

GUIDELINES CHECKLIST FOR BUILDING APPROVAL

Note: This checklist serves as a guide as to the information that the aesthetics committee requires and will assist the applicant and the aesthetics committee in the speedy approval of plans. Please ensure that all information listed below is provided with phase 1 and 2 submissions.

Date		HOA Evaluator	
Stand No		Estate	
Owner		Pr Arch Reg Nr	
Architect Name		Architect E-Mail	

1. The Site Development Plan

✓ = Yes x = No

P1: C1 - Concept Design
P2: WD - Working Drawings

- North Point
- Contours
- Stepping house with contours (**provide cut and fill diagrammatic section perpendicular to site slope.**)
FFL max 1200mm above NGL.
- Datum heights on floor plan.
- FF area max 60% of GF area (Incl. D/volume & stairs)
- Large roofs to be fragmented
- Access: 1 point max for BHCE, 2 points max for BHEE
- Driveway max 5 m wide.

C1	WD

Notes

• Building lines

○ **Blue Hills Country Estate (5000 SQM)**

- Street 10 m
- Side 10m (can be relaxed to 6m)
- Midblock 10m (can be relaxed to 6m)

○ **Blue Hills Equestrian Estate (10 000 SQM)**

- Street 15 m
- Side 10m (can be relaxed to 6m)
- Midblock 10m (can be relaxed to 6m)

• **Building within building lines**

- Direction of storm water flow
- Bomas, pergolas, gazebos (in estate building lines)
- Max garages to face roadway

2. Land use and Coverage (provide schedules)

- Blue Hills Country Estate Max 25 % coverage
Can be relaxed to 35%
- Blue Hills Equestrian Estate Max 8 % coverage
Can be relaxed to 18%
- Blue Hills Country Estate Max 1 dwelling

- Blue Hills Equestrian Estate Max 2 dwellings
- Blue Hills Country Estate FAR: 0.25
Can be relaxed to 0.30
- Blue Hills Equestrian Estate FAR: 0.16
Can be relaxed to 0.30

3. Landscaping

All landscaping to be done in accordance with the Indigenous Landscaping policy as described in architectural guidelines.

- Landscaping Note on SDP (Landscape planting plan to be submitted to the Estate Ecologist – See point 1 under comments).
- Driveway paving description as per guidelines

4. Boundary walls

- Street boundary wall detail 30 % enclosed, 1.5m max
- Side boundary wall detail 2.1m max.

5. Building form (Elevations to scale/ Perspectives)

- Basic rectangular forms
- Articulation of the building mass
- Max height restriction 12m from NGL & max 2 storeys
- **Levels (clearly show FFL, NGL and distance between them on elevation. (FFL max. 1.2 m above NGL)**
- Annotate distance between NGL and FFL
- Window form and placement (predominantly vertical)
- Columns as per design guidelines
- Chimney to compliment structure (as per part v of NBR)
- Gable width Max: 7m for double storey
- Gable width Max: 8m for single storey
- Balustrades (Not overly decorative)

6. Privacy toward Neighbouring Properties

(Balconies, only North allowed without neighbour's consent)

- Neighbour's consent on balconies on west
- Neighbour's consent on balconies on south
- Neighbour's consent on balconies on east
- Noise issues have been considered

7. Colours and finishes

- Sample colour swatches as per Earth tone palette
(No printed swatches)
- Colour key on elevations (Paint A, Paint B, etc).
- Natural stone cladding sample image and specifications
- Face brick spec (40% max per elevation, red brick only)

8. Construction and materials

- Roofs (provide roof plan)
 - Roofing type and colour (no concrete roof tiles)
 - 17,5° - 45° pitch
 - Flat roofs max. 30 % (provide calculation)
 - Add stone pebble note on flat concrete roofs

- Fenestration, doors and shutters
 - Window frames
 - Door frames
 - Garage doors
 - Glazing type (Non reflective)

9. Services

- Ducts internal with min. 300 x 300 access panels
- Position of solar water heaters
- Position of PV panels (Not visible from street)
- Position of air conditioning units
- Position of pool pump (inside building lines)
- Position of Water treatment plant.
- House number and lettering not larger than 300mm.
- Washing lines not visible from street or parks
- Rain water Tanks

10. Passive design

- **Northern exposure (Living areas and bedrooms)**
- Natural light

Concept 1 Comments:

1. Landscape Plan submission procedure

The plan is to be referred to as the 'LANDSCAPE PLANTING PLAN' and runs parallel to the Architectural Plan Evaluation Process. The plan is to be submitted to BLUE HILLS EQUESTRIAN ESTATE office via email in PDF format to estatemanager@bluehillsequestrianestate.co.za and wicus@bobandsequel.co.za for evaluation by the Landscaping review committee.

There is a R2000 submission fee & R 1000 inspection fee payable. Should there be a need for additional / revisits a reduced fee will be applicable depending on the number of visits incurred. Proof of payment to be submitted with the respective application/request.

- The Landscape Planting Plan must have a clear annotated Plant List using Botanical names.
- The Landscape Planting Plan should include the verge/sidewalk/Common Area.
- The Committee will respond with comments within 14 working days.
- If no changes are required at this point, the Landscaping Planting Plan is stamped and signed. A letter of approval is issued.

If there are comments/changes required, this is communicated to the homeowner in writing. The homeowner must then submit a new A1 drawing in PDF format to wicus@bobandsequel.co.za

- Any special requests / matters of special attention will be referred to the board for consideration and may incur additional time for approval.

	SIGNATURE Concept 1	SIGNATURE Concept 2
EVALUATOR		
PLAN APPROVAL	☐ Yes ☐ No	☐ Yes ☐ No
	☐ App Conditionally, Yes	☐ App Conditionally, Yes
	Date:	Date:
	Demerit Points:	Demerit Points:

	SIGNATURE	WD1	SIGNATURE	WD2
EVALUATOR				
PLAN APPROVAL	☐ Yes ☐ No		☐ Yes ☐ No	
	☐ App Conditionally, Yes		☐ App Conditionally, Yes	
	Date:		Date:	
	Demerit Points:		Demerit Points:	