

Abram's Crest, Kelso



Architectural Standards Check List

Rev. 07/23

OWNERS NAME:	
LOT NO:	
PHYSICAL ADDRESS:	

submission architect estate architect

OVERALL DESIGN - ARCHITECTURAL THEME

	1	2
Adherence to Architectural theme		

SITE CONTROLS

Servitudes - if any, annotated		
Storm Water Management - clearly indicated		
Site Access - clearly indicated		
Street Furniture - annotated		
Retaining Walls and Embankments - in relationship with buildings dimensioned		
O/A Height - annotated on drawing		
Geotec Report provided - sewer & foundations		
Note on Drawings : "Approved by Environmental Manager " with approval emailed		
Note on Drawings : "All works to comply with the ABRAM'S CREST Architectural standards"		

ROOF

Roof indicated on plan		
Maximum 2 pitches		
Form - primary roof pitched (30°-17½°) - hipped / gable		
Form - secondary roof pitched (min 5°)		
Pitches - annotated		
Minimum overhangs without Veranda's - min 600mm		
Flat roof as minor element		
Covering - tile/sheeting description (incl. colour) - annotated		
Gutters - white powder coated aluminium / FC / PVC - annotate		
Skylights - glass clear/ grey non reflective - annotate		

PAINT COLOURS

All paint colours (with brand and codes) - annotated		
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WINDOWS, DOORS & SHUTTERS

Window and door dimensions - annotated		
Window and door materials and colour - annotated		
Plaster bands around all windows/doors- 120min- dimensioned and annotated		
Shutters type, material and colour - annotated		

WALLS

Materials - clay/cement & face brick - annotated		
Facebrick plinth - minimum height - annotated		
Facebrick type - annotated		
Cladding - indicated & annotated		

VERANDAHS, BALCONIES & BALUSTRADES

Deep overhangs with Natal Verandah appearance - Minimum of one useable Verandah		
Column - dimensioned, with material and colour annotated		
Balustrades - dimensioned, with material and colour annotated		

GARAGES, CARPORTS & DRIVEWAYS

Door material, colour annotate		
Carports attached to main structure or linked - all details required		
Covering - tile/sheeting description (incl. colour) - annotated		
Driveway pavers - material and colour - annotated		
Driveway extended to road edge (bell mouth) - indicated		
Gate (driveway and pedestrian) - dimensioned, with material and colour annotated		

BOUNDARIES & STREET EDGES

No exposed or bagged cement blocks or bricks		
Front Boundary Walls - maximum 1.5m high		
Front Boundary Walls - dimensioned, with material and colour annotated		
Side Boundary Walls - maximum 1.8m high		
Side Boundary Walls - dimensioned, with material and colour annotated		
Bins Screen Walls - max 1.8m high - dimensioned, materials and colour annotated		
Pool fencing (if applicable) "white" or "green" square profile metal		

RETAINING WALLS

Materials, height, setbacks and specification provided - annotate 'to Eng detail'		
Road Frontage - Max 2m high facebrick with 1-1.5m high pillar and palisade combination over		

GENERAL

Street Number (ASAS-7) - details required		
Bins Area - dimensioned, with material and colour annotated		
Note on Drawings : External light fittings to be soft white		
Satellite Dish & TV Antennas positioned inconspicuously		
A/C units positioned discreetly and not visible from the road		
Solar panels positioned as discreetly as possible		
Estate Manager to be supplied with one complete set of plans		

FOR OFFICIAL USE ONLY - SUBMISSION PROCEDURES

Checklist Column 1 completed by plans drawer		
Plans signed by Owner & Architect		
Plans scrutinised by Estate Architect with checklist signed		
Environmental Manager Approval letter		
Plans stamped by Estate Manager		