



GENERAL NOTES

- BOUNDARY BEACONS TO BE EXPOSED AND DEMARKATED.
- 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

**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. = 10 117.50² (1.25)

EXISTING F.A.R
 PREVIOUSLY APPROVED F.A.R. = 2539m² (0.25)

NO NEW ADDITIONAL F.A.R (ALTERATIONS AND ADDITIONS)

TOTAL = 2539m² (0.25)

COVERAGE CALCULATIONS :
 MAX. ALLOWABLE COVERAGE = 6475.2m² (80%)

EXISTING COVERAGE
 PREVIOUSLY APPROVED COVERAGE = 1578m² (15%)

NO NEW ADDITIONAL COVERAGE (ALTERATIONS AND ADDITIONS)

TOTAL = 1578m² (15%)

PARKING REQUIREMENTS :
EXISTING PARKING BAYS:
 PATIENT BEDS = 42 BEDS / 1 BAY PER BED
 42 PARKING BAYS REQUIRED.

EXISTING DWELLING (HUNTER HOUSE):
 219m² : 1 BAY PER 50m²
 5 PARKING BAYS REQUIRED

TOTAL PARKING REQUIREMENTS : 47 PARKING BAYS

49 PARKING BAYS PROVIDED

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| RESPONSIBLE PERSON | DATE | SCALE |
|--------------------------------|------------|------------|
| DRAWN ROBERT CURBIN (P 5343) | 2022/08/23 | 1:200 |
| CHECKED ROELOF MEYER (P 5343) | 2022/08/23 | SHEET SIZE |
| APPROVED ROELOF MEYER (P 5343) | 2022/08/23 | A1 |

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

PROJECT DESCRIPTION
PROPOSED ALTERATIONS TO THE EXISTING DWELLING ON ERF 2398, SCOTTBURGH

STREET ADDRESS
CORNER OF AIRTH STREET & ERSKINE STREET

SITE DESCRIPTION
ERF 2398 : SCOTTBURGH

DRAWING TITLE
**MUNICIPAL APPROVAL DRAWINGS :
 - SITEPLAN & TOWN PLANNING INFORMATION**

PROJECT NUMBER
PS2022-21-MA-010-02 (1/4)

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