



## **BUILDING DESIGN MANUAL**

### **1. PREAMBLES**

#### **1.1 CONCEPT**

The aim is not to re-produce a West Coast Cottage, but rather to create a variety of aesthetically pleasing homes, well suited to modern living, that reflect the architectural style of the area by adapting the features such as dark pitched roofs with parapet gables, white painted plastered walls, and simple (if any) decorations. Typical designs of houses reflecting the design concept are attached hereto as types A to E.

#### **1.2 BUILDING DESIGN STANDARDS**

These requirements are in addition to the regulations and by-laws of the Local Authority and the National Building Regulations. Tarsius Agtien (Edms) Bpk reserves the right to make any additions or alterations to these Standards that, in their opinion, are necessary to preserve the architectural style and harmony of the Development.

#### **1.3 ARCHITECTS**

To maintain the required Standards, all buildings must be designed by a registered Architectural Practice or by a Qualified Designer registered with the South African Council for the Architectural Profession. All building plans are to be approved by the Atlantic Waves Homeowners Association (The Association) on the advice of its appointed Consultant Architect prior to submission to the Local Authority.

### **2. SUBMISSION FOR APPROVAL**

No buildings, walls, fences or other structures may be erected until they have been approved in writing by the Association and approved by the local authority. Four sets of the documentation, signed by the owner, must be submitted.

#### **The requirements of the documentation are:**

All plans, elevations and sections are to be dimensioned and drawn to scale.

**The following minimum requirements must be submitted to the Atlantic Waves Homeowners Association:**

Site and all floor plans; showing building lines; contours; datum level and floor levels; and any proposed excavations, walls, swimming pool, driveway. All elevations of all buildings, structures, walls, gates; the natural ground level; floor and building height levels; material and colour details for roofs, windows, doors, gutters, rainwater down-pipes, columns, poles, awnings.

Sections showing heights of building and natural ground line. Proposed external finishes and colour scheme. Any other information required by the Association or its Consultant Architect.

**2.1 SCRUTINY FEE**

A fee is payable for each submission by the Owner to the Consultant Architect of the Association to scrutinize the documentation. The fee must be paid at the submission of the plans to the Architect.

**2.2 APPROVAL**

The approval or rejection of any proposed building by the Association is final and binding by agreement.

**2.3 POWER OF VETO**

Notwithstanding all aesthetic requirements, Tarsius Agtein (Edms) Bpk keeps the authority to approve or disapprove any Architectural plans that it may consider appropriate or inappropriate for the Atlantic Waves Development.

**2.4 CONTRACTORS**

All builders and/or contractors must be accredited by the Association.

In order to become accredited, the Contractor and the Owner must comply with the following:

- Sign the Builders' Code of Conduct provided by the Association
- Pay the necessary deposit to the Association for new buildings or building alterations as determined from time to time by the board of trustees. These deposits are required in order to safeguard against any possible damage to the Association's property by the building contractor. They will be refunded upon confirmation by the Association's architect that the building work has been completed according to the approved plans and that there is no damage to the property of the Association.

## **2.5 CONSTRUCTION**

All building work once commenced, shall be completed in as short and reasonable time as possible and shall be executed in a workmanlike manner, within a maximum period of one year. All material used to be of good quality. Walls to be constructed of clay brick or cement bricks only. Concrete blocks are not permitted. The site and the surrounding open land must be kept clear of rubbish at all times, to the satisfaction of the Association and/or the Local Authority. Rubbish which might be blown by the wind must be contained and all rubbish must be taken to a recognized tip on a regular basis or when instructed to do so by the Association. The primary dune, including all vegetation on the dune and open space in front of beachfront plots, may not be disturbed under any circumstances, neither during nor after building operations . It is recommended that natural vegetation be stimulated by irrigation. If any of the above conditions are not met to the satisfaction of the Association, then the Association will undertake to do whatever is necessary to rectify the shortcomings at the expense of the Owner.

## **3. BUILDING RESTRICTIONS**

### **3.1 BUILDING LINES**

All building lines as per Local Authority Regulations with the exception of the beachfront erven which have beachfront building lines of 3 meters as prescribed in the approved site development plan.

### **3.2 HEIGHT RESTRICTIONS**

Height restriction of 8m max to centre of roof. (between ridge and wallplate)

### **3.3 SITING OF BUILDINGS**

Owners are requested to liaise with their neighbours when planning their homes. The positioning of their building/s should not unreasonably affect the amenities of nearby properties. For example, servants quarters and entertainment areas should be sensitively positioned and their neighbour's privacy respected. A new building shall take in consideration the existing adjacent buildings and shall be designed to complement them. The Association's decision in this regard will be binding on all parties concerned.

## **4. ACCOMODATION REQUIREMENTS**

#### **4.1 GARAGES**

Each property to have a minimum of one (1) garage and is to be provided with carriage way crossing and completed driveway. An additional on-site parking place is to be provided. Width of garage is to be restricted to two bays on street front.

#### **4.2 OUTBUILDINGS**

Outbuildings must be in the same style and finish as the house.

### **5. AESTHETIC REQUIREMENTS**

#### **5.1 PLAN FORMS**

Plan forms must be rectangular or composite rectangular forms. No round or other shapes will be permitted.

#### **5.2 ROOFS**

All main roofs are to be pitched between a minimum of 35° and a maximum of 45°. Mansard roofs are not permitted. The Association may allow part of the roof to be flat for use as a terrace, or as a link between pitched roof elements. These roofs shall be constructed of timber decking, or reinforced concrete, finished with a suitable waterproofing or timber slats.

All lean-to roofs are to be pitched between a minimum of 5° and 10°

All roofs must have no overhangs and must consist of charcoal coloured small profile corrugated metal sheets.

**Gable ends:** Gables should be simple. No curved or decorative gables will be permitted. Gable ends with parapets must be provided on all roofs.

#### **5.3 EXTERNAL WALLS**

Walls should have plain smooth plastered surfaces and painted white.

Calcrete walls will be considered provided that they are shown on the plans submitted to the Association for approval.

#### **5.4 PLUMBING PIPES**

All plumbing and drainage pipes must be concealed within the walls. Vent stacks should be avoided – use the new vent breather valve (VBV) or stub stack 1 meter high. External plumbing pipes are permissible at ground level provided that they are not visible from the street.

#### **5.5 EXTERNAL DOORS & GATES**

### **Recommended Shapes and Proportions:**

They must be rectangular simple design without curved or triangular fanlights or decoration surroundings such as rusticated quoins or mouldings.

**Door Materials :** Doors must be timber with glass, fielded or flush panels, or vertical or diagonal planking. Steel doors are not permitted. Dark bronzed, white or Charcoal anodized or epoxy coated\* aluminium, natural or painted\* hardwood or White PVC, sliding doors will be permitted.

**Garage Doors:** Must be of a maximum 4880mm wide and in timber or aluminium. The style should be the traditional horizontal, vertical diagonal or chevron planking pattern or panelled.

**Gates:** Gates shall either be of solid timber properly framed and braced with horizontal, vertical or diagonal planking, or of galvanized painted steel of simple design.

## **5.6 WINDOWS**

Window proportions should be either square or horizontal or vertical rectangle and of moderate size. In certain cases they may be joined together provided the vertical emphasis is maintained. Arched or raking heads are not permitted.

**Window Frame Materials:** Timber is recommended. Charcoal, white or Dark Bronze anodized or epoxy coated aluminium or PVC may be used. See colour guidelines. Steel frames are not permitted.

**Glass:** The use of reflective glass or reflective film is prohibited.

**Shutters:** Shutters are optional. External shutters must be able to cover the entire window if closed. Shutters smaller than their windows will not be accepted. Ornamental smaller shutters will be accepted (ie shutters that are permanently fixed to the walls)

**Burglar Bars :** Bars should be of a simple rectangular form placed internally. If possible, they should line up the window mullions. Internally fitted burglar bars are preferred.

## **5.7 COLOUR GUIDELINE**

Door, Gate, Window, Fascia, Barge Board, Balustrade, Stoep Pole, Exposed Timber, etc:

Recommended finishes are sealed natural or dark stained timber or painted White or Charcoal. Colour must be approved by the Association, if varying hues are considered.

## **5.8 CHIMNEYS**

Chimneys are important traditional elements and must be plastered masonry. If possible they should form part of a gable end. No fixed or rotating cowls will be permitted.

## **5.9 YARDS**

All yard walls (kitchen, drying, courtyard) should be plain, plastered bricks or blocks with a simple coping painted White. They must be high enough to provide the necessary screening. All yards must be indicated on the plan. The yard wall can be part of the boundary wall.

#### **5.10 BOUNDARY WALLS AND FENCES**

Only plain smooth plastered walls painted White are acceptable, preferably with the traditional coping. Timber, pole or ranch type fencing, asbestos-cement, facebrick, precast concrete and fancy designed fences or walls are not permitted. The use of barbed, or razor wire is strictly prohibited.

Vibracrete walls will be permitted only on boundaries shared with other plots.

All heights of walls are measured above ground level at all points of the walls. All walls and gates must be shown on the building plans. No palisade fencing or other form of fencing will be permitted. Walls to the side spaces should not exceed 2.1 meters.

#### **5.11 POST BOXES**

No free-standing post boxes are permitted.

#### **5.12 BALCONIES AND TERRACES**

Balconies and Terraces should have clean lines with plain railings. Decorative balustrades, pattern pillars are not permitted.

#### **5.13 SHADE PROVISION**

Traditional style verandas or pergolas are preferred. Canopies and awnings are acceptable if in fabric. Aluminium awnings will not be permitted. Shade netting, where visible, will not be allowed.

Pergolas should be planed timber, natural or painted white, or treated round poles. Columns/piers may also be plastered masonry, painted White.

#### **5.14 AERIALS AND SOLAR PANELS**

Television and radio aerials must be unobtrusive, preferably in the roof-space. No masts, antennae, overhead wires or similar appendages may be visible from neighbouring erven or public spaces, except one TV antennae per erf. Solar heating panels should be flush with the roof and inconspicuous. Pipes must be concealed.

#### **5.15 SIGNS**

Street numbers should be of a simple design, preferably Black on White or White on Black, or Brass on white, Black or natural timber. Maximum height of numbers 100mm and letters 75mm. Display of house names will not be permitted. Architect's and Contractor's boards may only be displayed during the construction period.

#### **5.16 SCULPTURES**

All sculptures visible from public areas or neighbouring properties are subject to the same approval as the building.

#### **5.17 DOUBLE STOREYS**

The height of double storey dwellings must be broken by lean-to roofs or pergolas. The total area of the first floor must be less than the ground floor (ie houses that look like boxes will not be permitted).