

Abrams Crest, Kelso

Architectural Standards Check List



DEVELOPERS NAME:	
CHECK LIST LOT NO:	
PHYSICAL ADDRESS:	

OVERALL DESIGN - ARCHITECTURAL THEME	1	2
Adherence to Architectural theme		

SITE CONTROLS

Owner's/Architect's signature		
Servitudes - if any annotated		
Stormwater Management Plan		
Site Access - clearly annotated		
Street Furniture - all furniture to be clearly annotated		
Ret. Walls and Embankments - (sections in relationship with buildings)		
Height - not exceeding 7.6m from the highest point on site		
Height - must be annotated on drawing		
Geotech Report - sewer&foundations		
Plan scrutiny fee and Verge deposit paid		

Note on Drawings : "All works to comply with the ABRAM'S CREST Architectural guidelines"

ROOF

Form - primary roof pitched (30°-10°) & hipped, gable walls.		
Minimum overhangs adhered - 3 tile overhang required		
Separate Roof Plan Required		
Finish- all exposed roof members to be white		
Gutters- powder coated aluminium/ f/glass moulded (No PVC)		
Gutters- colour to be white and annotated on drawing		
Covering - full tile/roof sheeting description (incl colour) annotated		
Covering - sample provided if not on approved list		
Pitch/es - to be annotated		
Maximum 2 pitches		
Skylights - glass clear/cool grey non reflective - annotate		
Skylights - following the same pitch of roof		
Flat roof as sevient element primarily in veranda's		

PAINT COLOURS

All paint colours (with brand and codes) annotated		
Alternate product code, name & swatch provided (if applicable)		

WINDOWS, DOORS & SHUTTERS

Window and door dimensions annotated		
Window and door materials and colour annotated		
Plaster bands around all windows/doors- 130x10mm		
Plaster band colour annotated		
Shutters type, material and colour annotated		

WALLS

Materials - clay/cement & face brick		
Facebrick plinth - min height and annotated		
Facebrick type annotated		
Type of cladding annotated where used		

VERANDAHS, BALCONIES & BALUSTRADES

Min 1 useable verandah - 1/3 of elev x 3.5m deep wrap around		
Roof : material, colour, pitch		
Column - support details, materials and colour		
Column piers indicated, materials, dimensions and finish		
Balustade details, materials, colour and dimensions		

GARAGES, CARPORTS & DRIVEWAYS

Door material, colour & texture to be annotated		
Garages attached to main structure or linked - all details required		
Carports attached to main structure or linked - all details required		
Roof material, colour and pitch annotated		
Driveway pavers to be annotated		
Driveway extended to road edge (bell mouth)		
Street furniture, landscaping, services etc. on verge indicated		
Gate (driveway and ped.) details, materials, colour are required		

BOUNDARIES & STREET EDGES

No exposed or bagged concrete/ cement blocks or bricks		
Solid masonry not higher than 1.2m on front boundary walls		
Side boundary walls maximum 1.8m high		
Masonry piers not exceeding 330 mm		
Face brick type		
Paint Colour - code and brand for pier and infill		
Type, finish & detail of palisade infill panels to be provided		
Type, detail, finish and material of side boundary wall / fence req.		
Service screen walls maximum 1.8m high		
Pool fencing (if applicable) "white" or "green" square profile metal		

RETAINING WALLS

Materials, height, setbacks and specification provided		
No lift more than 2m high with a 1m wide terrace		

GENERAL

Full signage details req. (position, size, font, colour, fixing detail)		
Bin area annotated and detailed		
TV aerials positioned within roof space		
Satellite dish positioned discreetly - not visible from road		
Satellite dish colour		
External light fittings to be white - annotated		
Lighting must be "soft white "		
Electric meter box design and position		
Pitch/es - to be annotated		
Position of aircon units -positioned discreetly-not visible from the road		
Inclusion of On Site Stormwater Attenuation System on plan		

Note on Drawings : "All works to comply with the ABRAM'S CREST Architectural Guidelines

FOR OFFICIAL USE ONLY - SUBMISSION PROCEDURES

Checklist duly completed (Column 1-submission-architect)		
Plan scrutiny fee paid		
Plans signed by owner/ architect		
Plans scrutinised by Estate Architect		
Plans stamped by Estate Manager		