

BOSCHHOEK MOUNTAIN ESTATE - Architects' checklist

This checklist refers to the Boschhoek Mountain Estate H.O.A. NPC CONDUCT RULES and Building and Architectural Guidelines, latest version. Compliance with the rules is responsibility of the appointed and accredited architect. This list is intended as a guideline and does not replace the Rules.

The purpose of this list is to assist in ensuring that all requirements 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 H.O.A. documents. It must be understood that the H.O.A. 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.

The following documents are available on the Boschhoek website:

- Rules and Regulations
 - [http://www.boschhoekmountain.co.za/files/Conduct%20Rules%20\(Versions%20%20-%20Final%20Published\).pdf](http://www.boschhoekmountain.co.za/files/Conduct%20Rules%20(Versions%20%20-%20Final%20Published).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)

Submit the completed 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 H.O.A 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 WILL BE ACCEPTED BY THE MODIMOLLE BUILDING OFFICE WITHOUT THE APPROVAL STAMP OF BOSCHHOEK H.O.A.

PART 1: Administration

	INFO REQUIRED	PLEASE ENTER INFO HERE	✓	✗
		PLEASE COMPLETE LIST BY COPY & PASTE ✓ or ✗ IN RH COLUMNS		
1.1	Boschhoek name + ERF no.			
1.2	Owner name			
1.3	Architect name <i>Responsible Person and Appointed Professional Person in accordance with SANS 10400 Part A2</i>			
1.4	Professional Architect (Pr. Arch.) to be registered at SACAP(current) and accredited by H.O.A. <i>RULE 21.6 – appointment of architect</i>			
1.5	Architect e-mail address			
1.6	CONTROL SCRUTINY FEES PAYABLE TO CONTROL ARCHITECTS: R 1500 + VAT on submission of concept/sketch plans			

	R 2000 + VAT on submission of working drawings R 2000+ VAT for each site visit by the Control Architect, if required		
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 plus 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 Fees are payable before consideration of building plans is commenced.		

1.9	COMPLIANCE <i>The responsible architect named in Part 1: Administration, must be duly appointed by the owner in terms of the Architectural Profession Act 2000 (Act 44 of 2000) as well as the Code of Professional Conduct. The architect hereby warrants that the design and construction of the structures on the relevant portion of the Farm Boschhoek 371 K.R. (Boschhoek Mountain Estate) comply with the National Building Regulations and the application thereof contained in SANS10400 (All parts). The architect is aware of, and acknowledges that the proof of compliance with the Regulations and all liability in relation therewith remains with him / her.</i>		
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Part 2: Planning guidelines

Rule ref.	Refer Building and Architectural Guidelines document	Comments?	✓	✗
22.4 22.2 22.1	Design for completion in phases: <ul style="list-style-type: none"> Design drawings to include <u>ALL PHASES</u>. Each phase to be aesthetically acceptable individually. Individual phases to be completed within a 1 year period All phases to be completed within 10 year period. 			
24 24.1 24.2 25.3	Placing of buildings subject to approval of <ul style="list-style-type: none"> Control architect professional landscaper / ecologist: Provide name No vegetation to be disturbed or removed without written approval of the control architect 			
	Indicate position of High Sensitivity Areas indicated as BROWN and PINK areas on the Environmental Plan (available on website).			
	If applicable, indicate the 20 m buffer from bank of stream and flood line (when stand borders a stream)			
24.6	Indicate 20m building restriction line on all common erf boundaries (no building line if adjoining ptn. 159, or "common area")			
33.3	Contours at 500mm intervals indicated? Natural vegetation and rock formations indicated?			
24.7	Buildings set back from edge of terraces? Indicate position of open decks near terraces			

24.9	All buildings contained within a 40m diameter (<i>The merits of proposed deviation will be considered - architect to provide rationale</i>)			
	Indicate position of Estate access track, as well as access track to termination point on the site.			
25.2	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.)			
<u>12.4</u>	(<i>SECURITY & FIRE CONTROL</i>): Install 1 x 30m fire hose reel PLUS 1 x 9kg fire extinguisher			
28.21	Provision of steel lid for OPEN FIRE PLACES (boma fire pit) - TO BE NOTED ON PLAN			
31.2	<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 firefighting purposes 			
28.18	Lightning conductor poles to SANS standard, painted in natural colour - HEIGHT REDUCTION by adding conductors?			
25.1	NO BOUNDARY FENCING PERMITTED			
25.4	Any solid walling (or screening, e.g. swimming pools or yards) to be max 1,6m high. Not to extend for more than 50% of the total length without segmentation.			
28.12	Are all washing lines and exposed plumbing screened?			
25.5	Materials and dimensions for all screen walls indicated for approval?			
28.11	Yard wall materials to complement materials of building			
F5	EXTERNAL FINISHES : All colours and materials to be indicated on sketch plans			
23.5	<ul style="list-style-type: none"> Colours to be muted. No bright coloured or unpainted metal roof sheeting allowed, unless covered in some way to the satisfaction of the control architect. 			
26.1	SWIMMING POOL indicated? (max 16m²)			
26.3	<ul style="list-style-type: none"> Provide detail of pool design, pump- and filter type and position 			
26.5	<ul style="list-style-type: none"> Provide detail on pool water discharge Is the pool perimeter solid/impermeable protected to prevent small animals and reptiles easy access to pool water -SUGGESTION: lift edge of pool by 450mm, it could then simultaneously serve as a seat) Pool water discharge method indicated?			
28.16	Max. sleeping accommodation for 14 people, of which not more than 2 may be staff			
28.10	Staff accommodation to open onto screened yard			
F20	REFUSE AREAS : Provide rodent and primate/bird-proof area for keeping refuse - indicated on plan?			
	No garden areas (<u>enclosed</u> small vegetable gardens permitted)			

27	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 			
27.3	<ul style="list-style-type: none"> • ALL MATERIALS CONTAINING ASBESTOS 			

Part 3: Design

Rule ref.	Refer Building and Architectural Guidelines document	Comments?	✓	✗
27.2	Use of buildings and rooms limited to what is indicated on building plans. Adherence to relevant NBR regulations.			
28.1	Consider massing of structures: smaller units rather than bulky structures.			
28.9	All buildings and additions to match in design and style			
28.1	Appropriate style?			
28.2	Exterior colours to be natural and muted ('earthy')			
28.3	Detail of building elements provided (parapet capping, fascia's, roof trim, gutters)			
28.4	LIGHTING DESIGN: Provide electrical layout drawing to indicate measures to prevent ' <i>light pollution</i> '			
28.6	Are solar panels/geysers, satellite dishes, awnings and solar control screening, etc. indicated on drawings (also elevation) and integrated in the design?			
28.7				
28.8	ONLY ONE KITCHEN per stand allowed			
28.17	Height of building to be ONE storey. LOFTS within roof space will be allowed. If a 2 storey building is unavoidable, submit relevant argument to the control architect for consideration.			
3.4	IF 45° roofs [thatch], total width of structure (roof span) not to be > 6m			
28.13	Toilets equipped with 1/2 flush function			
28.14	Maximum 500m ² floor space, covered patios included			
28.15	Maximum 250m ² footprint area in single building mass, additional floor space to be separate unit(s)			
28.18	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.			
28.19	PREVENTION OF LIGHT POLLUTION: Indicate and describe all external light fittings. No floodlights etc. permitted. Visibility of direct light sources to be reduced.			
28.20	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.	Refer Building and Architectural Guidelines document	Comments?	✓	✗
30	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			
30.3	GENERATORS: Position indicated on the plans? Not be audible closer than 40m from source 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>			
31	WATER SUPPLY:			
31.2	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, kontaknummer 083 444 44 19, albert.vandenheever@sensus.com) 			
32	WASTE WATER AND SANITATION:			
	<ul style="list-style-type: none"> Position of wetland- and evaporation ponds inside the stand boundaries? 			
32.2	<ul style="list-style-type: none"> Studied the technical drawings and specifications compiled by ENCOTECH (documents available on the web-site, or by email) 			
32.2	<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? 			
32.1	Minimum distance of grey water discharge and evaporation ponds 100m from dam- or stream banks.			

NOTES:
