

ICON INDUSTRIAL PARK
SUNDERLAND RIDGE EXT. 10 CENTURION
ARCHITECTURAL DESIGN GUIDELINES

CONTENTS

- 1.Introduction
- 2.General Purpose
- 3.Governing Planning Criteria
- 4.Bylaw
- 5.Architectural and Development Guidelines
- 6.Construction activities
- 7.Building rules and Submission of building plans
- 8.Building Performance Deposit
- 9.Acknowledgement

1.Introduction

Sunderland Ridge Ext. 10, being those lands set out in appendix "A"(Hereinafter the "park"),was developed to create a business environment of high quality, one which will provide long – term benefits to businesses operating within the Park and the community at large.

The Architectural and Aesthetic committee (IIPHOA – Icon Industrial Park Home Owners Association) was formed to ensure high quality standards for all building activities in the Industrial Park.The committee consists of the following members:

- 1.The Developer
- 2.Estate Manager
- 3.Estate Architects – iMACX Architectural Designs

For contact details of the relevant experts the Estate Architects can also be contacted.

The function of the committee will be to maintain the standard of the working environment of the whole industrial development.This includes:

- The overall master plan for the entire estate and design of the open spaces.
- The design and maintenance of the pedestrian routes and green belts
- The approval/monitoring of construction of all buildings and the design and maintenance of the streetscape.

Should the need arise,the Committee will consult a town planner/or landscape Architect on an ad hoc basis.Other consultants can be employed as/when their services are required i.e civil,geo – technical or land stabilizing experts to stabilize soil erosion in open spaces to quote one example.

Should contact with these experts be required the contact will be co – ordinate through the estate architects.

2.General Purpose

The purpose of these Architectural and Development Guidelines (Hereinafter the "Guidelines") is to establish a framework around which individual landowners, builders and/or Architectural consultants can implement individual designs and to establish criteria for all development in the park.

The philosophy of "simplicity has its strength" will be the manifesto applied here to create a crisp warm proudly South African architecture with strong graphic qualities. These design guidelines set out to encourage individual creativity, while fostering a unity of materials and finishes to ensure that the overall development harmonizes to create a balanced working environment for all.

3. Governing Planning Criteria

The planning criteria which are to govern development in the Park and which are reflected in the Guidelines include the following:

- Creation of an attractive environment characterized by quality in architectural design, site planning and landscaping.
- To protect owners, lessees and/or tenants of buildings within the park against improper and undesirable use of other building sites in the park, and to foster the development of high quality developments.
- Each building site shall be site – specific in its design, different from its neighbours, and generally should improve the aesthetic character of its surroundings.
- Landscaping should be an integral part of the overall site planning and shall define circulation, buffer adjacent uses and unsightly views.
- Enhance and maintain the quality of the architecture and site design of this development within the country.
- To ensure development is complimentary to existing and proposed adjacent land uses and development.

4.Bylaw

These Guidelines are to be read in conjunction with the statement of conditions under which the application made by Rugged Property Investments(one) (Pty) Ltd.(Hereinafter referred to as the applicant) in terms of the provisions of part C of the town – planning and Townships ordinance,1986(Ordinance 15 of 1986),for permission to establish a township on part of portion 70 of the farm Mooiplaats 355 – JR has been granted.

The Park has the following types of Zoning:

Erven 297 – 316 X:INDUSTRIAL

Erf 317 IX: SPECIAL

5.Architectural and Development Guidelines

General

- Stands to be kept clean at all times.
- Principal Entrances and Primary Building elevations should orient to public streets and should be well defined.
- Site design shall ,above all ,recognize and relate to adjacent streets and adjacent developments.
- Details of the proposed colours and materials must be shown on the building drawings .
- Long horizontal Roof lines shall be broken up by providing articulations in the façade of buildings ,change in height of roofs ,or change of colour ,material etc.
- Principal facades of buildings visible from public street shall be constructed from good quality material.These materials are to extend along the front face and along the side for at least 6m.

Good quality products include:

- Glass

- Metal composite panels
- Smooth stucco
- Masonry (selected face brick or stone)
- Pre – cast concrete
- Chromadeck metal roof sheeting
- Chromadeck gutters and downpipes

Prohibited Materials :

- Galvanized metal sheeting
- Galvanized gutters and downpipes
- Glass bricks
- Precast type windows (Winblocks)
- Unpainted concrete /2 – strip concrete driveways.

Maximum site coverage, Floor levels and Building Lines

(Refer to council specifications for specific zoning details)

Erven 297 – 316 = 60%

Erf 317 =N/A

- Maximum Coverage according to council specifications.
- Maximum floor levels according to council specifications
- Building lines according to council specifications.

Loading Areas

Refer to council specifications.

Services

- All stand boundaries to be enclosed with palisade fencing.
- No galvanized wire fences allowed.
-

Screen walls

- All exterior storage areas to be fenced.
- Acceptable fencing materials for screen walls are:
- Masonry, Plastered masonry.
- i. e kitchens, ablution blocks, refuse yard etc.
- All plumbing to be screened or hidden in accessible ducts.
- No screen wall shall extend or be in front of the face of a building.

Garbage Enclosures

- Garbage containers must be hidden from public view by either a screen wall or within the principle building.
- Enclosures must be constructed of materials similar to the principle building
- No Wendy Houses or garden sheds will be allowed on the property.

Landscaping

- Landscaped parking islands to be spaced every 20 bays to break up the parking lot. These islands are constructed using soft landscaping.
- All unused portions of the site to be hydro – seeded.
- All surface stormwater to be clearly guided to nearest stormwater inlet as provided on each stand.
- Stormwater flow to be indicated on site plan.
- Sidewalks to be landscaped and no storage of material allowed on sidewalks.
- All stands to have at least 2% planting/greenery within the boundaries of each individual stand.
- Owners shall maintain trees and plants that have been planted on their sidewalks.

Parking

- Parking stall dimensions to be min 2500 x 5500mm.
- All parking, circulation and maneuvering areas to be converted with asphalt.
- 150mm concrete curbs to be installed to separate landscape areas from the driving surface.
- All parking is required to be on – site
- Total parking allowed per stand according to council specifications.

Signage

- No sign shall be located where it will interfere with pedestrian or traffic safety.
- The municipal address, a minimum size of 100mm in height, must be installed on the building at the principal entrance. Blinking strobe lights are not permitted.

Free – standing signage

- Must be illuminated must be permanently attached to the ground.
- Municipal address must be clearly indicated, and must be located within the front setback

Lighting

- Avoid undue illumination of neighboring parcels.
- Not to interfere with traffic safety
- All pedestrian /public areas are to be well illuminated.
- Light poles not to exceed 8m in height.

Mechanical Equipment

- All Louvres, gutters and scuppers must blend in to the architectural theme.
- Roof mounted equipment and/or ductwork shall be located in areas which are not visually prominent. These units must also blend into the architectural theme of the building by either screening or paint.

- Any Equipment that sits outside of the building also must be screened must be located to the rear of the building.

6. Construction Activities

As the building of the Industrial Park will be constructed over a considerable time period, the following guidelines have been formulated for the owners of the neighbouring sites.

- All building materials are to be stored away within the site boundary, the off – load of materials onto the road/road reserve is prohibited.
- No advertising or sub – contractors boards will be permitted. Only the approved contractor/professional boards will be allowed.
- No workmen or night watchmen will be permitted on the site between the hours of 18h00 and 06h00
- All contractors will be required to provide screened ablution facilities for the workmen.
- Construction hours:
06h30 to 17h30 Monday to Friday
07h00 to 15h00 Saturdays and Sundays.
Contractor Rules and Regulations are to be obtained from the Estate Manager.

7. Building Rules and Submission of Building Plans

Building rules:

- Any Building to comply with SABS and council regulations
- All steel structures must be designed by a professional Structural Engineer
- All buildings must be approved by the local council

- Any damage caused to any property in the industrial park by any contractor, sub – contractor or suppliers will be repaired to the satisfaction of the developer or the local authority.
- All building work to commence within 24 months of registration. If building of the main structure do not commence within 24 months, boundary walls must be erected to contain the site.
- The owner will be responsible to keep erven at all times clean and free of unsightly material from date of registration up to when construction starts on main buildings.
- Within the 24 month period allowed it is the owner of the property's duty to ensure that no activities on the site has a negative impact on the park and/or services installed by the estate developer.

Submission of Plans

Before plans which are submitted for approval will be scrutinized, the following particulars are to be complied with:

A plan approval fee of R2000 per erven, must be paid to the appointed architects, Imacx Architectural Designs on submission of plans at:

Imacx Architectural Designs

First Floor ,South Wing

Lobelia Park

Cnr. Lobelia & Blouhaak Road

Moreletapark

0141

8. Building Performance Deposit

A refundable deposit of R25000 shall be paid by each contractor to the committee to cover the costs of reinstating public sidewalks, removing site rubble or repairing any damaged caused, where the owner/ building contractor/sub –

contractor/suppliers fail to comply to the satisfaction of the IIPHOA with the following:

- Replanting of grass /trees damaged through building activities.
- Removal of rubble/Rubbish left on sidewalks and adjoining erven.
- Repairs to any damaged street furniture(Streetlights, Litter bins etc.)
- Repairs to damaged Telkom/Eskom boxes or any Manhole covers.
- Repairs to any damaged curbs or storm water drains on the street side.
- Repairs to any damaged paving and removal of concrete split on paved surfaces.
- Repairs to damaged water irrigation pipes or sprinklers
- Repairs to any cable or pipes damaged during any excavation activities.
- Completion of buildings in accordance to approved building plans.
- All plumbing to double storey buildings to be contained in ducts/shafts.
- Removal of Signage boards.

The building performance Deposit shall only be released subject to the submission to the Architect of a Local Authority's Certificate of completion and occupancy.

The deposit shall only be refunded within 14days once all the above mentioned documents are correctly completed and submitted.The IIPHOA is not to release the deposit without the approval,stamp and signature of the Architects.The estate Manager will give a Clearance Certificate for Damages caused by contractors/sub – contractors etc.

After plans have been approved by the IIPHOA,the owner or his appointed agent will collect the stamped plans,together with the "Contractors Rules and Regulations, to which the contractor has to comply with.

The IIPHOA reserve the right to prevent the occupation of any Warehouse in the Park if the above is not fully adhered with.

The following plans are to be submitted for approval:

- All plans required by the local authority
- One rendered set of plans giving an accurate indication of the materials and colours to be used.
- The set of rendered drawings will be retained by the IIPHOA for their records.

The following items must be clearly indicated on the plans:

- Coverage
- Area of Structures
- Building Lines
- All external finishes including colour specification
- Drainage and ducts

9.Acknowledgement

The above stated document is fully understood and the contractor and owner undertake to comply with the above points, in addition to any further controls which may be instituted by the IIPHOA of the developer from time to time in the form of a written notification and to ensure compliance by any sub – contractors employed by the Contractor, and any suppliers to either contractors, sub – contractors or owners.

In the case where the property is sold or leased, the seller or lessor must ensure that the buyer or lessee receives a copy of these guidelines and that is binding on the buyer or lessee.

_____	_____
OWNER	NAME
_____	_____

WITNESS

NAME

STAND NUMBER

DATE

BUSINESS TEL. NUMBER

HOME TEL. NR

CELLULAR NUMBER

FAX NUMBER

Abacus DIVISIONS