



General Notes

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. MASSWORKS DOES NOT RECOMMEND ANY WORKS COMMENCE UNTIL BUILDING PLAN SUBMISSIONS ARE APPROVED BY RELEVANT MUNICIPAL COUNCIL.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 600, SANS 2001 AND OTHER APPLICABLE STANDARDS. IT IS THE OBLIGATION OF THE PRINCIPLE CONTRACTOR AND SUBCONTRACTORS TO BE KNOWLEDGEABLE WITH ALL APPLICABLE STANDARDS. ALL CONSTRUCTION, SHOPFITTING, 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 DESIGN, TOWN PLANNING, LANDSCAPE DESIGN, INTERIOR DESIGN, SPATIAL DESIGN, STORM WATER LAYOUTS, 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 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 BUDGET 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 OBLIGATED TO CHECK OR VERIFY THE BUILDING CONTRACTS WHERE A QUANTITY SURVEYOR HAS NOT BEEN APPOINTED. SPECIFICATION DOCUMENT TO BE PROVIDED 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 DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO ARCHITECT BEFORE 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 INSPECTORS AND PAY FEES IN CONNECTION THEREWITH. PRINCIPLE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CERTIFICATES RELEVANT FOR OCCUPATIONAL CERTIFICATE. IT IS THE OBLIGATION OF THE PRINCIPLE CONTRACTOR OR PRINCIPAL 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 DUE PERFORMANCE IN TERMS OF THE BUILDING CONTRACT. MASSWORKS WILL INSPECT, NOT 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 APPROVAL BY CLIENT WILL 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 REQUESTED 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 IMPLY 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, FLOOR FILLING, MESH AND STRENGTH OF CONCRETE FOR SURFACED, DESIGN OF ALL CONCRETE SLABS, STEEL STRUCTURES, ROOFS (STEEL OR TIMBER), MATERIAL STAIRS, FIRE ESCAPES, LIFT SHAFTS AND STORMWATER DESIGN TO ENGINEERS DETAILS. ALL ENGINEERS WORKS TO BE INSPECTED BY ENGINEER. IT IS THE OBLIGATION OF PRINCIPLE CONTRACTOR TO CONTACT ENGINEER OR CONSULTANT FOR 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, SABS EMBOSSED DPC UNDER ALL WALLS, WINDOW SILLS & CHANGE IN FLOOR LEVELS.

GLAZING TO COMPLY WITH SANS10400-N-2010, SABS O137 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. LEV'S TO BE SUITABLY MARKED AT GROUND LEVEL. CLEANING EYES 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/URINAL-40MM/BATH-40MM/WHB-40MM/SINK-40MM.

THE PROJECT DOCUMENTS PREPARED BY MASSWORKS ARE COPYRIGHT AND 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 ARCHITECTS 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 ARCHITECTS.

MASSWORKS, with registration with SACAP as architect, is employed to provide the following services: *Design* 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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 BLUE HILLS EXT. 24

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

Type C - Annexure 2

Project number G0106
 Issue Date JANUARY 22 2015

Rev. A0
 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.