

LEGAL REQUIREMENTS

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400) ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER. ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT. ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO. ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND. ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY. THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

REVISIONS

No.	Description	Date	Ву	То
Α	Mun Submission	2020-03-20	WPF	сост

Occupation classification: A3	Zoning classification:	Place of Education
	Occupation classification:	A3

STAGE 4.1: MUNICIPAL SUBMISSION

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION.
BPAS CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY
UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR
EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Client Represent.:	
Date :	
Client signature:	



P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960 Fax +27 21 914-5962 | www.bpas.co.za | info@bpas.co.za

Auglette et etemet	
SACAP no.:	PrArch 24693823
Professional:	

Architect signature:



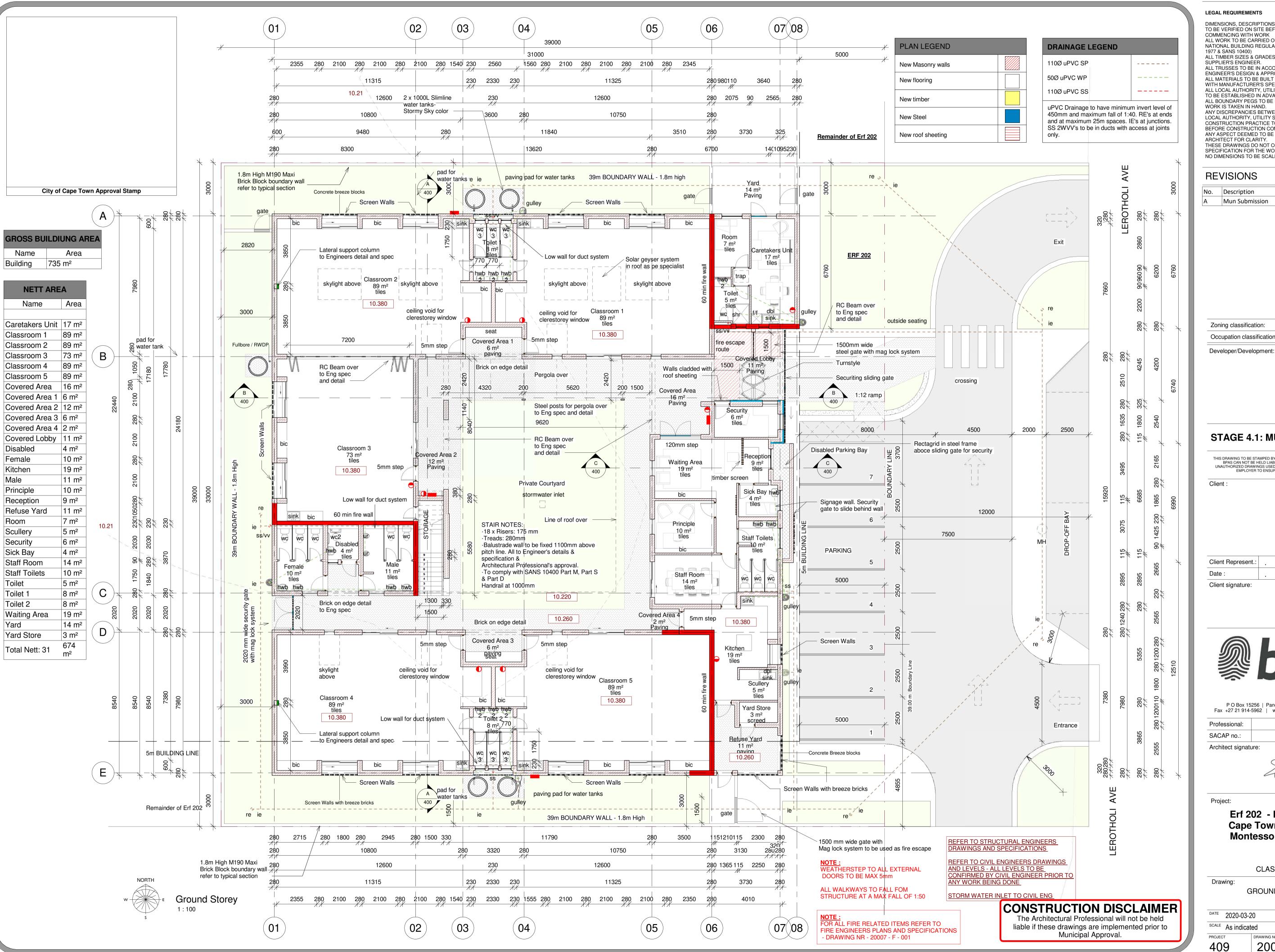
Erf 202 - Langa Township, Cape Town - Love 2 Langa -Montessori Primary School

CLASSROOM BLOCK

Drawing:

SITE PLAN

DATE 2020-03-2	20	DRAWN	WPF	PAPER SIZE
SCALE 1:200		CHECKED	IC.CS	A1
PROJECT	DRAWING NO)		REVISION
409	100			A



LEGAL REQUIREMENTS

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400) ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER. ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT. ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO. ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND. ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION,

LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES. ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

REVISIONS

No.	Description	Date	Ву	То	
Α	Mun Submission	2020-03-20	WPF	сост	

Place of Education Zoning classification: Occupation classification:

STAGE 4.1: MUNICIPAL SUBMISSION

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION.
BPAS CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY
UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR
EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Client Represent.: Client signature:



P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960 Fax +27 21 914-5962 | www.bpas.co.za | info@bpas.co.za

Professional: SACAP no.: PrArch 24693823

Architect signature:

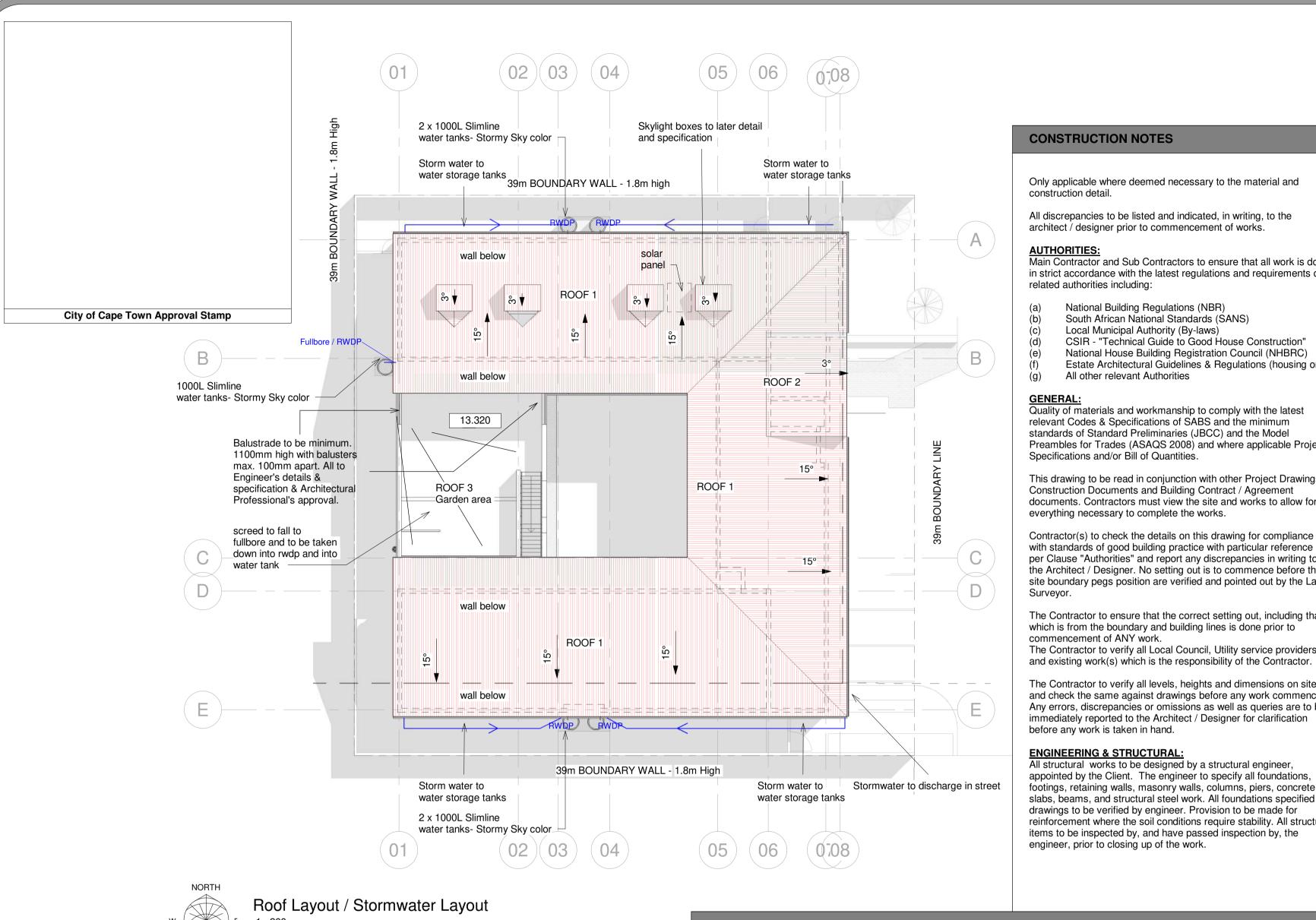


Erf 202 - Langa Township, Cape Town - Love 2 Langa -Montessori Primary School

CLASSROOM BLOCK

GROUND FLOOR LAYOUT

DATE 2020-03-2	20	DRAWN	WPF	PAPER SIZE
SCALE As indicat	ed	CHECKED	IC.CS	A1
PROJECT	DRAWING NO)		REVISION
409	200			A



CONSTRUCTION NOTES

Only applicable where deemed necessary to the material and construction detail.

All discrepancies to be listed and indicated, in writing, to the architect / designer prior to commencement of works.

Main Contractor and Sub Contractors to ensure that all work is done in strict accordance with the latest regulations and requirements of related authorities including:

- National Building Regulations (NBR) South African National Standards (SANS)
- Local Municipal Authority (By-laws) CSIR - "Technical Guide to Good House Construction"
- National House Building Registration Council (NHBRC) Estate Architectural Guidelines & Regulations (housing only)
- All other relevant Authorities

Quality of materials and workmanship to comply with the latest relevant Codes & Specifications of SABS and the minimum standards of Standard Preliminaries (JBCC) and the Model Preambles for Trades (ASAQS 2008) and where applicable Project Specifications and/or Bill of Quantities.

This drawing to be read in conjunction with other Project Drawings. Construction Documents and Building Contract / Agreement documents. Contractors must view the site and works to allow for everything necessary to complete the works.

Contractor(s) to check the details on this drawing for compliance with standards of good building practice with particular reference as per Clause "Authorities" and report any discrepancies in writing to the Architect / Designer. No setting out is to commence before the site boundary pegs position are verified and pointed out by the Land

The Contractor to ensure that the correct setting out, including that which is from the boundary and building lines is done prior to commencement of ANY work. The Contractor to verify all Local Council, Utility service providers

The Contractor to verify all levels, heights and dimensions on site and check the same against drawings before any work commences. Any errors, discrepancies or omissions as well as gueries are to be immediately reported to the Architect / Designer for clarification before any work is taken in hand.

ENGINEERING & STRUCTURAL:

All structural works to be designed by a structural engineer, appointed by the Client. The engineer to specify all foundations, footings, retaining walls, masonry walls, columns, piers, concrete slabs, beams, and structural steel work. All foundations specified on drawings to be verified by engineer. Provision to be made for reinforcement where the soil conditions require stability. All structural items to be inspected by, and have passed inspection by, the engineer, prior to closing up of the work.

HEALTH & SAFETY:

The Client is to ensure that the Contractor, in terms of the Occupational Health and Safety Act, Act 85 of 1993, with specific reference to the Construction Regulations, complies with the minimum requirements.

All electrical cables and wires in walls, floors, concrete soffits and ceilings shall run in SABS approved conduits and / or trunking and / or cable trays.

PREAMBLE:

All work will be constructed in compliance with the National Building Regulations, SANS10400 and the Energy Efficiency Act, SANS 204 and all Local Authority By-Laws.

ROOF CONSTRUCTION:

Global Roofing Solutions 0.50mm thick 700mm cover Klip-Lok 700

™ profile Chromadek® Z200 spelter ISQ550 Dove Grey finish top coat and Pebble Grey backing coat roof sheeting (Climatic Condition: inland - C1/C2 Low Corrosion Risk), fixed to timber intermediate purlins at MAX 1200mm centres and eaves and ridge purlins at MAX 1200mm centres using KL700 clips fixed with 10No.11 x 45mm long self-drilling wafer head PH2 screws, type 1 drill point fasteners, all in accordance with the manufacturer's specifications with installed Coverland Double sided Radenshield or

Prefabricated gang nailed timber trusses at 1200mm c/c max. on 114x38mm wall plate with 45 deg cross bracing, to manufacturers specification. Trusses to be tied down with hoop galvanised steel iron built minimum 600mm into brickwork. Final fixing as per Engineers design and detail.

Isover flexible min 115mm Thick Aerolite non-combustible lightweight fibreglass reinforced insulation blanket (Class 1 fire index rating). closely fitted with ends butted firmly between tie beams and laid loose on top of brandering between roof timbers, all in accordance with manufacturer's recommendations All to Specialist's details & specification & Architectural Professional's approval.

Global Roofing Solutions 0.50mm thick 700mm cover Klip-Lok 700 ™ profile Chromadek® Z200 spelter ISQ550 Dove Grey finish top coat and Pebble Grey backing coat roof sheeting (Climatic Condition: inland - C1/C2 Low Corrosion Risk), fixed to timber intermediate purlins at MAX 1200mm centres and eaves and ridge purlins at MAX 1200mm centres using KL700 clips fixed with 10No.11 x 45mm long self-drilling wafer head PH2 screws, type 17 drill point fasteners, all in accordance with the manufacturer's specifications with installed Coverland Double sided Radenshield or

Prefabricated gang nailed timber trusses at 1200mm c/c max. on 114x38mm wall plate with 45 deg cross bracing, to manufacturers specification. Trusses to be tied down with hoop galvanised steel iron built minimum 600mm into brickwork. Final fixing as per Engineers design and detail.

Isover flexible min 115mm Thick Aerolite non-combustible lightweight fibreglass reinforced insulation blanket (Class 1 fire index rating), closely fitted with ends butted firmly between tie beams and laid loose on top of brandering between roof timbers, all in accordance with manufacturer's recommendations All to Specialist's details & specification & Architectural Professional's approval.

Adequate waterproofing on screed with 1' fall to fullbore on reinforced concrete slab according to Engineer's details and specification. Fullbore's connected header box and downpipe connected to storm water drain. Over flow water spouts to be build in upstand.

All to Specialist's details & specification & Architectural Professional's approval.

CEILINGS AND INSULATION - Lay Gyproc Gyprex White 1200mm x 600mm ceiling tile into the Donn ceiling grid. Ceiling grid consisting of Donn Wall Angle (SM25/M6) fixed to the perimeter wall using fixings at 300mm centres. Space Donn Main Tees T38 FR at 1200mm centres. Suspend main tees using Donn Pre-stretched Galvanised Hanger wire 2.5mm thick or Donn hanger strap 19mm at 1200mm centres. Donn Pre-stretched Galvanised Hanger wire shall be put through the main tees hole and would wind 3 times around itself. 2 steel pop-rivets or one Donn Wafer Head Tek screw 13mm shall be used to fix the hanger strap to the main tees web. Install Donn Cross Tees T38V/T32V (1200 long) at 600mm centres to create a 1200mm x 600mm ceiling grid. Main tee should be fixed to the wall using angle cleats.

 Ceiling System: Gyproc Exposed Ceiling System Gyprex White Cornices to be confirmed.

Aerolite Insulation according to XA calculation.

Everite medium density plain ungrooved Nutec fascia boards (Code: 41-203), size 300 x 12mm, fixed to 38 x 38mm tilter batten and 38 x 38mm support battens between rafters twice screwed with 12 x 40mm countersunk brass screws at 900mm centres to support battens with aluminium fascia jointing plate between boards and at board ends.

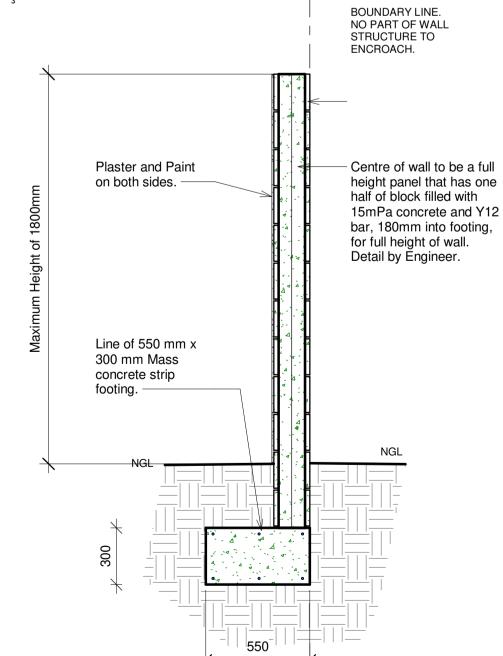
RAINWATER GOODS - GENERAL

Refer to floor & roof plans Sections and roof plan drawings as per engineers details and specifications, to connect to civil engineers storm water system.

Closed system to conform to National Building Regulations. First inspection eye (I.E.) to be min. 450mmm below ground level with a min. fall of all 110mmØ pipes 1:60 and a max. fall of 1:40. (SANS 10400 P) Rodding eyes (R.E.) to join drain in direction of flow at maximum angle of 45° and to be continued up to ground level & adequately supported, marked & protected.

HOT WATER SUPPLY REQUIREMENTS: GEYSERS ARE TO BE WRAPPED IN INSULATION BLANKET WITH AN R-VALUE TO SATISFY PART XA OF SANS 10400.

A MINIMUM OF 50% OF THE ANNUAL AVERAGE HEATING REQUIREMENT FOR HOT WATER MUST BE PROVIDED BY MEANS OTHER THAN ELECTRIC RESISTIVE HEATING OR FOSSIL FUELS.



Typical Boundary Wall Section

CHECK WITH MANUFACTURER, SUBJECT TO: SANS 1307, SANS 10106, SANS 6211-1, SANS 6211-2, SANS 10254, SANS 10252-1

WHERE APPLICABLE, SOLAR & HEAT PUMP INSTALLATIONS ARE TO BE BY SPECIALISTS.

ALL EXPOSED HOT WATER PIPES <80mm Ø MUST BE INSULATED WITH A MATERIAL THAT HAS A MINIMUM R-VALUE OF 1.00

GEYSER DRIP TRAY

Drip tray to comply with SANS 11848 drip tray specification. Drip tray(s) to be supplied with adaptor for connecting the waste pipe to the tray.

SITE WORKS & PLATFORM

Platform level to be confirmed on site. Refer to Civil Engineers drawings for detail.

The datum to be set per platform level and to be adjusted accordingly.

Platform to be "0.00" and FFL to be minimum 150mm above platform / datum level, if not indicated otherwise. Contractor to ensure that the platform is level and clean of all builders rubble, vegetation and/or piling.

DRAWING STATUS

The Contractor to ensure that the latest drawings are used on site prior to the commencement of work.

Only the latest construction drawings issued by the Architect / Designer as "Construction Drawings" with a date may be used for construction of the works. All superceded drawings must be removed from the site.

One set of the Local Authority Approved Plan / Drawings to be kept on site at all times. One set of the latest construction drawings to be kept on site at all times, and available for the Architect / Designer/ Consultants and other Authorities.

BRICK TIES & REINFORCEMENT

Approved SABS butterfly tie wires to be used in cavity wall. Where the cavity is greater than 50mm, but less than 100mm, or the height of the wall is greater than 3m, approved SABS galvanized drip wall tie, to minimum specifications, to be used. Brickforce on parapets and gables and / or balustrade walls to be used at least every third brick course.

GLAZING

accordance with SABS 0137.

All glazing to comply to SANS 10400-N. Glass panels lower than 500 mm from the FFL or greater than 1m² to be minimum 6.38mm thick safety glass.

All safety glazing materials (individual panes) shall be permanently marked. Such marking to be visible after installation and comply with SABS 1263. Thickness of glazing subject to wind load expectation - to be in

All glazed aluminium windows, residential sliding doors, shopfronts, entrances screens, window- and curtain walling, skylights and space enclosures should meet the minimum recommended performance requirements as set out by AAMSA in their general

No glazed architectural aluminium products should be installed on site before relevant AAMSA Performance test certificates for the product have been provided. Frosted / obscure glass to windows in bathrooms & toilets.

specification for Architectural Aluminium and Glass Products.

NATURAL VENTILATION & LIGHTING Provide minimum of 10% of floor area or 2m² area of opening for natural lighting to all habitable rooms inclusive of frames & glazing

Provide minimum of 5% of floor area or 2m² (whichever is greatest to each habitable room. (SANS 10400 O) Buildings with up to 15% fenestration area to net floor area, per storey, to comply with the minimum energy performance requirements.

Buildings exceeding 15% per storey shall comply with requirements for fenestration as per SANS 204. Air leakage should comply with SANS 613.

FILLING MATERIAL

Filling material(s) under floor slabs to consist of suitable material and to be compacted in 150mm layers, to a density of at least 90% Mod AASHTO (SANS 10400 J:2010 4.4.5-7)

FOUNDATIONS - TO ENGINEERS DETAILS

Foundations to be in accordance with appointed Engineer's details & specifications.

SURFACE BED - TO ENGINEERS DETAILS

Surface beds to be in accordance with appointed Engineer's

details & specifications.

Where Engineer is not appointed: Selected floor finish material on 30mm cement:sand screed on 80mm thick concrete surface bed

in accordance with SANS 50197-1:2002 Cement Part 1: Composition, specification and conformity criteria for common cements. Stone and sand to conform to SANS 1083:2006. MESH Ref no 193, to all surface beds where depth of fill exceeds

DPC 250µm (or equally approved) damp proof membrane under concrete surface beds conforming to SANS 952-1:2011, laid with minimum 250mm overlaps, to be turned up around perimeter of and at least for full thickness of surfacebed and sealed with

Clean compacted sand backfill - G7 quality 400 mm minimum

pressure sensitive tape or equally approved sealant.

Clean compacted sand backfill - G7 quality back to natural soil

DPC 375µm (or equally approved) damp proof course in solid walls conforming to SANS 952-1:2011 laid with minimum 250mm

All bricks to comply with SABS 227. All external walls to be 280mm Cavity walls, external facebrick skin and internal clay brick

All internal walls to be 230 & 115mm clay bricks, unless otherwise stated on plan in cases of duct walls. Walls to comply with SANS 10400 K.

PLASTER & FACEBRICK

Cement plaster, consisting of 5:1 sand & lime and 10% cement. Smooth wood troweled finish internally.

- Smooth plastered finish externally where indicated.
- Stipple textured plaster to walls where applicable. Facebrick finish to walls where applicable and as indicated on elevations.

WINDOWS & DOORS

All windows to be aluminium framed. See schedule. All frames to be fixed to walls with galvanized hoop iron built into wall at 600mm c/c in 3:1 cement mix.

External doors to be hardwood timber doors where applicable as supplied by SWARTLAND or equally approved. Internal doors to be timber as selected by client.

Refer to Door and window schedule for final sizes, material

WINDOW CILLS

INTERNAL - Plastered and painted.

EXTERNAL 1 - Window cills are facebrick brick on edge with DPC EXTERNAL 2 - Window cills are plastered and painted with plaster drip with DPC where applicable.

LINTELS - Refer to elevations and sections

(Soldier course) lintels over all openings exceeding 1.5m with DPC (375 micron) stepped over where facebrick and Rc concrete lintels where plastered and painted Openings exceeding 4 m in width to Engineer's design.

GREY WATER SUPPLY NOTE:

Secondary (in addition to primary municipal connection) water supply points to be installed, by the plumber, to direct toilet cisterns and urinals for future connection to grey water supply. All according to Specialist's detail and Architect's approval.

CONSTRUCTION DISCLAIMER

The Architectural Professional will not be held liable if these drawings are implemented prior to Municipal Approval.

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400) ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY

SUPPLIER'S ENGINEER. ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT. ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS

TO BE ESTABLISHED IN ADVANCE AND ADHERED TO. ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND. ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

REVISIONS

Developer/Development:

No.	Description	Date	Ву	То
Α	Mun Submission	2020-03-20	WPF	сост

Place of Education Zoning classification: Occupation classification:

STAGE 4.1: MUNICIPAL SUBMISSION

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION.

BPAS CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY
UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR
EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Client Represent.:

Client signature:



P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960 Fax +27 21 914-5962 | www.bpas.co.za | info@bpas.co.za

SACAP no.: PrArch 24693823 Architect signature:



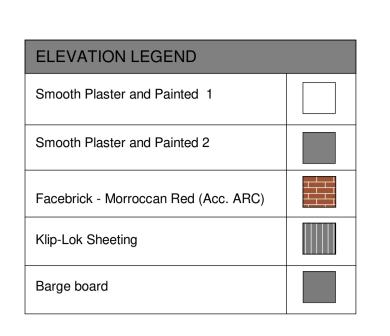
Professional:

Erf 202 - Langa Township Cape Town - Love 2 Langa -**Montessori Primary School**

CLASSROOM BLOCK

ROOF PLAN AND CONSTRUCTION NOTES

DATE 2020-03-20 DRAWN WPF SCALE As indicated



City of Cape Town Approval Stamp



3D VIEW 1



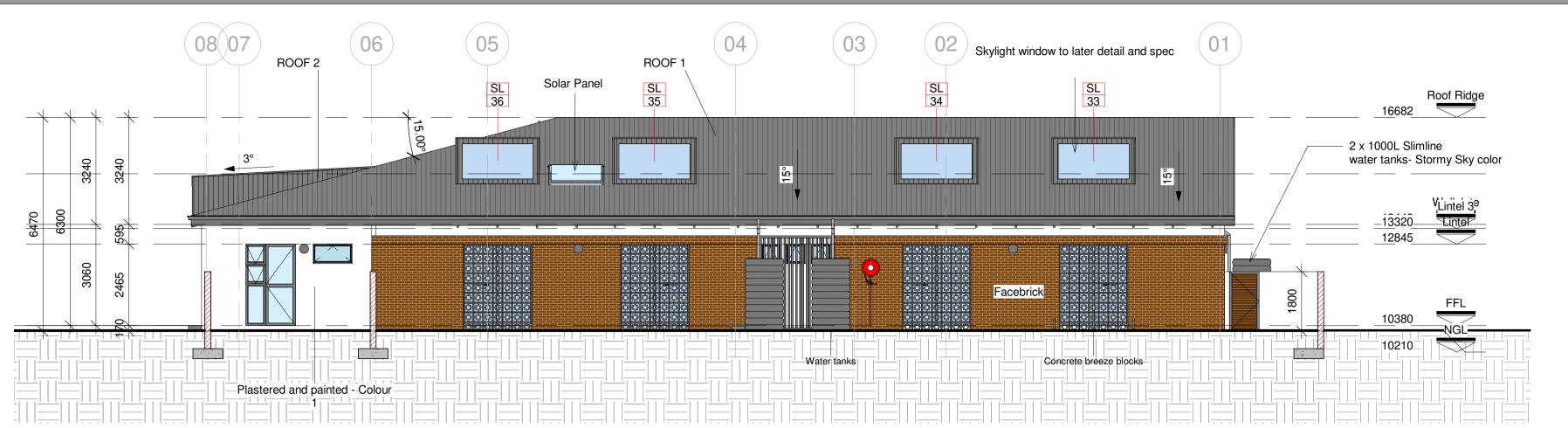
3D VIEW 2

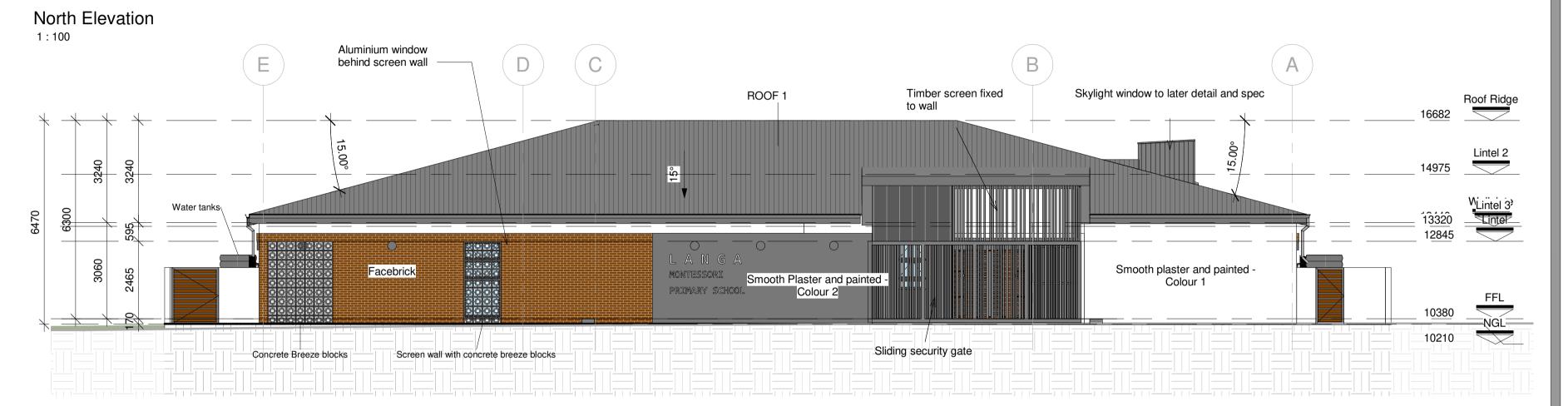


3D VIEW 3

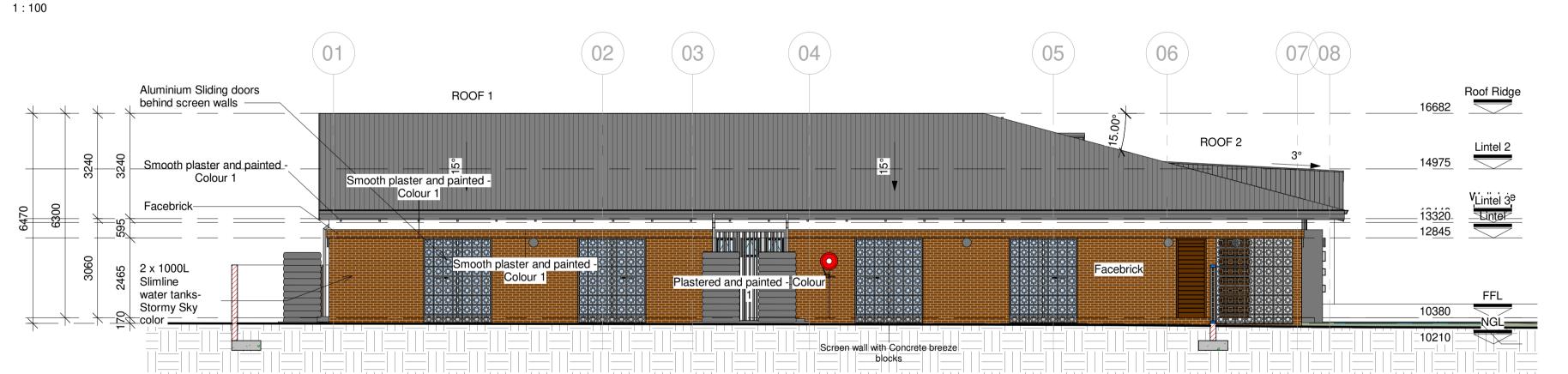


3D VIEW 4



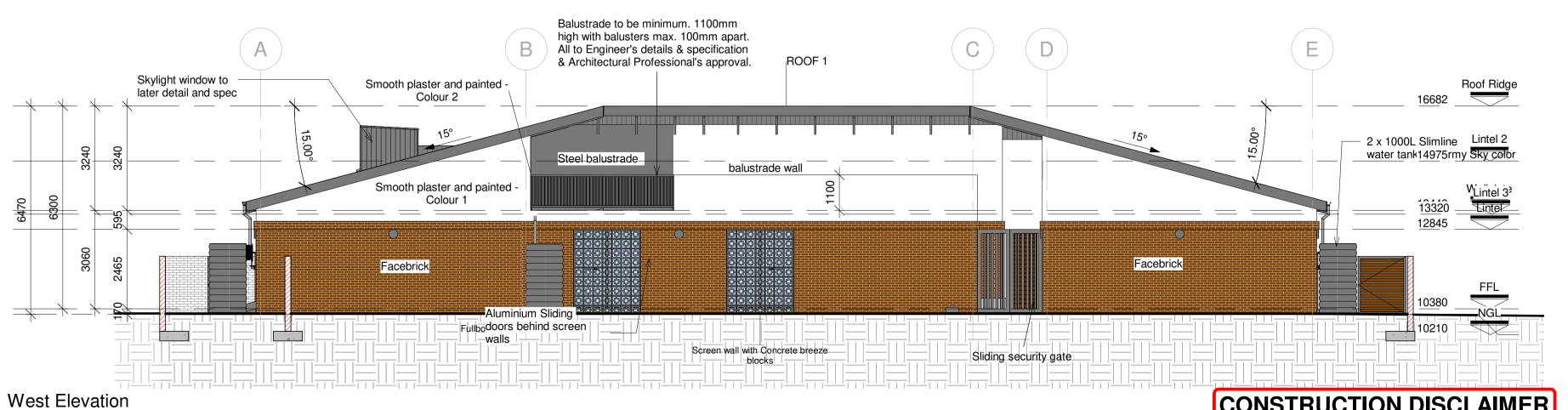


East Elevation



South Elevation 1:100

1:100



CONSTRUCTION DISCLAIMER

The Architectural Professional will not be held liable if these drawings are implemented prior to Municipal Approval.

LEGAL REQUIREMENTS

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400) ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER. ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT. ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO.

ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND. ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES. ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY. THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

REVISIONS

No.	Description	Date	Ву	То
Α	Mun Submission	2020-03-20	WPF	сост

Place of Education Zoning classification: Occupation classification:

Developer/Development:

STAGE 4.1: MUNICIPAL SUBMISSION

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION.
BPAS CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY
UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR
EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Client Represent.: Date: Client signature:



P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960 Fax +27 21 914-5962 | www.bpas.co.za | info @ bpas.co.za

Professional: SACAP no.: PrArch 24693823 Architect signature:

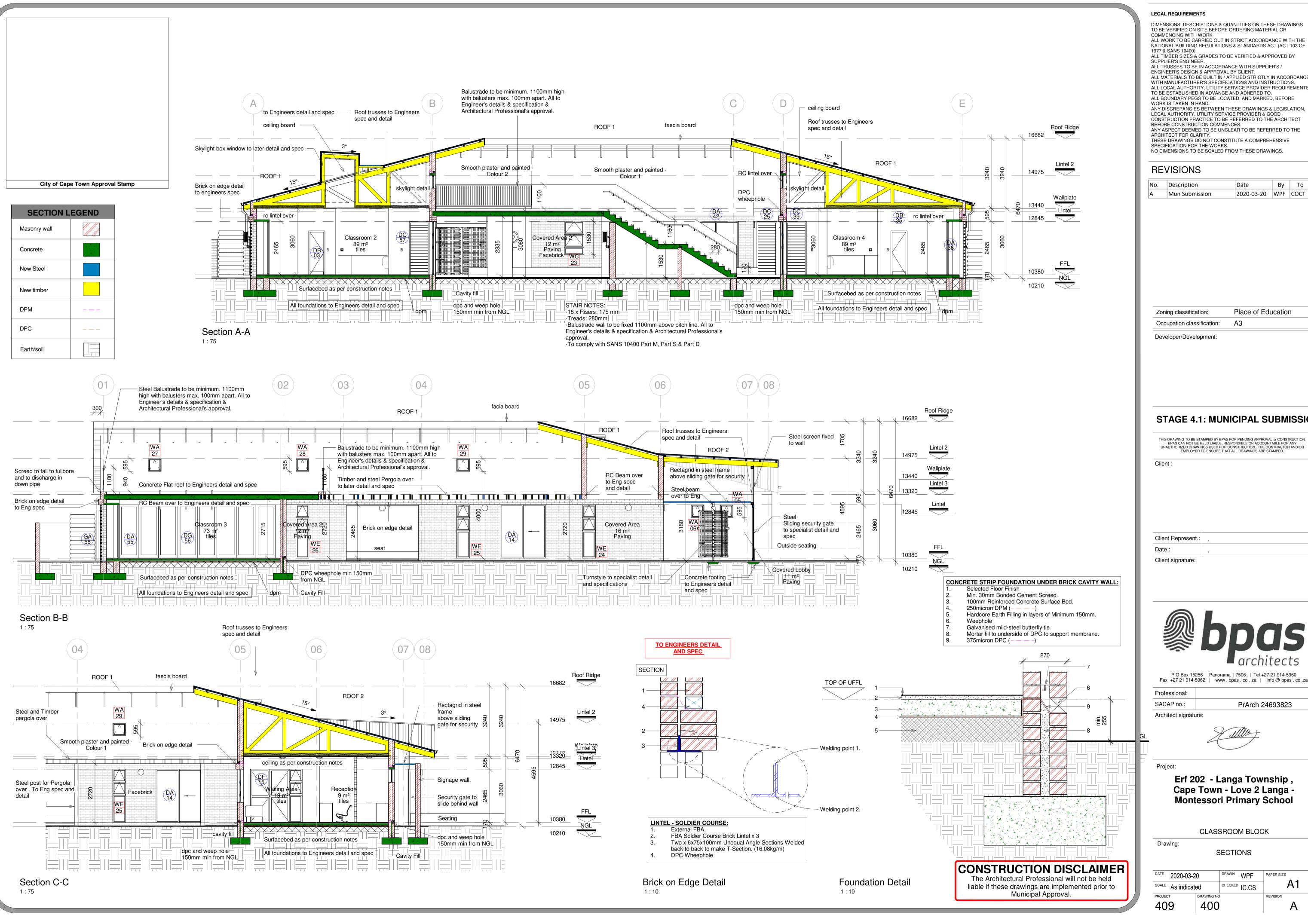


Erf 202 - Langa Township, Cape Town - Love 2 Langa -Montessori Primary School

CLASSROOM BLOCK

Drawing: **ELEVATIONS**

DATE 2020-03-20 DRAWN WPF SCALE As indicated



ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO. ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE

No.	Description	Date	Ву	То		
Α	Mun Submission	2020-03-20	WPF	сост		

Place of Education

STAGE 4.1: MUNICIPAL SUBMISSION

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION.
BPAS CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY
UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR
EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

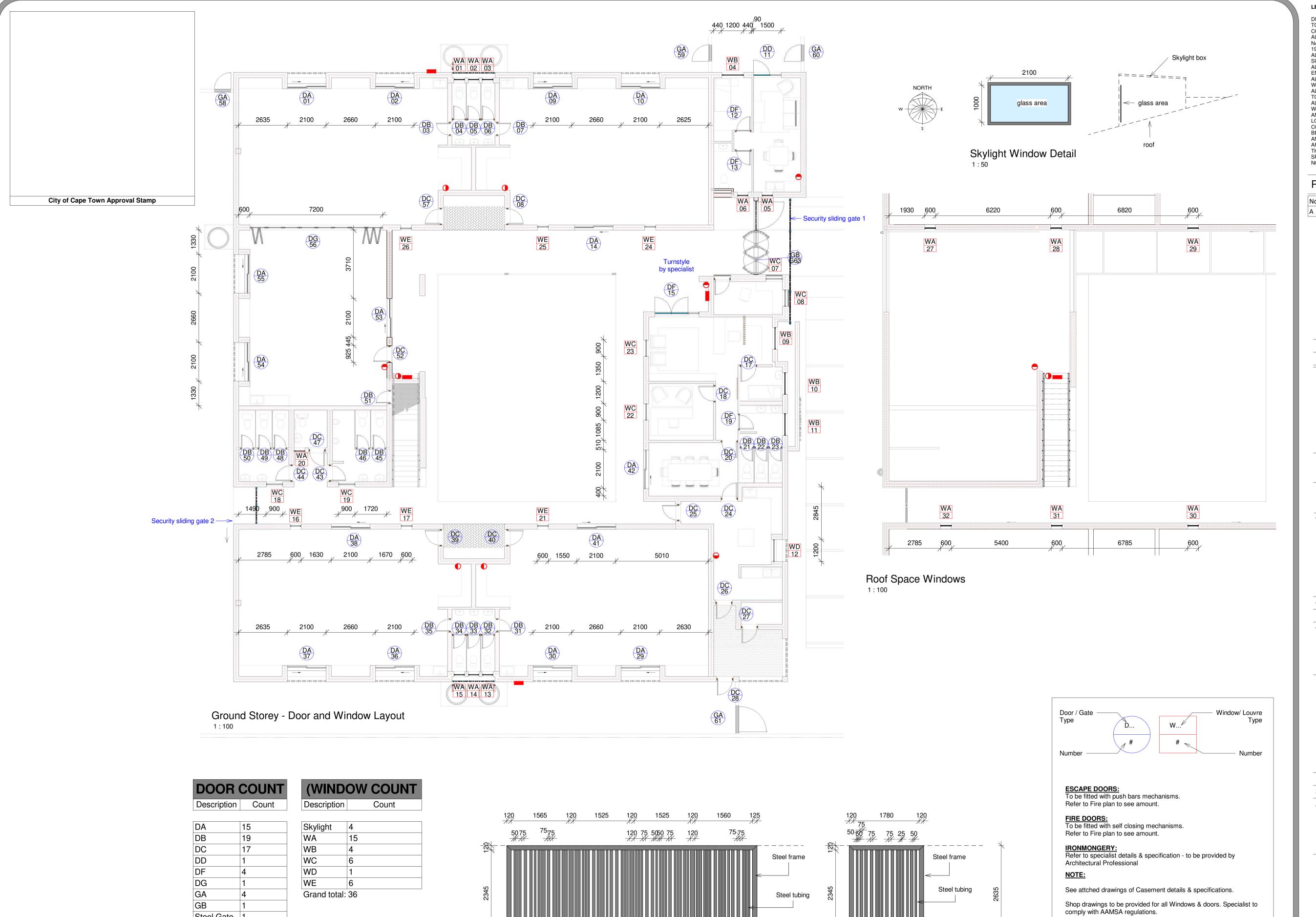
P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960 Fax +27 21 914-5962 | www.bpas.co.za | info@bpas.co.za

PrArch 24693823



Erf 202 - Langa Township, Cape Town - Love 2 Langa -Montessori Primary School

DATE 2020-03-2	.0	DRAWN	WPF	PAPER SIZE
SCALE As indicate	ed	CHECKED	IC.CS	A1
PROJECT	DRAWING NO)		REVISION
409	400			A



Gates to be manifactured and fitted by specialis

Security Sliding Gate nr 1

Security Gate Legend

Steel Gate 1

Grand total: 63

LEGAL REQUIREMENTS

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK ALL WORK TO BE CAPITAL OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400)

ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.

ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT. ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO. ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND.

ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES. ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY. THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

REVISIONS

l =					
ı	Vo.	Description	Date	Ву	То
I A	4	Mun Submission	2020-03-20	WPF	сост

Occupation classification: A3	Zoning classification:	Place of Education
	Occupation classification:	A3

Developer/Development:

STAGE 4.1: MUNICIPAL SUBMISSION

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION.
BPAS CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY
UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR
EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Client Represent.:	
Date :	
Client signature:	



P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960 Fax +27 21 914-5962 | www.bpas.co.za | info@bpas.co.za

Professional:	
SACAP no.:	PrArch 24693823
A	

Architect signature:



Erf 202 - Langa Township, Cape Town - Love 2 Langa -Montessori Primary School

CLASSROOM BLOCK

DOOR AND WINDOW PLAN LAYOUT

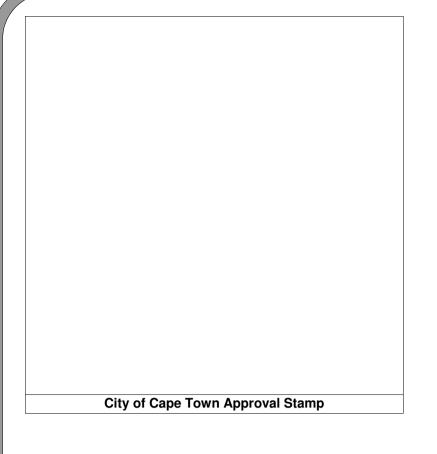
DATE 2020-03-20		DRAWN	WPF	PAPER SIZE
SCALE As indicate	ed	CHECKED	IC.CS	A1
PROJECT	DRAWING NO)		REVISION
409	600			Α

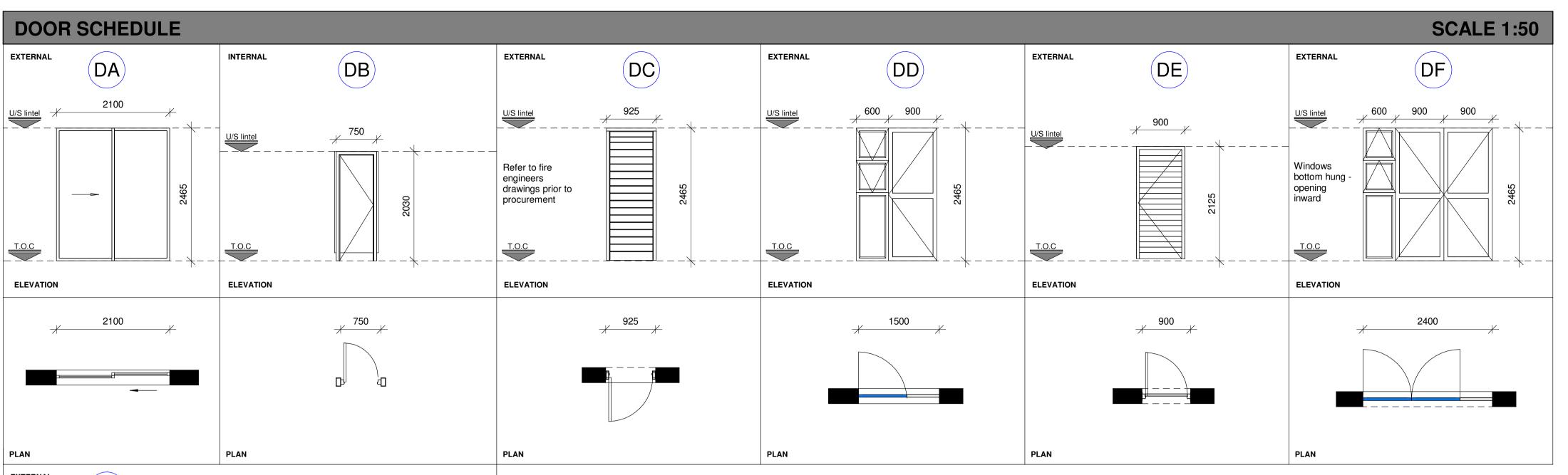
CONSTRUCTION DISCLAIMER The Architectural Professional will not be held liable if these drawings are implemented prior to Municipal Approval.

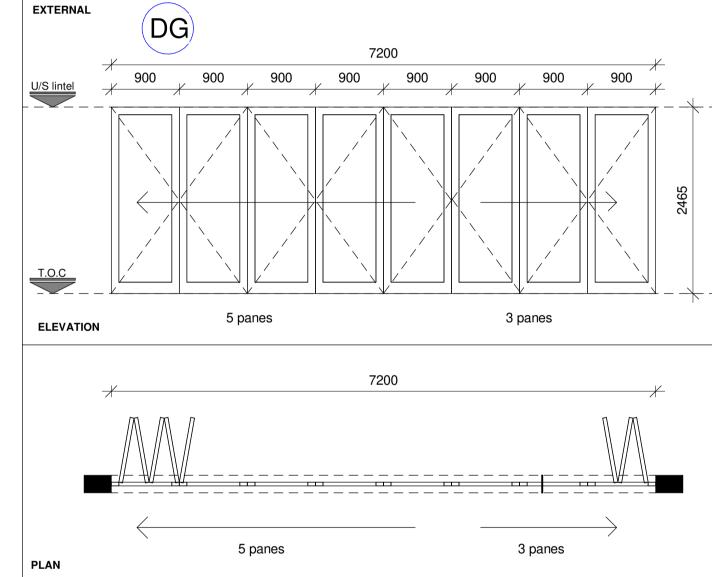
Windload to be provided by Structural Engineer & Specialist to design

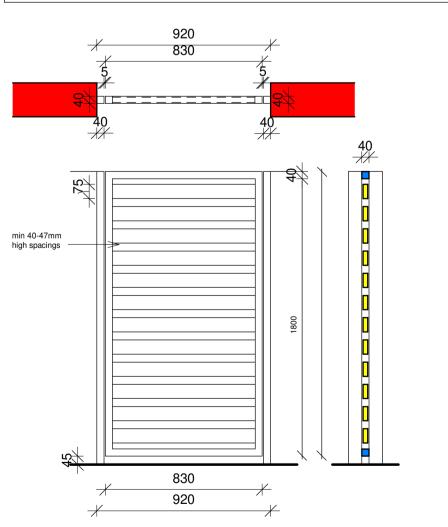
according to this factor.

Security Sliding Gate nr 2









- Manufactured from 38 X 38 tube, 75 X 25 tube
- All welds to be grinded clean
 Unspecified radius are 3mm.
 All steel work to be epoxy coated

Gate Detail - GA

1:20

DOOR SCHEDULE							
Mark	Level	Description	Count	Frame Type	Fire Rating		
DA							
01	FFL	DA	1	Aluminium	-		
02	FFL	DA	1	Aluminium	-		
09	FFL	DA	1	Aluminium	-		
10	FFL	DA	1	Aluminium	-		
14	FFL	DA	1	Aluminium	-		
29	FFL	DA	1	Aluminium	-		
30	FFL	DA	1	Aluminium	-		
36	FFL	DA	1	Aluminium	-		
37	FFL	DA	1	Aluminium	-		
38	FFL	DA	1	Aluminium	-		
41	FFL	DA	1	Aluminium	-		
42	FFL	DA	1	Aluminium	-		
53	FFL	DA	1	Aluminium	-		
54	FFL	DA	1	Aluminium	-		
55	FFL	DA	1	Aluminium	-		
DA: 15							
DB							
03	FFL	DB	1	Timber	-		
04	FFL	DB	1	Timber	-		
05	FFL	DB	1	Timber	-		
06	FFL	DB	1	Timber	-		
07	FFL	DB	1	Timber	-		
21	FFL	DB	1	Timber	-		
22	FFL	DB	1	Timber	-		
23	FFL	DB	1	Timber	-		
31	FFL	DB	1	Timber	-		
32	FFL	DB	1	Timber	-		
33	FFL	DB	1	Timber	-		
34	FFL	DB	1	Timber	-		
35	FFL	DB	1	Timber	-		
45	FFL	DB	1	Timber	-		
46	FFL	DB	1	Timber	-		
48	FFL	DB	1	Timber	-		
49	FFL	DB	1	Timber	-		
50	FFL	DB	1	Timber	-		
51	FFL	DB	1	Timber	-		
DB: 19							
DC							
08	FFL	DC	1	Timber	-		

Mark	Level	Description	Count	Frame Type	Fire Rating
17	FFL	DC	1	Timber	-
18	FFL	DC	1	Timber	-
20	FFL	DC	1	Timber	-
24	FFL	DC	1	Timber	-
25	FFL	DC	1	Timber	-
26	FFL	DC	1	Timber	-
27	FFL	DC	1	Timber	-
28	FFL	DC	1	Timber	-
39	FFL	DC	1	Timber	-
40	FFL	DC	1	Timber	-
43	FFL	DC	1	Timber	-
44	FFL	DC	1	Timber	-
47	FFL	DC	1	Timber	-
52	FFL	DC	1	Timber	-
57	FFL	DC	1	Timber	-
G67	FFL	DC	1		-
DC: 17					
DD					
11	FFL	DD	1	Aluminium	-
DD: 1					
<u> </u>					
DF		DE	4	A1	
12	FFL	DF	1	Aluminium	
13	FFL	DF	1	Aluminium	
15	FFL	DF	1	Aluminium	-
19 DF: 4	FFL	DF	1	Aluminium	
DF: 4					
DG					
56	FFL	DG	1	Aluminium	_
DG: 1	116	- DG	1	Aluminum	_
Da. 1					
GA					
58	FFL	GA	1	Steel	-
59	FFL	GA	1	Steel	-
60	FFL	GA	1	Steel	-
61	NGL	GA	1	Steel	-
GA: 4			-	2.33.	
•					
GB					
G63		GB	1	Steel	
GB: 1					
Steel G	ate				
G65	FFL	Steel Gate	1		
Steel G	ate: 1				
63					

DOOD SCHEDIII E

DOOR COUNT

Description	Count		
DA	15		
DB	19		
DC	17		
DD	1		
DF	4		
DG	1		
GA	4		
GB	1		
Steel Gate	1		
Grand total: 63			

CONSTRUCTION DISCLAIMER

The Architectural Professional will not be held liable if these drawings are implemented prior to Municipal Approval.

LEGAL REQUIREMENTS

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400) ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER. ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT. ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO. ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND. ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

REVISIONS

ARCHITECT FOR CLARITY.

SPECIFICATION FOR THE WORKS.

No.	Description	Date	Ву	То
Α	Mun Submission	2020-03-20	WPF	COCT

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE

THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE

NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

Place of Education Zoning classification: Occupation classification:

Developer/Development:

STAGE 4.1: MUNICIPAL SUBMISSION

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION.
BPAS CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY
UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR
EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Client Represent.: Client signature:

P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960 Fax +27 21 914-5962 | www.bpas.co.za | info @ bpas.co.za

Professional: SACAP no.: PrArch 24693823 Architect signature:



Erf 202 - Langa Township, Cape Town - Love 2 Langa -Montessori Primary School

CLASSROOM BLOCK

Drawing:

DOOR SCHEDULE

DATE 2020-03-20		DRAWN	WPF	PAPER SIZE
SCALE As indicat	ed	CHECKED	IC.CS	A1
PROJECT DRAWING NO)		REVISION
409	601			Α



WINDO	WINDOW SCHEDULE SCALE 1:50								
EXTERNAL		EXTERNAL		EXTERNAL		EXTERNAL		EXTERNAL	
lintel	600 	lintel	1200	lintel	900	lintel	1200	lintel	600
	595		92		600 600		955		009 009
T.o.c	246	T.o.c	1865	T.o.c	330	T.o.c	1265	T.o.c	246
Туре	WA	Туре	WB	Туре	WC	Туре	WD	Туре	WE
Description	Bottom hung - Opening inward - aluminium windowas shown able to meet the mechanical performance requirements of SANS 613 for wind loads of up to 2000Pa with surfaces to receive.	Description	Bottom hung - Opening inward - aluminium windowas shown able to meet the mechanical performance requirements of SANS 613 for wind loads of up to 2000Pa with surfaces to receive.	Description	Bottom hung - Opening inward - aluminium window with bottom light as shown able to meet the mechanical performance requirements of SANS 613 for wind loads of up to 2000Pa with surfaces to receive.	Description	Bottom hung - Opening inward - aluminium window with bottom light as shown able to meet the mechanical performance requirements of SANS 613 for wind loads of up to 2000Pa with surfaces to receive.	Description	Bottom hung - Opening inward - aluminium window with bottom light as shown able to meet the mechanical performance requirements of SANS 613 for wind loads of up to 2000Pa with surfaces to receive.
Glass	Applied in accordance with SANS 1796 by an approved applicator. Laminated Safety Glass, Intruderprufe NS. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations, to SANS 10137:2011.	Glass	Applied in accordance with SANS 1796 by an approved applicator. Laminated Safety Glass, Intruderprufe NS. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations, to SANS 10137:2011.	Glass	Applied in accordance with SANS 1796 by an approved applicator. Laminated Safety Glass, Intruderprufe NS. Glazing shall be executed strictly in conformance with glass manufacturer`s recommendations, to SANS 10137:2011.	Glass	Applied in accordance with SANS 1796 by an approved applicator. Laminated Safety Glass, Intruderprufe NS. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations, to SANS 10137:2011.	Glass	Applied in accordance with SANS 1796 by an approved applicator. Laminated Safety Glass, Intruderprufe NS. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations, to SANS 10137:2011.
Frame	All in accordance with SANS 10400 Parts B, N, XA, fitted in accordance with Wispeco Casement 30.5 system, plugged and screwed to brickwork or concrete.	Frame	All in accordance with SANS 10400 Parts B, N, XA, fitted in accordance with Wispeco Casement 30.5 system, plugged and screwed to brickwork or concrete.	Frame	All in accordance with SANS 10400 Parts B, N, XA, fitted in accordance with Wispeco Casement 30.5 system, plugged and screwed to brickwork or concrete.	Frame	All in accordance with SANS 10400 Parts B, N, XA, fitted in accordance with Wispeco Casement 30.5 system, plugged and screwed to brickwork or concrete.	Frame	All in accordance with SANS 10400 Parts B, N, XA, fitted in accordance with Wispeco Casement 30.5 system, plugged and screwed to brickwork or concrete.
Colour	Interpon, Charcoal, Matt Finish, CODE: ANP 3055, Category Classification: Recieve 60-80µm, Class1 powder coating, supplied by a manufacturer complying with SANS 1578.	Colour	Interpon, Charcoal, Matt Finish, CODE: ANP 3055, Category Classification: Recieve 60-80µm, Class1 powder coating, supplied by a manufacturer complying with SANS 1578.	Colour	Interpon, Charcoal, Matt Finish, CODE: ANP 3055, Category Classification: Recieve 60-80µm, Class1 powder coating, supplied by a manufacturer complying with SANS 1578.	Colour	Interpon, Charcoal, Matt Finish, CODE: ANP 3055, Category Classification: Recieve 60-80µm, Class1 powder coating, supplied by a manufacturer complying with SANS 1578.	Colour	Interpon, Charcoal, Matt Finish, CODE: ANP 3055, Category Classification: Recieve 60-80µm, Class1 powder coating, supplied by a manufacturer complying with SANS 1578.
Ironmongery	To specialist detail & specification, supplier to provide adequate Ironmongery. Architectural Professional to approve before installation. Contractor to supply Architectural Professional with Shopdrawings of door & Ironmongery before ordered.	Ironmongery	To specialist detail & specification, supplier to provide adequate Ironmongery. Architectural Professional to approve before installation. Contractor to supply Architectural Professional with Shopdrawings of door & Ironmongery before ordered.	i dimidilgery	To specialist detail & specification, supplier to provide adequate Ironmongery. Architectural Professional to approve before installation. Contractor to supply Architectural Professional with Shopdrawings of door & Ironmongery before ordered.	Ironmongery	To specialist detail & specification, supplier to provide adequate Ironmongery. Architectural Professional to approve before installation. Contractor to supply Architectural Professional with Shopdrawings of door & Ironmongery before ordered.	Ironmongery	To specialist detail & specification, supplier to provide adequate Ironmongery. Architectural Professional to approve before installation. Contractor to supply Architectural Professional with Shopdrawings of door & Ironmongery before ordered.

(WINDOW COUNT Description Count Skylight 4 WA 15 WC

Grand total: 36

WD

CONSTRUCTION DISCLAIMER
The Architectural Professional will not be held

liable if these drawings are implemented prior to Municipal Approval.

LEGAL REQUIREMENTS

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400) ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER. ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT. ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO. ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND. WORK IS TAKEN IN HAND.

ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION,
LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD
CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT
BEFORE CONSTRUCTION COMMENCES.
ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE
ARCHITECT FOR CLARITY.
THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE

THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE

NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

REVISIONS

SPECIFICATION FOR THE WORKS.

No.	Description	Date	Ву	То
Α	Mun Submission	2020-03-20	WPF	СОСТ

Zoning classification:	Place of Education
Occupation classification:	A3

Developer/Development:

STAGE 4.1: MUNICIPAL SUBMISSION

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION.

BPAS CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY
UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR
EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

	Client Represent.:	
	Date :	
	Client signature:	



P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960 Fax +27 21 914-5962 | www.bpas.co.za | info @ bpas.co.za

Professional:	
SACAP no.:	PrArch 2469382

Architect signature:



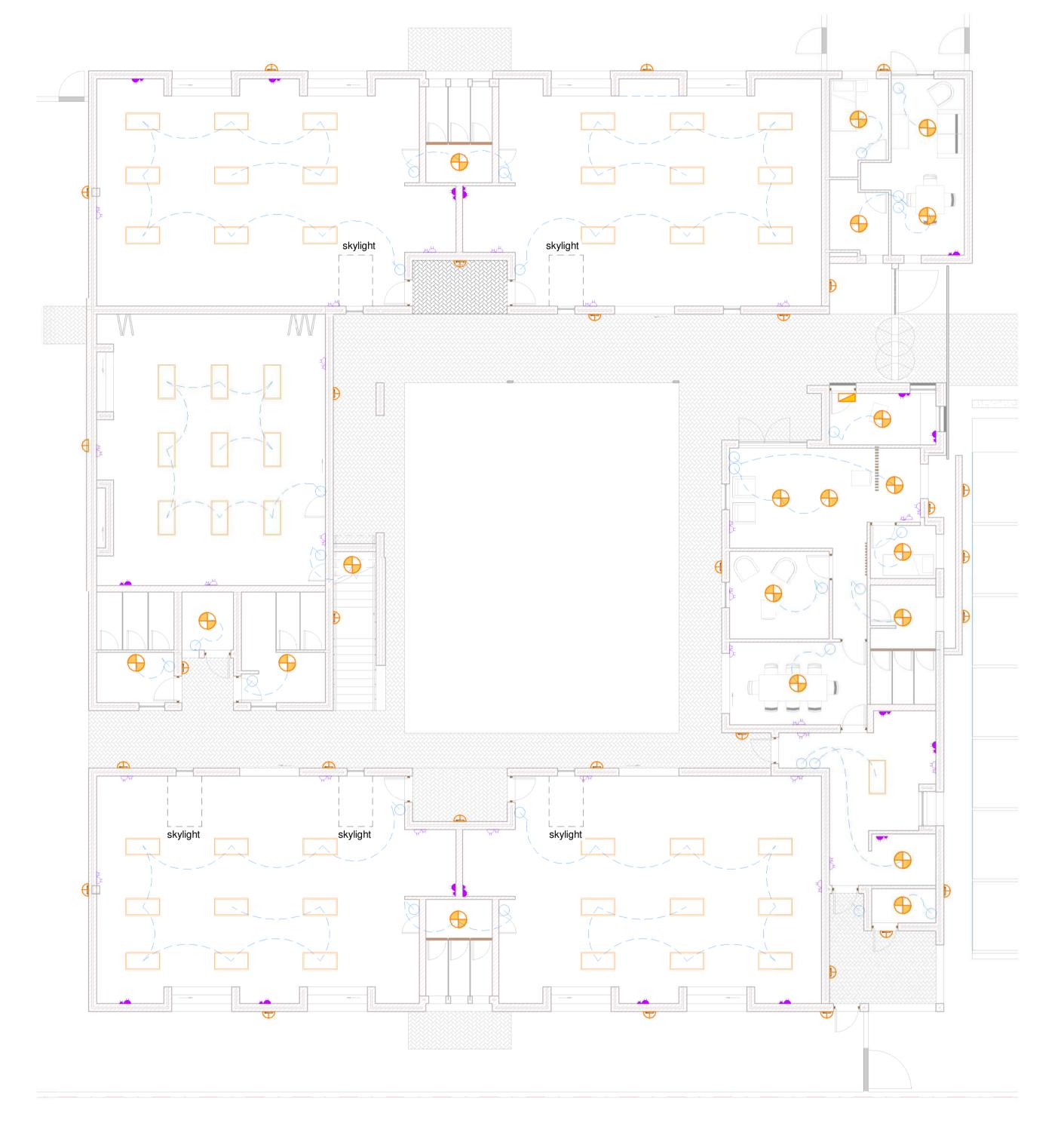
Erf 202 - Langa Township, Cape Town - Love 2 Langa -Montessori Primary School

CLASSROOM BLOCK

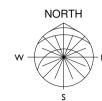
WINDOW SCHEDULE

DATE 2020-03-20		WPF	PAPER SIZE
	CHECKED	IC.CS	Al
DRAWING NO)		REVISION
602			Α
	DRAWING NO	-	CHECKED IC.CS DRAWING NO

City of Cape Town Approval Stamp



Ground Storey - Electrical Layout



ELECTRICAL LEGEND

– – Electrical Cable

DB boards to be provided by Contractor. Sufficient provision to be provided on DB circuit for all new electrical points and cabling. DB board position to Contractor / Specialist indication. All external fittings to be connected to a Day / night

Switch sensor to be positioned on the North Eastern corner of building.

All External fittings to be connected to a Day / Night switch. Switch sensor to be positioned on the North Eastern corner of building. All light fittings to match fittings/heights, etc of existing

All Electrical related items must comply with National Building Regulations and SANS 10400.
Refer to ceiling note to ensure correct positioning and

type of ceiling board. Mechanical ventilation points to be checked with Mechanical engineer.

ELECTRICAL SCHEDULE				
Type Image	Description	Count		
	Dual plug sockets: Old SA standard, ZA plug socket 1100mm AFFL	17		
	DB Board	1		
МД	Dual plug sockets: Old SA standard, ZA plug (SANS 146-2) socket 300mm AFFL	27		

Grand total: 45

ELECTRICAL SCHEDULE - LIGHTS

LLLO	ITHOAL SOITEDOLL - L	-101110
Type Image	Description	Count
Q	Light switch - single	28
	Solo - ceiling mounted internal - Walkways/Store	20
	Tube light	46
	Solo - Wall - external	29

Grand total: 123

CONSTRUCTION DISCLAIMER

The Architectural Professional will not be held liable if these drawings are implemented prior to Municipal Approval.

LEGAL REQUIREMENTS

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400) ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER. ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT. ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO. ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND. WORK IS TAKEN IN HAND.

ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION,
LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD
CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT
BEFORE CONSTRUCTION COMMENCES.

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE
ARCHITECT FOR CLARITY.

THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE

REVISIONS

SPECIFICATION FOR THE WORKS.

No.	Description	Date	Ву	То
Α	Mun Submission	2020-03-20	WPF	сост

THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE

NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

Zoning classification:	Place of Education		
Occupation classification:	A3		

Developer/Development:

STAGE 4.1: MUNICIPAL SUBMISSION

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL or CONSTRUCTION.
BPAS CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY
UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR
EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

	Client Represent.:	
	Date :	
	Client cianeture	

Client signature:



P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960 Fax +27 21 914-5962 | www.bpas.co.za | info @ bpas.co.za

Professional:	
SACAP no.:	PrArch 2469382

Architect signature:

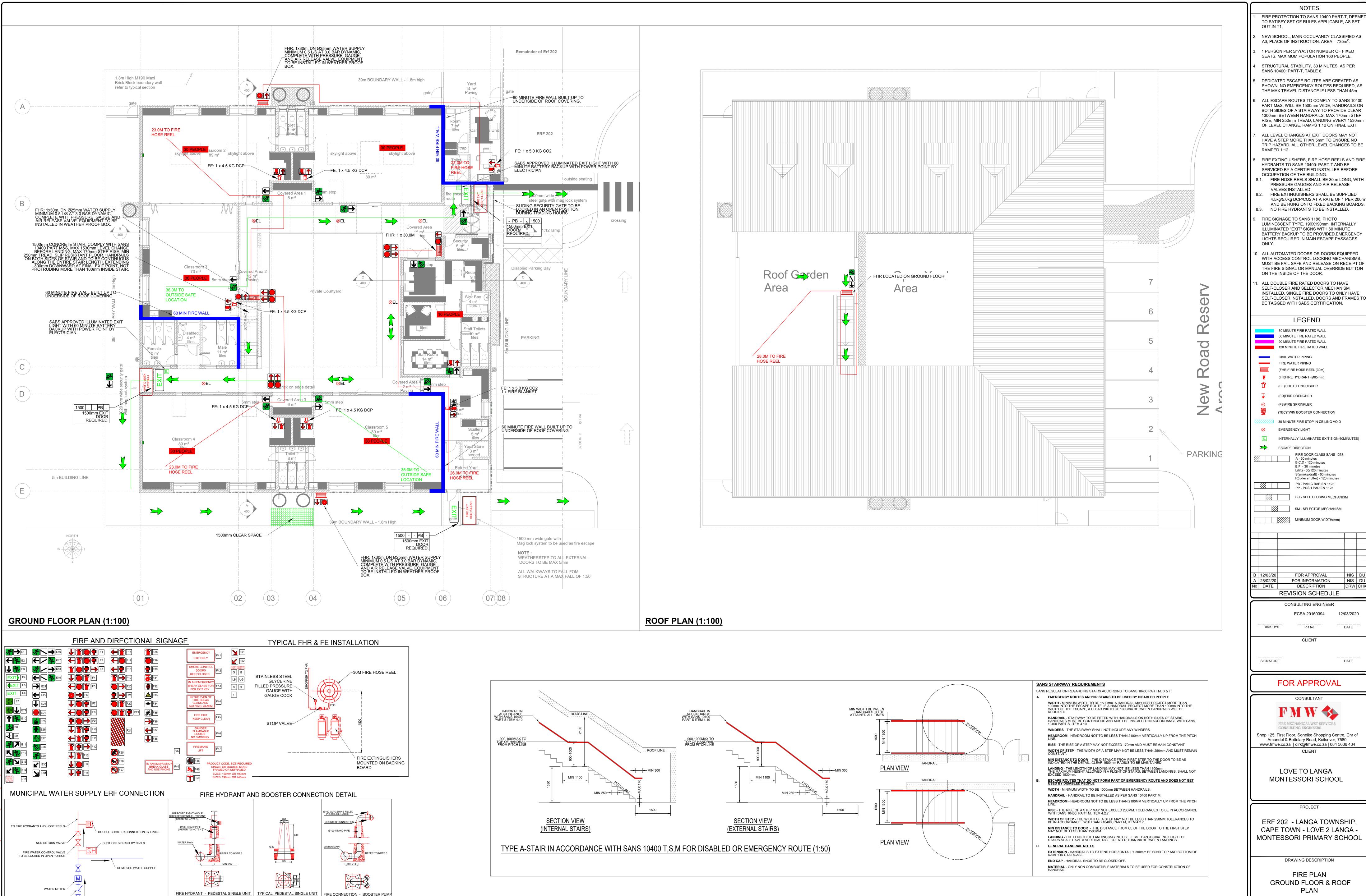


Erf 202 - Langa Township, Cape Town - Love 2 Langa -Montessori Primary School

CLASSROOM BLOCK

ELECTRICAL LAYOUT

DATE 2020 02	20	DRAWN	WPF	PAPER SIZE
2020-03-20 SCALE As indicated		CHECKED	***	Α1
AS ITIUICA	1		IC.CS	PEMOION
PROJECT 409	603			REVISION
400	000	'		/ /



TO SATISFY SET OF RULES APPLICABLE, AS SET

NEW SCHOOL, MAIN OCCUPANCY CLASSIFIED AS

1 PERSON PER 5m²(A3) OR NUMBER OF FIXED

SEATS. MAXIMUM POPULATION 160 PEOPLE.

STRUCTURAL STABILITY, 30 MINUTES, AS PER

DEDICATED ESCAPE ROUTES ARE CREATED AS SHOWN. NO EMERGENCY ROUTES REQUIRED, AS

THE MAX TRAVEL DISTANCE IF LESS THAN 45m. ALL ESCAPE ROUTES TO COMPLY TO SANS 10400

PART M&S, WILL BE 1500mm WIDE, HANDRAILS ON BOTH SIDES OF A STAIRWAY TO PROVIDE CLEAR

OF LEVEL CHANGE, RAMPS 1:12 ON FINAL EXIT. ALL LEVEL CHANGES AT EXIT DOORS MAY NOT HAVE A STEP MORE THAN 5mm TO ENSURE NO

TRIP HAZARD. ALL OTHER LEVEL CHANGES TO BE FIRE EXTINGUISHERS, FIRE HOSE REELS AND FIRE

OCCUPATION OF THE BUILDING. 8.1. FIRE HOSE REELS SHALL BE 30.m LONG, WITH PRESSURE GAUGES AND AIR RELEASE

8.2. FIRE EXTINGUISHERS SHALL BE SUPPLIED 4.5kg/5.0kg DCP/CO2 AT A RATE OF 1 PER 200m AND BE HUNG ONTO FIXED BACKING BOARDS. 8.3. NO FIRE HYDRANTS TO BE INSTALLED.

FIRE SIGNAGE TO SANS 1186, PHOTO LUMINESCENT TYPE. 190X190mm. INTERNALLY ILLUMINATED "EXIT" SIGNS WITH 60 MINUTE BATTERY BACKUP TO BE PROVIDED.EMERGENCY LIGHTS REQUIRED IN MAIN ESCAPE PASSAGES

). ALL AUTOMATED DOORS OR DOORS EQUIPPED WITH ACCESS CONTROL LOCKING MECHANISMS, MUST BE FAIL SAFE AND RELEASE ON RECEIPT OF THE FIRE SIGNAL OR MANUAL OVERRIDE BUTTON

ON THE INSIDE OF THE DOOR. . ALL DOUBLE FIRE RATED DOORS TO HAVE

SELF-CLOSER AND SELECTOR MECHANISM INSTALLED. SINGLE FIRE DOORS TO ONLY HAVE SELF-CLOSER INSTALLED. DOORS AND FRAMES TO BE TAGGED WITH SABS CERTIFICATION.

(FHR)FIRE HOSE REEL (30m)

(FH)FIRE HYDRANT (Ø65mm)

(TBC)TWIN BOOSTER CONNECTION

INTERNALLY ILLUMINATED EXIT SIGN(60MINUTES)

FIRE DOOR CLASS SANS 1253: A - 60 minutes B,C,D - 120 minutes

L(lift) - 60/120 minutes S(smoke/draft) - 60 minutes R(roller shutter) - 120 minutes PB - PANIC BAR EN 1125 PP - PUSH PAD EN 1125

FOR APPROVAL

FOR INFORMATION DESCRIPTION REVISION SCHEDULE

FOR APPROVAL

CONSULTANT

CONSULTING ENGINEERS Shop 125, First Floor, Soneike Shopping Centre, Cnr of Amandel & Bottelary Road, Kuilsriver, 7580. www.fmwe.co.za | dirk@fmwe.co.za | 084 5636 434

LOVE TO LANGA MONTESSORI SCHOOL

ERF 202 - LANGA TOWNSHIP, CAPE TOWN - LOVE 2 LANGA -MONTESSORI PRIMARY SCHOOL

DRAWING DESCRIPTION

GROUND FLOOR & ROOF

ORIGINAL SIZE SCALE 25/02/2020 AS SHOWN DRAWING NUMBER REV 20007 - F - 001

STRAINER-

ISOLATING VALVE—

CONNECTION - BOOSTER PUMP

DETAIL "B" (N.T.S.)

DETAIL "A" (N.T.S.)

NOTES:

1. PEDESTAL MUST BE ERECTED DIRECTLY OVER THE MAIN.
2. CONCRETE PEDESTAL TO BE PAINTED GOLDEN YELLOW.
3. RIGHT ANGLE HYDRANT VALVE WITH SCREWED INLET AS SUPPLIED BY CHUBB FIRE.

4. STANDPIPE MATERIAL TO BE BLACK SABS 62 / BS 1387 MEDIUM QUALITY. 5. BEND MATERIAL TO BE CAST IRON OR MALLEABLE CI THREADED TO SABS 1109 / BS21 6. BOOSTER CONNECTOR - DIVIDING BREECHING WITH MOLE INSTANTANEOUS BLANK CAPS AND CHAIN.

MUNICIPAL MAIN WATER SUPPLY

DETAIL "A" (N.T.S.)