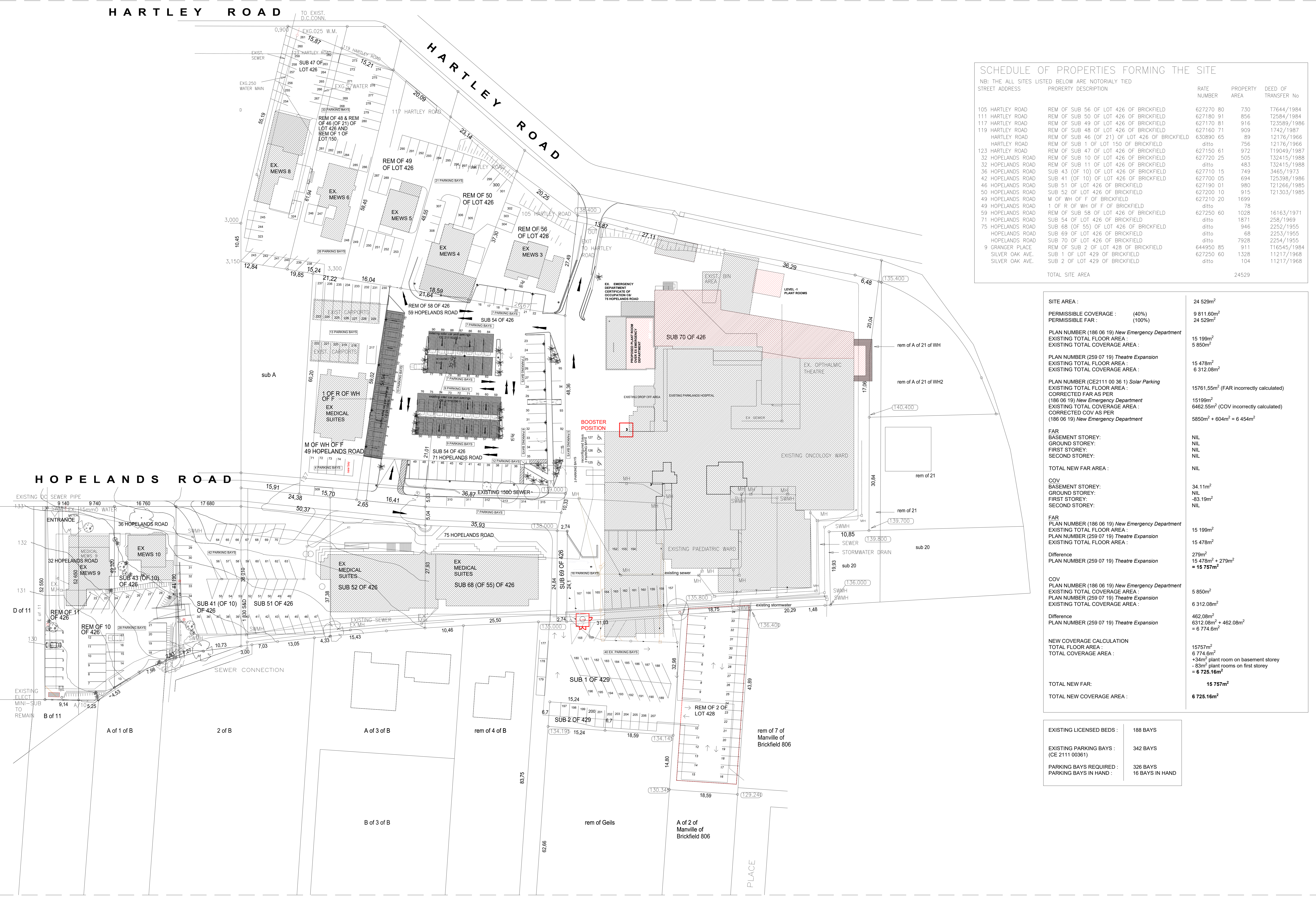


HARTLEY ROAD



SCHEDULE OF PROPERTIES FORMING THE SITE

NB: THE ALL SITES LISTED BELOW ARE NOTORIALLY TIED

STREET ADDRESS	PROPERTY DESCRIPTION	RATE NUMBER	PROPERTY AREA	DEED OF TRANSFER No
105 HARTLEY ROAD	REM OF SUB 56 OF LOT 426 OF BRICKFIELD	627270 80	730	17644/1984
111 HARTLEY ROAD	REM OF SUB 50 OF LOT 426 OF BRICKFIELD	627180 91	856	12584/1984
117 HARTLEY ROAD	REM OF SUB 49 OF LOT 426 OF BRICKFIELD	627170 81	916	123589/1986
119 HARTLEY ROAD	REM OF SUB 48 OF LOT 426 OF BRICKFIELD	627160 71	909	1742/1987
HARTLEY ROAD	REM OF SUB 46 (OF 21) OF LOT 426 OF BRICKFIELD	630890 65	89	12176/1966
HARTLEY ROAD	REM OF SUB 1 OF LOT 150 OF BRICKFIELD	ditto	756	12176/1966
123 HARTLEY ROAD	REM OF SUB 47 OF LOT 426 OF BRICKFIELD	627150 61	972	119049/1987
32 HOPELANDS ROAD	REM OF SUB 10 OF LOT 426 OF BRICKFIELD	627220 25	505	132415/1988
36 HOPELANDS ROAD	REM OF SUB 11 OF LOT 426 OF BRICKFIELD	ditto	483	132415/1988
42 HOPELANDS ROAD	SUB 43 (OF 10) OF LOT 426 OF BRICKFIELD	627710 15	749	3465/1973
46 HOPELANDS ROAD	SUB 41 (OF 10) OF LOT 426 OF BRICKFIELD	627700 05	694	125398/1986
50 HOPELANDS ROAD	SUB 51 OF LOT 426 OF BRICKFIELD	627190 01	980	121266/1985
49 HOPELANDS ROAD	SUB 52 OF LOT 426 OF BRICKFIELD	627200 10	915	121303/1985
49 HOPELANDS ROAD	M OF WH OF F OF BRICKFIELD	627210 20	1699	ditto
49 HOPELANDS ROAD	1 OF R OF WH OF F OF BRICKFIELD	ditto	78	ditto
59 HOPELANDS ROAD	REM OF SUB 58 OF LOT 426 OF BRICKFIELD	627250 60	1028	16163/1971
71 HOPELANDS ROAD	SUB 54 OF LOT 426 OF BRICKFIELD	ditto	1871	258/1969
75 HOPELANDS ROAD	SUB 68 (OF 55) OF LOT 426 OF BRICKFIELD	ditto	946	2252/1955
HOPELANDS ROAD	SUB 69 OF LOT 426 OF BRICKFIELD	ditto	68	2253/1955
HOPELANDS ROAD	SUB 70 OF LOT 426 OF BRICKFIELD	ditto	7928	2254/1955
9 GRANGER PLACE	REM OF SUB 2 OF LOT 428 OF BRICKFIELD	644950 85	911	116545/1984
SILVER OAK AVE.	SUB 1 OF LOT 429 OF BRICKFIELD	627250 60	1328	11217/1968
SILVER OAK AVE.	SUB 2 OF LOT 429 OF BRICKFIELD	ditto	104	11217/1968
TOTAL SITE AREA				24529

SITE AREA :	24 529m ²
PERMISSIBLE COVERAGE : (40%)	9 811.60m ²
PERMISSIBLE FAR : (100%)	24 529m ²
PLAN NUMBER (186 06 19) New Emergency Department	15 199m ²
EXISTING TOTAL FLOOR AREA :	15 199m ²
EXISTING TOTAL COVERAGE AREA :	5 850m ²
PLAN NUMBER (259 07 19) Theatre Expansion	15 478m ²
EXISTING TOTAL FLOOR AREA :	15 478m ²
EXISTING TOTAL COVERAGE AREA :	6 312.08m ²
PLAN NUMBER (CE2111 00 36 1) Solar Parking	15761.55m ² (FAR incorrectly calculated)
EXISTING TOTAL FLOOR AREA :	15199m ²
CORRECTED FAR AS PER (186 06 19) New Emergency Department	15199m ²
EXISTING TOTAL COVERAGE AREA :	6462.55m ² (COV incorrectly calculated)
CORRECTED COV AS PER (186 06 19) New Emergency Department	5850m ² + 604m ² = 6 454m ²
FAR BASEMENT STOREY:	NIL
GROUND STOREY:	NIL
FIRST STOREY:	NIL
SECOND STOREY:	NIL
TOTAL NEW FAR AREA :	NIL
COV BASEMENT STOREY:	34.11m ²
GROUND STOREY:	NIL
FIRST STOREY:	-83.19m ²
SECOND STOREY:	NIL
TOTAL NEW FAR AREA :	NIL
COV BASEMENT STOREY:	34.11m ²
GROUND STOREY:	NIL
FIRST STOREY:	-83.19m ²
SECOND STOREY:	NIL
FAR PLAN NUMBER (186 06 19) New Emergency Department	15 199m ²
EXISTING TOTAL FLOOR AREA :	15 199m ²
PLAN NUMBER (259 07 19) Theatre Expansion	15 478m ²
EXISTING TOTAL FLOOR AREA :	15 478m ²
Difference	279m ²
PLAN NUMBER (259 07 19) Theatre Expansion	15 478m ² + 279m ²
=	15 757m ²
COV PLAN NUMBER (186 06 19) New Emergency Department	5 850m ²
EXISTING TOTAL COVERAGE AREA :	5 850m ²
PLAN NUMBER (259 07 19) Theatre Expansion	6 312.08m ²
EXISTING TOTAL COVERAGE AREA :	6 312.08m ²
Difference	462.08m ²
PLAN NUMBER (259 07 19) Theatre Expansion	6312.08m ² + 462.08m ²
=	6 774.16m ²
NEW COVERAGE CALCULATION	15757m ²
TOTAL FLOOR AREA :	6 774.16m ²
TOTAL COVERAGE AREA :	+34m ² plant room on basement storey
	+ 83m ² plant rooms on first storey
	= 6 725.16m ²
TOTAL NEW FAR:	15 757m ²
TOTAL NEW COVERAGE AREA :	6 725.16m ²

EXISTING LICENSED BEDS :	188 BAYS
EXISTING PARKING BAYS :	342 BAYS
(CE 2111 00361)	
PARKING BAYS REQUIRED :	326 BAYS
PARKING BAYS IN HAND :	16 BAYS IN HAND

SITE PLAN SCALE 1:350

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
2. WRITTEN DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALED DIMENSIONS
3. WARD REIDS, TABLES, CHAIRS AND ALL LOOSE FURNITURE ARE BY OTHERS
4. THIS DRAWING TO BE READ IN CONJUNCTION WITH COORDINATING & FINISHES SCHEDULES AND CEILING LAYOUTS
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL, STRUCTURAL, MECHANICAL AND STRUCTURAL ENGINEERS DRAWINGS
6. THE CONTRACTOR IS TO CARRY OUT ALL WORK IN ACCORDANCE WITH SABS 0400
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 17.08.2022	Issued to council				

project: NETCARE PARKLANDS HOSPITAL
location: SUB 70 OF LOT 426 OF BRICKFIELD OVERPORT
client: NETCARE PROPERTIES HOLDING PTY LTD

drawing no: 1206-SD001
revision: A
scale: 1:350
date: 17/08/2022
drawn: RB

DEVIATION TO APPROVED PLAN NO C 259 07 19 COUNCIL SUBMISSION SITE PLAN
-deviation to approved plan no C 259 07 19
-deviation to approved plan no C 259 07 19
-this drawing is copyright and remains with the architect

client :
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