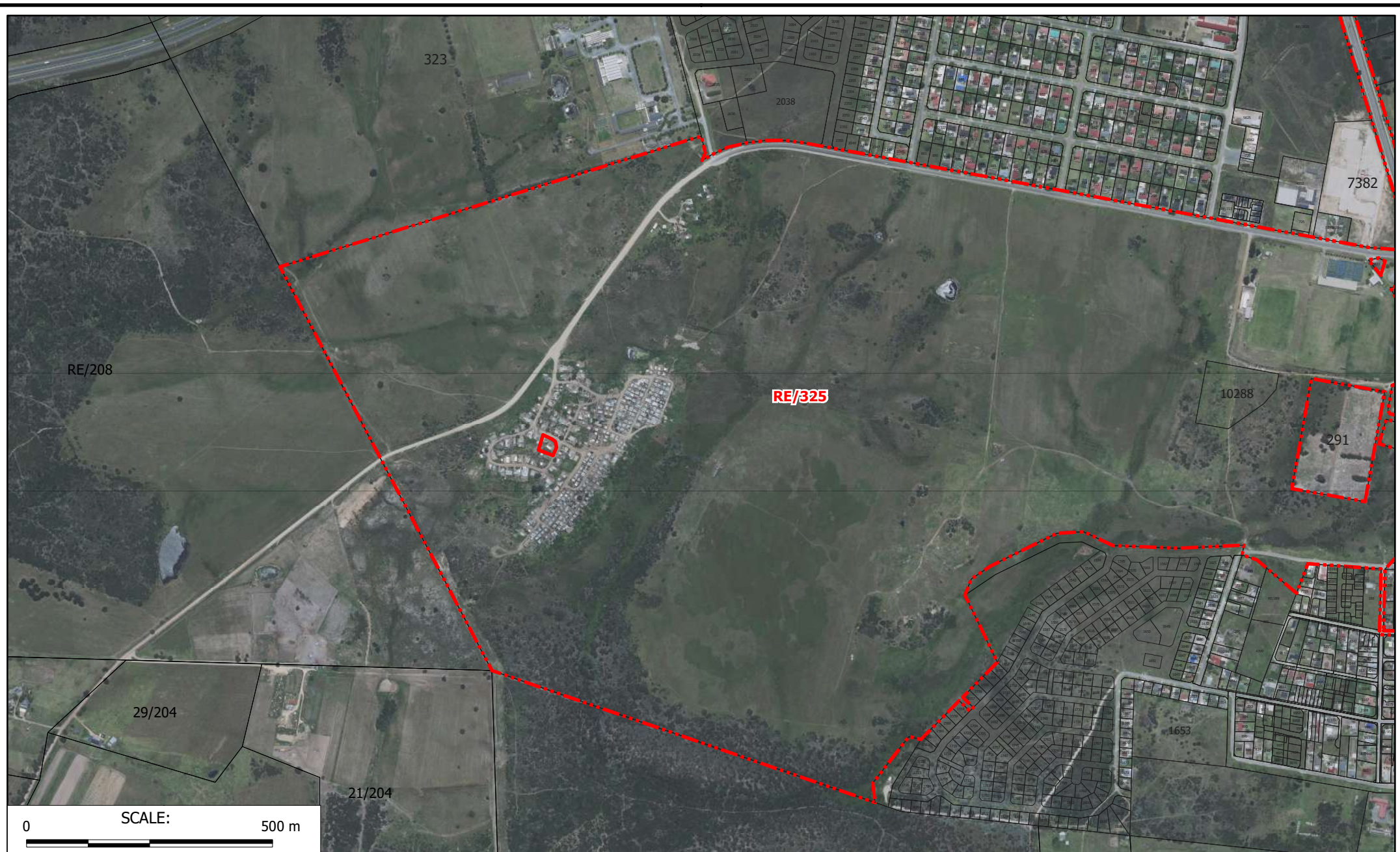


PLAN 1:

Locality Plan



**THE REMAINDER OF
PACALTSDORP ERF 325**

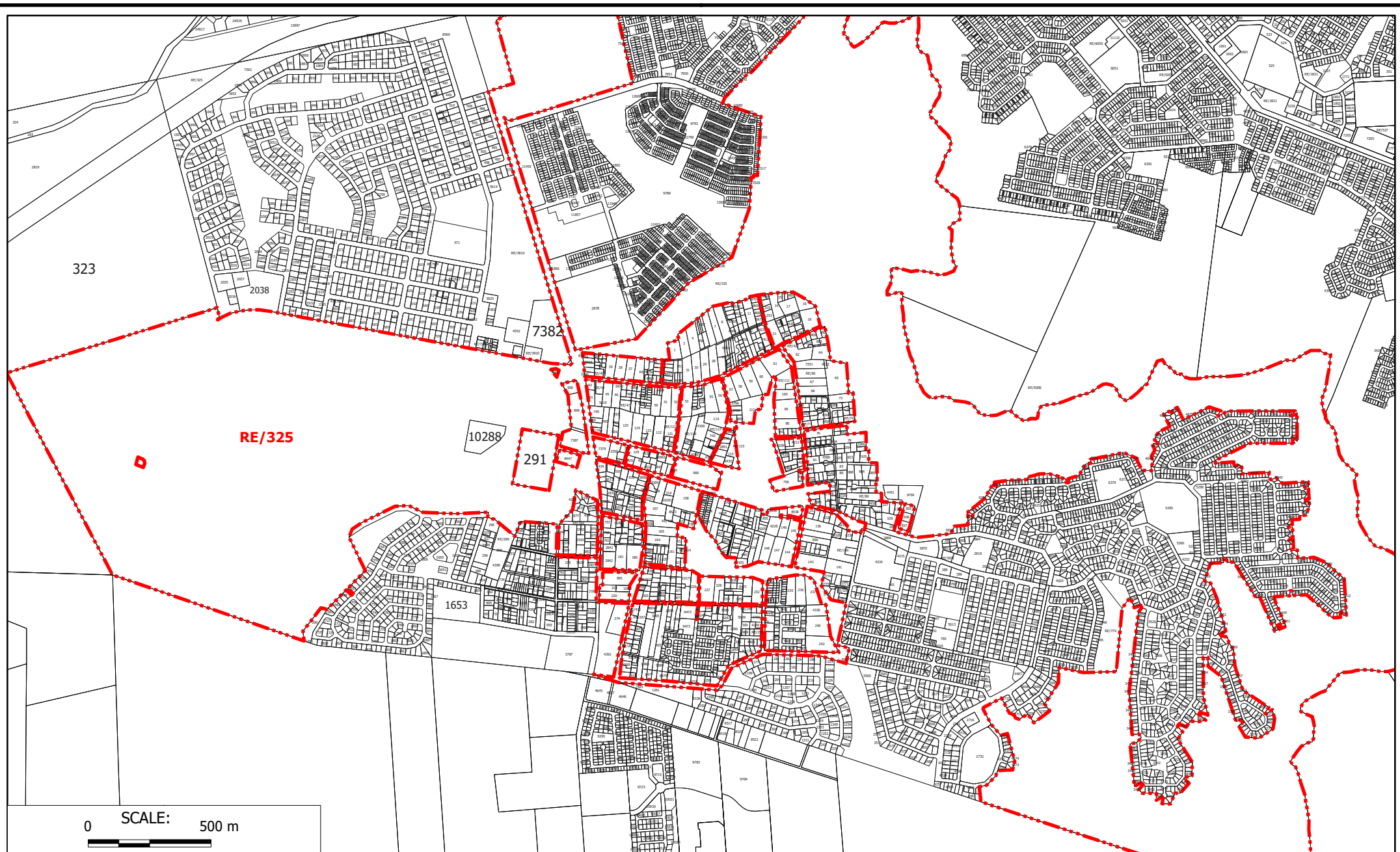
LOCALITY PLAN



Projection: Transverse Mercator
Centre Lon: 22°26'04" E
Centre Lat: 34°00'53" S
Created: 2026/09/10
Scale: 1:10000



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**THE REMAINDER OF
PACALTSDORP ERF 325**

LOCALITY PLAN



Projection: Transverse Mercator
Centre Lon: 22°27'21" E
Centre Lat: 34°00'51" S
Created: 2026/09/10
Scale: 1:20000



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PLAN 2:

*Architectural Plans - 'Architectural & Town
Planning Services' dated 2026*

GENERAL NOTES:

Drywalls to comply with SANS 082/ Wood SANS 10163

1. FOUNDATIONS AND EXCAVATIONS (Part G and H of SANS 10400 and the National Building Regulations)

- Excavations for foundations must be placed in firm, natural ground. The bottom of the excavated foundation must be horizontal at all times and not less than 300mm under the level of the adjoining finished ground level.
- Foundations must be built of concrete with a compression strength of not less than 10MPa at 28 days, or must be mixed in the proportion of, according to volume, of 1 part cement, 4 parts sand and 5 parts rough aggregate.
- Foundations to be placed in expansion soil, shrinking clay or collapsing sand must be designed and built according to engineering specifications.
- Dimensions must correspond with those indicated on the working drawings unless designed by an engineer, in which case the engineer's specification will receive preference.

2. FLOORS (Part J of SANS 10400 and the National Building Regulations)

- Floors built of 25mm cement screed on a concrete slab, must not be less than 75mm thick, with a compression strength of not less than 10MPa at 28 days, or mixed in the proportion, according to volume, of 1 part cement, 4 parts sand and 5 parts rough aggregate.
- The concrete slab rests on a suitable filling of material applied in well compacted layers of not more than 150mm thickness. The filling must be chemically treated to permanently control vegetation growth and insects.
- An unprotected waterproof underfloor membrane of not less than 2.5mm (250 micron GUNDL GUNPLAS - GREEN) must be laid under the concrete slab on a surface of 50mm thick clean river sand, before casting of the slab commences.
- Finished floor levels must be at least 150mm above the adjoining finished ground level

3. WALLS (Part K of SANS 10400 and the National Building Regulations)

- Unless otherwise indicated, all exterior walls are 220mm thick, whilst interior walls are 110mm thick - refer to working drawings
- All brickwork under floor level must be reinforced every second course with wire brickforce. All brickwork of external walls above window height must be reinforced in this manner every third course. Brick reinforcement must also be applied to both the upper and lower surfaces of all window openings.
- SABS approved dampproof course (dpc) must be inserted under all walls on raw floor level and under all window sills.
- Compression strength requirement for masonry units and mortar must comply with the specification set out in Table 1 Part K of the National Building Regulations.

4. ROOF CONSTRUCTION (Part L of SANS 10400 and the National Building Regulations)

- Roof Classifications: Class A roof covering includes metal sheets and fibre cement sheets
- Class B roof covering includes concrete tiles, clay tiles or tiles of similar materials and thatch
- Class C roof covering includes metal roof tiles
- The class roof covering, roof pitch, specifications for rafters, tie beams, struts and bracings, battens, etc. appears on the relevant section in the working drawings, unless designed by an engineer, in which case the engineering specification must receive preference.
- WATERPROOFING - SABS approved plastic underlay/s must be installed on all B-class roofs where the pitch is less than 26 degrees.
- ROOF ANCHORING consists of roof ties of 4mm thick wire not less than 600mm (for sheet covering) and not less than 300mm (for concrete, cement or slate tile roof covering) deeply embedded in positions that are suitable for the anchoring of any wooden truss, rafter or beam to any applicable wall.
- Roof elements are connected to each other with gangnails or 10mm bolts with washers and 75mm wire nails. If required, the supplier of the roof trusses must provide a certificate to the satisfaction of the Local Authority.
- FLASHING of suitable material shall be used where a roof abuts against a wall, or around any projection through a roof covering and at any other place where it is deemed necessary by the Local Authority.
- GUTTERS - 75x100mm rainwater gutters with 75mm diameter discharge pipes must be used. If no gutters and downpipes are fitted to the roof, strip paving of at least 1 000mm wide must be laid around the structure concerned.
- If specified, fibre cement vergeboards and fascias of suitable width and thickness must be fixed to roof truss apexes and batten ends.

5. CEILINGS

- Ceilings are supplied according to contract.
- Gypsum board (RHINOBOARD) and/or knotty pine ceilings are to be installed on 38x38mm sa pine bracing with center to center spacing of not more than 450mm, fixed to the bracing with 38mm ceiling nails (gypsum board) and 45mm wire panel pins (knotty pine) with center to center spacing of not more than 150mm
- Bracing to be secured to the beams or rafters with 75mm wire nails.

6. WINDOWS, LIGHTING, VENTILATION AND GLAZING (Part N and O of SANS 10400 and the National Building Regulations)

- All glazing must comply with SABS specification 0400
- Glazed openings of windows for the purpose of natural light in habitable rooms shall not be less than 10% or 0.2 square meter, whichever is the greater, of the floor surface area of the room they serve.
- The total surface area of an opening, door or glazed operable window which is provided for natural ventilation, must be not less than 5% or 0.2 square meter, whichever is the greater of the floor surface area of the room it serves.
- SAFETY GLASS - 6mm thick shatterproof must be fitted in all glass doors and glass sliding doors and must be marked for visibility.
- Panels less than 300mm off the finished floor surface that are not guarded by a barrier must be of 6mm thick safety glass.
- All windows on the first and subsequent floors must be fitted with 6mm thick safety glass and burglar bars.
- If designed in that manner, glass serving as stair railings and balustrades must be of 6mm thick safety glass.
- Glass used in both screens and shower cubicles must be of 6mm thick safety glass.
- Bath and toilet windows must be fitted with rippled, added or obscured glass.
- NOMINAL THICKNESS OF GLASS - The nominal thickness of ordinary clear floated glass in proportion to the surface of the glass pane concerned must be as follows: 0 - 75 square meter: 3mm thick; 0.75 - 1.50 square meters: 4mm thick; greater than 1.50 square meter: 6mm thick

7. PLUMBING (Part P of SANS 10400 and the National Building Regulations)

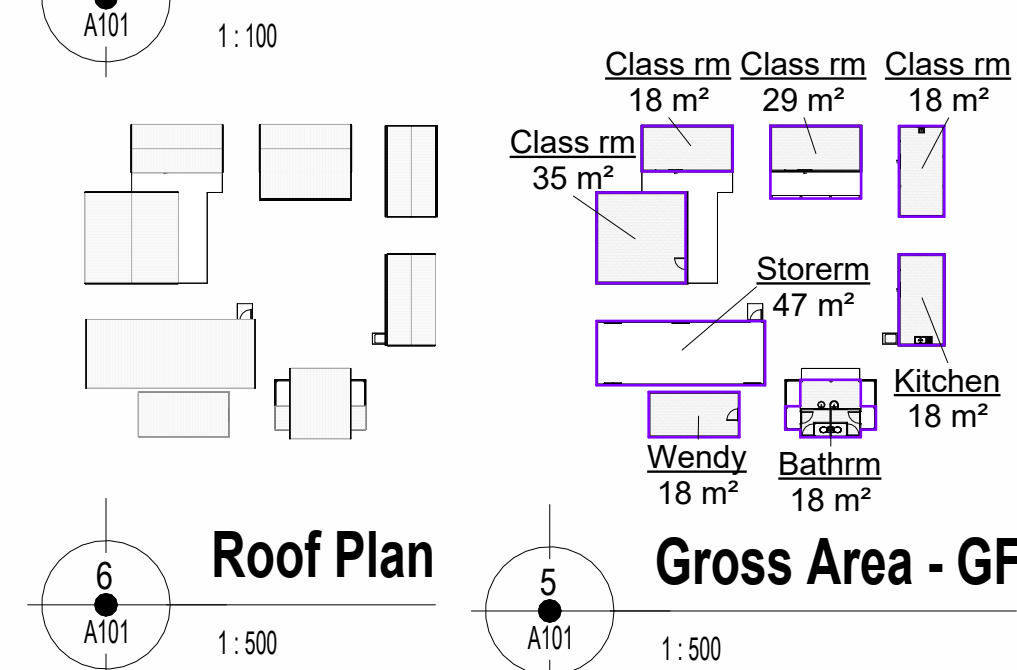
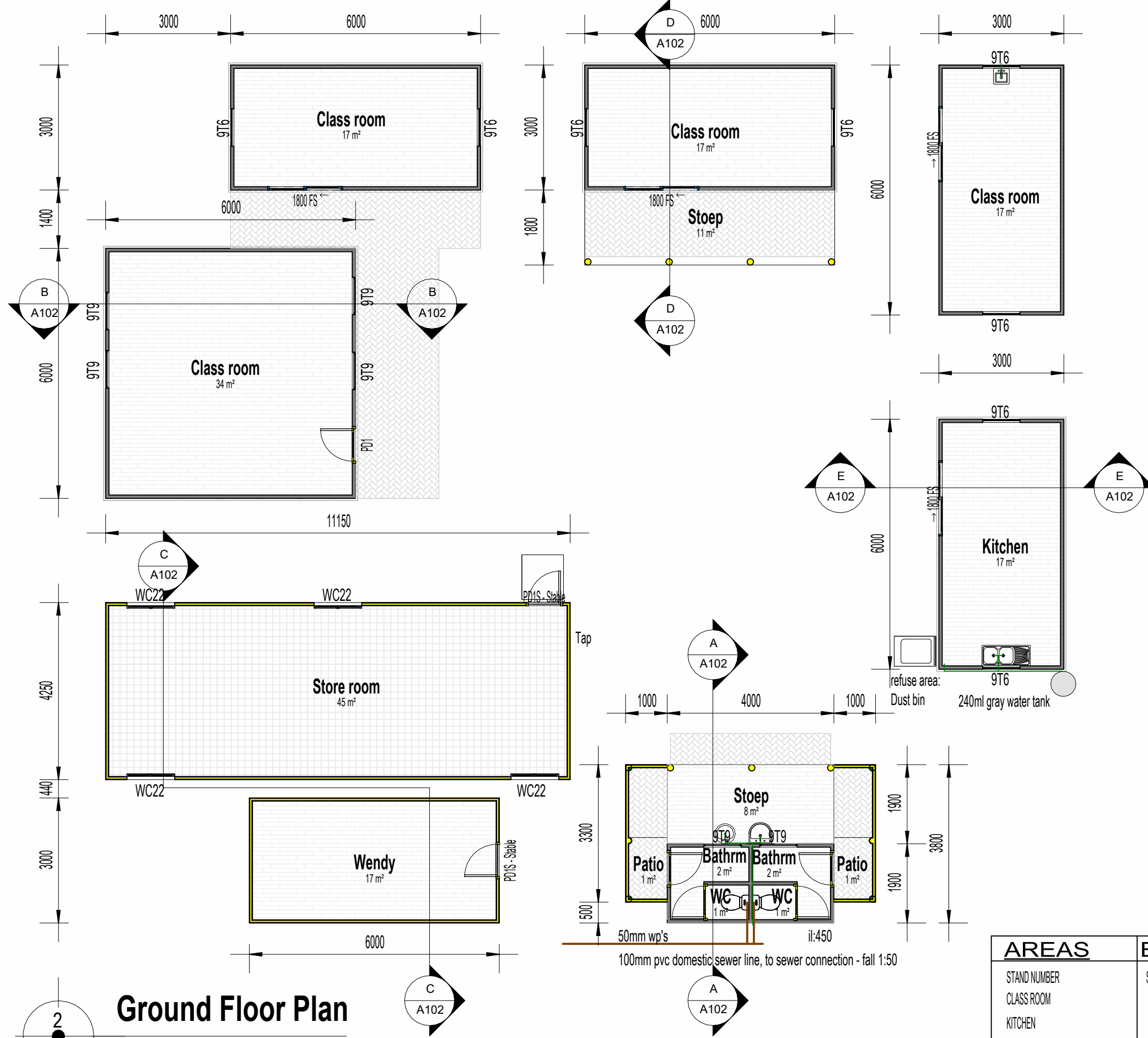
- An inspection eye (ie) must be inserted at all bends, connections and gradient changes, in site drains, whilst a cleaning / rodding eye (ce / re) must be inserted at the inlet or highest point, at all direction changes of more than 45 degrees, within 1 500mm from the connection of a branch drain, sewer tank or septic tank, and not less than every 25 meters, where applicable.
- Every cleaning eye must be provided with a permanent access which is covered at natural or finished ground level with an adequate and suitably marked removable device.
- Not less than one gully (g) must be provided in the open air for every site drain at its lowest point. A fresh water tap which maintains the sewer's water level must be provided over the gully.
- All hand wash basins (wb), baths (b), showers (sh), sinks (s), and washtroughs (wt) must be provided with suitable traps and water seals. Shower traps must be of brass.
- Anti-vac traps must be provided on all sanitary fixtures on the second and subsequent levels of buildings.
- Sewer and soil pipes (sp), unless otherwise indicated on the working drawings, must be laid in a straight line between any point where a change of direction or slope occurs, and must be laid at a nominal slope of not less than 1:50
- Sewer pipes must be covered by not less than 300mm thick soil, while foundations of buildings that cross a sewer line which runs under the building, must be steel reinforced.
- Sewer lines running under buildings must be encased in 100mm concrete and may not change direction or slope under the building.
- Site and branch sewer pipes must be laid not less than 900mm from any structural member of a building, and where the distance is less than 900mm, it must be laid at foundation level or be encased in 100mm thick concrete.
- All wastepipes (wp) must be of a diameter of 50mm.
- Every site sewer must be provided with at least one gully at its lowest point of which the overflow height must not be less than 150mm above the surrounding finished ground level and not less than 50mm above any permanent paving surrounding it.
- HOT WATER SYSTEMS must comply with SANS 0254

8. STEPS, STAIRCASES AND BALUSTRADES (Part M of SANS 10400 and the National Building Regulations)

- The measurement of any step or staircase should be suitable for the proposed application thereof
- Stairs should be protected against fire to the specifications contained in Regulation M1 and Part T of the National Building Regulations.
- The maximum height of any riser should not exceed 250mm, whilst the minimum width of any tread shall not be less than 250mm.
- If the risers are not of solid construction, the tread of each riser shall overlap the other with not less than 25mm
- The headroom at any point of a step shall not be less than 2 100mm, whilst the width of any step measured at any enclosing wall or balustrade shall not be less than 750mm
- As a general rule, all steps and balconies must be provided with railings or balustrades not less than 1 000mm in height and constructed in such a manner that openings in the railing shall not exceed 100mm

9. SECURITY, SWIMMING POOLS AND EXTRAS

- Safeguarding of changes in level, ramps and driveways, and access to swimming pools must comply with Part O of SANS 10400, whilst the construction of fences and self closing doors securing swimming pools must comply with SABS 0400 and 1390
- Floor finishing, electrical points/ lighting and other electrical fixtures, sanitary fixtures, kitchen and other cupboards and finishing in general must be done according to contract to the satisfaction of the client
- Swimming pool specifications design and construction must comply with SANS 1936.3:2012



Area Schedule (Gross Building)		
Name	Area	Level

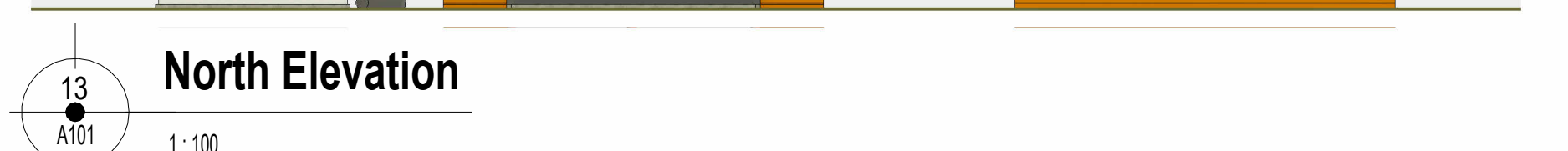
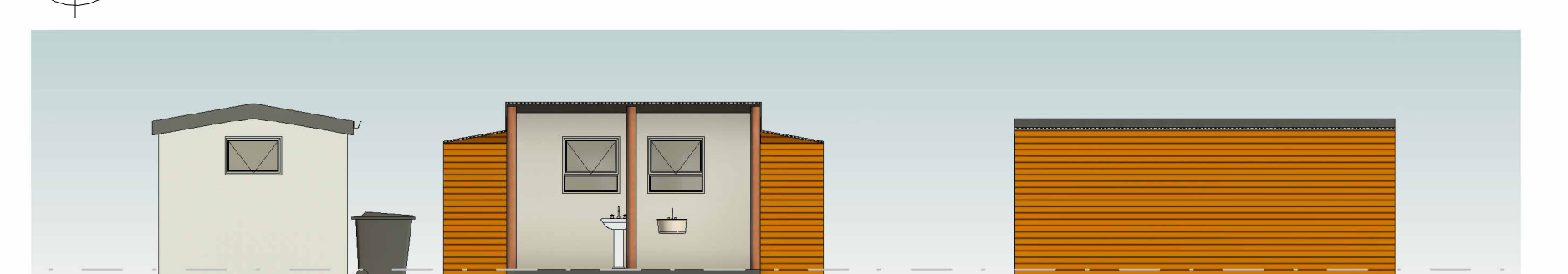
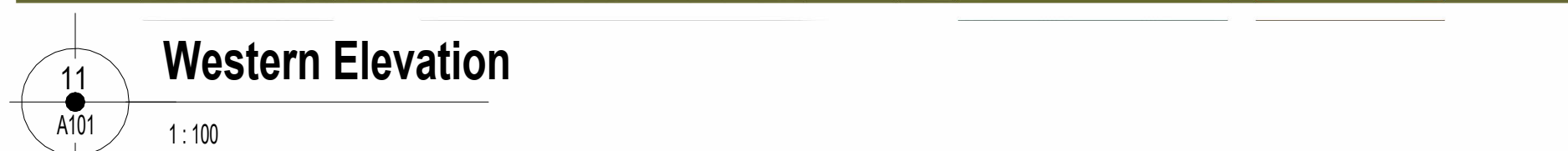
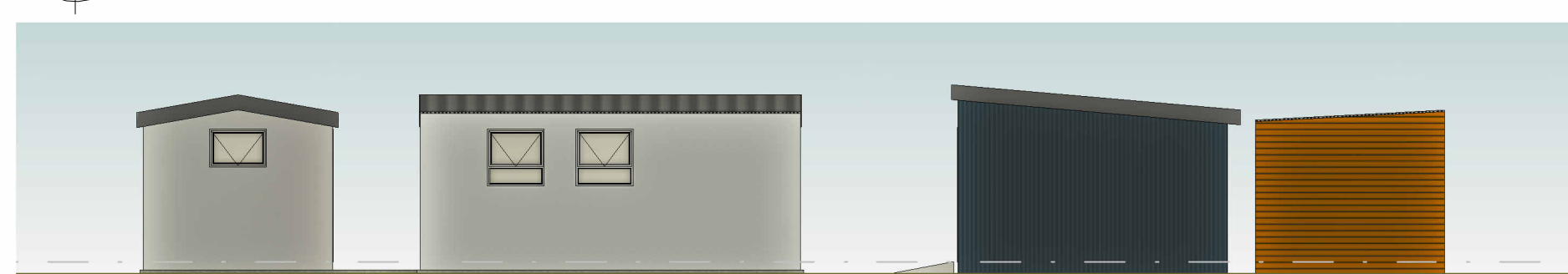
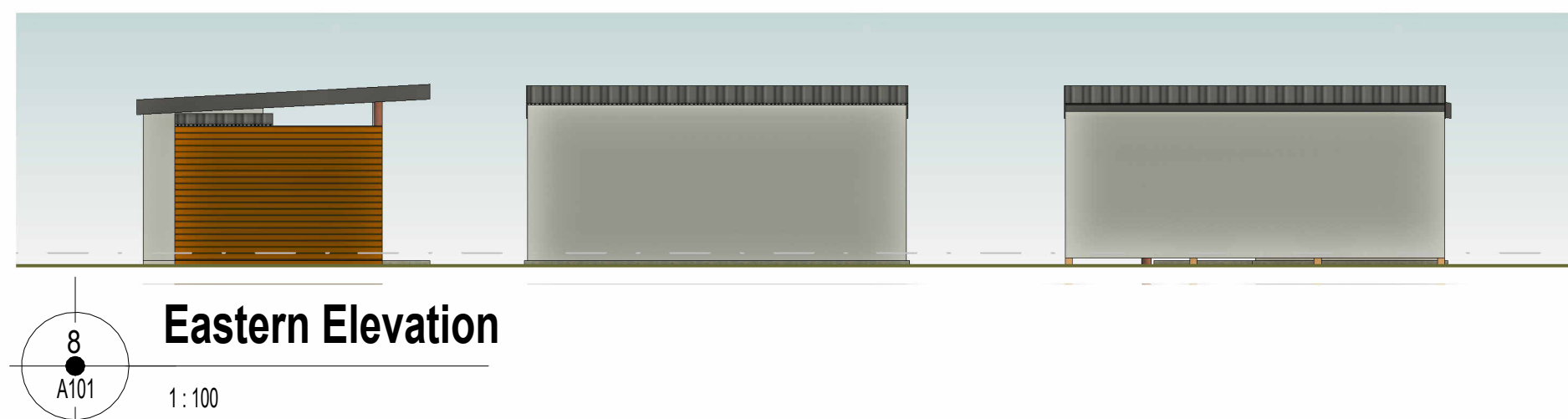
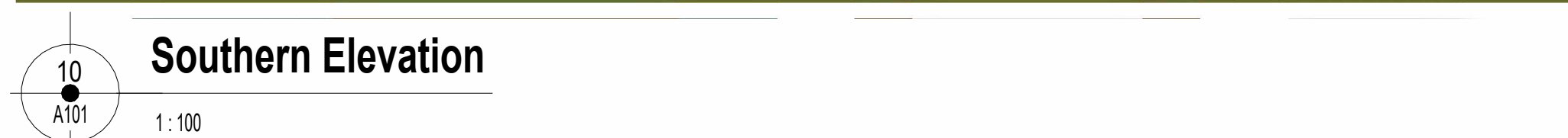
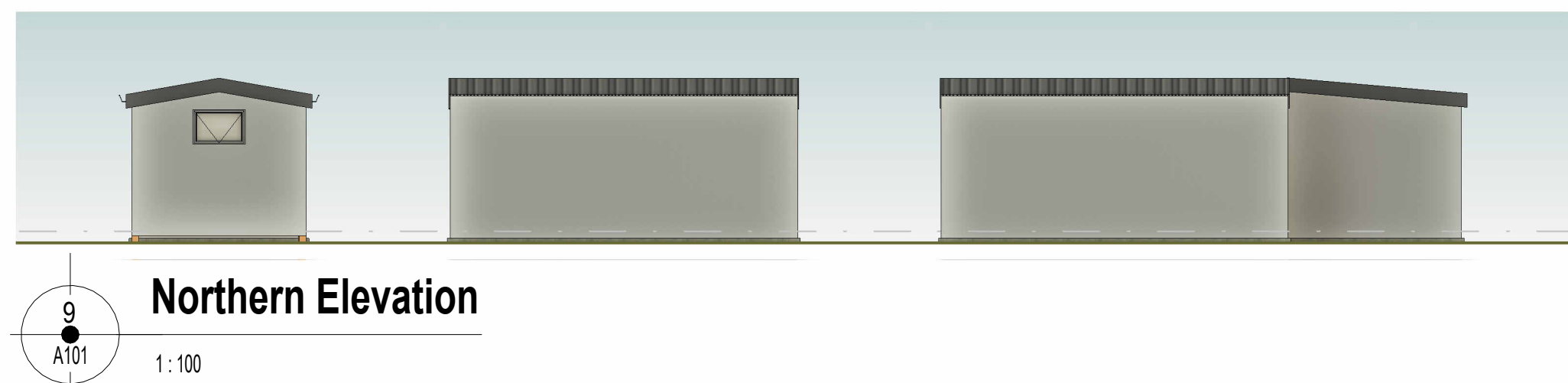
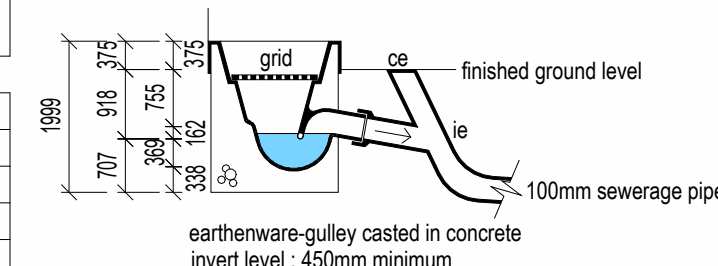
Class rm	18 m²	01 - Finished Storey
Class rm	35 m²	01 - Finished Storey
Class rm	29 m²	01 - Finished Storey
Class rm	18 m²	01 - Finished Storey
Kitchen	18 m²	01 - Finished Storey
Bathrm	18 m²	01 - Finished Storey
Store rm	47 m²	01 - Finished Storey
Wendy	18 m²	01 - Finished Storey

AREAS	Existing	New
STAND NUMBER	STAND 325	
CLASS ROOM		100 m²
KITCHEN		18 m²
BATHRM		18 m²
OUTBUILDING		65 m²
TOTAL AREA		201 m²
TOTAL COVERAGE AREA	201 m²	
AREA OF STAND	728 m²	
ZONING	Undetermined/ Use Zone	Parking required: 1.5 bay per classroom/office plus 1 per 6 students
COVERAGE ALLOWED	60 %	Parking provided: 4 Classrooms 40 students
COVERAGE	***	
FSR ALLOWED	1.2	
FSR	***	
HEIGHT ALLOWED	12 meters	
ACHIEVED HEIGHT	1 Storey	

Areas, FSR, Coverage, etc.



ROOM SCHEDULE				
Name	Area	Occupancy	Floor Finish	Wall Ceiling Finish
Bathrm	5 m²	Un-habitable	Kazin	Kazin
Class room	84 m²	Habitable	Kazin	Kazin
Kitchen	17 m²	Un-habitable	Kazin	Kazin
Patio	3 m²	Un-habitable	Paving	Kazin
Store rm	18 m²	Un-habitable		
Store room	45 m²	Un-habitable	Concrete	Timber
WC	2 m²	Un-habitable	Kazin	Kazin
Wendy	17 m²	Un-habitable	Timber	Timber



GENERAL NOTES:

(Part B and C of the National Building Regulations)

All design, construction and building work must be done in accordance with the applicable prescripts contained in the National Building Regulations (National Building Regulations and Standards Act, 1977 - Act 103 of 1977) and applicable Municipal Bylaws

The quality of all materials and craftsmanship must comply with the applicable specifications stipulated by the South African Bureau of Standards (SABS).

Where applicable, all structural work must be designed by an qualified engineer, while all electrical and plumbing work must be executed by registered electricians and plumbers.

All openings of which the span exceeds 2400mm must be spanned by a precast lintel or by reinforced concrete according to engineering specifications.

All finishing must be done according to the contract and to the satisfaction of the owner.

The contractor must compare all levels, heights and dimensions on the site with the working drawings and must verify them before work commences. Cognizance must be taken that where any conflict exists between the working drawings and the stipulations contained in the contract, the contract will apply.

The contractor is responsible for plotting the proposed structure on the site. Under no circumstances may the working drawings be scaled and only dimensions indicated may be used. If a dimension is lacking or if ambiguities exist, these must be cleared up by the architect or draftsman.

The architect or draftsman does not accept responsibility for any illegal structures that might have been constructed on the property concerned and can not be held responsible for any delay in the approval of the plans due to such an event, or as a result of any administrative problem not under his or her control.

INDEMNITY

The contractor and / or the client indemnifies the architect and / or draftsman against any claim arising from any omissions or discrepancies and or any bona fide mistakes not discussed and /or cleared up with the architect and / or draftsman before construction commenced.

Cognizance is taken of the fact that construction may not commence prior to the approval of the plans by the relevant Local Authority and that the architect and / or draftsman can and may not consent thereto. The architect and / or draftsman can therefore not be held responsible should construction commence prior to the approval of the plans.

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ACTS OF PARLIAMENT

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

Susan Venter
SACAP reg: P/ArchDraught

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Est. 2011

SACAP: PAD 24699358 & S.A.I.A.T.: 72020

SIGNATURES

Drawn by
SE Venter

Checked by
Checker

OWNER(S) / CLIENT(S)

ENGINEER

High Hopes ECD
Centre

Project Name
ECD Centre

Project Address
**Olympic St, Syferfontien,
Erf 325 Pacaltsdorp
(739m²)**

SMT 2026 036

Drawing Status:

Council Drawings

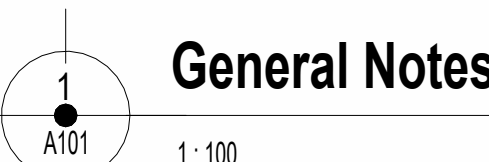
A101 Site Plan and Calculations

Scale

As indicated

Date

2026



General Notes

1: 100