MASTER OWNERS ASSOCIATION
Unit 1, Titan House, Termo Lane, Techno Park, Stellenbosch 7600
PO Box 856, Stellenbosch 7599
Tel 021 882 9061

Guideline Checklist – Rev. 01

ERF NO.		DATE SUBMITTED		PrArch SACAP REG NO	
OWNER		EMAIL		TEL	
ARCHITECT		EMAIL		TEL	

SITE AREA:		COVERAGE		BULK	
AREA OF HOUSE: GRND FLR		FIRST FLR		TOTAL	

PLANNING CONTROLS	ACTUAL	ALLOWED	OFFICE USE
MAX HEIGHT OF APEX – CORE BUILDING (4.4.1 ii)		9.0m	
MAX HEIGHT OF WALL PLATE – CORE BUILDING (4.4.1 i)		6.0m	
MAX HEIGHT OF PARAPET – ABUTMENT (4.4.1 iii)		3.5m	
SEPARATE FREE STANDING BUILDINGS (4.4.1 vii)		3.5m & 4.8m	
BUILDING WIDTH – CORE (4.4.2 i)		4.5–8.0m	
BUILDING WIDTH – ABUTMENT (4.4.2 ii) note recess at junctions		4.7m	
BUILDING WIDTH – FREE STANDING (4.4.2 iii)		6.54m MAX	
BALCONIES SET BACK FROM BOUNDARIES (4.8.4.2) – no glass balustrades		min 1.5m	
COURTYARD HOUSES – street setback		min 5m	
SIDE (one side only), STREET AND REAR BUILDING LINE		min 1m	
CONTOURS INDICATED ON PLAN	yes / no		
DESIGN CONTROLS			
ROOF PITCH – CORE BUILDING		35°	
ROOF PITCH – ABUTMENT note enclosing parapet		flat or <3°	
BUILDING FORM (4.1)		LETTER	
FASCIA / EAVES DETAIL (4.5.1 iii)	yes / no		
ROOF SHEET (PITCHED) EXTENDS OVER GABLE WALL	yes / no		
WINDOW / SHOPFRONT PROPORTION (SQUARE OR HEIGHT EXCEEDS WIDTH) (4.8.2 ii)	yes / no		
HORIZONTAL / LARGE WINDOW / SHOPFRONTS RECESSED BY 2m OR SUITABLY SHADED WITH OVERHANG OR PERGOLA	yes / no		
DATUM LEVEL ON DWG – level, referenced to global system. To be stated			
HOUSE NUMBER DETAILED (4.10 vii)	yes / no		
ELEVATIONS OF BOUNDARY WALLS (4.9) – detail elevations and heights required	yes / no	1.8m & 1.2m	
EXTERIOR LIGHTING SCHEME (4.10 viii)	yes / no		
SLEEVES below driveway	yes / no		
PROVISION FOR TWO VEHICLES ON SITE	yes / no		

FINISHES & EXTERNAL FIXTURES	TYPE / MATERIAL	COLOUR	
ROOF SHEET (4.6.1 i) note profile and colour			
FLAT ROOF FINISH (4.6.1 iii)			
GUTTERS AND DOWNPIPES (4.6.3)			
WALL COLOUR (4.7 ii)			
WINDOW AND EXT DOOR COLOUR (4.8.1)			
FRONT DOOR (4.8.1.1)	yes / no		
SHUTTERS PROVIDED (per 4.8.1.4)	yes / no	White	
GARAGE DOOR (4.8.2) max 2440 door width – pergola compulsory	yes / no		
DRIVEWAY PAVING (4.8.3) 100x100mm dry cast charcoal cobbles	yes / no		
POSITION FOR A/C UNITS AND EXT FIXTURES (4.10) black solar panel frames	yes / no		
ARCHITECTURAL PLAN, CHECK LIST SUBMITTED & SCRUTINY FEES PAID	yes / no		
LANDSCAPE PLAN, CHECK LIST SUBMITTED & SCRUTINY FEES PAID	yes / no		
REVISION DATE OF GUIDELINE USED			

(NOTE THAT BLDG PLAN APPROVAL MAY NOT COMMENCE BEFORE THE LANDSCAPE PLAN HAS BEEN APPROVED)

I CONFIRM THAT THE PLAN SUBMITTED IS COMPLIANT WITH THE CURRENT VOLIERE GUIDELINES

SIGNED	ARCHITECT		DATE	
	OWNER		DATE	

IF NO – PLEASE LIST AND MOTIVATE ANY DEVIATIONS WHICH MAY BE REQUIRED FOR APPROVAL OF THE PLAN

(PLEASE USE SEPARATE SHEET IF REQUIRED)