

DIGTEBY

E S T A T E

1. PLAN SUBMISSION PROCEDURE

- a) The following must accompany the first submission of proposed building plans to the Digteby Estate Home Owners Association (“DEHOA”):
 - I. One complete set of working drawings
 - II. Architectural declaration document, completed and signed
 - III. Fees and charges as detailed – to accompany plans where applicable
- b) Barring unforeseen circumstances, comments will be forwarded to the design architects within fourteen days of submission.
- c) Should resubmission of plans be necessary, additional scrutiny fees, as provided for, may be levied at an hourly rate by DEHOA. One set of drawings clearly indicating the corrections/changes must be submitted in addition to the four sets referred to in (d) below.
- d) Prior to submission to the local authority for approval, four complete sets of drawings must be presented to the Home Owners Association for final approval.

2. FEES AND CHARGES

All figures are exclusive of VAT where applicable and all cheques must be made out to Digteby Estate Home Owners Association.

Plan Scrutiny	R2 500-00 (excl. VAT)
Plan Scrutiny Additional Hourly charge (if applicable)	R 400-00 (excl. VAT)
Alterations and/or Additions	R 800-00 (excl. VAT)

3. BANK DETAILS

Digteby Estate

ABSA Bank current account

Branch: Stellenbosch; Code: 632 005

Account number: 406 946 8964

4. CONTACT DETAILS.

Frans Wium

083 261 0880

or

Dennis Moss Partnership (Martina le Roux)

021 887 0124

DRAFT

5. DECLARATION

STAND NO:.....

OWNER:..... DESIGN ARCHITECT

TEL : TEL:.....

FAX:..... FAX:.....

CELL:..... CELL:.....

E-mail..... E-mail.....

Architects are required to phone Frans at 083 261 0880 in order to obtain the outcome of their plan scrutiny.

I, _____, in my capacity as the design architect declare that the information as given on my plans is correct and complete and certify that all elements of the design to be submitted conform to the Digteby Architectural Guidelines in every respect and I acknowledge that should they not, I will be held responsible for costs which may be incurred in order to ensure compliance.

Signature _____

Date _____

Owner's signature _____

Date _____

6. Architectural Checklist.

Note: The list below does not have to filled in by the design architect. It only serves the purpose of assisting architects to comply:

INFORMATION REQUIRED ON PLANS	
	PLAN SUBMISSION
	Fees paid
	Architect's declaration filled in.
	GENERAL
	Contour base plan with 0.5m contours
	North sign
	Driveways:
	Used existing – Modify - New.
	Roof plans
	Floor plans
	Elevations
	Sections
	Drainage plan
	Schedule of finishes
4.2	SIZE OF DWELLING
	Out building not exceed 6% of erf.
4.2.1	Minimum size 150m ²
	Maximum size 50% of erf.
4.3	BUILDING LINES.
i	Street (Core) 2 m
ii	Street (Garage) 5,5m
iii	Street (Pergola) 2m
iv	Rear (All except 1-12) 2,5m
	Rear (Erven 1 – 12) 5m
v	Side 2,5m minimum and together not less than 5m
vii	Side (Garage) 0m opposite not less than 2,5m – Out building 2,5m
4.4	BUILDING HEIGHT RESTRICTION
i	
ii	
iv	Wallplate (Single Storey) 3,06m
iv	Wall plate (Double) 4,8m
v	Abutments 4,5 max.
vi	Abutments height – not higher than wall plate
4.5	BUILDING WIDTH
i	Single Storey 4,2 – 6,6 m
ii	Single Storey with loft 4,5 – 6,6 m
5.1	CORE BUILDING
i	I,T,L,H or variations
ii	May only have double pitched roof.
iii	Core building have to be rectangular.
5.1.2	ABUTMENTS
i	Abutments 4,5 max.
	Abutments height – not higher than wall plate

5.1.3	FREE-STANDING BUILDING.	
	May only have flat roofs behind parapets	
	Height – not higher than Core building – wall plate	
5.2	BUILDING PLATFORM	
5.2.1	Cut 1,2 m max.	
	Fill 1,2 m max.	
5.2.2	Retaining Structures – only solidly built walls.	
5.3.1	ROOF CONSTRUCTION	
	Double pitched roofs no hips.	
i	Roof pitch 40°	
	Roof overhangs not permitted	
	Roof material acceptable	
	Colour of roof acceptable	
	Clipped or flush eaves	
	Gables straight and simple lines	
5.3.1.2	ABUTMENTS	
i	15° and more – no parapet	
ii	Less than 15 ° - parapet compulsory	
5.3.1.3	FREE STANDING BUILDINGS	
	Repeat	
5.3.1.4	STOEPS AND VERANDAHS	
i	15° and more – no parapet	
	Less than 15 ° - parapet compulsory	
	May be covered when not visible from street	x
5.3.2	ROOF MATERIAL	
5.3.2.1	Pitched Roofs	
i	Corrugated s – profile Victorian pattern - Dark dolphin	
ii	Natural Slate – Mazista Silver blue or charcoal	
5.3.2.2	FLAT ROOFS	
i	Corrugated s – profile Victorian pattern -	
ii	Charcoal or Dark dolphin.	
iii	Concrete – allowed.	
	Big six; fibre glass, shade cloth – not allowed.	
	Pergolas	
	May be covered with shade cloth.	
5.3.2.3	GUTTERS AND DOWN PIPES	
i	Ogee seamless aluminium gutters or Streamline PVC half round.	
	70mm Diameter round downpipes	
	Colours of gutters and downpipes acceptable	
5.3.2.4	FASCIAS & BARGE BOARDS	
i	Hard wood 22 or 32 x 220mm	
	No asbes	
5.4.3	GABLE WINDOWS	
	As per guide	
iv	Only one window in gable – allowed	
iii	Not to exceed one third of gable width	
5.4.4	ROOF WINDOWS	
i	1 x 1,5 m	

	Velux or similar.	
iii	Not to exceed 10% of roof	
	Min. 2m apart	
	Min. 1,5m from gable	
	Colour to match roof	
	Sky-lights may not be visible on elevation	
5.4.5	DORMERS	
i	Not closer than 1m from gable.	
iii	15°	
5.5	EXTERIOR WALLS, WINDOWSILLS AND PLASTERBANDS	
i	Exterior walls - plastered	
	Only plastered cills permitted	
ii	Plaster bands 120mm.	
iii	No articulated plaster bands	
iv	No sandstone plinth	
	No bricks, logs, timber, smart stone, bag work	
5.6	WINDOWS AND DOORS	
	WINDOWS	
i	Vertical dimension exceeds horizontal Ratio 1:1,5 & 1:2	
ii	NO mock sash, top or bottom or slide windows – allowed.	
iii	Clerestory windows max. ,9m X ,6m or ,6 X ,6 allowed	
iv	Aluminium window sections must exceed 30mm	
v	Roof windows to line up with windows in wall below.	
vii	Toilet windows may not be visible from the street.	
	No oddly shaped or double volume windows permitted	
	No steel, natural, bronze aluminium or PVC windows allowed	
	No sand blasted, reflective or mirror glass permitted.	
5.6.2	SHUTTERS	
i	Hard wood	
	Aluminium	
	Functional.	
iv	Same size as opening.	
v	Same colour as window.	x
5.6.3	DOORS	
i	Front door height max 2700mm	
	Front door width max 1750mm	
	Front door midrail 700 A.F.F.L.	
ii	Doors exceeding 1,75 m. Placed behind 3,5m verandah or pergola	x
5.7	GARAGES AND CARPORTS	
i	Single doors only – width 3 m	
iii	Horizontal pattern.	
iv	Carport in front – compulsory.	
	No glazing – permitted	
5.7.2	DOUBLE GARAGE	
i	,45 m column between garage doors.	
ii	Two garage doors – max.	
5.7.3	ADDITIONAL GARAGES	
i	Additional garage to be separate from double in core building.	
ii	Additional may not face directly on street.	

	EXTERIOR COLOURS	
i	WALLS	
ii	White	
	Cloud white	
	Grecian white	
	Solitude	
	Tranquil	
5.8.2	WINDOWS AND DOORS	
i	Varnished	
	White	
	Gunpowder	
ii	Garage Doors to be white	
	OTHER	
ii	Palisades - gunpowder	
iv	Gates etc. - gunpowder	
v	Timber gates - white or gunpowder.	
ix	Fascias - white or charcoal	
x	Gutters, D-pipes - white or charcoal	
xi	Down pipes - or to match wall	
5.9	STOEPS AND VERANDAHS	
	Front street stoeps and verandah	
i	As per 5.3.1.4	
	Private Stoeps	
ii	May not exceed - 5m	
5.9.3	VERANDAH AND PERGOLA COLUMNS	
i	Brick between ,22 x ,22 and ,35 x ,35m	
	Wood = 75 – 180	
iii	Bases – 850 max.	
	No steel columns permitted.	
5.9.4	BRACKETS	
i	Wood with wood	
ii	Timber corner brackets – painted to match timber.	
	No decorative brackets - permitted	
	BALCONIES	
i	Wooden decks to be enclosed.	
5.10.1	Type A	
	Slab protruding max 200mm	
	Max width of door 1 250	
	Handrail fixed to entire slab	
5.10.2	Type B	
	Slab protruding max 1,0m	
	Max width 3,2m	
	Handrail fixed to entire slab	
	Columns must conform to guidelines	
	Buttress option	
5.10.3	Type C	
	20 m ² max.	
	May not face street or close	
	May not be closer than 10 m from boundary	
	Enclosed on three sides by core building	

	Handrail or wall as per guidelines	
5.11	BALUSTRADES	
i	Height 1,05 m max.	
ii	Predominantly vertical.	
iii	Subject to approval by estate	
iv	No moulded wrought iron, stainless, aluminum, sheet panels permitted.	
	Walls only - with Type c	
5.12.1	BOUNDARY WALLS AND PALISADES	
	Types indicated	
	Saddle copings	
	Free standing end termination in 450mm x 450mm column	
	Square columns with copings not projecting more than 100mm	
	Columns spaced min 3,5m c/c	
5.12.3.1	SHARED BOUNDARY	
	Shared boundary walls acceptable (type A, B, C, D)	
	Linking elements may be up to 3,06 m	
	Only 30% of boundary length may be 2,1m – rest 1,8 m	
	Estate can approve deviations.	
5.12.3.2	BACK BOUNDARY	
	Boundary walls acceptable (type A, B, C, D)	
	Only 30% of boundary length may be 2,1m – rest 1,8 m	
	Estate can approve deviations.	
5.12.3.3	STREET BOUNDARY	
	Boundary walls acceptable (type A, B)	
	Only 30% of boundary length may be 1,8m – rest type A or B	
	No deviations permitted.	
5.12.3.4	OPEN SPACE BOUNDARY	
	Type A or B	
	Palisade on top to a max. height of 1,8 m	
	Return 1,5 min.	
	To abut into 450 x 450 column.	
	10 x 10 mm square tubing min.	
	75 x 75 mm square tubing posts between	
5.12.4	SERVICE YARD	
	Can form part of boundary wall	
	Constitute part of 30% of boundary wall.	
	Sufficient height to screen all items.	
	Estate can approve deviations.	
	No pre- fabricated, mesh, wire are permitted.	
5.13	GATES AND ARCHWAYS	
i	Steel or wood	
	Predominantly vertical.	
iii	May never be higher than adjacent wall.	
	SOLAR PANELS	
	Solar panels & tanks not visible from outside of erf	
	Tank on top – not allowed	
	POOLS	
	No porter pools permitted.	

	Backwash water to run into sewer	
	CHIMNEYS	
	As per guidelines and NBR	
	Highest point max 1,0m above ridgeline	
	Landscape Design	
	See SECTION III of the guidelines	

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