**BOSCHHOEK MOUNTAIN ESTATE - Architects' checklist**

*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/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)*

*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 |  |  |  |
| 1.1 | Boschhoek name + Ptn. no. |  |  |  |
| 1.2 | Owner name |  |  |  |
| 1.3 | Architect name |  |  |  |
| 1.4 | **Architect SACAP reg. no.**  **Pr Arch ONLY** | INDICATE Qualification and registration particulars on the drawing title block |  | SEE TITLE BLOCK |
| 1.5 | Architect e-mail address |  |  |  |
| 1.6 | CONTROL SCRUTINY FEES PAYABLE TO CONTROL ARCHITECTS:  R 1000 + VAT on submission of concept/sketch plans  R 1500 + VAT on submission of working drawings  R 200 + VAT for each site visit by the Control Architect, if required | | | |
| 1.7 | CONTROL SCRUTINY FEE payable to:  Bolt Architects cc  ACC NO.: 4063 726 130  ABSA Brooklyn  Branch code | | | |
|  | **DEPOSIT REFERENCE :**  BH plus stand number plus owner name plus payment number (1 or 2)(e.g. BH-23 VISSER 2)  [1 = design, 2 = working drawings, etc.] - *reference will be confirmed on architect invoices* | | | |
| 1.8 | **PROOF OF PAYMENT TO BE SUBMITTED WITH PLANS** | |  |  |

**Part 2: Planning guidelines** (CR refers to conduct rules)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Rule ref. | *Refer Building and Architectural Guidelines document* | Comments ? |  |  |
| C2 | Placing of buildings subject to approval of professional landscaper / ecologist: Provide name |  |  | Dr Noel  Van Rooyen  Eko trust |
| C3 | Indicate position of High Sensitivity Areas indicated as BROWN and PINK areas on the Environmental Plan (available on website). | Include this on a drawing, together with the building position on the aerial photo/contour from Loock Surveyors |  | Map to  Large to e-mail |
| C4 | If applicable, indicate the 20 m buffer from bank of stream and flood line (when stand borders a stream) |  | N.A. |  |
| C5 | Indicate 20m building restriction line on all common erf boundaries (no building line if adjoining ptn. 159, or "common area") |  |  |  |
| H2 | Contours at 500mm 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 radius? (*The merits of all proposed transgressions will be considered - provide rationale)* |  |  |  |
|  | Indicate position of Estate access track, as well as access track to position on the site. |  |  |  |
| *D2*  *CRF.4.*  *CRF.5.* | 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)  *(SECURITY & FIRE CONTROL): Install 1 x 30m fire hose*   * *water supply pipe from water meter at boundary to fire hose reel to be 32mmØ HDPE class 10* * *reel PLUS 1 x 9kg fire extinguisher*   *Provision of steel lid for OPEN FIRE PLACES (boma fire pit) - TO BE NOTED ON PLAN* | Indicate on plan and site plan |  |  |
|  | SEE PLAN  AND  SITE  PLAN |
|  |  |
| F18 | Lightning conductor poles to SANS standard, painted in natural colour - HEIGHT REDUCTION by adding conductors? |  | N.A. |  |
| D1  D4  F12 | NO BOUNDARY FENCING PERMITTED  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.  Are all washing lines and exposed plumbing screened? |  |  |  |
|  |  |
|  |  |
| D5 | Materials and dimensions for all screen walls indicated for approval? |  |  |  |
| F5 | **EXTERNAL FINISHES:** All colours and materials indicated? |  |  |  |
| D6 | SWIMMING POOL indicated? (max 16m²)  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? |  | N.A. |  |
|  |  |
|  |  |
| F16  F10  F20 | Max. sleeping accommodation for 14 people, of which not more than 2 may be staff  Staff accommodation to open onto screened yard  **REFUSE AREAS:** Provide rodent and primate/bird- proof area for keeping refuse - indicated on plan?  REFER COMMENT ON LAST PAGE | Indicate secure refuse area on plan and site plan: Are you intending to roof the YARD? ?? |  |  |
| N.A. |  |
|  | SEE NEW BIN  ENCLOSURE |
| D2  E1 | No garden areas (enclosed small vegetable gardens permitted)  **PROHIBITED BUILDING MATERIALS AND STRUCTURES:**   * 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? | IF a/c, indicate condenser unit(s) on elevation |  | NO AIRCONDITIONING  UNITS TO BE USED |
| F8 | ONLY ONE KITCHEN per stand allowed |  |  |  |
| F17  B2 | 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.  IF 45° roofs [thatch], total width of structure (roof span) not to be > 6m |  |  |  |
| F13 | Toilets equipped with 1/2 flush function |  |  | SEE NOTE ON PLAN |
| F14  F15 | Maximum 500m² floor space, covered patios included  Maximum 250m² bulk 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. |  | N.A. |  |
| F19 | PREVENTION OF LIGHT POLUTION: 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. | What is a "primate proof lid" - PROVIDE DETAIL PLEASE |  | SEE NEW BIN  ENCLOSURE  ON PLAN |

**Part 4: Services**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Rule ref. | *Refer Building and Architectural Guidelines document*  Consider massing of structures: smaller units rather | Comments ? |  |  |
| 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. | The detail provided on drawings is un-clear and confusing |  | SOLAR  PANELS  AND BATTERY  SYSTEM TO BE INSTALLED  BY SPECIALIST |
| 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:*** *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.* |  | N.A. |  |
|  |  |
|  |  |
| 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   * "SENSUS" (Albert van den Heever, * kontaknommer 083 444 44 19, [albert.vandenheever@sensus.com](file:///C:\Users\Jandre\AppData\Local\Microsoft\Windows\Temporary%20Internet%20Files\Content.IE5\QHHSONSJ\albert.vandenheever@sensus.com)) * Click on |  |  |  |
| G3 | WASTE WATER AND SANITATION:   * Studied the technical drawings and specifications compiled by ENCOTECH (documents available on the web-site, or by email) * 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 100m from dam- or stream banks. |  |  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |  |  |  |

COMMENTS:

1. **Floor insulation (suspended floors: min. R-value of 1.5 W/m²K)**
   1. Provide the material and fixing method / details. This is required to assess what measures are implemented to prevent loose material to spread in the environment. – SEE CALCULATIONS
2. Please explain the placing on site of the carport, alternatively the yard area
   * 1. The present configuration does not make sense and requires some nifty manoeuvring to park a vehicle under the roofed carport. – PAVING TO BE GRADED ON NGL
     2. The floor of the carport is indicated as sloping (to follow natural gradient) on section. The plan indicates paving. Please indicate this correctly. – SEE CHANGED ROOF FALL
     3. Obtain approval from a landscaper/ecologist, also on the position and routing of the driveway. – DONE BY DR. NOEL VAN ROOYEN FROM EKO TRUST