

NEW STRUCTURES - PREFABRICATED CLASSROOMS AND COVERED TAP AND BASIN	
DESCRIPTION	
1	6 X New prefabricated classrooms and 1 x HOD office to be provided as indicated.
2	Structures to have pitched roof and veranda.
3	Structures to have concrete floor finished with vinyl.
4	All rooms to have wall mounted electric fans.
5	All rooms to have electricity.
6	All doors to have security gates.
7	All windows to have burglar bars.
8	All structures to have sheeted roofs with insulation and ceiling and aluminium rainwater goods.
9	Structures to have 2 X 5000L water tanks on plinth in fenced off service area.
10	New covered tap and basin area to have a tap and a basins.

EXTERNAL WORKS	
DESCRIPTION	
1	New stormwater "u" channels to be provided around all structures, including stormwater management.
2	Existing concrete walkways to be repaired and reused - new concrete walkways to be provided where necessary.
3	Courtyards to be paved where necessary.
4	New paved driveway and parking area with kerbing and suitable stormwater control to be provided.
5	New grassing and trees to be provided.
6	No existing trees to be cut without written approval from the ARCHITECT.

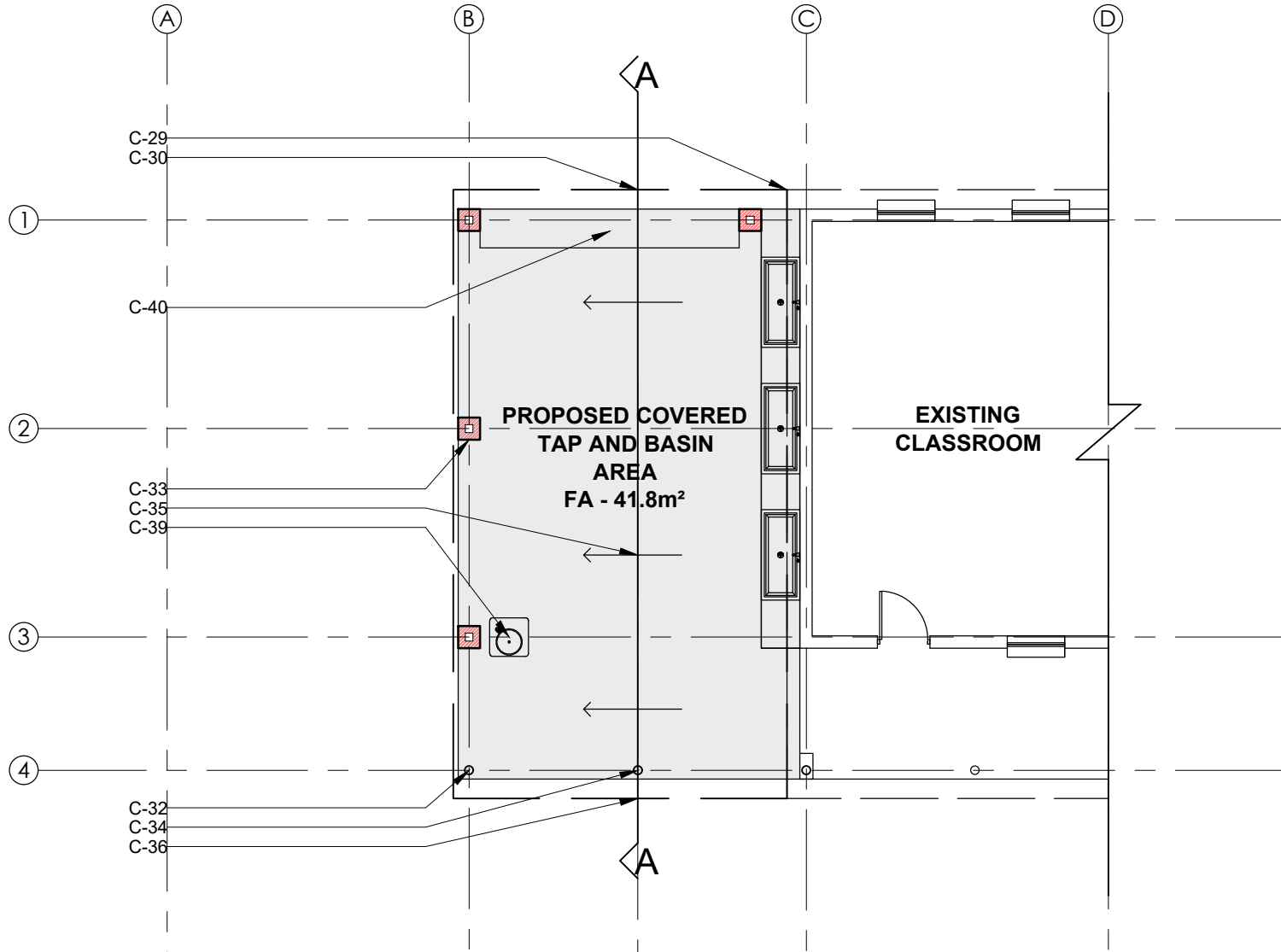
SUMMARY OF SCHOOL CLASSROOMS AND ENROLMENT AFTER PROPOSED WORKS	
NR.	DESCRIPTION
17	Existing classrooms.
6	New classrooms.
23	Total classrooms.
497	Learners male.
474	Learners female.
971	Total learners enrolment.
17	Educator Male.
19	Educator Female.
36	Total Educators.
1007	Learners and educators.
42.2	Number of learners to classroom.

PROPOSED SCOPE OF WORK	
DESCRIPTION	
1	6X New prefabricated classrooms + HOD office.
2	Host office to be at the end where he/she can manage and have view of the ablution.
4	Fencing of full site extent.
5	Drinking fountains, wash points.

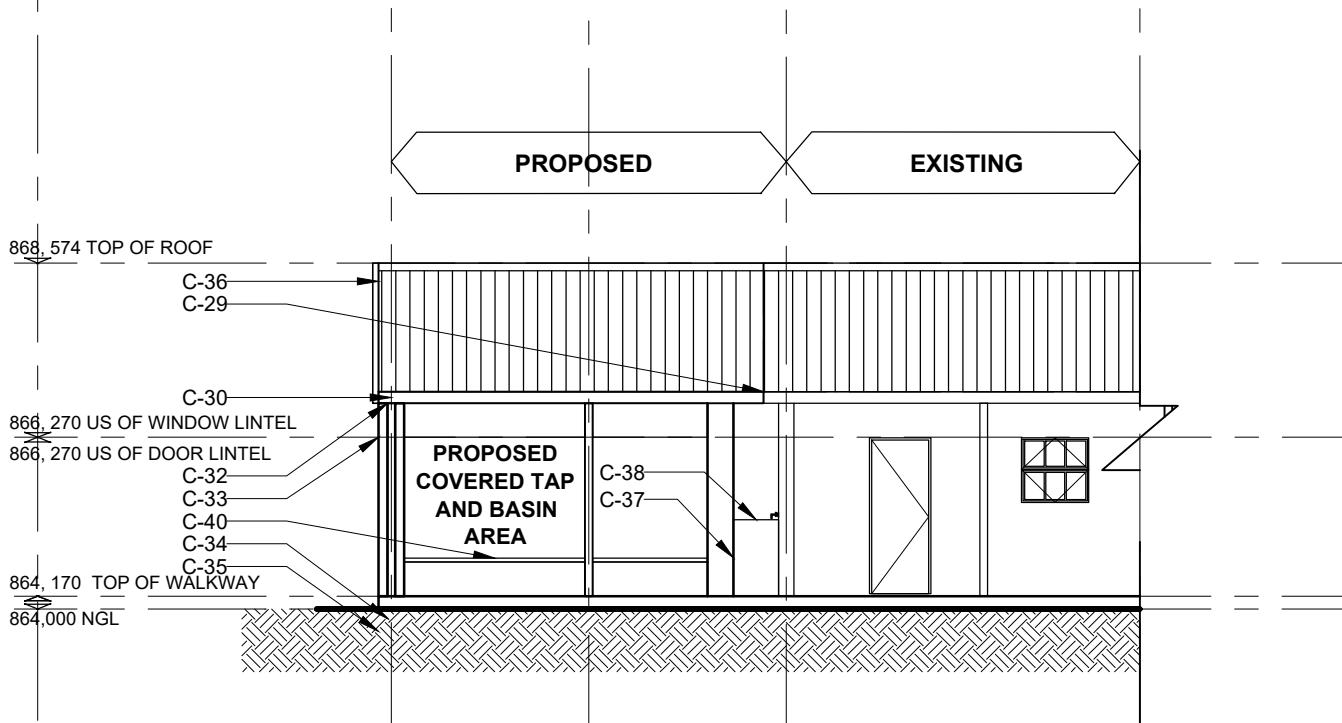
PLEASE NOTE:	
EXACT POSITION OF BLOCKS AND FENCE LINES STILL TO BE CONFIRMED	

PROPOSED FLOOR AREA FOR NEW WORKS		
BLOCKS	ROOMS	SQM
NEW CLASSROOMS	CLASSROOM 1	48
	CLASSROOM 2	48
	CLASSROOM 3	48
	CLASSROOM 4	48
	CLASSROOM 5	48
	CLASSROOM 6	48
BLOCK E	H.O.D.	41.8
	COVERED TAP AND BASIN AREA	32

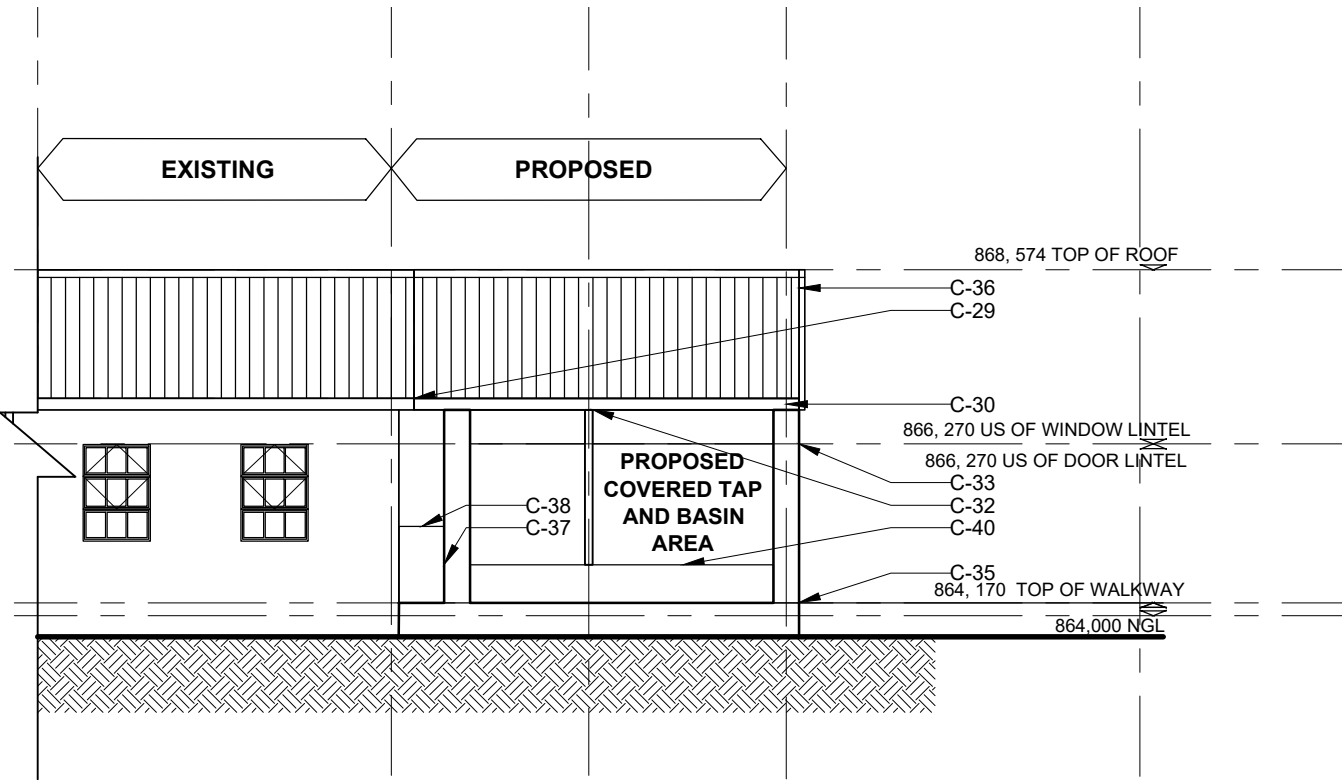
EXISTING FLOOR AREA FOR ALTERATIONS AND ADDITIONS	
PROPOSED SCOPE OF WORK	
DESCRIPTION	
C-29	All fascias and barge boards to be painted as per specification, colour to match.
C-30	New PVC gutters to be installed.
C-31	and new 80mm diameter round PVC rainwater downpipes installed.
C-32	Steel columns and foundation and specifications by engineer.
C-33	340mm x 340mm brick columns plastered and painted.
C-34	G.M.S tube structure to match existing roof.
C-35	New concrete floor finish to fall.
C-36	New roof cover as per specifications.
C-37	600mm wide cast concrete counter on brick piers
C-38	3x 600mm x 1400mm built in concrete basins with cold water taps.
C-39	1x Drinking fountain to detail.
C-40	340mm wide built in bench.



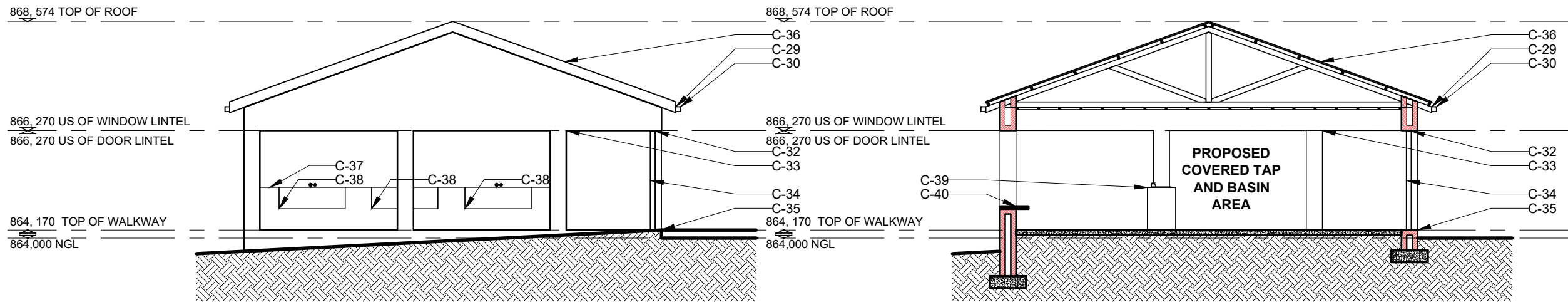
GROUND FLOOR PLAN AT SCALE 1:100



EAST ELEVATION AT SCALE 1:100



WEST ELEVATION AT SCALE 1:100



SOUTH ELEVATION AT SCALE 1:100

SECTION AT SCALE 1:100

SACAP REGISTRATION

DEBBIE WINTERMEYER

ARCHITECT

30 JUNE 2005

REGISTRATION NUMBER : 7517

BRYAN WINTERMEYER

ARCHITECT

14 MAY 2002

REGISTRATION NUMBER : 6591

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THE

WORKPLACE

AGENCY

REVISIONS		
No.	Description	Date
00	ISSUED TO CLIENT FOR INFORMATION	18-07-23

FOR INFORMATION

TOWN PLANNING PARAMETERS		
	Limitation/ Requirement	Actual Provided
Zoning	N/A	Institutional Zone 1
Stand Area:	N/A	12 756m² (PHASE 1)
Erf Area:		
Coverage	50%	10.95%
P.S.I. and Density	....	....
Parking	Grade R : 1 bay pp Primary School: 1 bay pp Secondary School: 1 bay pp	20 existing bays required and 7 proposed bays.
Height	At most 2 storeys	1 storey
Open Space	.....	.....
Building Lines	Street building line: Side Building Line: Rear Building Line: At least 10m	Allowed 10m see existing fence line, seen fence line as current building line.
Unit Orientation/ Size/Design	.....	.....
Boundary Wall	.....	.....
Effect on Adjacent Erven	.....	.....
Optimum Access	.....	.....
Circ.Phasing	.....	.....
General Quality Aesthetics	.....	.....
Occupancy Classification	.....	.....

DESIGN DRAWING APPROVED AND SIGNED BY DULY AUTHORISED REPRESENTATIVES

CLIENT	
DEVELOPMENT BANK OF SOUTH AFRICA	
Contact Person: Mr Debbie Wintermeyer	
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Signed :	Date : 18 Jul 2023
PROJECT ARCHITECTS & PROJECT MANAGERS	
THE WORKPLACE DEVELOPMENT FIRM cc.	
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	SAIA No: -
Signed :	Date : 18 July 2023
Practice : The Workplace Agency	SACAP No : ---
	SAIA No : PW 4693

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IMPORTANT GENERAL NOTICES	
All levels, dimensions, depths of excavation, heights of plinths, number of steps and sizes of foundations to be determined on site. Read figured dimensions in preference to scaling drawings prepared on surface examination only.	
These drawings are to be read in conjunction with structural engineer's, civil engineer's, mechanical engineer's or plumbing consultants drawings where specified.	
All work and material used to comply with SABS standards and NATIONAL BUILDING REGULATIONS ACT 103 of 1977 and amendments thereto as well as the by-laws of the relevant local authority.	
ALL WORK TO BE IN STRICT COMPLIANCE WITH SANS 10400 SANS 10400XA and SANS 204.	
All new construction HEALTH AND SAFETY Regulations to be strictly complied to. A comprehensive Health & Safety Plan to be submitted to the Principal Agent/ Project Manager for review and monitoring.	

PROJECT	
NONKQBELA SENIOR SECONDARY SCHOOL	
PROPOSED COVERED TAP AND BASIN AREA FLOORPLAN, ELEVATIONS AND SECTIONS	
Project number	202213
Date	18 JULY 2023
Drawn by	EB
Checked by	BW

MS - 102 - R01	
Scale	1:100 at A1

