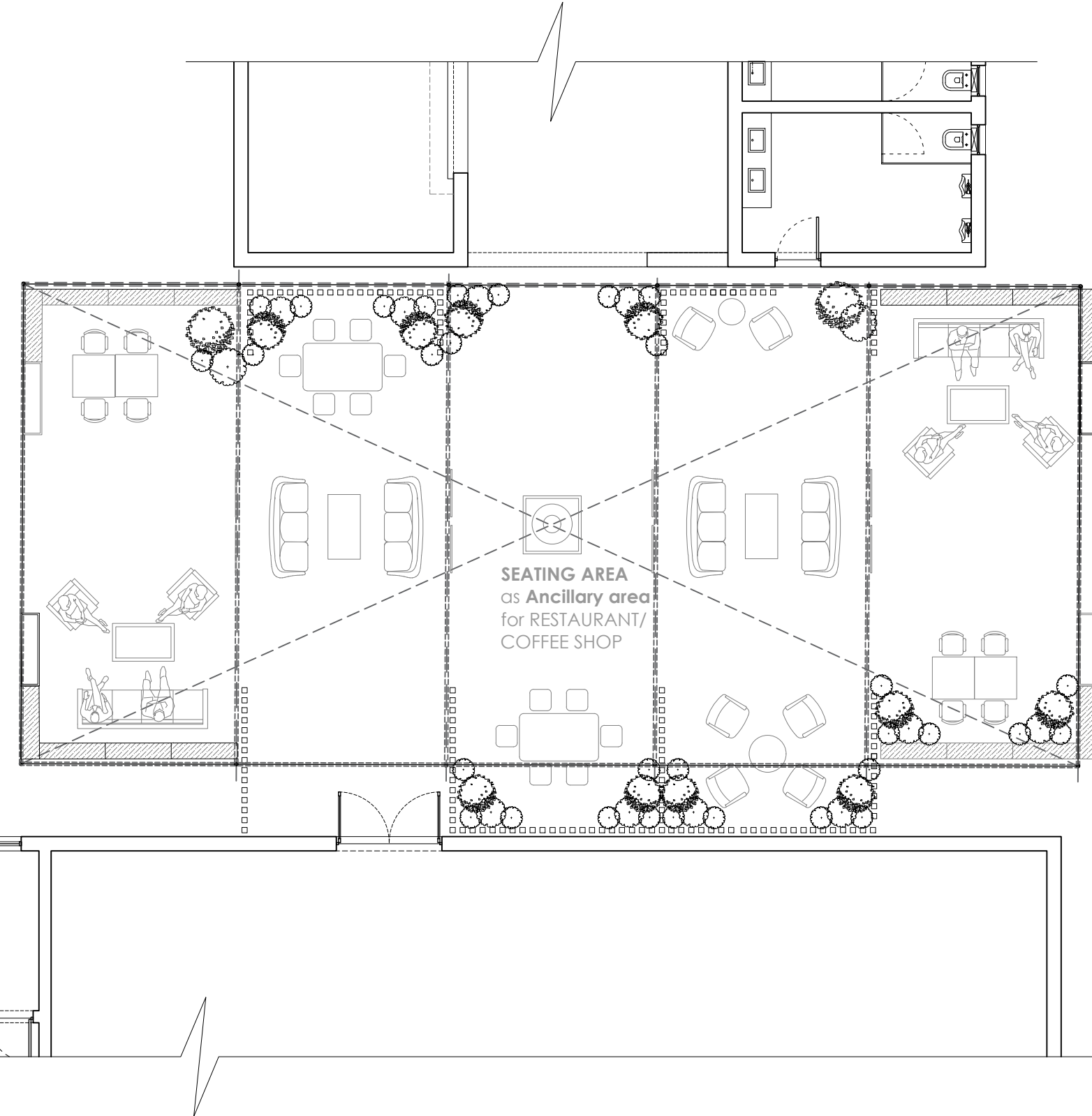


CONSENT-USE AREA LEGEND	
Convenience Shop	
Function Venue	
Agriculture Employee Accommodation	
Main Residential Building	

MUNICIPAL INFORMATION:		
Site No:	ERF 2377, THESCOMBE	
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.		
	(Permitted)	(Proposed)
Zoning:	Agriculture Zone 1	Agriculture Zone 1
Height Restriction:	8.5M / 15M	8.5M / 15M
Building Line Front	10 000mm	10 000mm
Building Line Side	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:	5801 sqm 20%	1066 sqm 4%
FSI	0.60	0.04
PARKING BAYS	48.3 Bays	55 Bays

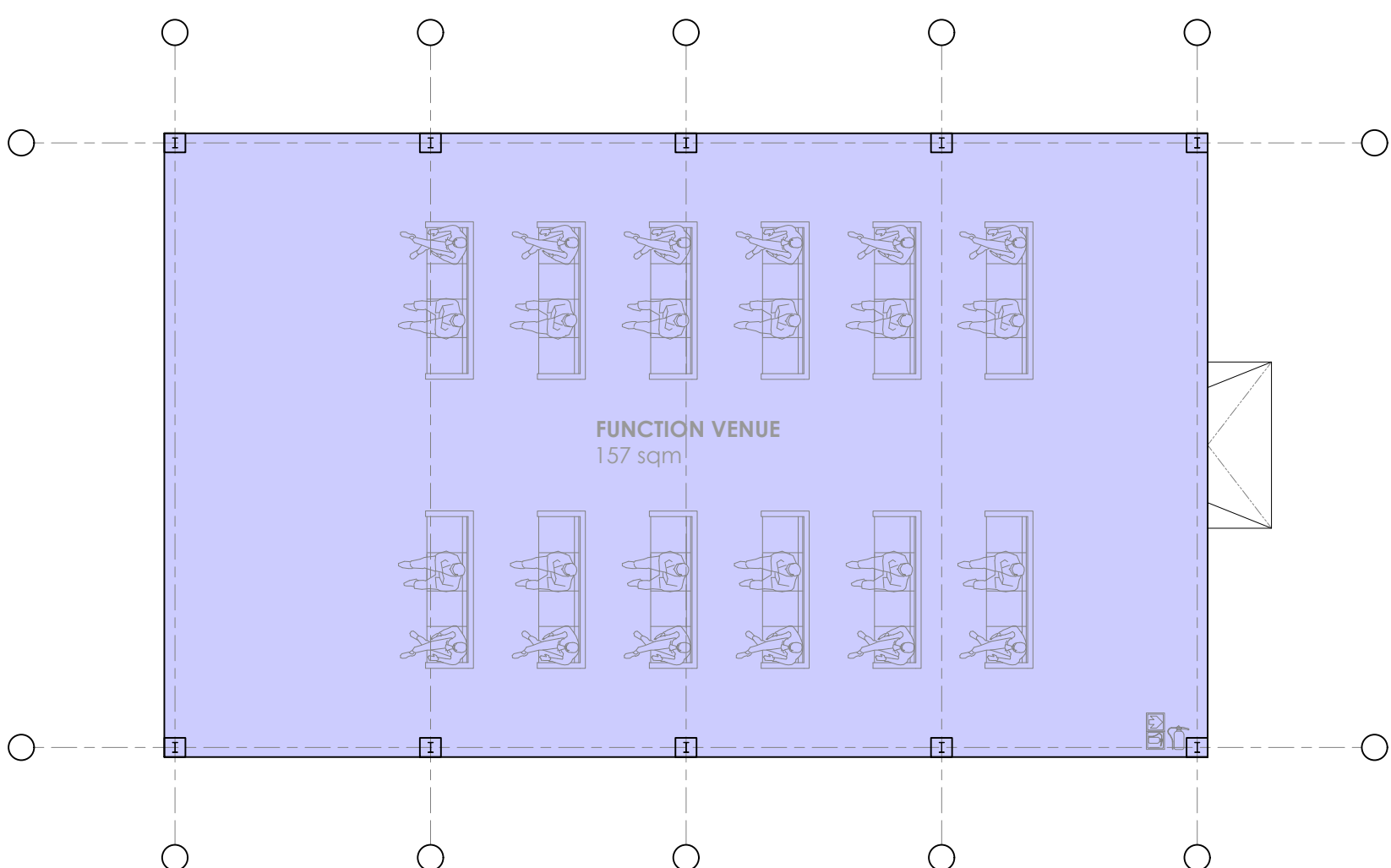
TOTAL PARKINGS REQUIRED	
Agriculture Employee Accommodation:	
Ex. building (4-6)	3.0 Parkings
Prop. building (1-3) & Ex. building (7)	4.0 Parkings
TOTAL:	7.0 Parkings
Function Venue:	
Ex. Patio area (Restaurant / Coffee shop)	5.5 Parkings
Ex. Building (8)	8.9 Parkings
TOTAL:	14.4 Parkings
ANCILLARY AREA for RESTAURANT/COFFEE SHOP:	
Ex. Facilities (Bar & Liquor store)	0.9 Parkings
Ex. Canopy area (Seating area)	10.6 Parkings
Ex. Building (9)	7.8 Parkings
TOTAL:	19.3 Parkings
Convenience Shop (Farm stall):	
TOTAL:	6.6 Parkings
Main Residential Building:	
TOTAL:	1.0 Parkings
Total Parkings required:	
	48.3 Parkings
Total Parkings provide:	
	55.0 Parkings

EX. CANOPY AREA	
AREA TOTALS:	
Ancillary area for RESTAURANT/COFFEE SHOP:	200 sqm
PARKING CAL'S:	
Seating Area (excl. movement areas)	
Function Venue:	26.16 sqm (seating)
Seating Area	26.16 x 0.40
Parking required:	10.6 Parkings



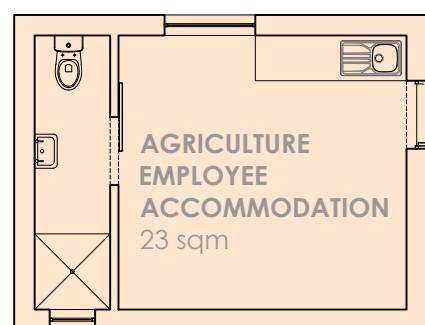
FLOOR PLAN / EX. CANOPY AREA
SCALE 1:100

EX. BUILDING (8)	
AREA TOTALS:	
Function Venue (Covered - Incl. Walls)	157 sqm
PARKING CAL'S:	
Seating Area (excl. movement areas)	
Function Venue	22.2 sqm (seating)
Seating Area	x 0.40
Parking required:	8.9 Parkings

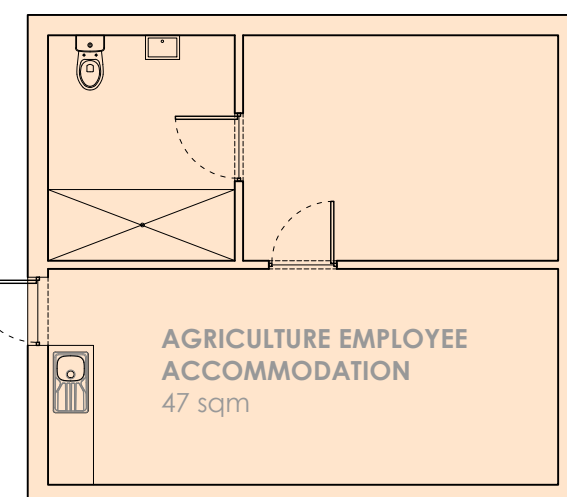


FLOOR PLAN / EX. BUILDING (8)
SCALE 1:100

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

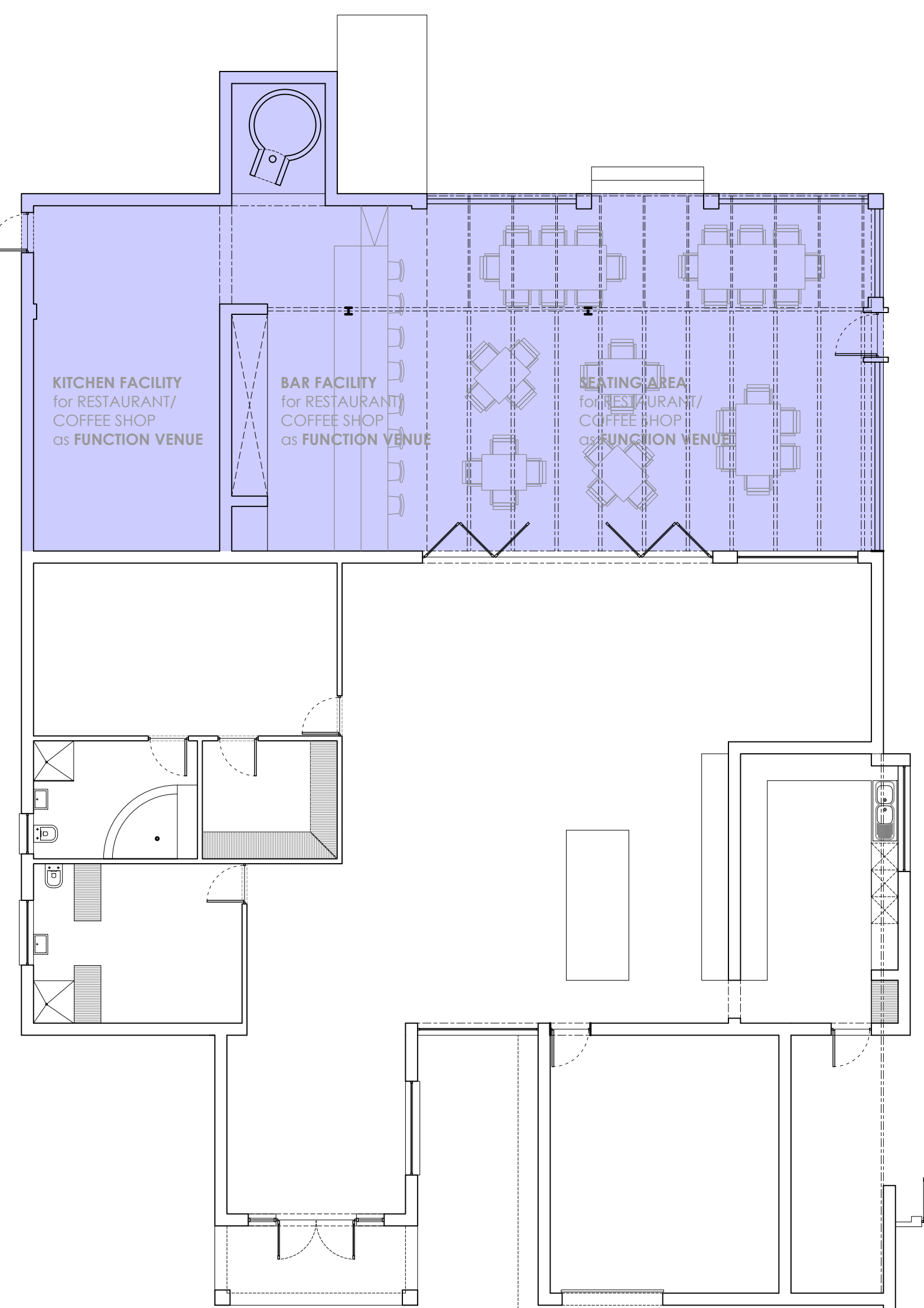


FLOOR PLAN / EX. BUILDING (4-6)
SCALE 1:100



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

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



FLOOR PLAN / EX. MAIN RESIDENTIAL BUILDING & EX. PATIO AREA
SCALE 1:100

GENERAL NOTES:

All dimensions to be checked on site 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 DMS (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations (SANS 1040). Before this drawing is issued it is 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 fitting to be fitted to comply with the relevant code of practice as specified in SANS 1040 Part 12. All new work to be done good with sealing. This drawing is not to be scaled unless printed by a computer. All existing dimensions to be scaled from drawings not to be checked on site. Any discrepancies shall be reported to the designer immediately and clarified 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 Engineer's drawings to be on 200mm 'spiral' 4th green dam on 50mm sand bedding layer and on well compacted fill in layers not more than 100mm. SABS Approved 'Tyrodex' 300 msc. dia. under all walls, window cills and of changes in floor level. These architectural drawings to be read in conjunction with engineer and consultant drawings, where applicable. All building work to be carried out in accordance with the national building regulations, the contractor is responsible for all site rules by local inspection and any other rules in connection therewith. All drainage work to be carried out in accordance with the national building regulations. All roof requirements to be taken on site by the contractor and confirmed with the architect prior to commencement of work. Levels shown are relative to a benchmark at 100.00 msl of new floor level. All 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 latest 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:

SITE DEVELOPMENT PLAN

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON ERF 2377, THESCOMBE, PORT ELIZABETH FOR Mr Saunders

CLIENT SIGNATURE

bh BLACKHOUND
ARCHITECTURE & RENDERING

072 779 1957 | 072 418 4847
https://blackhounddesign.com
Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth, 6070

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	2377, TheSCOMBE
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/A
BOUNDARY WALLS:	0
AGE OF BUILDING:	27

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PROJECT NO:

REVISION NO:

DRAWING NO:

SHEET NO:

001

ERF 1962

ERF 2377
29005 sqm

ERF 256

290 040mm BOUNDARY LINE
ex. 1000mm (10'0") to remain unaffected

10 000mm BOUNDARY LINE

10 000mm BOUNDARY LINE

290 040mm BOUNDARY LINE
ex. 1000mm (10'0") to remain unaffected

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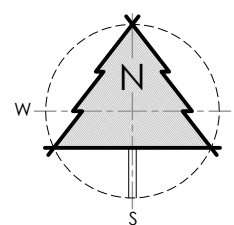
10 000mm BOUNDARY LINE

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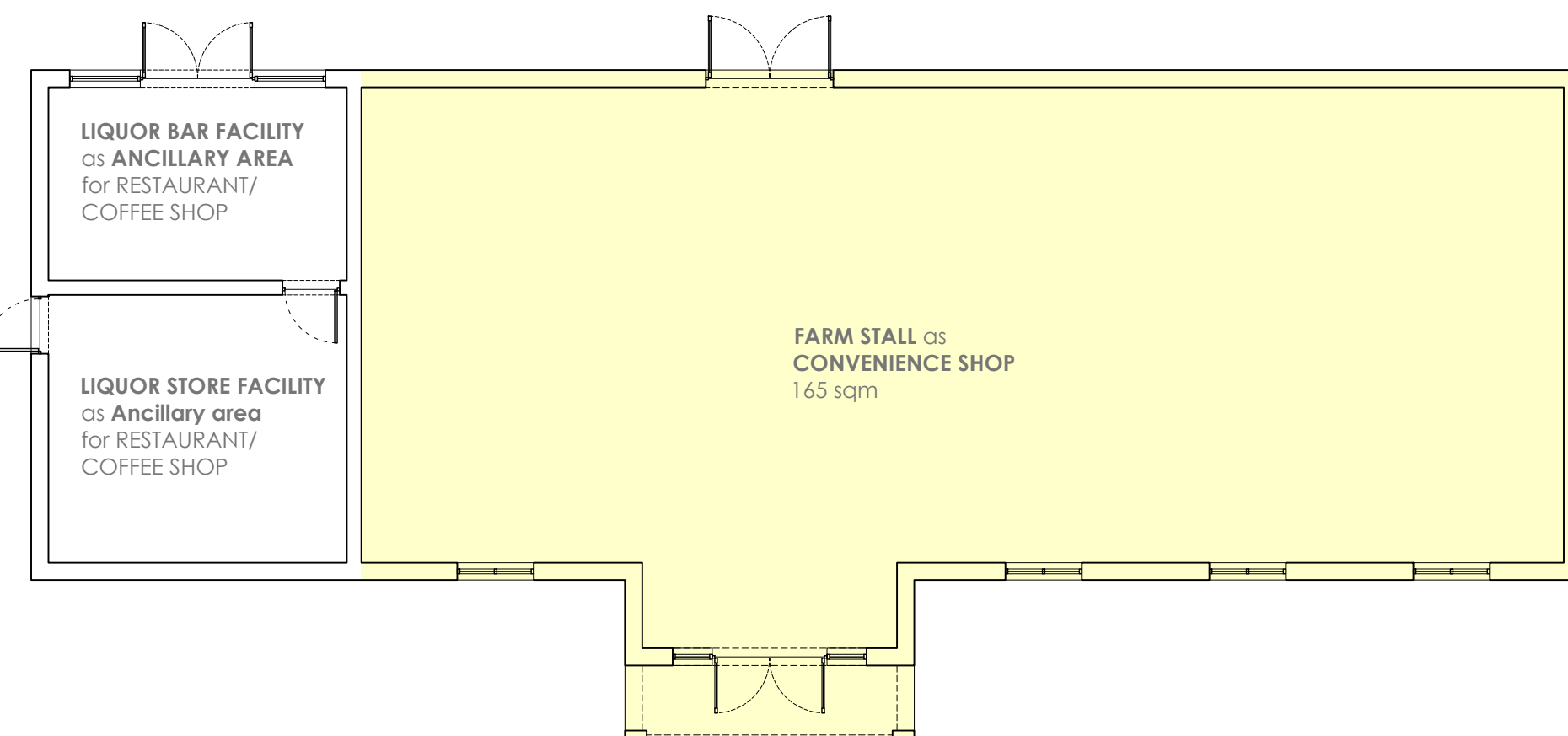
10 000mm BOUNDARY LINE

SITE PLAN / Parking Calculations
SCALE 1:500



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

EXISTING FARMSTALL & FACILITIES	
AREA TOTALS:	
Farm Stall (Convenience Shop)	165.38 sqm
Ancillary area for RESTAURANT/COFFEE SHOP:	39 sqm
PARKING CAL'S:	
Farm Stall	165.38 sqm
Convenience Shop:	26.42 sqm
Farm Stall	x 0.04
Parking required:	6.6 Parkings
Liquor bar	1.86 sqm (seating)
Facilities of FUNCTION VENUE:	
Seating Area	1.86 sqm (seating)
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	0.7 Parkings
Liquor Storage	23.18 sqm
Facilities of FUNCTION VENUE:	
Storage area	23.18 sqm
1 bays / 100 sqm (0.01)	x 0.01
Parking required:	0.2 Parkings



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

EX. BUILDING (9)	
AREA TOTALS:	
Ancillary area for RESTAURANT/COFFEE SHOP:	170 sqm
PARKING CAL'S:	
Kitchen	26.42 sqm
Facilities of Function Venue:	
Kitchen facility	26.42 sqm
0 bays / 100 sqm (0.00)	x 0.00
Parking required:	0.0 Parkings
Seating Area (excl. movement areas)	19.57 sqm (seating)
Facilities of Function Venue:	
Seating Area	19.57 sqm (seating)
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	7.8 Parkings
Abolitions 1 & 2 (excl. movement areas)	29.08 sqm (seating)
Facilities of Function Venue:	
Abolitions 1 & 2	29.08 sqm (seating)
0 bays / 100 sqm (0.00)	x 0.00
Parking required:	0.0 Parkings

