



# STONE RIDGE

## COUNTRY ESTATE

THE STONE RIDGE COUNTRY ESTATE  
RESIDENTIAL DESIGN GUIDELINES

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## 1. INTRODUCTION

1.1 The purpose of these design guidelines is to encourage individual creativity while fostering a unity of materials and finishes to ensure that the overall development harmonises to create a balanced life style for all residents.

1.2 The construction and improvements should commence within two years from the date of registration of transfer of ownership. Should this not be adhered to, the SRHOA will have the right to introduce penalties. In order to reduce inconvenience to neighbours as well as unsightliness, construction should proceed without lengthy interruptions, completed within one year and should be handled in such a way that the end of each phase should be aesthetically acceptable to the Home Owners Association.

The developer will provide a construction entrance from Theron Street over stand 86 and will maintain this entrance and not sell it for 36 months from proclamation.

1.3 The design of the dwelling unit and the entire stand should show sensitivity to the existing natural features, flora and topography with the emphasis on natural materials. Permission to be drafted before existing trees are removed and all existing trees are to be shown on the site plan. Surrounding structures must be taken into account in the design process and shown on the site plan.

1.4 The controlling authority for the development is the STONE RIDGE HOME-OWNERS ASSOCIATION (SRHOA) who will be responsible for the approval of all plans and buildings on behalf of the seller.

1.5 It is strongly recommended that the purchaser engage the services of a qualified architect or registered architectural draughtsman. Further it is advisable that the chosen architect consult with the SRHOA's architects prior to the design of the proposed house to determine the intent of the design parameters set for the development.

1.6 No erf may be subdivided or rezoned without written consent from the SRHOA.

Erven may be consolidated with prior written permission from the SRHOA in which case the owner will be liable for the combined levy pertaining to each particular stand.

1.7 Elevation treatment of all buildings must conform to good architecture so as not to interfere with or detract from the general appearance of the neighbourhood. The SRHOA architects reserve the right to comment on the design to improve the architecture in the interest of all parties.

## 2. TOWN PLANNING CONTROLS

### 2.1 Coverage

2.1.1 Maximum dwellings per erf - One (except where indicated otherwise).

2.1.2 Maximum height - 2 Storeys (excluding roof)

2.1.3 Single storey dwellings - maximum coverage allowed will

be 60%

- 2.1.4 Double storey dwellings- the ground floor coverage of double storey dwellings shall not exceed 50% of the area of the stand while the upper level shall not exceed 75% of the ground floor (excluding terraces).

## 2.2 **Building Lines**

- 2.2.1 Single storey dwellings - Street Boundaries – 5m  
- Side Boundaries – 2.25m  
- Back Boundaries – 3m
- 2.2.2 Double storey dwellings- Street Boundaries – 7m  
(First floors) - Side Boundaries – 3.75m  
- Back Boundaries – 5m

In the case of corner stands, application can be made for the relaxation of above.

## 3. **TREATMENT OF STAND BOUNDARIES**

It is appreciated that the diverse nature of single residential neighborhoods will lead to a variety of treatments to the street boundary. Every effort should be made to avoid the hostile “canyon like” effect that high solid walls along streets cause in many residential areas. In order to enhance the appearance of sidewalks and the street scope of the general estate, the following guidelines will apply.

### 3.1 **Street Boundary**

The street boundaries should be open or a 1.2m palisade type fence can be used in conjunction with brick pillars. Should further closure become necessary, this must be set back 5m from the street boundary and may be to a maximum height of 1,8m.

### 3.2 **Side Space**

The sidewalls between properties may be a maximum of 1,8m high over the extent of the boundary except for the last 5m adjacent the street boundary, where item 3.1 will apply. Application can be made for relaxation to 2,1m height.

- 3.3 All boundaries bordering onto parks and storm water green belts will be handled in the same way as street boundaries as mentioned under item 3.1.

## 4. **BUILDING DESIGN GUIDELINES**

- 4.1 All plans must be prepared by a Registered Architect or a registered architectural draughtsman and submitted for approval to the Homeowners Associated Architects – ORBiC Architects Tel: 0861 002 285, The Willows (see item 9 – Building Plan Submission). Only after this approval has been obtained can the plans be submitted to the local authority. It is the owners' responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.

- 4.2 The privacy of surrounding properties should be considered. As a general rule no windows or balconies on the upper storey should overlook the living space of the adjacent dwelling, next to it or behind it.
- 4.3 No staff accommodation should be nearer to the street than the main building unless contained under the same roof or integrated into the overall design.
- 4.4 Staff accommodation and kitchen areas should open onto screened yards.
- 4.5 Out-buildings and additions should match the original building design in style, elevation and material usage. No flat roofed carports will be permitted unless it matches and blends with the design of the main dwelling.
- 4.6 Washing lines and refuse areas must be screened off with a wall of the same material as the external finishes of the house.
- 4.7 No dog kennels, caravans, boats or trailers are to be visible from the road and may not be placed in the restricted side space (building lines).
- 4.8 No pre-fabricated garden sheds or “Wendy Houses” will be allowed on the Estate.
- 4.9 No shade netting may be used for carports or any other coverage.
- 4.10 Solar heating panels, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown and annotated on the approval drawings.
- 4.11 Awnings, TV aerials, air conditioning units, satellite dishes, and other items, which do not form part of the basic structure, are to be clearly shown and annotated on the approval drawings, and screened where possible.
- 4.12 All exposed plumbing and washing lines should be fully screened and not be visible from the street elevations and other elevations onto adjoining properties.
- 4.13 No deviations from the approval drawings will be permitted unless the deviation is resubmitted and approved in writing prior to construction.
- 4.14 No dwelling (except group stands) may be smaller than 120m<sup>2</sup> excluding garages and outbuildings.

## **5. APPROVED BUILDING MATERIALS**

### **5.1 *Roof Covering***

5.1.1 The following roof coverings will be allowed.

- Cromadek roof sheeting
- All concrete roof tiles
- Slate roof tiles
- Fibre cement roof tiles
- Flat concrete roof

5.1.2 The following roof coverings will **not** be allowed.

- Thatch roofs
- Unpainted galvanized roof sheeting
- Flat steel roofs

5.1.3 No galvanized gutters and drain pipes will be permitted. All exposed gutters and rainwater goods to be factory painted to match the colour of the building.

## 5.2 ***Structural and screen walls***

5.2.1 External masonry walls may be 115mm thick, but must terminate with 230mm columns. Walls may be face brick, plastered or bagged, but colours must be submitted for approval.

5.2.2 Face brick to be used must be of a red range of colours and samples must be approved by the SRHOA architects.

5.2.3 Natural stone and other stone will be permitted but samples must be approved by SRHOA architects.

5.2.3 Selected semi-face bricks with autumn colours as approved by SRAHOA architects.

5.2.4 All screen walls must be completed and finished all sides.

5.2.5 Any other building materials must be approved by SRHOA architects.

5.2.6 Any face brick or plastered walls must be completed on both sides of the wall.

## 5.3 ***Paving and Landscaping***

5.3.1 Landscaping on sidewalks must be undertaken within the integrated landscape language of The Stone Ridge Country Estate, to be approved by the SRHOA architect.

5.3.2 The landscaping theme of The Stone Ridge Country Estate is to encourage the use of indigenous trees and plants.

5.3.3 All driveways to be fully paved. Driveway widths are limited to 5000mm at the junction with the public road. Preference will be given to clay brick paving, coloured interlocking or cable stone but **no** solid concrete paving will be allowed.

5.3.4 The use of hedgerows is recommended and the planting of indigenous trees and shrubs is encouraged where possible. Trees planted in the road reserve must follow the guidelines set for that street.

5.3.5 Planting and hedgerows are also encouraged where palisade fencing is used.

5.3.6 No trees, plants or sidewalk lawn may be removed without the permission of the Estate Manager.

5.3.7 No shrubs, trees, flowers or plants may be planted on sidewalks without the prior approval of the Estate Manager or the Board.

## **6. PROHIBITED BUILDING MATERIAL**

6.1 To allow for diversity and interest a variety of individual architectural designs and building combinations will be encouraged. In principal, no limitations are placed on building materials other than the following items:

6.1.1 Unpainted plaster (except cement oxide or if shown on approved elevations).

6.1.2 No precast concrete walls will be allowed.

6.1.3 Unpainted reflective metal sheeting.

6.1.4 Wood panel fencing.

6.1.5 Razor wire, security spikes or similar features.

6.1.6 Thatch roof laps.

6.1.7 No steel carport will be allowed.

6.1.8 All sewage pipes should be concealed.

## **7. CONSTRUCTION ACTIVITIES**

As the building within the residential estate will be constructed over a considerable time period, the following guidelines have been formulated for the benefit of residents.

7.1 All building materials are to be stored within the site boundary, no material is to be off-loaded onto the road or road reserve.

7.2 No advertisement or sub-contractors boards will be permitted. Only the approved contractor/professional board will be permitted (see drawing attached).

7.3 No workmen will be permitted on site between the hours of 18:00 and 06:00. With prior arrangement with the SRHOA, a night-watch man may be permitted to remain on site to safeguard building materials.

7.4 All contractors will be required to provide screened ablution facilities for the workmen and subcontractors under his control.

7.5 Construction hours are restricted to 06:00 and 18:00 Monday to Friday. No construction activity is to take place on Public Holidays, Saturdays and Sundays.

7.6 Delivery routes and hours may be defined from time to time by the Stone Ridge

Home Owners Association and all contractors are to obtain these restrictions from the sales office.

- 7.7 Fines may be levied from time to time by the Stone Ridge Home Owners Association for contractors and delivery vehicles that spill material en-route, damage roadways and kerbs, stain tarmac and generally create nuisance within the estate.

**8. GENERAL**

- 8.1 The developer will secure the entire township from the beginning so that no night guard will be required.
- 8.2 It is recommended that the home owner or his architect discuss his concept with the supervising architect at an early stage to avoid unnecessary delays and thus obtain the best architectural result.
- 8.3 No boreholes will be allowed, as there will be numerous boreholes in the township to feed all the water features.
- 8.4 The SRHOA will be responsible for the maintenance of the street paving as well as the special street lights.

**9. BUILDING PLAN SUBMISSION**

The following must be adhered to before building plans will be considered for inspection:  
**Plans to be submitted to the Orbic Architects.**

- 9.1 A non-refundable plan approval fee of R2 516-00 (Two Thousand Five Hundred and Sixteen Rand) per stand escalated at 8% per annum to the SRHOA Architects on submission of plans at:

Orbic Architects THE WILLOWS

Office @ Nature  
1st Floor, Room A4  
Botterklapper Street  
The Willows  
[aesthetics@orbic.co.za](mailto:aesthetics@orbic.co.za)  
Tel: 0861 002 285  
Fax: 086 596 7727

**BANKING DETAILS:**

Orbic Architects  
Absa Menlyn  
Branch Code: 632 005  
Account Number: 407 328 6592

**UPCOMING SCRUTINY DATES:**

**NOTE: THESE PLANS MUST BE SUBMITTED BY 14:00 ON THE TUESDAY BEFORE THE AESTHETICS COMMITTEE MEETS ON A WEDNESDAY AND THURSDAY.**

<b><u>Submission Deadline:</u></b>	<b><u>Scrutiny:</u></b>	<b><u>Feedback Via Email:</u></b>
14pm 14/01/2014	15-16/01/2014	17/01/2014
14pm 28/01/2014	29-30/01/2014	31/01/2014
14pm 11/02/2014	12-13/02/2014	14/02/2014
14pm 25/02/2014	26-27/02/2014	28/02/2014
14pm 11/03/2014	12-13/03/2014	14/03/2014
14pm 25/03/2014	26-27/03/2014	28/03/2014
14pm 08/04/2014	09-10/04/2014	11/04/2014
14pm 22/04/2014	23-24/04/2014	25/04/2014
14pm 06/05/2014	07-08/05/2014	09/05/2014
14pm 20/05/2014	21-22/05/2014	23/05/2014
14pm 03/06/2014	04-05/06/2014	06/06/2014
14pm 17/06/2014	18-19/06/2014	20/06/2014
14pm 01/07/2014	02-03/07/2014	04/07/2014
14pm 15/07/2014	16-17/07/2014	18/07/2014
14pm 29/07/2014	30-31/07/2014	01/08/2014
14pm 12/08/2014	13-14/08/2014	15/08/2014
14pm 26/08/2014	27-28/08/2014	29/08/2014
14pm 09/09/2014	10-11/09/2014	12/09/2014
14pm 23/09/2014	25/09/2014	26/09/2014
14pm 07/10/2014	08-09/10/2014	10/10/2014
14pm 21/10/2014	22-23/10/2014	24/10/2014
14pm 04/11/2014	05-06/11/2014	07/11/2014
14pm 18/11/2014	19-20/11/2014	21/11/2014
14pm 25/11/2014	26-27/11/2014	28/11/2014

Our Aesthetics Department will re-open in the New Year when new dates will be released.

No submissions will be accepted without a fully completed application form, this form can be downloaded from our website, [www.orbic.co.za](http://www.orbic.co.za) with all the relevant information and attached documents. No additional information will be accepted via email, all relevant proof of payments and documentation has to be attached to the application. Failure to complete the check list will result in the plans being returned.

Note: Scrutiny fee includes two submissions; in the event of a third submission 50% of the scrutiny fee will be charged as a re-submission fee.



Consultations will be per appointment and a fee R400-00 will be charged, appointments to be made with reception. Regrettably no messages will be taken and queries will be handled via email. Queries regarding the status of scrutinized plans are to be emailed to [aesthetics@orbic.co.za](mailto:aesthetics@orbic.co.za) and will be answered after the date of scrutiny. Comments will be emailed regarding the various aspects contained in the checklist on the Friday after the aesthetics committee has scrutinized the plans, only on request of the owner.

[aesthetics@orbic.co.za](mailto:aesthetics@orbic.co.za)

The Architects will inspect the township **on request** to see that all regulations are adhered to. **Only Aesthetic inspection will be done, not construction inspection.**

#### **FINAL AESTHETIC INSPECTION:**

Final Aesthetic inspection is done to ensure that all dwellings are as per the approved plans before the building performance deposit can be refunded.

On requesting final inspection please note the following:

- The dwelling must be the same as the approved plans on file at the Aesthetics Committee.
- All elevations, balconies, windows, roof and boundary walls must be as approved plans and all finishes must be complete and neat.
- If the dwelling deviates from the approved plans “as built” plans must be submitted for approval by the committee depicting all variations. A resubmission fee of R750 will be charged.
- A fee of R1 300.00 will be charged before any inspection and is payable before we go to site.
- The building has to be complete to such an extent that the owner can move into the house, the intention is that all building activity has been completed and all contractors are off the estate.

Please note that final aesthetic inspection and the final inspection certificate has nothing to do with the Occupancy Certificate from council. This is solely an Aesthetics Inspection from the HOA in order for the owner to claim the building deposit paid to Pretor Estates.

#### **Terms & Conditions:**

Aesthetics committee is responsible for the following:

- Receipt of building plans.
  - Ensuring that building performance deposits are paid.
  - Seeing that the Architectural Guidelines are adhered to.
  - Scrutinizing the plans, building lines, boundary walls, privacy factor etc.
  - Arranging for plans to be revised when necessary.
  - Approving plans once they are aesthetically and structurally correct.
- 9.2 A Building performance deposit of R6 000 (Six Thousand Rand) must also be paid to the SRHOA and it will be held in trust (interest free) by the SRHOA.
- 9.3 The deposit amount will be used in the event if there is a breach of non performance to remove rubble or make good any damage cause by the contractor or his sub-contractors or

suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding spot fines.

- 9.4 The building performance deposit shall be released subject to the submission to the Architect of a Local Authority's Certificate of completion and occupancy and shall only be refunded within 14 days once all the above documents are correctly completed and submitted. The SRHOA is not to release the deposit without the approval, stamp and signature of the Architects.
- 9.5 The SRHOA reserve the right to prevent the occupation of any houses if the above is not fully adhered with.
- 9.6 All plans necessary for City Council approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the SRHOA. Plan approval fees for the City Council are for the owner's own account.
- 9.7 The following items must be clearly shown on the plans:  
  
Refer to aesthetic checklist, available on our website: [www.orbic.co.za](http://www.orbic.co.za) you will find the checklist under downloads
- 9.8 A signed copy of these guidelines by the owner of the erf is to be submitted as well as the clearance certificate (attached).

**10. ACKNOWLEDGEMENT**

The above document is fully understood and the Contractor and owner undertake to comply with the above points, in addition to any further controls which may be instituted by the SRHOA of the Developer from time to time in the form of a written notification and to ensure compliance by any sub-contractors employed by the Contractor, and any suppliers to either contractors, sub-contractors or owners.

In the case where the property is sold or leased, the seller or lessor must ensure that the buyer or lessee receives a copy of these guidelines and that is binding on the buyer or lessee.

_____	_____
<b>OWNER</b>	<b>NAME</b>
_____	_____
<b>WITNESS</b>	<b>NAME</b>
_____	_____
<b>STAND NUMBER</b>	<b>DATE</b>
_____	_____
<b>BUSINESS TELEPHONE NUMBER</b>	<b>RESIDENTIAL TELEPHONE NUMBER</b>
_____	_____
<b>CELLULAR NUMBER</b>	<b>FAX NUMBER / E-MAIL</b>