

Ridgeview

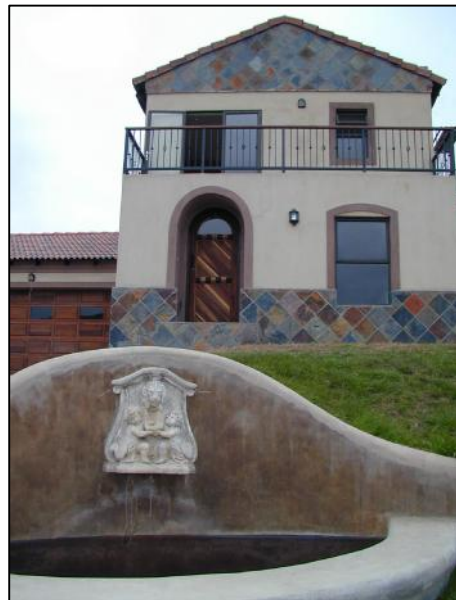
Security Village

ARCHITECTURAL DESIGN GUIDELINES

RIDGEVIEW RESIDENTIAL HOUSING – ZONE II

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1 INTRO

Ridgeview derived its name from its location – almost nestling on the ridgeline of a koppie – but also overlooking the Great-Brak valley and various rugged mountain ridgelines.

Ridgeview tries to emulate Italian architecture – hence the names of the pre-designed villas derived from well-known Italian architects. (Palladio – Farsetti – Scarpa – Rinaldi)

Corresponding with this theme is the building materials being used – as well as rich earthy colours with a number of textures.

Ridgeview Security Village has electrical fencing around it connected to a central monitoring alarm system. A galvanized steel sliding gate protects the entrance and is remote controlled.

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 Ridgeview for approval prior to any work commencing.

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

2 **BUILDING LAYOUT**

2.1 Only one dwelling per site will be allowed. The maximum coverage will be **50%**.

Internal 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 building line of **2m** from the internal street boundary

2.3 **Side/Common Boundary**

A building line of 1,5m on each side boundary.

2.4 **Back Boundary**

The back building line boundary will be 3m.

2.5 **Special Permission Granted**

Where Ridgeview 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 not more than 30% of total coverage.

2.7 **Height**

a) Roof ridge lines must not exceed 8meters from natural ground level with each floor with a minimum wall plate height of **2.4m** and a maximum of **3.0m**.

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 cladded in sandstone or plant-able Loffelstein-type walls. The height may not exceed 2m. An Engineer certificate must be provided for all retaining walls exceeding 1m in height.

3 **ROOFS**

3.1 **Main roof structure**

- a) Only double pitched cement tile roofs between **20 - 25 degrees** are acceptable to main roofs. Gables must be included in the design - painted as per pre-designed drawings.
- b) Roof must be checked by the contractor / sub-contractor for leakage 12 months after handover to extend guarantee. Roof certificate will be required.

3.2 **Secondary roof structures**

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

3.3 **Garage roofs**

- a) Garage roofs may form part of the main building roof or can be a flat roof sheeting of min of 3 degrees. 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. (Double Roman or Cupola profiles) colour – Antique Terracotta or Sunset Mix

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

- b) All lean-to roofs are to be Fielders Zinkalum pre-painted corrugated s-profile corrugated sheeting colour - "**sand brown.**" Alternatively waterproofed reinforced concrete roofs may be used.

3.5 **Roof windows**

- a) No ridge-like windows will be allowed.
- b) Solis-type roof windows set into the same plane of the roof only will be allowed.

3.6 Rainwater gutters & downpipes

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

3.7 Chimneys

- a) Chimneys may be constructed from plastered brick wall with same size concrete slab ontop.
- b) All chimneys to have an approved spark arrestor installed.
- c) All chimney heights to be 1m from roof ridge level.

3.8 Pergolas

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

See pre-designed profiles on the pergola edge.

3.9 Awnings

No cloth type awnings will be allowed.

4. EXTERNAL FINISHES

4.1 External Walls

- a) A minimum of 280mm stretched cavity wall with evenly approved spaced weep-holes.
- b) Wall finishes will include smooth plaster with thick plaster bands around all window and door openings. Darker scratch-plaster “skirt” around building with similar finish to triangular gable walls.
- c) Exterior colour chart according to Cemcrete Cemcote – all except White. All other types of exterior paint to match this colour chart. Colours swatches painted 1 x 1 m on walls and to be approved by Ridgeview HOA. Scratch Plaster finishes on plinths and gables to be darker range of colour chart.

5 WINDOWS & DOORS

- 5.1 Windows to be third or longer high than wide.
- 5.2 No cottage pane windows will be allowed.
- 5.3 Oversized well-proportioned single or double - doors on front elevations.
- 5.4 Proportioned “gun-port” windows to complement the overall design.
- 5.5 All windows to be Dark-Bronze aluminium frame type.
- 5.6 The use of dark anodized aluminum and uPVC frames in the same proportions as timber frames will be considered.
- 5.7 Double or single glazed doors with solid fielded panels below will be allowed.
- 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.** (Fibre-glass look-alike doors will be allowed with prior approval)

6 BOUNDARY FENCES

- 6.1 No boundary fences will be allowed to frontal street elevation.
- 6.2 Side boundary fences only up to sides of house.
- 6.3 Side fences to be constructed of precast concrete panels with Terracotta stone finishes both sides – max height 1,8m. (Available from Mobicast in George)

7 DRIVEWAY AND VISITOR PARKING

- 7.1 Driveways are to be cobbles. (Mobicast Roman cobble – charcoal – or similar approved.
Maximum width of a driveway is 3.5m.
- 7.2 Porte-Cochere will not be allowed.
- 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 not acceptable.

10 LANDSCAPING

- 10.1 All landscaping from owners must be approved by Ridgeview HOA.
- 10.2 No trees or other vegetation to block neighbour's views.
- 10.3 Soft landscaping to be 33% minimum of total erf.
- 10.4 No alien vegetation allowed.

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.
- 11.3 House number and style will be determined by Ridgeview HOA.
- 11.4 Drying yards; rainwater tanks and refuse bin areas to be concealed behind 1.8m high screen walls.
- 11.5 It is highly recommended to install rainwater tanks. Colour – tan / brown.
- 11.6 A minimum of 50% of hot water supply must be gained from alternative energy (Heat Pump – Solar Geyser – Gas Geyser; or other to be pre-approved by Ridgeview HOA.)
- 11.7 Ridgeview HOA to approve all plans before submission to Mossel Bay Municipality for approval.
- 11.8 Dual flush toilet cisterns must be used.
- 11.9 Only low energy saving lamps to be used.