

**ERVEN 1469, 1470, 1471, 1473 &
1479 VAN DYKSBAAL:
ARCHITECTURAL DESIGN GUIDELINES**

CONTENTS:

1. Introduction
2. Building parameters
3. Building design parameters
4. Building plan submission
5. Responsibility

1. INTRODUCTION

- 1.1 The purpose of these design guidelines is to facilitate a cohesive architectural character with a unity of materials and finishes ensuring that the development harmonizes with the surrounding suburban fabric.

The proposed style constitutes a modern contemporary character. To achieve this, Architectural Guidelines have been drawn up as far as the use of materials and colours, the treatment of boundaries and the landscaping is concerned.

No classical or Mediterranean facade architecture or elements will be permitted. Simple detailing is encouraged with window and door elements to be square or rectangular in shape.

The Homeowners Association reserves the right to alter or amend these guidelines as the need arises, subject to the final approval by the Overstrand Municipality.

- 1.2 The controlling authority for the Development is the Homeowners Association (HOA) who will be responsible for the scrutiny of all drawings for new dwellings, additions and alterations on behalf of the owners before the drawings may be submitted to the Municipality for approval.
- 1.3 The design of the dwelling unit and the entire stand must show sensitivity to the existing natural features, flora and topography.
- 1.4 The siting of the Buildings and their Heights must not unreasonably affect the amenities of adjacent properties. The HOA decision in this regard will be binding and final.

2. BUILDING PARAMETERS

2.1 RESIDENTIAL ZONE 1 : SINGLE RESIDENTIAL (SR1)

Coverage:

As per the development parameters of the Overstrand Municipality Land Use Scheme, 2020.

Building lines:

- Street building line 4 m
- Lateral and rear building lines 2 m

The parameters of the Overstrand Municipality Land Use Scheme, 2020 will be applicable.

Height of dwelling and out-buildings:

Double storey dwellings with a maximum height according to the Overstrand Municipality Land Use Scheme, 2020, are permitted.

Homeowners are encouraged to consider building single storey dwellings on the erven to enhance the overall appeal of the development.

Parking:

A minimum of 2 parking bays per erf to be provided and clearly marked on the drawings.

2.2 GENERAL RESIDENTIAL ZONE 1: TOWN HOUSING ERVEN:

Coverage:

According to development parameters of the Overstrand Municipality Land Use Scheme, 2020.

Building lines:

According to development parameters of the Overstrand Municipality Land Use Scheme, 2020.

Street building line for garage with direct access from road – 5 m from the curb.

Portions 81, 82 and 83

1m from the perimeter boundary line adjacent to the Single Residential properties.

Height of dwelling and out-buildings:

Double storey dwellings are permitted with the maximum height according to the Overstrand Municipality Land Use Scheme, 2020 development parameters.

Homeowners are encouraged to consider building single storey dwellings on these erven to enhance the overall appeal of the development according to the Overstrand Municipality Land Use Scheme, 2020 parameters.

Parking:

Minimum of 2 parking bays per site to be provided and clearly marked on the drawings.

3. BUILDING DESIGN PARAMETERS3.1 PLAN FORM:

Plan form to be clean simple lines composed of rectangular or square forms with minor elements flowing from this.

Dwellings are to be constructed parallel to the orientation of the Erven and Development in general. No organically shaped walls and buildings will be permitted.

Dwellings must be designed with the natural topography in mind, making use of terraced levels and minimum use of cut and fill.

3.1.1 Building width:

- Maximum width of living area element 7,0 m (with mono pitch roof).
- Maximum width of bedroom element 7,0 m (with mono pitch roof).
- Maximum width of garage element 7,0m (with mono pitch roof).
- Verandah : max width of 4,0m (with a flat 3° pitch lean-to roof).

Building elements, structures or pergolas flowing from the primary elements, must be secondary in scale. The HOA decision on this will be final and binding.

3.1.2 Roof:

3.1.2.1 Roof pitch:

The roofs over primary elements must have a simple gable roof projecting higher than secondary elements.

Secondary elements and the garage must have a simple mono pitch roof with angle running down from primary element.

Roof over connecting elements and porch to be flat concrete or boarded roof.

Gable roofs to have a pitch between 15° and 25° Mono pitch roofs to have a pitch between 5° and 17½°.

Tertiary elements e.g, but not limited to porch and room extensions leading off elements to have flat concrete or boarded roof designs with no visible pitch.

Verandah lean-to roof with max pitch of 3°.

3.1.2.2 Roof material and colour

The HOA's decision on this will be final and binding.

The following roof coverings will be allowed:

- Klip-Lock and Diamond Deck zincalume colourbond pre-coated sheeting for gable, mono pitch and lean-to roofs.
- No uncoated sheeting will be permitted for painting afterwards.
- White or clear poly carbonate sheeting in limited panel sizes will be permitted within the verandah roof.
- Flat concrete roofs & Flat boarded roofs to the secondary connecting & elements (excl. verandahs).

Permitted colours for roof sheeting:

- African grey
- Ore grey

3.1.2.3 Eaves to pitch roofs:

- Roofs to project over the walls on both the gutter end and ridge end by a minimum of 300 mm and a max of 500 mm.
- Roofs to project over the walls at gable ends by a minimum of 100 mm and a maximum of 200 mm.
- Eaves are to be open with exposed roof sprockets. The sheeting visible from below.
- Alternatively, a soffit may be installed between the rafters to the underside of the purlins.
- Exposed eaves rafters to be a max depth of 220 mm reduced in dimension at gutter line to a max 150 mm depth.
- Fascias at gutter end and gable ends are compulsory with a max fascia size of 150 mm in depth exposing a section of the roof sprocket.

3.1.2.4 Eaves/ overhang to flat roofs:

- All concrete or boarded flat roofs to project over the outer walls or support below by a min of 100 mm and a maximum of 300 mm. Depth of flat roof projection to not exceed 300mm in total from soffit to top of upstand or parapet.
- Stormwater run-off contained within extent of the flat roof and must be disposed of by means of full-bore outlets or similar. No exposed gutters to the edge of flat roofs will be considered.

3.1.2.5 Gutters and downpipes:

- Seamless aluminium Ogee profile gutters.
- Exposed visible downpipes for all roofs other than concrete or boarded roofs to be extruded aluminium.
- Colour of gutters and downpipes to be Dove grey or Charcoal grey.
- Down pipes to flat roofs to be concealed within brick work.

3.1.3 Walls:

3.1.3.1 The following wall finishes will be allowed:

- Plastered and painted (smooth wood float finish).
- Bagged but must include plaster bands and panelled plaster surrounds to windows or doors, combining window and/or doors to form a grouped element.
- Plaster bands form an integral part of all facades. Particular attention should be given to the proportion and scale of plaster panel designs around windows and doors as large plaster panels combining groups of windows and doors are encouraged.

3.1.3.2 The following wall finishes will not be allowed:

- Face Brick Artificial cladding.
- Unpainted bagged brick work Metal sheeting cladding Fibre cement cladding.

- Clearvue fencing, gates or screens.

3.1.3.3 The following stone wall panels will be allowed in moderation.

The HOA decision on this will be binding and final:

- Natural stone in a random pattern may be used. A sample must be submitted to the HOA for approval.
- Extent of stonework limited to feature walls and chimneys Gabions can be used to retain terracing.

3.1.4 Boundary Walls:

Boundary walls are compulsory between all Erven and are to be completed in conjunction with the dwelling. This is applicable to residential Zone 1 erven and Group housing erven. Boundary walls on the internal road are not compulsory but permitted.

Height of boundary walls: Between properties up to and in line with the extent of the building footprint on the internal road façade::

- Min of 1200 mm

- Max of 2100 mm

Internal road facing boundary walls and lateral walls between Erven up to the start of the building footprint:

- Max of 1200 mm

Walls to be plastered and painted both sides.

Plaster bands to top edge of boundary walls are compulsory size 80 mm x 100 mm.

In the event that enclosures to erven are higher than 1200 mm as described above are required, the raising of the wall enclosure will be permitted using the following materials/construction - natural Balau, Belian or Garappa or similar type of timber secured within a supporting framework of unpainted galvanized steel.

3.1.5 Windows, Doors And Shutters:

- Windows & door shapes are to be square or rectangular in shape.
- Clerestory windows are permitted in square or rectangular shapes.
- No triangular gable windows will be permitted.
- Functional aluminium shutters are permitted and must match the colour of the windows & doors.
- Window and door frames must be powder coated aluminium.
- Entrance doors are permitted to be either aluminium, timber or steel to HOA approval.
- Garage doors to be up to 2.5 m in height.

Aluminium colours permitted:

- Matt light grey ANP37035.
- Matt silk grey ITC37044.
- Matt stone grey ANP37030.
- Matt graphite grey ITC37024.

3.1.6 Balconies, Verandahs And Pergolas:

3.1.6.1 Balconies:

- First floor balconies are not intended to dominate the facade of the house designs.
- The proportion of balconies should be considered in relation to the scale of the dwelling. The HOA on this will be final and binding.
- Balconies may not be constructed on common boundaries with the Overstrand Municipality Land Use Management Scheme, 2020 development parameters being applicable.
- Balconies to be constructed in concrete or alternately a steel framework with timber decking.
- Balcony supports to be either bagged or plastered brick or GMS posts size 100 mm x100 mm.

- Balustrades constructed in stainless steel or GMS with a horizontal or vertical design.

The following balustrades will not be considered:

- Frameless glass
- Decorative or ornate designs
- Fibre cement
- Solid walls

3.1.6.2 Verandahs:

- Verandahs are to be constructed with a max 3° pitch lean-to roof supported by GMS posts min 100 mm x 100 mm.
- No timber or round pole supports will be considered.
- Max depth of verandahs 4,0 m.

3.1.6.3 Pergolas:

- Pergolas are to be constructed in either natural or stained timber with similar materials for the posts. No shade cloth or polycarbonate covering will be permitted on top of pergolas.

3.1.7 Chimneys and braais:

Chimneys are not to extend more than 1,2 m.

m above the eave's height, or 1m where the height restriction according to the Overstrand Municipality Land Use Scheme, 2020 parameters become applicable, motivated by the designer and approved by the HOA.

3.1.8 Pools:

- Pool filtration to be screened and enclosed from view from adjoining properties and all road ways.
- Pools and decks not to project more than 1,5 m above natural ground level.

- The Overstrand Municipality Land Use Management Scheme, 2020 parameters take precedent with the building line zones. This is only permitted within the building line.
- Pool fencing and pool safety must comply with SABS0400 Part D.

3.1.9 Garages and carports:

Garages constructed on the common lateral boundary, must conform to the Overstrand Municipality Land Use Scheme, 2020 parameters.

Carports are not encouraged, but will be considered by the HOA with a strong motivation by the property owner with the following restrictions:

- Conforming to the Overstrand Municipality land Use Scheme, 2020 parameters.
- Will not be permitted in front of garages facing the internal road.
- Must be accommodated at the side of the property and extend from the street facade towards the rear of the property.
- Must have a flat roof construction as described under "roofs".
- Will be limited to 3500 mm in width x 6500 mm in length. No shade cloth to be allowed.

3.1.10 Gates, screens and burglar bars:

- Screens must be either in natural Balau, Belian or Garappa or similar type of timber secured within a supporting framework of unpainted galvanized steel.
- Driveway, pedestrian and side gates must be in natural Balau, Belian or Garappa or similar type of timber mounted within an unpainted galvanized steel framework.
- Externally mounted burglar bars are not permitted.
- Safety gates are to be submitted for approval to the HOA. Only clear bar burglar bars are permitted.

3.1.11 Awnings:

- Sun control should be by means of overhangs, shutters or planting. No-clip on aluminium or canvas awning systems may be used over doors or windows.
- A horizontal sliding fabric type shading system attached to the underside of pergolas will be permitted but may not be a fixed shading element. Fabric may not have striped or vibrant colours and should be limited to white, grey or earthy shades of beige.

3.1.12 Kitchen yards:

- Kitchen yards are compulsory with access to the street and must be enclosed with walls to screen bins and washing areas.
- These kitchen yards should, where possible, be used to include gas bottle storage, heat pumps and air conditioning condensers.
- The position of kitchen yards with wall heights to be indicated on drawings for approval by HOA.

3.1.13 Water Tanks:

- Water tanks with a max capacity of 3500 l will be permitted (1 per erf) and must not be in any street view.
- Colour of water tanks to be grey.

3.1.14 Paving materials:

The following paving materials are encouraged:

- Grass blocks
- Exposed aggregate pavers (grey/charcoal)
- Cement based paver products in shades of charcoal or grey. No autumn hues, yellow or red pavers will be considered.

3.1.15 Painting:

Painting of the dwelling and boundary walls as a whole is compulsory with the following restrictions applicable:

- Dwelling walls and plaster band detailing as per the colours approved by the HOA. Fascias, soffits, gable fascias and exposed sprockets -
 - Painted a shade of grey as determined by the HOA Timber entrance doors.
- Natural or stained Steel entrance doors.
- Painted a shade of grey as determined by the HOA or sealed natural steel Pergola timbers.
- Natural or stained Balau, Belain or Garappa untreated.

3.1.16 Colours:

- External colours must reflect shades of grey with an earthy but live undertone.
- Similar colours will be considered by the HOA with the following "Dulux" colours being recommended.
- The HOA reserves the right to change the specified colours below from time to time or as the need arises to ensure a harmonious integrated and pleasing colour scheme for the development as a whole.

Boundary wall colour

- All boundary walls are to be uniform in colour and no individual boundary wall colours will be permitted.
- The HOA will determine the colour of the boundary walls which will be applicable on all the erven.

Walls

- Ghost Grey 17GY 68/005.
- Alloy Touch 21BG 45/002.
- Snow Field 00NN 72/000.

- Universal Grey 00NN 62/100.
- Veil 00NN 53/000.
- Light Charcoal 88BG 62/005.
- Silky Stone 49GG 52/001.

Bands and/or plaster surrounds

- Ghost Grey 17GY 68/005.
 - Alloy Touch 21BG 45/002.
 - Snow Field 00NN 72/000.
 - Universal Grey 00NN 62/100.
 - Veil 00NN 53/000.
 - Light Charcoal 88BG 62/005.
 - Silky Stone 49GG 52/001.
 - Granite Grey 00NN37/000.
 - Grey Coutoure 53BB 36/004.
-
- The HOA reserves the right to change this colour from time to time and all property owners will be required to adhere to the chosen colour when re-painting their boundary walls.
 - The HOA reserves the right to approve colours outside of this range. Colour samples to be presented to the HOA for approval.

3.1.17 General

3.1.17.1 Plumbing:

Exposed plumbing other than ground floor stub-stacks is discouraged. If plumbing is to be exposed, it must not be visible from any of the internal or perimeter roads.

3.1.17.2 Air conditioners:

Air conditioners and/or heat pumps may not be visible from the roads and should preferably be accommodated within the kitchen yard space or concealed behind screens.

3.1.17.3 Alternative energy:

- Installation of gas geysers for hot water heating is encouraged.
- Solar geysers are permitted with a maximum of 2 panels per erf.
- The solar panels for hot water heating must be indicated on the drawings.
- The water reservoir may not be mounted on the roof surface and must be concealed within the roof space.
- The position and extent of any solar panels for alternative energy supply must be indicated on the drawings and approved by the HOA and where deemed necessary by any adjoining effected property owner.
- Distinctions must be made between solar panels for hot water supply and alternative energy supply.

3.1.17.4 Gas bottle enclosure:

- Gas bottles to be stored out of view from any road.
- Gas bottles enclosed within a lockable galvanized cage and must conform to all gas Regulations.

3.1.17.5 External lighting:

External lighting should be low voltage and energy efficient and must be directed downwards to avoid the glare from affecting neighbouring properties.

3.1.17.6 Prohibited building materials:

Although individual architectural designs within the theme will be encouraged, the following building materials may not be used:

- Unpainted plaster or off-shutter concrete.
- No precast concrete walls will be allowed nor any face brick or unplastered boundary walls.
- Unpainted reflective metal roof sheeting Wood or PVC panel fencing.
- Thatch roof lapas.

- Unpainted galvanized sheet metal or flashing.

4. BUILDING PLAN SUBMISSION

The following must be adhered to before building plans will be considered for inspection:

- 4.1 A plan scrutiny fee is payable on submission of plans to the appointed consulting Architectural firm.
- 4.2 A building performance deposit of R6 000 (Six Thousand Rand) must be paid to the HOA before construction commences and it will be held in trust (interest free) by the HOA.
- 4.3 The deposit amount will be used in the event of a breach of non-performance to remove rubble or make good any damage caused by the contractor or his sub-contractors or suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding spot fines.
- 4.4 The building performance deposit shall be released by the HOA subject to the submission to the Architect the Local Authority's Certificate of Completion and Occupancy and shall only be refunded within 14 days once all of the above documents are correctly completed and submitted. The HOA is not to release the deposit without the approval, stamp and signature of the HOA Architectural Consultant.
- 4.5 All plans necessary for Council approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the HOA. Plan approval fees is for the owners own account.
- 4.6 The following items must be clearly shown on the plans:
 - A fully coloured in site plan, plans and elevations.

- Area of dwelling including patios and outbuildings.
- Coverage (%).
- Correct building lines.
- All external finishes including colour specification.
- If colours and materials/finishes are not available with submission, a full colour palette to be submitted to the HOA prior to ordering of any relevant materials or finishes.
- Boundary wall/fence details including elevations.
- Drainage layout and how it will be concealed where visible to the roads.
- Position of driveway and all paving on street facing sides of the property.

5. RESPONSIBILITY

5.1 This document is to be read in conjunction with:

- The Homeowners Association Constitution for Erven 1469, 1470, 1471, 1473 & 1479 Van Dyksbaai.
- The Regulations and Code of Conduct Governing "Building Contractor Activity"

5.2 This document is considered supplementary and does not take precedence over :

- Any claims in the sales agreement.
- Any statutory requirements.

5.3 The HOA, in evaluating the aesthetics of submissions will not take responsibility for technical, structural, health and safety standards or for non-compliance with any statutory requirements.

5.4 Any decision by the HOA shall be final and binding on all parties.

5.5 The above document must be fully understood and the contractor and owner undertake to comply with the above points, in addition to any

further controls which may be instituted by the HOA of the developer from time to time in the form of a written notification and to ensure compliance by any subcontractors employed by the contractor, and any suppliers to either contractors, subcontractors or owners.

- 5.6 In the case where the property is sold or leased, the seller or lessor must ensure that the buyer or lessee receives a copy of these guidelines and that is binding on the buyer or lessee.
- 5.7 These guidelines do not absolve the house owner from complying with the National Building Regulations and the requirements of the Local Authority. Approval of the drawings by the HOA does not absolve the owner from complying with the standards set by the Architectural Guidelines.