

ELAWINI LUXURY RESIDENTIAL ESTATE

ARCHITECTURAL GUIDELINES CHECK LIST - PHASE 2 & 3

REV 00 - DATE

STAND NO:		
OWNER:		
STYLE:		
REGISTERED ARCHITECTURAL PROFESSIONAL:		
COMPANY:		
SACAP REGISTRATION		

	Date
FIRST SUBMISSION:	01-Jan-24
SECOND SUBMISSION:	02-Jan-24
THIRD SUBMISSION:	03-Jan-24

Codes :	YES = Comply	NO = Do Not Comply	TN = To Note	PI = Please Indicate
	N/A = Not Applicable			

GENERAL ITEMS		COMPLY	COMMENTS
PLAN APPROVAL FEE	R3 500,00	YES	
LEVIES	Provide proof of paid up levies with submission (Latest Statement)	NO	
SACAP CERTIFICATE		NO	
PLAN SUBMISSION FORM FILLED & SIGNED		YES	
COMPLY WITH ARCHITECTURAL STYLE		NO	
PROCEED TO NEXT STAGE OF SCRUTINY		YES	

STAGE ONE - CONCEPT PLAN			
RENDERED SITE PLAN (1:100 or 1:200)			
Stand Size			
Site dimensions			
north point			
Contours @ 500mm			
SITE SURVEY (with contours @ 500mm & all site features)			
LOCALITY PLAN			
PLANS (1:50 or 1:100)			
RENDERED ELEVATIONS			
BASIC SECTIONS			
BOUNDARY TO BOUNDARY SECTIONS			
GATE AND WALL ELEVATIONS			
BASIC SECTION THROUGH SWIMMING POOL			
RENDERED PESPCTIVES			
APPLICATION AND SPECIFICATION FROMS			
EXTERIOR LIGHTING LAYOUT & SPECIFICATIONS			
PROCEED TO NEXT STAGE OF SCRUTINY			

STAGE TWO - CONCEPT PLAN

ALL OF THE ABOVE

TOWN PLANNING CONTROLS

SINGLE STOREY HOUSE	50%		
DOUBLE STOREY HOUSES	50%		
PERCENTAGE OF FIRST FLOOR TO GROUND FLOOR	60%		
Minimum House Size	170m ²		

BUILDING LINE RESTRICTIONS

Street Frontage	5m	N/A	
Side Boundaries	Single Storey	2m	
	Double Storey	3m	
Rear Boundaries	Single Storey	2m	
	Double Storey	3m	
Park Boundary (Mbombela still has to approve)	0m		
Building Line Relaxation Granted		N/A	

HEIGHT RESTRICTIONS				
	Maximum House Height permitted above NGL PROVED	2 Storey or 8m		
	Ground Floor Height above Natural Ground Level	750mm		
PARKING & GARAGES				
	Minimum number of Permanent Parking (Garage)	1		
	Minimum Number of Guest Parking	2		
ARCHITECTURAL PLANNING CONTROLS				
PLANS & ROOF FORMS				
	Major plans Individually roofed			
MAIN PLAN & ROOF FORMS				
	Maximum width	6m		
	Rectangular			
	<u>MAIN ROOF FORMS</u>			
	Double Pitched Roof	25° to max 45°		
	Mono Pitch Roof	5°		
	<u>MAIN ROOF MATERIALS</u>			
	Roof covering Metal Sheet "S" Profile			
	Metal Sheet Rheinzink			
	Broseley® Tiles			
	Marley Modern© Tiles			
	Roof Colour	Grey, Charcoal, White		
	Eaves painted Nutec® cement			
	Fascia's and bargeboards painted timber			
	Gutters Polyester powder coated aluminium			
	Galvanised steel			
	Rheinzink®			
	Rainwater down pipes Polyester powder coated aluminium			
	Galvanised steel			
	Rheinzink®			
MINOR ROOF FORMS & ROOF MATERIALS				
	<u>MINOR ROOF FORMS</u>			
	Lean to roofs pitch	5° - 15°		
	Polyester powder coated shade louvre roofs	Flat and steel framed		
	<u>MINOR ROOF MATERIALS</u>			
	Lean-to's material to match main roof			
GARAGES & OUTBUILDINGS				
GARAGE DOORS				
	Polyester powder coated (PPC) aluminium sectional overhead			
	Timber horizontally slated sectional slide over			
	Chromadek® roll-up			
COLOURS OF GARAGE DOOR				
	Match external window frames and doors			
SOLAR PANELS, SOLAR GEYERS & ROOF LIGHT				
	Solar panels and roof lights mounted along the plane of the roof			
	Solar geysers installed in the roof space or not visible			
EXTERNAL WALLS				
<u>EXTERNAL WALL MATERIALS</u>				
	Plaster and paint			
	Tyrolean plaster			
	Trowel-on textured plaster (Versus©, Marmoran®, Stucco)			
	Timber cladding			
	Polyester powder coated sheeting to match roof			
	Natural stone			
	Facebrick			
<u>EXTERNAL WALL COLOURS</u>				
	A palette of architectural greys and muted earth colours			

EXTERNAL WALL (PLINTH)				
Minimum height above natural ground level	680mm			
EXTERNAL WALL (PLINTH) MATERIALS				
Natural stone cladding				
Timber cladding				
Tyrolean Plaster				
Facebrick				
EXTERNAL WALL(PLINTH) COLOURS				
A palette of architectural greys and muted earth colours				
EXTERNAL WINDOWS & DOORS				
EXTERNAL WINDOWS & DOORS MATERIALS				
Glazing complies with SANS 10400				
Sandblasted or etched glass no patterns				
Aluminium, steel or timber framed doors & windows				
Glazing beads				
EXTERNAL WINDOWS & DOORS COLOURS				
Greys and earth-toned colours				
Stained timber				
SHUTTERS & SCREENS				
SHUTTERS & SCREENS MATERIALS				
Functioning shutters – sliding, folding side and top hung				
Steel, timber or aluminium				
Louvred or slatted shutters / screens				
Internal plantation shutters				
SHUTTER & SCREENS COLOURS				
Greys and earth-toned colours				
Stained timber				
Painted timber				
COVERED VERANDAS,PATIOS, DECKS & COURTYARDS				
Recessed and/or integrated verandas/patios				
Open courts and roofed courtyards				
Timber decks				
PERGOLAS				
No Pergola				
LAUNDRY DRYING YARDS				
Laundry drying yards positioning concealed from view from the adjacent street/s.				
Max height screening which does not fall within the building lines	1.8m			
Max height timber screens	2.1m			
Planting of shrubs and trees as screening				
BOUNDARY WALLS & FENCES				
Max height low yard walls relating to the street frontage	2.1m			
Material of low yard wall				
Natural stone				
Masonry				
Colour and finish of these walls in accordance Addendum A				
Wall copings material				
Natural stone				
Self-coloured precast concrete				
Max height side boundary walls vertically above natural ground level at any point.	2.1m			
2.2m high walls must start at face of the building				
Side boundary walls bag washed colour only on the side facing a vacant erf				
Max height park/open space boundary walls measured vertically above natural ground level	1.8m	Min		
	70% permeable			
High security, rigid, PVC coated, welded mesh fencing allowed on borders facing park areas				
All boundary walls built in compliance with SABS 10400 regulations				

COLOURS OF WALLS				
	As for external walls			
COLOURS OF FENCES				
	Charcoal, black or grey			
	Stained timber			
DRIVEWAYS				
	Drive width from back of sidewalk max	9m		
	Max sleeves laid under the driveway	Two 110mm diameter		
DRIVEWAYS MATERIALS & COLOURS				
	Cast concrete, brushed concrete or exposed aggregate			
	Concrete and brick pavers			
	Gravel			
	Grey / earthy tones			
ENTRANCES				
	Max height of driveway and pedestrian entrance gates	500mm		
	Gates with painted steel bars and/ or painted or natural timber			
	Colours – as for external windows and doors			
	Gates may not be solid and must be visually permeable for at least 30% of their width			
GENERAL				
SWIMMING POOLS				
	Discharge pipes from swimming pools not discharge water directly onto a street, sidewalk or erf			
	Filtration equipment and motors screened and insulated			
	Swimming pool fencing complies with SANS10400			
	Swimming pools and fencing are not encroaching over any building lines and/or servitudes			
EXTERNAL LIGHTING				
	External lights positioned to minimize light overflow			
	Concealed / indirect light			
HOUSE NUMBERS, INTERCOMS& POST BOXES				
	Each property must have a street address number display which is clearly visible and readable from the street			
	Max number height numbers	300mm		
	Number matrial Satin stainless steel			
	Polyester powder coated steel/aluminium			
	Intercoms integrated into the street boundary walls or mounted on a gooseneck.			
	Post boxes integrated into the street boundary wall			
	Cast concrete kerb mounted street numbers			
GUTTERS, DOWN PIPES & STORAGE TANKS				
	Rainwater removal and harvesting considered with careful screening of storage tanks			
	Material finish of gutters and down pipes			
	Polyester powder coated aluminium			
	Galvanised steel or Rheinzink®			
	Storage tanks not visible			
AIR CONDITIONING, EVAPORATIVE COOLERS AND HEAT EXHANGER UNITS				
	Roof mounted equipment screened from view			
	Wall mounted equipment I mounted at ground level and is screened			
	The equipment insulated			
GENERATORS				
	Positioned inside an enclosed area and screened			
	Insulated in such a way as to minimise noise pollution			
SATELLITE DISHES AND TELEVISION ANTENNAE				
	One antenna/satellite receiver dish			

	Positioned in as inconspicuous a manner as possible The colour of the satellite/receiver dish and the mounting brackets blend in with the colour of the roof/wall to which it is attached			
SEWERAGE & VENT PIPES				
	Max height sewerage and vent pipes need to be concealed in vertical ducting or wall	1m		
GREEN BUIDLING STRATEGIES				
	Building Orientation		YES	
	Rainwater harvesting		TN	Please show how you are harvesting the rainwater to make the home a green building
	Natural ventilation		YES	
	Solar Heating		YES	