

Summer Wind

- POORTVIEW -



POORTVIEW EXT.36

HOMEOWNERS ASSOCIATION

NO. 2010/009193/08

Architectural Guidelines

A. ARCHITECTURAL GUIDELINES

1. The purpose of these Architectural Guidelines is to encourage individual creativity while fostering a unity of materials and finishes to ensure that the overall Development harmonizes to create a balanced lifestyle for all residents. The following guidelines will be implemented to ensure a sensitively constructed environment with a high quality aesthetic and maximum privacy.
2. The controlling and preferred Architectural Consultant for the development is *KOAD Design Studio (PTY) Ltd*,

Contact:	Johan Wolmarans
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,who will also be responsible for the Approval of all building plans before they are submitted to the City of Joburg Council for approval. The purpose of the process is to assure that all building and Architectural guidelines are adhered to, not to interfere with the Architectural design and aesthetical value of the structure.

The Scrutiny fee of R 3 500.00 (For both first and second submission payable once off on first submission) is payable to *KOAD Design Studio (PTY)* on or before Submission. Please contact Rhodine D'Agnese at their office for the Banking details once you are ready for your first submission.

1. TOWNPLANNING CONTROLS

1.1 Coverage, Height and Density

1.1.1 Coverage 40%

1.1.2 First Floor to not exceed more than 75% of Ground Floor area

1.1.3 - Height 2 Storeys

- Dwelling Height 8.5m from Natural Ground Level

1.1.4 "1" (one) Dwelling per Erf

1.2 Building Lines

1.2.1 Street boundary – 8m from the street boundary

1.2.2 Side boundary – 3 metres from the boundary between adjacent stands

1.2.3 Garages – 5 Meters Side Entry

– 8 Meters directly from Street

2. TREATMENT OF STAND BOUNDARIES

2.1 Street Boundary:

2.1.1 Fencing should be erected subject to the following restrictions:

2.1.1.1 Maximum Height 1.8m

2.1.1.2 No more than 4 metres continuous plain / flat surface.

3. BUILDING DESIGN GUIDELINES

- 3.1 All plans must be submitted to the Architectural Consultant for approval. Only after this approval has been obtained in writing, plans may be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.
- 3.2 All designs should be predominantly Passive Solar with orientation of the main living areas towards the North wherever possible to achieve maximum winter heating by solar radiation.
- 3.3 Top heaviness should be avoided, always take into account that heavier elements should be placed toward the ground and lighter elements toward the top. Elements should be appropriately supported by the visual mass of the structural elements below. Overhanging and any other designs that create a constant sense of tension should be avoided. No major building elements may be placed on columns, piers or similar elements.
- 3.4 Staff accommodation and kitchen areas must open onto screened yards or screened patios.
- 3.5 Outbuildings and additions must match the original building design in style, elevation and material usage and roof type covering. All plans must indicate at least two (2) enclosed garages and this must be built in conjunction with the original dwelling. No flat roofed carports will be permitted unless it matches and blends with the design of the main dwelling.
- 3.6 Yard and screen walls should be similar to the basic materials and colours of the building and comply with item 3.2.
- 3.7 Solar heating panels, if used, must be incorporated into the building and form part of the basic structure and must be clearly shown and annotated on the approval drawings.
- 3.8 Awnings, TV aerials, blinds, satellite dishes and other items must form part of the basic structure and are to be clearly shown and annotated on the approval drawings.
- 3.9 All exposed plumbing and washing lines must be fully screened and not be visible from the street elevations and other elevations onto adjoining properties.
- 3.10 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
- 3.11 No dwelling may be smaller than 500m² including garages and outbuildings.
- 3.12 Plinth height to not exceed 850mm above Finished Ground Level.

- 3.13 Mechanical equipment such as air-conditioners (and grills), ducts, pool pumps etc. must be designed into the buildings and / or adequately enclosed or screened off from view.
- 3.14 It is the duty of any proposed owner, architect, contractor and/or subcontractor to familiarize him/herself with the current and proposed municipal services and their allocation on the whole of the Estate. These municipal services include, but are not limited to, water and electrical services, sewerage removal, storm water pipes and drainage, the Association will not in any way whatsoever be liable for any damage which any owner, proposed owner or architect, contractor or sub-contractor may suffer as a result of the existence, situation or otherwise of any such municipal services.
- 3.15 Construction and improvements must commence within 12 months from the date of first registration of transfer of ownership (from the developer) of the particular stand. In order to reduce inconvenience to neighbours, as well as unsightliness, construction must proceed without lengthy interruptions and must be completed within 12 months from the date of commencement. Phased design and construction must be handled in such a way that the end of each phase is to be aesthetically acceptable to the Association.

4. APPROVED BUILDING MATERIALS

4.1 Roof coverings

- 4.1.1 New houses shall have a combination of flat and pitched roofs (flat roofs may not exceed 30% of the total roof area) or solely pitched roofs –as approved by the Association. Solely flat roofs are to be reviewed upon the first submission for approval by the association.
- 4.1.2 Roof coverings will only be of the following:
- 4.1.2.1 Natural slate, or slate look alike
 - 4.1.2.2 Concrete roof tiles.
 - 4.1.2.3 IBR (Cliplock type sheets / pre-painted)
- 4.1.3 Flat sections of roof shall be concrete and surrounded by parapet walls. Waterproofing to be non-reflective.
- 4.1.4 Drainage pipes shall be concealed from all elevations.

4.2 Walls

- 4.2.1 External masonry walls shall be a minimum 230mm brick work to be plastered. Finishes to plaster with colour range submitted for approval by the Association.
- 4.2.2 Coloured, textured wall coatings such as Gamma Zenith, Cemcrete, Earthcote, etc. are allowed. Colour range to be approved by the Association. Only natural earthly colour, no bright colours are permitted.
- 4.2.3 100% Facebrick will be permitted, provided that it is Full Facebrick - subjected to the Approval of the Association.
- 4.2.4 Natural Stone Cladding is permitted.

4.3 **Windows, shutters and Decks**

Timber or any powder coated / anodized aluminium or UPVC will be permitted with the approval of the Association.

4.4 **Driveways, Parking, Paving and Landscaping**

- 4.4.1 Landscaping on sidewalks must be undertaken within the integrated landscape language of the Township.
- 4.4.2 The landscaping theme is to encourage the use of indigenous trees and plants The Township is to be planted with indigenous species.
- 4.4.3 All driveways to be either fully paved with approved coloured pavers, Tared Driveways will be permitted. Driveway widths are limited to 6000mm at the junction with the public road.
- 4.4.4 Only timber garage doors and/or approved coloured aluminium doors may be used. PVC or re-cycled plastic with Timber look may be approved subject to association / Consulting Architect Approval.

5. PROHIBITED BUILDING MATERIAL

5.1 **The Following Building Materials are prohibited:**

- 5.1.1 Unpainted plaster, unplastered stock brick walls or concrete block walls.
- 5.1.2 No precast concrete walls, no swimming pool type mesh fencing will be allowed
- 5.1.3 Unpainted reflective metal sheeting for roof materials
- 5.1.4 Wood Panel Fencing
- 5.1.5 Steel Window Frames
- 5.1.6 "Trellidor" Type security gates are not permitted where visible from the outside.
- 5.1.7 No Manufactured or moulded stone cladding is permitted.
- 5.1.8 No Garden Sheds, Wendy Houses, dog kennels and any covered facilities such as caravans, boats or trailers are to be visible from the road and may not be placed in the side space (Building Lines)
- 5.1.9 No Shade Netting may be used.
- 5.1.10 No bright colours are permitted, only Natural earthly colours will be acceptable.