



SITE PLAN
SCALE 1 : 500

SCHEDULE OF AREAS

SITE AREA	= 40 142,00m ²
PERMITTED FAR 1.5	= 60 213,00m ²
EXISTING FAR	= 28 874,00m ²
FAR	= 6m ²
NEW TOTAL FAR	= 39 874,00m²
PERMITTED COV. 50%	= 20 071,00m ²
EXISTING COV.	= 14 428,10m ²
PROPOSED COV.	= 47m ²
NEW TOTAL COV.	= 19 896,10m²
PROP. BUILDING AREAS	
NEW THEATRE HVAC PLANT ROOM & EXTENSION TO EXISTING HVAC PLANT	= 472m ²
PARKING	
EXISTING TOTAL PARKING PROVIDED	= 783 BAYS
NO ADDITIONAL PARKING FOR THIS APPLICATION (TEMPORARY STRUCTURE)	
PLANT ROOM ON GROUND FLOOR ATTRACTS NO PARKING	
THEATRE BLOCK ALTERATIONS ATTRACT NO PARKING	

NOTES :

OVERALL BUILDING CLASSIFICATION - E2
ZONING - INSTITUTIONAL 2

ALL WORK TO BE IN ACCORDANCE WITH SANS 10400
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES AND THE OFFICE OF THE ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. ONLY FIGURED DIMENSIONS ARE TO BE TAKEN. DRAWINGS ARE NOT TO BE SCALED.
ALL LEVELS ARE TO BE CHECKED CAREFULLY ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATIONS. EVERY DRAWING TO BE CROSS REFERENCED WITH ALL RELATED ENGINEERS' DRAWINGS BEFORE CONSTRUCTION. ALL WORK TO COMPLY WITH SANS 10400.
ALL ARTIFICIAL LIGHTING TO COMPLY WITH SANS 10400.
ARTIFICIAL VENTILATION TO COMPLY WITH SANS 10400.
ALL LIGHTING & VENTILATION TO COMPLY WITH PART D SANS 6400 AND IN ACCORDANCE WITH APPOINTED ELECTRICAL AND MECHANICAL ENGINEERS' DRAWINGS.
SMOKE AND FIRE SEPARATION TO COMPLY WITH PARTS TT13.3 300m² TO CEILING VOIDS AND TT4 1250m² BUILDING DIVISION AREA.
ALL WET SERVICES TO BE IN ACCORDANCE WITH APPOINTED WET SERVICES ENGINEERS' DRAWINGS - RATIONAL DESIGN.
ALL DRY STACK RETAINING WALLS TO BE SIGNED OFF BY APPOINTED STRUCTURAL ENGINEER.
FIRE RESISTANCE OF OCCUPANCY AND DIVISION SEPARATING ELEMENTS
STABILITY OF STRUCTURAL ELEMENTS AND COMPONENTS
INTERNAL WALLS AND PARTITIONS
PROTECTION OF OPENINGS
CEILING
FLOOR COVERINGS
WALL FINISHES
EMERGENCY ROUTES
STAIRWAYS AND CHANGE IN LEVEL
MARKING AND SIGNPOSTS
LIGHTING OF FEEDER AND EMERGENCY ROUTES
FIRE FIGHTING EQUIPMENT
WATER RETICULATION FOR FIRE FIGHTING EQUIPMENT
FIRE TO SANS 10400
FIRE HYDRANTS
SANS 10400 FIRE SIGNAGE AND FE'S TO BE PROVIDED AND POSITIONED TO CFO'S SATISFACTION
PORTABLE FIRE EXTINGUISHERS
SMOKE CONTROL
AIRCONDITIONING AND VENTILATION SYSTEMS
EMERGENCY POWER

GENERAL NOTE
The Contractor is to verify all dimensions & levels on site before commencing work or producing shop drawings. Any discrepancies are to be reported to the architect immediately.
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GENERAL NOTES
1. ALL DIMENSIONS ARE IN METRIC MILLIMETRES OVER SCALE DIMENSIONS.
2. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. WARD REIDS, TABLES, CHAIRS AND ALL LOOSE FURNITURE ARE BY OTHERS.
4. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING FITTINGS & FINISHES SCHEDULES AND CEILING LAYOUTS.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL, STRUCTURAL, WET SERVICES AND STRUCTURAL ENGINEERS' DRAWINGS.

6. THE CONTRACTOR IS TO CARRY OUT ALL WORK IN ACCORDANCE WITH SANS 10400.
7. ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY AND CONFORM TO DRAWING SPECIFICATIONS.
8. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING BUILDING WORK.
9. INTERNAL DOOR OPENINGS POSITIONED 1150mm FROM INTERSECTING WALL UNLESS OTHERWISE NOTED.

REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
A 25.08.2022 Issue to Town Planning					

project	ALTERATIONS TO EXISTING THEATRE BLOCK AND CHANGE ROOMS	drawing	COUNCIL SUBMISSION SITE PLAN
location	107 JB MARKS RD, LOT 515, DURBAN, LOT 3	client	ST AUGUSTINES HOSPITAL FOR NETCARE PROPERTY HOLDINGS
drawing no	1165-SD000	revision	A
scale	1:500	date	25.08.2022
drawn	RB	client	WAYNE ALLEN - Pr Arch no 20714

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