

GOWRIE FARM BUILDING GUIDELINES

1. BACKGROUND TO THE CODE

The houses of Gowrie Farm have drawn their inspiration from the old farmhouses of the Midlands of KwaZulu-Natal. Initially the architecture of KwaZulu-Natal had influences from the Cape. Later, a regional vernacular developed in response to the climate and landscape.

The original farmhouses were simple, often a rectangular house of a few rooms. They were then added to, and the rooms record the growth with the bell cast profile being prevalent, and the main roof steeper than the lean-to verandah roofs.

The majority of the farm houses were single storey. A few used the roof space for bedrooms and storage, getting light through dormer windows but houses generally remained single storey in nature. The Lettered Architecture, so prevalent in the Cape, comes through strongly in the architecture of the Midlands, as well. This kind of architecture is sensible in climatic terms in the way it affords protection from sun, wind and rain.

In designing houses on the properties at Gowrie Farm, the most important consideration should be to ensure warmth and light from the sun and protection from the north-west and south-east winds. Views are important but as important as the individual views - owners must take cognisance of the views of other owners when designing their homes. Designs must ensure that they are sensitive to the surrounding landscape and must take cognisance of the slope of the land. This applies particularly to those properties on Hillside Road; the properties on the eastern side of Waterford Road; as well as Erven 268 to 272 on Dairy Road.

A copy of an interpretation of the code done by Andrew Makin, the architect of Erf 246 Gowrie Farm, is attached.

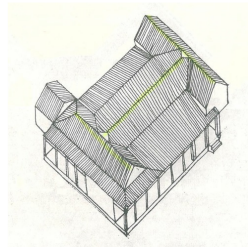
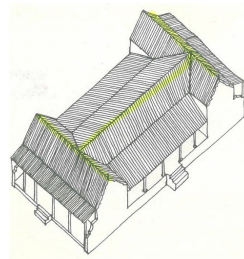
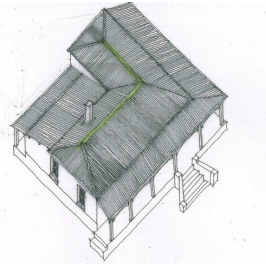
2. FORM

The houses must have a primary or core space, with secondary lean-to spaces. The houses are to conform to the "Letters of the Alphabet architecture", or variations of this. Alternatively, they may be fragmented. Fragmentation is in fact encouraged and examples of fragmented houses are

on Erven 206 and 265. No monolithic structures, as determined by the Review Committee, will be allowed.

The primary spaces may not exceed 6.2m in width (the width of primary spaces is measured to the width of the buildings). Verandahs, with a minimum width of 2.4m, are encouraged. Verandahs may be enclosed with frameless glass. Secondary spaces must be in proportion to the primary spaces. The maximum width of the secondary spaces shall be 5m. Variation to the width of the primary space will be allowed on the basis of architectural merit and also when applying for this relaxation, the roof pitch must be reduced, so as to complement the increased width of the primary space.

"Lettered" Architecture

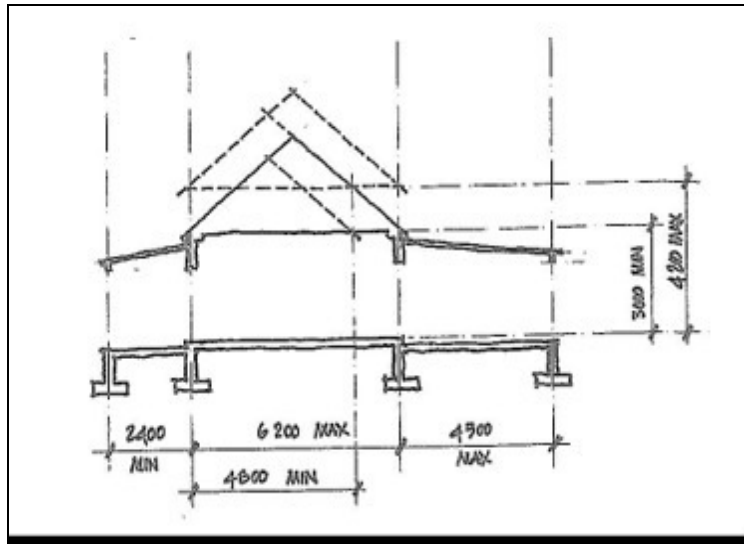
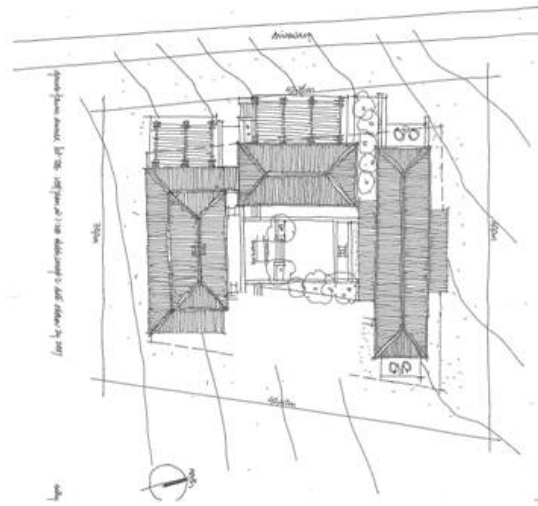


Please note that the code is not to be seen as restrictive. In fact, it allows for variances on the basis of architectural merit. (See comments under clause 18. below).

3. HEIGHT

In single storey houses, the wall plate height may not be lower than 3m. In the case of houses with lofts, the maximum wall plate height shall be 4.2m high and the minimum height, measured to the top of the slab or floor, shall be not less than 3m. In measuring the heights, wall plate height shall be measured from finished floor level. It is important that when designing loft houses, that the final design is a "loft house" and not a disguised double story house.

An example of a fragmented house



The following houses shall be entitled to build single-storey with lofts. The remaining houses shall all be single-storey:

TABLE REFLECTING HOUSES WHICH MAY INCLUDE LOFTS

OLD ERF No.	NEW ERF No.
7	266
31	235
32	236
45	267
56	256
57	257
58	258
59	259
63 - 91	268 - 296
95 - 122	300 - 325 & 327

In the case of houses being built on steep properties and here reference is made in particular to Erven 291 to 299, on Waterford Road; Erven 268 to 277, on Dairy Road; and Erven 227 to 234 on Hillside Road - basements will be considered if carefully integrated into the design and where the visual impact is kept to a minimum. Houses on these erven must take cognisance of the slope.

4. **COVERAGE**

The coverage of buildings on any of the properties at Gowrie Farm shall not exceed 30% of the total area of the property. The total area of the buildings on any of the residential portions shall not exceed 40% of the area of the portion. This means that on those sites of 1 600m², the maximum coverage is 480m² and the maximum floor area is 640m². In calculating the coverage, verandahs – up to an area of 50m², outbuildings and garages are included. Any verandahs in excess of 50m² shall not be counted as coverage. All houses must have a minimum of 50m² of verandahs. Verandahs may be enclosed with frameless glass. The maximum area of loft space is accordingly 160m².

It should be noted that the Review Committee may only approve variations to this code, based on architectural merit. However, the Review Committee is specifically precluded from relaxing the coverage restriction, in terms of the DFA approval.

5. **PLACEMENT**

Buildings must be placed on the property inside the building lines. The building lines on each property are set out the schedule attached hereto.

Relaxations to the building lines may be granted upon application to the Review Committee, which has the power to relax the building lines on the basis that such relaxation, in their opinion, will not unduly prejudice neighbouring properties; properties in the surrounding areas; or the estate as a whole.

In any decisions relating to the placement of the house on the property and the approval, the Review Committee's decision shall be final and binding upon the owner.

Before commencing design work, architects must contact the Gowrie Farm Review Committee to obtain clarity on the relaxations which are allowed.

6. **WALLS**

6.1 **External walls:**

External walls shall be plastered, bag-washed or built of natural stone. In the case of special incidents such as chimneys or plinths, stipple plaster or tyrolean

finish may be used to enhance the proportions and definition of the elements and houses. In special instances, an approved "red face-brick" may be utilised, if it is felt by the Review Committee that it will enhance the design of the house.

6.2 External wall colours:

External colours shall be limited to:

1. Plascon Range: Lightning Y4-D2-2 (colour used on Erf 318)
2. Plascon Range: Baby Elephant Y1-E1-4 (colour used on Erf 330)
3. Dulux Range: Caramel Sands 2 (colour used on the Cub House)
4. One additional colour, similar to that used on Erf 206.

If an owner wishes to use one of the above colours from a different paint manufacturer then, before painting the house, they shall paint a colour swatch of not less than 4m² to ensure that the colour correctly matches the approved, specified colour.

Accent colours, preferably complementary to the main colour, may be used, they shall, however, not be more than one or two tones lighter than the main colour.

White may only be used on posts, balustrades and windows and is specifically excluded from use on garage doors, barge boards and fascia boards or plaster bands.

6.3 Garden walls:

Garden walls may be plastered, bag-washed or made of natural stone. They shall be a minimum width of 225mm with horizontal copings.

6.4 Retaining walls:

Retaining walls shall be plastered, bag-washed or built of natural stone. No loffelstein retaining walls may be used.

6.5 Boundary walls and fences:

Fencing at Gowrie Farm is discouraged. Where fences are necessary they shall blend in with the surrounding fences on the farm and shall be either four or five stranded fences save in the instances where the owners have dogs, in which case they shall be bonnox wire fences. All poles shall be of CCA treated timber and shall be natural and not turned poles, so as to give the impression of a farm fence.

It is intended that the gardens shall connect with the open spaces around them. Cynodon lawns are encouraged. In areas where the properties are surrounded by natural grassland only Cynodon lawns will be allowed. In the cases where there are kikuyu pastures, kikuyu lawns are allowed.

In instances where properties are surrounded by grasslands or natural veld the connection between the garden and the natural veld must be made with natural grasses and indigenous plants only. Gardens around the houses are not however restricted to indigenous grasses.

7. ROOFS

7.1 Materials:

Roofs shall be painted corrugated iron, or chromodeck in the Victorian profile. With the consent of the Review Committee, clip lock sheeting, or brown built sheeting, may be used where appropriate.

7.2 Colour:

Roofs shall be dark dolphin, charcoal grey, or a grey colour approved by the Review Committee.

7.3 Flat Roofs:

Flat roofs may be used to link buildings where houses are fragmented. Flat roofs may also be used where they are appropriate for the architectural style of the house, but consent of the Review Committee is required.

7.4 Roof form and pitch

Primary roofs shall be symmetrically gabled or hipped, with a slope of between 35° and 45°. Secondary lean-to's shall have a slope of between 10° and 18°.

Please note that all houses which are not loft houses are limited to a roof pitch of 40°. The exception to this rule will be those houses where the primary space width is 5m or less. In these instances, the roof pitch may be increased to 45°.

7.5 Eaves

Eaves shall be clipped or shall have detailed overhangs. In the event of there being overhangs, they must be exposed rafters. Details of the overhangs must be submitted to the Review Committee with the submission of plans.

The Review Committee has the power to vary the code here, subject to detailed drawings being submitted.

8. GUTTERS AND DOWN-PIPES

Gutters and down-pipes, when used, shall be made of galvanised iron or aluminium. Only Ogee or Marley streamline gutters and down-pipes may be used. Down-pipes shall be in a colour the same as the wall to which it is fixed, or alternatively a dark colour approved by the Review Committee.

Gutters shall be white or a colour to match the roof.

9. **FASCIAS AND BARGE BOARDS**

Barge boards shall be timber, or fibre cement and barge caps shall be aluminium or iron. Gables need not have barge boards or barge caps and may be detailed similarly to the Club House gable ends.

NO ASBESTOS BARGE BOARDS ARE PERMITTED UNDER ANY CIRCUMSTANCES.

Overhangs must have exposed trusses. If a fascia is required, it must be detailed so as not to be visible below the gutter. Drawings of the eaves details must be submitted when submitting the plans.

10. **DORMERS**

Dormers, where allowed, shall be habitable, placed not closer than 1m from a side wall, and have a gable with a slope to match the principal structure.

Dormers must be well proportioned with the scale in keeping with the roof.

11. **SKYLIGHTS**

Skylights may be used but shall be flat and shall be placed so as to not be easily visible from the common areas. They shall be painted to match the colour of the roof.

12. **WINDOWS**

Windows shall be made of wood, powder coated aluminium or U-PVC, and shall be glazed with clear glass or frosted glass, in the case of bathrooms. Sand-blasted windows are permitted in the case of front doors. In the case of aluminium or U-PVC windows, the diameter sections are to have a minimum profile of not less than 50mm.

Windows shall be rectangular, vertically proportioned and operable, or alternatively, in instances where horizontal windows are complementary to the architectural style of the house, then such windows must be specifically approved by the Review Committee.

It is encouraged that window proportions should not be less than 1:1,6. It is pointed out that the most common proportions in the old traditional farmhouses were 1:1,7 or 1:2. All openings must be carefully proportioned.

Where appropriate clerestory/ventilator windows may be used.

The Review Committee places extreme importance on the proportions of windows and has the right to reject any proportions and placements of windows and shall scrutinise all openings with the utmost care.

13. SHUTTERS

Shutters may be timber or powder coated aluminium, but must be operable, sized and shaped to match the opening.

14. EXTERNAL DOORS

External doors shall be timber and shall be painted or varnished with a natural varnish. External aluminium doors shall have members with a minimum dimension of 50mm, and sliding folding doors may only be used when opening on to a verandah.

Windows attached to any external doors may not be used without specific approval from the Review Committee.

Security doors and burglar bars are discouraged, but may be allowed, subject to the condition that they are approved by the Review Committee.

15. VERANDAHS AND STOEPS

15.1 Verandahs and stoeps are elements that are found on all the traditional Midlands farmhouses. Houses should have generous stoeps or verandahs. The widths of verandahs must be in proportion to the primary spaces.

15.2 Verandah columns may be square or cylindrical. They may be timber, concrete or plastered masonry. Timber posts must not be less than 100mm x 100mm. In the case of plastered columns, the finished dimensions may not be less than 360mm x 360mm, and APPROPRIATE BASES are to be provided.

If pre-cast columns are to be used, only traditional style columns may be used. The shaft of the column must be tapered and have a smooth finish.

15.3 No "broekie lace" is permitted.

15.4 Verandahs may be enclosed with frameless glass and yet still be counted as verandahs for the purposes of calculating coverage.

16. GARAGES

16.1 Not more than one double garage may be built. If more than two garages are required, then the third or additional garages must be built as a separate building. The "suburban" style garages of 6m x 6m are not acceptable, and all garages must be designed in such a manner as to have a rural or barn-like feel to them. Garages that take on the proportions of a barn or similar structure are encouraged.

16.2 The facing of garages onto the road, is discouraged. The Review Committee shall have the right to refuse any such proposed garage.

16.3 Garages which face onto public space, or which are easily visible from neighbouring properties, must have two separate single doors and not a single double door. Single double doors will only be allowed when garages face onto private spaces.

16.4 So as to encourage the development of garages as barn-like structures, the Review Committee will consider approving an increase in the coverage of the garage area, subject to the proposed garage having an attractive, barn-like, feel.

16.5 The planting of foliage in the vicinity of the garage is encouraged.

17. DRIVEWAYS

Only twin strips of concrete, gravel or any other natural material may be installed from the road to the property boundary. This may be stabilised with concrete or natural rock and must have grass in between the strips. In specific instances where the driveway is not easily visible from the remainder of the farm, relaxation may be requested. Inside the property boundary, tar, dark cobble or any other natural product may be used.

The prime consideration in making this ruling is to ensure that driveways have a low impact from a visual point of view.

18. VARIANCES

In designing houses, variances to the code are allowed, on the basis of architectural merit. The Review Committee's decision shall be final and binding in the case of architectural merit.

The Review Committee also has the right to refuse any house, which they feel is not appropriate, despite the design complying with the terms and conditions of these guidelines.

Following on the building of the house on Erf 246, the Gowrie Farm Review Committee has decided to make a variance to the code to introduce red brick for special elements of houses, such as chimneys, garages, columns and other such elements. The red brick that may be used shall be limited to the type of red brick used on the house at Erf 246 Gowrie Farm.

19. ELECTRICITY

The articulation system of Gowrie Farm is 3-phase. Thus it must be ensured that the distribution boards are set up to take 3-phase.

20. SEWERAGE

In the case of all properties, individual septic tanks must be installed, which septic tanks must comply with the minimum requirements of the Building

Committee. Soak-aways must then be built and with special consent, may be built outside of the property boundaries on the farm land.

In the case of properties 240 to 246 and 255 to 249, overflow from septic tanks shall be led to a communal reticulation system and this shall in turn lead to an evapro transporation pond. The cost of connection to such system shall be R3 000 per property and shall be paid to the Homeowners' Association and in turn to the Developers, prior to an occupation certificate being granted.

In the case of septic tanks, these must be inspected by an engineer and approved, prior to them being closed. In addition, a filter must be placed at the outlet pipe, preventing any foreign matter passing through into the system.

Homeowners are to ensure that they place signs in their bathrooms advising people that the houses are on a septic tank system. Please also ensure that if you are discharging water into the communal system, a filter is placed at your outlet.

21. EXTERNAL LIGHTING

21.1 All external lighting to be limited to 40 watts maximum and to radiate vertically upwards or downwards only.

21.2 No day/night switches will be permitted.

21.3 Lights must be switched off in unoccupied houses.

21.4 A sample of the light fitting to be brought to the Gowrie Farm Estate Manager for approval prior to installation.

22. STREET SIGNAGE

The only signage allowed on the roads shall be the street numbers. These shall be placed in a manner and form approved by the Gowrie Farm Building Committee, prior to them being erected. Names of houses may be placed on the walls of houses in the vicinity of the front door and shall be sensitively done.

23. CONTRACTOR'S AGREEMENT

Please note that the contractor's agreement must be read with the code before commencing designing and in particular before commencing building.

All alterations to houses at Gowrie Farm require the prior approval of the Gowrie Farm Building Committee.

Notes :

1. For Survey and Topographical Diagrams, owners may contact Ant Haines of Haines and Jefferys. Tel: 033-342 8658 / 082 338 6500.
2. Only architects approved by the Review Committee may design houses at Gowrie Farm. The present panel comprises the following architects:

ARCHITECT	CONTACT No.	E-MAIL ADDRESS
DURBAN		
Sally Adams	031-205 1902	sallyadamsarchitect@webstorm.co.za
Andrew Makin	031-303 5191	andrew@designworkshop.co.za
Dean Jay	031-303 1214	studio@jayandnel.com
Amanda Lead	083-225 2378	alarch@telkomsa.net
Allen Architect	031-207 1991	patrick@allenarchitect.co.za www.allenarchitect.co.za
ZAA Architects	031-207 7062	vageli@zaarc.co.za
PIETERMARITZBURG		
Jane McDonald	033-3431 189	sedgley@futurenet.co.za
Nick Grice	033-394 1785	nick@gsp.co.za
Paul Rust	082-779 4395	paul@rushmererust.co.za
Mike Birss	033-345 6015	birss@iafrica.com
JOHANNESBURG		
Karen Wygers	083-6037650	karen@bishopskop.co.za
Karen Mailer	011-646 2537	karenmailer@wbs.co.za

3. Information on services may be obtained from the consulting engineers, Sukuma Consulting Engineers. Telephone number: (033) 345 3284 - Contact: Allison Maud.

SCHEDULE OF BUILDING LINES:

ERF No	BOUNDARIES			
CLUBHOUSE ROAD				
206	5m (N)	5m (S)	5m (E)	5m (W)
207	5m (N)	5m (S)	2m (E)	5m (W)
208	5m (N)	5m (S)	2m (E)	5m (W)
209	5m (N)	5m (S)	2m (E)	5m (W)
210	5m (N)	5m (S)	5m (E)	5m (W)
211	2m (N)	5m (S)	5m (E)	5m (W)
MERION ROAD				
212	2m (N)	5m (S)	5m (E)	2m (W)
213	2m (N)	5m (S)	2m (E)	5m (W)
214	2m (N)	2m (S)	5m (E)	2m (W)
215	2m (N)	2m (S)	5m (E)	5m (W)
216	2m (N)	2m (S)	2m (E)	5m (W)
217	2m (N)	2m (S)	5m (E)	2m (W)
218	2m (N)	5m (S)	5m (E)	5m (W)
219	2m (N)	5m (S)	2m (E)	5m (W)
GOWRIE AVENUE				
303	2m Road	2m Pasture	5m (SE)	2m (NW)
304	2m Road	2m Pasture	5m (SE)	5m (NW)
305	2m Road	2m Pasture	5m (SE)	5m (NW)
306	2m Road	2m Pasture	5m (SE)	5m (NW)
307	2m Road	2m Pasture	5m (SE)	5m (NW)
308	2m Road	2m Pasture	5m (SE)	5m (NW)
309	2m Road	2m Pasture	5m (SE)	5m (NW)
310	2m Road	2m Pasture	5m (SE)	5m (NW)
311	2m Road	2m Pasture	5m (SE)	5m (NW)
312	2m Road	2m Pasture	5m (SE)	5m (NW)
HILLSIDE ROAD				
227	5m Road	2m Pasture	2m (SE)	2m (NW)
228	5m Road	2m Pasture	2m (SE)	2m (NW)
229	5m Road	2m Pasture	2m (SE)	2m (NW)
230	5m Road	2m Pasture	5m (SE)	2m (NW)
231	5m Road	2m Pasture	2m(SE)	5m (NW)
232	5m Road	2m Pasture	5m (SE)	2m (NW)
233	5m Road	2m Pasture	2m (SE)	5m (NW)
234	2m Road	5m Pasture	2m (SE)	5m (NW)
235	5m(NE)Road	5m(SW)Pasture	5m (SE)	2m (NW)
236	2m(NE)Road	5m(SW)Pasture	2m (SE)	2m (NW)
237	5m(NE)Road	2m(SW)Pasture	2m (SE)	5m (NW)
COTTAGE ROAD				
273	2m (NE)	5m (SW)	2m (SE)	5m (NW)
274	2m(NE)	5m (SW)	5m (SE)	5m (NW)
275	2m (E)	5m (W)	5m (SE)	2m (NW)
276	2m (E)	5m (W)	2m (S)	5m (N)
277	2m (NE)	5m (SW)	5m (SE)	2m (NW)

DAIRY ROAD				
269	2m (NE)	2m (SW)	2m (NW)	5m (SE)
270	2m (NE)	2m (SW)	5m (NW)	5m (SE)
271	2m (NE)	2m (SW)	5m (NW)	5m (SE)
272	2m (NE)	2m (SW)	5m (NW)	2m (SE)
DAM CRESCENT (ext of Dairy)				
263	3m (N)	2m (S)	5m (E)	2m (W)
264	2m (N)	2m (S)	5m (E)	5m (W)
265	2m (N)	2m (S)	2m (E)	5m (W)
266	5m (N)	5m (S)	5m (E)	5m (W)
267	2m (NE)	2m (S)	2m (E)	2m (W)
268	2m (NE)	2m (S)	2m (E)	2m (W)
ROSS CRESCENT				
300	2m (N)	5m (S)	5m (E)	2m (W)
301	2m (N)	3m (S)	5m (E)	5m (W)
302	2m (N)	2m (S)	2m (E)	5m (W)
GOWRIE AVENUE				
220	2m (N)	5m (S)	2m (E)	5m (W)
221	2m (N)	5m (S)	5m (E)	5m (W)
222	2m (N)	5m (S)	5m (E)	2m (W)
223	2m (N)	5m (S)	2m (E)	2m (W)
224	2m (N)	5m (S)	2m (E)	2m (W)
225	2m (N)	5m (S)	2m (E)	5m (W)
226	2m (N)	5m (S)	5m (E)	2m (W)
238	2m (N)	2m (S)	5m (E)	5m (W)
GLENGOWRIE ROAD				
313	2m (NE)	2m (SW)	5m (NW)	5m (SE)
314	2m (NE)	2m (SW)	5m (NW)	5m (SE)
315	2m (NE)	2m (SW)	5m (NW)	5m (SE)
316	2m (NE)	2m (SW)	5m (NW)	5m (SE)
317	2m (NE)	2m (SW)	5m (NW)	5m (SE)
318	2m (NE)	5m (SW)	2m (NW)	5m (SE)
319	5m (N)	5m (SW)	5m (NW)	2m (E)
320	5m (N)	5m (SW)	5m (W)	2m (E)
321	5m (N)	5m (SW)	5m (W)	2m (E)
322	2m (N)	2m (S)	2m (W)	2m (E)
323	5m (N)	2m (S)	2m (W)	2m (E)
324	2m (N)	5m (S)	2m (W)	2m (E)
325	5m (N)	5m (S)	5m (E)	5m (W)
326	2m (N)	2m (S)	2m (E)	5m (W)
327	2m (NE)	2m (NW)	5m (SE)	2m (SW)
328	2m (NE)	5m (NW)	5m (SE)	3m (SW)
329	2m (NE)	5m (NW)	5m (SE)	2m (SW)
330	2m (NE)	2m (NW)	5m (SE)	2m (SW)
WATERFORD ROAD				
283	5m (N)	2m (S)	5m (E)	2m (W)
284	5m (N)	5m (S)	5m (E)	2m (W)
285	5m (N)	5m (S)	5m (E)	2m (W)
286	5m (N)	5m (S)	5m (E)	2m (W)

287	2m (N)	5m (S)	5m (E)	2m (W)
288	2m (NW)	2m (S)	2m (E)	5m (W)
289	2m (N)	2m (S)	5m (E)	5m (W)
290	2m (N)	2m (S)	2m (E)	5m (W)
291	2m (NE)	2m (NW)	5m (SE)	2m (SW)
292	2m (NE)	5m (NW)	2m (SE)	2m (SW)
293	2m (NE)	5m (NW)	5m (SE)	2m (SW)
294	2m (NE)	5m (NW)	2m (SE)	2m (SW)
295	2m (NE)	2m (NW)	5m (SE)	2m (SW)
296	2m (NE)	2m (S)	5m (E)	2m (W) 5m (NW)
297	2m (N)	2m (S)	5m (E)	2m (W)
298	2m (N)	2m (S)	2m (E)	5m (W)
299	2m (N)	2m (NW)	2m (SE)	2m (SW)
FARMHOUSE ROAD				
279	2m (N)	2m (S)	2m (E)	2m (W)
280	5m (N)	2m (S)	2m (E)	2m (W)
281	5m (N)	5m (S)	2m (E)	2m (W)
282	5m (N)	5m (S)	2m (E)	2m (W)
SMYTHE CRESCENT				
239	2m (N)	2m (S)	5m (E)	2m (W)
240	2m (NE)	2m (NW)	2m (SE)	2m (SW)
241	2m (N)	3m (S)	2m (E)	2m (W)
242	3m (N)	3m (S)	2m (E)	5m (W)
243	3m (N)	3m (S)	2m (E)	5m (W)
244	3m (N)	3m (S)	2m (E)	5m (W)
245	3m (N)	5m (S)	2m (E)	5m (W)
246	2m (NE)	2m (NW)	5m (SE)	5m (SW)
247	5m (NE)	2m (NW)	2m (SE)	5m (SW)
248	5m (N)	2m (S)	2m (E)	5m (W)
249	4m (N)	3m (S)	2m (E)	2m (W)
250	4m (N)	4m (S)	2m (E)	2m (W)
251	4m (N)	4m (S)	2m (E)	2m (W)
252	4m (N)	4m (S)	2m (E)	2m (W)
253	4m (N)	4m (S)	2m (E)	2m (W)
254	4m (N)	4m (S)	2m (E)	2m (W)
255	2m (N)	4m (S)	2m (E)	2m (W)
256	2m (NE)	2m (NW)	5m (SE)	2m (SW)
257	2m (NE)	5m (NW)	2m (SE)	2m (SW)
258	2m (N)	5m (S)	2m (E)	2m (W)
259	2m (N)	4m (S)	2m (E)	2m (W)
260	2m (N)	2m (S)	2m (E)	5m (W)
261	2m (NW)	2m (NE)	2m (SW)	2m (SE)
262	5m (NW)	2m (NE)	2m (SW)	2m (SE)