



DENNIS MOSS PARTNERSHIP

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



DRAWING SCRUTINY

ERF NO.:

TYPE.: I

DATE OF SCRUTINY:

ARCHITECT:

CLIENT:

NOTE:

1. The notes/corrections or changes made to 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.

INFORMATION REQUIRED ON PLANS			COMPLIANT TO			COMMENTS
ITEM	CLAUSE	INFORMATION	YES	NO	N/A	
		PLAN SUBMISSION				
		Fees paid				
		Architect's declaration filled in.				
1.		GENERAL				
1.1	2 (i)	Type I erf (greater or equal to 775m ²)				
1.2		Contour base plan with 0.5m contours				
1.3		North sign				
1.4		Driveways: Referred to Millucia Sampson (0837138997) Landscape Arch.				
1.5		Roof plans				
1.6		Floor plans				
1.7		Elevations				
1.8		Sections				
1.9		Drainage plan				
1.10		Schedule of finishes				
2.	1	BUILDING FORM				
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				
3.	2	BUILDING DIMENSIONS (WIDTH AND HEIGHTS)				
3.1	2	Width of core building				
3.1.1	2.1	Type I: 5m – 7m				
3.2	2.1.1 i)	Width of abutment (max 4,5m)				
3.3	2.1.2	Width of portico less than core				
3.4	2.1.3	Height of core building				
3.4.1	2.2.1 i) a)	Type I: wall plate at 3,6m at same level throughout				
3.4.1.1	2.2.1.i) b)	Sloping erf: on lower 2/3 4,2m wall plate height (with same level wall plate height through out.)				
3.5	2.2.2	Height of abutments				
3.5.1	2.2.2 i)	Type I: max 3,6m or lower than wall plate				
		Height of Free Standing Structures...				
3.6	2.1.3	Height of portico (less than core)				
3.6.1	2.1.3	Flat roof: max wall plate height of core or less				
3.6.2	2.1.3	Pitched roof: ridge not less than 2/3 of core				
3.6.3	2.1.3	Pitched roof: wall plate no higher than core				

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ITEM	CLAUSE	INFORMATION	YES	NO	N/A	
4.	3	UTILIZATION OF THE ROOF SPACE				
4.1	3.2 b)	Flat main facade only one central gable				
4.2	3.2 (d)	Height of *gable* not less than 2/3 of core and wall plate same height as core				*Protuding* * or flush gable
4.3	3.2 (e)	Gables with straight and simple lines – Apexes to 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				
5.	4	BUILDING PLATFORM				
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				
6.	5	BUILDING COVERAGE				
6.1	5.1	Type I: 50%				
6.2	5.	Minimum coverage 120m ²				
7.	6	BUILDING LINES (see specific guidelines)				
7.1	6.1	May not encroach				
7.2	6.2	Must be build				
8.	7	DOUBLE GARAGES AND CARPORTS				
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				
8.4.1	7.3	Tandem Garage maximum 2 vehicles				
8.5.		Garage doors on street fronts (excluding closes)				
8.5.1	7.4.1 (i)	Type I: 7,0m from street boundary				
8.5.1	7.4.1 (ii)	Pergola of flat roof a must				
8.5.1.2	7.4.1 (iii)	Garages built perpendicular to street may be on boundary				
8.5.1.2.1	7.4.1 (iii)	1,8 m high screen wall parallel to garage walls 5 000 to built and pergola may be omitted				
8.5.1.3	7.7	Two additional parking spaces provided on erf.				
8.5.1.4	15.3+ 15.4	Garage door colour acceptable				
8.6		Garages on a Close				

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ITEM	CLAUSE	INFORMATION	YES	NO	N/A	
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				
9.	8.	ROOFS				
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				
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	Skylights/conservatory structures				
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	8.1.7	Not visible from outside of erf				
9.6.	8.1.7	Gutters and down pipes				
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.		Flat roof construction				
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				
	8.3	Roofs to Abutments and Stoeps, minimum gradient 15° and flat behind parapets on all sides				
10.	9	STOEPS AND VARANDAHS				
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 varandahs				
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				

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ITEM	CLAUSE	INFORMATION	YES	NO	N/A	
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 ¼ 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				
10.4	15.1	Colour of columns acceptable				
11.	10	BOUNDARY WALLS AND PALISADES				
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 protecting more than 100mm				
11.5	10.2.6	Columns spaced min 3,5m c/c				
11.7		TYPE I ERF				
11.7.1	10.3.1	Shared boundary walls acceptable (type A, B, C, D OR E)				
11.7.2		Erf closed off with type A OR B on either side of building on built street or boundary				
11.7.3	10.3.2	On street or close boundary type C may be built to a max of 1/3 for privacy				
11.7.4	10.3.6	Open space boundary walls/palisades and returns (type A, B or palisade)				
11.8.1	10.4.2.4	Shared boundary type B or C terminating back and front with min 3,0m type B				
11.8.1.2	10.4.2.2	Type C must terminate in column				
11.9	10.5.2	Service yard enclosed on all open sides with type D max ¼ length of boundary				
11.11	10.3.6.4	Palisades conforming to guidelines				
11.12	15.7	Palisade colours acceptable				
12.	11	GATES				
12.1	15.8	Gates - colours				
13.	12	EXTERIOR WALLS, WINDOWSILLS AND PLASTERBANDS				
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				
14.	13	WINDOWS AND DOORS				

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ITEM	CLAUSE	INFORMATION	YES	NO	N/A	
14.1.	13	WINDOWS				
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	13.1.3	Three windows max per french dormer (width not more than 50% of dormer)				
14.1.6	13.1.7	Aluminium window sections must exceed 50mm				
14.1.7	13.1.8	Velux or similar max 780mm wide x 1400mm high in alignment				
14.1.8	13.1.10	Combined **opening not more than 50% of facade window & door				
14.1.9	13.1.13+ 13.1.11	Combined openings not more than 50% of gable and max 3,0m (which ever is the lesser)				
14.1.10	13.1.4	French dormer exceeding 4m in length with abutment pergola as verandah window openings may not exceed 50%.				
14.1.11	15.2	Window colours and finishes acceptable				
14.2.	13.2.1	DOORS				
14.2.1	13.2.1	Front door height max 2700mm				
14.2.2	13.2.1	Front door width max 1750mm(double) max 1200mm (single)				
14.2.3	13.2.2	Front door midrail 700 Above F.F.L. (when applicable)				
14.2.4	13.2.2	Doors exceeding 1750mm width				
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				
15.	14	SHUTTERS				
15.1	14.3	Functional and same material & finish as windows or doors				
16.	15	EXTERIOR COLOURS				
16.1	15.1-15.3	Must be as per guidelines				
17.	16	BALCONIES				

INFORMATION REQUIRED ON PLANS			COMPLIANT TO			COMMENTS
ITEM	CLAUSE	INFORMATION	YES	NO	N/A	
17.1.	16.2.1	Type A				
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				
17.2.	16.2.2	Type 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				
17.3.	16.2.3	Type C				
17.3.1	16.2.3.1	May not face street or close				
17.3.2	16.2.3.1	May not be closer than 5m from boundary				
17.3.3	16.2.3.2	Enclosed on three sides by core building				
17.3.4	16.2.3.3+ 16.2.3.4	Handrail or wall as per guidelines				
17.4.	16.2.4	Type D				
17.4.1	16.2.4	Gable opening not wider than 1/3 of gable				
17.4.2	16.2.4	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.				
18.	17	BALUSTRADING				
18.2	17.1	Height 1050mm A.F.F.L.				
18.3	17.2	Timber varnished or painted				
18.4	17.3	Steel painted				
18.5	17.4	Glass contained in min 30mm Dia. Frame				
		Owners have to take note and adhere to – where applicable.				
19.	18	BURGLAR BARS & SECURITY GATES				
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.
20.	19	SERVICES				
20.1	19.1	TV & white satellite dishes below eaves				Adhere to – where applicable.

INFORMATION REQUIRED ON PLANS			COMPLIANT TO			COMMENTS
ITEM	CLAUSE	INFORMATION	YES	NO	N/A	
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.
21.	20	CHIMNEYS				
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	EXTERNAL LIGHTS				
22.1	21	As per guidelines and NBR				Adhere to – where applicable.
25	24	LINKING ELEMENTS				
25.1	24.3	Same height or lower as building wall plate				Adhere to – where applicable.
26	25	LANDSCAPING				
	25.2	See list of plants <u>not</u> approved				Adhere to – where applicable.