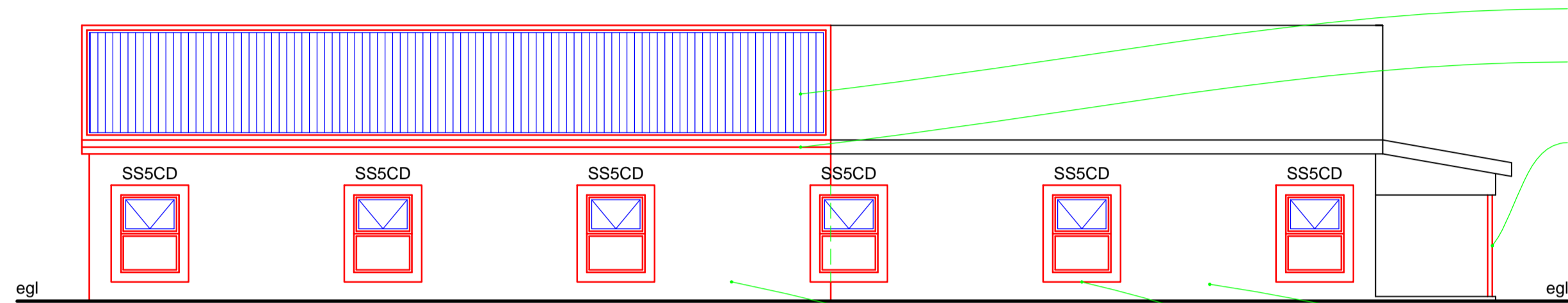
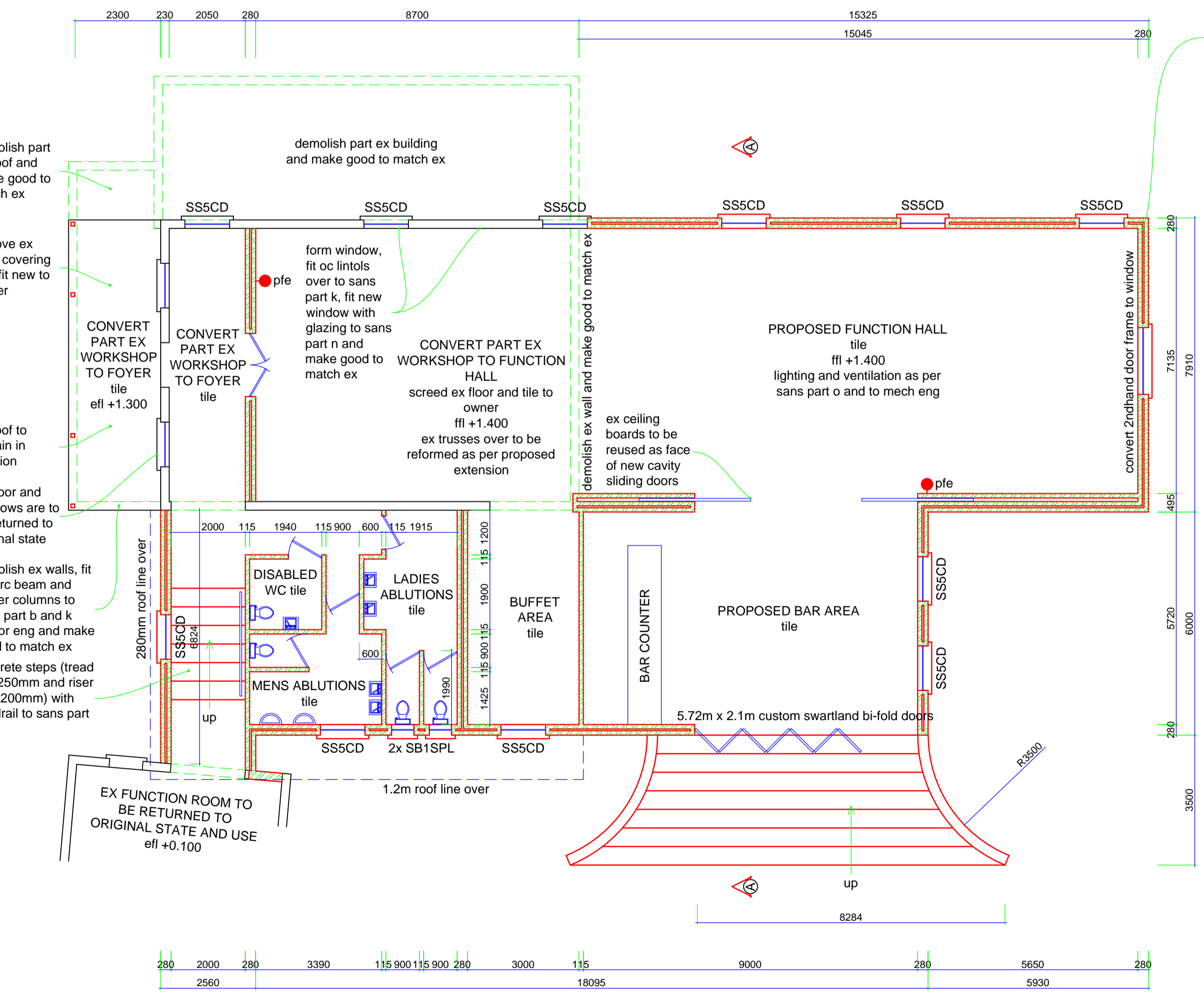


NE ELEVATION



SW ELEVATION

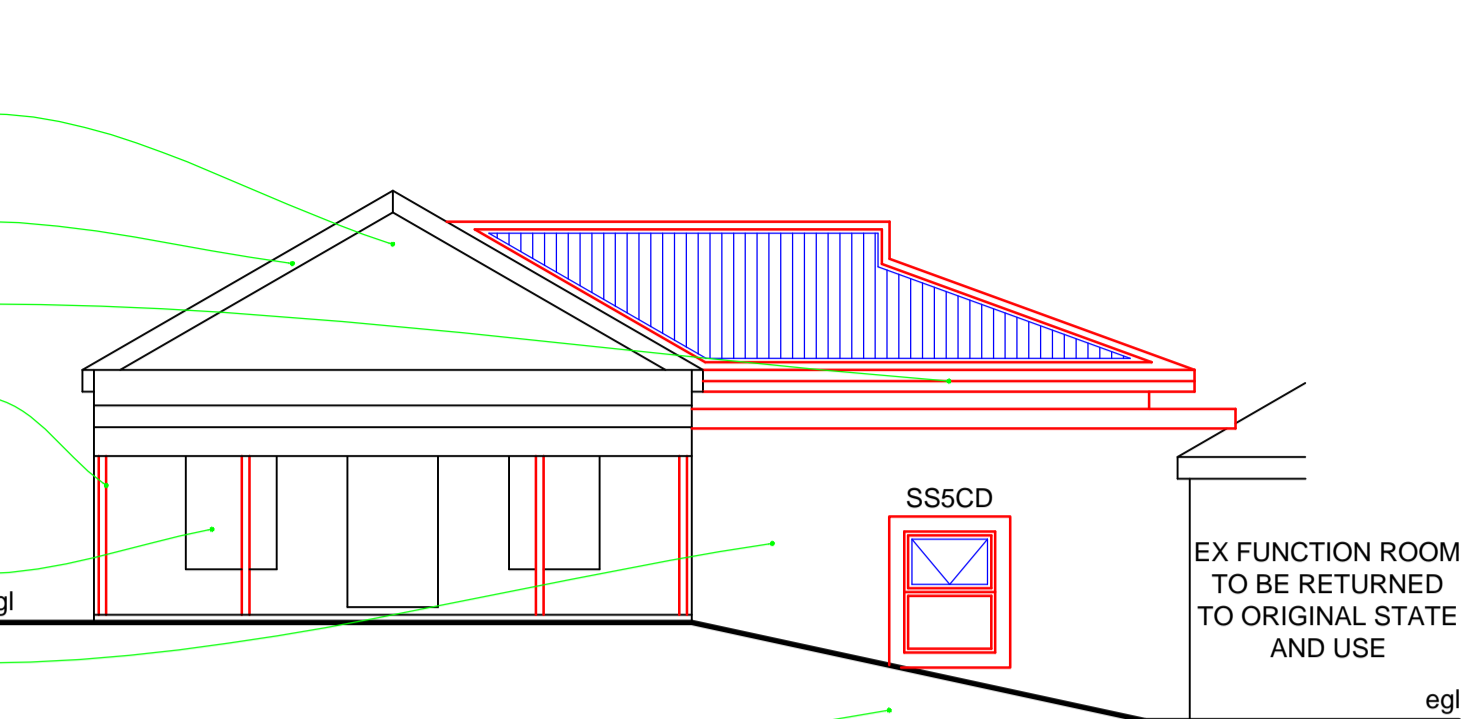


GROUND STOREY PLAN

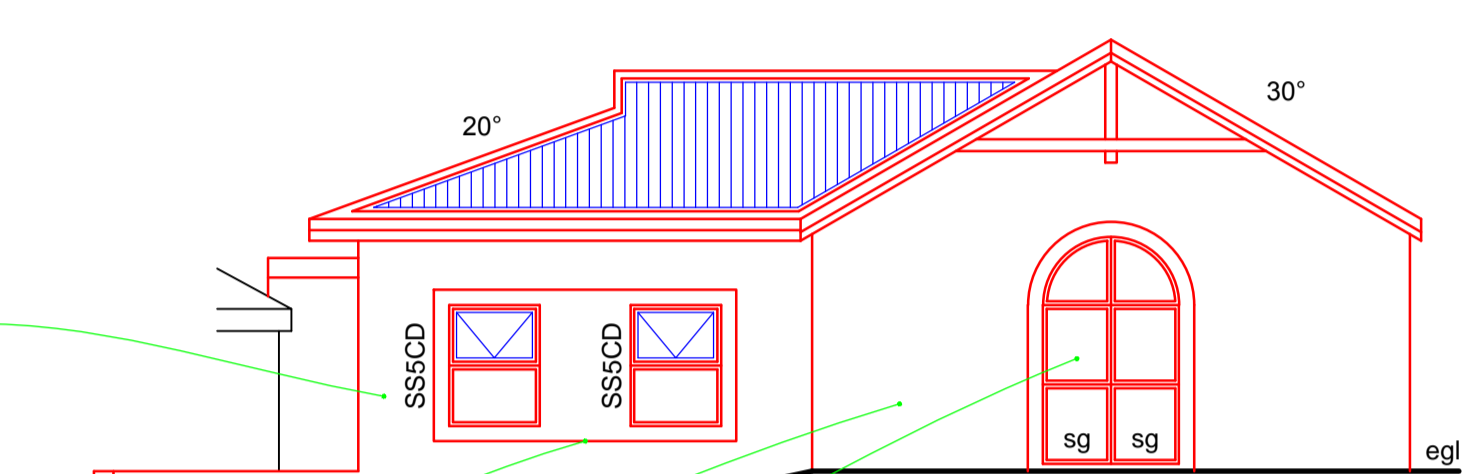
- fixed timber louvres to be painted
- ex plaster and paint wall to be refurbished to original state
- corrugated metal sheeting to match ex
- ex fascia and barge boards are to be returned to original state
- fascia and barge board to receive 150mm shadowline with upper to match roof cover
- demolish ex walls, fit new rc beam and timber columns to sans part b and k and pr eng and make good to match ex
- smooth plastered and painted panel around folding doors
- ex door and windows are to be returned to original state
- all new brickwork to be struck plastered and painted
- concrete steps (tread min 250mm and riser max 200mm) to sans part m with 1.0m high balustrade to sans part d
- 25mm embossed smooth plaster and paint with 200mm from edge of windows

- corrugated metal sheeting to match ex
- fascia and barge board to receive 150mm shadowline with upper to match roof cover
- demolish ex walls, fit new rc beam and timber columns to sans part b and k and pr eng and make good to match ex
- smooth plaster and paint as per part ne elevation
- ex plaster and paint wall to be refurbished to original state
- 25mm embossed smooth plaster and paint with 200mm from edge of windows
- struck plaster and paint
- smooth plaster and paint to match ex
- secondhand sourced timber door frame to be fitted with glazing to sans part n with 25mm embossed 200mm wide plaster surround

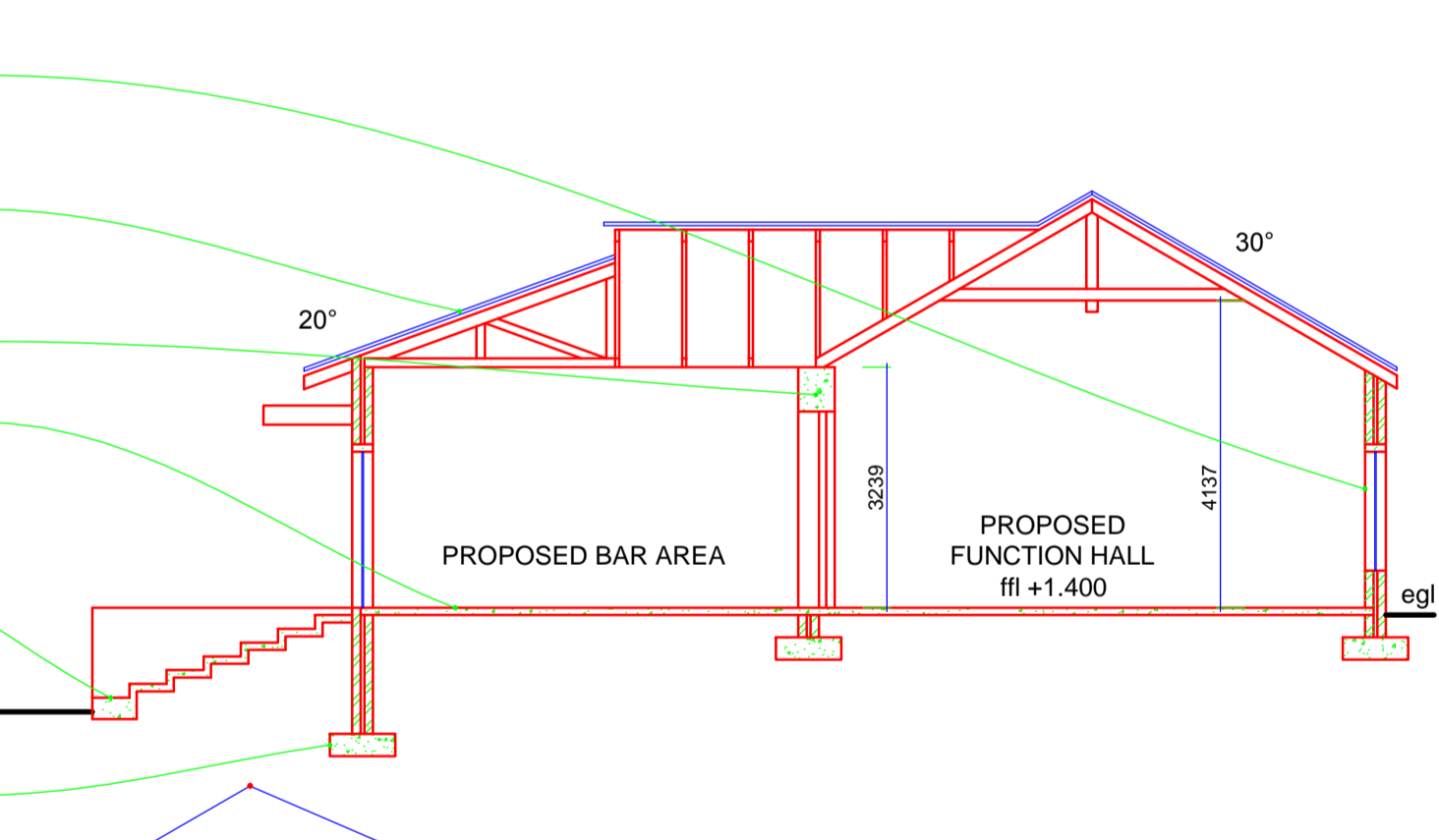
- 280mm cavity wall to sans part k with 50mm rigid polystyrene insulation to sans 204 and xa placed in cavity
- corrugated metal roof sheeting to match ex on cca treated purlins on sans waterproofing on cca treated trusses at 20 and 30°, all to sans part l and to be pr eng designed and certified (snow-loading to be accounted for) with 110mm thick isotherm and 25mm isobaord ceilings
- rc beams to sans part b and k and to be pr eng designed and certified
- 75mm thick concrete surfacedbed with ref 193 mesh on 50mm thick rigid polystyrene on sans underlay on well-compacted and sans 10124 poisoned backfill
- concrete steps (tread min 250mm and riser max 200mm) to sans part m with 1.0m high balustrade to sans part d
- rc concrete foundations to sans part h and b and to be pr eng designed and certified



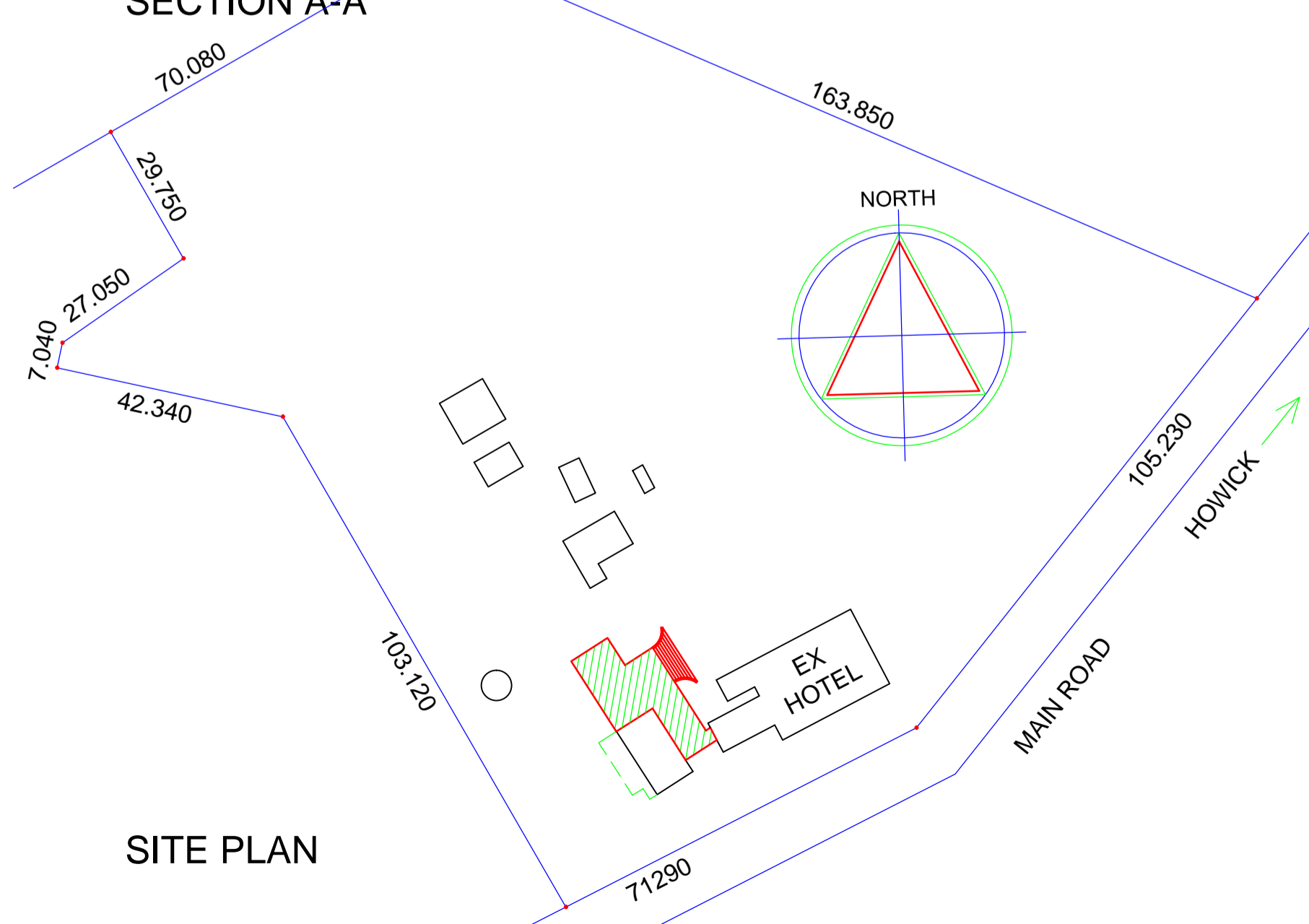
SE ELEVATION



NW ELEVATION



SECTION A-A



SITE PLAN

CONSTRUCTION NOTES

- GENERAL NOTES:
- all dimensions and levels provided are to be confirmed on-site prior to work commencing. the author takes no responsibility for any incorrect dimensions. construction costs must be calculated from the Municipal approved drawing.
 - corner beacon certificate to be provided prior to work commencing.
 - all new work to match existing.
 - all materials and construction to comply with SANS and the Local Municipal by-laws and in accordance with the structural engineer's details.
 - completion and / or compliance certificate are to be provided by the structural engineer and other competent persons.
 - certificates for loading, structural and fire stability regarding floor and walls construction is to be issued by the structural engineer.
 - no encroachments into building lines are permitted and if so work is to cease and the author of this plan is to be notified.
 - in the event of a potential deviation from this plan, all work is to cease and the author and the municipal permissions are to be granted. should this not occur the author retains the right to insist on the deviation being rectified at the client's cost.
 - administration as per SANS Part A.
 - all demolition work as per SANS Part E.
 - site operations as per SANS Part F.
 - excavations as per SANS Part G.
 - fire protection as per SANS Part T.
- FOUNDATIONS:
- all foundations as per Pr Eng and SANS Part B and H.
- FLOORS:
- all floors as per Pr Eng and SANS Part B and J.
- BRICK AND CONCRETE WORKS:
- external walls are to be clay commons with 50mm air cavity as per SANS 204 4.3.3.
 - all brickwork as detailed and strictly to structural engineer specifications.
 - concrete floors, beams, columns, buttresses, spans, joints, foundations, retaining walls and methods of fixing all other materials to rc and/or brickwork to comply with SANS 10400:2010 PART K and PART B
 - pc lintols are to be provided over all doors, windows, archways, openings, etc. as per SANS 10400:2010 Part K.
 - surface to be pr eng specification on 250mm micron polyethylene sheet on well-compacted and poisoned backfill to comply with SANS 10124. entomologist to provide compliance certificate.
 - foundations are to be to pr eng specification and SANS Part B.
 - all reinforced concrete work is to be to pr eng specification and SANS Part B.
 - pr eng to supply compliance certificate on completion of the project.
- STAIRCASE:
- see DETAIL J, to comply with PART M and balustrade to comply with PART D of the SANS 10400:2010
 - risers not to exceed 200mm
 - treads not be less than 250mm
 - head height minimum 2.1m.
 - balustrade height minimum 1.0m with 100mm max space between uprights and horizontals as per SANS 10400:2010 PART D.
 - disabled persons ramp as per sans part s and m.
- ROOF:
- as per section a-a and sans part b and l.
 - all to be pr eng designed and certified and to comply with SANS PART L
 - 110mm thick isotherm is to be placed between and over tie beams and rafters where necessary.
- GLAZING:
- ALL WINDOW AND DOORS ARE TO BE TO SWARTLAND DOUBLE GLAZING SPECIFICATION
- to comply with SANS 10400:2010 PART N, XA and 204
 - ventilation and fenestration to comply with SANS 10137 and SANS 10400:2010 204.
 - transparent glazing is to bear signs that render it visible as per SANS 10400:2010 PART N.
 - the panes of all safety glazing are to be permanently and visibly marked by the installer as per SANS 10400:2010 PART N.
- ELECTRICAL:
- connection and completion is to be certified by a registered electrician.
 - all electrical fittings are to comply with the SANS 204 and Part XA.
 - all internal fittings and points are to be to the owner's specification.
 - all external lighting is to owner and sans xa and 204.
 - the author is not responsible for any electrical specifying.
 - all lighting requirements to be supplied as per SANS 10114-1.
- SEWER:
- existing reticulations to be checked and damaged fittings to be replaced.
 - 50mm pvc waste pipes and 100mm pvc pipes below and above ngl and 100mm corflow pipes under buildings.
 - ie and re's to all bends and junctions and every 25m. 4. 100mm pvc vent pipe within 6m of the head of the drain.
 - manhole covers and pc gullies are to be 75mm above surrounding ground level.
 - all internal waste pipes secured to underside of suspended rc floor are to be enclosed in a waterproof duct to SANS Part P.
 - septic tank and soak pit to pr eng and sans part p and q.
 - all exposed water pipes are to be insulated as per SANS 204-2011.
- STORMWATER:
- existing reticulations to be checked and damaged fittings to be replaced.
 - rainwater gutters and downpipes to match ex and to sans part r.
 - all rc suspended roofs are to be screeded to fall, SABS approved Derbigum installed and loose stone placed over.
 - 150mm pvc sw pipes below ground level and 150mm corflow pipes under buildings.
 - rainwater penetration test to comply with SANS PART R.
 - all to SANS PART R and municipal bylaws.
- FIRE:
- all work to comply with SANS 10400 Part T.
- SANS 204:
- the building is to be sealed in accordance with SANS 204 4.4.
 - a heat pump for water heating purposes as per SANS 204 4.5.2.1.
 - window shading accordance with SANS 204 4.3.5.
 - all external doors to have seals fitted as per SANS 204 4.4.3
 - guyser is receive an insulation blanket.
 - all lighting requirements to be supplied as per SANS 10114-1.
 - all water supply pipes are to be insulated as per SANS 204 4.5.2.4 and 5 and table 13.
 - no air conditioning system (cooling and/or heating) is to be installed on this property.
- NB: PLAN TO COMPLY SANS 10400:2010 204, PART X AND PART XA, AS WELL VCCCE HOA SPECIFICATIONS.
- INTERIOR FINISHING:
- the author is not responsible for any interior specifying.

MUNICIPAL USE

AREA SCHEDULE	
SITE AREA	
EXISTING	1299.450
PROPOSED	247.912
TOTAL	1547.362

cookedorange
ARCHITECTURAL DESIGN

building classification
A1 as per SANS A20

proposed

ADDITIONS AND ALTERATIONS TO EXISTING OUTBUILDING

owner: **NESSMAN (PTY) LTD**
owner sign: [signature]

address: **TANGLEWOOD COUNTRY HOUSE DARGLE**

cadastral description: **PORTION 59 (OF 13) OF THE FARM DARGLE No. 913**

scale elevations 1:100	checked MVP Van Rheede Van Oudthoorn	sign	author Mark Sydney
plans sections 1:100			
site plan 1:1000			
date 15-03-2013	sheet number 1 of 1	business contact details 3 BEARS FARM, BALGOWAN 083 522 9785 cookedorange@iAfrica.com	