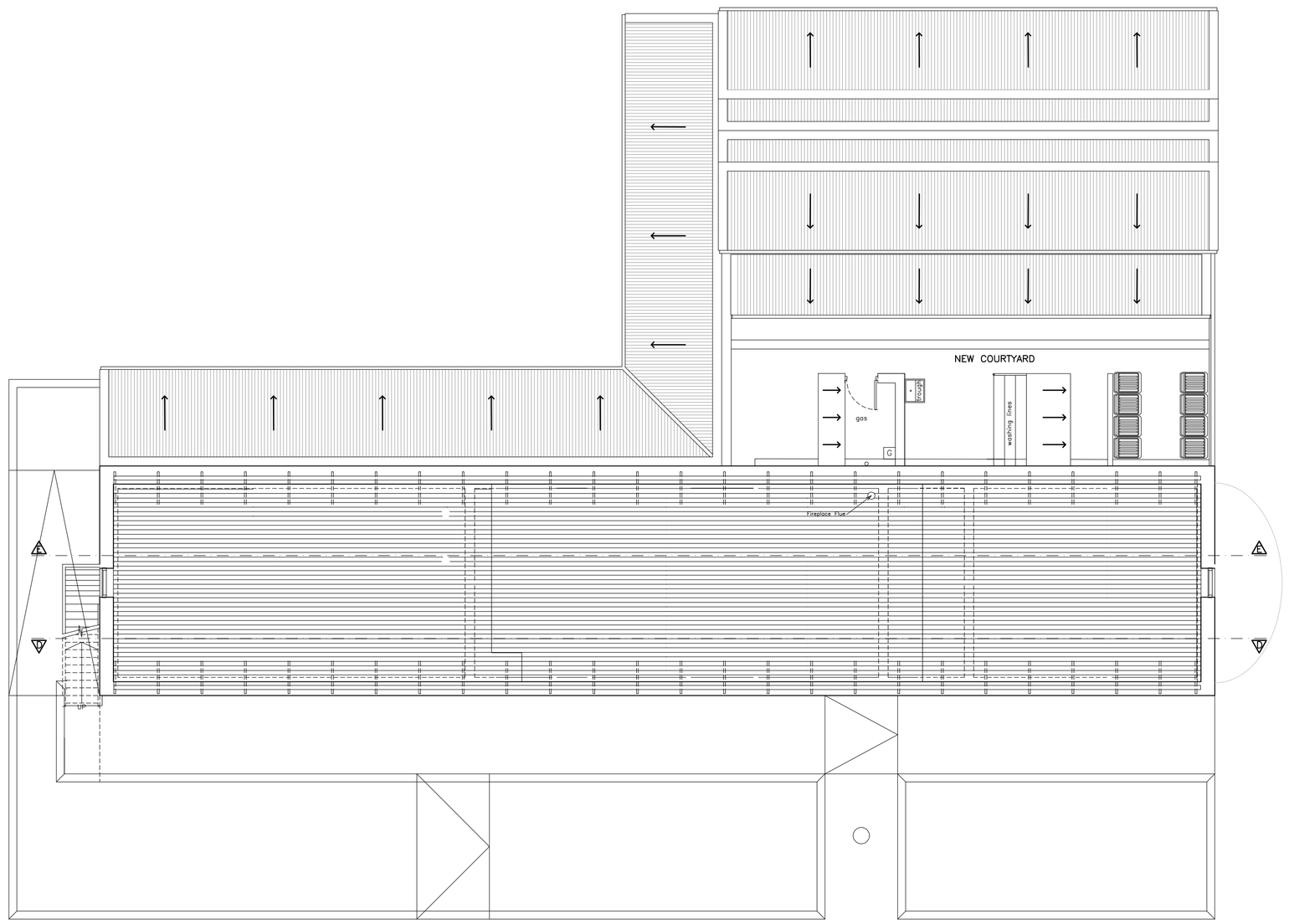
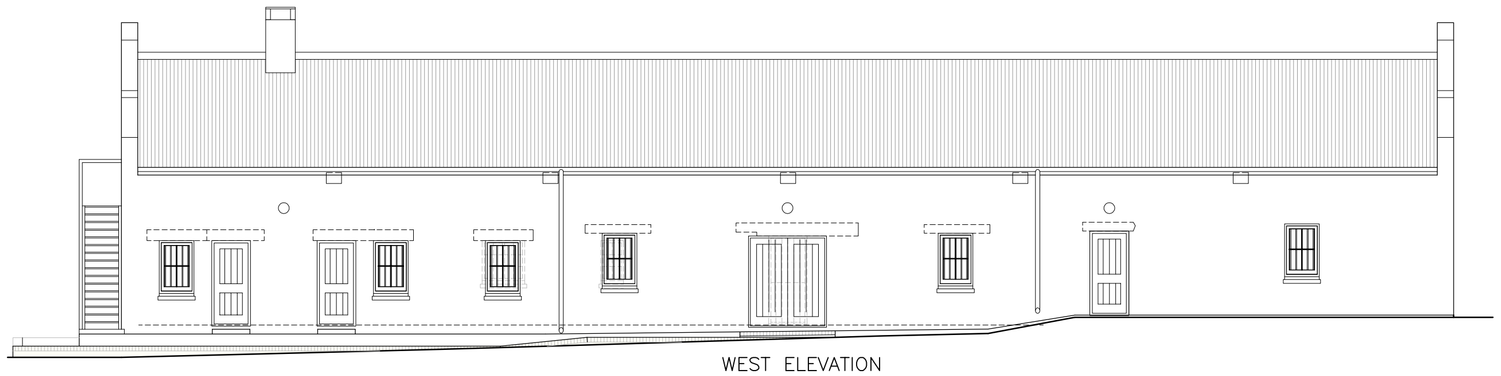
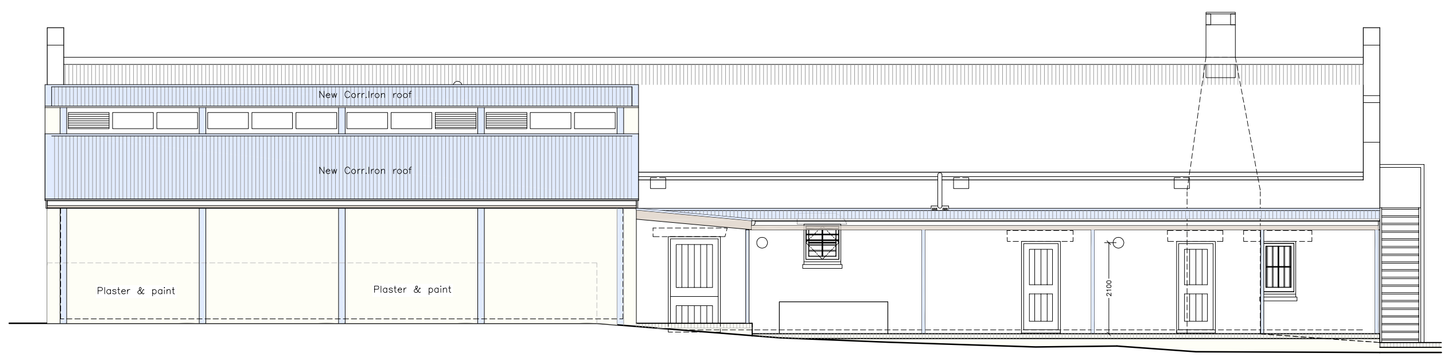


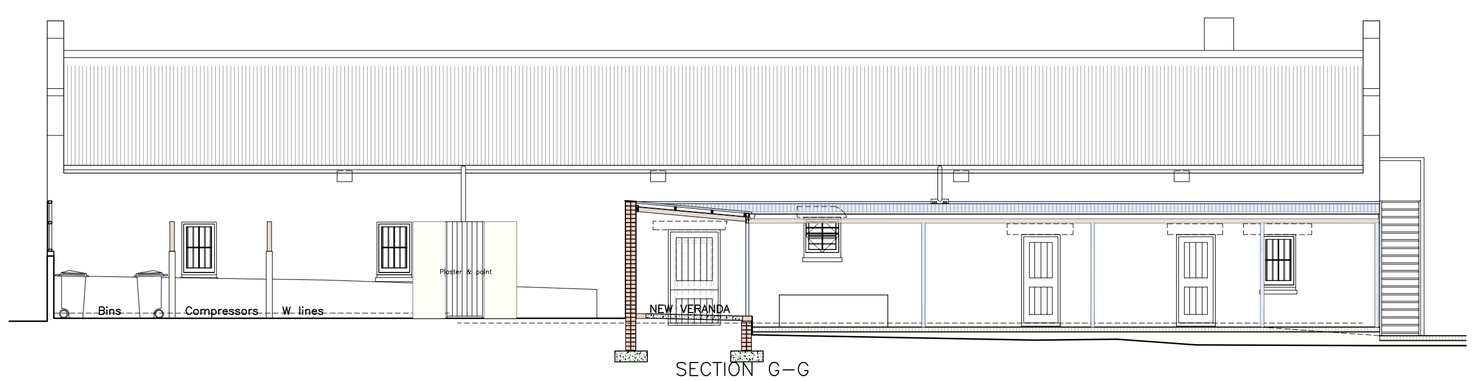
LOFT/ ROOF PLAN



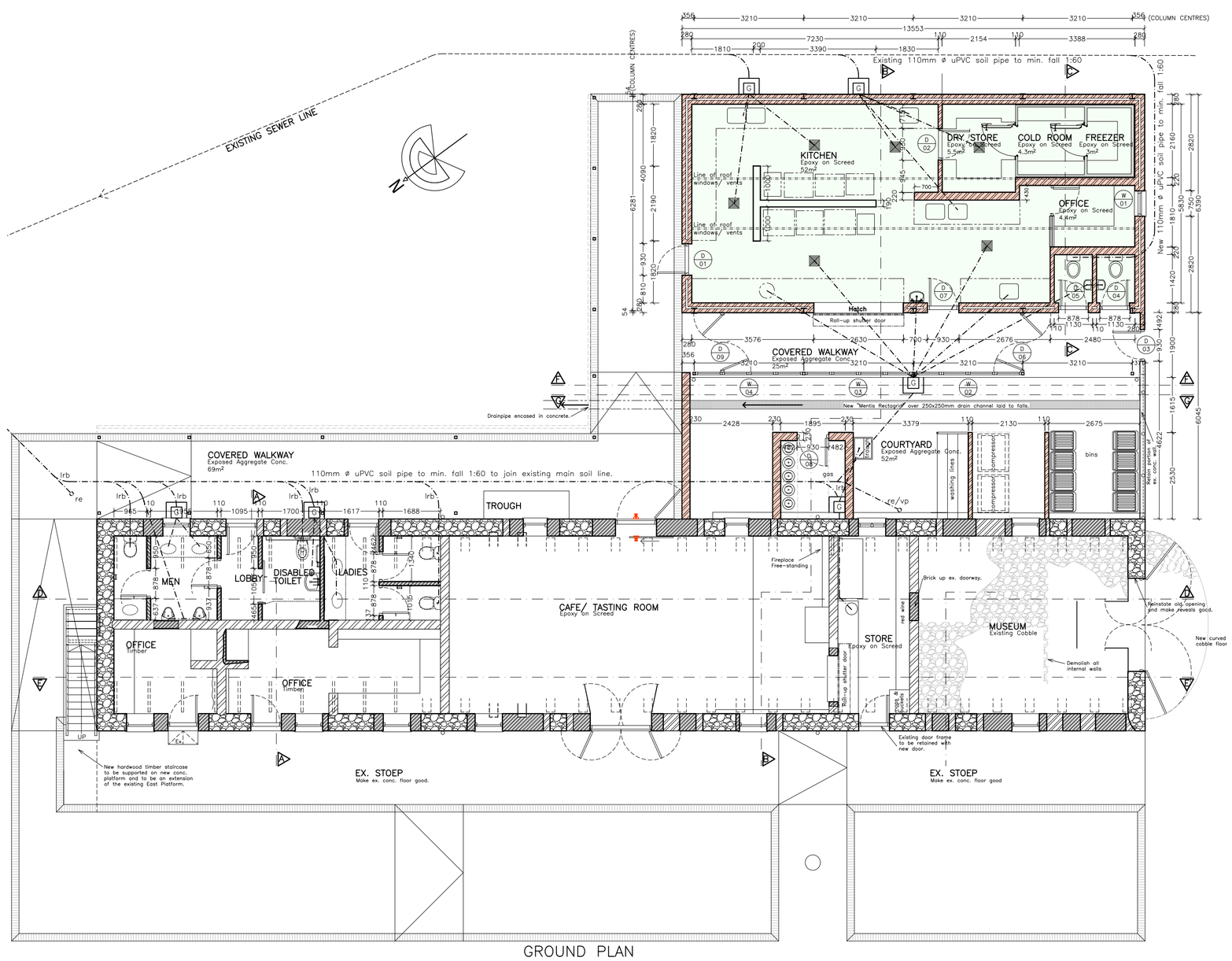
WEST ELEVATION



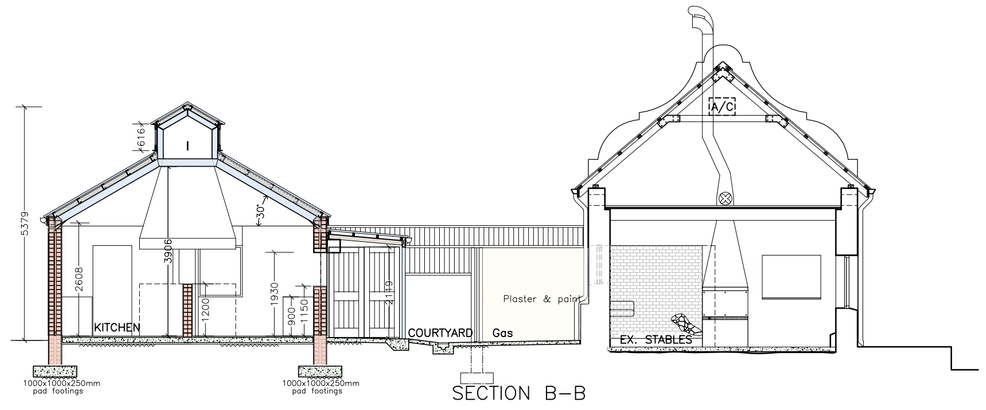
EAST ELEVATION



SECTION G–G



GROUND PLAN



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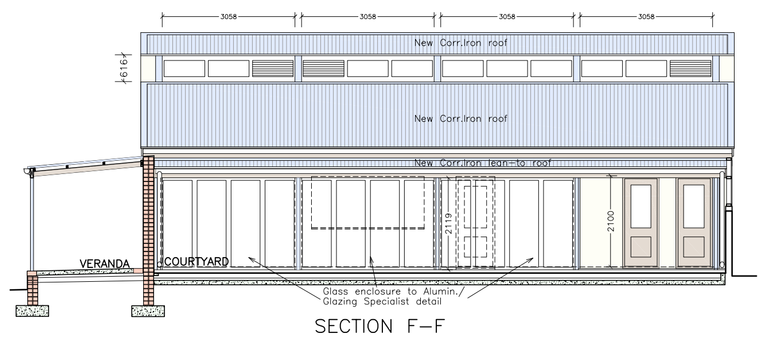
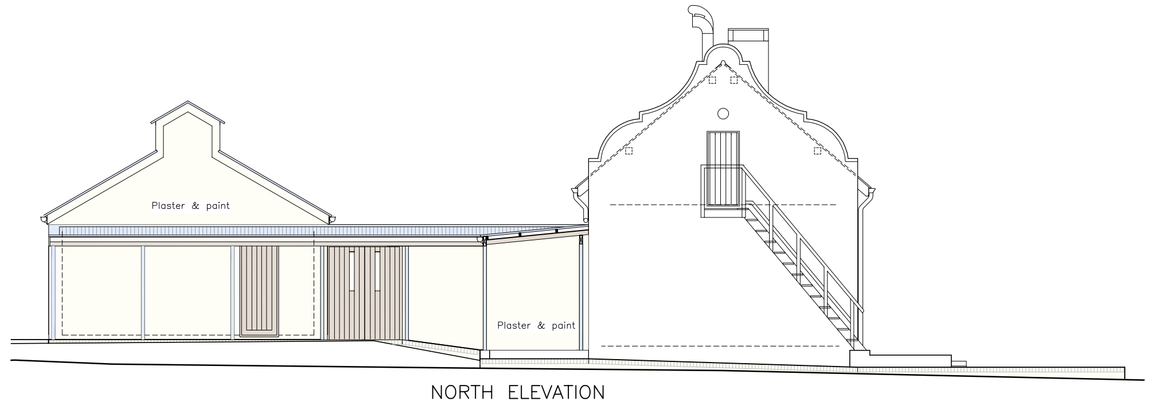
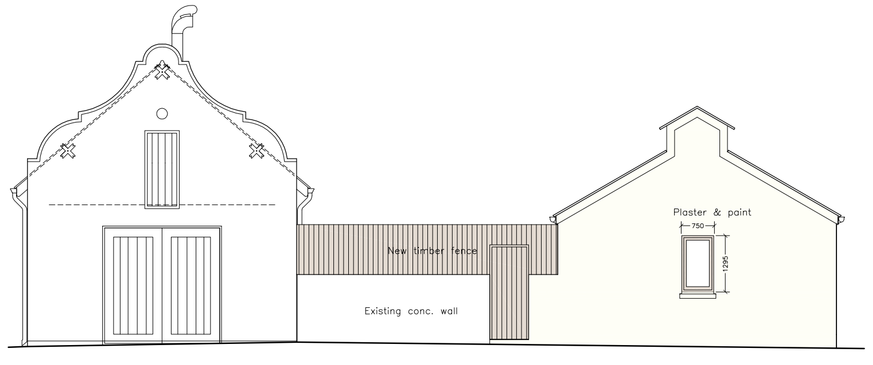


SECTION F–F



NORTH ELEVATION



SOUTH ELEVATION

THOROLD ARCHITECTS AUGUST 2012

SOLMS-DELTA, FARM 1732, DRAKENSTEIN, STELLENBOSCH

Deltameer Old Stables Kitchen :
GENERAL NOTES & SPECIFICATIONS

ALL BUILDING WORK AND DRAINAGE TO BE IN STRICT ACCORDANCE WITH STATUTORY AUTHORITY AND S.A.B.S. 0400 REQUIREMENTS.

NEW BUILDING WORK
Build New Kitchen Building on area demarcated by the existing conc. slab and the existing conc. wall. Build new steps and walkways as shown.

CONCRETOR
Steel founding structure:
1000x1000x250mm reinforced conc. pads as per Pr.Eng. design.
300x300mm RC Stub columns as per Pr.Eng. design.

Foundations to new walls:
750x250 to 280mm and 230mm walls.

Concrete floor slabs:
100mm RC, mesh ref 193, as per Pr.Eng. design.
Internally: Epoxy on screed on 100mm thick conc. slab (with "Jointex" expansion joints) on 40mm "Isoboard" insultation on d.p.m. on 50mm blinding on clean compacted fill.
Externally: (Courtyard): Exposed aggregate to falls to SWC, with expansion joi ("Jointex"/ 10mm solid timber) on d.p.m. on 50mm blinding on fill compacted layers.
Externally: (Open and Covered Walkways): Exposed aggregate with rollex-court brick edgings to falls, with expansion joints ("Jointex"/ 10mm solid timber) betwee panels on new conc. slabs all on d.p.m. on 50mm blinding on fill compacted layers.

PORTAL FRAME AND ROOF STRUCTURE
Steel portal frames at 3210mm ccs, all to Pr.Eng. design.

Steel structure sizes:
152x152mm x23 kg/m hot rolled steel H-section columns.
180x90mm x19 kg/m IPE main rafters and 140x70mm x13 kg/m IPE for raised ridg roof windows.
125x50x20x2.0 CLFC cold rolled lipped purlins @ 650mm centres.
All steel pre-drilled and to be hot dip galvanized.
Provide lugs on vertical H-sections to tie brickwork to steel structure
Roof:
Chromadek g.m.s. corrug. iron roof @ 30° pitch on C-section purlins @ 650mm ccs.
Ceiling:
12.6mm skimmed "Gypsum Rhinoboard" ceiling to u/s of lipped C-section purlin between portal-rafters.
Insulation:
100mm "Isotherm" foil-faced glassfibre blanket on ceiling boards between purlins.

BRICKLAYER/ MASON/ PLASTERER
Walls:
All bricks to load bearing walls to have compressive strength of 14 Mpa.
All other bricks to have min. compressive strength of 7 Mpa.
Build 280mm cavity brickwork externally and 230mm/ 110mm internal walls, with d.p.c's as shown, all for plastering.
Cavity walls to have min. 3 ties per sq.m. of surface area.
Build in timber doors & windows, with precast RC lintels over with min. bearing 230mm.

Plaster mix (measured by volume):-
(Hard brick walls) generally: 2 cement, 1 building lime, 8 Klipheuwel river sand

CARPENTER
All timber used to be treated and of merchantable grade.
Apply "abe" coal tar epoxy to all built-in faces of joists, lintels, frames, etc

New lean-to roofs:
Chromadek g.m.s. corrug. iron roof @ pitch 5° on 76x38mm SAP purlins @ 650mm ccs on 144x44mm PAR rafters @ ± 1000mm ccs, fixed to 144x44mm wall bearer at upper levels and to 220x70mm fascia-beam at lower gutter end, all on 70x70mm cold rolled g.m.s. posts bolted to walkway with purpose-made brackets.

Doors and windows:
New timber frames, doors and casements, purpose-made to Architect's details.
Build in with ± 6 no. g.m.s. wall-anchors per frame.
Upper level glazing and ventilation on upstand roof ridge to be purpose-designed Aluminium glazing system by specialist.
Glazing: Clear 6.5mm laminated safety glazing throughout unless otherwise specified.

Lighting and ventilation:
Artificial lighting & ventilation in accordance with SABS 0400, as per Pr.Mech Eng design
Toilets: Install 2 No Xpelair-type extract fans ducted to the exterior.

PLUMBER AND DRAINLAYER

Water supply, waste and sewerage:
Install new fittings & fixtures to new Kitchen and Toilets. Install 1x new H.W.C., and connect to new cold water supply.
Install grease traps and floor traps as per specialist, connect all sinks and w.h.b.s to gullies as shown.
Sewer pipes to be 110mmØ uPVC to min. falls, cast in conc. under new floor slabs, with 700mm long radius bends.
Connect new gullies & soil fittings to existing private sewerage system.

FIRE PROTECTION
Install portable fire extinguishers in accordance with SABS 0400.
Install 4 x hand-held fire extinguishers.

05.07.12 Rev. D Kitchen structure revised
30.07.12 Rev. E Kitchen elevations revised

PROJECT DESCRIPTION: DELTAMEER
Farm No.1732
Drakenstein
STELLENBOSCH

PROJECT DESCRIPTION: OLD STABLES:
Conversion to Music Museum

DRAWING DESCRIPTION: Statutory Authority:
Plans, Elevations & Sections

THOROLD ARCHITECTS
4 ALMA ROAD ROSEBANK 7700
TEL: 689 2626 FAX: 685 3237

DRAWING NO: 0506/DM/05/SA/1.001 REV: E
DRAWN: BO CHECKED: DATE: 30.07.12 SCALE: 1:100