

The Ridge @ The Aloes Aesthetic Guidelines
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) 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. 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.

5. LANDSCAPING

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

6. 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.

7. 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.

8. MINIMUM SIZE

A minimum building size of 150m² is compulsory. This footprint excludes patios, balconies, carports, verandahs and overhangs.

9. 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.

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.

For double storey houses, building lines are to be: 3m from the street-side stand boundary, and 3,5m from all neighbouring stand boundaries.

Relaxation of building lines running parallel to neighbouring properties will require consent from the affected neighbour and approval by ALEMA.

Placement of all structures is subject to the approval of the ALEMA Architectural Review Committee.

10. 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.

12. MATERIAL USAGE

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.

B.

SPECIFIC AESTHETIC GUIDELINES

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.

1. 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.

2. 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: Saffintra 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

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.

1. 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.

2. 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:

1. Metal: due to the low pitch of the roofs only Safintra Saflock 700 Colorplus® 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.

3. 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 bronze 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.

4. 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.

5. 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.

6. 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.

7. Chimneys

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

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.

1. 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.

2. 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:

1. Metal: Salfintra 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.

3. 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.

4. 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.

5. 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.

6. Chimneys

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

Rules Applicable to all styles:

A. 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.

B. 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.

C. 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.

D. Verandahs

Metal Lean-to roofs will only be allowed in combination with a metal roof.

Verandahs are encouraged and at least one elevation must 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.

Due to the minimum pitch of 18° required by the concrete roof tile manufacturer, a tiled verandah roof is not recommended.

E. 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.

F. 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.

G. 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.

H. 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.

I. DRAINAGE PIPES

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

J. 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.

K. WATER HEATING

- a) Solar heated hot water systems may be used.
- b) Combined tank and panels on roof will be allowed but must match the colour of the roof and not visible from the street.
- c) Solar panel installations will be subject to the approval of the Estate Architect or MHOA.
- d) Heat exchange pumps may be used but must not be visible from the street.

M. 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

N. 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.

O. TELEVISION AERIALS AND SATELITE 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.

P. 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

Q. CLOTHING LINES AND 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.

R. WATER STORAGE TANKS

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

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

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.

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

Installation must meet SANS regulation 10252-1

S. 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. In the case of a corner stand, only one of the street-side boundaries may have a boundary wall erected upon it.

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.

C.

PLAN SUBMISSION

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 it's 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 will be 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 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-subs).
- 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.

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 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 PHOA 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 two week for aesthetic approval of each stage (sketch plan and working drawings respectively).

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. 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.

8 Revisions, variation site and occupation

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 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.