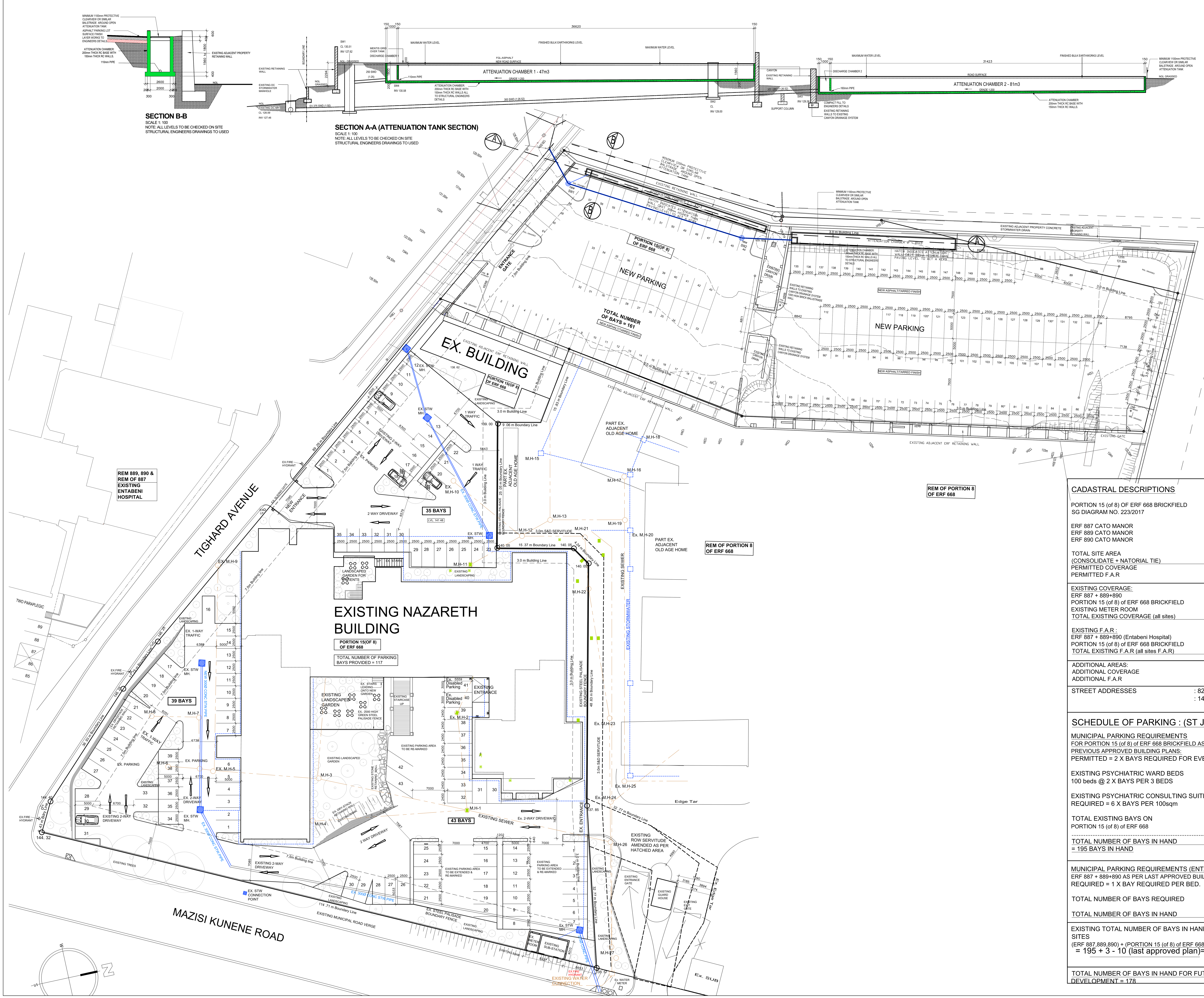

CADASTRAL DESCRIPTIONS

PORTION 15 (of 8) OF ERF 668 BRICKFIELD SG DIAGRAM NO. 223/2017	: 13 563sqm
ERF 887 CATO MANOR	: 19 441sqm
ERF 889 CATO MANOR	: 1 478sqm
ERF 890 CATO MANOR	: 2 835sqm
TOTAL SITE AREA (CONSOLIDATE + NATORIAL TIE)	= 37 317sqm
PERMITTED COVERAGE	= 18658.5ssm (50%)
PERMITTED F.A.R	= 42 412.5sqm (1.5)
EXISTING COVERAGE:	
ERF 887 + 889+890	= 9 216.7sqm
PORTION 15 (of 8) of ERF 668 BRICKFIELD	= 2 672.57sqm
EXISTING METER ROOM	= 33.07sqm
TOTAL EXISTING COVERAGE (all sites)	= 11 922.34sqm
EXISTING F.A.R :	
ERF 887 + 889+890 (Entabeni Hospital)	= 25 465.3sqm
PORTION 15 (of 8) of ERF 668 BRICKFIELD	= 5 398.93sqm
TOTAL EXISTING F.A.R (all sites F.A.R)	= 30 864.23sqm
ADDITIONAL AREAS:	
ADDITIONAL COVERAGE	= 332.11sqm
ADDITIONAL F.A.R	= 856.11sqm
STREET ADDRESSES	: 82 MAZISI KUNENE ROAD : 148 MAZISI KUNENE ROAD

SCHEDULE OF PARKING : (ST JOSEPH'S)

MUNICIPAL PARKING REQUIREMENTS
FOR PORTION 15 (of 8) of ERF 668 BRICKFIELD AS PER LAST PREVIOUS APPROVED BUILDING PLANS:
PERMITTED = 2 X BAYS REQUIRED FOR EVERY 3 BEDS.

EXISTING PSYCHIATRIC WARD BEDS
100 beds @ 2 X BAYS PER 3 BEDS = 67 BAYS

EXISTING PSYCHIATRIC CONSULTING SUITE = 269.60sqm
REQUIRED = 6 X BAYS PER 100sqm = 16 BAYS

TOTAL EXISTING BAYS ON
PORTION 15 (of 8) of ERF 668 = 117+161
.... = 278 BAYS
TOTAL NUMBER OF BAYS IN HAND
= 195 BAYS IN HAND = 278 - 67 - 16

MUNICIPAL PARKING REQUIREMENTS (ENTABENI HOSPITAL)
ERF 887 + 889+890 AS PER LAST APPROVED BUILDING PLANS:
REQUIRED = 1 X BAY REQUIRED PER BED.

TOTAL NUMBER OF BAYS REQUIRED = 585 BAYS

TOTAL NUMBER OF BAYS IN HAND = 3 BAYS

EXISTING TOTAL NUMBER OF BAYS IN HAND FOR COMBINED SITES
(ERF 887,889,890) + (PORTION 15 (of 8) of ERF 668 BRICKFIELD)
= 195 + 3 - 10 (last approved plan)= 178 BAYS IN HAND

TOTAL NUMBER OF BAYS IN HAND FOR FUTURE DEVELOPMENT = 178

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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REVISION

SIGNATURE DATE

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Project Title:
NEW PARKING AREA FOR LIFE HEALTHCHARE GROUP
ON PORTION 15(8) OF ERF 668
REMAINING EXTENT OF ERF 887 CATO MANOR
ERF 889 CATO MANOR AND ERF 890 CATO MANOR
NATORIAL TIE AGREEMENT

date : DECEMBER 2021
drawn : AB
scales : 1:250 - AS SHOWN

Drawing Description:
SUBMISSION DRAWING
SITE PLAN & NEW PARKING LOT PLAN
82 MAZISI KUNENE ROAD, CATO MANOR

Job No. 1303PL | Drawing No. SD-001 | Rev. No. A