

CONCRETE NOTE:
All Reinforced concrete work to engineers design

BAULSTRADA NOTE:
Any balcony, mezzanine or flat roof above 1m, to have a balustrade 1m high. No gap in balustrade to allow a 100mm Diameter ball to pass through. All balustrade to withstand impact test.

SWIMMING POOL NOTE:
Swimming Pool to have a 1.2m High fence, with a self-closing and self-latching gate.

STORM WATER NOTE:
Storm Water Channels & reticulation to engineers Design & Specifications

GLAZING NOTE:
All Glazing in accordance to Part N of SANS 10400. All glazing below 800mm to be Safety Glass, in accordance to Part N. Framing systems to withstand wind loads and impact with deflecting more than 1/75th of their span. All safety glazing to be permanently marked after installation

DRAINAGE NOTES-AS PER RATIONAL DESIGN:
All waste pipes & drains to be fully accessible for maintenance along their entire lengths.
Provide I.E.'s to all bends and junctions at 25m intervals along straight runs.
I.E.'s to be suitably marked at Ground Level.

Provide R.E.'s as follows:
Showers-40mm
W.B.'s-20mm
Baths-20mm
Sinks-40mm

Clearing trays to be provided at all bends & junctions of waste pipes.
Provide approved resealing traps to all waste fittings.
Drains passing under building to be cast in 100mm thick concrete.

Minimum Size (Internal Diameter) of Discharge Pipe:
WC-100mm
Urnal-40mm
Bath-40mm
W.B.-40mm
Sink-40mm

SITE OPERATIONS NOTE:
Sanitary Facilities to be supplied during site operations. To be clean and hygienic

EXCAVATION NOTE:
All excavations to Engineers specifications

FLOOR NOTE:
Water resistant flooring to comprise of impervious materials (Fit for its purpose) laid on top or bonding to floor slab. System to hold water preventing water from damaging R.C. floor slab. Must accommodate movement without losing impermeable properties.

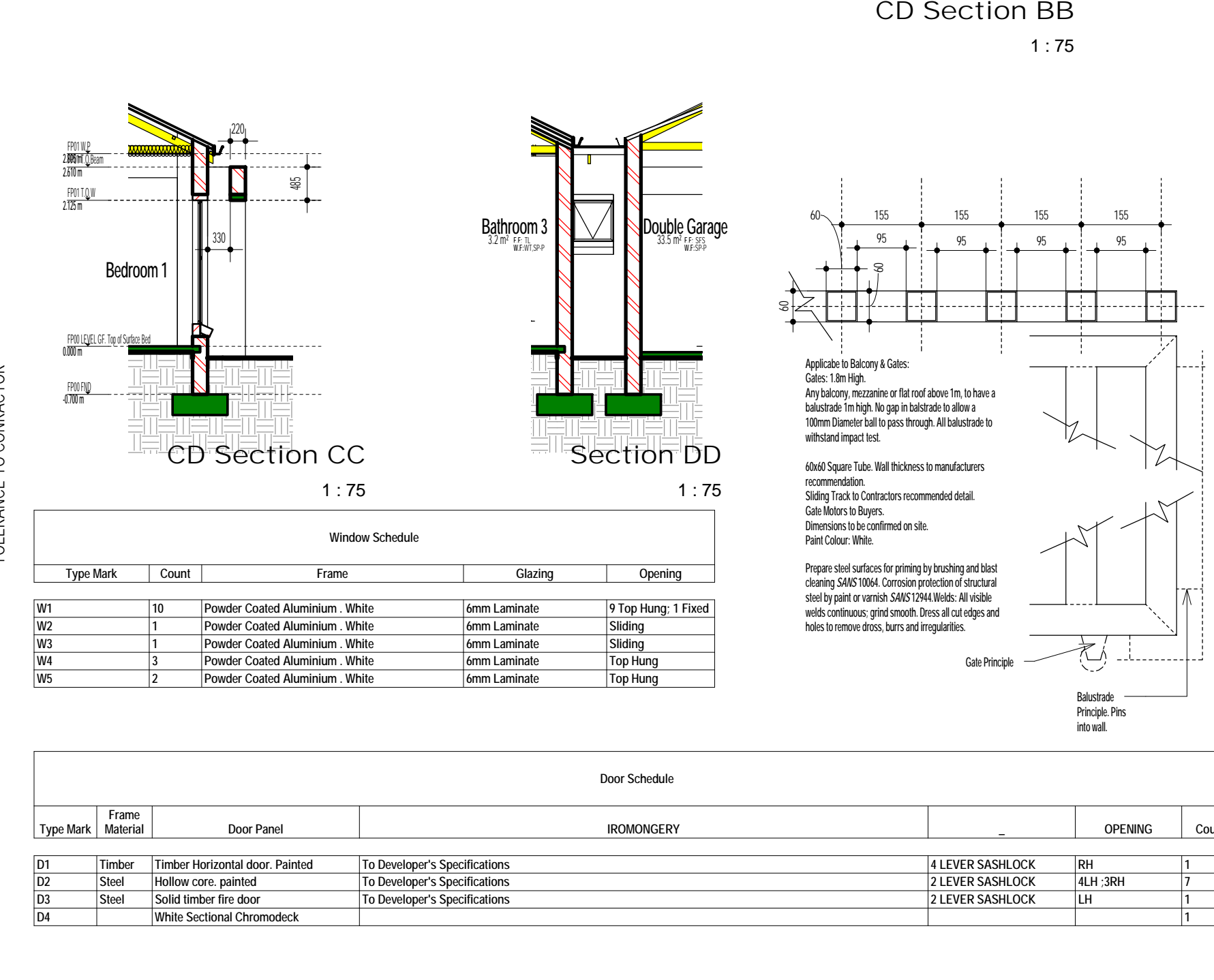
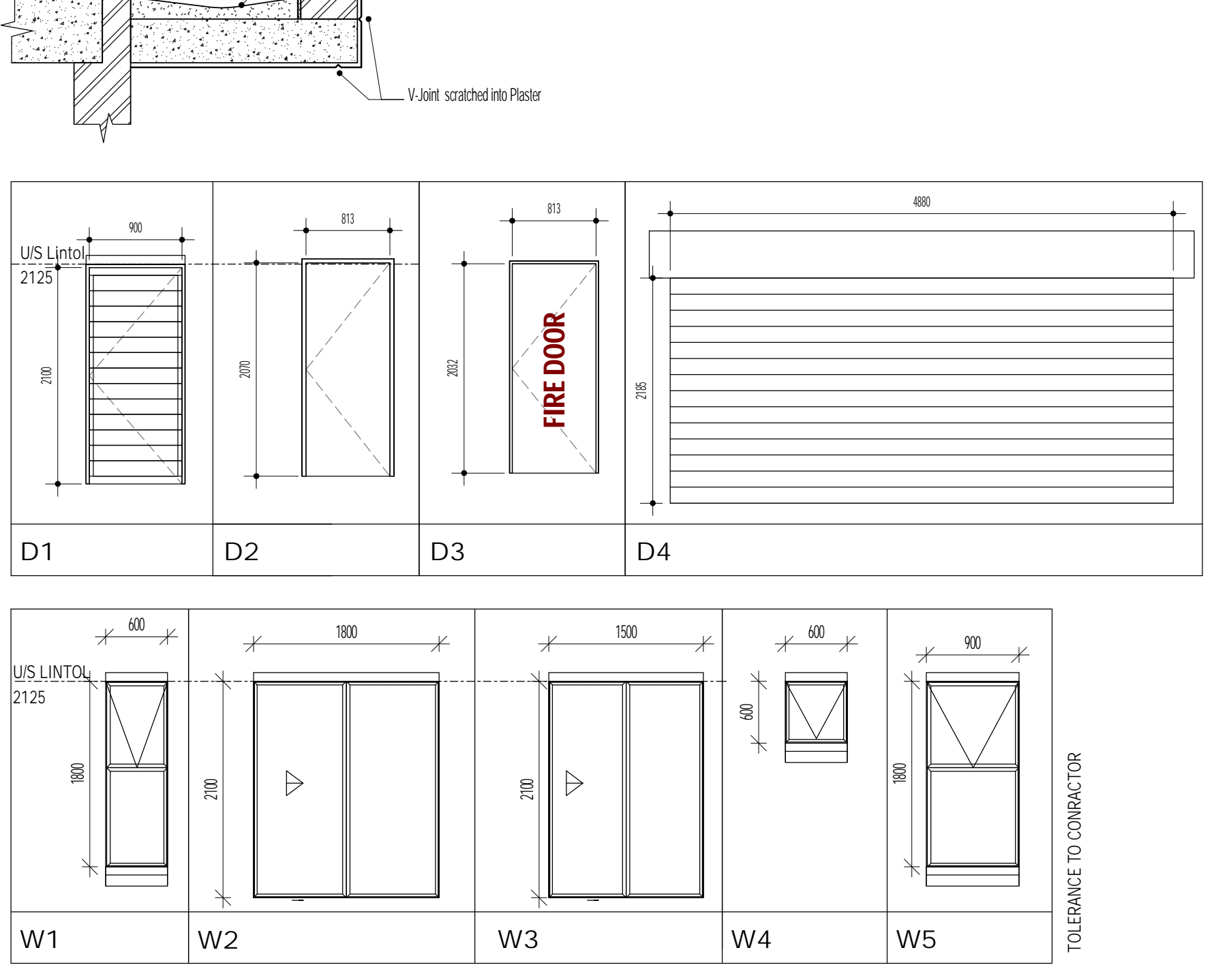
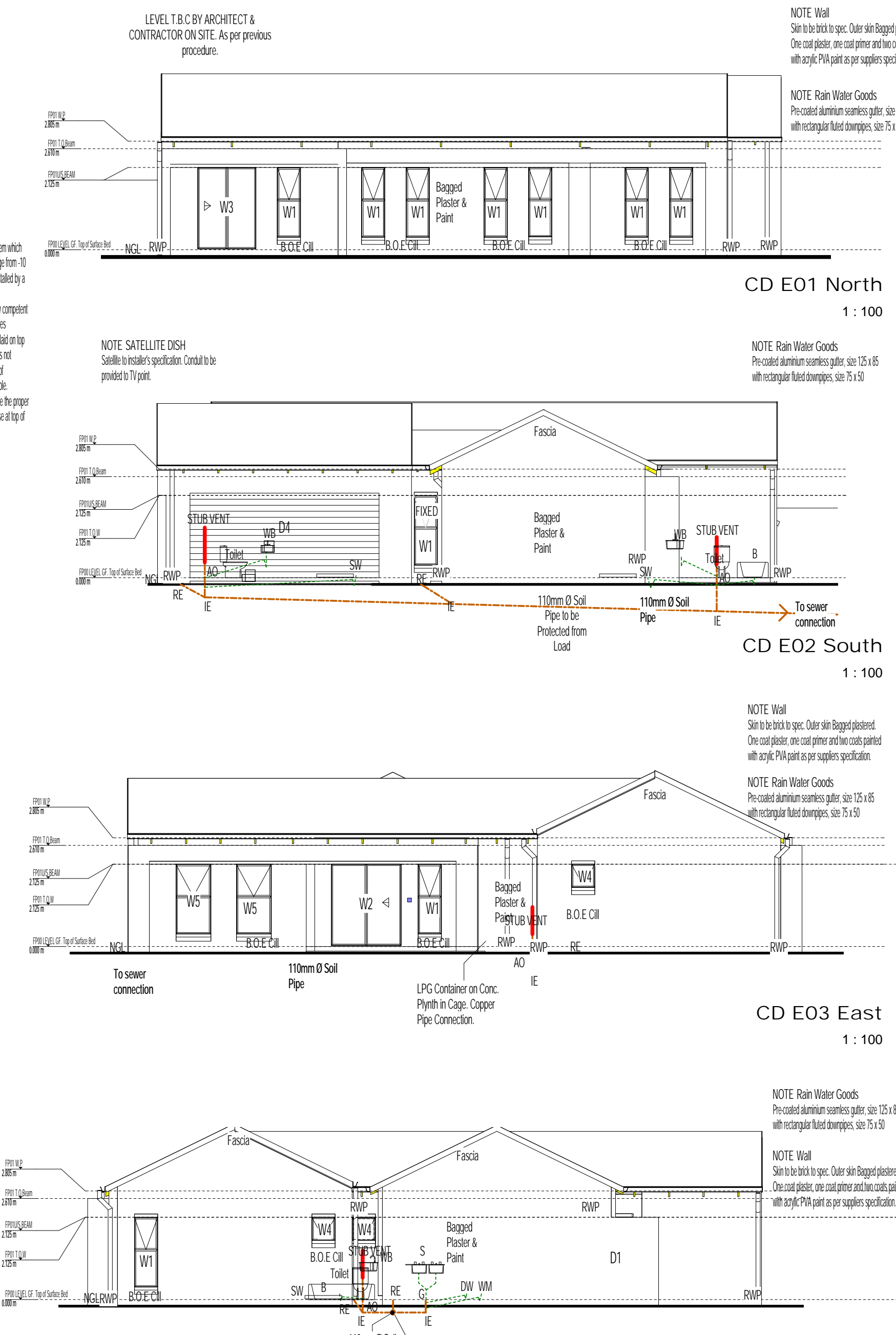
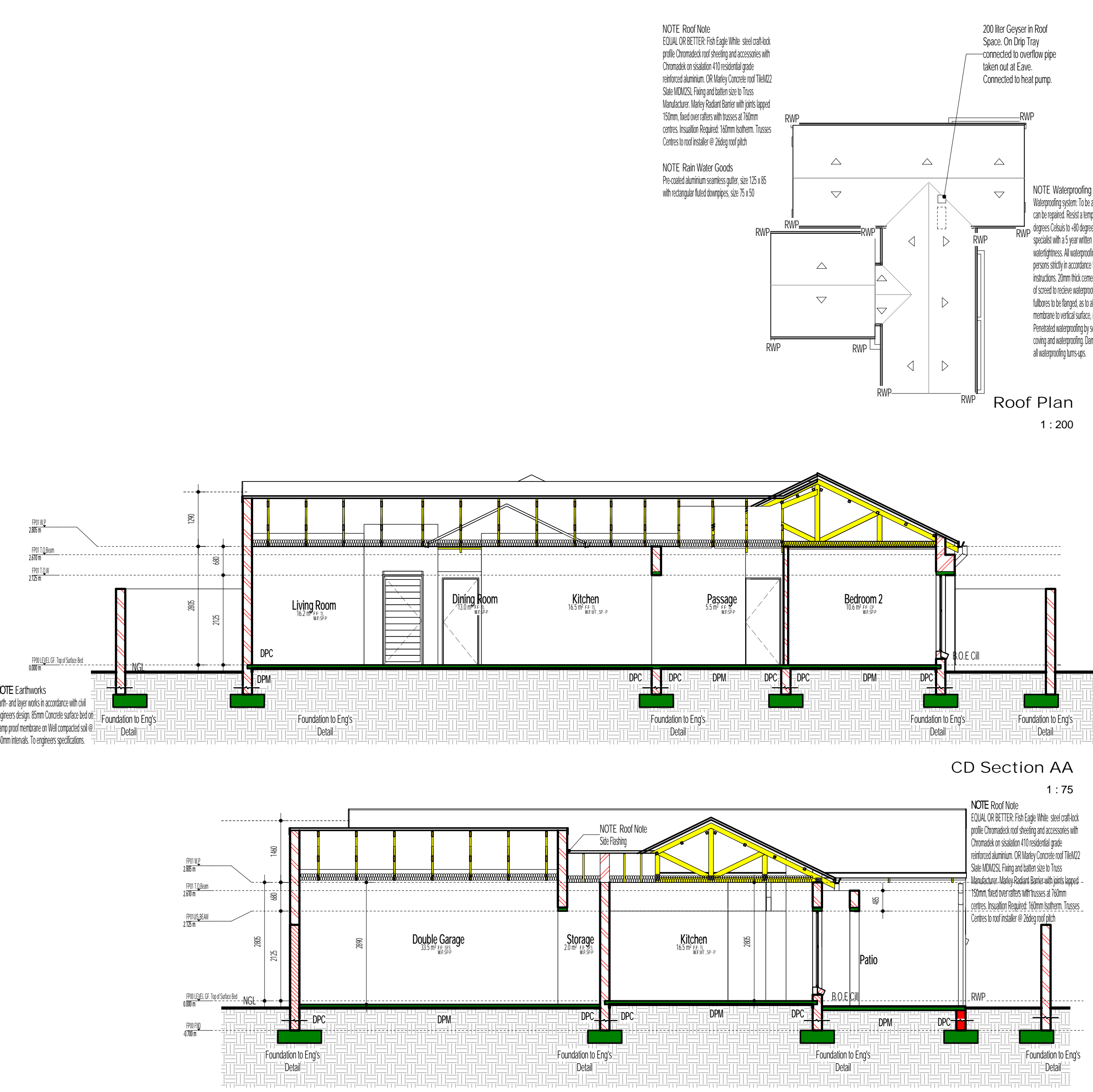
FLOOR FINISH NOTE:
Power floated concrete surface bed with polyphosphoric acid to seal out and construction joints. Tied flooring. Tile to client specifications (CS)

WALL NOTE:
No less than 4m above any openings.
Brick face to be pre-galvanized wire in accordance to SANS 935 for grade 2 coating Pre-Stressed Lintels.
Provided above all doors & windows in accordance to Part K4.2.9. Pre-stressed lintels to comply with SANS 1524. 4 courses (with brick face) above all lintels. Masonry of Framed building, 220mm color jointed brickwork (Classified compact wire less). Not to exceed 2m length or 4m height. Infill masonry to be connected to R.C. columns in accordance to Part K4.2.3.4 and according to Engineers specifications. Joints between infill masonry panels & R.C. slab or R.C. beams to have a 15mm diameter sashank-backing cord placed in a 10mm joint. Freestanding Walls, 220mm color jointed brickwork (Classified compact wire less) max 1.8m High, with 880mm x 440mm brick piers @ 3.1m spacings, with vertical control joints every 10m. Any walls exceeding 1.8m to be to Engineers Specifications Retaining Walls. All to be to Engineers Specifications.
Masonry Balustrades and Parapets: Min 1m High Water Penetration: Outer leaf bagged + two coats of suitable sealant

WALL MATERIAL & FINISH NOTE:
Inner skin to be stock brick to spec. Outer skim plastered to spec.
One coat plaster, one coat primer and two coats painted with acrylic PVA paint as per specification.

ROOF NOTE:
Waterproofing system: To be a 10 year system which can be repaired. Resist a temperature change from -10 degrees Celsius to +80 degrees Celsius. Installed by a specialist with a 5 year written guarantee for waterproofing. All waterproofing installed by competent persons strictly in accordance to manufacturers instructions. 20mm thick cement sand layer laid on top of screed to receive waterproofing. All outlets not fallers to be flanged, as to allow waterproofing to vertical surface, not a round hole. Penetrated waterproofing by services to have the proper coating and waterproofing. Damp proof course at top of all waterproofing turns-ups.
Screed Smooth wood float finish 1:80 fall to fallers. All rainwater good & outlets to specialists installation requirements.
Flat Roofs: To be designed by competent persons to accommodate water. Corner fillets to be provided at all parapets. Drains to all overflows.

FIRE NOTES:
As per fire rational design



SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION		
ERF:	SITE AREA:	sqm
BLUE HILLS EXT 24	TITLE DEED No.:	14733307

ZONING INFORMATION

TOWN PLANNING SCHEME	AMENDMENT SCHEME No.
Halfway House / Clayville	1072

ANNEXURE No. 1072

DEVELOPMENT CONTROL MEASURES		
PERMISSIBLE	HEIGHT ZONE	ACTUAL
3	HEIGHT ZONE	1
3	HEIGHT OF BUILDINGS	1
(50%) 200sqm	COVERAGE	202.5sqm
(8) 320 sqm	FLOOR AREA RATIO	202.5 sqm
One Dwelling per Erf	DENSITY (Dwelling units per hectare)	One Dwelling per Erf
1	No. OF DWELLINGS ON THE ERF	1

PART XA CALCULATIONS

Glazing Calculator		
Sub-Total SHGC Allowed:	21.7	Sub-Total Conductance Allowed:
Sub-Total SHGC:	4.3	Sub-Total Conductance:

Gross Building

Name	Area
FP100 LEVEL GF, Top of Surface Bed	
Ground Floor	144.9 m²
Closed Garage	41.2 m²
Patio	15.0 m²
Grand total:	201.2 m²

General Notes

MASSWORKS WILL ENDEAVOR TO SATISFY COUNCILS DEEMED TO SATISFY REQUIREMENTS FROM TO SUBMISSION. HOWEVER IF MASSWORKS IS REQUIRED TO AMEND SUBMISSION DOCUMENTATION TO SATISFY COUNCILS DEEMED TO SATISFY, SUCH REQUIREMENTS MAY CHANGE BOTH SUBMISSION AND CONSTRUCTION DOCUMENTATION. MASSWORKS DOES NOT RECOMMEND ANY WORKS COMMENCE UNTIL BUILDING PLAN SUBMISSIONS ARE APPROVED BY RELEVANT MUNICIPAL COUNCIL.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10201 AND OTHER APPLICABLE STANDARDS. IT IS THE OBLIGATION OF THE PRINCIPLE CONTRACTOR AND SUBCONTRACTORS TO BE KNOWLEDGEABLE WITH ALL APPLICABLE STANDARDS. ALL CONSTRUCTION, SHOP DRAWINGS, WORKMANSHIP, MANUFACTURE ECT. TO COMPLY WITH THE RELEVANT SABS OR SANS STANDARDS. MASSWORKS SHALL NOT BE RESPONSIBLE FOR ANY MATERIAL, COMPONENT, SYSTEM OR WORKMANSHIP FAILING TO PERFORM ACCORDING TO THE CLAIMS OF THE MANUFACTURERS, SUPPLIERS, PRINCIPLE CONTRACTOR OR SUB-CONTRACTORS.

MASSWORKS DOES NOT SUPPLY SPECIAL DESIGN SERVICES WHICH INCLUDE: ENERGY ANALYSIS, NATIONAL DESIGNS, TOWN PLANNING, LANDSCAPE DESIGN, INTERIOR DESIGN, SPATIAL DESIGN, STORM WATER DESIGN, ELECTRICAL LAYOUTS, (UNLESS OTHERWISE AGREED), AND DOES NOT ADMINISTER OR PERFORM THE DUTIES OF PRINCIPAL AGENT OR PROJECT MANAGER. LAND SURVEYOR TO SURVEY SITE, PROVIDE SITE PEGS AND SURVEY EXISTING BUILDINGS, GEO-TECHNICAL ENGINEER TO PROVIDE GEO-TECHNICAL REPORT.

HEALTH AND SAFETY ON THE SITE IS THE OBLIGATION OF THE PRINCIPLE CONTRACTOR OR NOMINATED PRINCIPAL AGENT. MASSWORKS DOES NOT BY DEFAULT TAKE ON THE ROLE OF PRINCIPAL AGENT. NOR DOES MASSWORKS PROVIDE PROJECT MANAGEMENT SERVICES. MASSWORKS IS NOT RESPONSIBLE FOR BUDGETS OR QUANTITY SURVEYING. MASSWORKS UNDER TAKES TO USE ITS BEST JUDGEMENT TO COMPLY WITH BUDGETS APPROVED BY CLIENT, BUT DOES NOT GUARANTEE THAT OFFERS FOR THE EXECUTION OF THE WORKS WILL NOT EXCEED THE ESTIMATED COST OF WORKS. MASSWORKS IS NOT OBLIGED TO CHECK OR MANAGE BUILDING CONTRACTS WHERE A QUANTITY SURVEYOR HAS NOT BEEN APPOINTED. SPECIFICATION DOCUMENT TO BE PRODUCED ONLY IF REQUESTED. ADDITIONAL FEES. ARTISTIC IMPRESSIONS ARE REPRESENTATIONAL & DO NOT REPRESENT FINAL BUILT PRODUCT.

THE DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. DIMENSIONS AND HEIGHTS TO BE CHECKED AND VERIFIED BEFORE ANY WORK COMMENCES ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS OF BRUSSES AND WINDOWS SHALL BE CONFIRMED ON SITE BEFORE MANUFACTURE. ALL LEVELS, AND NUMBER OF STEPS TO BE TAKEN FROM CONSTRUCTION BEGINS. THE PRINCIPLE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDINGS OR MAY CALL ON SERVICES OF LAND SURVEYOR AT PRINCIPLE CONTRACTOR OR CLIENTS EXPENSE. THE PRINCIPLE CONTRACTOR IS RESPONSIBLE FOR ARRANGING INSPECTIONS BY ENGINEERS, CONSULTANTS, NHBRC AND THE LOCAL COUNCIL. INSPECTIONS AND PAY FEES IN CONNECTION THEREWITH. PRINCIPLE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CERTIFICATES RELEVANT FOR OCCUPATIONAL CERTIFICATE. IT IS THE OBLIGATION OF THE PROJECT MANAGER OR PRINCIPLE AGENT TO ADMINISTER THE PRACTICAL COMPLETION, WORKS COMPLETION AND FINAL COMPLETION CERTIFICATES. MASSWORKS DOES NOT ADMINISTER OR PERFORM THESE DUTIES BY DEFAULT UNLESS OTHERWISE AGREED UPON (STAGES 5 & 6 OF THE WORK STAGES).

THE PRINCIPLE CONTRACTOR, TOGETHER WITH HIS SUB-CONTRACTORS, IS DIRECTLY RESPONSIBLE TO THE CLIENT FOR THE PERFORMANCE IN TERMS OF THE BUILDING CONTRACT. MASSWORKS WILL INSPECT AND MANAGE WORKS FOR CONFORMITY TO THE CONTRACT DOCUMENTATION, EXTENDED OR DETAILED INSPECTIONS OF THE WORKS WILL BE CHARGED AT AN HOURLY RATE. REVISIONS TO WORKING DOCUMENTS AFTER APPROVED BY CLIENT MUST BE CHARGED ACCORDINGLY. IT IS NOT PRE-REQUISITE THAT MASSWORKS CHECKS SHOP DRAWINGS OR SPECIAL DESIGN SERVICE LAYOUTS. WHERE A DESIGN IN RELATION TO THE PROJECT IS UNDER REVIEW BY THE CLIENTS AGENT OR CONSULTANT, MASSWORKS SHALL NOT BE RESPONSIBLE FOR THE PRODUCTION OF THE DESIGN SOLUTION OR LIABLE FOR ITS PERFORMANCE. THE APPROVAL OF INTERIM PAYMENT CERTIFICATES DOES NOT DENOTE THAT THE ARCHITECT HAS APPROVED SUCH WORK, MATERIAL OR GOODS. THE ISSUE OF AN INTERIM PAYMENT CERTIFICATE SHALL NOT BE EVIDENCE THAT THE WORKS OR MATERIALS ARE IN ACCORDANCE WITH THE BUILDING CONTRACT OR BUILDING REGULATIONS.

THESE ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE ENGINEERS OR CONSULTANTS DRAWINGS WHERE APPLICABLE. DEPTH AND SIZE OF TRENCHES FOR FOUNDATIONS/BASES, STEEL REINFORCEMENT BARS, STRENGTH OF CONCRETE, COMPACTED FILL OF BACK FILLING, MESH AND STRENGTH OF CONCRETE FOR SURFACED, DESIGN OF ALL CONCRETE SLABS, STEEL STRUCTURES, ROOFING (STEEL OR TIMBER), INTERNAL STAIRS, FIRE ESCAPES, LIFT SHAFTS AND STORMWATER DESIGN AT ENGINEERS DETAILS. ALL ENGINEERS WORKS TO BE INSPECTED BY ENGINEER. IT IS THE OBLIGATION OF PRINCIPLE CONTRACTOR TO CONDUCT ENGINEER OR RELEVANT CONSULTANT TO INSPECTIONS OF WORKS AND ISSUING OF CERTIFICATES NO ENGINEERS DRAWINGS TO BE ISSUED FOR CONSTRUCTION UNTIL APPROVED BY ARCHITECT.

TOP OF FOUNDATIONS TO BE MIN. 300MM BELOW NATURAL GROUND LEVEL. TOP OF CONCRETE SURFACE BED TO BE MIN. 170MM ABOVE FINISHED GROUND LEVEL. CONCRETE SURFACE BED TO BE ON DAMP PROOF MEMBRANE, ON WELL COMPACTED FILL TO BE EMBOSSED DPC UNDER ALL WALLS, WINDOW SILLS & CHANGE IN FLOOR LEVELS.

GLAZING TO COMPLY WITH SANS 10400-1:2010, SABS 0137 OR 1263.

FIRE RATIONAL DESIGN BY FIRE ENGINEER.

DRAINAGE NOTES
ALL DRAINAGE TO COMPLY WITH SANS 10400-P:2010. ALL WASTE PIPES AND DRAINS TO BE FULLY ACCESSIBLE FOR MAINTENANCE ALONG THEIR ENTIRE LENGTHS. PROVIDE A.E.'S TO ALL BENDS AND JUNCTIONS AT 25M INTERVALS ALONG STRAIGHT RUNS. I.E.'S TO BE SUITABLY MARKED AT GROUND LEVEL. CLEANING TRAYS TO BE PROVIDED TO ALL BENDS AND JUNCTIONS OF WASTE PIPES. PROVIDE APPROVED RESEALING TRAPS TO ALL WASTE FITTINGS. DRAINS PASSING UNDER BUILDING TO BE PROTECTED FROM LOAD. MINIMUM SIZE (INTERNAL DIAMETER) OF DISCHARGE PIPE: WC-100MM/URNAL-40MM/BATH-40MM/W.B.-40MM/SINK-40MM

THE PROJECT DOCUMENTS PREPARED BY MASSWORKS ARE COPYRIGHT AND WILL REMAIN MASSWORKS INTELLECTUAL PROPERTY. THE CLIENT HAS THE RIGHT TO USE THE DOCUMENT FOR THE SOLE PURPOSE OF THE PROJECT. HARD COPIES, PLOTS/PRINTS OF DOCUMENTATION ISSUED WILL BE CHARGED. IN THE CASE OF CHANGES TO CLIENTS REQUIREMENTS WHICH ARE LIKELY TO VARY COST OF WORKS OR PROFESSIONAL FEES, MASSWORKS SHALL AMEND AGREEMENT TO ANY ADDITIONAL FEES AND SUPPLEMENTARY SERVICES THAT MAY BE REQUIRED.

THE PROJECT WILL BE TERMINATED IF MASSWORKS DOES NOT RECEIVE NECESSARY INSTRUCTION FOR THE PROJECT TO CONTINUE FROM CLIENT WITHIN 3 MONTHS AFTER HAVING BEEN REQUESTED BY MASSWORKS. NO CLAIM WHATSOEVER SHALL BE ENFORCEABLE BY THE CLIENT AGAINST THE ARCHITECT CONCERNING THE WORKS OF THE PROJECT AFTER FIVE YEARS HAS ELAPSED FROM THE DATE OF EITHER ISSUE OF OCCUPATIONAL CERTIFICATE OR COMPLETION OF WORKS. IF THE CLIENT AT ANYTIME REQUIRES THAT WORK ON THE PROJECT BE SUSPENDED OR DEFERRED, MASSWORKS SHALL NOT BE PRECLUDED FROM RECOVERING ANY DAMAGES SUSTAINED. SHOULD ANY DISAGREEMENT ARISE EITHER PARTY MAY DECLARE A DISPUTE BY NOTICE TO THE OTHER PARTY. THE PARTIES MAY RESOLVE THE DISPUTE BY MEDIATION, FAILING WHICH IT SHALL BE REFERRED TO ARBITRATION. THE ARCHITECT SHALL SELECT AN ARBITRATOR FROM A LIST OF 3 PERSONS NOMINATED BY THE ASSOCIATION OF ARBITRATORS AT THE REQUEST OF EITHER PARTY. THE ARBITRATION SHALL BE CONDUCTED ACCORDING TO THE LATEST EDITION OF THE "RULES FOR THE CONDUCT OF ARBITRATORS" PUBLISHED BY THE ASSOCIATION OF ARBITRATORS.

MASSWORKS, with registration with SACAP as architect, is employed to provide Architectural Services, as per the Architectural Professions Act. If Other services are provided, they are to be agreed upon in a Client Architect Agreement. These drawings are Keeping Architecture Kickass: KAK.

Revision No. Description Revision Date

Final Levels to be determined on site. Apply Level Principle where required.

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Project Status Issued for Information
Drawn by TM / FM Issued for Information
Checked by MWX Issued for Tender
Issued For Council Subm. Issued For Construction

Type B - Annexure 1

Project number G0106
Issue Date JANUARY 22 2015

Rev. 0
Size. A1

*Final Dimensions & Areas to be As-Built. Finishes to developer's specification. ** All Artistic Presentation Plans, Renderings and Landscaping subject to Change. ***House position on Ervens, driveways and Position of Garage will vary according to Erven. Massworks will endeavor to satisfy councils deemed to satisfy requirements prior to submission, however if Massworks is required to amend submission documentation to satisfy councils deemed to satisfy, such requirements may change both submission and construction documentation. Final Levels to be determined on site. Apply Level Principle where required.

