

OceanVILLAS

YZERFONTEIN

Architectural Design Manual

ENTRANCE 1 & 2



INTRODUCTION

The intention of this Architectural Design Guidelines is to ensure a harmonious community of dwellings.

Units will be marketed on a plot and plan basis. Individual units will be constructed by a builder accredited by the developer.

Future owners will be allowed to design their homes as per the building envelope specified.

The Developer will consider slight variation of the theme herein.

These guidelines intend to be a clear statement to future owners with regard to:

The aesthetic character of the development;
Permitted construction activities; and
Materials and colours to be used if and when renovation is necessary.

These guidelines are supplementary to the National Building Regulations and requirements of the Local Authority.

1. BUILDING ENVELOPE

- 2.1 One dwelling will be permitted per site.
- 2.2 The total foot print coverage will be 50% of the Site Area.
- 2.3 The minimum area of the dwelling will be approximately 230m² depending on size of the erf with the developers and architects approval.
- 2.4 The garage may not be detached from the main building.

2. BUILDING LINES FOR DWELLINGS

Subject to change by Swartland Municipality.

- 2.1 As follows:
 - 4m street
 - 1.5 sides
 - 2m rear

3. SCALE AND PROPORTIONS

3.1 House Shape:

House forms are simple rectangular or composite rectangular forms.
All buildings are placed parallel to boundaries or at least one boundary on odd shaped sites.
The Developer will consider slight variation of the theme herein.

3.2 Maximum Heights:

Simplex = 6m in accordance with local authority building regulations.
Duplex = 8m in accordance with local authority building regulations.

4. WALL CONSTRUCTION MATERIALS AND FINISHES

4.1 Wall construction:

All internal & external walls will be masonry constructed.
Timber, natural stone or any other construction type will not be permitted.

5.2 Wall finishes:

External walls will be a combination of plaster and white nutec boarding.
Please refer to completed Show House on erf 2159 for reference.
www.oceanvillasyzer.com

Seaside Elevation: Stone cladding on feature walls is permitted as per developers & architects' approval.

5.3 External Home Colours:

White as per Developers & Architects approval. Please refer to completed Show House on erf 2159 for reference. www.oceanvillasyzer.com

6 ROOFS

6.1 Major roof form

All roof pitches at 20 degrees and overhangs of 500mm.

6.2 Pergolas

Pergolas plain or may be covered with a roof system.
Or Aluminium louvers as per developer's selection.

6.3 Roof materials and colour:

Grey / Slate Elite Tile - Dimension 420 x 322mm
as per developer's selection.

Roof skylights: Only Velux or similar type, fitted flush into the roof plane.
No dormer or bay windows permitted.

7 OUTBUILDINGS AND GARAGES

7.1 Outbuildings:

No additional permanent or temporary outbuildings or structures will be allowed on the property without consent from the developer.

7.2 Garages:

Garages may only be used for storage of vehicles and may not be converted for living purposes. Garage doors substrate as per House 2159 spec. White aluminium. Side gates to be same specification.

8 FACIAS, GUTTERS AND CHIMNEYS

8.1 Facias:

Facias must be painted in accordance with Ocean Villas palette.

8.2 Gutters:

All roofs must have facias and gutters running the full length of the roof. If gutters and down pipes are replaced it must be of the same type and colour as the unit initially was provided with, namely - powder coated seamless aluminium gutters and downpipes.

8.3 Chimneys:

To be provided with stainless steel turbo cowl only.
No cladding allowed on chimneys.

9. WINDOWS AND EXTERNAL DOORS

All units will be provided with similar type of windows and external doors.
Windows to be white powder coated aluminium windows.
No mirror-type style glass is permitted.

GLASFIT UPVC range will be permitted.

10. BOUNDARY WALLS, FENCES AND GATES

10.1 Boundary walls will be constructed by the developer as required.

Side and internal road boundaries walls between units will be provided with a maximum 1.8m high plastered wall.

Where necessary the wall will be stepped down to applicable height.

Sea facing boundary walls at 1m height, with an optional of glass balustrade on top of wall for wind protection.

1m wall wraps around the sides of the plots to 2m back.

11. Gates

Only white aluminium gates allowed.
(As per Developers Selection)

12. Balustrades

Balustrades will either be glass or stainless steel.

Glass Balustrades on the sea side – 1m high walls to have a max 500mm high glass sheet above which is 8mm toughened glass balustrade section above walls installed by specialists.

13. BRAAI'S

Stainless steel braais are recommended.

14. GENERAL

- Heat pumps or gas geysers may be used.
- Air conditioner condenser units & heat pumps must be installed at ground level and screened. Only split units may be used.
- Post boxes are available at Yzerfontein Post Office.
- Burglar bars should be of a simple rectangular form placed internally.
- All unsightly objects i.e. dust bins, refuse containers, wash lines and storage areas, pets accommodation and grey water tanks must be enclosed in a screened back yard not visible from the roads or communal space.
- The architecture for retail sites will comply with the specifications herein.
- No electric fences.
- Security beams permitted.
- External shutters and Internal security shutters allowed.

15. PLAN SUBMISION AND APPROVAL PROCESS

Building plans for all units and structures will be submitted for approval to Swartland Municipality before any construction commences.

All building plans will be approved, drafted and submitted by Zanthè Seaton Designs, or any competent persons appointed by the developer.

Any amendments to buildings or boundary walls after building plan approval or completion must be approved by Zanthè Seaton Designs (or any other competent persons appointed by the developer) in order to ensure that it adheres to these guidelines before it can be submitted to the local authority for approval.

16. Swimming Pool and Jaccusi's

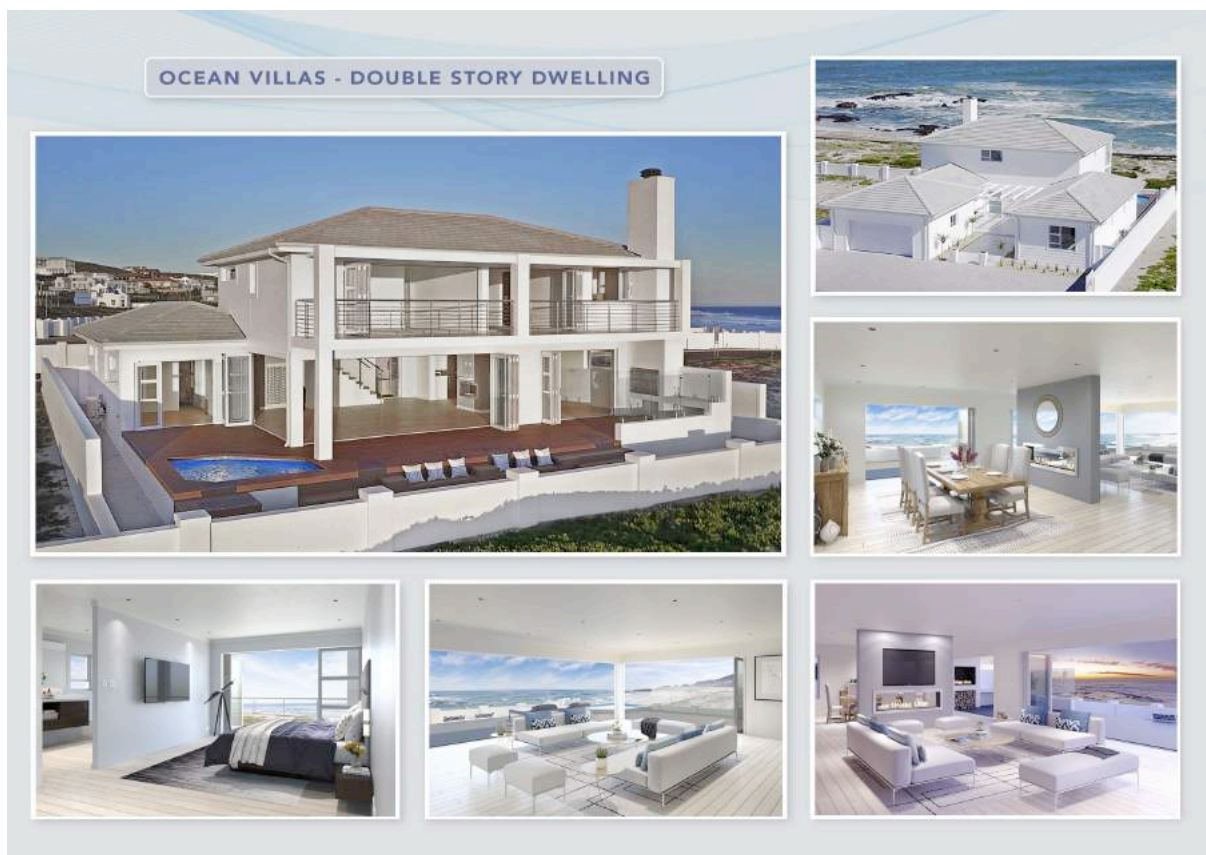
To comply with the requirements of Part D of the SANS 10400
No porta – pool (above ground are allowed).
Position of pool to comply with building lines

17. Conservancy Tanks

Conservancy Tanks to be installed according to Municipal Regulations.
Grey water tanks are allowed and encouraged and hidden from public view.

BUILDING PROTOTYPES

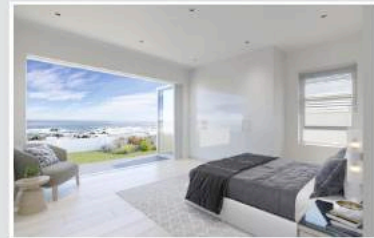
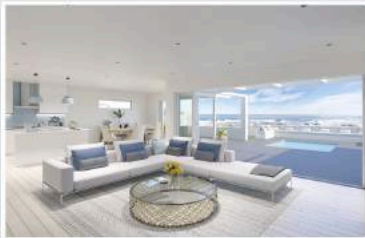
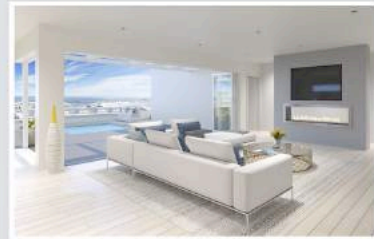
All house plans must comply with the Ocean Villas Design Manual,
Developers and Architects approval.



OCEAN VILLAS - DOUBLE STORY FLOOR PLAN
This completed show house on Erf 2159 represents an example of the Ocean Villas design envelope.



OCEAN VILLAS - SINGLE STORY DWELLING



OCEAN VILLAS - SINGLE STORY FLOOR PLAN

This architectural impression will serve as an example of the Ocean Villas design envelope.





OCEAN VILLAS - PEARL BAY - YZERFONTEIN