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DEPARTMENT	
FOR ATTENTION	
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SUBJECT	Stage 1 of design, Erf 123, Eagle's Canyon Golf Estate



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Dear Mr and Mrs Smith,

With reference to your design brief given to us on 16 May 2006, we submit the following.

STAGE 1 : APPRAISAL AND DEFINITION OF THE PROJECT

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Part 1 : Appraisal of and report on client's brief

PROJECT DESCRIPTION:	NEW RESIDENCE
PROJECT NAME:	SMITH RESIDENCE
PROJECT LOCATION:	ERF 123, EAGLE'S CANYON

PROJECT CLASSIFICATION : RESIDENTIAL

1. **Spatial planning:**

Spatial and other requirements were identified by the client and the design under Stage 2 will be based upon the following:

Ground Floor

Room / Area Description	Proposed Room No	Approx. Area (m²) Required
<u>Entrance foyer:</u> Possibly double volume, located on the West (street) side leading off the Porte Cochere. To be raised at entrance and visual reference to be maintained through the entire length of the dwelling with the entertainment / Patio area on the North East side, possibly softly obscured by means of a central Zen atrium between the Foyer and the Patio. The front door to be a double door antique Bali in appearance, wider than usual and approximately 2,4m tall. Level to the remainder of the Ground floor to drop by means of 2 – 3 stairs, when exiting the Foyer. Koi pond located in centre of foyer with walk bridge across into the home.		9
<u>Living / Family Room:</u> To be located around the North Eastern portion of the dwelling and leading onto the main covered Patio / entertainment area by means of full height glass and timber folding stacking doors. Gas fire place required.		28
<u>Formal Lounge:</u> Situated around the North Western portion of the dwelling, also in close proximity to the covered Patio. Possibly next to the Guest Suite to afford more privacy and leading into the Zen atrium by means of full height glass and timber folding stacking doors.		20
<u>Dining Room:</u> Located between the Living Room and the Kitchen on the Eastern side of the home and also leading onto the Patio and into the Zen atrium by means of full height glass and timber folding stacking doors		20
<u>Kitchen and Amenities:</u> Located on the Southern side of the home, in close proximity and central to the Living Room, Dining Room and covered Patio. Provisions to be made for a nook area inside the Kitchen, possibly between the kitchen and the Dining Room. Gas cooking appliances required. Separate yet attached Scullery / Laundry with back door leading off the Kitchen and a built in / walk in pantry adjacent the Scullery		30
<u>Bar area:</u>		10

Between Living Room and covered Patio or part of Patio.		
<u>Guest cloak room:</u> In close proximity to Living Room and Patio, yet private. Usual amenities such as WC and Wash Hand Basin.		4
<u>Staircase:</u> Approximately 1,2 – 1,5m in width and located inside and flanking one side of the Entrance Foyer. Landing at top to form bridge over Zen atrium into bed rooms wing.		15
<u>Covered patio:</u> Double volume Patio located along the Northern side of the home and central to the Kitchen and leading off the Living and Dining Rooms on the Eastern side, overlooking and access to the garden area by means of full height glass and timber folding stacking doors and double volume window frontage. Gas BBQ facility and Bar as described above. To accommodate at least a 6-seater patio dining table and a 6-seating cane patio set. Stairs leading down to garden.		35
<u>Garages:</u> Triple garages on the South Western (street) side, externally linked with the front door by means of the Porte Cochere and Entrance Foyer and internally linked with the dwelling by means of access through the Scullery area. A store area to the back or side of the garages with access from both inside the garages and the exterior.		70
<u>Port Cochere:</u> To be double in volume, providing cover over the front door and for guest's cars. Cars possibly circulating through the Porte Cochere around a central fountain feature.		Not part of usable area
<u>Pool:</u> An "infinity" (disappearing brim) pool located in the garden and situated in close proximity to the Patio.		0
<u>Guest Suite:</u> Sufficiently spacious to accommodate a queen size or double bed. Located on the Northern side. View overlooking the Garden and possibly access into Zen atrium. Built in cupboards only, no walk in dresser required.		18
<u>Guest en-suite:</u> Usual amenities such as WC, double wash hand basins in granite tops and shower only.		7
<u>Staff Room:</u> Sufficiently spacious to accommodate a double bed and built in cupboards. Located around North Eastern side adjoining the garages and covered access into Scullery. Own self sufficient Kichenette.		18
<u>Staff Bath Room:</u> En-suite bath room with a non-slip shower bath, WC and wash hand basin.		6
<u>Atrium:</u> Open Zen landscaping central to the dwelling and accessible from all sides. Possibly a gravel / pebble and		20

bamboo theme with fountain, meandering from this atrium through the Patio into the pool		
Estimated average usable area required for Ground Floor		310m²

First Floor

Room / Area Description	Proposed Room No	Area (m ²) Required
<p><u>Master Bed Room:</u> Sufficiently spacious to accommodate a king size bed and an en-suite lounge area. Located around North Western portion. Master Bed Room possibly linked West to East with the children's wing by means of same bridge over Zen atrium and partially across the double volume Patio with a view of the garden through the double volume glazed Patio enclosure to the North. Juliet or slightly larger balcony with double doors along North of room, with view over garden below.</p>		20 +12
<p><u>Master Dressing Room:</u> Open shelving either side and along back of room with one double door entrance into the dresser. Seating area in centre of room.</p>		12
<p><u>En-suite Master Bath Room:</u> Usual amenities such as WC, double basins in / on granite or timber tops, over sized shower and spa bath. Bath room possibly over looking Zen atrium by means of Juliet balcony opening into atrium.</p>		12
<p><u>Bed Room 2:</u> Sufficiently spacious to accommodate a double bed and built in cupboards. Located around North Eastern side of home (kid's wing). Juliet balcony with double doors along North with view over garden below.</p>		16
<p><u>Shared En-suite Bath Room 2:</u> Usual amenities such as WC, double wash hand basins in / on granite or timber tops and bath, to be shared between Bed Rooms 2 and 3. Access into bath room from both Bed Rooms.</p>		9
<p><u>Bed Room 3:</u> Sufficiently spacious to accommodate a double bed and built in cupboards. Located around Eastern side. Juliet balcony with double doors along East with view over garden below.</p>		16
<p><u>Bed Room 4: (Study)</u> Sufficiently spacious to accommodate a queen size or double bed or work desk with credenza and wall filing units or built in cupboards. Possibly located towards the Southern side of the Master Bed Room with a balcony overlooking drive way and fountain feature in front of Porte Cochere.</p>		16
<p><u>En-Suite Bath Room 3:</u></p>		6

WC, single basin, shower only.		
Passages: Bed and other rooms should be arranged in a format that allows the up stairs passages to be open to and encompass the stair well by means of timber balustrades.		+/-16
Reception to First Floor: Located in close proximity to the Master Bed Room. Possibly part of a landing / TV area between Master and Kid's wing, leading onto the shared bridge between these two areas. To contain a self sufficient and enclosed kitchenette cupboard with bar fridge and an instant hot water hydroboil facility for early morning / late night coffee / tea		12
Double volumes (including stairs): Estimate		20

Estimated average usable area required for First Floor **167m²**

Total estimated usable area required (m²)	477 m²
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Estimated Gross Building Area Ground floor (+ 8%) (m ²)	334.80 m²
Estimated Gross Building Area First floor (+8%) (m ²)	180.36 m²
Total combined actual Gross Building Area (GBA) required	515.16m²

Coverage: Permissible = 50% **Actual = 16.7%**
F.A.R.: Permissible = 60% **Actual = 23.8%**

2. Site Analysis / Information

2.1 Orientation and size:

The site consists of 1 erf measuring approximately 2000 m² (verbally indicated by client, site diagram not received at time of report) with an approximate circumference of 180m and a general East-West longitudinally rectangular orientation, with the Northern and Southern boundaries forming the longer vectors of the rectangle.

2.2 Access, gradient and topography:

Access to the property could only be gained from the Western (street) boundary, affording a slight decline upon entry towards the East. Storm water catchment sumps should ideally be installed in front of both double garages and the Porte Cochere / Entrance Foyer to dispose of storm water by means of under ground drains discharging towards the North East corner of the site. Alternatively, the ground floor level should be raised well above the vehicle entry level of the pavement.

2.3 Geology:

Visual observations of the ground surface, appears to be light granular in compositions, but may be slightly collapsible. Subject to findings of a geological report, the foundations may have to be lightly reinforced conventional strip footings.

2.4 Adjoining properties, surrounding environment and panorama:

The property borders 1 residence adjacent the Northern, Southern and Eastern

boundaries.

The orientation and nature of the design should be such as to shelter the living areas (mainly patios) from the adjoining properties to the North and East, but still maximising the view to the North East by means of positioning the dwelling as far South as possible on the property with a virtually symmetrical design along a North South axis, save for the Garages.

2.5 Access to services

Metered water, 3-phase electricity and sewer connections at various points along the boundaries and as allocated by the local authorities, will be required.

3. Special Requirements:

Interior

- 3.1 Exposed trusses with authentic Bali style ceilings in certain areas to be identified at a later stage
- 3.2 Slight level variations on the ground floor
- 3.3 Timber blinds on all windows
- 3.4 Timber balustrades
- 3.5 Linen cupboard

Exterior

- 3.6 Incorporate natural stone cladding in accent areas
- 3.7 Steel columns and balustrades, either clad in timber or painted in timber finish
- 3.8 Pigmented plaster finish as opposed to conventional painting of walls
- 3.9 All services (especially drainage) to be concealed in accessible ducts

4. Statutory Regulations

In addition to the statutory regulations under 4.1 to 4.6 below, the importance of adhering to the National Building Regulations as prescribed under SABS 0400, must be emphasised. Subsequent hereto, it must be impressed upon the client that it is very risky to commence with any building works until all plans have been approved by all relevant authorities and this practise is strongly discouraged.

Statutory information required as soon as possible by MBH Consulting from the client, which is obtainable from either the developer, the marketing agent, the HOA or the local authority, include:

- 4.1 Permissible coverage schedules (Received at date of this report)
- 4.2 Permissible Floor Area Ratio (FAR) (Received at date of this report)
- 4.3 SG diagrams indicating site boundary lines, building lines and servitudes
- 4.4 Zoning certificates (heights, density etc)
- 4.5 Services connection diagrams (sewer, electricity, water)
- 4.6 Architectural design manual / guide lines (Received at date of this report)

5. Preliminary budget

Based on the above, it is advised that the preliminary budget allocated for construction works, be in the amount of R3,200,000.00c including VAT. This rate may vary depending on finishes selected.

6. Exterior Architectural Style

The client has indicated a preference towards what is commonly interpreted as representing a contemporary Bali exterior style, which conforms with the Natural component prescribed in the Home Owner's Association Design Manual. In brief, exterior finishes should be:

- § Pigment plastered walls with natural stone clad elements
- § Clay roof tiles
- § Cobbled drive way paving
- § Vertically proportioned window apertures
- § Timber or timber imitation aluminium doors and windows

Part 2 : Advice to the client

7. Procedures to meet requirements

In order to best achieve the requirements stipulated in the brief, the client is advised to engage in the following procedures in the interim:

- 7.1 In the event of selling a present residence, the client may proceed with marketing any such residence and receiving offers, but the client is cautioned against selling the present property pre-maturely, as this could inevitably lead to accommodation problems towards the end of the building contract, especially if the contractor is behind schedule for whatever reasons. Any sale should be scheduled for vacating only in accordance with completion dates in the building agreement to be entered into with a contractor.
- 7.2 Arrange for the necessary finance / bonds as soon as the concept plans and budget have been finalised, in order to ensure that finance will be available.

8. The need to appoint consultants

Professional consultants will most likely need to be appointed:

- 8.1 especially a professional registered structural engineer. No plans will be approved by the local authorities with out such appointment.
- 8.2 In the event of proclamations, sub-divisions, consolidations, relocating of servitudes etc, town planners may need to engage in the necessary liaison with the relevant authorities, to ensure all statutory requirements are met before construction or even planning commences.
- 8.3 At the discretion of the client, and it is strongly advised, a professional quantity surveyor could be appointed to ensure accurate costings.
- 8.4 The need for other consultants may arise during the planning phase. These could include fire prevention consultants, interior designers, landscape architects, feng shui consultants, attorneys etc, however the client will be advised hereof before hand.

9. Methods of contracting

There are various methods of contracting available today. To clarify the exact details of each contract's methodology, will unfortunately consume a few hundred pages and many hours. The client is thus hereby briefly introduced to anticipated contracting options and procedures for consideration:

- 9.1 The Lump Sum Contract without quantities:

Drawings are issued to between 3 and 5 contractors for tenders. Information is usually sketchy and limited and the drawings are open to interpretation. This form of contracting is discouraged, as many disputes regarding the full scope or extent of the works could arise.

9.2 The Lump Sum Contract with quantities:

The same procedure as 9.1, but with the aid of a provisional bill of quantities or schedule of rates. This is already a more sophisticated contract, but still open to interpretation and disputes.

9.3 The Contract with Bills of Quantities

This is the most preferred method of entering into a building agreement with a contractor. This will mean that a bill of quantities or schedule of rates must be prepared by a professional person qualified to do so in accordance with the "Standard System of Measuring Building Work" published by the Association of SA Quantity Surveyors. Approximately 4 to 6 prospective contractors are then invited to submit a pre-qualification list, from which 3 are then selected to submit actual tenders based on the bills or schedules of rates.

We trust that the above meets with your approval and is in accordance with your brief to us. Kindly inform us of any changes hereto or accept by means of signed return fax at your earliest convenience. Please initial each page hereof on acceptance.

We await your instructions to engage with stage 2 of the process, which will consist of the first graphical interpretation of this report.

Thank you
Yours faithfully

mBh ARCHITECTURE (Pty) Ltd