

ARCHITECTURAL DESIGN GUIDELINES

SAINT OLYMPUS HOMEOWNERS ASSOCIATION

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1. INTRODUCTION

- 1.1 The purpose of these guidelines is to encourage individual creativity within a unity of materials and finishes ensuring that the overall development harmonizes and creates a balanced lifestyle for all residents.

It is the aim of the Saint Olympus Homeowners Association ("SOHOA") that the lifestyle selected. To achieve this, architectural guidelines have been drawn up as far as the use of materials, the treatment of boundaries and the landscaping is concerned.

- 12 The construction and improvement must commence within two years for the date of registration of ownership. Double the monthly levy will be charged should the two year period be exceeded. In order to reduce inconvenience to neighbours as well as unsightliness, construction must proceed without lengthy interruptions and handled in such a way that the end of each phase should be aesthetically acceptable to the SOHOA. Once building work has commenced, it must be completed within 12 (twelve) months. Failing to do so, a penalty of R500.00 (five hundred rand) per day will be charged, payable to the SOHOA.
- 13 The design of the dwelling unit and the entire stand must show sensitivity to the existing natural features, flora and topography. Surrounding structures and houses must be taken into account in the design process. The site plan for double storey houses must indicated the position of neighbouring houses to establish what steps were taken not to compromise privacy. The newly planted trees on the sidewalks must be kept in mind as they are NOT to be removed.
- 14 The controlling authority for the development is the SOHOA who will be responsible for the approval of all aesthetic building plans.

It is strongly recommended that the purchaser engage the services of a qualified architect or designer. No erf shall be subdivided or rezoned.
- 15 Elevation treatment of all buildings must conform to good architecture so as not to interfere with, or detract from, the general appearance of the neighbourhood.

2. TOWN PLANNING CONTROLS

2.1	Coverage	
2.1.1	Maximum dwellings per erf	One
2.1.2	Maximum height	Two storeys
2.1.3	Single storey dwellings	Maximum coverage allowed will be 50% excluding covered patios and verandas.
2.1.4	Minimum size	the houses including garages and outbuildings should be not less than 150 square metres excluding verandas etc.
2.2	Building Lines	
2.2.1	Single storey dwellings	3m from the street boundaries
2.2.2	Double storey dwellings	3m from the street boundary for the ground floor 1m from each side boundary
2.2.3	Side spaces	1m from each side boundary 1m from each side boundary for the first floor of double storey dwellings
2.2.4	Back spaces	3m from the back boundary, for single storeys and ground floor of double storey dwellings
2.2.5	Side open spaces	In the case of a side space or back boundary bordering onto a public open space, the building line will be 3m, in case of more than two open boundaries, relaxation may be granted as indicated on the site development plan.

3. TREATMENT OF STAND BOUNDARIES

It is appreciated that the diverse nature of single residential neighbourhoods will lead to a variety of treatments to the street boundary. Every effort must be made to avoid the hostile "canyon like" effect that high solid walls along streets cause in many residential areas. In order to enhance the appearance of sidewalks and the streetscape of the general estate, the following guidelines will apply:

3.1 Street Boundary

The street boundary must be completely open with no boundary walls or fences within the 3m restricted area. Application may be made for the relaxation of this ruling, but only under the most extreme cases will it be granted.

Provision must be made for at least 1 visitors parking area that does not impede the normal flow of traffic. All garages and motor gates must be at least 3m from the erf boundary.

3.2 Side Space

The sidewalks between properties may be a maximum of 2.1m high over the extent of the boundary except for the last 3m from the street boundary (see item 3.1). Where higher walls are necessary to ensure privacy for selected areas this must be motivated to the Aesthetic Committee which approval will not be unreasonably withheld.

4. BUILDING DESIGN GUIDELINES

4.1 All plans must be prepared by a Registered Architect or a qualified architectural designer registered with the South African Institute of Architectural Technologists and submitted for approval to the Home Owners Association. Only after this approval has been obtained can the plans be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction. A penalty of R5000.00 will be levied against any person not complying herewith. The payment of this penalty does not affect the home owners responsibility to have the plans approved by the HOA before construction commences.

4.2 Where house designs are found to be insensitive to the environment and the character of the Estate, the owner can be requested to alter such designs or requested to make use of another suitably qualified architect or designer.

4.3 Where houses and/or alterations have not commenced within one year of approval of plans by the SOHOA, such initial approval will lapse, and the plans will have to be resubmitted for re-approval to the HOA.

- 44 Site plans are required for all swimming pools. Special attention is to be given for privacy, water drainage and safety fencing. Approval is required for pool encroachments over building lines.
- 45 The privacy of surrounding properties must be considered, as a general rule no windows or balconies on the upper storey should overlook the living space of the adjacent dwelling.
- 46 No staff accommodation must be nearer to the street than the main building unless contained under the same roof or integrated into the overall design.
- 47 Staff accommodation and kitchen areas must open into screened yards.
- 48 Outbuildings and additions must match the original building design in style, elevation and material usage.
- 49 Yard and screen walls must compliment the basic materials of the buildings and be indicated on the plans. The height and material of all yard and screen walls must be indicated on the plans submitted to the HOA.
- 4.10 No dog kennels, caravans, boats or trailers are to be visible from the road and may not be placed in the restricted side space (building lines).
- 4.11 No Wendy Houses, Zozo huts or similar structures shall be allowed. Outbuildings (tool sheds, garden sheds, trailer stores, boat stores etc.) must complement the style of the main dwelling. Approval must be obtained from the Board of the HOA.
- 4.12 No shade netting may be used.
- 4.13 Solar heating panels. If used, should be incorporated into the building and form part of the basic structure and should be clearly shown and annotated on the approved drawings.
- 4.14 Awnings, TV aerials, air conditioning units and other items, which do not form part of the basic structure, are to be clearly shown and annotated on the approved drawings.

4.15 All exposed plumbing and washing lines must be fully screened and not be visible from the street elevations and other elevations onto adjoining properties.

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

5. APPROVED BUILDING MATERIALS AND DESIGN STYLES

5.1 Architecture and Style

The SOHOA is not prescribing a specific architectural style for the development but will promote a quality of living environment through the design integrity and use of materials of the individual dwellings.

5.2 Roof coverings

5.2.1 The following roof coverings will be allowed:

- Slate roof tiles
- Concrete roof tiles
- Flat concrete roofs with pebbles or concrete stone cover over waterproofing
- Chromadeck

5.2.2 **No Thatch roofs** or galvanized metal roofs will be allowed.

5.2.3 The following roof colours will be allowed

- Terracota and variations thereof
- Charcoal/ grey

5.3 Structural walls and screen walls

5.3.1 The following finishes will be allowed:

- Plaster and paint (rough or smooth)
- Bagging and paint
- Washing and paint
- Face brick or semi face brick finish will be allowed in earthy colours
- Cemcrete

The colours of the paint on the walls must all **be earthy colours** and must be indicated on a coloured elevation when submitting the plans to the SOHOA.

5.4 Doors external

All steel garage doors must have a chromadek finish.

5.5 Driveways and pathway

Only cobblestone and/or brick pavers or natural stone as approved by the SOHOA will be allowed. No imprinted concrete will be allowed.

6. LANDSCAPING

6.1 Landscaping on sidewalks must be undertaken within the integrated landscape language of the estate and a paving and landscaping plan must be approved by the SOHOA.

6.2 The landscaping theme of SOHOA is to encourage the use of indigenous and deciduous trees and natural country style plants.

6.3 The use of hedge grows 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 where damaged.

7. PROHIBITED BUILDING MATERIAL

To allow for diversity and interest, a variety of individual architectural designs with the theme will be encouraged. The following building materials may NOT be used:

- No pre-cast concrete walls will be allowed and any face brick or plastered walls must be completed on both sides of the wall.
- Wood panel fencing
- Thatch roof laps
- Unpainted galvanized sheet metal flashing

8. CONSTRUCTION ACTIVITIES

As the building within the residential estate will be constructed over a considerable time period, the following guidelines have been formulated for the benefit of residents.

- 81 All building materials are to be stored within the site boundary; no material is to be off-loaded onto the road or road reserve or other erven/neighbouring stands.
- 82 No advertising or sub-contractors boards will be permitted. Only the Approved contractor/professional board will be permitted.
- 83 No workmen will be permitted on site between the hours of 17.h30 and 7h00.
- 84 All contractors will be required to provide screened ablution facilities for the workmen and subcontractors under his control. Only chemical toilets will be allowed with no temporary connections to the main drainage.
- 85 Construction hours are restricted from 7h00 to 18h00 Mondays to Fridays and from 7h00 to 14h00 on Saturdays. No construction activity is to take place on Public Holidays and Sundays **without prior consent** from the SOHOA.
- 86 Delivery hours may be defined from time to time by the SOHOA and all contractors are to obtain these restrictions from the estate manager's office.
- 87 Fines may be levied by the SOHOA for contractors and delivery vehicles that spill material en-route, damage roadways and kerbs, stain tarmac and generally create nuisance within the estate.
- 88 Only single delivery trucks may come into the estate and also up to a maximum of 30 tons. An internal limited of 10km/h must be adhered to at all times by any construction vehicle. No articulated trucks will be allowed to deliver any material on site. In the unlikely instance where bigger trucks need to come onto site, arrangements must be made with the building director.

89 Building rubble must be divided and taken to a legal dumping site and must be removed at regular intervals.

9. GENERAL

9.1 No construction personnel or night watchman will be allowed to sleep on site.

9.2 The SOHOA will be responsible for the maintenance of the street paving as well as the streetlights.

9.3 Every effort is made to ensure that these standards are observed by all stand owners. However, final approval of building plans ultimately rests with the Local Authority and no assurance can be given to individual owners that the above standards will be adopted throughout the township.

10. BUILDING PLAN SUBMISSION

The following must be adhered to before building plans will be considered for inspection:

10.1 All plans necessary for the City Council approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the SOHOA. Plan approval fees for the City Council for the building is for the owners own account.

The following items must be clearly shown on the plans:

- Area of dwelling including patios and outbuildings
- Coverage (%)
- Building lines
- All external finishes including a colour specification (coloured in elevation)
- Boundary wall/fence details including elevations
- Drainage and how it is concealed
- Layout of driveway
- Neighbouring houses with positions and private areas
- Sewerage servitude
- Existing trees