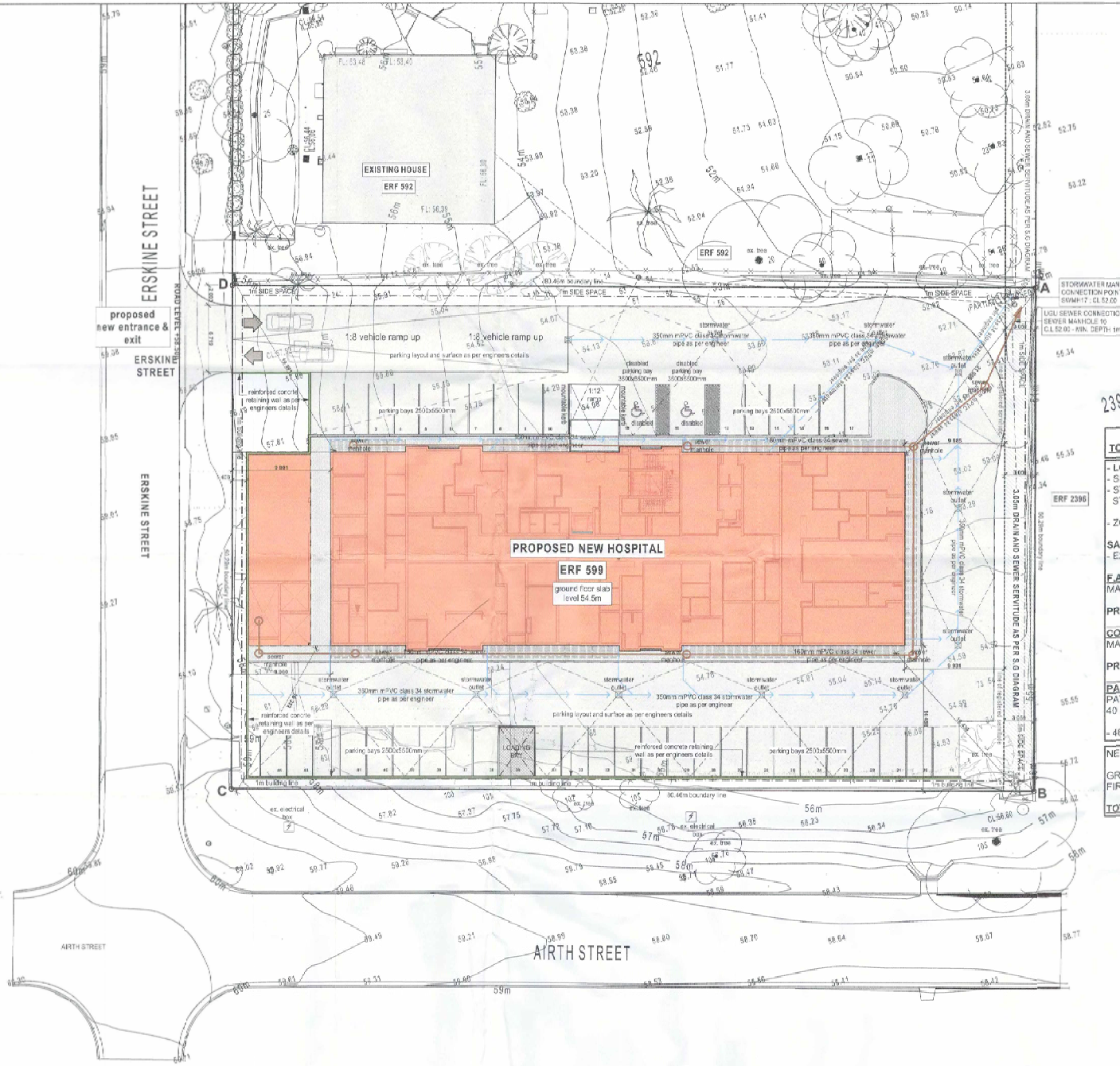

2396

UMDONI MUNICIPALITY
TOWN PLANNING REQUIREMENTS

- **LOT 599**, SCOTTBURGH, KWAZULU NATAL
- SITE AREA : **4047m²**
- STREET ADDRESS : CORNER ERSKINE & AIRTH STREETS; SCOTTBURGH

- ZONING : MEDIUM IMPACT MIXED USE

SANS 10400 CLASSIFICATION :
- E2 : HOSPITAL

F.A.R CALCULATIONS :
MAX. ALLOWABLE F.A.R. = 4047m² (1.0)

PROPOSED NEW F.A.R = 2248m² (0.55)

COVERAGE CALCULATIONS :
MAX. ALLOWABLE COVERAGE = 3237.6m² (80%)

PROPOSED NEW COVERAGE = 1243m² (30.7%)

PARKING REQUIREMENTS :
PATIENT BEDS = 40 BEDS / 1 BAY PER BED
40 PARKING BAYS REQUIRED

- 46 PARKING BAYS PROVIDED

NETT FLOOR AREA: FOR SUBMISSION

GROUND FLOOR = PLANTROOM = 1243m²
FIRST FLOOR = 1243m²

TOTAL = 2486m²

UMDONI MUNICIPALITY
BUILDING APPLICATION No. 163/17
APPROVED ON 08/11/2017
IN TERMS OF NATIONAL BUILDING REGS ACT 103 OF 1977
FOR BUILDING CONTROL OFFICER
APPROVAL OF PLANS DO NOT OVERRIDE ANY RESTRICTIVE CONDITIONS IN THE TITLE DEED NOR DOES IT GIVE THE RIGHT FOR TITLE IN RESPECT OF THE GROUND TO BE BUILT ON

FIRE REQUIREMENTS
ALL FIRE REQUIREMENTS TO COMPLY IN TERMS OF SANS 10400 PART T AND PART W AND RELEVANT SANS 10400 SPECIFICATIONS

NO INDIGENOUS VEGETATION TO BE REMOVED WITHOUT PERMISSION OF THE COUNCIL

TJ Architects South Coast (Pty) Ltd
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DRAWN		2017/09/21	SCALE 1:200
CHECKED		2017/09/21	SHEET SIZE A1
APPROVED			

CLIENT INFORMATION

CLIENT/COMPANY NAME
HIBISCUS HOSPITAL PROPERTY HOLDINGS (PTY)LTD
REG. No. 1998/002748/07

PROJECT INFORMATION

PROJECT DESCRIPTION
PROPOSED NEW 20 BED DAY HOSPITAL & 20 BED SUB-ACUTE WARDS

PROJECT NAME
SCOTTBURGH PRIVATE HOSPITAL

STREET ADDRESS
CORNER OF AIRTH STREET & ERSKINE STREET

SITE DESCRIPTION
ERF 599 : SCOTTBURGH

DRAWING INFORMATION

DRAWING TITLE
MUNICIPAL APPROVAL DRAWINGS :
- SITEPLAN

PROJECT NUMBER
PS2016-12-MA-010-00 **(1/6)**

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