



# VUE DES BALEINES

## ARCHITECTURAL GUIDELINES

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### 1 INTRODUCTION

The purpose of these Architectural Guidelines is to provide a framework within which the individual properties can be designed and constructed in order to promote a unique and collective contemporary architectural identity.

These guidelines will be subject to periodical revision as deemed necessary from time to time. In case of conflict, the control architect (in consultation with the developer / GOVERNING BODY) will make the final decision in the best interest of the development.

### 2 DESIGN PARAMETERS

It is the intention of the Guidelines to stimulate a careful consideration of the Design Parameter issues so that a contemporary architecture that will be in harmony with the surrounding settings.

Careful analyses of the natural slope of each individual stand in relation to the surrounding stands should guide the design concept. It is a specific requirement that erf 11018, Church street be surveyed and certified by a professional Land Surveyor.

### 3 BUILDING PLAN APPROVAL PROCEDURE

#### 3.1 PLAN APPROVAL STANDARDS AND PROCESS

The final authority to approve building plans rests with Overberg municipality. The municipality requires that plans must be endorsed/aesthetically assessed & approved by the GOVERNING BODY or their delegated control architect before being submitted to the municipality for consideration.

All building plans must be prepared in accordance with the Architectural Guidelines and comply with the Local Authority and National Building Regulations (SANS 10400) and any other applicable legislation.

All building plans must be submitted for aesthetic and colour scheme approval by the control Architect prior to the Local Authority submission. This also applies to all future additions and alterations.

Building plans for consideration must be prepared by a professional registered person with SACAP (South African Council for the Architectural Profession).

Any proposal needs to be submitted to the GOVERNING BODY and be recommended for approval to the overseeing Architects. Once the approval of the proposal has been granted by the GOVERNING BODY the drawings and documentation must be submitted to the local authority for feedback and approval.

#### 3.2 DOCUMENTATION REQUIRED FOR PLAN SUBMISSION

For aesthetic evaluation colour copies of the building plans must be submitted to the GOVERNING BODY by the owner of the property



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The drawings must be prepared as if documented to submit to local council for building plan approval. This submission must include the following drawings to scale:

Floor plan(s) and site plan

2 x Sections

Elevation(s)

A non-refundable scrutiny fee (amount to be determined by the GOVERNING BODY and may increase in time) is payable to the GOVERNING BODY before any plans can be accepted for assessment by the control architect.

Original plans can be collected at the offices of Red Atlantic Architecture.

Sheet size of drawings should be in either A1, A2 or A3 format and all drawings are to be folded to A4 size with the title block facing up. The owner and the name of the responsible architect or professional technologist must be clearly indicated in the title block together with the relevant Erf number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point on each drawing.

The final plans must be signed by the owner and the registered professional who prepared the plans.

### 3.3 DOCUMENTATION REQUIRED FOR OCCUPATION CLEARANCE

Updated approved drawings for changes that were made on site during the construction process that are different from the intended construction previously approved by council will be required to enable the control architect to issue an Occupation clearance prior to obtaining an Occupation Certificate from the Overberg Municipality:

### 3.4 INFORMATION REQUIRED ON BUILDING PLANS SUBMITTED FOR ENDORSEMENT

Site plan at scale 1:100 or 1:200 with cadastral information (i.e. Erf number, north point, boundaries, contours indicated at 0,5m intervals, building lines and setbacks, building areas, coverage, etc.), erf numbers of adjoining properties, location of all structures on site, the driveway (designated vehicle access), hard/soft landscaping (where required), retaining structures, boundary walls and gates, building services (e.g. storm water reticulation, drainage) etc.

All floor plans (including a roof plan), elevations and a minimum of two (2) sections through the building and site at scale 1: 100 must be provided.

Bulk earthworks and cut and fill, including retaining walls, must be clearly indicated on the sections if applicable.

### 3.5 UNAUTHORISED DEVIATIONS FROM APPROVED BUILDING PLANS

In the event of an unauthorised construction undertaken it is the responsibility of property owner to ensure that such work is reported to the GOVERNING BODY and rectified immediately.



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Deviations from approved building plans must be submitted to the control architect for scrutiny. All such applications must be in writing and no telephonic communication will be accepted in this regard.

Rectification of any exterior elements, colours and materials not complying with the guidelines and implemented on site without prior written approval from the control Architect, **will be for the account of the respective property owner.**

No occupation clearance of the building plans will be issued without the final approval (of the control architect AND the Overberg municipality) for the said deviations during construction.

Any deviation during construction that requires a consent use application by the Overberg Municipality may result in a prolonged approval process. Owners and professionals are advised to take this in consideration when proposing any deviations during construction after initial plan approval.

Nothing in this document or any regulations herewith, will be construed as permitting the contravention of the Conditions of Title to any erf or any Zoning, By-Laws or Regulations of the Local Authority.

### 3.6 CONTROL OF BUILDING WORKS

It is the responsibility of the registered property owner to ensure that the Contractor appointed by him is made aware and abide by the conditions as set out below:

Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and little disturbance to the neighbouring properties;

The Contractor must provide the necessary sanitary and rubbish disposal facilities for the duration of the construction period. The Contractor must ensure that the workers use the facility provided and that the rubbish and sanitary waste is removed weekly. The rubbish may not be burnt on site;

The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during the building operations;

Where materials is off-loaded and encroach onto the pavement or roadway, the Contractor must move these materials onto the site the building is to be erected;

It is the Contractor and Owners responsibility to ensure that no material is stored or remains on the pavement or roadway. The same applies to sand or building rubble washed away or moved onto the road during building operations;

The supply and use of water during construction for construction activities on site must be in strict accordance with the rules and regulations relating to water restrictions that is in place at the time.



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### 4 ARCHITECTURAL CHARACTER AND AESTHETICS

#### 4.1 ROOFS CONSTRUCTION

Roofs over the core of the Building: Metal roof sheeting must be mono pitched at 3° angle.

Roofs over Abutments: Roofs over abutments must be concrete flat roofs with waterproofing on screeds to fall protected with crushed stone chips.

#### 4.2 ROOF COVERINGS, ROOF ELEMENTS AND TECHNICAL SPECIFICATIONS

Metal Roof Sheetting: Only Klip-Lok 700 by Brown built, Colour - Charcoal metal roof sheeting. No other variation will be allowed.

Concrete Roof: Only concrete with 19mm or bigger smooth stone with a parapet upstand wall structure properly waterproofed. Smooth stones are recommended to protect the waterproofing underneath from damage.

Concrete Roof Windows and Skylights. NO roof windows or skylights are permitted.

Fibre-Cement Facias, Bargeboards and Eaves: Fascia's and bargeboards to be 225mm x 15mm "Everite Nutec" approved medium density fibre cement board with plain finish, butt jointed and painted with high quality acrylic paint. NO timber fascia's allowed.

#### 4.3 RAINWATER GOODS

Rainwater Gutters – Visible: Gutters to be seamless aluminium "ogee", colour to be match roof sheeting. Downpipes to be 75mm dia. uPVC, colour to match the wall colour it is attached to.

Rainwater Downpipes and hopper heads: Downpipes are to be 75 mm dia. uPVC (Marley product) or similar approved, colour to match the wall colour it is fixed to.

Special attention should be given to the positioning of downpipes especially if storm water is to be collected. No change in direction of the downpipes must be higher than 1.20m from T.O.C. of Ground Storey Level and be visible from the street.

Water harvesting is allowed only if the water storage tank is placed below natural ground level and not visible from the street. The complete water harvesting system construction must be certified by the competent person responsible for the construction thereof.

#### 4.4 EXTERIOR WALLS

##### 4.4.1 Construction and Finish

The walls will form the texture of the building elements. Walls to be plastered and painted with a smooth or textured plaster. Materials are restricted to painted plaster walls.

The building MUST be built with clay bricks. **No cement brick or blocks** will be allowed for the construction of the house.



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The boundary wall may be built with cement blocks with the understanding that it MUST be finished the same as the house.

### 4.4.2 Wall Colours

Primary Colour (dwelling)	:	Pure White (Plascon)
Secondary Colour(dwelling)	:	Charcoal (light)
	:	Plascon Silver Code 38
	:	Charcoal (dark)
	:	Plascon Sterling Code 39
Primary colour (boundary wall):	:	Pure White (Plascon)
	:	Charcoal (light)
	:	Plascon Silver Code 38
	:	Charcoal (dark)
	:	Plascon Sterling Code 39

### 4.4.3 Wall Cladding

NO wall cladding will be allowed.

### 4.4.4 Gabions

NO gabions will be allowed.

## 4.5 GARAGE, PAVING AND DRIVEWAYS

### 4.5.1 Garage

Only aluminium sectional overhead garage doors will be allowed with epoxy powder coated finish, colour CHARCOAL to match the roof. Tip-up type doors will NOT be allowed.

### 4.5.2 Paving

Clay paver bricks for driveways and servitude fire escape pathway, unless specified otherwise by original landscaping plan.

## 4.6 WINDOWS, DOORS and SHUTTERS

The only area allowed to be closed-up is the covered Braai room on Ground Storey level. The only system allowed to close-up the external perimeter of this area will be a 5 panelled frameless stack and folding door unit.



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### 4.6.1 Windows and Doors

All aluminium windows and doors to be powder coated. Front doors may be a solid timber door with a horizontal pattern or aluminium with (glass). No ornate front doors will be allowed

### 4.6.2 Glazing to Windows and Doors

All glazing to comply with the National Building Regulations (NBR);

SANS 10400 –N; **SANS 10400-XA**; **SANS 204** and AAAMSA specifications

Cool Grey shades of window tinting will be allowed.

### 4.6.3 Shutters

Shutters are to be functional and may only be fitted to the inside of the dwelling unit and to match the proportions of the doors and windows they cover and may be folding or sliding.

No false or decorative shutters will be allowed. Shutters must be constructed of aluminium (Colour - White) or timber (Painted white)

Shutter widths must be in harmony with the windows or doors they cover

## 4.7 BALCONIES & BALUSTRADING

### 4.7.1 Balconies

Balconies must form an integral part of the design and any visible sides of slabs on elevation, must be plastered and painted to match the wall surface to which they attach.

No balcony will be allowed over any building line.

The right of the adjacent property owner/s and views from adjacent residences will be considered when the plans are submitted for aesthetic approval.

### 4.7.2 Balustrading (external)

Balustrades must always conform to the National Building Regulations (NBR).

In addition, the following conditions apply:

Only galvanised and painted steel

Colour similar to the wall panel it is fitted in.



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### 4.8 EXTERNAL ELEMENTS

#### 4.8.1 Pergolas

The only area that may be fitted with a pergola is the open stoep area on the First Storey level. The pergola may only be constructed from hardwood or aluminium sections of which the perimeter section sizing must be a uniform 200mm high and the underside of the perimeter section must be 2400mm. high from the First Storey internal finished floor level. Pergolas may be constructed from epoxy coated aluminium or otherwise hardwood painted with high-grade weather resistant paint. Colour to match that of the garage door.

#### 4.8.2 Chimneys

Chimneys from built-in braai to be plastered and painted (Colour – White) with painted steel cowl fitted to top of chimney. The owner will be allowed to fit a combustion type stove unit.

Only combustion stove units with stainless steel flues not exceeding 200mm diameter will be allowed.

All chimneys and flues must comply with and be in strict accordance with the dimensions as prescribed in the National Building Regulations (NBR).

#### 4.8.3 Boundary walls and gates

Sizes given is only a guide, all walling to be designed in accordance with the National Building Regulations (SABS 0400) and checked and verified by a Structural Engineer (where necessary).

For the purposes of these Guidelines, the following internal boundary wall conditions are defined for the development, as follows:

Street Boundary: Street boundary walls to be maximum 2.10m high;

Lateral Boundary: Lateral boundary walls to be maximum 2.10m high;

NO vibracrete walls allowed.

Gates: Gates to be epoxy coated aluminium similar height as boundary wall, Gates to be key-less. Unobstructed access is required for upkeep of the estate and as fire escape.

## 5 MISCELLANEOUS AND GENERAL

### 5.1 AIRCONDITIONING

Airconditioning split systems are allowed. The condenser units must be situated in such a way that it is not visible from the street or by neighbouring property outside the estate boundary walls and neighbouring properties on the inside.





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### 5.2 WASHING LINES

Washing lines will be allowed only if it is of the retractable wall mounted type. Not to exceed 2100 mm in height. These washing lines must be situated in the backyard of the dwellings.

### 5.3 SATELLITE DISHES AND COMMUNICATION

The location of all television aerials or satellite dishes should be considered carefully.

Satellite dishes, antenna or communication equipment must be fixed below roof eaves level and be placed in an appropriate position to obtain a decent signal, but also be sensitive not to compromise the intend of the Architectural aesthetics of the development. Satellite dishes must be White composite or the approved equivalent.

All telephone and electrical cable reticulation on the property must be underground.

No overhead masts or wires are permitted.

### 5.4 SWIMMING POOLS

No swimming pools or Jacuzzi's whether temporary or permanent allowed above the natural ground will be allowed.

### 5.5 HEAT PUMPS

Heat Pumps must be installed inside service yards or a purpose-built enclosure and be fixed as low to ground as possible in order not to be visible from street view.

### 5.6 SERVICE PIPES

No sewer, vent and water pipes may be visible from the street and are not allowed above one meter from ground level. Stub vent stack systems to be used. All piping to be painted to match the adjoining wall colour onto which the pipe is fixed.

### 5.7 NUMBERING

Numbers to units must be fitted in a similar position to each unit. Sizing: 150mm high x 75mm flat plate brushed stainless steel with concealed fixing as by developer.

### 5.8 SPECIAL COVERED AREAS

NO Wendy houses, dog kennels and covered facilities for caravans, boats will be allowed. NO temporary or shade cloth structures will be allowed.