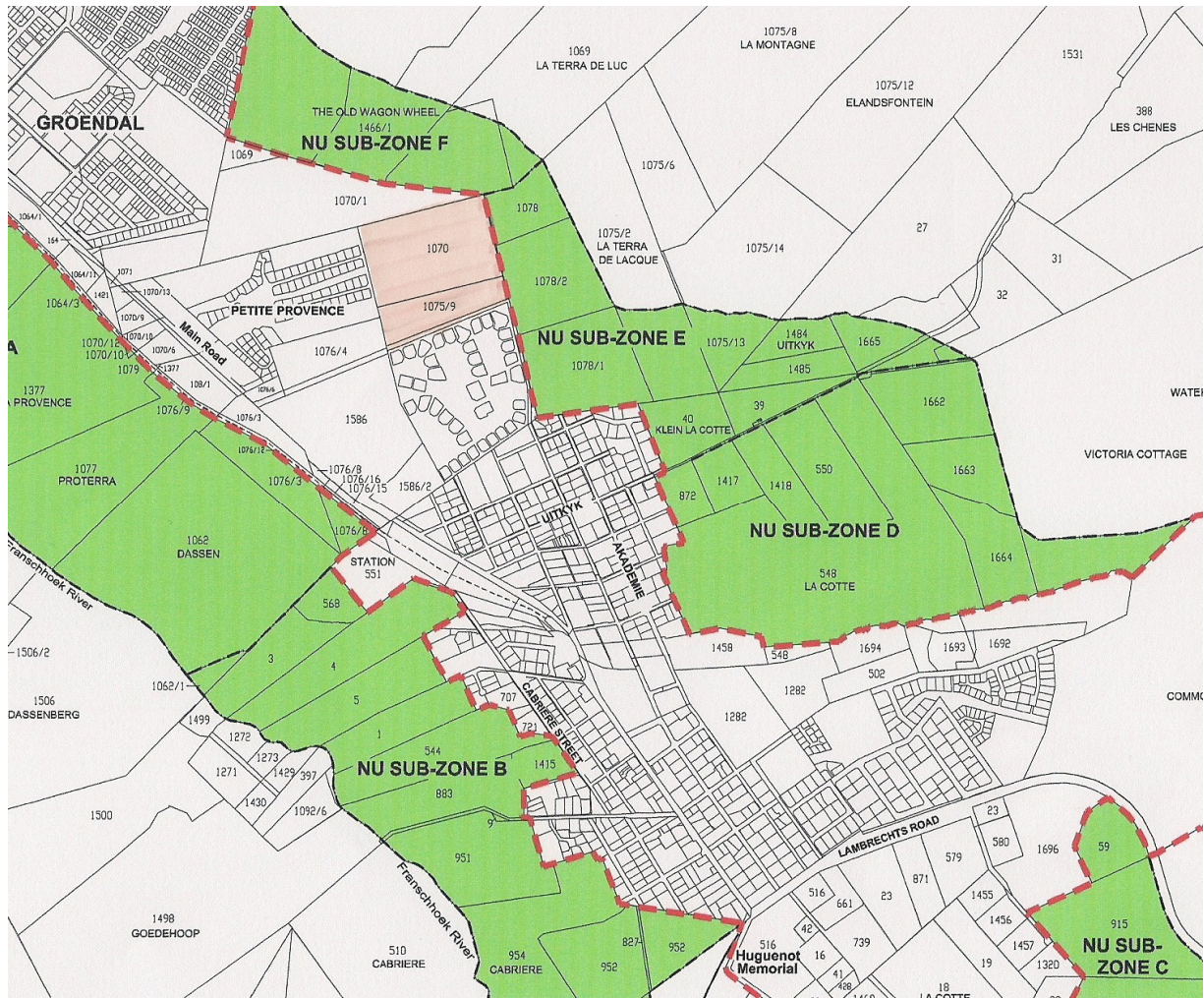
The site is designated as a Development Area on the Draft Spatial Development Plan for Franschhoek, which makes it a desirable site for development. Development is also earmarked on the property to the east of the site, which will bring a residential component to three sides of the proposed development. Naturally future development will increase the footprint of the town, but it is important to enhance the uniformity of the existing built environment.

The proposed development is within the guidelines for land use with a density on a scale of medium to what is prescribed by the Municipality. The Development of the site should be imaginative in order to meet local heritage, historical and aesthetic requirements. The intention is to create a building that is low-key in impact, but upmarket in feel to blend into the existing architectural environment.

The location of the site is to the immediate north of the Domain des Anges residential estate being serviced by the same road as the proposed development, the extension of Dirkie Uys Street, and La Petite Provence to the west. Farms are currently located to the north and east of the development.

The proposed development will provide a service to the community that is currently lacking; that of providing care and medical facilities to the elderly.

The development will not only create a considerable number of jobs during the building process, but will also allow employment in the long term.



PROPOSED DEVELOPMENT ON ERF 1070 AND ERF 1075/9

## 6.0 SITE DESCRIPTION AND ATTRIBUTES

The topography includes an unnamed stream that originates within the Wemmershoek Reserve on the south-facing slopes of the Franschoek Mountains and crosses the property, passing through a farm dam. The stream flow is intermittent and continues into La Petite Provence on the western boundary.

The site is 10,9ha in extent with even gradients at an average grade of approximately 4,5%. The site does not possess a high degree of visual exposure from the existing public road network. There is also a borehole on the site.

A closed road provides a buffer to Domain des Anges in the south. A Beefwood tree windbreak on the boundary to the northern farm will create privacy for the owner of the farm. A planned 5,0m buffer zone on the western boundary will provide a green strip to be planted to serve as a visual barrier to La Petite Provence. With the low level of slope, all the houses will be on single flat areas with planted terraces in between.

No existing servitudes are registered to the property. The main road will be outside the security fence of the development.





STREAM'S ENTRY INTO THE DAM



VIEW OF THE DAM WALL



STREAM EXIT ON THE PROPERTY



WATER CHANNEL IN LA PETIT PROVENCE



EXISTING DAM FROM THE MAIN ROAD



EXISTING DAM





VIEW DOWN PUBLIC ACCESS ROAD ON EAST BOUNDARY



CLOSED ROAD ON THE BOUNDARY TO THE SOUTH ( DOMAIN DES ANGES )



FENCE ON THE BOUNDARY TO THE WEST ( LA PETIT PROVENCE )



BEEFWOOD WINDBREAK ON THE BOUNDARY TO THE NORTH ( FARM )





# 7.0 VISUAL

Visual-spatial qualities including its characteristic rural landscape elements have significance at the site and need to inform the siting, design and landscaping, especially with its close location and proximity to the historical core of the town. The location and bulk of buildings, with specific regard to the visual impact, must ensure a positive visual-spatial integration with the surrounding residential context.

It is important to preserve the natural sight lines, as well as the horizontal angles of vision, from the houses to the surrounding mountains and valley. The vista up to the mountain is an important element in defining the natural environmental context of Franschoek. The boundary treatments of adjacent sites will ensure visual continuity with consideration of the privacy of immediate owners. Visually impermeable boundary wall treatment will be limited to the service area at the main building.

The visibility of the development from the Franschoek Pass is limited, but does increase the footprint of the town.



VIEW TO THE SOUTH OVER THE TWO EXISTING FARMSTEADS



VIEW TO THE EAST



VIEW TO THE WEST



VIEW TO THE NORTH



VIEW OF THE OLD HOMESTEAD FROM THE MAIN ROAD PASSING THE PROPERTY

## 8.0 ARCHITECTURAL AND DESIGN GUIDELINES

### 8.1 SITE

The general grid geometry of the proposed development is in keeping with the traditional layout of housing in Franschhoek as well as the geometric pattern of orchards and vineyards on the surrounding farms, and will impact positively on the town's overall character.

From a planning, architectural and environmental perspective, the proposed coverage factor of 19,1% is positive. The site will be dominated by the landscaped greenbelt accommodating the stream and stormwater channel, as well as the prominent old farmhouse located in a park. A total of 101 houses are proposed which gives a ratio of 9,3 houses per Hectare and is consistent with the recommended density proposed by the Municipality. In this zone, a maximum of 15 houses per hectare is allowed, but the lower density proposal should have a positive impact on the rural and historical character of Franschhoek.

The residential erf sizes ranging from approximately 363m<sup>2</sup> to 600m<sup>2</sup> and houses from 112m<sup>2</sup> to 176m<sup>2</sup>. The variation in erf and house sizes creates a varied streetscape and townscape character. The mix of subdivision is consistent with the general differentiation in the size and shape of residential erven in town. It will allow the housing component to integrate positively into the visual-spatial character of the existing overall landscape character of Franschhoek.

The entrance into the scheme will be small in scale and screened from view along the road on the Eastern boundary, with only the name of the Complex prominently displayed. Security is also enhanced by one access point at the gatehouse only. Inside the complex vehicular circulation will be two-way, turning off after the entrance to the main building, or continuing straight into the residential area. Pedestrians will have pathways throughout the complex including for relaxation in the park areas.



The development footprint indicates considerable open space, which can be landscaped early into the construction process. The amount of landscaped green space will overshadow the construction footprint to an extent whereby building work should be well screened during construction.

The site will have 5,0m building lines to the neighbouring properties as well as to the main road. The residential building lines will be a minimum of 1,5m, translating to at least 3,0m between two houses.

## 8.2 FOCAL POINTS

The old farmhouse is the main component on the property but is hidden among a clump of trees preventing passing motorists to view the house from the main road. Therefore the development will not affect the appreciation of the old homestead, but once within the complex, almost everybody en route to their homes will pass the park and old homestead up close. This will make for an excellent focal point.

The visual relationship between the old homestead and houses around it will be minimised due to the proposed park acting as a buffer zone protecting the farmhouse from being influenced by the surrounding architecture.

The mountains are very prominent and visible from all parts of the site. This feature will be maintained at all costs.

The old homestead as well as the old labourer's cottage will be rehabilitated and can be used for social meetings, club meetings, coffee shop, library, church gatherings, etc.

The park surrounding the stream is not a focal point in the same sense, but will allow everybody exposed to it or experiencing it as a visual delight, which will minimise the effect of the build environment considerably.

## 8.3 ARCHITECTURE

The architectural attitude and design development objective is to create a positive response in terms of heritage indicators, i.e. single stories, simple rectangular forms, pitched roofs and relatively narrow building modules with a sympathetic interpretation of the local vernacular in order to blend in.

The overall architectural theme promotes a sympathetic response to the local vernacular, both in massing and height with a degree of unity and harmony in scale and form. The development consists of only single storey houses, and the double storey main building. The main building has been broken up into smaller blocks, staggered in plan and designed with smaller first floor areas than the ground floor bases to lessen the bulk. The bulk of the double storey area is also set back away from the approach at the entrance to the complex, as well as the main road. It sits on a platform that is slightly cut into the contours creating a shallow embankment. A wide space around the main building allow for the planting of trees to screen the bulk, but to also let it appear like a farmstead from a distance with a clump of trees around it.

The one bedroom apartments above the garages in the service zone, are of standard height and broken up to individual units to minimise the bulk in appearance.

## 8.4 DESIGN

The Site layout was dictated by the entrance on the eastern boundary, the stream running through the property and the old homestead in its *werf* setting. The street layout of was born out of the four sides of the park around the old house, developing into a standard grid town pattern. At the entrance, you immediately have the option to turn off to the public buildings or continue into the residential area.

The main building house the Administration, Dining Room, Clinic and related services. Situated next to it the service complex houses the garages, which are screened from public view. There are six one-bedroom apartments on the First Floor for Clinic staff. On the northern side of the stream the main building extend to three single storey one-bedroom apartment blocks linked by a small garden bridge. The finishes of the main buildings are similar to the houses to form one unity in concept.

The houses are made up of six basic design layouts. They are similar in concept to create continuation of the theme. The main living space has a slightly higher ceiling to be in proportion to the larger floor area. All the houses have at least the Living Room and two Bedrooms facing North. The Patio also faces North and is set away from the neighbours Patio to create privacy. Each house has a guest parking bay on its own erf.

There are no two identical designs next to each other, neither in accommodation nor in appearance. There also are no duet buildings or carports in the development. Future alterations to units will be limited.

## 8.5 DETAILS

The roofs will be constructed of metal sheeting and walls will be painted in earth tone colours.

Solid boundary walls will be limited to the service areas at the main building. The remaining boundary walls will be palisade fencing planted with bougainvilleas.

Windows will be in traditional proportions manufactured in white powder coated aluminium with a 100mm plastered border painted in grey.

External doors will be painted white and have glass and timber panelling. This will be applicable to Yard doors as well. Traditional arches over doorways will feature throughout the complex.

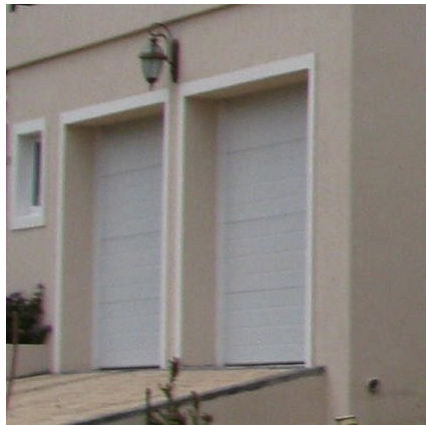
All Garages will have single white painted garage doors. Double garage doors will only be installed on special request.

Externally ceramic tiling will be installed at Entrances and Patios and to appear as natural as possible.

Pergolas will feature at all buildings. The pergolas with shaped profiles will be painted in white or grey and supported by either slim timber or traditional concrete columns.

Columns will be in classic precast concrete or 345 x 345mm build columns finished in grey.

Street numbers will be uniform and finished in black metal.



TYPICAL FRENCH DETAILS IN FRANSCHHOEK - DOORS, ARCHES, PERGOLAS, LIGHTS, HANDRAILS, COPINGS, BORDERS, COLUMNS, GARAGE DOORS, WHITE FRAMED WINDOWS, ETC



Rainwater gutters will be installed where the collection of water is planned.

Handrails at the main building will be in black painted iron.

All external lights will be styled in black painted iron. Street lamps will follow suit but will be low-key in scale.

A built-in barbecue at the covered Patio will be offered as an option. Should owners request a fireplace it will be positioned to suit their internal layout, and a black metal chimney with cowl will be provided.

Sun energy will be utilised for hot water generation by means of a solar panel on the roof and the geyser hidden within the roof structure. The sun panels will be installed on the roofs furthest away from the road to minimise visual clutter.

All streets, driveways and walkways will be in a combination of brick paving and cobble stones.

## 8.6 COLOUR PALETTE

The colour palette is to reflect that of the local area. The roof colour of medium grey will dominate over earth tone wall colours with details and black metal accessories more or less constant to all buildings.

In a street scene, at least three wall colours will be circulated among the units from house to house. By using three colours, the result is a set-up where no two houses next to each other will have the same colour. This approach will create a natural townscape as well as individualism for the owners; all within one architectural theme.

Applicable to all buildings will be the following -

- Doors, garage doors and window frames in white

- Window and sliding door borders as well as concrete columns in light grey

- Pergolas and columns in white or light grey

## 8.7 SERVICES

The Municipality supply all services directly.

At the houses, yard walls screen all washing lines, garbage bins, gas bottles, etcetera. 1,8m High screen walls screen services at the main building including the main service yard.

## 8.8 GENERAL

The property and development thereof is not restricted by any registered servitudes that could affect the development proposals.

A positive effort will be made to reduce the effects of climate change by promoting the identification of energy efficient technologies, a recycling program and etcetera within the development.



EXISTING LANDSCAPING IN FRANSCHHOEK TO BE MIMICKED

## 9.0 LANDSCAPE DESIGN

The landscaping will form an integral part of the architectural theme to compliment the design. The main approach will be by using mass planting to screen the built element. The tree planting and landscaping plan will follow the established pattern of the planting of clumps of trees around farm buildings to be repeated around the houses and main buildings.

For landscaping, the existing trees will be used as a natural habitat core with listed plant species to choose from for gardening. Local indigenous vegetation used to local conditions should take preference in order to attract bird and mammal life.

The dam on the property will be removed and a shallow stormwater channel will replace the new river run. It will be landscaped into a park area, which should create habitat for bird and mammal species. Indigenous plant species will be planted for both aesthetic and channel stabilisation reasons. Features in the park will be limited to walkways and seating areas.

The estate's landscape consultant will assist in the landscaping of private gardens and the planting of trees and shrubs that will have to conform to the design philosophy of the estate. New building structures will be screened by means of landscaping where individual erf boundary walls will be replaced with screen planting to create pockets of privacy around living areas within a small *werf* atmosphere. Water wise gardening and plant species will be promoted.

The inclusion of lawns will be discouraged to minimise maintenance, noise pollution during maintenance and water consumption.

Undesirable alien vegetation will not be permitted anywhere on the estate and will be part of the Environmental Management Plan to remove it. Exotic vegetation currently in the stream area will also be removed to increase flow capacity.

The Bougainvillea species which is characteristically of the Franschhoek area will be planted on the palisade boundary fencing.

The Beefwood windbreak on the northern boundary will remain. It serves as a windbreak to protect the owner's prune trees and will also be a visual screen of the proposed development.

## 10.0 WATER

Water supply will be through the municipal network.

South Africa is a water scarce area and conservation of its resources is of critical importance. In comparison to normal multi-unit complexes of similar size to the proposed development, this complex will utilise considerable less water. The average occupation per house is less than two persons. Being retired occupants, their lifestyle is also less active and requires less water for cleaning, bathing, washing of clothes, etc. No house will have a swimming pool, nor will any ponds or fountains be built.

As mentioned above, the planting will require less water and the Fynbos should be self-sufficient.

Naturally, all methods to save water as are the trend in South Africa at the present, will be considered and implemented into the design. Among others these will include capturing water from roofs, recommending to owners to buy water saving appliances, installing water saving devices and technologies like dual flush toilets, low-flow shower heads and taps, etc.

## 11.0 STORMWATER

A detailed stormwater plan will be developed. It will include the design of an internal stormwater management system based on an underground pipe system, suitably graded roads and trenching to accommodate the surface runoff stormwater and channel it to the river. The natural watercourse will be retained and designed into a shallow stormwater drainage channel. It will contain a 1:50 year flood within acceptable limits to allow for the development. No building will be build within the 1:50 year floodlines.

## 12.0 ROADS

Access to the development will be obtained from the extension of Dirkie Uys Street from the South. The road connecting the northern end of Dirkie Uys Street and the point of access to the proposed development is classified as a Public Road. The road reserve will be increased to 8,0m in width.

Maintenance of the roads outside the complex will be the responsibility of the Municipality but the Home Owner's Association will maintain all internal roads. To reduce the development footprint, road reserves will be as narrow as possible with sidewalks inside the development limited to one side of the road.





DIRKIE UYS STREET WITH DOMAIN DES ANGUS'S BOUNDARY WALL ON THE RIGHT



EXISTING MAIN ACCESS ROAD ON ERF 1075 WITH THE STREAM'S CROSSING IN THE FOREGROUND

## 13.0 TRAFFIC

The traffic impact of the proposed development should be on completion of the project, less than that of a conventional suburb of similar size.

Traffic intensity in a retirement village is extremely low. The number of vehicles per unit is considerably lower than that of a conventional suburb, especially if the apartment occupants are included in the calculation. Trip generation is naturally extremely low and will be mostly in low-peak hours. Almost no person will need to leave the complex at 08h00 for work. Later on vehicles leaving the property will be staggered throughout the day. Furthermore, most retired people eat their main meal of the day at lunch in the communal Dining Room. This requires considerable less food to be bought less often by the residents for the remaining meals. Shopping trips for food will naturally be reduced accordingly.

Most visits by friends tend to be born in the complex as well. A clinic is provided within the complex; therefore, medical visits will mostly remain within the boundaries of the complex. On Sundays a number of church meetings will be held on the property.

Being a retirement village and based on previous experience, the building process of such a complex occurs in one continuous operation, which assists in shortening the duration of the development. This is in regards to the building of individual homes and the main building that overlaps within the construction period. The services of the main building and clinic will be required by the first owners soon after occupation, therefore a delay in starting to build it is unlikely. Once the services provided by the main buildings and its purpose is materialising, it becomes a major draw card in attracting buyers and shortening the development time.

Within the complex six one-bedroom apartments with garages will be provided for rental to staff that will not need travelling from elsewhere in town.

Demand for Retirement Villages also exceeds normal market trends and will assist in accelerating the building process.

## 14.0 ELECTRICITY

All the erven will be supplied with electricity from the municipal network. Electricity, telephone cables and other services will be located underground to minimise visual clutter.

External lighting will be kept to a minimum to save natural resources and to assist in minimising light pollution. It should provide a low ambience and the ability to enjoy the night sky. Street lighting will also be kept to a minimum without risking the safety of drivers and pedestrians.

To save natural resources implementation of low voltage or compact fluorescent lighting, solar heating, etc will be designed into all facets of the development.

## 15.0 SOLID WASTE DISPOSAL

Garbage removal will be by the municipality.

Being a private development, a central refuse collection area will be provided. Once a week the refuse bags will be collected from the residences by the complex's staff and transported internally to the refuse yard. There it will be transferred to council dumpsters and moved to the informal transfer station at the entrance to the development from where the Local Authority will collect the refuse.

## 16.0 EFFLUENT DISPOSAL

Main line sewerage will be provided. The sewer system will be designed as a conventional waterborne, gravity reticulation network and will be directly connected into the existing municipal infrastructure.



## 17.0 SCHEDULES

### 17.1 AREA SCHEDULE

TYPE	AREA PER UNIT	NO. REQUIRED	TOTAL AREA
<b>HOUSES</b>			
TOTAL AREA		<b>101</b>	<b>16 313,6m2</b>
<b>ADMIN &amp; CLINIC</b>	Incl ext covered area		
Ground Floor		1	1 818,5
First Floor		1	1 069,0
TOTAL			<b>2 887,5m2</b>
<b>GUARD HOUSE</b>		1	<b>14,0m2</b>
<b>APARTMENT - BLOCKS</b>	217,7	3	<b>653,1m2</b>
<b>GARAGES</b>	GF Including stairs	1	<b>509,6m2</b>
<b>APARTMENT - STAFF</b>	FF Excluding stairs	1	<b>399,0m2</b>
<b>TOTAL AREA OF DEVELOPMENT</b>	Bulk		<b>20 776,8m2</b>
<b>SITE AREA</b>	108 853,9m2	1	<b>108 853,9m2</b>
<b>COVERAGE</b>	20 776,8 / 108 853,9		<b>19,1%</b>

17.2 RESIDENTIAL SCHEDULE

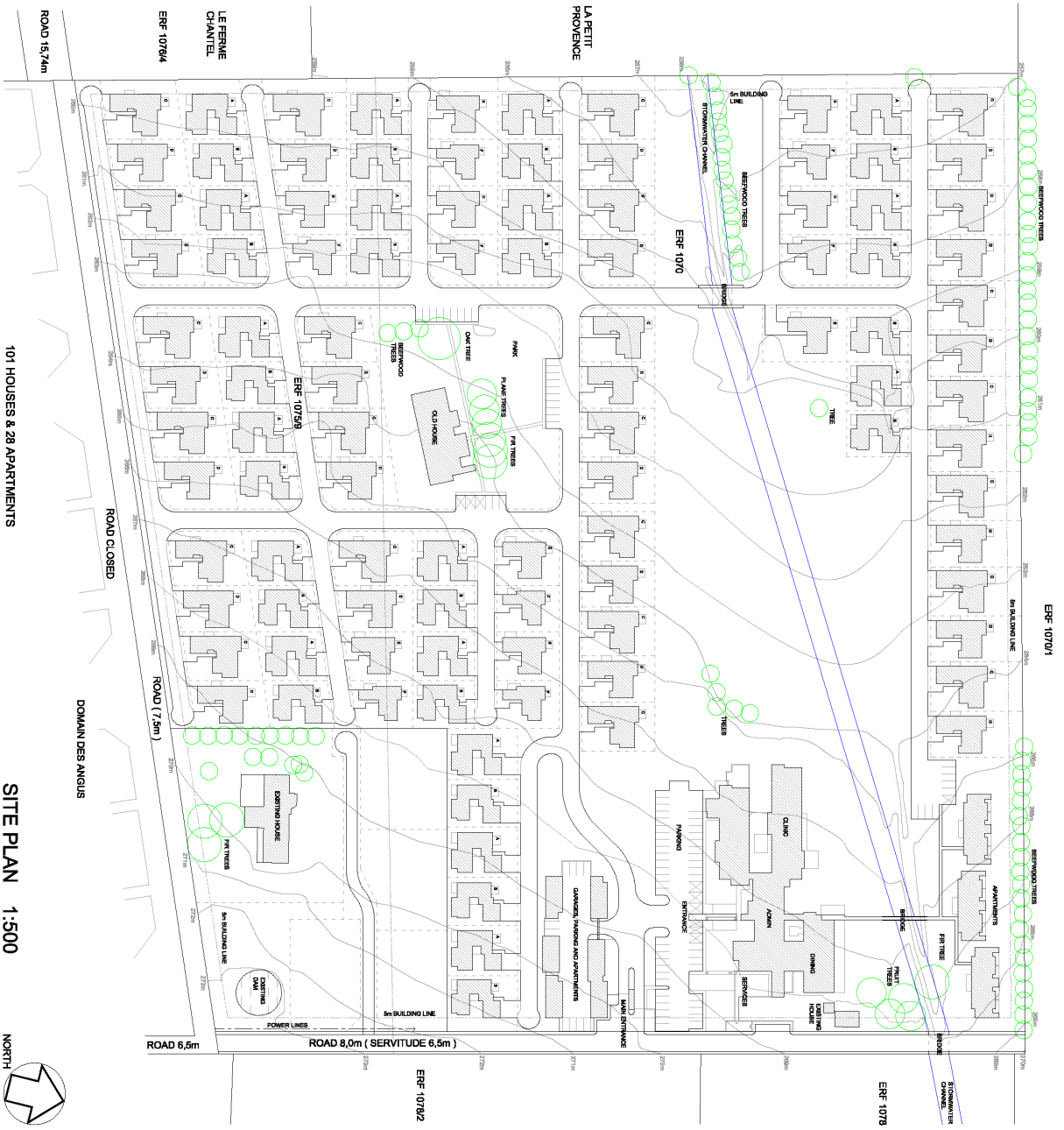
TYPE	A	B	C	D	E	F
<b>UNIT</b>						
Beds	3	2	3	2	2	2
Baths	2	2	2	2	2	1
Garages	2	2	2	2	1	1
<b>REQUIRED</b>						
Number	18	19	24	23	9	8
TOTAL - 101						
<b>TOTAL AREA</b>	3 218,4	3 026,7	4 250,4	3 666,2	1 251,9	900,0
<b>AREAS m2</b>						
Entrance	3,0	4,8	4,2	4,9	4,4	4,2
House	175,8	154,5	172,9	154,5	134,7	108,3
<b>TOTAL</b>	<b>178,8</b>	<b>159,3</b>	<b>177,1</b>	<b>159,4</b>	<b>139,1</b>	<b>112,5</b>
<b>STAND</b>						
Area m2	<b>385,0</b>	<b>363,0</b>	<b>455,0</b>	<b>429,0</b>	<b>402,5</b>	<b>379,5</b>
Dimensions EW	17 500	16 500	17 500	16 500	17 500	16 500
Dimensions NS	22 000	22 000	26 000	26 000	23 000	23 000

**TOTAL AREA OF ALL HOUSES - 16 313,6m2**



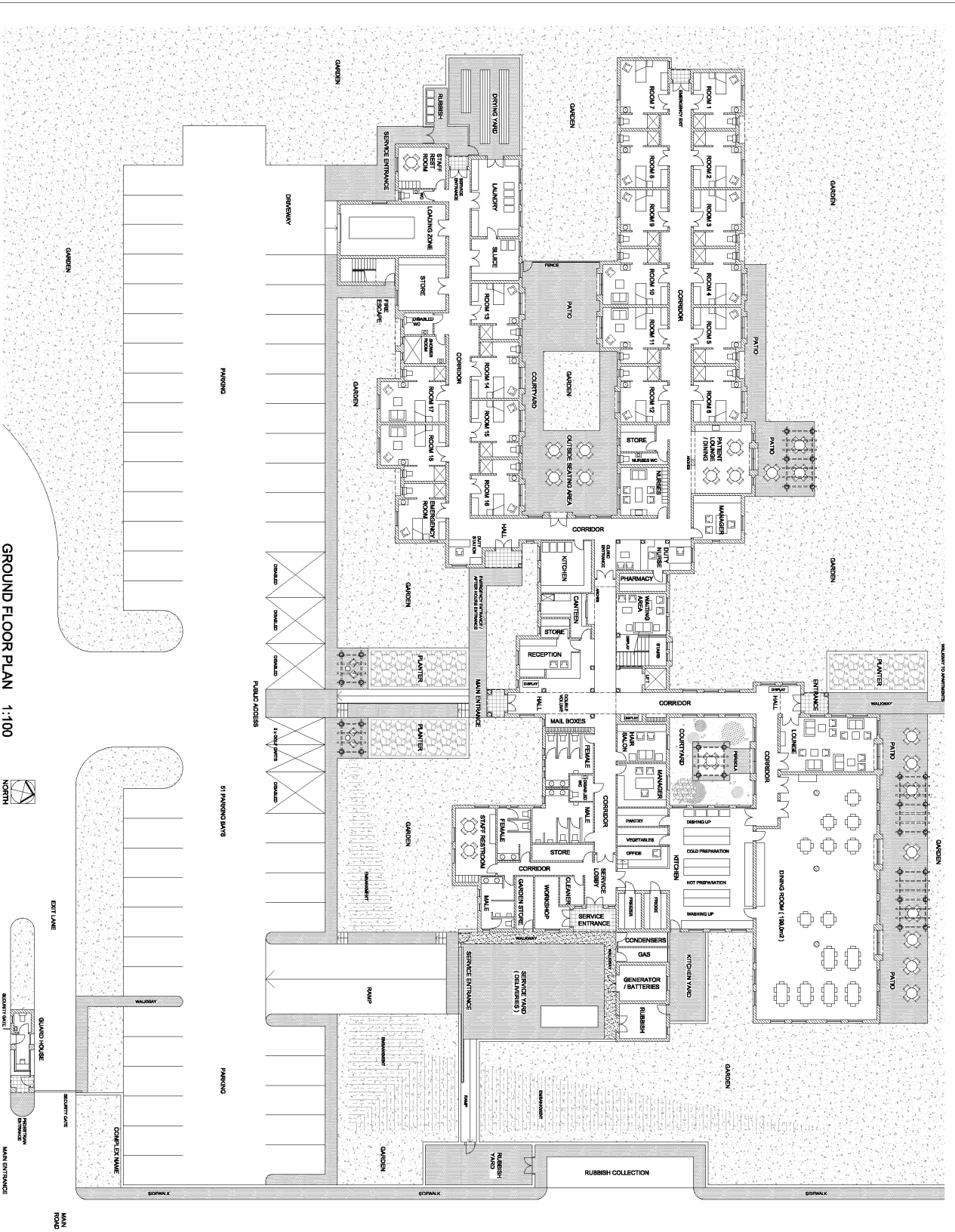
## 18.0 PLANS

- 18.01 Site Development Plan
- 18.02 Admin and Clinic - Ground Floor Plan
- 18.03 Admin and Clinic - First Floor Plan and North Elevation
- 18.04 Admin and Clinic - Roof Plan and South Elevation
- 18.05 Admin and Clinic - Garages
- 18.06 Admin and Clinic - Staff Apartments
- 18.07 Admin and Clinic - Apartment Blocks
- 18.08 Houses Type A
- 18.09 Houses Type B
- 18.10 Houses Type C
- 18.11 Houses Type D
- 18.12 Houses Type E
- 18.13 Houses Type F



PROJECT TYPE	NEW DEVELOPMENT
PROJECT	CLINIC AND SECURIT ESTATE FOR RETIRED PERSONS
LOCATION	PORTION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHÖEK WESTERN CAPE
DRAWING	SITE PLAN
DRAWING NUMBER	SKETCH PLANS 9 DRAWING NO. 09/01
ARCHITECT	J WEST ARCHITECT
SCALE NUMBER - 7/85	TEL NUMBER - 081 327728
DATE	SEPTEMBER 2010



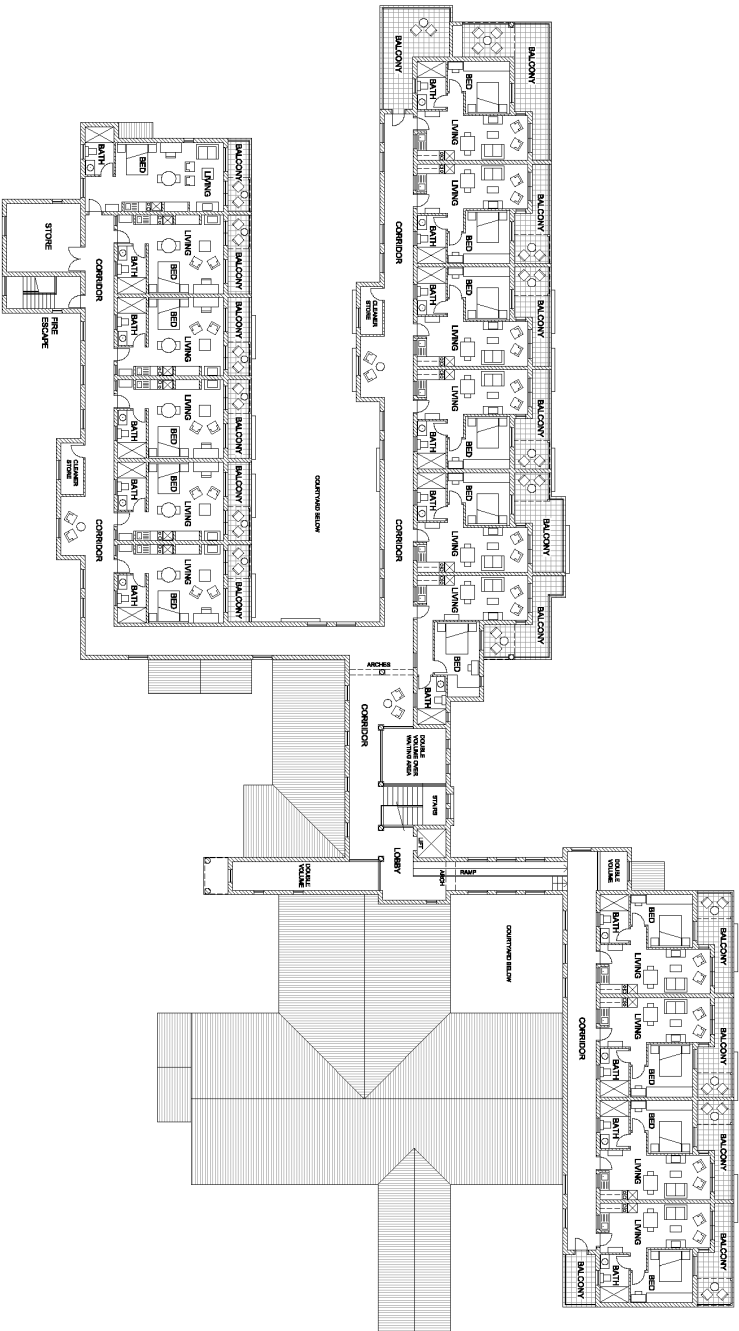


<b>AREAS -</b>	<p>APARTMENT BLOCKS: (EXCLUDING EXTERNAL COVERED AREAS) GROUND FLOOR - 1584m<sup>2</sup> FIRST FLOOR - 1089m<sup>2</sup> TOTAL - 2673m<sup>2</sup></p> <p>FF APARTMENTS REAR 1 - 1m<sup>2</sup> - 30m<sup>2</sup> (ARREAR WINGS EXCLUDING COVERED PATIO) TOTAL - 30m<sup>2</sup></p> <p>GUARD HOUSE - 14m<sup>2</sup></p> <p>APARTMENT BLOCKS: WING 1 - 1m<sup>2</sup> - 44m<sup>2</sup> (EXCLUDING WALKWAY) TOTAL - 44m<sup>2</sup></p> <p>FF BLOCK: APARTMENTS - 184m<sup>2</sup> WALKWAY - 224m<sup>2</sup> TOTAL - 408m<sup>2</sup></p> <p>3 x 2 BLOCKS - 664, 192 TOTAL - 856m<sup>2</sup></p> <p>GARAGES (INCLUDING STAIRS) TOTAL - 566m<sup>2</sup></p> <p>APARTMENTS (STAFF): FIRST FLOOR - 264m<sup>2</sup> FF APARTMENTS - 264m<sup>2</sup> 9 x APARTMENTS - 260m<sup>2</sup> TOTAL - 488m<sup>2</sup></p>
<b>PROJECT TYPE</b>	NEW DEVELOPMENT
<b>PROJECT</b>	CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS
<b>LOCATION</b>	PORTION 9 OF LA TERRA DE LUOQUE 1075 AND LA TERRA DE LUC 1070 FRANSSCHHOEK WESTERN CAPE
<b>DRAWING</b>	ADMIN & CLINIC
<b>DRAWING NUMBER</b>	SKETCH PLANS 9 DRAWING NO. 09/02
<b>ARCHITECT</b>	J WEST ARCHITECT
<b>SCALE NUMBER</b>	75x2
<b>TEL NUMBER</b>	084 302 7738
<b>DATE</b>	SEPTEMBER 2010



NORTH ELEVATION 1:100

ADMIN & CLINIC



FIRST FLOOR PLAN 1:100

ADMIN & CLINIC

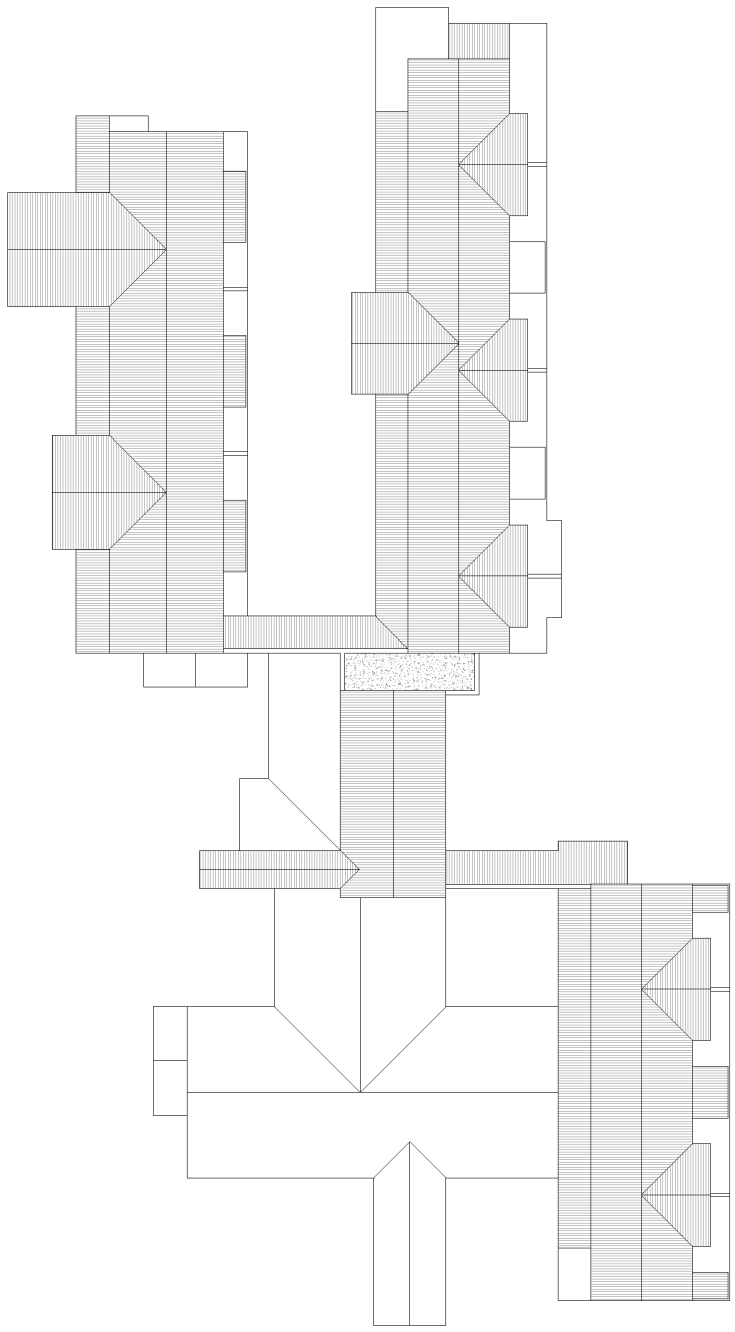


PROJECT TYPE	NEW DEVELOPMENT
PROJECT	CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS
LOCATION	PORTION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE
DRAWING	ADMIN & CLINIC
DRAWING NUMBER	SKETCH PLANS 9 DRAWING NO. 09/03
ARCHITECT	J WEST ARCHITECT
SCALE NUMBER	7642
TEL NUMBER	084 302 7728
COPYRIGHT	
DATE	SEPTEMBER 2010





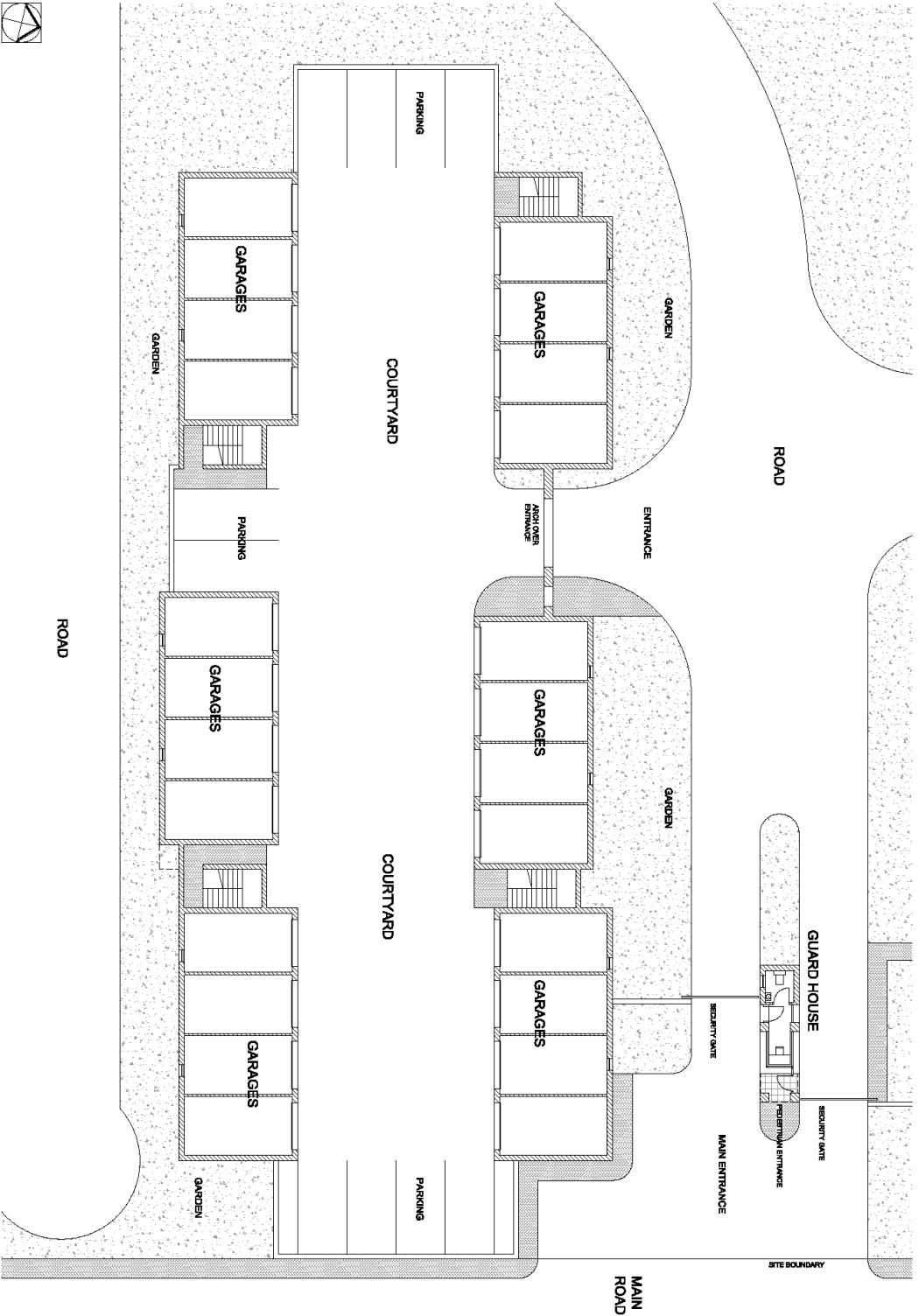
SOUTH ELEVATION 1:100 ADMIN & CLINIC



ROOF PLAN 1:100 ADMIN & CLINIC



PROJECT TYPE	NEW DEVELOPMENT
PROJECT	CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS
LOCATION	PORTION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LLC 1070 FRANSCHHOEK WESTERN CAPE
DRAWING	ADMIN & CLINIC
DRAWING NUMBER	SKETCH PLANS 9 DRAWING NO. 09/04
ARCHITECT	J WEST ARCHITECT
SCALE NUMBER - 75x2	SCALE NUMBER - 094 302 7728
DATE	SEPTEMBER 2010

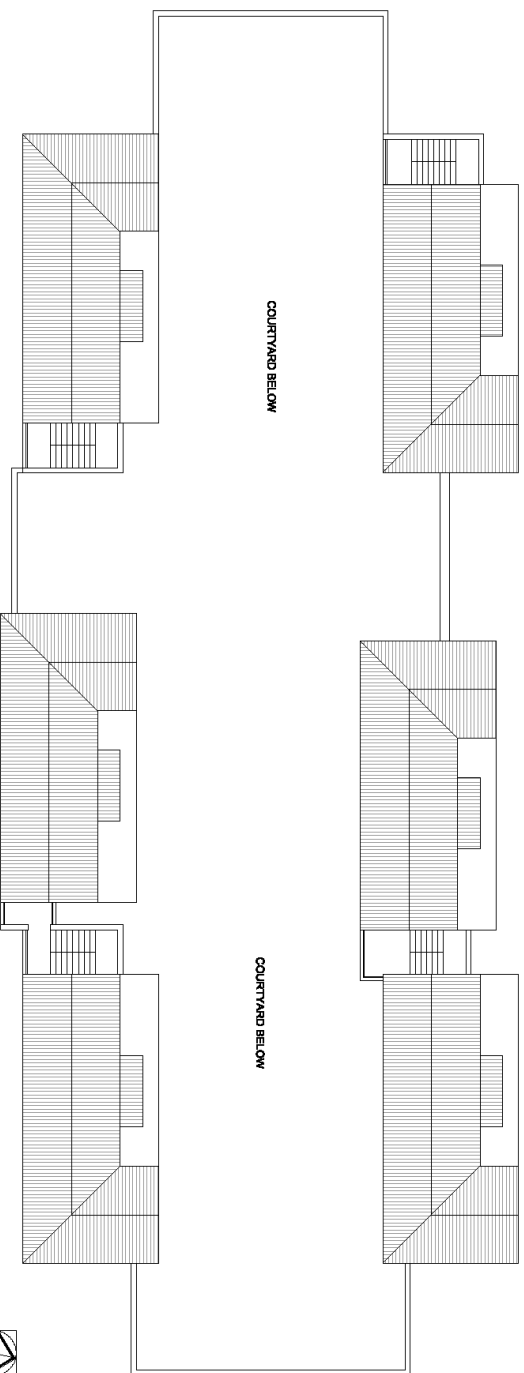


GROUND FLOOR PLAN 1:100

GARAGES AND STAFF APARTMENTS

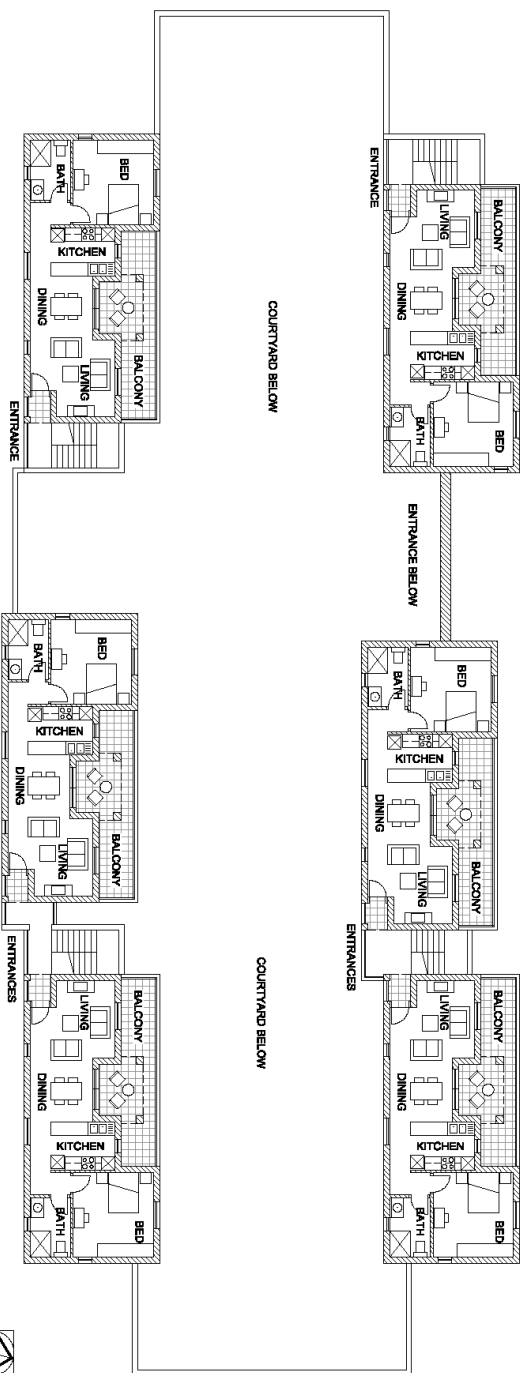
PROJECT TYPE	NEW DEVELOPMENT
PROJECT	CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS
LOCATION	PORTRON 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE
DRAWING	ADMIN & CLINIC
DRAWING NUMBER	SKETCH PLANS 9 DRAWING NO. 09/05
ARCHITECT	J WEST ARCHITECT
SACAP NUMBER	7542
TEL NUMBER	084 302 7728
COPYRIGHT	
DATE	SEPTEMBER 2010





ROOF PLAN 1:100

GARAGES AND STAFF APARTMENTS

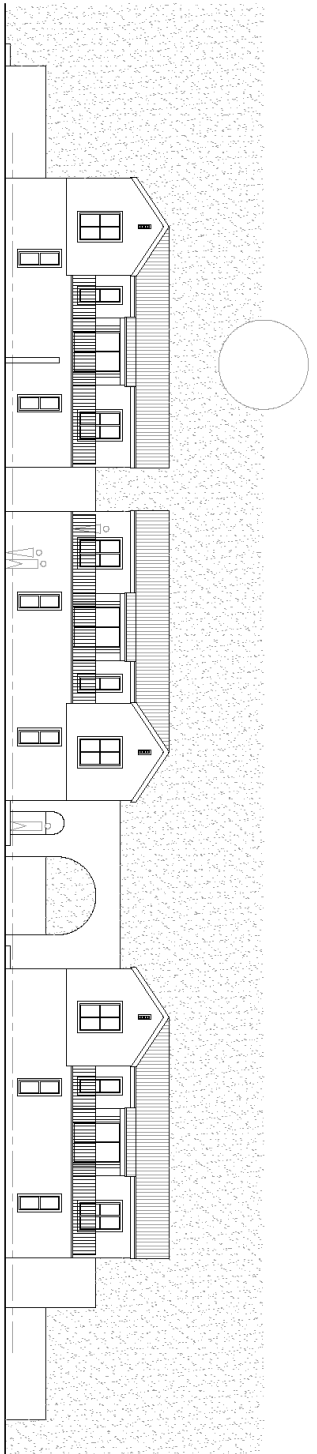


FIRST FLOOR PLAN 1:100

GARAGES AND STAFF APARTMENTS

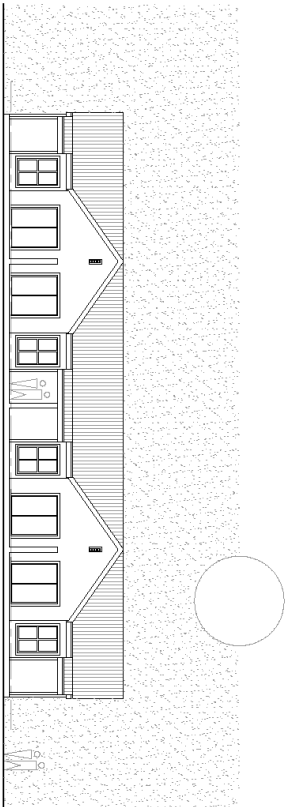


PROJECT TYPE	NEW DEVELOPMENT
PROJECT	CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS
LOCATION	PORTION 9 OF LA TERRA DE LUCOUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE
DRAWING	ADMIN & CLINIC
DRAWING NUMBER	SKETCH PLANS 9 DRAWING NO. 09/06
ARCHITECT	J WEST ARCHITECT
SACP NUMBER	7542
TEL NUMBER	084 322 7728
COPYRIGHT	
DATE	SEPTEMBER 2010



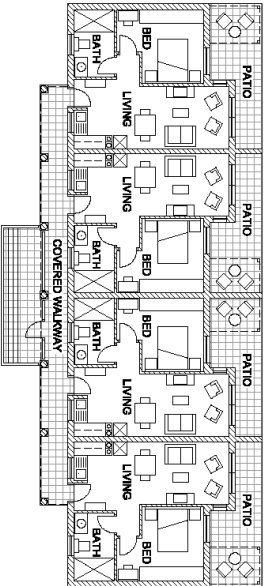
**NORTH ELEVATION 1:100**

**GARAGES AND STAFF APARTMENTS**



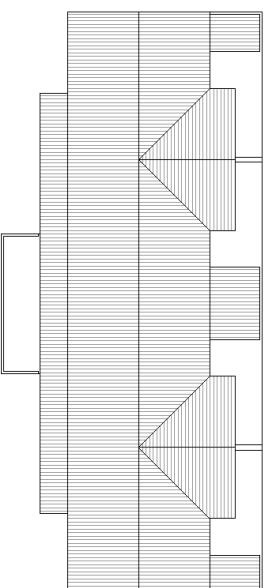
**NORTH ELEVATION 1:100**

**APARTMENT BLOCKS**



**GROUND FLOOR PLAN 1:100**

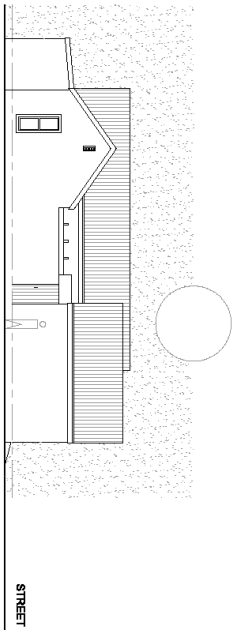
**APARTMENT BLOCKS**



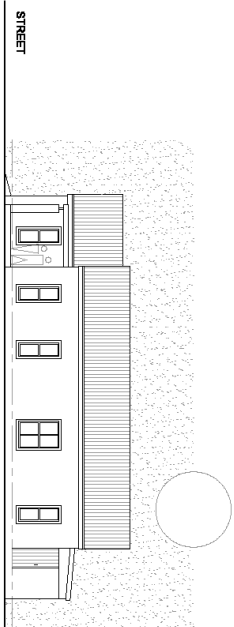
**ROOF PLAN 1:100**

**APARTMENT BLOCKS**

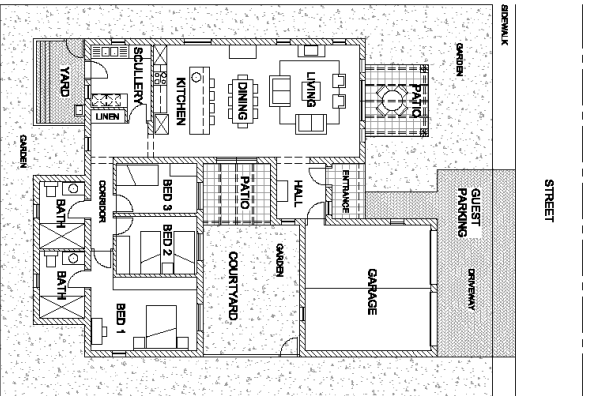
<p><b>PROJECT TYPE</b> NEW DEVELOPMENT</p>
<p><b>PROJECT</b> CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS</p>
<p><b>LOCATION</b> PORTION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE</p>
<p><b>DRAWING</b> ADMIN &amp; CLINIC</p>
<p><b>DRAWING NUMBER</b> SKETCH PLANS 9 DRAWING NO. 09/07</p>
<p><b>ARCHITECT</b> J WEST ARCHITECT SACAP NUMBER - 7542 TEL NUMBER - 084 302 7728 COPYRIGHT</p>
<p><b>DATE</b> SEPTEMBER 2010</p>



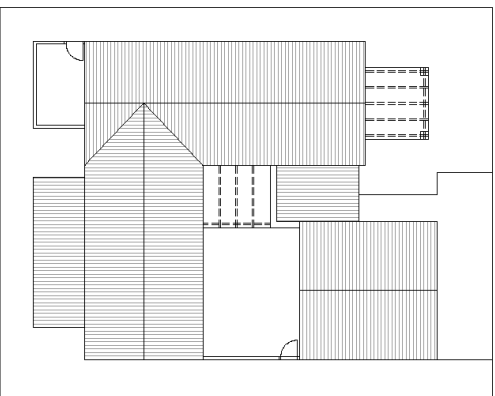
EAST ELEVATION



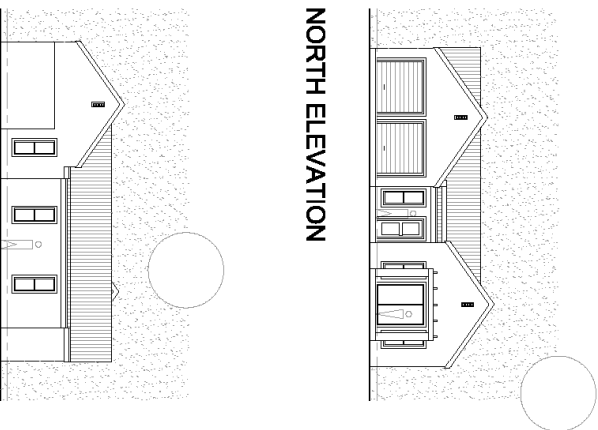
WEST ELEVATION



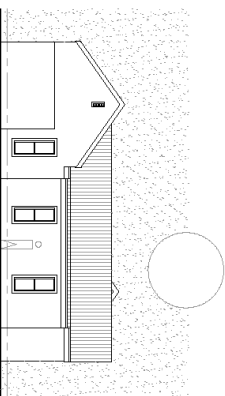
FLOOR PLAN



ROOF PLAN



NORTH ELEVATION



SOUTH ELEVATION

SCALE 1:100



# TYPE A

3 BED  
2 BATH  
2 GARAGE

AREAS:  
ENTRANCE - 3.0  
HOUSE - 175.8  
TOTAL - 178.8m<sup>2</sup>  
STAND - 386.0m<sup>2</sup>  
(17.5 x 22.0m)

PROJECT TYPE  
NEW DEVELOPMENT

PROJECT  
CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS

LOCATION  
PORTION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE

DRAWING HOUSE DESIGNS  
DRAWING NUMBER SKETCH PLANS 9 DRAWING NO. 09/04

ARCHITECT  
J WEST ARCHITECT  
SACAP NUMBER - 7542  
TEL NUMBER - 084 502 7728  
COPYRIGHT

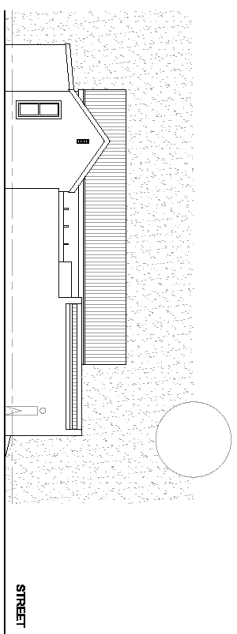
DATE  
SEPTEMBER 2010



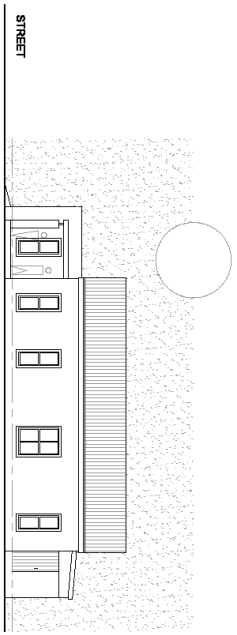
# TYPE B

2 BED  
2 BATH  
2 GARAGE

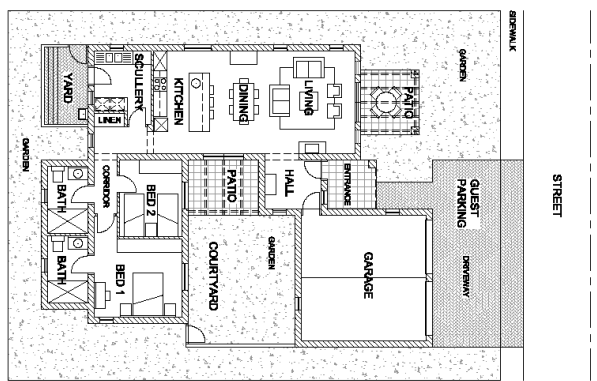
AREAS:  
ENTRANCE - 4,8  
HOUSE - 154,5  
TOTAL - 159,3m<sup>2</sup>  
STAND - 380,0m<sup>2</sup>  
(18,6 x 20,4m)



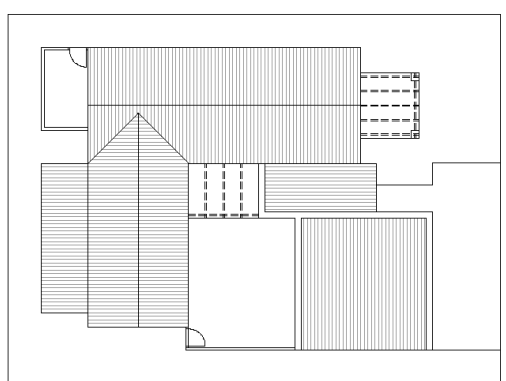
EAST ELEVATION



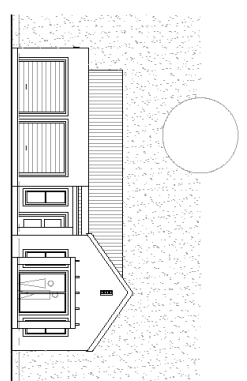
WEST ELEVATION



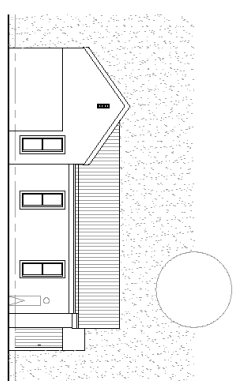
FLOOR PLAN



ROOF PLAN



NORTH ELEVATION



SOUTH ELEVATION

SCALE 1:100

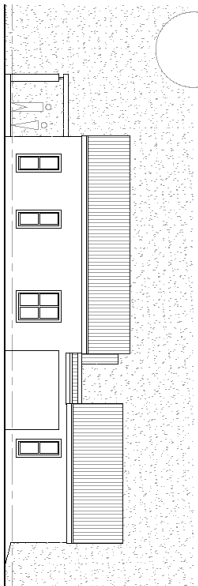


PROJECT TYPE NEW DEVELOPMENT
PROJECT CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS
LOCATION PORTION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE
DRAWING HOUSE DESIGNS
DRAWING NUMBER SKETCH PLANS 9 DRAWING NO. 09/05
ARCHITECT J WEST ARCHITECT SACAP NUMBER - 7542 TEL NUMBER - 084 302 7728 COPYRIGHT
DATE SEPTEMBER 2010

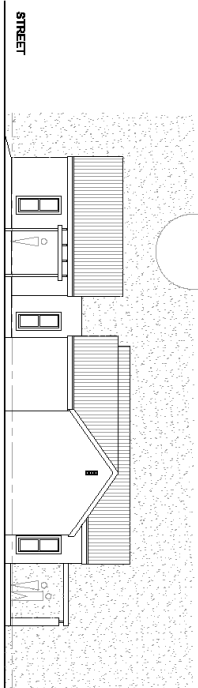
# TYPE C

3 BED  
2 BATH  
2 GARAGE

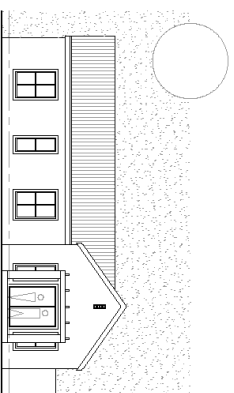
AREAS:  
ENTRANCE - 4,2  
HOUSE - 172,8  
TOTAL - 177,1m<sup>2</sup>  
STAND - 488,0m<sup>2</sup>  
(17,5 x 28,0m<sup>2</sup>)



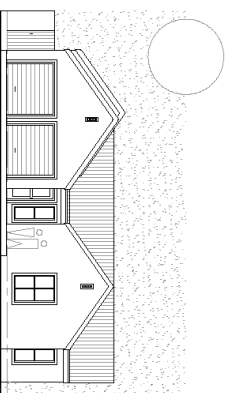
WEST ELEVATION



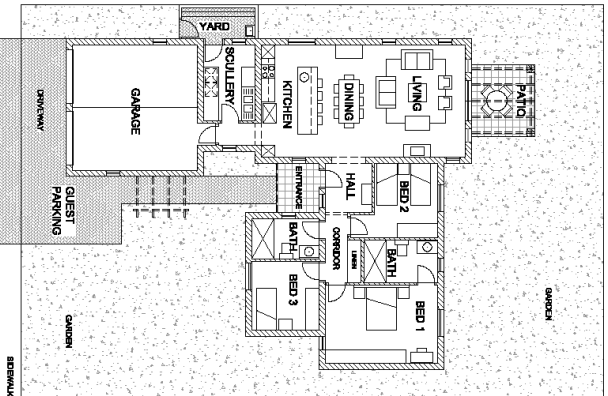
EAST ELEVATION



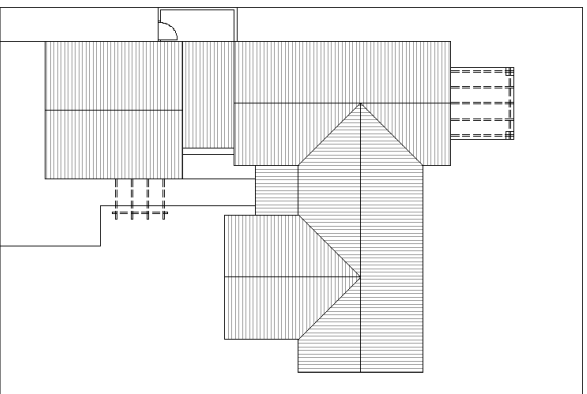
NORTH ELEVATION



SOUTH ELEVATION



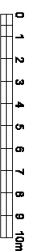
FLOOR PLAN



ROOF PLAN



SCALE 1:100



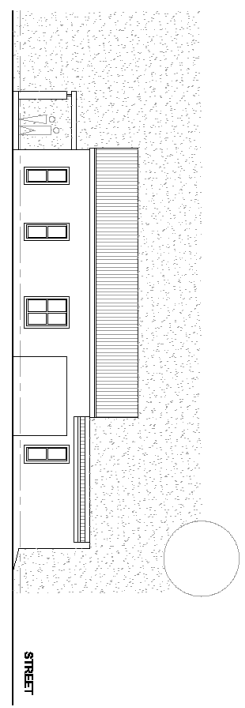
PROJECT TYPE <b>NEW DEVELOPMENT</b>
PROJECT <b>CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS</b>
LOCATION <b>PORTRION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE</b>
DRAWING <b>HOUSE DESIGNS</b>
DRAWING NUMBER <b>SKETCH PLANS 9 DRAWING NO. 09/06</b>
ARCHITECT <b>J WEST ARCHITECT</b>
SACAP NUMBER - 7542 TEL NUMBER - 084 502 7728 COPYRIGHT
DATE <b>SEPTEMBER 2010</b>

# TYPE D

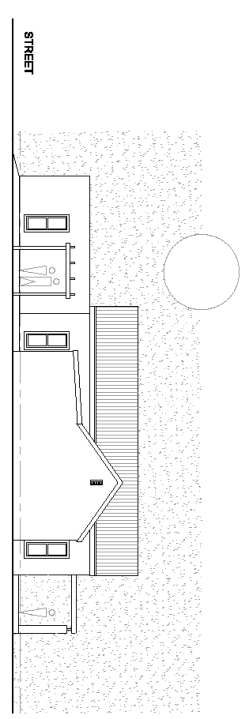
2 BED  
2 BATH  
2 GARAGE

AREAS:  
ENTRANCE - 4,9  
HOUSE - 134,5  
TOTAL - 139,4m<sup>2</sup>  
STAND - 429,0m<sup>2</sup>  
(18,5 x 28,0m<sup>2</sup>)

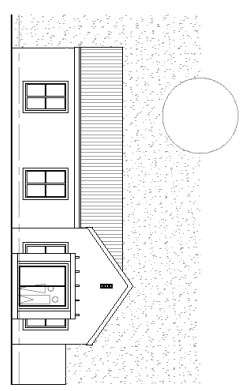
WEST ELEVATION



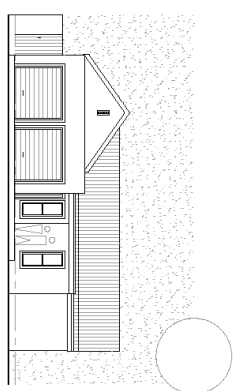
EAST ELEVATION



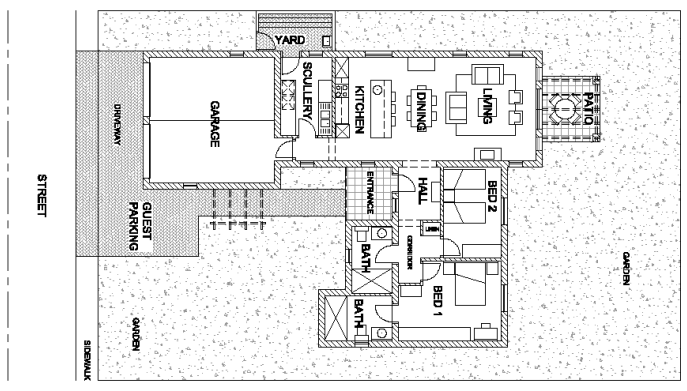
NORTH ELEVATION



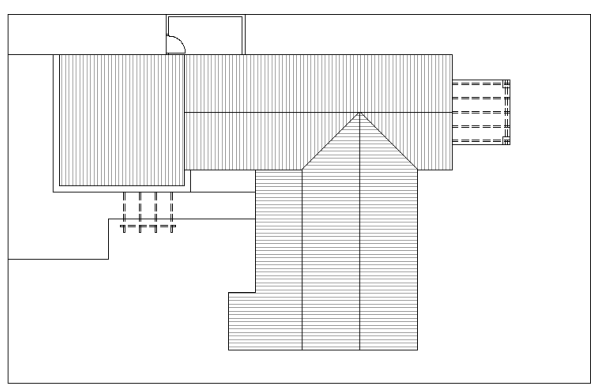
SOUTH ELEVATION



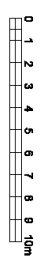
FLOOR PLAN



ROOF PLAN



SCALE 1:100



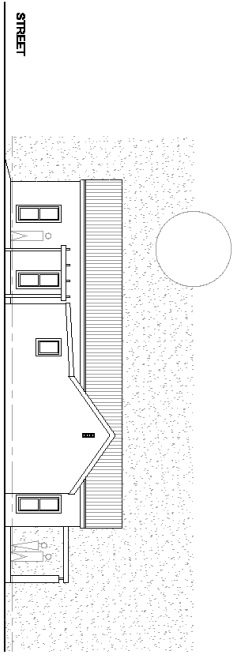
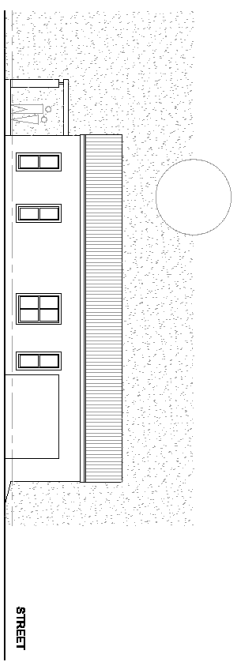
PROJECT TYPE <b>NEW DEVELOPMENT</b>
PROJECT <b>CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS</b>
LOCATION <b>PORTRION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE</b>
DRAWING <b>HOUSE DESIGNS</b>
DRAWING NUMBER <b>SKETCH PLANS 9 DRAWING NO. 09/07</b>
ARCHITECT <b>J WEST ARCHITECT</b>
SACAP NUMBER - 7542 TEL NUMBER - 084 302 7729 COPYRIGHT
DATE <b>SEPTEMBER 2010</b>



# TYPE E

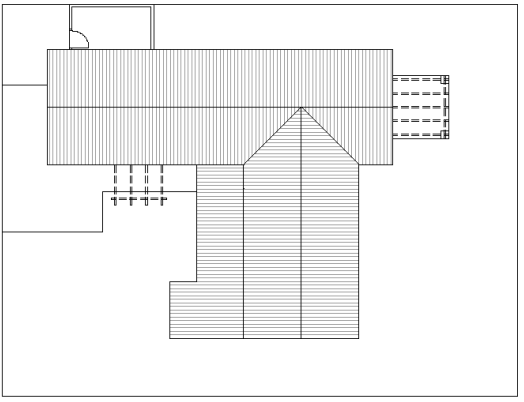
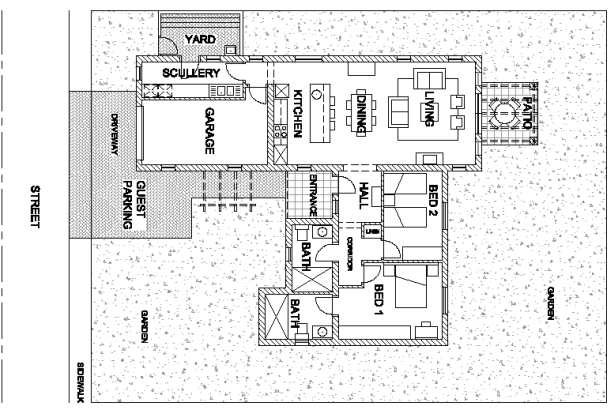
2 BED  
2 BATH  
1 GARAGE

AREAS:  
ENTRANCE - 44  
HOUSE - 194,7  
TOTAL - 198,1m<sup>2</sup>  
STAND - 402,5m<sup>2</sup>  
(17,9 x 22,0m<sup>2</sup>)



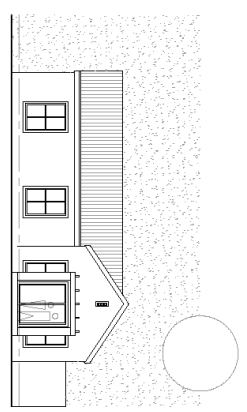
WEST ELEVATION

EAST ELEVATION

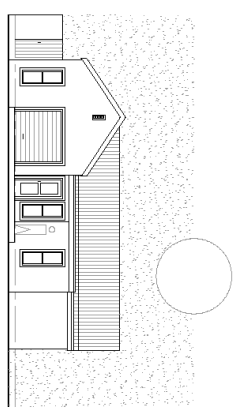


FLOOR PLAN

ROOF PLAN



NORTH ELEVATION



SOUTH ELEVATION

SCALE 1:100

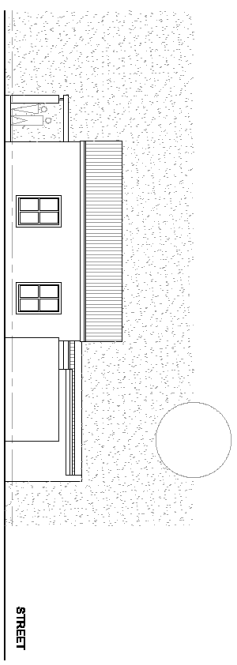


PROJECT TYPE <b>NEW DEVELOPMENT</b>
PROJECT <b>CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS</b>
LOCATION <b>PORTION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE</b>
DRAWING <b>HOUSE DESIGNS</b>
DRAWING NUMBER <b>SKETCH PLANS 9 DRAWING NO. 09/08</b>
ARCHITECT <b>J WEST ARCHITECT</b>
SACAP NUMBER - 7542 TEL NUMBER - 084 502 7728 COPYRIGHT
DATE <b>SEPTEMBER 2010</b>

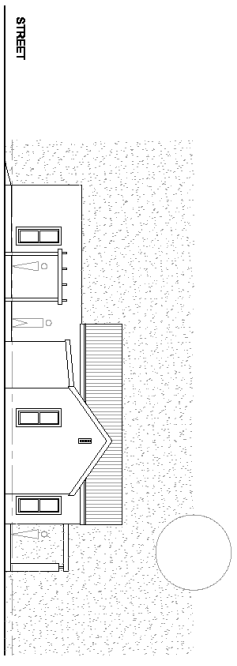
# TYPE F

2 BED  
1 BATH  
1 GARAGE

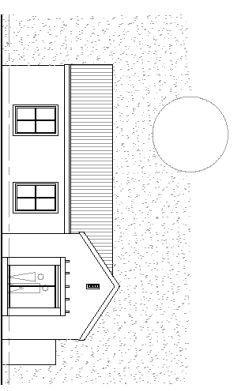
AREAS:  
ENTRANCE - 4.2  
HOUSE - 108.3  
TOTAL - 112.5m<sup>2</sup>  
STAND - 37m<sup>2</sup>  
(18.5 x 20m)



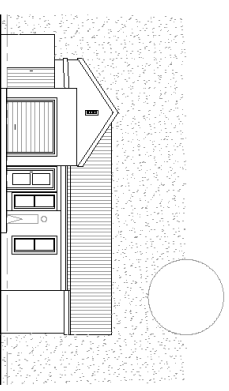
WEST ELEVATION



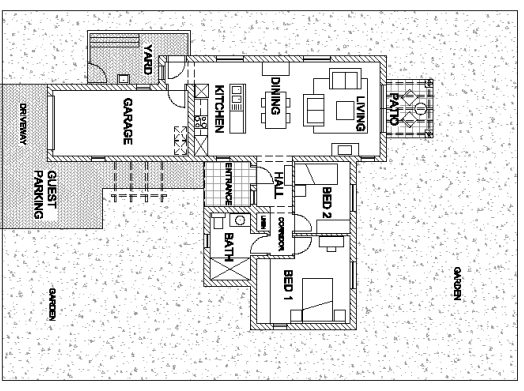
EAST ELEVATION



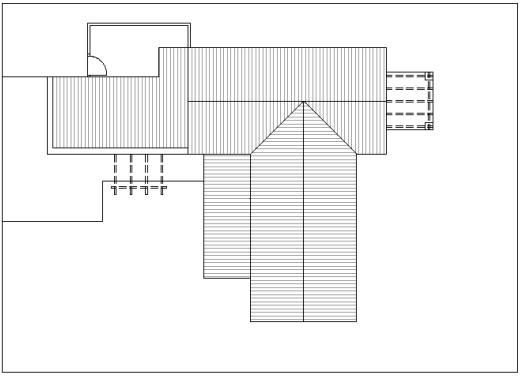
NORTH ELEVATION



SOUTH ELEVATION



FLOOR PLAN



ROOF PLAN



SCALE 1:100



PROJECT TYPE <b>NEW DEVELOPMENT</b>
PROJECT <b>CLINIC AND SECURITY ESTATE FOR RETIRED PERSONS</b>
LOCATION <b>PORTRION 9 OF LA TERRA DE LUCQUE 1075 AND LA TERRA DE LUC 1070 FRANSCHHOEK WESTERN CAPE</b>
DRAWING HOUSE DESIGNS
DRAWING NUMBER SKETCH PLANS 9 DRAWING NO. 09/09
ARCHITECT <b>J WEST ARCHITECT</b> SACAP NUMBER - 7542 TEL NUMBER - 084 302 7728 COPYRIGHT
DATE <b>SEPTEMBER 2010</b>

