



DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
Architects • Urban & Regional Planners • Landscape Architects
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KOMMETJIE
VINEYARDS

BUILDING ELEMENTS



BUILDING ELEMENTS

1.1 ROOFS

1.2.1 ROOF CONSTRUCTION

1.1.1.1 Roofs over Core Buildings

- i) It is prescribed that Saflok 700 Steel Roof sheeting be used for all double pitched and lean-to roofs on a dwelling.
- ii) The core building must have a double pitched roof of 40 degrees (always symmetrical) as illustrated in this document.
- iii) Double pitched roofs must have clipped ends without overhangs and may only overhang the fascia and gutter. No parapet walls on core buildings with pitched roofs.

1.1.1.2 Flat Roofs over Abutments

- i) Roofs over abutments may be concrete flat roofs with waterproofing on screeds to fall protected with crushed stone chips OR mono-pitch Saflok 700 Steel roof Sheeting at 3 degrees pitch.
- ii) Metal roofs must match the core building in colour and material.

1.1.1.3 Roofs over Patios

- i) Roofs over patios may be mono pitch metal roofs (lean-to roof) that match the core building in material, profile & colour with a pitch of 3 degrees.

1.2 EXTERIOR COLOURS

In order for the development to maintain a harmonious and cohesive 'whole' with building form, material, colour and layouts being consistent throughout the development, building materials and colour specifications are limited to the pallet below. The principles and theories below should inform decisions taken in this regard.

1.2.2 A COLOUR PALETTE FOR KOMMETJIE VINEYARD ESTATE

The principles summarised above can serve as informants for the preparation of a colour palette for the project. The architects / professional technologists would be required to have regard for the vision for Kommetjie Vineyards as depicted on the plans and elevations included in this document – these were guided by the principles explained and illustrated under this chapter.

The palette is white for all walls, grey for roofs and other accent elements. Accent primary colours would be allowed on merit. For this purpose, a range of colours have been selected as the key colour range for the boundary walls and the buildings at Kommetjie Vineyard Estate.

1.2.2 APPROVED WALL COLOURS:

- Standard White
- Lighter shades of Grey - TBC
- Component colour (Darker shades of Grey)- TBC

NOTE: Applicants should clearly illustrate on the drawings which they submit for endorsement how they intend applying these principles on the buildings and structures. To enable identification, control and continuity, the closest match of leading paint manufacturers' paint identification codes must be submitted with building plans.

1.3 ROOF COVERINGS, ROOF ELEMENTS AND TECHNICAL SPECIFICATIONS

- i) Core buildings: Pitched Roofs at 40 Degrees – Metal Roof Sheeting, Capping and Ridges
 - SAFLOK 700 Metal Roof Sheeting by Safintra.
 - Colour - Colorplus Slate.
- ii) Fibre-Cement Facias; Bargeboards; Eaves overhangs and Soffits
 - Fascias and bargeboards to be (225 or 150) x 12mm "Everite Nutec" or similar approved medium density fibre cement board with plain finish, butt jointed and painted with high quality acrylic paint to match the roof colour.
- iii) Flat concrete roofs
 - Concrete flat roofs with torch-on fusion waterproofing and painted with protective silver paint and 19mmØ stone chips.
- iv) Mono-pitch roofs
 - Roofs to be Saflok 700 metal roof sheeting by Safintra at 3 degrees pitch
 - Colour - Colorplus Slate.

1.3.1 RAINWATER GOODS

- i) Rainwater Gutters - Visible
 - Pre-painted seamless 'Watertite' Aluminium or similar approved, extruded gutter in domestic 'ogee' profile.
 - Colour – White or to Match Roof Sheeting
- ii) Rainwater Gutters – Concealed
 - Pre-painted seamless 'Watertite' Aluminium or similar approved, extruded gutter in square profile.
 - Colour –To Match Roof Sheeting
- iii) Rainwater Down Pipes and Hopper Heads
 - Pre-painted seamless 'Watertite' Aluminium or similar, extruded round or square downpipe.
 - Hopper heads - Pre-painted seamless 'Watertite' Aluminium or similar approved, standard hopper head.
 - Colour: White OR to match the colour of the wall to which they are affixed OR to match the colour of the roof sheeting

1.3.2 EXTERIOR WALLS

- i) Exterior walls, window sills, plaster bands and building plinths must be plastered with a smooth wood trowel finish and painted. Colours as specified under approved wall colours.
- ii) All window sills to be painted the same colour of the wall.
- iii) Simple plaster bands, with a max width of 200mm may be used above and around doors, windows and openings. However, plaster quoins, rustication and decorative mouldings are not permitted. A longer plaster band or recess below windows 600, 900 and 1200mm long is allowed to lengthen the vertical proportion of a window.
- iv) Plaster bands must be painted to match the colour of the wall into which they sit OR in the approved component colour.
- v) Thickened walls for building plinths may be used.
- vi) Natural stone cladding will be permitted in the plinth of the buildings, on visible retaining walls, for water features and on accent building parts with approval of the HOA. No stonework tiles or pre-cast stone look-alike products will be allowed. See image below for example of typical stone aesthetics allowed.
- vii) Nutec Vermont Horizontal building planks (Only in colour white) are allowed for abutments, dormers, to emphasize certain gable conditions and for projecting bay windows as illustrated.
- viii) Plumbing and AC pipes are to be suitably concealed within walls or ducts, where possible and when exposed to exterior, painted to match the colour of the exterior walls.

1.3.3 WINDOWS, DOORS and SHUTTERS

i) Windows and Doors

- All aluminium windows and doors to be epoxy powder coated MATT White (code ANP 1101. Timber doors to be painted white.
- All windows to be vertically proportioned.
- Where the width of large doors exceeds the height, such doors MUST be screened or recessed minimum 2000mm behind the outer line of a pergola, veranda or covered patio.
- Corner windows are allowed.
- Selectively placed plaster bands are allowed and has to be painted in the approved component colour OR to match the wall in which it sits

GENERAL GUIDELINES for WINDOW PLACEMENT.

Windows should generally be:

- Taller on the ground floor, than on the first floor;
 - Kept on the same head height throughout the same storey;
 - Of the same width in vertical succession, lined up above each other;
 - Arranged in groupings of twos and threes to create a rhythmic pattern; and
 - Used in families, sharing the same proportions.
- ii) HW Meranti Front Door and Frame
- Front doors may be in aluminium or wood. Door & door frame must be of the same material. Doors may be solid or have glazing. Aluminium must be powder white. Timber doors must be varnished or painted white.
 - Any double door; folding stacking door and/or door/window combination where the total brick opening is wider than 1800mm is allowed with the condition that it must be screened behind a veranda or pergola with a minimum depth of 2000mm and the location thereof is subject to the approval of the control architect.
 - Glazed horizontal sliding doors with sidelights will be allowed at the discretion of the control architect. Where the overall width of such door/window combination is wider than 1800mm it must be screened behind a veranda or pergola with a minimum depth of 2000mm and the location thereof is subject to the approval of the control architect.
- iii) Glazing to Windows and Doors
- All glazing to comply with the National Building Regulations (NBR);SANS10400-XA;SANS204 and AAAMSA specifications.

EXCLUSIONS - WINDOWS & DOORS:

Natural or Bronze Anodised Aluminium;
Steel window and door frames;
No ornate or carved doors will be permitted;
No 'Winblok' or other precast concrete windows, glass blocks or leaded windows with coloured glass patterns allowed;
No small cottage pane windows;
No small 'toilet type' windows may be visible from the street;
Non- rectangular or oddly shaped or proportioned windows, e.g. triangular or round; and
Reflective mirror glass or film is not permitted.

iv) Shutters

- The use of functional, sliding or swing, shutters to reduce summer heat are strongly encouraged.
- No 'false/mock' shutters permitted.
- Shutters may be internal or external mounted, folding or sliding and louver or solid.
- Shutters may be in aluminium or wood. Aluminium must be epoxy powder coated to match the roof colour. Timber louvers must be painted to match the roof colour
- Shutter widths must be in harmony with the windows they cover.

EXCLUSIONS - SHUTTERS:

No fake/mock shutters;
No permanently fixed shutters; and
No Metal roller shutters for windows.

1.3.4 GARAGES AND CARPORTS

- Garage door openings may be for 2 single garage doors OR 1 double garage door. In the case of two single garage doors next to each other, they must be separated by a prescribed 450mm wide plastered and painted brick column. No more than two single or one double garage door may face or be visible from the street.
- Garage doors must always be set back at least 5.0m from the street boundary to create an additional parking space in front of the garage and must always be screened with a pergola OR be set back from the front façade by at least 0,5m min. Aforementioned condition is prescribed and must be constructed under all circumstances.
- The pattern and design of garage doors are bespoke and is prescribed by the Kommetjie Vineyard Estate (To later detail)
- NOTE- Garages may not be altered and changed into accommodation or living spaces.

- The growth of vines on pergolas in front of garages is encouraged.

1.3.5 OTHER

- Hard wood Timber Posts and Beams - Must be varnished or painted to match the colour of the roof sheeting or white
- Metal gates must be painted to match the Roof Colour

1.4 PATIOS, BALCONIES AND VERANDA

1.4.1 GENERAL

It is advised that through these guidelines, the Control Architect or the Home Owner's Association cannot guarantee visual privacy. Special precaution must be taken in the design to ensure that the placing of balconies does not compromise the privacy of neighbouring dwellings.

- Balconies may be built from plastered and painted brick or concrete OR Steel and Timber OR a combination of the two. 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 attached. All Balcony elements to be painted as prescribed by the colour palette.
- Balconies may not exceed 3500mm in depth as measured from the external face of the wall.
- Patios and Balconies may be covered with a lean-to roof or a timber and/or steel pergola with evenly spaced rafters or left uncovered (except where larger glazed openings are to be screened as described under the windows and doors section). Vines or other suitable creepers are encouraged to be grown to cover pergolas.
- The underside of the roof structure to verandas may be exposed below the roof sheeting or a suitable ceiling may be installed. Exposed rafters with a tongue and groove ceiling pattern are encouraged.
- Patios and balconies may be enclosed. ONLY frameless glass panels & frameless folding stacking doors will be allowed to do this. No other material will be allowed. All will be subject to the approval of the Control Architect.

1.4.2 VERANDAH AND PERGOLA COLUMNS

The following column structures are allowed for patios and verandas:

- Square hardwood timber posts of size PAR 69 – 144mm or hardwood timber post detail with double timber posts (PAR size 32 x 144 minimum).
- Square masonry column of 230 x 230mm on square masonry base of 340mm x 340mm with plaster coping detail on brick base. All to be plastered and brick base may be no higher than 850mm.
- Square metal columns or steel I-sections. All external metalwork to be galvanized & painted to match the roof colour or White

EXCLUSIONS:

*Aluminium sections may not be used; and
No precast concrete columns or concrete pipe sections are permitted.*

1.4.3 VERANDA AND PERGOLA CORNER BRACKETS

The following conditions apply to corner brackets:-

- Simple hardwood timber corner brackets may only be used in conjunction with square timber posts/columns.
- Timber corner brackets must be painted to match the timber posts/columns.

EXCLUSIONS:

No wrought iron, steel, cast aluminium or decorative corner brackets allowed.

1.4.4 TIMBER DECKS

- Hardwood timber decks may only be constructed on the private outdoor side of the dwelling.
- Such decks may be built over the building line up to the erf boundary, however roofs over such decks must fall within the building lines as prescribed under section 2.3 Building Lines above.
- Decks may not be higher than 750mm from natural ground level.
- Timber for decks to be appropriately selected & treated to weather external conditions and sustainable composite timber materials may be used.
- Handrails to such decks to be in hardwood timber with vertical timber posts (PAR 69 x 69mm) and handrail

(PAR 69 x 44mm) and horizontal intermediates in metal (10mm dia. galv. round bars at 100mm centres max. painted). Handrails to comply with the National Building Regulations.

1.5 BALUSTRADING

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

- The height to the top of all handrails, including those mounted on brickwork, MUST be 1000mm above the adjoining floor finish.
- Balusters may be positioned vertically or horizontally.
- Hardwood timber balusters are allowed, varnished or painted as prescribed in this document.
- Square mild steel tubing and flat metal balustrades are allowed. All external metalwork to be galvanized & painted in one of the colours chosen for the window.
- Painted and plastered brickwork is allowed.
- Glass balustrading is allowed.
- Stainless Steel balustrading is allowed.
- Additional ranges and purpose-made balustrades will be subject to the approval of the Control Architect.

1.6 BOUNDARY WALLS AND PALISADES

1.6.1 BOUNDARY WALL DEFINITIONS

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

1.6.1.1 Common Boundary (Side Boundary):

- i) Any single boundary, which separates two adjoining residential erven must be a solid wall with a maximum height of 1800mm, plastered and painted smooth on all sides. This wall type may also be used to link the building to the side boundary to create edge continuity – a garden gate may be placed in this wall for access to the rear of the property.
- ii) Side boundary wall lengths have to be determined in consultation with the control architect. The criteria are to ensure that a harmonious relationship is established between wall height, the terraces and the surrounding landscape.

1.6.1.2 Rear Boundary:

For any boundary, which borders the open space landscaped areas, a solid brick wall with a maximum height of 1000mm, plastered and painted smooth on all sides, should be built.

1.6.1.3 Street & Front boundary:

- i) On the front boundary of each erf (the boundary relating to the garages), no boundary walls are allowed directly on the erf boundary, but rather solid 3500mm High walls with timber or steel access gates are encouraged further back to link the Core Building elements of the different erven. This ensure edge continuity along the street edge.
- i) On corner erven, on the street boundary not relating to the garages, a solid 460mm thick brick wall with a maximum height of 1000mm, plastered and painted smooth on all sides, should be built.

1.6.2 GENERAL CONDITIONS IN RESPECT OF THE DESIGN OF BOUNDARY WALLS

Any walls not built on an actual boundary line, but which fulfill the function of a boundary wall in relation to a boundary or dwelling, will be deemed to be a boundary wall for the purposes of this document and as may be determined by the Control Architect.

- i) All boundary walls to be plastered & painted white or to match the colour of the core buildings where they serve as linking elements between such buildings.
- ii) The boundary walls are to follow the slope of the site and NOT be stepped. The top of these walls should to be rounded with a diameter similar to the thickness of these walls.
- iii) Any reference to the maximum height of a wall shall be taken as a measurement to the top of any coping forming part of the wall.
- iv) Shared boundary walls between erven may not exceed 1800mm in height, measured from the highest platform level at any one side of the erf boundary. Because of the steep nature of the site, all shared boundary walls will be assessed on site.
- v) All boundary walls, boundary fencing and fencing around pools must be designed and built to comply with the National Building Regulations (NBR). Specific conditions apply to pool fencing, refer applicable NBR for detail.
- vi) A service yard may be incorporated as part of a boundary wall and may only be constructed to a height of 1.8m to

effectively screen any items contained in the service yard from the view.

- vii) ****NOTE:** Each property owner should ensure that adequate emergency escape routes exist for surface stormwater runoff to exit the property should the secondary stormwater drainage system malfunction.

EXCLUSIONS APPLICABLE TO BOUNDARY WALLS:

No prefabricated walling systems or similar allowed;

No Face brick, natural stone wall or stone cladding;

No sheet material; and

Barbed wire on walls is not permitted.

1.7 MISCELLANEOUS AND GENERAL

- i) The location of all television aerials or satellite dishes should be considered carefully. The final position, size and location of all satellite dishes and television aerials are subject to approval by the Kommetjie Vineyards HOA. Satellite dishes must be white composite or approved equivalent as approved by the HOA.
- ii) All telephone and electrical cable reticulation on the property must be underground. No overhead masts or wires are permitted.
- iii) All gas cylinders, refuse bins, compost piles and clothes lines must be screened within service/drying yards in order not to be visible from the neighbouring properties, or the street.
- iv) House numbers may not be larger than 150mm high and 100mm wide. The preferred lettering style is Verdana Bold and the colour is to match the roof sheeting OR may be in a natural brushed aluminium colour. All lettering and numbering to conform to the approved design for the project. All lettering and numbering to be placed horizontally and in line and to be understated. The size and location of all house numbers and letter boxes are subject to the final approval of the HOA.
- v) All exterior lighting should be sensitively positioned and not directed in such a way that it may have a negative impact on the immediate surroundings or potentially in view or hazardous to adjoining properties, residents or passing traffic. Exterior lighting should shine down. It is recommended that all exterior lights be energy saving fittings. Security lights may not cast direct light outside the erf upon which they are situated and must be activated by movement sensors. All exterior light fittings to dwellings to match the fittings of Kommetjie Vineyards and to be

approved by the HOA. Colour for exterior light fittings is charcoal to match the roof sheeting OR may be in a natural brushed aluminium colour.

- vi) The aesthetic approval of all burglar bars and security gates are subject to the approval of the HOA prior to installation. Any burglar bars and security gates MUST under all circumstances be fixed on the interior of the dwelling and burglar bars may only be the clear view transparent type burglar bars. Security gates are only permissible if mounted internally behind a solid door and may not be visible from the exterior of the building.

EXCLUSIONS:

Any alternative type of burglar bar or security gate than specified above and no burglar bars or security gates fitted on the exterior face of any buildings allowed.

- vii) Solar or heat pump thermal systems - are required (refer to Section III). 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.

EXCLUSIONS:

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

- viii) Swimming Pools: No 'Porta Pools' or similar equivalent pool above ground level is permitted. The position, colour and design of all swimming pools are subject to the final approval by the HOA. The final position of the pool, pump and filter must be shown on plan, elevation and section must be submitted to the HOA for prior approval. Fencing around pools must comply with the National Building Regulations.
- ix) Air-conditioning condenser units must be installed inside service yards & fixed as low to the ground as possible in order not to be visible from the street view. These units must always be screened by an aesthetic approved hardwood timber lattice or louver screen, installed a minimum of 500mm or at alternative distance recommended

by AC manufacturer away from the condenser unit, ducts, grilles and heat pumps, etc. to ensure that such installations are suitably concealed and not visible/exposed on the exterior façade of the building and also not be visible from the front of the building or street side. All pipework must be must be concealed in the wall and no exposed conduits are allowed. Air conditioning & heat pump condenser units must be located in the least visually intrusive position available (i.e. on side walls and hidden in service yards) and always be installed as low to ground level as practically possible. Units may not be installed higher than 1200mm above ground level. Proposed positions must be submitted to the Control Architect for aesthetic approval prior to installation. Units outside service yards must be entirely screened from visibility with a painted timber screen, painted to match the wall to which it is attached.

EXCLUSIONS:

No window mounted air-conditioning units are allowed.

- x) 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.
- xi) All chimneys must comply with and be in strict accordance with the dimensions as prescribed in the National Building Regulations (NBR). Built masonry chimneys as illustrated in this document are preferred and must be plastered and painted. The only exception to this rule will be in the case of internal combustion stoves or similar approved energy efficient heating devices where such chimney pipes are less than 200mm in diameter. Said chimney pipes will be permitted to protrude above a built masonry chimney base as illustrated in this document OR may protruded through and above the roof in accordance with the dimensions as prescribed in the NBR and the chimney pipes MUST in all cases be manufactured from stainless steel. In the case where chimney pipes exceed 205mm in diameter the built masonry chimney rule applies, i.e. a built masonry chimney, plastered and painted as stipulated above MUST be built. Fixed metal chimney cowls in matching stainless-steel material must complete the installation. All chimney installations to be submitted to Control Architects for aesthetic approval. Plastered and painted chimneys may be

painted in the same colour as the adjoining wall OR in the component colour .

EXCLUSIONS:

No exposed fibre cement or galv. mild steel flue pipes except stainless steel;

No rotating metal chimney cowls (i.e. "bird-shape" cowl)

xii) No garden/tool sheds, Wendy houses or temporary structures will be allowed.

xiii) No dog kennels and covered facilities for caravans, boats or trailers may be visible from the street. Dog kennels, caravans & boats must be stored out of sight.