

ARCHITECTURAL GUIDELINES

INTRODUCTION

The objective of these design guidelines is to harmonizes and protect all owners' investments in the development.

The aim of the professional team is to represent the creativity of the individual and French Colonial is the prescribed architectural style.

The controlling authority for the development is the Buxton Bridge Homeowners Association (HOA) who will be responsible for the approval of all plans and buildings on behalf of the developer.

It is obligatory that the owner appoints a Qualified Registered Architect or Registered Senior Architect Technologist. It is advisable that the selected architect consult with the HOA's Architects, VEF ARCHITECTURE, preceding the design of the proposed new residence to establish the intent of the design parameters set for the development.

The construction and improvements must commence within eighteen months (18) from the date of first registration of transfer of ownership of an erf. Once building work has begun, it must be completed within twelve months (12). Failing to comply with the commencement and completion periods will result in penalties as set out by the HOA.

Consent must be obtained from the HOA before existing trees are removed and all existing trees are to be indicated noticeably on the site plan. Surrounding structures and houses must be taken into account in the design process.

No erf shall be subdivided or rezoned without written permission from the HOA.

NATURAL GROUND LEVEL (NGL)

The NGL is the level at which the ground naturally falls. This is the ground level before the land is excavated or filled and must be clearly shown on every plan.

The Aesthetics Architects reserves the right to disapprove any plans that do not have the aesthetic appeal commanded by the overall aesthetic of the Development / HOA as a whole.

With all designs privacy, value and view must be considered. Exceptions shall be considered by the HOA and the Aesthetic Architect, who is not obliged to provide reasons for its decisions.

TOWN PLANNING

Coverage

Maximum dwellings per erf	-	One
Maximum height	-	Two (2) Storeys (excluding roof)
Coverage	-	Maximum allowed will be 60%

Building Lines

3m on Olivia Road

5m to tarmac for garages

2m from servitudes and boundaries

3m servitude on Western boundary

3m side space

Building Lines

Any application of relaxations of building lines will be at the sole discretion of the HOA and will be judged on the merits of each case.

All building lines must be approved by the affected neighbours to the stand requesting a relaxation.

Any relaxation granted by the HOA will be dependant on the affected neighbour's written consent.

Any relaxation given by the HOA must also be applied for at the Local Council for their consideration and neighbours consent will be required for all building line and servitude relaxations.

No encroachments will be considered for approval if the Local Authority has refused the application for relaxation.

The HOA will not be liable for any litigation or mitigation arising from the approval or refusal of the above application.

BUILDING DESIGN GUIDELINES

All plans must be prepared by a Registered Architect / Registered Senior Architectural Technologist and submitted for approval to the HOA's Architect. Once approval by the HOA has been obtained can the final technical drawings be submitted to the Local Authority for approval.

The privacy of surrounding properties must be considered. No windows on the upper storey should overlook the living space of the neighboring dwelling.

No staff quarters must be nearer to the street than the main building unless contained under the same roof or integrated into the overall design and must open onto screened yards.

Wendy-type houses, tool sheds and dog kennels must be located out of view and screened from neighbouring properties. No structure may be erected that will project above any boundary wall and may not be placed in the restricted side space of 3m.

Screen walls must compliment the basic materials of the buildings and be indicated on the plans.

Carports in front of residence can be erected under the following conditions:

- Must compliment the building style and not abbreviate from it.
- No shade netting may be used for carports or any other coverage.
- Written approval must be obtained by the HOA and HOA's Architect.

Washing lines to be screened from the street and neighbouring properties. Washing lines are not to be erected on perimeter walls or sundecks.

Kitchen areas must open onto screened yards.

Solar heating panels, if used, must be incorporated and form part of the basic structure and be clearly shown and annotated on the approval drawings. The solar heating panels may not be visible on the street elevation.

Items which do not form part of the basic structure, such as awnings, TV aerials, satellite dishes, air-conditioning etc., are to be clearly shown and annotated on the approval drawings.

All plumbing to be concealed in ducts.

No deviations from the approved drawings will be permitted unless the changes are resubmitted and approved by HOA in writing prior to construction.

APPROVED BUILDING MATERIALS AND DESIGN STYLES

Roof Covering

Concrete roof tiles as per existing.

Roof tiles must be specified on the architectural drawings, placed on prefabricated SAP “gang nail” or similar roof trusses, all according to SABS specifications.

Gables where applicable to be asbestos bargeboards.

Structural walls and screen walls

- | | | |
|----------|---|--|
| Interior | - | This will be the owner’s choice and to conform to the design submitted for approval. |
| Exterior | - | Conventional cavity brick walling is envisaged with glazed elements.
All plastered brickwork to be finished off with a high quality exterior paint.
Long uninterrupted wall panels exceeding 6m length shall not be permitted.
Soft tones of low reflection to be used on plastered surfaces. |

The following wall finishes will be allowed:

- Plaster and paint (rough or smooth)
- Bagging and paint
- Washing and paint

The colour of the paint on the exterior walls must be approved by the HOA’s Architect by way of colour swatch of the paint, indicating the colour and code.

Internal windowsills shall be plastered and painted white.

Enamel paint on steel doorframe and internal doors.

Emulsion P.V.A. painted on internal walls and ceiling.

Kitchen and bathroom walls to be tiled 1,5m high, tiles selected from contractor’s samples.

All bedrooms and study are to be provided with a 50mm timber skirting.

Internal and external plaster one coat textured finish.

An appointed Engineer will be responsible for the design of all footings and concrete structures.

Front wall on Olivia Road will be 2,1m high brick and plaster wall with security gates, guard house and letter boxes.

All boundary walls will be 2,1m single sided precast face brick cobble imprint, as supplied by East Rand Walling or similar approved, except Eastern wall will be as per existing.

A four strand electric fence will be provided to the external boundary.

All common walling between units will be 1,8m double sided semi-face brick imprint precast.

Road frontages will not be walled.

Paving and external tiling

For driveways, patio and walkways preference will be given to multi-coloured brick paving.

Where the slope of the ground requires steps, they will be provided from the sliding door to the patio.

Windows

Large glazed areas will not be permitted unless covered by an overhang of more than 2m. All glazing to comply with SABS code of practice.

Window frames shall be steel side-hung type with burglar bars on all opening sections as well as aluminium window frames. Colours to be traditional and approved by the HOA's Architect.

Any variety of pane sub-division is allowed in order to suit style of house. External burglar bars are permitted in order that it enhances the overall look and approved by the HOA.

Doors

The entrance door shall be an external quality solid hardwood panel door with 3 lever lockset brass furniture in a wooden frame.

External kitchen doors will be flush back with chrome plated 3 lever lockset.

All internal doorframes are steel with hollow core doors with chrome plated 2 lever lock set.

Patio doors will be natural anodized Aluminium with one opening section.

Doors from loft to sundeck will be 1.8 sliding.

Aluminium doors or similar approved to front door at contractors discretion.

External timber doors and frames to be varnished.

Floor finishes

Living room, bathroom and kitchen shall be tiles as per contractor's sample range.

Bedrooms will be carpeted in Belgotex status type or similar approved carpet selected from contractor's samples with 50mm timber skirting.

Skirting lofts and stairs to be clear varnish.

Verandahs, porches, awnings and pergolas

The provision of verandahs, porches and pergolas are encouraged to enhance the style and atmosphere. Support shall be plastered masonry piers, precast concrete or stone columns, and timber or metal posts of traditional design to match the specific style of house.

Entrance porch and sundeck (if applicable) will be tiled in terracotta tiles to contractor's choice.

Where building filters such as pergolas, sunscreens, walls etc. are to be used, they shall be portrayed on the drawings submitted for approval.

Galvanized steel or aluminium awns may only be allowed on approval.

Sundeck

Sundeck will have a pre-fabricated steel balustrade.

If specified as an option, sundeck will consist of a single or double garage Buffalo Brown Chromadeck roll-up door(s), plastered internal finish with single plug, light point and window and sliding Aluminium door from upstairs study. Tiled in terracotta tiles as per contractors choice.

Parapets, eaves and chimneys

Chimneys must be of plastered masonry with approved moulded cappings.

Eaves overhang shall be restricted to a maximum of 800mm from the wall face and shall be decorative.

Parapets shall be simple.

Ceiling

The ceiling will be a Herculite ceiling with cornices, except under loft floor, which will be stained timber or under Echo slab, which will be painted without cornices.

Sanitary Fittings

All houses will be provided with a 150 litre geyser. Bath shall be a 1700mm acrylic bath. Taps will be Cobra Stella or similar approved to contractor's choice. Wash hand basins with standard pedestal. Semi close couple WC and double flaps. All sanitary fittings to be white. Ceramic soap dishes to all baths and shower. Ceramic toilet roll holders and a 600mm chrome plated towel rail and a 300mm x 500mm mirror proved in all the bathrooms. Natural anodized tri-sliding shower doors will be provided.

Entrance

Entrance to Architects details with guardhouse and toilet (plus refuse yard only if required by Local Authority).

Electrical security gate.

Telkom intercom system or similar approved at Developers choice from gate.

Hollywood Garage

A pre-fabricated steel carport on steel posts behind a brick and plastered façade with single Buffalo Brown Chromadeck roll-up door as per plan on paving at contactor's discretion and a light point.

No side or back door will be provided.

As an option a single or double garage will consist of a tiled roof without a ceiling.

Once coat plaster with a single plug and batten light point and fitted with a Chromadeck roll-up door and a window.

Electrical

Spotlights to all rooms except bathrooms, which will be cheese cake.

Kitchen to be fluorescent.

External lights at carport, patio and entrance.

External lights at front door, sliding door will be white Tuscany type lanterns.

One TV point in living room plus bedroom 1 and one telephone point in kitchen plus study.

Kitchen to have 1 double plug above nook, one single plug for fridge.

One double plug under counter for washing machine.

One single phase electrical connection included.

Kitchen fittings

Kitchen cupboards (as per sketch) with selected doors and white melamine carcass, shelving including pantry and a stainless steel double bowl sink shall be installed as per kitchen plan with a Defy Slimline 600 (or similar approved) under counter oven and hob.

Cold water connection plus outlet for washing machine.

Cupboards

Will be melamine finish with hanging space and chipboard shelving with melamine edging.

Built-in cupboards will be as per sketch plan.

Curtain tracks

No curtain tracks will be supplied.

Lofts

Lofts will be constructed of timber, timber staircase and timber balustrade (internal) and to be clear varnish.

Internal Roads

To be concrete paving and black top constructed to Engineer's specification, approved by Local Authority.

Rainwater

The disposal of rainwater onto the site shall be controlled to avoid damage to the site. The rainwater down pipes must be handled with care and should be concealed. The colour must blend in with colour scheme of the house and can be in darker colours. Plumbing pipes to be concealed in ducts or recesses.

Waterproofing

SABS approved 375 microns Damp Proof Coursing (DPC) under all external walls and windowsills.

GENERAL

The HOA will be responsible for the maintenance of the streets as well as the special street lights.

No boreholes will be allowed.

BUILDING PLAN SUBMISSION

Design drawings to be submitted in 2 stages in order to curtail expenses and speed up the approval process.

Two sets of paper prints of final sketch plans to be submitted to VEF ARCHITECTURE. After approval from HOA, the owner is required to submit full building plans for approval by HOA's Architect as well as by the Local Authority. The necessary municipal building application forms to be submitted with the working drawing submission.

For control purposes, the drawings for both stages to be submitted to:

VEF ARCHITECTURE
25 Kanna Street
Northmead x 4
Benoni

Tel: (011) 425 1831

Fax: (011) 849 8335

NOTE: PLANS WILL BE APPROVED WITHIN 5 WORKING DAYS FROM SUBMISSION

The approval fees are as follow:

Stage 1: Sketch plans – R500.00 per submission – fees updated on annual basis or at the discretion of the HOA and VEF ARCHITECTURE.

(3 paper copies – A4 size)

- 1:200 floor plans, sections and elevations
- The site contour plan to a 1:200 scale complete with 500mm contour survey, all indigenous trees, indicating site works and exact siting of the building. A clear indication must be given of the exterior finishes and structure envisaged.
- Colour scheme and relevant swatches.

Stage 2: Building plans – R1000.00 per submission – fees updated on annual basis or at the discretion of the HOA and VEF ARCHITECTURE.

(4 paper copies – A1 size – 2 for the council – 1 is rendered for the HOA for record purposes as well as 1 is rendered for VEF ARCHITECTURE – coloured up copy)

- Building plans to a minimum scale of 1:100 complete with floor plans, sections, elevations, site works and levels.
- Roof tiles, decks and outside work to be clearly indicated.
- A detailed site plan showing the position of trees, screen walls and the buildings.
- All service installations i.e. water, sewer and electrical to be indicated.
- Sufficient structure details to be indicated, complete with the design of the engineers if required.
- Sufficient technical details as required in terms of the NHBRC and the approval of the Local Authority.
- The application forms for approval of building plans by the Local Authority.
- Whatever technical details may be required for the approval by the Local Authority.
- It is the owner's architect's responsibility to submit the drawings to the Local Authority for approval, once the approval of the committee has been obtained.
- The approval of the design by the committee is in general terms and is subject to the approval by the Local Authority.

The following items must be clearly shown on the plans:

- Contours – which are to be indicated on the site plan. Contours on the site plan are to correspond with the elevations.
- Area of dwelling including patios and outbuildings.
- Percentage coverage.
- Building lines.
- All external finishes including a colour specification (colour in elevation and sample of paint as issued by the paint manufacturer)
- Boundary wall / fence details including elevations.
- Drainage and how it is concealed.
- Layout of driveway.

Stage 3: Working drawings for all alterations and additions done to existing residence need to be submitted to the HOA's Architect at a fee of R500.00 for scrutiny before submission to Local Authority for approval.

Plan approval fees for the HOA's Architect, as well as Local Authority for the building is for the owner's own account.

Plan format: Council Submission Plans to be submitted to the HOA and HOA's Architect, before they are submitted to the Local Authority, are to be in the following format:

- A1 plans – folded into A4 size – no rolled up sets of plans.
- 2 sets of plans to be submitted for Council purposes – marked-up copies
- 1 set of plans – rendered – for record purposes to be retained by HOA (to be identical to the Council submission plans.
- 1 set of plans – rendered – for record purposes to be retained by HOA's Architect (to be identical to the Council submission plans.
- Plans will not be scrutinized if submission fees have not been paid.
- Council submission plans will only be scrutinized if the receipt of the submission of the sketch plans is presented i.e. sketch plan approval is compulsory. Without sketch plan approval, council submission approval will not be given by the HOA.
- Any amendments to plans must be re-submitted as detailed above.

The HOA reserves the right to prevent the occupation of any residence if the above is not fully adhered with.

A signed copy of these guidelines (annexure A) by the owner of the erf is to be submitted to HOA and VEF ARCHITECTURE.

LANDSCAPING

Landscaping on sidewalks must be undertaken within the integrated landscape language of the Development.

The landscaping theme of the HOA is to encourage the use of indigenous and deciduous trees.

The use of hedgerows is recommended and the planting of trees and shrubs is encouraged where possible. Trees planted in the road reserve may not be removed and must be replaced were damaged.

BUILDERS RULES AND REGULATIONS

The owner of the property will be responsible for any disputes arising from any approved relaxations.

The HOA will not be liable for any litigation or mitigation arising from the approval of refusal of any relaxation.

If the HOA's Aesthetics committee deems a structure illegal, it is the owner's responsibility to rectify the contravention within four weeks (4) from the date of the notice of the contravention. If the owner does not comply with this, the HOA reserves the right to remove / demolish the illegal structure. The cost of this will be for the owner's account.

It is the owner's responsibility to gain the written consent of all the affected neighbours when an application for relaxation of a building line or servitude is applied for. The HOA reserves the right to approve or refuse an encroachment notwithstanding agreements amongst the owner and the affected.

CONSTRUCTION ACTIVITIES

The building contractor has to be registered with the National Home Builders Registration Council (NHBRC) and has to be registered and accredited by the HOA.

A registration certificate will be issued by the HOA to the contractor for twelve months (12) and a new application will be necessary on an annual basis.

The HOA shall be entitled to refuse re-registration or cancel a registration of any contractor should the standard of work and adherence to these guidelines and / or security rules, and management / control of the employees of the contractor or any of its sub-contractors, not be to the satisfaction of the HOA.

All building materials are to be stored within the site boundary. No material is to be off-loaded, mixed or prepared on the road, road reserve, kerbs, pavements or adjacent property.

During building operations, the site must be screened off at all times with 80% shade clothe and 1,8m high supported by a top, middle and bottom cord. This must be kept neat throughout construction.

The contractor shall provide adequate facilities for rubbish disposal and ensure that the workmen use the facilities provided and that the rubbish is removed every Friday. NO rubbish may be burnt or buried on site. No form of paper, cement bags, tile off-cuts, ceiling boards, roof tiles, rubble or the like, is to be left lying around, nor may be allowed to blow off site.

No advertising or sub-contractors boards will be permitted. Only boards approved through the HOA (written approval) for the owner's contractor / professional will be permitted.

No workmen will be permitted on site between the hours of 18h00 and 06h00. No workmen are allowed on site overnight.

All contractors will be required to provide screened ablution facilities for the workmen and sub-contractors under their control. Toilets and changing facilities shall be suitably positioned and kept hygienic.

Fires for cooking, heating or other purposes will not be permitted, and contractors shall ensure approved alternative meal arrangements are made.

Construction will only be allowed between 06h00 and 18h00 Monday to Friday. No construction activity is to take place on Public Holidays, Saturdays or Sundays, unless approved by the HOA.

Delivery hours may be defined from time to time by the HOA and all contractors are to obtain these restrictions from HOA.

Fines will be levied by the HOA for contractors and delivery vehicles that spill material en-route, damage roadways and kerbs, stain tarmac and generally create nuisance within the Development.

Only single unit delivery trucks may come into the Development and also up to a maximum weight of 30 tons. No articulated trucks will be allowed to deliver any material on the site. In the unlikely instance where larger trucks need to come onto site, arrangement must be made with the HOA.

Special preventative controls must be taken with pollution, contamination of groundwater and run-off water, in handling disposal and cleaning up of paint, tile grout, tile adhesive, cement, rhinolite, chemicals, oil, fuel, etc.

ACKNOWLEDGEMENT

The above document is fully understood and the contractor and owner undertake to comply with the content of this document and any further controls which may be instituted by the HOA or the Developer from time to time in the form of a written notification.

It is the owner's responsibility to ensure compliance by any sub-contractors employed by the contractor, and any suppliers to contractors, sub-contractors or owners.

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SIGNATURE – OWNER

.....
WITNESS

.....
NAME

.....
ERF NUMBER

.....
DATE

CONTACT NUMBER:

..... Business

..... Residential

..... Cellular

..... Fax