



MENTOOR

MOUNTAIN ESTATE

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INTRODUCTION

The purpose of these Architectural Guidelines is to provide a framework within which the individual properties can be designed and constructed in order to promote a unique and collective contemporary architectural identity.

These guidelines will be subject to periodical revision as deemed necessary from time to time.

In case of conflict, the control architect (in consultation with the Developer / HOA Trustees) will make the final decision in the best interest of the development.

DESIGN PARAMETERS

i) Design Principles

It is the intention of the Guidelines to stimulate a careful consideration of the Design Parameter issues so that a contemporary architecture that will be in harmony with its surrounding settings.

ii) Topographical Elevation

Careful analyses of the natural slope of each individual stand in relation to the surrounding stands should guide the design concept. It is a specific requirement that all erven be surveyed and certified by a professional Land Surveyor. (***This is the responsibility of the Property Owner***). The impact on neighboring properties should be taken in consideration when considering the construction of a retaining element.

iii) Vistas and view orientation

Vistas and view orientation are an important consideration in the design and placing of the building form.

SECTION 1: ARCHITECTURAL GUIDELINES

1 BUILDING PLAN APPROVAL PROCEDURE

1.1 PLAN APPROVAL STANDARDS AND PROCESS

1.1.1 The **final authority** to approve building plans vests with Stellenbosch Municipality. The municipality requires that plans must be endorsed/aesthetically assessed & approved by the HOA or their delegated control architect before being submitted to the municipality for consideration.

1.1.2 All building plans must be prepared in accordance with the Architectural Guidelines and comply with the Local Authority and National Building Regulations (SANS 10400) and any other applicable legislation.

1.1.3 All building plans must be submitted for aesthetic and colour scheme approval by the control Architect prior to the Local Authority submission. This also applies to all future additions and alterations.

1.1.4 Building plans for consideration must be prepared by a **professional registered with SACAP** (South African Council for the Architectural Profession).

DOCUMENTATION REQUIRED FOR PLAN SUBMISSION

- i) For aesthetic evaluation colour copies of the building plans must be submitted to the HOA by the owner of the property. For a first submission two (2) printed colour copies of the building plans (to appropriate scale) must be submitted for evaluation.

This submission must include the following:

- Floor plans and Site plan to scale
- 2x Sections to scale
- 4x Elevations to scale
- 4x 3D views

- ii) Following that if the drawings are aesthetically approved to comply with the guidelines an additional seven (7) sets of the building plans (to appropriate scale) need to be submitted to the HOA to be stamped by the controlling architect before the plans are returned to the HOA for collection. The HOA will provide a letter that will release the plans for council submission.

This submission must include the following:

- Floor plans to scale
- Site plan to scale indicating storm water and drainage layout
- 4x Sections to scale
- 4x Elevations to scale
- 4x 3D views
- Electrical plans
- Door and window Schedule (with XA-calculations / report)

- iii) A non-refundable scrutiny fee (amount to be determined by the HOA and may increase from time to time) is payable to the HOA before any plans can be accepted for assessment by the control architect.

- iv) Plans can be submitted and collected at the offices of Architect Cala Moller.

- v) Dimensions of drawings should be A1, A2 and A3 format and all drawings are to be folded to A4 size with the title block facing up. The owner and the name of the responsible architect or professional technologist must be clearly recorded in the title block together with the relevant Erf number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point on each drawing.

- vi) The final plans must be signed by the owner and the registered professional whom prepared the plans.

DOCUMENTATION REQUIRED FOR OCCUPATION CLEARANCE

The following documentation (copies) will be required to enable the control architect to issue an Occupation clearance prior to obtaining an Occupation Certificate from the Stellenbosch Municipality:

- Updated approved plans for changes made during construction.
- Land surveyor certificate certifying heights taken at specific intervals during construction.

1.2 INFORMATION REQUIRED ON BUILDING PLANS SUBMITTED FOR ENDORSEMENT

- i) Site plan at scale 1:100 or 1:200 with cadastral information (i.e. Erf number, north point, boundaries, contours indicated at 0,5m intervals, building lines and setbacks, building areas, coverage, etc.), erf numbers of adjoining properties, location of all structures on site, the driveway (designated vehicle access), hard/soft landscaping (where required), retaining structures, boundary walls and gates, building services (e.g. storm water reticulation, drainage) etc.
- ii) Detail breakdown of construction areas must be tabulated indicating building coverage and building area per floor and the total area. All measurements must be in m²
- iii) Building coverage must be expressed as a percentage of the total site area as well. The area of the said erf must be provided.
- iv) Height Restriction – Mean average must be indicated (on the sections and / or elevations) as well as the Height restriction of 9.00m measured from the Mean average level.
- v) Heights of each floor, wall plate(s) and roof ridge(s) with values relating to the survey values must be indicated on the drawings.
- vi) All floor plans (including a roof plan), elevations and a minimum of four (4) sections through the building and site at scale 1: 100 must be provided. Two (2) sections must be a longitudinal section through the Erf and the other perpendicular to the street. **One of these sections must be through the internal staircase indication min. head clearance.**
- vii) Bulk earthworks and cut and fill, including retaining walls, must be clearly indicated on the sections.

- viii) A land surveyors survey / certificate of the stand must accompany each application. **The survey MUST also certify the mean average of the said property.**

Note: For quality purposes of a final built product and for the benefit of the property owner the professional and the estate, the following surveys should be done throughout the construction period:

- Identifying the property pegs to the building contractor.
- Surveyed level and footprint of the Structural Ground floor level.
- Surveyed level of the top (or highest) wall plate level.
- Surveyed level of the ridge height.

It will be the responsibility of the property owner to ensure that the levels on site during construction is in line with the approved plans. A certificate from the surveyor indicating the heights measured (as per above) and the dates taken, must accompany the final documentation for Occupation clearance.

- ix) Drawings must clearly indicate sufficient detail and information of boundary walls, fences, gates and retaining structures, chimney(s), handrails, timber decks, planter(s), driveway details at a scale of 1:100 must be indicated.
- x) Any departure / consent use application approved by the control architect would be deemed as having no objections to the said application. Final approval for any such application must be obtained from the Stellenbosch Municipality.
- xi) Complete door, window and shutter schedule showing dimensions, material description and finishes (prescribed aluminium only), at min scale 1:100 must be provided. Window and door positions to be identified by a number or letter code. These must be cross-referenced on building plan and/or elevation.
- xii) Schedule of external finishes and colour specification to be provided on the drawings.

- xiii) Each proposal to have 4 x three dimensional or axonometric drawings with the views taken from four different directions towards the property. The images can be generated using computer software or can be sketched by hand.

1.3 UNAUTHORISED DEVIATIONS FROM APPROVED BUILDING PLANS

- i) In the event of an unauthorised construction undertaken it is the responsibility of property owner to ensure that such work is reported to the HOA and rectified immediately.
- ii) Deviations from approved building plans must be submitted to the control architect for scrutiny. All such applications must be in writing and no telephonic communication will be accepted in this regard.
- iii) Rectification of any exterior elements, colours and materials not complying with the guidelines and implemented on site without prior written approval from the control Architect, **will be for the account of the respective property owner.**
- iv) No Occupation clearance will be issued without the final approval (of the control architect AND the Stellenbosch Municipality) of the building plans for the said deviations during construction.
- v) Any deviation during construction that requires a consent use application by the Stellenbosch Municipality may result in a prolonged approval process. Owners and Professionals are advised to take this in consideration when proposing any deviations during construction after initial plan approval.
- vi) Nothing in this document or any regulations herewith, will be construed as permitting the contravention of the Conditions of Title to any erf or any Zoning, By-Laws or Regulations of the Local Authority.

1.4 CONTROL OF BUILDING WORKS

- i) It is the responsibility of the registered property owner to ensure that the Contractor appointed by him is made aware and abide by the conditions as set out below: -
- ii) Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and little disturbance to the neighbouring properties.
- iii) The Contractor must provide the necessary sanitary and rubbish disposal facilities for the duration of the construction period. The Contractor must ensure that the workers use the facility provided and that the rubbish and sanitary waste is removed weekly. The rubbish may not be burnt on site.
- iv) The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during the building operations.
- v) Where materials is off-loaded and encroach onto the pavement or roadway, the Contractor must move these materials onto the site the building is to be erected. It is the Contractor and Owners responsibility to ensure that no material is stored or remains on the pavement or roadway. The same applies to sand or building rubble washed away or moved onto the road during building operations.
- vi) The supply and use of water during construction for construction activities on site must be in strict accordance with the rules and regulations relating to water restrictions that is in place at the time.

2 PLANNING CONTROLS

2.1 ZONING

- i) All residential erven are zoned as Residential Zone 1, in accordance with the Planning Scheme of Stellenbosch Municipality.
- ii) This architectural framework must be read together with the conditions imposed by Stellenbosch Municipality relating to the approval of the rezoning and subdivision plans.
- iii) Residential Zone 1 have a maximum height restriction of **2 storeys** in total EXCLUDING the basement level – refer v) below for definition of a basement. For the purpose of these guidelines a storey is defined as a single level of building (excluding a basement) which does not exceed the wall plate heights prescribed in this document.
- iv) A basement is defined as that portion of a building where the finished floor level is at least 2.00m below, or the ceiling of which is at most 1.00m above, a level halfway between the highest and lowest natural levels of the ground immediately touching the building.

2.2 SIZE OF DWELLING & COVERAGE

2.2.1 SIZE OF DWELLING

- i) Only one residential dwelling (core building) per erf is permitted.
- ii) A minimum floor area of **120** square meters, exclusive of garage, outbuildings and garden/pool structures is prescribed of which the Ground Storey may not be less than **100** square meters (including the garage).
- iii) Each property must have at least one (1) functional single garage (enclosed structure). No mock garage(s) or carports (only) will be allowed.

2.2.2 COVERAGE

- i) Coverage to all erven will be restricted to a maximum of 50% of the erf area. This includes garage, covered verandas, covered patios and covered entrances.
- ii) Coverage is calculated as the total building area under roof as seen from above.

2.3 BUILDING LINES

2.3.1 Street building lines:

- i) **5.00m:** Garages
- ii) **3.00m:** Primary structures
- iii) **1,50m:** Pergolas

2.3.2 Rear building lines:

- i) **3.00m:** Primary structures

2.3.3 Side building lines:

- i) **1.50m:** Primary structures

2.4 BUILDING HEIGHTS

- i) Building height is restricted to a maximum of **2 storeys** in total EXCLUDING the basement level.
- ii) A basement is defined as that portion of a building where the finished floor level is at least 2m below, or the ceiling of which is at most 1m above, a level halfway between the highest and lowest natural levels of the ground immediately touching the building.
- iii) Basement storeys will be allowed, but needs to comply with the Stellenbosch Zoning Scheme's definition of a basement storey. Basement storeys may only be constructed within the building lines of the specific property and may not be larger than the footprint of the house. Basements are only for non-habitable use. Basements may not have direct access from the outside.
- iv) The Height restriction will be 8.00m measured from the mean site level to the highest point of the roof component, excluding chimneys.
- v) **OWNERS/BUILDING CONTRACTORS MUST PROVIDE SURVEYORS CONFIRMED LEVELS OF SURFACE BED, FIRST FLOOR SLAB AND ROOF RIDGE TO BUILDING CONTROL OFFICER During construction phase.**

2.5 BUILDING WIDTH - CORE BUILDING, ABUTMENTS AND LINKING ELEMENTS

2.5.1 PRIMARY BUILDING

The max width of the sloped roof is 6.60m, excluding the overhangs.
The max overhang to be 1.00m.

2.5.2 RETAINING STRUCTURES

- i) All retaining walls are to be plastered and painted with an engineering brick or concrete. The wall may be cladded with natural stone (dry pack only). Interlocking concrete retaining blocks will not be permissible.
- ii) Vertical retaining structures on all boundaries must be plastered and painted brickwork.
- iii) Engineering steel wire gabions with natural rock will be permitted with a vertical pack. No terrace pack will be permissible.
- iv) A retaining wall structure that exceeds in retaining to a height of 1000mm or more, the retaining wall must be min 340mm wide. A retaining wall / structure must be designed and signed off by the appointed Structural Engineer.

3 ARCHITECTURAL CHARACTER AND AESTHETICS

3.1 ROOFS

3.1.1 ROOF CONSTRUCTION

3.1.1.1 Roofs over the core of the Building

Roofs must be mono pitched with angles between 3° and 10°.

3.1.1.2 Roofs over Abutments

Roofs over abutments may be concrete flat roofs with waterproofing on screeds to fall protected with crushed stone chips OR mono-pitch metal roofs

3.1.2 ROOF COVERINGS, ROOF ELEMENTS AND TECHNICAL SPECIFICATIONS

3.1.2.1 Metal Roof Sheetting

Only Klip-Lok 700 by Brownbuilt or Saflok 700 by Colour Bond, Charcoal metal roofing. (no other variation will be allowed)

3.1.2.2 Concrete Roof

Only concrete with 19mm or bigger smooth stone with a (recommended) 150 mm parapet for proper waterproofing. Smooth stones are recommended to protect the waterproofing underneath from damage.

3.1.2.3 Concrete Roof Windows and Skylights

Roof windows and skylights are subject to prioraestheticapproval.

3.1.2.4 CoFibre-Cement Facias, Bargeboards and Eaves

Fascia’s and bargeboards to be (225mm or 150mm) x 15mm “Everite Nutec” or similar approved medium density fibre cement board with plain finish, butt jointed and painted with high quality acrylic paint. NO timber fascias allowed.

3.1.3 RAINWATER GOODS

- i) Rainwater Gutters – Visible
Gutters to be seamless aluminium “ogee”, colour to be match roof sheetting. Downpipes to be 75mm dia. uPVC, colour to match the wall colour it is attached to.
- ii) Rainwater Gutters – Concealed
Pre-moulded seamless ‘Watertight’ Aluminium gutter. Size of gutter to be determined by the volume of water of the roof(s) it serves.
- iii) Rainwater Down Pipes and hopper heads
Downpipes are to be 75 mm dia. uPVC (Marley product) or similar approved, colour to match the wall colour it is fixed to.
- iv) Downpipes **MAY NOT** bend around a corner of the building at any point unless if it is not higher than 1.80m from T.O.C. of Ground Storey Level and **NOT** visible from the street.
- v) Special attention should be given to the positioning of downpipes especially if storm water is to be collected. No change in direction of the downpipes must be higher than 1.80m from T.O.C. of Ground Storey Level and be visible from the street.
- vi) Above ground water tanks must not be visible from the street.
- vii) Above ground water tanks must be one of the following colours form JOJO or similar if by other supplier. The preferred choice of colour should predominantly be a tone of brown or grey.

Wintergrass	
Stormy Sky	

3.2 EXTERIOR WALLS

3.2.1 CONSTRUCTION AND FINISH

The walls will form the texture of the building elements. Walls to be plastered and painted with a smooth or textured plaster. Materials are restricted to painted plaster and natural stone cladding (dry pack only).

The building **MUST** be built with clay bricks. **No cement brick or blocks** will be allowed for the construction of the house.

The boundary wall may be built with cement blocks with the understanding that it **MUST** be finished the same as the house.

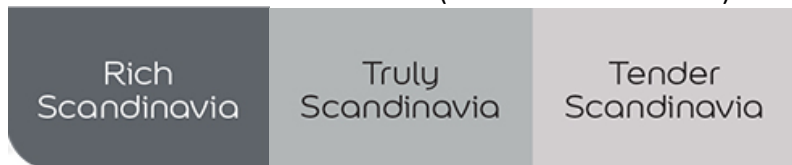
Recesses and setbacks to define elements are encouraged.

3.2.2 WALL COLOURS

- Option 1 (Brown undertone)
 - Primary Colour – Truly Japan (DULUX World Colours)
 - Secondary Colour – Tender Japan (DULUX World Colours)
 - Accent Colour – Rich Japan (DULUX World Colours)



- Option 2 (Grey undertone)
 - Primary Colour – Truly Scandinavia (DULUX World Colours)
 - Secondary Colour – Tender Scandinavia (DULUX World Colours)
 - Accent Colour – Rich Scandinavia (DULUX World Colours)



- Boundary walls
 - Only Colour – Truly Japan (DULUX World Colours)

3.2.3 WALL CLADDING

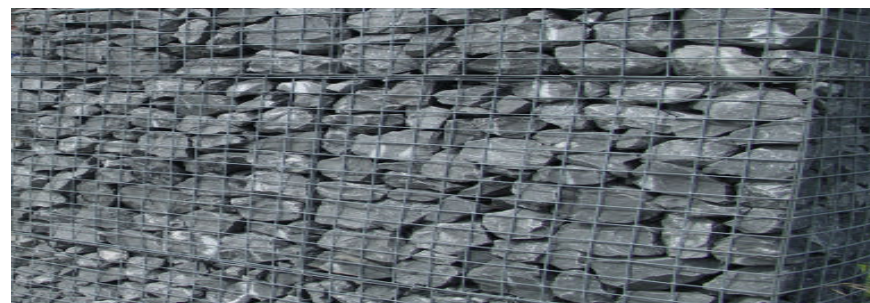
The preferred wall cladding is the Luna Quartz Cladding by Natural Stone Warehouse. Similar cladding might be considered and approved by the control architect subject to be able to compare the samples.

The use of cement or similar stone replica **WILL NOT** be allowed.



3.2.4 GABIONS

Gabions can be used for effective retaining or decoration of retainer walls. This can be used instead of the cladding.



Terra Force (similar product and/or specification) or gum pole options for retaining will be considered subject to that it is not visible from the street.

3.3 GARAGE, PAVING AND DRIVEWAYS

3.3.1 GARAGE

- i) Garages may be freestanding, can have parapet walls on three sides and must have mono- pitched roofs. Garages may be incorporated into the primary and / or secondary built forms.
- ii) Freestanding garages will be permitted as long as the garage form is connected to the primary or secondary footprint with an architectural element defining the integral relation between the forms.
- iii) The cross way carriage (CWC) better known as the driveway may not be wider than 6.000 mm. Only one entrance per stand is allowed.
- iv) Garage doors must always be set back at least 5.00m from the street boundary to create an additional parking space in front of the garage.
- v) Minimum of one (1) garage per stand. A maximum of three (3) garages per stand, with the condition that not more than two garages face directly to the street.
- vi) A minimum of 3 on-site parking (including garage) or one per bedroom (including study), whichever is greater, must be provided on the property.
- vii) Maximum height of garage door is 2.400m. Garage doors on the same elevation / façade, must be the same in height.
- viii) Pergolas in front of garages are encouraged but not enforced.
- ix) Only aluminium sectional overhead garage doors will be allowed with epoxy powder coated finish, colour CHARCOAL to match the roof. Tip-up type doors will NOT be allowed. (Only horizontal pattern)
- x) No PVC garage doors or patterned garage doors except horizontal pattern specified above.

3.3.2 PAVING AND DRIVEWAYS

Exposed aggregate concrete (colour -WHEAT) - for driveways



3.4 WINDOWS, DOORS and SHUTTERS

3.4.1 Windows and Doors

All aluminium windows and doors to be powder coated colour OFF-CHARCOAL

Front doors may be a solid timber door with a horizontal pattern or aluminium with (glass). No ornate front doors will be allowed

3.4.2 Glazing to Windows and Doors

All glazing to comply with the National Building Regulations (NBR); SANS 10400 –N; **SANS 10400-XA**; **SANS 204** and AAAMSA specifications.

Cool Grey shades of window tinting will be allowed.

3.4.3 Shutters

Shutters are to be functional, match the proportions of the doors and windows they cover and may be folding or sliding. No false or decorative shutters will be allowed. Shutters must be constructed of aluminium (Colour OFF CHARCOAL) or timber (Stained MAHOGANY)

Shutter widths must be in harmony with the windows or doors they cover. 2018/08/09

3.5 BALCONIES & BALUSTRADING

3.5.1 BALCONIES

Balconies must form an integral part of the design and any visible sides of slabs on elevation, must be plastered and painted to match the wall surface to which they attach.

No balcony will be allowed over any building line.

The right of the adjacent property owner/s and views from adjacent residences will be considered when the plans are submitted for aesthetic approval.

3.5.2 BALUSTRADING

Balustrades must always conform to the National Building Regulations (NBR). In addition, the following conditions apply:

Galvanised and painted steel (colour OFF-CHARCOAL); or

Combination of treated timber and galvanised and painted steel.

Painted and plastered 230mm wide (min) brickwork is allowed.

3.6 EXTERNAL ELEMENTS

3.6.1 PERGOLA'S AND CHIMNEYS

3.6.1.1 Pergola

It is encouraged to soften the wall façade with a pergola.

Pergolas may be a combination of steel (galvanised and painted, Colour OFF CHARCOAL) and timber (stained MAHOGANY).

3.6.1.2 CHIMNEYS

All chimneys must comply with and be in strict accordance with the dimensions as prescribed in the National Building Regulations (NBR). Built masonry chimneys in this document are preferred and must be plastered and painted.

3.6.2 BOUNDARY WALLS AND GATES

Sizes given is only a guide, all walling to be designed in accordance with the National Building Regulations (SABS 0400) and checked and verified by a Structural Engineer (where necessary).

Where a shared (with the neighbour) boundary wall might be part of retaining wall (due to cut and fill), it is advised that neighbours consult each other (where possible) to avoid double walling or excessive retaining.

For the purposes of these Guidelines, the following internal boundary wall conditions are defined for the development, as follows:

i) Street Boundary

Street boundary walls to be maximum 1.80m high.

Preferred height to be 1.20m high.

ii) Lateral Boundary

Lateral boundary walls to be maximum 2.10m high.

No vibracrete walls allowed.

iii) Gates

Gates to be timber or a combination of steel and timber.

Timber finish (stained MAHOGANY) and steel (galvanised, colour – OFF CHARCOAL)

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Gates to be the same height as the adjoining wall.

MISCELLANEOUS AND GENERAL

The location of all television aerials or satellite dishes should be considered carefully.

No dish, antenna or communication equipment may be visible from the street. All equipment are to be fitted below the roof eave. Satellite dishes must be White composite or the approved equivalent.

All telephone and electrical cable reticulation on the property must be underground. No overhead masts or wires are permitted.

All generators, sumps, pool pumps, gas cylinders, refuse bins, compost piles and clothes lines must be screened within service/drying yards in order not to be visible from the street.

Solar or heat pump thermal systems - are required. The angle at which the flat plate solar collector or evacuative tubes are mounted must lie flush with the roof and the frame and fittings must be powder coated to match the roof colour.

Heat Pumps must be installed inside service yards or a purpose built enclosure and be fixed as low to ground as possible in order not to be visible from street view.

Position of solar equipment must be shown on plan and elevation and be submitted to the control Architect for aesthetic approval prior to installation.

Solar tank systems, where the solar hot water storage tank is fitted outside or on top of the roof are not allowed.

Hot Water storage tanks must be placed in Garage or elsewhere not visible from outside.

Rain Water storage tanks must be placed in a dedicated built concrete floor slab not visible from the street. Water storage tanks encroaching building lines may require Local Authority approval and MUST get written neighbours consent.

Air conditioning condenser units to be fixed on outer walls of dwelling Low enough not be visible from the street or from any Neighbour's house. No window mounted air-conditioning units are allowed

No sewer, vent and water pipes may be visible from the street and are not allowed above one meter from ground level. Stub vent stack systems to be used. All piping to be painted to match the adjoining wall colour onto which the pipe is fixed.

No wendy houses, dog kennels and covered facilities for caravans, boats or trailers may be visible from the street.

No temporary or shade cloth structures will be allowed.