

ZWARTKOP GOLF ESTATE - HOME OWNERS ASSOCIATION

ZHOA ARCHITECTURAL GUIDELINES CHECKLIST



**STAND
NUMBER**

**PLEASE NOTE THAT THE
ARCHITECT'S BUSINESS HOURS
ARE STRICTLY 8H30 TO 17H00
WEEKDAYS**

√ = Comply X = Don't comply NA = Not applicable TN = Take Note

1 GENERAL ITEMS			Comply	Comments
1.1	DATES	SUBMITTED		
		APPROVED		
1.2	PLAN APPROVAL FEES	Contact office		
1.3	REGISTERED ARCHITECT/DESIGNER			
1.4	ONE PAPER COPY SHOWING RENDERED STREET ELEVATION (materials, structures, colours, fencing etc)			
	ONE COLOURED COPY FOR LOCAL AUTHORITY			
	TWO COPIES FOR LOCAL AUTHORITY			
	OWNER TO SIGN DRAWINGS & APPLICATION FORM			
1.5	SITE PLAN	Min 1:200		
	PLANS OF ALL LEVELS	Min 1:100		
	SECTIONS/ELEVATIONS	Min 1:100		
	DOOR/WINDOW SCHEDULE			
	DRAINAGE/SEWER/STORMW			
	CONSTRUCTION DETAILS	(Where necessary)		

2 TOWN PLANNING AND SITING CONTROLS			Restriction/Exclusion	Comply	Comments
2.1	MAX. DWELLINGS	1			
2.2	MAX. COVERAGE	40%			
2.3	MAX HEIGHT	2 storeys 7,5m average truss height			
2.4	BUILDING LINES				
2.4.1	Street boundary	3,0m			
	Street boundary: Garage	5.0m 3.0m if turned to inside If 3.0m: No double storey			
2.4.2	Side space boundary	2,0m			
2.4.3	Golf course interface	2,0m No terrace, retaining walls Fencing: 750mm high (painted white)			
	No electrical fences				
	Building line relaxation by HOA required				

3 ARCHITECTURAL BUILDING DESIGN CONTROLS				
		Restriction/Exclusion	Comply	Comments
General		Single structure		
		Articulated horizontal division (double storey)		
	MIN. SIZE	180 m ²		
	PRIVACY OF NEIGHBOURS	No overlooking balconies or windows, or: Neighbours to sign drawings		
3.1	EXTERNAL WALLS	No decorative plaster No ornate mouldings No precast concrete element No face/Semi-face brick No fake rock cladding No dolomite rock		
	PLINTHS	No face/Semi-face brick		
3.2	WINDOWS, DOORS, SHUTTERS	Vertical iso horizontal Aluminium or timber		
3.2.1	Windows	No tinted reflected glass No steel frames		
3.2.2	Doors	No precast concrete system No steel frames No highly decorative doors No sleeper wood doors		
3.2.3	Shutters	Aluminium or timber No fake shutters Not cottage/Cape Dutch		
3.3	ROOFS, EAVES, GUTTERS	Roofs to extend over walls		
3.3.1	Pitched roofs	Only 30°; 45°; 55°		
	Monopitch	Min 15° Max 35% to be monopitched		
	Roof covering to be:	Marley Monarch/Modern Coverland Riviera/Elite Colours: Black, Dark brown, terracotta		
	Or roof covering to be:	Chromadek s-rib Colours: Black, grey No 'Brookie Lace' etc		
3.3.2	Flat roofs	Max. 40m ² Slope to be concealed No flat metal roofs		
3.3.3	Eaves	Closed or open eaves No elaborate gables		
	Overhang	Hipped roof: min 500mm Gable-end: min 100mm		
3.3.4	Gutters & Fascias	Connected to stormwater To be "Chromadek" No PVC, galv, painted metal or fibre cement		

3.4	GATES, SCREENS ETC.			
3.4.1	Burglar proofing	Not visible from outside No decorative wrought iron etc		
3.4.2	Gates	No concertina etc doors Painted slatted hardwood No creosote		
3.4.3	Balustrades	Timber or metal Colours to comply No decorative wrought iron etc		
3.4.4	Pergolas	Min 255mm brick upstand? Hardwood; IPE Timber/brick/steel column Column: min 345mm (only ground floor) No decorative wrought iron etc		
	Awnings	No translucent sheeting Fixed or fold-away aluminium awnings		
3.5	PARKING, GARAGES ETC			
3.5.1	Garages	Max. 3 Timber/powder coated door No Chromadek roll-up doors No tip-up doors No 2nd storey closer than 5m to street		
3.5.2	Carports	Attached to main structure Same roof pitch as house Same material as house Supports as for pergolas No prefab, temporary or freestanding structures		
		No open/covered facilities visible from street / golf course		
3.6	STAFF ACCOMMODATION	Not nearer to the street than main structure Under same roof or integrated into overall design Staff entrance turned 90°		
	KITCHEN YARDS	No visible garbage bins or washing lines		
3.7	PRIVATE GARDENS	Walls and structures to be approved		
3.8	BOUNDARY WALLS/FENCES			
	STREET BOUNDARY	Max height: 1,2m Not continuous Continuous only for ½		
	PRIVACY ON STREET (Pools/patios)	For privacy purposes only Max 1,8m high Max ½ street bndry. length Motivation letter from owner		
	SCREEN WALLS (Pools/patios/yards)	Height of 2,1m Not closer than 3,0m from street / golf course boundary		
	GOLF COURSE BOUNDARY	No terrace, retaining walls Only 750mm high fencing		
	SIDEWALLS	Max height: 2,1m Not within 3,0m of street building line Not within 2,0m of golf course setback line		
	100-YEAR FLOODLINE	1000x300mm openings in wall every 3,0m - filled with palisade fence		

	EXCLUSIONS	Concrete panel walls Barbed wire fencing Diamond mesh fencing Unplastered bricks/blocks Face brick walls Log type fences Walls along golf course Electrical fences		
3.9	CHIMNEYS	At least one chimney At least 1,0m higher than nearest ridge No exposed fibre-cement flues and cowls		
3.10	SWIMMING POOLS	Filtration units hidden behind brick/stone wall Filtration units not visible No portable pools Safety fencing to comply with 3.8 & municipal regulations		
3.11	INTERIOR DESIGN	No restrictions		
3.12	PAVING MATERIAL	Only concrete or brick No halfbricks No interlocking bricks Colours: black, grey, terracotta & brown		
3.13	COLOURS	Subdued earthy tones of ochre, sandstone, beige, greys, autumn shades NOT red, orange, yellow, blue, purple, pink & black Window frames to be in white, grey or natural colours		
3.14	MISCELLANEOUS			
	PLUMBING	No exposed plumbing on external walls		
	AERIALS	To be hidden		
	REFUSE/GAS	Behind walls or structures		
	AIR CONDITIONING	No split units visible from the street		
	OUTSIDE LIGHTING	No higher than 1,0m above ground level		
	STRUCTURES	Are there any structures or utility installations hindering access to the property		

4	GENERAL COMMENTS

5	SIGNATURES		
	OWNER:	ARCHITECT / DESIGNER:	
	DATE:	DATE:	

6	SIGNATURES - AESTHETIC's COMMITTEE		
	ARCHITECT :	COMMITTEE MEMBER	ESTATE MANAGER
	DATE :	DATE :	DATE