

the Ridge

@ THE ALOES



aesthetic guideline document



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Introduction

The Aloes Lifestyle Estate is a unique, innovative, secure living concept designed to cater for all your needs, combining exquisite natural surroundings, with security, exclusivity and tranquillity. This Lifestyle Estate is located in a superb and convenient location on the fringe of the eastern suburbs of Polokwane on approximately 90 hectares of bushveld savannah.

Should you be searching for, an environment to enjoy those treasured hours away from the hustle and bustle of the daily grind, a place that enables your children to cycle to friend's or grandparents' homes in a secure and tranquil setting? Look no further than Panorama @ The Aloes!

The Aloes Lifestyle Estate offers the additional concept of Macadamia @ The Aloes, specifically catering for the discerning home seeker, someone whose children have flown the nest, and wishing to downsize yet not downgrade.

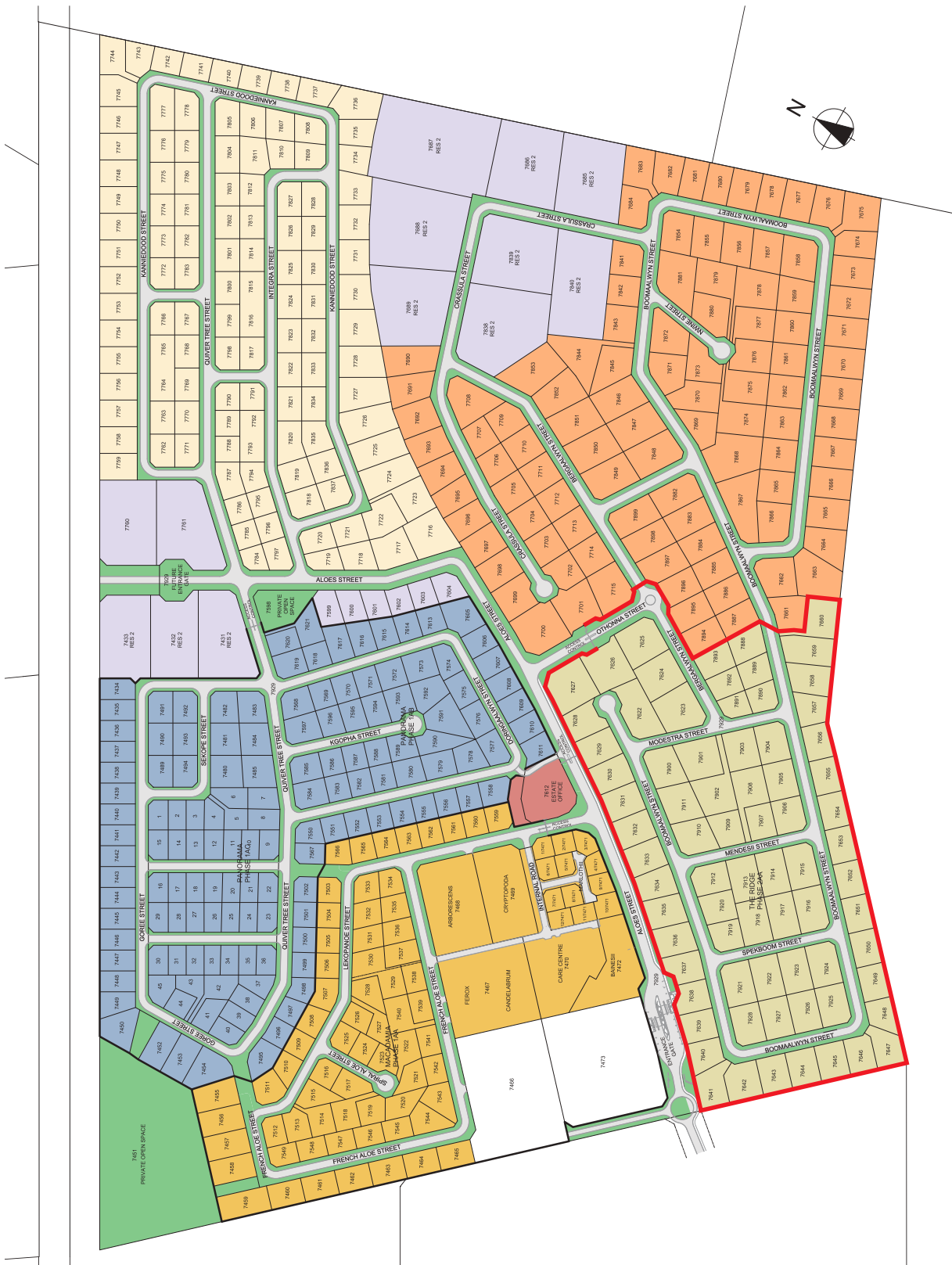
A secure environment which affords one the privilege of lock and go and enabling one to enjoy your second home or travels with peace of mind. Macadamia @ The Aloes allows for the added benefit of not having to be exposed to the potential trauma of needing to relocate should you or your spouse's housing and care requirements change.

The effective management of Architectural and Landscaping guidelines of The Aloes Lifestyle Estate will ensure the conservation of much of the natural environment. This, together with a variety of architecture, state of the art security systems & infrastructure, will firmly establish this Estate to be the most sought after address in Polokwane.

The goal is to provide investors and owners with flexibility, and diversity of choice, while ensuring overhaul aesthetic harmony and high living standards within the Estate.

No matter what your stage of life, The Aloes Lifestyle Estate will accommodate your needs.

The Aloes Phasing Diagramme



Section A: General

Introduction

These guidelines aim to protect the value and integrity of the development. They 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; protecting 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.

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 The Ridge Home Owners Association (TRHOA) to be ratified:

1. New buildings and all structural, aesthetic and external alterations to existing structures.
2. Painting and repair of external facades.
3. Awnings, projecting roofs and trellises.
4. Garages and carports.
5. Swimming pools and external paving.
6. Walls, gates or any landscape construction.
7. Cutting down of trees

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) 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.

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

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

2. Proof of Professional Indemnity Insurance.
3. 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:

1. All documentation including stand SG Diagrams, services connection diagrams and contour plans that may be required in order to facilitate the design process.
2. Local Authority regulations with regard to coverage and building lines are applicable.
3. The minimum submission requirements as listed under Section C.
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 as well as Local Authority by-laws must take precedence at all times.

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.

Coverage

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.

Minimum Size

A minimum building size of 200m² is compulsory. This

Section A: General

footprint excludes patios, balconies, carports, verandahs and overhangs.

Building Lines

No structures shall be erected outside the building lines on any individual property. 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. Placement of all structures is subject to the approval of the ALEMA Architectural Review Committee.

Material Use

The colour and material palette is intended to be the primary mechanism in presenting a harmonious living environment. Each of the different styles will require unique relationships between the different materials for the external finishes. Architects must familiarise themselves with the specific guidelines for each style. Please note that any change of material or finish on the same wall plane will not be permitted unless it occurs according to the specified details or at logical separations.
to be provided for the plan approval process.

The ALEMA Architectural Review Committee will do only Aesthetic Approval. The National Building Regulations as well as Local Authority by-laws must take precedence at all times.

Section B: Architectural Styles

savannah



highveld manor



limpopo modern



Section B: Savannah



An overview

This style draws inspiration from the typical farm steads found in the African savannahs of the northern regions of South Africa. The main form giving factors of this style is simple barn-like gabled roofs with wrap-around verandahs, providing outside areas for different times of the day. Main roof overhangs are kept short to provide clean triangular lines on elevations. Sun and rain protection is provided by the wide verandahs. Plan forms consist of simple interconnected rectangles. There is play between the solidity of the main structure and the openness and lightness of the verandah's structure.

Section B: Savannah

Exterior Wall Finish

Exterior walls may consist of a combination of either plaster and face brick, or plaster and natural stone, where the face brick or natural stone may not exceed 30% of the total elevation treatment. The alternative finish, in this case face brick or natural stone, may be applied to accent walls, built-out elements, and other well-articulated features. A plinth wall of either natural stone or face brick will be encouraged. In such cases a profiled precast concrete element must separate the two finishes.

- Plaster may be smooth, or pitted/textured.
- Paint colours must be neutral and natural and have grey undertones rather than brown. A variation of a lighter and darker colour will be allowed where emphasis is required on a design element. Accent colours must be used with restraint. A maximum of two paint colours will be allowed. When a red roof covering is used, warm undertones in the main paint colour must be avoided.
- Simple plaster surrounds to windows and doors will be allowed.
- Natural stone may be sandstone, quartzite or granite and may be jointed or dry-stacked.
- No quoins, rustication and decorative mouldings will be allowed. Architects should seek to utilise structural elements to create design details.

Roof

Predominant plan forms must have simple duo-pitched roofs with minimal junctions. No hips or parapet gables will be allowed. Eaves on the main roof structure must be kept to a minimum. Architects must consider the width of gables and avoid gable walls wider than 6500mm. Flat concrete roofs will be allowed but may not be a major roof element. Concrete roofs may be used to cover bay windows, built-out sections or connecting elements. Verandahs form a very important part of the roof design and should be well thought out.

- Main roof pitch to be between 35° and 45°. Verandah roof pitch to be between 10° and 12°.
- Roof Finish: Metal: Safintra Corrugated SAF 610/762 Colourplusk® Slate or Sunset Red, or matching Chromadek colour. Only corrugated metal roof profiles will be allowed.
- Fascias: Eaves fascias is optional with this style, and may be a minimum of 150mm, painted to match

the roof. It is advised that rafter ends be cut perpendicular.

- Gutters: Only sheet metal gutters and downpipes will be allowed. Rounded or square profiled gutters and round downpipes will be acceptable for this style. All gutters and downpipes must be painted to match the roof.
- Gable louvres are a typical element with this style and will be encouraged.

Windows

Windows should be rectangular in shape and have vertical proportions. Window widths larger than 1000mm should be avoided. Where large glazed areas are required windows may be grouped in twos and threes but must be separated by a minimum 230mm masonry pier. Where windows are grouped the distance between two windows should not exceed the width of one window. The same principle applies for the distance between a corner and a window. Windows may not have curved (semi-circular) top ends. Sash-type window frames or windows that are similar in look will be encouraged.

- 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.
- Only aluminium and natural hardwood windows will be allowed. In the case of aluminium windows only white powder coated and bronze anodised windows will be allowed.
- Corner windows are not encouraged with this style.
- External window sills may be brick-on-edge or precast concrete. Brick-on-edge sills must be finished the same as the wall.

Doors

Doors are to be timber or powder coated aluminium (same as windows). Traditional style doors will be encouraged. Glazed doors should be consistent with windows.

- Sliding/folding doors exceeding 1600mm in width will be allowed only at covered verandahs/patios.
- Fan lights will be allowed above exterior doors, and will be encouraged at the front door.

Verandahs

Verandahs are encouraged and at least one elevation must

Section B: Savannah

be lined with a lean-to verandah roof.

- Verandahs should not be less than 3000mm wide.
- Verandah columns may be constructed in brick, painted/natural timber or painted steel. Fluted or decorative precast columns will not be allowed.

Columns

On the exterior square masonry columns will be allowed (also applicable to Pergolas). These columns must be simple and not overly detailed. Base plan dimensions may not be less than 345 X 345mm. Special attention must be given to the proportions of columns that span two stories.

Chimneys

- Attention should be given to chimneys as a design element. Chimneys may be face brick, natural stone or plastered, or a combination thereof.

Section B: Highveld Manor



An overview

This style recalls the manor homes erected on the Highveld Gold Fields during the first half of the previous century. These homes, usually double storey, are characterised by their formality and symmetry in façade treatment. Plan forms are predominantly square or rectangular with smaller square or rounded protrusions. The house is often surrounded by a verandah with rhythmic column placement. Verandahs may also occur on the first storey. A simple roof structure incorporates most of the plan elements including the verandahs and unifies the house under large eaves. Detailed face brick chimney elements is a well-known feature. The approach to the house is formal and is emphasised by a prominent entrance which forms the focal point of that particular façade. Facades facing the garden, although disciplined, may be less formal.

Architects must guard against designs that reflect similarities to so-called Tuscan styles, as this will not be approved by the ALEMA.

Section B: Highveld Manor

Exterior Wall Finish

Exterior walls may consist of a combination of either plaster and face brick, or plaster and natural stone, where the face brick or natural stone may not exceed 30% of the total elevation treatment. The alternative finish, in this case face brick or natural stone, may be applied to accent walls, built-out elements, and other well-articulated features.

- A plinth wall of either natural stone or face brick will be encouraged. In such cases a profiled precast concrete element must separate the two finishes.
- Plaster may be smooth, or pitted/textured.
- Paint colours must be neutral and natural. A variation of a lighter and darker colour will be allowed where emphasis is required on a design element. Accent colours must however be used with restraint. A maximum of two paint colours will be allowed. When a red roof covering is used, warm undertones in the main paint colour must be avoided.
- Simple plaster surrounds to windows and doors will be allowed.
- Natural stone may only be sandstone or granite and must be jointed. Stone dry-stacking will not be allowed with this particular style.
- No quoins, rustication and decorative mouldings will be allowed. Architects should seek to utilise structural elements to create design details.

Roofs

Roofs should be simple in plan form and junctions must be kept to a minimum. A combination of dutch-hips and gables will be allowed, where gables are solely used for smaller elements - not wider than 3m. Roofs with a central higher pitch and lower pitched eaves will be encouraged. Eave overhangs are an important element to this style, and must be a minimum of 700mm beyond the outer face of the exterior wall. Flat concrete roofs will be allowed but may not be a major roof element. Concrete roofs may be used to cover bay windows, built-out sections or connecting elements. Verandahs should be housed under the main roof and not under lean-to roofs. No parapet gables will be allowed.

- Main roof pitch to be between 28° and 35°. Stepped eaves may be between 10° and 18°.
- Roof Finish:

1. Metal: Safintra Corrugated SAF 610/762 Colourplusk® Slate or Sunset Red, or matching Chromadek colour. Only corrugated metal roof profiles will be allowed.
 2. Concrete Tiles: Marley Double Roman, Monarch or Modern, colour: Standard Slate, Antique Terracotta or Antique Brown.
- Fascias: Eaves fascias must be provided with this style, and may be a minimum of 150mm, painted to match the roof.
 - Gutters: Only sheet metal gutters and downpipes will be allowed. Rounded gutters and round downpipes will be encouraged for this style. All gutters and downpipes must be painted to match the roof.

Openings

Windows should be rectangular in shape and have vertical proportions. Window widths larger than 1200mm should be avoided. Where large glazed areas are required windows may be grouped in twos and threes but must be separated by a minimum 230mm masonry pier. Where windows are grouped the distance between two windows should not exceed the width of one window. The same principle applies for the distance between a corner and a window. Windows may have slightly curved (semi-circular) top ends, but may not be round. Sash-type window frames or windows that are similar in look will be encouraged.

- 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.
- Only aluminium and natural hardwood windows will be allowed. In the case of aluminium windows only white powder coated and bronze anodised windows will be allowed.
- Corner windows are not encouraged with this style.
- External window sills may be brick-on-edge or precast concrete. Brick-on-edge sills must be finished the same as the wall.

Doors

Doors are to be timber or powder coated aluminium (same

Section B: Highveld Manor

as windows). Traditional style doors will be encouraged. Glazed doors should be consistent with windows.

- Sliding/folding doors exceeding 1600mm in width will be allowed only at covered verandahs/patios.
- Fan lights will be allowed above exterior doors, and will be encouraged at the front door.

Verandahs

Verandahs are encouraged and at least one elevation must be lined with a verandah under the main roof. Lean-to verandah roofs are discouraged.

Columns

On the exterior only square masonry columns will be allowed (also applicable to Pergolas). These columns must be provided with a base plinth and be articulated where it meets supported elements. Base plan dimensions may not be less than 345 X 345mm. Special attention must be given to the proportions of columns that span two stories.

Chimneys

Attention should be given to chimneys as a design element. Chimneys may be face brick or plastered, or a combination thereof. Natural stone may form part of the chimney design but may not be the dominant material.

Section B: Limpopo Modern



An overview

This style aims to bring modern living and contemporary design together. This style's main characteristic is the combination of materials such as wood, steel, glass and natural stone. Plan forms should consist out of interconnected linear shapes; each housing different activities or accommodation. This geometric layout may be juxtaposed with curved vertical elements, which together with different finishes and the play of light and shadows creates interesting living spaces. The style is further characterised by mono-pitched roofs with large overhangs. Windows may have strong vertical or horizontal proportions, and are organised to emphasize the horizontal and vertical contrast. Roof gardens, planted with endemic grasses or plants, are also an often seen feature.

Section B: Limpopo Modern

Exterior Wall Finish

Exterior walls may consist of a combination of plaster and natural stone, where the natural stone may not exceed 30% of the total elevation treatment. The alternative finish, in this case or natural stone, may be applied to accent walls, built-out elements, and other well-articulated features.

- Plinth walls are not encouraged with this design.
- Plaster may be smooth, or pitted/textured.
- The main paint colour must be neutral and natural and have grey undertones rather than brown. An accent colour will be allowed where emphasis is required on a design element. Accent colours must be used with restraint. A maximum of two paint colours will be allowed.
- Simple plaster surrounds to windows and doors will be allowed.
- Natural stone may be sandstone, quartzite or granite and must be dry-stacked. Joints in stone work will not be allowed with this style.
- No quoins, rustication and decorative mouldings will be allowed. Architects should seek to utilise structural elements to create design details.

Roof

Predominant plan forms must have simple mono-pitched roofs with minimal junctions. No hips or gables will be allowed. Eaves on the main roof structure is an important design element and should not be less than 700mm. Architects must consider the design of protruding rafters, as this also has a strong visual impact. Flat concrete roofs will be allowed but may not be a major roof element. Concrete roofs may be used to cover windows, built-out sections or connecting elements. Low pitched verandah roofs or flat concrete roofs may be used to cover patios and balconies.

- Main roof pitch and verandah roof pitch to be between 5° and 10°. One pitch must be used for all roofs.
- Roof Finish: Metal: due to the low pitch of the roofs only Safintra Safflock 700 Colourplusk® Slate or Sunset Red or similar Chromadek colour.
- Fascias: Eaves fascias are optional with this style, and may be a minimum of 150mm, painted to match the roof. It is advised that rafter ends be cut perpendicular.
- Gutters: Only sheet metal gutters and downpipes

will be allowed. Only square profiled gutters and square downpipes will be acceptable for this style. All gutters and downpipes must be painted to match the roof.

- Clearstory windows are a typical element with this style and will be encouraged.

Windows

Windows should be rectangular in shape and have strong vertical or horizontal proportions. A combination of horizontal and vertical windows on a façade will be encouraged. Windows may not have curved (semi-circular) top ends.

- Only rectangular bay windows with flat concrete roofs will be allowed.
- Only aluminium and natural hardwood windows will be allowed. In the case of aluminium windows only white or dark grey powder coated, and bonze anodised windows will be allowed.
- Corner windows will be encouraged with this style.
- External window sills may be brick-on-edge or precast concrete. Brick-on-edge sills must be finished the same as the wall.

Doors

Doors are to be timber or powder coated aluminium (same as windows). Modern doors with horizontal elements will be encouraged. Glazed doors should be consistent with windows.

- Sliding/folding doors exceeding 1600mm in width will be allowed only at covered verandahs/patios.
- Fan lights will be allowed above exterior doors, and will be encouraged at the front door.

Verandahs

Verandahs are encouraged and may be covered by a lean-to roof or a flat concrete roof.

- Verandahs should not be less than 3000mm wide.
- Verandah columns may be constructed in brick, painted/natural timber or painted steel. Fluted or decorative precast columns will not be allowed.

Columns

On the exterior, square masonry columns will be allowed

Section B: Limpopo Modern

(also applicable to Pergolas). These columns must be simple and not overly detailed. Base plan dimensions may not be less than 345 X 345mm. Special attention must be given to the proportions of columns that span two stories.

Chimneys

Attention should be given to chimneys as a design element. Chimneys may be face brick, natural stone or plastered, or a combination thereof.

Section B: General Rules

Roof

- No exposed PVC or any other downpipes are permitted for flat concrete roofs. These should be concealed at all times.
- Louvres/Roof ventilators may be installed and can be either powder coated aluminium or treated natural hardwood to match the colour scheme of the house.
- Timber/steel construction must be used in a simple and elegant style. No ornate decorations like "broekie-lace" will be permitted.

Windows

- No cottage-pane windows will be allowed.
- Glazing should be 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.
- No external burglar proofing on windows will be permitted.

Doors

- Ornate or carved doors will not be allowed.
- Different door heights should not be mixed in an elevation.
- Garage doors may be natural hardwood or Chromadek Dark Dolphin/Sunset Red to match the roof.

Verandahs

- Metal Lean-to roofs will only be allowed in combination with a metal roof.
- Due to the minimum pitch of 18° required by the concrete roof tile manufacturer, a tiled verandah roof is not recommended.

Chimneys

- All chimneys are to have end-caps. No chimney pots will be allowed.
- Chimneys should not exceed the ridge height by more than 1000mm.
- Square or round galvanised chimneys will not be permitted.

Pergolas

- 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.

- 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.
- Columns for the support of the pergola must fall within the specifications of the applicable style.
- 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.
- No translucent polycarbonate sheeting will be allowed as covering.

Carports

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

1. Fully detached
2. Attached to Garage

- Carport roofs will match the roof of the garage and main house.
- The supporting posts and roof of the carport will follow the same specifications as for the applicable style.

Driveways and Paving

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

Drainage Pipes

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

Pools and Pool Pumps

- Swimming pool fences/gates will comply with National Building Regulations. Also refer to "Boundary Walls"
- Pool decks in natural timber will be allowed. Pool decks may not be higher than 500mm above Natural Ground Level.
- 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.

Section B: General Rules

Water Heating

- Solar heated hot water systems may be used.
- Only remote tank and solar panels will be permitted i.e. combined tank and panels on roof not allowed.
- Solar panel installations will be subject to the approval of the ALEMA Architectural Review Committee or TRHOA. Heat exchange pumps may be used but must not be visible from the street.

Air-conditioning

- 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.

Exterior Lighting

- 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 to avoid glare are to be used on buildings. No pole mounted exterior lighting will be allowed.

Television Aerials and Satellite Dishes

- Satellite dishes and T.V. aerials are allowed but must be inconspicuous. Positions thereof are to be indicated on working drawings.
- No other aerials are allowed on stands.

Security Elements

- All visible exterior security elements will be subject to approval by the ALEMA Architectural Review Committee and PHOA.
- Security elements to windows must be fitted to the inside. No exterior burglar proofing will be allowed.

Clothing Lines & Refuse Bins

- Clothing lines and refuse bins must be screened by a 1,8m high wall or concealed within a service court.
- Walls are to be either face brick or plastered masonry to match main house.

Boundary Walls

- 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.

- Boundary walls running between properties may be erected, and must be of the same face brick/plaster as the superstructure. Palisade fencing may be no higher than 2,1m.
- The boundary walls may run only up to 5m from the street boundary. Palisade fencing may be painted only dark green or dark grey.
- 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. Street elevations of garden fencing and boundary walls must be included with the house plans for approval.
- No precast concrete walls, concrete palisade fences, wire-fences or razor-barb will be allowed.

Section C: Approval Process

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 of R2 850.00 (Two Thousand, Five Hundred and Fifty Rand) (V.A.T. included) payable directly to the ALEMA Architectural Review Committee or its appointed representative.

The following will be required at plan submission:

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 Panorama 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:
 1. Site plan (scale 1:200) indicating:
 - a. True North
 - b. Permissible coverage & actual coverage
 - c. Area Calculation
 - d. Position of driveway and hard landscaping surfaces
 - e. Distance of house from building and boundary lines
 - f. Position of fences and boundary wall
 - g. Services positioned in the sidewalk (sewer, electricity, position of street lamps and mini-sub).
 2. Floor plan with internal and external dimensions (scale 1:100)
 3. Basic roof plan
 4. All elevations: Street elevations MUST be in colour (scale 1:100)
 5. TWO sections
 6. Describe all finishes on abovementioned drawings in detail. A lack of information on the drawings will cause a delay in the approval process.
 7. Any deflection from the prescribed detailing, colour or other standard stipulations as explained in section A and B, must be mentioned and is subject to approval by the ALEMA Architectural Review Committee.
 3. 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 of R 1,500.00 (Vat excl) will be levied.
 4. 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 TRHOA for record purposes. The Local Authority will not approve any drawings without the necessary stamps or signatures of the ALEMA Architectural Review Committee.
 5. Allow one week for aesthetic approval of each stage (sketch plan and working drawings respectively).

Section C: Approval Process

6. Any plans which deflect from the presented theme will not be approved.
7. 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.

On receipt of the Local Authority's approval and before construction may commence, the owner must:

1. Provide a copy of the approved plans for the TRHOA;
2. Provide Proof of finance and;
3. Hand over a signed Building Contractor's Code of Conduct and Co-operation Agreement.

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

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.

Section C: Review Checklist

ARCHITECTURAL REVIEW CHECKLIST

Stand Number:

Submission Date:

Owner:	
Tel:	
Fax:	
Cell:	
Email	

Architect:	
Tel:	
Fax:	
Cell:	
Email:	

DEVELOPMENT INFORMATION

Size of Stand	
Size of House	
Coverage	
Was Building Lines adhered to?	
Was Height Restriction adhered to?	

DESIGN CHECKLIST

North Point	
Position of Driveways & Hard Landscaping	
Position of Fences & Building lines	
Position of Services (in stand & on side walk)	
Dimensioned Plan	
Roof Plan	
Elevations with description of finishes	
2 Sections with description of finishes	
Schedule of Finishes	
Position of Water Heating & Type	
Position Of Air Conditioner Condenser	
Position of Satellite Dish/ TV Aerial	
Position of Clothing Line & Refuse Bin	
Paint Colours & Codes Indicated on Elevation?	
Deflection from any rule? If yes, state reason.	

Contact Details

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www.thealoes.co.za

CONTACT LIST

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Local Authority

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