



LOMBARDY
ESTATE

ARCHITECTURAL DESIGN GUIDELINES

RESIDENTIAL SECTOR

Revision 14



ARCHITECTURAL DESIGN GUIDELINES

RESIDENTIAL SECTOR

Revision 14

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1. GENERAL

- 1.1 QTS Architects has been appointed as the controlling architect. The Lombardy Estate Homeowners Association Constitution makes it incumbent upon all owners to obtain the controlling architect's approval before commencement of construction and thereafter, before any significant changes are made to the external appearance of buildings, landscaping and external features.
- 1.2 The controlling architect shall at all times balance the project and individual owner's requirements with that of the estate and environment and reserves the right to withhold approval if the requirements of the guidelines are in their opinion not met.
- 1.3 The developer in collaboration with the controlling architect further reserve the right to make additions and alterations to these guidelines, which in their opinion, is necessary to create and guide the continual growth of the architectural style and character that is envisaged for the entire estate and the updated guidelines are binding to all homeowners and contractors.
- 1.4 **Clients are obliged to appoint Professional and SACAP registered Architects.**
- 1.5 **Construction supervision by the client's appointed architect is compulsory.**
- 1.6 Plans are to be submitted to QTS Architects for HOA approval by the client's architect.
- 1.7 The client's plans will also require approval by the local authorities prior to any building activities. The restrictions set out in these guidelines are in addition to any restrictions imposed in terms of conditions of title, the town planning scheme and the National Building Regulations. Approval of the HOA Aesthetics committee does not imply or constitute any authority or structural approval.
- 1.8 Refer to section 3 "aesthetics committee approval process" for further detail on the submission process requirements.

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1.9 IMPORTANT NOTES RELEVANT DURING CONSTRUCTION:

- 1.9.1 Any deviations from the approved building plans will result in a fine of **R30 000.00** payable by the contractor to the HOA. In addition to the fine, it is compulsory to repair defective work and to re-instate the construction work in line with the approved building plans.
- 1.9.2 Note very importantly that the onus rests with the client to notify the HOA that the inspection milestones have been reached.
- 1.9.3 **Clients are not permitted to occupy houses until a council, client's architect's and HOA completion certificate has been issued** (3 certificates)
- 1.9.4 Building works must commence within 1 year of purchase date of property
- 1.9.5 Building work must be completed in 18 months from commencement of building work.
- 1.9.6 A building deposit of R15 000.00 is payable at the start of construction in line with HOA contractual requirements. Of this amount, R5 000.00 will be retained as an infrastructure maintenance levy and the remaining R10 000.00 will be returned to the owner upon successful HOA occupation being granted.
This includes a final QTS and HOA inspection - all building rubble **MUST** be removed prior to refunding the building deposit. An email request must be sent to the HOA requesting the return of the building deposit and providing bank details of the account holder, this email must be sent to admin@lombardyestate.co.za.

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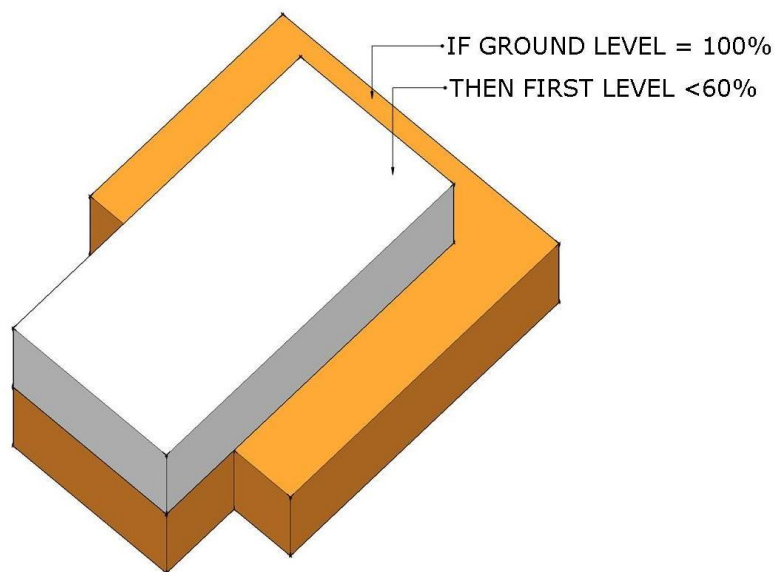
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2. EXTERNAL DESIGN CRITERIA

2.1 DENSITY AND COVERAGE:

2.1.1 The maximum building coverage is 50% (including covered patios and outbuildings, but excluding open patios, pools, etc.)

2.1.2 **The floor area of an upper level (including any double volume) may not exceed 60% of the total floor area of the level directly below.**



2.1.3 Only one residence per erf is allowed with the exception of staff accommodation or a granny flat (which is limited to 35m² for the estate). These shall not be housed in a separate building.

2.1.4 **Houses are limited to a minimum size of 300m²**

2.2 MAXIMUM BUILDING HEIGHT:

2.2.1 Single residential plots: Two storeys

2.3 BUILDING LINES:

Building lines apply to all residential sites irrespective of erf size to the following parameters:

2.3.1 Street Boundary:
5000mm

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- 2.3.2 Peripheral Park Boundary (erven 403, 404, , 407, 413, 418, 420):
2000mm
- 2.3.3 Internal Park Boundary (erven 405, 406, 415, 416, 419, 421, 422):
3750mm
- 2.3.4 Side Boundaries:
2000mm for a single storey, **3750mm** for those portions of the house that exceeds 4500mm in height but not exceeding 7500mm in height. Where the height exceeds 7500mm, side building lines are **4500mm** for that portion.
- 2.3.5 Side building lines may be relaxed in regard to the positioning of garages and other portions of the house to the discretion of the committee. Standard council approval submission will apply.
- 2.3.6 According to Clause 12 of the 25 April 2013 City of Tshwane Town Planning Scheme Ordinance, all Southern boundary building lines are restricted to 3000mm for single storey and 4000mm for double storey. Therefore the restriction on any side or rear boundary that aligns predominantly with a South aspect, will be dictated by the City of Tshwane Town Planning Scheme. Lombardy Estate will still allow and approve the smaller Lombardy Restriction for HOA plan approval but the implication for the purposes of council plan approval will be that a building line relaxation will have to be applied for. This responsibility and cost will be borne by the owner.

2.4 ARCHITECTURAL STYLE

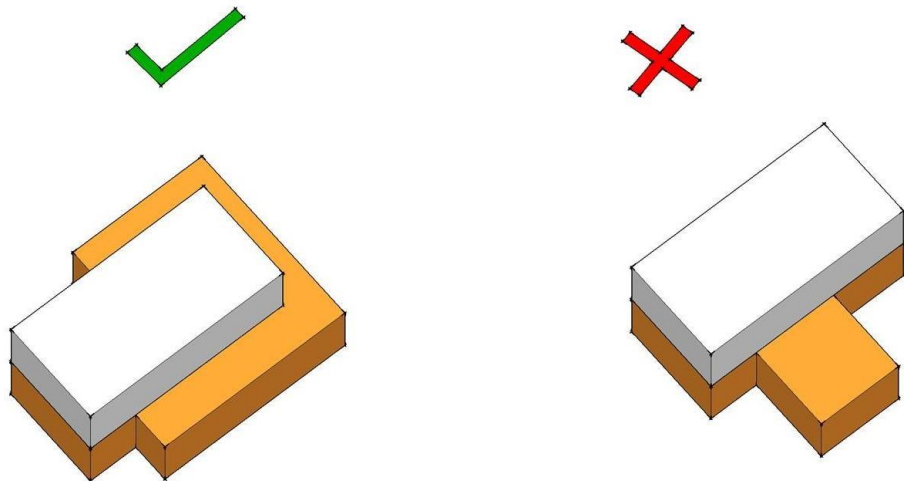
- 2.4.1 The architecture is based on the timeless and sophisticated prairie style, reflecting strong horizontal lines, low pitched tiled hip roofs with large overhangs.
- 2.4.2 This is contrasted and complimented by chimneys and other vertical accents and the use of rendered (plastered) brick walls in combination with natural stone and other minimalist contemporary elements.

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- 2.4.3 This horizontality of design must be emphasised through the architectural massing. The larger ground floor footprint area must be allocated in a manner that enhances the horizontality of the entire building.

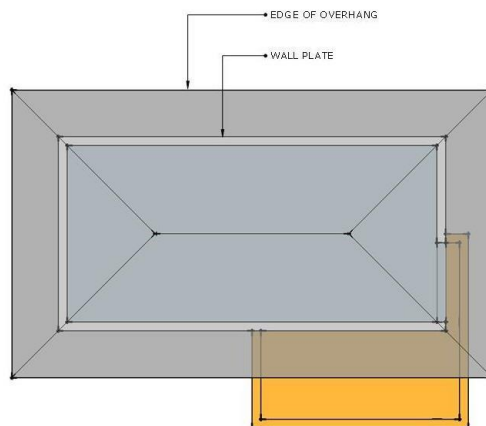


- 2.4.4 The privacy of neighbours must be taken into consideration at all times.

2.4.5 ROOFS:

- 2.4.5.1 Roof pitch to be 17.5 degrees.

- 2.4.5.2 Overhangs to be 1200mm in all instances and directions (even when overhanging a flat concrete roof).

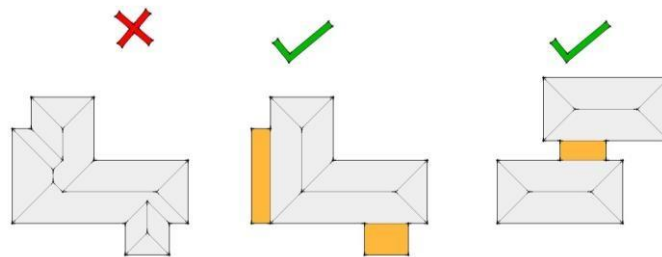


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- 2.4.5.3 All pitched roofs to be hip roofs with boxed in overhangs.
- 2.4.5.4 Pitched roofs with gable ends are allowed as special consideration.
- 2.4.5.5 Large roofs must be broken down into smaller geometric components to provide a more fragmented mass.
- 2.4.5.6 **The excessive use of valleys and hips is not desirable and must be avoided.**



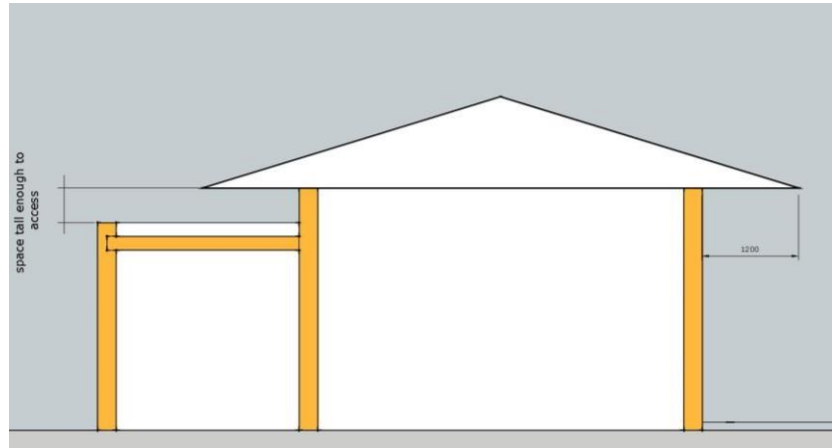
- 2.4.5.7 Care must be taken with the roof truss design and contractors must be made aware of the complex nature of the roof overhang geometry.
- 2.4.5.8 Recommended roof tiles are flat **un-profiled** cement shingles, to approved colour. "Marley Modern" or "Lafarge Elite" are good examples.
- 2.4.5.9 Only concealed gutters & downpipes are allowed
- 2.4.5.10 Flat concrete roofs may be used in combination with tiled roofs.
- 2.4.5.11 The area of flat roofs may not exceed that of tiled roofs.
- 2.4.5.12 Visible waterproofing to be covered with pebbles or landscaped features.

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- 2.4.5.13 When used underneath pitched roof overhangs, there must be a clear gap (and practically serviceable) between the top of concrete roof / parapet and underside of roof overhang ceiling.



- 2.4.5.14 Vertically cut roof eaves are not allowed
2.4.5.15 Roof space may be utilised as lofts.

2.4.6 WALLS

- 2.4.6.1 External wall finishes:
2.4.6.2 painted plaster and paint
2.4.6.3 with some natural stone accent elements.
2.4.6.4 Paint colours to be earthy tones and must be submitted for approval

2.4.7 WINDOWS & DOORS

- 2.4.7.1 Windows and sliding doors may be either aluminium or timber. No cottage pane windows allowed.
2.4.7.2 Garage doors to be horizontally slatted timber or aluminium.

2.4.8 SPECIAL FEATURES & COMPONENTS

- 2.4.8.1 All dwellings to have style specific chimneys. Chimneys to be stone or plastered brick, prominent and rectangular in shape

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- 2.4.8.2 Covered patios with a built in braai are encouraged as well as timber pergolas and decks. The latter particularly on waterfront dwellings.
- 2.4.8.3 Horizontality may also be enhanced through the use of brick planters, or similar devices. **Artificially applied horizontal banding used as the only mechanism to achieve horizontality is not what is implied.**
- 2.4.8.4 The use of horizontally accented and clerestory windows are encouraged.
- 2.4.8.5 Plan forms must be rectangular or composed of rectangular or square forms.
- 2.4.8.6 Modern building elements may be incorporated in the design, i.e. large glass panels, simple bold walls.
- 2.4.8.7 Circular or freeform elements are not allowed.
- 2.4.8.8 Balconies to upper levels are encouraged. Usable portions of balconies must however be located within the second storey building line restriction. The portions of balconies that might then fall outside of the building line must be adequately screened from neighbouring properties
- 2.4.8.9 All garages and outbuildings shall be constructed to form an integral part of the main house and finished to match same.
- 2.4.8.10 External fixtures such as light fittings must be of a contemporary design that compliments the style.
- 2.4.8.11 Any special feature, be it a finish or specific architectural feature central to the proposed design, must be explained by way of a construction detail and submitted for approval

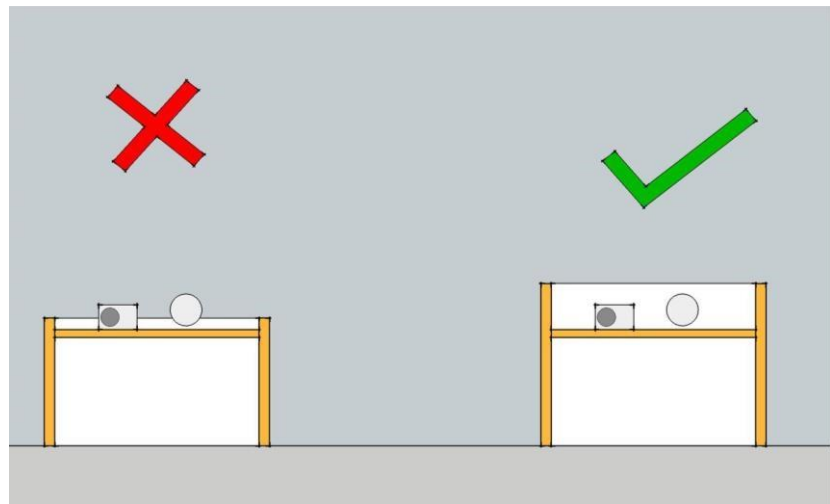
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2.4.9 SERVICES & UTILITIES

- 2.4.9.1 **Service related items such as wash lines, air conditioning units, satellite dishes and heat pumps must be sited out of view of roadways, parks and neighbours.** CARE SHOULD BE TAKEN THAT SCREEN WALLS ARE TALLER THAN THE SERVICE OBJECT REGARDLESS OF DISTANCE PLACEMENT FROM EDGE OF BUILDING.



- 2.4.9.2 Laundry drying areas, refuse bins and water storage tanks must be fully screened with a 2.0 meter high screen wall.
- 2.4.9.3 **All soil pipes, waste pipes and rainwater down pipes to be enclosed in ducts or concealed**
- 2.4.9.4 Solar heating panels may be installed:
- 2.4.9.4.1 on flat roofs that are lower than the geyser positions and must then be out of view of roadways, parks and neighbours.
 - 2.4.9.4.2 If solar panels cannot be incorporated and properly hidden on flat roofs the architectural committee will consider carefully designed roofs with solar panels mounted flat on the roof slope with the tiles.
 - 2.4.9.4.3 The hipped roofs containing solar panels are to be designed in such a way that visible solar panel surface area fits harmoniously.
 - 2.4.9.4.4 Geysers must be separate from solar panels

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2.4.9.4.5 Heat pump based water heating systems may be considered as an alternative to solar heated water systems, in which case, neither geyser nor condenser may be visible.

2.4.9.5 The means of rainwater disposal on balconies and flat concrete roofs, together with rain water disposal spouts to be detailed and submitted for approval.

2.4.10 VEHICULAR ACCESS

Vehicular access will be permitted in the following configurations:

2.4.10.1 For 2 car garages, one access point only and not exceeding 5 meters in width.

2.4.10.2 For 3 car garages, one or two access points, to a maximum combined width of 8 meters.

2.4.10.3 For 4 car garages, two access points, each not exceeding 5 meters in width, but with a minimum of 2 meter landscaped buffer zone between them.

2.4.11 LANDSCAPING

2.4.11.1 No existing trees may be removed without the consent of the Lombardy Estate HOA.

2.4.11.2 Landscaping to follow the guidelines proposed for the total development. A list of approved plants and hard landscaping materials will be provided by the HOA on request.

2.4.11.3 Swimming pools will be allowed. Plans for swimming pools and decks to be submitted and approved. Decks pools and ancillary equipment may not extend over any property boundaries.

2.4.11.4 **It remains the responsibility of the owner, to at all times, during construction and prior to actual occupation of the house, to safeguard the pool against public access in accordance with the rules and regulations of the SANS 10400**

2.4.11.5 Brickwork planters are encouraged.

2.4.11.6 A 1,2 meter high brickwork wall finished with a coping, trellis and plants is suggested as dividing wall between properties. **A 2 meter high brick wall may be erected**

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as boundary wall provided that the length of the wall does not extend within 5 meters of street and park boundaries. Such high walls have to be a cohesive part of the main building design.

2.4.11.7 Walls on street and open space boundaries will be restricted to low 1,2 meters high stone or brick walls. Raised planters are allowed.

2.4.11.8 No pre-fabricated walling system will be allowed.

3 AESTHETICS COMMITTEE APPROVAL PROCESS:

3.1 Plan Approval Fee: R 7 415,00 (incl. VAT), payable directly to QTS Architects. QTS banking details:

account holder:	Quadtrisir Architects
bank:	STANDARD BANK (SOUTH AFRICA) account
number:	011 804 181 branch
	BROOKLYN, 011-245 (BRANCH CODE)

3.2 This fee consists of the following (inc. VAT):

Stage 1 submission:	R 1 710.00
Stage 2 submission:	R 3 420.00
Site inspections:	<u>R 2 280.00</u>
	R7 410.00

3.3 The review process will not commence without proof of payment upon which QTS will issue a VAT invoice to the client if required.

3.4 APPROVAL PROCEDURE:

3.4.1 SUBMISSION STAGE 1

A meeting (strictly by appointment) with QTS Architects to illustrate design concept and general planning principles in sufficient detail to discuss design style and treatment of the external design criteria. Services allocations must be evident. NO CLIENTS ARE ALLOWED AT THESE MEETINGS

3.4.2 SUBMISSION STAGE 2

Submission of one hard copy set of drawings that should be of a standard sufficient for council approval and illustrating compliance with all the guidelines as set out in this document. REFER TO THE DRAWING SUBMISSION REQUIREMENTS (7.6) BELOW.

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Once approved, additional sets may be submitted for stamping. The HOA requires **two** sets for record, in addition to council requirements.

3.4.3 CONSTRUCTION INSPECTIONS

The site inspections will be conducted during the construction phase:

The first 2 inspections must coincide with 2 milestones: surface bed level and roof installation.

The third inspection takes place at completion.

The aim of the inspections is to assist the HOA with their duties of ensuring that clients comply with all requirements. Inspections will be of a visual nature and QTS will issue an inspection report to the Lombardy HOA after each inspection.

It remains the duty of the client's architect to ensure guideline compliance and as such, any deviations by the contractor, from the approved HOA drawings must be resolved by the client's architect.

- 3.5 In the event that plan approval cannot be obtained by the third submission of plans, or if alterations are made to an approved design, an additional fee of **R3 420,00** (incl. VAT) will be charged for such additional submission.

3.6 MINIMUM DRAWING SUBMISSION REQUIREMENTS

Site plan (scale 1:200)

Ground Floor plan (scale 1:100 or 1:50)

First Floor Plan (scale 1:100 or 1:50)

Roof plan (scale 1:100)

Sections (scale 1:100)

Elevations (scale 1:100)

Colour scheme proposal

Completed and signed copy of the "Design Guidelines Checklist"
(addendum A)

Completed and signed copy of the "Client's Signature" form
(addendum B)

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3.7 **Plans by specialist:**

Landscape planting layouts, either by a landscape architect or landscape contractor. Position of existing trees should be indicated. Existing trees that are removed to be indicated and impact on environment to be assessed. The irrigation layout, extent of lawn, plant beds, structural elements and paving to be indicated.

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4 ADDENDUM A: PLAN SUBMISSION CHECKLIST

No	Description	Comments
1	GENERAL	
1.1	Site plan received (scale 1:100/1:200)	
1.1.1	○ Contours indicated	
1.1.2	○ Orientation of the development	
1.1.3	○ Parking areas	
1.1.4	○ Layout of existing trees	
1.1.5	○ Stormwater management	
1.1.6	○ Boundary dimensions,	
1.1.7	○ new work is contained in building envelope	
1.1.8	○ Neighbouring stand numbers	
1.2	Ground floor plan received (scale 1:100 including m2)	
1.3	First floor plan received (scale 1:100 including m2)	
1.4	Section received (scale 1:100)	
1.5	All elevations received (scale 1:100)	
1.5.1	○ NGL indicated	
1.5.2	○ All finishes,	
1.5.3	○ Boundary wall elevations	
1.6	Roof plan received (scale 1:100)	
2	TOWNPLANNING	
2.1	Building coverage not to exceed 50%	
2.2	Outbuildings & staff accommodation to form part of house	
2.3	Maximum building height: two storeys	
2.4	Building lines: street & park 5m, side 2m single storey 3,75m double storey	
2.5	Ratio of first to ground floor area max 60 %	
2.6	Total floor area of dwelling min 300m ²	
3	LANDSCAPING	
3.1	Max 2m high brick boundary walls, 1,2m high within 5m street building line restriction area, low walls or planters on open space boundaries	
3.2	Vehicular access according to regulation:	
4	ARCHITECTURE, STYLE & EXTERNAL DESIGN CRITERIA	

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4.1	Area of flat roofs not to exceed that of tiled roofs	
4.2	Roofs: pitch 17 degrees, overhangs 1,2m,	
4.3	Roof geometry simplistic	
4.4	Flat unprofiled cement shingles	
4.5	All pitched roofs to be hipped roofs & overhangs boxed in	
4.6	Gutters: note for no gutters or details for hidden gutters & downpipes	
4.7	External walls to be painted plaster with stone elements	
4.8	Windows & doors aluminium /timber	
4.9	Chimneys to be stone or plastered brick and strong design feature	
4.10	Horizontal lines emphasized	
4.11	Plan forms rectangular	
4.12	Balconies on upper levels screened or within 3,75m building line	
4.13	Privacy of neighbours taken into consideration	
4.14	Soil and waste pipes enclosed in ducts	
4.15	Services ie: a/c, wash line, satellite dish, solar heating panels, heat pumps etc. not visible	

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5 ADDENDUM B: CLIENTS SIGNATURE FORM

I/WE _____ THE UNDERSIGNED,

THE REGISTERED OWNER/S OF ERF NO _____

ACCEPT HERewith ALL RULES AND REGULATIONS AS SET OUT IN THESE GUIDELINES.

_____ SIGNATURE

_____ DATE