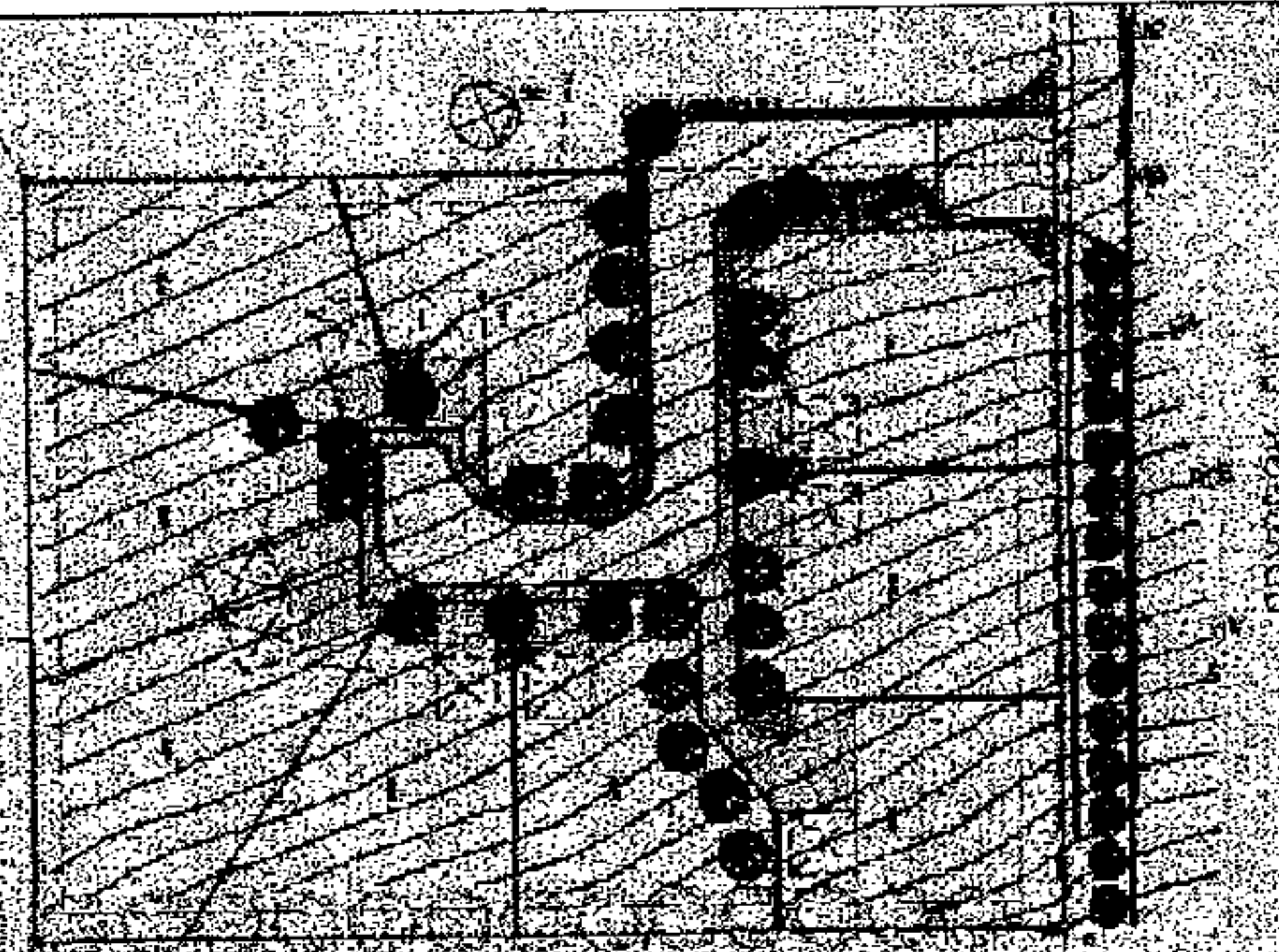


Suggested Design Guidelines

ERF 4384/portion of 4383

Site



PAVING	Only brick paving to match paving to roads will be permitted.
PLANTING	Owners are encouraged to use the types of ground cover and trees as indicated on the site development plan. The following types are specified:
TREES	Acacia Robusta Acacia Karroo Acacia galpinii Bauhinia tomentosa Cussonia paniculata
GROUND COVER / PLANTS	Felecia aethiopica white Pelargonium fruticosum Pelargonium panduriforme Clivia miniata Restio festuciformis Elegia capensis Watsonia - mix
BOUNDARIES	
STREET BOUNDARIES	No walls or screens are allowed.
SIDE BOUNDARIES	Plastered & painted walls as well as vertical metal palisades painted white.
	The types of trees and plants were selected from a list of water wise plants as supplied by Kirstenbosch National Botanical Garden. These have been included on the Site Development plan for the public areas. It is therefore suggested that the same types of trees and plants are used in the private garden areas of each unit so as to create continuity throughout the whole development.

Site

Suggested design guidelines

Norman Calitz Architects

Tel: (021) 975 9444 Fax: (021) 975 7183

Suggested Design Guidelines

ERF 4384/portion of 4383

Buildings



UNITS SIZE	250m ² - minimum Single / double storey
SIGN	Modern clean lines with large glass areas where applicable. Certain definite styles such as Tuscan etc. are to be discouraged.
ROOF METAL SHEETING	- off-white colour - low pitched construction - curved construction - overhang
CONCRETE SLAB WITH PARAPET WALLS	Final colour off-white or green.
WALLS COLOURS	Brick walls plastered and painted. - Predominantly off-white to be used throughout. - Shades of asbestos.
WINDOWS / DOORS WINDOWS	Anodised aluminium windows powder coated. Colour - white - charcoal Glass - clear / grey tinted
DOORS	Timber doors painted to match colour scheme. Garage doors – 1) Timber painted off-white 2) Fibreglass
SHUTTERS / SUN PROTECTION TO WINDOWS	1) Aluminium shutters powder coated white. 2) Vertical roll up sub screens as supplied by AC Screens.
ROOF LIGHTS – TO FLAT CONCRETE ROOFS	Circular polycarbonate in white finish.
RW PIPES & GUTTERS	PVC or aluminium in white finish. No boxed gutters.

The design needs to be modern and simple using modern materials. The idea would be to use straight, clear horizontal lines effected by using straight, simple roof lines with simple fascias & aluminium or PVC gutters to create a feeling of lightness, timber and steel constructed balconies, off-white or light coloured plastered walls and large glass areas. Glass walls bring light into space, dematerializing the boundaries between inside and out and bring the occupants into an intimate relationship with their surroundings.

Knowledge of the design adjacent to one's unit will enable one to put forward a design with completely private areas for the user but also to respect the privacy of the neighbours and would result in a good and proper design throughout the whole scheme.

The overall scheme is big enough to let each individual determine his or her own personal design yet compact enough to have a certain consistent flavour throughout.

Buildings

Suggested design guidelines

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Suggested Design Guidelines

ERF 4384/portion of 4383

Surrounds



STOEPS / DECKS

STOEPS

- 1) Brick paving to match entrance paving.
- 2) Tiles.

DECKS

- Timber slats – Karri or Jarra timber.
- Galvanized steel supports painted white/charcoal.
- Railings 1) galvanized steel powder coated white / stainless steel.
- 2) glass.

SCREENS / BOUNDARY WALLS

- 1) Plastered & painted.
- 2) Galvanized steel palisades powder coated white.
- 3) Sandblasted glass in aluminium frame.
- 4) Limited amount of wall can be clad with stone to match street boundary wall.

PERGOLAS / SUN CONTROL

PERGOLAS

- Galvanized steel or timber painted white.
- Steel supports.

SUN LOUVRES

Aluminium sun louvers coated white.

Construction of timber decks out of slatted timber spaced apart to enable light to shine through and supported by light steel construction will add to the feeling of lightness.

The railings must also be constructed out of light metal rods or glass to create a see through effect and again heighten the feeling of lightness to the design.

Where screens are required to add privacy to certain areas it again would be important to use some form of slatted screen combined with clever planting as opposed to solid brick walls.

The above will ensure deeper visual penetration, which in turn would heighten the effect of spaciousness.

Surrounds