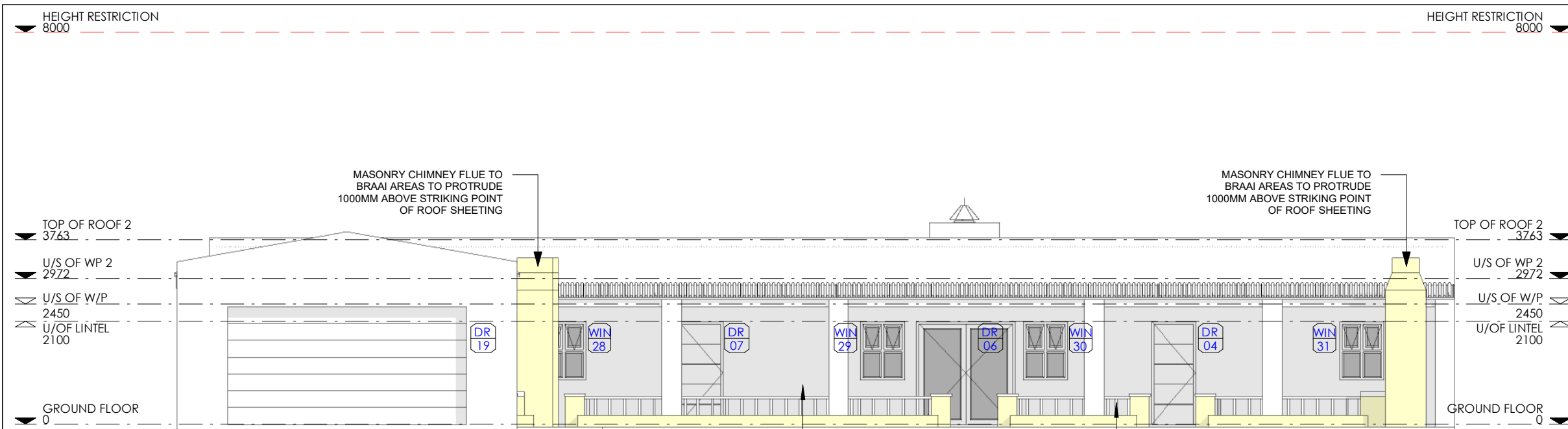


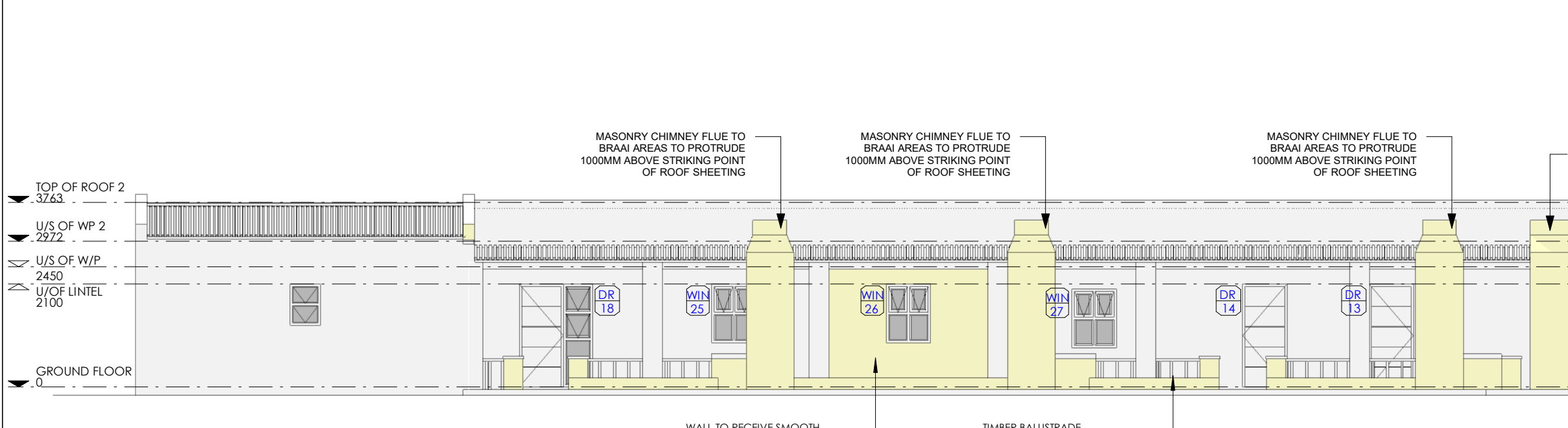




### EAST ELEVATION

1 : 100

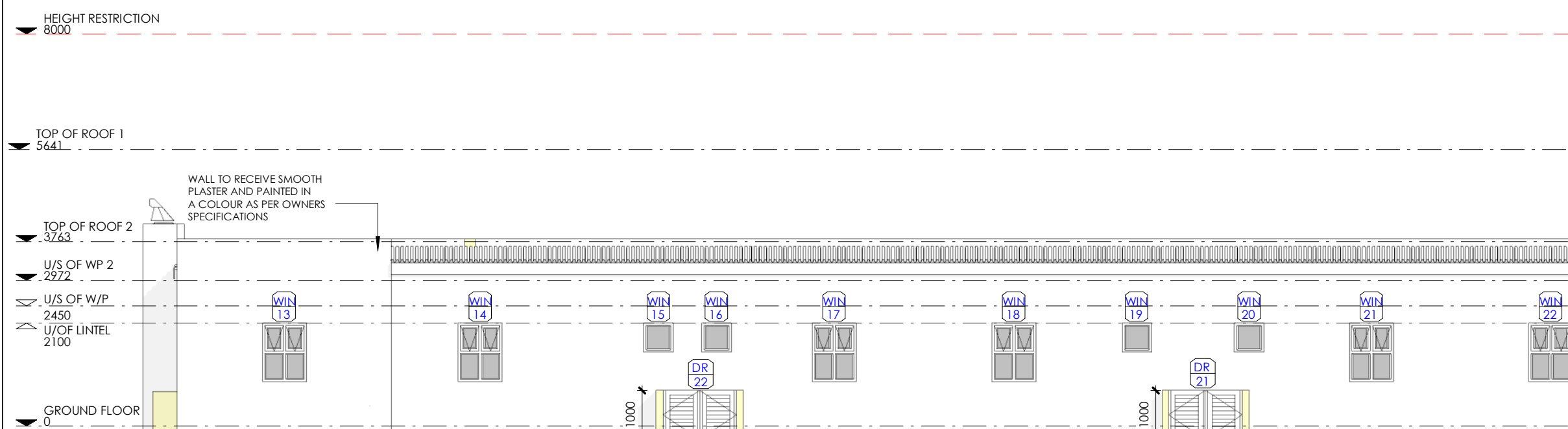
HEIGHT RESTRICTION 8000



### NORTH ELEVATION

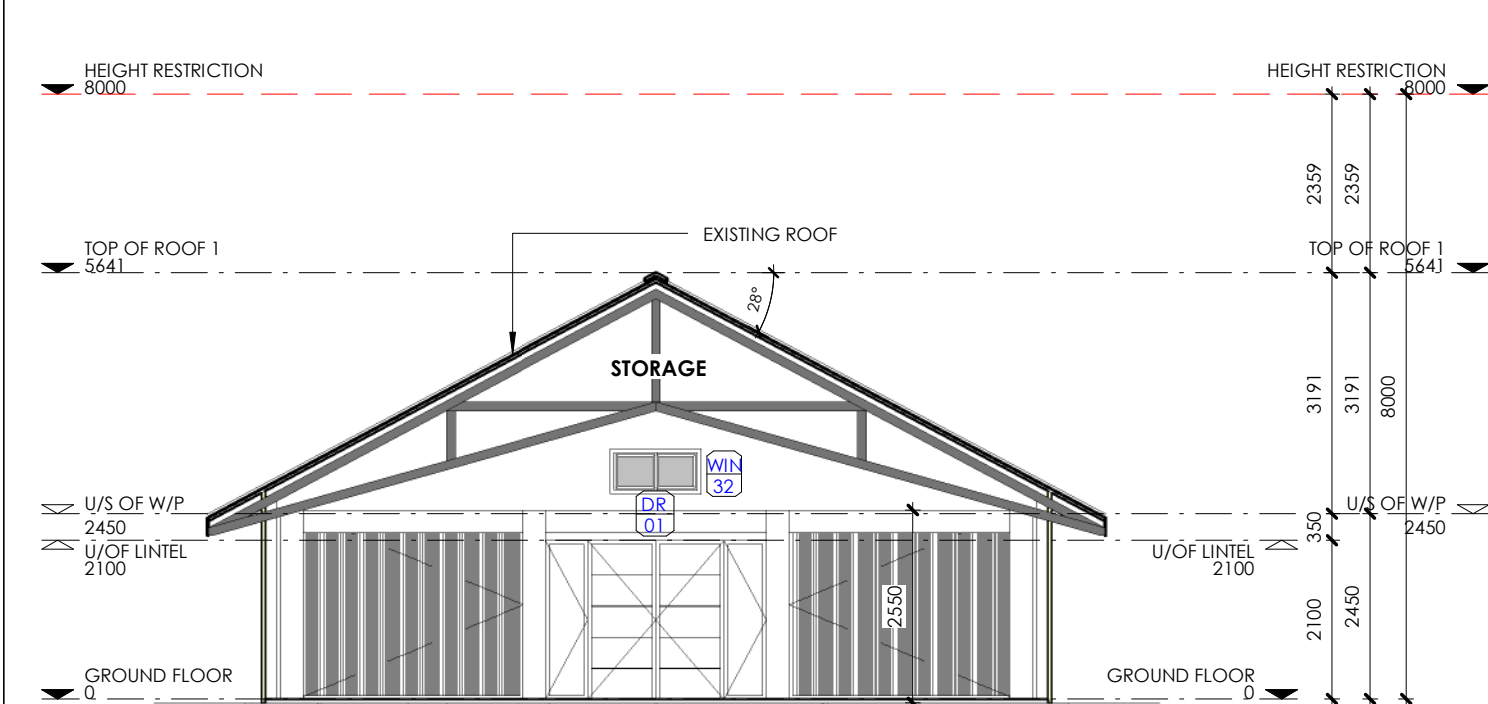
1 : 100

HEIGHT RESTRICTION 8000



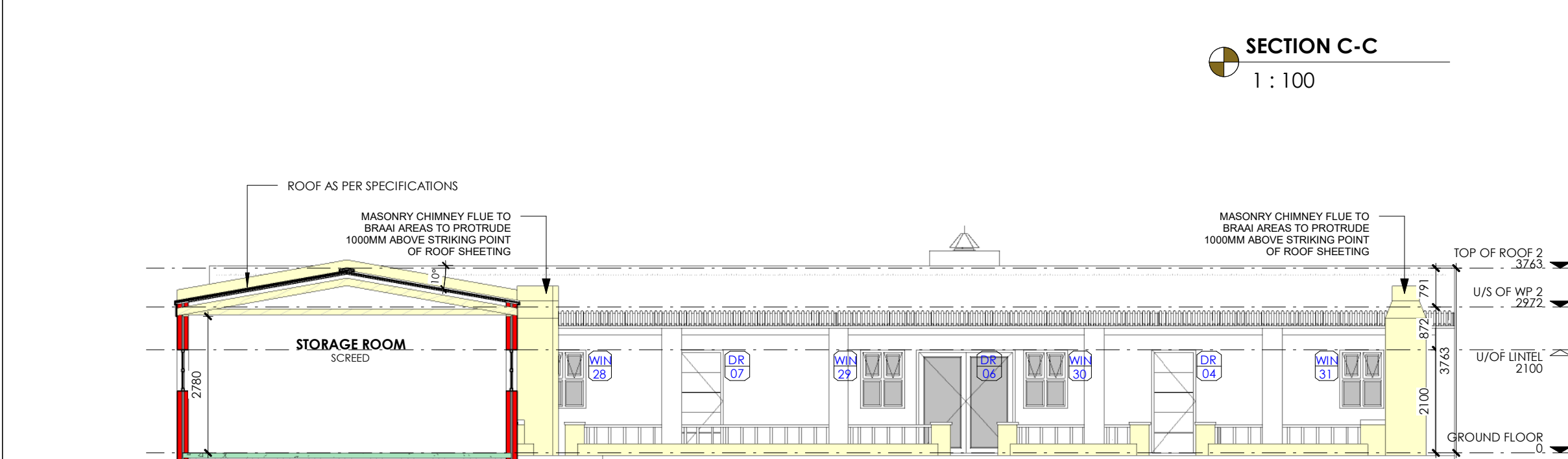
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1 : 100



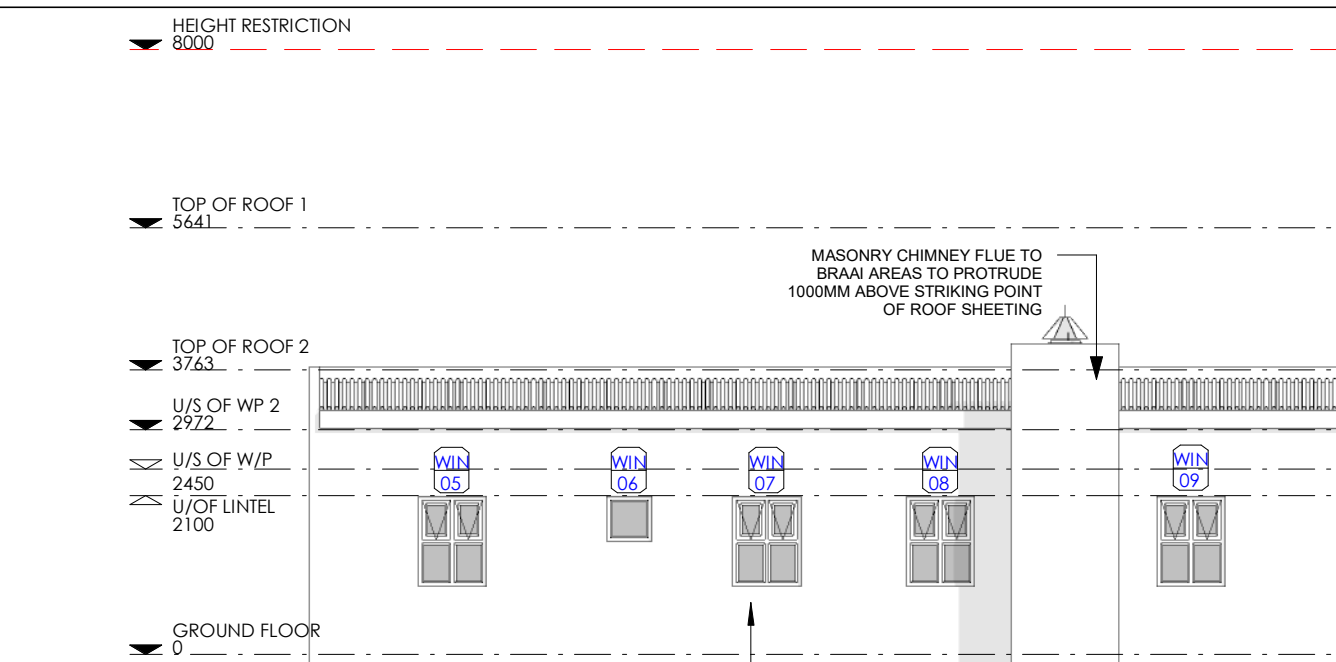
### SECTION A-A

1 : 100



### SECTION B-B

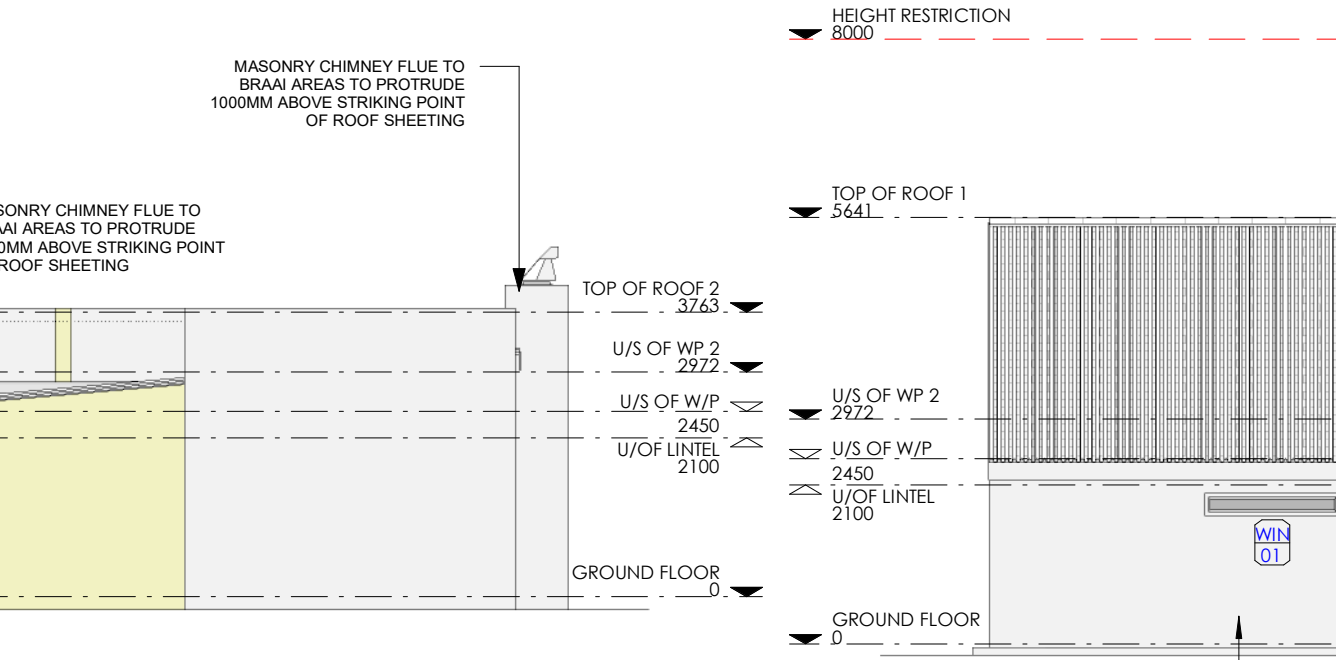
1 : 100



### WEST ELEVATION

1 : 100

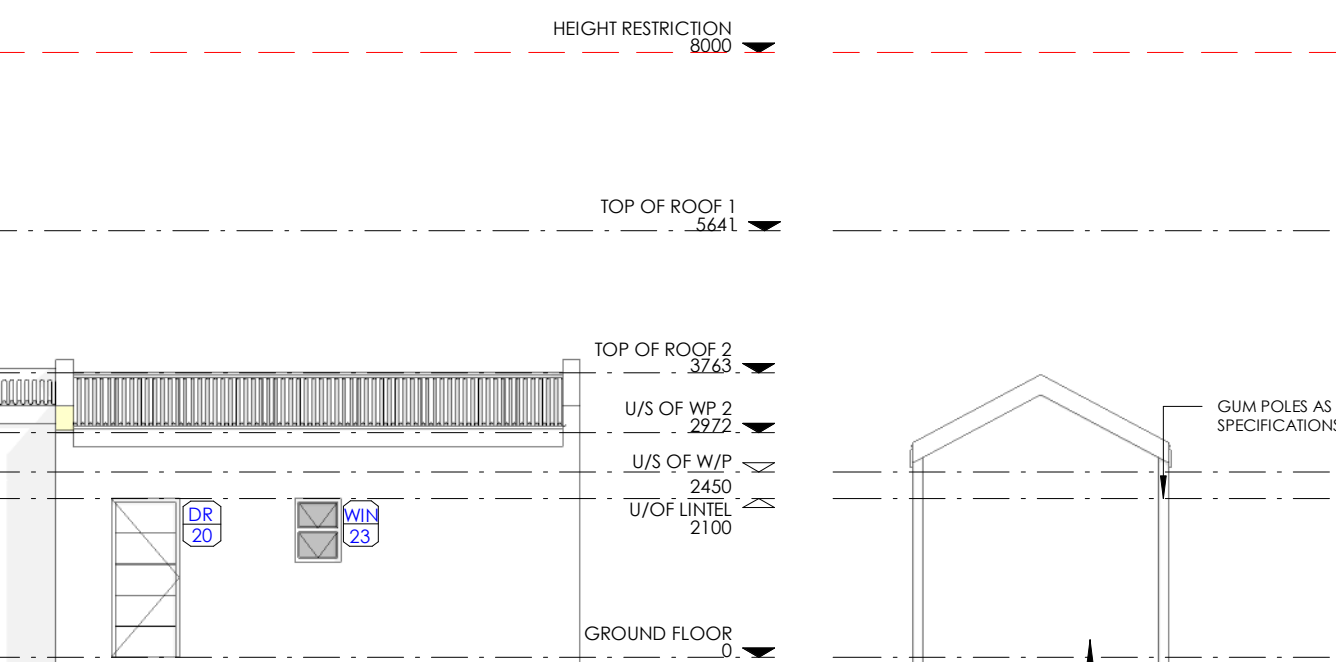
HEIGHT RESTRICTION 8000



### NORTH ELEVATION STORAGE 1 & 2

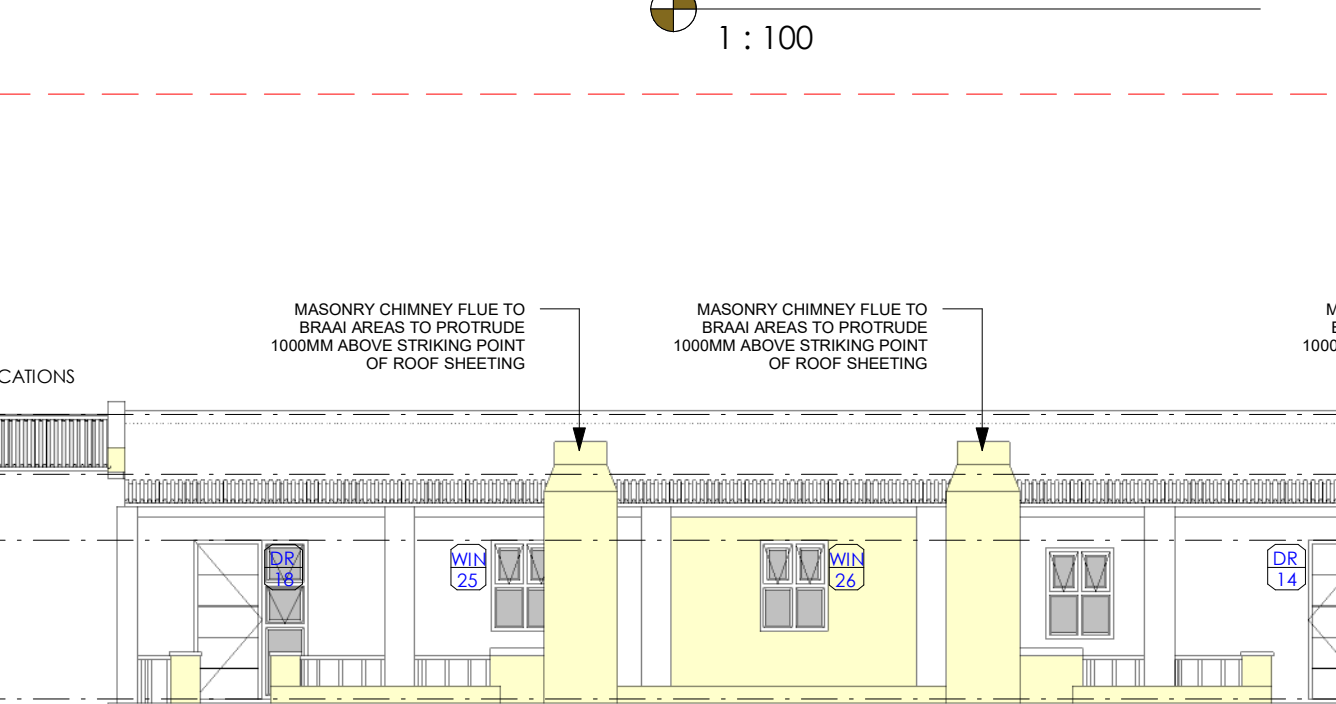
1 : 100

HEIGHT RESTRICTION 8000



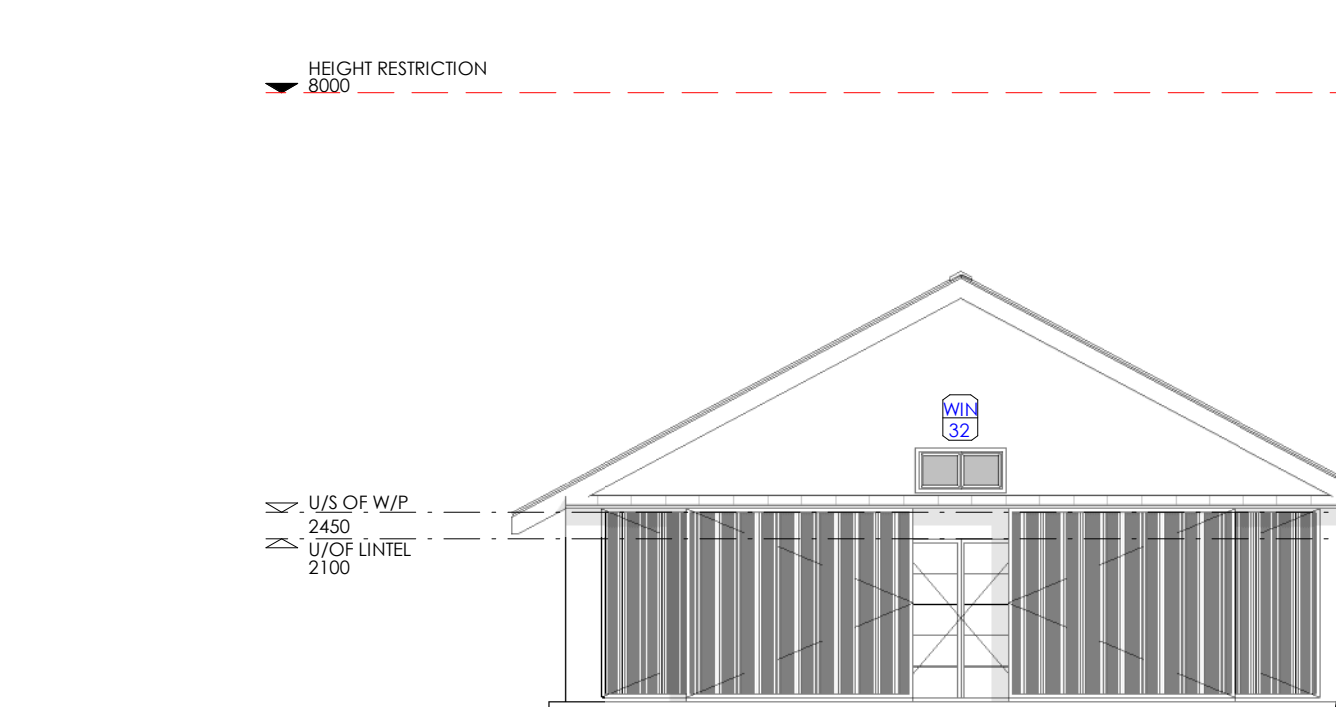
### EAST ELEVATION STORAGE 1 & 2

1 : 100



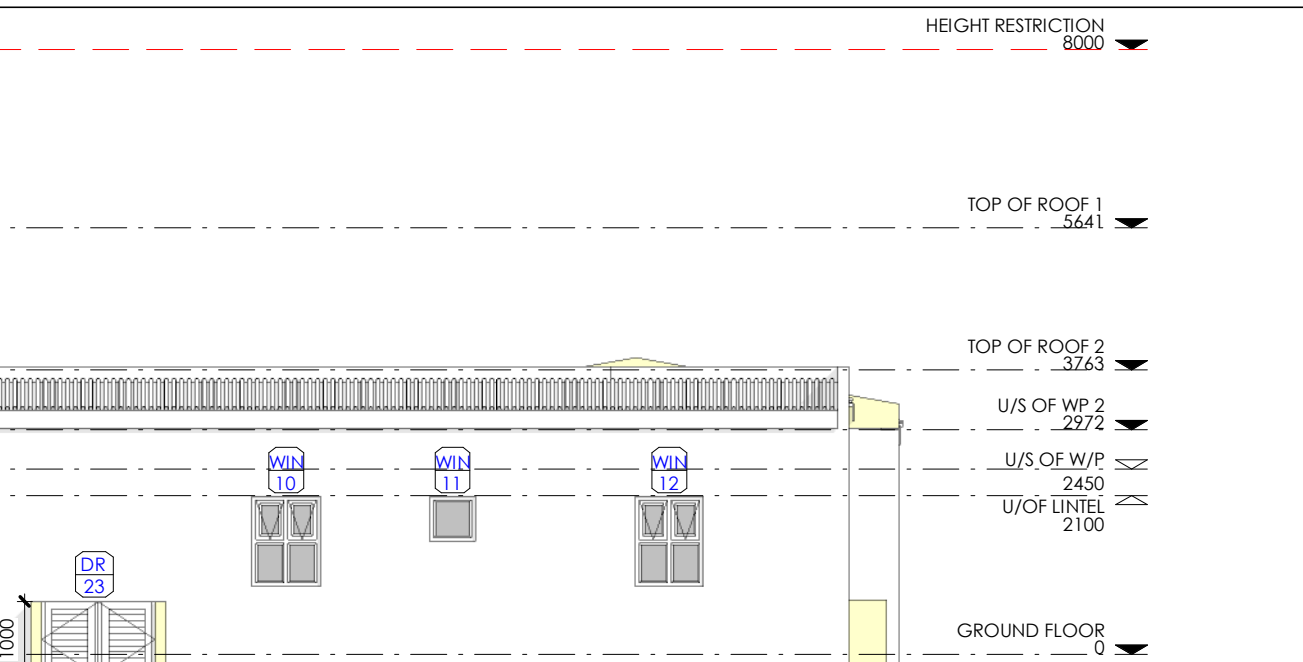
### SECTION C-C

1 : 100



### WEST ELEVATION STORAGE 1 & 2

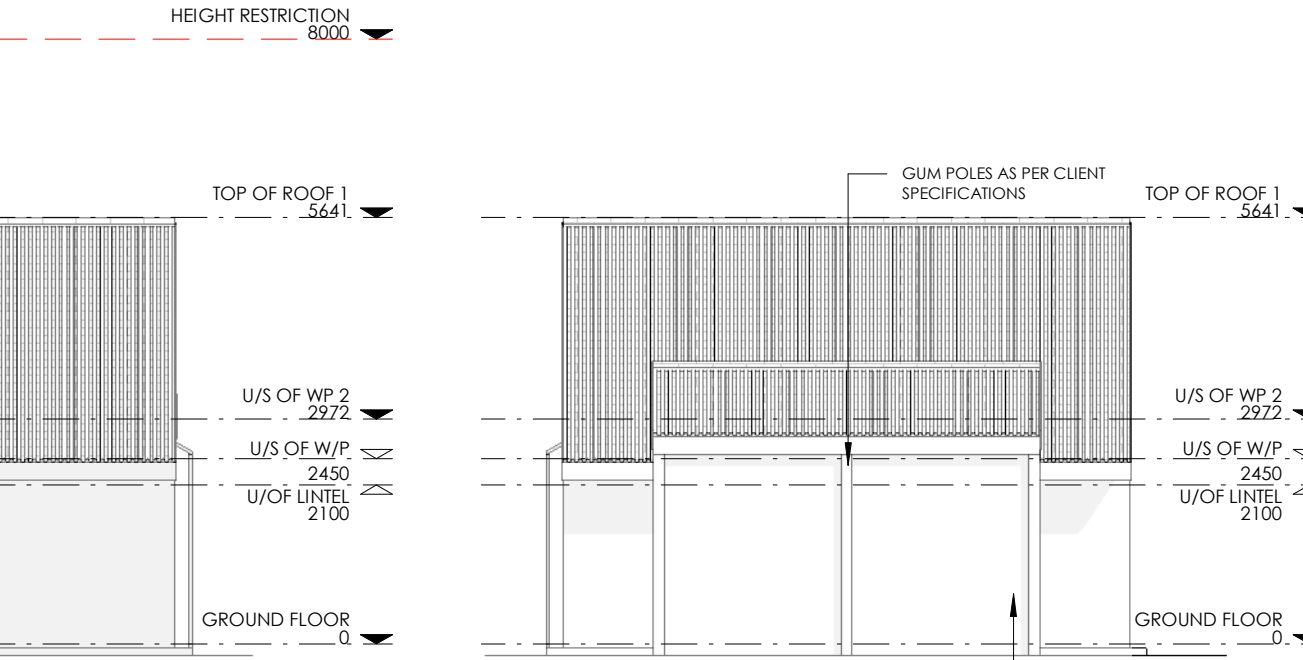
1 : 100



### SOUTH ELEVATION STORAGE 1 & 2

1 : 100

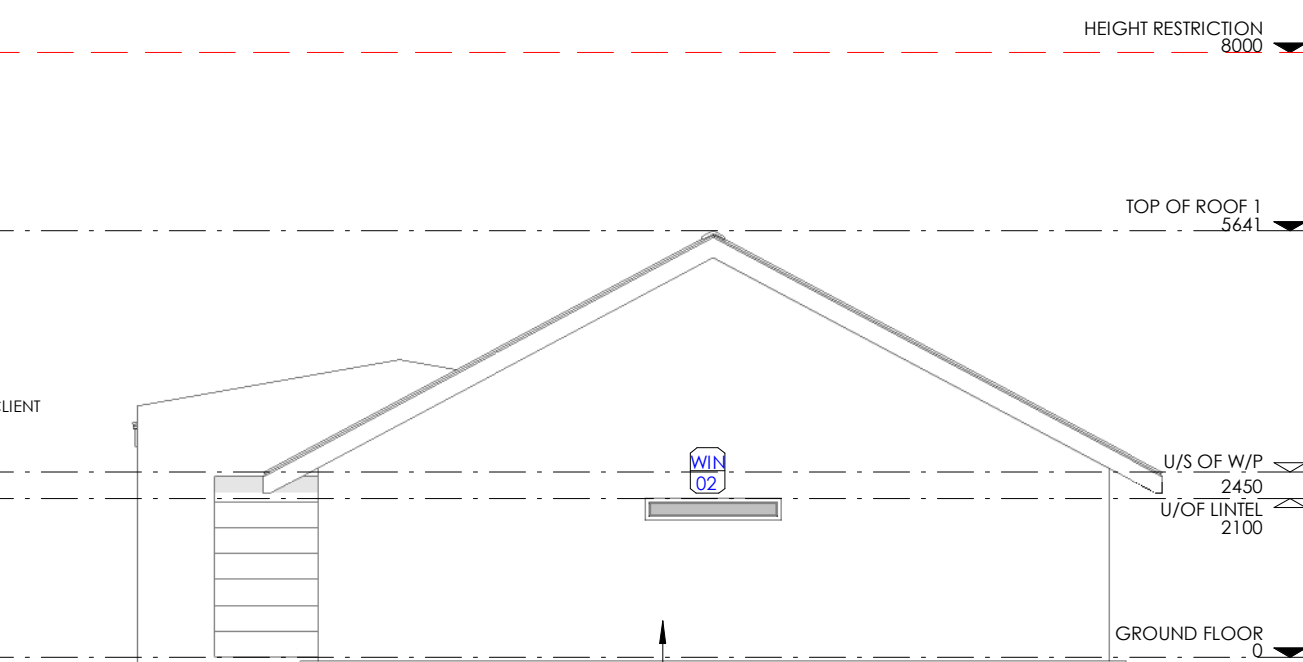
HEIGHT RESTRICTION 8000



### SOUTH ELEVATION STORAGE 1 & 2

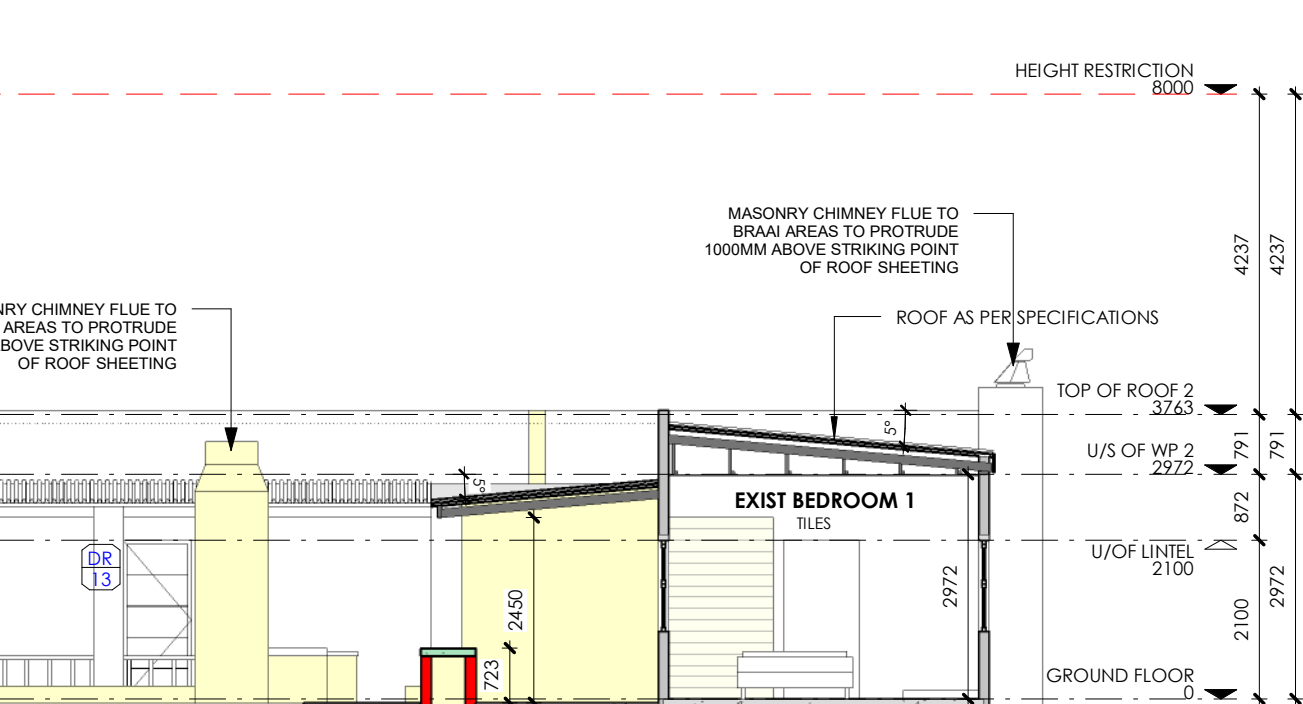
1 : 100

HEIGHT RESTRICTION 8000



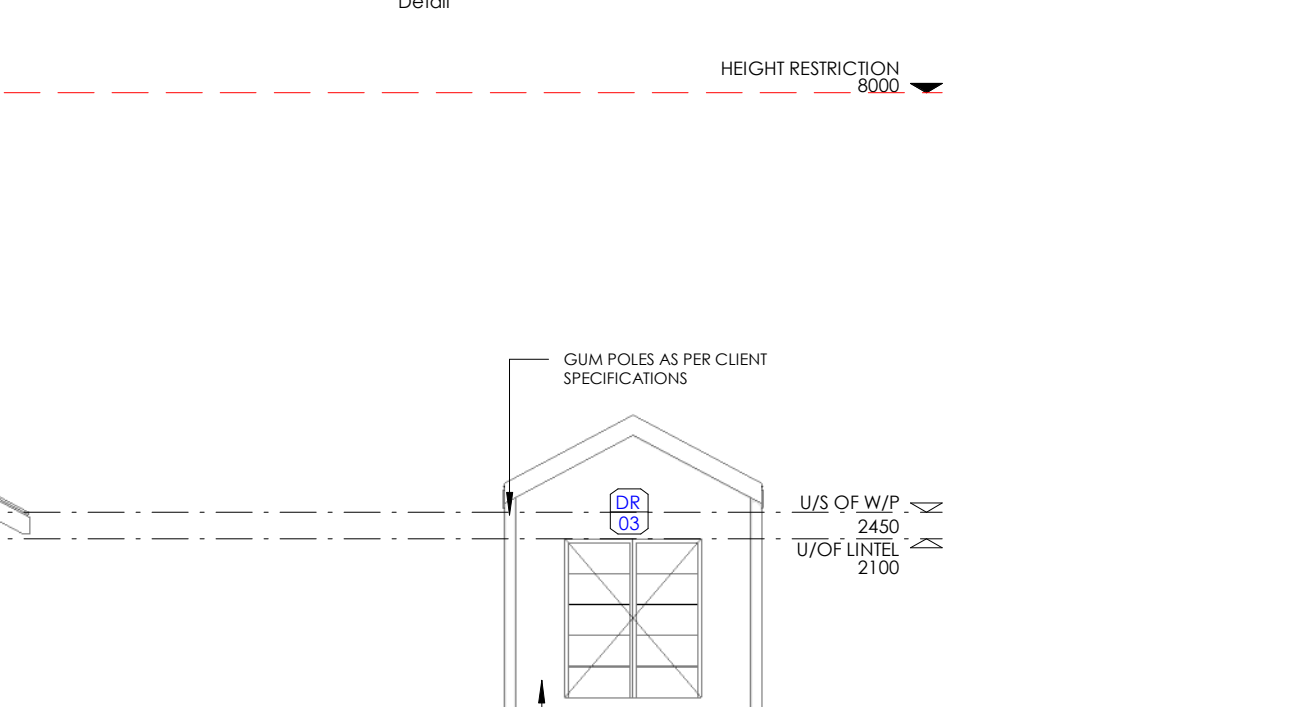
### SECTION A-A

1 : 100



### SECTION B-B

1 : 100



### SECTION C-C

1 : 100

- GENERAL NOTES:**
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  - ANY INDISTINCTNESS OR DISCREPANCIES MUST IMMEDIATELY BE POINTED OUT TO THE ARCHITECT OR DRAUGHTSMAN FOR RECTIFICATION OR EXPLANATION BEFORE ANY CONSTRUCTION CAN COMMENCE.
  - THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SERVICES DRAWINGS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT OR DRAUGHTSMAN FOR CLARIFICATION AND VERIFICATION.
  - QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SABS AND NBR AND THE MINIMUM STANDARDS OF THE JBCC.
  - ALL BUILDING WORK TO BE DONE IN ACCORDANCE WITH SANS 10400 AND GOOD BUILDING PRACTICE.
  - ALL STRUCTURAL WORK TO BE DONE BY A REGISTERED STRUCTURAL ENGINEER IN ACCORDANCE WITH SANS 10140.
  - ALL PLUMBING WORK TO BE DONE BY A REGISTERED PLUMBER IN ACCORDANCE WITH SANS 10400, PART B.
  - ALL ELECTRICAL WORK TO BE DONE BY A REGISTERED ELECTRICIAN AND COMPLY TO SABS SANS 10142 AND OCCUPATIONAL HEALTH & SAFETY ACT.
  - ALL NATURAL VEGETATION TO BE REMOVED FROM AREAS TO BE BUILT UPON.
  - SET OUT OF BUILDING:** CONTRACTOR IN CHARGE OF THE PROJECT MUST MAKE SURE OF THE POSITION OF THE ERF, THE POSITION OF THE BOUNDARY PEGS, AND POSITION OF BUILDINGS GROUND LEVELS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. NO SURROUNDING EVEN NATURAL GROUND LEVELS TO BE AFFECTED ONCE CONSTRUCTION WORK COMMENCES.
  - EXCAVATION:** DEPTH OF MORE THAN 1200mm MUST BE DONE BY A REGISTERED STRUCTURAL ENGINEER. THE SOIL AT THE BOTTOM OF THE FOUNDATION MUST BE COMPACTED AND ESTABLISHED BEFORE ANY CONCRETE FOUNDATION IS CAST.
  - CUTTING AND FILLING:** ALL FILLING TO BE DONE STRICTLY TO ENGINEERS SPECIFICATION. LEVELS TO BE CHECKED AT ALL TIMES. UNDER NO CIRCUMSTANCES MUST THE NATURAL GROUND LEVELS OF SURROUNDING EVEN AREAS BE DISTURBED.
  - FOUNDATIONS:** TO LOCAL INSPECTORS APPROVAL. ALL FOUNDATIONS TO ENGINEER SPECIFICATIONS AS PER SANS 10400, CAVITY BRICKWORK FILL TO U/S OF DPC WITH MIN 10MPa CONCRETE.
  - GROUND FLOOR SLAB:** APPROVED FLOOR FINISH ON 25mm CEMENT SCREED ON 100mm SURFACE BED TO STRUCTURAL ENGINEER'S SPECIFICATION ON 250 MICRON SABS APPROVED DAMP PROOF MEMBRANE ON 50mm CLEAN SANDED ON WELL COMPACTED BACKFILL (ISPERNED FLOOR SLABS TO ENGINEERS DESIGN & DETAIL).
  - WALLS:** EXCEEDING MAX HEIGHT AS PER SANS 10400, PART K, TO BE DESIGNED BY A STRUCTURAL ENGINEER.
  - INTERNAL PAINT:** ON FLOATED PLASTER TO BE APPLIED AS FOLLOWS:
    - PREPARE AND PAINT WITH UNDERCOAT AND TWO LAYERS OF PVA ACRYLIC INTERIOR QUALITY PVA EMULSION PAINT.
  - EXTERNAL PAINT:** ON FLOATED PLASTER TO BE APPLIED AS FOLLOWS:
    - PREPARE AND PAINT WITH UNDERCOAT AND TWO LAYERS OF PVA ACRYLIC EXTERIOR QUALITY PVA EMULSION PAINT.
  - ALL PRECAST AND STRESSED **UNITES** EXCEEDING 900mm OVER OPENINGS TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. REINFORCED CONCRETE BEAM TO STRUCTURAL ENGINEER'S SPECIFICATION TO BE APPLIED TO OPENINGS EXCEEDING 3000mm. ALL R.C. SLABS, BEAMS, COLUMNS, STIFFENERS AND FOOTINGS AS PER STRUCTURAL ENGINEER'S DESIGN & SPECIFICATION.
  - ALL **GLAZING** TO COMPLY WITH REQUIREMENTS TO SANS 10137 AND SANS 10400 PART N. ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500mm FROM FINISH FLOOR LEVEL AND WINDOWS LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS AND SHORPPONT TO BE SAFETY GLASS GLAZING SHALL COMPLY WITH ALL THE REQUIREMENTS OF SANS 613 FOR WIND & IMPACT LOADS AS DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 BY A COMPETENT PERSON. ALL SCHEDULES TO BE READ IN CONJUNCTIONS WITH SANS CALCULATIONS FOR THE FENESTRATION DESIGN.
  - ALL WINDOWS, EXTERNAL DOORS, EXTERNAL DOOR FRAMES, GATES, TO BE READ IN CONJUNCTION WITH **WINDOW & DOOR SCHEDULE**. WINDOW SIZES TO BE CHECKED BEFORE MANUFACTURE. INTERNAL DOORS AND LOCKSET TO OWNERS SPEC. ALL WINDOWS, DOORS & GATE PROFILE TO OWNERS SPECIFICATION.
  - ALL **DRAINAGE** FITTINGS TO BE CONNECTED TO PLUMBER SPECIFICATIONS. SOIL WASTEWATER PIPE TO BE DIRECTLY CONNECTED TO SEWER LINE. RODDING EYE TO BE INSTALLED TO SEWER LINE IF LONGER THAN 25 000mm. RODDING EYE TO BE INSTALLED FOR EVERY CHANGE IN GRADIENT, OR CHANGE IN DIRECTION.

|                                          |                           |
|------------------------------------------|---------------------------|
| <b>GROUND FLOOR AREA'S CALCULATIONS:</b> |                           |
| EXIST LIVING AREAS                       | :194.041m <sup>2</sup>    |
| EXIST STOEP AREA                         | :133.254m <sup>2</sup>    |
| EXIST STORAGES                           | : 94.046m <sup>2</sup>    |
| <b>TOTAL</b>                             |                           |
| NEW STORAGE                              | :421.341m <sup>2</sup>    |
| OVERALL TOTAL                            | :469.373m <sup>2</sup>    |
| SITE                                     | :97 867.420m <sup>2</sup> |
| FOOTPRINT                                | :469.373m <sup>2</sup>    |

PROPOSED NEW ALTERATIONS AND ADDITIONS FOR MR.PRETORIUS ON PORTION 16 OF FARM 109, JACOBSBAAI

### -ELEVATIONS -SECTIONS

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**L2 ARCHITECTURAL**  
DRAUGHTING CONSULTANTS (PTY) LTD  
SINCE 1984

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|                 |              |            |             |                |                 |
|-----------------|--------------|------------|-------------|----------------|-----------------|
| PROJECT NR      | SHEET NR     | REVISION   | DATE        | SCALE          | SHEET SIZE      |
| PORTION 16/2025 | SHEET 2 OF 3 |            | 17 JAN 2025 | 1 : 100        | A1              |
| DRAWN BY        | L. HEYNEMAN  | CHECKED BY | L. DE KLERK | PROJECT STATUS | MUNICIPAL PLANS |

**SITE PLAN**  
1 : 500

**WATER RET. LEGEND**  
1 : 100

**ELECTRICAL LEGEND**  
1 : 100

**ELECTRICAL & WATER RET. GROUND FLOOR**  
1 : 100

**ELECTRICAL & WATER RET. GROUND FLOOR STORE 1 & 2**  
1 : 100

**GENERAL NOTES:**

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- ALL PLUMBING WORK TO BE DONE BY A REGISTERED PLUMBER IN ACCORDANCE WITH SABS 10400, PART P.
- ALL ELECTRICAL WORK TO BE DONE BY A REGISTERED ELECTRICIAN AND COMPLY TO SABS SANS 10142 AND OCCUPATIONAL HEALTH & SAFETY ACT.
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  - PREPARE AND PAINT WITH UNDERCOAT AND TWO LAYERS OF PVA ACRYLIC INTERIOR QUALITY PVA EMULSION PAINT.
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**GROUND FLOOR AREA'S CALCULATIONS:**

|                    |                        |
|--------------------|------------------------|
| EXIST LIVING AREAS | :194.041m <sup>2</sup> |
| EXIST STOEP AREA   | :133.254m <sup>2</sup> |
| EXIST STORAGES     | : 94.046m <sup>2</sup> |

|             |                        |
|-------------|------------------------|
| TOTAL       | :421.341m <sup>2</sup> |
| NEW STORAGE | :48.032m <sup>2</sup>  |

|               |                           |
|---------------|---------------------------|
| OVERALL TOTAL | :469.373m <sup>2</sup>    |
| SITE          | :97 867.420m <sup>2</sup> |
| FOOTPRINT     | :469.373m <sup>2</sup>    |

PROPOSED NEW ALTERATIONS AND ADDITIONS FOR MR.PRETORIUS ON PORTION 16 OF FARM 109, JACOBSBAAI

**-SITE PLAN**  
**-ELECTRICAL & WATER RET. GROUND FLOOR LAYOUTS**

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12 ARCHITECTURAL

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SINCE 1984

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S.A.I.A.T. MEMBERSHIP NO 52703

E : leonard@12draughting.co.za

Oostewal Business Centre, 146 Oostewal Road, Unit 8, Langebaan

| PROJECT NR      | SHEET NR     | REVISION   | DATE        | SCALE        | SHEET SIZE                        |
|-----------------|--------------|------------|-------------|--------------|-----------------------------------|
| PORTION 16/2025 | SHEET 3 OF 3 |            | 17 JAN 2025 | As indicated | A1                                |
| DRAWN BY        | L. HEYNEMAN  | CHECKED BY | L. DE KLERK |              | PROJECT STATUS<br>MUNICIPAL PLANS |