

## **BREDEZICHT ESTATE ARCHITECTURAL GUIDELINES**

### **1. ROOF**

|   | <b>NEW ENGLAND</b>   | <b>MODERN BEACH</b>   | <b>CAPE HERITAGE/ FISHERMAN'S</b>                                    | <b>VERMONT</b>   |
|---|--|---|--|--|
| COVERING  | 1br profiled roof sheeting                                 | 1br profiled roof sheeting                                  | Corrugated profiled roof sheeting or similar                         | 1br profiled roof sheeting                                 |
| PITCH   | 32° unless otherwise stated                                | 15° unless otherwise stated                                 | Cape Heritage: 30°<br>Fisherman's: 45°                               | 17° unless otherwise stated                                |
| COLOUR RANGE AS SELECTED FROM CHROMADEK PRODUCT | Charcoal \Dove Grey \ Dark Dolphin \ White Lion or similar | Charcoal \ Dove Grey \ Dark Dolphin \ Azure Blue or similar | Charcoal \ Dove Grey \ Dark Dolphin \ White Lion or similar approved | Charcoal \Dove Grey \ Dark Dolphin \ White Lion or similar |
| FACIA BOARD                                     | Fibre cement, painted white                                | Fibre cement, painted white                                 | Fibre cement, painted white  | Fibre cement, painted white                                |
| VENTILATORS (if required)                       | White ridge ventilator with aluminum louvers               | Not Applicable  | White ridge ventilator with aluminum louvers                         | White ridge ventilator with aluminum louvers               |

### **2. WALLS**

|  | <b>NEW ENGLAND</b>   | <b>MODERN BEACH</b>  | <b>CAPE HERITAGE/ FISHERMAN'S</b>  | <b>VERMONT</b>   |
|--|--|--|--|--|
| <b>EXTERNAL WALLS</b>                      |  |  |  |  |
| CONSTRUCTION                               | Lightweight Structural Steel System with Handy Plank cladding                        | Cement stock, plastered and painted  | Cement stock, rough plastered and painted  | Lightweight Structural Steel System with Handy Plank cladding                        |
| EDGING                                     | White fibre cement edging along corners  | Not Applicable   | Not Applicable   | White fibre cement edging along corners  |
| COLOUR RANGE AS SELECTED FROM DULUX PAINTS | White \ Incan treasure \ Mini Green \ Tumbling Waterfalls \ Stone Cold or similar    | Amazon Mist \ Brocade Silk or similar  | White Lion \ Fish Eagle White \ Sandstone Beige or similar approved                  | White \ Incan treasure \ Mini Green \ Tumbling Waterfalls \ Stone Cold or similar    |
| <b>YARD WALLS</b>                          |  |  |  |  |
| CONSTRUCTION                               | Brick wall, rough plastered and painted along back boundary and to one third of side | Brick wall, rough plastered and painted along back boundary and to one third of side | Brick wall, rough plastered and painted along back boundary and to one third of side | Brick wall, rough plastered and painted along back boundary and to one third of side |

|              |  |  |  |  |
|--------------|--|--|--|--|
|              | boundaries   | boundaries   | boundaries   | boundaries   |
| HEIGHT       | 1800 mm  | 1800 mm  | 1800 mm  | 1800 mm  |
| CONSTRUCTION | Painted posts with slats between house and side boundaries | Painted posts with slats between house and side boundaries | Painted posts with slats between house and side boundaries | Painted posts with slats between house and side boundaries |
| HEIGHT       | 1600 mm  | 1600 mm  | 1600 mm  | 1600 mm  |

### 3. FLOORS

|           | NEW ENGLAND                             | MODERN BEACH                            | CAPE HERITAGE/<br>FISHERMAN'S           | VERMONT                                 |
|-----------|---|---|---|---|
| MAIN UNIT | Tiles & Carpets, client's specification |
| GARAGE    | Concrete slab                           | Concrete slab                           | Concrete slab                           | Concrete slab                           |

### 4. WINDOWS

|          | NEW ENGLAND                                  | MODERN BEACH  | CAPE HERITAGE/<br>FISHERMAN'S                             | VERMONT                                      |
|----------|--|---|---|--|
| TYPE     | Aluminum side hung windows and fixed panels. | Aluminum side hung and top hung windows and fixed panels. | Aluminum side hung and top hung windows and fixed panels. | Aluminum side hung windows and fixed panels. |
| SURROUND | White fibre cement surround                  | Plaster surround according to client's specification      | White plaster surround                                    | White fibre cement surround                  |
| FINISH   | White powder coating.                        | Charcoal powder coating.                                  | Bronze powder coating.                                    | White powder coating.                        |
| FITTINGS | As per supplier                              | As per supplier   | As per supplier   | As per supplier                              |

### 5. DOORS

|          | NEW ENGLAND                                       | MODERN BEACH                                      | CAPE HERITAG/<br>FISHERMAN'S                                      | VERMONT   |
|----------|---|---|---|---|
| TYPE     | Timber and Aluminum                               | Timber and Aluminum                               | Timber and Aluminum   | Timber and Aluminum                               |
| GARAGE   | Automated aluminum with aluminum frame or similar | Automated aluminum with aluminum frame or similar | Automated/swing aluminum with aluminum frame or similar in timber | Automated aluminum with aluminum frame or similar |
| FITTINGS | As per supplier                                   | As per supplier                                   | As per supplier   | As per supplier                                   |
|          |   |   |   |   |

## 6. BALUSTRADES

|        | NEW ENGLAND  | MODERN BEACH                                       | CAPE HERITAGE/ FISHERMAN'S | VERMONT  |
|--------|--|--|----------------------------|--|
| TYPE   | Stainless steel / timber / painted steel OR timber | Stainless steel / timber / painted steel OR timber | Timber / painted steel     | Stainless steel / timber / painted steel OR timber |
| COLOUR | To suite colour of house                           | To suite colour of house                           | To suite colour of house   | To suite colour of house                           |

## 7. COLUMNS

|                | NEW ENGLAND                      | MODERN BEACH  | CAPE HERITAGE/ FISHERMAN'S                               | VERMONT                          |
|----------------|----------------------------------|---|--|----------------------------------|
| <b>PATIO</b>   |                                  |   |  |                                  |
| MATERIAL       | Treated and painted timber posts | Brick piers, with stone cladding as per client's specifications | Brick piers, with stone cladding or painted timber posts | Treated and painted timber posts |
| <b>CARPORT</b> |                                  |   |  |                                  |
| MATERIAL       | Treated and painted timber posts | Brick piers, plastered and painted to match walls               | Brick piers, plastered and painted to match walls        | Treated and painted timber posts |

## 8. CHIMNEY/ BRAAI UNIT (optional)

|        | NEW ENGLAND  | MODERN BEACH   | CAPE HERITAGE/ FISHERMAN'S                                       | VERMONT  |
|--------|--|--|--|--|
| TYPE   | Gas  | Gas  | Gas  | Gas  |
| FINISH | Plastered and painted to match house, stone cladding as required | Plastered and painted to match house, stone cladding as required | Plastered and painted to match house, stone cladding as required | Plastered and painted to match house, stone cladding as required |

## 9. GENERAL

### 1. Perimeter Walls

1.8 m brick plastered & painted piers at 9 m intervals with painted wood-plastic composite slats or similar supported with upright posts. Southern perimeter fence to EMP specification.

### 2. Feature Columns

Feature columns at strategic positions along perimeter to be clad in stone.

### **3. Pipes and downpipes**

No pipes other than downpipes from gutters (electrical or plumbing related) should be visible.

### **4. Landscaping of individual stands**

To be landscaped as per general recommendations by landscape architect, to align with EMP requirements.

### **5. Landscaping of private open areas**

Open spaces to be landscaped or rehabilitated – in accordance with EMP requirements. Residence gardens will not be allowed to encroach on private open areas.

### **6. Environment Control**

The contractors will co-operate with the ECO as set out in the EMP.

### **7. Energy efficiency**

All houses are to be constructed in accordance with the certified (by the architect) and approved energy efficient requirements.

### **8. Reclamation of rainwater**

Underground water tanks for the collection of rain water are mandatory and should be installed in accordance with the EMP.

### **9. Notes**

EMP = The final Environmental Management Plan as approved by the Dept of Environmental Affairs and Development Planning on 31 Jan 08.

ECO = Environmental Control Officer

#### **NOTE:**

**This specification is to be used as a guideline and is subject to change as per architect or client's requirements, subject to the written approval by the Home Owner's Association.**