

BOSCHHOEK MOUNTAIN ESTATE - ARCHITECTS' CHECKLIST

The purpose of this Architects' Checklist is to assist in ensuring that all requirements of Rules & Regulations Building and Architectural Guidelines Contractors' Rules of Boschhoek Mountain Estate Home Owners Association NPC (Boschhoek HOA) are met and indicated on the plans submitted to the controlling architect for scrutiny. The list shall not be interpreted as absolute and it remains the duty of the owner and his architect to ensure that all aspects of the Rules and Regulations as well as the Building and Architectural Guidelines are satisfied. Any errors or omissions on behalf of the controlling architect in respect of any rules, or the interpretation thereof, must not be viewed as automatic approval of plans submitted or acceptance of variation or omission of any rules contained in the Boschhoek HOA documents. It must be understood that the Boschhoek HOA reserves the right to amend the guidelines if required to improve their application. All building plans are considered on a case-by-case basis. Approval of any set of plans shall not establish precedence.

Please note that the design of all structures on Boschhoek Mountain Estate must comply with the application of the National Building Regulations as contained in SANS 10400, a cop of which is available on request (or URL: **to be inserted**)

The following documents are available on the Boschhoek website:

- Rules and Regulations - <http://www.boschhoekmountain.co.za/files/Rules%20%20Regulations%20Final.pdf>
- Environmental Plan - <http://www.boschhoekmountain.co.za/files/SensitivityMap.jpg>
- Detail plans of sanitary wetland- and evaporation pond (link to be advised – also obtainable by email)

Home Owners are required to submit the completed Architects' Checklist together with drawings to the controlling architect. All drawings and documents to be submitted in PDF format. Plans will be returned per email, together with comments and any remarks indicated on drawings. On APPROVAL, final building plans WITH the Boschhoek HOA stamp of approval will be returned for submission to the Modimolle building office for approval. Stamped plans will be in PDF format - NO CHANGES WILL BE PERMITTED AFTER RECEIPT APPROVAL STAMP. IF PLANS NEED TO BE REVISED FOR ANY REASON AFTER APPROVAL STAMP HAS BEEN AWARDED, A NEW SET MUST BE PROVIDED TO THE CONTROL ARCHITECT.

NO BUILDING PLANS SHALL BE ACCEPTED BY THE MODIMOLLE BUILDING OFFICE WITHOUT THE APPROVAL STAMP OF BOSCHHOEK HOA

PART 1: ADMINISTRATION

Rule ref.	INFO REQUIRED	✓	✗
1.1	Boschhoek name + Ptn. no.		
1.2	Owner Name		
1.3	Architect Name		
1.4	Professional Architect (Pr. Arch) SACAP reg. no.	REFER RULE A.1 - General (Boschhoek Mountain Estate: Building and Architectural Guidelines)	
1.5	Architect e-mail address		
1.6	CONTROL SCRUTINY FEES PAYABLE TO CONTROL ARCHITECTS: R 1'000 + VAT on submission of concept/sketch plans R 1'500 + VAT on submission of working drawings R 2'000 + VAT for each site visit by the Control Architect, if required		

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Rule ref.	INFO REQUIRED	✓	x
1.7	CONTROL SCRUTINY FEE payable to (EFT): Bolt Architects cc ACC NO.: 4063 726 130 ABSA BANK, branch Brooklyn Branch code 632-005 (EFT)		
	DEPOSIT REFERENCE : BH <u>plus</u> stand number <u>plus</u> owner name <u>plus</u> payment number (1 or 2) (e.g. BH-23 VISSER 2) [1 = design, 2 = working drawings, etc.] - <i>Reference will be confirmed on architect invoices.</i>		
1.8	PROOF OF PAYMENT TO BE SUBMITTED WITH PLANS and copy to admin@boschhoekmountain.co.za or fax to 086 275 7244 Fees are payable before consideration of building plans is commenced.		

Part 2: PLANNING GUIDELINES (CR refers to Conduct Rules)

Rule ref.	Refer Building and Architectural Guidelines document	Comments	✓	x
C2	Placing of buildings subject to approval of professional landscaper / ecologist: Provide name			
C3	Indicate position of High Sensitivity Areas indicated as BROWN and PINK areas on the Environmental Plan (available on website).			
C4	If applicable, indicate the 20 m buffer from bank of stream and flood line (when stand borders a stream)			
C5	Indicate 20m building restriction line on all common erf boundaries (no building line if adjoining ptn. 159, or "common area")			
H2	Contours at 500 mm intervals indicated? Natural vegetation and rock formations indicated?			
C6	Buildings set back from edge of terraces?			
	Indicate position of open decks near terraces			
C8	All buildings contained within a 40m diameter? <i>(The merits of proposed transgressions will be considered - architect to provide rationale)</i>			
	Indicate position of Estate access track, as well as access track to position on the site.			
D2	AREA TO BE RETAINED as LOW FIRE RISK: Keep area of 10m around the perimeter of the building(s) clear of combustible material (long grass, dead branches, etc) <i>(SECURITY & FIRE CONTROL): Install 1 x 30m fire hose</i>			
CRF.4.				

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Rule ref.	Refer Building and Architectural Guidelines document	Comments	✓	✗
CRF.5.	<ul style="list-style-type: none"> water supply pipe from water meter at boundary to fire hose reel to be 32mmØ HDPE class 10. Position of FHR and FE to be accessible from outside the building for fire fighting purposes - THIS MIGHT PROVE TO BE reel PLUS 1 x 9kg fire extinguisher Provision of steel lid for OPEN FIRE PLACES (boma fire pit) - TO BE NOTED ON PLAN			
F18	Lightning conductor poles to SANS standard, painted in natural colour - HEIGHT REDUCTION by adding conductors?			
D1 D4	NO BOUNDARY FENCING PERMITTED: Any solid walling (or screening, e.g. swimming pools or yards) to be max 1.6 m high. Not to extend for more than 50% of the total length without segmentation.			
F12	Are all washing lines and exposed plumbing screened?			
D5	SCREEN WALLS: Materials and dimensions for all screen walls indicated for approval?			
F5	EXTERNAL FINISHES: All colours and materials indicated?			
D6	SWIMMING POOL: Swimming Pool indicated in plan? Maximum 16m ² Is the pool perimeter solid/impermeable protected to prevent small animals and reptiles easy access to pool water. [Suggestion to Owner: lift edge of pool by 450 mm, it could then simultaneously serve as a seat] Pool water discharge method indicated?			
F16	Max. sleeping accommodation for 14 people, of which not more than 2 may be staff			
F10	Staff accommodation to open onto screened yard			
F20	REFUSE AREAS: Provide rodent and primate/bird-proof area for keeping refuse - indicated on plan?			
D2	No garden areas (<u>enclosed</u> small vegetable gardens permitted)			

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Rule ref.	Refer Building and Architectural Guidelines document	Comments	✓	✗
E1	PROHIBITED BUILDING MATERIALS AND STRUCTURES: <ul style="list-style-type: none"> • Unpainted plaster • Reflective or bright coloured roofing material • pre-cast concrete walling • razor wire, wire fencing, security spikes • Wendy houses, temporary carports, non-integrated lean-to-roofs 			

Part 3: DESIGN

Rule ref.	Refer Building and Architectural Guidelines document	Comments	✓	✗
C7	Consider massing of structures: smaller units rather than bulky structures.			
F1	Appropriate style?			
F2	Exterior colours to be natural and muted ('earthy')			
F3	Detail of building elements provided (parapet capping, fascias, roof trim, gutters)			
F4 F19	LIGHTING DESIGN: Provide electrical layout drawing to indicate measures to prevent 'light pollution'			
F6	Are solar panels/geysers, satellite dishes, awnings and solar control screening, etc. indicated on drawings (also elevation) and integrated in the design?			
F8	ONLY ONE KITCHEN per stand allowed			
F17	Height of building not more than 2 storeys (only if absolutely unavoidable, LOFTS within roof space are preferable if more than 1 storey is required) A full rationale for a 2 storey building must be lodged for consideration of the merit by the Control Architect.			
B2	IF 45° roofs [thatch], total width of structure (roof span) not to be > 6 m			
F13	Toilets equipped with 1/2 flush function			
F14 F15	Maximum 500 m ² floor space, covered patios included Maximum 250 m ² footprint area in single building mass, additional floor space to be separate unit(s)			
F18	LIGHTNING CONDUCTORS to comply with SANS standard (indicate standard on plan). Finish in "dull and neutral colour" to reduce visibility and glare. More than one conductor if height of single unit can be reduced.			
F19	PREVENTION OF LIGHT POLLUTION:			

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Rule ref.	<i>Refer Building and Architectural Guidelines document</i>	Comments	✓	✗
	Indicate and describe all external light fittings. No floodlights etc. permitted. Visibility of direct light sources to be reduced.			
F20	Provide rodent and primate-proof enclosure for keeping waste bins. Structure to have a washable floor sloping outwards and a sturdy and secure access door. Provide natural ventilation when enclosed on more than two sides.			

Part 4: SERVICES

Rule ref.	<i>Refer Building and Architectural Guidelines document</i>	Comments	✓	✗
	Consider massing of structures: smaller units rather			
G1	ENERGY: Provide all detail on method, material and provision of infrastructure (positions for solar panels, LP Gas cylinder storage areas, PV battery and inverter storage areas.			
GEN	Note that all specialised installations be accompanied by compulsory registered installers and certification			
G1.3	GENERATORS: Position indicated on the plans? Not be audible closer than 40m from source OR half-way to the nearest neighbouring dwelling. NOTE: <i>This means that the position must be somewhere on the centre line of the stand (equal distance away from neighbouring properties) to prevent that future dwellings on neighbouring stands could be affected adversely.</i>			
G2	WATER SUPPLY: Position of water meter on boundary indicated on plan? The meter is described as a Plastic DB20 with ECONOBOX, available from local suppliers, as advised by <ul style="list-style-type: none"> "SENSUS" (Albert van den Heever, kontaknommer 083 444 44 19, albert.vandenheever@sensus.com Click on (to be inserted) 			
G3	WASTE WATER AND SANITATION: <ul style="list-style-type: none"> Position of wetland- and evaporation ponds inside the stand boundaries? Studied the technical drawings and specifications compiled by ENCOTECH 			

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Rule ref.	<i>Refer Building and Architectural Guidelines document</i> Consider massing of structures: smaller units rather	Comments	✓	✗
	(documents available on the web-site, or by email) <ul style="list-style-type: none"> • Positions of dual-pipe drainage PLANNED according to contours and indicated on plan? • Ponds fenced/protected against access by wildlife? Minimum distance of grey water discharge and evaporation ponds 100 m from dam- or stream banks.			