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

## 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 |

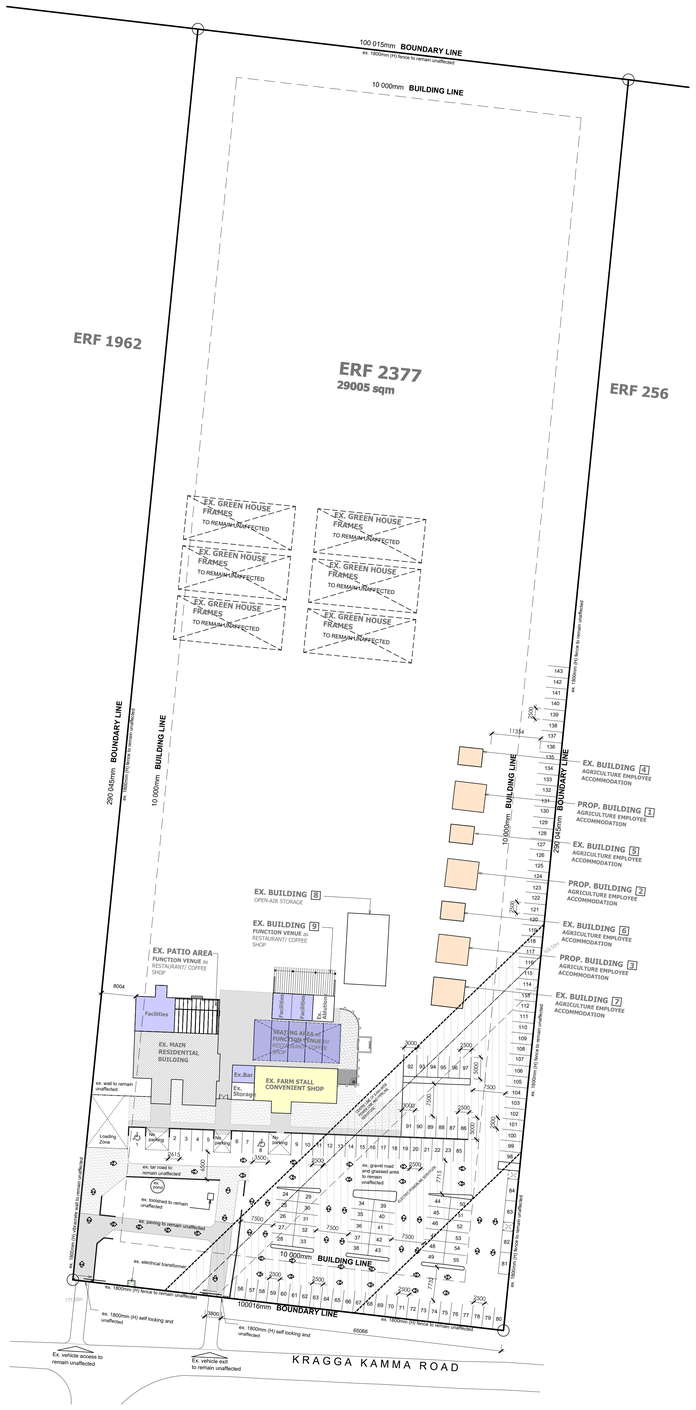
## TOWN PLANNING INFO.

| | (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 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: | 5801 sqm - **20%** | 1066 sqm - **4%** |
| FSI | 0.60 | 0.04 |
| PARKING BAYS | 48.3 Bays | 55 Bays |

| 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 ) | 73 | sqm |
| Ex. Building (9) | 56 | sqm |
| Ex. Greenhouse cover | 173 | sqm |
| Ex. Bar facility | 14 | sqm |
| **TOTAL:** | **316** | **sqm** |
| **Convenience Shop (Farm stall):** | | |
| Farm stall | 146 | sqm |
| **TOTAL:** | **146** | **sqm** |
| **Main Residential Building:** | | |
| **TOTAL:** | **357** | **sqm** |
| **Storage area next to Ex. Bar:** | | |
| **TOTAL:** | **20** | **sqm** |
| **Agricultural Open-air Storage:** | | |
| **TOTAL:** | **157** | **sqm** |

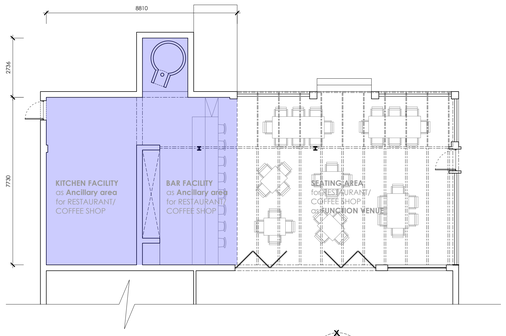
| TOTAL PARKINGS REQUIRED | | |
|---|---|---|
| **Agriculture Employee Accommodation:** | | |
| Ex. building (4-6) | 3.0 | Parkings |
| Prop. building (1-3) & Ex. building (7) | 4.0 | Parkings |
| **TOTAL:** | **7.0** | **Parkings** |
| **Function Venue:** | | |
| Ex. Patio area (Restaurant / Coffee shop ) | 29.2 | Parkings |
| Ex. Building (9) | 22.4 | Parkings |
| Ex. Greenhouse cover | 69.2 | Parkings |
| Ex. Bar facility | 5.6 | Parkings |
| **TOTAL:** | **126.4** | **Parkings** |
| **Convenience Shop (Farm stall):** | | |
| Farm stall | 5.84 | Parkings |
| **TOTAL:** | **5.84** | **Parkings** |
| **Main Residential Building:** | | |
| **TOTAL:** | **1.0** | **Parkings** |
| **Agricultural Open-air Storage:** | | |
| **TOTAL:** | **1.57** | **Parkings** |
| **Storage area next to Ex. Bar:** | | |
| **TOTAL:** | **0.20** | **Parkings** |
| **Total Parkings required:** | **142.01** | **Parkings** |
| **Total Parkings provide:** | **143** | **Parkings** |

REVISIONS:



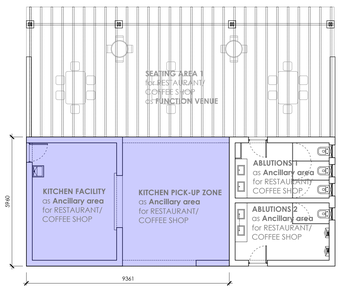

## SITE PLAN / Parking Calculations
SCALE 1:500

| EX. PATIO AREA | |
|---|---|
| AREA TOTALS: | |
| Ex. Facility as Ancillary to Function Venue | 73 sqm |
| Seating area (Uncovered) | 80 sqm |
| PARKING CAL'S: | |
| Ex. Facility as Ancillary to Function Venue | |
| Function Venue | |
| Kitchen facility (exclude restrooms) | 73 sqm |
| **40 bays / 100 sqm seating (0.40)** | x 0.40 |
| **Parking required:** | 29.2 **Parkings** |



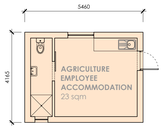

## FLOOR PLAN / EX. PATIO AREA
SCALE 1:100

| EX. BUILDING (9) | |
|---|---|
| AREA TOTALS: | |
| Ex. Facility as Ancillary to Function Venue (excluding restrooms) | 56 sqm |
| Seating Area 1 (Uncovered) | 72 sqm |
| PARKING CAL'S: | |
| Ex. Facility as Ancillary to Function Venue | 56 sqm |
| Facilities of Function Venue: | |
| Kitchen facility (exclude restrooms) | 56 sqm |
| **0 bays / 100 sqm (0.00)** | x 0.40 |
| **Parking required:** | 22.4 **Parkings** |



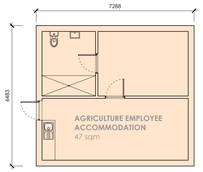

## FLOOR PLAN / EX. BUILDING (9)
SCALE 1:100

| 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** |



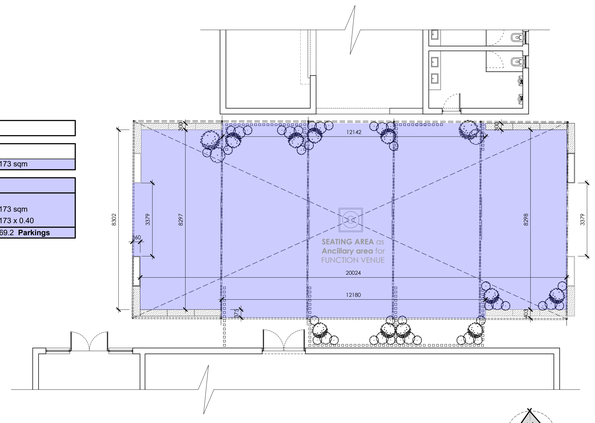

## FLOOR PLAN / EX. BUILDING (4-6)
SCALE 1:100

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

| EX. GREENHOUSE COVER | |
|---|---|
| AREA TOTALS: | |
| SEATING AREA as Ancillary area for FUNCTION VENUE | 173 sqm |
| PARKING CAL'S: | |
| Ancillary area for FUNCTION VENUE: | |
| Seating Area | 173 sqm |
| **4 bays / 100 sqm seating (0.04)** | 173 x 0.40 |
| **Parking required:** | 69.2 **Parkings** |

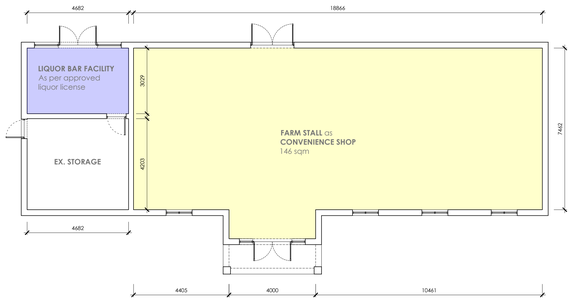



## FLOOR PLAN / EX. GREENHOUSE COVER
SCALE 1:100

| EX. BUILDING (8) | |
|---|---|
| AREA TOTALS: | |
| Agricultural Open-Air Storage | 157 sqm |
| PARKING CAL'S: | |
| Storage area | 157 sqm |
| **1 bays / 100 sqm seating (0.01)** | x 0.01 |
| **Parking required:** | 1.57 **Parkings** |

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

| EXISTING FARMSTALL & FACILITIES | |
|---|---|
| AREA TOTALS: | |
| Farm Stall (Convenience Shop) | 146 sqm |
| Ex. Facility as Ancillary to Function Venue (Bar) | 14 sqm |
| PARKING CAL'S: | |
| Farm Stall | 146 sqm |
| Convenience Shop: | |
| Farm Stall | 146 sqm |
| **4 bays / 100 sqm (0.04)** | x 0.04 |
| **Parking required:** | 5.84 **Parkings** |
| Bar Facility | 14 sqm |
| Function venue: | |
| Bar Facility | 14 sqm |
| **4 bays / 100 sqm (0.04)** | x 0.40 |
| **Parking required:** | 5.6 **Parkings** |
| Ex. Storage | 20 sqm |
| Zoning: Agriculture 1 | |
| Ex. Storage | 20 sqm |
| **4 bays / 100 sqm (0.04)** | x 0.01 |
| **Parking required:** | 0.2 **Parkings** |




## FLOOR PLAN / EX. FARM STALL & FACILITIES
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 local authority's 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 clients OHS (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is priced it is the contractor's responsibility to ensure he is familiar with the site. 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 is to be fitted to a minimum of compact fluorescent code of practice as specified in SANS 10400 Part O. All new work to be made good to match existing. This drawing is to be read in conjunction with all other drawings and specifications. Do not scale from drawings but 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 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per Engineers drawings to be on 250 mic. "gunpitsi" uhs green dpm on 30mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved "gunide" 375 mic. dpc under all walls, window cills and at changes in floor level. These architectural drawings to be read in conjunction with engineers and consultants drawings, where applicable. All building work to be in accordance with the requirements of the relevant building regulations. The contractor is responsible for all site visits by local inspectors and pay all fees in connection therewith. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on site by roof specialist prior to construction. All tile layouts to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark of 100.00 mtd of new floor level. Mtd 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, THEESCOMBE** , PORT ELIZABETH FOR **Mr Saunders**

2 May 25

CLIENT SIGNATURE


BLACKHOUND ARCHITECTURE & RENDERING

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Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth, 6070


2 May 25

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: | NO |
| BOUNDARY WALLS: | 0 M |
| AGE OF BUILDING: | 27 |

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWALD MATHYS POTGIETER
SACAP
SACAP pro (Office Administrator) on 02 May 2025


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