



GENERAL NOTES

- Occupancy Classification is Hospital E2.
- All levels & dimensions to be checked on site before commencement of construction or shop drawings.
- Any discrepancies to be brought to the architect/engineers attention before commencement of such work.
- All structural engineering work to be carried out in accordance with engineer's detail drawings, specifications & supervision.
- Only written dimensions to be used.
- All glazing to comply with part N of SANS 10400
- d.p.c. to be provided where necessary to all external walls.
- Le's to be provided at all bonds & junctions to all soil & waste pipes

HEALTH DEPARTMENT NOTES

- Proposed kitchen and coffee shop to comply with Governing General Hygiene Requirement Regulation R962 standards and requirements for food premises.
- All demolished materials to be moved off site and disposed off appropriately.
- All necessary precautions and measures to be taken to reduce dust emissions and noise from site.

ELECTRICAL NOTES

- Power requirements to electrical engineers details

LIGHTING NOTES

- Natural & artificial lighting to comply with Part O of SANS 10400.

LIGHTING TO INTERNAL ABLUTIONS

- Artificial lighting to be 160 lux.

VENTILATION NOTES

- Natural & artificial ventilation to comply with Part O of SANS 10400.
- Air-conditioned offices to have 2 air changes/hour with 7.5 L/s person.

MECHANICAL VENTILATION TO INTERNAL ABLUTIONS

- Air to be extracted to the external at the rate of 20 L/s occupant.

FIRE DEPARTMENT NOTES

To comply with Part T of SANS 10400 & Rational Design

- General to comply with 4.1
- Safety distances to comply with 4.2
- Fire performance to comply with 4.5
- Structural stability to comply with 4.7
- Partition walls & partitions to comply with 4.9
- All roofing assemblies & coverings to comply with 4.12
- Ceilings to comply with 4.13
- Floor coverings to comply with 4.14
- Internal finishes to comply with 4.15
- Escape routes to comply with 4.16
- Exit Doors to comply with 4.17
- Width of Escape Routes to comply with 4.21
- Ventilation of Stairways in an emergency route to be of rational design by competent person.
- Pressurisation of emergency routes & components to be of rational design by competent person.
- Marking & signposting to comply with 4.29
- Provision for emergency lighting to comply with 4.30
- Fire detection and alarm systems to comply with 4.31
- Provision & maintenance of fire-fighting equipment, installations & fire protection systems to comply with 4.32
- Water reticulation for fire fighting to be in accordance with 4.33
- Hose reels to comply with 4.34
- Hydrants to comply with 4.35
- Extinguishers to local authority requirements as per 4.37
- All doors to escape routes to be S.A.B.S class as noted with suitable self closing mechanism.
- Smoke control to comply with 4.42
- Air conditioning & artificial ventilation systems to comply with 4.43
- Lift Shafts to comply with 4.44
- Lifts to comply with 4.45
- Stretcher lift to comply with 4.47
- Access for fire fighting and rescue purposes to comply with 4.54
- Presumed fire resistance of building materials & components to comply with 4.55

Refer Fire Plan and Design Report for all fire requirements.

TOWN PLANNING NOTES

- SITE DESCRIPTION: ERF 13872 TONGAAT
- POSTAL ADDRESS: 35 High Street, Tongaat
- ZONING: ADMINISTRATION
- BUILDING LINES: Front 7.5m, Side 3.0m, Rear 3.0m

DEVELOPMENT SCHEDULE

SITE AREA	10 079.00	SQ.M
ZONING	ADMINISTRATION	
PERMISSIBLE FAR	N/A	
PROPOSED FAR	3567.68	SQ.M
EXISTING FAR	10056.42	SQ.M
TOTAL FAR	13664.10	SQ.M
PROPOSED COVERAGE	2805.21	SQ.M
EXISTING COVERAGE	4543.42	SQ.M
TOTAL COVERAGE	7348.63	SQ.M

BASEMENT

NEW LIFT LOBBY	24.9 SQ.M
NEW LIFT	12.2 SQ.M
NEW STAIR 01	18.75 SQ.M
NEW GOODS LIFT	11.2 SQ.M
NEW CL. ENGINEERS STORE	13.86 SQ.M
LOWER GROUND STOREY	151.9 SQ.M
NEW LIFT LOBBY	35.1 SQ.M
NEW STAIR 01	15.5 SQ.M
NEW HOSPITAL RECEPTION EXTENSION	67.9 SQ.M
NEW STAIR 02	13.4 SQ.M
GROUND STOREY	418.43 SQ.M
NEW LIFT LOBBY	34.8 SQ.M
NEW STAIR 01	19.2 SQ.M
EXTENSION TO THEATRE BLOCK	234 SQ.M
NEW STAIR 02	13.4 SQ.M
NEW STAIR 03	15.4 SQ.M
NEW COVERED WALKWAY	101.63 SQ.M
FIRST STOREY	1472.60 SQ.M
NEW LIFT LOBBY	27 SQ.M
NEW STAIR 01	15.8 SQ.M
NEW PHARMACY	596.3 SQ.M
NEW GENERAL STORE	411 SQ.M
NEW TECHNICAL WORKSHOP	250.24 SQ.M
NEW STAIR 02	24 SQ.M
NEW STAIR 03	13 SQ.M
NEW STORE 02	3.6 SQ.M
NEW CORRIDOR	73.77 SQ.M
NEW OFFICE WORKSHOP	17.63 SQ.M
NEW STORE 04	8.1 SQ.M
NEW STAFF ROOM	32.26 SQ.M
SECOND STOREY	1443.84 SQ.M
NEW LIFT LOBBY	1315.44 SQ.M
NEW DAY FACILITY	87.00 SQ.M
NEW TECHNICAL STORE	183 SQ.M
TOTAL	3567.68 SQ.M

PARKING

	141 beds	RATIO	BAYS
BEDS	141 beds	1 bay / bed	141
CONSULTING SUITES	601sqm	6 / 100sqm	36
OFFICES	599 sqm	2 / 100sqm	12
TOTAL PARKING REQUIRED			189
TOTAL ON-SITE PARKING PROVIDED			183
TOTAL OFF-SITE PARKING PROVIDED (ERF 129)			20
TOTAL PARKING PROVIDED			203

SHEET 122 COPY 1
 ETHEKWINI MUNICIPALITY (NORTH)
 NR 18050076
 APPLICATION NO.

BUILDING APPLICATION
 APPROVED IN TERMS SECTION 7 OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977
 2018-04-27
 DATE: 2018-04-27
 LOCAL AUTHORITY: ETHEKWINI MUNICIPALITY (NORTH)
 APPROVAL: APPROVED
 APPROVAL DATE: 2018-04-27
 APPROVAL BY: [Signature]
 APPROVAL FOR: [Signature]

MEDICLINIC
 EXPERTISE YOU CAN TRUST.

Client signature: [Signature]
 Project: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING HOSPITAL AT MEDICLINIC VICTORIA HOSPITAL, 35 HIGH STREET, ERF 13872 TONGAAT.

Architect signature: [Signature]
 ZAI CONSULTANTS PTY (LTD)
 Office No. 3, 1st Floor, 21 The Boulevard, Westway Office Park, Westville, 3635
 Tel: 031-3031901

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