

RESIDENCES LE PLESSIS



Architectural Guidelines

The following guidelines have been prepared to ensure a visually harmonious neighborhood environment with a high standard of design.

1. **Plot coverage**
 - 35% for houses with ground floor and 1st floor.
 - 40% for houses with ground floor only.
 - Built area at first floor to be not more than 65 % of ground floor area.
 - Please note that all / any outbuildings form part of the plot coverage calculation.

2. **Building lines**

Buildings to have a set back of at least 4 m from edge of road.

3. **Heights / skylines**
 - Ground floor and 1st floor only are admissible.
 - Total ht. for a flat roofed building = ± 6.5 m.
 - Total ht. for a pitched roofed building = ± 8.0 m.

4. **Parking on site**

Plot should allow for at least one car to be parked on site.

5. **Refuse Area**

Refuse areas are mandatory either as an open enclosure or as a covered space, the latter forming part of plot coverage calculation – this can be built within the 4m set back from road.

6. **Perimeter boundary wall**

The fencing provided by the development may be removed and replaced by a stone or block wall, but this must be done without interfering with the hedge planted beyond the perimeter line.

The adjacent fencing must be fixed to the edge of the new wall to allow a continuity for security.

7. **Waste Water**

A septic tank and absorption pit must be situated on site and absorption systems must be no nearer than 2 m from any boundary and 1 m from any structure.



8. **Electricity & telephone**

Both to be underground from meter / cubicle.

9. **Obligations prior to construction**

Plot is to be kept clean at all times. If the plot is not maintained by the owner, the syndic will carry out works and claim accordingly.

10. **Obligations during construction**

Building(s) to be completed within 18 months from start of construction.

11. **Landscaping**

At least 2 trees are to be planted on the site and shown on the site plan.