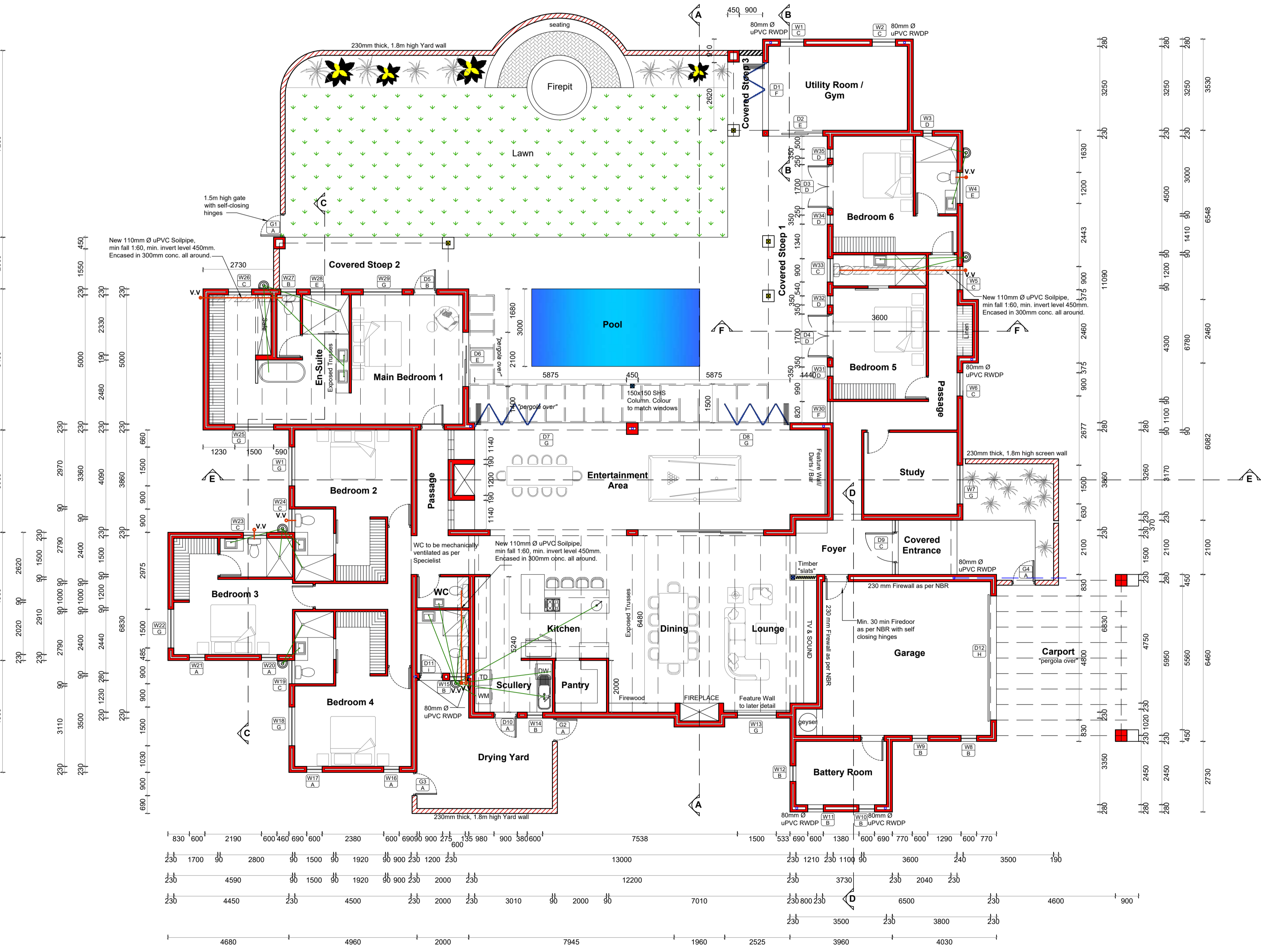
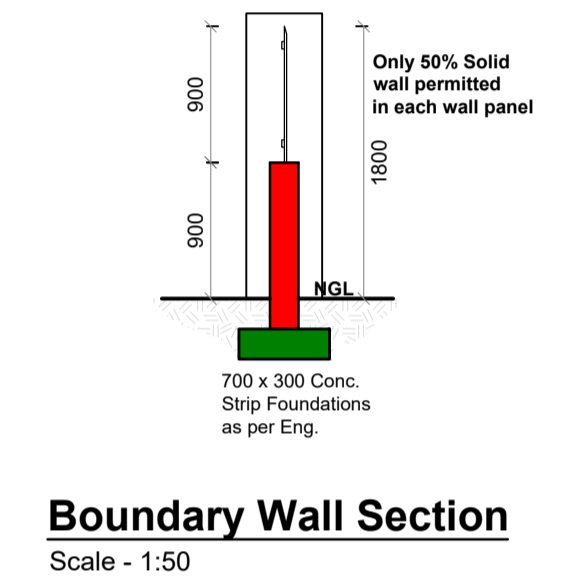


Boundary Wall
Scale - 1:50



Ground Storey Plan
Primary Dwelling
Scale - 1:100



Boundary Wall Section
Scale - 1:50

LONGACRES COUNTRY ESTATE
Approved
Date 11-12-2025
ST 0898
Architectural Compliance Trustee

A copy of the Municipal approved plan must be on site at all time during construction

AREA SCHEDULE	
Area	Covered
Primary Dwelling	
Garage & Battery Room	57.30m ²
Dwelling	407.24m ²
Utility Room	21.15m ²
Covered Steep 1	25.20m ²
Covered Steep 2	13.98m ²
Covered Steep 3	4.48m ²
Covered Entry	4.77m ²
Sub-Total	534.10m²
Additional Dwelling	
Garage	26.30m ²
Dwelling	119.52m ²
Covered Entry	4.06m ²
Sub-Total	149.88m²
Total	683.98m²
Erf	2.2348 Ha
Coverage	3.06%

GENERAL NOTES ALGEMENE NOTAS

GENERAL SPECIFICATIONS

GENERAL

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CONSTRUCTION

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All construction work shall be executed by the contractor in terms of the following requirements as per SANS10400 - Application of the National Building Regulations, unless otherwise stated.

General Requirements Part A
Structural Part B
Dimensions Part C
Public Safety Part D
Site Operations Part F
Excavations Part G
Foundations Part H
Floors Part J
Walls Part K
Roofs Part L
Stairways Part M
Glazing Part N
Lighting and Ventilation Part O
Drainage Part P
Non-water-borne sanitary disposal Part Q
Stormwater Disposal Part R
Accessible Buildings Part S
Fire Protection Part T
Space Heating Part V
Fire Installation Part W
Energy Usage Part XA

Additional requirements as describe in the parts of SANS2001 - Construction Works shall be adhered to:

Earthworks (General) Part BE1
Site Clearance Part BS1
Concrete Works (Structural) Part CC1
Concrete Works (Minor Works) Part CC2
Installation of Glazing in Frames Part CG1
Masonry Walling Part CM1
Strip footings for masonry walling Part CM2
Structural Steelwork Part CS1
Structural Timberwork (Flooring) Part CT1
Structural Timberwork (Roofing) Part CT2
Earthworks for buried pipelines Part DP1
Medium Pressure Pipelines Part DP2
Cable duct Part DP3
Sewer Part DP4
Stormwater Drainage Part DP5
Below-ground Water Installations Part DP6
Cement Plaster Part EM1

All geyser installations shall comply with Regulation XA2 of the National Building Regulations.

- Solar shall comply with SANS1307, SANS10106, SANS10254
- Heat Pumps shall comply with ISO5149 and SANS1352

All water reticulation system installations shall comply with SANS10252-1

Below-ground Water Installations shall comply with SANS10142-1

All electrical low voltage installations and wiring shall comply with SANS10142-1

REVISION	
REV No.	Description

ALL DRAWINGS, DIMENSIONS QUANTITIES AND LEVELS TO BE CHECKED BY THE CONTRACTOR PRIOR TO SETTING OUT OF THE WORK. ARCHITECTURAL DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES. ALL WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ALL STRUCTURAL WORK, FOUNDATIONS & RATIONAL DESIGN TO BE THE RESPONSIBILITY OF A STRUCTURAL ENGINEER. THE DESIGN INCORPORATED IN THIS DRAWING IS THE COPYRIGHT OF THE DESIGNER.

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7356

ARCHITECTURAL DESIGN & DRAUGHTING

PROJECT:
Proposed New Dwellings for
Mr. J. Pretorius / THE PREFAMILY TRUST
on Erf 6320, 48 Strand Street
Long Acres
Langebaan

DRAWING:
Ground Storey Plan
Boundary Wall Detail

MUNICIPAL SUBMISSION		
Scale:	Indicated on A1	Date: OCTOBER 2025
Drawing No.:	6320/10/25	
Drawn/Checked:	BF / ZC	Sheet: 1 of 4

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ROOF & CEILING NOTES

NOTE A: Exposed Trusses/Howe Trusses:

35° pitch Chromadek, Corrugated profile metal single length roof sheeting, no end-lapping (colour : charcoal) with polyminium 202 roof underlay on 50x75 S.A. pine purlins at max. 1200mm centres on engineer designed 5 x 228 SAP exposed collar beam trusses @ 1000mm max centres on approved 38x14mm SAP wall plate and tied down with hoop iron bedded in a min. of 600mm brickwork. Flashing and counter flashing to all changes in roof levels, chimneys, parapets and any projections applied according to manufacturers spec.
Insulation: ISALATION RSA insulation sheeting installed over rafter beams as per manufacturer's specs, on 50x75mm S.A pine purlins

CEILING-INTERNAL

Ceiling as per specialist, 6.4mm gypsum ceiling boards with mesh scrim over joints fixed to the U/S of purlins/branding. Prepare for paint. Colour - white.

NOTE B: Lean-to Roof:

7½° pitch Chromadek metal single length roof sheeting, no end-lapping (colour : charcoal) on 50x152 SAP rafters, on 50x228 SAP Crossbeam. All tied down with SABS approved galvanneal hoop iron embedded in min. 600mm brickwork. Flashing and counter flashing to all changes in roof levels, chimneys, parapets and any projections applied according to manufacturers spec.
CEILING-INTERNAL
No Ceiling

NOTE D: CONCRETE FLAT ROOF

All concrete flat roofs to be waterproofed and covered with 30mm polystyrene with 15mm crusher stone on top.
CEILING-INTERNAL
RC Slab : all RC Slab to be smooth skimmed and prepared for paint. Colour White

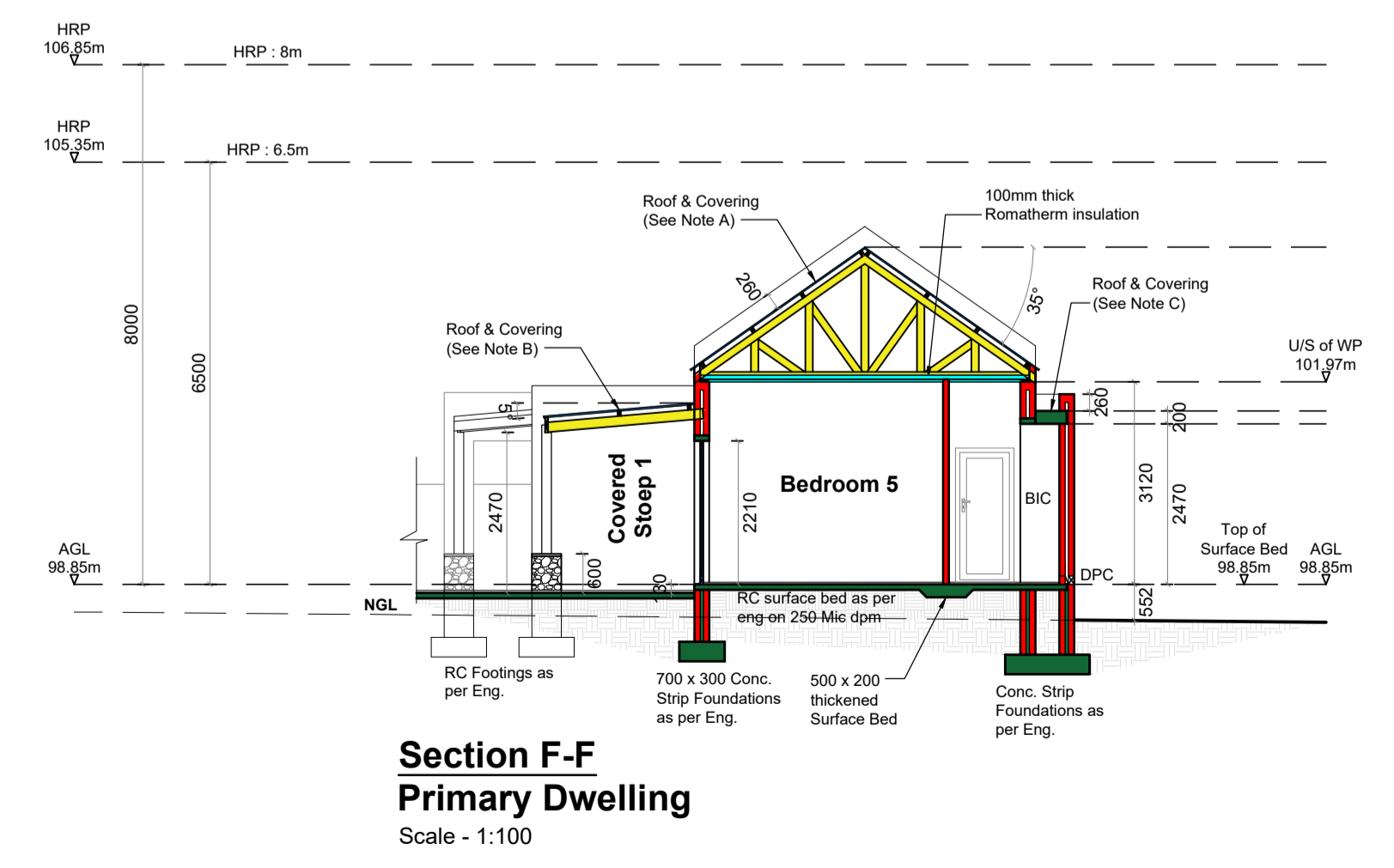
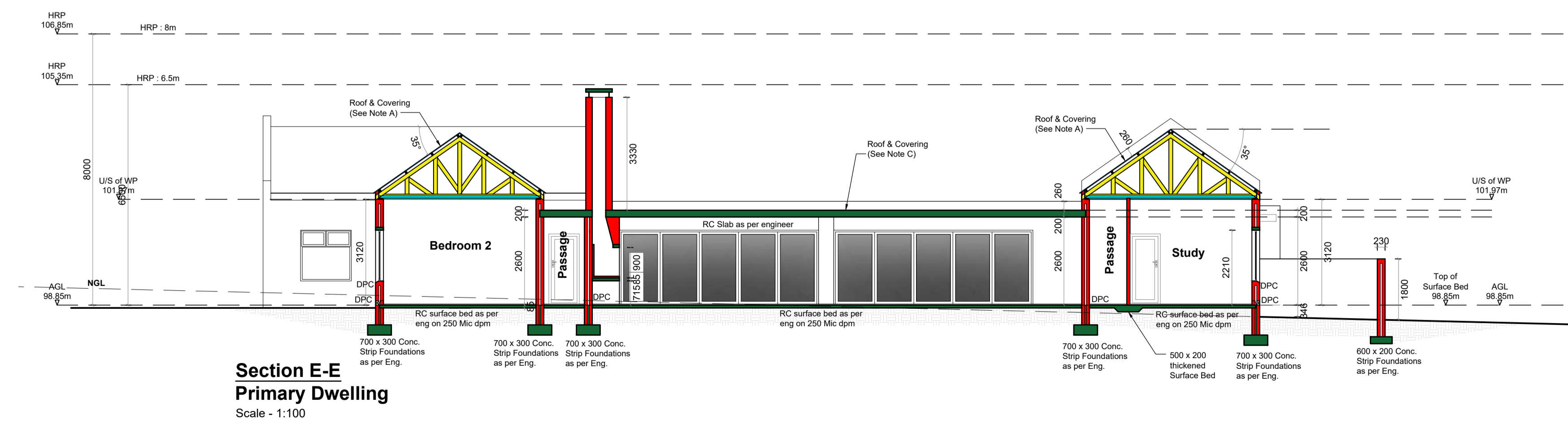
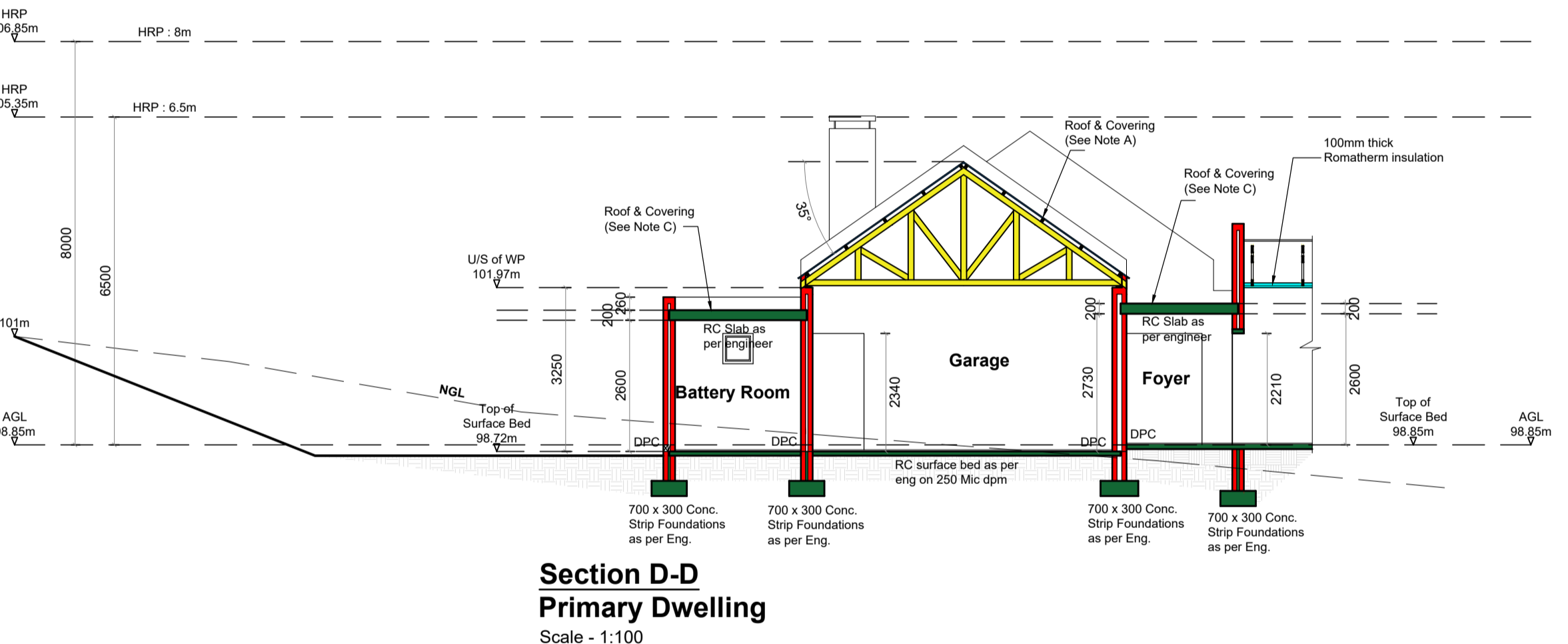
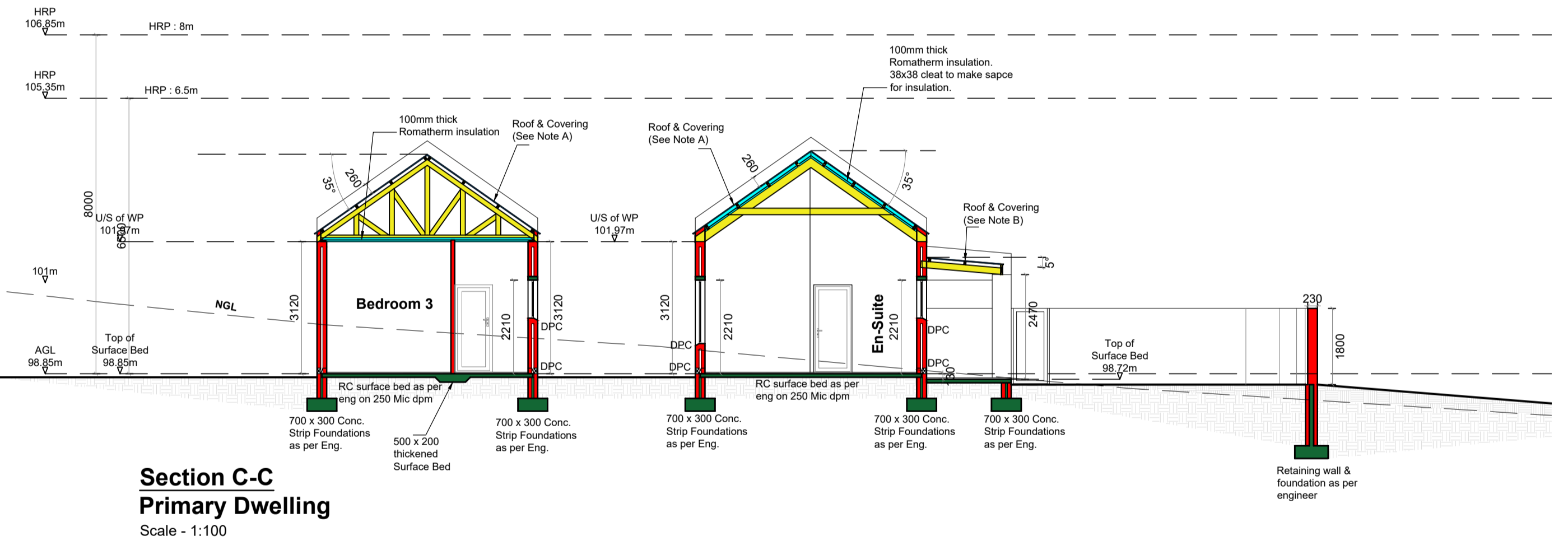
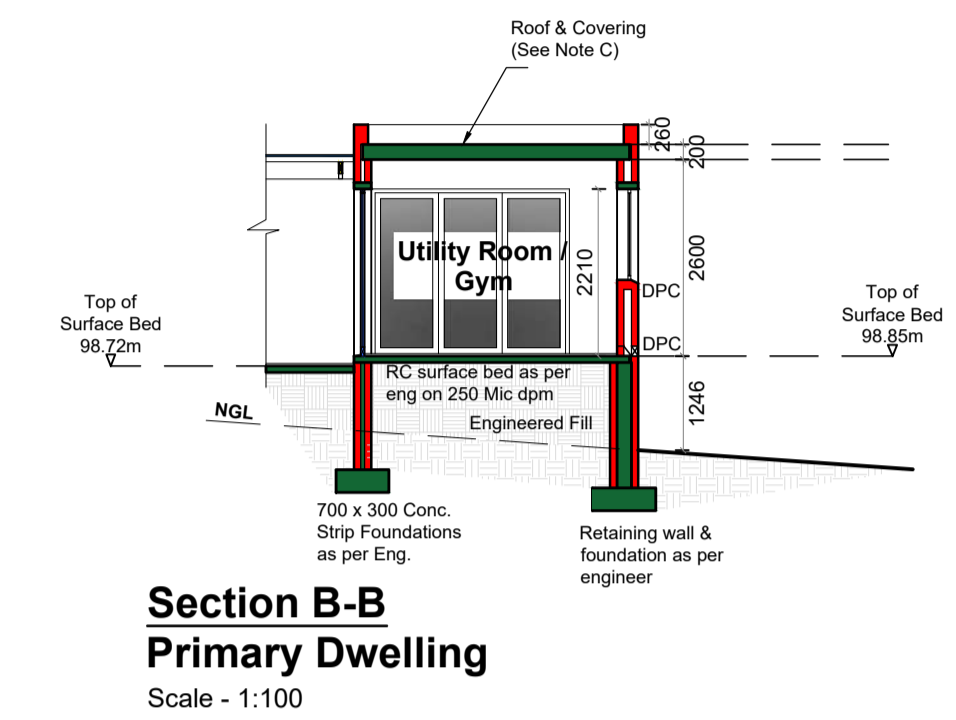
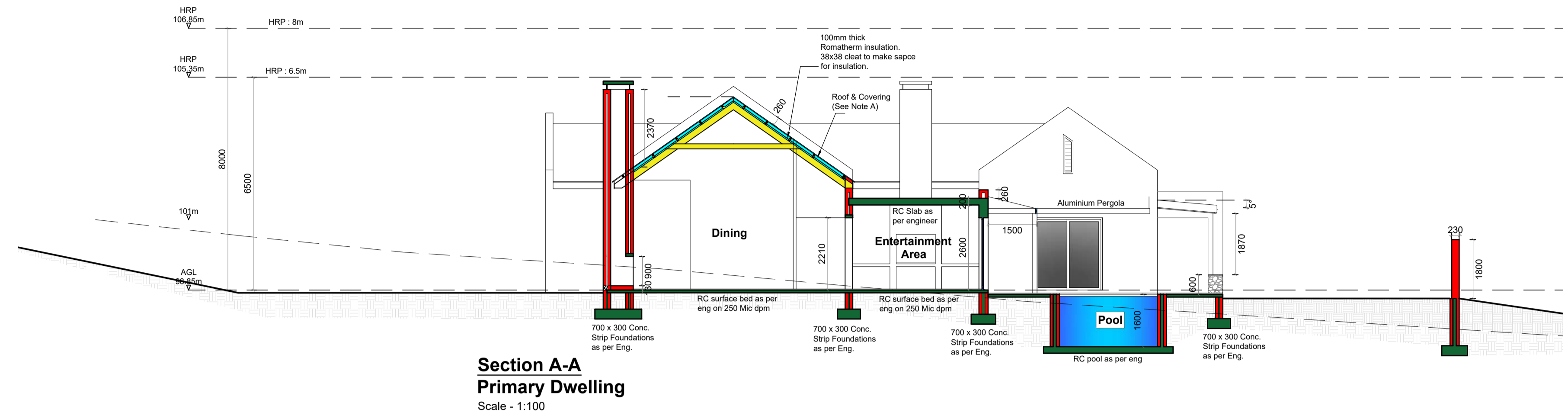
LONGACRES COUNTRY ESTATE
Approved
Date 11-12-2025

ST 0898
Architectural Compliance Trustee

A copy of the Municipal approved plan must be on site at all time during construction

GENERAL NOTES **ALGEMENE NOTAS**

- GENERAL SPECIFICATIONS**
- GENERAL:**
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- All construction work shall be executed by the contractor in terms of the following requirements as per SANS10400 - Application of the National Building Regulations, unless otherwise stated.
- General Requirements Part A**
Structural Part B
Dimensions Part C
Public Safety Part D
Site Operations Part F
Excavations Part G
Foundations Part H
Floors Part J
Walls Part K
Roofs Part L
Stairways Part M
Glazing Part N
Lighting and Ventilation Part O
Drainage Part P
Non-water-borne sanitary disposal Part Q
Stormwater Disposal Part R
Accessible Buildings Part S
Fire Protection Part T
Space Heating Part V
Fire Installation Part W
Energy Usage Part XA
- Additional requirements as describe in the parts of SANS2001 - Construction Works shall be adhered to:
- Earthworks (General) Part BE1**
Site Clearance Part BS1
Concrete Works (Structural) Part CC1
Concrete Works (Minor Works) Part CC2
Installation of Glazing in Frames Part CG1
Masonry Walling Part CM1
Strip footings for masonry walling Part CM2
Structural Steelwork Part CS
Structural Timberwork (Flooring) Part CT1
Structural Timberwork (Roofing) Part CT2
Earthworks for buried pipelines Part DP1
Medium Pressure Pipelines Part DP2
Cable ducts Part DP3
Sewers Part DP4
Stormwater Drainage Part DP5
Below-ground Water Installations Part DP6
Cement Plaster Part EM1
- All geyser installations shall comply with Regulation XA2 of the National Building Regulations.
• Solar shall comply with SANS1307, SANS10106, SANS10254
• Heat Pumps shall comply with ISO6149 and SANS1352
- All water reticulation system installations shall comply with SANS10252-1
All electrical low voltage installations and wiring shall comply with SANS10142-1

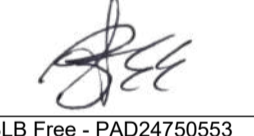



REVISION

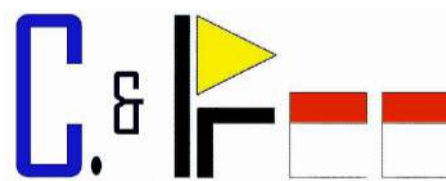
REV No.	Description

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SIGNED

 | 

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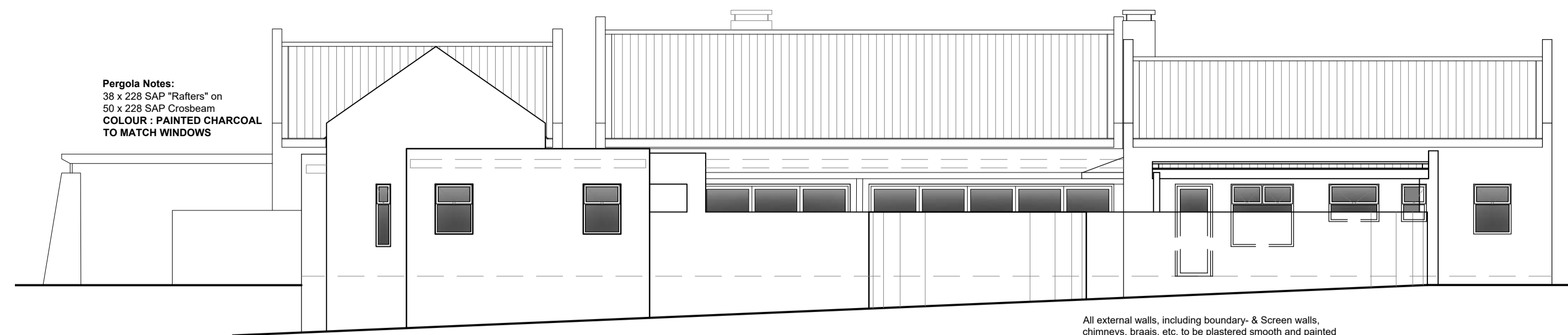
PROJECT:
Proposed New Dwellings for
Mr. J. Pretorius / THE PRETFAMILY TRUST
on Erf 6320, 48 Strand Street
Long Acres
Langebaan

DRAWING:
Sections

MUNICIPAL SUBMISSION

Scale:	Indicated on A1	Date:	OCTOBER 2025
Drawing No.:	6320/10/25	Sheet:	2 of 4
Drawn/Checked:	BF / ZC		

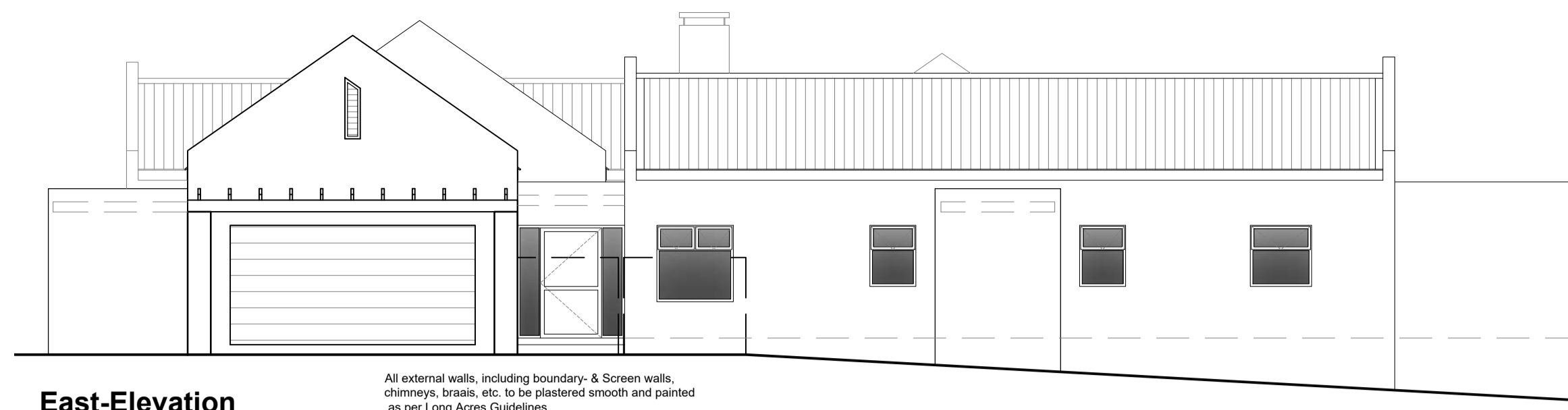
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Pergola Notes:
38 x 228 SAP "Rafters" on
50 x 228 SAP Crossbeam
**COLOUR: PAINTED CHARCOAL
TO MATCH WINDOWS**

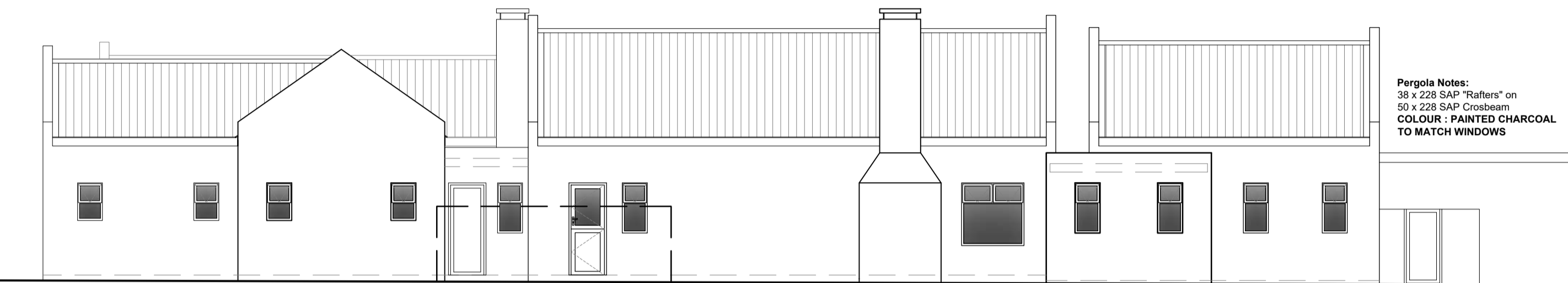
**North-Elevation
Primary Dwelling**
Scale - 1:100

All external walls, including boundary- & Screen walls,
chimneys, braais, etc. to be plastered smooth and painted
as per Long Acres Guidelines.



**East-Elevation
Primary Dwelling**
Scale - 1:100

All external walls, including boundary- & Screen walls,
chimneys, braais, etc. to be plastered smooth and painted
as per Long Acres Guidelines.



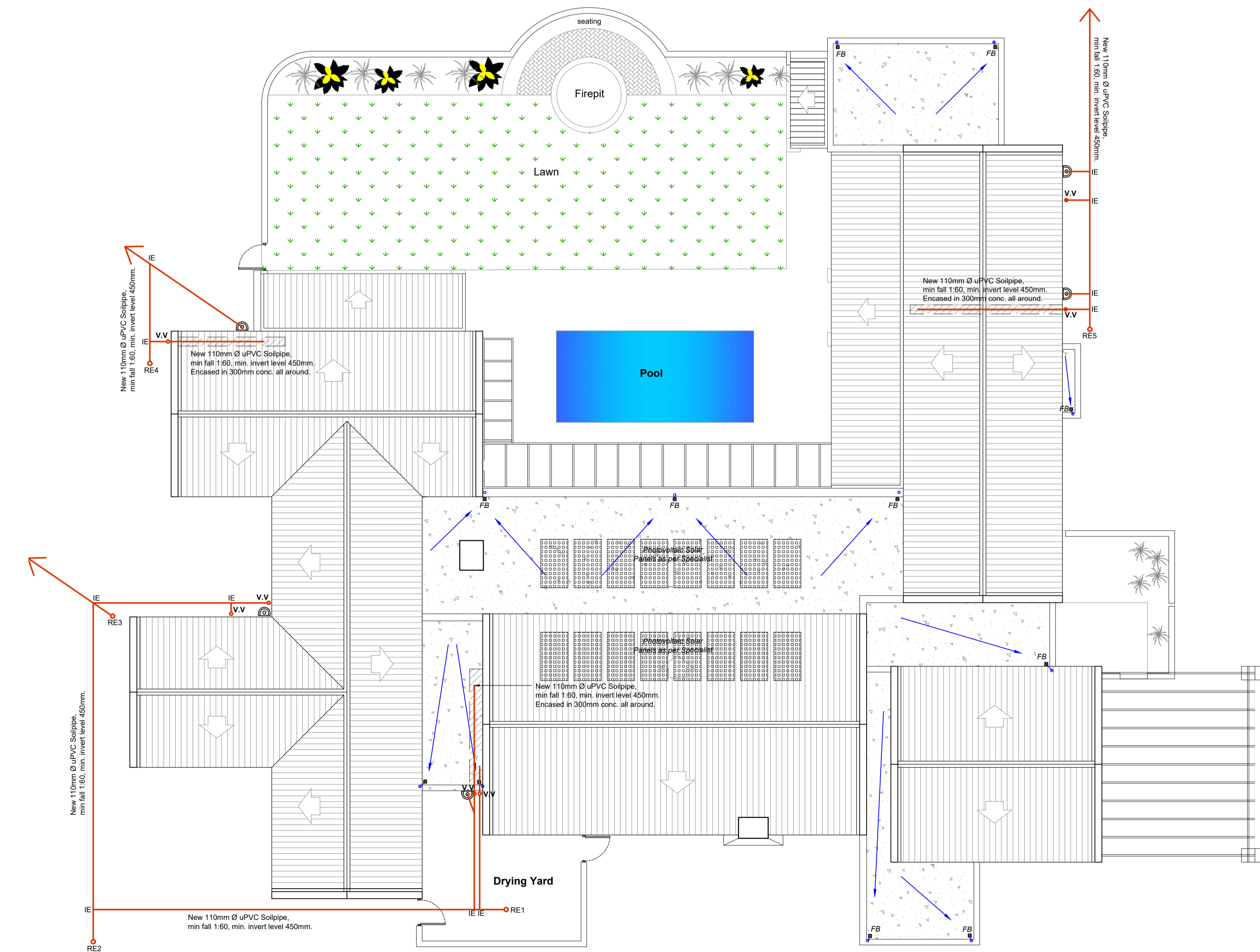
**South-Elevation
Primary Dwelling**
Scale - 1:100

All external walls, including boundary- & Screen walls,
chimneys, braais, etc. to be plastered smooth and painted
as per Long Acres Guidelines.

Pergola Notes:
38 x 228 SAP "Rafters" on
50 x 228 SAP Crossbeam
**COLOUR: PAINTED CHARCOAL
TO MATCH WINDOWS**

**West-Elevation
Primary Dwelling**
Scale - 1:100

All external walls, including boundary- & Screen walls,
chimneys, braais, etc. to be plastered smooth and painted
as per Long Acres Guidelines.



Roof & Drainage Layout
Scale - 1:100

WINDOW & DOOR SCHEDULE (PRIMARY DWELLING) Scale - 1:100

Window Type A	Window Type B	Window Type C	Window Type D	Window Type E
PT 69 No. Required: 4	PT 612 No. Required: 8	PT 912 No. Required: 9	PT 350 x 1500 No. Required: 4	PT 912 No. Required: 2
Window Type F	Window Type G	Door Type A	Door Type B	Door Type C
PT 820 x 1500 No. Required: 1	PT 1515 No. Required: 7	Aluminium Stable Door No. Required: 1	Aluminium Single Door No. Required: 1	Aluminium Single Door w/Sidelights No. Required: 1
Door Type D	Door Type E	Door Type F	Door Type G	Door Type H
Aluminium Double Door No. Required: 2	Aluminium Sliding Door No. Required: 2	Aluminium Fold-a-Side Door No. Required: 1	Aluminium Fold-a-Side Door No. Required: 2	Motorised Aluminium sectional overhead door No. Required: 1
Door Type I	Gate Type A			
Aluminium Single Door No. Required: 1	Purpose made Aluminium Gate No. Required: 4			

NOTES

GLASS NOTES
Thickness of ordinary glass in vertical positions:
3mm: Max pane size 0.75 m²
4mm: Max pane size 1.50 m²
5mm: Max pane size 2.10 m²
6mm: Max pane size 3.2 m²

All safety glass panels bigger than 1m² and lower than 500mm from FFL to comply with Part N of NBR.

Glass types as per fenestration calculation documents on attached A4 sheet to comply with SANS 204 & SANS 1040-XA. Glass to be Eagle Aluminium or similarly approved and tested. All bathrooms to receive obscure glass.

FINISHES
All windows & external doors, external doorframes & gates to be finished in a colour approved by the Long Acres development Committee
COLOUR: CHARCOAL OR WHITE

DOOR FRAMES
All internal wooden doors to have Swartland 813x70x55 W/Sill door frame.
All external wooden doors to have Swartland 813x70x55 W/Sill door frame.
All fire proof doors to have min. 30 minute fire resistant door frame with self closing hinge. All aluminium door frames as per specialist.

IRONMONGERY
100mm stainless steel hinges used for all doors unless otherwise specified by specialist. Lockset as per client.

LONGACRES COUNTRY ESTATE
Approved
Date 11-12-2025

Architectural Compliance Trustee ST 0898

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GENERAL NOTES ALGEMENE NOTAS

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Space Heating Part V
Fire Installation Part W
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Below-ground Water Installations Part DP6
Cement Plaster Part EM1

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• Heat Pumps shall comply with ISO5149 and SANS1352

All water reticulation system installations shall comply with SANS10252-1
Below-ground Water Installations Part DP6
Cement Plaster Part EM1

All electrical low voltage installations and wiring shall comply with SANS10142-1

REVISION

REV No.	Description

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[Signature] | *[Signature]*

BLB Free - PAD24750563
Z. Carstens - ST0885

Owner

C. & F. ARCHITECTURAL DESIGN & DRAUGHTING

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PROJECT:
Proposed New Dwellings for
Mr. J. Pretorius / THE PRETFAMILY TRUST
on Erf 6320, 48 Strand Street
Long Acres
Langebaan

DRAWING:
Elevations
Roof Layout
Drainage Layout
Window & Door Schedule

SKETCH PLANS

Scale:	Indicated on A1	Date:	OCTOBER 2025
Drawing No.:	6320/10/25	Sheet:	3 of 4
Drawn/Checked:	BF / ZC	Sheet:	3 of 4

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ROOF & CEILING NOTES

NOTE A: Exposed Trusses:

35° pitch Chromadek Corrugated profile metal single length roof sheeting, no end-lapping (colour : charcoal) on 50x76 S.A. pine purlins at max. 1200mm centres on engineer designed 5 x 228 SAP exposed collar beam trusses @ 1000mm max centres on approved 38x14mm SAP wall plate and tied down with hoop iron bedded in a min. of 600mm brickwork. Flashing and counter flashing to all changes in roof levels, chimneys, parapets and any projections applied according to manufacturers spec.
Insulation: "SISALATION" RSA insulation sheeting installed over rafter beams as per manufacturer's specs. on 50x76mm S.A. pine purlins

CEILING-INTERNAL

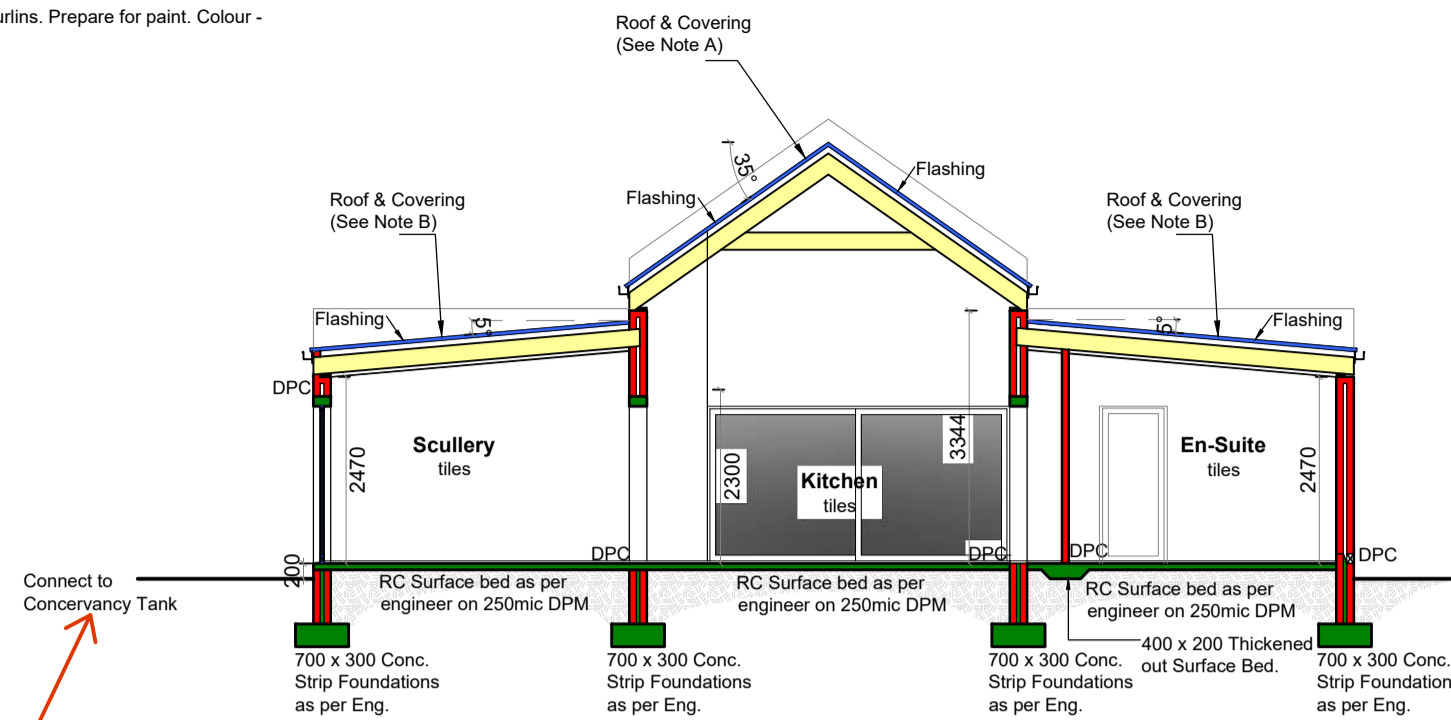
Ceiling as per specialist, 6.4mm gypsum ceiling boards with mesh scrim over joints fixed to the U/S of purlins. Prepare for paint. Colour - white.

NOTE B: Lean-To Roof:

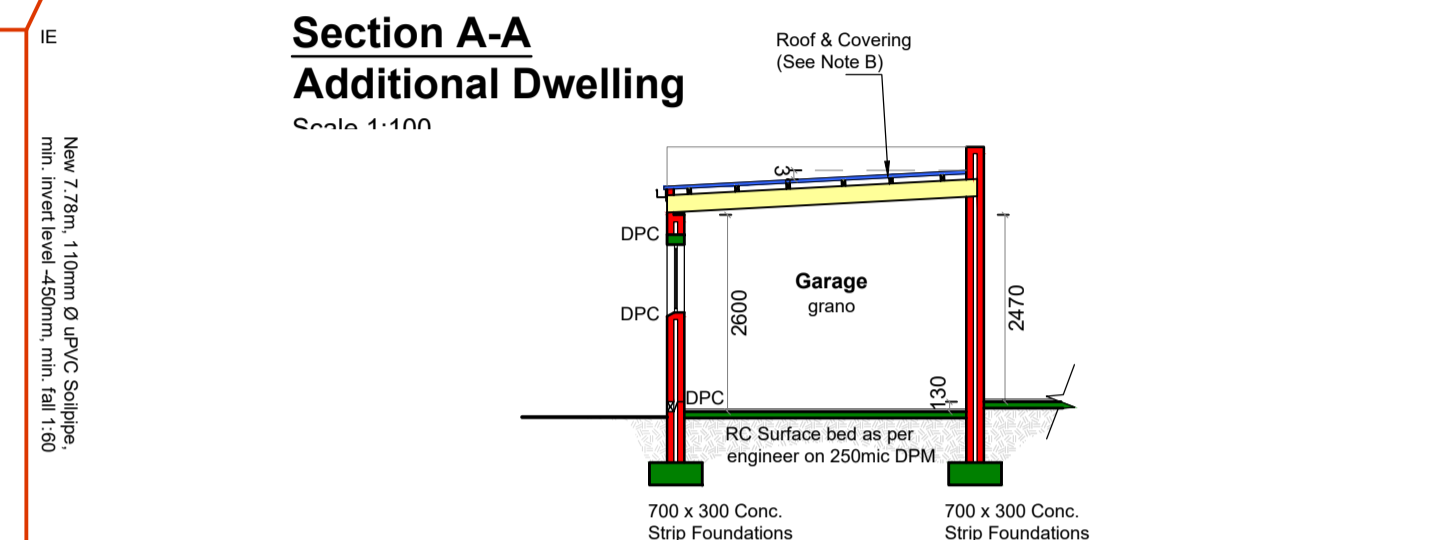
35° pitch standard small profile single length corrugated metal roof sheeting, no end lapping to match (colour : charcoal) on 76x50mm S.A. pine purlins at +/-1150mm centres on 50x228 S.A. pine rafters PAR at max. 1000mm centres, on approved 38x14mm SAP wall plate and tied down with hoop iron bedded in a min. of 600mm brickwork. Flashing and counter flashing to all changes in roof levels, chimneys, parapets and any projections applied according to manufacturers spec.
Insulation: "SISALATION" RSA insulation sheeting installed over rafter beams as per manufacturer's specs. on 50x76mm S.A. pine purlins

CEILING-INTERNAL

Ceiling as per specialist, 6.4mm gypsum ceiling boards with mesh scrim over joints fixed to the U/S of purlins. Prepare for paint. Colour - white.

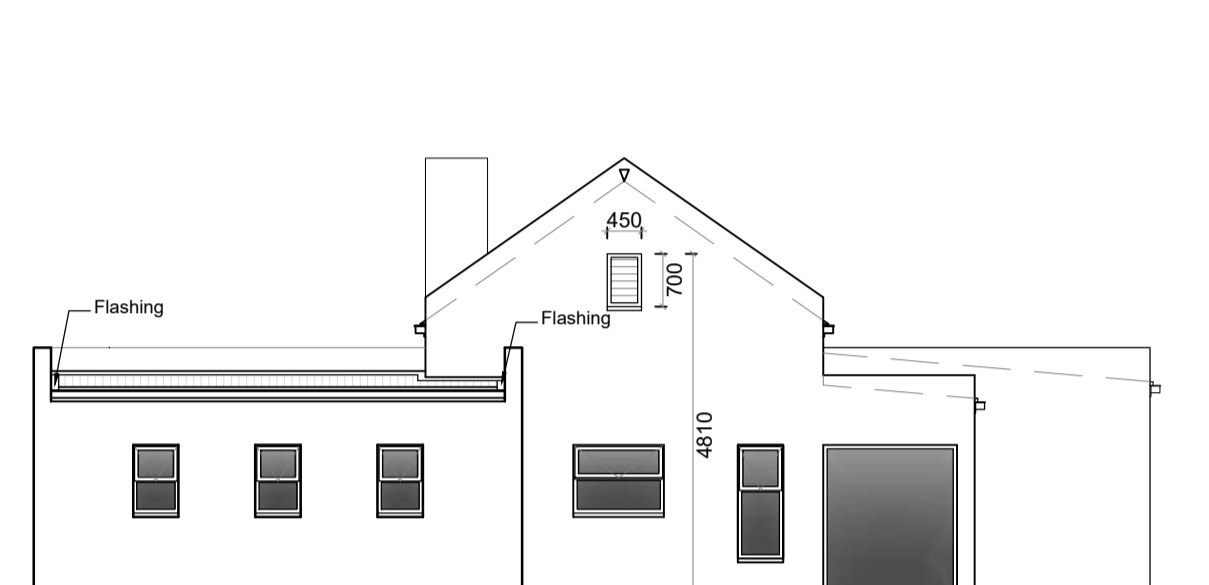


Section A-A Additional Dwelling
Scale 1:100

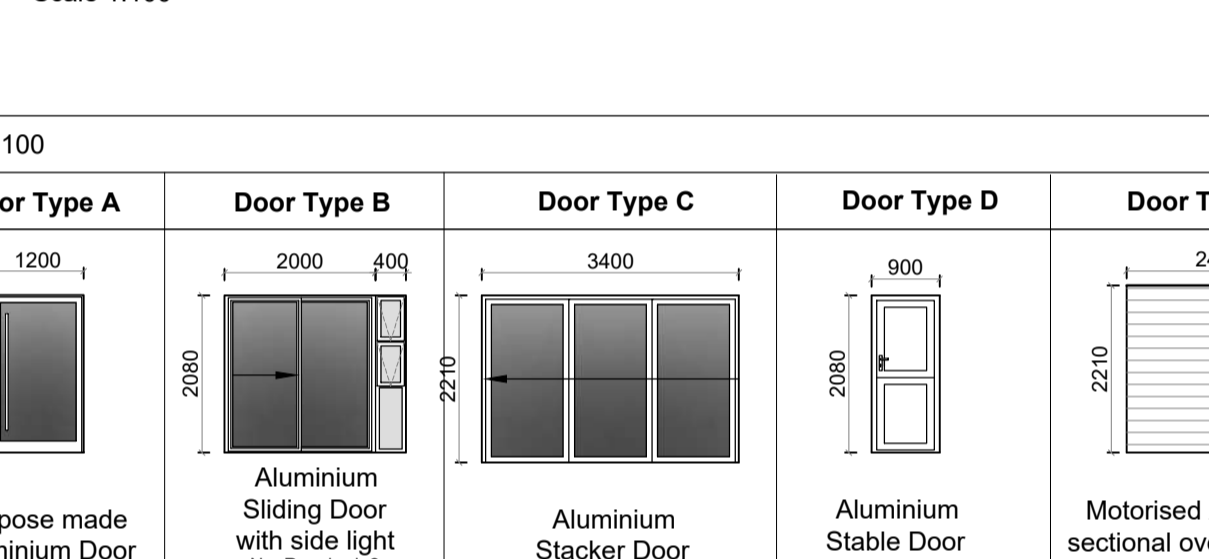


Section B-B Additional Dwelling
Scale 1:100

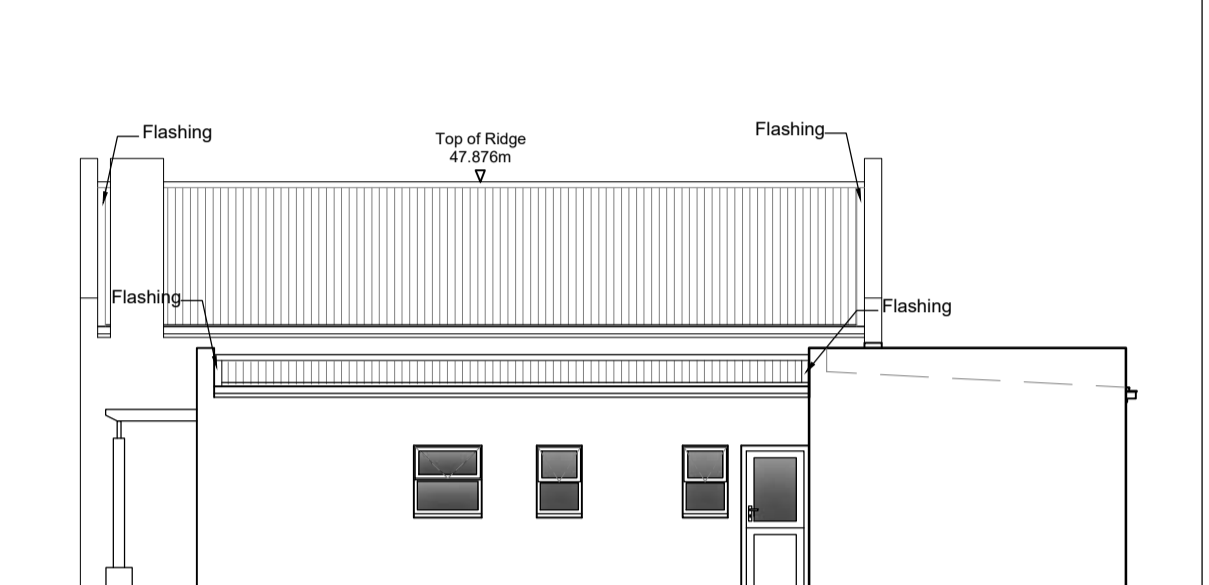
North Elevation Additional Dwelling
Scale 1:100



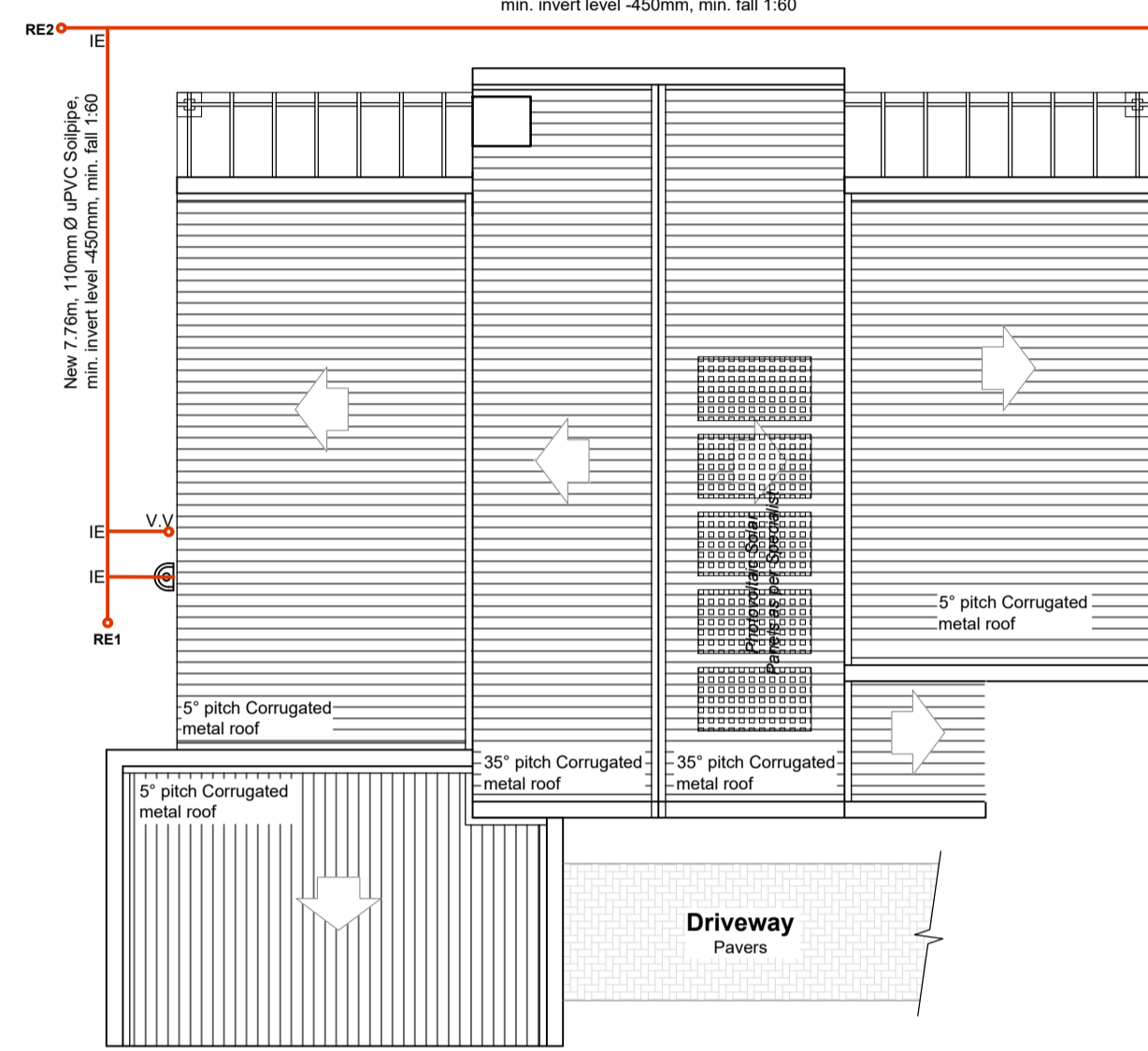
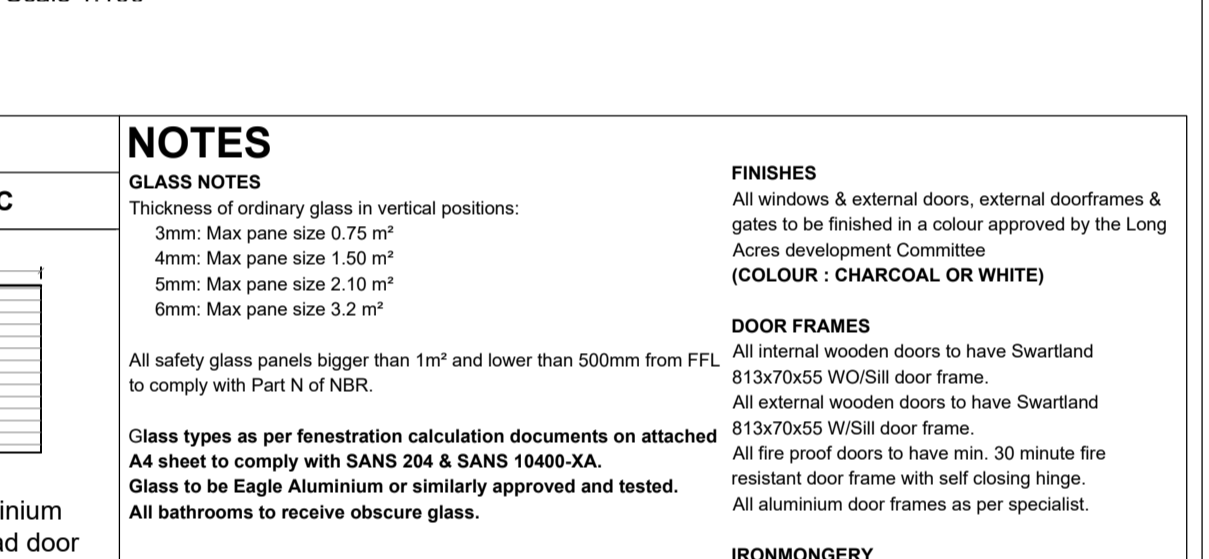
South Elevation Additional Dwelling
Scale 1:100



East Elevation Additional Dwelling
Scale 1:100



West Elevation Additional Dwelling
Scale 1:100



Roof & Drainage Layout Additional Dwelling
Scale - 1:100

WINDOW & DOOR SCHEDULE (ADDITIONAL DWELLING) Scale - 1:100

Window Type A	Window Type B	Window Type C	Window Type C	Window Type D	Door Type A	Door Type B	Door Type C	Door Type D	Door Type C
PT 69	PT 99	PT 615	PT 129	Aluminium Picture Window	Purpose made Aluminium Door	Aluminium Sliding Door with side light	Aluminium Stacker Door	Aluminium Stable Door	Motorised Aluminium sectional overhead door
No. Required: 2 4mm Single Clear glass	No. Required: 3 4mm Single Clear glass	No. Required: 4 4mm Single Clear glass	No. Required: 1 4mm Single Clear glass	No. Required: 1 6.38mm Single Clear	No. Required: 1 6.38mm Single Clear	No. Required: 2 x1 open left x1 open right 6.38mm Single Clear	No. Required: 1 6.38mm Single Clear	No. Required: 1 6.38mm Single Clear	No. Required: 1

NOTES

GLASS NOTES
Thickness of ordinary glass in vertical positions:
3mm: Max pane size 0.75 m²
4mm: Max pane size 1.50 m²
5mm: Max pane size 2.10 m²
6mm: Max pane size 3.2 m²

All safety glass panels bigger than 1m² and lower than 500mm from FFL to comply with Part N of NBR.

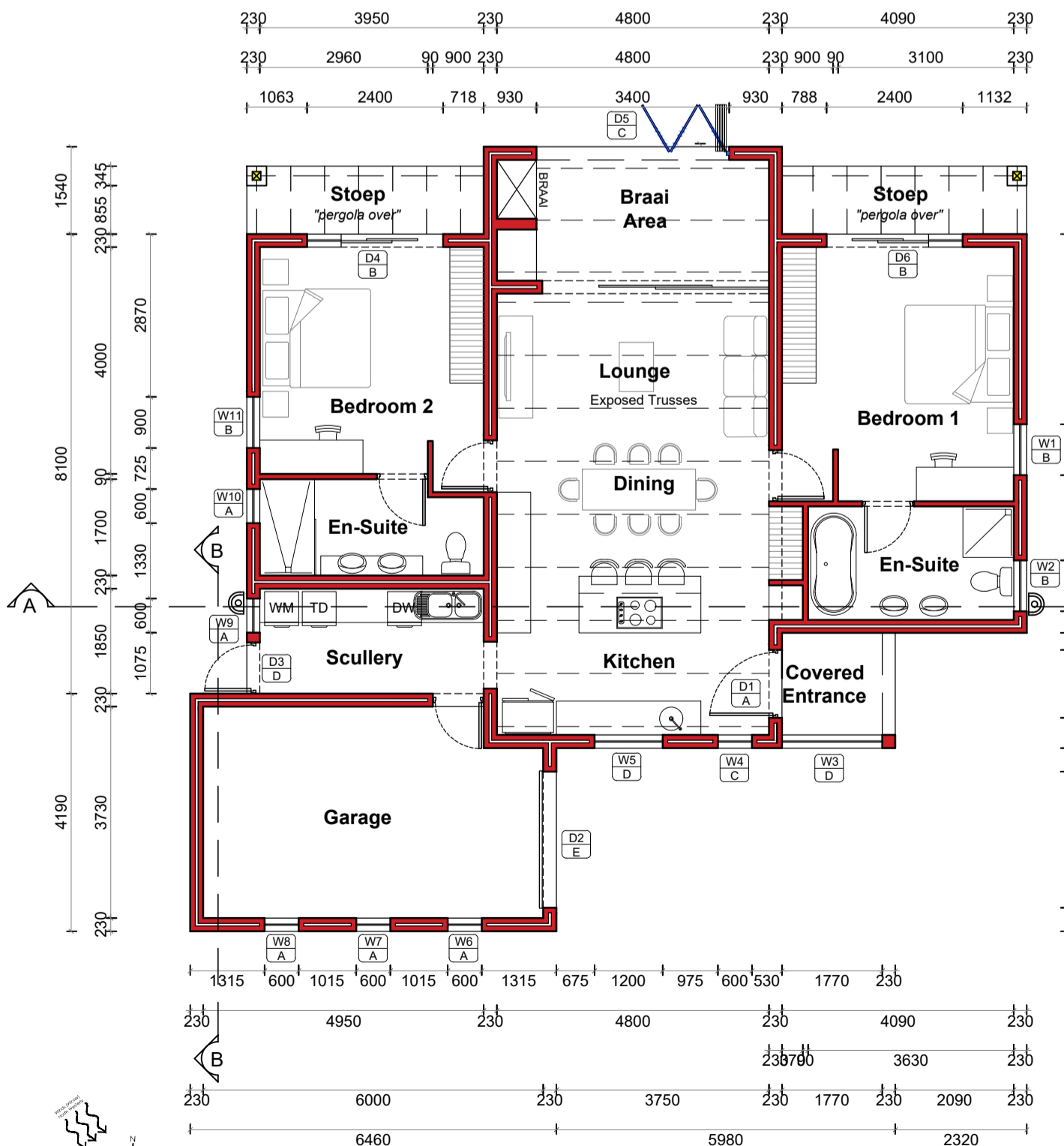
Glass types as per fenestration calculation documents on attached A4 sheet to comply with SANS 204 & SANS 10400-XA.
Glass to be Eagle Aluminium or similarly approved and tested.
All bathrooms to receive obscure glass.

FINISHES
All windows & external doors, external doorframes & gates to be finished in a colour approved by the Long Acres development Committee
(COLOUR : CHARCOAL OR WHITE)

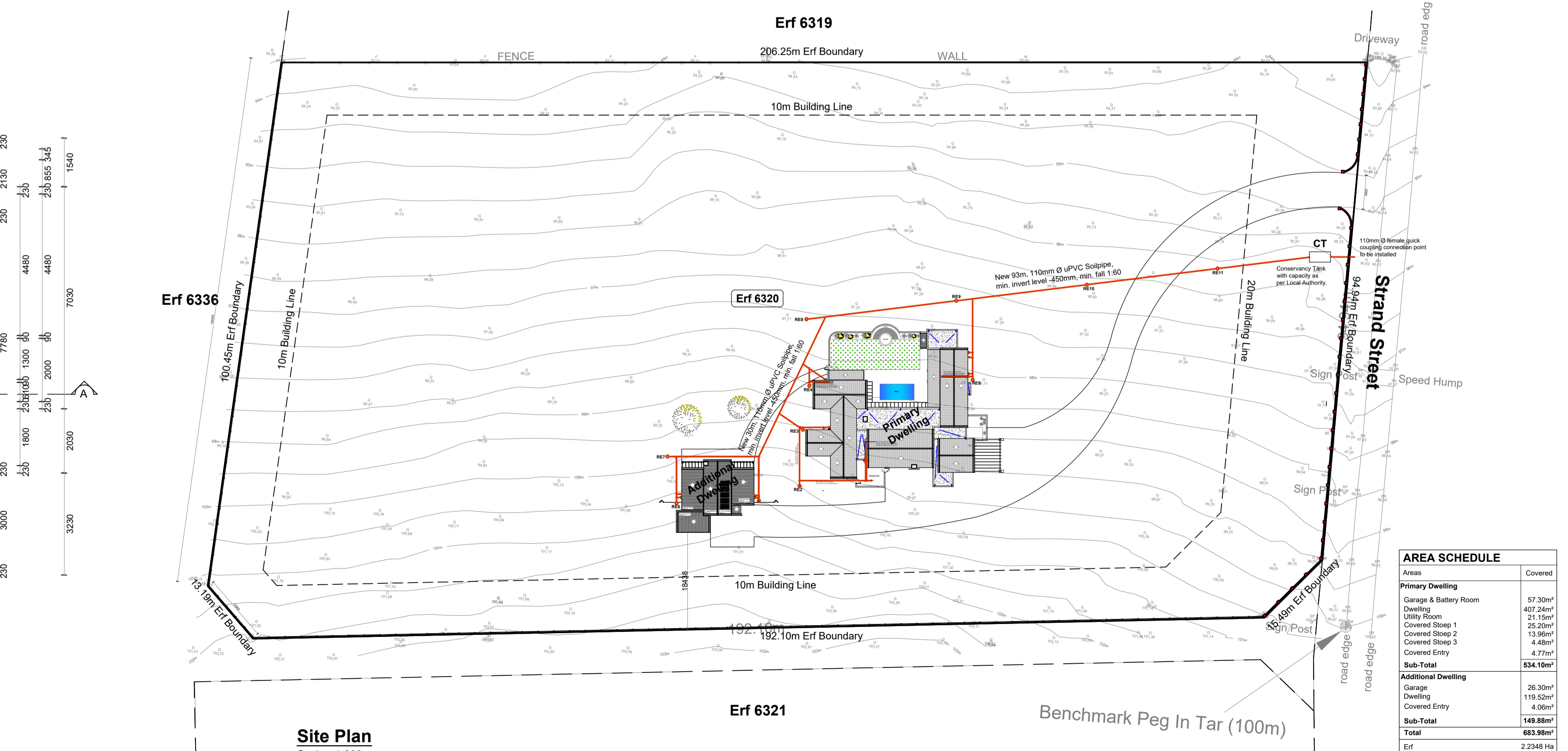
DOOR FRAMES
All internal wooden doors to have Swartland 813x70x55 W/Sill door frame.
All external wooden doors to have Swartland 813x70x55 W/Sill door frame.
All fire proof doors to have min. 30 minute fire resistant door frame with self closing hinge.
All aluminium door frames as per specialist.

IRONMONGERY
100mm stainless steel hinges used for all doors unless otherwise specified by specialist.
Lockset as per client.

All water reticulation system installations shall comply with SANS 10252-1
All electrical low voltage installations and wiring shall comply with SANS 10142-1



Ground Storey Plan Additional Dwelling
Scale - 1:100



Site Plan
Scale - 1:600

AREA SCHEDULE

Area	Covered
Primary Dwelling	
Garage & Battery Room	57.30m²
Dwelling	407.24m²
Utility Room	21.15m²
Covered Slope 1	25.20m²
Covered Slope 2	13.96m²
Covered Slope 3	4.46m²
Covered Entry	4.77m²
Sub-Total	634.10m²
Additional Dwelling	
Garage	26.30m²
Dwelling	119.52m²
Covered Entry	4.06m²
Sub-Total	149.88m²
Total	683.98m²
Erf	2,234.94m²
Coverage	3.06%

GENERAL NOTES

ALGEMENE NOTAS

GENERAL SPECIFICATIONS

GENERAL

- In terms of the National Building Regulations and Standards Act (Act 103 of 1977) the construction of the works on these drawings can only commence once approval in writing from the Local Authority is obtained.
- All materials used in the construction of the works indicated on these drawings shall either be SABS approved or have an Agreement South Africa Certificate unless otherwise stated.
- No deviations from the approved building plans shall be allowed unless approved by the Local Authority prior to construction.
- The Contractor shall adhere to all National Acts, Regulations, Standards, Ordinances and Bye Laws during construction.

CONSTRUCTION

The building / buildings on these drawings were designed following the Deemed-to-Satisfy requirements of SANS10400 (3rd edition) or by Rational Design demonstrating better or equal than the SANS10400 requirements.

No deviation from the specifications will be allowed - it is an offence in terms of the National Building Regulations and Standards Act (Act 103 of 1977) to deviate from any approved building plan.

All demolition work shall be carried out as per Regulation E of the National Building Regulations and the Construction Regulations as issued in terms of The Occupational Health and Safety Act.

All construction work shall be executed by the contractor in terms of the following requirements as per SANS10400 - Application of the National Building Regulations, unless otherwise stated.

General Requirements:Part A
Structural:Part B
Dimensions:Part C
Public Safety:Part D
Site Operations:Part F
Excavations:Part G
Foundations:Part H
Floors:Part J
Walls:Part K
Roofs:Part L
Stairways:Part M
Lighting and Ventilation:Part O
Drainage : Part P
Non-water-borne sanitary disposal: Part Q
Stormwater Disposal:Part R
Accessible Buildings:Part S
Fire Protection:Part T
Space Heating:Part V
Fire Installation:Part W
Energy Usage:Part XA

Additional requirements as describe in the parts of SANS2001 - Construction Works shall be adhered to:

Earthworks (General):Part BE1
Site Clearance:Part BS1
Concrete Works (Structural):Part CC1
Concrete Works (Minor Works):Part CC2
Installation of Cladding in Frames:Part CG1
Masonry Walling:Part CM1
Strip footings for masonry walling:Part CM2
Structural Steelwork (Roofing):Part CT2
Structural Timberwork (Flooring):Part CT1
Structural Timberwork (Roofing):Part CT2
Earthworks for buried pipelines:Part DP1
Medium Pressure Pipelines:Part DP2
Cable ducts:Part DP3
Sewers:Part DP4
Stormwater Drainage:Part DP5
Below-ground Water Installations:Part DP6
Cement Plaster:Part EM1

All geyser installations shall comply with Regulation XA2 of the National Building Regulations.
Solar shall comply with SANS1307, SANS10106, SANS10254
Heat Pumps shall comply with ISO6149 and SANS1352

All water reticulation system installations shall comply with SANS10252-1
All electrical low voltage installations and wiring shall comply with SANS10142-1

REVISION

REV No.	Description

ALL DRAWINGS, DIMENSIONS QUANTITIES AND LEVELS TO BE CHECKED BY THE CONTRACTOR PRIOR TO SETTING OUT OF THE WORK. ARCHITECTURAL DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES. ALL WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ALL STRUCTURAL WORK, FOUNDATIONS & RATIONAL DESIGN TO BE THE RESPONSIBILITY OF A STRUCTURAL ENGINEER. THE DESIGN INCORPORATED IN THIS DRAWING IS THE COPYRIGHT OF THE DESIGNER.

SIGNED

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C & F
ARCHITECTURAL DESIGN & DRAUGHTING

PROJECT:
Proposed New Dwellings for
Mr. J. Pretorius / THE PRETFAMILY TRUST
on Erf 6320, 48 Strand Street
Long Acres
Langebaan

DRAWING:
Ground Storey Plan
Sections
Elevations
Roof Layout
Site Plan

MUNICIPAL SUBMISSION

Scale: Indicated on A1 Date: OCTOBER 2025

Drawing No.: 6320/10/25

Drawn/Checked: BF / ZC Sheet: 4 of 4

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