



**UMDONI MUNICIPALITY
TOWN PLANNING REQUIREMENTS**

- LOT 2398, SCOTTBURGH, KWAZULU NATAL
- SITE AREA : 8094m²
- 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. = 8094m² (1.0)
PROPOSED NEW F.A.R = 3037m² (0.37)

COVERAGE CALCULATIONS :
MAX. ALLOWABLE COVERAGE = 6475.2m² (80%)
PROPOSED NEW COVERAGE = 1746m² (21.57%)

PARKING REQUIREMENTS :
PATIENT BEDS = 43 BEDS / 1 BAY PER BED
43 PARKING BAYS REQUIRED

ADDITIONAL EXISTING STRUCTURES :
1 BAY PER 50m²

- 48 PARKING BAYS PROVIDED

NETT FLOOR AREA: FOR SUBMISSION

BUILDING A : HOSPITAL	2582m ²
BUILDING B : HUNTER HOUSE	340m ²
BUILDING C : MAINTENANCE BUILDING	47m ²
BUILDING D : GARAGE	47m ²
BUILDING E : SECURITY	21m ²
TOTAL =	3037m²

REVISIONS			
Rev.No.	Date	Description	Drawn
01	26/03/22	- AMENDMENTS AS PER AMAFA COMMENTS	Rob

GENERAL NOTES

- BOUNDARY BEACONS TO BE EXPOSED AND DEMARKED.
- SOIL POISONING IN ACCORDANCE WITH SABS 0124 REQUIRED.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS ARE, UNLESS OTHERWISE SPECIFIED, MEASURED IN MILLIMETERS.
- ALL DIMENSIONS, ANGLES AND LEVELS TO CHECKED ON SITE AND ANY DISCREPANCIES ARE TO BE VERIFIED WITH THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- ALL SLABS, BEAMS, COLUMNS, STAIRS AND STRUCTURAL REINFORCED CONCRETE AND STRUCTURAL STEEL WORK ACCORDING TO ENGINEERS DETAILS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL AND MECHANICAL ENGINEERS DRAWINGS.
- ALL BUILDING WORK IS TO COMPLY WITH SABS 0400 AND LOCAL MUNICIPAL BY-LAWS.
- PUBLIC SAFETY: SANS 10400 PART D: ALL BALUSTRADING TO BE MINIMUM ONE METER HIGH AND TO COMPLY WITH SANS 10104.
- ALL STAIRS TO COMPLY WITH PART M OF SANS 10400.
- ALL FACILITIES FOR DISABLED PERSONS TO COMPLY WITH PART S OF SANS 10400.

MECHANICAL VENTILATION / LIGHTING TO BE BY APPOINTED PROFESSIONAL ENGINEER. SEE APPOINTMENTS IN RELEVANT SANS FORMS

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DRAWN	RESPONSIBLE PERSON	DATE	SCALE
CHECKED	ROELOF MEYER (P 5343)	2022/03/30	1:200
APPROVED		2022/03/30	SHEET SIZE
			A1

CLIENT/COMPANY NAME
HIBISCUS HOSPITAL PROPERTY HOLDINGS (PTY) LTD
REG. No. 1996/002748/07

PROJECT INFORMATION
PROJECT DESCRIPTION
PROPOSED NEW DAY HOSPITAL, SUB-ACUTE, RADIOLOGY & PHARMACY

PROJECT NAME
HIBISCUS HOSPITAL SCOTTBURGH

STREET ADDRESS
CORNER OF AIRTH STREET & ERSKINE STREET

SITE DESCRIPTION
ERF 2398 : SCOTTBURGH

DRAWING INFORMATION
DRAWING TITLE
**WORKING DRAWINGS :
- MUNICIPAL APPROVAL Site Plan**

PROJECT NUMBER
PS2016-12-MA-100-01

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ETL Project:ScottburghSubmission_2022 Hunter House-Rev01.dwg 2022/03/30