

AVONDDANS III

'Country Estate'

ARCHITECTURAL DESIGN GUIDELINES

AVONDDANS RESIDENTIAL HOUSING - ZONE II

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1 INTRODUCTION

Because of the wonderful topography of this particular estate; it seems as if the land opened its heart in a warm welcome, flaunting its beautiful views to each individual site:

The sunrise of the Indian Ocean; Unobstructed vistas to the Eastern and Southern sides; The Bay of Mussels on the Western side; Majestic Outeniqua Mountain Range as a protective hand to the North; and the ever-inviting Great Brak River on the North-East. Avondans is aptly named "Dancing-in-the-Sunset."

The Estate as a whole has the aim to allow for individual expression within the framework of this Architectural Guideline. Great care will be taken to ensure excellent quality work from every spectrum of the building process.

This Design Manual has been compiled to exclude certain inappropriate forms, materials and colours, and should not be seen as a restrictive measure, but rather as a guideline.

The Design Manual is supplementary to the National Building Regulations and the specific requirements of the local authority.

All house designs are to be presented to Avondans for approval prior to any work commencing.

Note: These guidelines are subject to periodical revisions by the Aesthetic Committee only.

2 BUILDING LAYOUT

2.1 Only one dwelling per site will be allowed. The maximum coverage will be 40%. Double storeys will be allowed. On very steep sites, garages and outbuildings may be 'tucked' under the building (this being one of the double floors.) Mezzanine levels will also be allowed.

Note: 'Coverage' refers to the footprint of the building, including garages, outbuildings and roofed verandahs. Terraces with pergolas over are not included.

2.2 Street Boundary

A setback of 5m from the street boundary

2.3 Side/Common Boundary

A merger of 7m with a minimum of 3m on one side

2.4 Other boundaries if any

No building may be placed on any boundary, except with prior written notice from the Avondans 2 Aesthetic Committee.

2.5 Special Permission Granted

Where Avondans 2 permit variations, these are due to specific site conditions which may prevail, and not considered to be general or permanent amendments to the Design Manual.

2.6 Plan Layout

- a) A built form of a composite rectangular forms are permitted.
- b) Secondary enclosed spaces such as lean-to's will be permitted provided they are between major forms and hidden behind high facia. No lean-to will be allowed to be visible from the street boundary.

2.7 Height

- a) On flat or nominal fall sites, double storey houses will be acceptable with a minimum wall plate height of 2.4m and a maximum rooftop height of 8.0m from middle of natural ground level.
- b) Mezzanines or 'rooms in roofs' will be allowed provided that 70% of habitable rooms beneath such spaces have a minimum floor to ceiling height of 2.4m.

2.8 Garden retaining walls must be either concrete walls clad in sandstone or plant-able Loffelstein-type walls. The height may not exceed 2m

3 ROOFS

3.1 Main roof structure

- a) Only double pitched cement tile roofs between 20 - 25 degrees are acceptable to main roofs.
- b) Roofs will be checked for leakage 12 months after handover to extend guarantee.

3.2 Secondary roof structures

- a) Concrete roof slabs with corbelling could also act as coverage between main roofs.

3.3 Garage roofs

- a) Garage roofs may form part of the main buildings roof or be a flat roof concealed behind a parapet. The height of such flat roofed garages are not to exceed 3.5m.

3.4 Materials and colour

- a) Only cement tiles will be allowed to all main roofs (LaFarge Coverland Castillian Range.)

Note: All tile roofs to have under-tile damp-proof-course.

- b) All lean-to roofs are to be Fielders Zinkalum sheeting. Alternatively waterproofed reinforced concrete roofs may be used.

3.5 Roof windows

- a) Ridge-like windows will be allowed.
- b) Solis-type roof windows set into the same plane of the roof will be allowed.
- c) Special oversized roof windows must be presented in the design before acceptance.

3.6 Rainwater gutters

- a) All visible gutters to be sandstone O.G. profile 'watertite' or similar approved.

3.7 Chimneys

- a) All chimneys to be constructed from plastered brick wall with a variety of corbel-detail on top.
- b) All chimneys to have an approved spark arrestor installed.
- c) All chimney heights to be 1m from roof tile level.

3.8 Pergolas

All Pergolas to be out of selected hardwood and must be structurally sound.

3.9 Awnings

No awnings to street elevation - colour to compliment building.

4 EXTERNAL FINISHES

4.1 External Walls

- a) A minimum of 270mm stretched cavity wall with approved spaced weep-holes.
- b) Wall finishes will include smooth plaster with "Cemcoat" waterproof smooth paint finish.

5 WINDOWS & DOORS

5.1 A standard set of windows will be used.

5.2 Cottage pane windows will be allowed.

5.3 Only well proportioned sliding / double - doors on external walls.

5.4 Proportioned "gun-port" windows to complement the overall design.

5.5 All windows are painted or varnished externally. Frames to be Dark brown, to approval. Colour of varnish Imbuia.

5.6 The use of dark bronze powder coated aluminum frames in the same proportions as timber frames will be considered.

- 5.7 Double or single French glazed doors with solid fielded panels below.
- 5.8 Special designed Entrance doors will form part of the overall design and will be subject to prior approval.
- 5.9 No sliding doors to street elevations will be permitted.
- 5.10 Single or Double garage doors will be allowed; and are to be either slated timber tip-up, fielded panel or timber sectional overhead. No decorated doors. Finish: Oil based.

6 BOUNDARY FENCES

- 6.1 Only 230mm thick boundary walls are to occur on street and side boundaries. They are to be a maximum height of 900mm for the street boundary and 1800mm for the side boundaries. Sandstone walls will be proposed. No pre-formed concrete walls will be allowed.
- 6.2 Fencing-only will be enforced along the outer perimeter.
- 6.3 Front gates to be 900mm high and made out of selected hardwood—slated.

7 DRIVEWAY, PORTE-COCHERE, AND VISITOR PARKING

- 7.1 Driveways are to be either paved in brick-pavers, cobbles or “grass-blocks.”
Maximum width of a driveway is 3.5m.
- 7.2 Porte-Cochere will be allowed—but only one entrance per site.
- 7.3 No visitors will be allowed to park in street reserve area. Parking must be on each site.

8 SWIMMING POOLS

- 8.1 Swimming pools not allowed onto boundaries—1m setback.
- 8.2 All pumps to be inside pump rooms.
- 8.3 All swimming pools must conform to National Building Regulations.

9 OTHER BUILDINGS

Outbuildings are acceptable provided that they do not exceed 35% of the size of the main dwelling. (Outbuildings will still fall under the maximum coverage area of 40%)

10 LANDSCAPING

All landscaping from owners must be approved by Avonddans. No trees or other vegetation to block neighbour's views.

11 SERVICES

- 11.1 All sewer pipes to be concealed in cavities or ducts within the wall plane. Vent valves to be as discreet as possible.
- 11.2 Air conditioning condenser units to be installed at ground level only, and concealed from view behind a screen wall minimum 1.2m high or on top of concrete roofs - also to be concealed.
- 11.3 House number and style will be determined by Avonddans.
- 11.4 Drying yards and refuse bin areas to be concealed behind 1.8m high screen walls.

ARC-TEC STUDIO

AVONDDANS ESTHETICAL COMMITTEE

DATE:

PLACE: