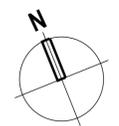




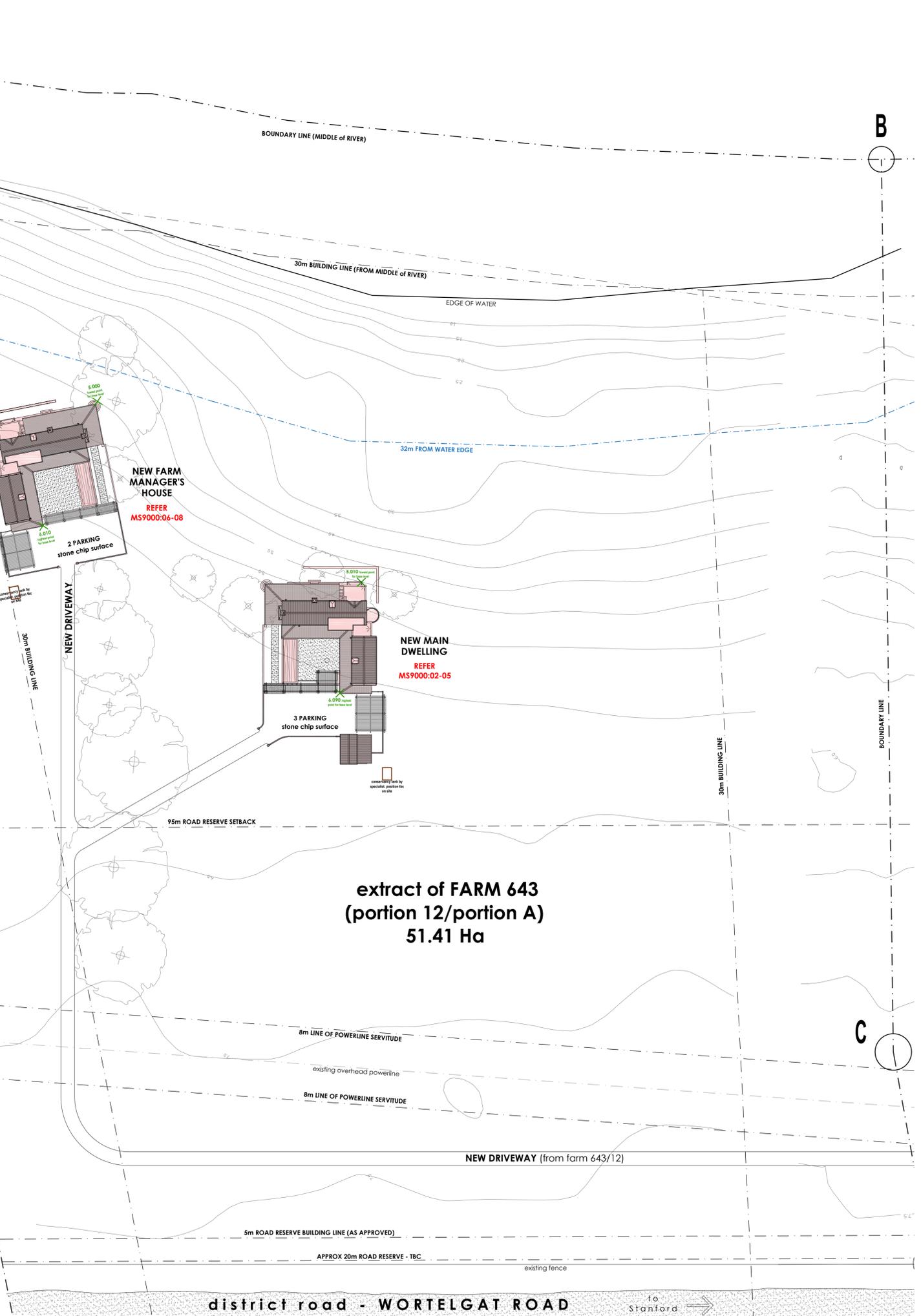
FARM SITE PLAN

1:5000



EXTRACT SITE DEVELOPMENT PLAN

1:500



district road - WORTELGAT ROAD

10  
Stanford

GENERAL NOTES:

AREA CALCULATIONS:

1. MAIN DWELLING AREA CALCULATIONS:

SITE AREA:	51.41 Ha (514 100 m <sup>2</sup> )
FARM 643 (portion 12/portion A)	
TOTAL AREAS: (EXCL. garage, covered patio & balcony)	273.1m <sup>2</sup>
GROUND FLOOR AREA (MAIN HOUSE)	14.4m <sup>2</sup>
GROUND FLOOR AREA (STAFF)	43.0m <sup>2</sup>
FIRST STOREY AREA	335.5m <sup>2</sup>
TOTAL FLOOR AREA	385.0m <sup>2</sup>

COVERED PATIO AREA (INC. GARAGE & COVERED PATIO)	273.1m <sup>2</sup>
GROUND FLOOR AREA (MAIN HOUSE)	14.4m <sup>2</sup>
GROUND FLOOR AREA (COVERED PATIO)	49.1m <sup>2</sup>
GROUND FLOOR AREA (GARAGE)	28.4m <sup>2</sup>
MAIN DWELLING COVERED AREA:	385.0m <sup>2</sup>
MAIN DWELLING COVERAGE %:	0.075%

MAIN DWELLING BASE LEVEL CALCULATIONS:

(AVE. BETWEEN HIGHEST & LOWEST INTERSECTING NGL & HOUSE)  
(INDICATED IN GREEN ON GROUND FLOOR PLAN)  
LOWEST INTERSECTING NGL: 5.010  
HIGHEST INTERSECTING NGL: 6.090  
BASE LEVEL (AVERAGE) : 5.550  
(refer elevations & sections)

2. MANAGERS HOUSE AREA CALCULATIONS:

SITE AREA:	51.41 Ha (514 100 m <sup>2</sup> )
FARM 643 (portion 12/portion A)	
TOTAL AREAS: (EXCL. covered patio & balcony)	273.1m <sup>2</sup>
GROUND FLOOR AREA (MANAGERS HOUSE)	49.1m <sup>2</sup>
FIRST STOREY AREA	43.0m <sup>2</sup>
TOTAL FLOOR AREA	316.1m <sup>2</sup>

COVERED PATIO AREA (INC. COVERED PATIO)	273.1m <sup>2</sup>
GROUND FLOOR AREA (MANAGERS HOUSE)	49.1m <sup>2</sup>
GROUND FLOOR AREA (COVERED PATIO)	342.2m <sup>2</sup>
MANAGERS HOUSE COVERED AREA:	342.2m <sup>2</sup>
MANAGERS HOUSE COVERAGE %:	0.047%

MANAGER HOUSE BASE LEVEL CALCULATIONS:

(AVE. BETWEEN HIGHEST & LOWEST INTERSECTING NGL & HOUSE)  
(INDICATED IN GREEN ON GROUND FLOOR PLAN)  
LOWEST INTERSECTING NGL: 5.000  
HIGHEST INTERSECTING NGL: 6.010  
BASE LEVEL (AVERAGE) : 5.505  
(refer elevations & sections)

3. TOTAL COVERAGE CALCULATIONS:

(MAIN DWELLING + MANAGERS HOUSE)	385.0m <sup>2</sup>
MAIN DWELLING COVERED AREA	342.2m <sup>2</sup>
MANAGERS HOUSE COVERED AREA:	727.2m <sup>2</sup>
TOTAL COVERAGE AREA:	6.142%

SIGNATURES OF APPROVAL:

CLIENT:

ARCHITECT: *[Signature]*

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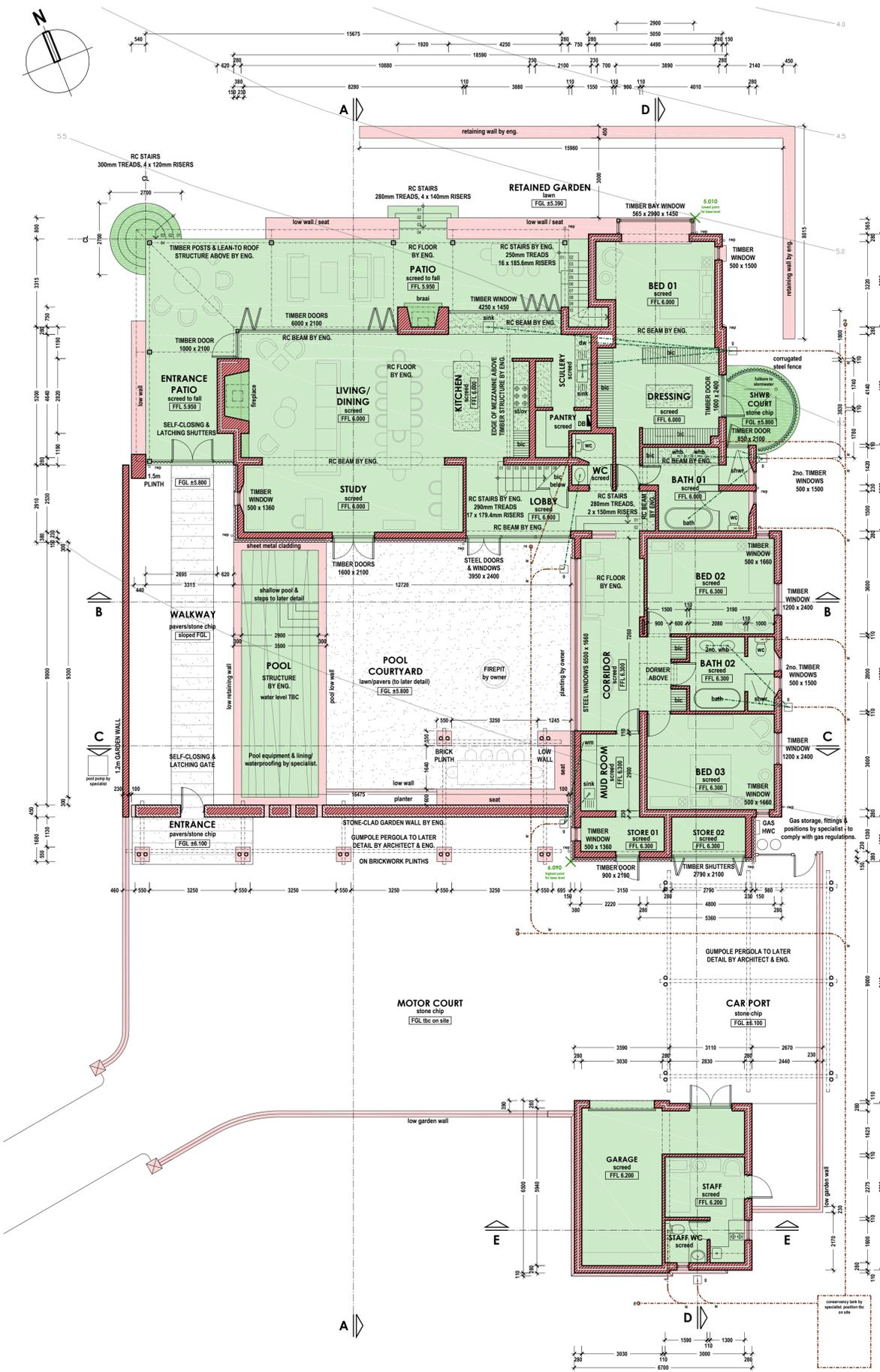
**RICHARD PERFECT + HAILEY TIPPETT**  
IN ASSOCIATION | ARCHITECTURE | INTERIORS

The Studios, 221 Upper Bulwerkant Street, Cape Town E: richard@richardperfectarchitects.co.za T: 021 462 1333

Project: **PROPOSED NEW MAIN DWELLING & FARM MANAGER'S HOUSE FOR MIDDLEBERG INVESTMENTS (PTY) LTD ON MIDDLEBERG FARM (643/P12/PA), STANFORD**

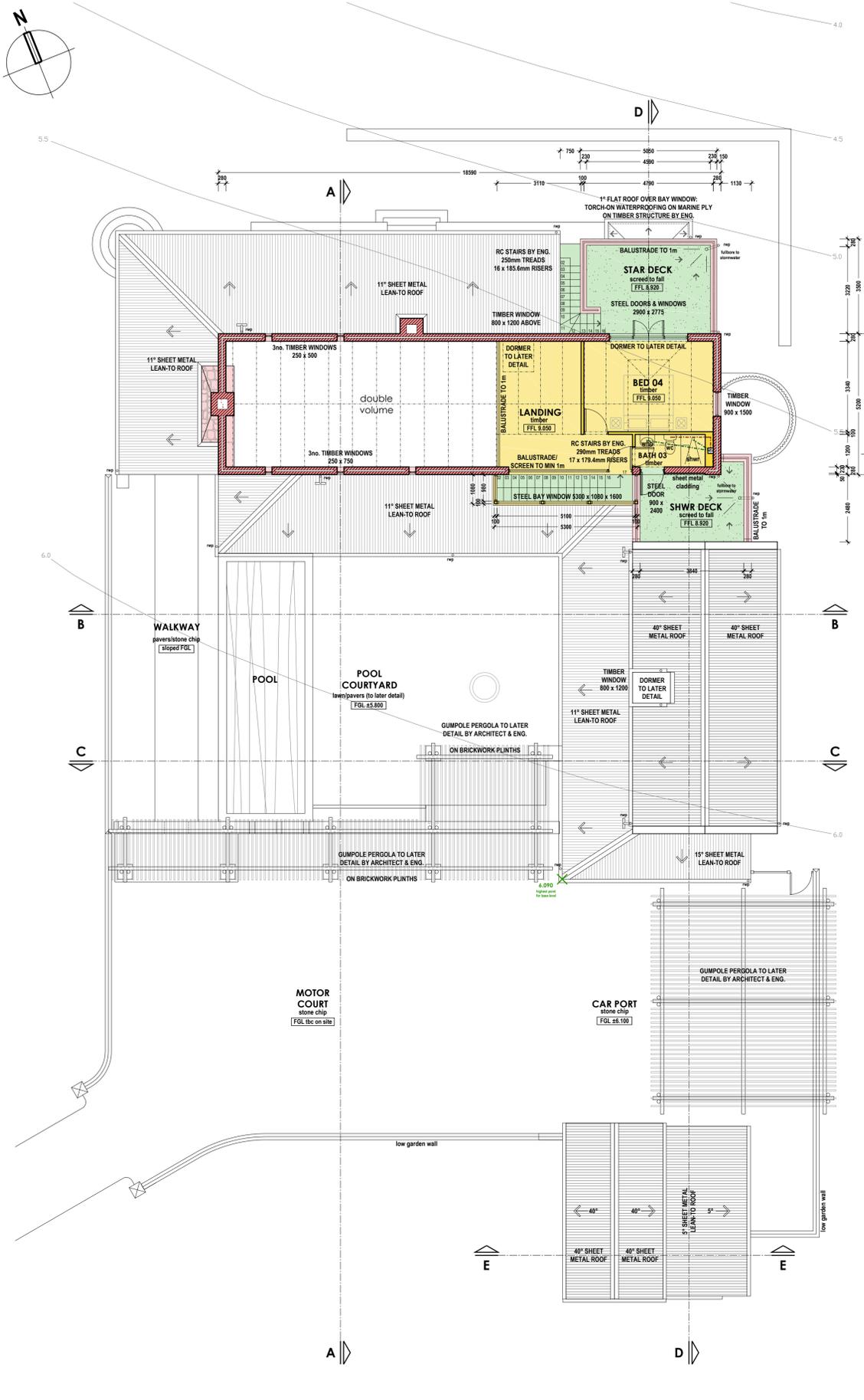
Date	July 2025	Scale	as indicated	Drawn by	clayton mayer	Element	MS 9000 01	Dwg. No.	-
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**MUNICIPAL SUBMISSION - FARM & SITE PLAN**



**GROUND FLOOR PLAN**  
MAIN DWELLING

1:100



**FIRST FLOOR PLAN**  
MAIN DWELLING

1:100

**GENERAL NOTES:**

**FOUNDATIONS:**  
 140 x 200mm for all 200mm cavity walls  
 700 x 230mm for all 230mm walls  
 200mm brickwork cavity walls with 110mm walls  
 Engineer to confirm all sizes before commencement of construction.

**WALLS:**  
**Structural brickwork external walls:** 200mm brickwork cavity walls with a min. 50mm cavity  
 Wall ties to be built in at required horizontal and vertical centers, with stepped dpc with vertical weepholes @ max 1m centres.  
 All foundation centres to be filled with concrete.  
 OR 200mm brickwork walls with sheet metal cladding over timber battens.  
**Structural brickwork internal walls:** 230mm brickwork. Engineer to confirm.  
**Non-structural internal brickwork walls:** 110mm brickwork & drywall as shown.  
 All openings greater than 300mm to have beams specified by engineer.  
 All other openings to have precast concrete lintels installed as per to SANS 10400 specifications OR as otherwise specified.  
 All external windows & doors to have dpc above, below and around opening.

**EXTERNAL WALL FINISH:**  
 Plastered & painted to later colour spec. by Architect.  
 Selected stone walls to later spec. by Architect.  
 Selected sheet metal cladding to walls. Painted - colour by Architect.

**TIMBER & STEEL POSTS/BEAMS & STRUCTURE:**  
 All new timber & steel columns and structural element sizing to be confirmed by Engineer and Architect. All details to be confirmed before commencement of construction.

**FLOORS:**  
 All 100mm RC floors to engineer's detail & spec. on dpm, on 25mm sand bedding, on 150mm layers of approved compacted fill.  
 Weather stops (min 20mm) to be allowed at internal/external thresholds.  
 All poliolester floors to be laid to a min. 1:100 fall away from the building.

**ROOFS:**  
**Main Roof:** 40° Victorian profile sheet metal on 50/76 SAP purins on timber structure by engineer. Painted - colour to be confirmed by architect.  
**Lean To Roofs:** 11° Victorian profile sheet metal on 50/76 SAP purins on timber structure by engineer. Painted - colour to be confirmed by architect.  
**Lean To Roofs:** 5° 8/11 profile sheet metal on 50/76 SAP purins on timber structure by engineer. Side slope min 100mm and to be sealed. To manufacturers spec. Painted - colour to be confirmed by architect.  
**Flat Roofs:** Floor finish on torch-on waterproofing by specialist, on screed to fall on RC slab to Engineer's detail. Drain outlets to later detail.  
**Flat Bay Window / Dormer Roofs:** Torch-on Waterproofing on mainie ply to min 1° fall on timber structure to Engineer's detail.  
 New eave aluminium gutters and rain water downpipes. Painted - colour to be confirmed by architect. All waterproofing & flashing by specialist.

**DRAINAGE:**  
 All drainage to comply with SANS 10400. Drainage under building to be adequately protected/encased in concrete. New drainage runs and conservancy tanks by specialist. Layout indicative only.

**STORMWATER:**  
 All stormwater to comply with SANS 10400. New gutters, gullys & rainwater downpipes/positions to be confirmed on site.

**LIGHTING & VENTILATION:**  
 SANS 10400 part XA.  
**EXTERNAL DOORS & WINDOWS:**  
 External doors & windows to be used in timber to later detail by architect. Painted - colour to be confirmed by architect.

**GLAZING:**  
 All to comply with SANS 10400 part N.  
 Glazing as specified by XA Rational Design Report by New Earth Energy.  
 SANS 10400 part XA.  
 Insulation, glazing etc. according to competent XA specialist's specifications. 50% of Hot Water Requirements are to be met by means other than electrical resistance heating. (Gas water heating to be used). Insulation to comply with XA Rational Design. Refer XA report by New Earth Energy.

**DIMENSIONS:**  
 All existing & site dimensions to be checked upon setting out. Any discrepancies to be noted and discussed with architect.

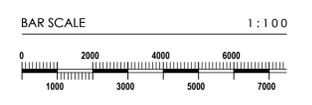
**GAS:**  
 All new gas installations, relocation and design to specialist's detail & approved by architect. All to comply with SANS 10087.

**FIRE/RISERS:**  
 All fireplaces/flues to be checked upon setting out. Any discrepancies to be noted and discussed with specialist in compliance with SANS 10400.

**STAIRS:**  
 All new stairs to comply with SANS 10400. Risers max. 200mm & Treads min. 250mm. Head height clearance above line of staircase to be 2100mm clear.

**BALUSTRADES:**  
 All balustrades to be 1m from FFL with no opening permitting the passage of a 100mmØ ball. Any wall change of more than 1m to be provided with balustrade.

**SWIMMING POOL, PUBLIC SAFETY:**  
 The swimming pool is to be protected from public access in accordance with SANS 10400 part D.  
 The new fence layout is to be confirmed by architect and landscaper. Any fence/wall to restrict access and gate in such fence/wall shall have no openings permitting the passage of a 100mm ball.  
 Any such gate shall be self closing and latching.



SIGNATURES OF APPROVAL:

CLIENT: \_\_\_\_\_  
 ARCHITECT: *[Signature]*

All dimensions and levels to be checked on site prior to commencement of any building work. No scaling off this drawing. Any discrepancies to be reported to the Architect. All building work to comply with the National Building Regulations.

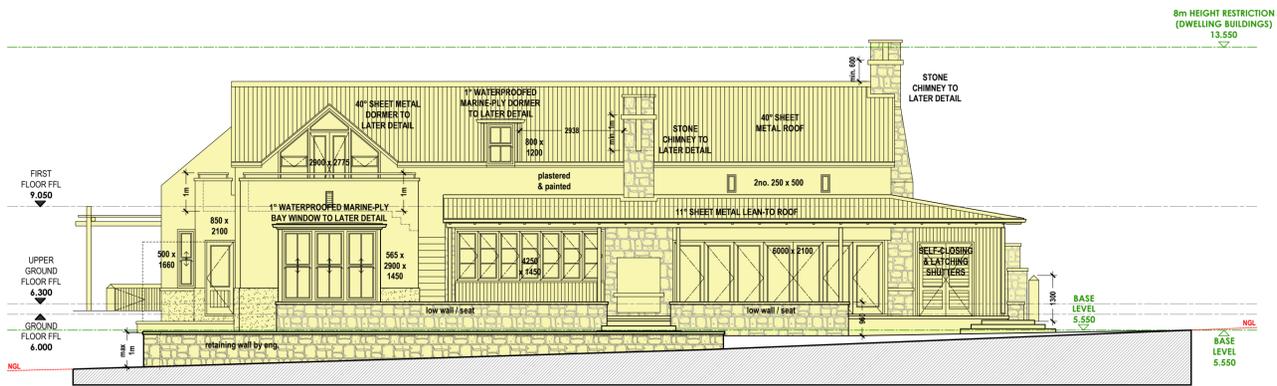
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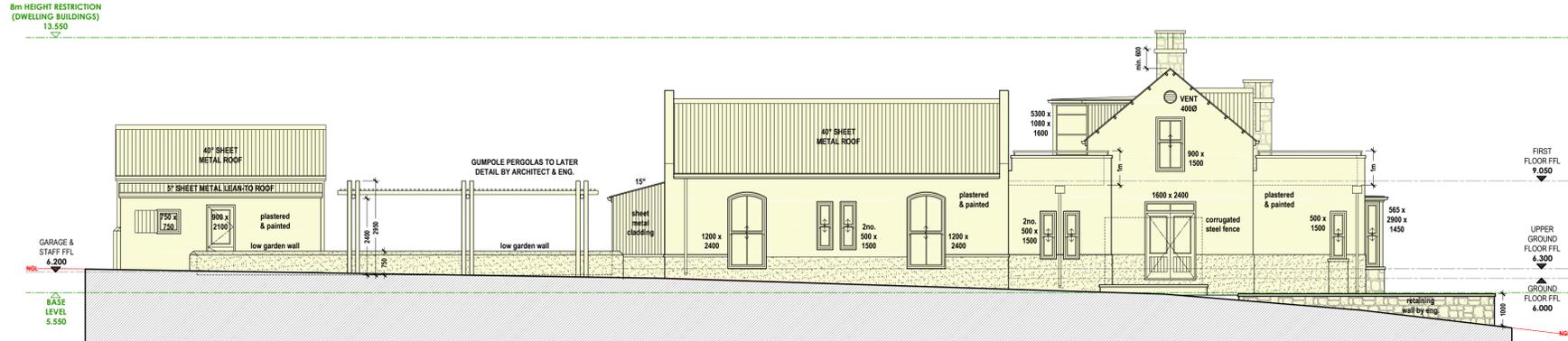
**PROPOSED NEW MAIN DWELLING & FARM MANAGER'S HOUSE FOR MIDDLEBERG INVESTMENTS (PTY) LTD ON MIDDLEBERG FARM (643/P12/PA), STANFORD**

Date: July 2025  
 Scale: as indicated  
 Drawn by: dillon mayer  
 Checked by: hailey tippett  
 Element: MS 9000 02  
 Dwg. No.: \_\_\_\_\_

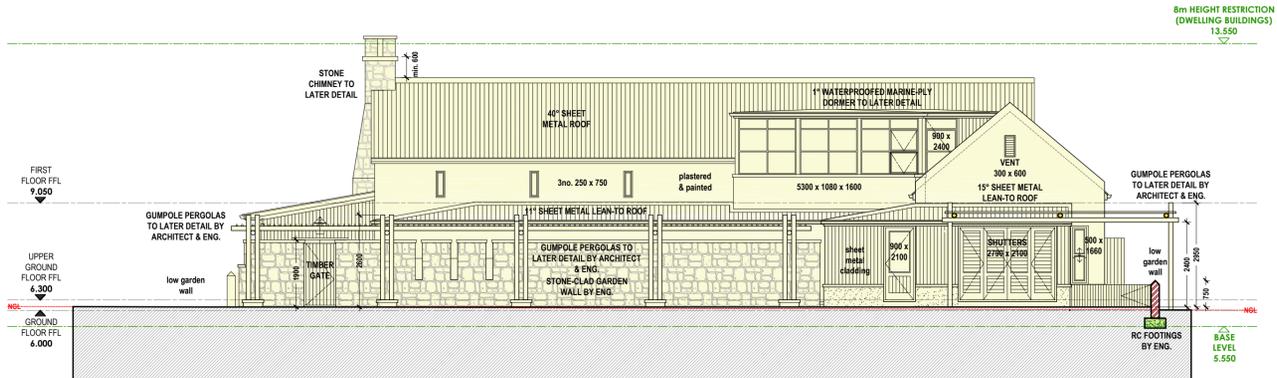
**MUNICIPAL SUBMISSION - MAIN DWELLING: FLOOR PLANS**



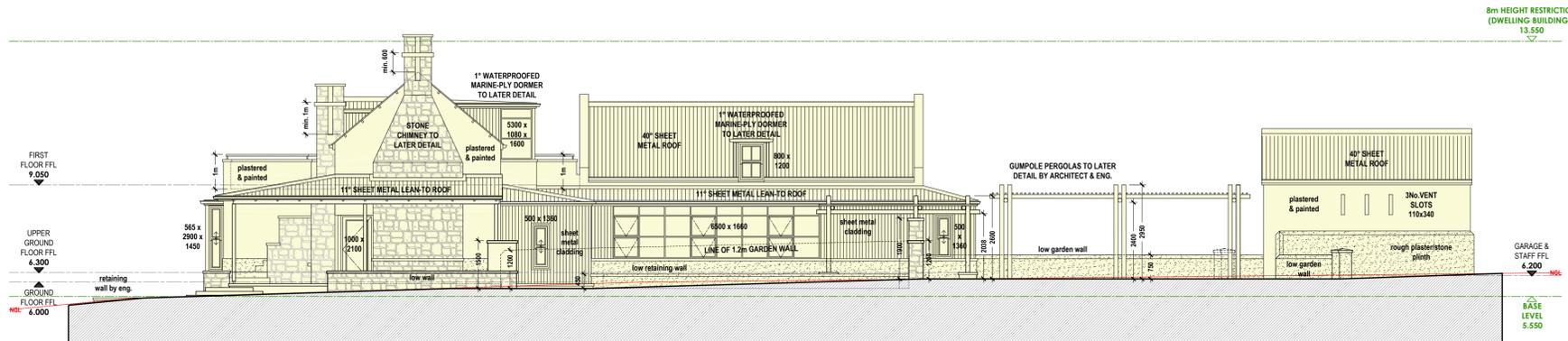
**NORTH ELEVATION**  
MAIN DWELLING  
1:100



**EAST ELEVATION**  
MAIN DWELLING  
1:100



**SOUTH ELEVATION**  
MAIN DWELLING  
1:100



**WEST ELEVATION**  
MAIN DWELLING  
1:100

**GENERAL NOTES:**

**FOUNDATIONS:**  
 140 x 230mm for all 230mm cavity walls  
 70 x 230mm for all 230mm walls  
 70 x 200mm slab thickening for 110mm walls  
 Engineer to confirm all sizes before commencement of construction.

**WALLS:**  
 Structural brickwork external walls: 200mm brickwork cavity walls with a min. 50mm cavity  
 Wall ties to be built in at required horizontal and vertical centers, with stepped dpc with vertical weepholes @ max 1m centers  
 All foundation centres to be fixed with concrete  
 OR 200mm brickwork walls with sheet metal cladding over timber battens  
 Structural brickwork internal walls: 230mm brickwork. Engineer to confirm.  
 Non-structural internal brickwork walls: 110mm brickwork & drywall as shown.  
 All openings greater than 3000mm to have beams specified by engineer.  
 All other openings to have precast concrete lintels installed as per to SANS 10400 specifications OR as otherwise specified.

**EXTERIOR WALL FINISH:**  
 All new external windows & doors to have dpc above, below and around opening.  
 Plastered & painted to later colour spec. by Architect  
 Selected stone walls to later spec. by Architect  
 Selected sheet metal cladding to walls. Painted - colour by Architect.

**TIMBER & STEEL POSTS/BEAMS & STRUCTURE:**  
 All new timber & steel columns and structural element sizing to be confirmed by Engineer and Architect. All details to be confirmed before commencement of construction.

**FLOORS:**  
 New 100mm RC floors to engineer's detail & spec. on dpm, on 25mm sand bedding, on 150mm layers of approved compacted fill.  
 Weather stops (min 25mm) to be allowed at internal/external thresholds.  
 All patio/external floors to be laid to a min. 1:100 fall away from the building.

**ROOF:**  
 Main Roof: 40" Victorian profile sheet metal on 50x76 SAP purlins on timber structure by engineer. Painted - colour to be confirmed by architect.  
 Lean-to Roofs: 11" or 15" Victorian profile sheet metal on 50x76 SAP purlins on timber structure by engineer. Painted - colour to be confirmed by architect.  
 Lean-to Roofs: 5" BPH profile sheet metal on 50x76 SAP purlins on timber structure by engineer. Side lap min 100mm and to be sealed. To manufacturers spec. Painted - colour to be confirmed by architect.  
 Flat Roofs: Floor finish on torch-on waterproofing by specialist, on screed to fall on RC slab to Engineer's detail. Drain outlets to later detail.  
 Flat Bay Window / Dormer Roofs: Torch-on Waterproofing on marine ply to min 1" fall on timber structure to Engineer's detail.  
 New eave aluminium gutters and rain water downpipes. Painted - colour to be confirmed by architect. All waterproofing & flashing by specialist.

**DRAINAGE:**  
 All drainage to comply with SANS 10400. Drainage under building to be adequately protected/encased in concrete. New drainage runs and conservancy tanks by specialist. Layout indicative only.

**STORMWATER:**  
 All stormwater to comply with SANS 10400. New gutters, gullys & rainwater downpipes/positions to be confirmed on site.

**LIGHTING & VENTILATION:**  
 All to comply with SANS 10400.

**EXTERNAL DOORS & WINDOWS:**  
 External doors & windows to be steel & timber to later detail by architect. Painted - colour to be confirmed by architect.

**GLAZING:**  
 All to comply with SANS 10400 part N.  
 Glazing as specified by XA Rational Design Report by New Earth Energy.  
 SANS 10400 part XA  
 Insulation, glazing etc. according to competent XA specialist's specifications. 50% of Hot Water Requirements are to be met by means other than electrical resistance heating. (Gas water heating to be used). Location to north to comply with XA Rational Design. Refer XA report by New Earth Energy.

**DIMENSIONS:**  
 All existing & site dimensions to be checked upon setting out. An discrepancies to be noted and discussed with architect.

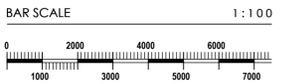
**GAS:**  
 All new gas installations, relocation and design to specialist's detail & approved by architect. All to comply with SANS 10087.

**FIRE/RISERS:**  
 All fireplaces/fluers to be installed by specialist in compliance with SANS 10400.

**STAIRS:**  
 All new stairs to comply with SANS 10400. Risers max. 200mm & Treads min. 250mm. Head height clearance above line of staircase to be 2100mm clear.

**BALUSTRADES:**  
 All balustrades to be 1m from FFL with no opening permitting the passage of a 100mmØ ball. Any wall change of more than 1m to be provided with balustrade.

**SWIMMING POOL, PUBLIC SAFETY:**  
 The swimming pool is to be protected from public access in accordance with SANS 10400 part D.  
 The new fence layout is to be confirmed by architect and landscaper. Any fence/wall to restrict access and gate in such fence/wall shall have no openings permitting the passage of a 1000 ball.  
 Any such gate shall be self closing and latching.



SIGNATURES OF APPROVAL:

CLIENT:

ARCHITECT: *[Signature]*

All dimensions and levels to be checked on site prior to commencement of any building work. No scaling off this drawing. Any discrepancies to be reported to the Architect. All building work to comply with the National Building Regulations.

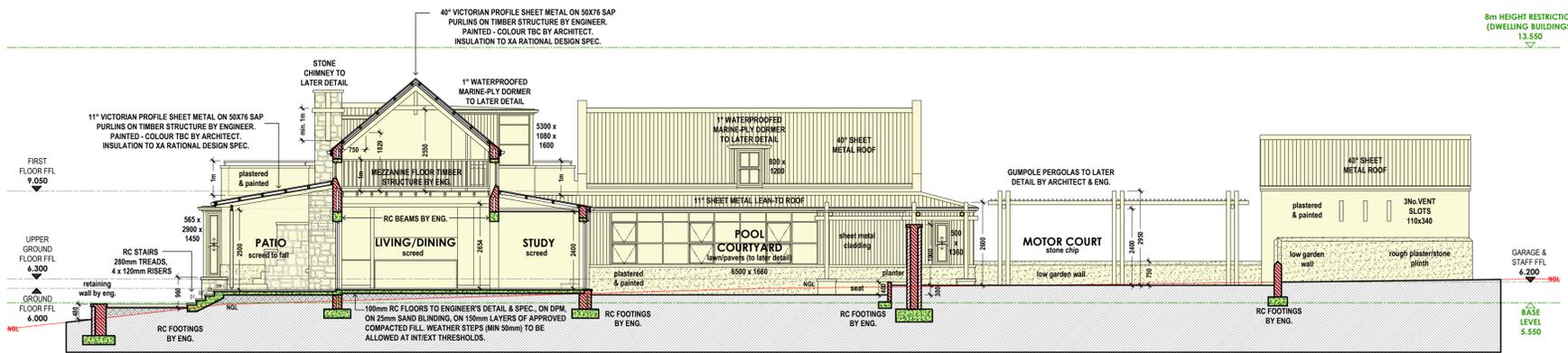
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**PROPOSED NEW MAIN DWELLING & FARM MANAGER'S HOUSE FOR MIDDLEBERG INVESTMENTS (PTY) LTD ON MIDDLEBERG FARM (643/P12/PA), STANFORD**

Date: July 2025  
 Drawn by: Clayton Moyer, Hailey Tippett  
 Scale: as indicated  
 Element: MS 9000 03  
 Dwg. No.:

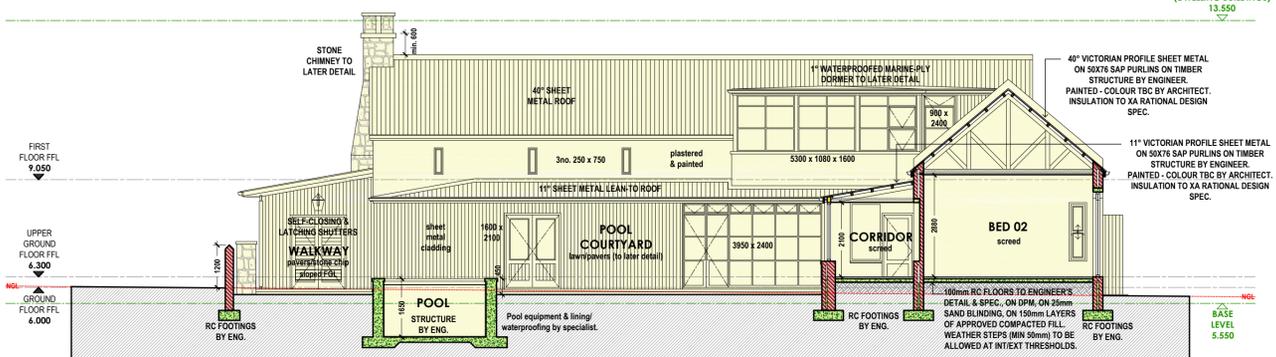
**MUNICIPAL SUBMISSION - MAIN WELLING; ELEVATIONS**



**SECTION A-A**  
MAIN DWELLING

1:100

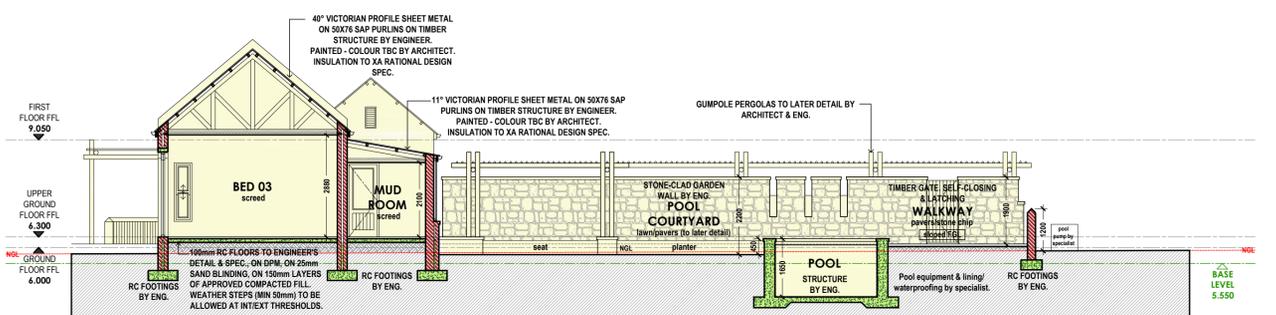
8m HEIGHT RESTRICTION  
(DWELLING BUILDINGS)  
13.550



**SECTION B-B**  
MAIN DWELLING

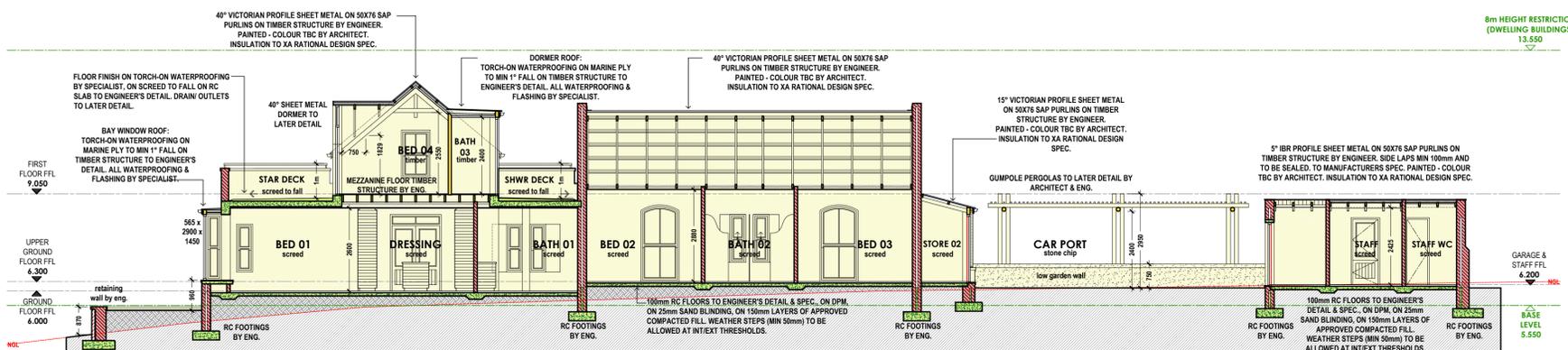
1:100

8m HEIGHT RESTRICTION  
(DWELLING BUILDINGS)  
13.550



**SECTION C-C**  
MAIN DWELLING

1:100



**SECTION D-D**  
MAIN DWELLING

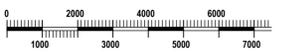
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8m HEIGHT RESTRICTION  
(DWELLING BUILDINGS)  
13.550

**GENERAL NOTES:**

- FOUNDATIONS:**  
 140 x 230mm for all 230mm cavity walls  
 70 x 230mm for all 230mm walls  
 400 x 200mm slab thickening for 110mm walls  
 Engineer to confirm all sizes before commencement of construction.
- WALLS:**  
**Structural brickwork external walls:** 230mm brickwork cavity walls with a min. 50mm cavity with vertical weepholes @ max 1m centres.  
 OR 230mm brickwork walls with sheet metal cladding over timber battens.  
**Structural brickwork internal walls:** 230mm brickwork. Engineer to confirm.  
**Non-structural internal brickwork walls:** 110mm brickwork & drywall as shown.  
 All openings greater than 300mm to have beams specified by engineer.  
 All other openings to have precast concrete lintels installed as per to SANS 10400 specifications OR as otherwise specified.
- EXTERNAL WALL FINISH:**  
 Plastered & painted to later colour spec. by Architect.  
 Selected stone walls to later spec. by Architect.  
 Selected sheet metal cladding to walls. Painted - colour by Architect.
- TIMBER & STEEL POSTS/BEAMS & STRUCTURE:**  
 All new timber & steel columns and structural element sizing to be confirmed by Engineer and Architect. All details to be confirmed before commencement of construction.
- FLOORS:**  
 New 100mm RC floors to engineer's detail & spec. on dpm, on 25mm sand blinding, on 150mm layers of approved compacted fill.  
 Weather steps (min 50mm) to be allowed at internal/external thresholds.  
 All pavements to be laid to a min. 1:100 fall away from the building.
- ROOF:**  
**Main Roof:** 40° Victorian profile sheet metal on 50x76 SAP purlins on timber structure by engineer. Painted - colour to be confirmed by architect.  
**Lean-to Roofs:** 11° or 15° Victorian profile sheet metal on 50x76 SAP purlins on timber structure by engineer. Painted - colour to be confirmed by architect.  
**Lean-to Roofs:** 5° IFR profile sheet metal on 50x76 SAP purlins on timber structure by engineer. Side laps min 100mm and to be sealed. To manufacturers spec. Painted - colour to be confirmed by architect.  
**Flat RC Slabs:** Floor finish on torch-on waterproofing by specialist, on screed to fall on RC slab to engineer's detail. Drain outlets to later detail.  
**Flat Bay Window / Dormer Roofs:** Torch-on Waterproofing on marine ply to min 1° fall on timber structure to Engineer's detail.  
 New eave aluminium gutters and rain water downpipes. Painted - colour to be confirmed by architect. All waterproofing & flashing by specialist.
- DRAINAGE:**  
 All drainage to comply with SANS 10400. Drainage under building to be adequately protected/encased in concrete. New drainage runs and conservancy tanks by specialist. Layout indicative only.
- STORMWATER:**  
 All stormwater to comply with SANS 10400. New gutters, gullies & rainwater downpipes/positions to be confirmed on site.
- LIGHTING & VENTILATION:**  
 All to comply with SANS 10400.
- EXTERNAL DOORS & WINDOWS:**  
 External doors & windows to be steel & timber to later detail by architect. Painted - colour to be confirmed by architect.
- GLAZING:**  
 All to comply with SANS 10400 part N.  
 Glazing as specified by XA Rational Design Report by New Earth Energy.  
 SANS 10400 part XA.  
 Insulation, glazing etc. according to competent XA specialist's specifications. 50% of Hot Water Requirements are to be met by means other than electrical resistance heating. (Gas water heating to be used). Location to rock to comply with XA Rational Design. Refer XA report by New Earth Energy.
- DIMENSIONS:**  
 All existing & site dimensions to be checked upon setting out. An discrepancies to be noted and discussed with architect.
- GAS:**  
 All new gas installations, relocation and design to specialist's detail & approved by architect. All to comply with SANS 10087.
- FIRE/RISERS:**  
 All fireplaces/flues to be installed by specialist in compliance with SANS 10400.
- STAIRS:**  
 All new stairs to comply with SANS 10400. Risers max. 200mm & Treads min. 250mm. Head height clearance above line of staircase to be 2100mm clear.
- BALUSTRADES:**  
 All balustrades to be 1m from FFL with no opening permitting the passage of a 100mmØ ball. Any wall change of more than 1m to be provided with balustrade.
- SWIMMING POOL, PUBLIC SAFETY:**  
 The swimming pool is to be protected from public access in accordance with SANS 10400 part D.  
 The new fence layout is to be confirmed by architect and landscaper. Any fence/wall to restrict access and gate in such fence/wall shall have no openings permitting the passage of a 1000 ball.  
 Any such gate shall be self closing and latching.

BAR SCALE 1:100



SIGNATURES OF APPROVAL:

CLIENT:

ARCHITECT: *[Signature]*

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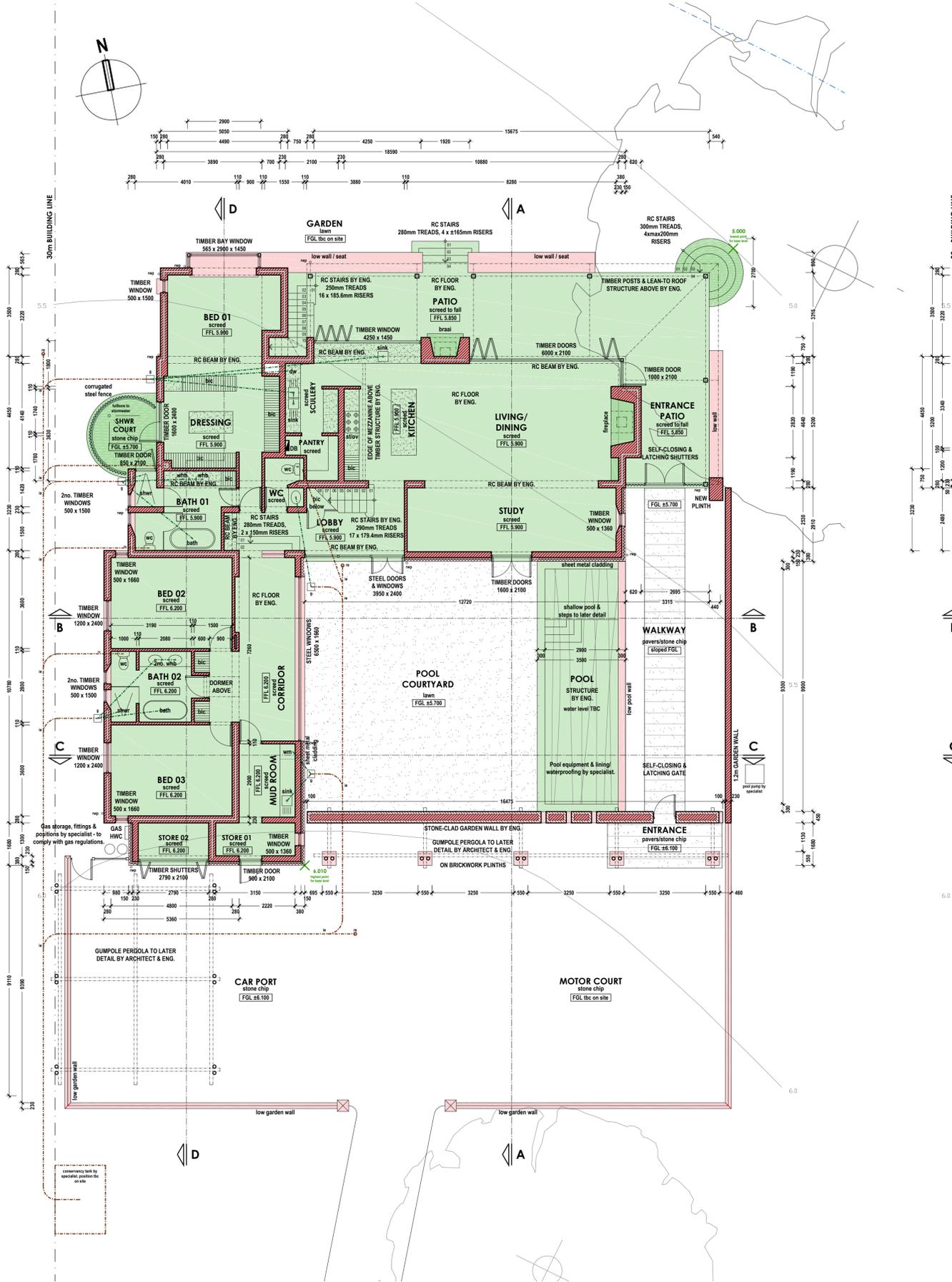
**RICHARD PERFECT** + **HAILEY TIPPETT**  
 IN ASSOCIATION | ARCHITECTURE | INTERIORS  
 The Studios, 221 Upper Bulwerbank Street, Cape Town E: richard@richardperfectarchitects.co.za T: 021 462 1333

**PROPOSED NEW MAIN DWELLING & FARM MANAGER'S HOUSE FOR MIDDLEBERG INVESTMENTS (PTY) LTD ON MIDDLEBERG FARM (643/P12/PA), STANFORD**

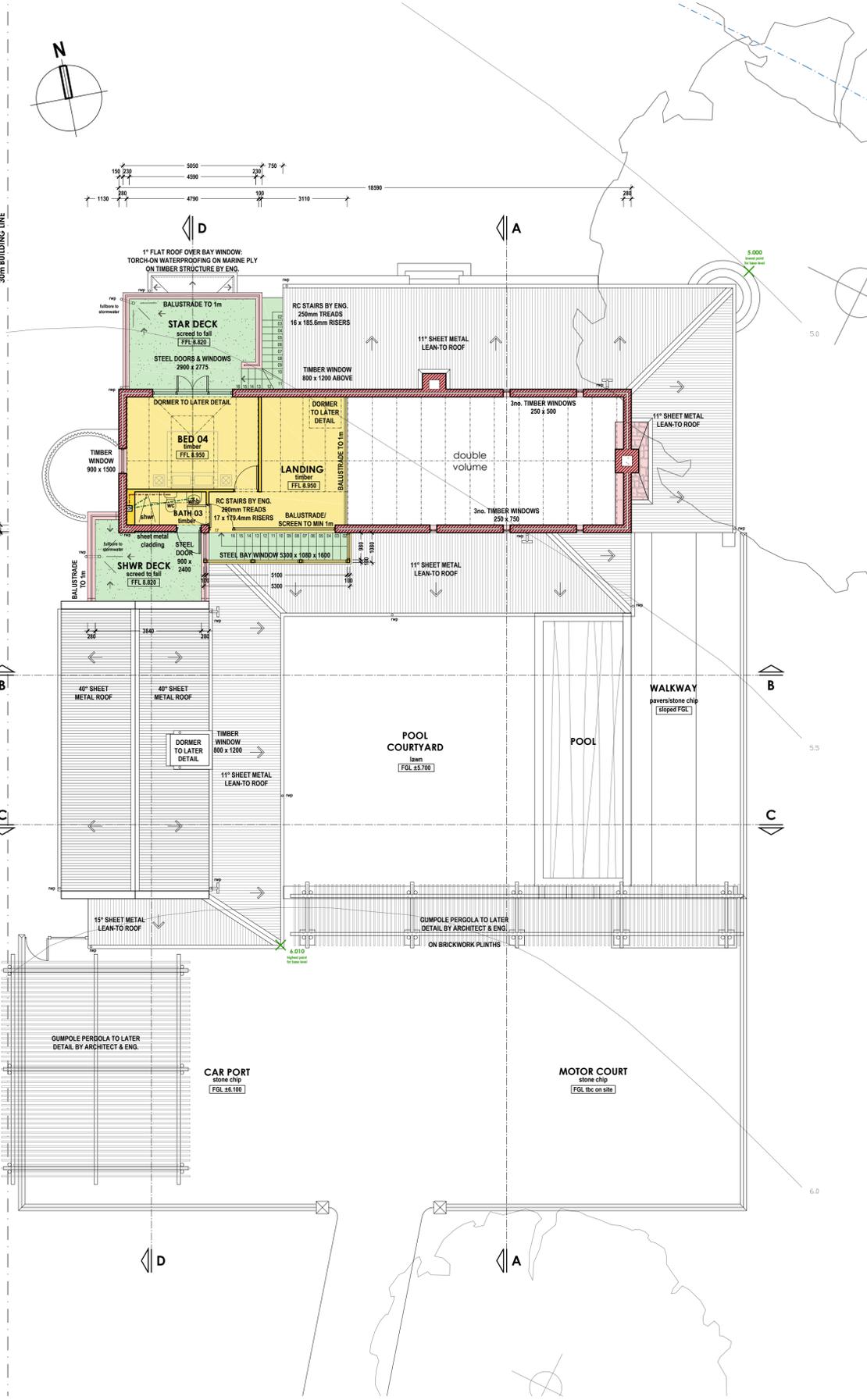
Date: July 2025  
 Scale: as indicated  
 Drawn: dillon mayor hailey tippett  
 Element: MS 9000 04  
 Dwg. No. 04

**MUNICIPAL SUBMISSION - MAIN DWELLING, SECTIONS & ROOF PLAN**





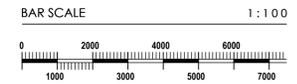
**GROUND FLOOR PLAN**  
FARM MANAGERS HOUSE  
1:100



**FIRST FLOOR PLAN**  
FARM MANAGERS HOUSE  
1:100

**GENERAL NOTES:**

- FOUNDATIONS:**  
 400 x 200mm for all 200mm cavity walls  
 700 x 230mm for all 230mm walls  
 400 x 200mm slab thickness for 110mm walls  
 Engineer to confirm all sizes before commencement of construction.
- WALLS:**  
 Structural brickwork external walls: 200mm brickwork cavity walls with a min. 50mm cavity with vertical weepholes @ max. 1m centres.  
 OR 230mm brickwork walls with sheet metal cladding over timber battens.  
 Structural brickwork internal walls: 230mm brickwork. Engineer to confirm.  
 Non-structural internal brickwork walls: 110mm brickwork & drywall as shown.  
 All openings greater than 3000mm to have beams specified by engineer.  
 All other openings to have precast concrete lintels installed as per to SANS 10400 specifications OR as otherwise specified.  
 All new external windows & doors to have dpc above, below and around opening.  
**EXTERNAL WALL FINISH:**  
 Plastered & painted to later colour spec. by Architect.  
 Selected stone walls to later spec. by Architect.  
 Selected sheet metal cladding to walls. Painted - colour by Architect.
- TIMBER & STEEL POSTS/BEAMS & STRUCTURE:**  
 All new timber & steel columns and structure element sizing to be confirmed by Engineer and Architect. All details to be confirmed before commencement of construction.
- FLOORS:**  
 New 100mm RC floors to engineer's detail & spec. on dpm, on 25mm sand bedding, on 150mm layers of approved compacted fill.  
 Weather stops (min 25mm) to be allowed at internal/external thresholds.  
 All patio/external floors to be laid to a min. 1:100 fall away from the building.
- ROOFS:**  
 Main Roof: 40° Victorian profile sheet metal on 50x76 SAP purlins on timber structure by engineer. Painted - colour to be confirmed by architect.  
 Lean-to Roofs: 11° or 15° Victorian profile sheet metal on 50x76 SAP purlins on timber structure by engineer. Painted - colour to be confirmed by architect.  
 Lean-to Roofs: 5° 8/11 profile sheet metal on 50x76 SAP purlins on timber structure by engineer. Side laps min. 100mm and to be sealed. To manufacturer's spec. Painted - colour to be confirmed by architect.  
 Flat Roofs: Floor finish on topsoil waterproofing by specialist, on screed to fall on RC slab to Engineer's detail. Drain outlets to later detail.  
 Flat Bay Windows / Dormer Roofs: Torch-on Waterproofing on marine ply to min 1" fall on timber structure to Engineer's detail.  
 New eaves aluminium gutters and rain water downpipes. Painted - colour to be confirmed by architect. All waterproofing & flashing by specialist.
- DRAINAGE:**  
 All drainage to comply with SANS 10400. Drainage under building to be adequately protected/encased in concrete. New drainage runs and conservancy tanks by specialist. Layout indicative only.
- STORMWATER:**  
 All stormwater to comply with SANS 10400. New gutters, gullys & rainwater downpipes/positions to be confirmed on site.
- LIGHTING & VENTILATION:**  
 SANS 10400 part XX.  
**EXTERNAL DOORS & WINDOWS:**  
 External doors & windows to be used as timber to later detail by architect. Painted - colour to be confirmed by architect.
- GLAZING:**  
 All to comply with SANS 10400 part N.  
 Glazing as specified by XA Rational Design Report by New Earth Energy.  
 SANS 10400 part XX.  
 Insulation, glazing etc. according to competent XA specialist's specifications. 50% of Hot Water Requirements are to be met by means other than electrical resistance heating. (Gas water heating to be used). Insulation to roofs to comply with XA Rational Design. Refer XA report by New Earth Energy.
- DIMENSIONS:**  
 All existing & site dimensions to be checked upon setting out. Any discrepancies to be noted and discussed with architect.
- GAS:**  
 All new gas installations, relocation and design to specialist's detail & approved by architect. All to comply with SANS 10087.
- FIREPLACES:**  
 All fireplaces/flues to be installed by specialist in compliance with SANS 10400.
- STAIRS:**  
 All new stairs to comply with SANS 10400. Risers max. 200mm & Treads min. 250mm. Head height clearance above line of staircase to be 2100mm clear.
- BALUSTRADES:**  
 All balustrades to be 1m from FFL with no opening permitting the passage of a 100mmØ ball. Any level change of more than 1m to be provided with balustrade.
- SWIMMING POOL, PUBLIC SAFETY:**  
 The swimming pool to be protected from public access in accordance with SANS 10400 part D.  
 The new fence layout to be confirmed by architect and landscaper. Any fence/wall to restrict access and gate in such fence/wall shall have no openings permitting the passage of a 1000 ball.  
 Any such gate shall be self closing and latching.



SIGNATURES OF APPROVAL:

CLIENT:

ARCHITECT: *[Signature]*

All dimensions and levels to be checked on site prior to commencement of any building work. No scaling off this drawing. Any discrepancies to be reported to the Architect. All building work to comply with the National Building Regulations.

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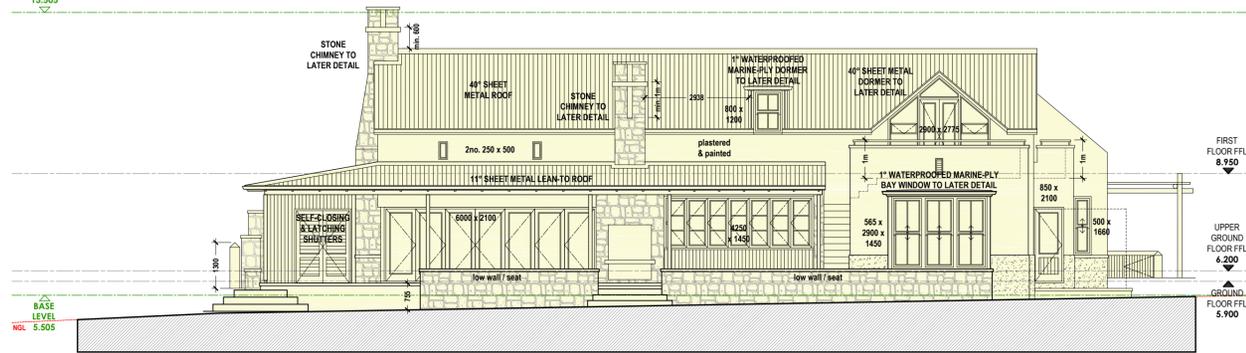
**RICHARD PERFECT** + **HAILEY TIPPETT**  
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 The Studios, 221 Upper Bulwerknott Street, Cape Town E: richard@richardperfectarchitects.co.za T: 021 462 1333

**PROPOSED NEW MAIN DWELLING & FARM MANAGER'S HOUSE FOR MIDDLEBERG INVESTMENTS (PTY) LTD ON MIDDLEBERG FARM (643/P12/PA), STANFORD**

Date: July 2025  
 Scale: as indicated  
 Drawn: dillon mayer  
 Checked: hailey tippett  
 Element: MS 9000 06  
 Dwg. No.: -

**MUNICIPAL SUBMISSION - MANAGERS HOUSE: FLOOR PLANS**

8m HEIGHT RESTRICTION  
(DWELLING BUILDINGS)  
13.505



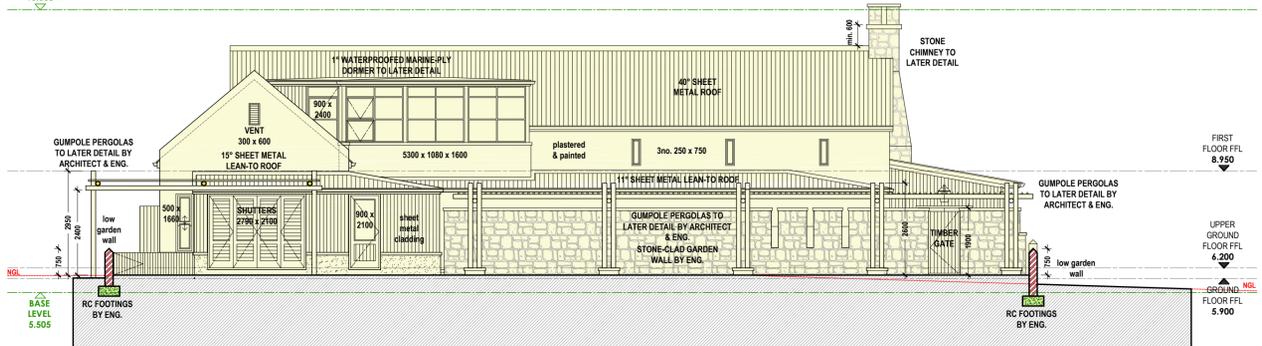
**NORTH ELEVATION**  
FARM MANAGERS HOUSE  
1:100

8m HEIGHT RESTRICTION  
(DWELLING BUILDINGS)  
13.505



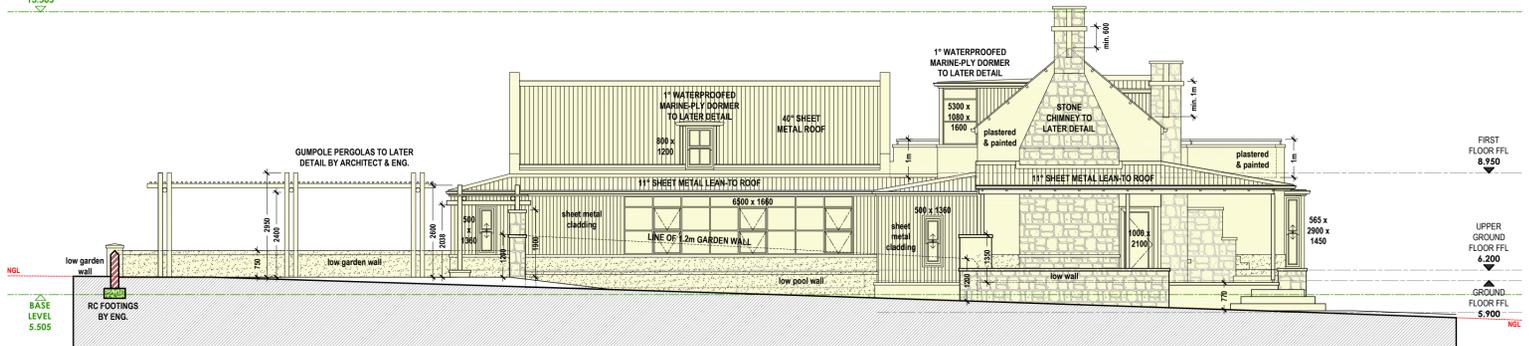
**WEST ELEVATION**  
FARM MANAGERS HOUSE  
1:100

8m HEIGHT RESTRICTION  
(DWELLING BUILDINGS)  
13.505



**SOUTH ELEVATION**  
FARM MANAGERS HOUSE  
1:100

8m HEIGHT RESTRICTION  
(DWELLING BUILDINGS)  
13.505

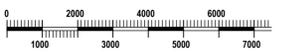


**EAST ELEVATION**  
FARM MANAGERS HOUSE  
1:100

**GENERAL NOTES:**

- FOUNDATIONS:**  
140 x 200mm for all 230mm cavity walls  
700 x 230mm for all 230mm walls  
700 x 200mm slab thickness for 110mm walls  
Engineer to confirm all sizes before commencement of construction.
- WALLS:**  
Structural brickwork external walls: 200mm brickwork cavity walls with a min. 50mm cavity  
Wall ties to be built in at required horizontal and vertical centers, with stepped dpc with vertical weepholes @ max 1m centers  
OR 200mm brickwork walls with sheet metal cladding over timber battens  
Structural brickwork internal walls: 230mm brickwork. Engineer to confirm.  
Non-structural internal brickwork walls: 110mm brickwork & drywall as shown.
- All openings greater than 300mm to have beams specified by engineer.  
All other openings to have precast concrete lintels installed as per to SANS 10400 specifications OR as otherwise specified.
- All new external windows & doors to have dpc above, below and around opening.
- EXTERNAL WALL FINISH:**  
Plastered & painted to later colour spec. by Architect  
Selected stone walls to later spec. by Architect.  
Selected sheet metal cladding to walls. Painted - colour by Architect.
- TIMBER & STEEL POSTS/BEAMS & STRUCTURE:**  
All new timber & steel columns and structural element sizing to be confirmed by Engineer and Architect. All details to be confirmed before commencement of construction.
- FLOORS:**  
New 100mm RC floors to engineer's detail & spec. on dpm, on 25mm sand bedding, on 150mm layers of approved compacted fill.  
Weather stops (min 50mm) to be allowed at internal/external thresholds.  
All polystyrene floors to be laid to a min. 1:100 fall away from the building.
- ROOFS:**  
Main Roof: 40' Victorian profile sheet metal on 50x75 SAP purlins on timber structure by engineer. Painted - colour to be confirmed by architect.  
Lean to Roofs: 11' or 15' Victorian profile sheet metal on 50x75 SAP purlins on timber structure by engineer. Painted - colour to be confirmed by architect.  
Lean to Roofs: 5' 8" profile sheet metal on 50x75 SAP purlins on timber structure by engineer. Side lap min 100mm and to be sealed. To manufacturers spec. Painted - colour to be confirmed by architect.  
Flat to Roofs: Floor finish on top on waterproofing by specialist, on screed to fall on RC slab to Engineer's detail. Drain outlets to later detail.  
Flat Bay Window / Dormer Roofs: Torch-on Waterproofing on marine ply to min 1" fall on timber structure to Engineer's detail.  
New eave aluminium gutters and rain water downpipes. Painted - colour to be confirmed by architect. All waterproofing & flashing by specialist.
- DRAINAGE:**  
All drainage to comply with SANS 10400. Drainage under building to be adequately protected/encased in concrete. New drainage runs and conservancy tanks by specialist. Layout indicative only.
- STORMWATER:**  
All stormwater to comply with SANS 10400. New gutters, gullys & rainwater downpipes/positions to be confirmed on site.
- LIGHTING & VENTILATION:**  
All to comply with SANS 10400.
- EXTERNAL DOORS & WINDOWS:**  
External doors & windows to be steel & timber to later detail by architect. Painted - colour to be confirmed by architect.
- GLAZING:**  
All to comply with SANS 10400 part N.  
Glazing as specified by XA Rational Design Report by New Earth Energy.  
SANS 10400 part XA  
Insulation, glazing etc. according to competent XA specialist's specifications. 50% of Hot Water Requirements are to be met by means other than electrical resistance heating. (Gas water heating to be used). Insulation to rock to comply with XA Rational Design. Refer XA report by New Earth Energy.
- DIMENSIONS:**  
All existing & site dimensions to be checked upon setting out. An discrepancies to be noted and discussed with architect.
- GAS:**  
All new gas installations, relocation and design to specialist's detail & approved by architect. All to comply with SANS 10087.
- FIRE/RISERS:**  
All Fireplaces/Flues to be installed by specialist in compliance with SANS 10400.
- STAIRS:**  
All new stairs to comply with SANS 10400. Risers max. 200mm & Treads min. 250mm. Head height clearance above line of staircase to be 2100mm clear.
- BALUSTRADES:**  
All balustrades to be 1m from FFL with no opening permitting the passage of a 100mmØ ball. Any wall change of more than 1m to be provided with balustrade.
- SWIMMING POOL, PUBLIC SAFETY:**  
The swimming pool is to be protected from public access in accordance with SANS 10400 part D.  
The fence layout is to be confirmed by architect and landscaper. Any fence/wall to restrict access and gate in such fence/wall shall have no openings permitting the passage of a 1000 ball.  
Any such gate shall be self closing and latching.

BAR SCALE 1:100



SIGNATURES OF APPROVAL:

CLIENT:

ARCHITECT: *[Signature]*

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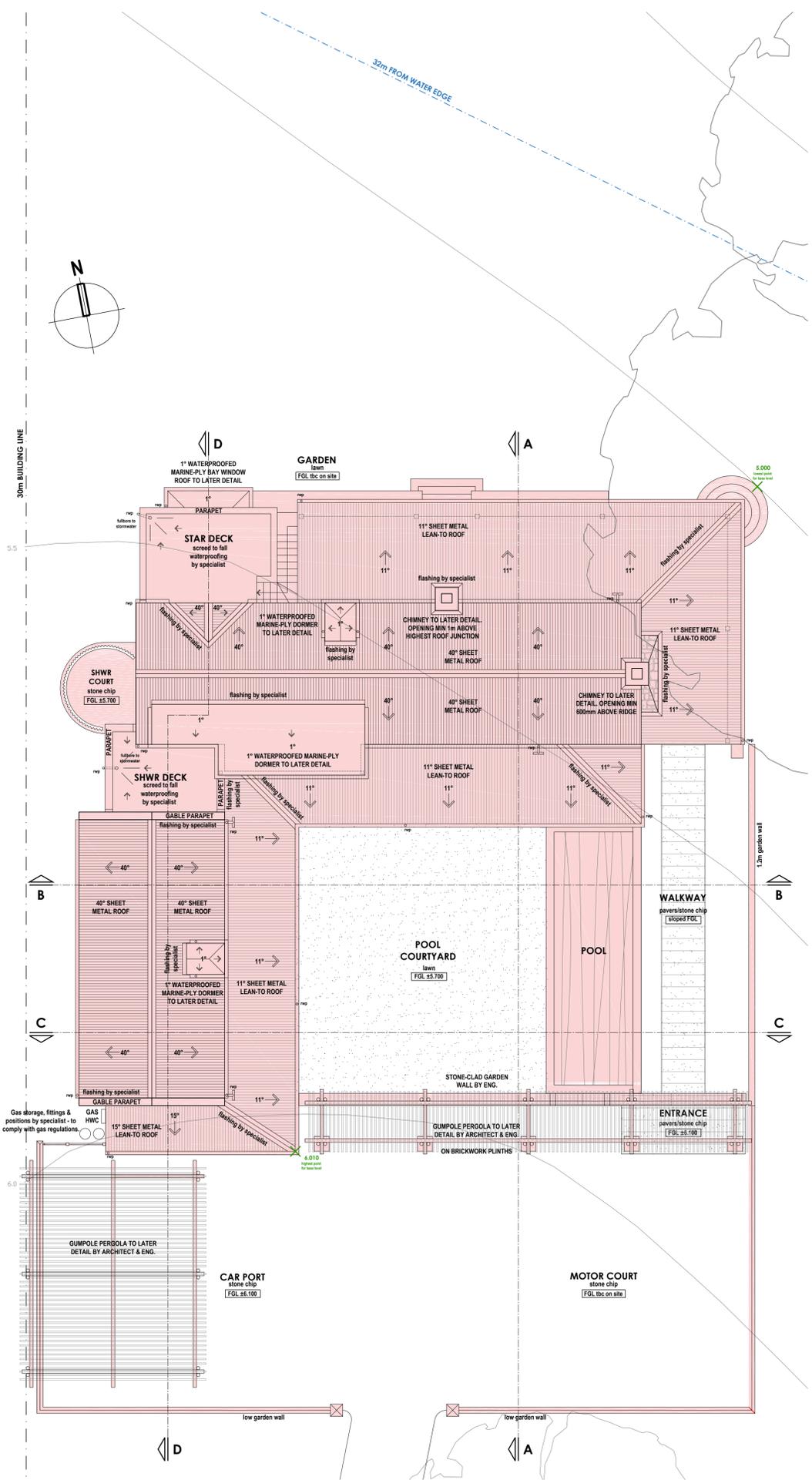
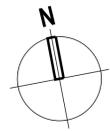
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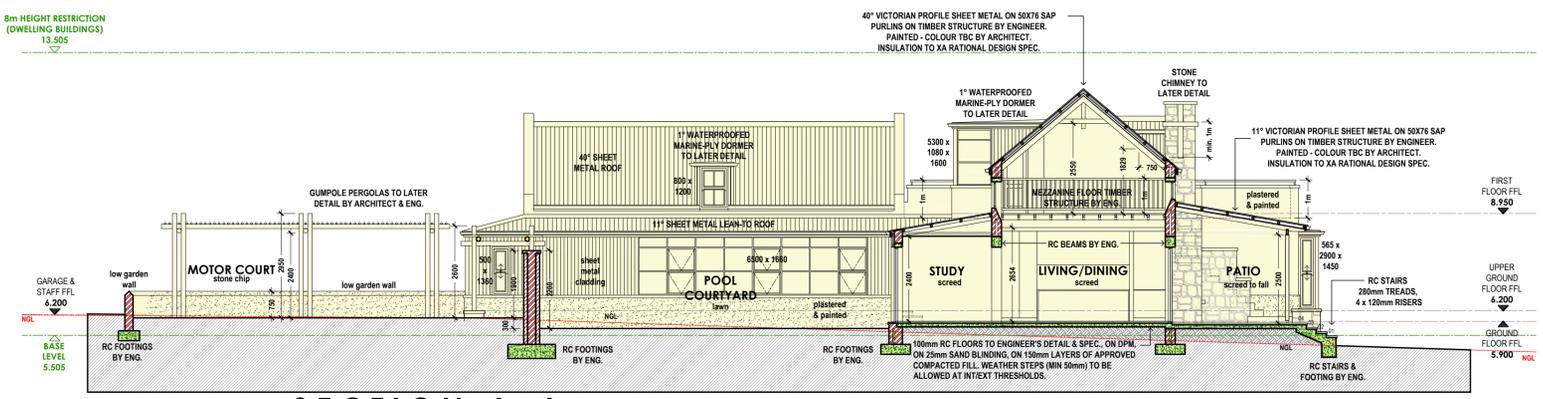
**PROPOSED NEW MAIN DWELLING & FARM MANAGER'S HOUSE FOR MIDDLEBERG INVESTMENTS (PTY) LTD ON MIDDLEBERG FARM (643/P12/PA), STANFORD**

Date: July 2025  
Scale: as indicated  
Drawn by: Clayton Tippett  
Checked by: Hailey Tippett  
Element: MS 9000 07  
Dwg. No.:

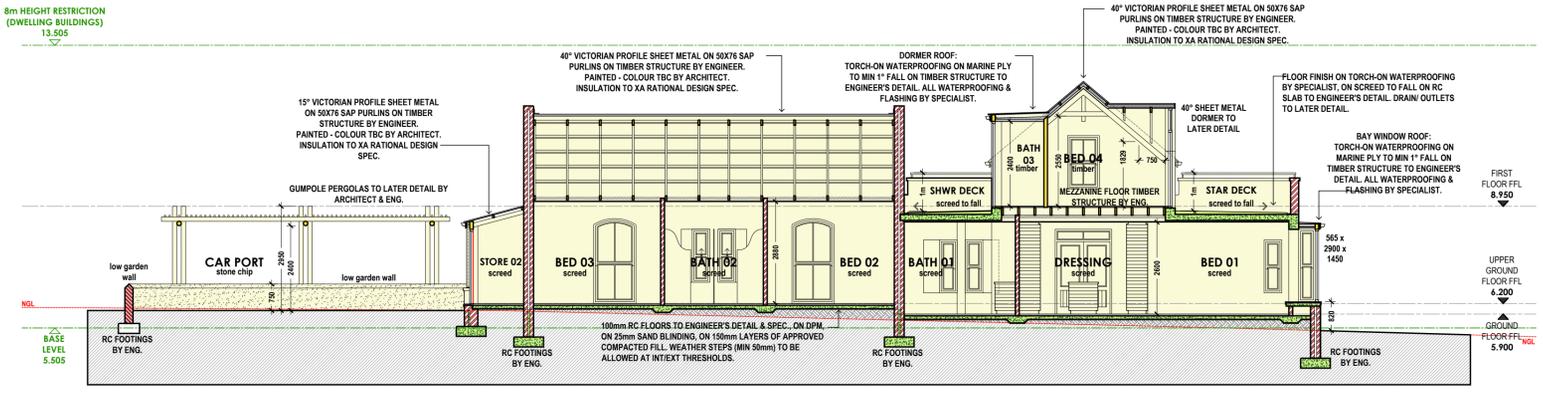
**MUNICIPAL SUBMISSION - MANAGERS HOUSE: ELEVATIONS**



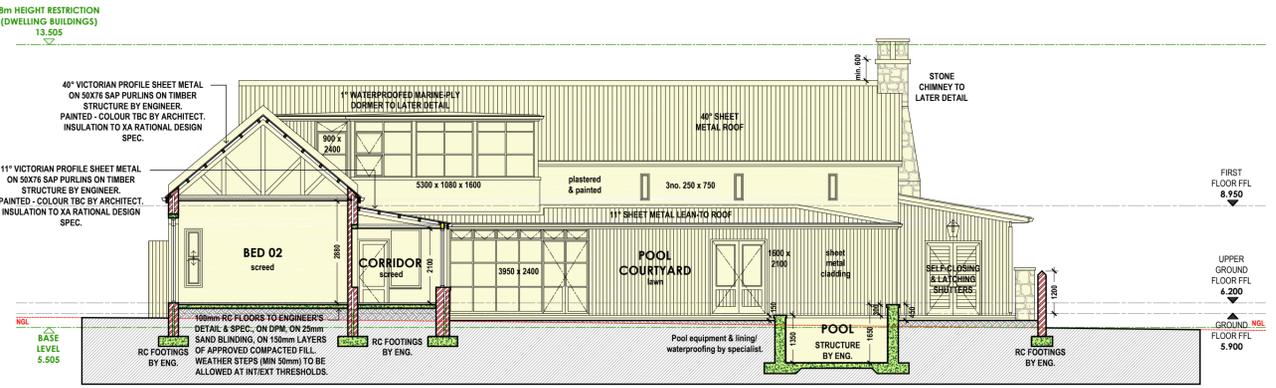
**ROOF PLAN**  
FARM MANAGERS HOUSE 1:100



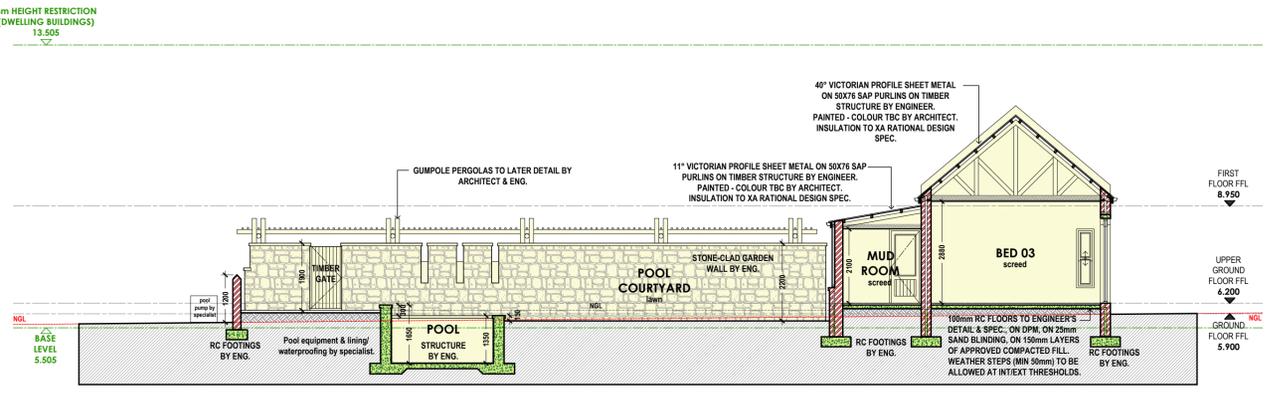
**SECTION A-A**  
FARM MANAGERS HOUSE 1:100



**SECTION D-D**  
FARM MANAGERS HOUSE 1:100



**SECTION B-B**  
FARM MANAGERS HOUSE 1:100



**SECTION C-C**  
FARM MANAGERS HOUSE 1:100

SIGNATURES OF APPROVAL:

CLIENT:

ARCHITECT: *[Signature]*

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IN ASSOCIATION | ARCHITECTURE | INTERIORS

The Studios, 221 Upper Bulwerbank Street, Cape Town E: richard@richardperfectarchitects.co.za T: 021 462 1333

Project: **PROPOSED NEW MAIN DWELLING & FARM MANAGER'S HOUSE FOR MIDDLEBERG INVESTMENTS (PTY) LTD ON MIDDLEBERG FARM (643/P12/PA), STANFORD**

Date: July 2025

Scale: as indicated

Drawn: Clayton Mayr

Element: **MS 9000 08**

Dwg. No.:

**MUNICIPAL SUBMISSION - MANAGERS HOUSE: SECTIONS & ROOF PLAN**