DESIGN GUIDELINES

December 2020

Oribi Ridge

Design standards guide
to be implemented by
the Homeowners Association

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INTRODUCTION

Oribi Ridge is a compact residential development offering high quality homes within the Parklands area. Located at the intersection of Ridge Road and Steenbok Street, the development with it's clean, modern aesthetic and attention to detail is uniquely distinctive in the area.

The development footprint of each erf is determined by its location. Several standard house types were custom designed to fit the requirements of the individual erven. These are the only house types that will be allowed to be built on the property.

In terms of architecture, oribi Ridge distinguishes itself from the rest of the typical developments by a clean, contemporary aesthetic.

By using double storey structures, building footprints are reduced to the minimum, allowing for more space around the houses.

PURPOSE OF THE GUIDELINES

The purpose of the Design Guidelines is to provide the Homeowners Association with a framework within which alterations and additions can be designed to a harmonious style and integrated aesthetic standard.

Alterations and additions to the built structures during its lifetime is a reality, and in order to protect the investment of each individual property owner, certain controls are to be established in the adjudication of any future proposed changes.

It is acknowledged that, for the purposes of a document such as this, all possibilities cannot be foreseen. However, in order to formalize a response to future requests for approval of changes, this document intends to be not only a basic guideline both in terms of specifics, but also in terms of establishing procedures for the adjudication of proposals.

To this end, building forms and materials have been stipulated to promote a sense of uniformity, but at the same time to allow a great variety of spatial relationships to be developed within the community living context.

1. BASIC CONDITIONS

- All homeowners are bound to compliance with these guidelines by virtue of their membership of the Oribi Ridge Homeowners Association, as the case may be. (Hereafter called the HOA).

- The HOA will establish a Design Review Committee under guidance of a Controlling Architect, nominated from time to time, to assess and recommend for approval.

- No building structure may be built unless the architectural design is compliant to these guidelines and has been approved by the HOA or its nominated architects.

- Only professionals registered with the South African Council for the Architectural Profession (SACAP) may submit design proposals for approval.

- Axion Architects of 11 Grange Road, Oakwood Estate, Pinehurst, Cape Town (tel. (021) 914 8870; e-mail: info@axionarch.co.za) has been appointed by the HOA to act on its behalf with approvals of design proposals.

- A plan scrutiny fee, as agreed between the HOA and the nominated architects, is payable by the applicant to the nominated architects for this service.

- All future building alterations by a homeowner is subject to the criteria and procedures established within the Design Guidelines.

- All plans are to be submitted to the HOA via the nominated Architect for scrutiny by the Design Review Committee (DRC) prior to submission to the Local Authority. The Local Authority

shall not accept any building plans unless stamped and signed by the authorized representative of the HOA.

- Amendments to these Design Guidelines to amend provisions or clarify subjects not previously covered, may be made by the HOA. These amendments will not be retroactive and will be at the sole discretion of the HOA.

- In matters where the Design Guidelines do not address a design proposal, or a difference of opinion regarding interpretation exist, the nominated architects shall make a ruling which will be binding and final.

- The nominated architects may request any such changes in design or site layout that, in their opinion, is required to preserve the planning, architectural and environmental objectives of the development.

- No deviation from the approved plans will be permitted during construction. Deviations must be approved by the nominated architects first.

- The HOA shall be entitled to enforce rectification of any such deviations from the approved building plans, where such deviations, in the opinion of the nominated architects, detract from the intentions of these Design Guidelines.

- Any application for waivers of any statutory requirements, should first meet with approval of the nominated architects.

- Time limits have been set for the completion of construction.

- The Design Guidelines is supplementary to the National Building Regulations and requirements of the Local Authority.

- Building contractor activities will be subject to control.

- All consultants' boards to be as per the standard described in the South African Institute for Architecture Practice Manual.

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2. BUILDING ENVELOPE

The building envelope consist of the main dwelling structure, which is defined as the primary structure, with attachments to the primary structure, which is defined as minor structures or abutments.

Minor structures or abutments will refer to verandahs and "lean-to's". Abutments may have flat roofs, which will be defined further in this document.

All extensions or alterations are to be contained within the existing building footprint.

2.1 Primary Structure
A primary structure may be extended within the footprint of the existing dwelling.

Any extension of the primary structure must follow the architectural language of the existing dwelling.

2.2 Abutments
Abutments are rectangular extensions to primary structures. Abutments must be dimensioned as described further in this document.

3. BUILDING DIMENSIONS

3.1 Building Width
No change allowed from original footprint.

3.2 Building Height
3.2.1 Primary Structures
Double storey, with no floor-to-floor height or floor-to-ceiling height to exceed that of the original structure.

At double storey buildings the height may be "softened" and screened by single storey structures, and/or by secondary structures such as pergolas, balconies with roofs, verandahs or stoeps.

3.2.2 Height of Abutments
An abutment roof must be lower than the roof of the primary structure to which it attaches. An abutment may not be covered by the primary structure roof and must have its own roof at a minimum pitch, matching the existing, or alternatively a flat roof.

4. ROOFS

4.1 Roofs to Primary Structures
The roof pitch must match existing roofs.

Fascias and barge boards are to match existing.

4.1.1 Roof material for Primary Structures
To match existing.

4.1.2 Conservatory Structures
Conservancy structures are not allowed.

4.1.3 Gutters and Downpipes
To match existing.

4.2 Roofs to Free Standing Buildings
No free-standing buildings allowed.

4.2.1 Roof material for Flat Roofs
The following materials may be considered:

- Metal roof sheeting with pre-painted finish to match existing.
- Reinforced concrete with waterproofing and crushed stone chip.

4.3 Roofs to Abutments and Verandahs / Stoeps
The roofing material must be identical to the roofing material of the primary structure to which is attached, inclusive of the pre-painted finish. Flat roofs with a pitch of between 1º and 8º may be used.

5. UTILIZATION OF THE ROOF SPACE

The provisions of these guidelines do not lend themselves to the utilization of the roof space for loft spaces and this is discouraged.

5.1 Roof lights
Roof lights are to be set into the plane of the roof.

Roof lights must be the same size where more than one is used in the same plane of the roof.

5.2 Skylights
Skylights will be considered under the same conditions a roof lights.

6. BALCONIES

A balcony must:

- Not have a lean-to verandah in front of the balcony at ground level.
- Not be deeper than the available footprint of the building below, subject to privacy implications on neighbours.

A Romeo and Juliet balcony must be flush with the face of the wall on which it is located and may not exceed 3000mm in width. A handrail must be fixed onto the side and bottom of the opening. This provision is subject to building lines and privacy of the adjoining properties.

Balconies may not be created on garages, linking elements and abutments, unless the garage or abutment conforms to the restrictions allowed for balconies as described in this document.

The sliding door and glass frames, in a vertical direction, should be centered on the centre line of the balcony posts / supports and match the proportions, materials and colours of the existing development.

7. BALUSTRADING

All new balustrades are to match the existing balustrades in the development.

8. COLUMNS

Columns are to match the existing.

8.1 Verandah and Pergola Columns
No historically stylistic detail will be allowed.

Columns should generally be sleek and modern in appearance and match the style of the development.

Pergola trellis battens / poles must be densely spaced and no opening between battens may be wider than 300mm. Finish may be varnished / natural or painted to match charcoal grey.

8.2 Columns supporting balconies
No arches over columns are permissible, only a straight horizontal line may join the top of two adjoining columns.

9. GARAGES AND CARPORTS

When a garage faces the street, a pergola or carport may to be built in front of the garage for the full width of the garage. This pergola may not be less than 1000mm deep.

No ornate paneled garage doors will be allowed. Garage doors to match window and door colours of the primary structure.

Carports may be considered if well motivated in the context of the site. No visible shade nets allowed.

10. PARKING

Every erf must provide off-street parking for at least two vehicles, including garage parking.

11. BUILDING PLATFORM

No changes to the building platform allowed.

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12. RETAINING STRUCTURES

No single retaining structure to exceed 500mm in height.

No stacked retaining systems are allowed.

13. BUILDING COVERAGE

Building coverage varies from property to property.
No building outside the existing footprint allowed.

14. BUILDING LINES

Refer to “Balconies” for restrictions pertaining to the distance allowed between balconies and boundaries.

Building lines are as per the existing building footprints and are not to be exceeded.

15. BOUNDARY WALLS

15.1 General
Boundary walls and fences form a cohesive part of the built form. It is an extension of the structures on each site and act to create cohesion and continuity, by connecting to structures.

No enclosure of the buildings on the internal street boundary allowed.

Walls not built on an actual boundary line, but which fulfill the function of a boundary wall in relation to a boundary, are deemed to be boundary walls for the purposes of this document.

15.2 Internal Street Boundary Walls
Bland streetscapes with walled, enclosed maze-like erven are highly undesirable. No internal street boundary walls are allowed.

15.3 Side Boundary Walls / Fences
To match existing.

15.4 Back Boundary Walls / Fences
The same rules apply as for side boundary walls and fences.

15.5 Existing Estate Perimeter Wall
No alterations to existing perimeter wall by individual homeowners allowed.

16. BUILDING COVERAGE

Existing coverage is not to be exceeded, excluding pergolas or verandahs.

17. CARAVANS, TRAILERS AND BOATS

No permanent open on-site parking caravans, trailers and boats allowed.

Parking for the above must be accommodated in garages and may not be visible from outside an erf.

18. GATES

To match existing.

19. EXTERIOR WALLS

External walls must be plastered and painted to match existing.

20. WINDOWS

Windows must have similar proportions to existing and material and finish to match existing.

Coloured glass is not permitted and if Solarshield or similar windows are used, the tint in the windows must be grey.

No mirror glass will be allowed.

Only internal burglar bars will be considered and must have a horizontal nature, and must be painted charcoal grey.

21. DOORS

Doors must match existing in proportion, material and finish.

Trellidoor or other expanding metal security doors will not be allowed externally. Where used behind sliding doors it must be finished charcoal grey.

22. SHUTTERS

No shutters allowed.

23. AWNINGS

No awnings allowed.

24. CHIMNEYS AND BRAAI'S

The design of chimneys to match existing.

The highest point of a chimney may not be more than a maximum of 1000mm above the ridge line of a roof.

Braai's may form part of a side boundary wall.

Chimney cowls are allowed and must be in a rectangular shape, turbo type.

25. SWIMMING POOLS

A swimming pool, or pool deck, may not be built-up, above the natural ground, higher than 200mm.

Above ground pools ("Porta Pools") are not permitted.

A swimming pool may not be drained into the landscape. Water must be pumped into the storm water system.

Pool filtration systems and pumps must be screened with either a masonry or sandstone wall.

26. SERVICES

26.1 Television Aerials and Satellite Dishes
Television aerials and satellite dishes must be fitted below the primary structure eaves line.

Satellite dishes must be of a white composite material.

Radio HAM aerial structures will not be allowed.

26.2 Sewer-, Vent- and Air-conditioning Pipes
These must be concealed in vertical ducting within the wall plane of the building. No exposed pipe work will be permitted.

26.3 Telephone and Electrical Cable Reticulation
No overhead masts or wires are permitted.

26.4 Air-conditioning Condenser Units & Heat pumps
These must be located in a service yard. If this is not possible, the units may be installed against exterior walls at ground level, and the top of the units may not exceed 1200mm above ground level. They must be screened by a surrounding brickwork or sandstone wall with a finish to match the exterior wall to which it is attached.

Window mounted air-conditioning units are not permitted.

26.5 House Numbers
House numbers may not be larger than 75mm high and 60mm wide.

26.6 Gas Cylinders, Refuse Bins and Clothes Lines
These must be located within service yards.

26.7 Solar Heating Hot Water System Panels
Combined tanks and solar panels are not allowed. Remote tank and solar panels must be used. Any remote equipment must be located within the house structure, or within service yards.

26.8 Rainwater Tanks
The size, siting and type of all rainwater tanks will be subject to review.

27. EXTERNAL LIGHTING

External lighting in bollards or on masts may not be higher than 1200mm above ground level.

External lights on walls may not cause glare in adjoining properties.

Motion triggered security lights will not be permitted.

No coloured bulbs or glass to light fittings is permitted.

28. LANDSCAPING

Waterwise landscaping is encouraged.

Hard landscaping surfaces, i.e. brick paving, tiling, etc. around houses will not be permitted to cover the entire site. Cumulative paving shall not cover more than 25% of each erf's un-built area and a minimum of 25% of each erf must be soft landscaping.

No temporary structures are permitted within an erf garden, including wendy houses.

All gardens are required to be always kept tidy, and all erven upon which no structures have yet been built must be kept mowed.

29. PRIVACY AND NOISE

The guidelines cannot guarantee visual privacy. It is important that individual property owners ensure that proposed alterations are designed in a manner which respects the need for private outdoor space for neighbouring owners.

Good neighbourliness requires noise levels to be kept low by individual households.

30. DRIVEWAYS

No changes allowed.

31. POST BOXES

Post boxes are provided.

32. PETS

Poultry, pigeons, aviaries, wild animals or livestock may not be kept as pets.

33. COLOURS

All surface for painting must be properly prepared.

Plastered exterior walls, including boundary walls and columns, are to be painted may be painted to match the existing colour scheme.

Chimneys must be painted to match the walls of the house.

34. BUILDING PLAN SUBMISSION

Proposals must be submitted firstly as a sketch design and only if approved, thereafter as a working drawing.

34.1 Sketch Plans

The sketch plan documentation, including the completed application form, must be submitted to the nominated architects.

The scrutiny fee for sketch plans is R1 000.00. Payment to the nominated architects must accompany each submission.

34.2 Working Drawings

The working documentation must be submitted to the nominated architects in Pdf format.

The scrutiny fee for working drawings is R1 000.00. Payment to the nominated architect must accompany each submission.

The local authority will not accept any drawings for submission if it has not been approved and stamped by the nominated architects prior to submission.

Allow two weeks for each approval.

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34.3 Information required on sketch plans and working drawings

The following information is required on sketch plans and working drawings:

- Contour base plan with 500mm contours, if applicable;
- Permissible coverage and actual coverage in terms of square meterage;
- A north sign;
- An erf number;
- A roof elevation;
- A site plan;
- Floor plans;
- Four elevations at least;
- Sections indicating the original natural ground line and intended ground lines;
- Position and material of hard landscaping;
- Building lines;
- Location and details of retaining structures (on working drawings only);
- Drainage plan (on working drawings only);
- Finishes with colours;
- Outbuildings with plans, sections and elevations.