

Draft BAR: Appendix C – Drawings



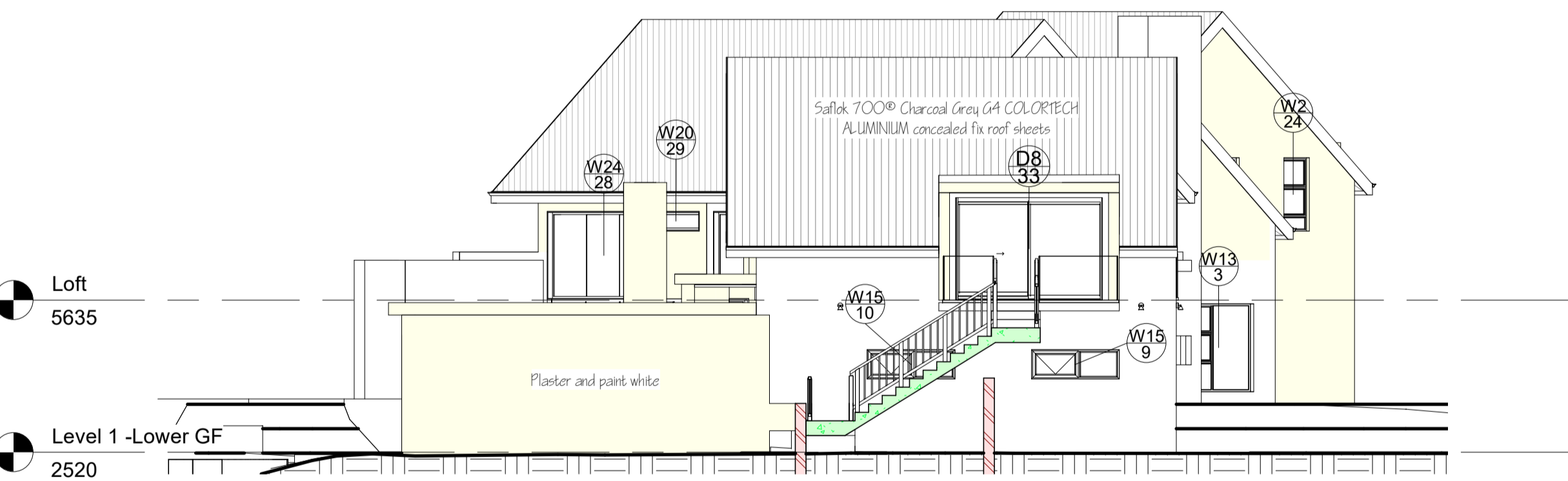
North East Elevation

1 : 100



South West Elevation

1 : 100



East Elevation

1 : 100



West Elevation

1 : 100

1. General:
2. All work to be done in accordance with SANS 10400 . SANS10252-1 and local bylaws
3. External walls: plastered and painted white
4. Sloped plaster cills
5. Special attention must be given to cavity walls and placing of dpc
6. Horizontal and vertical dpc throughout - special attention to be paid to dpc around windows
7. Cavity walls filled with concrete below dpc
8. Brickwork every 3rd course brickwork throughout
9. Wire ties to be used in all cavity walls
10. Foundations and RC slabs to Engineer's specs
11. All openings > 3000 to have concrete beams to Engineer's specs over . All other openings to have precast lintols over .
12. Roof structure by specialist
13. Geysers : Replace existing geysers with new Paloma gas geysers
14. White bathroom fittings to clients specs
15. Bathroom tiling : Showers tiled to 2.2m , splashbacks behind basins and baths
16. All showers to be waterproofed with superiacryl prior to tiling
17. Min. fall 1:60 to all soil pipes
18. Levels on plan are finished floor levels
19. Min 1 downpipe/ 110m² Roof area. Downpipes on east side to empty into rainwater tanks
20. Remove existing thatch roof and structure
21. New roof structure to engineer's specs
22. Contractor to make good all finishes

- Notes:
1. Copyright reserved
 2. Contractor to check all dimensions and levels on site before work commences
 3. No dimensions to be scaled from plan.
 4. Any discrepancies must be reported immediately to the designer

Existing Ground Floor	264m²
Existing 1st floor	108m²
Existing covered Patio	14m²
Total existing floor area	386m²
Change of use	55m²
New Garage	59m²
New Braai Room	55m²
Adds to Dwelling	141m²
New Balconies	12m²
Total area	267m²

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REVISIONS		
No.	Description	Date

Proposed Alts & Adds to dwelling on Erf
631 Sea Vista for Mr P Robson

Elevations	
Project number	SV631
Date	March 2024
Drawn by	J. Stark
Scale	1 : 100

631-3

GENERAL ARCHITECTURAL GUIDELINES

St Francis Bay, Santareme, Cape St Francis, Oyster Bay

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1. Introduction

The following document is specific to St Francis Bay, Santareme, Cape St Francis and Oyster Bay and outlines aesthetic considerations.

All submissions will be considered on merit and approval will be at the absolute discretion of the St Francis Bay Aesthetics Committee (SFBAC)

Precedent cannot be used as motivation.

It is to be noted that whilst a proposal may comply with the Architectural and Town Planning Controls as set out in this document, it must also capture the intended Architectural "ethos" of the Area. The SFBAC reserves the right to refer submissions that it deems to have failed in this respect.

2. Architectural Guidelines – St Francis Bay Village & Canals

- The following is intended as a guideline in achieving the intended architectural language. All submissions will be considered on their merit and approval will be at the absolute discretion of the SFBAC.
- No person shall develop any vacant property in St Francis Bay Village and Canals, not extend or alter any existing development in a manner or style inconsistent with the general prevailing St Francis style.
- Buildings must conform to the levels and natural contours of the site and symmetrical roof lines and shapes are encouraged. Long forms, articulated to avoid over scaling, and with low horizontal aspects shall be deemed appropriate.

2.1 Building Requirements

2.1.1 Street Building Line – 5m in from property boundary

2.1.2 Side Building Line – 4.5m for thatch, 2m for all other roof types

2.1.3 Rear Building Line – 4.5m for thatch, 3m for all other roof types

2.1.4 Coverage- All erven a maximum of 50% which includes garage, covered patios, verandas and balconies

2.1.5 Height Restriction – 8.5m measured from Natural Ground level

2.1.6 Sewer System - Conservancy tanks or water borne sewerage connections must conform to the specification of Council and be installed or connected to the council's satisfaction. Where waterborne sewer is available, properties must connect to it. All conservancy tanks must be a minimum of 6.5m³ below the inlet. Suction point to be installed within 1m from the boundary on the road verge. Septic Tanks with soak-away is not permitted.

2.2 Roofing

2.2.1 Primary Roof Elements – Specific inclusion

- Double pitched, at a pitch not less than 45° with roof trusses not exceeding 8.0m wide measured from the outside walls at wall plate height.

- Concrete dormers to be linearly restricted to 50% of applicable elevation and to not exceed a 2250mm net opening height
- Hipped roof only permitted with a thatch and thatch to shingle conversion
- Norfolk Gables permitted only on thatch and thatch to shingle conversion
- Flat roofs as connection elements only (Max 20% of roof area). Flat roofs, exposed to exterior elevation are to incorporate parapets
- Flat roofs that are likely to be visible from adjoin property to be covered in stone
- Roof lights and flat roof windows that fall within the plane of the roof
- Double pitched dormer windows
- Solar panels
- Roof Glazing will be permitted at the discretion of the Aesthetics Committee and providing it falls with the relevant colour specifications

2.2.2 Primary Roof Elements – Specific Exclusion

Any roof forms other than those listed above
Pyramid, vault or bubble type roofs lights or roof windows that fall within the plane of the roof

2.2.3 Primary Roof Materials – Specific Inclusion

- Dekrit thatch capped with mortar and painted white
- Bitumen shingle (colour Estate Grey)
- Natural Black Slate
- Concrete roof tile flat profile (eg Coverland Elite, Marley Modern) colour charcoal
- Rheinzink double standing seam- prePATINA graphite grey
- 0.80mm Aluminium 3003-4 Alloy or EZCLAD Alloy pre-painted Colour-Tech G4 "Charcoal Grey" C1S (Colour one side)
- PROFILES: Corrugated S10 Rib profile roof sheets and accessories
- Kliploc 406 or 700 concealed fix double standing seam roof sheeting and accessories

2.2.4 Primary Roof Materials- Specific Exclusion

- IBR type profiles
- Harvey tile
- Metro Tile
- Aluzinc & galvanized sheeting
- Any other roof covering materials not listed under specific inclusions

2.2.5 Secondary Roof Elements - Specific Inclusions

- Max 20% of roof area
- Mono pitched at max 5°
- Flat concrete roof

2.2.6 Secondary Roof Elements - Specific Exclusions

- Any roof forms other than those listed under specific inclusions

2.2.7 Secondary Roof Materials- Specific Inclusions:

- 0.80mm Aluminium 3003-4 Alloy or EZCLAD Alloy pre-painted Colour-Tech G4 "Charcoal Grey" C1S (Colour one side).
- Concrete
- Glass
- Polycarbonate sheeting

2.2.8 Secondary Roof Materials- Specific Exclusions:

- Any other materials not listed under specific inclusions

2.3 External Walls

2.3.1 External Walls – Specific Inclusions

- Clay brick smooth plastered or bag washed
- Concrete bricks smooth plastered
- Painted white
- 5% of elevation can be natural timber or natural stone cladding at discretion of SFBAC
- Face brick or stone plinths not to exceed the ground floor level at discretion of SFBAC

2.3.2 External Walls – Specific Exclusions

- Face Brick walls above ground floor level
- Log Cabin or timber construction
- Any other wall materials not listed under specific inclusions

2.4 Windows & Doors

- Materials: Powder coated Aluminium, Timber, PVC
- Colours: White, Charcoal, Grey, Bronze

2.5 Outbuildings

- The finish to outbuildings to match the main building in all respects

2.6 Boundary Walls

2.6.1 Boundary Walls – Specific Inclusions

Street Boundary

- Solid brickwork smooth plastered and painted white

- Brickwork columns plastered and painted white with timber, wrought iron, aluminium infill panels. ClearVu infill panels at the discretion of the SFBAC

Other Boundaries

- Solid brickwork smooth plastered and painted white
- Timber slatted horizontally or vertically
- Wrought iron,
- ClearVu
- Wire mesh fencing

2.6.2 Boundary Walls – Specific Exclusions

- Precast walling
- Industrial type palisade fencing
- Razor Wire
- Any other type of fencing not listed in specific inclusions

3. Architectural Guidelines – Santareme & Harbour Precinct

- No person shall develop any vacant property in Santareme, or extend, alter any existing development in a manner or style inconsistent with the general prevailing Mediterranean / Sardinian style
- The architectural character shall be Mediterranean / Sardinian in style. Broken, articulated and fragmented building forms of a small scale with low pitched roofs must form the dominant feature and be a characteristic element of buildings.
- Masonry plastered walls where possible should be used to link buildings and so provide a cohesive townscape.
- Buildings must conform to the levels and natural contours of the site. Buildings to a maximum of two storeys, the first floor may not exceed 50% of the ground floor area, however, the 50% may be exceeded providing it does not exceed 20% of the erf size.
- Wall space should be dominant and a rigorous standard of fenestration should be avoided.
- The colour scheme for painting work must be submitted for approval.

3.1 Building Requirements

3.1.1 Street Building Line – 5m in from property boundary

3.1.2 Side Building Line – 2m in from property boundary

3.1.3 Rear Building Line – 3m in from property boundary

3.1.4 Coverage - All erven a maximum of 50% which includes garage, covered patios, verandas and balconies.

3.1.5 Height Restriction – Maximum of two storeys, where the first storey may not exceed 50% of the ground floor area. However the 50% may be exceeded

providing that it does not exceed 20% of the erf size. Maximum height 8.0m measured from Natural Ground level

- 3.1.6 Sewer System - Conservancy tanks or water borne sewerage connections must conform to the specification of Council and be installed or connected to the council's satisfaction. Where waterborne sewer is available, properties must connect to it. All conservancy tanks must be a minimum of 6.5m³ below the inlet. Suction point to be installed within 1m from the boundary on the road verge.
Septic Tanks with soak-away is not permitted

3.2 Roofing

3.2.1 Roof – Specific Inclusions

- The roof line shall be broken and where possible asymmetrical
- The roof pitch shall not be less than 18° or more than 25°
- Roof tiles to be deep profile concrete or earthenware tiles, colour Terracotta
- No overhangs or bargeboards shall be allowed on gable ends. Roof end walls should be finished off with low gable wall or tile capping.

3.2.1 Roof – Specific Exclusions

- No roof tile other than mentioned in specific inclusions

3.3 External Walls

3.3.1 Walls -Specific Inclusions

- Clay brick smooth plastered or bag washed
- Concrete bricks smooth plastered
- Painted muted earth tones
- 5% of elevation can be natural timber or natural stone cladding at discretion of SFBAC
- Face brick or stone plinths not to exceed the ground floor level at discretion of SFBAC

3.3.2 External Walls – Specific Exclusions

- Face Brick walls above ground floor level
- Log Cabin or timber construction
- Any other wall materials not listed under specific inclusions

3.4 Windows & Doors

- Materials: Powder coated Aluminium, Timber, PVC
- Colours: White, Charcoal, Grey, Bronze

3.5 Outbuildings

- The finish to outbuildings to match the main building in all respects

3.6 Boundary Walls

3.6.1 Boundary Walls – Specific Inclusions

Street Boundary

- Solid brickwork smooth plastered and painted to match the dwelling
- Brickwork columns plastered and painted to match the dwelling with timber, wrought iron, or aluminium infill panels
- ClearVu infill panels at the discretion of the SFBAC
- OTHER BOUNDARIES
- Solid brickwork smooth plastered and painted to match the dwelling
- Timber slatted horizontally or vertically
- Wrought iron,
- ClearVu
- Wire mesh fencing

3.6.2 Boundary Walls – Specific Exclusions

- Pre cast walls
- Industrial type palisade fencing
- Razor Wire
- Any other type of fencing not listed in specific inclusions

4. Architectural Guidelines – Cape St Francis & Oyster Bay

- Part of the appeal of Cape St Francis and Oyster Bay is the varied shape, size and design of its houses which have evolved over the years.
- Whilst no limitations or restrictions are contemplated, nevertheless, for the benefit of all, it is necessary from time to time, to review development and progress and update requirements to maintain a steady rise in value of both land and property in this village

4.1 Building Requirements

4.1.1 Minimum Size - The minimum size of house or the first phase of a house shall be 80m²

4.1.2 Street Building Line – 5m in from property boundary

4.1.3 Side Building Line – 4.5m for thatch, 2m for all other roof types

4.1.4 Rear Building Line – 4.5m for thatch, 3m for all other roof types

4.1.5 Coverage - All erven a maximum of 50% which includes garage, covered patios, verandas and balconies

- 4.1.6 Height Restriction – Maximum 8.5m measured from Natural Ground level
- 4.1.7 Drainage- All drainage above 1m must be in serviceable ducts
- 4.1.8 Outbuildings - The outbuildings must match the main building in all respects.
- 4.1.9 Sewer System - Excluding Oyster Bay- Conservancy tanks must conform to the specification of Council and be installed or connected to the council's satisfaction. All conservancy tanks must be a minimum of 6.5m³ below the inlet. Suction point to be installed within 1m from the boundary on the road verge. Septic Tanks with soak-away is permitted subject to percolation test.

4.2 Boundary Walls

4.2.1 Boundary Walls – Specific Inclusions

- Solid brickwork smooth plastered and painted to match the dwelling
- Brickwork columns plastered and painted to match the dwelling with timber, wrought iron, or aluminium infill panels
- ClearVu infill panels at the discretion of the SFBAC
- OTHER BOUNDARIES
- Solid brickwork smooth plastered and painted to match the dwelling
- Timber slatted horizontally or vertically
- Wrought iron,
- ClearVu
- Wire Mesh fencing

4.2.2 Boundary Walls – Specific Exclusions

- Pre Cast walling
- Industrial type palisade fencing
- Razor Wire
- Any other type of fencing not listed in specific inclusions
- 5. ARCHITECTURAL GUIDELINES – SEA VISTA
- Sea Vista consists of formal and non-formal residential areas.
- For the benefit of all it is necessary from time to time to review development and progress and update requirements to maintain the steady rise in value of both land and property in this village
- Other than the National Building Regulations there are no restrictions to the building style except for the finishes mentioned below
- Only white paint on external plastered walls is allowed
- All roofs must be black in colour

6. Architectural Guidelines – St Francis Bay Light Industrial Area

6.1 Building Requirements

- All National Building Regulations to be observed.
- Maximum permitted coverage is 75%
- Only single storey permitted with 25% mezzanine floor allowed
- Only Natural colour security lights to be allowed

6.1.1 Street Building Line - 5m or as per setback line

6.1.2 Side & Rear Building Lines – zero except as required by NBR and or Fire

6.2 Roofing

6.2.1 Primary Roof Materials- Specific Inclusion:

- Roof pitch may not be less than 12°
- Concrete roof tile colour charcoal
- ALUMINIUM, ALUZINC or ZINC ALUM – pre painted Colour Charcoal
- PROFILES: Corrugated S10 Rib profile roof sheets and accessories
- Kliploc 406 or 700 concealed fix double standing seam roof sheeting and accessories
- IBR

6.3 External Walls

6.3.1 External Walls - Specific Inclusion

- All external walls to be plastered and painted either white or grey

6.4 Boundary Walls

6.4.1 Boundary Walls – Specific Inclusions

Street Boundary

- Solid brickwork smooth plastered and painted
- Brickwork columns plastered and painted with timber, palisade, ClearVu, or aluminium infill panels

Other Boundaries

- Solid brickwork smooth plastered and painted
- Timber slatted horizontally or vertically
- Wrought iron,
- ClearVu
- Wire mesh fencing

6.4.2 Boundary Walls – Specific Exclusions

- Precast walling

7 General Definitions

In this code of practice unless inconsistent with the context:

- **Aesthetics Committee** means a sub-committee of the Ward Committee under the chairmanship of the Ward Councillor tasked with ensuring that

all buildings and structures are consistent with these regulations. Its membership shall consist of the ward councillor, the building inspector, nominees of the residents associations for the area, between two and four individuals appointed by the ward committee for their technical ability, and such other individuals as may be appointed by the ward committee from time to time.

- **Balcony** means an outside balustraded platform at an upper floor level with access directly from a habitable room.
- **Basement** means that portion of a building, the finished floor level of which is at least 2m below, or the ceiling of which is at most 1m above, a level halfway between the highest and lowest natural levels of the ground immediately contiguous to the building.
- **Building** means in addition to the meaning assigned thereto in the Municipal Ordinance No. 20 of 1974 (paragraphs (a) (A) and (b), of Section 2 (ix), any structure whatsoever, irrespective of its nature or size.
- **Carport** means a roofed structure permanently open on one side without any doors.
- **Deck** means a flat surface capable of supporting weight, similar to a floor, but typically constructed outdoors, often elevated from the ground, (restricted to 1m above natural ground height) and usually connected to a building.
- **Dormer means** a gabled extension built out from a sloping roof to accommodate a vertical window or door. The dormer should be in the same roof material as the main roof and should not exceed 50% of the roof elevation. Thatch dormers should spring from the ridge and should not be less than 30 deg. Flat roof concrete dormers are permitted in tile roof houses, but may not project beyond the dominant vertical wall of the elevation
- **Dwelling unit** means a self-contained inter leading group of rooms with not more than one kitchen, used only for the living accommodation and housing of a single family, together with such outbuildings as are ordinarily used therewith.
- **Gazebo** means a roofed structure with a view.
- **Light industrial area** means that portion of St. Francis Bay Municipal area zoned for such purposes.
- **Outbuildings** means a smaller ancillary building detached from the main building, **can be additional dwelling units**, for which written application must be made (forms available at office including fees).
- **Patio** shall mean a roofless area adjacent to the house.
- Santareme means that portion of St Francis Bay municipal area to the south of Harbour Road and bounded by St. Francis Drive and Indian Ocean.
- Sea Vista means the less formal residential area.
- A conservancy tank means a leak-proof holding tank being 6.5 cube meters below the inlet for sewerage.
- Septic tank means a holding tank with an overflow into a soak-away.
- St Francis Bay Village means that portion of St Francis Bay Municipal area westward in a straight line corresponding to the southern boundary of Harbour road from the Indian Ocean to Main Road R330 (road to Cape St Francis), thence northwards along Main Road R330 to the Kromme River.

- **Storey** means any single level of a building, excluding a basement, which does not exceed a height of 4m, measured from finished floor level to floor level in the case of a multi storey building, or to the ceiling in the case of the top storey or a single storey building.
- **Structural element** means any portion of a building or structure which of necessity needs to be designed by a professional engineer or competent person i.e. roof structure, concrete slabs and retaining walls.
- **Veranda** means a roofed area along the outside of the main building, may be partly enclosed on one side.