

ARCHITECTURAL GUIDELINES CHECK LIST - PHASE 1

REV 00 - DATE

STAND NO:			
OWNER:			
STYLE:			
REGISTERED ARCHITECTURAL PROFESSIONAL:			
COMPANY:			
SACAP REGISTRATION			

	Date
FIRST SUBMISSION:	01-Jan-24
SECOND SUBMISSION:	02-Jan-24
THIRD SUBMISSION:	03-Jan-24

Codes :	YES = Comply	NO = Do Not Comply	TN = To Note	PI = Please Indicate
	N/A = Not Applicable			

GENERAL ITEMS		COMPLY	COMMENTS
PLAN APPROVAL FEE	R3 500,00	YES	
LEVIES	Provide proof of paid up levies with submission (Latest Statement)	NO	
SACAP CERTIFICATE		NO	
PLAN SUBMISSION FORM FILLED & SIGNED		YES	
COMPLY WITH ARCHITECTURAL STYLE		NO	
PROCEED TO NEXT STAGE OF SCRUTINY		YES	

STAGE ONE - CONCEPT PLAN

RENDERED SITE PLAN (1:100 or 1:200)		YES	
Stand Size		NO	
Site dimensions			
north point			
Contours @ 500mm			
SITE SURVEY (with contours @ 500mm & all site features)			
LOCALITY PLAN			
PLANS (1:50 or 1:100)			
RENDERED ELEVATIONS			
BASIC SECTIONS			
BOUNDARY TO BOUNDARY SECTIONS			
GATE AND WALL ELEVATIONS			
BASIC SECTION THROUGH SWIMMING POOL			
RENDERED PERSPECTIVES			
APPLICATION AND SPECIFICATION FROMS			
EXTERIOR LIGHTING LAYOUT & SPECIFICATIONS			
PROCEED TO NEXT STAGE OF SCRUTINY			

STAGE TWO - CONCEPT PLAN

ALL OF THE ABOVE

SITE PLAN AND HOUSING POSITIONING

COVERAGE

SINGLE STOREY HOUSES	50%		
DOUBLE STOREY HOUSES	50%		
PERCENTAGE OF FIRST FLOOR TO GROUND FLOOR	60%		
Minimum House size residential 1	170m ²		
Minimum House size residential 2	90m ²		

BUILDING LINES

Street Frontage	5m		
Side Boundaries			
Single Storey	2m		
Double Storey	3m		
Rear Boundaries			
Single Storey	2m		
Double Storey	3m		
Park Boundary (Mbombela still has to approve)	0m		
Building Line Relaxation Granted			

HEIGHT RESTRICTIONS

Maximum House Height permitted above NGL	2 Storey or 8m		
Ground Floor Heights above Natural Ground Level	Determined by contour on plan		

STREET INTERFACE & STREET FRONTAGE

Boundary walls (On street frontages)	Masonry		
	Natural stone		
Finish and colours	Approved colours		
Wall coping	Natural Cement		
	Coloured same as wall		
Maximum street boundary walls	1.2 m		

	INTERNAL OR SIDE BOUNDARY WALLS			
	Internal boundary walls (measured from top of the wall to the NGL on highest side)	2.1m		
	Maximum street boundary and building line first 3m	1.2m		
	Colours match main body of the house			
	Existing builds are painted the same colour as main house			
	Boundary walls plastered on both sides if facing the street or public area			
	Fencing on borders of estate Palisade fencing			
	Picket fencing			
	PUBLIC SPACE AND PARK INTERFACE			
	Maximum Creosoted picket fencing height	1.2m		
	RIVER EDGE INTERFACE			
	Erven flanking river edge considered flood-line restrictions			
	Building along river edge built up to the flood-line			
	LAND USE			
	Laundry drying areas and refuse storage areas enclosed with screen walls			
	EFFLUENT SERVICES			
	Concealed from street front and all neighbours indicated on drawings			
	MATERIALS			
	STONE			
	Natural stone			
	BRICKS			
	Exposed brickwork			
	PLASTER			
	Plasters Earth tone			
	Specification approved by aesthetic committee			
	WOOD			
	Painted Timber Earth tone			
	Specification approved by Aesthetic Committee			
	STEEL			
	Galvanized or Painted Earth tone			
	Specification approved by aesthetic committee			
	PAINT COLOURS			
	Paint refers to Annexure B and C			
	DRIVEWAY GATES			
	Maximum gate height	1.2m		
	Constructed out of stainless- steel horizontal bars, mild steel framework with plain horizontal wooden slat			
	DRIVEWAY PAVERS			
	Maximum 2 colours			
	ARCHITECTURAL EXPRESSION			
	ARCHITECTURAL FORM			
	Clear distinction of main body of the building and its attachment by differentiating roof pitches			
	Asymmetrical, though orderly relationship between windows, doors and building mass			
	Vertically proportioned windows and doors			
	EXTERNAL WALLS			
	External walls plastered and painted (both sides) with earthy colours			
	Face brick allowance on the exterior of the house	25%		
	Flush pointed joints			
	Plinths or feature elements Natural Stones			
	ROOFS			
	Roofs must be dominantly pitched in form			
	Major plan forms symmetrical double pitch roofs	30 - 40 degrees pitch		
	Roofs over verandas may have lesser pitch provided that the same covering is used as on the major elements			
	Roof pitches	10 and 27.5 degrees		
	ROOF COVERING RESTRICTIONS			
	Natural Slate			

	Natural clay tiles			
	Concrete roof tiles	Coverland "Elite" range		
		Marley 'Modern' range		
		Amatile slate		
	Roof sheeting	Dark grey		
		Charcoal Chromadek		
	Roof sections which have pitch less than 10 degrees constructed from concrete	Pebbles finish		
		Stone chips		
	Facias or barge boards painted the same colour as the roof covering			
	Roof lights and roof windows set in the plane of the roof			
VERANDA ROOFS AND EAVES				
	Verandas	Gable-end		
		Shed verandas		
		Combination of the two forms		
	Verandas single-storey	Shallow lean-to roof		
		Hipped roofs		
COLUMNS AND RAILINGS				
	Columns types	Square posts		
	Balustrades	Simple vertical pattern		
		Horizontal pattern		
WINDOWS, FRENCH DOORS & SLIDING DOORS				
	Windows and doors	Natural hardwood		
		Natural anodized		
		Bronze powder coated aluminium		
		Charcoal powder coated aluminium		
	Windows, French doors and sliding doors minimum proportion	1:1.25 variation		
	Windows on all elevations proportioned so that no elevation is left blank or with uneven openings			
	Minimum fenestration on elevations	5%		
	Shutters constructed from same material as windows			
	Security grids	Bronze powder coating		
		Charcoal powder coating		
GARAGES, CAR PORTS AND DRIVEWAYS				
	Garages set back to the build-to line from the erf boundary to the street			
	Minimum double doors width	2.5m		
	Garage doors			
		Horizontally slatted natural powder coated metal		
		Painted hardwood powder coated metal		
		Horizontally slatted powder coated metal		
	Colours	Earthy tone		
		Specification approved by Aesthetic Committee		
EXTERNAL, PIPES, FITTINGS, FIXTURE & DEVICES				
	Seamless powder coated gutters	Colour		
	Roofing			
	Plumbing pipes concealed with access points acceptably concealed			
	Wall mounted airconditioning units concealed from street, neighbour and park view			
	Trunking to be same colour as background wall installed at ground level			
	Satellite dishes limited to one unit per residence			
SIGNAGE				
	Maximum height of signs relating to the address	300mm		
	Street numbers and address signs mounted on the wall adjacent to the gate			
	Colour of signs	Natural materials		
		Unfinished materials		
	Cement casted street numbers mounted on the sidewalk			
	Street number is compulsory			
SWIMMING POOLS				
	Restriction of the building lines apply to the positioning of swimming pools and filtration plants			
	Fencing of the pool sympathetic to the architectural style and designed accordingly			
	Pool pumps enclosed and screened			
	Discharge pipes from swimming pools not discharge water directly onto a street, sidewalk or erf			