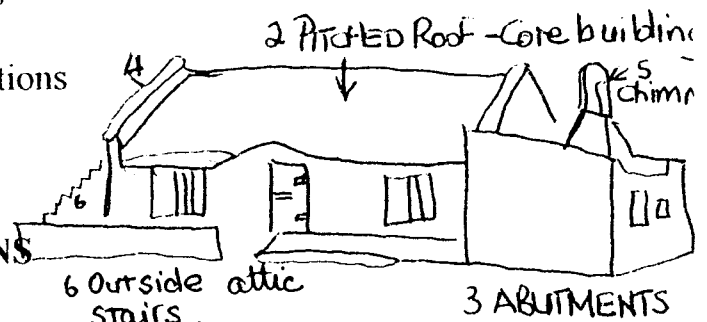


## **B DESIGN GUIDELINES FOR MOERIE SE BAAI**

Architectural elements were borrowed and sifted from remaining West Coast structures and portrayed as a menu of building elements. Drawings and sketches are incorporated in this document which resemble the quality and form, material and environment which are true to the idiom of west coast architecture that the developer wishes to create. This document should define what is understood by traditional West Coast architecture.

West Coast architecture is characterized by the following basic building elements as found in the typical fisherman's home and coastal farm shed that traditionally create the unique west coast architectural style.

- 1) Composition
- 2) Pitched roof core building
- 3) Low pitched abutments or free standing structures
- 4) Gable walls and parapets
- 5) Chimneys and parapets
- 6) Outside attic stairs
- 7) Finishes to walls and boundary walls
- 8) Boundary wall
- 9) Windows and door sizes and proportions
- 10) Shutters
- 11) Other building forms and elements



### **1. BUILDING REGULATIONS**

#### **1.1 Building lines**

Building lines delineate areas adjacent to the boundaries within which no building or structure other than garage, swimming pool or boundary wall may be erected:

Garages on all erven.

1. 1500 mm from street boundary
2. No openings: 0 mm from side/rear boundaries
3. With openings: 1500 mm from side/rear boundaries



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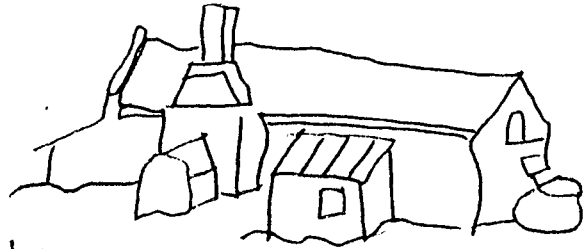
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## Seaside erven 1 – 23



1. 3000 mm from street boundary
2. 1500 mm on side boundaries
3. 0 mm from sea boundaries

### Other erven

1. 3000 mm from street boundaries on ground and first floor.
2. No openings: 0 mm from side/rear boundaries on ground floor.
3. With openings: 1500 mm from side/rear boundaries on ground floor
4. 3000 mm from side/rear boundary on first floor.

### 1.2 Coverage

The total percentage area of the site that is covered by buildings measured over the outside walls and covered roof of projections is to be a maximum of 50%.

### 1.3 Height restriction

Sea side erven 1- 22

Single storey

Other erven

Double storey only in one half of the erf facing the sea.

## 2. COMPOSITION

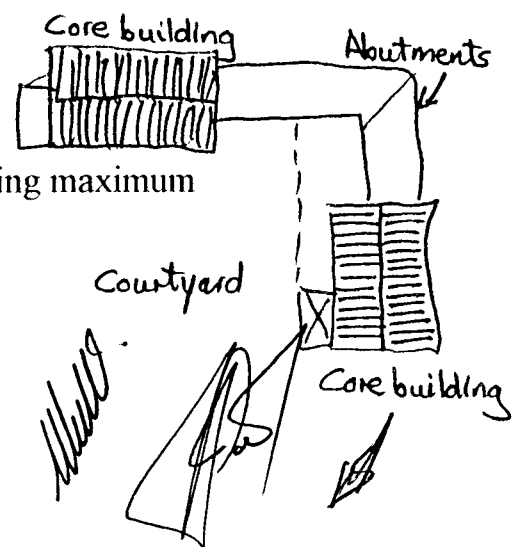
- 2.1 Dwelling must be expressed as a steep pitched core building with a maximum size of  $75 \text{ m}^2$ , after which additional floor area shall be added in the form of low pitch abutments to the core building or free standing structures up to a total of  $125 \text{ m}^2$  after which the floor area shall again be expressed as a core building of  $75 \text{ m}^2$  etc.
- 2.2 The various building forms should create courtyards.
- 2.3 In order to retain the scale of the buildings, any building on a sloping site shall have a stoep of minimum 2500 mm wide.

## 3. CORE BUILDINGS

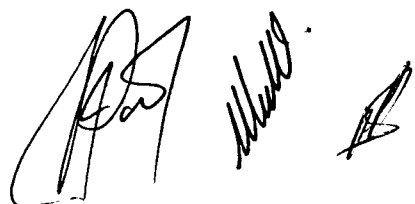
### 1.1 Single storey

1.1.1 Rectangular structures with the following maximum dimensions.

1.1.2 Maximum floor area  $75 \text{ m}^2$ .



- 1.1.3 Maximum width 5750 mm measured to the outside face of the walls, excluding plaster.
  - 1.1.4 Maximum height of ~~3000~~ mm measured from the finished ground floor slab level to the top roof finish above the outside face of the wall.
  - 1.1.5 Roof apex maximum ~~5900~~ mm measured from the finished ground floor slab level to the roof apex at the centre at the core building.
  - 1.1.6 Roof angle of ~~45~~° measured from the junction of the wall and roof.
  - 1.1.7 Finished ground floor slab level shall be a maximum of 250 mm above the natural ground level measured at the centre of the core building.
  - 1.1.8 Roof pitch to be equal, apex to be at the centre of width.
  - 1.1.9 Natural thatch shall be allowed or as agreed by Seller.
  - 1.1.10 Maximum overhang of the thatch wall be 300 mm measured horizontally from the finished wall finish to the bottom of the thatch.
  - 1.1.11 No part of the structure of the roof may be visible on the outside of the wall.
- 1.2 Double Storey
- 1.2.1 Rectangular structures with the following maximum dimensions.
  - 1.2.2 Maximum floor area 75% of ground floor area with a maximum area of 75m<sup>2</sup>.
  - 1.2.3 Maximum width 5750 mm measured to the outside face of the walls, excluding plaster.
  - 1.2.4 Maximum height of 4210 mm measured from the finished ground floor slab level to the top roof finish above the outside face of the wall.
  - 1.2.5 Roof apex maximum 7150 mm measured from the finished ground floor slab level to the roof apex at the centre at the core building.
  - 1.2.6 Roof angle of ~~45~~° measured from the junction of the wall and roof.
  - 1.2.7 Finished ground floor slab level shall be a maximum of 250 mm above the natural ground level measured at the centre of the core building.
  - 1.2.8 Roof pitch to be equal, apex to be at the centre of width.



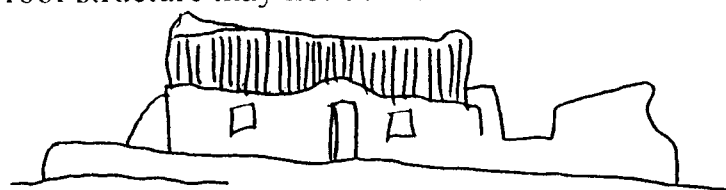
- 1.2.9 Natural thatch and Victorian Profile fibre cement roof sheeting painted charcoal, shall be allowed.
- 1.2.10 Maximum overhang of the thatch wall be 300 mm measured from the finished wall finish the bottom of the thatch. Victorian Profile fibre cement sheeting not to project more than 50mm beyond external walls.
- 1.2.11 No part of the structure of the roof may be visible on the outside of the wall.
- 1.2.12 "Wolfneus" gable with window shall be allowed on the first floor.

#### 4. **LOW PITCHED ABUTMENTS OR FREE STANDING STUCTURES**

- 1.1 Shall be rectangular and single storey only.
- 1.2 Maximum floor area related to the core building see composition.
- 1.3 Maximum width 5750 mm for buildings other than garage, measured to the outside face of the walls excluding plaster.
- 1.4 Maximum width for a garage shall be 7000mm
- 1.5 7000 mm measured to the outside face of the walls excluding plaster.
- 1.6 Maximum wall height shall be 3500mm for the dwelling and 3650 mm only across the 7000 mm width of a garage, measured from the finished ground floor slab to the top of the parapet wall.
- 1.7 Roof pitch shall be 5° for sheeting. Concrete roofs to be flat.
- 1.8 Only "Onduline" roof sheeting or equal approved painted charcoal, and reinforced concrete roof slabs shall be permitted.
- 1.9 All flashings, cover strips etc. shall be painted
- 1.10 Maximum overhang of 100 mm measured from wall finish to the sheet.
- 1.11 Only the sheet may overhang. The roof structure may not be visible on the outside of the wall.

#### 5. **FIRST FLOOR PATIO**

- 5.1 Maximum area of 20m<sup>2</sup> measured over walls.
- 5.2 Floor structure of reinforced concrete.
- 5.3 Only cement stone or clay tile floor finish permitted.
- 5.4 Patio to be enclosed on minimum 2 sides by shield walls, or as agreed by Seller and his appointed Architect.
- 5.5 Balustrades and shield walls to be brick/block and painted white or



local calcite stone left natural, or as agreed by Seller and his appointed Architect.

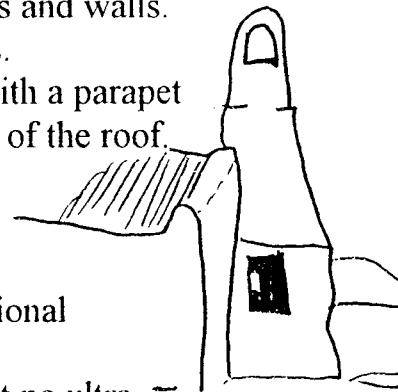
- 5.6 Patio may not be free standing, and must form part of the core building.
- 5.7 Maximum height of shield wall to be 2700 mm, measured from the finished floor level to the top of the wall.
- 5.8 Maximum height of balustrade wall to be 900 mm, measured from the finished floor level to the top of the wall.
- 5.9 Patio may not be covered by a pergola.
- 5.10 A fire place may be added, subject to Seller's final approval and must be the traditional fire place and chimneys.

## **6. GABLE WALL AND PARAPETS**

- 6.1 Undecorated gable walls shall finish off all core buildings and walls.
- 6.2 Gable walls shall be 200 mm high with rounded parapets.
- 6.3 Flat roof abutments shall be finished off on three sides with a parapet wall 200 mm above the roof which shall follow the pitch of the roof.

## **7. CHIMNEYS AND FIREPLACES**

- 7.1 Every dwelling shall provide for a large prominent traditional chimney.
- 7.2 Variations to the traditional chimneys are encouraged but no ultra modern chimneys shall be permitted.
- 7.3 Chimneys may be adjoining the core building or the abutting low pitched structures.
- 7.4 Chimney stacks may not be ended in revolving wind cowl.
- 7.5 Chimneys to braai places must match the large chimneys in form but not necessary in size.
- 7.6 Chimneys traditionally had elements like baking ovens and other features which are encouraged.
- 7.7 All wall corners shall be struck off 25 mm and plastered round.



## **8. OUTSIDE ATTIC STAIR**

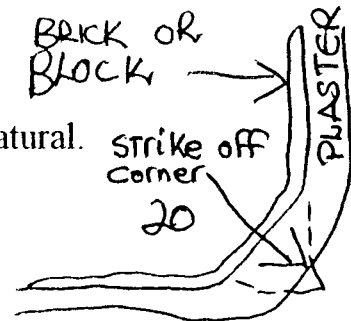
- 8.1 Dwelling and patio may be provided with an outside attic stair.
- 8.2 Access to the attic shall be via a concrete stair with a balustrade of brickblock and painted white or local calcite stone left natural.

## 9. FINISHES ON WALLS AND BOUNDARY WALLS

- 9.1 Outside walls may be brickblock and painted white or local calcite stone left natural.
- 9.2 Wall plastering must express the plasticity of the type of building. The plaster shall have the rough texture appearance of traditional buildings. No Spanish plaster or any specific pattern.
- 9.3 All corners shall be strike off and plastered to a minimum radius of 20 mm.
- 9.4 All walls shall be painted white except natural calcite stone.
- 9.5 Buttress and articulated elements such as “bakoonde” and built-in seats to buildings are encouraged.

## 10. BOUNDARY WALLS

- 10.1 The maximum height of any boundary wall if required (excluding garages) shall be:
  - 10.1.1 Maximum 800 mm high in street boundary.
  - 10.1.2 Maximum 1200 mm high on common boundary with 1800 mm high only to architects discretion.
  - 10.1.3 No walls higher than 800 mm within 4500 mm of the street boundary.
  - 10.1.4 No walls within 4500 mm of sea boundary.
- 10.2 Top of all boundary walls shall be rounded.
- 10.3 No pre-cast of any other copings are permitted.
- 10.4 Wall shall only be constructed in local calcite stone left natural.
- 10.5 No timber fencing or pre-cast walls will be permitted.
- 10.6 No pillars may be incorporated in boundary walls.



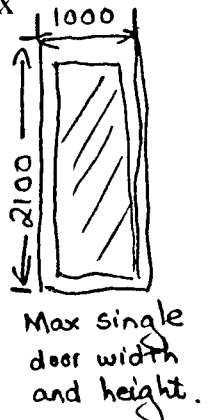
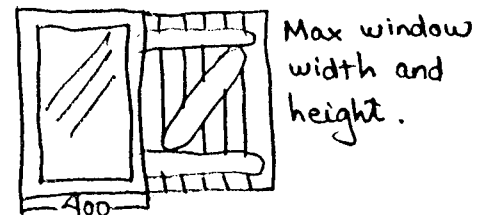
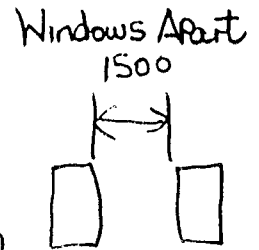
## 11. WINDOWS AND DOORS

A standard window & door schedule will be developed by the architect to be used in all buildings. The following is a guide to the intent. The final size and placement of windows & door is to the discretion of the Architect, as to enhance the architectural identify to the development.

- 11.1 Total surface of windows and doors shall not exceed 30% of the wall area on any wall face provided that the Local Authority requirements regarding light and ventilation is satisfied.
- 11.2 Windows and doors may only be constructed of timber and shall be

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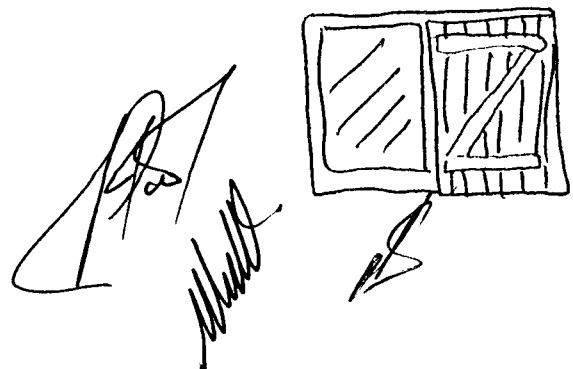
- 11.3 painted a shade of blue or natural.
- 11.3 Windows and doors may have single plane glass or divided into smaller panes.
- 11.4 Maximum size of any window shall be 1200 mm high x 900 mm wide.
- 11.5 Maximum size single door opening shall be 2100 mm high x 1000 mm wide.
- 11.6 Maximum size double door opening shall be 2100 mm high x 1700 mm wide.
- 11.7 Window or doors may not be coupled together and shall be a minimum distance of 1500 mm apart measured to the opening.
- 11.8 Glazed doors shall only be permitted to Lounge, Dining room & Bedroom areas.
- 11.9 No mirror-type glass permitted.
- 11.10 Sliding doors are not permitted.
- 11.11 Vertical sliding sash windows are permitted.
- 11.12 No external burglar bars are permitted.
- 11.13 All windows and doors shall have rectangular cornered openings.
- 11.14 The only arched openings allowed are for gates. Maximum width 900 mm.
- 11.15 Stable doors are traditional and are strongly recommended.
- 11.16 No embellishments to openings permitted.
- 11.17 Maximum door and openings size for garage shall be 2300 mm high x 3000 mm wide.
- 11.18 Garage doors shall be double swing doors or sectional overhead timber garage doors to Seller's appointed Architect's approval.
- 11.19 Garage swing doors shall only be of vertical boarding with strap hinges.
- Previous item 11.20 omitted.
- 11.20 Front doors shall only be architect designed vertical boarded stable doors approximately 900 x 2100 mm with strap hinges.



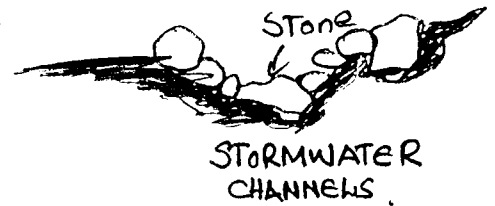
## 12. SHUTTERS

- 12.1 Shutters are optional to doors and windows.
- 12.2 Only vertical boarding permitted to shutters.
- 12.3 All shutters shall be constructed in timber and painted an approved colour.

7.

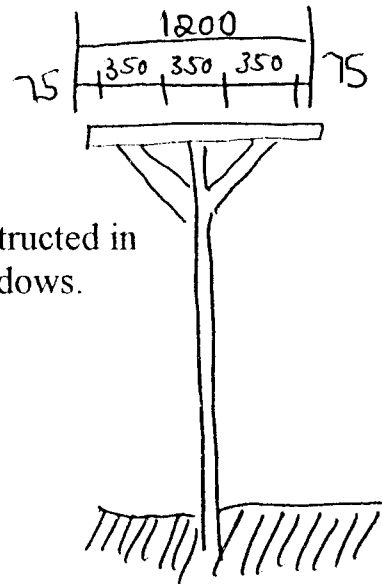


- 16.1 Storm water must be disposed of on the side. No formal storm water system exists as the rainfall in this area is so low.
- 16.2 Pre-cast concrete storm water channels are not permitted.
- 16.3 Storm water channels if required shall be formed in round stone pebbles embedded in concrete as per sketch.
- 16.4 No gutters or down pipes are permitted.



## 17. WASHING LINES

- 17.1 Washing lines shall only be constructed from Tanalith treated timber poles with nylon or stainless steel cord as per sketch.



## 18. POST BOXES

- 18.1 No free standing post boxes shall be permitted.
- 18.2 Should it be required in future, post boxes shall be constructed in timber and built flush into walls and finished as per windows.

## 19. SITE LIGHTING

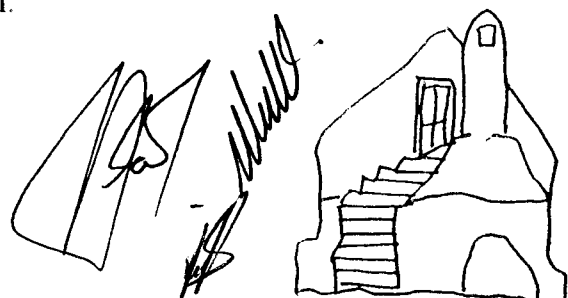
- 19.1 No free standing site lights shall be permitted.

## 20. SKYLIGHTS

- 20.1 Skylights shall be permitted provided that it is flush with the roofing material and the framework must be the same colour as the roofing material.
- 20.2 Only Tony Sandell or similar approved roof lights shall be permitted.

## 21. SERVICES

- 21.1 Drainage:  
Domestic sewers must be connected to the sewer connection provided to all sites as per the approved sewer reticulation drawing from where the sewer drain to a collective conservancy where it is disposed of by the Local Authority.
- 21.2 Water:  
The developer provided a water connection to each site as per the approved water reticulation plan.
- 21.3 Electricity:





The developer provide an electrical connection as indicated on the approved water reticulation plan.  
All cables will be underground.

## **22. SOLAR HEATERS**

- 22.1 No elevated solar heaters allowed.
- 22.2 Only black pipes laid flat on roof of low pitched abutments will be permitted.

## **23. T.V. AREALS/DISH ETC.**

- 23.1 Television aerials, dishes etc. shall be permitted. These units must be placed in position approved by the Seller & his appointed Architect

## **24. LANDSCAPING**

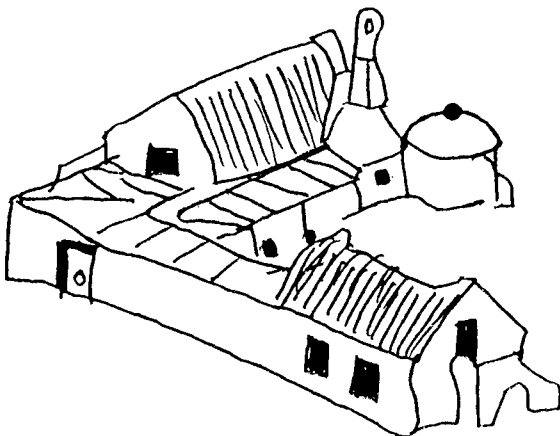
- 24.1 Owners are encouraged not to wall off their properties purely for the sake or ownership, but rather to wall of only usable courtyard space.
- 24.2 The planting of large lawns are allowed. "Buffalo" or "Brakgrass" is recommended for there ability to grow next to the sea.
- 24.3 While indigenous vegetation is recommended, exotic vegetation such as "Bougainvilla", Vines etc. will be permitted.

## **25. PARKING**

- 25.1 All parking must be accommodated on the site.
- 25.2 Provision for two parking bays must be made on each site.

## **26. GUIDELINE INTERPRETATION**

- 26.1 The sellers appointed architect interpretation of the guidelines are final and binding on all parties.



10.

