 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	1 July 2009 1 July 2015 1 June 2016 1 June 2017 1 April 2021
	Approver:	PPHOA Board	Revision No:	04
	Doc. No:	Draft 001		

ARCHITECTURAL CODE –

REVISED – JUNE 2015

REVISED _ MAY 2016

REVISED _ JUNE 2017

REVISED _ FEBRUARY 2021



 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

TABLE OF CONTENTS

No.	Details	Page no.
1.	General Provisions.....	3
2.	General Construction Requirements.....	4
3.	Landscape.....	5
4.	Stormwater.....	7
5.	Irrigation.....	8
6.	Footings and Structure.....	8
7.	Roof Structure.....	9
8.	Exterior Finishes.....	11
9.	Windows and Doors.....	12
10.	External Stairs and Railings.....	12
11.	Fasteners.....	12
12.	Roof Cladding.....	12
13.	Sewer Lines.....	13
14.	Exterior Lights.....	13
15.	Air Conditioning.....	13
16.	Aerials.....	13
17.	Driveway Surfaces.....	13
18.	Advertisement Signs.....	14
19.	Access to Units.....	14
20.	Fences.....	14
21.	Swimming Pool Safety.....	14
22.	Minimum dwelling size.....	14
23.	Implementation of modern architecture in context.....	14

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

The establishment of an architectural guideline is to control and limit design that does not contribute to the value and uplifting of the estate. Enforcing technical rules is effective in most cases, but also detrimental if applied across the board and not in context to certain submissions. The Pinnacle Point Architectural Review Committee (PPARC) therefor is mandated to approve designs with specific elements that do not adhere to the guidelines. Also, to not approve designs that technically comply, but aesthetically are not attractive or appealing. These cases will be severely scrutinised and consensus must be reached amongst PPARC members.

1. General Provisions

1.1 These guidelines are for free standing plots only.

1.2 Sketch plans as well as 3D's shall be submitted to the Pinnacle Point Home Owners Association who will then circulate these plans to the Pinnacle Point Architectural review committee for comment prior to submission of formal plans to the Pinnacle Point Architectural Review Committee(PPARC). for first meeting.

1.3 Site analysis shall be conducted by the Architect and take cognisance of the following before designing:

- Red Data Species (position, amount, types, etc.)
- Position of Services (fire hydrant, etc)
- Ground/soil conditions
- Slope of site and orientation
- Practical position and layout of dwelling
- The gradient of a driveway to be 1:8 (12%) maximum gradient, if there are any discrepancies, these will be approved on merit.

1.4 The architect / competent representative (someone who understands technical discussions) should present the plans for the first meeting.

1.5 Design Architects should be registered with the South African Council for the Architectural Profession (SACAP). Registration number should be on the plans. Plans may only be submitted by Professionals within the permitted scope of SACAP regulations.

1.6 Plans for all buildings; alterations and additions shall be submitted to the Pinnacle Point Architectural Review Committee (PPARC) for approval, insofar as design and position are concerned. Variances shall be based on the basis of architectural merit and not on hardship.

1.7 A scrutiny fee of R10 000 excluding VAT for new plans and R5 000 excluding Vat for alterations to an existing dwelling, is payable on or before the day of the PPARC meeting. No plans will be reviewed without payment of this fee.


1.8 All plans must first be approved by PPARC before being submitted to Mossel Bay Municipal Council.

1.9 Alterations must be presented to the relevant neighbours concerned as a matter of transparency and good faith. The local Authority and NBR requirements for neighbour approval will apply.

1.10 Decisions taken by PPARC shall be binding and final. An explanation of non-compliance will be issued.

1.11 PPARC members are indemnified of any decisions taken.

1.12 In addition to the provisions of the Pinnacle Point Urban Code and this Architectural Code, all construction is subject to the provisions of the Mossel Bay Council, National Home Builders Registration Council and the National Building Regulations/SANS10400. Compliance to these regulations stays the responsibility of the Professional submitting the above plans. All details,

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

review and inspection procedures described in these regulations and the design approval process are intended to assure compliance.

- 1.13 All contractors shall be approved by the Pinnacle Point Home Owners Association (PPHOA). The main contractor and all his subcontractors shall be licensed as required by the relevant Departments . The general contractor shall warrant all materials and workmanship to be of excellent quality. A competent Registered person such as a QS, Engineer, Arcitect or similar must be appointed for the site management and administration during the project.. All contractors shall carry insurance as follows:
- Department of Labour registration
 - NHBRC registered
 - MBA (Master Builders Association).
 - Workmen’s compensation as required by law.
 - Public Liability: agreed sum for each accident occurrence
 - There should be a mandatory agreement between the Owner and Principal Contractor as well as a Principal Contractor’s Legal appointment document.
 - Health & Safety Plan
 - Letter of Good Standing
 - The main contractor shall furnish to the owner evidence of the above insurances and shall secure the same from all subcontractors.
- 1.14 Environmental management as per the PPHOA Environmental Management Plan must be adhered to at all times during Construction.
- 1.15 These Guidelines should be read in conjunction with the Landscaping Guidelines, the ROD, House Rules and Memorandum of Incorporation of the Estate.
- 1.16 Any deviations unspecified in the guidelines must be submitted to PPARC for approval.
- 1.17 The approval of plans by ARC does not constitute approval of Landscaping and/or Storm water plans.
- 1.18 Only single-phase electricity is available and this should be taken into consideration when designing a home.


2. General Construction Requirements

- 2.1 There shall be no more than one dwelling unit per erf with a total FAR of 0.5 and a coverage not exceeding 40%.
- 2.2 An area schedule similar to the following must be shown on all drawings:

AREA SCHEDULE:

SITE AREA	:m ²
COVERAGE	:m ² = min. 40%
FLOOR AREA RATIO	:0.5
UNDISTURBED AREA	:m ² = min. 25% Normal Residential and Fynbos and 40% on footprint plots
REHABILITATED AREA	:m ² = min. 15%
ALL FLOOR AREAS (SEPARATE)	:m ²
TOTAL FLOOR AREA	:m ²

2.3 Floor Area Ratio (FAR)

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

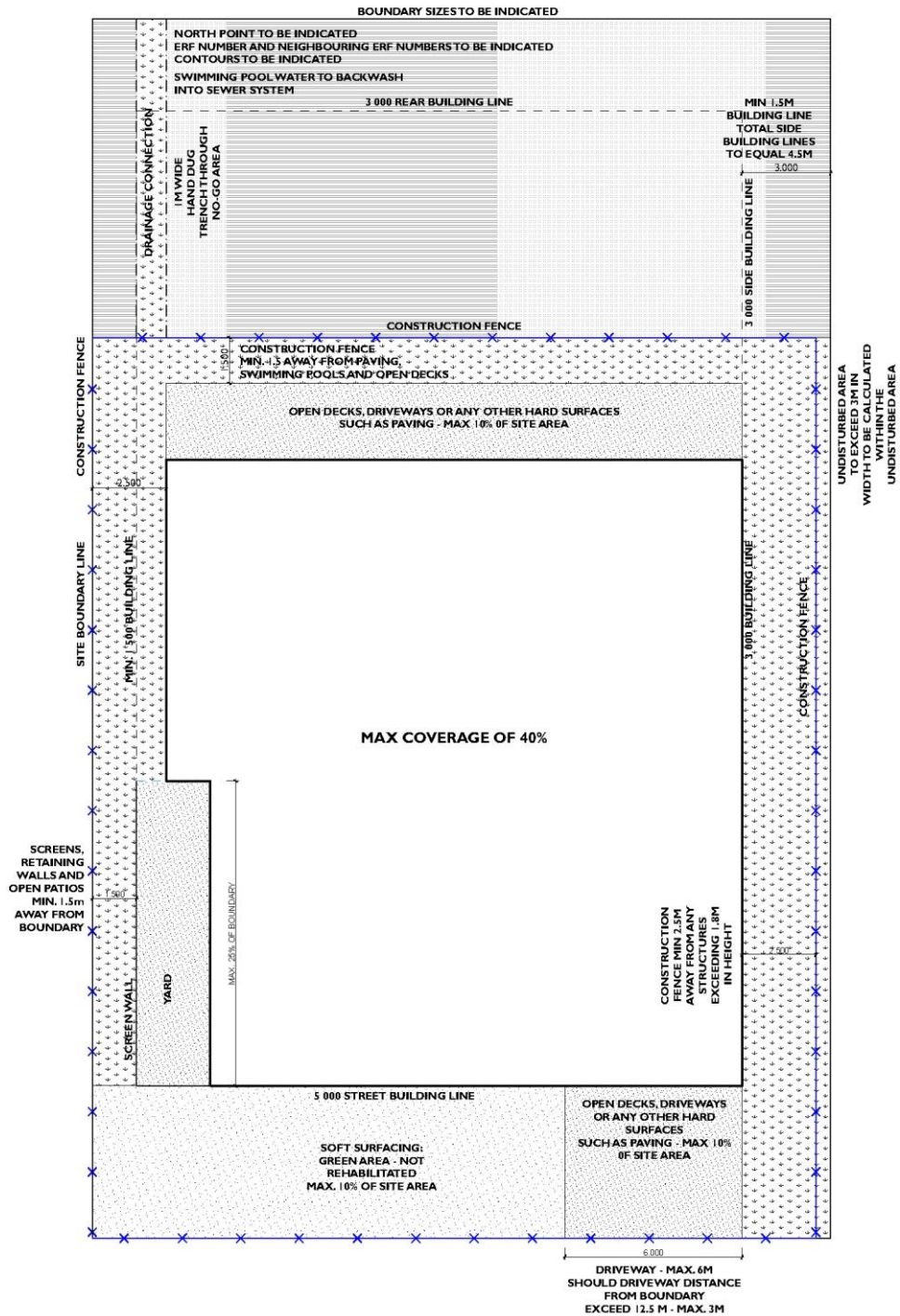
- 2.3.1 The Floor Area Ratio (FAR) is the ratio of the total floor area of a building on a certain location, to the size of the land of the location, or the limit imposed on such a ratio. The floor area ratio is thus the total building area divided by the site area.
- 2.3.2 Total Building Area is the total covered area on all floors of the building on the plot and is thus the sum of all floors of all storeys, including basements. Floor area to be measured from the outside of external walls. Covered parking space may be subtracted from the total FAR to a limit of 72m² or parking space for 4 vehicles.
- 2.3.3 The following should be taken into consideration when calculating FAR:
- Staircase well is counted as two storey building.
 - Garages and covered parking to a limit of 72 square meters may be subtracted from FAR.
 - Roof overhangs exceeding 900mm is counted as coverage.
 - Basement or inhabitant areas are counted as part of FAR.


3. Landscape plan and Construction fence.

- 3.1 No plans will be considered for scrutiny if the construction fence, undisturbed area, and area schedule is not indicated on the site plan.
- 3.2 A full landscape plan should be submitted by a PPHOA accredited Landscaper with the approved list of plants before the completion of the dwelling..
- 3.3 A plant list is available from PPHOA. All plants planted must comply with the operational environmental plan of the Estate.
- 3.4 Existing foliage shall be protected by 1800 high minimum 80% green shade cloth and Bonnox fence, screening it off from construction activities. The construction fence to be a minimum of 1.5m away from paved or single storey areas and 2.5m away from double storey areas..
- 3.5 The construction fence must be indicated on the site layout plan with submission.



Author:	PPARC	Effective Date:	
Approver:	PPhOA Board	Revision No:	07
Doc. No:	Draft 001		



 PINNACLE POINT ESTATE BEACH GOLF HERITAGE	Author:	PPARC	Effective Date:	1 July 2009 1 July 2015 1 June 2016 1 June 2017 1 April 2021
	Approver:	PPHOA Board	Revision No:	04
	Doc. No:	Draft 001		

EXAMPLE:
SITE AREA - 1 000m²

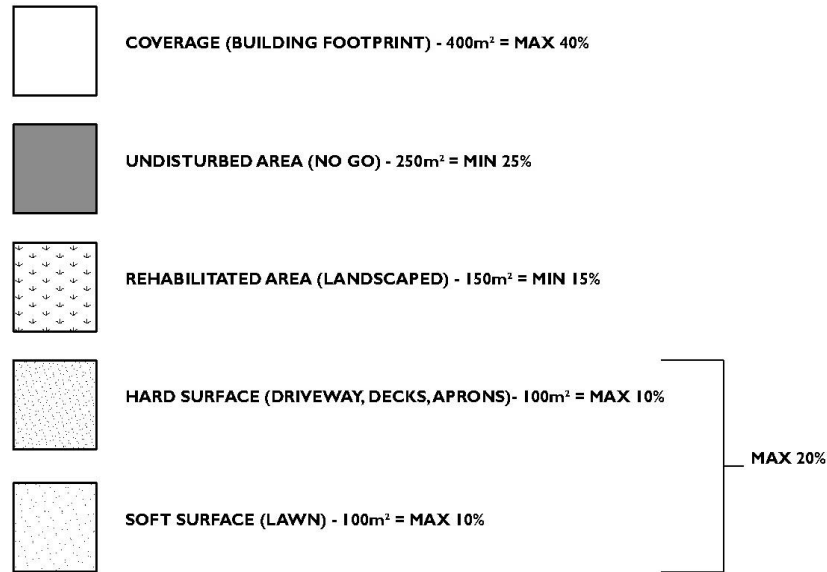



Figure2: Site Legend

- 3.5 25%/40% undisturbed area shall not be less than 3m wide at any point.
- 3.6 Search and Rescue plants are to be replanted on site where possible.
- 3.7 A 2.5m hoarding building line area must be erected..
- 3.9 No construction shall take place within a minimum of 1.5m from the cadastral boundary, except where the boundary is adjacent to public open space

4. Storm water

- 4.1 Pre-and post-storm water controls should be reflected on the plan that is submitted.
- 4.2 Stormwater runoff pre-construction should equal stormwater runoff post-construction.
- 4.3 Should the cal Crete layer be disturbed in construction, a suitable impervious layer (waterproof membrane) is to be placed back to prevent water seeping below the cal Crete layer.
- 4.4 All stormwater to be designed by a registered Civil Engineer and all work to be carried out under his/her supervision. A final certificate is to be handed over to PPHOA upon completion.

 PINNACLE POINT ESTATE BEACH GOLF HERITAGE	Author:	PPARC	Effective Date:	1 July 2009 1 July 2015 1 June 2016 1 June 2017 1 April 2021
	Approver:	PPHOA Board	Revision No:	04
	Doc. No:	Draft 001		

5. Irrigation – refer to the Pinnacle Point Landscape guidelines

6. Footings & Structure

6.1 Basements

- Any basement should comply to the Council’s regulation of a minimum 2 meter midpoint below natural ground level.
- Positions and size of basements should be approved by PPARC with a maximum depth of 3.5m including footings and footing excavations not to exceed 3,5m.
- Midpoint of basement to be at 2m below natural ground level to qualify as basement area as per Local Authority Definition.
- All basements must be naturally ventilated.

See sketch overleaf.

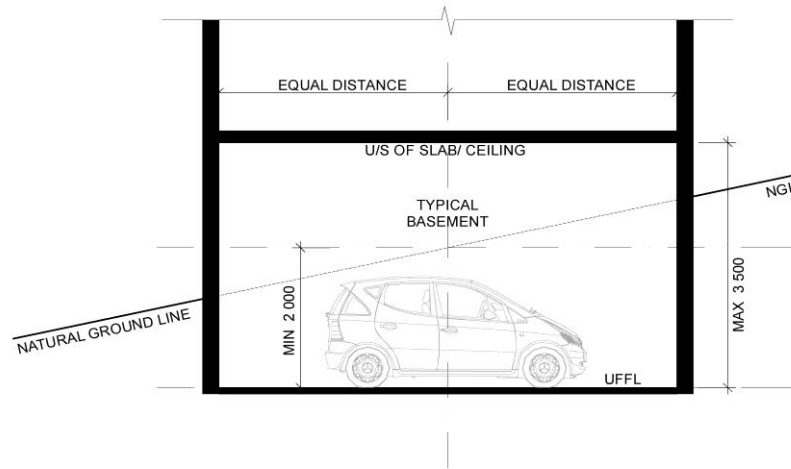


Figure 3: Basement


6.2 Plinth Walls

Plinth walls and columns are restricted to a maximum height of 1.5m above natural ground level.

6.3 Plan Layout

No 45-degree angled walls will be allowed. Featured slanted walls will be considered on merit.

See Sketch overleaf.

 PINNACLE POINT ESTATE BEACH GOLF HERITAGE	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

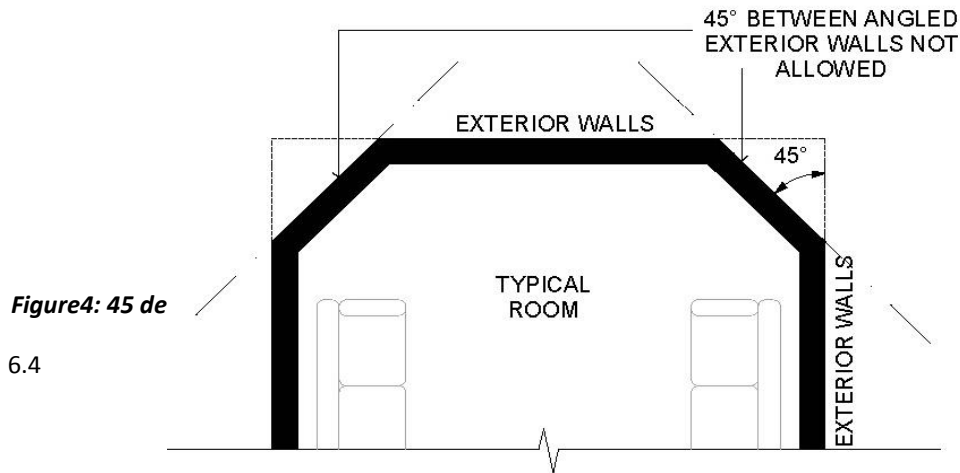


Figure4: 45 de
6.4

Timber Footings and Structure

- Timber structures where applicable shall be clear treated hardwoods.
- A structural engineer must certify foundations and structure.

6.5 **Height Restriction**

Restrictive heights shall be measured from the mean existing contour lines of the site. The height line approved for Pinnacle Point by Mossel Bay Council is 8.5metres above this line at any point on the site. Height lines to be indicated on all elevations and sections.

See sketch:.

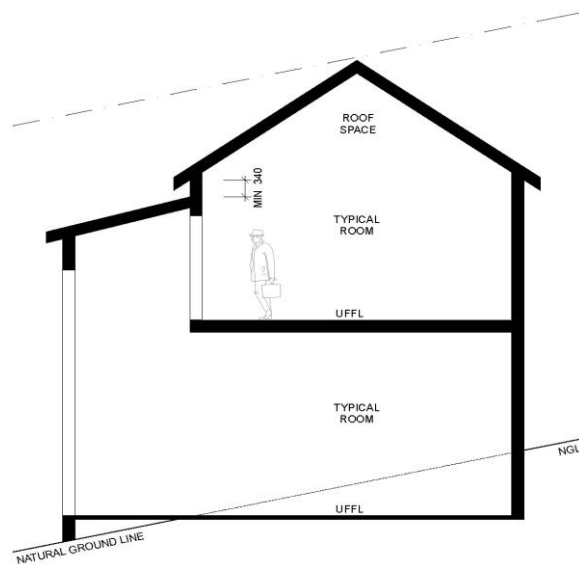



Figure5: Height Restriction

7. **Roof Structure**

 PINNACLE POINT ESTATE BEACH GOLF HERITAGE	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

7.1 Roof Pitch as per the Pinnacle Point traditional guidelines– **Refer Point 23 of guidelines for modern design.**

- All pitched roofs shall be a minimum of 20 degrees and a maximum of 30 degrees.
- Roof pitch above porches and ancillary structure shall be a minimum of 20 degrees.
- Main roofs must be symmetrical about their peaks.
- Lean-to (linked-to) roofs will be permitted only when abutting vertical parapet walls on three sides. The roof pitch of the lean-to should be half of the pitch of the main roof.

See sketch overleaf.

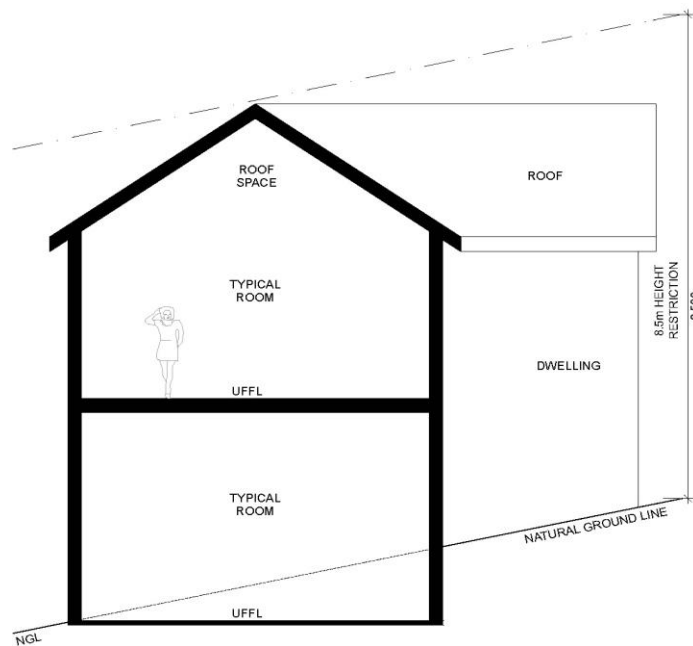


Figure6: Lean-to roof

7.2 Verandahs or Covered stoeps are allowed subject to the above.


7.3 Flat Roofs – **Refer 23 of the Guidelines**

- Flat roofs not within the modern design option should not be more than 10% of the total roof area on a plan.
- Flat roofs may be used as linking elements between pitch roofs.
- Eyebrows protruding more than 900mm will be perceived as flat roofs.
- Facias, if any, must completely cover rafter tails.
- **Pergolas are allowed if framed with floating concrete beam and proportions to suit design of House. Approval to PPHOA discretion.**

7.4 **Overhangs**

- Roof overhangs should be a minimum of 650 mm.
- Roof overhang is measured horizontally from outside of wall to inside of facias board.

7.5 **Skylights**

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

- The uppermost projection of the skylight must not protrude higher than the parapet wall surrounding the flat roof area.
- Pitch should be kept to a minimum.
- Skylights must preferably not be visible from the perimeter of the site.
- No roof lights or dormer windows allowed

7.6 Solar Panels

- The use of solar panels for generating electricity and solar heated hot water systems are encouraged. Energy efficiency per SANS10400.
- Remote tank and panel system to be used thus combined tank and panels on roof area not allowed.
- Panels to be installed at the same angle as the roof.
- Solar panels to be indicated on roof plan for approval by PPARC and must be planned into the overall design. Visibility should be kept to a minimum.

7.7 Chimneys

- The highest point of the chimney should be not more than 1m above the ridgeline of the roof.
- Any exposed stainless-steel flues will be approved on merit.

7.8 Drying Yards and Refuse Areas

- Drying yards and refuse areas to be enclosed and height to be 2.1m maximum.
- Any length of yard wall may not exceed 25% of the corresponding boundary length.
- The entire surface of both sides of the yard walls must be finished to match the dwelling.
- Floor finish should match that of the driveway.
- Gates to be timber or aluminium in vertical or horizontal panels and may not be higher or lower than the wall.

8. Exterior Finishes

8.1 All timber exposed to the weather shall be SABS approved and finishing according to PP Architectural Guidelines.

8.2 Fibre cement ship-lap boarding may be used for timber-framed houses or as cladding on brick houses.

8.3 All exposed brick walls shall be smooth plastered with a paint finish.


8.4 Face brick will not be allowed.

8.5 Stone cladding shall be natural stone only – no stone tiling allowed.

8.6 Paint Finishes

- All exterior colours shall be approved by the PPARC.
- Trim around openings shall be of a contrasting colour.
- When repainting, the original color scheme shall be repeated or a new color scheme must be submitted for approval.
- Textured Paint Finishes shall be considered for approval.

8.7 Plaster

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

- Spanish and similar plasters are not allowed.
- A sample of Rough Scraper Coat Plaster shall be approved by PPARC prior to commencement.
- Bagged wall finish is not allowed.
- Timber cladding to be composite type.

9. Windows & Doors

- 9.1 Sliding, casement, or double hung windows are allowed. Individual windows and porch openings, when rectangular shall be square or in the proportion 1:1.6 wherever possible.
- 9.2 Materials may be the following:
- Timber
 - Anodized or powder-coated aluminum (final colours, sections, and shape shall be approved by PPARC).
 - UPVC
- Fan-light windows, circular windows, stained glass or other windows must be submitted for approval to the PPARC.
- 9.3 In areas where obscured glass is required, only frosted or sandblasted glass colour will be allowed. Position application and colour to be approved at PPARC discretion.
- 9.4 Glass standards to conform to SANS10400.
- 9.5 Privacy screens or shutters may be used. Non-functional decorative shutters will not be allowed. The material and colour should complement that of the Main House. Timber cladding not recommended due to ongoing maintenance issues.

10. External Stairs and Railings


- 10.1 Vertical retaining walls higher than 1m to have balustrades and should be stepped with planters.
- 10.2 Glass balustrade allowed for approval by PPHOA.

11. Fasteners

- 11.1 All bolts, nails, staples, hinges, etc exposed to the weather shall be hot-dipped galvanized steel, stainless steel or brass.
- 11.2 Contractor shall provide adequate tie-down system consisting of anchor bolts, strapping, and clips required for the particular connections within the structure.
- 11.3 Bolts and nails shall be counter-sunked or secret fixed to all facias, barge boards etc.

12. Roof Cladding

- 12.1 Rainwater gutters and downpipes **MUST** be provided to all roofs, with a controlled run off at ground level. If downpipes are not used an approved apron surround must be provided.
- 12.2 Steel sheet roof colour or any other roofing material should be in the grey range between dove grey and charcoal.
- 12.3 Concealed downpipes are encouraged.
- 12.4 The following roof types and colours are allowed:
- Shingle tiles slate grey and slate yellow rustic colours
 - Corrugated profile aluminium roof sheets.
 - Modern Flat Profile Cement Roof Tiles – Charcoal or Grey in Colour
- 12.5 The following roof types will not be allowed:
- Fibre Cement Roofs

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

- IBR Sheeting (Specifications must be indicated)

13. Sewer Lines and other services

- 13.1 All sewerage, water, electrical, telephone, and television service drops shall be underground.
- 13.2 All external plumbing and pipework on the façade must be enclosed in a duct or concealed in walls.
- 13.3 All sewer pipes and plumbing should be concealed in vertical ducts flush with the external walls. All electrical conduits, wiring, piping, etc. should be concealed.
- 13.4 A sewer inspection chamber to be provided (as per Municipality request) between municipal sewer connection and domestic sewer line, approximately 1.5m from boundaries

14. Exterior Lights

- 14.1 Exterior light fixtures shall use light bulbs of 60 watts or less with energy-saving lamps preferred.
- 14.2 Lights shall be placed so that they do not shine directly at neighbours.
- 14.3 All exterior fixtures shall be approved by the PPARC before installation.
- 14.4 All entries from streets or footpaths shall have at least one bollard light placed at the intersection of the path to the street or cart path so that light is cast on both the street or cart path and the entry.

15. Air Conditioning

- 15.1 Air-conditioning compressors shall be screened or fenced so that they are not visible and so that the sound transmission to neighboring properties is minimized and within the relevant standards.
- 15.2 All air-conditioning condensers should be installed at ground level not higher than 1.2m above finished floor level.
- 15.3 Window mounted units will not be allowed.
- 15.4 Positions to be indicated on plans at the approval stage.

16. Aerials


- 16.1 All satellite dishes and TV aerials to be fitted below the main building eaves line.
- 16.2 Aerials, roof fixtures, satellite dishes, and solar panels must match the colour of the wall or roof if visible. No device may project above the ridgeline of the roof.
- 16.3 Position of satellite dishes should be shown on the plan at the approval stage and a final position to be indicated to PPHOA prior installation.
- 16.4 Generators should be housed underground and noise to be contained.

17. Driveway surfaces

- 17.1 Every plot excluding footprint plots must have off-street parking for at least two cars in addition to garages. Driveways must be a maximum of 6m wide at road reserve.
- 17.2 Driveways in excess of 12m may not be wider than 3m.
- 17.3 Driveways shall be constructed of either approved brick pavers or cobbles.
- 17.4 No tarred or cement surfaces allowed.
- 17.5 Grass blocks – refer to Landscaping guidelines

18. Plot display signage

- 18.1 Refer ROD and Town Planning requirements prior to submission.

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

20. Fences

- 20.1 Fences will be allowed on approval by PPARC.
- 20.2 Swimming pool fencing will be as per PPARC approval.
- 20.3 If a retaining wall exceeds 1meter in height a balustrade as per the NBR design to be submitted for approval.

21. SWIMMING POOL SAFETY

- 21.1 All swimming pools must comply with the National building regulations. Rails around the swimming pool to match that of the house.

June 2015:

22. MINIMUM SIZE:

- 22.1 Minimum size of any dwelling unit - 250m² covered.
- 22.2 Measured to the inside of external walls. The above area can include enclosed covered garages and covered patios.
- 22.3 The area to exclude pergolas, adjustable louvre or similar systems.
- 22.4 These areas should be clearly defined in the area schedule with reference to the plans.
- 22.5 The 250m² should be apparent above Natural Ground Level and not hidden in basement levels or other.

23. IMPLEMENTATION OF MODERN ARCHITECTURE IN CONTEXT: (OPTION 2)

- These considerations have been included to accommodate an option for a modern design on the Estate.
- By submitting a modern design, the Homeowner agrees to the stringent procedure and conditions as set out below.
- PPARC, to its sole discretion, has the authority to reject or advise a design.
- **Context and Design** would be one of the main evaluation points as to ensure continuity and safeguard current developments.
- It is advised that the Registered Professional meet with PPARC prior to Design Development.

The Homeowner, by employing these guidelines agrees to completely adhere to the guidance of PPARC as to ensure continuity in the Estate. The submission risk lies with the Homeowner.

23.1 CONTEXT:

A Design within a cluster of traditional designs would require harsher scrutiny than that in an undeveloped cluster.

No submissions will be considered without the following documentation:

Cluster Identification:


- A photo record of the applicable cluster and the position of the erf within this context.
- The record should be easily identifiable inclusive of a location plan explaining the position of the erf.

Neighbor Identification:

- A Photo record of adjacent properties and a clear description if built up or not.
 - A site topography report with reference to sections.
 - A 3D rendering indicating the proposed building in context to its neighboring properties.
 - A report motivating roofs, i.e. site slope analysis, north light, etc.
- All records to be in colour.

23.2 PROCEDURE:

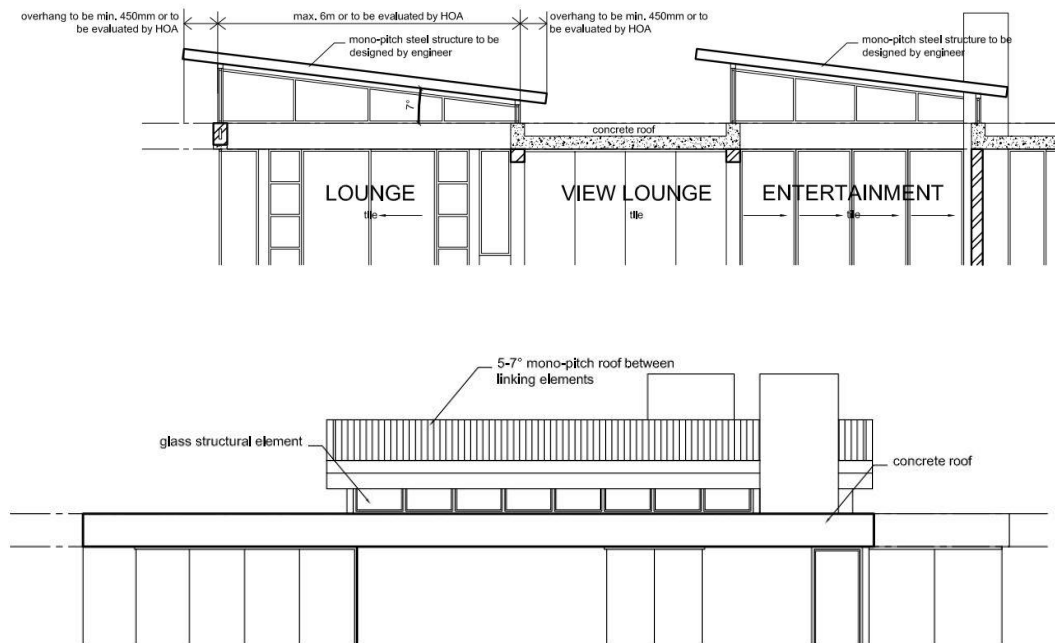
- The submission fee for the above available from PPHOA.

 PINNACLE POINT ESTATE BEACH GOLF HERITAGE	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		


- An extra scrutiny architect will be engaged.
- Main Scrutiny Objective: Context
- Secondly, Design.
- Basic sketch plans shall be submitted to the Pinnacle Point Home Owners Association for an orientation meeting before submission of formal plans to the PPARC.
- Should the proposal be found viable the architect can proceed with normal procedures.
- If there are recommendations, an explanation of non-compliance will be issued.
- Decisions taken by PPARC shall be binding and final.

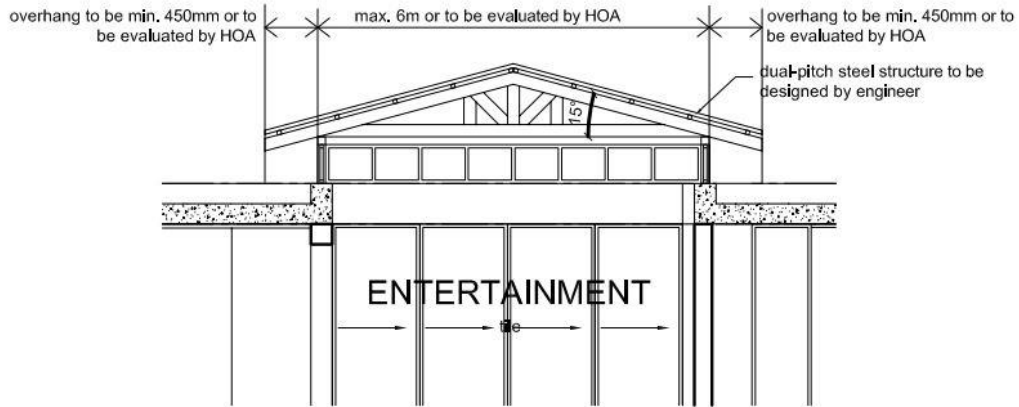
23.3 DESIGN PRINCIPLES:

- A cluster of flat-roofed blocks not allowed.
- The focus should be on the prominent form of the house.
- Forms should be kept simple and minimalistic.
- Straight consistent and continuous horizontal lines promoted.
- Simple roof forms (that are broken up and joined by flat concrete roof structures).
- Mono Pitch roofs must be a treated steel or timber-based structure to enhance structural components.
- Floating mono-pitched roofs must be pitched between 5-7 deg.
- Mono Pitch roof must slope with contours and not contradict.
- Steel elements and glass must be present in the core design.
- Overhangs on pitch/wall must be a min of 450mm (subject to evaluation of HOA)



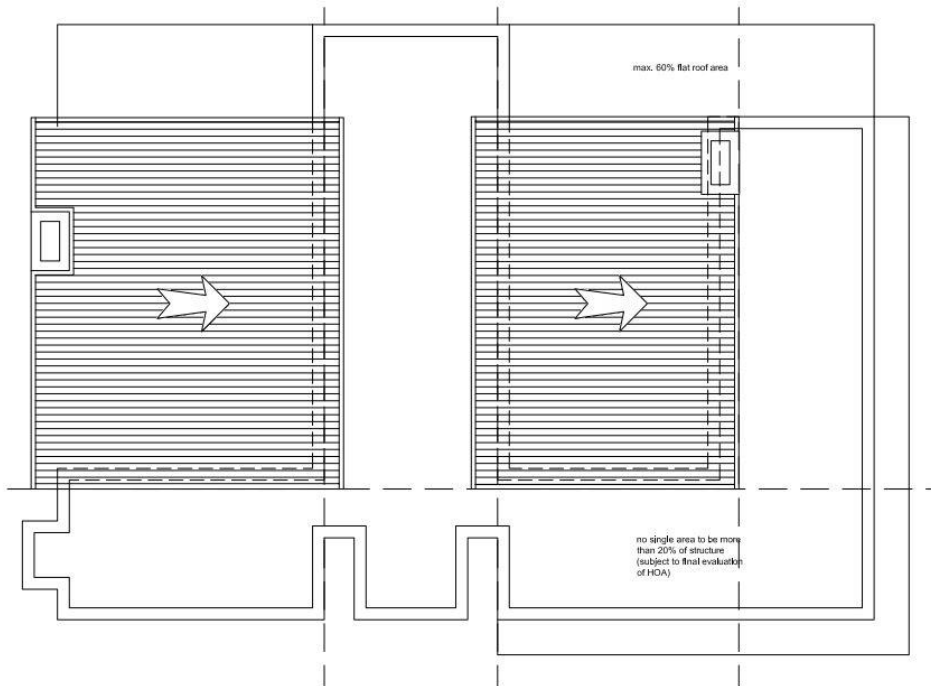
- Dual Pitched roofs in Modern Design Envelope must pitch between 20 and 30 deg.

 PINNACLE POINT ESTATE BEACH GOLF HERITAGE	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		




- Maximum span of the roof section to be 6m (overhangs excluded).

The flat roof area in the core design not to exceed 60%



- All open concrete roofing in Modern Design shall be covered with stone dressing to approval. guarantees as per the Architect.
- Soft exterior lighting is recommended to enhance structural elements.

MAINTENANCE: Must be a major consideration in the design of Option 2 and 3 of these guidelines.

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

OPTION 3 INCREASED CONCRETE ROOFS:


All the guidelines as per Option 2 applies.

- A 100% concrete roof will undergo harsh scrutiny and should be considered when this option is applied. The final discretion and viability of the design will be determined by the Architectural Review Panel.
- A broken skyline will be the main consideration with special reference to the location of the dwelling.
- Strong vertical lines are recommended.
- A cluster of blocks is not recommended.
- The focus must be on the prominent form of the structure. Add-on modern elements may not be used where homes are in essence, not contemporary structures.
- Structures must have deep recessed glazed areas and/or walls creating depth on the facades.
- Material/finishes complementing the form of the structure must be selected.
- The home must be simple yet sophisticated, elegant, and timeless buildings.
- All concrete flat roofs must be dressed in stone aggregate, plated roof gardens, or sections of synthetic grass. The Homeowner is responsible for the upkeep and guarantees of flat roof areas.
- All flat roof dressing material detail must be indicated on the plans.

Avoid Combination of Traditional and Contemporary Guidelines

NB: This code is the latest version of the document originally written in November 2002 which may be revised from time to time as conditions warrant.

- PPARC - Revised October 2008**
- PPARC – Revised July 2009**
- PPARC – Revised June 2015**
- PPARC – Revised June 2017**
- PPARC – Revised February 2021**

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

24. Pinnacle Point Golf Lodges Guidelines.

24.1 General


- I. The Golf Lodges Guidelines should be read in conjunction with the General Provisions of the Pinnacle Point Architectural Guidelines and the Pinnacle Point House rules.
- II. Pinnacle Point Golf Lodges are registered as freehold properties.
- III. The Pinnacle Point Golf Lodges fall within the Mossel Bay Municipality's Town Planning scheme as a Group Housing Development.
- IV. All 120 Golf Lodges are fully developed.
- V. Certain Lodges are semi attached, and the majority are free standing.

24.2 Allowable alterations with sketch plan approval only. All approvals will be at ARC's discretion. Maintain existing architectural theme. FAR must be indicated on plans.

- I. Adding a roof structure over an existing open verandah. Roof design to tie in with prevailing style. Roof colours to match existing.
- II. Roof colour – **Dulux Roofguard - Atlantic Blue Samples to be provided before work commences.**
- III. Exterior wall colours --- **Designer Grey or Neutral** (Plascon colour expression chart) **Samples to be provided before work commences.**
- IV. Extending existing balcony within the allowable footprint. All balconies must erect a timber balustrade to fit in with the original Lodges balustrades. Complex roof structures not allowed over extended balconies. No monopitch roofs permitted.
- V. Driveways over open areas will be allowed with the maximum width of 2.5m.
- VI. Only beige or grey pavers will be allowed for driveways. No tarred or cement surfaces allowed. Pavers to match existing pavers.
- VII. Fences will be allowed by the approval of ARC.
- VIII. Swimming Pool/Splash pools will be allowed by the approval of ARC.
- IX. All swimming pools/splash pools must comply with the National Building regulations

24.3 Structural alterations approval process.

- I. R5 000 excluding Vat for alterations to an existing dwelling, is payable on or before the day of the PPARC meeting. No plans will be reviewed without payment of this fee.
- II. Sketchplans must be submitted to PPHOA for pre-approval. Approval will be as to the Architectural Review Committee's discretion.
- III. Land Surveyor analysis to be handed in with sketch plans indicating stand boundaries as well as neighbouring stands and neighbours Lodge position.
- IV. The following must be taken into consideration;
 - Maximum coverage 60%
 - Building lines: On internal roads 2m. Minimum side and rear building lines 1m except where Municipal or Estate infrastructure has been installed 1.5m.
 - Rehabilitated areas: All stand boundaries facing internal roads are to be rehabilitated from the boundary to the face of the building façade facing the said boundary.

 PINNACLE POINT ESTATE <small>BEACH GOLF HERITAGE</small>	Author:	PPARC	Effective Date:	
	Approver:	PPHOA Board	Revision No:	07
	Doc. No:	Draft 001		

- V. No freestanding building will be allowed. All structural changes/additions must form an integral part of the existing building.
- VI. No flat roofs will be allowed.
- VII. Plinth walls and columns are restricted to a maximum height of 1.5m above natural ground level.
- VIII. No 45 degree angled walls will be allowed.
- IX. If the property is on the edge of the Greater Group Housing Site, the greater site building lines will apply.