



# RIVERSPRAY

L I F E S T Y L E E S T A T E

Tel : 016 985 7700

Mail : [reception@riversprayestate.co.za](mailto:reception@riversprayestate.co.za)

## RSLE CONCEPT PLAN CHECKLIST

Stand number and Extension	Street name
Date	Evaluator

Owner	Arch/S Tech
Contact Nr	Contact no:
E-mail :	E-mail :

1x SDP (rendered) scale 1:100		
FLOOR PLANS(S) scale 1:100		
4X ELEVATIONS (4x rendered) scale 1:100		
1X ROOFPLAN scale 1:200		
<b>SITE DEVELOPMENT PLAN</b>		
Locality (stand no & street name)		
Adjacent stand numbers		
Adjacent structures (already built)		
North point		
Contours		
Boundary lengths		
Building lines & servitudes		
Distance from boundaries		
Services (sewer, water, swater drains, electricity)		
Services (lamp posts, fire hydrants)		
1100 – 1500 Paving around house (spec)		
Driveways & entrance to site (max 6 metres)		
Vehicular circulation		
Outbuildings		
Washing lines		
Bin collection area		
Servants quarters		
Proposed landscaping (according to guidelines)		
Sidewalk indicated		
Boundary walls & street walls indicated		
Climate (sun, wind, precipitation)		

Orientation		
<b>FLOOR PLANS</b>		
Thermal control		
Internal ducts (min 440mm wide)		
Balconies		
Overlooking of neighbouring properties		
Area & coverage		
<b>ELEVATIONS</b>		
Finishing schedule & colour samples		
FFL max 850mm above NGL		
Indicate FFL and NGL on elevation/sections		
Building height		
Proportion & scale		
<b>BUILDING FORM DEFINED</b>		
Single storey gable with 7.0 metres		
Double storey gable with 6.5 metres		
Lean-to's ¼ of adjacent gable		
Garages/carports		
Bay windows		
Shutters		
Chimneys		
Sewerage ducts		
<b>WINDOWS</b>		
Vertical form & orientation		
Maximum window sizes ground floor		
Maximum window sizes first floor		
Design & maximum window sizes bay window		
Window placement		
Windows in series		
Timber/Powder coated aluminium window (white)		
Window types (top/side hung, sash, mock sash)		
Double volume windows		
<b>DOORS</b>		
Vertical proportions		
Timber/Powder coated aluminium doors (white)		
Fanlights		
Door placement		
<b>ROOFS</b>		
Permitted materials		
Roof pitch (35-40 degrees)		
Style (pitch/pyramid/hipped)		
Lean-to-pitch max, 15 degrees		
30 – 50% total roof area flat/lean-to		
Lofts		
Dormers		
Bargeboards, fascia & parapets		

