

**ANNEXURE "EM4"**



**EMFULENI ESTATE**

**ARCHITECTURAL GUIDELINES**

## 1.0 **INTRODUCTION.**

- 1.1 Due to the sensitive nature of the golf course environment it is important that there be a consistency of architectural style and building materials throughout the development in order to create a comfortable and unobtrusive built environment, integrated into the golfing landscape.
- 1.2 The design of the dwelling and the development of the entire erf should be sensitive to existing natural features, flora and the topography. Permission is required before any existing trees are removed and all existing trees must be indicated on the site plan. Surrounding structures must be taken into account in the design process.
- 1.3 The preferred architect for the development is SCS Architects. The purchaser may however engage the services of an alternative qualified and registered architect or designer, but only with prior and written consent from the developer.

## 2.0 **BUILDING LINES, COVERAGE AND CONDITIONS.**

### 2.1 **Town Planning Conditions:**

- Zoning: Residential 1
- Density: One dwelling per 500 m<sup>2</sup>
- Coverage: 50%
- Height: 2 Storeys
- FAR: 0.75 of which only 0.25 may be utilized for a second storey.
- Parking: 2 bays per erf.

### 2.2 **Building Lines:**

- Street boundary: 3m
- Golf course boundary: 3m
- Garage doors facing the street: 5m
- Side boundary: 2m

Building lines may be relaxed only with the written approval of the Architectural Review Committee (ARC) and the Local Authority.

### 2.3 **Height Restrictions:**

- No portion of the building is to exceed the height of 8.5m above the finished ground floor level.
- No foundation walls to be higher than 750mm.

## 3.0 **GENERAL GUIDELINES.**

- 3.1 All plans must be submitted to the ARC for approval. (See item 9.0) Only after this approval has been obtained in writing can plans be submitted to the Local Authority. It is the responsibility of the owner to ensure that all plans are submitted and approved by both authorities prior to construction.
- 3.2 The privacy of surrounding properties must be considered. As a general rule no windows or balconies on the upper storey should overlook the living space of the adjacent dwelling.

- 3.3 No dwelling may be smaller than 150m<sup>2</sup> excluding garages and outbuildings.
- 3.4 Staff accommodation and kitchen areas must open onto screened yards.
- 3.5 Outbuildings and additions must match the architectural style and building materials.
- 3.6 Carports, covered facilities for caravans, boats or trailers should form an integral part of the main dwelling and design. No shade netting or metal roof coverings may be used.
- 3.7 No lean-to structures, thatch lapas, garden sheds or Wendy houses may be erected.
- 3.8 Awnings, aerals, blinds, satellite dishes, solar heaters or other items which do not form part of the basic structure must be indicated on the building plans and approved by the ARC. All Solar heaters must be flat on the roof. Geysers must be below the roof tiles.
- 3.9 All exposed plumbing pipes must be screened or ducted where possible.
- 3.10 Washing lines should be fully screened and not be visible from the street or golf course.
- 3.11 Only approved smoke free type fireplaces and braai units are allowed.
- 3.12 Mechanical equipment and plant such as air-conditioners, pool pumps etc. must be designed into the buildings and / or adequately enclosed or screened off from view.
- 3.13 Understated design elements are encouraged and elaborate features such as decorative mouldings and columns, excessive skylights etc. will detract from the overall concept of the development.  
The general style on the Estate is Bali / Tuscan / Contemporary. All designs must conform to the general style on the Estate.
- 3.14 No deviations from the approved drawings will be permitted unless plans are resubmitted and approved in writing prior to construction.

#### 4.0 **APPROVED BUILDING MATERIALS.**

##### 4.1 **Roof Coverings:**

###### 4.1.1 **Concrete roof tiles:**

- As per sample range approved by ARC
- Approved Range – Taunis Terracotta
- Roof pitch: 17,5° – 45°.

###### 4.1.2 **Flat concrete roofs:**

- Non-reflective waterproofing with approved stone chips or terracotta paving tiles.
- Flat roofs may not exceed 30% of floor area or 80% of the 0.25 second story allowance.
- Parapet walls, with approved plain pre-cast concrete copings, not higher than 340mm from slab.

###### 4.1.3 **Rain water goods:**

- Exposed gutters and down pipes to be seamless 'chromadek' or aluminium powder coated.

#### 4.2 **Walls:**

- External brick walls shall be a minimum of 220mm thick to receive plaster.
- Plaster finish may be smooth, rough or scratch.
- NO Bagwash plaster will be allowed.
- Plaster finish to be approved by ARC.
- Only paint colours to match the ARC sample range may be used. (Earthy colours.)
- Paint colours must be approved by the Estate. Sample blocks must be painted on a wall for approval by the Estate before painting commence.
- Face-brick or natural stone may be used for plinths only. Samples to be submitted to the ARC for approval.
- Plinths – Bottom part of pillars / focus points only.

#### 4.3 **Window Frames and Garage Doors:**

- Timber.
- Wood look alike Aluminum in Cherry / Walnut / Mahogany or Bronze only.

#### 4.4 **Specific Exclusions:**

- Concrete blocks
- Unpainted plaster
- Unplastered brick walls
- Pre-cast concrete walls
- Wood panel fencing – Picket Fence
- Pool Fence
- Razor wire, security spikes or similar features
- External fitted burglar bars (Only approved internal type.)
- Reflective, mirror glass
- Small paned windows
- Fake shutters
- Fake rock or 'Flintstone' style plaster.

#### 4.5 **Allowed by Approval**

- Tinted windows must be approved by the ARC

#### 5.0 **BOUNDARY WALLS AND FENCES.**

- 5.1 Generally the erf is to remain as open as possible to enhance the estate concept.
- 5.2 Walls are only permitted to enclose the courtyard or drying yard (maximum area of 100m<sup>2</sup>) and these walls must be 2.1m above ground level. Approval from the ARC must be obtained if exceeded.
- 5.3 Walls or approved fencing to surround the swimming pool area must be 1.2m high above ground level and must have a self closing and lockable gate. No Pool or Palisade fencing will be allowed.
- 5.4 Screen wall elements, not exceeding 2.1m in height and 6m in length, may be used for screening of patios, pools etc. Such walls should be set back at least 3m from the street boundary and will not be allowed on the golf course boundary.
- 5.5 Yard gates to be approved by ARC.

5.6 See item 4.4 "Specific Exclusions."

6.0 **HARD LANDSCAPING AND POOLS.**

6.1 **Paving:**

- To be approved by the ARC.
- To match the general landscaping of the development.
- Driveway widths are limited to 5.0m at the street junction, depending on width of building.
- All Driveways must be paved on completion of building, before occupation of dwelling.

6.2 **Garden Features:**

- To be approved by the ARC.

6.3 **Swimming Pools:**

- Classical, rectangular or square shaped pools preferable. Form and shape to be approved by ARC.
- Pools must comply with safety and National Building Regulations.
- See item 5.3

6.4 **Specific Exclusions:**

- Kidney shaped or organic shaped pools
- Vinyl and portal pools
- Elaborate fountains and water features
- Concrete driveways, paths and aprons around houses
- Common pool fencing.

7.0 **LANDSCAPING.**

7.1 Landscaping must be undertaken within the integrated landscape language of the Estate.

7.2 A preferred list of trees and plants will be available from the landscape architects.

8.0 **CONSTRUCTION ACTIVITIES.**

8.1 All building materials are to be stored within the erf boundary. No material to be off-loaded onto the road or road reserve.

8.2 No advertising or sub-contractors boards will be permitted. Only the approved contractor / professional board will be permitted.

8.3 No workmen will be permitted on Site between the hours of 18h00 to 06h00. An approved security guard may be on site at night.

8.4 All contractors will be required to provide screened ablution facilities for the workmen and sub-contractors under his control.

8.5 Construction hours are restricted to 06h00 and 18h00 from Monday to Friday. No construction activities to take place on Weekends and Public Holidays.

- 8.6 The developer will define delivery routes and hours.
- 8.7 Contractors and delivery vehicles that damage roadways, kerbs, trees, etc. will be fined.
- 8.8 'Rules and Regulations for Contractors' to be obtained from the developer, with a clearance certificate, before any construction commences.

9.0 **SUBMISSION OF BUILDING PLANS AND INSPECTIONS.**

- 9.1 The requirements of this document are in addition to criteria used for building plan approval by the Local Authority, as well as the National Building Regulations.
- 9.2 The ARC will evaluate submission of building plans for aesthetics approval in order to retain continuity and harmony throughout the development. Approval will be granted if, in the opinion of the ARC, the design successfully communicates the desired architectural language / character of the development and complies with the guidelines set.
- 9.3 A plan approval fee of R1500.00 (non-refundable) is payable to the ARC. The approval and inspection fee will not be required if the preferred architect is appointed.
- 9.4 All plans required for Local Authority approval together with 2 an extra rendered paper copies (to be kept for record purposes by the ARC) must be submitted. Plan approval fees to Council will be payable by the owner.
- 9.5 The following items must be clearly indicated on plans:

- Area of the dwelling, including patios and outbuildings
- Coverage (%) and FAR
- Building lines
- Height above natural ground level
- All external finishes
- Boundary wall / fence details, including elevations
- Lay-out of driveway, pool and other features
- Drainage and how it is concealed
- Existing trees – Trees removed MUST be replaced.
- Adjacent dwellings

(A plan approval checklist will be made available to assist owners.)

- 9.6 Building plans, architectural guidelines and approval checklist to be signed by registered owner.
- 9.7 No construction to commence without approval.
- 9.8 The ARC will nominate an architect to carry out site inspections during the following stages of construction:
- Surface bed level
  - First floor level
  - Completion of roof structure
  - Practical completion

The said architect may inspect the works at any stage during construction and may request any reasonable alterations and / or additions to ensure that the architectural guidelines are implemented.

The homeowner is responsible to notify the ARC when the above stages of completion have been reached and to arrange for the architect to inspect the works. (At least 5 days notice required.)

- 9.9 Copies of the approved drawings are to be kept on site at all times.

