

**Annexure 1**  
**Selected conceptual pictures**  
*(Highly recommended document)*

## **INTRODUCTION**

Estate d'Afrique is a security village situated along the banks of the crocodile river at the mouth of the Hartbeespoort dam. The estate consists of three French provincial style villages - Beau Rivage, Ville d'Afrique and Port Provence. The setting provides magnificent views over the Crocodile River as well as across the dam to the north.

The individual stands vary in sizes with each erf having an individual character and features that require specific design expertise to make full use of the potential of each site.

Port Provence is characterised by two distinctly unique styles of living. The Mountainside Free-standing erven, these are individual stands similar to Beau Rivage and Ville d'Afrique and the Riverside Cluster units. The Riverside cluster units re-create a typical French Provencal harbour Village, such as Cassis, Menton or Portofino in northern Italy. A typical European lifestyle is intended where security and assistance is enhanced by the close proximity of the units. The units have been designed in such a way, as to make best use of waterfront and views, without compromising privacy and individuality of the owners.

The member is hereby referred to the terms and conditions in the Agreement of Sale which deems to exist between the Seller and the Purchaser that may be applicable by implication or otherwise in terms of these Architectural Guidelines.

## **WINDOWS AND EXTERNAL DOORS**



Windows and doors are to be vertically proportioned. Small square windows will be allowed, but the dimensions must not exceed 600 x 600mm. The use of semi-arched and half-round windows is encouraged. Ground and first windows and doors to be on axis with each other. A brick pier of at least 230mm must separate the elements.



Large horizontal openings will only be permitted under verandas and pergolas. The minimum depth of the veranda or pergola must be at least two meters from the front of lintel over the opening to the leading edge of the veranda or pergola

## SHUTTERS



Shutters are to be installed in pairs (ie a single window is to have two shutter, one on either side). Only narrow windows, less than 600mm wide, may have a single shutter on one side.

Doors may also be fitted with shutters if required.

Boarded or louvered shutters to the approval of the EDAAC may be used.

Shutters may be fixed or be functional. Functional shutters must be swing type, not sliding. Non-functional shutters must still be installed to read as if functional.

## GARAGE DOORS



Single timber garage doors (max width 2440mm), Max of two doors may be positioned side by side.

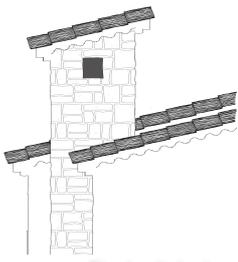
Doors must be separated by a minimum 350mm masonry pier.

Only single horizontal slatted timber garage doors will be permitted with natural or dark timber stain.

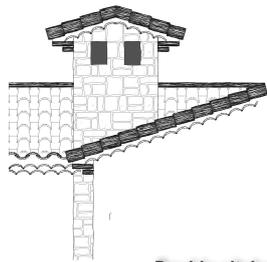
## **BALUSTRADES AND JULIET BALCONIES**



## **CHIMNEYS**



Single pitched



Double pitched

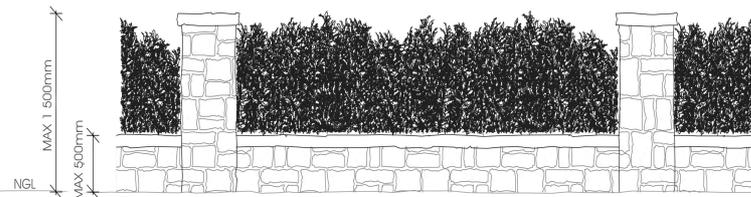
Fixed steel cowls will be permitted if the required conditions are met. Refer to complete Architectural Design Rules.



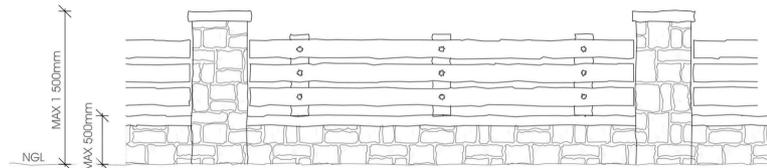
**PAVING**



**BOUNDARY WALLS AND FENCES**

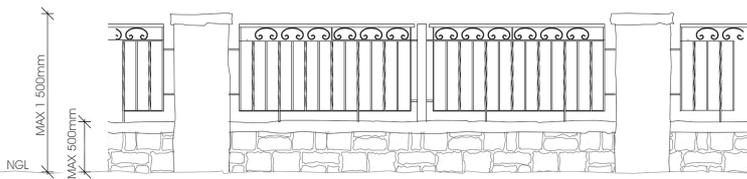


**Street and public open space- low wall and hedges**

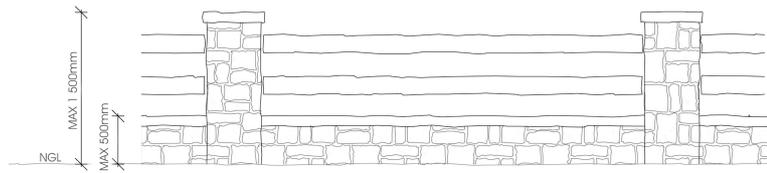


**Street and public open space- low wall and hardwood timber**

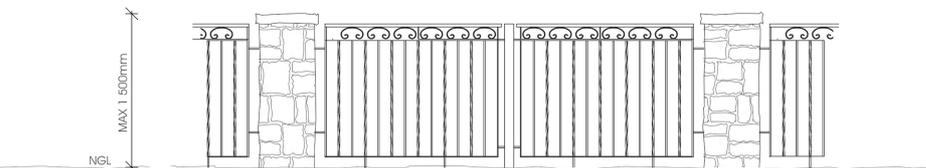
**Street and public open space- steel infill panel**



**Street and public open space- low wall and steel infill**



**Street and public open space- low wall and treated timber poles**



**LANDSCAPE REQUIREMENTS**



**LIGHT FITTINGS**

