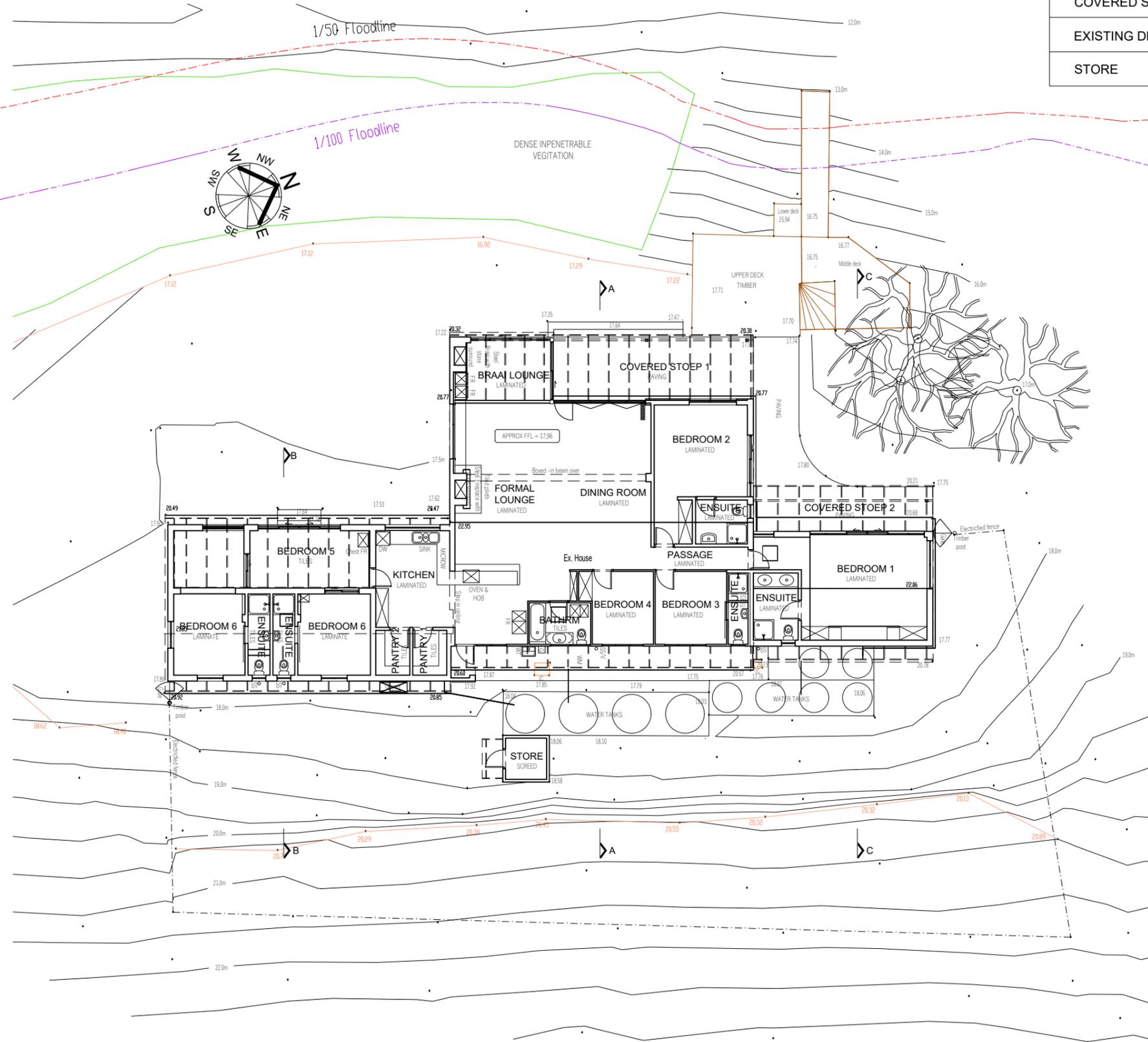


AREA OF EXISTING HOUSE	
MAIN HOUSE	280m ²
COVERED STOEPS	41m ²
EXISTING DECKS + PAVED AREA	61m ²
STORE	4.2m ²

EXISTING DWGS

NOTE: THIS HOUSE WAS BUILT IN 1968



EXISTING HOUSE
GROUND STOREY PLAN
SCALE 1:200 @ A3

Rev	Date	Remarks

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700
Tel: 021 689 1729
Email: charlotte@ccnia.co.za

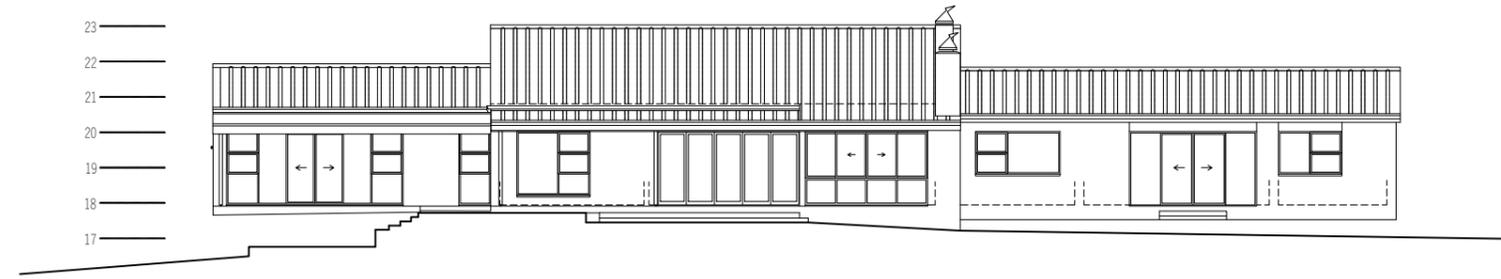
Project Title
**BALLYFAR HOUSE
SWELLENDAM
FARM 516/91**

Drawing Title
**EXISTING HOUSE
GROUND STOREY PLAN
SCALE 1:200 @ A3**

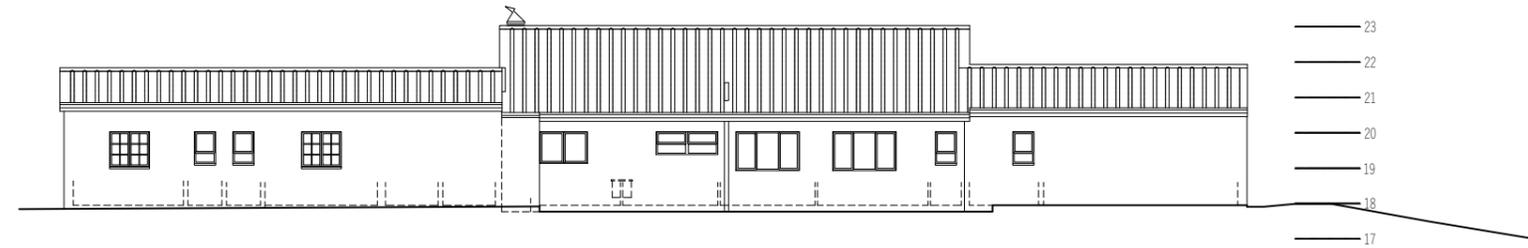
Client	Drawn
BALLYFAR PROPERTIES	LDK
Date	Revision
01.10.24	2402/00/01

EXISTING DWGS

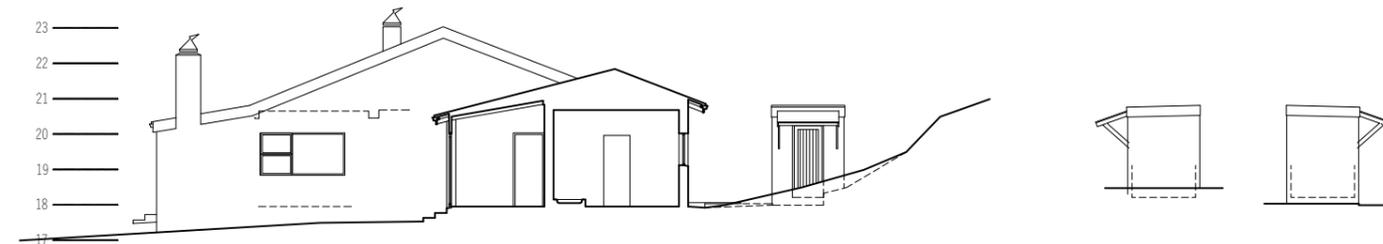
NOTE: THIS HOUSE WAS BUILT IN 1968



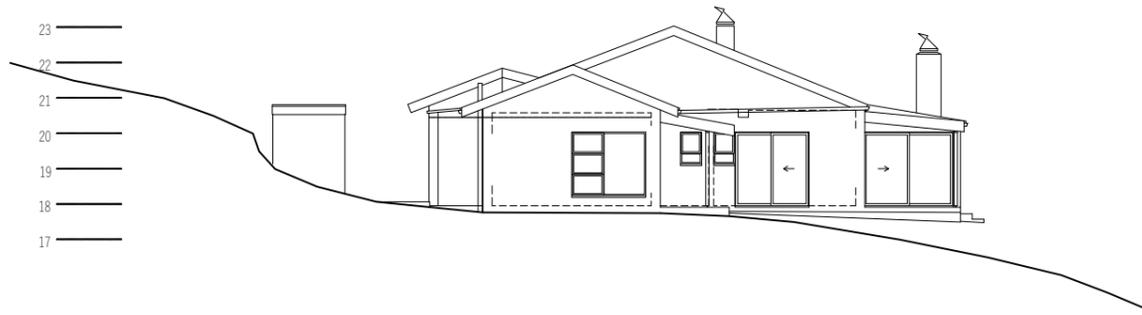
WEST ELEVATION
SCALE 1:200



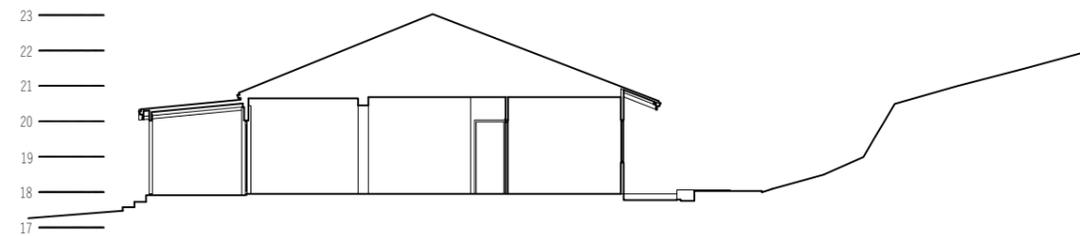
EAST ELEVATION
SCALE 1:200



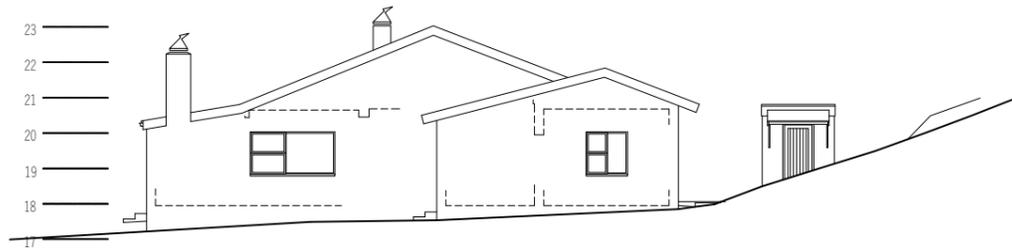
SECTION A-A
SCALE 1:200



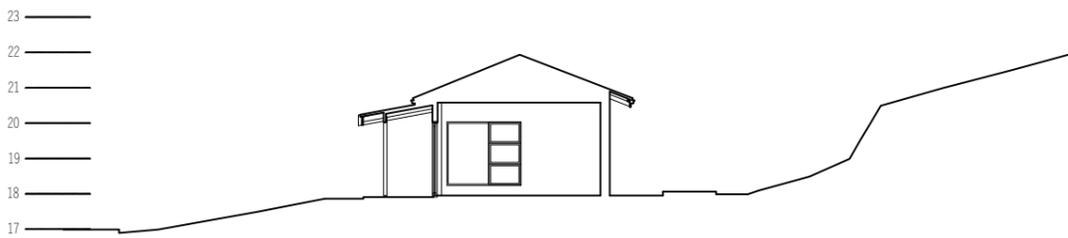
NORTH ELEVATION
SCALE 1:200



SECTION B-B
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200



SECTION C-C
SCALE 1:200

**EXISTING HOUSE
SECTION + ELEVATIONS
SCALE 1:200 @ A3**

Rev	Date	Remarks

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



Charlotte Chamberlain & Nicola Irving
130 CAMPGROUND ROAD
NEWLANDS
7700
Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title
**BALLYFAR HOUSE
SWELLENDAM
FARM 516/91**

Drawing Title
**EXISTING HOUSE
SECTION + ELEVATIONS
SCALE 1:200 @ A3**

Client	Drawn	
BALLYFAR PROPERTIES	LDK	
Date	Drawing No.	Revision
01.10.24	2401/00/02	



PHOTO 1: VIEW FROM THE FARM ROAD



PHOTO 3: VIEW OF EXISTING STEPS UP TO EXISTING HOUSE

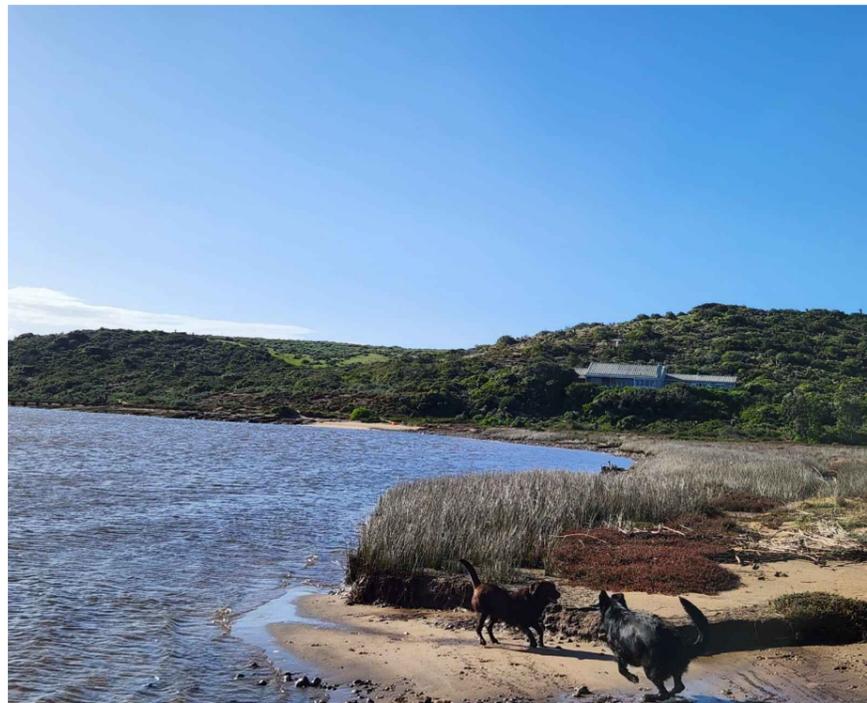


PHOTO 2: VIEW OF EXISTING HOUSE FROM THE RIVER



PHOTO 4: VIEW OF EXISTING HOUSE FROM TOP OF HILL BEHIND HOUSE

EXISTING SITE PHOTOS - SHEET 1
NTS

NOTE: THESE PHOTOS ARE TO BE READ IN CONJUNCTION WITH THE SITE/ROOF PLAN DWG. 2402/01/02.

COUNCIL DWG



Tel: 021 689 1729 | Email: charlotte@ccnia.co.za

Project Title
BALLYFAR - BREEDE RIVER

Drawing Title
EXISTING SITE PHOTOS - SHEET 1

Date	Drawing No.	Revision
25.06.25	2402/00/01	.

THIS DRAWING IS THE COPYRIGHT AND IS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY. ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS. DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS. WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.

rev	date	remarks



PHOTO 5: VIEW OF BACK OF EXISTING HOUSE (EAST)

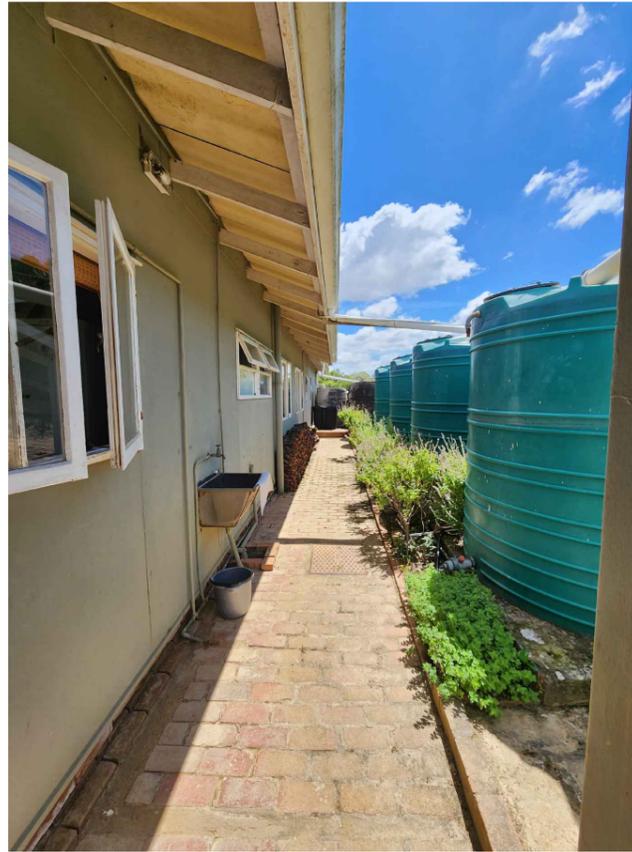


PHOTO 6: VIEW OF BACK OF EXISTING HOUSE (EAST)

NOTE: TANKS TO BE REPLACED
+ POSITIONED DIFFERENT

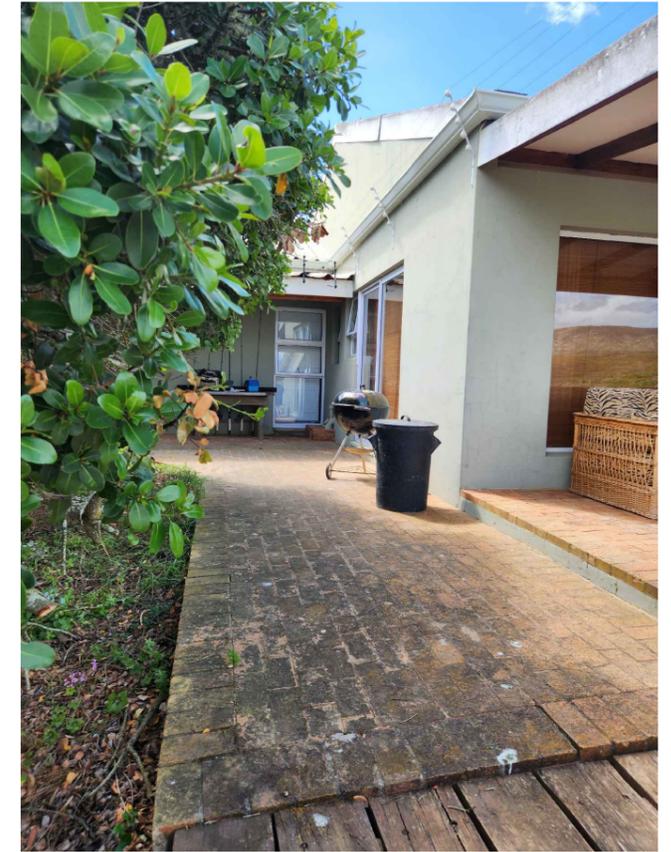


PHOTO 8: VIEW OF EXISTING HOUSE
APPROACH FROM THE RIVER



PHOTO 7: VIEW OF SOUTH SIDE OF EXISTING HOUSE

EXISTING SITE PHOTOS - SHEET 2
NTS

NOTE: THESE PHOTOS ARE
TO BE READ IN CONJUNCTION
WITH THE SITE/ROOF PLAN
DWG. 2402/01/02.

COUNCIL DWG



Tel: 021 689 1729 | Email: charlotte@ccnia.co.za

Project Title
BALLYFAR - BREEDE RIVER

Drawing Title
EXISTING SITE PHOTOS - SHEET 2

Date	Drawing No.	Revision
25.06.25	2402/00/02	.

THIS DRAWING IS THE COPYRIGHT AND IS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY. ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS. DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS. WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.

rev	date	remarks



PHOTO 9: VIEW OF RIVER SIDE OF EXISTING HOUSE (WEST)



PHOTO 10: VIEW OF EXISTING HOUSE ENTRANCE



PHOTO 11: VIEW OF NORTH EASTERN SIDE OF EXISTING HOUSE

EXISTING SITE PHOTOS - SHEET 3
NTS

NOTE: THESE PHOTOS ARE TO BE READ IN CONJUNCTION WITH THE SITE/ROOF PLAN DWG. 2402/01/02.

COUNCIL DWG



Tel: 021 689 1729 | Email: charlotte@ccnia.co.za

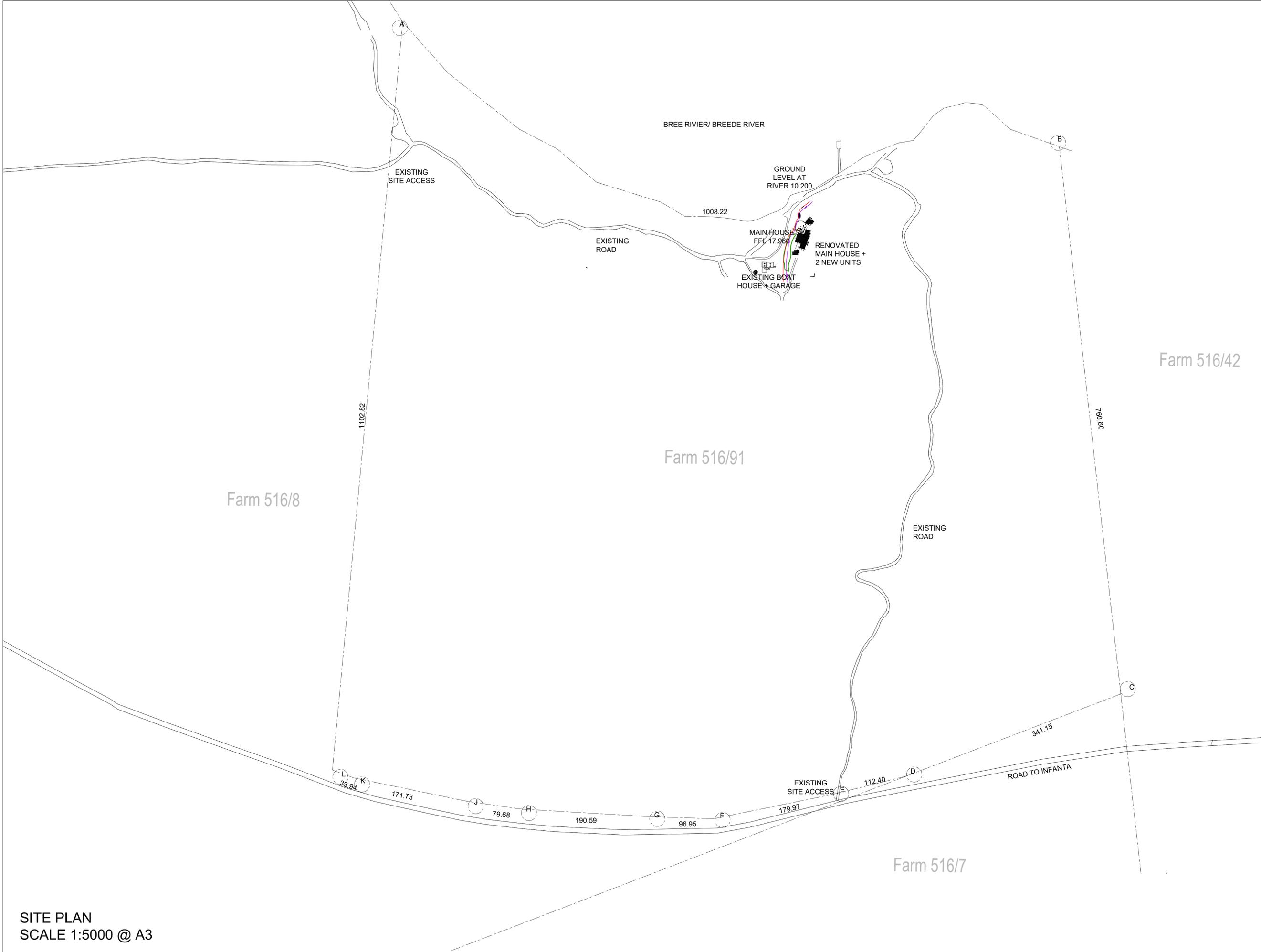
Project Title
BALLYFAR - BREEDE RIVER

Drawing Title
EXISTING SITE PHOTOS - SHEET 3

Date	Drawing No.	Revision
25.06.25	2402/00/03	.

THIS DRAWING IS THE COPYRIGHT AND IS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY. ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS. DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS. WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.

rev	date	remarks



SITE PLAN
SCALE 1:5000 @ A3

CLIENT: *Calladenze*

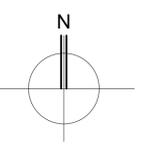
ARCHITECT: *CCNIA*
PR ARCH 5573

Farm 516/42

Farm 516/91

Farm 516/8

Farm 516/7



Rev	Date	Remarks
1	22.10.25	Notes Added

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700
Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title
**BALLYFAR
BREDE RIVER
FARM 516/91**

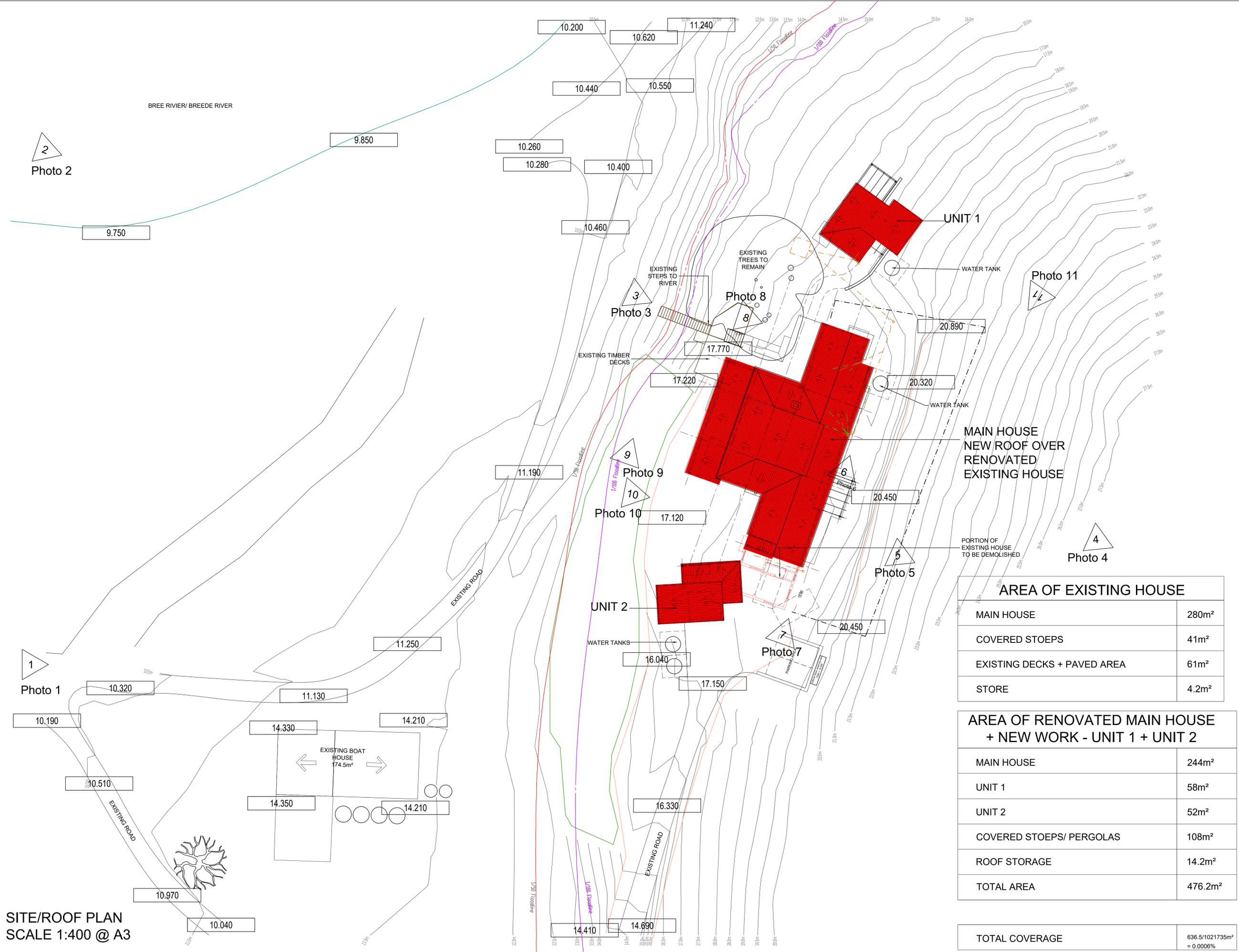
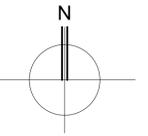
Drawing Title
**SITE PLAN
SCALE 1:5000 @ A3**

Client	Drawn	
BALLYFAR PROPERTIES	AC	
Date	Drawing No.	Revision
21.05.25	2402/01/01	1

NOTE: THIS DWG. IS TO BE READ IN CONJUNCTION WITH THE SITE PHOTO SHEETS (Dwg. No's 2402/001 - 2402/003)

CLIENT: Calladenze

ARCHITECT: *CCNIA*
PR ARCH 5573



SITE/ROOF PLAN
SCALE 1:400 @ A3

AREA OF EXISTING HOUSE	
MAIN HOUSE	280m ²
COVERED STOEPS	41m ²
EXISTING DECKS + PAVED AREA	61m ²
STORE	4.2m ²

AREA OF RENOVATED MAIN HOUSE + NEW WORK - UNIT 1 + UNIT 2	
MAIN HOUSE	244m ²
UNIT 1	58m ²
UNIT 2	52m ²
COVERED STOEPS/ PERGOLAS	108m ²
ROOF STORAGE	14.2m ²
TOTAL AREA	476.2m ²

TOTAL COVERAGE	636.5/1021735m ² = 0.0006%
----------------	--

1 22.10.2025 NOTES + AREAS ADDED

Rev | Date | Remarks
ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.

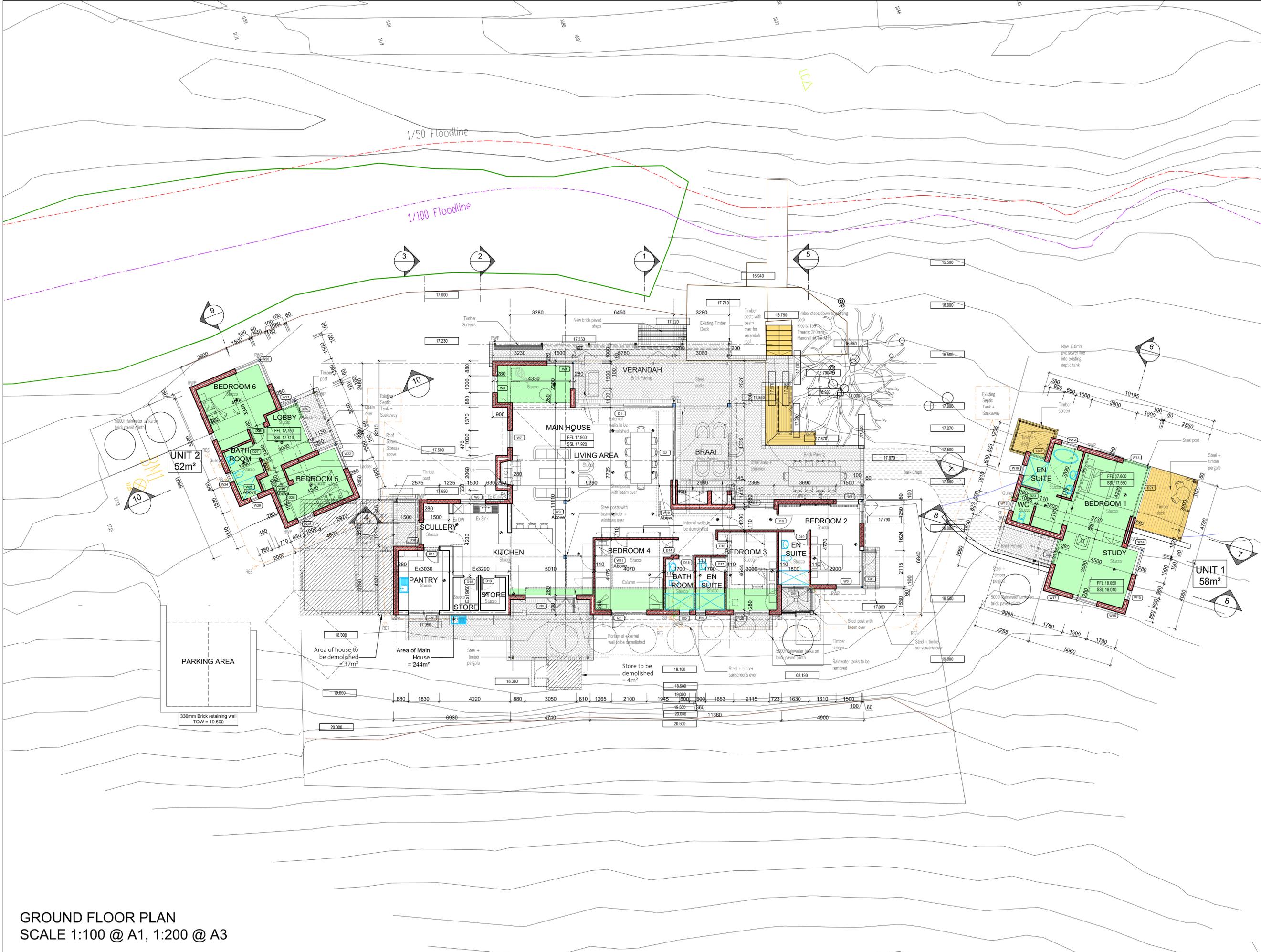


130 CAMPGROUND ROAD
NEWLANDS
7700
Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title
**BALLYFAR
BREEDE RIVER
FARM 516/91**

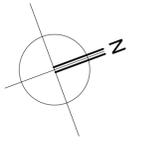
Drawing Title
**SITE/ROOF PLAN
SCALE 1:400 @ A3**

Client	BALLYFAR PROPERTIES	Drawn	AC
Date	21.05.25	Drawing No.	2402/01/02
Revision		Revision	1



CLIENT: Calladenze

ARCHITECT: Calladenze
PR ARCH 5573



Rev	Date	Remarks
2	22.10.2025	External Works added

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700
Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title
**BALLYFAR
BREDE RIVER
FARM 516/91**

Drawing Title
**GROUND FLOOR PLAN
SCALE 1:100 @ A1, 1:200 @ A3**

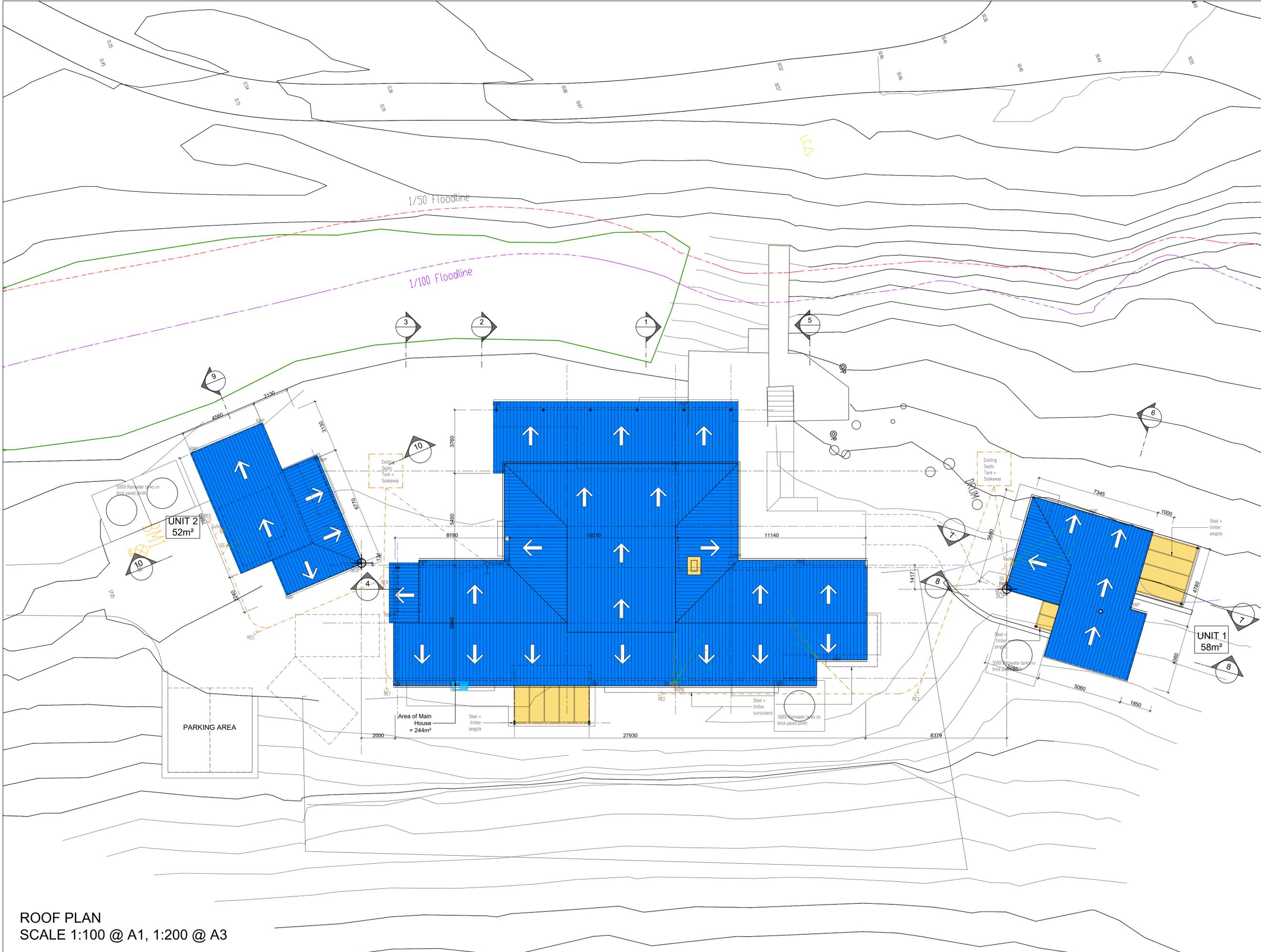
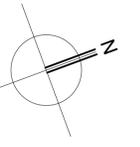
Client	Drawn	
BALLYFAR PROPERTIES	AC	
Date	Drawing No.	Revision
21.05.25	2402/02/01	2

GROUND FLOOR PLAN
SCALE 1:100 @ A1, 1:200 @ A3

Calladenze

CLIENT:

ARCHITECT: *CCNIA*
PR ARCH 5573



Rev	Date	Remarks
2	22.10.2025	Water tank positions shown

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



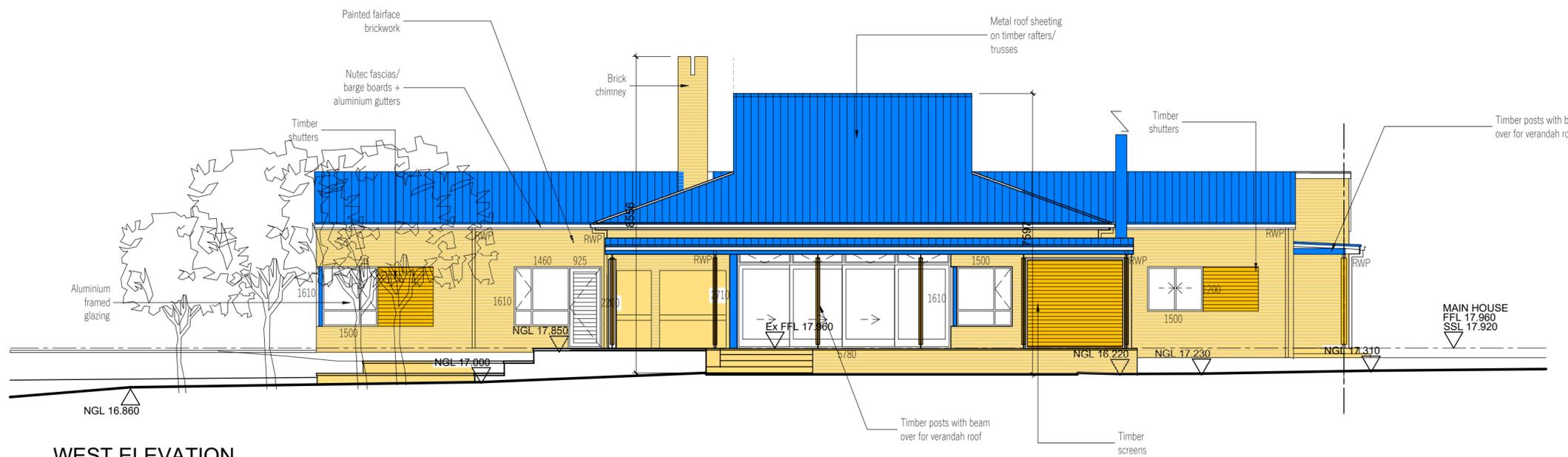
130 CAMPGROUND ROAD
NEWLANDS
7700
Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title
**BALLYFAR
BREDE RIVER
FARM 516/91**

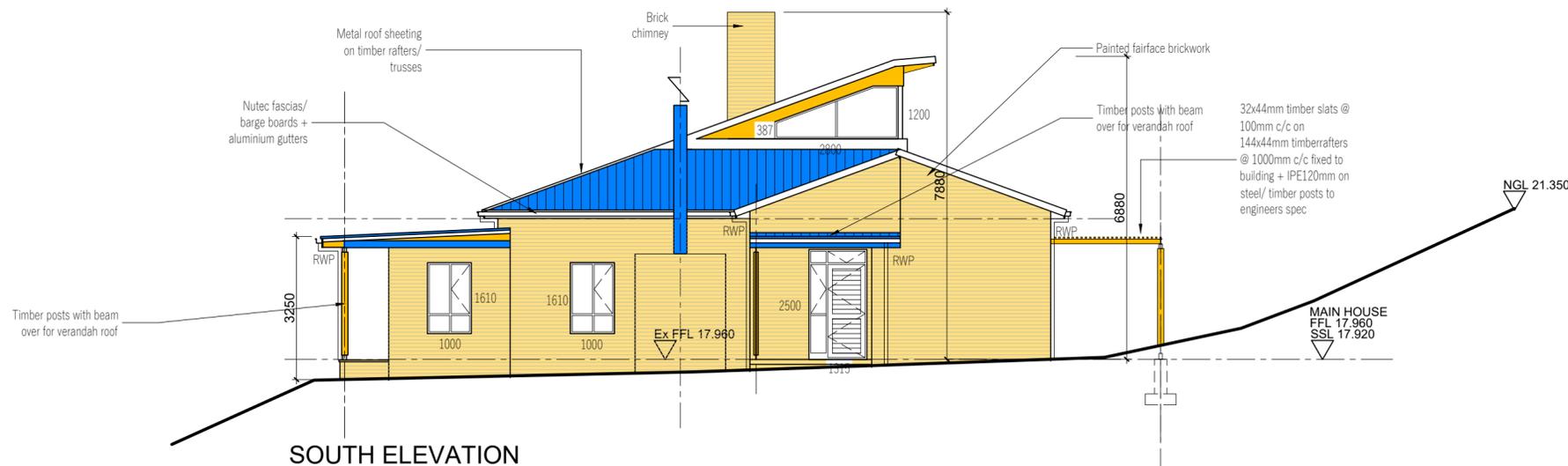
Drawing Title
**ROOF PLAN
SCALE 1:100 @ A1, 1:200 @ A3**

Client	Drawn	
BALLYFAR PROPERTIES	AC	
Date	Drawing No.	Revision
21.05.25	2402/02/02	1

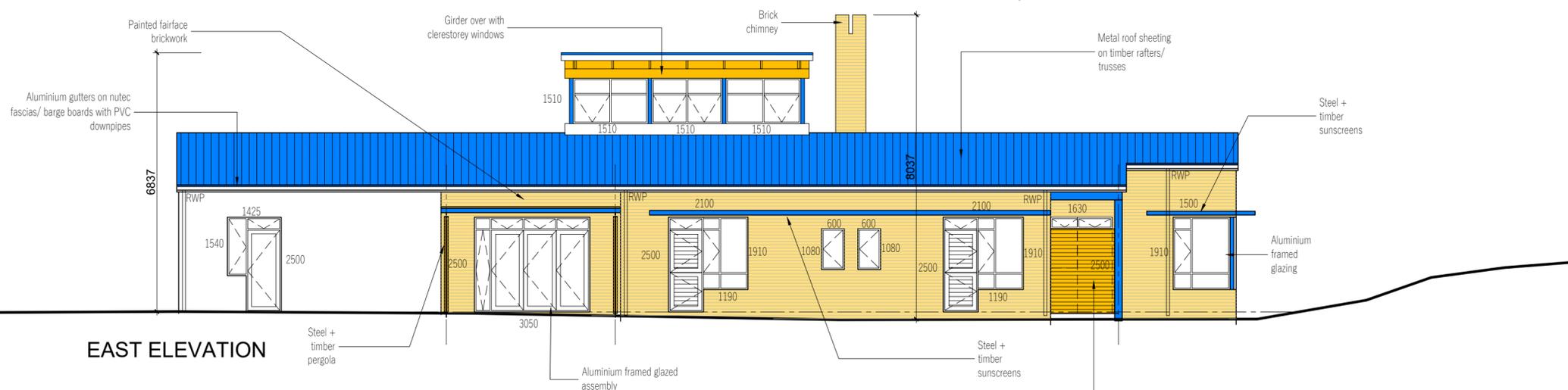
ROOF PLAN
SCALE 1:100 @ A1, 1:200 @ A3



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MAIN HOUSE: ELEVATIONS + SECTIONS
SCALE 1:100

CLIENT: Callaghan

ARCHITECT: Chamberlain
PR ARCH 5573

Rev	Date	Remarks

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



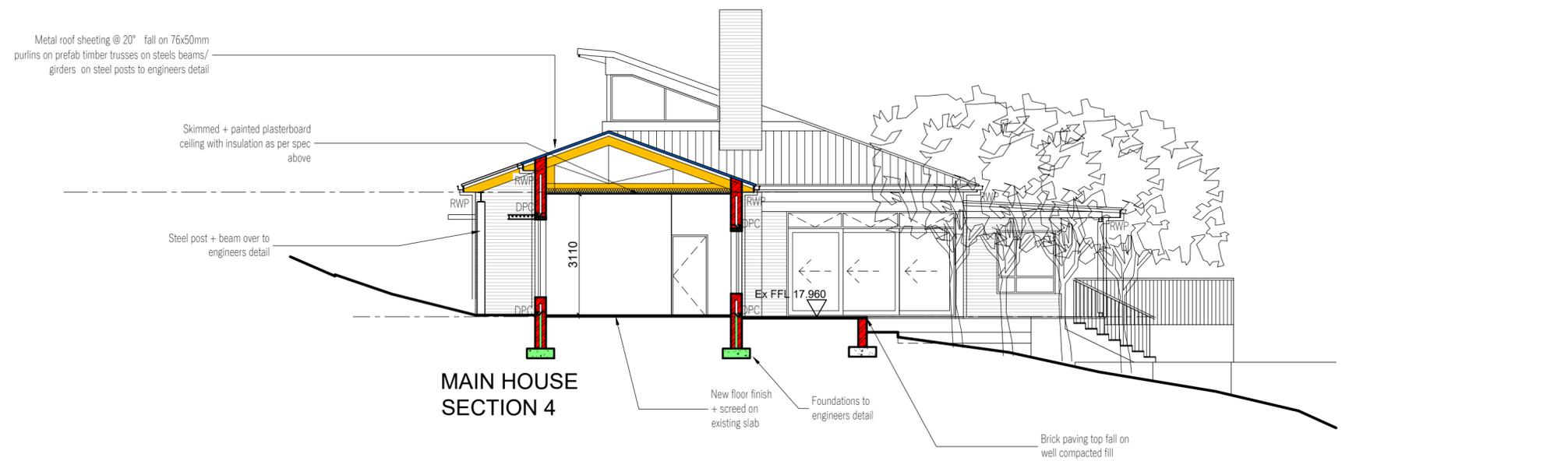
130 CAMPGROUND ROAD
NEWLANDS
7700

Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title
**BALLY FAR
BREDE RIVER
FARM 516/91**

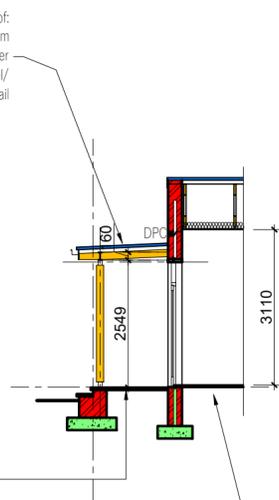
Drawing Title
**MAIN HOUSE
ELEVATIONS + SECTIONS
SCALE 1:100**

Client	Drawn
Date	AC
21.05.25	Revision
Drawing No.	2402/03/01



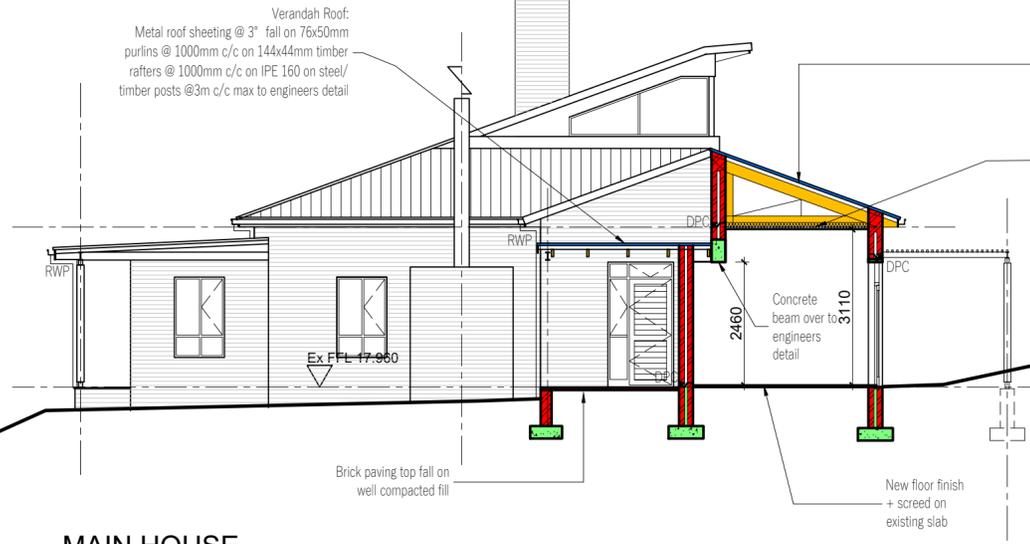
MAIN HOUSE SECTION 4

Verandah Roof:
Metal roof sheeting @ 3° fall on 76x50mm purlins @ 1000mm c/c on 144x44mm timber rafters @ 1000mm c/c on IPE 160 on steel/timber posts @ 3m c/c max to engineers detail



MAIN HOUSE SECTION 3

Verandah Roof:
Metal roof sheeting @ 3° fall on 76x50mm purlins @ 1000mm c/c on 144x44mm timber rafters @ 1000mm c/c on IPE 160 on steel/timber posts @ 3m c/c max to engineers detail



MAIN HOUSE SECTION 5

MAIN HOUSE: ELEVATIONS + SECTIONS
SCALE 1:100

Call Mackenzie

CLIENT:

ARCHITECT: *Chamberlain & Irving*
PR ARCH 5573

Rev	Date	Remarks

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700

Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title

**BALLY FAR
BREDE RIVER
FARM 516/91**

Drawing Title

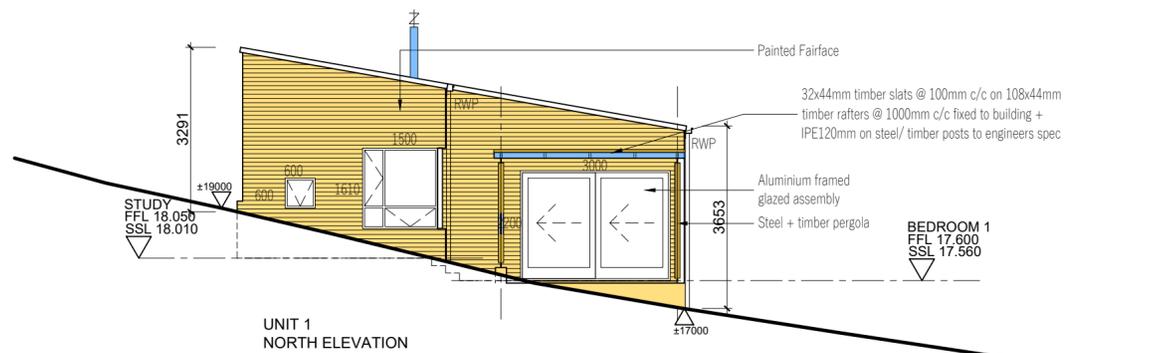
**MAIN HOUSE
ELEVATIONS + SECTIONS
SCALE 1:100**

Client	Drawn
BALLYFAR PROPERTIES	AC
Date	Drawing No.
21.05.25	2402/03/03
	Revision

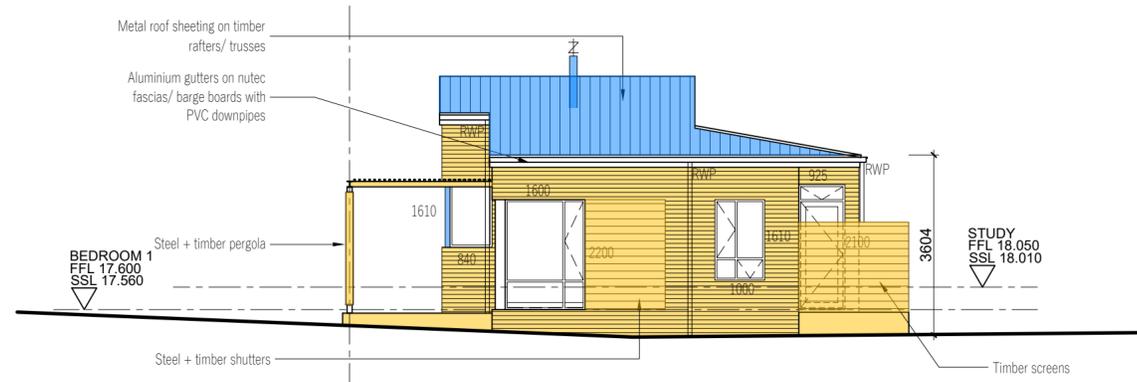
Callaghan

CLIENT:

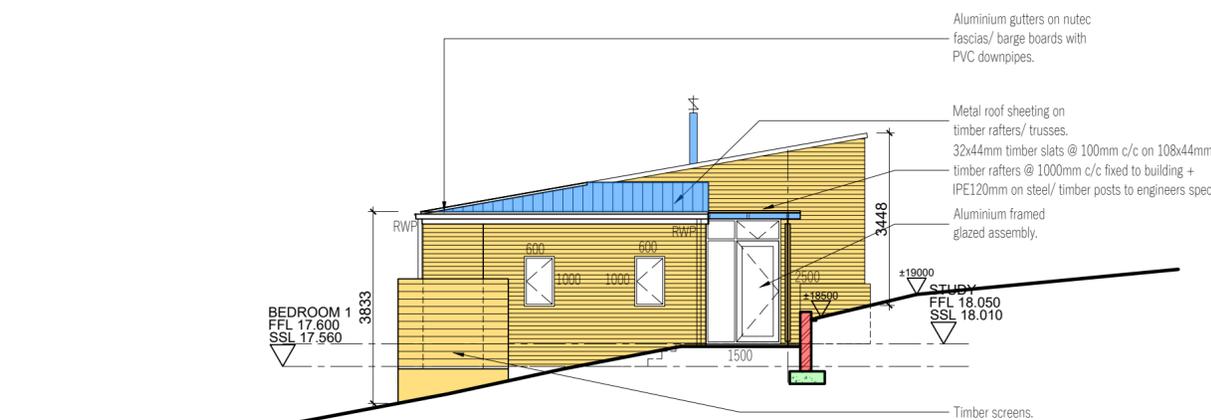
ARCHITECT: *Charlotte Chamberlain & Nicola Irving*
PR ARCH 5573



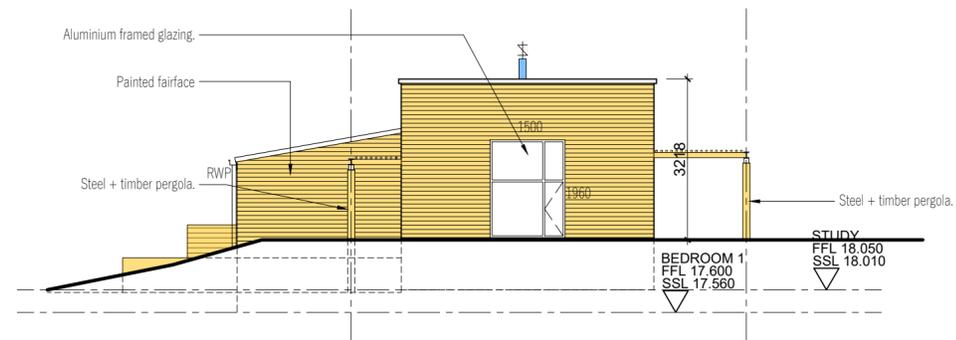
UNIT 1 NORTH ELEVATION



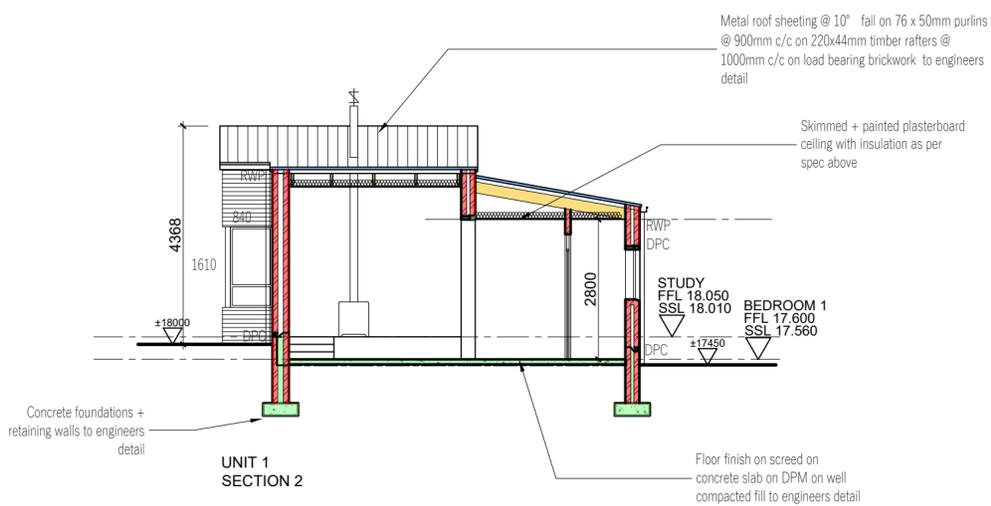
UNIT 1 WEST ELEVATION



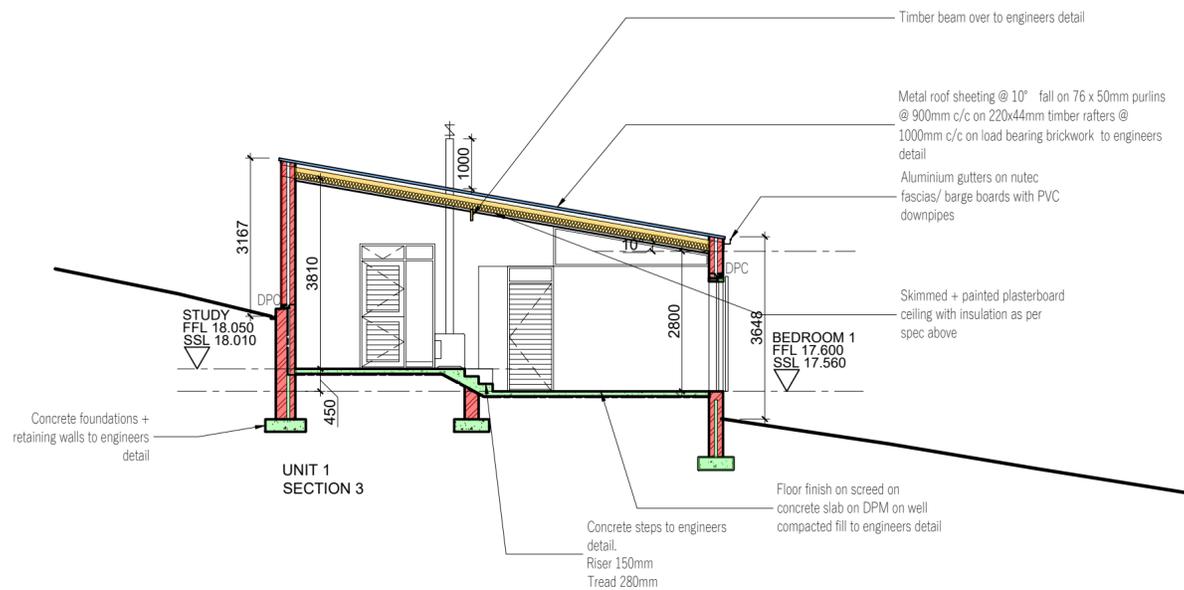
UNIT 1 SOUTH ELEVATION



UNIT 1 EAST ELEVATION



UNIT 1 SECTION 2



UNIT 1 SECTION 3

UNIT 1: ELEVATIONS & SECTIONS
SCALE 1:100 @A2 | 1:200 @A4

1	22.10.2025	NOTES CHANGED
---	------------	---------------

Rev	Date	Remarks
-----	------	---------

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700

Tel: 021 689 1729
Email: charlotte@ccnia.co.za

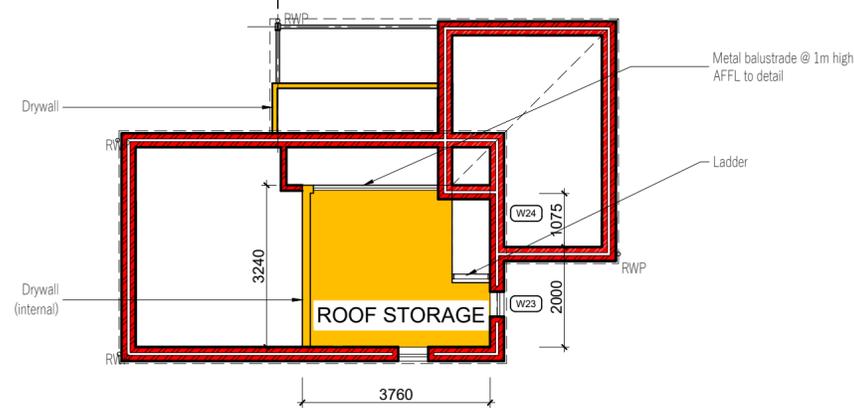
Project Title

BALLYFAR
BREEDERIVER
FARM 516/91

Drawing Title

UNIT 1: ELEVATIONS & SECTIONS
SCALE 1:100 @A2 | 1:200 @A4

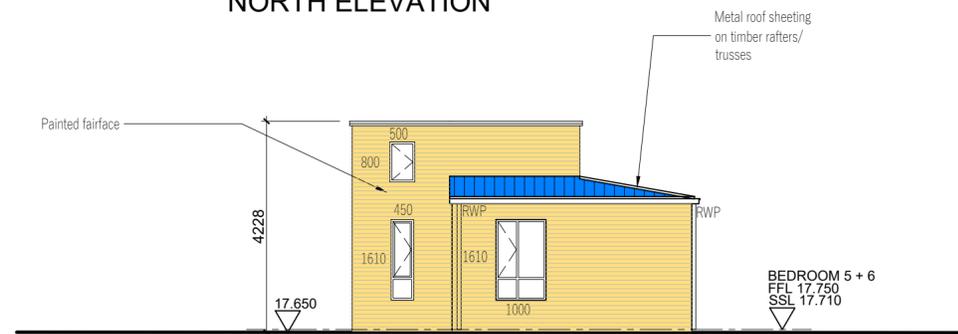
Client	BALLYFAR PROPERTIES		Drawn	AC	
Date	21.05.25	Drawing No.	2402/03/04	Revision	1



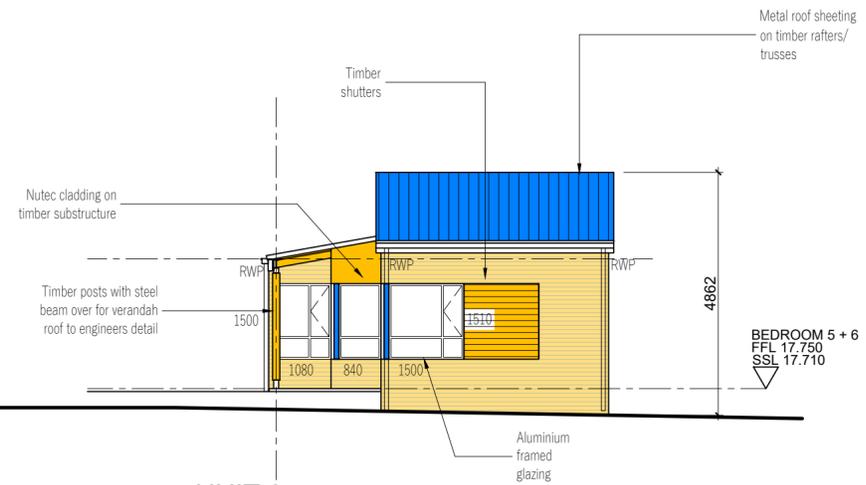
UNIT 2
ROOF STORAGE PLAN



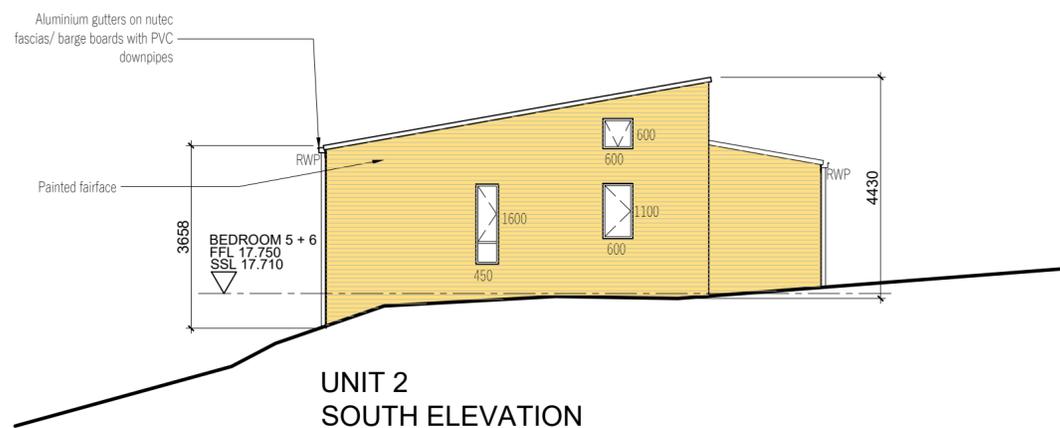
UNIT 2
NORTH ELEVATION



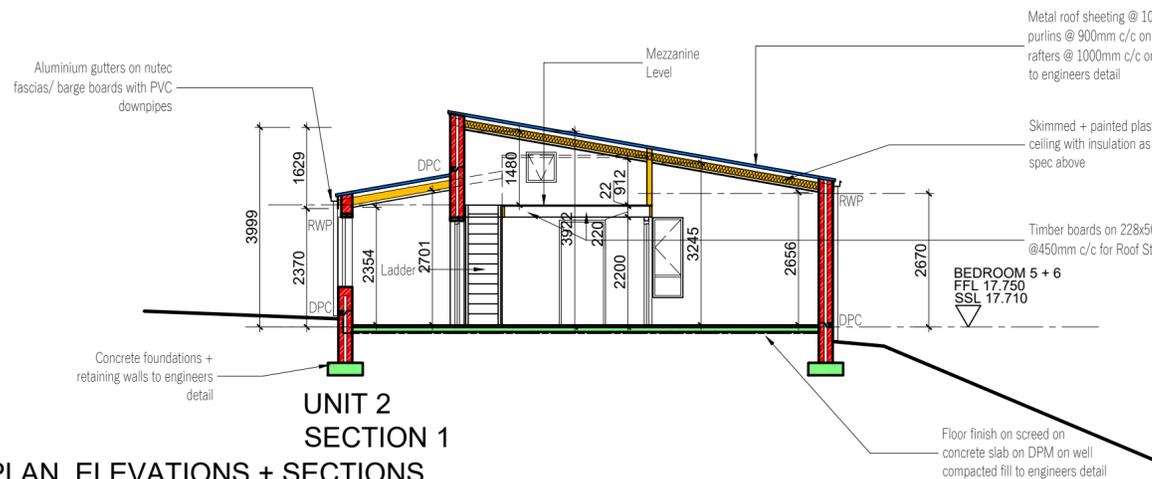
UNIT 2
EAST ELEVATION



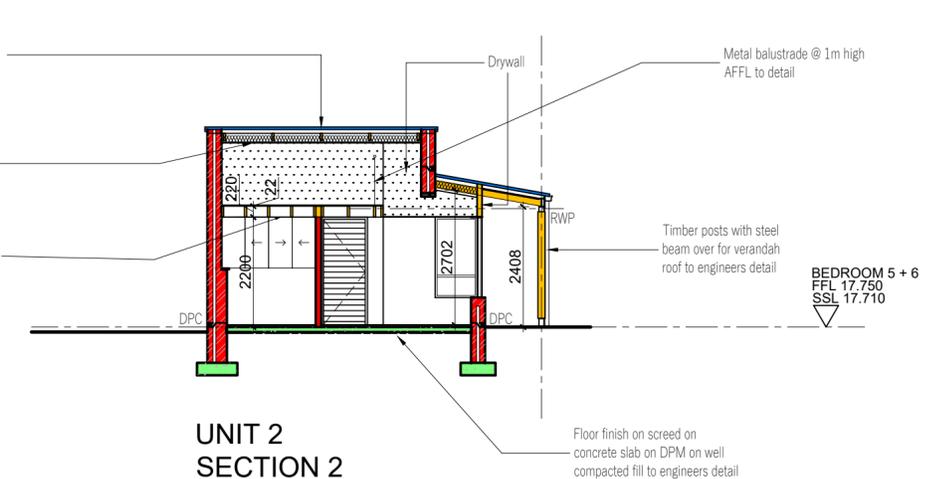
UNIT 2
WEST ELEVATION



UNIT 2
SOUTH ELEVATION



UNIT 2
SECTION 1



UNIT 2
SECTION 2

UNIT 2
MEZZANINE PLAN, ELEVATIONS + SECTIONS
SCALE 1:100 @A2

Callmackmze

CLIENT:

ARCHITECT: *Charlotte Chamberlain & Nicola Irving*
PR ARCH 5573

1	22.10.2025	Notes changed
---	------------	---------------

Rev	Date	Remarks
-----	------	---------

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700

Tel: 021 689 1729
Email: charlotte@ccnia.co.za

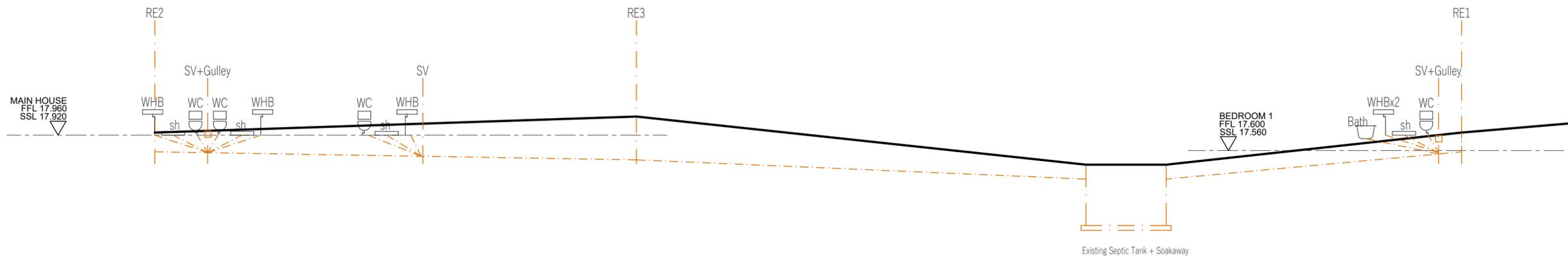
Project Title

BALLYFAR
BREDE RIVER
FARM 516/91

Drawing Title

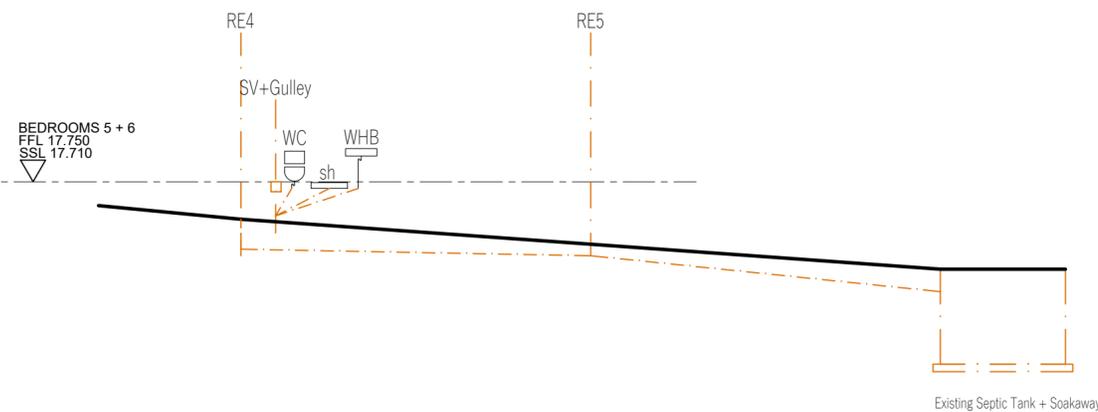
UNIT 2
MEZZANINE PLAN, ELEVATIONS + SECTIONS
SCALE 1:100 @A2

Client		Drawn
BALLYFAR PROPERTIES		AC
Date	Drawing No.	Revision
21.05.25	2402/03/05	1



	RE2	RE3	Existing 17.000	RE1
Cover level	18.000	18.500	Existing 17.000	18.000
Invert level	17.400	17.150	Existing	17.400
Depth	0.60m	1.35m	Existing	0.60m
Distance	15.00m		14.00m	9.20m
Fall	1:60		To Suit Ex Septic Tank	To Suit Ex Septic Tank

DRAINAGE SECTION 1
NTS



	RE4	RE5	Existing 16.500
Cover level	17.000	16.500	Existing 16.500
Invert level	16.400	16.280	Existing
Depth	0.60m	0.22m	Existing
Distance	7m		7m
Fall	1:60		To Suit Ex Septic Tank

DRAINAGE SECTION 2
NTS

DRAINAGE SECTIONS
SCALE 1:100

CLIENT: *Callaghan*

ARCHITECT: *CCNIA*
PR ARCH 5573

Rev	Date	Remarks

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700

Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title

**BALLY FAR
BREDE RIVER
FARM 516/91**

Drawing Title

DRAINAGE SECTIONS
SCALE 1:100

Client	BALLYFAR PROPERTIES		Drawn	AC
Date	21.05.25	Drawing No.	2402/19/01	Revision

RENOVATED MAIN HOUSE

SHADING

See table below showing all openings to the West, North-West, North, North-East, East, and their relevant shading device. (As per 5.2 of SANS 10400-XA:2021)

Latitude (° South) = 34,5° >32° Multiplier = 0,54

Energy Zone = 4

WINDOW/DOOR NO.	HEIGHT (H) mm	H x Multiplier for latitude	P mm	COMPLIANCE SHADING
NORTH WINDOWS				
W1B	1950	1053	9685	YES
W2B	-	-	sliding shutter	YES
W10	1159	626	245	NO
EAST WINDOWS				
W3	1970	1064	785	NO
W4	1440	778	775	NO
W5	1440	778	775	NO
W11	1167	630	775	YES
WEST WINDOWS & DOORS				
W1A	-	-	sliding shutter	YES
W2A	-	-	sliding shutter	YES
W6	-	-	sliding shutter	YES
NORTH-WEST WINDOWS				
W12	2258	1219	135	NO
W13	-	-	Sliding shutter	YES
W14	2444	1320	135	NO
NORTH-EAST WINDOWS				
W14	2964	1601	135	NO
W15	2906	1569	135	NO
WEST WINDOWS & DOORS				
D1	-	-	sliding shutter	YES
D3B	2616	1413	695	NO
DOORS				
D2	3256	1758	3620	YES
D4A	440	238	765	YES
D4B	2010	1085	765	NO
D5A	-	-	fixed shutter	YES
D5B	-	-	fixed shutter	YES
D6A	400	216	765	YES
D6B	1970	1064	765	NO
D7A	400	216	775	YES
D7B	1970	1064	775	NO
D8	2540	1372	1280	NO
D9A	1600	864	365	NO
D9B	2560	1382	365	NO
D20	2848	1538	1270	NO
D21	2450	1323	2990	YES
D24	2355	1272	1370	YES

BEDROOM 1

SHADING

See table below showing all openings to the West, North-West, North, North-East, East, and their relevant shading device. (As per 5.2 of SANS 10400-XA:2021)

Latitude (° South) = 34,5° >32° Multiplier = 0,54

Energy Zone = 4

WINDOW/DOOR NO.	HEIGHT (H) mm	H x Multiplier for latitude	P mm	COMPLIANCE SHADING
NORTH-WEST WINDOWS				
W12	2258	1219	135	NO
W13	-	-	Sliding shutter	YES
W14	2444	1320	135	NO
NORTH-EAST WINDOWS				
W14	2964	1601	135	NO
W15	2906	1569	135	NO
WEST WINDOWS & DOORS				
D21	2450	1323	2990	YES

BEDROOM 5 & 6

SHADING

See table below showing all openings to the West, North-West, North, North-East, East, and their relevant shading device. (As per 5.2 of SANS 10400-XA:2021)

Latitude (° South) = 34,5° >32° Multiplier = 0,54

Energy Zone = 4

WINDOW/DOOR NO.	HEIGHT (H) mm	H x Multiplier for latitude	P mm	COMPLIANCE SHADING
NORTH WINDOWS & DOORS				
W19	-	-	Sliding Shutter	YES
W21	1823	984	130	NO
EAST WINDOWS & DOORS				
W22	1928	1041	130	NO
W25	1128	609	130	NO
WEST WINDOWS & DOORS				
W19	-	-	Sliding Shutter	YES
W20	2312	1248	130	NO
W21	1765	953	1370	YES
D25	4080	2203	130	NO

XA - SHADING
SCALE: NTS @A2

CLIENT: 

ARCHITECT: 
PR ARCH 5573

Rev	Date	Remarks

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700

Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title

**BALLYFAR
BREDEE RIVER
FARM 516/91**

Drawing Title

XA - SHADING
NTS @A2

Client	BALLYFAR PROPERTIES		Drawn	TA
Date	02.07.25	Drawing No.	2402/20/01	Revision

RENOVATED MAIN HOUSE

FENESTRATION
See table below showing U-Value required for glazing for each storey.
As per Table 4 & Annex E of SANS 10400-XA:2021.

WINDOW/DOOR NO.	WIDTH (mm)	HEIGHT (mm)	AREA (m ²)
GROUND STOREY			
W1	1500	1610	2,42
	1500	1610	2,42
W2	1500	1610	2,42
	1500	1610	2,42
W3	1500	1910	2,87
W4	600	1080	0,65
W5	600	1080	0,65
W6	1500	1200	1,80
W7	1000	1610	1,61
W8	1000	1610	1,61
W9	0	0	2,66
W10	0	0	2,45
W11	0	0	6,37

D1	5780	2700	15,61
D2	4335	2700	11,70
D3	1440	1610	2,32
D4	925	300	0,28
	1190	1910	2,27
D5	705	1340	0,94
	925	2500	2,31
D6	925	300	0,28
	1190	1910	2,27
D7	925	300	0,28
	1190	1910	2,27
D8	3050	2500	7,63
D9	905	1540	1,39
	925	2500	2,31
D10	390	2500	0,98
	925	300	0,28

Total area of fenestration: 83,44 m²
Net floor area: 220,0 m²
% Fenestration to Nett Floor Area 37,9%

Table 4 (pg21) 37,9% ≤40% Annex E (pg60)

Vertical fenestration with West, North-West, North, North-East and East sector orientation:

U-Value = 3,30

SHGC with shading in accordance with 5.2.2. = 0,44 = Double tinted glazing in Aluminium frame. & Single coated glazing in Timber Frame for D1 & D2.

SHGC with no shading or not in accordance with 5.2.2. = 0,35 = Double coated glazing in aluminium frame.

XA - FENESTRATION
SCALE: NTS @A2

BEDROOM 1

FENESTRATION
See table below showing U-Value required for glazing for each storey.
As per Table 4 & Annex E of SANS 10400-XA:2021.

WINDOW/DOOR NO.	WIDTH (mm)	HEIGHT (mm)	AREA (m ²)
GROUND STOREY			
W12	1000	1610	1,61
W13	1500	2200	3,30
W14	840	1610	1,35
	1500	1610	2,42
W15	600	600	0,36
W16	1500	1960	2,94
W17	600	1000	0,60
W18	600	1000	0,60
D20	925	2500	2,31
D21	3000	2200	6,60
D22	575	2500	1,44
	925	440	0,41

Total area of fenestration: 23,93 m²
Net floor area: 48,0 m²
% Fenestration to Nett Floor Area 49,9%

Table 4 (pg21) 49,9% ≤45% Annex E (pg60)

Vertical fenestration with West, North-West, North, North-East and East sector orientation:

U-Value = 3,00

SHGC with shading in accordance with 5.2.2. = 0,40 = Double coated glazing in Aluminium Frame.

SHGC with no shading or not in accordance with 5.2.2. = 0,33 = Double coated glazing in Aluminium Frame.

BEDROOM 5 & 6

FENESTRATION
See table below showing U-Value required for glazing for each storey.
As per Table 4 & Annex E of SANS 10400-XA:2021.

WINDOW/ DOOR NO.	WIDTH (mm)	HEIGHT (mm)	AREA (m ²)
GROUND STOREY			
W19	1500	1510	2,27
	1500	1510	2,27
W20	840	1510	1,27
W21	2115	1510	3,19
	1500	1510	2,27
W22	1000	1610	1,61
W23	600	1100	0,66
W24	450	1600	0,72
W25	500	800	0,40
D24	120	1510	0,18
	925	2100	1,94
	2115	1510	3,19
D25	925	2200	2,04

Total area of fenestration: 22,00 m²
Net floor area: 43,0 m²
% Fenestration to Nett Floor Area 51,2%

Table 4 (pg21) 51,2% ≤50% Annex E (pg60)

Vertical fenestration with West, North-West, North, North-East and East sector orientation:

U-Value = 2,60

SHGC with shading in accordance with 5.2.2. = 0,35 = Double Coated glazing in Aluminium Frame.

SHGC with no shading or not in accordance with 5.2.2. = 0,30 = Double Coated glazing in Aluminium Frame.

CLIENT: 

ARCHITECT: 
PR ARCH 5573

Rev	Date	Remarks

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700

Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title

BALLYFAR
BREEDE RIVER
FARM 516/91

Drawing Title

XA - FENESTRATION
NTS @A2

Client	BALLYFAR PROPERTIES		Drawn	TA
Date	02.07.25	Drawing No.	2402/20/02	Revision

SPECIFICATION

1. FOUNDATIONS & FLOORING

Screed on 100mm concrete surface bed on 500 micron DPM, 280mm cavity brick wall, brick force on top of first layer of bricks & every alternate layer thereafter. Brick force to overlap at least 600mm at foundation steps
Cavity filled with concrete on footings to Engineer's details. (Surface bed on well compacted fill.)
Minimum 500mm from top of slab to top of footings.
Brick paving on G5 sub-base at Verandah area - to Engineer's specification.

2. WALLS

- External walls - ROK bricks used throughout. 280mm Cavity brick wall with 60mm cavity, 5 butterfly wire ties per m² brickwork. Brickforce in each skin in last two courses under window sills, in first two courses above lintels. DPC's to all external door and window openings.
Weep holes at minimum 1m Crs.
- Internal walls
220mm brick structural wall & 110mm brick partition walls.
One coat steel floated cement plaster.
Brickforce in every sixth course.
- PC lintels over openings exceeding 900mm to manufacturer's specifications. Minimum 4 courses brickwork above lintel. Beams above openings exceeding 3m to engineer's details & specifications
- All brickwork to be built according to manufacturer's specifications. All expansion joints to be finished flush with wall with approved sealant and painted over to match wall colour.
- Approved flashings to all roof/wall junctions and painted over to match wall colour.
- ROK facebrick walls as shown on elevations - As per spec
- External drywall: Nutec cladding fixed to 12mm OSB(with ABE cemflex applied to OSB in accordance with SABS code of practice), fixed to 38x114mm stud framing @ 400mm c/c . Skimmed + painted plasterboard internally, with taped + painted joints.
- Internal Timber walls: Skimmed + painted 12mm plasterboard either side of 76x50mm timber studs @ 400mm c/c with 76x50mm noggins between studs @ 400mm c/c

3. ROOF

- Kliplok roof sheeting - 10/20/3° pitch on 76x50mm purlins at ±900mm Crs on 44x220mm/ SAP rafters or trusses as shown to Engineer's specifications and details. Sisalation thermal insulation / damp proof membrane fixed between rafters/trusses & purlins. 100mm blanket insulation and 30mm Isoboard above ceilings.
- Rafters to be built on wall plates on both sides.
- Rafters to be tied down with galvanised hoop iron straps built minimum 600 mm into wall.
- Painted nutec barge boards / fascia to detail.
- At verandah area, exposed timber rafter edges supported off Steel I beams on double 144x44mm timber posts with metal plates/ brackets between on low walls all to engineers detail
- Roof Space Storage: 22mm timber boards on 228x50mm timber joists @ 450mm c/c fixed to brickwork all to engineers detail

4. GUTTERING

- Continuous or concealed aluminium gutters & 80mm/110mm ∅ painted pvc downpipes. Engineers to confirm downpipe + gutter dims

5. WATERPROOFING

Metal flashing + Cemflex or similar approved counter flashing at roof junctions to specialist sub contractors spec. Cemflex or similar approved to shower walls + floors.

6. WINDOW SILLS

External - Nutec boards
Internal - Timber cills

7. CEILINGS

Skimmed and painted plasterboard or acoustic tiles ceilings. Cornices to later detail.
Painted Nutec boards fixed between timber rafters externally at Verandah or eaves

SPECIFICATION SCALE: NTS @A2

8. WINDOWS & DOORS

All windows + doors - Aluminium framed with handles & hinges supplied by manufacturer.
Internal doors - HW doors with 2 lever lock set and timber door frames.
Skirtings - 114mm painted SA pine except for in bathroom.
All external timber to be painted or treated with natural sealant.

9. GLAZING

Glazing to comply with SANS 10400 Part N.
Double clear glass + single low E glass (as per attached XA document) in thickness required by SANS 10400 Part N.
Sandblasted vinyl to bathrooms and WC's.
Windows and doors exceeding 1 m or less than 300 mm from ffl to be safety glass.

10. PLUMBING AND SANITARY WARE

- Bathroom
All sanitary fittings to later spec
Stop cock to WC.
- All work to comply with SANS 10252 and Authority By laws. All supply & waste outlet pipe are to be chased into walls where applicable.

11. PLASTERING

Mix to comply with SANS 2001-EM1 & SABS standards. To be approved by Architect.
1 coat plaster internally & 2 coats externally.
All ceilings to be skimmed and properly taped before painting.
Plastering to be done only after all conduiting, piping, etc.. have been installed.
Textured plaster at base of building + lift & stairwell to be approved by architect.

12. PAINTING

All paints to be Dulux or Plascon or equal approved, to comply with SANS 10305.
Exterior walls: 1 coat sealer + 2 coats SABS external grade PVA acrylic paint Interior walls: 1 coat sealer + 2 coats SABS external grade PVA acrylic paint Ceilings: 1 undercoat, then 2 coats 'Dura 65'.
Interior & Exterior woodwork: Sealed with natural sealant or 1 coat universal undercoat + 2 coats velveglo.
Metal work: cleaned & primed in the factory. 1 coat 'Universal Undercoat' & 2 coats Velvaglo.

13. ELECTRICAL

The electrical installation shall comply with the requirements of SANS 10142 for the wiring of premises.

All materials used to comply with SABS standards and shall bear the SABS mark.
The electrician is to make all necessary applications to the local authority with respect to work done.
The electrician is to chase all conduits into walls & floors.
The work is to be done at appropriate times - prior to plastering, tiling, etc..
All conduiting shall be permitted to be built into walls, slabs, screeds. No twin & Earth type wiring is to be built in.

14. GENERAL

- Storm water disposal
All storm water to be lead away from building to water storage tanks (to be re-used for flushing toilets + irrigation).
- Boundary pegs
To be pointed out to Building Inspector before construction commences.
- All timber to be pre-treated in accordance with SANS 10005 and SABS specifications - no untreated timber to be used.
- SABS approved materials preferred.

15. BALUSTRADES

All stairs to have balustrades at minimum 1m high of painted GMS vertical rods to be maximum 100mm apart

16. LANDSCAPE WALLS

- Retaining walls and footings to Engineer's design and details.
- All footings to fall within the ERF
- All walls to be textured plaster and paint with plastered coping to detail or Facebrick
- Expansion joints as shown.

17. LANDSCAPE STEPS

Brick paved steps on concrete subbase to Engineer's details.
Treads minimum 300mm wide.
Risers maximum 160mm high.
Handrails at minimum 1m high of W.I.

18. XA CALCULATIONS :

SANS 10400 XA NOTES:

EXTERNAL WALLS

External walls are 280mm cavity brick wall with 60mm cavity or Earth brick walls as per 2.7 which achieve above the minimum R-value of 1.9 and are therefore compliant with SANS 10400 XA.

ROOF:

10/20/3° pitch Kliplok sheeting roofs to have Total min R-value of 3.7 as per SANS 10400 Part XA

MATERIAL	THICKNESS	R- VALUE
Outdoor air film(7m/s)		0.03
Metal cladding		0.38
Reflective foil laminate		0.75
Cellulose fibre insulation	100mm	1.81
Isoboard	30mm	1
Plasterboard Ceiling(880 kg/m³)	10mm	0.06
Indoor air film(still air)		0.11
	TOTAL R-VALUE	4.14

FENESTRATION:

· All fenestration to comply to SANS 613 (air infiltration)

· Total fenestration / net floor area is greater than 15% for the Ground Storey , therefore SANS 204 applies.

- The tables attached show that the fenestration complies with the allowable Conductance and Solar Heat Gain values.

LIGHTING:

Max lighting power density allowed:
Total net floor area =
356m² x 4 = 1424W

Actual Lighting power density:
35 x 10W (LED) =350
=350W

All lights to be LED in accordance with SANS10400-XA:2021 6.2.

HOT WATER SERVICES

All services must comply with the requirements of SANS 204.

All exposed pipes to indoor and outdoor containing hot water shall be insulated in with an R-value in accordance with Table 11.

Piping to be insulated includes all flow and return piping, cold water supply piping within 1m of the connection to the heating or cooling system and pressure relief piping within 1m of the connection to the heating or cooling system. Where possible, lengths of pipe runs should be minimized.

POWER

- No air conditioning system will be installed.
- Max. annual energy consumption to be in accordance with SANS10400-XA:2021 Table 1 H4, Zone 4 ∴ 80kW/m²/a
- Max annual demand intensity to be in accordance with SANS 10400-XA:2021 Table 2 H4, Zone 4 ∴ .56VA/m².

COUNCIL DWGS

CLIENT:

ARCHITECT:

PR ARCH 5573

Rev	Date	Remarks

ALL WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

THIS DRAWING IS THE COPYRIGHT AND REMAINS THE PROPERTY OF CCNIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

DO NOT SCALE THE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

ALL DIMENSIONS, TOLERANCES AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING FABRICATION AND CONSTRUCTION. DISCREPANCIES AND AMBIGUITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK PROCEEDS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGEST SCALE DRAWING IS TO BE WORKED TO.



130 CAMPGROUND ROAD
NEWLANDS
7700

Tel: 021 689 1729
Email: charlotte@ccnia.co.za

Project Title

**BALLYFAR
BREEDE RIVER
FARM 516/91**

Drawing Title

**SPECIFICATION
NTS @A2**

Client	Drawn	
BALLYFAR PROPERTIES	OL	
Date	Drawing No.	Revision
02.07.25	2402/20/03	