

ANNEXURE “B”

SANDY POINT ESTATE ARCHITECTURAL DESIGN MANUAL

The object of these architectural design parameters is to achieve a cohesive design within this development, and at the same time ensure that the architecture is sympathetic to the area by adapting design features common to the West Coast.

1.1 Building Design Standards

The following requirements are in addition to the regulations and By laws of the Local Authority and the National Building Regulations which must at all times be complied with. The developers reserve the right to amend these standards as may be necessary to preserve the architectural style and harmony of the development.

1.2 Architects

To maintain the desired standards, all buildings must be designed by a Registered Architect or by a Qualified Designer who is registered with the South African Council for the Architectural Profession.

The following practice is recommended by the Developer:

Rick Granville Architect Tel. 082 6660660 Fax 021 856 0622

All proposed development is to be approved by the Developer or his appointed agents (Rick Granville Architect) prior to any building work commencing.

1.3 Plan Approval Procedure

Three sets of the sketch plans or working drawings signed by the owner must be submitted to the Agent as follows:

The drawings must be to scale and dimensioned and must include the site plan, plans of all levels, elevations and sections. Building lines, datums, floor levels, heights, natural ground levels and excavations must be shown together with Colours and materials for roofs, windows, doors, gutters, fascias, pergolas, handrails and awnings for all the buildings on the stand..

All areas of site and floors together with coverage and bulk calculations must be shown.

Any other information deemed to be necessary by the Developer or his agents

1.4 Scrutiny Fee

A fee is payable for each submission to the Agent to scrutinize the documentation. This fee is based on the time charge for two hours by a Principal of an Architectural Practice as recommended by the Institute of South African Architects, and must accompany the submission. Once written approval has been given in the form of an endorsement on the plans, working drawings may be prepared for submission to the Agent for final approval and then plans can be submitted to the Local Authority.

A building Deposit of R3000 must be submitted to the Homeowners Association before building commences which will be refunded after completion provided all rubble has been removed and there is no damage to common property.

1.5 Power of Veto

Notwithstanding any aesthetic requirements, the Developer retains the right to approve or disapprove any plans that they may consider appropriate or inappropriate for this development. The approval or rejection of any proposed building by the Agent or the Developer is final and binding by agreement.

1.6 Contractors

A list of Contractors is available from the developer. All Builders and or Contractors must be approved by the Developer or his Agent.

1.7 Construction

Construction, once commenced, must be completed within one calendar year in a workmanlike manner and with the minimum disruption to the surrounding owners.

The site and surrounding land must be kept clear of rubbish at all times and any materials which may be displaced by the wind must be covered while the contractor is not on site.

The contractors working hours are between 06h00 and 18h00 on weekdays and 06h00 and 15h00 on Saturdays. No work is to be done on Sundays and public holidays.

All buildings, structures and walls are to be built strictly in accordance with the approved plans, and will be inspected periodically for compliance.

The primary dune, including all vegetation on the dune and in front of the beachfront plots may not be disturbed under any circumstances either during or after building operations.

All site huts, stores and rubble are to be removed, Kerbs, pavements (and any surrounding stands if affected) are to be reinstated to their former condition at the completion of the contract.

If any of the above conditions are not met the Developer reserves the right to perform any rectification at the Clients expense.

2 BUILDING PARAMETERS

2.1 Building Lines

4.5 metres from all road boundaries, 1.5 metre side boundaries 3 metres from back and 5 metres from sea boundaries. Garages may be built up to the side boundary only with the consent of the surrounding owners, but no structure including foundations must encroach over the boundary nor must any rainwater discharge into the adjoining property.

2.2 Height Restrictions

The height restriction for all buildings on the beachfront is 7 metres measured from the average level between the rear boundary pegs. The rear boundary for these purposes is the boundary parallel to the sea and furthest away from it. The remainder of the buildings in the development have a 8 metre height restriction. A Height Certificate is required from a Registered Land Surveyor. Chimneys are permitted to project a maximum of one metre above the ridge of the building.

2.3 Siting of Buildings

In order not to unreasonably affect the amenities of nearby properties, owners are requested to liaise with their neighbours when planning their homes, to preserve privacy and complement each other especially with regard to Servants Quarters and Entertainment Areas. To facilitate this plans where available will be able to be viewed at the office of the Developers Agent. Any decisions made by the Developer or his Agent in this regard will be binding.

2.4 House Sizes

Habitable areas of houses are not to be less than 120sq. m. This excludes garages, stores etc.

2.5 Outbuildings

Outbuildings must be designed in the same style and finishes as the main house.

2.6 Ancillary Buildings

No prefabricated garages stores or wendy houses are permitted except during construction.

2.7 Garages

Each property is to have at least one garage and one on site parking bay with paved driveway to road and carriageway crossing. Maximum width of garage is two bays on street frontage.

3 AESTHETIC REQUIREMENTS

3.1 Plan forms

Plan forms must be primarily rectangular or composite rectangular. No round or other shapes will be permitted, but shallow curves on balconies will be permitted.

No buildings on stilts, log cabins, timber houses or A frame houses will be permitted.

3.2 Roofs

Roofs are to be pitched between 25 and 45 degrees, and flat roofs to a maximum of 40% of the roof area are permitted as observation decks or links between elements. Mansard roofs and half hipped gables are not permitted.

Gable ends should be simple with no curves on parapet, and hipped gables are allowed.

Roof materials:

Permitted – Slate (natural stone)

Thatch

Concrete tiles, Black, dark grey and white or ivory only and profile to be approved

Fibre cement, bituminous and concrete shingles

Not Permitted – IBR sheeting

Steel Tiles

Corrugated iron

Corrugated asbestos

Foam concrete

Thatched Roofs

All thatched roofs are to be fitted with a fireproof blanket such as Glasstex or treated with a flame retardant approved by the CSIR . This will limit collateral damage in the event of a fire and reduce Insurance premiums.

All Thatch roof dwellings must also have a fire hose reel and a roof ridge water sprinkler system fitted.

Hipped Roofs

If hipped gables are used, the overhang must be at least 450mm all round unless corbelled mouldings are used on the wall in which case the overhang must be a minimum of 200mm.

Roof Colours

Natural grey slate, Natural thatch, Dark grey or black tiles or shingles. White or Ivory tiles

Overhangs

An overhang of 450 mm all round is recommended.

3.3 External Walls

Walls should have plain smooth plaster and be painted or finished White

Walls are to be constructed in clay bricks or concrete bricks only.

Precast concrete, concrete blocks, timber, plastered straw and its derivatives are not permitted.

Due to problems with poor plaster work the Developer will permit a fine stipple plaster slightly flattened with a wooden trowel or Tyrolean stipple plaster provided a sample panel is first provided for inspection.

Arches, Quoins and plaster relief lines will be considered on special request.

3.4 Plumbing Pipes

No plumbing pipes may be visible on the external walls.

3.5 External Doors and Gates

Doors can be in timber, Dark Bronze or Black Aluminium, or White PVC. No steel doors are permitted, but Stainless Steel detailing is permitted.

Timber doors should have glass, fielded or flush panels, or vertical or diagonal planking.

Garage Doors must be maximum 4880mm wide in timber or glass fibre, with horizontal or vertical planking .

Gates are to be either solid timber framed ledged and braced with horizontal or vertical planking or galvanized and painted iron bars of simple design.

3.6 Windows

Window proportions should be square or vertical rectangle of moderate size, but windows can be joined provided the vertical emphasis is maintained.

Materials are as per doors and steel frames are not permitted.

Glass: The use of reflective glass or reflective film is not permitted.

Shutters: External shutters may only be used if they are of sufficient size to cover the window.

Burglar guards: Only internal burglar guards are permitted with a simple rectangular design, and white "Trellidor" internal collapsible guards on sliding doors.

3.7 Colours

Doors, Gates, Windows, Fascias, Barge boards, Timber or steel verandah columns and exposed timber can be finished as natural or stained timber or painted black, white or dark green.

Balustrades are also allowed in stainless steel.

3.8 Chimneys

Chimneys are an important element of the traditional architecture of the area and must be made in rectangular plastered masonry, and preferably forming part of the gable end. All chimneys of open fires and braais must be fitted with stainless steel gauze spark retarders. Chimneys of thatched houses must be higher than the ridge.

3.9 Yards

All yard walls (kitchen, drying and courtyard) should be plain plastered brick with a coping and painted white. Maximum height permitted is 1.8m. All yard walls must be indicated on the plans.

Screening walls : External Kitchen, toilet, bathroom or servants quarter doors must be screened with a wall. Dustbins, washing lines, gas bottles, caravans and storage areas must not be visible from roads, parkland areas and other stands.

3.10 Fencing and Flower Boxes

Only plain smooth plastered walls painted white are permitted with a simple coping. Timber, pole or ranch type fencing, asbestos cement, precast concrete panels and the use of razor or barbed wire are not allowed.

No external boundary walls or gates are permitted to be higher than 1.2m with the exception of Kitchen yards, drying yards or entertainment areas where the height can be 1.8m.

All heights of walls are measured from ground level, and all walls and gates must be shown on the plans submitted for approval with their heights.

3.11 Post Boxes

No free standing post boxes are permitted. Boxes must be integrated into walls gates or other Elements.

3.12 Shade Provision.

Traditional style verandahs and pergolas are preferred. No aluminium canopies or Awnings are allowed.

Shade netting will not be allowed.

Retractable awnings will be considered subject to approval only.

3.13 Aerials and Solar Panels

One TV antenna is permitted per erf, and it must be fitted as unobtrusively as possible, preferably in the roof space.

Solar heating panels must be fitted flush against the roof surface and the pipes must be concealed.

3.14 Signs

Street numbers must be 100mm high and mounted on a wall or gate post.

3.15 Sculptures

If visible from the street or public areas these will have to be approved by the Developer.

3.16 Boardwalks

Beach front stands are encouraged to erect boardwalks to access the beach but these will have to be approved by the Developer and conform to the following specifications :

Material : Good quality treated timber poles, beams and planks.

Width : 1200mm planks 155mm wide and 55mm thick

Height : Between 300 and 400mm from natural ground level.

Poles : Poles are to be planted with minimum disturbance to vegetation at 1.5m intervals.

Screws bolts nuts and nails must be either stainless steel or galvanised.

4 DEFINITIONS

4.1 Local Authority

The Saldanha Bay Municipality. Private Bag X12 Vredenburg 7380. Tel 022 701 7000

4.2 Developer

Sandy Point Beach Properties (Pty) Ltd

4.3 Client

The purchaser of an Erf in the development.

4.4 Approved Drawings

The Drawings after approval by the Developer or his Agents and the Local Authority and suitably endorsed as such.

4.5 Agents

Registered Architects that are appointed by the Developer to scrutinize and approve drawings.

4.6 Building

Any development including site works or alterations to external colours or finishes being erected or completed within the development.

4.7 Home Owners Association

The Association which will be formed by the property owners within the development.

**ARCHITECTURAL
AND
LANDSCAPING
DESIGN
GUIDELINES**

**FOR
SANDY POINT ESTATE
ON LOTS 4/474 and 2102
ST HELENA BAY**

**RICK GRANVILLE
ARCHITECT
rickgranville@absamail.co.za
082 6660660
021 8560622**

Revised Edition April 2009