



ARCHITECTURAL GUIDELINES



the bay golf estate **architectural guidelines**



page 2	INDEX
page 3	VISION PURPOSE APPLICATION
page 4	SITE DEVELOPMENT PARAMETERS
page 5	BOUNDARIES
page 6	BUILDING DESIGN GUIDELINES
page 7	SITE DESIGN CONSIDERATIONS
page 8	WALLS
page 9	IDEAS
page 10	ROOFING
page 11	BUILDING GUIDELINES
page 12	DOORS & WINDOWS
page 13	CLIMATIC CONTROL
page 14	PLUMBING AND ELECTRICAL EQUIPMENT
page 15	SUBMISSION PROCESS REQUIREMENTS
page 16	DISCLAIMER



vision

The Bay Golf Estate is an exclusive residential golf estate located on the southern banks of Hartbeespoort Dam with uninterrupted views of the dam and Magaliesberg Mountains.

The estate includes an 18-hole Matkovich and Hayes signature golf course with a clubhouse, boutique hotel with a commercial node planned outside the estate entrance.

This guideline document forms part of the estate controls, and is to be read in conjunction with the General Information Plan and relevant control documents.

purpose

The Architectural Style of The Bay Golf Estate will aspire to reflect 'quintessential contemporary South African living'.

The estate encourages architectural responses appropriate in style, form, materiality and sensitivity to local context and climate with considered responses to energy efficiency, solar optimization and passive climate control.

application

The Architectural guideline document outlines development parameters, appropriate styles, architectural form, finishes and materials for the development of erven within the estate.

It is the intention that the guidelines safeguard the vision for the estate and stimulate architectural initiative and individual creative expression within the given parameters.

A Design Review Committee (DRC) appointed by The Bay Homeowners Association (HOA) will review the plans submitted to ensure compliance and consistency throughout the estate.



zoning

No erf may be subdivided or rezoned for any other use than for a single dwelling with outbuildings.

Erven may be consolidated with the submission of a documented motivation and obtaining of prior written permission from the HOA for such instances.

In the event of consolidation the owner will be liable for the all costs and the combined levy pertaining to each erven.

density

Density shall not exceed more than one dwelling per erf.

An outbuilding of max 75sqm will be considered on erven over 900sqm.

Outbuildings must suit the style of the primary residence

Height

Maximum 2 storeys.

Maximum height of any structure - excluding chimneys - may not exceed 8.5m above the natural ground level of the erven.

F.A.R

(description)

F.A.R for all erven is 0.5

Minimum allowable floor area is 200m².

First floor area is limited to 60% of the total ground floor area.

It is encouraged that the design of the house allows for about 15-20% of the floor area of the house to be made up of external living space.

Coverage

Maximum coverage is 60% of the overall stand area.

Coverage includes all areas under roof such as garaging, covered terraces, entrances & balconies.

building lines, boundary treatment

Thoughtful use of screening devices and design of the home itself, together with soft landscape elements is encouraged over the use of hard, solid boundary treatment to provide privacy or enclosure for safeguarding of children or pets.

site development parameters



materials

Emphasis is to be placed on materials and surface coatings having high quality, low maintenance and energy efficient merit.

All materials used should have a good record of application in prevailing Highveld climatic conditions.

Materials and elevations should reflect energy conservation consciousness and should comply with high-quality, well-tested specifications.

elevations

The elevations should be contemporary reflecting a timeless quality. Exterior envelopes of buildings should be treated with simplicity and order.

Unnecessary or artificial decoration is discouraged.

architectural treatment of elements

Building entrances should be clearly visible from the street and architecturally celebrated. They should engage with the street space and relate to the building. Special canopy treatment, vertical emphasis and distinctive doors should be used to highlight entrances.

Blank walls should be avoided adjoining streets and open spaces.

Kitchens and staff accommodation should open onto screened yards. Yard and screen walls should complement the basic materials of the building.

No staff accommodation should be nearer to the street than the main dwelling unless under the same roof or integrated into the total design.

prohibited building materials and details

To encourage a 'quintessential contemporary South African living style' the following materials and details are prohibited:

- Unpainted plaster – except cement oxide.
- Split pole timber fencing and precast concrete walling
- Razor wire, security spikes or similar features
- Klinker brick.
- Asbestos in any form.
- Fibre-cement sheeting except in clap- board type application.
- Carports unless designed as part of the language of the house
- Shade netting for carports or any other coverage.
- Round fibre-cement , Doric or any classically styled columns
- Double volume round columns on the street.
- Mock non- functioning shutters.
- Paint techniques.
- "Tuscan" corner detailing or decorative brick quoining.
- Applied ornate classical mouldings and pediments.
- Brookie lace or similar applied Victorian detailing.
- Stainless steel cladding.
- Reflective or Mirrored glass.
- Glass bricks and 'win block' windows
- Artificial simulated rock or brick cladding.



street boundaries

- Dwellings are subject to a 3m building line setback from the street frontage erf boundary.
- A minimum 5m setback from the erf boundary on the access street frontage applies to garages to allow for visitor parking.
- Boundary and screen walling may not exceed 40% of any street front boundary length.
- The use of screening devices or landscaping is encouraged on the street front to provide visual interest and privacy.

golf course open space boundaries

- A 5-metre building line setback will apply to golf course erf boundaries & 3-metres for open space boundaries.
- Where required to secure swimming pools, safeguard pets or children, palisade or a permeable fencing/screening solution is encouraged rather than solid continuous boundary wall treatment on the golf course or open space erf boundaries.
- Such enclosures are limited in height to a 1.2m and 50% of the golf course or open space frontage length.
- Landscaping and soft boundary treatment is encouraged to provide privacy on golf course and open space frontages.

swimming pools

A 2-metre swimming pool setback will apply to all boundaries.

Pool enclosures as described above are to be designed to compliment the style of the house and proposed solutions are required to be presented as part of the submission documentation for DRC approval.

side boundaries

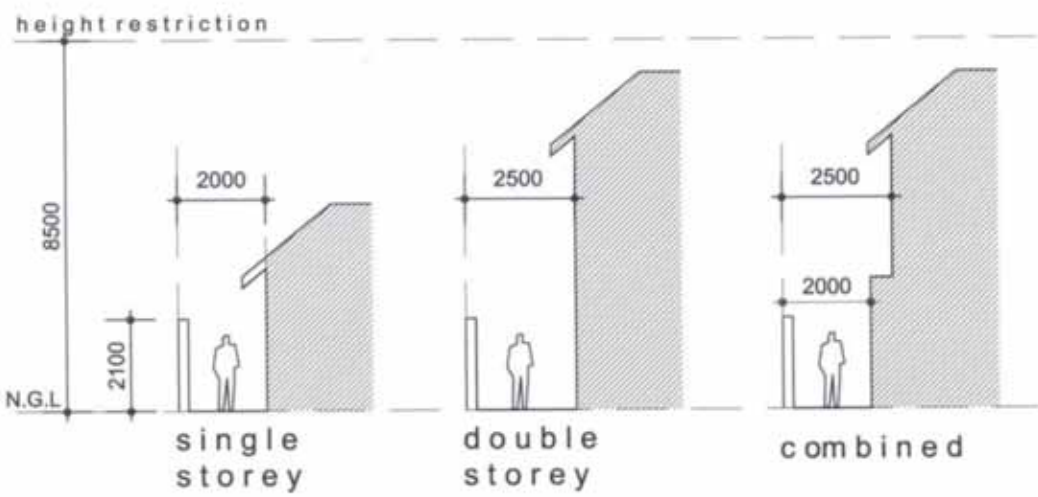
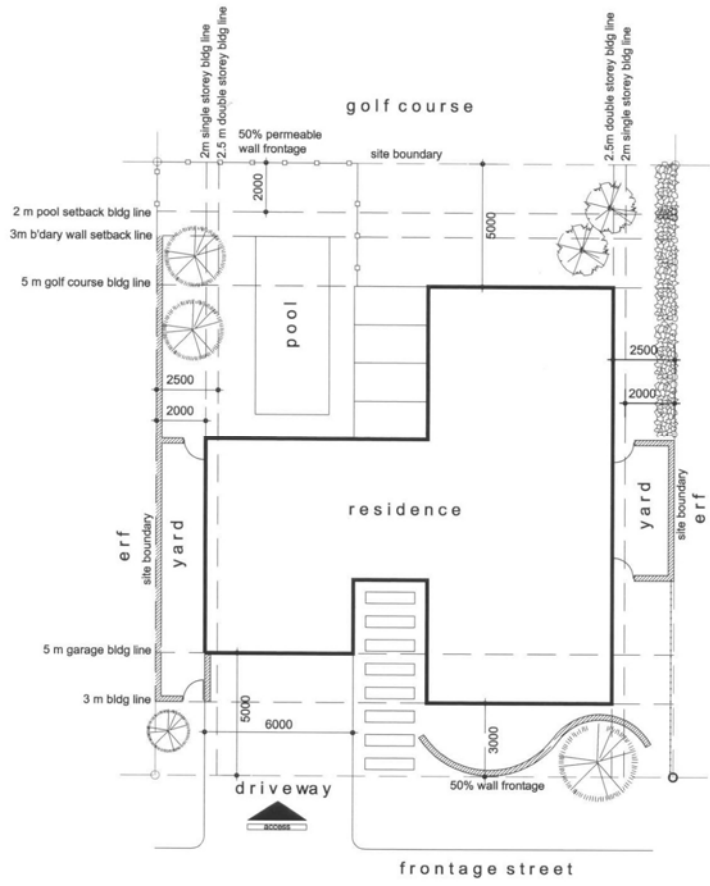
Single storey side building lines - 2 metres
 Double storey side building lines - 2.5 metres

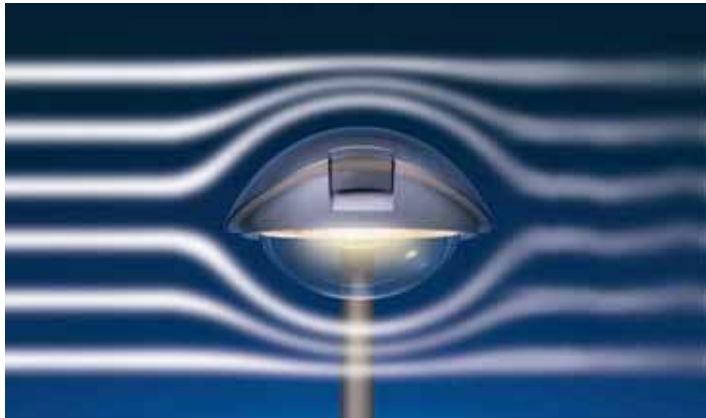
- All erven are subject to a 2-metre wide servitude in favour of the local authority.
- Boundary walls between stands shall be a maximum of 2.1m high and constructed of 230mm brickwork to allow each owner to apply the appropriate finish on their respective side.
- Solid masonry side boundary walls adjoining golf course boundaries are subject to a 3m setback.
- No security spikes, razor, electric wires or similar devices are permitted on boundary or screen walls.
- All boundary walls and finishes shall be clearly indicated on the plan submission.

lines of no access

Lines of no vehicle access apply to certain stand boundaries as indicated in the General Information Plan





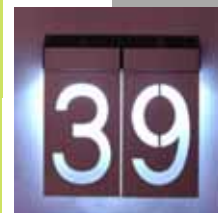


▪ Well-designed lighting & with appropriate intensity levels suitable for a residential application is encouraged for architectural and aesthetic reasons.

▪ External lighting should be achieved by low level or wall-mounted, *cut-off* light sources that avoid direct glare.

▪ Energy efficient light fittings and fixtures are strongly encouraged for both internal and external application.

▪ Indication of the external lighting design and proposed fittings are to be included in the submission for approval by the DRC.



Palette of materials, colour & finish

The surrounding natural environment should be the 'inspiration' guiding the selection of an appropriate palette of materials and finishes.

Samples of all finishes must be submitted for approval.



The following wall finishes are **encouraged**:

Primary wall finishes:

- Walls may be plastered and painted, pigmented
- or textured plaster.
- Earth tone colours are encouraged.
- All screen walls must be finished on both sides.

Accent finishes:

The following accent finishes may be used in suitably located areas comprising not more than 25% of the external wall surfaces.

The palette of accent finish material is to be clearly described on the plan submission to the DRC for approval.

- Selected Facebrick: red or earth tone ranges.
- Selected raw clay stock brick
- Off shutter concrete
- Natural stone cladding, flush jointed with no visible cement

Prohibited:

- Scratch or Spanish wave plaster work.
- Mock brick or stone imitation plasters effects.
- Artificial rock/stone cladding.
- Paint in primary or bright colours.

walls



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Roof treatments should be articulated, modulated and constructed to provide simple yet attractive visual interest.

roof coverings

Roof colours are to be shades of Black, Grey or Charcoal. No primary colours on roof finishes are permitted.

Pitched roof coverings are to be flat profile tiles of concrete, clay or slate, pre-painted steel sheeting or thatch. Roof covering to be clearly described in the submission documentation for DRC approval.

Only one type of pitched roof covering consistent in finish, colour and pitch is permissible on any one stand.

A combination of pitched roof covering and flat concrete roofing area is encouraged to create simple roof configurations void of unnecessary hips and unsightly joins.

Roof forms should be designed to moderate scale, provide visually interesting streetscapes and the opportunity for through views between homes.

Flat concrete roofs are to be finished with approved stone chip topping to assist with insulation and protect waterproofing.

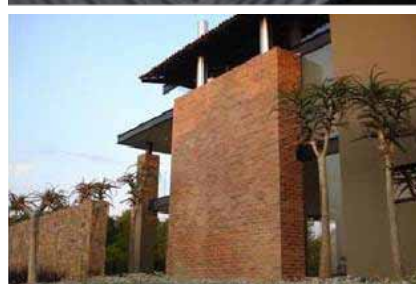
roof pitch

Maximum Roof pitch: 45 degrees

roof overhang

Wide eaves overhangs are encouraged as an environmental and solar control device.

Corbel detailing with or without gutters are discouraged.

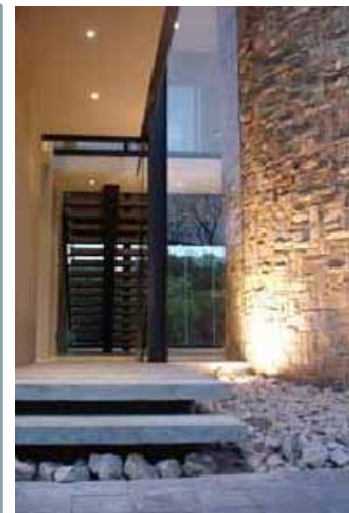
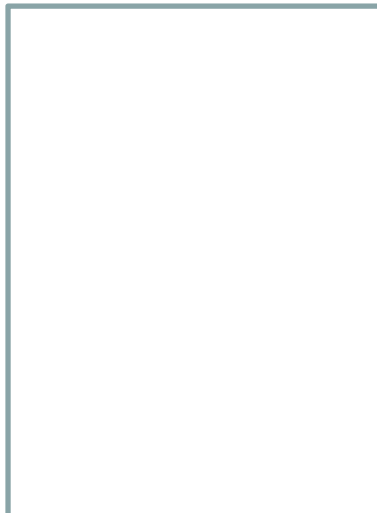




- Doors and Windows may be of timber, aluminium or steel; painted, powder coated or treated to suit house.
- No primary colours allowed.
- Large windows on garden, street front and public open spaces are encouraged.

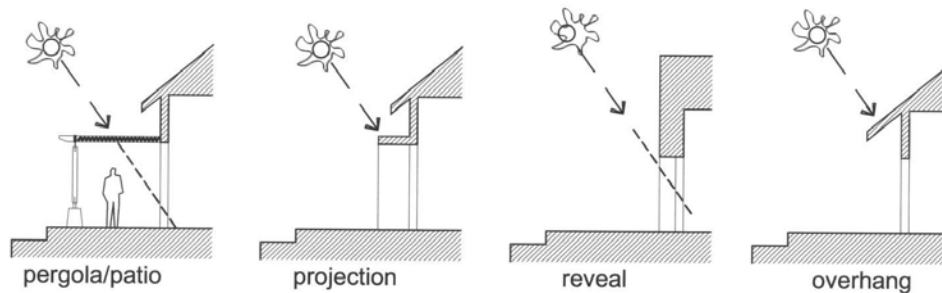
Prohibited

- No Cottage pane style windows and doors.
- No Glass bricks, Concrete wimbles or blocks.
- No Ornate window surrounds and sills.
- No Reflective or mirror glazing.



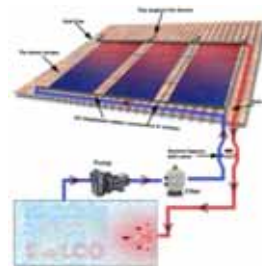
climatic control devices

- Priority in design is to be given to buildings that are energy efficient and favour passive approaches to climate control.
- Climatic control devices are encouraged on elevations which are subject to solar exposure and should form an integral part of the overall design.
- Shade devices such as louvre screens, pergolas, awnings, verandah's or stoeps, in horizontal, vertical or angled applications projecting from the façade line of the building are encouraged.
- Sun control achieved through recessed fenestration should also form an important aspect in the building's elevation composition.



plumbing and electrical equipment

- All exposed plumbing should be concealed from view.
- All electrical equipment, including meters, antennae, satellite dishes and air-conditioning units are to be sensitively located or screened to DRC approval. Such items should be designed as an integral part of the home.
- Central Energy Fund approved Solar-heated geysers are compulsory for all dwellings. These should be incorporated into the buildings to form part of the basic design. The position of the geysers and solar panels are to be clearly shown on documentation submitted to the DRC for approval.
- Stand-by power systems should be solar inverter type systems. Generators are strongly discouraged due to noise and pollution.
- Gas hobs are compulsory and gas ovens are encouraged over the electric alternative.



plan submission requirements

submission procedure

stage 1 - sketch plans

Two copies of the following drawings are required for Stage 1 submission:

- Site plan (1:200)
- Floor plans of all floors, typical sections and all elevations (1:100)
- Roof plan (1:100 or 1:200)
- Colour elevations incl. boundary treatment with indicative finishes & colour palette (1:100)
- 3-dimensional representation indicating material finishes and colour choices
- Landscaping and lighting intentions

Stage 1 drawings shall be accompanied by a DRC plan scrutiny fee.

stage 2 – working drawings

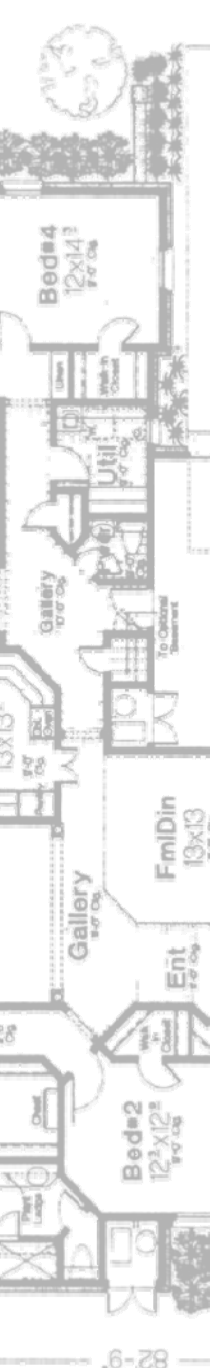
- Working drawings shall be prepared in compliance with the conditions of approval issued by the DRC in respect of stage 1.
- Three copies of the stage 2 working drawings including the landscaping plan are to be submitted to the DRC for consideration.
- Where alterations or amendments to these drawings are required these too shall be shown on revised drawings.

stage 3 – local authority approval

- Approved plans with the DRC stamp shall be submitted together with the prescribed supplementary documents for Local Authority consideration and approval.
- All disbursement and statutory fees for submission are for the owners account.
- A stamped copy of the local authority approved plans is to be submitted to the HOA for record purposes.

occupation

- Occupation of the premises will only be granted once the owner has produced an Occupation Certificate from the Local Authority and submitted a copy to the DRC.



The restrictions set out above are in addition to any restrictions imposed in terms of conditions of title, town planning schemes, national or any other building regulations. Notwithstanding that any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans or improvements shall be at the sole discretion of the HOA, via the appointed architects. Similarly compliance with the restrictions imposed by the DRC, shall under no circumstances absolve the owner of a property within the estate from the need to comply with restrictions imposed by third parties, nor shall the DRC approval be construed as permitting any contravention of restrictions imposed by any local authority having legal jurisdiction.

Approval by the DRC and their appointed architect is solely in terms of these guidelines and should not in any way be seen as approval or checking of building plans for structural integrity, national building regulations or design faults, although the estate architects may at their discretion point out any such faults during the process of scrutinising the plans.

The interpretation of these rules and decision on whether or not a plan for a dwelling and the ongoing construction of the dwelling complies with these guidelines and maintains a high degree of aesthetic integrity and harmony, both in relation to the surrounding environment and with other buildings in the estate, remains the sole discretion of the appointed architects.

Should changes from the plans be made on site, revised plans are to be submitted to the estate architects. Non compliance with approved building plans may result in stopping of construction on site and access of builders being denied until the non compliance is rectified, particularly if the deviation contravenes these guidelines.

The HOA reserves the right to change the plan submission procedure, guidelines and plan scrutiny fee at any stage.

