



ARCHITECT CONTROL SHEET

STREET		STAND		EXT	
DATE SUBMITTED		DATE EVALUATED			
OWNER E-MAIL					
BUILDING LEVY PAID			PLAN APPROVAL FEE PAID		
NOTE: PLAN APPROVAL FEES CHARGED BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY ARE FOR THE OWNERS ACCOUNT					
A: DOCUMENTATION REQUIRED FOR SKETCHPLANS SUBMISSION (PDF FIRST SUBMISSION)					
ELECTRONIC VERSION (PDF) & DOCUMENTS BELOW TO BE SUBMITTED TO admin@zambeziestate.co.za WEEKLY BEFORE 15H00 MONDAYS.					
PROOF OF PAYMENT OF APPLICABLE PLAN FEE					
ANNEXURE 1A COMPLETED - BUILDING PLAN SUBMISSION FORM & CHECKLIST					
ANNEXURE 1 B COMPLETED - DESIGN UNDERTAKING FORM					
POWER OF ATTORNEY					
ZAMBEZI COUNTRY ESTATE ARCHITECTURAL GUIDELINES SIGNED					
COLOUR SPECIFICATION SAMPLES AND DETAILS					
<i>FEEDBACK / RECOMMENDATIONS WILL BE SEND BEFORE THE NEXT WEEK TUESDAY.</i>					
B: DOCUMENTATION REQUIRED FOR WORKING DRAWINGS SUBMISSION (SECOND SUBMISSION)					
4 SETS OF FULL DRAWINGS					
PROOF OF CONSTRUCTION FEE OR RESIDENTIAL PROJECT DEPOSIT PAID					
ENGINEER TO SIGN PLANS					
COPY OF ENGINEERS APPOINTMENTMENT FORM 02 SUBMITTED WITH PLANS					
COPY OF CLEARANCE CERTIFICATE, OBTAINABLE FROM ESTATE - SUBMITTED WITH PLANS					
<i>ONCE WORKING DRAWINGS ARE APPROVED, OWNER / DESIGNER WILL RECEIVE APPROVAL LETTER. ONE COLOURED COPY TO BE KEPT BY ESTATE, REST TO BE COLLECT FORM ESTATE HOA OFFICES.</i>					
SITE PLAN 1:100			NOTES		
COLOURED SITE PLAN WITH FOOTPRINT (NOT PLAN)					
SINGLE & DOUBLE STOREY BUILDING LINES					
WIDTH OF DRIVEWAY & FINISH TO BE USED - NOTE: NO OBSTRUCTION TO ENTRANCE					
HEIGHT OF EXISTING & NEW WALLS					
DISTANCE OF SEWER CONNECTION TO NEAREST BOUNDARY & DEPTH					
DISTANCE OF ALL STRUCTURES / SWIMMING POOLS TO BOUNDARY					
DISTANCE BETWEEN ALL STRUCTURES & POOL					
ERF DIMENSIONS					
ADJACENT ERF NUMBERS					
PARK / WALKWAY AREAS / GREEN OPEN AREA / SERVITUDES					

KITCHEN YARD WITH WASHING LINE SCREENED		
OUTSIDE TOILETS SCREENED OR SELF- CLOSING ARM ON DOOR		
DRAINAGE - NOTE: DRAINAGE ON SINGLE STOREY TO BE PAINTED TO MATCH COLOUR OF DWELLING, DRAINAGE ON DOUBLE STOREY TO BE CONCEALED		
ELEVATION OF STREET WALL - NOTE: TO BE COMPLETED AND FINISHED ON BOTH SIDES"		
FLOOR PLANS 1:100		
ELEVATIONS 1:100		
MIN ONE COLOUR RENDERED ELEVATION (STREET ELEVATION)		
SECTIONS 1:100		
ROOF PLAN 1:200		

TOWN PLANNING CONTROLS & CALCULATIONS				
MAX ONE DWELLING PER ERF (GRANNY FLAT OF MAX 50m ² ALLOWED / PROVIDE COUNCIL APPROVAL)				
NO DWELLING <200m ² (INCLUDING GARAGES & OUTBUILDINGS)				
MAX HEIGHT - TWO STOREYS ALLOWED - 10m (EXCLUDING ATTIC & CELLAR)				
ERF SIZE				
AREA OF DWELLING (INCLUDING PATIOS, GARAGES & OUTBUILDINGS)				
		GROUND FLOOR	FIRST FLOOR	TOTAL
MAIN BUILDING				
OUTBUILDINGS				
GRANNY FLAT				
				TOTAL
AREA SCHEDULE				
		ALLOWED	ACTUAL m ²	ACTUAL %
FIRST FLOOR - GROUND FLOOR RATIO		MAX 75%		
COVERAGE	SINGLE / DOUBLE STOREY	MAX 50%		
FAR	ALLOWED:	MAX 0.75	ACTUAL:	
NOTE: PENALTY APPLICABLE ON EXCEEDING FIRST FLOOR GROUND FLOOR RATIO;				
		3% - R3000	5% - R5000	
		4% - R4000	6% - R6000	
BUILDING LINES				
NOTE: NO APPLICATION FOR RELAXATION OF ANY OF SIDE / SOUTHERN BOUNDARIES BORDERING ON NEIGHBOURING STANDS WILL BE CONSIDERED BY ZHOA				
STREET	SINGLE STOREY, DOUBLE STOREY, THATCH		5 m	
	UNCOVERED PATIOS, VERANDAHS, PORCHES		3 m	
SIDE	SINGLE STOREY		2 m	
	DOUBLE STOREY		3 m	
	THATCH		4,5 m	
SOUTH	SINGLE: ERF < 700m ²		2 m	
	SINGLE: ERF >700m ²		3 m	
	DOUBLE STOREY		4 m	
	THATCH		4,5 m	
GREEN ZONES	SINGLE STOREY		3 m	
	DOUBLE STOREY		4,5 m	
	THATCH		4,5 m	
CORNER STANDS - NOTE: SPECIAL RELAXATION PERMISSION FOR ONE SIDE ONLY (AT DISCRETION OF ZHOA)				
STAND BOUNDARY WALL TREATMENTS				

STREET & GREEN ZONES	MAX HEIGHT 2,1 m	SOLID - MAX 50%	
		OPEN OR FILLED WITH PALISADE FENCING MIN 50%	
STREET CORNER STANDS	MAX HEIGHT 2,1 m	SOLID - MAX 75%	
		OPEN OR FILLED WITH PALISADE FENCING MIN 25%	

SIDE	MAX HEIGHT 2,1 m	
STAFF ROOM	MIN 1,8 m	

DESIGN RULES		
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NOTE 1: PRIVACY OF SURROUNDING PROPERTIES TO BE CONSIDERED

NOTE 2: ALL EXPOSED GUTTERS, RAINWATER STORAGE FACILITIES, WATER TANKS AND EQUIPMENT, SOLAR & GEYSER PIPES, SOLAR POOL PIPES, SEWERAGE PIPES ETC. - TO BE PAINTED TO MATCH EXTERIOR COLOUR OF DWELLING

INTEGRATION	NOTES
STAFF ROOM - SCREENED BY 1,8m WALL / OPEN INTO DRYING YARD	
OUTBUILDINGS, GRANNY FLATS & ADDITIONS	
WASHING LINES - SCREENING - PRIVACY - SOLID GATES	
DOG KENNELS, CARAVANS, BOATS & TRAILERS	

CARPORTS & LEAN-TO's	NOTES
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NOTE 1: ALL CARPORTS TO BE APPROVED BY ZHOA
NOTE 2: NEIGHBOUR CONCENT / SIGNATURE TO BE OBTAINED

SIZE OF UPRIGHTS - MIN 75mm SQUARE TUBING	
LIPPED CHANNEL CROSS SUPPORTS TO ACCOMMODATE ROOF SHEETING	
FASCIA OF CARPORTS TO BE SAME TYPE AS THAT OF LOUVRE DECK FASCIA - COLOUR TO MATCH THAT OF DWELLING	
UPRIGHTS TO BE CLADDED / FACE BRICK OR PLASTER FOOTINGS	
ROOF COLOUR - DARK GREY / CHARCOAL	

BALCONIES	NOTES
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NORTH SIDE	BALCONY STOP 1m SHORT OF THE END OF THE STRUCTURE ON THE WEST & EAST SIDE - TO BE APPROVED BY ZHOA	
WEST & EAST SIDE	TO BE APPROVED BY ZHOA & CONCENT OF ADJACENT NEIGHBOUR	

FINISHES	NOTES
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ROOF COVERINGS	COLOUR: NATURAL COLOURS, DARK GREY OR CHARCOAL - TO BE APPROVED BY ZHOA	
	MATAL SHEETING - CHROMADEC	
	ALL CONCRETE ROOF TILES	
	SLATE ROOF TILES	
	FLAT CONCRETE ROOF WITH NON-REFLECTIVE FINISH	
	THATCH ROOFS	
	TRANSLUCENT SHEETING IBR - CLEAR OR OPAQUE	
	POLYURETHANE SHEETING	

STRUCTURAL WALLS & SCREEN WALLS	COLOUR: TO BE APPROVED BY ZHOA, SCREEN WALLS TO BE FINISHED ON BOTH SIDES	
	FACEBRICK - RED STONE / AUTUMN RANGE OF COLOUR	
	PLASTERED - PAINTED	
	BAGGED - PAINTED	
	NATURAL STONE	

