

**A.**

**GENERAL AESTHETIC GUIDELINES**

**1. INTRODUCTION TO GUIDELINES**

It is in the interest and on-going protection of the value and integrity of the development, and with the aim of effective service delivery and management of the development that these guidelines are established. These guidelines have been carefully considered to guide design by creating a framework wherein the individual's freedom of expression can be exercised without compromising the architectural language of the development. These guidelines aid in protecting the investment potential of the buyer, protect the owner's rights, in terms of privacy and security, and will uphold the standard of implementation and maintenance of the design vision throughout the life of the development.

**2. WORK REQUIRING PERMISSION**

Any owner intending to carry out any of the following activities must obtain prior written approval from the Aloes Lifestyle Estate Management Association (ALEMA) Architectural Review Committee, where after approved plans will be handed to the Panorama Home Owners Association (PHOA) to be ratified.

- 2.1 New buildings and all structural, aesthetic and external alterations to existing structures.
- 2.2 Painting and repair of external facades.
- 2.3 Awnings, projecting roofs and trellises.
- 2.4 Garages and carports.
- 2.5 Swimming pools and external paving.
- 2.6 Walls, gates or any landscape construction.
- 2.7 Cutting down of trees

**3. ARCHITECT**

In the interest of good design and coherence of the development it is preferred that purchasers make use of the Estate Architect, but may use the service of an alternative Professional (Professional Architect or Senior Architectural Technologist) registered with the South African Council for the Architectural Profession ([www.sacapsa.com](http://www.sacapsa.com)) in terms of the Architectural Profession Act no 44 of 2000. Such an architect/technologist must be pre-approved by the ALEMA Architectural Review Committee prior to their appointment by the buyer.

- 3.1.1 In the case where buyers make use of the services of an Architectural Technologist the following requirements must be met:

3.1.2 Proof of registration as a Senior Architectural Technologist with the South African Council for the Architectural Profession.

3.1.3 Proof of Professional Indemnity Insurance.

3.1.4 Proof of good technical and design capabilities to the satisfaction of the ALEMA Architectural Review Committee.

Architects and Technologists are to familiarise themselves with the following prior to the commencement of design:

3.2.1 Obtain all documentation including stand SG Diagrams, services connection diagrams and contour plans that may be required in order to facilitate the design process.

3.2.2 Local Authority regulations with regard to coverage and building lines are applicable.

3.2.3 The minimum submission requirements as listed under Section C.

3.2.4 List of the requirements relating to the details to be provided for the plan approval process.

The ALEMA Architectural Review Committee will do only Aesthetic Approval. The National Building Regulations must take precedence at all times.

#### **4. GENERAL**

Buildings should generally be made up of simple, isolated, rectilinear forms. These predominant forms must have simple duo-pitched or hipped roofs. Flat concrete connecting roofs will be allowed. These flat roofs may not form the predominant portion of the roof, but should be used primarily to cover connecting elements or patios. Flat concrete roofs may not exceed 30% of the roof area.

Plan widths over dual pitch roof sections must be carefully considered in order to maintain the correct wall to roof proportion, particularly in single storey elements. As a guide, plan widths over these single storey dual pitch sections should be kept to a maximum of 6500mm to maintain good proportion and to reduce roof ridge heights. These proportions will be closely scrutinised during the plan submission process.

#### **5. HEIGHT RESTRICTIONS**

Single storey as well as double storey houses will be permitted in this development. When planning a double storey house, special consideration must be given to the neighbouring properties' privacy. It is advised that outside living spaces be placed at the North- Eastern section of the house, thus enhancing privacy for every unit.

When neighbouring another property, the placement of balconies and large vista windows looking onto the neighbouring property's living areas must be avoided. The ALEMA Architectural Review Committee may, to their discretion, reject plans that will infringe on the privacy of neighbouring stands.

#### **6. MASS, SCALE & PROPORTIONS**

By breaking the accommodation requirements down into simple isolated plan forms, and treating the building as a series or cluster of buildings, connected by more moderately scaled flat roof connections, the scale and mass of a building which may contain significant accommodation can be visually broken down. This fragmentation of form facilitates the stepping of the plan to suit the particular contours of the site, which brings the experience of the site indoors, assists in minimising the external visual impact, and facilitates view corridors between pitched roof elements and creates an interesting and undulating roof scape.

The breaking down of scale and mass can further be achieved by adding low pitched roofed verandahs, or timber pergola elements, which significantly contribute to reducing the scale of a building down to human proportions.

Subtle projections and deep reveals in the elevation treatment create depth, shade openings, and articulate the facade of a building with the playing of light and shadow.

## **7. MATERIAL, COLOUR & FINISH**

The colour and material palette is intended to be the primary mechanism in presenting a collective architectural language throughout the development.

Face brick and plaster will be the predominant material for wall treatment. Natural stone (as specified by the ALEMA Architectural Review Committee) may be used as per the prescribed details to add accent or as plinth walls. Change of material or finish on the same wall on the same plane will not be permitted and must occur according to the specified details or at logical separations. The colour of the roof covering as well as the pitch will be an additional unifying element.

## **8. LANDSCAPING**

Homeowners are advised to choose indigenous plants from the recommended plant list. Gardens that are water wise are encouraged.

## **9. NON-COMPLIANCE**

The ALEMA views non-compliance with the policy and or approved plans in a very serious light. A Building Compliance Officer (BCO) appointed by ALEMA will do random inspections to ensure conformity, and may issue non-compliance certificates where deemed necessary. Rectifications must be made within the provided time frame. The policy document will always take precedence over scrutinized plans and a fine may be imposed on transgressions.

## **10. PRIVACY**

The privacy and views of surrounding properties should be considered as a premium. As a general rule no windows or balconies on the upper storey should overlook the living space of the adjacent dwelling.

## B.

### SPECIFIC AESTHETIC GUIDELINES

#### 1. FOOTPRINT

- 1.1 Coverage refers to the footprint of the building and includes the main dwelling, garages, covered patios/verandas and outbuildings. The maximum coverage allowed is 50% as prescribed by the Local Authority.
- 1.2 A minimum building size of 110 m<sup>2</sup> is compulsory. This footprint excludes patios, balconies, carports, verandahs and overhangs.
- 1.3 No structures shall be erected outside the building lines on any individual property.
- 1.4 Should the design however necessitate it, an application for a relaxation may be lodged with the ALEMA. Should such an application be successful, it will still be subject to the approval of the Local Authority.
- 1.5 Placement is subject to the approval of the ALEMA Architectural Review Committee.
- 1.6 For single storey houses, building lines are to be: 3m from the street-side boundary, 2m from the neighbouring stand boundaries and 3m from the stand boundary opposite the street-side boundary.
- 1.7 For double storey houses, building lines are to be: 3m from the street-side stand boundary, and 3,5m from all neighbouring stand boundaries.
- 1.8 Relaxation of building lines running parallel to neighbouring properties will require consent from the affected neighbour and approval by ALEMA.

#### 2. EXTERIOR WALL FINISHES

A combination of face brick and plaster is required for the exterior finish. In cases where face brick is used as the predominant finish, at least 20% of the exterior must be plastered and vice versa. The alternative finish in each case can be applied to accent walls, built-out elements, window surrounds etc.

- 2.1 Face brick – Only Corobrik Wolkberg Rosé Satin, Corobrik Mahonie Travertine and Corobrik Terracotta Travertine will be allowed. Flush Joints are encouraged but struck joints will also be allowed.
- 2.2 Plastered Walls: Smooth or pitted/textured plaster will be allowed.
- 2.3 Colour of plastered walls are to be chosen from the prescribed colour palette:
  - 2.3.1 Plascon Wishing Well Y5-E2-1
  - 2.3.2 Plascon Gold Estate Y2-D1-3
  - 2.3.3 Plascon Clover Honey Y3-C1-4

2.3.4 In cases where the above manufacturer are not used, colours must be matched perfectly.

2.3.5 Darker shades of the above colours will be allowed for accent walls/panels, and must have grey undertones. Dark browns for example will not be allowed. Colour codes must be provided. Accent colours must not be allowed to exceed 20% of the building envelope.

2.4 Simple Plaster surrounds (max 150mm wide) to window openings are acceptable.

2.5 As an alternative accent walls, built-out elements and columns can also be done in a natural stone. Only natural Sandstone, Quartzite and Granite will be allowed. Stone elements must have a dry stacked appearance. No imitation stone will be allowed.

2.6 Plinth Walls: Only face brick or natural stone plinth walls will be allowed up to a level of 525mm above the floor level

2.7 No quoins, rustication and decorative mouldings will be allowed.

2.8 Masonry Columns: The finish may be face brick, plaster, natural stone cladding, or a combination thereof. Base plan measurements may not be less than 345 X 345mm.

### **3. ROOFS**

Predominant plan forms must have simple duo-pitched or mono-pitched roofs with minimal junctions. A combination of gables and Dutch hips will be allowed. Gable walls wider than 6500mm should be avoided. Complicated pitched roof junctions must be avoided wherever possible. Where roof junctions are unavoidable, the simplest interface should be sought. Flat concrete roofs may not form the predominant portion of the roof but may be used as connecting elements and to roof secondary elements such as bay windows, connecting passages/elements and patios. Flat concrete roofs are to be limited to 30% of the total roof area. No dormer windows will be allowed.

3.1 Roof pitch: For duo-pitched roofs strictly 35° with a minimum overhang of 300mm and a maximum of 900mm. Mono-pitched roofs strictly 5° pitch with a minimum overhang of 300mm and a maximum of 900mm. Residential 2 stands may deviate from the prescribed roof pitch when utilising metal roofs, and this pitch must be approved by the EAS.

3.2 Metal verandah roofs are to have a 5° pitch.

3.3 Roof finish:

3.3.1 Metal: Saffintra Saflock 700 Colourplusk® Slate or Sunset Red or similar Chromadek colour.

3.3.2 Metal: Saffintra Corrugated SAF610/762 Colourplusk® Slate or Sunset Red or similar Cromadek colour.

3.3.3 Concrete Tile: Marley Double Roman, Monarch and Modern Standard Slate or Terracotta.

3.3.4 No parapet gables will be allowed.

#### 3.4 Fascias:

3.4.1 Metal Roofs: To be of the same material and finish as roof at gable ends, or fibre cement bargeboards with a minimum depth of 150mm painted to match the roof.

3.4.2 Concrete Roof Tiles: Rake Verge tiles and capped ridge tiles are to match the roof.

3.4.3 Eaves fascias are not compulsory but if used must be painted the same colour as the roof.

3.4.4 Only Sheet metal gutters and downpipes with square profiles will be allowed and must be pre-painted to match the roof. Positioning of down pipes must be carefully considered and preferably screened or integrated into other elements of the building.

3.5 No exposed PVC or any other down pipes are permitted for flat concrete roofs. These should be concealed at all times.

3.6 Louvres/Roof ventilators may be installed and can be either powder coated aluminium (Chromadek® Dark Dolphin, Colourplus® Slate or similar) or natural hardwood with dark mahogany stain.

3.7 Timber/steel construction must be used in a simple and elegant style. No ornate decorations like “broekie-lace” will be permitted.

#### **4. OPENINGS – WINDOWS**

4.1 All Windows should be rectangular and have vertical proportions.

4.2 Large glazed areas should be avoided. Windows can however be placed in series of twos and threes (max 1100mm wide) and must be separated by a masonry pier of 230mm minimum. The distance between two windows should not exceed the width of one window. The same applies for the distance between a corner and a window.

4.3 The maximum width of a window should not exceed 1500mm and the maximum height should not exceed 2100mm.

4.4 Only Rectangular style bay windows will be allowed with a maximum width of 2000mm and a maximum depth of 800mm. A minimum side wall of 800mm on both sides will be required.

4.5 Only aluminium windows will be allowed and only in the following three Chromadek colours: White, Black, Dark Dolphin, or Bronze Anodised. Windows may be top-, or side hung or traditional sash – all with traditional proportions.

4.6 Corner windows will be allowed.

4.7 No cottage pane windows will be allowed.

4.8 Glazing should generally be in clear glass. The use of sandblasted glass will be accepted in certain circumstances, where frosted glazing is preferable. Coloured or reflective glazing will not be permitted.

4.9 No external burglar proofing on windows will be allowed.

4.10 External window sills should preferably be brick-on-edge and finished the same as the wall.

4.11 No exposed/ unplastered precast concrete lintels will be allowed. In instances where windows are built into face brick walls, lintels must be of brick-on-edge type.

## **5. OPENINGS – DOORS**

5.1 All doors are to have vertical proportions.

5.2 Doors are to be timber or powder coated aluminium (same as for windows) framed traditional doors.

5.3 Ornate carved doors will not be allowed.

5.4 Glazed doors should be consistent with windows.

5.5 Sliding/Folding doors exceeding 1600mm in width will be allowed only at covered patios/verandas.

5.6 Different door heights should not be mixed in an elevation.

5.7 Rectangular fan lights with a maximum height of 600mm will be allowed above entrance doors.

5.8 Garage doors may be natural hardwood with dark mahogany stain or Chromadek Dark Dolphin/Sunset Red colour to match the roof.

5.9 No exposed/ unplastered precast concrete lintels will be allowed. In instances where doors are built into face brick walls, lintels must be of brick-on-edge type

## **6. VERANDAHS**

6.1 Verandahs in general are encouraged and should not be less than 3000mm wide.

6.2 Verandah columns may be constructed in brick, painted/natural timber or painted steel. Fluted or decorative precast columns will not be allowed.

6.3 Metal lean-to verandah roofs will only be allowed in combination with a metal roof.

6.4 Due to the minimum pitch of 18° required by the concrete roof tile manufacturer, a tiled verandah roof is not recommended. In such cases a flat concrete roof should be used.

## **7. CHIMNEYS**

7.1 Attention should be given to chimneys as a design element.

7.2 Chimneys may be face brick, plastered, natural stone, or a combination thereof. Chimneys are to have end-caps. No chimney pots will be allowed.

7.3 Chimneys should not exceed the ridge height by more than 1000mm.

7.4 Square or round galvanised chimneys will not be permitted.

## **8. PERGOLAS**

8.1 Hardwood as well as synthetic wooden products will be allowed. In the case where synthetic wood is used to form any type of structure other than decking, the designer/owner should make sure that the application of the product will fall within the range it was designed for.

8.2 Only square or rectangular wooden sections are permitted for the construction of the pergola. 2/3 of the structure should be open to the sky to qualify as a pergola. The top of the structure should be flat.

18.3 Any shade covering must be fully retractable, positioned under the pergola and be visually unobtrusive. The canvas/awning material must be plain in greys or browns. No striped materials are permitted.

8.4 No translucent polycarbonate sheeting will be allowed as covering.

## **9. CARPORTS**

9.1 Single or double carports will be permitted and will be either:

9.2 Fully detached

9.3 Attached to Garage

9.4 Carport roofs will match the roof of the garage and main house.

9.5 The supporting posts and roof of the carport will follow the same specifications as for verandahs/pergolas

9.6 Shade net carports will be permitted. In cases where the house is single storey, the shade-net must match the colour of the roof. In cases where the house is double storey the shade-net must match the colour of the walls.

## **10. DRIVEWAYS & PAVING**

10.1 All driveways must be paved. All paving bricks and the colour must be indicated on the drawings. No gravel, tar, asphalt or concrete driveways will be allowed.

## **11. DRAINAGE PIPES**

11.1 Sewer, waste and vent pipes are to be screened where possible and painted to match the building's colour scheme.



## **12. POOLS AND POOL PUMPS**

12.1 Swimming pool fences/gates will comply with National Building Regulations and with to guideline 8 “Boundary Walls, Fences and Screen Walls”.

12.2 Pool decks in natural timber will be allowed. Pool decks may not be higher than 500mm above Natural Ground Level.

12.3 Pool filtration systems and pumps must be screened with either a natural stone wall or a masonry wall to match the walls of the main house. Siting will be subject to scrutiny by the ALEMA Architectural Review Committee.

## **13. WATER HEATING**

13.5.1 Solar heated hot water systems may be used.

13.5.2 Combined tank and panels on roof will be aloud but must match the colour of the roof and not visible from the street.

13.5.3 Solar panel installations will be subject to the approval of the Estate Architect or MHOA.

13.5.4 Heat exchange pumps may be used but must not be visible from the street.

## **14. AIRCONDITIONING**

14.1 Air-conditioning condenser units are to be installed where they will not have visual impact on the street facade. Window mounted units will not be permitted.

## **15. EXTERIOR LIGHTING**

15.1 The position and design of all external light fittings are to be considered in terms of subtlety and effectiveness. Only white and yellow lighting will be allowed. Cut-off type light fittings which push light down and avoid any glare are to be used on buildings. No pole mounted exterior lighting will be allowed.

## **16. TELEVISION AERIALS AND SATELITE DISHES**

16.1 Satellite dishes and T.V. aerials are allowed but must be inconspicuous. Position to be indicated on working drawings.

16.2 No other aerials are allowed on stands.

## **17. SECURITY ELEMENTS**

17.1 All visible exterior security elements will be subject to approval by the ALEMA Architectural Review Committee and PHOA.

17.2 Security elements to windows must be fitted to the inside. No exterior burglar proofing will be allowed.

## **18. CLOTHING LINES & REFUSE BINS**

18.1 Clothing lines and refuse bins must be screened by a 1,8m high wall or concealed within a service court.

18.2 Walls are to be either face brick or plastered masonry to match main house.

## **19 WATER STORAGE TANKS**

19.1 No water storage tank may be raised, but should be placed on a suitable platform not higher than 255 above NGL.

19.2 Owners to make use of pumps (electric or solar) for pressure.

19.3 Tanks are to be placed out of sight and must be screened so as to not have any negative visual impact from the street or to neighbours.

19.4 Only 'Khaki Brown', 'Winter Grass' and 'Stormy Sky' grey coloured JoJo tanks are to be used and no green.

19.5 Installation must meet SANS regulation 10252-1

## **20. BOUNDARY WALLS**

20.1 In order to create an open street scape no boundary walls or fences of any sort on the street boundary will be allowed. The front and back part of the garden may be divided by a brick wall or palisade fence not higher than 1,8m and no closer than 7m to the street boundary. In the case of a corner stand, only one of the street-side boundaries may have a boundary wall erected upon it. 19.2 Boundary walls running between properties may be erected, and must be of the same face brick/plaster as the superstructure or palisade fencing and may be no higher than 2.1m.

20.2 The boundary walls may run only up to 5m from the street boundary. Palisade fencing may be painted only dark green or dark grey.

20.3 Screen walls should be utilised to hide kitchen yards, outside WC entrances, clothing lines and other unsightly areas. They are to be finished in the prescribed face brick/colours and are not to exceed 1,8m height above ground level, except in special circumstances with the prior approval by the ALEMA Architectural Review Committee.

20.4 Street elevations of garden fencing and boundary walls must be included with the house plans for approval.

20.5 No precast concrete walls, concrete palisade fences, wire-fences or razor-barb will be allowed.

## C.

### PLAN SUBMISSION

#### 1. APPROVAL OF BUILDING PLANS

The directors of the Aloes Lifestyle Estate Management Association may appoint an Architectural Review Committee or an individual to act as its representative to whom they have delegated the authority to approve building plans for new houses or alterations to existing houses within the Estate.

In the case where the Estate Architect is not appointed to do the design, the owner will be required to submit the building plans to the ALEMA Architectural Review Committee. The plans shall be in accordance with the requirements of the local authority as well as the requirements of this document and shall be accompanied by the applicable plan scrutiny fee which will be payable directly to the ALEMA Architectural Review Committee or its appointed representative.

The following will be required at plan submission:

1. Should the sketch plans be approved, working drawings may commence. Should the sketch plans not be approved, the revisions required by the ALEMA Architectural Review Committee must be made and drawings resubmitted. Should the second submission still not conform to the rules, and a third round of scrutiny be required a penalty scrutiny fee will be levied.
2. Two sets of working drawings as well as a CD containing the drawings in PDF format may be submitted only after the sketch plans have been approved. If approved, the one set of working drawings will be signed and stamped by the ALEMA Architectural Review Committee and can then be submitted by the architect/owner to the municipality for municipal approval. The other set and the CD will remain with the PHOA for record purposes. The Local Authority will not approve any drawings without the necessary stamps or signatures of the ALEMA Architectural Review Committee
3. Allow two week for aesthetic approval of each stage (sketch plan and working drawings respectively).
4. Any plans which deflect from the presented theme will not be approved.
5. Once plans have been approved, stamped and signed by the ALEMA Architectural Review Committee or its appointed representative, the building plans may be submitted to the Local Authority for consideration. Any revisions made after initial approval will have to be resubmitted to the ALEMA Architectural Review Committee for re-approval. A full scrutiny fee will be required for resubmission of plans with large variations - at the discretion ALEMA Architectural Review Committee. A smaller scrutiny fee will be required for resubmission of plans with smaller variations - at the discretion ALEMA Architectural Review Committee.
6. Revisions, variation site and occupation

1. Any revisions made after initial approval will have to be resubmitted to the ALEMA Architectural Review Committee for re-approval. A full scrutiny fee will be required for submission of plans with large variations – at the discretion ALEMA Architectural Review Committee. A smaller fee will be

Failure to resubmit revisions after initial approval will result in the Architect/Technologist/Draughtsman being prohibited from undertaking any further work at The Aloes - at the discretion ALEMA Architectural Review Committee

On receipt of the Local Authority's approval and before construction may commence, the owner must hand over a signed Building Contractor's Code of Conduct and Co-operation Agreement and all relevant documents.

Only after these requirements have been met, construction of the building may commence in accordance with municipal building bylaws, National Building Regulations, the HOA Architectural Guidelines as well as the Building Contractor's Code of Conduct and Co-operation Agreement.

required for 1. All plans are to be designed by professional architects or senior architectural technologists registered with the South African Council for the Architectural Profession and must be approved by the ALEMA Architectural Review Committee.

2 Preliminary approval will take place at sketch plan stage. Two sets of drawings must be submitted together with a CD containing the drawings in PDF format. One hard copy and the CD will be retained by the Home Owners Association for its records and the other returned with stamped approval together with any comments to the owner. Sketch Plans should include the following information

2.1 Site plan (scale 1:200) indicating:

- True North
- Permissible coverage & actual coverage
- Area Calculation
- Position of driveway and hard landscaping surfaces
- Distance of house from building and boundary lines
- Position of fences and boundary walls
- Services positioned in the sidewalk (sewer, electricity, position of street lamps and mini-sub).
- Position of borehole and water storage tank.
- Specification and colour of water storage tank.

2.2 Floor plan with internal and external dimensions (scale 1:100)

2.3 Basic roof plan

2.4 All elevations: Street elevations MUST be in colour (scale 1:100)

2.5 Street elevations of garden fencing and boundary walls (scale 1:100)

2.6 TWO sections

2.7 Describe all finishes on abovementioned drawings in detail. A lack of information on the drawings will cause a delay in the approval process.1.2.7.

Any deflection from the prescribed detailing, colour or other standard stipulations as explained in section A and B, must be mentioned and are subject to approval by the ALEMA Architectural Review Committee. submission of plans with smaller variations – at the discretion ALEMA Architectural Review Committee.

At completion and as a prerequisite from obtaining an occupation certificate from the ALEMA, a certificate must be issued by the Technologist/ Architect that states that the project was completed without variations from the approved plans,

**The ALEMA Architectural Review Committee or its appointed representative will perform only aesthetic approval and will oversee that height restrictions are adhered to during sketch plans phase. No technical or structural approvals will be done.**

## **2. ADDITIONAL REQUIREMENTS WITH REGARD TO THE DEVELOPMENT OF RESIDENTIAL 2 STANDS:**

Over and above the submission requirements for building plans, developers of residential 2 stands must submit a Site Development Plan (SDP) to the ALEMA Architectural Review Committee and Panorama Home Owners Association for consideration prior to the submission of the building plans. This SDP must indicate the following:

2.1 The Siting, height, FAR, coverage of all structures;

2.2 The number of dwellings per hectare;

2.3 Open spaces and landscaping;

2.4 Entrances to and exits from the stand, internal roads and parking;

2.5 Building restriction areas;

2.6 Elevational treatment of structures; wall specifications, roof finish, position and specification regarding fences and boundary walls;

2.7 Phases of development;

2.8 Position of refuse areas;

2.9 An engineer must be appointed prior to the submission of the SDP and must provide drawings indicating the proposed drainage layout, storm water layout, roads specification and a certificate stating that he/she has studied the geotechnical report and that all structures will be safe from a geological point of view.

A minimum dwelling size of 70m<sup>2</sup> excluding garage/carport and patios is required for all units.

The maximum height of buildings shall be 2 storeys.

A street building line of 3,5 m shall apply, provided that such a building line may be relaxed by the

local authority upon evaluation of a building plan. The street building line is not applicable to the

internal road of the "Residential 2-development".

Building lines along internal roads are subject to the approved Site Development Plan.

A 2 m building line will apply along all other boundaries.

### **3. SUBMISSION OF SDP TO ESTATE ARCHITECT**

A plan scrutiny fee will be payable to the ALEMA Architectural Review Committee upon submission of the Site Development Plan. This fee will include approval for the building plans, should they be uniform and repetitive. Should unit plans differ dramatically, the ALEMA Architectural Review Committee reserves the right to charge the normal plan scrutiny fee per unit type.