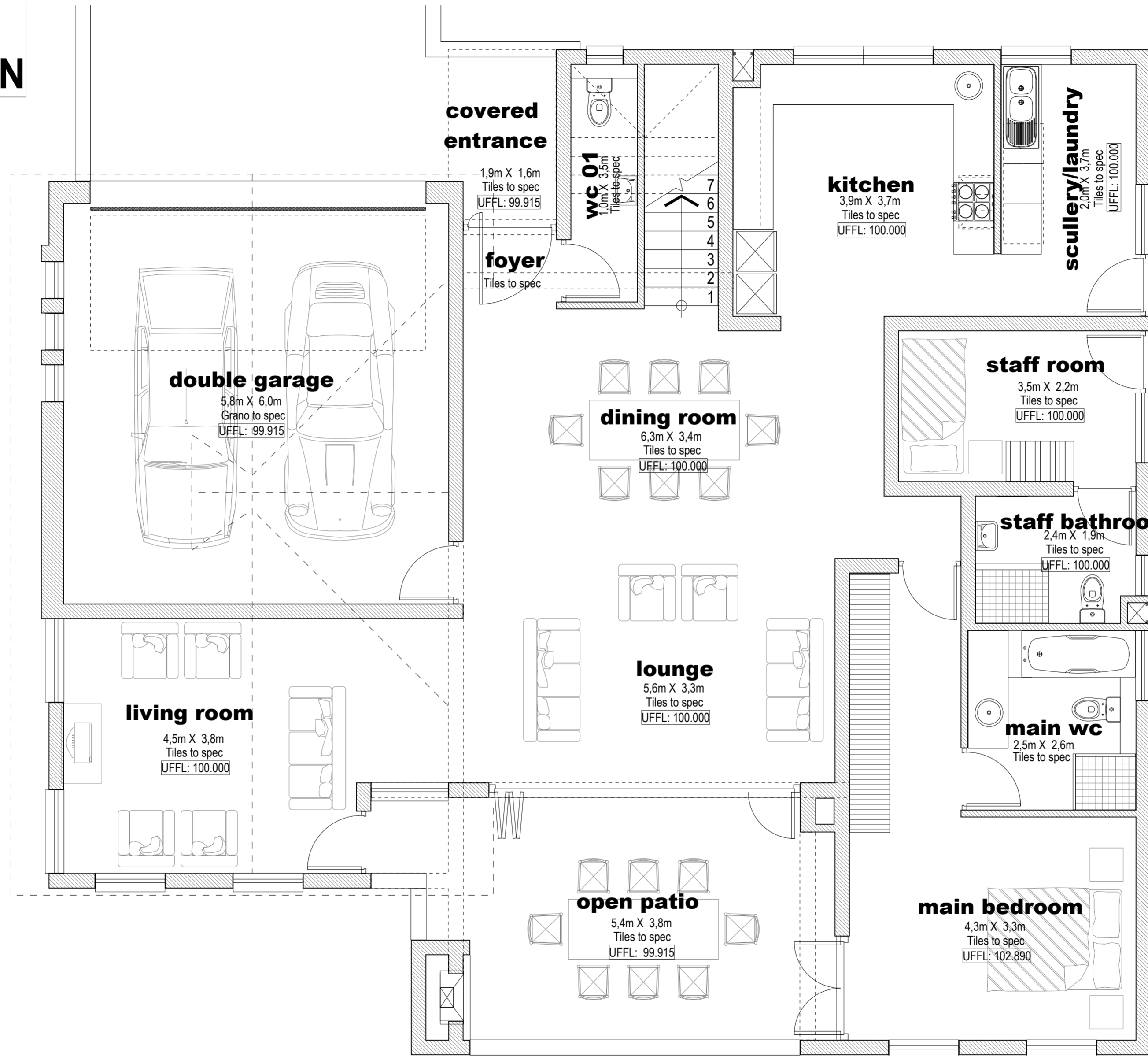


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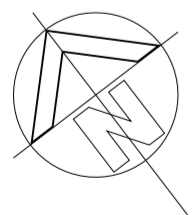
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e-mail info@arca-architects.co.za
CK 96 20641/23 arca unlimited architects CC



AREA SCHEDULE:

HOUSE (ground floor):	142.4m ²
GARAGE:	41.1m ²
SERVANT'S QUARTERS:	13.9m ²
COVERED ENTRANCE:	4.0m ²
HOUSE (first floor):	118.4m ²
BALCONIES (open):	24.9m ²
TOTAL (HOUSE):	344.7m ²



**GROUND FLOOR PLAN
scale 1:50**

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General Notes:

- Contractors to ensure that all work is done in strict accordance with latest regulations & requirements of applicable Authorities including latest version of:
 - National Building Regulations (NBR)
 - Local Municipal Authority.
 - CSIR - "Technical Guide to a Good House Construction" (residential work)
 - All other relevant Authorities.
- Quality of materials and workmanship to comply with the latest standards of Standard Preliminaries (JBCC) & the Model Preliminaries for Trades (1992 - ASACOS) and where applicable Project Specifications/Bill of Quantities.
- This drawing is to be read in conjunction with other Project Drawings, Construction Documentation & Principal Building Contract.
- Contractors must view site & works & allow for everything necessary to complete the works.
- Contractors to check the details on this drawing for compliance with standards of good building practice with particular reference to requirements by local &/or site conditions & report any discrepancies to the Architects.
- No setting out is to commence before site boundary peg positions are verified & pointed out by the Employers Land Surveyor. Correct setting out including that from boundaries & building lines, & verification of services & existing work, are the Contractors responsibility.
- Contractors to verify all levels, heights & dimensions on site & check the same against drawings BEFORE putting any work in hand.
- Figure dimensions are to be used at all times & large scale details will take preference over small scale. This drawing is not to be scaled.
- Only the latest construction drawings issued as Architects instruction "A1" as "Authorised for Construction" may be used for the construction of the Works. All superseded & other drawings must be removed from site.
- Any errors, discrepancies or omissions as well as all queries are to be immediately reported to the Architects for clarification before any work is put in hand.
- The design & details on this drawings are the property of ARCA Architects Copyright & right of reproduction therefore are fully reserved.
- Provide 'MALTHOID' horizontal under all concrete slabs, and provide polystyrene vertical between wall and slab. Provide construction joint to masonry wall along all 'MALTHOID' joints between slab and masonry, internal and external
- All drawings and dimensions must be correlated before ordering or building work commences. Any differences must be brought to the attention of the architect immediately.
- Contractor shall build in BRICKGRIP D.P.C.'s to all external walls at floors, beam or parapet level and to all doors, windows, grills or any other opening in external walls.
- Contractor to verify all levels, heights and dimensions on site prior to putting any work in hand.

ALLE TEKENING EN MATES MOET NAGESIEN EN VERGELYK WORD VOORDAT MATERIAAL BESTEL OF MET ENIGE BOUWERK BEGIN WORD. ENIGE VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN DIE ARGITEK GEBRING WORD. KOPIE-REG WORD VOORBEHOU OP ALLE TEKENING EN ONTWERP. ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ORDERING OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS.

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mj	001	2003-03-001
SCALE/SKAAL	DATE/DATUM:	PROJECT. NO./PROJ.EK. NR.
A/I	13/04/2010	2003-03

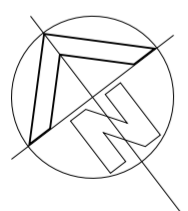
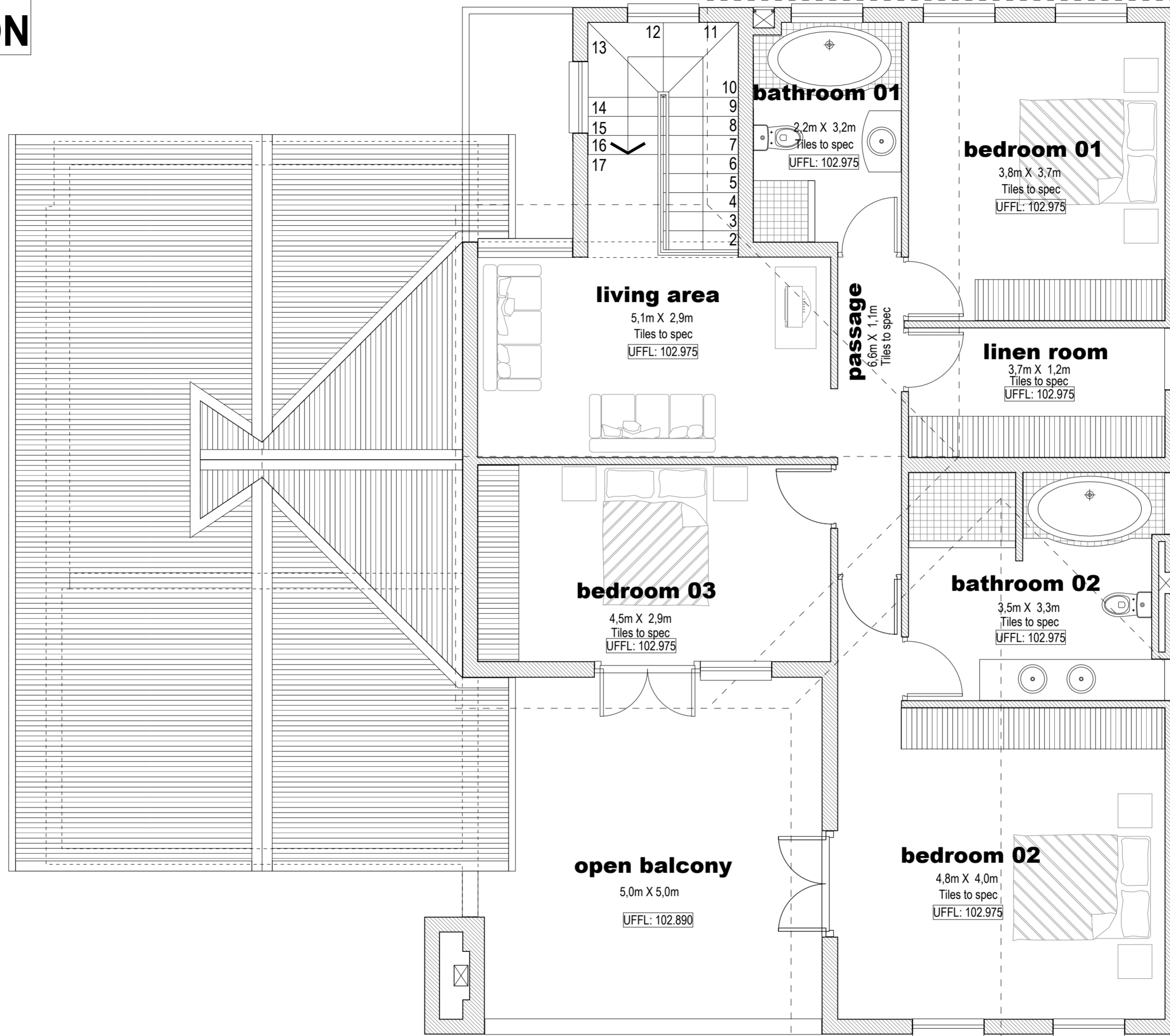
PROJECT/PROJ.EK:
PROPOSED NEW RESIDENCE FOR Mr. VAN DER VYVER ON ERF 16 ZWARTKOP ESTATE
TITLE/TITEL:
GROUND FLOOR

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FIRST FLOOR PLAN
scale 1:50

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General Notes:				DRAWN BY: REV./WEERG. DRG. NO./TEK. NR.			PROJECT/PROJEK:	
1. Contractors to ensure that all work is done in strict accordance with latest regulations & requirements of applicable Authorities including latest version of: (a) National Building Regulations (NBR). (b) Local Municipal Authority. (c) CSIR - "Technical Guide to a Good House Construction" (residential work). (d) All other relevant Authorities. (e) NHRC technical guide for good building practice. (f) NHRC technical guide for good building practice. (g) NHRC technical guide for good building practice.	3. This drawing is to be read in conjunction with other Project Drawings, Construction Documentation & Principal Building Contract. Contractors must view site & works & allow for everything necessary to complete the works. 4. Contractors to check the details on this drawing for compliance with standards of good building practice with particular reference to requirements by local &/or site conditions & report any discrepancies to the Architects. 6. No setting out is to commence before site boundary peg positions are verified & pointed out by the Employers Land Surveyor. Correct setting out including that from boundaries & building lines, & verification of services & existing work are the Contractors responsibility. 7. Contractors to verify all levels, heights & dimensions on site & check the same against drawings BEFORE putting any work in hand.	8. Figure dimensions are to be used at all times & large scale details will take preference over small scale. This drawing is not to be scaled. 9. Only the latest construction drawings issued as Architects instruction "A1" as "Authorised for Construction" may be used for the construction of the Works. All superseded & other drawings must be removed from site. 10. Any errors, discrepancies or omissions as well as all queries are to be immediately reported to the Architects for clarification before any work is put in hand. 11. The design & details on this drawings are the property of ARCA Architects Copyright & right of reproduction therefore are fully reserved. 12. Provide "MALTHOID" horizontal under all concrete slabs, and provide polystyrene vertical between wall and slab. Provide construction joint to masonry wall along all "MALTHOID" joints between slab and masonry, internal and external	13. All drawings and dimensions must be correlated before ordering or building work commences. Any differences must be brought to the attention of the architect immediately. 14. Contractor shall build in BRICKGRIP D.P.C.'s to all external walls at floors, beam or parapet level and to all doors, windows, grills or any other opening in external walls. 15. Contractor to verify all levels, heights and dimensions on site prior to putting any work in hand.	ALLE TEKENINGE EN MATES MOET NAGESIEN EN VERGELYK WORD VOORDAT MATERIAAL BESTEL OF MET ENIGE BOUWERK BEGYN WORD. ENIGE VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN DIE ARGITEK GEBRING WORD. KOPIE-REG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERPE. ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ORDERING OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS.	mj	001	2003-03-001	PROPOSED NEW RESIDENCE FOR Mr. VAN DER VYVER ON ERF 16 ZWARTKOP ESTATE
				SCALE/SKAAL	DATE/DATUM:	PROJECT. NO./PROJEK. NR.	TITLE/TITEL:	
				A/I	13/04/2010	2003-03	FIRST FLOOR	