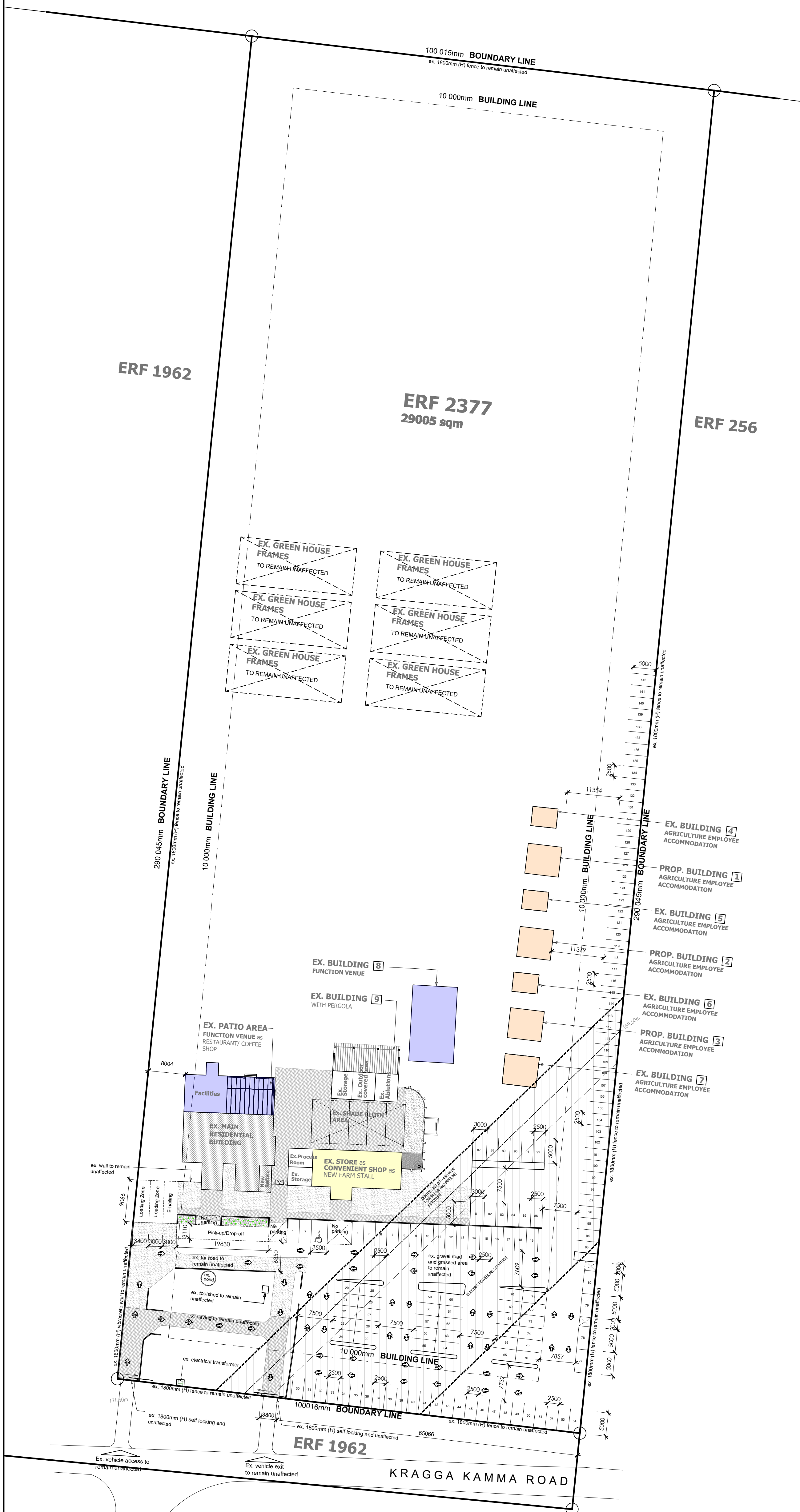


CONSENT-USE AREA LEGEND	
Convenience Shop	
Function Venue	
Agriculture Employee Accommodation	
Main Residential Building	



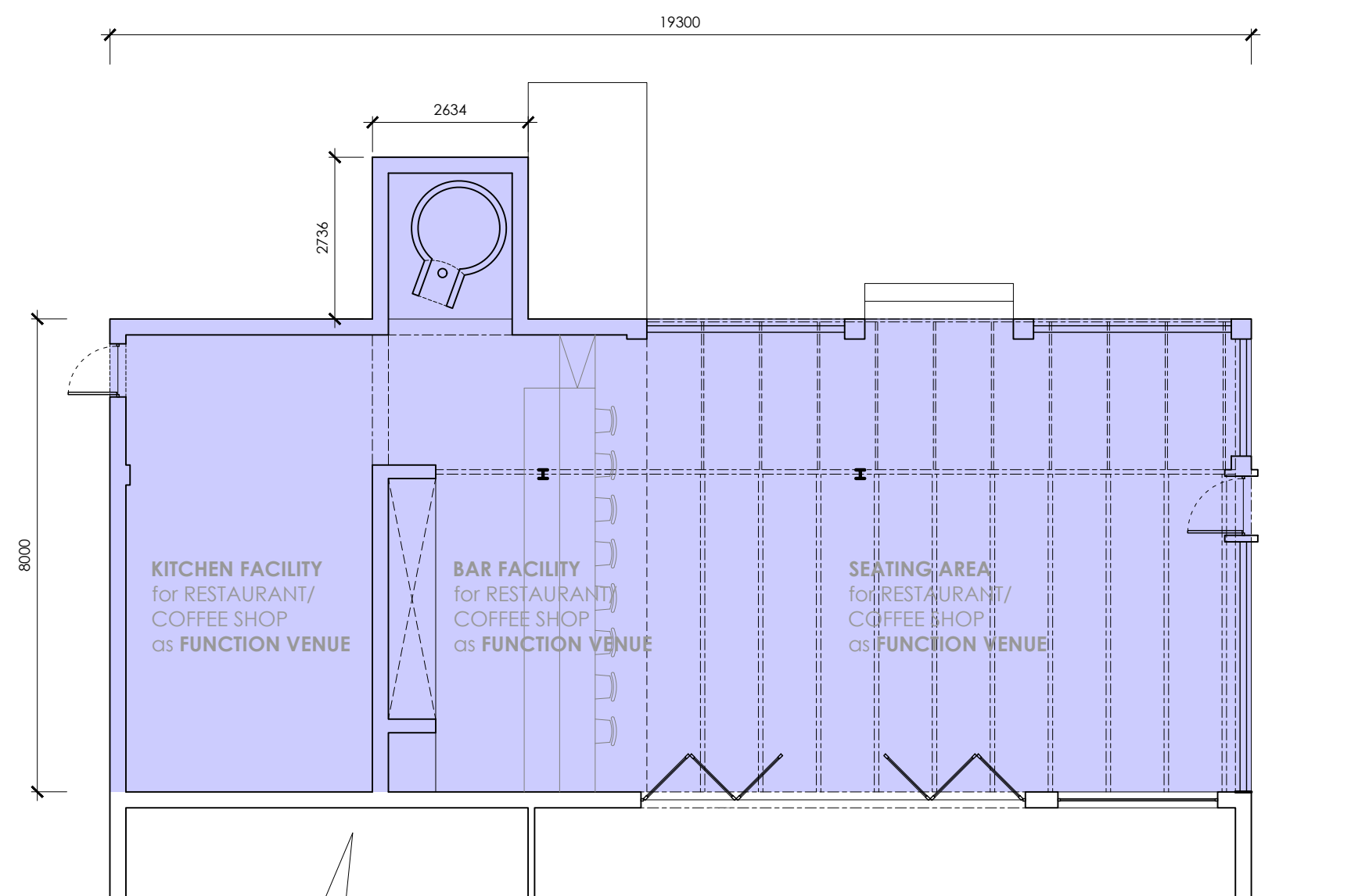
SITE PLAN / Parking Calculations
SCALE 1:500

EX. PATIO AREA	
AREA TOTALS:	
Ex. Function Venue (Uncovered)	82 sqm
Ex. Function Venue (Covered - Incl. Walls)	80 sqm
PARKING CAL'S:	
Function Venue	
Kitchen, Bar & Seating area	162 sqm
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	64.8 Parkings

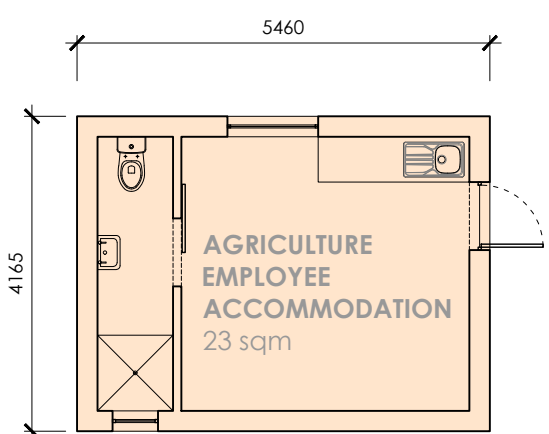
EX. BUILDING (4-6)	
AREA TOTALS:	
Agriculture Employee Accommodation	69 sqm
PARKING CAL'S:	
Agriculture Employee Accommodation	
Total Units	3 Units
1 bays / per unit	x 1.00
Parking required:	3 Parkings

PROP. BUILDING (1-3) & EX. BUILDING (7)	
AREA TOTALS:	
Agriculture Employee Accommodation	188 sqm
PARKING CAL'S:	
Agriculture Employee Accommodation	
Total Units	4 Units
1 bays / per unit	x 1.00
Parking required:	4 Parkings

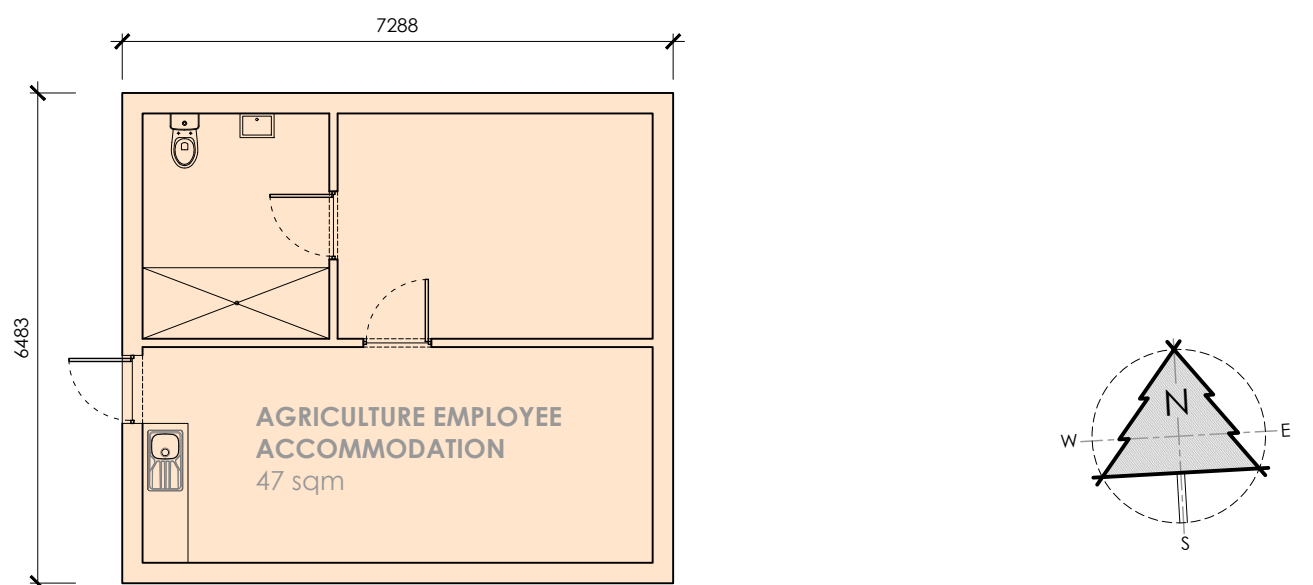
EX. BUILDING (8)	
AREA TOTALS:	
Function Venue	157 sqm
PARKING CAL'S:	
Seating Area (excl. movement areas)	
Function Venue	
Seating Area/Activity/Aisle space	157 sqm
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	62.8 Parkings



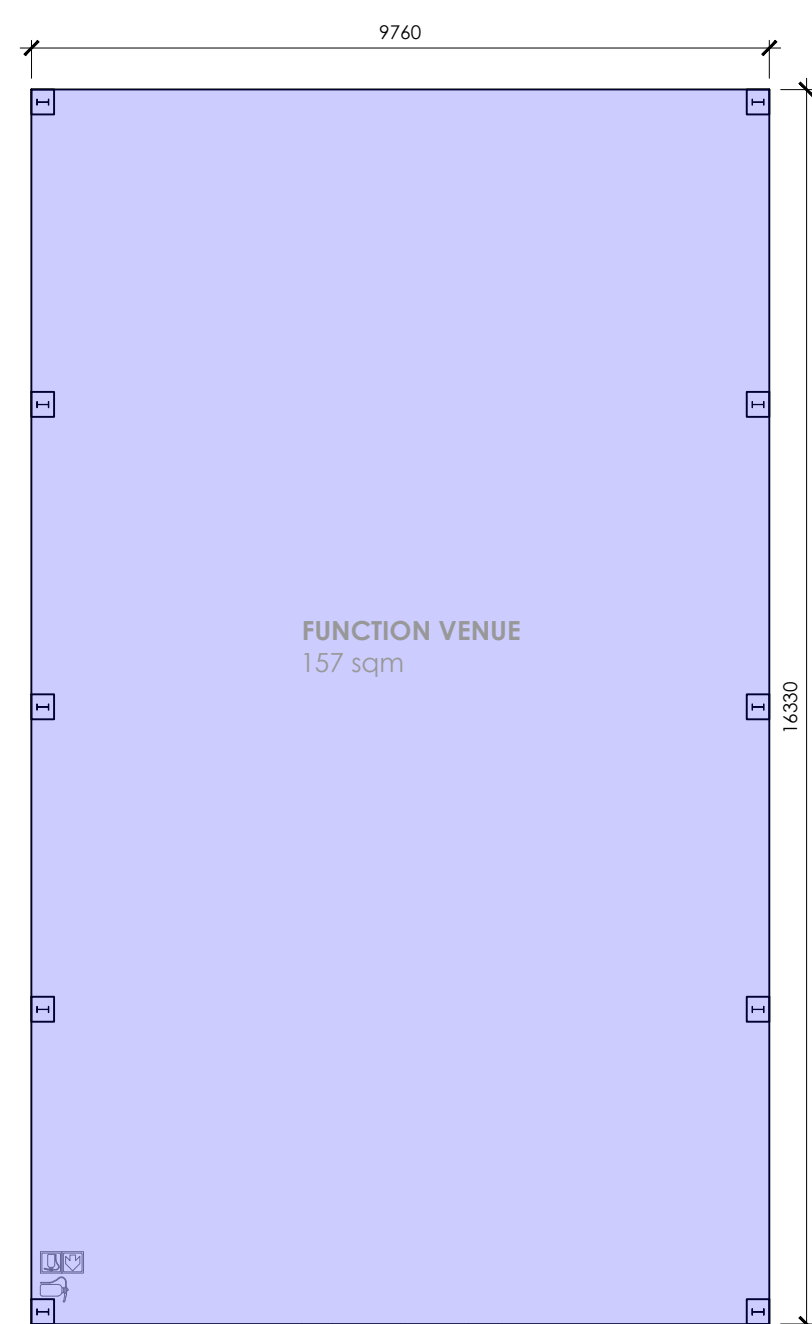
FLOOR PLAN / EX. PATIO AREA
SCALE 1:100



FLOOR PLAN / EX. BUILDING (4-6)
SCALE 1:100



FLOOR PLAN / PROP. BUILDING (1-3) & EX. BUILDING (7)
SCALE 1:100



FLOOR PLAN / EX. BUILDING (8)
SCALE 1:100

MUNICIPAL INFORMATION:		
ERF No.:	ERF 2377, THEESCOMBE	
Existing ERF Area:	29005 sqm	
Existing floor Area:	925 sqm	
New floor Area:	141 sqm	
Total floor Area:	1066 sqm	
Ex. Coverage:	925 sqm - 3.19%	
Prop. Coverage:	141 sqm - 0.49%	
Total Coverage:	1066 sqm - 4%	
NEW GARAGES:	0	
NEW BATHROOMS:	0	

TOWN PLANNING INFO.		
Zoning:	(Permitted) Agriculture Zone 1	(Proposed) Agriculture Zone 1
Height Restriction:	8.5M / 15M	8.5M / 15M
Building Line front:	10 000mm	10 000mm
Building Line Sides:	10 000mm	10 000mm
Building Line Rear:	10 000mm	10 000mm
Ex. Coverage:	925 sqm - 3.19%	
Prop. Coverage:	141 sqm - 0.49%	
Total Coverage:	1066 sqm - 4%	
FSI	0.60	0.04
PARKING BAYS	141 Bays	142 Bays

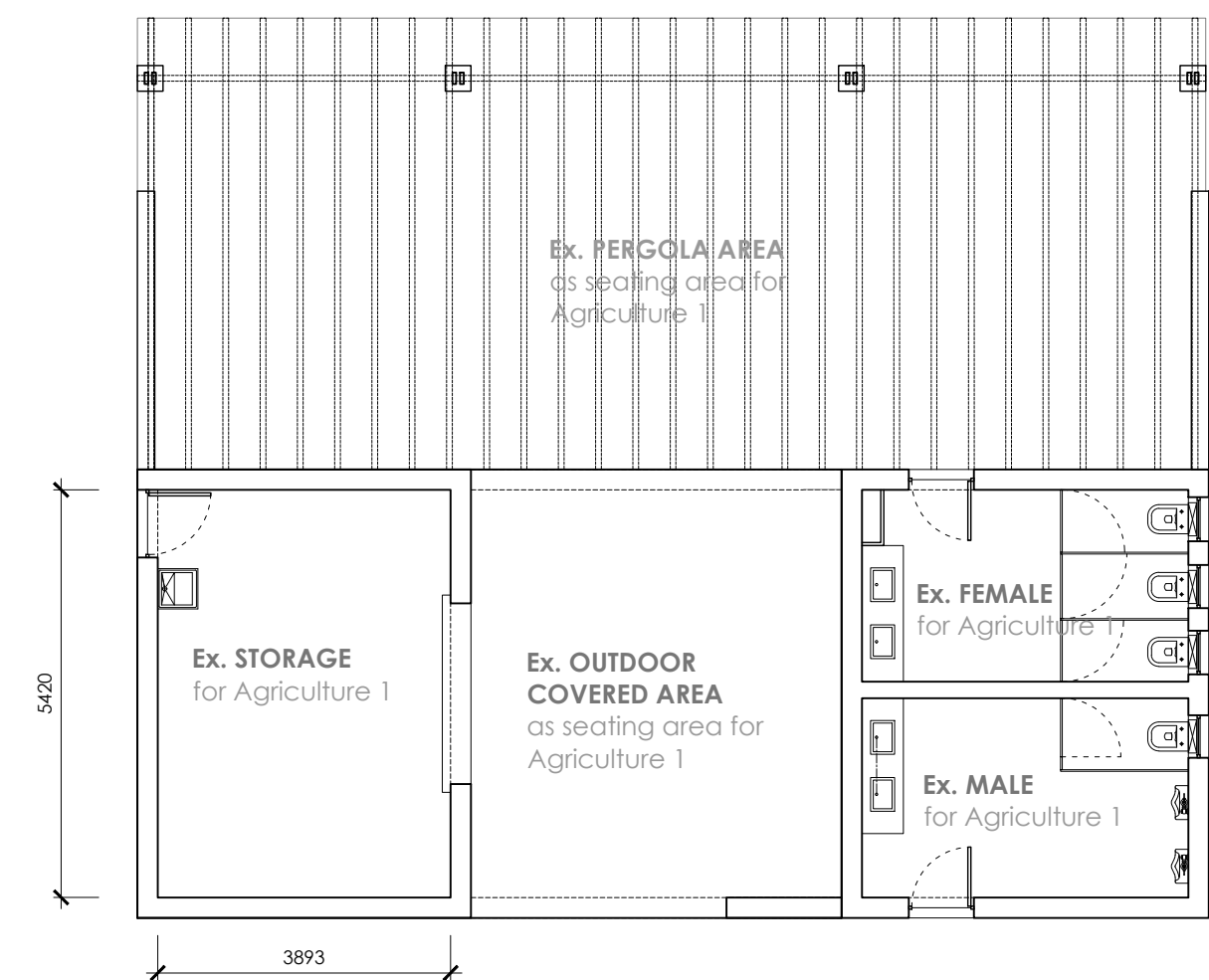
EX. BUILDING (9)	
AREA TOTALS:	
Ex. Facility as Ancillary to Function Venue (excluding restrooms)	56 sqm
Ex. Outdoor covered area	29 sqm
Ex. Pergola area	72 sqm
Ex. Storage	21 sqm
PARKING CAL'S:	
Ex. Storage	21 sqm
Storage	21 sqm
Ex. Storage	x 0.40
Parking required:	0.21 Parkings

EX. GREENHOUSE COVER	
AREA TOTALS:	
Large shade cloth for Agriculture 1	173 sqm
PARKING CAL'S:	
Large shade cloth	
Shade cloth for plants	173 sqm
0 bays / 100 sqm (0.01)	x 0.01
Parking required:	0 Parkings

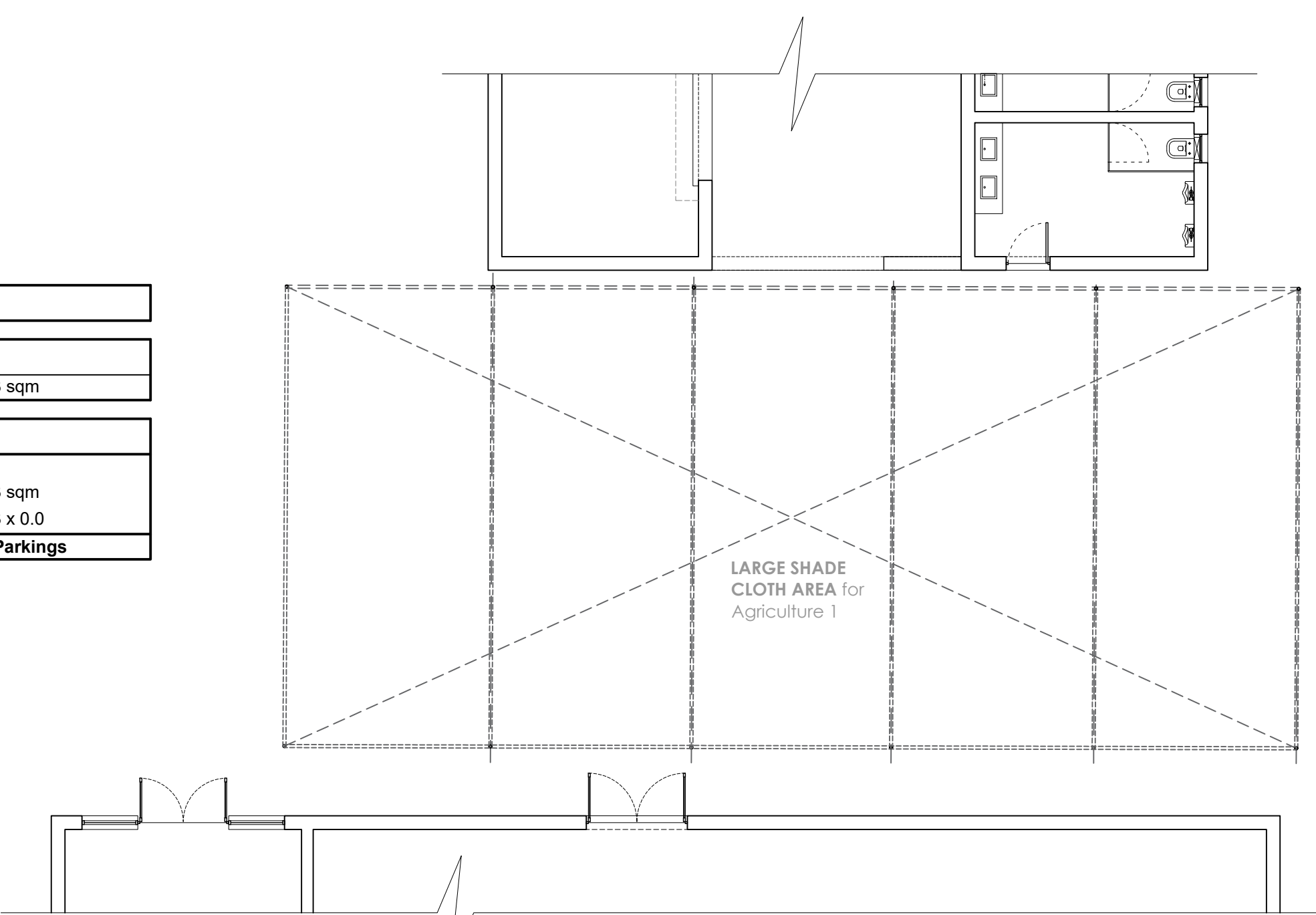
EXISTING FARMSTALL & FACILITIES	
AREA TOTALS:	
Farm Stall (Convenience Shop)	146 sqm
Ex. Store Room	20 sqm
Ex. Process Room	14 sqm
PARKING CAL'S:	
Ex. Store as New Farm Stall	146 sqm
Convenience Shop:	146 sqm
Ex. Store as New Farm Stall	x 0.04
4 bays / 100 sqm (0.04)	
Parking required:	5.84 Parkings
EX. PROCESS ROOM	
Zoning: Agriculture 1	14 sqm
Ex. Process Room	14 sqm
1 bays / 100 sqm (0.01)	x 0.01
Parking required:	0.14 Parkings
EX. STORE ROOM	
Zoning: Agriculture 1	20 sqm
Ex. Store Room	20 sqm
1 bays / 100 sqm (0.01)	x 0.01
Parking required:	0.2 Parkings

TOTAL AREAS	
Agriculture Employee Accommodation:	
Ex. building (4-6)	69 sqm
Prop. building (1-3) & Ex. building (7)	188 sqm
TOTAL:	257 sqm
Function Venue:	
Ex. Patio area (Restaurant / Coffee shop)	162 sqm
Ex. Building (8)	157 sqm
TOTAL:	316 sqm
Convenience Shop (Farm stall):	
Ex. Store as New Farm Stall	146 sqm
TOTAL:	146 sqm
Main Residential Building:	
TOTAL:	357 sqm
Ex. Storage at Building 9:	
TOTAL:	21 sqm
Storage area & Process Room:	
TOTAL:	34 sqm

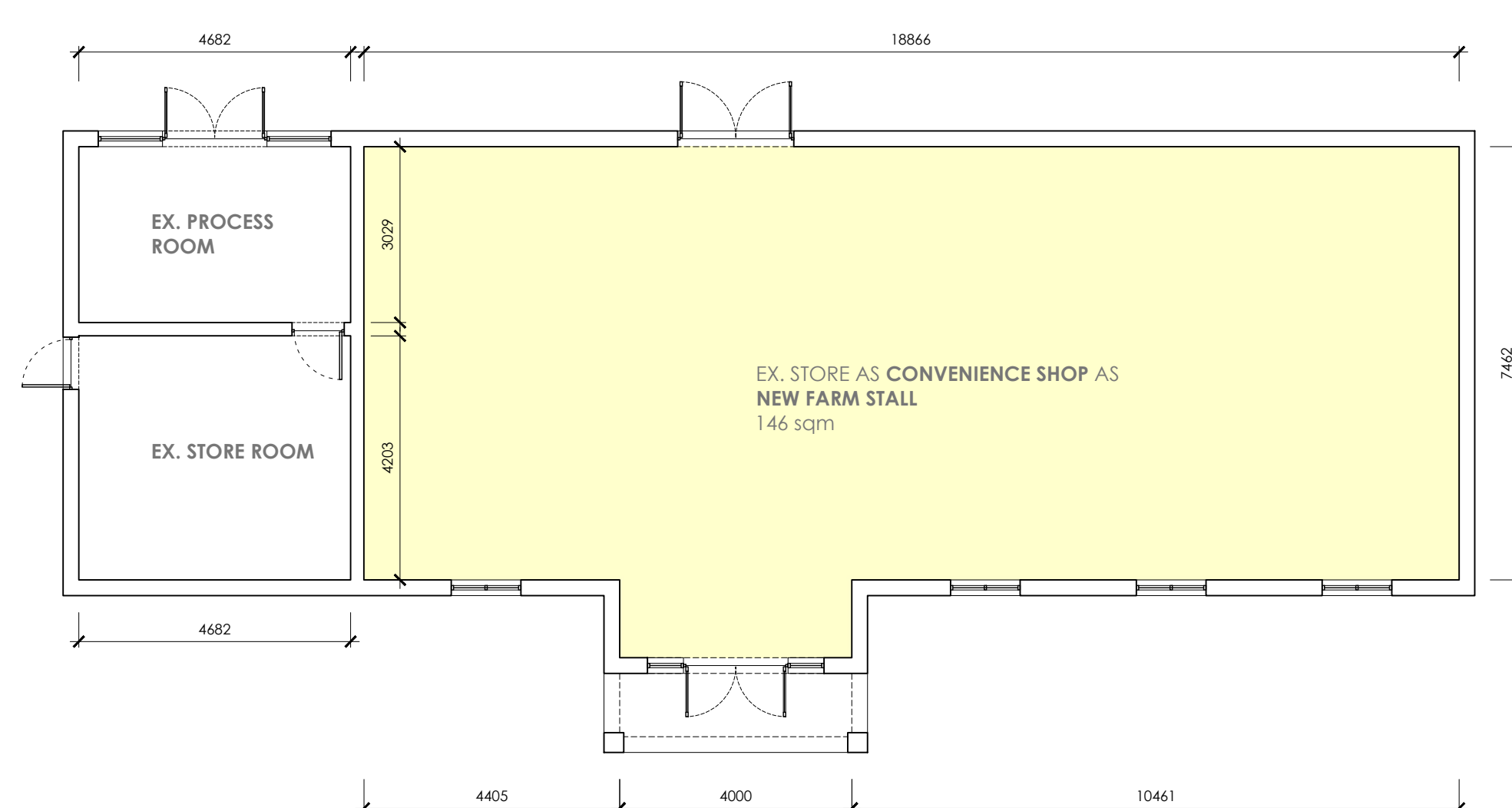
TOTAL PARKINGS REQUIRED	
Agriculture Employee Accommodation:	
Ex. building (4-6)	3.0 Parkings
Prop. building (1-3) & Ex. building (7)	4.0 Parkings
TOTAL:	7.0 Parkings
Function Venue:	
Ex. Patio area (Restaurant / Coffee shop)	64.8 Parkings
Ex. Building (8)	62.8 Parkings
TOTAL:	127.6 Parkings
Convenience Shop (Farm stall):	
Ex. Store as New Farm Stall	5.84 Parkings
TOTAL:	5.84 Parkings
Main Residential Building:	
TOTAL:	1.0 Parkings
Ex. Storage at Building 9:	
TOTAL:	0.21 Parkings
Ex Storage & Ex. Process Room:	
TOTAL:	0.34 Parkings
Total Parkings required:	
Total Parkings provide:	
142 Parkings	



FLOOR PLAN / EX. BUILDING (9)
SCALE 1:100



FLOOR PLAN / EX. GREENHOUSE COVER
SCALE 1:100



FLOOR PLAN / EX. FARM STALL & FACILITIES
SCALE 1:100

REVISIONS:

GENERAL NOTES:

All dimensions to be checked on the before construction commences. All dimensions are given in millimeters, unless otherwise specified. Contractors to adhere to all relevant authority regulations and requirements. Contractors to be a suitably qualified and registered participant in the construction industry as required by Construction Regulation 2014. Drawings to be read in conjunction with the client's DED (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations (NBR) and SANS 10400. Before this drawing is issued, the contractor's responsibility to ensure he is familiar with the file. All trade names quoted may only be substituted by similar, subject to architect's approval. All materials to be installed in strict accordance with manufacturer's specifications. All conduit work to be SABS approved quality. All light fittings to be fitted to comply with the relevant code of practice as specified in SANS 10400 Part 10. All new work to be done good with existing. This drawing is not to be scaled unless printed by the architect. All existing dimensions not to be scaled from drawings but to be checked on site. Any discrepancies shall be reported to the designer immediately and confirmed by the architect prior to commencement of work. Top of foundations to be a minimum of 100mm below finished ground level. Minimum 100mm thick concrete surface laid as per Engineers drawings to be at least 200mm 'spaced' with green sand on 50mm sand bedding layer and on well compacted fill in layers not more than 100mm. SABS Approved 'typical' 300 mm dia. voider of work, window cills and of changes in floor level. These architectural drawings to be read in conjunction with engineers and consultants drawings, where applicable. All building work to be carried out in accordance with the national building regulations, the contractor is responsible for all the site by local inspection and copy of local inspection. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on site and reported prior to construction. All the above to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark at 100.00 msl of the floor level. MSL is not the actual level but a benchmark to base other heights of the building shown on the drawings. Contractor to keep a full set of level issued drawings on site. Contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. Contractor to take responsibility for all health and safety measures on site.

DRAWING TITLE:

MUNICIPAL SUBMISSION

PROJECT TITLE:

ADDITIONS ON ERF 2377, THEESCOMBE, PORT ELIZABETH FOR Mr Saunders

CLIENT SIGNATURE

bh BLACKHOUND
ARCHITECTURE & RENDERING

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PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO.:	2377, Theescombe
ERF AREA:	29005 sqm
EXISTING AREA:	925 sqm
NEW AREA:	141 sqm
TOTAL AREA:	1066 sqm
EX. COVERAGE:	925 sqm - 3%
NEW COVERAGE:	141 sqm - 0.49%
TOTAL COVERAGE:	1066 sqm - 4%
NEW GARAGES:	0
NEW BATHROOMS:	0
POOL:	N/D
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	27

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PROJECT NO.:

2004 STABLES

DRAWING NO.:

20260525_STABLES_M501

DRAWN BY:

DWP

PRINT DATE:

25 May 2026

REVISION NO.:

00

SHEET NO.:

001