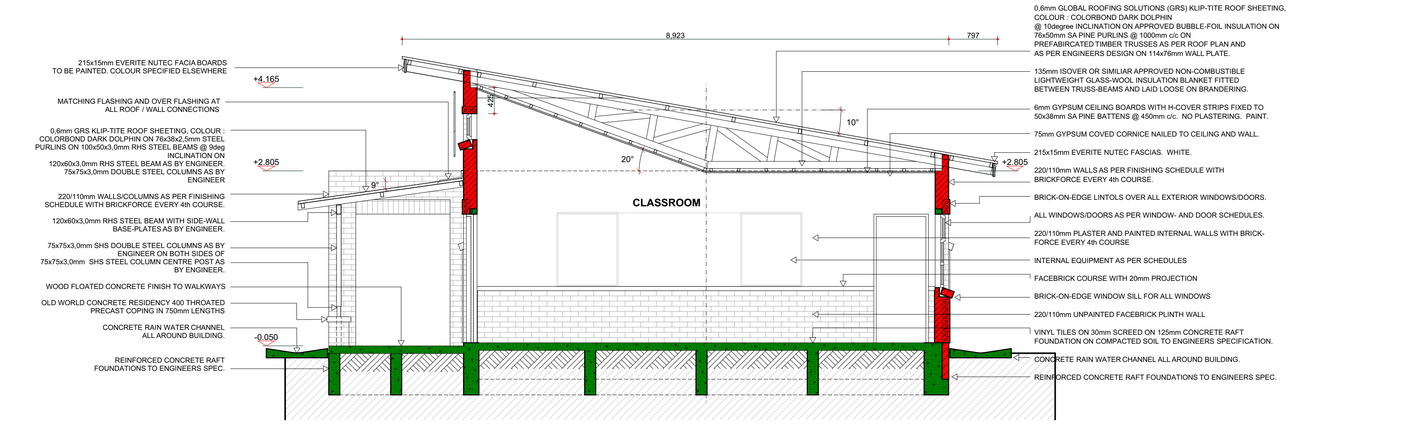
4 **NORTH ELEVATION** 1:100

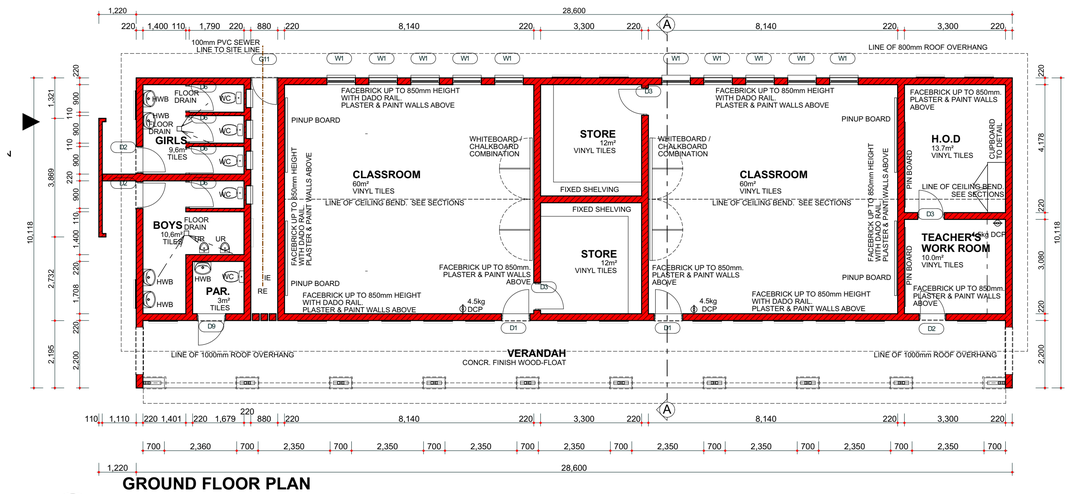
2 **SOUTH ELEVATION** 1:100



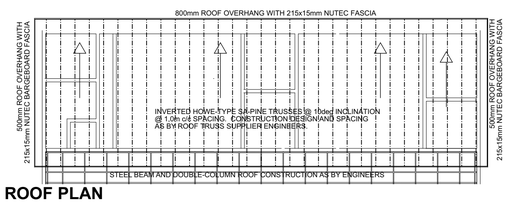
A **Section** 1:50

1 **EAST ELEVATION** 1:100

3 **WEST ELEVATION** 1:100



GROUND FLOOR PLAN
BLOCK :K & P
HOD+CL2+STO2+ABL-W
FFL BLOCK: K =1389.92 & FFL BLOCK :P =1389,86
SCALE 1 : 100



ROOF PLAN
BLOCK :K & P
HOD+CL2+STO2+ABL-W
SCALE 1 : 200

GENERAL

- THIS DRAWING IS COPYRIGHT RESERVED AND REMAINS THE PROPERTY OF INCLINE ARCHITECTS.
- ALL WORK TO BE EXECUTED IN STRICT COMPLIANCE WITH SANS10400.
- ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH ANY WORK.
- DRAWINGS MAY NOT BE SCALED FROM PRINTS.
- ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK TO BE EXECUTED BY REGISTERED SUBCONTRACTORS.
- WHERE REQUIRED, ARCHITECT'S DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.
- WHERE REQUIRED, ARCHITECT'S DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURER'S SPECIFICATION AND INSTALLATION INSTRUCTIONS.
- ALL SPECIFIED PROPRIETARY TERMS TO BE USED UNLESS SPECIFIED AS EQUAL APPROVED SPECIFICATIONS.
- FINISHED FLOOR LEVELS TO BE A MINIMUM OF 150mm ABOVE NATURAL GROUND LEVEL UNLESS OTHERWISE SHOWN.
- FIREWALLS TO BE BUILT UP TO UNDERSIDE OF ROOF COVERING.
- MINIMUM 150mm STEPPED THRESHOLD PLUS FIRE DOOR TO GARAGES IF INTERLEADING WITH HOUSE.
- ALL DOORS TO THE EXTERIOR THAT OPEN OUTWARDS ARE TO HAVE A 15mm STEP-UP TO THE INSIDE ON THE INSIDE OF THE DOOR LEAF.
- ALL DOORS TO THE EXTERIOR THAT OPEN INWARD ARE TO HAVE A 15mm STEP UP ALONG THE LONGITUDINAL CENTRELINE OF THE DOOR LEAF.
- ALL CONCRETE FOUNDATIONS TO BE A MINIMUM OF 600mm X 300mm AS VERIFIED BY ENGINEER.
- UNLESS SHOWN OTHERWISE. TOP OF CONCRETE FOUNDATION TO BE A MINIMUM OF 300mm BELOW NATURAL GROUND LEVEL.

PLUMBING AND SEWERAGE

- ALL PLUMBING WORK TO BE CARRIED OUT BY LICENSED AND REGISTERED PLUMBERS.
- INSPECTION EYES TO ALL BENDS. JUNCTIONS TO BE EASILY ACCESSIBLE. INSPECTION EYES TO HAVE VISIBLE MARKED COVERS AT GROUND LEVEL.
- RODDING EYES TO BE PROVIDED WHERE NECESSARY.
- ALL SOIL PIPES TO BE 100mm DIAMETER GLAZED EARTHENWARE OR PVC DRAINS AND TO HAVE A MINIMUM FALL OF 1 : 60. TOP OF DRAIN TO BE AT LEAST 300mm BELOW NATURAL GROUND LEVEL.
- ALL WASTE PIPES TO BE 50mm INTERNAL DIAMETER.
- ALL WASTE FITTINGS TO HAVE DEEP "P" RESEALED TRAPS AND TO BE FULLY ACCESSIBLE FOR REPAIRS AND CLEANING.
- ALL RAISED VENT PIPES TO EXTEND 900mm ABOVE ROOF LEVEL.
- WASTE PIPES EXCEEDING 6m LENGTH TO BE VENTED.
- S.V.P.'S TO ALL W.C'S HAVING MORE THAN 1200mm VERTICAL DISCHARGE.
- ALL SOIL AND WASTE FITTINGS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE AND REPAIRS.
- ALL SUBSOIL DRAINS TO BE ACCESSIBLE AT 24m CENTRES BY MEANS OF MANHOLES OR CLEANING EYES.
- A MANHOLE TO BE PROVIDED WITHIN 1,2m OF THE ERF BOUNDARY.
- ALL DRAINS UNDER BUILDING TO BE STRAIGHT RUNS, WITH INSPECTION EYES AT THE ENDS. THE PIPE TO BE ENCASED IN MINIMUM 150mm CONCRETE (15MPA MINIMUM STRENGTH).
- STORMWATER TO RUN NATURALLY WITH SLOPE OF SITE.
- ALL PAVING TO BE LAID TO FALLS AWAY FROM BUILDING.

WATERPROOFING AND DAMPPROOFING

- 375micron BRICKGRIP POLYTHENE DAMP PROOF COURSE TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- D.P.C. UNDER ALL WALLS AND SCREEN WALLS TO BE MINIMUM 150mm ABOVE FINISHED GROUND LEVEL AND VISIBLY PROTRUDING.
- D.P.C. TO BE PROVIDED UNDER WINDOW CILLS, BEHIND WEATHERBOARDS AND UNDER ROOF RIDGE TILES.
- VERTICAL D.P.C. TO ALL CHANGES IN FLOOR LEVEL. SURFACE BEDS TO BE ON APPROVED WATERPROOFING FORMING A CONTINUOUS SEALED MEMBRANE WITH THE D.P.C. UNDER WALLS.
- FLASHINGS AND COUNTER-FLASHINGS TO ALL CHANGES OF ROOF LEVELS AND TO CHIMNEYS AND WALL CONNECTIONS.
- IMPERVIOUS COPINGS TO ALL PARAPETS.
- WATERPROOFING TO ROOF SLABS TO BE DERBIGUM SP4 MEMBRANE OR SIMILAR APPROVED PRODUCT. ALL TO BE LAID (INCLUDING FLASHING AND COUNTER-FLASHING) STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH UBT BITUMINOUS PAINT TO ALL EXPOSED SURFACES AND GUARANTEED UNCONDITIONALLY FOR TEN YEARS.

GLAZING

- ALL GLAZING TO COMPLY WITH PART N OF SANS10400 NATIONAL BUILDING REGULATIONS.
- ALUMINIUM DOORS AND WINDOWS TO CONFORM TO AAAMSA AND SAGGA STANDARDS.

No	REVISION	DATE	APPROVED
00	ISSUED FOR COMMENT	14/4/2021	LD
01	FOR INFORMATION	11/5/2021	LD
02	INTERIOR EQUIPMENT	22/5/2021	LD

CONSULTANT

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DBSA Development Bank of Southern Africa
education Department of Education FREE STATE PROVINCE

CLIENT
FREE STATE DEPARTMENT OF BASIC EDUCATION

PROJECT
BERGMAN SECONDARY SCHOOL
PROPOSED NEW SECONDARY SCHOOL ON ERF NR 8363, HEIDEDAL EXT,17 MANGAUNG METRO MUNICIPALITY

DRAWING
HOD+CL2+STO2+ABL
GROUND FLOOR PLAN , ROOF PLAN , ELEVATIONS & SECTION

DESIGN	L Delport	DATE
DRAWN	C Meyer	DATE
CHECKED	L Delport	DATE
SCALE	AS SHOWN	DATE ISSUED: 7/15/2021
DRAWING STATUS	S	DRAWING No: ED036-T-ARC-17A

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