

PROTON INDUSTRIAL PARK DESIGN GUIDELINES

CHLOOKOP EXT. 65

STAND NO: _____

September 2015

APPLICANT: _____

Owner: _____

Contact Person: _____

Cell Number: _____

Email: _____

DATE OF SUBMISSION: _____

DATE OF COMMENTS: _____

DATE OF APPROVAL: _____

1.0	DEFINITIONS:		COMMENTS:
1.1	P.O. - Property Owner		
1.2	M.A - Managing Agents		
1.3	ARC - Architectural Review Committee		
1.4	Pavement – Space between external road kerb and site boundary. This space is to be lawned and where possible landscaped with indigenous threes. All to be maintained by P.O.		

2.0	AIM:		
2.1	The aim is to evaluate the general building and site layout to ensure as far as possible a uniform urban fabric so as to protect each P.O's investment.		
2.2	ARC has been established to give comment with in the above parameter where possible. This all does not negate the municipal submission and approval before construction with.		

3.0	SUBMISSION PAYMENTS (SITE DEVELOPMENT PLANS & WORKING DRAWINGS):		
3.1	Per arrangement; the Local Authority will not accept or approve Site Development Plans or Working Drawings without the prior approval of the Proton Park Architectural Review Committee.		
3.2	Before submission of any plans to the Architectural Review Committee (ARC), the Property Owner is to pay a fee of R4000.00 plus VAT for the review and approval of the plans. (i.e. R4560.00) This all includes: - Two submission of the Site Development Plans. - Two submissions of the Municipal Drawings.		
3.3	This fee is per erf i.e. if a development is over two erven, then double the fee is payable unless the stands are consolidated or notarially bound.		
3.4	If a double stand is used where a building is erected on one site and the other is used for parking & road. Then these stands will not be permitted to be sold/ let as separate properties unless the Town Planning controls are met for two individual sites.		
3.5	If the submission process exceeds the number of submissions allowed, then an additional fee of R1800.00 plus VAT per submission is payable. (i.e R2052.00).		
3.6	<u>Account Details:</u> Account Details: Account Name: Roos Property Management Account No: 012564664 Bank: Standard Bank Branch Code: Hatfield 011545 Proof of Payment: christine@roos.co.za Reference: Proton (stand Number) If reference is not indicated plans will not be processed		
3.7	A fee of R2000.00 plus VAT will be paid as above for alterations & additions to plans that have provisionally been approved or commented upon by the ARC. (i.e. R2280.00)		
3.8	All fees are non-refundable or transferrable between changes of building or site.		
3.9	Site information can be obtained on: http://www.primeland.co.za/chlookop.html		

4.0	PROGRAMME:		
4.1	The review process will be triggered off once proof of payment has been received. ARC will be allowed a total of 15 working days to approve a submission, on receipt of complete documentation.		
4.2	Turn around Time: Plans are to be delivered to Roos Architects by appointment, for review by no later than 5 working days. A maximum of 2 working days thereafter is to be allowed for written comment to be received by the P.O.		

5.0	DELIVERY: COLLECTION OF PLANS TO AND FROM ARC'S OFFICE:		
5.1	All plans to be hand delivered to the ARC office with a covering drawing register and list off all documents provided. This all is to be checked and signed off by ARC as received.	x	
5.2	Address: Physical Address: 189 Lange Street Nieuw Muckleneuk Pretoria		
5.3	Contact person: C Roos 071 122 7239		
5.4	All plans and documents to be collected by P.O. after review process.		
5.5	Delivery and collection times will be between 9h00 and 13h00 during working hours/days.		
5.6	The Record of Approval Process is to be downloaded by the submitting party. This (original copy) and all other documents to be provided with each submission. If submissions are not completed, the plans will not be examined and you will be notified to hand deliver all outstanding information.		
5.7	Documents to be submitted: (Folded to A4 size)		
5.7.1	Copy of completed Design Guidelines (this document) This original document is to be submitted per submission.		

5.7.2	Drawing Register: To note all items as submitted per submission.		
5.7.3	Site Development Plan: (2 copies) To scale coloured plan where colours vary from those as specified. Provide colour swatches.		
5.7.4	Working Drawings (Municipal Plans): (2 copies) To scale coloured plans where colours vary from those specified. Provide colour swatches.		

6.0	DOCUMENT MANAGEMENT:		
6.1	From time to time these guide lines may be revised at the sole discretion of the ARC and M.A		
6.2	Revision will all be dated and listed on the last page of this document.		
6.3	Copy of the most up to date guide lines can be requested from C Roos at christine@roos.co.za		
6.4	An electronic copy (.dwg) of the SDP, as approved by the local authority is to be provided by each P.O. prior to commencement of any building work, so all may be indicated on the architectural master plan for future reference by P.O's.		

7.0	PROTON INDUSTRIAL PARK MANAGING AGENTS (M.A):		
7.1	The P.O. is to ensure that the M.A & he/she visit the site and inspect adjoining kerbs, roads, exciting retaining walls, pavements and other features relating to the perimeter of the site, where the E.M. is too sign off all as being in good order or damaged.		
7.2	The property owner is to be liable for any damages that occur beyond this inspection.		
7.3	All P.O's to ensure that they,their Contractors, Subcontractors and all others comply to the Contractors Guide Lines and Estate Rules. Adequate site toilets, eating facilities, change areas and meeting facilities to be provided on each stand during construction. Ditto once the building is completed.		

8.0	POLICING:		
8.1	Before commencing with any earth works or construction whatsoever, the P.O. is to submit to the M.A copies of the approved municipal drawings plus a copy of the external finishing schedule and colour chart for policing.		
8.2	If any changes or alterations are to be effected the M.A is to be notified. The E.M is to approve all or refer plans for resubmission to ARC and local authority.		

9.0	OCCUPATION:		
9.1	The local authority has been instructed not to issue an occupation certificate unless the M.A has provided a certificate of compliance per the guide lines and approved documents.		

10.0	RELAXATIONS:		
10.1	No parking relaxations will be entertained or granted.		
10.2	Building lines. On internal roads these may be relaxed to 3 meters and zero on side & back boundaries. Approval to this all will be subject to adjoining neighbour consent and municipal approval.		
10.3	ARC approval of relaxations will mean that the servitude of what is required is supported and is open for approval within the existing legal process.		
10.4	No application for amendment of coverage or FAR will be entertained or granted.		

11.0	DELIVERABLES:		
11.1	<u>Drawing register</u>		
11.1.1	A register of all documents submitted to be provided.		
11.1.2	Contact details of P.O and author of plans to be provided.	x	
11.2.1	<u>Site Development Plan:</u>		
11.2.1.1	A1 drawing in colour to scale		
11.2.1.2	Site layout.		
11.2.1.3	Contours & spot heights		
11.2.1.4	Storm water drawings		
11.2.1.5	Coordinated services		
11.2.1.6	Boundary walls / fences		
11.2.1.7	Where properties are to be terraced; retaining walls and embankments.		
11.2.1.8	Dimensioned parking layout		
11.2.1.9	Ground/landscape finishes.		
11.2.1.10	Dimensioned floor layouts including outbuildings.		

11.2.1.11	Dimensioned elevations with accurate ground line.		
11.2.1.12	Dimensioned sections		
11.2.1.13	Finished & colour pallet		
11.2.1.14	External lighting.		
11.2.1.15	Signage.		
11.2.1.16	Town planning controls (allowable & actual calculations to be shown): 60% coverage, 3 storeys		
11.2.1.17	2m servitude along 2 non street boundaries		
11.2.1.18	Refuse area details		
11.2.2	<u>General:</u> all items required for a submission to the local authority plus all the above.		
11.2.3	<u>Site specific requirements:</u>		
11.2.3.1	Erven 5446-5450, 5452-5453, 5461-5462, 5497: 4m stormwater servitude		
11.2.3.2	Erven 5469, 5472-5474: 2m Telkom servitude		
11.2.3.3	Erven 5474-5475, 5436 and 5498: 5m emergency exit		
11.2.3.4	Erf 5499 to provide right of way to Erven 5436 - 5498		
11.3.1	<u>Working drawings:</u>		
11.3.2	Rendered scale drawings in A1 or larger format.		
11.3.3	All items as required by the Local Authority according to SANS 10400		

12.0	ITEMS TO BE REVIEWED:		
12.1	Perimeter fencing/walling:		
12.1.1	Between sites; 1.8m precast walls or 1.8m high palisade fence.		
12.1.2	Palisade fence to be painted charcoal		
12.1.3	On roads; palisade type fencing with or without brick plinth		
12.1.4	All gates to match palisade design.		
12.1.5	Ruled face brick wall on road boundaries will be allowed; provided that where office / admin areas are placed a palisade fence is provided to enhance the urban experience.		
12.1.6	The face brick wall to have a plastered, water proofed and painted coping. Top of wall to follow the fall of the pavement n.g.l. No columns in solid brick walls or plastered panels on the street facade will be accepted.		
12.1.7	It will be preferred to have landscaped garden areas in front of all office areas with no walling or palisade.		
12.1.8	All refuse areas to have 2.1m high ruled face brick walls with solid double gates. Bollards are to be provided on either side of the gates. Swing to prevent damages by trucks.		
12.1.9	Street number minimum 300mm high to be fixed in clear visible position (either at boundary wall or at front door to office).		
12.1.10	All electric fencing upright to be factory printed black or charcoal.		
12.2	<u>Paving Grey:</u>		
12.2.1	Concrete grey "G" blocks, asphalt concrete hard stands will be acceptable.		
12.2.3	Paving between road and boundary to be 80mm grey concrete "G" blocks. Provide 3 x 100 ø sleeves under all said paving and indicate position on site.		

12.2.3	Paving between road and boundary to be on well compacted sub-surface and to be framed on all sides with appropriate precast concrete kerbing. (All to be shown on plans).		
12.2.4	All residual areas to be landscaped or paved so as to prevent dust and erosion.		
12.2.5	Parking bays to be marked with road paint.		
12.3	Parking: Subject to Council approval		
12.3.1	<p>Parking Ratios:</p> <p>(a) Industrial (Workshop) 1 Bays per 100msq floor area</p> <p>(b) Offices 2 Bays per 100msq floor area</p> <p>(c) Commercial Storage 2 Bays per 100msq floor area</p> <p>(d) Public Garage 4 Bays per 100msq floor area</p>		
12.3.2	No tandem parking will be accepted.		
12.3.3	All parking to be stall types (2.5x5 with min 7.5m reversing space).		
12.3.4	No parking relaxations will be entertained.		
12.3.4	Parking in building envelope will not be included calculations unless parking is in bona fide parking garage.		
12.3.5	Access to and from parking bays shall not encumbered loading areas.		
12.3.6	All on site circulation to be indicated and not obstruct access to building on parking.		
12.3.7	No parking off pavements or off site loading will be accepted.		
12.3.8	On site parking bays directly from the street will be subject to approval by the Local Authority. Any costs such as changing of kerbs will be to the cost of the PO. No changes to any exiting services will be entertained.		
12.4	Levels:		
12.4.1	If site is surveyed by P.O and does not tie up with master Engineer's contour, a Land Surveyor's certificate or signed affidavit to that effect is to be provided.		

12.4.2	If the land is to be cut and filled: Top and or bottom of embankment to be 1.2meter away from neighbours or street boundary. All retaining / embankments to be to Engineer's design and specifications.		
12.4.4	All vertical and retaining walls to be to Engineer's Design and to allow for adequate stability if a building structure is built on the boundary of the stand next door.		
12.4.5	No embankments or retaining structures to encroach on boundary lines.		
12.4.6	All ramps and levels to be shown on drawings.		
12.4.7	Finished ground levels to be shown on all elevations and sections.		
12.4.8	Plans to indicate existing contours and finished spot heights and falls.		
12.5	<u>Storm Water Management:</u>		
12.5.1	Storm water will not be concentrated and discharged onto a lower lying site.		
12.5.2	If storm water is concentrated on a higher lying site then consent is then obtained from the lower site P.O. to allow said water piped to discharge point.(To higher lying P.O's accounts).		
12.5.3	All of this is to be to a registered engineer's specification design and supervision (On completion engineers certificate is to be issued).		
12.5.4	Adequate weep holes are to be provided in all perimeter walls.		
12.5.5	Water of wash bays will not be allowed to be drained into lower lying properties or roads. This all is to be caught in a grease trap and then disposed of into a municipal system as approved by the local authority.		
12.5.6	All storm water management to be shown on working drawings and where necessary engineer drawings to be provided.		
12.6	<u>Building Construction:</u>		
12.6.1	Geotech and foundation specification		
12.6.2	Perimeter of all steel clad buildings to have a 2.450 high ruled face brick wall.		
12.6.3	Office facades may have plaster and painted or natural stone clad feature walls.		
12.6.4	Exposed brick parapets to be water proofed.		
12.6.5	No details/features of a domestic nature will be accepted.		

12.6.6	All side cladding is to be factory painted on both sides (ditto roof)		
12.6.7	Roller shutter doors to be powder coated to match the colours of the cladding or may be galvanized.		
12.6.8	Gutters, downpipes and all such a accoutrements to be factory painted in matching colours.		
12.6.9	Where vehicles may damage the corners on the perimeter of the building bollard or bumper rails be provided.		
12.6.10	Powder coated or anodised aluminium windows to be provided to office/administrative areas.		
12.6.11	Steel industrial type windows to warehouse/factory areas will be allowed.		
12.6.12	All drainage pipes and stacks on prominent facades to be concealed		
13.0	<u>MATERIAL / FINISHING'S NOT ALLOWED:</u>		
13.1	Any unpainted steel or galvanized metal will not be permitted.		
13.2	Galvanized palisade fences and gates will be permitted.		
13.3	Clearview or similar mesh fencing on boundaries will not be permitted.		
13.4	Fibre cements cladding will not be permitted.		
13.5	Precast concrete walling on road boundary will not be permitted.		
13.6	Cement or otherwise cast elements that imitate stone. (only natural stone cladding will be acceptable).		
13.7	Razor wire (of any kind).		
13.8	Timber perimeter fencing (unless this enhances a particular landscaping features.)		

14.0	<u>RECOMMENDED EXTERNAL FINISH AND COLOUR PALLET:</u>		
14.1	<u>Face brick:</u>		
14.1.1	Mahonie Travertine or Nevada Travertine(Plaster coping to be water proofed and painted or precast cement coping or b.o.e on all exposed parapets.). Plaster coping to be water proofed and painted.		
14.1.2	All exposed parapet paster copings to be panted: Sheepish Y5-C2-3		

14.1.3	The above bricks are the preferred option in order that uniform urban fabric is created.		
14.2	<u>Option 1:</u>		
14.2.1	Sheeting & rain water accoutrements. Fish Eagle White		
14.2.2	Window/door frames/doors Gloss Duck White		
14.2.3	Plaster Walls Paint Baby Elephant Y1-01-4 Ivory Parchment Y3-D2-3 Gamma Zenith Ivory Parchment Y3-D2-3		
14.2.4	P.O may add matching colour panels to create contrast if so required.		
14.3	<u>Option 2;</u>		
14.3.1	Sheeting and rain water accountants Dove Grey		
14.3.2	Window and door frames/door etc. To match accoutrements dove grey.		
14.3.3	Plaster Walls Paint Manitobu Magic Y7- D1 – 4 Moth Mist Y6- E2 – 3 Gamma Zenith Ivory Parchment Y3-D2-3		
14.3.4	P.O may add matching colour panels to create contrast if so required.		
14.4	<u>Option 3:</u>		
14.4.1	Sheeting & rain water accoutrements. Fish Eagle White		
14.4.2	Window/door frames/doors Gloss Duck White		
14.4.3	Plaster Walls Paint Dulux 18YR 05/072 Dulux 50YR 08/038 Gamma Zenith Dulux 18YR 05/072		

14.4.4	P.O may add matching colour panels to create contrast if so required.		
14.5	<u>Option 4:</u>		
14.5.1	Sheeting and rain water accountants Dove Grey		
14.5.2	Window and door frames/door etc. To match accoutrements dove grey.		
14.5.3	Plaster Walls Paint Dulux 10YR 07/125 Dulux 50YR 08/038 Gamma Zenith Dulux 50YR 08/038		
14.5.4	P.O may add matching colour panels to create contrast if so required.		
14.6	<u>Structural steel works:</u>		
14.6.1	Battle ship grey		
14.7	<u>External architectural steel:</u>		
14.7.1	Balustrades Chrome or Chicago Times GR - BO5		
14.7.2	Palisades Galvanized or Chicago Times GR - BO5		
14.7.3	Gates Galvanized or Chicago Times GR - BO5		
14.8	<u>External boundary walls:</u>		
14.8.1	External boundary walls (internal to roads) All walls to be Mahonie with brick roller course on waterproofed and painted plaster coping. (see standard detail sheet). Plastered parapet paint colour - Sheepish Y5-C2 - 3		

15.0	<u>SIGNAGE:</u>		
15.1	Building/ Tenant name signage will be permitted.		
15.2	Signage is not to exceed 10% of the area (plane) that it is placed against.		
15.3	Signage pylons may be provided. ARC to approve position, detail and aesthetics.		

15.4	Signage is not to display products etc. (eg. Lux Soap, GUD Air Filters).		
15.5	Street number signage to be placed in clearly visible position on road boundary - minimum 300mm high.		

16.0	<u>LANDSCAPING:</u>		
16.1	All pavements to be landscaped (per definition) and maintained by the P.O.		
16.2	Provide one tree to every three parking bays.		
16.3	Appropriate green areas to be indicated and provided for.		

17.0	<u>USES:</u>		
17.1	All spray painting to be conducted in purpose made spray booths with adequate air filters.		
17.2	No manufacturing/fabrication will be allowed outside the building envelope.		
17.3	No storage of equipment, materials, scrap or trash is to be exposed to roads or neighbours property. This all is to be concealed by yard/boundary walls of an adequate height.		
17.4	The EM is to be notified of any zoning changes before the P.O. makes application to the local authority as the application may not be supported by the estate.		

18.0	<u>COMMENTS:</u>		

19.0	GUIDE LINES REVISIONS:		
19.1	This addition is the first edition and is dated as 1 August 2014		
3.6.1	Account Details.		
3.7.1	Proof of Payment Requirements.		
12.6.6	Roller shutter doors to be powder coated to match the colours of the cladding or may be Galvanized.		
12.3.1	Parking Ratios		15/08/2014
5.7	The Record of Approval Process		18/08/2014
5.8	Copies to be provided		18/08/2014
Other	Record of Approval Process Form		18/08/2014
12.1.6	The face brick wall to have a plastered, water proofed and painted coping. Top of wall to follow the fall of the pavement n.g.l. No columns in solid brick walls or plastered panels on the street facade will be accepted.		20/08/2014
11.2.1.17	2m servitude along 2 boundaries		20/10/2014
11.2.3	Site specific requirements		20/10/2014
13.3	Clearview or similar mesh fencing on boundaries will not be permitted.		20/10/2014
12.6.12	All drainage pipes and stacks on prominent facades to be concealed		20/10/2014
12.2.5	Parking bays to be marked with road paint.		20/10/2014
12.3.8	On site parking bays directly from the street		06/02/2015
5.5, 7.1	Omit Builders Deposit		18/08/2015
12.3.1	Industrial (Workshop) 1 parking bay/100sqm area		18/08/2015