



PEZULA

GOLF ESTATE

CO / 1999 / 002020 /08

PEZULA GOLF ESTATE HOMEOWNERS ASSOCIATION

P O Box 3343, Knysna, 6570

Tel: +27 (0)44 302 5305

Email: cobus@pezulagolfestate.com

Office hours: Monday to Friday, 08h30 – 16h30

ARCHITECTURAL DESIGN REVIEW: CHECKLIST FOR ARCHITECTS

To be completed by the submitting Architect and to accompany plans being submitted to the Architectural Design Review Committee. (NOTE: All questions must be answered.)

1. General:

Date: _____

Erf No: _____

Owner's Name: _____

Owner's Contact No: _____

Submitting Architect Name: _____

Submitting Architect Contact Nos: _____

Engineer's Name: _____

Engineer's Contact No. _____

Is this property North or South of the collector road (Lagoonview Drive)?: _____

Is this property in R12, R14 or R15 where additional special conditions apply?: _____

2. Site Restrictions:

2.1 Building Lines: Are the following building lines being adhered to?

- Road frontage: 4.5m minimum to dwelling? _____

5.0m minimum to garages? _____

- Lateral boundary 2m minimum? _____

- Rear boundary 2m minimum for dwellings? _____

- R12 erven: Rear boundary 10m minimum? _____

- R14 erven: S & SW boundary 5m and E boundary 10m? _____

2.2 Servitudes and Reserves

- Boundary common to golf course 3m minimum? _____

- 20% retained fynbos common to golf course? _____

2.3 Coverage

- 35% maximum coverage? _____

2.4 Height Restrictions

A Land surveyor's official contour plan, showing a benchmark and value must accompany the submitted plans for approval. **Floor levels and Roof Ridge must be shown in meters above sea level and indicated clearly on the drawings.**

- Land Surveyors contour plan attached? _____

Sections (not typical) must show the CRITICAL dimensions i.e. natural ground level to height restriction (6.5 or 8.0m) roof ridge, measured vertically.

Sections must show:

- Neighboring property ground levels? _____
- Road level? _____
- Driveway gradient and road to rear/opposite boundary? _____

All of 2.1 to 2.4 to be shown on one layout.

3. Design Recommendations:

3.1 Built form

- Does the main structure comprise of simple rectangular and square forms? _____
- Is the roof or a particular section dominant? _____
- Does the supporting structure below the footprint exceed 2m in height? _____

3.2 Roofs

- Roof plan required – included? _____
- Roof material? _____
- Profile (cement tile – only Coverland Elite permitted)? _____
- Colour? _____
- Are major roofs double pitched between 22.5° and 45°? _____
- Does the roof pitch exceed 36°? If so, have you added architectural projections _____
- Verandah and lean-to roof pitched between 3° and 15°? _____
- Lean-to roofs and flat roofs may not exceed 10% of major connecting roof area _____
- Are any reflective or unpainted materials being used? _____
- Are dormer windows to recommended window proportions? (Length > width)? _____
- Is the dormer area subservient to the relevant roof area? _____
- Parapets – do they exceed 300mm in height above roof finish? _____
 - Are they simple extensions of the end of the wall? _____
 - Are they of elegant proportions with molded copings? _____

- Flat roofs -
 - Are they minor elements not exceeding 10% of attached surrounding roofs? _____
 - Do the total minor elements exceed 25% of the total roof area? _____
 - Are concrete flat roofs covered with brown stone chips? _____
- Roof windows/roof light/domes and pyramid lights will be evaluated at the discretion of the Architectural Review Committee? _____
- Gutter and down pipe profile and colour to be specified. _____
(Ogee alum seamless preferred)? _____

3.3 Walls

- Do any external walls exceed 4m in length without relief? _____
- What plaster finish applies to external walls? _____
- Specify Colour of walls? _____
- Is this colour according to Pezula prescribed colours? _____
(if not provide colour sample)
- Detail Plaster moldings, surrounds and design moldings? _____
- Plinths. What finish are the walls below floor level? _____
- Rock – supply sample _____

3.4 Windows and Doors

- Are large expanse sliding doors located under deep roof or pergola overhangs in order to prevent sun reflection? _____
- Are the windows proportioned as per paragraph 3.4 of the Architectural Design Manual? _____
- Do the windows and doors complement each other in design and proportion? _____
- What is the material and colour of the frames? _____
- Are you aware that no primary colours are permitted? _____

3.5 Verandahs, Decks and Pergolas

- Do the verandah and deck levels exceed 2m above natural ground level? _____
- What is the balustrade finish? (type of material and colour) _____

NOTE: GLASS AND OTHER REFLECTIVE MATERIALS AS WELL AS SHADE CLOTH MAY NOT BE USED!

PRECAST DECORATIVE BALUSTRADING IS NOT PERMITTED!

- Wrought iron and aluminum balustrade design to be approved by committee (simple vertical proportion) _____
- Are verandah roofs being utilized as decks? _____
- Are they less than 10% of the adjoining roof area? _____

and less than 25% of the total roof area? _____

3.6 Boundary Walls

- Do the gate opening pillars, piers and fin walls exceed 2.1m in height? _____
- The maximum height of boundary walls is 1.2m, pillars max of 1.5m, with wall stepped along the natural ground level, Pillar and panel design preferred. Do you comply? _____
- Private courtyard and kitchen screen walls 1.8m max height, do you comply? _____
- Courtyard walls on boundary may not exceed 10m in length, or be erected within 4.5m of street boundary _____
- Are the boundary walls of an approved material? (specify)? _____
- Do the heights comply? _____

NOTE: NO VIBRACRETE OR CONCRETE PRECAST PANELS AND POSTS ARE PERMITTED!

4. General:

- Specify driveway finish and colour _____
- Is wash-line and refuse areas indicated and walled? _____
- Are Garages, private courtyards, kitchen yards and outbuildings an integral part of the main dwelling? _____
- Are all the soil pipes / waste pipes concealed? (Specify on drawing) _____
- Is the 20% fynbos area position shown? (to remain untouched) _____

ADDITIONAL INFORMATION & REQUIREMENTS

- Plans must be submitted to the Estate Manager.
- Four sets of PLANS are required to be submitted, new submissions by the last Thursday of the month, reviewed by or on the 1st Thursday of the month.
- All plans to be signed by Architect and Owner, or a letter from owner stating that the owner accepts the content thereof.
- Architect to supply confirmation of appointment for supervision on letterhead or Owner's Declaration of responsibility for Building Works.
- **A SCRUTINY FEE of R5,000** (VAT included) payable to Pezula Golf Estate Home Owners Association to accompany plans for new dwellings. If the plans are submitted more than three times, the fourth submission will require a further fee of R2,500 (VAT included) submission.
- **A SCRUTINY FEE of R 2,500** (VAT included) payable to Pezula Golf Estate Home Owners Association to accompany plans for alterations or additions.
- A registered land surveyor's contour plan to accompany the submission.

- Roof covers allowed are:
 - The only profile of concrete roof tiles permitted is the Elite range by Coverland and the colours are Charcoal, Kannonberg Black or Dark Brown.
 - “Mazista” slate, colour: black, silver blue or rustic country.
 - Corrugated and clip lock sheeting, colour: slate gray, dark gray, dark brown or black.
- Solar panels, to be shown on drawing, positions and colour to be approved on site prior to installation.
- TV aerials and disks to be placed sympathetically to neighbors view.
- Coverage: floor area must be shown as a %
- Fynbos area must be shown as % and shaded in on layout plan.
- All swimming pools, to backwash to municipal sewer system,
- Rim flow pools – rim flow to be same colour as external house colour.
- Pool height may not exceed 2.0m from natural ground level, if so needs to be terraced.
- Note to be made on drawing: All waste and soil pipes to be concealed.
- Retaining wall blocks to be brownish colour.
- The above document is designed to assist you in conforming to the Sparrebosch Architectural Design Manual and should be read in conjunction with it.

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