

GLENGARIFF

Architectural Design Manual

Introduction:

These guidelines allow for individual choice in the design process to give flexibility and individuality whilst retaining an overall control of the building activities, to achieve an Architectural coherence within the residential development.

In order to maintain control of the building activities the Glengariff Home Owners Association (GHOA) will take the right to make suggestions, changes, approve or reject submitted building plans.

All home owners will be required, as part of the purchase agreement, to abide by this code and to submit all designs to this committee for approval prior to commencing any work. The procedures and requirements for submissions will be dealt with in detail later on in this document. No deviations will be entertained once designs are approved. If due to circumstances it becomes necessary to make changes during the construction phase which deviate from the approved building plans, revised drawing need to be submitted to the GHOA for approval before the changes are implemented.

GHOA reserves the right to reject any designs that it deems not in keeping with the overall theme and or this code. Their decision is final and binding.

This code will be amended and updated from time to time at the sole discretion of GHOA.

This manual is an addition to the National Building Regulations and the Great Kei Municipality Regulations and the Architectural and Landscape Conditions. This manual will override any items already included in the Architectural and Landscaping Conditions.

Architectural Theme and Built Form:

There is no theme recommended by this document but rather left to the discretion of each individual need and of the house owner. This document will however outline the type of structure as well as the minimum requirements and specifications.

- Large monolithic structures will not be permitted.
- All structures on one site must be linked through foundations and roof, forming a single unit.
- It will not be allowed for plots to be combined and structure to be constructed across the existing boundaries.
- The high density of the development as well as the rather small plots will not allow for structures to be built clearly accommodating more than 2 families, with a maximum of 6 people living permanently in one home.

Planning Requirements:

Building Lines:

The following Building Lines are to be strictly adhered to

- Street Boundaries 1.5 m minimum
- Side Boundaries 1.5 m minimum

- Rear Boundaries 1.5 m minimum
- Site Coverage 60% maximum e.g. 500 m² site = 300 m² Dwelling, including all covered areas.
- Minimum dwelling size 120 m² excluding garages and out buildings.
160 m² including garages and out buildings.

Height Restrictions:

This portion must be read in conjunction with the explanatory sketches provided as annexure A to this document.

Sites with entry from roadway below the site;

- All building elements are to be within 8.5 m in height measured from natural ground level vertically below entry level of to building with max. 0.5m FFL above finished road level.

Sites with entry from roadway above the site;

- All building elements are to be within 6.0 m (single storey) in height measured from natural ground level vertically below any point at the street boundary then apply the same rule as per sites with entry from roadway below the site.

Sites situated on flatter ground and around the public open space are restricted to single storey dwellings with a height restriction of 6.0 m from natural ground level. Use of the roof space will be permitted to give elevated views to these sites.

Houses on stilts will not be permitted unless no other alternative can be contemplated. A minimum of 50 % of the footprint must be in direct contact with the ground.

Consideration for neighbouring home owners must be given at all times, so that dwellings are designed in such a way to enhance the views of all neighbours. See also Architectural and Landscaping Conditions item 1.2.1.

Building Elements:

Boundary and Retaining Walls:

- Generally there are no boundary walls allowed in the Glengarriff Development, except where the plot is situated on the outer boundary and a masonry boundary wall would enhance the existing mesh security fencing.
- Any masonry boundary wall as mention above must have a minimum height of 1.8m.
- Planting as a screen element for privacy to common boundaries is encouraged, were a fence or wall of 1.2 m high is covered over with an approved hedge. Hedges are to be maintained and not to exceed the overall height of 1.8 m.
- No precast post and slat (Vibacrete) walling will be permitted.
- Masonry to all boundary walls to be in natural stone or brickwork, plastered and painted or a combination of both may be used.
- Retaining walls for terracing to be sensitive to the site and must be planted over with approved vegetation. Materials of preference will be; natural stone, railway sleepers and masonry walls. Terraforce precast retaining systems will be permitted to stabilize retained earth only if planted over with approved vegetation and is subject to review by the **GHOA**.

Walls:

- Facebrick, Klinker or plastered masonry walls will be permitted.
- The use of framed walling will only be permitted in limited areas, such as in dormer window construction, only if the external finish is stucco plaster to assimilate plastered masonry.
- Uninterrupted lengths of walls greater than 4.0 m in length with no openings will not be permitted.

Windows and doors:

- The use of precast concrete frames will not be permitted.
- The use of round portal type windows will be permitted, to enhance the façade on gables, but should be limited to those areas alone.
- Finishes to windows and doors to be any of the following; - Hardwood frames painted or varnished, Powder coated aluminium, PVC windows with a painted or stained finish.
- Colours of frames and sub frames to be natural pastel colours in whites, blues and greens. No primary or bright colours will be permitted.
- Fold away / sliding doors, may be used to courtyards and verandahs, with a maximum span not exceeding 4.2 m in any one opening.

Burglar bars and Security gates and Alarm Systems:

This is a secure environment but allowance has been made for nominal security measures for insurance purposes and should compliment the architectural theme with unembellished wrought iron work to gates and burglar bars.

- All metal work to security bars and gates to be galvanized and painted and should not be highly visible from the street side.
- No external burglar bars will be permitted.
- Architectural devices like shutters are encouraged to provide security to openings in place of burglar proofing. These may be internally fitted where sliding sash windows are not used.

Tiled Roofs:

- Major roofs to be clay or concrete roof tiles from the following ranges;- Marley, Lafarge / Coverland Range.
- Roof colour to be terracotta or green throughout but not limited to the colours.
- Major roofs to be double pitched with slopes between 17° and 20° to guaranty minimum impact on the views of the surrounding home owners.
- Where a major roof is designed as a flat roof the waterproofing to be finished with stone chips (colour to be terracotta or sandstone). Parapet walls, to be used to conceal all flat roofs, to have moulded or corbelled copings that project 300 mm above the finished roofing.
- Verandah and lean to roofs to have pitches between 10° and 17½°. A sheeted or boarded roof must be laid and covered over with the tiles to match the major roofs if the roof pitch is below 17½°, as per roofing manufacturers specifications.
- Small flat boarded roofs with pitches below 10° are permitted to link the major elements.

Thatched roofs:-

- Thatch roofs will not be permitted as with 45° pitch this will have an effect on views.

Rainwater goods and Plumbing:

As part of water preservation all new buildings are to include on site water storage.
A storm water management proposal must be submitted with the design.

- 1 X 5000 L Rain water tank is to be installed per site, to supplement and conserve water. Tanks are to be concealed behind screen walls, planting or a combination of both or buried under ground.
- The rainwater tanks are to be connected to the water supply system of the home.

Chimneys, Fireplaces and Braai's:

- Wood burning fireplaces and braai's will be permitted.
- All chimneys to be within the limits of the height restriction.

Colours and textures:

- Plastered walls to be in keeping with the overall theme and may have a textured and or a smooth finish. No rudimentary rough plasters or fish scale scallops of plaster will be permitted.
- Natural muted earthy or pastel colours be predominantly used..

Decks and Terraces:

- Decks supported on timber columns will be permitted.
- No roofing is allowed to Decks or Terraces if not forming part of the main building.
- Balustrading to decks, terraces and verandahs to be masonry piers or timber posts with infill panels of wrought iron, timber – painted or varnished, powder coated aluminium or any combination of the above.
- Glazing to balustrades will be permitted where glazing occurs behind the balustrading and forms an integral part of the balustrade.

Driveways:

- Driveways may be finished in any of the following:-
 - Brick paving – colours to be approved
 - Precast concrete cobble stones – colours to be approved
 - Imprint paving – colours to be approved

Wash-lines:

- All wash-lines to be kept in an acceptable condition at all times.

Pools:

- Pools will not be permitted.
- Temporary plastic / Pvc lined lattice pools will not be permitted.

Aerials and Satellite dishes:

- Where possible all T.V. aerials and satellite dishes are to be concealed from view from the street and should preferably be contained in the roof space or behind the screen walls of the utility court yards where possible.

Exterior Lighting:

- All exterior lighting to be unobtrusive and confined to the limits of each individual property, with no lighting directed onto any neighbouring properties.

Planting:

A minimum of 3 indigenous shrubs are to be planted on each site to promote natural vegetation. All planting is subject to approval by the Home Owner's Association.

- No exotic plants will be permitted

Building Plans:

Sketch plans and working drawings are to be submitted separately to the GHOA. A nominal scrutiny fee will be payable to the GHOA and is to be submitted with the working drawings. Approval of the plans will not be given without payment of the fee. The amount for the fee will be determined by the Home Owners Association Executive and may be revised without notice.

The preferred format for submissions of the sketch plans is ISO A3 format for ease of handling and filing.

Sketch Plans:

To be submitted in triplicate with 3 copies coloured for approval. The committee will keep one copy for record purposes; the remaining two will be stamped and returned to the person submitting the drawings. One of the approved and stamped sets of sketch plans is to be submitted with the working drawings. No working drawings are to be put to hand until the sketch plans are approved.

The sketch plans are to have the following information:-

- 1:200 Site Plan showing –
 - Site dimensions in metres
 - All building lines and servitudes
 - Levels and contours of the site
 - All buildings on the site, both proposed and existing
 - Adjoining sites with any buildings they may have, if vacant then indicate thus
 - All street names
 - North arrow
 - Setting out dimensions of building relative to the site
 - Driveways, position of street light and drainage
- 1:100 Sketch Plans showing all
 - Floor levels, including lofts, mezzanines and basements
 - All elevations, including boundary walls where applicable
 - All relative sections to describe the construction of the building

Working Drawings:

To be submitted in triplicate with 2 copies coloured for approval. The GHOA will keep one copy for record purposes; the remaining two will be stamped and returned, together with the sketch plans attached, to the person submitting the drawings.

The working drawings are to have the following information -

- 1:200 Site Plan as per sketch plans, but with detailed services and storm water management.
- 1:100 Plans, signed and dated by the owner/consultant showing the following -
 - Room designation including room areas and relevant floor finishes and floor levels

- Doors and windows
- Rain water treatment on plan and elevation
- All openings to be shown on elevations with windows and doors types indicated
- All elevations and sections required to give changes in levels and use of materials
- All stairs with treads and riser heights
- Specifications of roof trusses and roof covering
- Show all ground levels, natural and proposed
- Indicate all cut and fill situations accurately on sections
- Engineer's structural details and certificates

Once the GHOA approves the drawings they are then ready for submission to the Great Kei Municipality for approval. The owner must notify the Committee in writing that the Great Kei Municipality has approved the plans and that he/she intends to start building. Only then may construction commence.

No phasing of construction will be acceptable. Dwellings must look complete and comply with the minimum size requirement of 120 m² of built area when the contractors move off site. Alterations and additions may be affected at a later date to provide additional accommodation e.g. Gazebos. The submission of plans for additions and alterations is to follow the same procedures as for new buildings.

Management of the site during construction:

The maximum construction period for any dwelling is 12 months, from when the contractor takes possession of the site until final completion. No penalty clause will be introduced to develop individual sites from date of purchase.

The various contractors and their staff only may enter the site; they are limited to their construction site and may not wonder around the complex. The main contractor or his site foreman must be on site at all times to oversee the workmen and is responsible for their conduct.

The natural vegetation on the site is not to be disturbed unless approved by the Committee. All site huts storage facilities and site toilets are to be provided on the construction site and must be kept tidy at all times. No litter will be tolerated. Builders rubble is to be contained on site and may not spill over onto the pavements or roads. No concrete or mortar may be mixed on the roads. On completion of each project all rubble and surplus material is to be removed immediately.

Working hours in the complex will be no earlier than 07h00 and no later than 18h00 on normal weekdays, over weekends from 08h00 until 13h00 on Saturdays, with no noisy construction where machinery is used is to be done during this time. No work may be put to hand on Sundays and Public Holidays. Contractors or their staff who contravene these regulations will be taken to task by the Shareblock Manager and may be dismissed from the site.

All drawings are to comply with all relevant SABS codes and both the National and Local Authority's building regulations. This Design Manual is to be read in conjunction with the Home Owners Manual.