



## DENNIS MOSS PARTNERSHIP

Architects • Urban & Regional Planners • Environmental Planners  
Landscape Architects • Urban Designers



### DRAWING SCRUTINY

ERF NO.:

TYPE.: II

DATE OF SCRUTINY:

ARCHITECT:

CLIENT:

NOTE:

1. The notes/corrections made on these drawings together with this Scrutiny List have to be thoroughly discussed with the owner / architect of the house.
2. Clause 19 to 26 should in particular be pointed out to homeowner's as these items are not indicated on plans and often installed/ planted etc. afterwards.

DISCLAIMER:

The drawings submitted have been scrutinized to the best of our ability. This office does not take responsibility that the drawings submitted conform to the General and Specific Guidelines. This responsibility remains that of the owner and /or architect that prepared the plans. The HOA will consequently, at all times, be entitled to demand that the plans be amended to reflect the requirements of the guidelines. guidelines.

| INFORMATION REQUIRED ON PLANS |            |   | COMPLIANT TO |    |     | COMMENTS |
|-------------------------------|------------|---|--------------|----|-----|----------|
| ITEM                          | CLAUSE     | INFORMATION   | YES          | NO | N/A |          |
|                               |            | <b>PLAN SUBMISSION</b>  |              |    |     |          |
|                               |            | Fees paid   |              |    |     |          |
|                               |            | Architect's declaration filled in.  |              |    |     |          |
| <b>1.</b>                     |            | <b>GENERAL</b>  |              |    |     |          |
| 1.1                           | 2(ii)      | Type II smaller than 775m <sup>2</sup>                                      |              |    |     |          |
| 1.2                           |            | Contour base plan with 0.5m contours  |              |    |     |          |
| 1.3                           |            | North sign  |              |    |     |          |
| 1.7                           |            | <b>Driveways:</b> Referred to Millucia Sampson (0837138997) Landscape Arch. |              |    |     |          |
| 1.9                           |            | Roof plans  |              |    |     |          |
| 1.10                          |            | Floor plans   |              |    |     |          |
| 1.11                          |            | Elevations  |              |    |     |          |
| 1.12                          |            | Sections  |              |    |     |          |
| 1.13                          |            | Drainage plan   |              |    |     |          |
| 1.14                          |            | Schedule of finishes  |              |    |     |          |
| <b>2.</b>                     |            | <b>BUILDING FORM</b>  |              |    |     |          |
| 2.1                           | 1.1.3      | Rectangular building forms  |              |    |     |          |
| 2.2                           | 1.1.3      | Built perpendicular to each other   |              |    |     |          |
| 2.3                           | 1.3        | Free standing buildings   |              |    |     |          |
| <b>3.</b>                     |            | <b>BUILDING DIMENSIONS (WIDTH AND HEIGHTS)</b>                              |              |    |     |          |
| <b>3.1</b>                    | 2.1        | <b>Width of core building</b>   |              |    |     |          |
| 3.1.2                         | 2.1.1 ii)  | Type II: 4.2m – 6.6m  |              |    |     |          |
| 3.2                           | 2.1.2      | Width of abutment (max 4,5m)  |              |    |     |          |
| 3.3                           | 2.1.3      | Width of portico less than core   |              |    |     |          |
| <b>3.4</b>                    | 2.2        | <b>Height of core building</b>  |              |    |     |          |
| 3.4.1                         | 2.2.1 ii)  | Type II: wall plate min 3,6m max 4,8m throughout                            |              |    |     |          |
| <b>3.5</b>                    | 2.2.2      | <b>Height of abutments</b>  |              |    |     |          |
| 3.5.1                         | 2.2.2 (ii) | Type II : max 4,0m or lower than wall plate                                 |              |    |     |          |
| <b>3.6</b>                    | 2.1.3      | <b>Height of portico (less than core)</b>                                   |              |    |     |          |
| 3.6.1                         | 2.1.3      | Flat roof: max wall plate height of core or less                            |              |    |     |          |
| 3.6.2                         |            | Pitched roof: ridge not less than 2/3 of core (no clause)                   |              |    |     |          |
| 3.6.3                         | 2.1.3      | Pitched roof: wall plate lower than core – no higher than core              |              |    |     |          |
| <b>3.7</b>                    | 2.2.3      | <b>Height of free standing building max 3,6m (only Type II)</b>             |              |    |     |          |
| <b>4.</b>                     | 3          | <b>UTILIZATION OF THE ROOF SPACE</b>  |              |    |     |          |
| 4.1.                          | 3.2(b)     | Flat main facade only one central gable                                     |              |    |     |          |

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| ITEM                          | CLAUSE     | INFORMATION   | YES          | NO | N/A |                                     |
| 4.2.                          | 3.2 (d)    | Height of *gable* not less than 2/3 of core and wall plate same height as core                                    |              |    |     | <b>*Protuding* * or flush gable</b> |
| 4.3.                          | 3.2 (e)    | Gables with straight and simple lines – apexes to be pointed.   |              |    |     |                                     |
| 4.4.                          | 3.3        | French dormers on private side ,set back 1,5m from boundary ,1m away from gables and height same as ridge of core |              |    |     |                                     |
| <b>5.</b>                     | <b>4</b>   | <b>BUILDING PLATFORM</b>  |              |    |     |                                     |
| 5.1.                          | 4.2.1      | Height of ground fill less than 1,2m  |              |    |     |                                     |
| 5.2.                          | 4.2.2      | Height of ground cut less than 1,2m   |              |    |     |                                     |
| 5.3.                          | 4.3 i )    | Retaining structures plastered & painted, no rock or stacked systems visible                                      |              |    |     |                                     |
| <b>6.</b>                     | <b>5</b>   | <b>BUILDING COVERAGE</b>  |              |    |     |                                     |
| 6.1.                          | 5.2        | Type II: 50% (if less than 450m <sup>2</sup> max 60%) Specific Village 20 North                                   |              |    |     |                                     |
| 6.2.                          | 5          | Minimum coverage 120m <sup>2</sup>  |              |    |     |                                     |
| <b>7.</b>                     | <b>6</b>   | <b>BUILDING LINES (see Specific Guidelines)</b>   |              |    |     |                                     |
| 7.1.                          | 6.1        | May not encroach  |              |    |     |                                     |
| 7.2.                          | 6.2        | Must be build   |              |    |     |                                     |
| <b>8.</b>                     | <b>7</b>   | <b>DOUBLE GARAGES AND CARPORTS</b>  |              |    |     |                                     |
| 8.1.                          | 7.1        | Door openings 2440 wide   |              |    |     |                                     |
| 8.2.                          | 7.2        | Separated by 270mm-470mm column   |              |    |     |                                     |
| 8.3.                          | 7.2        | Arched parapet walls of pergola only allowed with central column, facing street and not more than three columns   |              |    |     |                                     |
| 8.3.1.                        | 7.2        | This structure attached to core building  |              |    |     |                                     |
| 8.3.2.                        | 7.2        | Surrounded by parapet wall (400mm-800mm high)   |              |    |     |                                     |
| 8.4.                          | 7.3        | Third additional single garage separate   |              |    |     |                                     |
|                               | 7.3        | Tandem garage maximum 2 vehicles  |              |    |     |                                     |
| 8.5.2.                        | 7.4.2 i)   | <b>Type II: 6,0m from street boundary</b>   |              |    |     |                                     |
| 8.5.2.1                       | 7.4.2 ii)  | Pergola or flat roof a must. (Excluding a close)  |              |    |     |                                     |
| 8.5.2.2.                      | 7.4.2 i)   | Poort or archway on street boundary   |              |    |     |                                     |
| 8.5.2.3.                      | 7.7        | One additional on site parking space provided.  |              |    |     |                                     |
| <b>8.6.</b>                   | <b>7.5</b> | <b>Garages on close</b>   |              |    |     |                                     |
| 8.6.1.                        | 7.5        | Doors not open beyond erf boundary  |              |    |     |                                     |
| 8.7.                          | 7.6        | Golf cart not visible from outside of erf.  |              |    |     |                                     |
| 8.8.                          | 15.3 +15.4 | Garage door colour acceptable   |              |    |     |                                     |
| <b>9.</b>                     | <b>8.</b>  | <b>ROOFS</b>  |              |    |     |                                     |
| 9.1                           | 8.1.1      | Double pitched roofs no hips.   |              |    |     |                                     |
| 9.2                           | 8.1.2      | Roof pitch 40° – (45° for thatch)   |              |    |     |                                     |
| 9.3                           | 8.1.4      | Roof overhangs not permitted  |              |    |     |                                     |

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| ITEM                          | CLAUSE     | INFORMATION  | YES          | NO | N/A |          |
| 9.4                           | 8.1.5      | Roof material acceptable   |              |    |     |          |
| 9.4.1                         | 8.1.5      | Colour of roof acceptable  |              |    |     |          |
| 9.4.2                         | 8.1.4      | Clipped or flush eaves   |              |    |     |          |
| 9.5.                          | 8.1.6      | <b>Skylights/conservatory structures</b>   |              |    |     |          |
| 9.5.1.                        | 8.1.6 i)   | Surrounded on 3 sides by core building   |              |    |     |          |
| 9.5.2.                        | 8.1.6 (ii) | Not facing street or close   |              |    |     |          |
| 9.5.3.                        | 8.1.6 (ii) | Not visible from outside of erf  |              |    |     |          |
| 9.6.                          | 8.1.7      | <b>Gutters and down pipes</b>  |              |    |     |          |
| 9.6.1.                        | 8.1.7      | Ogee seamless aluminium gutters  |              |    |     |          |
| 9.6.2.                        | 8.1.7      | PVC half round gutters   |              |    |     |          |
| 9.6.3.                        | 8.1.7      | 70mm Diameter round down pipes   |              |    |     |          |
| 9.6.4.                        | 8.1.7      | Colours of gutters and down pipes acceptable   |              |    |     |          |
| 9.7.                          |            | <b>Flat roof construction</b>  |              |    |     |          |
| 9.7.1.                        | 8.2.1      | 0-15 degrees - surrounded by parapets  |              |    |     |          |
| 9.7.2.                        | 8.3        | 15 degrees and more may be exposed (same material as core building).   |              |    |     |          |
| 9.7.3.                        | 8.2.2 (iv) | Only grey shade cloth is permitted behind barge boards or parapet walls.   |              |    |     |          |
| 9.7.4.                        | 8.2.2 i)   | Material of flat roofs acceptable  |              |    |     |          |
| 9.7.5.                        | 8.2.2 i)   | Colours of flat roofs acceptable   |              |    |     |          |
| <b>9.7.6</b>                  | 8.3        | Roofs to abutments & stoeps minimum gradient 15° and flat behind parapets on all sides   |              |    |     |          |
| <b>10.</b>                    | 9          | <b>STOEPS AND VARANDAHS</b>  |              |    |     |          |
| 10.1.                         | 9.1        | Front stoep on flat facade facing street or close (along entire longitudinal wall, except with protruding gable) - (check height & depth dimensions) |              |    |     |          |
| 10.2.                         | 9.2        | Private stoeps and verandahs   |              |    |     |          |
| 10.2.1.                       | 9.2.1      | Max depth 5,0 m  |              |    |     |          |
| 10.2.2                        | 9.3.6      | Enclosed of Stoeps.  |              |    |     |          |
| 10.3.                         | 9.3        | Columns  |              |    |     |          |
| 10.3.1.                       | 9.3.1      | Only square columns facing a street or close   |              |    |     |          |
| 10.3.2.                       | 9.3.2      | 370mm x 370mm or 470mm x 470mm   |              |    |     |          |
| 10.3.3.                       | 9.3.2      | Width of column 55% to 65% of width of base  |              |    |     |          |
| 10.3.4.                       | 9.3        | Base height max 1/4 of column height   |              |    |     |          |
| 10.3.5.                       | 9.3.3      | Cylindrical steel columns min 80mm max,150mm diameter  |              |    |     |          |
| 10.3.6.                       | 9.3.5      | Concrete columns tapered: top min 220mm – base max 330mm   |              |    |     |          |
| 10.3.7.                       | 9.3.7      | Capital of columns simple and not ornamented – max 3 bands, ax height 100 max depth 25   |              |    |     |          |

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| ITEM                          | CLAUSE   | INFORMATION  | YES          | NO | N/A |          |
| 10.4.                         | 15.1     | Colour of columns acceptable   |              |    |     |          |
| <b>11.</b>                    | 10       | <b>BOUNDARY WALLS AND PALISADES</b>  |              |    |     |          |
| 11.1.                         | 10.2.2   | Types indicated  |              |    |     |          |
| 11.2.                         | 10.2.3   | Saddle copings   |              |    |     |          |
| 11.3.                         | 10.2.5   | Free standing end termination in 440mm x 440mm column  |              |    |     |          |
| 11.4.                         | 10.2.6   | Square columns with copings not projecting more than 100mm   |              |    |     |          |
| 11.5.                         | 10.2.6   | Columns spaced min 3,5m c/c  |              |    |     |          |
| 11.6.                         | 10.3     | <b>TYPE II ERF</b>   |              |    |     |          |
| 11.7.1                        | 10.3.1   | Shared boundary walls acceptable (type A, B, C, D OR E)  |              |    |     |          |
| 11.7.2.                       | 10.3.2   | On street or close boundary type C may be built to a max of 1/3 for privacy  |              |    |     |          |
| 11.7.3.                       | 10.3.6   | Open space boundary walls/palisades and returns (type A, B or palisade)  |              |    |     |          |
| 11.8.                         | 10.5.2   | Service yard enclosed on all open sides with type D max ¼ length of boundary   |              |    |     |          |
| 11.9.                         | 10.3.6.4 | Palisades conforming to guidelines   |              |    |     |          |
| 11.10.                        | 15.7     | Palisade colours acceptable  |              |    |     |          |
| <b>12.</b>                    | 11       | <b>GATES</b>   |              |    |     |          |
| 12.1                          | 15.8     | Gates - colours  |              |    |     |          |
| <b>13.</b>                    | 112      | <b>EXTERIOR WALLS, WINDOWSILLS AND PLASTERBANDS</b>  |              |    |     |          |
| 13.1.                         | 12.1     | Exterior walls plastered   |              |    |     |          |
| 13.2.                         | 12.2     | Only plastered cills permitted   |              |    |     |          |
| 13.3.                         | 12.3     | Plaster bands 120mm-200mm on ground floor.   |              |    |     |          |
| 13.4.                         | 12.4     | Clerestory plasterbands 120mm-140mm  |              |    |     |          |
| <b>14.</b>                    | 13.      | <b>WINDOWS AND DOORS</b>   |              |    |     |          |
| <b>14.1.</b>                  | 13.1     | <b>WINDOWS</b>   |              |    |     |          |
| 14.1.1.                       | 13.1.1   | Vertical dimension exceeds horizontal Ratio 1:1,5 & 1:2 & 1:3  |              |    |     |          |
| 14.1.2.                       | 13.1.1   | Only one gable window max 1250mm wide above ground floor ceiling height  |              |    |     |          |
| 14.1.3.                       | 13.1.1   | Gable with projecting chimney may have one window on either side above ground floor ceiling height   |              |    |     |          |
| 14.1.4.                       | 13.1.2   | Clerestory windows max 900mm wide & max 600mm high   |              |    |     |          |
| 14.1.5                        | 13.1.4   | French dormer exceeding 4m in length with abutment pergola as verandah window openings may not exceed 50%.                                 |              |    |     |          |
| 14.1.6.                       | 13.1.3   | Type II erf only: three 900 wide x1200mm or 1500mm high above ground floor ceiling height per facade or four with central protruding gable |              |    |     |          |
| 14.1.7.                       | 13.1.3   | Three windows max per French dormer (width not more than 50% of dormer)  |              |    |     |          |
| 14.1.8.                       | 13.1.7   | Aluminium window sections must exceed 50mm   |              |    |     |          |
| 14.1.9.                       | 13.1.8   | Velux or similar max 780mm wide x1400mm high in alignment  |              |    |     |          |

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| ITEM                          | CLAUSE          | INFORMATION  | YES          | NO | N/A |          |
| 14.1.10.                      | 13.1.10         | Combined **opening not more than 50% of facade window & door                         |              |    |     |          |
| 14.1.11.                      | 13.1.13+13.1.11 | Combined openings not more than 50% of gable and max 3,0m (which ever is the lesser) |              |    |     |          |
| 14.1.12.                      | 15.2            | Window colours and finishes acceptable   |              |    |     |          |
| <b>14.2.</b>                  | 13.2            | <b>DOORS</b>   |              |    |     |          |
| 14.2.1.                       | 13.2.1          | Front door height max 2700m  |              |    |     |          |
| 14.2.2.                       | 13.2.1          | Front door width max 1750mm(double) max 1200mm (single)                              |              |    |     |          |
| 14.2.3.                       | 13.2.1          | Front door mid rail 700 A.F.F.L. (when applicable)                                   |              |    |     |          |
| <b>14.2.4.</b>                | 13.2.2          | <b>Doors exceeding 1750mm width</b>  |              |    |     |          |
| 14.2.4.1.                     | 13.2.2          | Placed behind 3,5m verandah or pergola   |              |    |     |          |
| 14.2.4.2.                     | 13.2.2          | Not facing street or close   |              |    |     |          |
| 14.2.4.3.                     | 13.2.4          | Not exceeding 6,0m or 50% of facade  |              |    |     |          |
| 14.2.4.4.                     | 13.2.3          | Not exceeding 50% of gable wall or 3,0m (which ever is the lesser)                   |              |    |     |          |
| 14.2.5.                       | 13.2.5          | Barn type doors only in gables on gr. fl. Not exceeding 2400mm wide and 3000mm high  |              |    |     |          |
| 14.2.6.                       |                 | No combo's   |              |    |     |          |
| 14.2.7.                       | 15.2            | Door colours and finishes acceptable   |              |    |     |          |
| 14.3.                         | 13.3            | Awnings acceptable as per guidelines   |              |    |     |          |
| <b>15.</b>                    | 14              | <b>SHUTTERS</b>  |              |    |     |          |
| 15.1.                         | 14.3            | Functional and same material & finish as windows or doors                            |              |    |     |          |
| <b>16.</b>                    | <b>15</b>       | <b>EXTERIOR COLOURS</b>  |              |    |     |          |
| 16.1.                         | 15.1+ 15.13     | Must be as per guidelines  |              |    |     |          |
| <b>17.</b>                    | 16              | <b>BALCONIES</b>   |              |    |     |          |
| <b>17.1.</b>                  | 16.2.1          | <b>Type A</b>  |              |    |     |          |
| 17.1.2                        | 16.2.1          | Slab protruding max 200mm  |              |    |     |          |
| 17.1.3.                       | 16.2.1          | Max width 1750mm   |              |    |     |          |
| 17.1.4.                       | 16.2.1          | Handrail fixed to entire slab  |              |    |     |          |
| <b>17.2.</b>                  | 16.2.2          | <b>Type B</b>  |              |    |     |          |
| 17.2.1.                       | 16.2.2          | Slab protruding max 1,0m   |              |    |     |          |
| 17.2.2.                       | 16.2.2          | Max width 3,0m   |              |    |     |          |
| 17.2.3.                       | 16.2.2          | Handrail fixed onto side or top of entire slab                                       |              |    |     |          |
| 17.2.4.                       | 16.2.2          | Columns must conform to guidelines   |              |    |     |          |
| 17.2.5.                       | 16.2.2          | Buttress option  |              |    |     |          |
| <b>17.3.</b>                  | 16.2.3          | <b>Type C</b>  |              |    |     |          |
| 17.3.1.                       | 16.2.3.1        | May not face street or close   |              |    |     |          |

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| ITEM                          | CLAUSE                | INFORMATION   | YES          | NO | N/A |                               |
| 17.3.2.                       | 16.2.3.1              | May not be closer than 7.5m from boundary                           |              |    |     |                               |
| 17.3.3.                       | 16.2.3.2              | Enclosed on three sides by core building                            |              |    |     |                               |
| 17.3.4.                       | 16.2.3.3+<br>16.2.3.4 | Handrail or wall as per guidelines                                  |              |    |     |                               |
| <b>17.4.</b>                  | 16.2.4                | <b>Type D</b>   |              |    |     |                               |
| 17.4.1                        | 16.2.4                | Gable opening not wider than 1/3 of gable                           |              |    |     |                               |
| 17.4.2                        |                       | May face any ware.  |              |    |     |                               |
| 17.4.3                        | 16.2.4.1              | Only one.   |              |    |     |                               |
| 17.4.4                        | 16.2.4.3              | Must have double Doors on gable side                                |              |    |     |                               |
| 17.4.5                        | 16.2.4.4              | Must have handrail.   |              |    |     |                               |
| <b>18.</b>                    | 17                    | <b>BALUSTRADING</b>   |              |    |     |                               |
| 18.1.                         | 17.1                  | Height 1050mm A.F.F.L.  |              |    |     |                               |
| 18.2.                         | 17.2                  | Timber varnished or painted   |              |    |     |                               |
| 18.3.                         | 17.3                  | Steel painted   |              |    |     |                               |
| 18.4.                         | 17.4                  | Glass contained in min 30mm Dia. Frame                              |              |    |     |                               |
|                               |                       | <b>Owners have to take note and adhere to – where applicable.</b>   |              |    |     |                               |
| <b>19.</b>                    | 18                    | <b>BURGLAR BARS &amp; SECURITY GATES</b>                            |              |    |     |                               |
| 19.1.                         | 18.1                  | Mounted internally  |              |    |     | Adhere to – where applicable. |
| 19.2.                         | 18.2                  | Bars aligning with mullions   |              |    |     | Adhere to – where applicable. |
| 19.3.                         | 21                    | Security lights as per guidelines                                   |              |    |     | Adhere to – where applicable. |
| <b>20.</b>                    | 19                    | <b>SERVICES</b>   |              |    |     |                               |
| 20.1.                         | 19.1                  | TV & white satellite dishes below eaves                             |              |    |     | Adhere to – where applicable. |
| 20.2.                         | 19.2                  | Sewer and vent pipes inside walls                                   |              |    |     | Adhere to – where applicable. |
| 20.3.                         | 19.3                  | Tel & electr. cables underground to building                        |              |    |     | Adhere to – where applicable. |
| 20.4.                         | 19.4                  | A/C units not visible from outside erf                              |              |    |     | Adhere to – where applicable. |
| 20.5.                         | 19.5                  | House numbers no larger than 75mm high & 60mm wide                  |              |    |     | Adhere to – where applicable. |
| 20.6.                         | 19.6                  | Gas cylinders as per N.B.R. in service yards                        |              |    |     | Adhere to – where applicable. |
| 20.7.                         | 19.7.5                | Solar panels & tanks not visible from outside of erf                |              |    |     | Adhere to – where applicable. |
| 20.8.                         | 19.9                  | Washing lines only in service yard and not visible from outside erf |              |    |     | Adhere to – where applicable. |
| <b>21.</b>                    | 20                    | <b>CHIMNEYS</b>   |              |    |     |                               |
| 21.1.                         | 20.                   | As per guidelines and NBR   |              |    |     | Adhere to – where applicable. |
| 21.2.                         | 20.                   | Highest point max 1,0m above ridgeline                              |              |    |     | Adhere to – where applicable. |
| 22                            | 21.                   | <b>EXTERNAL LIGHTS</b>  |              |    |     |                               |

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|-------------------------------|--------|---|--------------|----|-----|-------------------------------|
| ITEM                          | CLAUSE | INFORMATION                                 | YES          | NO | N/A |                               |
| 22.1                          | 21.    | As per guidelines and NBR                   |              |    |     | Adhere to – where applicable. |
| <b>25</b>                     | 24.    | <b>LINKING ELEMENTS</b>                     |              |    |     |                               |
| 25.1.                         | 24.3   | Same height or lower as building wall plate |              |    |     | Adhere to – where applicable. |
| <b>26</b>                     | 25.    | <b>LANDSCAPING</b>                          |              |    |     |                               |
|                               | 25.2   | See list of plants <u>not</u> approved      |              |    |     | Adhere to – where applicable. |