

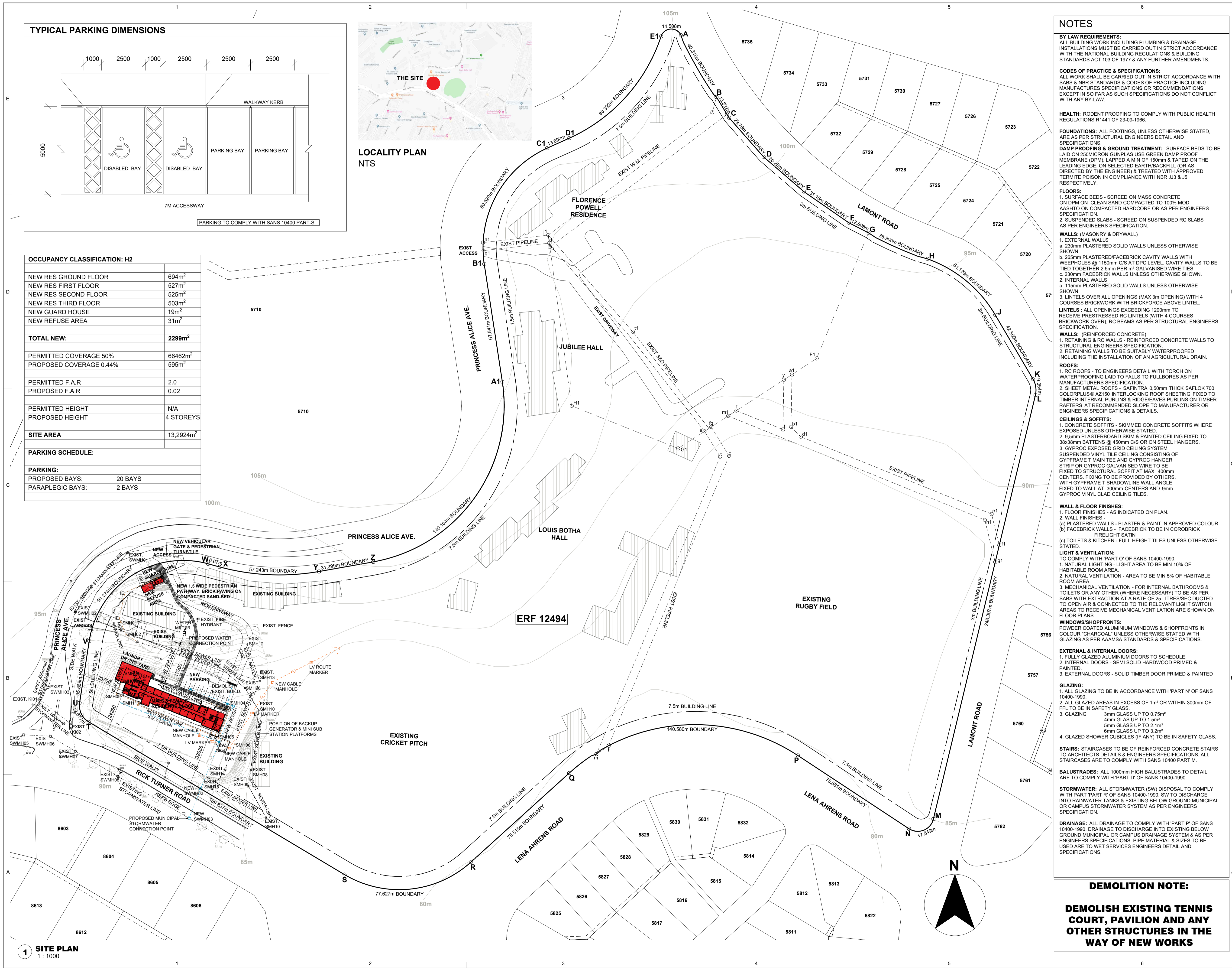
LOCALITY PLAN NTS

**OCCUPANCY CLASSIFICATION: H2**

NEW RES GROUND FLOOR	694m <sup>2</sup>
NEW RES FIRST FLOOR	527m <sup>2</sup>
NEW RES SECOND FLOOR	525m <sup>2</sup>
NEW RES THIRD FLOOR	503m <sup>2</sup>
NEW GUARD HOUSE	19m <sup>2</sup>
NEW REFUSE AREA	31m <sup>2</sup>
<b>TOTAL NEW:</b>	<b>2299m<sup>2</sup></b>
PERMITTED COVERAGE 50%	66462m <sup>2</sup>
PROPOSED COVERAGE 0.44%	595m <sup>2</sup>
PERMITTED F.A.R	2.0
PROPOSED F.A.R	0.02
PERMITTED HEIGHT	N/A
PROPOSED HEIGHT	4 STOREYS
<b>SITE AREA</b>	<b>13,2924m<sup>2</sup></b>

**PARKING SCHEDULE:**

PROPOSED BAYS:	20 BAYS
PARAPLEGIC BAYS:	2 BAYS



**NOTES**

- BY LAW REQUIREMENTS:**  
ALL BUILDING WORK INCLUDING PLUMBING & DRAINAGE INSTALLATIONS MUST BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & BUILDING STANDARDS ACT 103 OF 1977 & ANY FURTHER AMENDMENTS.
- CODES OF PRACTICE & SPECIFICATIONS:**  
ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH SABS & NBR STANDARDS & CODES OF PRACTICE INCLUDING MANUFACTURERS SPECIFICATIONS OR RECOMMENDATIONS EXCEPT IN SO FAR AS SUCH SPECIFICATIONS DO NOT CONFLICT WITH ANY BY-LAW.
- HEALTH: RODENT PROOFING TO COMPLY WITH PUBLIC HEALTH REGULATIONS R1441 OF 23-09-1966.**
- FOUNDATIONS:** ALL FOOTINGS, UNLESS OTHERWISE STATED, ARE AS PER STRUCTURAL ENGINEERS DETAIL AND SPECIFICATIONS.
- DAMP PROOFING & GROUND TREATMENT:** SURFACE BEDS TO BE LAID ON 250MICRON GUNPLAS USB GREEN DAMP-PROOF MEMBRANE (DPM), LAPPED A MIN OF 150mm & TAPED ON THE LEADING EDGE, ON SELECTED EARTHBACKFILL (OR AS DIRECTED BY THE ENGINEER) & TREATED WITH APPROVED TERMITE POISON IN COMPLIANCE WITH NBR J33 & J35 RESPECTIVELY.
- FLOORS:**  
1. SURFACE BEDS - SCREED ON MASS CONCRETE ON DPM ON CLEAN SAND COMPACTED TO 100% MOD AASHTO ON COMPACTED HARDCORE OR AS PER ENGINEERS SPECIFICATION.  
2. SUSPENDED SLABS - SCREED ON SUSPENDED RC SLABS AS PER ENGINEERS SPECIFICATION.
- WALLS: (MASONRY & DRYWALL)**  
1. EXTERNAL WALLS  
a. 230mm PLASTERED SOLID WALLS UNLESS OTHERWISE SHOWN.  
b. 265mm PLASTERED/FACEBRICK CAVITY WALLS WITH WEIRHOLES @ 1150mm C/S AT DPC LEVEL. CAVITY WALLS TO BE TIED TOGETHER 2.5mm PER M<sup>2</sup> GALVANISED WIRE TIES.  
c. 230mm FACEBRICK WALLS UNLESS OTHERWISE SHOWN.  
2. INTERNAL WALLS  
a. 115mm PLASTERED SOLID WALLS UNLESS OTHERWISE SHOWN.  
3. LINTELS OVER ALL OPENINGS (MAX 3m OPENING) WITH 4 COURSES BRICKWORK WITH BRICKFORCE ABOVE LINTEL.
- LINTELS:** ALL OPENINGS EXCEEDING 1200mm TO RECEIVE PRESTRESSED RC LINTELS (WITH 4 COURSES BRICKWORK OVER), RC BEAMS AS PER STRUCTURAL ENGINEERS SPECIFICATION.
- WALLS: (REINFORCED CONCRETE)**  
1. RETAINING & RC WALLS - REINFORCED CONCRETE WALLS TO STRUCTURAL ENGINEERS SPECIFICATION.  
2. RETAINING WALLS TO BE SUITABLY WATERPROOFED INCLUDING THE INSTALLATION OF AN AGRICULTURAL DRAIN.
- ROOFS:**  
1. RC ROOFS - TO ENGINEERS DETAIL WITH TORCH ON WATERPROOFING LAID TO FALLS TO FULLBORES AS PER MANUFACTURERS SPECIFICATION.  
2. SHEET METAL ROOFS - SAFINTRA 0.50mm THICK SAFLOK 700 COLORPLUS@ AZ150 INTERLOCKING ROOF SHEETING FIXED TO TIMBER INTERNAL PURLINS & RIDGE/EAVES PURLINS ON TIMBER RAFTERS AT RECOMMENDED SLOPE TO MANUFACTURER OR ENGINEERS SPECIFICATIONS & DETAILS.
- CEILING & SOFFITS:**  
1. CONCRETE SOFFITS - SKIMMED CONCRETE SOFFITS WHERE EXPOSED UNLESS OTHERWISE STATED.  
2. 9.5mm PLASTERBOARD SKIM & PAINTED CEILING FIXED TO 38x38mm BATTENS @ 450mm C/S OR ON STEEL HANGERS.  
3. GYPROC EXPOSED GRID CEILING SYSTEM  
SUSPENDED VINYL TILE CEILING CONSISTING OF GYPSUM BOARD TILES AND GYPROC HANGER STRIP OR GYPROC GALVANISED WIRE TO BE FIXED TO STRUCTURAL SOFFIT AT MAX. 400mm CENTERS. FIXING TO BE PROVIDED BY OTHERS. WITH GYPSUM BOARD TILES TO MANUFACTURER OR ENGINEERS SPECIFICATIONS & DETAILS.
- WALL & FLOOR FINISHES:**  
1. FLOOR FINISHES - AS INDICATED ON PLAN.  
2. WALL FINISHES:  
(a) PLASTERED WALLS - PLASTER & PAINT IN APPROVED COLOUR  
(b) FACEBRICK WALLS - FACEBRICK TO BE IN COROBRIK FIRELIGHT SATIN  
(c) TOILETS & KITCHEN - FULL HEIGHT TILES UNLESS OTHERWISE STATED.
- LIGHT & VENTILATION:**  
TO COMPLY WITH PART 'D' OF SANS 10400-1990.  
1. NATURAL LIGHTING - LIGHT AREA TO BE MIN 10% OF HABITABLE ROOM AREA.  
2. NATURAL VENTILATION - AREA TO BE MIN 5% OF HABITABLE ROOM AREA.  
3. MECHANICAL VENTILATION - FOR INTERNAL BATHROOMS & TOILETS OR ANY OTHER (WHERE NECESSARY) TO BE AS PER SABS WITH EXTRACTION AT A RATE OF 25 LITRES/SEC DUCTED TO OPEN AIR & CONNECTED TO THE RELEVANT LIGHT SWITCH. AREAS TO RECEIVE MECHANICAL VENTILATION ARE SHOWN ON FLOOR PLANS.
- WINDOWS/SHOPFRONTS:**  
POWDER COATED ALUMINIUM WINDOWS & SHOPFRONTS IN COLOUR TO MATCH EXISTING UNLESS OTHERWISE STATED WITH GLAZING AS PER AAAMSA STANDARDS & SPECIFICATIONS.
- EXTERNAL & INTERNAL DOORS:**  
1. FULLY GLAZED ALUMINIUM DOORS TO SCHEDULE.  
2. INTERNAL DOORS - SEMI SOLID HARDWOOD PRIMED & PAINTED.  
3. EXTERNAL DOORS - SOLID TIMBER DOOR PRIMED & PAINTED.
- GLAZING:**  
1. ALL GLAZING TO BE IN ACCORDANCE WITH PART 'N' OF SANS 10400-1990.  
2. ALL GLAZED AREAS IN EXCESS OF 1m<sup>2</sup> OR WITHIN 300mm OF FFL TO BE IN SAFETY GLASS.  
3. GLAZING  
3mm GLASS UP TO 0.75m<sup>2</sup>  
4mm GLASS UP TO 1.5m<sup>2</sup>  
5mm GLASS UP TO 2.1m<sup>2</sup>  
6mm GLASS UP TO 3.2m<sup>2</sup>  
4. GLAZED SHOWER CUBICLES (IF ANY) TO BE IN SAFETY GLASS.
- STAIRS:** STAIRCASES TO BE OF REINFORCED CONCRETE STAIRS TO ARCHITECTS DETAILS & ENGINEERS SPECIFICATIONS. ALL STAIRCASES ARE TO COMPLY WITH SANS 10400 PART 'M'.
- BALUSTRADES:** ALL 1000mm HIGH BALUSTRADES TO DETAIL ARE TO COMPLY WITH PART 'D' OF SANS 10400-1990.
- STORMWATER:** ALL STORMWATER (SW) DISPOSAL TO COMPLY WITH PART 'P' OF SANS 10400-1990. SW TO DISCHARGE INTO RAINWATER TANKS & EXISTING BELOW GROUND MUNICIPAL OR CAMPUS STORMWATER SYSTEM AS PER ENGINEERS SPECIFICATION.
- DRAINAGE:** ALL DRAINAGE TO COMPLY WITH PART 'P' OF SANS 10400-1990. DRAINAGE TO DISCHARGE INTO EXISTING BELOW GROUND MUNICIPAL OR CAMPUS DRAINAGE SYSTEM & AS PER ENGINEERS SPECIFICATIONS. PIPE MATERIAL & SIZES TO BE USED ARE TO WET SERVICES ENGINEERS DETAIL AND SPECIFICATIONS.

**DEMOLITION NOTE:**  
**DEMOLISH EXISTING TENNIS COURT, PAVILION AND ANY OTHER STRUCTURES IN THE WAY OF NEW WORKS**

**GENERAL**

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**REVISIONS**

REV	DATE	DESCRIPTION
01.	23/04/2021	CORRECT SITE BOUNDARIES & BUILDING LINES, SERVICES INDICATED, GENERAL UPDATES

**APPROVAL:**

COUNCIL SUBMISSION		
PARTY	SIGNATURE	DATE
1. PROPERTY OWNER		
2. ARCHITECT		07/02/22

MUNICIPAL REFERENCE NO.  
LUMS2021031008CS

**FOR LOCAL AUTHORITY**

**MSIMANG|COETZEE ARCHITECTS**

Suite 39, 1st Floor  
Block 7 Penarow Office Park  
Penarow Circle, La Lucia Ridge, 4051  
cell: +27 79 498 4915  
tel: +27 31 566 3129  
dmsimang@marc.co.za  
www.msimangcoetzeearchitects.co.za

ARCHITECT (PrArch 5136):  
  
UNIVERSITY OF KWAZULU-NATAL  
INYUYESI YAKWAZULU-NATALI

CLIENT:  
**UKZN HOWARD CAMPUS: NEW 100 BED STUDENT RESIDENCE**

TITLE:  
**SITE & LOCALITY PLANS**

LOCATION:  
**UKZN HOWARD CAMPUS**

ERF:  
**12494 DURBAN**

<b>SITE &amp; LOCALITY PLANS</b>			
276	M1-1.1	M	
PROJ. NO.	DRAWING NO.	STAGE	
SL	MTM	SIGNED BY ARCHITECT	
DRAWN	CHECKED		
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DATE	SCALE	REV	