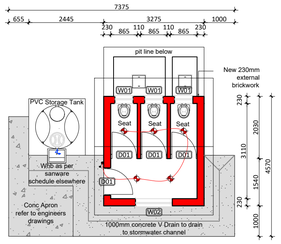
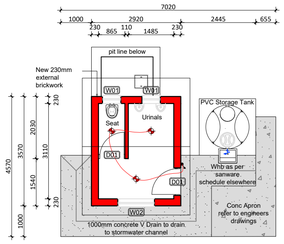
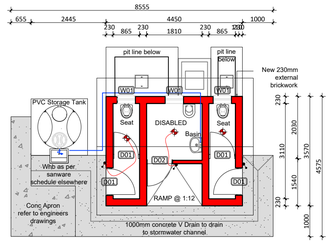


TYPICAL FLOOR PLAN
GIRLS TOILETS
SCALE 1:100

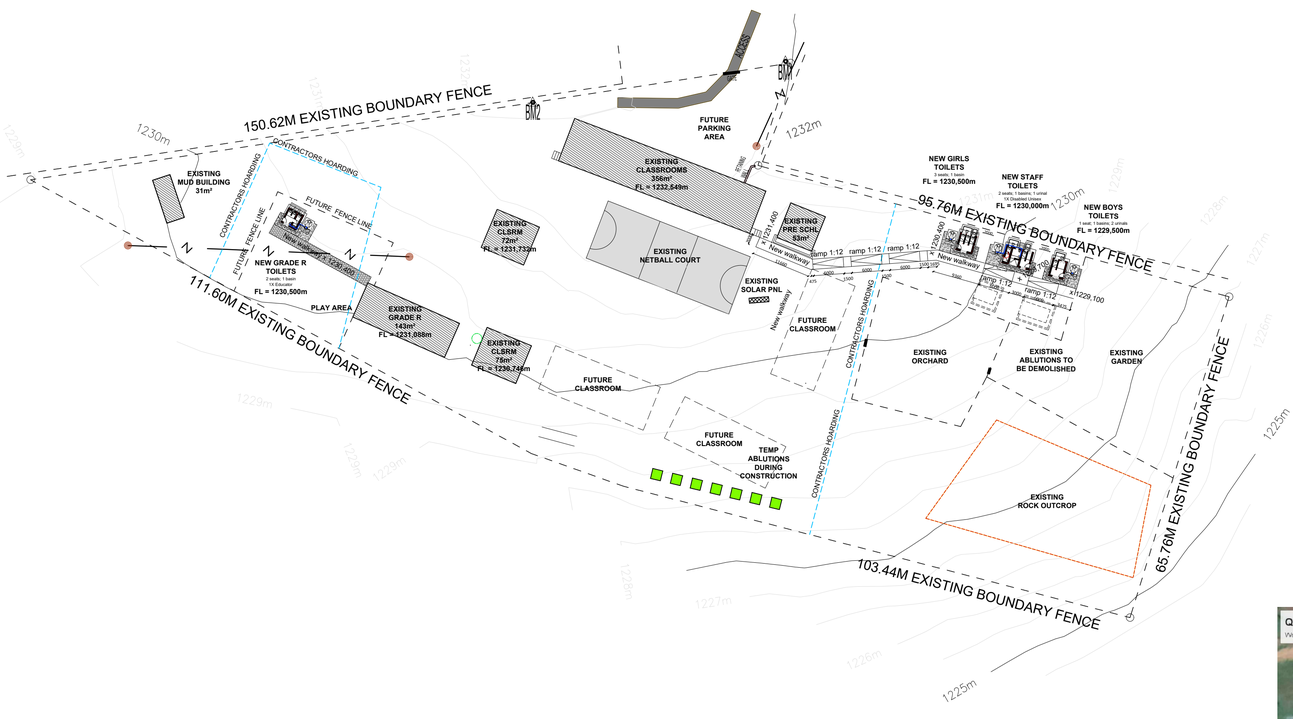


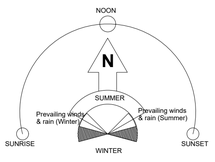
TYPICAL FLOOR PLAN
BOYS TOILETS
SCALE 1:100



TYPICAL FLOOR PLAN
STAFF TOILETS & 1X DISABLED UNISEX
SCALE 1:100

TYPICAL FLOOR PLAN
GRADE R TOILETS
SCALE 1:100





SITE DEVELOPMENT PLAN
Scale 1:600

The drawings will be used for construction of the following schools:
QIBA JSS

EMIS NO.	SCHOOL NAME	CLUSTER
200600686	QIBAJSS	

*The architect hereby assures the Eastern Cape Department of Education and the Eastern Cape Department of Roads and Public Works that these drawings concur with the approved Site Development Plans, and will be used without any changes or alterations. Any necessary and unavoidable changes or alterations must be pre-approved by the Eastern Cape Department of Education and Eastern Cape Department of Roads and Public Works before any works commences on construction site.

Project Architect : Buntu Sipuka	SACAP Registration no: 3365 7945
Date: 02/21	
Signature:	

*The structural & civil engineer hereby assures the Eastern Cape Department of Education and the Eastern Cape Department of Roads and Public Works that they were involve in all stages of developing these drawings & they concur with the approved Site Development Plans, and will be used without any changes or alterations. Any necessary and unavoidable changes or alterations must be pre-approved by the Eastern Cape Department of Education and Eastern Cape Department of Roads and Public Works before any works commences on construction site.

Project Engineer :	ECSA registration no:
Date: 02/21	
Signature:	

TABLE: SUMMARY FOR SCOPE OF WORKS: QIBA JSS

TABLE 2A: DEMOLITION WORKS

NO	BUILDING USAGE	AREA	SIZE	
1.	Administration Block	- -	N/A	
		AREAS	**QUANTITIES**	**TOTAL FOR ALL BLOCKS**
		Area/Clsrm	No. of clsrm	
2.	Classrooms	- -		
			No. of Cubicles	
3.	Toilets	2m²	10	21m²
4.	Building	- -	- -	- -

TABLE 2B: NEW WORKS

ABLUTIONS

NO	BUILDING USAGE	SEATS	BASINS	URINALS	GRADE R EDUCATOR
1.	Girls Toilets	03	01		
2.	Boys Toilets	01	01	02	
3.	Female Staff	01	01		
4.	Male Staff	01	01	00	
5.	Grade R	02	01		01
6.	Disabled	01	01		

GIBA JUNIOR SECONDARY SCHOOL

Enrolment range	Enrolment range per aender	Girls' toilets	Girls' basins	Boys' toilets	Boys' urinals	Boys' basins	Unisex Grade R toilets	Grade R basins	Unisex Disabled toilets & basins	Female staff toilets	Female staff basins	Male staff toilet	Male staff urinals	Male staff basins	Total toilets
0-25	0 - 13	2	1	1	1	1	0	0	1*	0	0	1	0	0	6
26-65	13-33	2	1	1	1	1	0	0	1*	0	0	1	0	0	6
66-134	33-67	3	2	1	2	1	2	1	1	1	1	1	0	1	11
135-310	68-155	6	4	2	4	2	3	2	1	2	1	1	1	1	20
311-620	156-310	8	6	4	4	2	4	3	1	2	1	1	1	1	25
621-930	311 -465	10	6	4	6	3	5	3	2	3	2	1	2	2	33
931-1240	466-620	12	8	6	6	4	5	3	2	3	2	1	2	2	37

Total Number of Learners: 122

Electrical Legend

	Wall mounted light
	Ceiling fitting light
	2 Tubular fluorescent light surface mounted
	Flush wall socket plug point 16A
	New heat resistance LED wall light.
	Wall mounted single switch

SUMMARY FOR HUMAN CAPITAL: QIBA J.S.S.

GRADE ENROLMENT FIGURES FOR 2021

	NUMBER OF PUPILS		
GRADES	GIRLS	BOYS	TOTAL
R	07	09	16
1	07	05	12
2	06	12	18
3	10	05	15
4	09	15	24
5	05	05	13
6	07	09	16
7	05	03	08
8			
SCHOOL GRAND TOTALS			122
STAFF			
MALE	FEMALE	TOTAL	
-	-	4	

Building Areas

Existing Buildings	= 699 m²
Proposed Buildings	= 76 m²
Buildings to be demolished	= -(30m²)
Total	= 745m²
Site Area	=12600m²
Total Covarage	= 5.9%

LEGEND

- Proposed buildings
- Existing building
- demolished works and buildings

GOOGLE VIEW IMAGE
Scale: nts

GENERAL NOTES:

NO CONSTRUCTION MAY PROCEED ON SITE PRIOR TO THE APPROVAL OF DRAWINGS BY THE LOCAL AUTHORITY. ANY BUILDING WORK THAT COMMENCES PRIOR TO THE BUILDING PLAN APPROVAL IS COMPLETELY AT THE OWNER'S RISK. THE ARCHITECT MAY NOT BE HELD RESPONSIBLE FOR ANY LOSS OR DAMAGE INCURRED. THE BUILDER IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING. CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE DRAWINGS BEFORE PUTTING ANY WORK IN HAND. LEVELS ARE APPROXIMATED AND MUST BE CONFIRMED BY CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION. RELATIVE FLOOR LEVELS WILL BE DETERMINED AFTER INSTALLATION OF MASTER DATUM.
ANY DISCREPANCIES ON DRAWINGS MUST BE POINTED OUT BY THE CONTRACTOR TO THE ARCHITECT. PRIOR CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE BUILDING(S), AND EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES, BUILDING LINES, SERVITUDES, ADJACENT BUILDINGS AND ROAD RESERVES. ANY ERRORS ARISING THEREFROM THE CONTRACTOR RESPONSIBLE TO ENGAGE BUILDING INSPECTORS ON EACH CONSTRUCTION STAGE, TO GET FULL SATISFACTION IN COMPLIANCE WITH LOCAL AUTHORITY BY LAW AND REGULATIONS. BURNT BRICKS TO BE USED FOR ALL WALLS, UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE ARCHITECT ALTERNATIVE TYPE OF BRICK.
CONDITIONS:
1. CONTRACTOR RESPONSIBLE FOR SOIL TESTS.
2. LAND SURVEYOR NOTE: THE SITE MUST BE IDENTIFIED BY A REGISTERED LAND SURVEYOR. THE OWNERSHIP OF THE LAND MUST BE VERIFIED PRIOR TO SETTING OUT OF WORKS. ALL WORKS TO BE SET OUT BY THE LAND SURVEYOR. THE COUNCIL MUST BE ISSUED WITH A LAND SURVEYOR'S CERTIFICATE OF CONFIRMATION.
3. ENGINEER TO BE REQUIRED THE FOLLOWING CERTIFICATES OF COMPLIANCE TO SANS AND NBR STANDARDS MAY BE REQUIRED FROM THE CONTRACTOR OR BY THE ARCHITECT/ OWNER FOUNDATION CERTIFICATE: ENGINEER CHEMICAL TREATMENT OF SOIL SPECIALIST: EPC COUNCIL INSPECTOR: ENGINEER DRAINAGE: ENGINEER WATER: ENGINEER ELECTRICAL: ENGINEER ROOF STRUCTURE: SPECIALIST SUB-CONTRACTOR: LAND SURVEYOR: CIVIL WORKS: CIVIL ENGINEER: TRAFFIC AND ROADS MARKING: TRAFFIC ENGINEER FIRE SAFETY CERTIFICATE: SPECIALIST AND/ OR COUNCIL LIGHTNING PROTECTION: SPECIALIST SUB-CONTRACTOR: ROOF STRUCTURE: SPECIALIST SUB-CONTRACTOR: ROOF COVERING: SPECIALIST SUB- CONTRACTOR: CONCRETE SLABS: SPECIALIST SUB- CONTRACTOR: MECHANICAL VENTILATION: SPECIALIST SUB- CONTRACTOR AND/ OR ENGINEER: MECHANICAL VENTILATION: SPECIALIST SUB- CONTRACTOR AND/ OR ENGINEER:
3. MATERIALS AND FINISHES:
ALL MATERIALS AND FINISHES TO BE AS WINDOW FRAMES, ROOF TILES, TILES, CORNICES, ETC MUST BE APPROVED BY THE ARCHITECT BEFORE ORDERING AND INSTALLATION. ALL PRODUCTS USED MUST COMPLY TO SABS STANDARD AND LOCAL AUTHORITY REQUIREMENTS. QUALITY OF ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH THE RELEVANT SABS CODES OF PRACTICE, B.S. SPECIFICATIONS AND SWALI. CONFORM TO THE STANDARDS SPECIFIED IN THE STANDARD PREAMBLES IN THE BILLS OF QUANTITIES, AVAILABLE FOR PERUSAL AT THE OFFICES OF THE ARCHITECT.
CONTRACTOR IS TO BUILD WITH APPROVED 67.5 X 5 WHETHER OR NOT THESE ARE SHOWN ON DRAWINGS. TO ALL EXTERNAL WALLS, AT EACH FLOORS, BEAMS OR PANARTT LEVEL AND TO ALL INTERNAL WALLS AT CEILING LEVEL. WHERE INTERNAL WALLS ALL PARTITION WORKS TO COMPLY WITH SABS 0400 ON NBR.
4. BUILDING STANDARDS: ALL WORKS MUST COMPLY TO THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977 AS AMENDED AND SANS 10400 AS THE MINIMUM REQUIREMENTS FOR PURPOSES. FIGURED DIMENSIONS TO BE USED AT ALL TIMES. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ONE ANOTHER. NOTES REFLECTED ON DRAWINGS APPLY FOR THE ENTIRE PROJECT AND WORKS. CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND PROTECT THESE FROM DAMAGE THROUGHOUT. THE DURATION OF THE WORKS.
5. SANITARY FITTINGS: ALL SANITARY FITTINGS TO COMPLY WITH SABS 1 180. WASTE PIPES TO BE Min. 50 mm Dia OTHERWISE SPECIFIED BY THE ENGINEERS. WASTE FITTING TO HAVE 100 MM SEALS TRAPS 50 mm DEEP. PROVIDE ANTI-VAC SIPTTLE TRAPS TO ALL WASTE FITTINGS. 6'L TO ALL BENDS AND JUNCTIONS TO BE ACCESSIBLE FOR CLEANING. ALL SOIL PIPES TO BE VENTILATED BY MEANS OF EXTENSION OF SOIL PIPES. FOUNDATIONS TO BE PROTECTED WHERE SOIL PIPES GO UNDER BUILDINGS.
6. GEYSER NOTE: TO COMPLY WITH SABS 0254.
7. ALL WINDOWS TO HABITABLE ROOMS SHALL NOT BE Min. 1800 mm HIGH WITH OPENINGS NOT LARGER THAN 100 mm. TO BE INSTALLED AT ALL AREAS WHERE THE FLOOR LEVEL DIFFERENCE OF 400 mm OCCURS. WINDOW OPENINGS ON LEVELS ABOVE GROUND FLOOR MUST BE PROVIDED WITH BALUSTRADES WHERE AN OPENING SECTION IS LOWER THAN 1000 mm AFFL.

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REVISIONS

REVISION No	DATE :	DESCRIPTION:

DISCIPLINE:
ARCHITECTURE

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basic education
Department:
Basic Education
REPUBLIC OF SOUTH AFRICA
PROVINCE OF THE EASTERN CAPE

IMPLEMENTED BY:
DBSA
DEVELOPMENT BANK OF SOUTHERN AFRICA
Building Africa's Prosperity

	SIGNATURE	DATE	SIZE
DRAWN	O.A.M	02/21	A1
DESIGNED	Z.Y.S	02/21	SCALE 1:600
VERIFIED	Z.Y.S	02/21	UNLESS STATED
VALIDATED		02/21	

CONTRACTOR:

DBSA
SAFE ABLUTIONS
QIBA JSS
EMIS NO. 200600686

DRAWING TITLE:
QIBA J.S.S. :
SITE DEVELOPMENT PLAN
& GOOGLE PHOTO

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ARCHITECT	QB - 686 - 100	SDP	04	23.04.21