

NAUTILUS BAY DEVELOPMENT

DESIGN GUIDELINES

1.0 **DESIGN GUIDELINE OBJECTIVES :**

- 1.1 To encourage aesthetically pleasing Architecture with the minimum of restrictions, but to ensure a harmonious total development without the adverse effects of repetition.
- 1.2 To allow the developer to use each site to its full potential without adverse effect to the environment and/or other property owners.
- 1.3 To optimise the integration of controlled development and nature conservation through careful planning and management of natural vegetation, dunes and sea front.
- 1.4 To assist individual owners during the design and building process to achieve a coherent and pleasing aesthetic.

2.0 **ARCHITECTURAL CONCEPT :**

- 2.1 The basic architectural concept for Nautilus Bay is to capture a contemporary Cape Architectural theme with fragmented building elements, steeply pitched main roofs (gable ends), lean-to roofs and strong elements like windows, chimneys, patios with pergolas together with the harmonious use of approved earthtone colours.

3.0 **BUILDING CONTROL ASPECTS :**

- 3.1 **BUILDING LINES :** Building platforms will differ from site to site and developers are to consult the "CONTROL ARCHITECTS" and "ENVIRONMENTAL CONSULTANT" before planning commences to determine guidelines for that particular site. Existing natural vegetation (bush) and previous developments (including already approved projects) will be taken into account in determining building platforms. Under no circumstances may the following building lines be exceeded : Street boundary 7,5 metre, lateral boundaries 5,0 metre and front boundaries 15 metre.

- 3.2 **MAXIMUM FLOOR AREA** : The maximum floor area of any structure on the site may not exceed 250 sq.m. measured over walls and including garages and covered patios.
- 3.3 **HEIGHT RESTRICTION** : The maximum height of any structure on the site to be limited to 8,5 metre above ground floor, floor level, measured to the apex of the roof (excluding chimneys). Maximum eaves height to be determined by a maximum wall plate height of 3,9 metre above ground floor, floor level.

SEE SKETCH BELOW :-

- 3.4 BUILDING WIDTH : The maximum width, measured over walls, of any wing may not exceed 7,5 metre. A preferred width of less than 5,0 metres is recommended.
- 3.5 ROOF PITCHES : Pitched roofs are to be between 40 and 50 degrees. Lean-to roofs to comply with the minimum pitches recommended by the manufacturers but are not to exceed 7,5 degrees. A minimum gap of 0,45 metre to be retained between lean-to roofs and the eaves of pitched roofs.
- 3.6 EAVES, GABLES AND PARAPETS :
- 3.6.1 Eaves overhang must be in proportion to the total aesthetic with consideration being given to the width of the wall above windows.
- 3.6.2 Gable ends may have masonry parapets or clipped eaves.
- 3.7 WALLS : All external walls are to be masonry, plastered and painted with prescribed colours. Walls may be painted in one or more of the prescribed colours. Minimum width of masonry on elevation to be 0,45 metres. Site boundary walls and fences not permitted.
- 3.8 YARD WALLS: Yard walls may not exceed 2,5 metre in height. All residences to be provided with Kitchen Yards so as to screen wash lines and dirt bins.
- 3.9 CHIMNEYS : Exposed external chimneys to be in plastered masonry and in keeping with typical Cape Architecture.
- 3.10 COLUMNS : 0,45 X 0,45 metre square columns supporting pergola beams to be plastered and painted in prescribed colours.
- 3.11 DOORS AND WINDOWS : Door and windows to be constructed of natural hardwood, aluminium or UPVC. Colours to be natural wood, dark bronze or white.
- 3.12 PLUMBING PIPES: Plumbing pipes to be fully concealed and are to be built into walls or housed in vertical ducts.
- 3.13 TV ANTENNAES AND DISHES: To be positioned so as not to be visible from the outside or to the approval of the Control Architects.
4. **APPROVAL OF PLANS AND CONSTRUCTION :**
- 4.1 The purchaser will have the following options to construct a dwelling upon the plot that he bought:

Option A :

The purchaser appoints the developer as contractor and chooses an Architectural Design from the sketches in the design manual, such choice will determine the appointment of the firm of Architects from the panel as more fully set out hereunder. The developer then appoints such Architectural firm and follows a tender procedure to appoint a building contractor from the panel of contractors as set out hereunder. The developer will oversee the building operation and will be entitled to a project management service fee of 5% of the total tender price and an architectural service fee of 6.75% of the total tender price, which will be paid by the owner (buyer) of the plot to the Developer on request. The buyer will be obliged to make monthly progress payments to tie Contractor in terms of a monthly progress payment certificate issued by the Architect.

Option B:

The buyer buys a plot, appoints an Architect, registered with the SA Council of Architects, of his choice, submit the plans to the control Architects for approval, whereupon he proceeds and erects the building at his own cost.

4.2 CONTROL ARCHITECTS : Before building plans are submitted to the Local authority for approval, they are to be submitted to the "CONTROL ARCHITECTS" for approval together with a scrutiny fee of R1 000,00. The Control Architects will be appointed by Developers of Nautilus Bay and at present are:

- a) Ferdinand Holm
Crowther Square
Cathedral Street
GEORGE 6530
Tel: 044 8741606
Fax: 044 8741417
- b) Harry Burger Architect
13 Heather Road, Heatherlands
GEORGE. 6530
Tel. 044-8746566
Fax 044-87476566
- c) Myerson, Hamilton & Nel Architects
26 Long Street
MOSSEL BAY 6500
Tel. 044-6903319
Fax 044-6911401

Drawings must be approved by at least two of the above Architects. All plans have to be submitted to the panel (control Architects).

4.3 BUILDING CONTRACTORS:

The Building Contractors will be appointed by the Developers of Nautilus Bay and at present are:

- (a) Schnetler & Schnetler
- (b) J.C. Joubert
- (c) Semper Prima

4.4 ENVIRONMENTAL CONSULTANT:

Hilland & Associates