APPENDIX B:

SITE LAYOUT PLANS

&

ARCHITECTURAL PLANS & SKETCHES
Figure B1: The preferred sub-divisional layout for Cabriere Estate Development
Figure B2: The alternative sub-divisional layout for Cabriere Estate Development
1. INTRODUCTION

The purpose of this manual is to inform and guide the owner and their architects or designers with regards to the architectural language and requirements for the development and the procedure involved in getting approval from the Home Owners Association, in order to forward the plans to the local authorities for official approval. This manual also serves to ensure that the owner is buying into a development with the comfort in knowing that the development may evolve without altering the initial philosophy or architectural integrity.

The intention and philosophy of the Rawsonville Cabriere Estate Development is to create a lifestyle of security and tranquillity within the little village of Rawsonville. The architecture is quaint and in keeping with the Cape vernacular yet sophisticated enough to accommodate every modern convenience. The scale of the buildings has been carefully considered to facilitate a sense of belonging in a quaint country town like Rawsonville. The development is set in the valley surrounded by mountains, vineyards and farmlands. It is a romantic setting that awakens the senses and the aim of this document is to help guide the development through the ages and maintain a sense of integrity where the buildings meet the context. For this reason, indigenous flora is encouraged and a consciousness or sensitivity towards the environment.

2. BUILT FORM

2.1 Major Plan Forms
2.1.1 This Major Form is the bulk of the building
2.1.2 This Major Form to have a double pitched roof:
2.1.3 Width maximum
2.1.4 Width minimum of 5,0 m
2.1.5 Length minimum

2.2 Minor Plan Forms
These will consist of the following:

2.2.1 Verandahs/ Lean to’s
   a. will be limited to two-thirds the width of the major plan form
   b. will have roof pitches to match between 5 and 15 degrees

2.2.2 Pergolas

2.2.3 Flat roofs
   a. may be used as linking elements between major plan forms
   b. must have parapet walls

2.2.4 Chimneys

2.2.5 Garages
   a. where garaging is not contained as part of the major form of the building but defined as a freestanding structure or semi detached structure then it must be parapet flat roof structure with parapet walls concealing a concrete flat roof or shallow mono pitch

3. BUILDING ENVELOPE

Building lines

Height Restrictions

Coverage & Bulk
4. ROOFS

4.1 Roof forms

4.1.1 Major form – Double pitched roofs:
   a. As mentioned, the major form of the building to have double pitched roof
   b. Maximum roof pitch of between 15 and 35 degrees
   c. Minimum roof pitch of 15 degrees
   d. The ridge must fall on the centre line of the major form and must be symmetrical around the ridge
   e. Major plan form roofs may not extend to form a covering to a terrace

4.1.2 Verandahs/Lean to’s:
   a. Lean to roofs will be connected to major forms
   b. To have a pitch between 5 and 15 degrees

4.1.3 Flat roofs
   a. Concrete or a shallow pitch both concealed behind parapet walls
   b. Concrete flat roofs may be utilised as roof decks/terraces

4.2 Roof materials & colour

4.2.1 Major & Minor form roof coverings may be:
   a. Corrugated aluminium roof sheeting painted dark grey or similar approved colour

4.2.2 Minor forms
   Concrete flat roofs must be covered in dark grey pebbles at least 50mm thick

4.3 Dormer windows

4.3.1 Dormer windows are only allowed in Major form of building
4.3.2 Only French dormer windows allowed
4.3.3 No double pitched roof dormers allowed
4.3.4 Roof of dormer windows to match that of other roof types & window to match others
4.3.5 Dormer windows to face either the street or public areas but not overlooking features to
   neighbouring erven

4.4 Roof windows

4.4.1 Rectangular roof lights/windows flush with the roof sheeting are permitted
4.4.2 No pyramid or vaulted shaped sky lights protruding the roof scape are permitted

5. GABLES, EAVES & PARAPETS

5.1 Gables
5.1.1 Gable ends will be allowed but no parapet wall to gable ends will be permitted
5.1.2 The gable verge must not project beyond the wall face
5.1.3 Rectangular air vents or windows may be incorporated in gable ends

5.2 Eaves

5.3 Parapets
5.3.1 Where parapets are used to hide flat roofs the parapet must not project more than 300mm
   from the top of the roof sheeting or concrete roof
5.3.2 Smooth plaster coping on parapet to be 100mm wide and protrude the wall face by max
   30mm and only one band allowed

6. RAINWATER GOODS

6.1 Aluminium half round or similar to OG Watertight gutters to be painted the same colour as
   the roof

7. CHIMNEYS

7.1 Chimneys to be square or rectangular in shape and a masonry construction plastered and
   painted as the walls or bagged plaster on brickwork the same colour as the walls.
7.2 Chimneys to be at least 800mm x 800mm in plan
8. WINDOWS

8.1 All windows to be either:
   a. powder coated aluminium
   b. natural anodised aluminium
   c. timber painted
   d. all windows on the same house must be the same colour and uniform in profile
   e. no cottage pane windows will be permitted
   f. all window openings to be rectangular in shape and no archways will be permitted

8.2 The following window types will be permitted:
   a. vertical sliding
   b. horizontal sliding
   c. top hung casement
   d. side hung casement

8.3 Glazing in windows
   a. All glazing to be clear
   b. Where bathrooms are concerned plane sandblasted without pattern will be allowed
   c. No tinted or mirrored glazing will be permitted

8.4 Burglar bars
   a. all burglar bars to be internally mounted not externally
   b. all burglar bars should be horizontal bars
   c. to be painted the same colour as the window frames

9. DOORS

9.1 All doors to be either:
   a. powder coated aluminium
   b. natural anodised aluminium
   c. timber painted
   d. all doors on the same house must be the same colour and uniform in profile
   e. no cottage pane doors will be permitted
   f. all window openings to be rectangular in shape and no archways will be permitted
   g. no carved timber or ornate doors will be permitted

9.2 The following door types will be permitted:
   a. glazed sliding doors
   b. glazed sliding - folding doors
   c. timber with horizontal boarding
   d. timber double panelled doors

9.3 Glazing in doors
   a. all glazing to be clear
   b. where bathrooms are concerned only plane obscure or sandblasted without pattern will be
      allowed
   c. no tinted or mirrored glazing will be permitted

9.4 Security doors
   a. no “trelli” type doors will be permitted
   b. security gates to front doors must be either painted timber or aluminium or gms with horizontal slats
      painted the same colour as the door frames
   c. security for sliding doors to be sliding versions of the above

9.5 Garage doors to be either:
   a. timber horizontal boarding either natural or painted the same colour as the walls or door & window
      frames
   b. aluminium horizontal slats painted the same colour as the walls or door & window frames
   c. standard single garage door widths or standard double garage door widths are permitted
   d. maximum number of garage doors permitted per house = standard double garage door
10. SHUTTERS

10.1 Timber horizontal louvered shutters painted the same colour as the walls or the doors and windows are permitted
10.2 Aluminium horizontal louvered shutters painted in the same way are also permitted
10.3 Shutters may have fixed or adjustable louvers
10.4 No non-functional shutters will be permitted

11. WALLS

11.1 All external walls of the building to be either smooth plastered masonry or bagged plastered masonry
11.2 A combination may be used where a major form is in one plaster finish and a minor form in another
11.3 Walls to be painted in 1 or a combination of 2 colours as specified
11.4 A combination of 2 colours may be used where a major form is in 1 colour and a minor form in another
11.5 Plastered window sills to be one simple band without mouldings or any ornamentation
11.6 100mm wide smooth plastered band is allowed around door and window openings at a max. of 30mm from the wall face

11.7 Wall Finishes allowed:
   a. Smooth plastered walls
   b. Bagged plastered wall
   c. Natural stone cladding horizontally packed in Table Mountain sandstone or similar

11.8 Wall finishes not allowed:
   a. No face brick will be allowed
   b. No textured plaster effects
   c. No metal sheeting as cladding

11.9 Paint colours
   a. To be specified

11.10 Plastered bands & Mouldings
   a. plaster bands must be smooth plaster
   b. to be 100mm wide and max. 30mm from face of wall
   c. plastered bands are allowed on top edge of parapet walls, door & windows openings
   d. no ornate plastered bands & mouldings will be allowed
   e. no plastered bands or mouldings on columns

12. VERANDAHS & PERGOLAS

12.1 All covered terraces or verandahs to be covered in the same roof sheeting as the house and supported with stone, masonry or timber columns
12.2 Verandahs may be defined with a low ‘verf’ wall at max. 600mm high
12.3 Pergolas to be in natural timber construction with a min. 114mm x 50mm rafters with either a double column or single
12.4 timber piers may be fixed to steel pins which meet the ground & therefore creates a more contemporary aesthetic and does not become a period feature of the development
12.5 No period style pergolas will be permitted, no Victorian or Georgian detailing
12.6 Pergolas may not be covered with roof sheeting or any covering except a growing vine element

13. RETAINING STRUCTURES

14. BALCONIES & TERRACES

14.1 Balconies and terraces may not be overlooking features to neighbouring properties and must therefore be sensitive to the privacy of other home owners
14.2 If balconies or terraces are to be roofed then they must follow the same specification as verandahs and pergolas
14.3 The balconies and terraces must be in keeping with the character of the house
14.4 Balustrades to balconies must sit on a 300mm high masonry or plastered concrete upstand
and must be uniform in design and follow the design guidelines as specified in the diagrams
14.5 Balustrades to be either:
   a. painted galvanised mild steel the same colour as either the walls or doors
   and windows and possible natural timber hand rail or
   b. stainless steel cables and rods with possible natural timber hand rail

15. BOUNDARY WALLS & FENCES
15.1 Street boundary running the periphery of the development will be a combination of palisade
   fence between plastered masonry piers
15.2 The intention and philosophy of the development is to allow the home owner to feel secure
   within a country or rural and to feel a sense of community. It is therefore he intention of the
   development to minimise on boundary walls
15.3 Boundary walls and fences should be seen as an extension of the building and therefore
   return to the building
15.4 Where boundary walls or fences are needed they should not exceed a height of 1.8m but the
   preferred height is 1.2m
15.5 It is encouraged to build a wall or fence at 1.2m high and grow foliage against it for extra
   privacy if needed
15.6 Palusade fencing is to be used
15.7 No vibracrete type walls, facebrick walls or timber fences will be permitted
15.8 Boundary walls to be either smooth plaster, bagged plaster or stone cladding as per external
   walls
15.9 The same specification applies to boundary walls as per general walls

16. SWIMMING POOLS
16.1 Pools to be concealed and not visible from the road
16.2 To comply with building and safety regulations
16.3 Swimming pool drainage must be pumped into the common sewerage system and never
   into the landscape
16.4 Pool pumps and filtration systems must be screened off with elements to match the existing
   house
16.5 Timber decking around the pool will be allowed
16.6 No conservatories over the pool will be allowed

17. CONSERVATORIES

18. PARKING, DRIVEWAYS & CARPORTS
18.1 The surface material for parking areas, carports or driveways may be either aggregate or
   paving to matching paving on roads in the development
18.2 Roof to Carports must follow the same specification as pergolas elsewhere or the same as the garage
18.3 The supporting posts must follow the same specifications as pergolas and verandahs
18.4 Carports must be attached to garages or be fully detached
18.5 Carports must fit within the design of the house
18.6 Only single Carports will be permitted
18.7 Height of roof to carport must not be higher than the garage or verandah

19. OUTBUILDINGS
19.1 No outbuildings will be allowed
19.2 No temporary “wendyhouses”
19.3 Any extension to the house must form part of the footprint of the house or if it is separate
   yet attached by a covered walkway in order to create wind free courtyard spaces and must
   follow the same regulations as the existing house
19.4 Outbuildings will be counted as part of the overall footprint of the building

20. GARDENS & LANDSCAPING
20.1 All landscaping to comply with the landscaping controls
20.2 All gardens facing the street to compliment the rural and indigenous setting
20.3 Indigenous flora is encouraged and no ‘alien’ trees will be permitted
21. SERVICES

21.1 Antennas  
   a. All television antennas or satellite dishes must be inconspicuous and must be approved 
      by the developer’s Reviewing Architect or Design committee

21.2 External lights  
   All external lighting to fit within the architecture of the development and should be discreet 
   and kept to a minimum and no spot lights or florescent lighting will be permitted

21.3 Service pipes  
   Sewer and vent pipes are to be concealed in vertical ducting within the wall plane

21.4 Air Conditioning  
   a. units must be installed at ground level and concealed with a screen or screening wall all in keeping 
      with the architecture 
   b. No window mounted units will be permitted

21.5 Solar panels & Rainwater tanks  
   a. Solar panels are encouraged but must be concealed behind parapet walls on roof of 
      Garages 
   b. Solar panels and remote tanks must be approved by the Design committee 
   c. Collection of rainwater in rainwater tanks will be permitted but the type, size and setting out of the 
      tanks will be subject to the approval by the Design Commitee

21.6 House numbers and signage  
   a. Either brushed stainless steel or charcoal grey powder coated steel letters no bigger than 150mm high 
      and should sit proud of the wall at least 30mm and max 60mm

21.7 Washing/clothes lines  
   a. Washing lines must not be visible from the street 
   b. And should be hidden behind a courtyard at 1.8m high

21.8 Gas bottles and Refuse bins  
   a. To be concealed from the public

22. BUILDING PLAN SUBMISSION

22.1 All proposals will be subject to scrutiny and approval by the Developer’s Review Architect 
      and Design Committee before the plans can be submitted to council.

22.2 The council will not approve any plans until the Committee has approved and stamped the 
      submission

22.3 Information required on the plans:  
   a. Roof/ Site Plan showing building lines and setbacks and bulk/coverage and north point 
   b. All plans to show North point 
   c. Floor plans of every level 
   d. All Elevations 
   e. Sections showing heights of pertinent areas 
   f. Position of driveway and hard landscaping and location of retaining structures if any 
   g. Soft landscaping layout which includes plant species 
   h. Drainage plan 
   i. Schedule of finishes 
   j. Location and specification of external lighting 
   k. Braai and chimney details

22.4 If any changes are made during the construction process then the same procedure as 
      mentioned above must to be followed
Figure B3: Architectural sketches of the proposed Cabriere Estate townhouses.
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