



AFRICA CONSULTING ARCHITECTS



ARCHITECTURAL GUIDELINES

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1. OVERVIEW

Africa Consulting Architects cc. has been appointed by developer DPT Properties No. 4 cc to design the 24 housing unit for Stonecrest Village on a plot and plan basis. Despite varied plan forms architectural unity will be achieved by means of specific design elements. It is of architectural, social and economic importance that the coherent architectural expression of the Estate is protected. Thus the purpose of these guidelines: to prevent owners from making changes or executing repairs and maintenance that will negatively affect the architectural unity.

The developer in collaboration with the appointed adjudicating architect reserves the right to make alterations or additions to the guidelines. These guidelines as well as any amendments are subject to the approval of the Local Authority.

In this document the word **design** (*where printed in bold*) refers to the prescribed design as reflected on Africa Consulting Architect's final construction drawings.

2. THE PRESCRIBED DESIGN

The basic concept of the design is to have a central, open plan living area that forms the core of the house from where living flows onto sunny outdoor entertainment areas, the sleeping and bathroom facilities and the secondary service areas (garage, scullery, laundry and yard). The main core of the building is spatially expressed with an open ceiling fixed below roof rafters and is provided with a built-in fireplace. The outdoor areas are expressed with a verandah or pergola structure.

- The following **design** elements form an integral part of the architecture. Only specific deviations listed under item 3 will be considered.
- When repairs or maintenance is required owners must ensure that the new work exactly matches the **design** specification.
- Owners may not alter the scope of a **design** element.

2.1 FOOTPRINT

The footprint of the housing units is designed with specific dimensions that will ensure unity between gable walls, thereby creating harmony and balance in the streetscape. The footprint may only be deviated from in terms of clause 3.2.

2.2 ROOF CONFIGURATION

- The roofs are configured to express the main living area as the dominant, core roof. The pitch of the core roof is 45 degrees, as well as the secondary roof over the bedroom and bathroom wing. The service areas are roofed with a flat roof concealed behind parapets. The differentiation between the pitched roof of the core building and the flat roof over the service areas symbolizes the Victorian outbuilding historically disconnected from the main building. The combination of flat and pitched roofs makes interesting and open streetscape. The **design** of the roof may only be deviated from in terms of clause 3.8.

2.3 ROOF FINISHES ETC.

Prescribed main & stoep roof:

- Global Roofing 0.5mm thick corrugated iron 762mm wide laid at 45 degrees with colour on one side.
- The colour is Global Roofing's Gemsbok Sand (subject to the architect's



final **design** decision).

- The ridge capping is the rolled top ridge, colour to match roof.
- Fascias & Bargeboards: Everite Nutec fibre cement boards.
- Gutters: Seamless aluminium gutters. Colour to match roof.
- Painted PVC down pipes.

Prescribed flat roof:

- Global Roofing 0,5mm thick light industrial Kliplock 406 sheeting galvanized Z275.
- There must be parapets on all four sides to ensure that the flat roof sheeting is not visible from the street level. Parapet heights must match the **design** height.
- Gutters must be concealed behind the parapets to ensure it is not visible from street level.
- Down pipes must be concealed.

2.4 SANDSTONE CLADDING

The central theme of Stonecrest Village is the use of sandstone cladding in selected areas

The sandstone **design** criteria is as follows:

- All sandstone must be in accordance with the architect's **design** sample.
- On facades visible from the street, stone cladding may only be used on the areas as per the architect's **design** (i.e. Front door screen walls & low garden walls).
- In addition the fireplace and braai chimneys must be cladded with sandstone.
- No other areas or other elements may be cladded in any other material.
- Internal areas or elements not visible from the street may be cladded as desired.

2.5 THE STOEP

- The stoep forms a principal element in the development. It is the transition between inside and outside and the transition between public and private areas. The scale is human and the romance thereof associated with a bygone Victorian area.
- The roof **design** of the covered stoep may not be deviated from.

2.6 WINDOWS, SHUTTERS, GABLE LOUVRES, ROOF WINDOWS, DOORS ETC.

It is important that all windows, doors etc. conforms to the **design**.

Windows

- The prescribed window **design** allows for three windows from the Swartland Winsters mock sash windows range:

W1	Kitchen, scullery, bathroom	Size w x h: 705mm x 1130mm
W2	Living area, bedrooms	Size w x h: 1155mm x 1930mm
W3	Garage, bathroom	Size w x h: 805mm x 1230mm

- The standard Swartland mock sash is made from Okoumé. No other hardwoods, softwoods, powder coated aluminium, anodized aluminum, PVC or any other finish will be allowed.

Shutters

- Subject to the developer's discussion timber shutters will be installed to street facing windows.
- The prescribed shutter is Swartland Okoumé shutters.



Gable louvers

- All gables will be detailed with a standard Swartland Okoumé gable louver. Size as per later **design**.

Roof windows

- The prescribed roof window is the Tony Sandell roof window (TSRW).
- The roof windows of a specific house must be installed equal height from the wall plate.

Doors

- The prescribed **design** or doors is from the Swartland blue range.

D1 (Front door)	Swartland Okoumé door size 813mm wide x 2032mm high, horizontally slatted. Vertical or diagonal slats are not permitted.
D2 (Double doors)	Swartland Okoumé rebated double doors sizes 813mm wide x 2032mm high in traditional design PD3 or PD6 or Gunstock design PD11 & PD12. Small pane patio door design is not permitted.
Garage doors	Wispeco steel roller doors (standard single size) in colour Gemsbok sand (Subject to architect's final colour decision). Timber garage doors will not be permitted.

External ironmongery

- The **design** calls for stainless steel or anodized aluminium door ware.

2.7 WALL TREATMENTS

- Only smooth plastered and painted walls are allowed.
- Only the following mouldings are allowed, subject to the developer's discussion.
 - 150mm wide plastered moulding around gable louvers
 - 150mm wide plastered moulding above the stone wall detailing
 - 150mm wide plastered moulding around flat roof parapets
 - 150mm wide plastered moulding for the internal boundary wall capping
- The mouldings may not be increased in size.

2.8 PAINT COLOURS

- Architectural unity will be achieved by using one external colour scheme through out.
- Internal colours are not considered as a design element and may deviate from the proposed internal colour scheme (*to follow*).
- The type of paints to be used through out must be plain/un-textured paint with low sheen qualities.
- Specific exclusions:
 - No glossy paints will be allowed
 - No textured paints, cement paints or "artistic" toning will be allowed.
 - Painted timber (Timber may only be oiled or varnished)

Prescribed colour scheme: (Subject to Architect's final **design** colour)

External plastered walls	Colour Plascon "Steen"
Plastered mouldings	Colour Plascon "Picasso"
All timber doors and windows	Plascon Sunproof suede finish in Burnt umber.



2.9 PAVING

- The paving must be uniform throughout the development.
- The **design** calls for a $\pm 110 \times 110 \times 50$ mm high concrete cobble by manufacturer as per architect's later **design** decision.
- To promote landscaping on the street facing lawn areas the extent of the paving is restricted to the following:
 - The driveway in front of a single garage (Thus maximum 3.560m width).
 - Where permitted, the driveway in front of a double garage (Thus maximum 6.560m width).
 - One visitor's bay per erf not exceeding 2.5m width and 5.5m length.
 - A front door path not exceeding 1m width.

2.10 POST BOXES

- Only the prescribed post box may be used. The **design** is subject to architect's later decision.

2.11 SIGNAGE

- The only signage that will be allowed is the street number.
- The **design** of the street number must be stainless steel, size and font as per architect's later specification.
- The position of the signage must be in accordance with the prescribed **design**.

2.12 LANDSCAPING

- Landscaping is considered an important design element. The concept of the landscaping design would be to reflect the rich floral wealth of the area.
- To ensure a cohesive streetscape the appointed Landscaping Architect shall prepare a Landscaping Design Guideline that will list the types of plants (trees, shrubs, ground covers, plants, creepers etc.) permitted on the Estate including the common areas. Also herein detailed will be guidelines on the use of stone chips, river stones etc. as landscaping elements.
- No deviations to the prescribed plant list shall be allowed.
- No structures, water features, benches, garden ornaments etc. may be constructed on the street facing lawn.

3. DEVIATIONS TO THE PRESCRIBED DESIGN

- Deviations to the prescribed **design** will be considered in terms of the following and subject to all the conditions contained in this document. In terms of the Home Owners Constitution an architect must at all times be appointed to adjudicate any **design** deviations.

3.1 THE INTERNAL LAYOUT

- On condition that the external envelop is not affected in any way other than herein allowed.

3.2 THE EXTERNAL FOOTPRINT

- No external revisions will be considered except for:
 - Units 2,3,4,5,6,7,8,9 & 21: The single garage may be extended to a double garage of maximum 6,560mm overall width. The following requirements must be adhered to:



- The length of the double garage must match the length of the single garage **design**.
- The roof extension design criteria clause 3.8 must be adhered to.
- The double garage may have only one prescribed window and the window must be positioned in the centre of the garage longitudinal façade.
- The **design** of the double garage door must be in accordance with the guidelines.

3.3 WINDOWS

- The substitution of the mock sash windows with Swartland vertical sliding sashes in standard sizes close to the above **design** dimensions are encouraged.
- Any window as per the **design** may be replaced with any alternatively prescribed window on condition that the position remains unaffected.
- Additional prescribed doors and prescribed windows may be added to the garage on condition that it is not visible from the internal street.

3.4 SHUTTERS

- The use of additional shutters is allowed on condition that it matches the prescribed shutter. (Note that the use of the shutters is limited due by the opening out mock sash. For this reason the use of vertical sliding sashes are encouraged.).

3.5 DOORS

The following door deviations will be allowed:

D1 (front door) (Optional extra)	Swartland Okoumé pivot door size 1200mm wide x 2032mm high, horizontally slatted. Vertical or diagonal slats are not permitted.
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- The Swartland gold range patio doors will be accepted.
- Sectional overhead steel garage doors (single and double) in matching Gemsbok sand colour will be permitted.

3.6 ENCLOSING STOEPS

Stoeps may be enclosed.

- The following criteria applies when non-street facing stoeps are enclosed:
 - Owners will not be allowed to reconfigure the **design** of the stoep roof.
 - The enclosing doors / screens may be of the following finishes: Hardwood doors (preferred option), Frameless glass panels, powder coated aluminium doors. Any door style may be used.
 - The enclosure may also be done with louvers in any available material.
- The following criteria applies when street facing stoeps are enclosed:
 - Owners will not be allowed to reconfigure the **design** of the stoep roof.
 - The enclosing doors may be of the following finishes:
 - Swartland Okoumé doors in traditional design PD3 or PD6.

3.7 PERGOLA REVISIONS

- The pergola stoep may be extended to match the construction of the covered stoep, subject to the conditions of this Guideline. If the pergola is extended the design criteria for enclosing non-street facing stoeps may be applied.



3.8 ROOF CONFIGURATIONS

Deviations to the **design** of the roofscape shall only be considered in the following circumstances:

- Units 2,3,4,5,6,7,8,9 & 21 where the owner has the right to convert the single garage to double garage. The new roof must adhere to the prescribed flat roof construction.

3.9 FLAT ROOF CONSTRUCTION

- A different flat roof covering will be allowed on condition that it does not protrude the **design** height of the parapet. The roof may also not be used for any other purpose than a roof.

4. GENERAL RESTRICTIONS, CONDUCT AND RESPONSIBILITIES

4.1 COMMON PROPERTY

- The Estate's public open spaces (open park and river beds), garden furniture (including possible jungle gym), entrance walling and signage must be maintained and used in terms of the Home Owners Constitution.

4.2 PETS

- 1 Pet per house hold.
- The pet is subject to the approval of the Home Owner's Association (HOA) and the provisions of the Municipal Regulations.

4.3 REFUSE

- Refuse bins will only be allowed on the street facing areas on the weekly municipal refuse collection days.

4.4 AERIALS

- No aerials/ dishes are allowed on individual buildings.
(Houses will be wired to a central DSTV dish).

4.5 AIR CONDITIONING

- Only split AC units will be allowed. No window mounted air conditioning units (window shakers).
- Air conditioning condenser units to be installed at ground level and to be screened off with a screen 1.2m high AFFL. (AFFL = above floor finished floor level). Screen made of galvanized steel and Nutec cement flat sheets as per architect's later **design** details.

4.6 SERVICES

- Sewer, vent, rainwater pipes and the like must not be visible from street level and must be painted in the matching wall colour.
- Electric meter boxes must match the design specification and position.
- Solar heated hot water systems: Remote tank and solar panels must be used, i.e. combined tank and panels on roof are not allowed. The panels must be hidden behind flat roof parapets. Solar panel installations will not be permitted without the consent in writing of the HOA.
- Gas bottles may not be visible from the street; it must be stored in private yards.

4.7 WASHING LINES

- Washing lines must be erected in the private yards to ensure that it is not visible from public areas.
- There are no prescriptions on the type of washing lines to be used.



4.8 GARAGES, BOAT STORAGE, CARAVANS

- Garages not to be converted and utilized for any other purpose.
- Caravans, boats, motorbikes, scooters, bicycles or any other similar device may only be stored (permanently or temporary) in a garage. (Specifically not on the visitors bay or on the street facing lawn areas intended for landscaping or public roads).

4.9 TEMPORARY STRUCTURES

- Retractable canvas awning approved by the HOA will be permitted over the pergola stoep only. Canvas must be in plain colour beige or white (no strips or design patterns).
- No other fixed, movable, aluminium, plastic or metallic awnings, screens and coverings (i.e. carports) of any sort will be permitted.
- No temporary structures will be permitted.

4.10 INTERNAL BOUNDARY WALLS

- The height of the internal boundary walls may not be increased above the **design** height of 2.1m. Approval must be obtained for additional boundary walls that must be constructed from bagged and painted masonry with prescribed capping. (Subject to architect's design revision).

4.11 CHIMNEYS

- The **design** of the chimneys may not be altered.
- The **design** of the cowl (pending design confirmation) may not be altered.

4.12 COLUMNS

- The **design** of the columns may not be altered.

4.13 EXTERNAL LIGHTING

- To prevent lighting pollution additional electrical lighting visible from public areas may not be added.

4.14 MUNICIPAL REGULATIONS

- No relaxation on municipal building lines will be considered.
- The dwelling units must be used in accordance with the Land Use Ordinance of the Local Authority. No waivers or special consent uses will be allowed.

5 **PROCEDURE FOR THE SUBMISSION OF BUILDING PLANS FOR APPROVAL**

Any deviations from the **design** must be approved by the adjudicating architect and Local Authority before any building work may commence. The applicant shall formally apply for the approval of plans in accordance with the architectural guidelines.

All plans for deviations must be prepared by a person registered with the South Africa Council for the Architectural Profession Act 2000 (Act No. 44 of 2000).

Submissions for the Local Authority must carry the approval stamp of the adjudicating architect. Drawings detailing the deviation must be clear and must be submitted in duplicate to the adjudicating architect. On approval the adjudicating architect will retain one copy for his own record. The applicant is responsible for submission to the Local Authority.

A perusal fee is to be paid to the adjudicating architect upon approval of each



submission of the deviation. Approved drawings will only be handed over to the applicant once the perusal fee has been paid. The perusal fee is the time charge per hour or part thereof for principals in accordance with the South Africa Council for the Architectural Profession's fee scale applicable at that time.

The approval or non-approval by the adjudicating architect of the deviation is final and binding by agreement.

Any dispute will be referred for arbitration by an arbitrator appointed by the President of the Association of Arbitrators.

DPT Properties No. 4 cc reserves the right to stop any building work not approved in advance and to have any building or structure not in accordance with the approved drawings demolished and removed at the cost of the owner.

