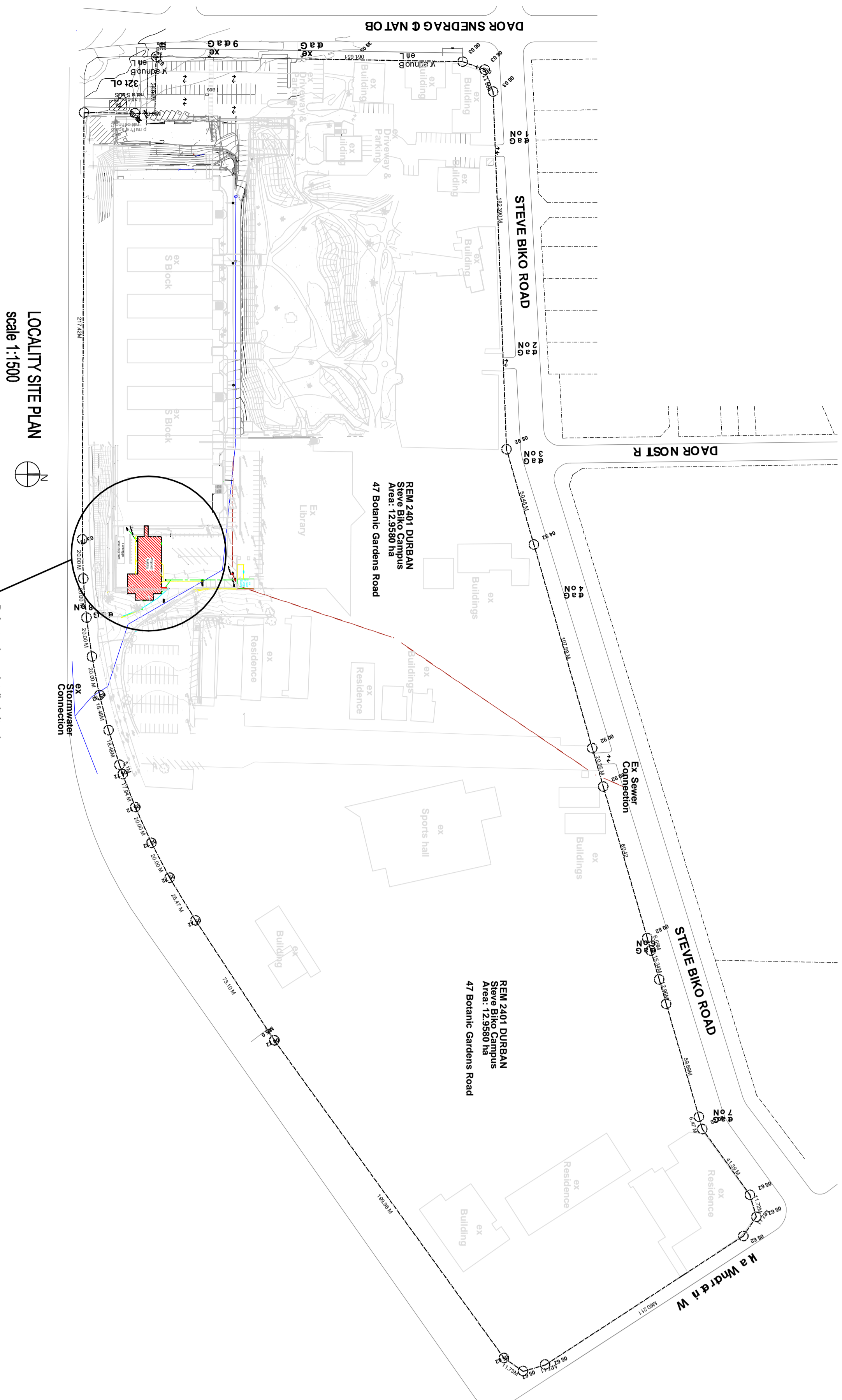
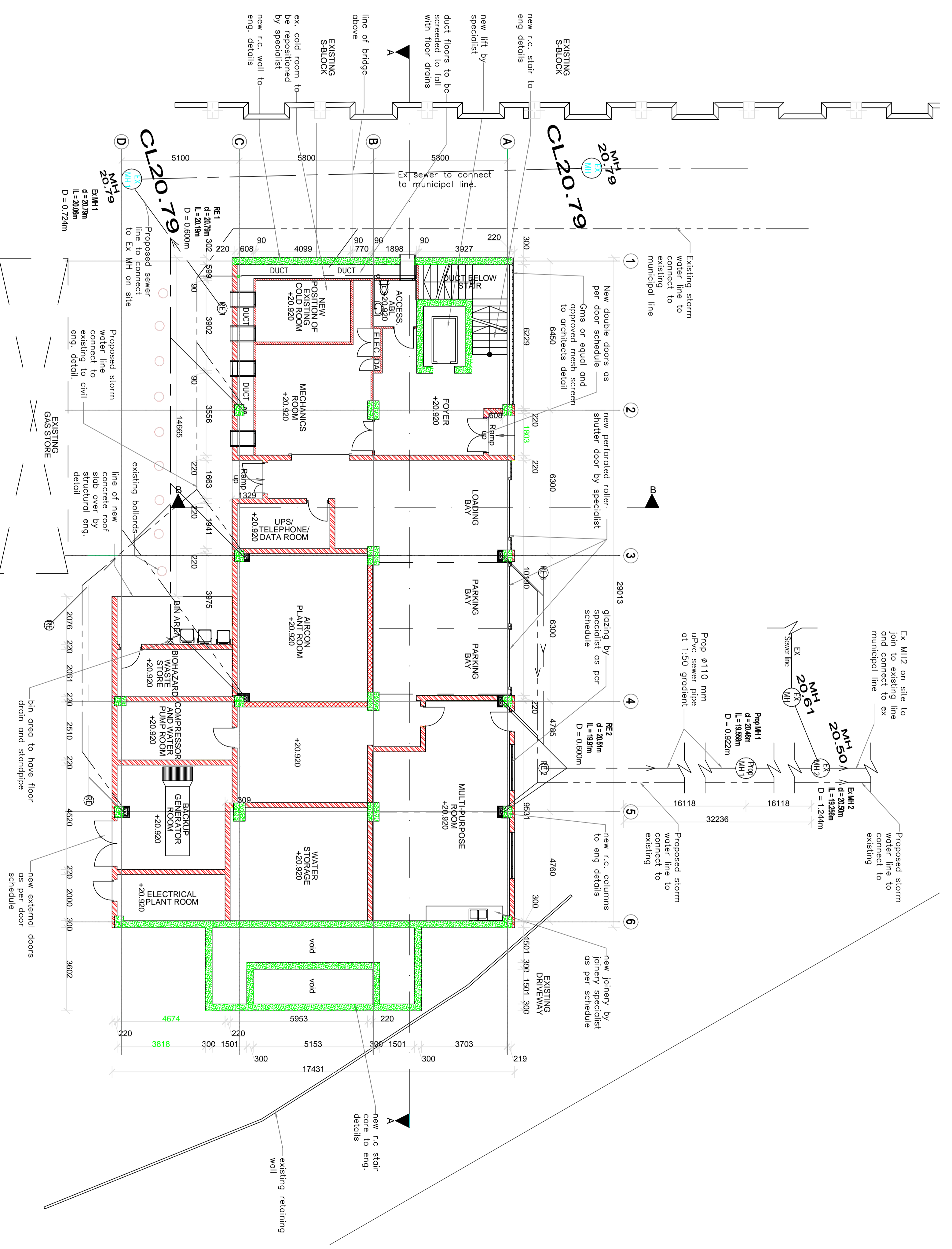


DETAILED SITE PLAN  
Scale 1:500



LOCALITY SITE PLAN  
Scale 1:1500



GROUND STOREY PLAN  
Scale 1:100  
AREA: 452 SQM

SCHEDULE OF AREAS	
SITE AREA	129 580,00 m <sup>2</sup>
PERMITTED COVERAGE (60%)	64 750,00 m <sup>2</sup>
PERMITTED F.A.R. (1.5)	194 370,00 m <sup>2</sup>
F.A.R.	
EXISTING F.A.R.	129 996,35 m <sup>2</sup>
PROPOSED GROUND STOREY	452,00 m <sup>2</sup>
STORY 1	444,00 m <sup>2</sup>
STORY 2	455,00 m <sup>2</sup>
STORY 3	444,00 m <sup>2</sup>
STORY 4 (ROOF)	229,00 m <sup>2</sup>
TOTAL F.A.R. PROPOSED	2270,51 m <sup>2</sup>
TOTAL EXISTING COVERAGE	550,00 m <sup>2</sup>
PROPOSED COVERAGE	452,00 m <sup>2</sup>
TOTAL COVERAGE PROPOSED (2,75% HA)	27 525,51 m <sup>2</sup>

**GENERAL NOTES**

ALL SERVICES TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED WITH ARCHITECT BEFORE COMMENCING ANY WORK.

NO REGISTRATION TO BE REMOVED WITHOUT PRIOR APPROVAL FROM ENVIRONMENTAL AND PROTECTED AREAS OFFICER ON SITE AND ANY DISCREPANCIES IDENTIFIED WITH ARCHITECT BEFORE COMMENCING ANY WORK.

ALL SEWER & STORMWATER DRAINAGE TO OIL ENGINEERS DETAILS & SPECIFICATIONS & TO CONNECT TO EXISTING MUNICIPAL LINES.

ALL BUILDING MATERIALS AND WORK TO COMPLY WITH SANS 10400 FINISHED DIMENSIONS TO BE TAKEN. • NO NET SCALE OF DIMENSIONS ALL SPECIFIC WORK TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.

ALL TRADE NAMES TO BE AS SPECIFIED OR OTHER APPROVED.

ALL WATERPROOFING BY SPECIALIST.

ALL SINKERS TO BE AS SPECIFIED ON SWANTRY SCHEDULE.

ALL TIE-BARS ARE SUGGESTED ONLY AND TO BE CONFIRMED BY ALL SPECIALIST ENGINEERS & MATERIALS TO BE PROVIDED / FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS BY RECOMMENDED SPECIALIST.

ROOF STRUCTURE TO OIL, DETAIL & SPEC.

ALL GARDEN SHALL COMPLY WITH SANS 10400 AND JAMAICA REGULATIONS AND SPECIFICATIONS.

ALL MECHANICAL WORK TO MECHANICAL ENGINEERS DETAILS AND SPECIFICATIONS.

ALL ELECTRICAL WORK TO ELECTRICAL ENGINEERS DETAILS AND SPECIFICATIONS.

**FIRE NOTICES (ALL TO COMPLY WITH PART 7)**

ALL EXTERNAL WALLS TO HAVE FIRE RESISTANCE OF 30min.

ALL FLOORS TO HAVE BREAK GLASS, FIRE ALARMS AND SMOKE DETECTORS.

ALL FIRE ESCAPE ROUTES TO HAVE EMERGENCY BACKUP LIGHTS & ILLUMINATED TO BE PHOTO LUMINESCENT.

STABILITY OF STRUCTURAL ELEMENTS SHALL COMPLY WITH ALL FLOOR COVERINGS SHALL COMPLY WITH – SANS 10177-3.

ALL WALL COVERINGS SHALL COMPLY WITH – SANS 10177-3.

SIGNAGE TO STAIRS SHALL COMPLY WITH – SANS 1186-3 LOGGING PERFORM TO COMPLY WITH – SANS 4,16,9 (PART-1)

<p><b>CLIENT SOLUTIONS</b></p> <p>CHROBOROI MAFENOSKSI P.O. BOX 20184 DURBAN NORTH 4016 KWAZULU 480 LILANI NGQONYI ROAD MORNINGSIDDE DURBAN 4001 TEL: 41 71 1111 KWAZULU NATAL INFO@CHROBOROI.MAFENOSKSI.COM</p>	<p><b>CLIENT SOLUTIONS</b></p> <p>STEVE BIKO CAMPUS UNIVERSITY OF DURBAN TECHNOLOGY</p>	<p><b>DESIGNED</b></p> <p>SCALE 1:200 (PRINTED ON A4)</p> <p>DATE 20/10/2024</p> <p>ES:J.A.R.</p>	<p><b>PROJECT</b></p> <p>STEVE BIKO CAMPUS LABORATORIES AND OFFICES FOR THE DEPARTMENT OF WASTE WATER TECHNOLOGY AND THE SOIL.</p>	<p><b>PROJECT STAGE</b></p> <p>PLANNING</p> <p>DATE 2000</p> <p>NO. 0</p>
--	---	---	--	---