

Architectural Requirements

(Annexure B)

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2.1 PROCEDURE TO BE FOLLOWED FOR THE APPROVAL OF BUILDING PLANS [also applicable to future additions & alterations]
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2.1.1 THE APPROVAL PROCESS

A three stage building plan approval will be employed in order to ensure that aesthetic and functional standards are maintained in Caribbean Beach Club.

2.1.1.1 STAGE 1

Site development plans, and sketches of both the proposed floor plans and the elevations of the buildings shall be submitted to the CBCHOA for its consideration of the conceptual design principles at its regular meeting. The stage 1 plans shall be accompanied by a scrutiny fee of R1,500.00

2.1.1.2 STAGE 2

Detailed design drawings shall be prepared so as to comply with the conditions of approval issued by the CBCHOA in respect of Stage 1 plans. These Stage 2 drawings shall also be submitted to the CBCHOA for its consideration. Where alterations or amendments are required these too shall be shown on revised drawings.

2.1.1.3 STAGE 3

After detailed drawings have been approved by CBCHOA the approved drawings shall be submitted by the owner to the Madibeng Local Authority for its considerations.

2.1.1.3.1 On receipt of the Madibeng Local Authority's approval of their building plans, applicants may proceed with the construction of the building according to the building by-laws, standard building regulations and approved building plans, and after completion and the security procedures required for each builder.

2.1.2 SUBMISSION OF BUILDING PLANS:

Building plans should be submitted to the CBCHOA and be accompanied by a cheque for R10,000.00 made out the CBCHOA in respect of scrutiny fees, Water & Electricity Connection fees, Electricity and Sidewalk deposits. After approval by the CBCHOA and its architect they should be submitted to the Building Control Officer of the Madibeng Local Authority.

2.1.3 SIDEWALK DEPOSITS:

2.1.3.1. As mentioned above, a deposit of R10,000.00 shall be paid by each applicant to cover costs or re-instating public sidewalks where the owner / building contractor failed to:

- Replant grass and/or trees damaged or destroyed during building operations; and/or
- Remove rubble or rubbish left on the sidewalks or adjoining vacant erven.

Owners are must ensure that building operations are organized so as to eliminate the unsightly dumping of material on the sidewalk (see 2.7 and its sub-clauses)

The sidewalk deposit or unutilized portion thereof will be refunded to the applicant upon request to the CBCHOA on completion of the building construction and when not required to cover the cost of clause 2.1.3.1, and after receipt by the CBCHOA of a certificate issued by the architect or person who prepared the plans confirming that the house “as built” is in accordance with the plans approved by the CBCHOA.

<u>Summary of Fees and Deposits:</u>	Water & electricity connection fee	R2,200.00
	Electrical Deposit	R1,000.00
	Sidewalk Deposit	R10,000.00
	Scrutiny Fee	R1,500.00
		R14,700.00

2.1.4 COPIES REQUIRED:

Two copies of the sketch plans and four copies of the working drawings shall be submitted to the CBCHOA for approval. One copy will be retained by the CBCHOA for its records, and the other three returned with a stamped approval and/or comments to the applicant for submission to Madibeng Local Authority.

Note: Once the plans have been approved by the Madibeng Local Authority, a copy of the signed approval certificate is to be lodged with the CBCHOA.

2.1.5 INFORMATION TO BE PROVIDED ON DRAWINGS SUBMITTED FOR STAGE 1 APPROVAL:

2.1.5.1 Site development plans

- Parking areas [visitors, open & covered parking];
- Open spaces [e.g. laundry yards, private gardens and landscaped areas];
- Existing trees;
- Positioning of all buildings [different buildings must be easily identifiable];
- Contours showing the Natural Ground Level [NGL] prior to the excavation or earthmoving on the erf];
- Building lines and other restrictions;
- Storm water management;
- Area Schedule: Stand size
 - Building (house etc.) areas
 - Permitted coverage
 - Actual coverage
 - Permitted F.A.R. (Floor Area Ratio)
 - Actual F.A.R.
- Cadastral information [i.e. boundary dimensions, north point, etc.]
- Drainage (waste water) pipes.
- Dimensions to the nearest building on adjacent erven;
- Ground contours;
- Erf numbers of the adjacent erven to the property;
- Trees that are to be removed;
- Any additional information as required by NBR’s (National Building Regulations).

2.1.5.2 Elevations:

All proposed elevations of both main and outbuildings shall be provided. The elevations shall give a clear indication of exterior treatment of buildings, the materials to be used and the colours of roofs and walls, including all perimeter walling/fencing.

2.1.5.3 Floor Plans:

Detailed floor plans of all separate levels shall be provided and shall indicate the proposed use of each room.

2.1.5.4 Size of plans:

All sketch and site development plans shall be submitted on a maximum of A1 size paper to a (min) 1:100 scale. Small scale locality site plans shall be (min) 1:500 scale.

2.2 TOWN PLANNING CONTROLS

2.2.1 GENERAL:

The restrictions set out below are in addition to any restrictions imposed in terms of conditions of Title Deeds, town planning schemes or national or any other building regulation. Notwithstanding that any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans or improvements within the Estate shall be at the sole discretion of the CBCHOA. Similarly, compliance with restrictions imposed by the CBCHOA shall under no circumstances absolve the owner from the need to comply with restrictions imposed by third parties, nor shall the CBCHOA approval be construed as permitting any contravention or restrictions imposed by any authority having legal jurisdiction.

2.2.2 DENSITY:

The number of dwellings that may be erected on a stand shall not exceed the maximum density permitted in terms of the Town planning scheme, provided that the CBCHOA may at its sole discretion be prepared to support an application to increase the maximum density in certain circumstances.

2.2.3 COVERAGE:

The maximum F.A.R. (floor area ratio) shall not exceed 0.6 [naught point six]

Single storey dwellings – the CBCHOA will generally support applications to the Madibeng Local Authority to increase the coverage for a single storey dwelling from 50 to 60%. The objective is to encourage the construction of single storey rather than double storey houses in the Estate.

Double story buildings – the ground coverage of double storey dwellings shall not exceed 40% [forty percent] of the area of the stand. The area of the upper storey shall not exceed 50% [fifty percent] of the actual built area of the ground floor.

2.2.4 HEIGHT RESTRICTION:

No more than 2 storeys shall be erected vertically above each other, nor shall the height of any part of the structure exceed 8.5 [eight point five] meters above natural ground level vertically below that point.

2.2.5 BUILDING LINES:

No structure shall be erected within the building lines imposed by the Town planning scheme and/or Title Deeds, provided that the CBCHOA may in its sole discretion be prepared to support an application to the Madibeng Local Authority for the relaxation of those building lines under certain circumstances. A 3 (three) metre building line will apply to any erf boundaries with street frontage.

2.2.6 TIME LIMITS FOR CONSTRUCTION:

2.2.6.1 The construction of improvements should begin within two years from the date of registration of transfer of ownership. Construction should be completed within one year of commencement.

2.2.6.2 The registered owner will be responsible for the maintenance and upkeep of the stand prior to construction and occupation.

2.2.6.3 PENALTIES R 5000.00 per month.

2.3 TREATMENT OF STAND BOUNDARIES:

2.3.1 TREATMENT OF STREET BOUNDARIES:

Although it is appreciated that the diverse nature of single residential neighbourhoods will lead to varied treatment of street boundaries, every effort should be made to avoid the hostile “canyon-like” effect high solid walls along streets cause in many residential areas.

In order to enhance the appearance of sidewalks, the streetscape and the Estate generally, the following requirements will apply:

2.3.1.1 Ideally no walling whatsoever should be erected along the boundary between stands and the road reserve;

SANDY LANE:

Golf Course boundaries or roads adjoining golf course – Ideally no walling whatsoever.

2.3.1.2 If boundary walling is essential on the street frontage [for example to prevent small children or pets from leaving the property] then the use of good quality steel palisade (or similar approved) is preferred;

SANDY LANE:

Side boundaries – plastered and painted brick wall (colour to match main dwelling) of 1,800mm high (maximum) or metal palisade fencing painted green no higher than 1,800mm up to the golf course boundary;

Rear or pan-handle site boundaries – plastered and painted brick wall to match colour of main dwelling of maximum height 1,800mm may extend along full length of boundary;

2.3.1.3 If solid walling is required to enhance the privacy of certain parts of the property [for example, to screen the swimming pool from the street, then such walling should be as low as possible, and should not extend more than 25% of its length as a continuous line parallel to the street boundary – if a solid wall is unavoidable, a stepped back or articulated wall is considered less detrimental to the streetscape;

2.3.1.4 In order to provide stacking space for cars and for visitors parking, garages fronting directly onto the street shall be set back at least 3 meters from the stand boundary.

2.3.2 EDGE CONDITIONS BETWEEN GREEN BELT AND RESIDENTIAL AREAS:

The aesthetics of the interface where stands front onto the green belt are considered to be extremely important. In order to avoid the erection of unsightly solid walls along the edge of the green belt, the following requirements shall apply:

2.3.2.1 the boundary between the stands and the green belt should be totally unfenced and open;

2.3.2.2 if some form of fence is essential then an approved palisade fence will be permitted;

2.3.2.3 the approval of the CBCHOA shall be obtained if it is intended to paint the fence any colour other than green;

2.3.2.4 if it can be demonstrated to the satisfaction of the CBCHOA that a visibility impenetrable barrier is essential along part of the green belt frontage, then no more than 25% of the boundary may be walled with a solid wall of a height, finish and colour approved by the CBCHOA.

Note: No structure or construction of any wall, fence or any other structure of a permanent nature may be erected outside of the stand boundary.

2.3.3 EDGE CONDITIONS BETWEEN GOLF COURSE AND RESIDENTIAL AREAS:

2.3.3.1 If some form of fence is essential then an approved palisade fence will be permitted;

2.3.3.2 The written approval of the CBCHOA shall be obtained if it can be demonstrated to the satisfaction of the CBCHOA that a visibility impenetrable barrier is essential along part of the Golf Course frontage.

Note: No structure or construction of any wall, fence or any other structure of a permanent nature may be erected outside of the stand boundary.

2.4 PROHIBITED BUILDING MATERIALS

To allow for diversity and interest, a variety of individual architectural designs will be permitted. In principle no limitations are placed on building materials other than the following items, the use of which is not permitted:

- 2.4.1 unpainted plaster or face-brick walls;
- 2.4.2 unpainted or reflective sheeting;
- 2.4.3 reflective or false roofing materials;
- 2.4.4 precast concrete walls;
- 2.4.5 steel and/or natural aluminium window frames;
- 2.4.6 razor-wire, security spikes or similar features except with permission from CBCHOA;
- 2.4.7 lean-to's and temporary or steel carports unless approved by CBCHOA after submission of detailed sketches.

Note: The approval of the CBCHOA shall be obtained for the use of any materials other than conventional bricks and mortar.

2.5 MISCELLANEOUS ARCHITECTURAL REQUIREMENTS

- 2.5.1 The aesthetics of the design of parapets, fascia's, capping eaves, roof trim, guttering and roofing materials in general will be considered.
- 2.5.2 All external finishes and colours should be specified, and colour samples may be requested.
- 2.5.3 Awnings, TV antennas and other items which do not form part of the basic structure should be clearly shown and annotated.
- 2.5.4 Solar heating panels, if used, should be incorporated into the buildings to form part of the basic structure and should be clearly shown and annotated.
- 2.5.5 Outbuildings, garages and additions should match the original design, both in elevation and in material use.
- 2.5.6 Staff accommodation and kitchen should open onto a screened yard or patio.
- 2.5.7 Yard walls and screen walls should compliment the basic materials of the buildings.
- 2.5.8 No staff accommodation shall be nearer the street than the main dwelling unless contained under the same roof or integrated into the total design.
- 2.5.9 The privacy of the surrounding properties should be considered. As a general rule, no windows or balconies on the upper storey should overlook the "living space" [for example, the swimming pool] of adjacent dwellings.

2.5.10 All exposed plumbing on double storey buildings and washing lines should be fully screened from the street elevation or visible elevations.

2.5.11 Perspective views may be requested.

2.5.12 Any garden sheds, water tanks, dog kennels etc. are to be positioned so as not to be visible from street boundaries and, where possible, from adjacent stands. No large wendy huts shall be allowed.

2.6 ARCHITECTURAL REQUIREMENTS

2.6.1 GENERAL:

2.6.1.1 A Caribbean Architectural theme is to be maintained throughout. The Royal Pavilion development within the existing Caribbean Beach Club development is a typical example of the architectural style.

2.6.1.2 The architecture of any alterations or additions shall be in keeping with the existing dwelling.

2.6.2 ROOFS:

2.6.2.1 Roof pitch: 30 degrees to the horizontal and flat mix;

2.6.2.2 No mono-pitches;

2.6.2.3 Roof material: pitched roofs to be coloured Chromadek type and flat roofs to be concrete. Moulded gutters & down pipes [optional].

2.6.2.4 ANTIGUA, TOBAGO, SANDY LANE & DOMINICA VILLAGES: The colour of the roofs are to be as per the current specification i.e. TRAFFIC GREEN coloured Chromadek IBR Sheeting (NO deviation from this will be allowed)

2.6.3 EXTERNAL WALLS:

Finish: Walls to be plastered and painted in PASTEL SHADES

2.6.3.1 Boundary walls: to match the walls of the main dwelling.

2.6.3.2 Plaster bands to be applied around all windows and doors as well as wall edges and corners.

2.6.3.3 We must EMPHASISE that WHITE IS NOT ALLOWED on the external walls with the exception of the white paint being applied to the plastered band as referred to in point 2.6.4.2 below.

2.6.4 WINDOWS AND DOORS:

2.6.4.1 Front doors to be natural wood and painted;

2.6.4.2 Window frames to be: a) wood – natural or painted white.
b) aluminium – bronze anodised or white powder coated.

2.6.4.3 Garage doors to be: a) wood – natural or painted white.
b) aluminium – bronze anodised or white powder coated.

2.6.4.4 Burglar bars to be internal type (NO external burglar bars or security doors will be allowed).

2.6.4.5 Any deviations from the above to be approved by the CBCHOA.

2.6.5 WASTE PIPES:

Waste pipes to double storey buildings to be concealed.

2.6.6 COVERAGE & HEIGHT:

2.6.6.1 Coverage and height: as per 2.2 Town Planning Controls.

2.6.6.2 Planning of new houses or additions requires special attention to be given to interruption of views from adjacent properties. Where new double storey additions are involved, these plans are to be approved and signed off by surrounding neighbours.

2.6.7 WINDOWS SILLS:

Plastered, clay tile or stone.

2.6.8 CHIMNEYS:

To be kept to as small a size as possible.

2.6.9 SIGNAGE:

2.6.9.1 House number and concealed light according to specifications of the Architectural Review Committee.

2.6.9.2 No other signs [such as names of security firms] permitted.

2.6.10 FENCES:

As per CBCHOA Architectural Requirements

2.6.11 PAVING:

Owners, upon completion of construction, must provide brick paving to their driveways between their stand boundary and the road edge. All paving layouts are to be submitted to the Architectural Review Committee for approval. No exposed concrete driveways will be permitted.

2.6.12 CONSULTATION WITH THE CBCHOA REVIEW ARCHITECT:

In the view of the architectural guidelines prescribed, it is strongly recommended that the purchaser and his architect should consult with the review architect appointed by the CBCHOA before commencing with the design of the building and in any event prior to submission of the purchaser's final building plan to the Architectural Review Committee.

2.7 CONTROL OF BUILDING ACTIVITIES:

2.7.1 INTRODUCTION

The CBCHOA the legally constituted representative of owners of the Caribbean Beach Club (CBC) has adopted certain rules relating to the activities of building contractors in the Estate. The primary intention of the rules is to ensure that all building activity at CBC occurs with the least possible disruption to residents. In the event of any uncertainty, owners and/or their contractors are most welcome to contact the CBCHOA.

2.7.2 LEGAL STATUS

The rules governing building activities which are set out below are the rules adopted by the CBCHOA and therefore binding on all owners. Furthermore, each owner is obliged to ensure that his building contractor [“the Contractor”] is made aware of the rules and complied with them. Owners should therefore include the rules in their entirety in any building contract concluded in respect of property on the Estate. The CBCHOA has the right to suspend any building activity in contravention of any of the rules and the CBCHOA accepts no liability whatsoever for any losses sustained by an owner as a result thereof.

2.7.3 BUILDING RULES

2.7.6.1 Building activity is only allowed during the following public time hours:
07:00 – 17:00 normal weekdays.

NOTE: No building activity is permitted on Saturdays, Sundays or Public Holidays without special permission, as these days are viewed as private time. Special application for the building activity during private time should be lodged with the CBCHOA, together with the approval of all adjacent neighbours, one week prior to the required time of activity.

NO building work of any kind will be permitted on the estate during the official builders holidays (December – January) as prescribed by the Industrial Council.

2.7.6.2 All Contractors workers and/or the Contractors' sub-contractors must enter the Estate in an approved vehicle with a temporary access token, or alternatively obtain a casual employee card at the Security Gate by lodging a valid ID document which will be handed back on the return of the ID card. The Contractor must complete the requisite security data information sheets.

2.7.6.3 The Contractor shall provide facilities for rubbish disposal and ensure that the workers use the facility provided and that the rubbish is removed weekly.

- 2.7.6.4 The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during building operations.
- 2.7.6.5 Where materials off-loaded by a supplier encroach into the roadway, these materials must be moved by the Contractor. No material must be allowed to remain on the roadway and/or pavement and it is the contractor's responsibility to clean the roadway and/or pavement of all such materials. The same applies to sand or rubble washed or moved onto the roadway during building operations.
- 2.7.6.6 Suppliers are not allowed to use semi-trailers (articulated vehicles) for deliveries. Access shall not be granted to any vehicle in breach of this requirement. Should such vehicle gain entry to the estate for whatever reason the owner shall be fined R 5,000.00 and pay for any damage such vehicle may cause to the roads and/or pavements.
- 2.7.6.7 Deliveries from suppliers shall only be permitted during public times.
- 2.7.6.8 The Contractor shall provide toilet facilities approved by CBCHOA for the workers on site.
- 2.7.6.9 Building boards may only be erected if they comply with the CBCHOA standards, details of which are available from the CBCHOA. The owner is responsible for the removal of the boards on completion of the building operations.
- 2.7.6.10 Owners shall be held liable for damage to kerbs and plants on sidewalks.
- 2.7.6.11 If construction takes place adjacent to existing dwellings, the Contractor shall make every effort to respect the privacy of the neighbour, and generally to reduce inconvenience as far as possible [for example by discussing with the neighbour the location on the site of the watchman's hut]
- 2.7.6.12 Should the CBCHOA have any concern with the conduct of the Contractor, the CBCHOA shall rectify as deemed necessary and the CBCHOA reserves the right at any time and without notice to suspend building activity until such undesirable conduct is rectified.
- 2.7.6.13 The contractor shall undertake to comply with the above rules in addition to any further controls which may be instituted by the CBCHOA from time to time in the form of a written notification and to ensure compliance by any sub-contractor employed by the Contractor.
- 2.7.6.14 All building material/works to be screened from adjacent properties and/or street using green shade cloth screens.
- 2.7.6.15 All directives, rules and regulations pertaining to building operations to be obtained from the General Manager before construction commences.