

ERF 1626,



Architectural Design Guidelines

1. INTRODUCTION

The intention of this Architectural Design Guidelines is to ensure a harmonious community of dwellings.

Units will be marketed on a plot and plan basis. Individual units will be constructed by a builder accredited by the developer.

Future owners will be allowed to design their homes as per the building envelope specified.

The Developer will consider slight variation of the theme herein.

These guidelines intend to be a clear statement to future owners with regard to:

The aesthetic character of the development;
Permitted construction activities; and
Materials and colours to be used if and when renovation is necessary.

These guidelines are supplementary to the National Building Regulations and requirements of the Local Authority.

2. BUILDING ENVELOPE

2.1 One dwelling will be permitted per site.

2.2 The total foot print coverage will be 50% of the Site Area.

2.3 The minimum area of the dwelling will be +- 210 m² to 230m² depending on size of the erf.

2.4 The garage may not be detached from the main building.

3. BUILDING LINES

3.1 For Dwelling are as follows:

- 4m street,
- 1.5 sides
- 2m rear.

4. SCALE AND PROPORTIONS

4.1 House Shape:

House forms are simple rectangular or composite rectangular forms.
All buildings are placed parallel to boundaries or at least one boundary on odd shaped sites.
The Developer will consider slight variation of the theme herein.

4.2 Maximum Heights:

Simplex = 6m in accordance with local authority building regulations
Duplex = 8m in accordance with local authority building regulations

5. WALL CONSTRUCTION MATERIALS AND FINISHES

5.1 Wall construction:

All Internal & External walls will be masonry constructed.
Timber, natural stone or any other construction type will not be used.

5.2 Wall finishes:

External & Internal walls will be plastered and painted.
Or combinations of plaster and / or White Nutec boarding
Seaside Elevation: Stone cladding on feature walls is permitted as per
Developers & Architects approval.

5.3 External Home Colours:

Shades of light grey and white as per Developers & Architects approval.

6 ROOFS

6.1 Major roof form

All roof pitches at 20 degrees and overhangs of 500mm.

6.2 Pergolas

Pergolas plain or may be covered with a roof system.
Or Aluminium louvers
(As per Developers choices)

6.3 Roof materials and colour

Grey / Slate Elite Tile - Dimension 420x 322mm
(As per developer's selection)

Roof lights

Only Velux or similar type roof lights, fitted flush into the roof plane, are allowed.

No dormer windows permitted.

7 OUTBUILDINGS AND GARAGES

7.1 Outbuildings

No additional permanent or temporary outbuildings or structures will be allowed on the property without consent from the developer.

7.2 Garages

Garages may only be used for storage of vehicles and may not be converted to be used for living purposes.

8 FACIAS, GUTTERS AND CHIMNEYS

8.1 Facias

Facias must be painted in accordance with Ocean Villas palette.

8.2 Gutters

All roofs must have Facias and gutters running the full length of the roof. If gutters and down pipes are replaced it must be of the same type and colour as the unit initially was provided with namely powder coated seamless aluminium gutters and downpipes.

8.3 Chimneys

To be provided with Stainless steel turbo Cowl only.
No Cladding allowed on Chimneys

9. WINDOWS AND EXTERNAL DOORS

All units will be provided with similar type of windows and external doors.
Windows to be white powder coated aluminium windows.
No mirror-type style glass is permitted.

GLASFIT uPVC range can be used.

10. BOUNDARY WALLS, FENCES AND GATES

10.1 Boundary walls

Boundary walls will be constructed by the developer as required.

Side and internal road boundaries walls between units will be provided with a maximum 1.8m high plastered wall.

Where necessary the wall will be stepped down to applicable height.

Sea facing boundary wall at 1m height, with an optional of glass balustrade on top of wall for wind protection.

1m wall wraps around the sides of the plots to 2m back

11. Gates

Only white Aluminium gates allowed
(As per Developers Selection)

12. Balustrades:

Balustrades will either be glass or stainless steel.

Glass Balustrades on the sea side – 1m high walls to have a max 500mm high glass sheet above which is 8mm toughened glass balustrade section above walls installed by specialists

13. BRAAI'S

Stainless Steel braais are provided as part of the outside patio.

14. GENERAL

- Heat pumps or gas geysers may be used.
- Air conditioner condenser units & heat pumps must be installed at ground level and screened. Only split units may be used.
- Post boxes are available at Yzerfontein Post Office.
- Burglar bars should be of a simple rectangular form placed internally.
- All unsightly objects i.e. dust bins, refuse containers, wash lines and storage areas, pets accommodation must be enclosed in a screened back yard not visible from the roads or communal space.
- The architecture for future Retail Sites will comply with the specifications herein
- No electric fences.
- Security beams permitted.
- External shutters and Internal security shutters allowed:

15. PLAN SUBMISION AND APPROVAL PROCESS

Building plans for all units and structures will be submitted for approval by Swartland Municipality, before any construction commence.

All building plans will be drafted and submitted by Zanthè Seaton Designs, or any competent persons appointed by the developer.

Any amendments to buildings or boundary walls after building plan Approval or completion of construction must be scrutinised by Zanthè Seaton Designs (or any other competent persons appointed by the Developer) in order to ensure that it adheres to these guidelines before it can be submitted to the local authority for approval.

16. Swimming Pool and Jaccusi's

To comply with the requirements of Part D of the SANS 10400
No porta – pool (above ground are allowed).
Position of pool to comply with building lines

17. Conservancy Tanks

Conservancy Tanks to be installed according to Municipal Regulations
Grey water – water tanks are allowed and encouraged

ANNEXURE A

BUILDING PROTOTYPES

Examples Selected Below

(All new homes are designed as per clients instruction but must comply to OV design manual and developers and architects approval)









ANNEXURE B

SITE DEVELOPMENT PLAN



