

# ARCHITECTURAL GUIDELINES

## ANNEXURE "A" TO THE CONSTITUTION OF SCHOONGEZICHT ESTATE HOME OWNERS ASSOCIATION

### 1. INTRODUCTION

The intention is to create a unique design theme with an architectural character that is sensitive to and blends in with its environment in order to create harmony between the buildings and the sites. Traditional Cape Vernacular Architecture combined with the use of natural elements such as stone and timber is encouraged. The aim of this Design Manual is to prevent harsh contrasts and conflicting design styles. It has therefore been developed to exclude the use of certain building forms, materials and colors.

This Design Manual should not be viewed as being restrictive, but as a mere guideline to ensure that the objectives in terms of a design theme is achieved. Individual expression in terms of choice of garden lay-out and buildings will be permitted, although will be limited by those controls, which are considered to be mutually advantageous to all members.

In order to achieve these objectives, all members shall be bound by the conditions as set out below (See Constitution). The Schoongezicht Home Owner's Association reserves the right to interpret this Design Manual and approve building plans at its discretion. If the Schoongezicht Home Owner's Association permits variations to this design Manual due to specific site conditions, it should not be considered as a permanent amendment to the Design Manual.

### 2. BUILDING PLAN SUBMISSION AND APPROVAL

It should be noted that designers should place buildings in such a way on their respective sites in order to preserve maximum possible views for adjacent sites. This Design Manual is supplementary to the National Building Regulations and requirements as set out by the Local Authority.

#### 2.1. Building Plan Submission

- 2.1.1. It is a requirement that the submission application of any building plan for approval to the Home Owners Association, represented by the Controlling Architect, be designed and submitted by a registered Professional Architect (PrArch.), reflecting the name and contact details of that registered professional. Plans will not be accepted or tabled unless this requirement is complied with.
- 2.1.2. "Controlling Architect", means any person or entity appointed by the Developer, during the Development Period, and thereafter by the Trustees to represent the Trustees as an independent contractor, subject to and in terms of the provisions of the Constitution and this Architectural Guidelines.
- 2.1.3. The Developer, GLC Development (Pty) Ltd has for the time being, appointed Basson & Basson Architects of No. 005, Old Castle Brewery, 6 Beach Road, Woodstock, 7925 as the Controlling Architect representing the Schoongezicht Home Owners Association regarding all major building works, until further notice.

## 2.2. Minor Building Works

(i.e. small changes or additions to property that won't have a major impact on the use of a site or that will not change the fundamental structure of a building or property)

- 2.2.1. Minor Building Works that do not need Building Plan Approval from the Local Authority, may be approved by the Trustees of the Home Owners Association, without submission to and approval from the Controlling Architect.
- 2.2.2. Minor Building Works that need approval from the Trustees:
  - 2.2.2.1. Braais without chimneys
  - 2.2.2.2. Garden Sheds less than 3m<sup>2</sup>
  - 2.2.2.3. Gate for cars
  - 2.2.2.4. Replacement of Windows or Doors
  - 2.2.2.5. Minor Repairs (i.e. replacement of roofing or tile sheets)
- 2.2.3. Minor Building Works that do need approval from Controlling Architect and Local Authority, subject to any by-laws or regulation of the Local Authority:
  - 2.2.3.1. Swimming Pools
  - 2.2.3.2. Wendy Houses
  - 2.2.3.3. Garden Sheds bigger than 3m<sup>2</sup>
  - 2.2.3.4. Carports
  - 2.2.3.5. Any renovations that add new elements to a fundamental aspect of the building or property
  - 2.2.3.6. Boundary Walls

## 2.3. Major Building Works

(i.e. alterations or additions to your home or constructing a new building)

All building designs to be submitted to the Schoongezicht Home Owners' Association, represented by the Controlling Architect for approval.

Preparation of Plans

- 2.3.1. Sketch Plans
  - 2.3.1.1. All building designs together with site plans to be submitted in sketch plan format to the Schoongezicht Home Owners Association for its consideration. The sketch plans must be approved by the Home Owners Association before working drawings are submitted.
  - 2.3.1.2. Sketch plans to include the following:
    - 2.3.1.2.1. Site Plan
    - 2.3.1.2.2. A North Sign
    - 2.3.1.2.3. Contour plan-with contours of 500mm intervals indicated
    - 2.3.1.2.4. Permissible coverage
    - 2.3.1.2.5. Actual coverage as a percentage and in terms of square meterage
    - 2.3.1.2.6. Building line setback
    - 2.3.1.2.7. Finished Floor Levels in relation with Natural Ground Levels as per Land
    - 2.3.1.2.8. Surveyor's Contour Plan
    - 2.3.1.2.9. All Floor Plans
    - 2.3.1.2.10. Roof Plan

- 2.3.1.2.11. All Elevations
- 2.3.1.2.12. At least one Section showing compliance with 8m height restriction
- 2.3.1.2.13. Schedule of external finishes

#### 2.3.2. Working Drawings

- 2.3.2.1. Two (2) sets of working drawings in compliance with the approved sketch plans are to be submitted to the Home Owner's Association. One (1) set, to be approved and signed by the Home Owner's Association's Controlling Architect and returned for submission to the Local Authority for approval.
- 2.3.2.2. An Architectural Scrutiny fee of:
  - 2.3.2.2.1. R 1 000.00 (One Thousand Rand) for minor building works;
  - 2.3.2.2.2. R 2 000.00 (Two Thousand Rand) for major building works, excluding Value Added Tax, is payable to the Controlling Architect at submission of working drawings to the Home Owner's Association.
- 2.3.2.3. With respect to additions or alterations to your property and after the development period, for construction of a new building, a further fee of R 10 000.00 (Ten Thousand Rand), being a refundable Builders Deposit is payable to the Schoongezicht Home Owner's Association, that will be held in trust until building work is completed.
- 2.3.2.4. Working drawings to include the following:
  - 2.3.2.4.1. Site Plan showing boundary dimensions
  - 2.3.2.4.2. A North Sign
  - 2.3.2.4.3. Contour Plan-with contours of 500mm intervals indicated
  - 2.3.2.4.4. Permissible Coverage
  - 2.3.2.4.5. Actual Coverage as a percentage and in terms of square meterage
  - 2.3.2.4.6. Building Line setbacks
  - 2.3.2.4.7. Finished Floor Levels in relation with Natural Ground Levels as per Land
  - 2.3.2.4.8. Surveyor's Contour Plan.
  - 2.3.2.4.9. All Floor Plans
  - 2.3.2.4.10. Roof Plan
  - 2.3.2.4.11. All Elevations
  - 2.3.2.4.12. At least one Section showing compliance with 8m height restriction
  - 2.3.2.4.13. Schedule of external finishes
  - 2.3.2.4.14. Drainage Plan & Drainage Section
  - 2.3.2.4.15. Position of driveway and paving of hard landscaping finishes
  - 2.3.2.4.16. All other requirements as per Local Authority

#### 2.4. Approval

- 2.4.1. The building plans must comply with National Building Regulations.
- 2.4.2. The approval or rejection of such plans will be at the sole discretion of the Home Owner's Association, represented by the Controlling Architect or Trustees. Approval will not be unreasonably withheld. The Home Owner's Association will notify the applicant of its decision in writing 15 (Fifteen) business days from date of receipt of the Plans and Architectural Scrutiny Fee.

- 2.4.3. Nothing herein contained should be construed as permitting the contravention of the conditions of the Title deed for an erf or any by-laws or regulation of the Local Authority.

## 2.5. Building Completion

Once construction has started, the building must be completed within twelve (12) months of starting date.

## 2.6. Arbitration

In the event of a dispute, the building plans will be submitted to the President of the Cape Institute of Arbitrators or his nominee for arbitration. The Arbitrator's decision will be binding on both parties.

# 3. BUILDING EXTEND

## 3.1. Zoning

- 3.1.1. See conditions of approval as per councils decision, dated 18 April 2012 and the Cape Town Zoning Scheme Regulations in terms of section 9(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).
- 3.1.2. Garages can be integrated with the design or can be detached from the dwelling, but must be linked to the main building by means of a minor form. The minimum permissible area per dwelling is 120 square metres, excluding garages and undercover patios. All dwellings to have at least one garage.

## 3.2. Coverage

The maximum permissible coverage is 60%. The definition of coverage refers to the footprint of the dwelling which includes garages and covered patios.

## 3.3. Building Lines

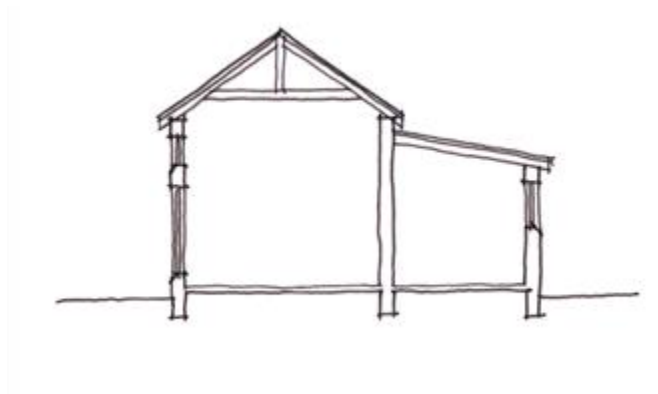
- 3.3.1. Street Boundary Building Lines:
  - 3.3.1.1. 3,5m for the garages.
  - 3.3.1.2. 3,5m for the main building.
- 3.3.2. Common Boundary Building Lines
  - 3.3.2.1. 0,0m for first 12m measured perpendicular from street boundary and 0,0m for 60% of total remaining linear distance along all common boundaries around land unit and 3,0m for remainder.

## 3.4. Building Height

- 3.4.1. The height restriction of the major form is 8m above the point on the natural ground vertically below it. Owners are encouraged to place dwellings with due regard to the ground slope. It is encouraged that dwellings be stepped/terraced over a sloping site. *(See Figure 1)*
- 3.4.2. Where garages are detached from Major Form, the garage walls are not allowed to be higher than 3,5m above the point on the natural ground vertically below it. *(See Figure 1)*

3.4.3. The finished floor level at ground floor may not be higher than 1,5m above natural ground level. (See Figure 1)

3.4.4. Natural Ground Levels are the levels as documented on the existing contour survey.



**Figure 1**

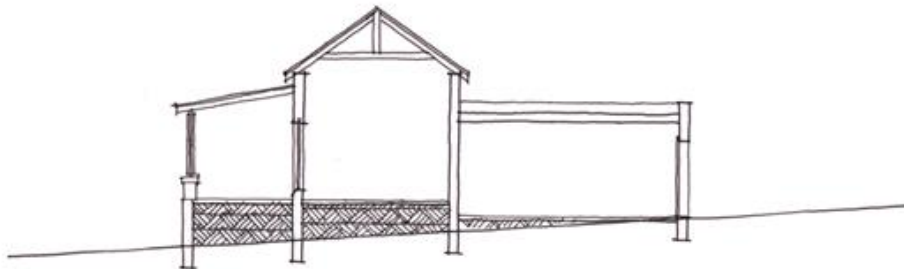
#### **4. BUILDING FORM**

##### **4.1. Plan Shape**

4.1.1. A built form can be a singular rectangular shape or a combination of rectangular shapes. Dwellings made up of major and minor elements are encouraged. (See Figure 4)

4.1.2. Major forms will have double pitched roofs. Major forms will have a recommended minimum width of 4m and a recommended maximum width of 10,0m externally. (See Figure 2)

4.1.2.1. Minor forms eg. "lean-to" verandahs and mono pitched roofs not to exceed two thirds of the width of the major form. (See Figure 2)



**Figure 2**

## 5. EXTERNAL WALL FINISHES AND MATERIALS

### 5.1. Wall Construction

- 5.1.1. All external walls to be a cavity wall construction (only clay of maxis)
- 5.1.2. No single concrete block construction or masonry brick work will be allowed for external wall construction.

### 5.2. Wall Finishes and Materials

- 5.2.1. No mouldings, horizontal plaster banding, quoining or rustication will be allowed, except for a simple plaster moulding (minimum 150mm high) around openings or above plinth. The following external wall finishes & materials will be allowed:

- 5.2.1.1. Painted smooth plaster
- 5.2.1.2. Slightly textured plaster, to be approved by the Controlling Architect
- 5.2.1.3. Face brick to Controlling Architect's choice

- 5.2.2. The following external wall finishes & materials will not be allowed:

- 5.2.2.1. Rough freehand plaster with freeform textures. (eg. English Cottage plaster, Fish Scale plaster, Banana plaster).
- 5.2.2.2. Exposed block work.
- 5.2.2.3. Bagged & painted brick work, save for boundary walls.

### 5.3. Paint Colour:

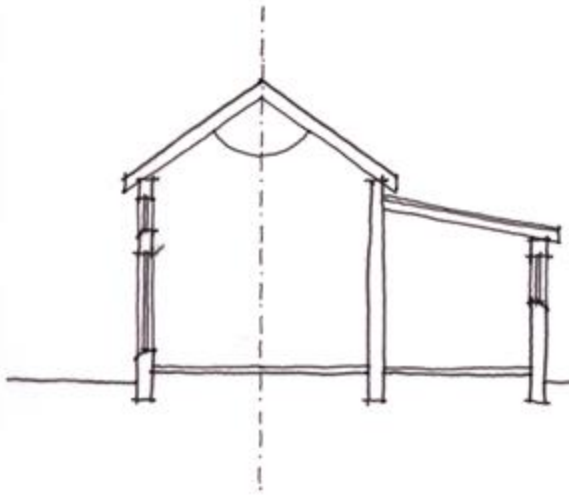
- 5.3.1. Paint and colour combinations are to comply with the colour palette of the specific zone/phase within the development, which is available from the Developer's office, for the duration of the Developing period, and thereafter the offices of the Managing Agent.

## 6. ROOFS

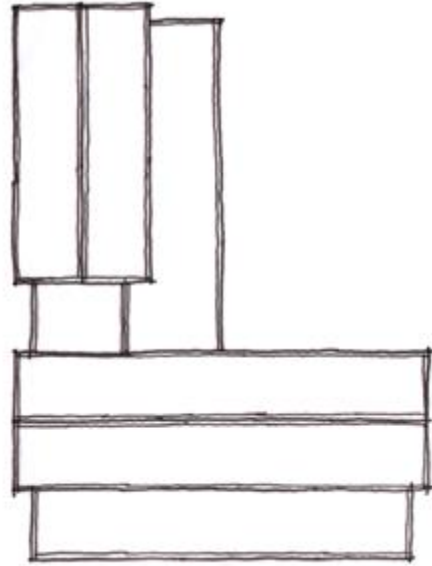
### 6.1. Roof Pitches

#### 6.1.1. Roofs at Major Forms:

- 6.1.1.1. Only doubled pitched roofs will be allowed at Major Forms. A minimum roof pitch of 25 degrees and a maximum roof pitch of 45 degrees will apply. Only roof pitches symmetrical about their ridges will be allowed. *(See Figure 3)*
- 6.1.1.2. The roof overhang at Major Forms may be a maximum of 300mm or may have a clipped eaves. *(See Figure 3)*
- 6.1.1.3. It is encouraged that Major Forms have individual roofs that are linked by connecting Minor Forms i.e. a mono pitch/ lean-to or a concrete flat roof. *(See Figure 4)*



**Figure 3**



**Figure 4**

6.1.2. Roofs at Minor Forms:

6.1.2.1. Roofs at Minor Forms i.e. verandah roofs and mono pitch/lean-to roofs to connect to external vertical walls of Major Forms. (See Figure 2)

6.1.2.2. Roofs at Minor Forms to be mono pitched and have a minimum pitch of 3 degrees and a maximum pitch of 15 degrees. (See Figure 2)

6.1.2.3. No “bull nosed” roofs or “S-shaped” roofs are allowed.

6.1.3. Roofs at Garages

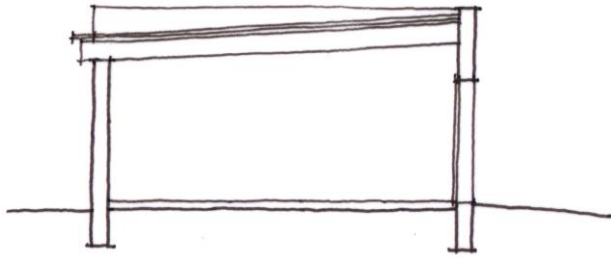
(where garages are not integrated with the Major Form)

6.1.3.1. Garages may have doubled pitched roofs with a minimum pitch of 25 degrees and a maximum pitch of 45 degrees.

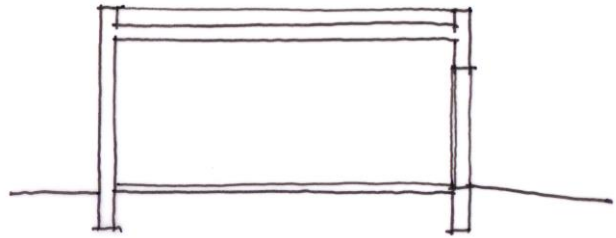
6.1.3.2. Garages may have a mono-pitched roof with a minimum pitch of 3 degrees and a maximum pitch of 10 degrees with parapet walls on three sides. The gutter may be exposed. (See Figure 5)

6.1.3.3. Where garages roofs have a mono-pitch of less than 3 degrees, all three (3) walls must be parapet walls.

6.1.3.4. Garages may have a concrete flat roof. (See Figure 6)



**Figure 5**



**Figure 6**

## 6.2. Roof materials and colours

### 6.2.1. The following roof materials will be allowed:

- 6.2.1.1. Saffintra Corrugated Sheeting;
- 6.2.1.2. Tiled Roofs;
- 6.2.1.3. "Kliplok" roof sheeting
- 6.2.1.4. The colours specific to the zones / phases

### 6.2.2. The following roof materials will not be allowed:

- 6.2.2.1. Thatched Roofs

## 6.3. Gables, Eaves and Parapets

### 6.3.1. The following roof gable ends will be allowed:

- 6.3.1.1. Hipped roof
- 6.3.1.2. Gable end with parapet
- 6.3.1.3. Gable end with barge board. Roof overhang – maximum 300mm

### 6.3.2. Minimum fascia size: 225 x 12mm

### 6.3.3. Verandah eaves maximum projection 300mm beyond column or post.

## 6.4. Gutters

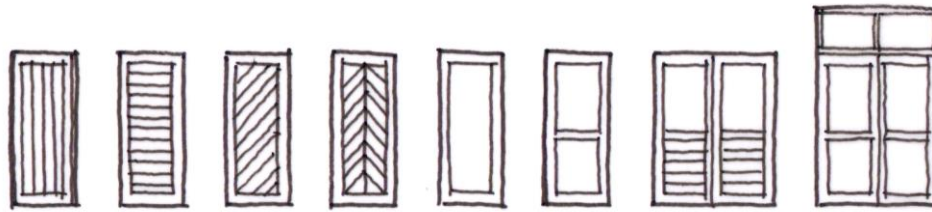
All gutters to be seamless aluminium – 75mm in diameter.

## 7. DOORS

### 7.1. Door Description

- 7.1.1. Door openings to have vertical or square proportions.
- 7.1.2. Doors behind verandahs or pergolas may have horizontal proportions. eg. stack away doors. (See Figure 7)
- 7.1.3. Solid external doors to be timber.
- 7.1.4. No expanding metal security doors will be allowed externally.





**Figure 7**

7.2. Door finishes, Materials & Colours

7.2.1. External doors to be Timber (Painted according to the zone/phase).

7.3. Garage Doors

7.3.1. Two single garage doors separated by 340mm brick pier will be allowed. (See Figure 8)

7.3.2. Double garage doors will be allowed. (See Figure 8)

7.3.3. The following garage door types will be horizontal slatted aluminium. Colour same as window frames.

7.3.4. No ornate paneled garage doors will be allowed.

7.3.5. No curved soffits above garage doors will be allowed.



**Figure 8**

**8. WINDOWS**

8.1. Window Description

8.1.1. Windows to have square or vertical proportions.

8.1.2. No bay windows will be allowed.

8.1.3. No “Winblok” concrete window frames will be allowed.

8.1.4. Functional internal shutters will be allowed. To be finished in aluminium or timber. Colour of shutters to match window colour.

- 8.1.5. Only louvred shutters will be allowed.
- 8.1.6. No non-functional shutters will be allowed.

## 8.2. Windows Finishes, Materials and Colours

- 8.2.1. Window finishes should either be powder coated aluminium.
- 8.2.2. The following are approved colours for aluminium frames:
  - 8.2.2.1. Charcoal
  - 8.2.2.2. White; or
  - 8.2.2.3. as selected by the Developer, specific to the zones/phases within the estate.
- 8.2.3. Window frame colours to complement door colours.
- 8.2.4. Glass to be according to National Building Regulations.
- 8.2.5. No reflective glass will be allowed.

## 9. Carports

- 9.1. These structures are to be designed to be sympathetic to the overall architectural theme.
- 9.2. Carports to be incorporated into boundary walls.
- 9.3. Carports to be designed and form an integral part of the design of a house or building.
- 9.4. Sheeting or Shade cloth will be allowed provided that it is incorporated into the design of the carport and designed by an approved manufacturer, within the colour scheme of the specific zone / phase. No pre-manufactured carports will be allowed.
- 9.5. **All carports to be submitted to the Home Owners' Association for approval.**

## 10. VERANDAHS AND PERGOLAS

### 10.1. Finishes and Materials

- 10.1.1. The following types of supports at verandahs & pergolas will be allowed:
  - 10.1.1.1. Plastered & painted column:
    - 10.1.1.1.1. minimum 340mm square
    - 10.1.1.1.2. maximum 560mm square
  - 10.1.1.2. Double timber or steel post.
- 10.1.2. The following Roof Sheeting will be allowed:
  - 10.1.2.1. "Kliplok" metal roof sheeting
  - 10.1.2.2. "S-Rib, Victorian Profile" metal roof sheeting.
- 10.1.3. The following will not be allowed:
  - 10.1.3.1. "IBR" profiled roof sheeting will not be allowed;
  - 10.1.3.2. "Brookie Lace" or Victorian cast iron decoration; or
  - 10.1.3.3. "gumpole" pergola members.
- 10.1.4. Only bronze or clear poly-carbonated sheeting with a corrugated profile will be allowed.
- 10.1.5. Bamboo or timber slats for shading will be allowed.

10.1.6. No thatched roof “Lapas’ will be allowed.

## 10.2. Colours

10.2.1. Painted verandah & pergola posts to comply with the colour palette, which is available from the Developer’s office, for the duration of the Developing period, and thereafter the offices of the Managing Agent

10.2.2. Painted posts to be same colour as window frames.

10.2.3. Timber posts will be allowed to be natural, painted or stained. Stain colour to Controlling Architect’s / HOA’s approval.

10.2.4. Timber posts may be used at dwellings with painted doors & windows.

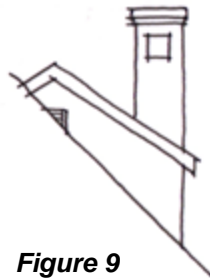
## 11. CHIMNEYS

### 11.1. Chimneys to be one of the following:

11.1.1. Plastered & painted

11.1.2. Prefabricated Steel Flues

11.2. Chimneys will not be allowed to project out more than 1,0m above roof ridge. (See Figure 9)



**Figure 9**

## 12. BOUNDARY WALLS

### 12.1. Street Facing Boundary Walls

12.1.1. Palisade type walls with intermediate columns will be allowed, 1.8m High

12.1.2. Plastered & painted solid boundary walls. Maximum of 60% (Sixty Percent) of boundary length.

12.1.3. Palisade panels to be painted or galvanized sheet metal with galvanized square poles, provided that it match the colour palette of the specific zone/phase within the estate.

12.1.4. Columns every 3,5m to be:

12.1.4.1. Plastered & painted

12.1.5. Wire fencing, barbed wire fencing & timber fencing will not be allowed, save for temporary fences erected by the Developer during the Development Period.

### 12.2. Lateral Boundary Walls

12.2.1. Lateral boundary walls not to exceed 2.1m in height.

12.2.2. Prefabricated concrete walls will **not** be allowed

### **13. SWIMMING POOLS**

- 13.1. Swimming pools must have a minimum setback of 1,0m from all boundaries.
- 13.2. Swimming pool fences to comply with National Building Regulations.
- 13.3. Swimming pool drainage to be connected to sewer system.
- 13.4. Swimming pool pumps & filters to be enclosed.

### **14. EXTERNAL BALUSTRADING**

- 14.1. The following types of external balustrading will be allowed:
  - 14.1.1. Plaster & painted brick work.
  - 14.1.2. Face brick where dwelling is in face brick..
  - 14.1.3. Timber; Natural, painted or stained.
  - 14.1.4. Stainless steel.
  - 14.1.5. Epoxy coated aluminium.
  - 14.1.6. Colour same as window frames.
  - 14.1.7. Hot dipped galvanized mild steel. Painted-colour same as window frames.
  - 14.1.8. Combination of timber & stainless steel cabling.
- 14.2. Balustrading to comply with National Building Regulations.

### **15. DRIVEWAYS AND PAVING**

- 15.1. The following types of driveway finishes & paving will be allowed:
  - 15.1.1. Brick paving

### **16. SERVICES**

- 16.1. Air Conditioning
  - 16.1.1. All air conditioning condenser units must be installed at ground floor level and highest point of condenser unit above finished floor level not to exceed 1,2m. To be enclosed with screen wall maximum 1,5 in height.
  - 16.1.2. Window mounted condenser units will not be allowed.
- 16.2. Burglar Bars
  - 16.2.1. Burglar bars should be internally mounted. It should have a simple grid pattern to enhance the proportions of the windows.
  - 16.2.2. No externally mounted burglar bars will be allowed.
- 16.3. Clothes Lines and Refuse Bins
  - Clothes lines & refuse bins to be enclosed by 1,8m high screen wall.
- 16.4. Electric Meter Box
  - Electric meter box must be ABB-“A.P.I.-A1 Blank Slide Lid Box” or approve similar.

## 16.5. External Lighting

- 16.5.1. External lighting to compliment design of dwelling.
- 16.5.2. No floodlighting or any other type of lighting that might be a potential nuisance to neighbours will be allowed.
- 16.5.3. Ceiling mounted low voltage down lighters may be used at verandahs. They have to be flush mounted with verandah ceiling.

## 16.6. External Plumbing

All sewer & vent pipes to be concealed in brick work ducting to ensure that it is not visible

## 16.7. House Names and Numbers

- 16.7.1. Lettering to be recommended maximum height of 200mm.
- 16.7.2. All numbering to be in horizontal line, in the colour as specified y the Developer specific to the zone/phase within the Development.

## 16.8. Rainwater Tanks

- 16.8.1. The type, size & position of rainwater tanks to be approved by the Trustees of the Home Owners Association

## 16.9. Satellite Dishes & Antennas

- 16.9.1. The position of satellite dishes & antennas to be approved by Home Owner's Association.
- 16.9.2. All telephone and electrical cables to be underground.
- 16.9.3. No flagpoles, masts or any other overhead wires will be allowed

## 16.10. Solar Heating

- 16.10.1. Solar heated hot water systems will be allowed.
- 16.10.2. Type & position of system to be approved by Home Owner's Association.