

**KING'S VIEW ESTATE**

King's View Architectural Review - Checklist

REVISION 1 - 2022-05-06

Drawing Submission: **SKETCH PLANS**

ERF NO:		DATE OF SUBMISSION:
OWNER:		DATE OF SCRUTINY:
ARCHITECT:		STATUS:
SACAP NR:		
COMPANY:		
TEL:		
EMAIL:		

I hereby confirm that the information provided is correct in all aspects.

The drawings submitted have been scrutinized to the best of our ability. This office does not take responsibility that the drawings submitted conform to the local authority's statutory requirements and the National Building Regulations. This responsibility remains that of the architect who prepared the plans.

ITEM	CLAUSE	DESCRIPTION	ARCH	TV3	COMMENTS
					v/N.A.
<b>1.2.2</b>		<b>REQUIRED DOCUMENTS</b>			
	(1)	Scale 1:100			
		Roof Plan			
		Floor Plans			
		Neighbouring structures			
		Elevations (street elevations up to side boundary)			
		Site Plan Showing site work; incl yards, driveways and main landscaping elements			
		Elevations of street boundary walls & gate ways			
		Sections indicating proposed excavations and topography			
	(2)	Specification: all external materials and finishes			
	(3)	Colour Schedule of external finishes			
	(4)	A4 size 'brush out' samples of all external paint colours			
	(5)	Landsurveyor Certificate of N.G.L. site peg heights before construction.			
<b>1.2.3</b>		<b>PROCEDURES</b>			
		* Scrutiny Fees Paid			
<b>2.1.2</b>		<b>BUILDING LINES</b>			
	(b)	Internal Street Building line - 5m			
	(c)	Side Building line - 0m for garage			
	(d)	Side Building line - 2m			

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	(e)	Rear Building line - 3m		
	(f)	External boundaries of estate building line - 3m		
	(g)	Paradyskloof Road Building line - 4m		
<b>2.1.3</b>		<b>APPROXIMATE ACCESS POINTS</b>		
		* Driveway adjoin driveway on abutting erf		
<b>2.1.4</b>		<b>COVERAGE</b>		
		* Ground Floor: Max 50% of erf		
		* First Floor: Max 70% of ground floor		
		* Minimum size of total Ground Floor: 200m <sup>2</sup>		
		* Building widths of pitched roof blocks - max 6,6m		
		* Only one residential dwelling permitted on erf		
		* No additional built structure exceed 6% of erf area		
		* No temporary structures permitted		
<b>2.1.5</b>		<b>FLOOR FACTOR</b>		
		* Floor factor (bulk): Max 0,7		
<b>2.2.1</b>		<b>MAXIMUM BUILDING HEIGHT</b>		
		* Max height two storeys: 8m from average NGL to roof apex (average N.G.L. to be determined by the average of the 4 or 5 site corner/peg heights to horizontal 8 m line. See 2.2.1 of guidelines.		
		* Provide pre-construction land surveyor survey heights of the 4/5 boundary pegs (to be submitted with design drawings).		
		* Show calculation of average NGL on plans and sections and indicate average site level on all plans, sections and elevations.		
		* Floor to ceiling height nor exceed 4m per storey		
<b>2.3</b>		<b>BUILDING TYPES, FORMS AND ELEMENTS</b>		
		* Double storey, major element on NW-SE axis		
		* Fragmentation of building form		
		* Courtyard spaces		
		* Linking Elements (Flat Roofs)		
<b>3.1</b>		<b>ROOF</b>		
		* Roof on main 'Barn building element': symmetrical		
<b>3.1.1</b>		* Primary Roof Type (Double pitched/Saddle)		
		* Secondary Roof Type (Flat roof)		
		* Gable walls not protrude past roof finish/roof line		
<b>3.1.2</b>		* Main structure - double pitch: 35-45 degrees		
		* Secondary & linking structures: flat or mono pitch		
		* Secondary structures obscure by parapets		
<b>3.1.3</b>		* Dormer window with restricted to 2,5m measured at wall plate and not exceed a total of 20% of roof length		
		* Dormer window to start at least 1000mm away from gable edge		

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		* Roof windows/skylights mounted flush with roof material		
		* Roof lights same size in same plane of elevation		
		* Roof lights: charcoal or similar approved dark greys		
		* One type dormer throughout		
<b>3.1.4</b>		<b>MATERIALS</b>		
		* Single span pre-coated metal roof sheeting with concealed fixing (klip-lock or similar approved)		
		* Concrete flat roofs (with grey stone dressing)		
<b>3.1.5</b>		<b>ROOF OVERHANG</b>		
		* Max roof overhang: 500mm		
<b>3.1.6</b>		<b>FASCIA &amp; BARGEBOARDS</b>		
		* Painted timber or min 9mm thick fibre cement		
		* Max width 250mm		
<b>3.1.7</b>		<b>ROOF SHEETING COLOUR</b>		
		* Colorbond - Cape Charcoal or similar approved		
		* Colorbond - Volcanic Grey or similar approved		
<b>3.1.8</b>		<b>PROTRUDING TIMBER RAFTERS</b>		
		Varnised/Stained dark or painted to match roof		
<b>3.1.9</b>		<b>STEELWORK</b>		
		* All steelwork and steel rafters to be painted dark grey to match roof sheeting		
<b>3.1.10</b>		<b>RAINWATER GOODS</b>		
		* Seamless pre-coated aluminium 'Ogee' gutters with rectangular downpipes. Colour: dark grey to match roof sheeting		
		* Zinc Gutters: Colour: dark grey to match roof sheeting		
<b>3.1.11</b>		<b>RAINWATER STORAGE</b>		
		* Galvanized s-profile corrugated rainwater tank to be painted dark grey to match roof or wall colour		
		* All Plastic Tanks: out of visual range. Must be earth toned colour or dark grey		
		* Underground tanks - preferred		
<b>3.2</b>		<b>EXTERNAL MATERIALS &amp; FINISHES</b>		
<b>3.2.2</b>		<b>EXTERNAL WALL COLOURS</b>		
		<b>Main, Primary colours:</b>		
		<u>MIDAS COLOURS</u>		
		* 1a: MILLSTONE		
		* 1b: 3DEG STARDUST		
		* 1c: HPC SIXTH SENSE		
		<u>PLASCON COLOURS</u>		
		* 49: MANDARIN TUSK		
		* 50: OFFSHORE		
		* E-16-3: MAYOR		
		<b>Secondary colours:</b>		
		<u>MIDAS COLOURS</u>		

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	* 2a: 1EDP TYRE TRACK			
	* 2b: 4AEG HEMP			
	* 2c: 3AEG GREAT IDEA			
	<u>PLASCON COLOURS</u>			
	* Y5-E2-3 AMAZON MIST			
	* AL-B03 CHARCOAL ALUMINIUM			
	* 8788-1 MAGIC SPELL			

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		<b>Accent Colours</b>		
		<u>MIDAS COLOURS</u>		
		* 3a: 4BEG CONCLUSION		
		* 3b: 1IDP HIGH NOON		
		* 3c: S6500N OLD TAR		
		<u>PLASCON COLOURS</u>		
		* 52 CRETE SHORE		
		* 53 PARIS PAVING		
		* Y3-E2-1 HOLLYHOCK		
<b>3.2.3</b>		<b>STONE CLADDING</b>		
		* Cape Quartz		
		* Autumn Quartz		
<b>3.2.4</b>		<b>GATES</b>		
		* Powdercoated or epoxy painted galvanised steel		
		* Hardwood timber		
		* Combination - Galv. Steel & Hardwood timber		
		* Steel gates to be painted one of the colours prescribed for aluminium windows/doors		
		* Combination Steel & Timber Gate on street boundary		
		* One pedestrian gate per erf in back boundary wall onto POS		
<b>3.2.5</b>		<b>COLUMNS</b>		
		* Plaster & painted (square)		
		* Double timber columns with 50mm gap (dark stain)		
		* Steel (round rods), painted dark colours		
		* Stone cladding at column plinths		
<b>3.2.6</b>		<b>FLUES FOR FIREPLACES/BRAAI'S</b>		
		* Simplified, contemporary interpretation of Cape Vernacular elements		
		* Stainless Steel Flue & Cowl (no rotating cowls)		
<b>3.2.7</b>		<b>WINDOWS</b>		
		* Matt Dark Umber Grey		
		* Matt Natural Stone Grey		
		* Matt black to match roof sheeting		
<b>3.2.8</b>		<b>SHUTTERS</b>		
		* Functional Hardwood timber		
		* Functional Aluminium Shutters		
		* Colour match aluminium windows & doors		
<b>3.2.9</b>		<b>BURGLAR PROOFING</b>		
		* Sliding shutters (timber/metal shutters)		
		* Inconspicuous burglar bars fixed internally		
		* Clear polycarbonate bars		

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<b>3.2.10</b>		<b>GARAGE DOORS</b>			
		* Single garage doors - max opening width - 3m			
		* Double garage doors - max opening width - 6m			
		* No more than two single/one double garage visible from street			
		* Hardwood timber tip-up			
		* Sectional overhead - colour match roof/windows			
		* Aluminium roll-up - colour match roof/windows			
<b>3.3.1</b>		<b>VERANDAS &amp; PERGOLAS</b>			
		* Rectangular Timber Sections			
		* Steel posts			
		* Brick/stone plinths			
<b>3.3.2</b>		<b>BALUSTRADING</b>			
		* Hardwood timber dark varnished or painted			
		* Painted square mild steel tubing with bars			
		* Plaster and painted balustrade walls			
		* Matt Stainless steel			
		* Frameless glass (grey glass colour)			
<b>3.3.3</b>		<b>BALCONIES</b>			
		* Facing to centre of site (not overlooking side neighbours)			
		* Concrete structured balconies with concrete upstand			
<b>3.4</b>		<b>BOUNDARY / YARD WALLS &amp; PERIMETER SECURITY</b>			
<b>3.4.1</b>		<b>STREET BOUNDARY (WALL TYPE A)</b>			
		* 1,2m high boundary 'werf' wall on street boundary			
		* 1,8m high street corner sites (max 40% length of boundary). Stepped down corner junction with 1,2m wall			
<b>3.4.2</b>		<b>SIDE/REAR BOUNDARY (WALL TYPE B) AND YARD WALLS</b>			
		* Side boundary: max 2m high from NGL to screen service yards & private areas. Max 5m continuous length.			
		* Remainder of side boundary & rear boundary walls to be max 1,8m high from NGL.			
		* Yard wall on 2m street building line max 1,8m high from NGL. Max 4m continuous length			
		* Drying yard screened from neighbours, street & POS			
		* All boundary and yard walls: Plaster & Painted			
		* Internal street & POS facing boundary walls painted MIDAS STARDUST CODE 3-DEG or PLASCON OFFSHORE CODE 50 (on visible side)			

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<b>3.4.3</b>		<b>WALLS ON PRIVATE OPEN SPACE (POS)</b>			
	*	Max height 1,2m from NGL			
	*	Walls built on inside of boundary line			
	*	Wall thickness not exceed 270mm			
	*	Privacy screening by use of planting on inside of boundary walls			
<b>3.4.7</b>		<b>PRIVACY</b>			
	*	Building shelters outdoor living spaces			
<b>3.5</b>		<b>SERVICES AND MECHANICAL EQUIPMENT</b>			
	*	All services not visible from public areas or street and below roof line (refer to guidelines)			
	*	Location indicated on plans			
	*	No exposed plumbing, pipes and services			
<b>3.7</b>		<b>PARKING, GARAGES &amp; CARPORTS</b>			
	*	2 parking bays provided (excl garage)			
	*	Max street frontage of garages - 8m			
<b>3.10</b>		<b>HARD LANDSCAPING, PAVING &amp; DRIVEWAYS</b>			
	*	Paving not exceed 35% of erf area - indicated on plans			
	*	Soft landscaping - Min 20% of erf area - indicated on plans			
	*	Driveway width - max 6m			
		<u>Paving material:</u>			
	*	Cobbles (charcoal/sandstone)			
	*	Sandstone coloured exposed aggregate concrete pavers or similar approved			
	*	Laterite			
	*	Brick Pavers similar to that of estate internal road			
	*	Stone (natural)			

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<b>3.11</b>		<b>SOFT LANDSCAPING</b>			
<b>3.11.2</b>		<b>GENERAL</b>			
		* Indigenous and water wise plants			
		* Indigenous trees			
		* Evergreen trees not taller than 4m			
		* Accepted imports - oaks, olives, planes & creepers			
<b>3.11.4</b>		<b>TREES IN VIEW</b>			
		* No tree or flora higher than 3m if obstructing mountain views without prior written approval from members/owners of affected erfen and HOA trustees			
		* No tree or flora in foreground of house exceed roof ridge line			
<b>3.13</b>		<b>SWIMMING POOLS</b>			
<b>3.13.2</b>		* Pool set into ground			
		* Position indicated on plans			
		* Pool house/gazebo within building lines			
		* Pump & heating equipment enclosed/screend from street, POS & public view			
<b>3.14</b>		<b>HOUSE NUMBERS &amp; SIGNAGE</b>			
		* Indicated on plans (Elevation)			
		* Horizontal and in line			
		* Stainless Steel			
		* Aluminium			
<b>5.</b>		<b>WATER SAVING MEASURES</b>			
		* Underground/above ground rainwater harvesting tanks			
		* Dual flush toilets			
		* Low flow shower heads and mixers			

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<b>6.</b>		<b>ELECTRICITY / ENERGY SAVING MEASURES</b>			
<b>6.1</b>		<b>LIGHTING &amp; MECHANICAL VENTILATION</b>			
	*	CFL/ LED lamps			
	*	Lighting visual from streets and POS - control with photocells			
	*	Lighting visible from public view - warm white			
	*	Bathroom ventilation fans - control via motion sensors set to run for 5 min upon detection			
<b>6.2</b>		<b>WATER HEATING SYSTEMS</b>			
	*	Heat Pumps - Position indicated on plan			
	*	Solar heating system - Position indicated on plans			
<b>6.3</b>		<b>HVAC</b>			
	*	HVAC - energy efficient type			
	*	Position of external units indicated on plans			

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