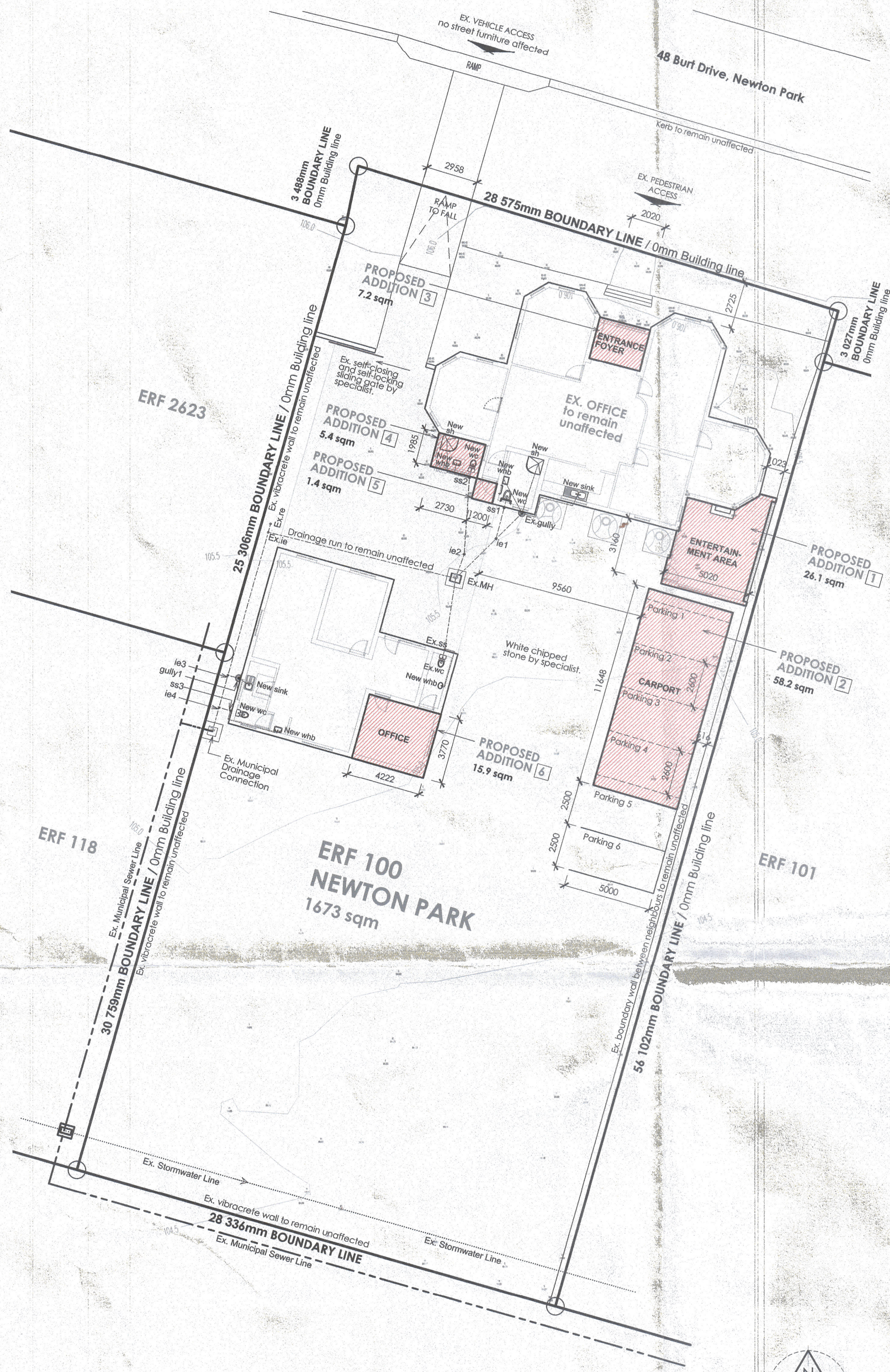
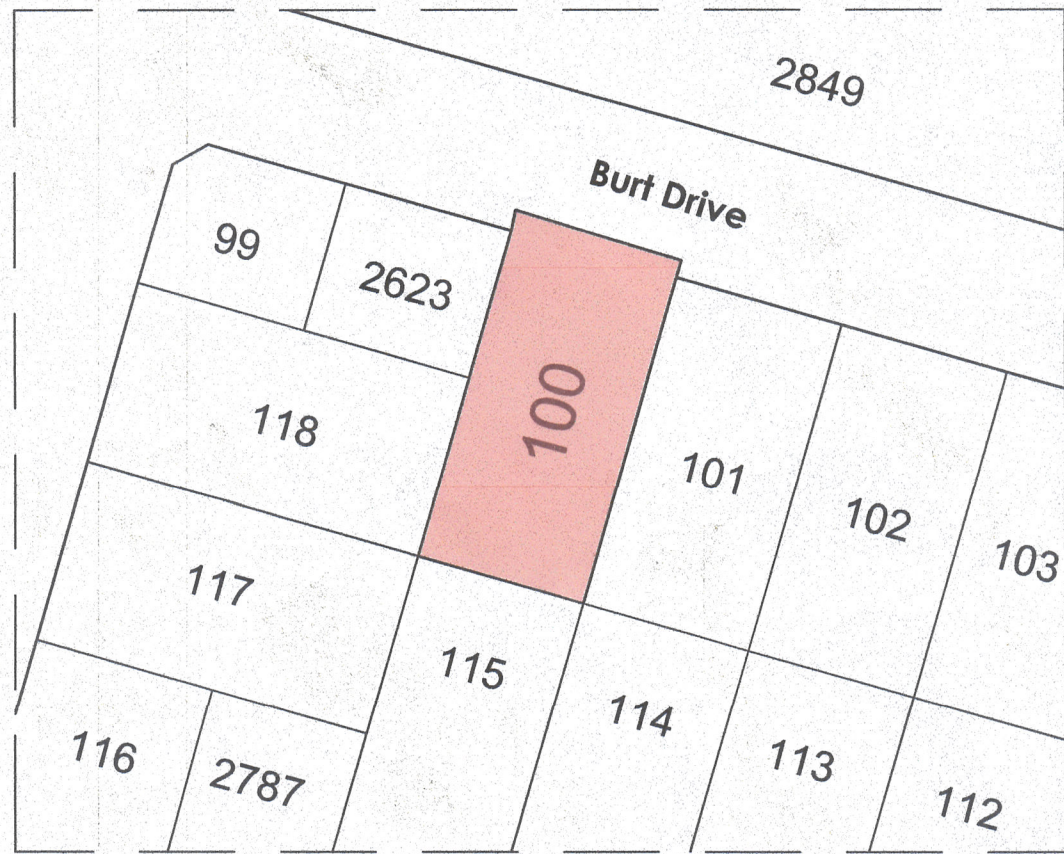


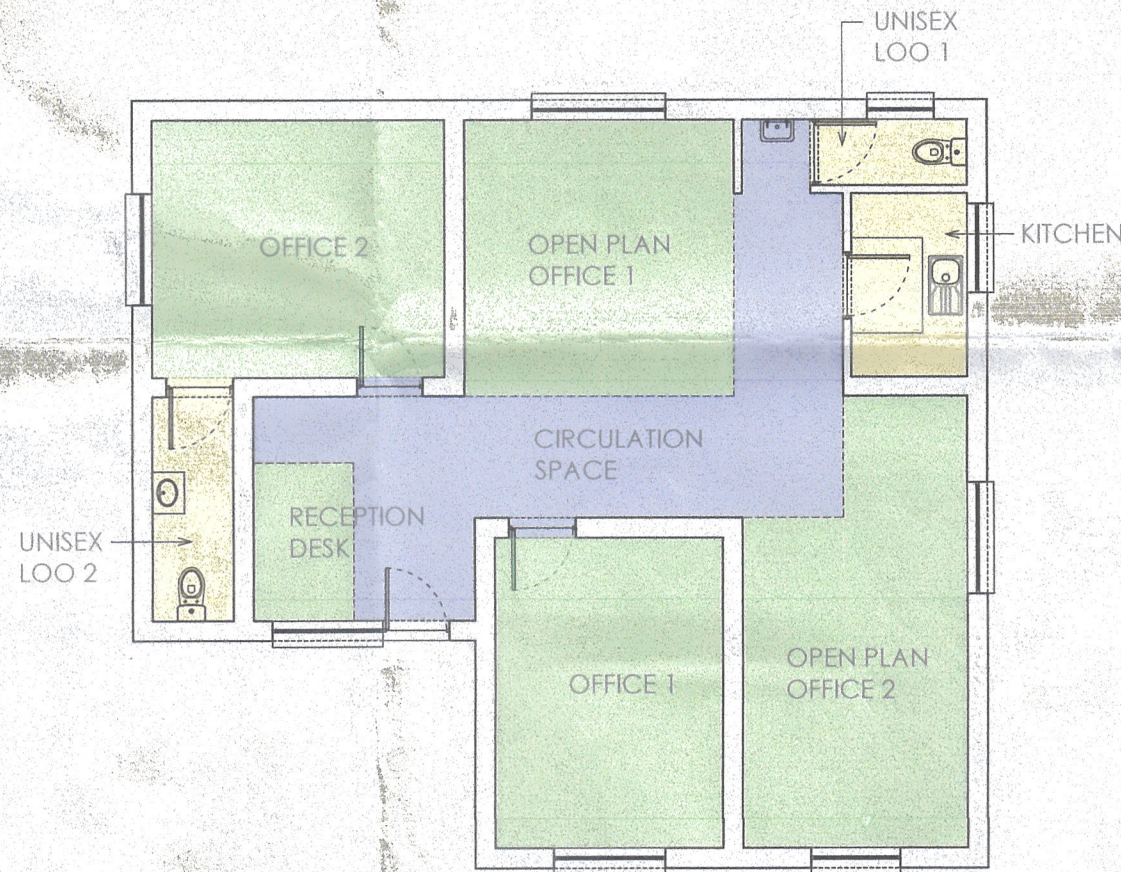


SITE PLAN
SCALE 1:200



SITE LOCALITY
SCALE N/A

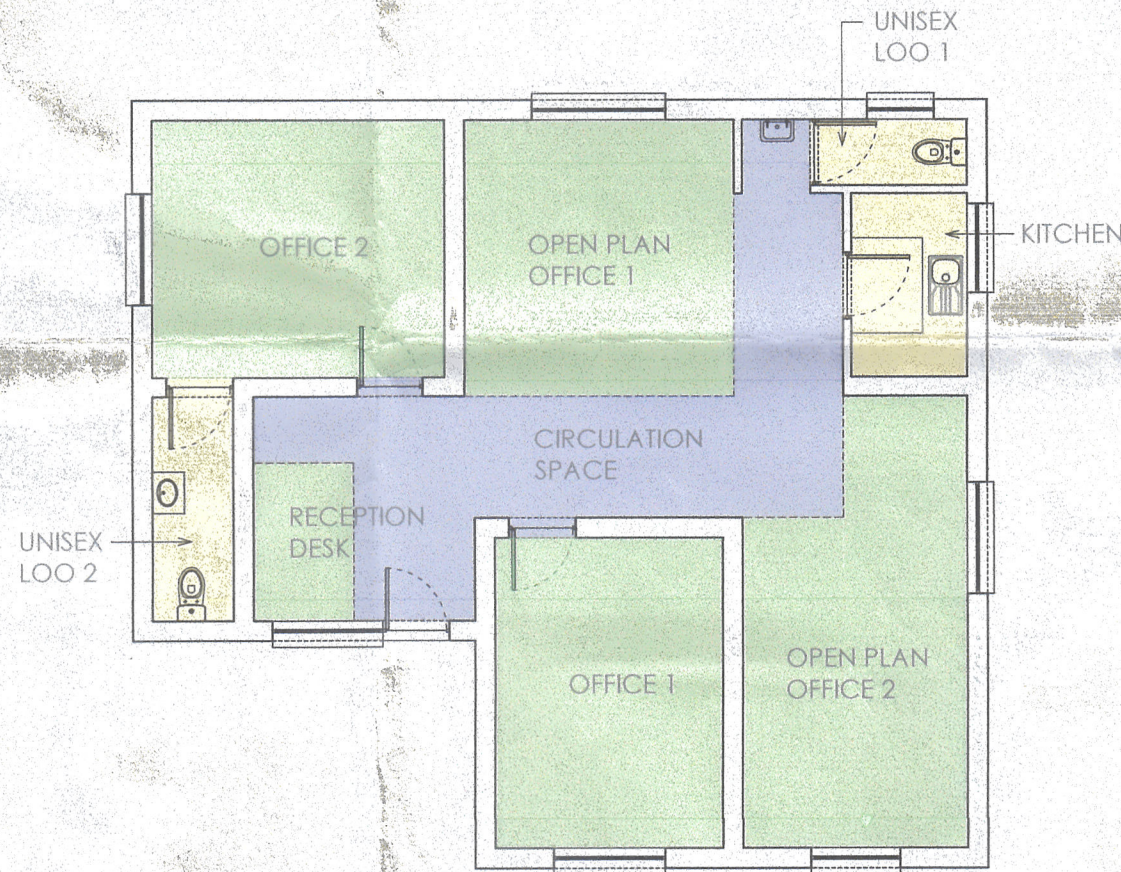
PARKING CALCULATION PLAN / MAIN OFFICE BUILDING
SCALE 1:100



PARKING CALC'S - MAIN OFFICE BUILDING	
Reception Desk	3.4 sqm
Office 1	26.5 sqm
Office 2	15.3 sqm
Office 3	14.0 sqm
Office 4	15.0 sqm
Open Plan Desk 1	4.8 sqm
Open Plan Desk 2	5.6 sqm
Total SQM:	84.6 sqm
Office 4/100 sqm (0.04)	0.04 x
Total Parkings required:	3.4 Parkings

SPACES NOT INCL. FOR PARKING CALC'S :	
Circulation space	36.0 sqm
Kitchen	6.1 sqm
Unisex	4.5 sqm
Disabled Loo	5.9 sqm
Boardroom	17.7 sqm
Total	34.2 sqm

PARKING CALCULATION PLAN / OFFICE BUILDING 1
SCALE 1:100



PARKING CALC'S - OFFICE BUILDING 1	
Reception Desk	2.9 sqm
Office 1	13.8 sqm
Office 2	12.8 sqm
Open Plan Office 1	13.7 sqm
Open Plan Office 2	16.3 sqm
Total SQM:	59.5 sqm
Office 4/100 sqm (0.04)	0.04 x
Total Parkings required:	2.4 Parkings

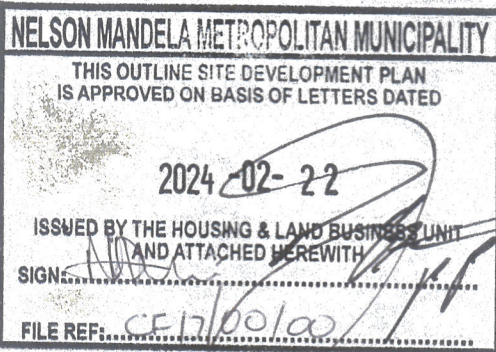
SPACES NOT INCL. FOR PARKING CALC'S	
Circulation space	19.9 sqm
Kitchen	4.0 sqm
Unisex Loo 1	1.9 sqm
Unisex Loo 2	3.5 sqm
Total	9.4 sqm

MUNICIPAL INFORMATION:

TOWN PLANNING	BUS1 Required	BUS1 Provided
ERF NO:	ERF 100, Newton Park	ERF 100, Newton Park
ZONING	Bus1	Bus1
HEIGHT RESTRICTION	8M	8M
BUILDING LINE FRONT	0mm	0mm
BUILDING LINE SIDES	0mm	0mm
BUILDING LINE REAR	0mm	0mm
EXISTING ERF AREA:	1673 sqm	1673 sqm
EXISTING AREA:	262 sqm	262 sqm
NEW AREA:	114 sqm	114 sqm
TOTAL AREA:	376 sqm	376 sqm
EXISTING COVERAGE:	262 sqm - 15.66%	262 sqm - 15.66%
NEW COVERAGE:	114 sqm - 6.81%	114 sqm - 6.81%
TOTAL COVERAGE:	376 sqm - 22%	376 sqm - 22%
NEW GARAGES:	0	0
NEW BATHROOMS:	3	3
PARKING BAYS:	4 Bays /100sqm for Offices	6 Bays
FSI	TBC	0.22

TOWN PLANNING INFO.

ERF 100, NEWTON PARK	
ERF AREA 1673 sqm	1673 sqm
EXISTING COVERAGE @ 262 sqm 15.7%	262 sqm - 15.66%
PROPOSED NEW COVERAGE	114 sqm - 6.81%
TOTAL COVERAGE	376 sqm - 22%
FSI EXISTING - 262 sqm / 1673 sqm	15.7%
PROPOSED NEW TOTAL FSI - 376 sqm / 1673 sqm	0.22
FSI PERMITTED - N/A	N/A



REVISIONS:

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 client's OHS (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is issued 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 construction 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 C. All new work to be made good with existing. This drawing is not to be scaled unless printed by H. Gouws renders. 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 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 'gunplas' lbs green dpm on 50mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved 'gundie' 375 mic dpc under all walls, window sills 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 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 roof construction. All site layouts to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark at 100.00 msl of new 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 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 100, NEWTON PARK, PORT ELIZABETH FOR Renew Properties LTD PTY

CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING

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https://blackhousedownterprises.com
Unit 10, The Network, 19 Cactus Rd, Fairview, Port Elizabeth, 6070

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	100, Newton Park
ERF AREA:	1673 sqm
EXISTING AREA:	262 sqm
NEW AREA:	114 sqm
TOTAL AREA:	376 sqm
EX. COVERAGE:	262 sqm 15.66%
NEW COVERAGE:	114 sqm - 6.81%
TOTAL COVERAGE:	376 sqm - 22.47%
NEW GARAGES:	0
NEW BATHROOMS:	3
POOL:	NO
BOUNDARY WALLS:	0 M
LAST APPROVED PLAN:	(2023 - 1952) = 71 years ago

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWALD MATHYS POTGIETER
06 83 30 0000 (WhatsApp) on 30 Nov 2023

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