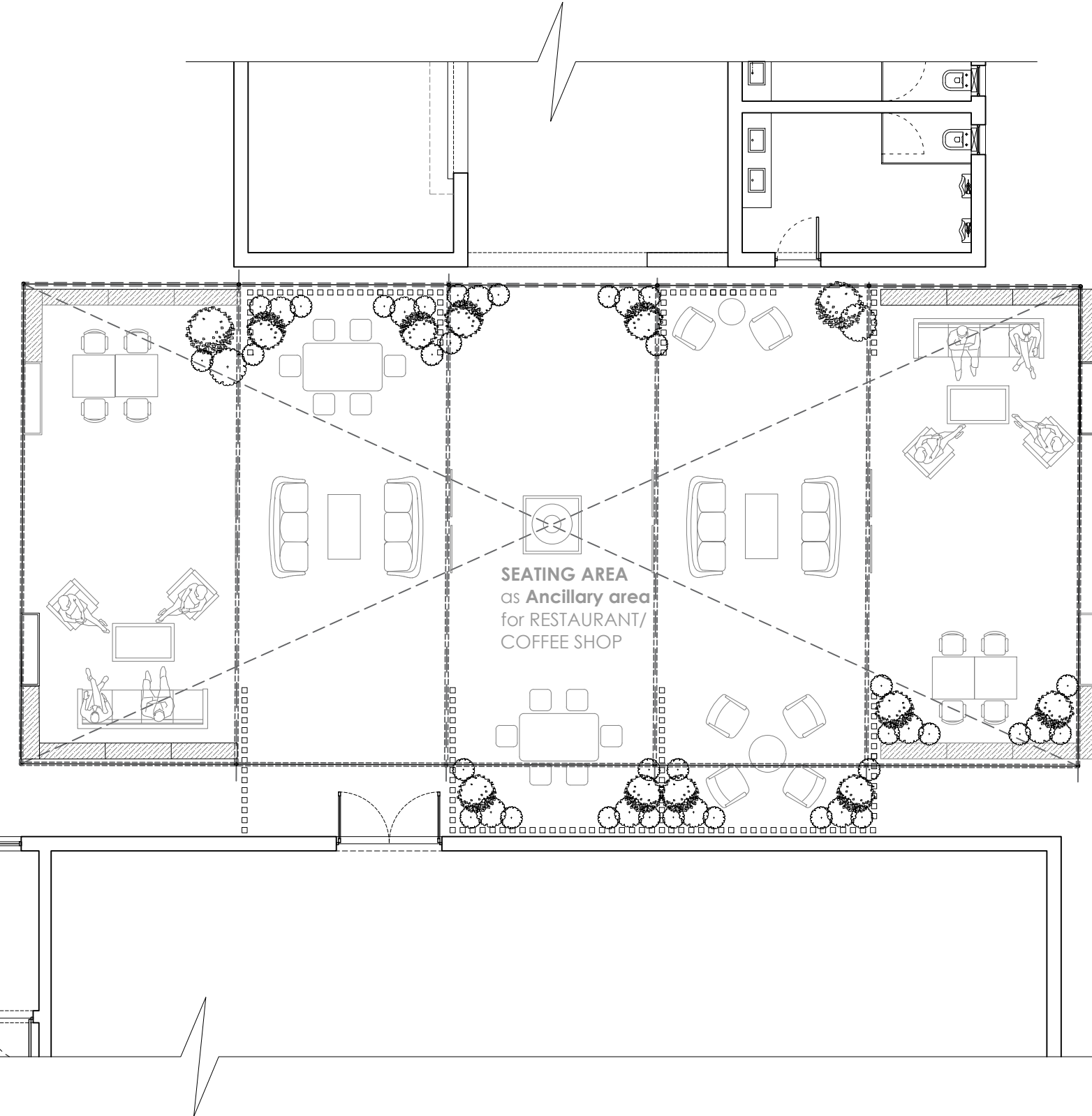


CONSENT-USE AREA LEGEND	
Convenience Shop	
Function Venue	
Agriculture Employee Accommodation	
Main Residential Building	

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 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

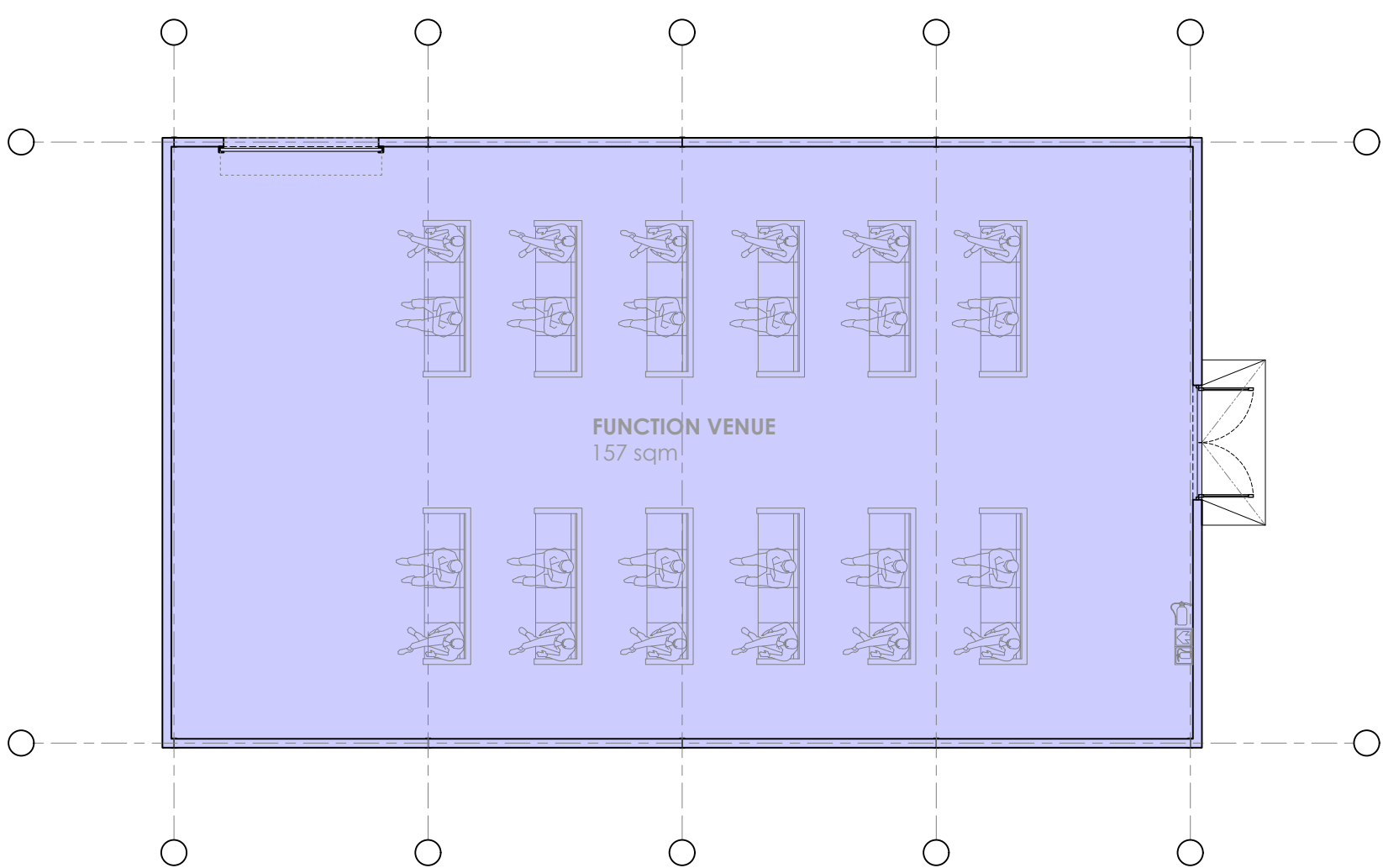
TOTAL PARKINGS REQUIRED	
Agriculture Employee Accommodation:	
Ex. building (4-6)	3.0 Parkings
Prop. building (1-3) & Ex. building (7)	4.0 Parkings
TOTAL:	7.0 Parkings
Function Venue:	
Ex. Patio area (Restaurant / Coffee shop)	5.5 Parkings
Ex. Building (8)	8.9 Parkings
TOTAL:	14.4 Parkings
ANCILLARY AREA 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



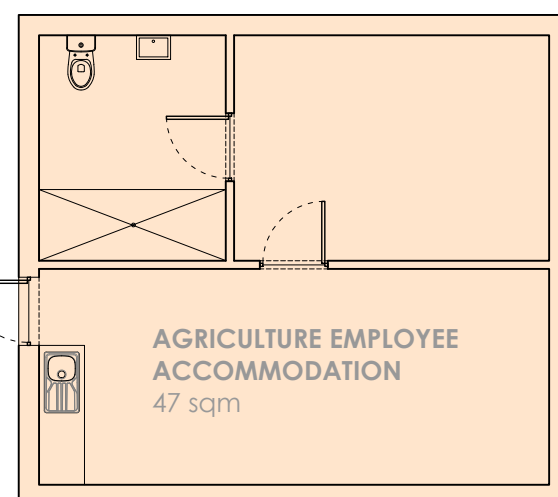
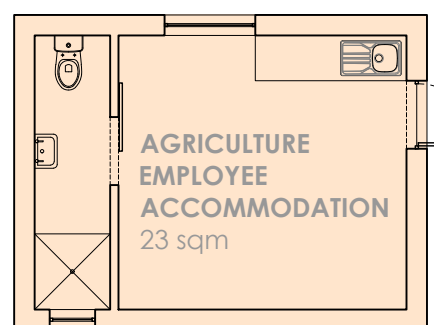
FLOOR PLAN / EX. CANOPY AREA
SCALE 1:100

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

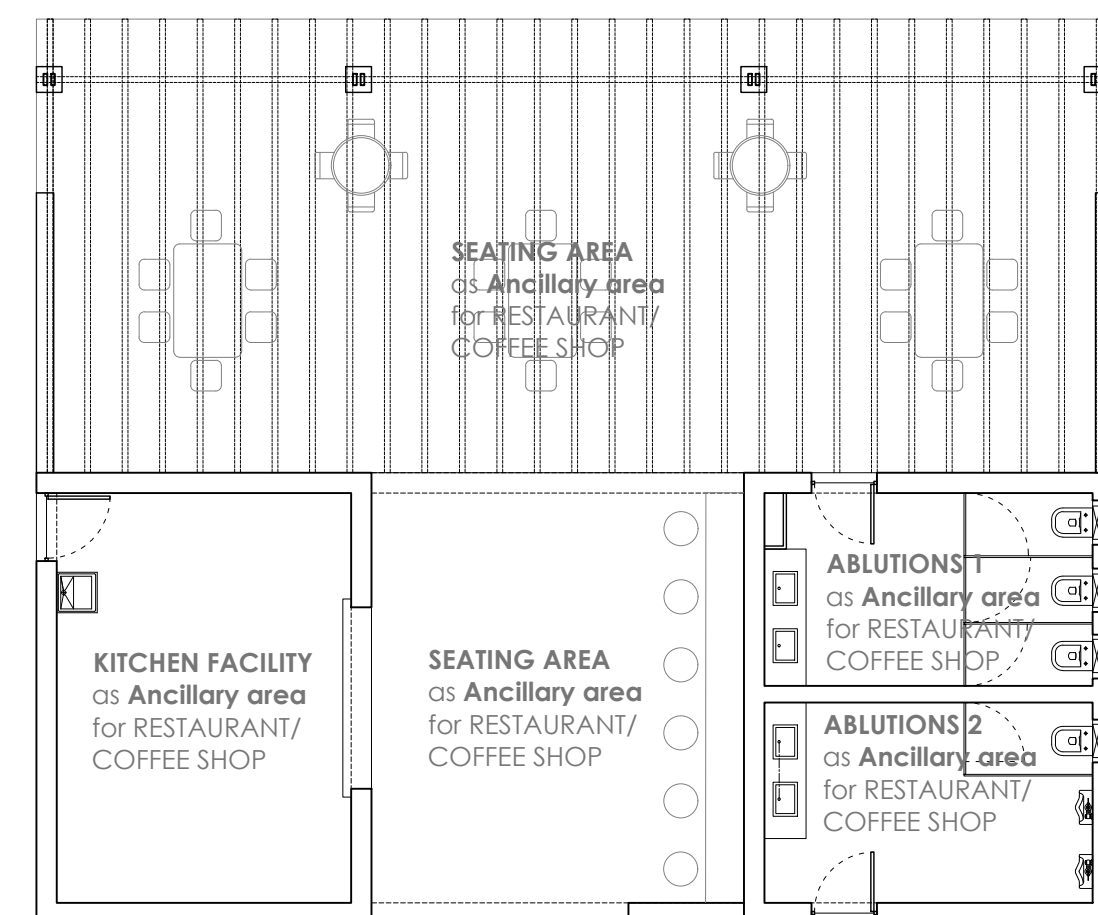
EX. BUILDING (4-6)	
AREA TOTALS:	
Agriculture Employee Accommodation	69 sqm
PARKING CAL'S:	
Agriculture Employee Accommodation	
Total Units	3 Units
1 bays / per unit	x 1.00
Parking required:	3 Parkings



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

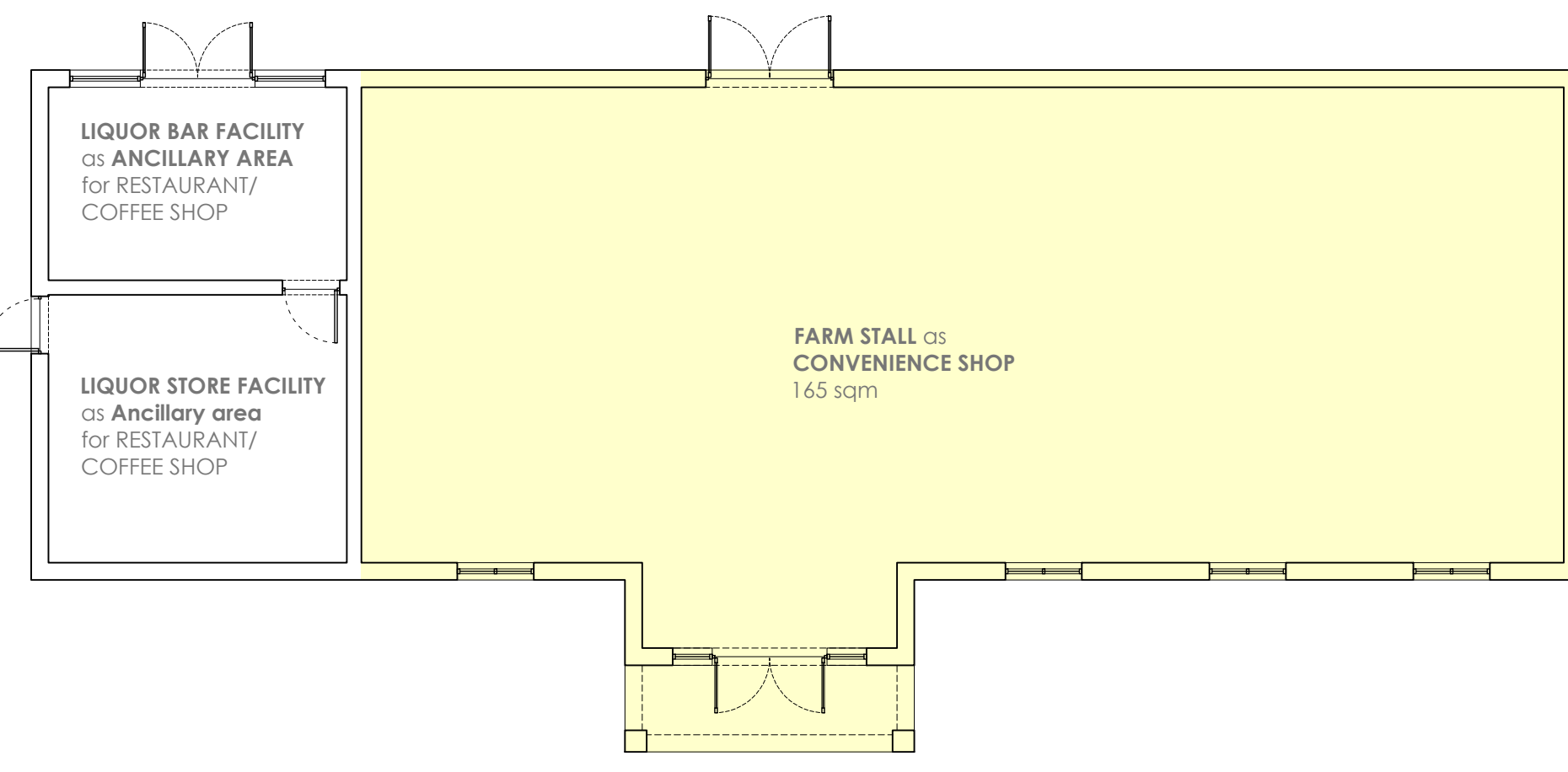
PROP. BUILDING (1-3) & EX. BUILDING (7)	
AREA TOTALS:	
Agriculture Employee Accommodation	188 sqm
PARKING CAL'S:	
Agriculture Employee Accommodation	
Total Units	4 Units
1 bays / per unit	x 1.00
Parking required:	4 Parkings

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



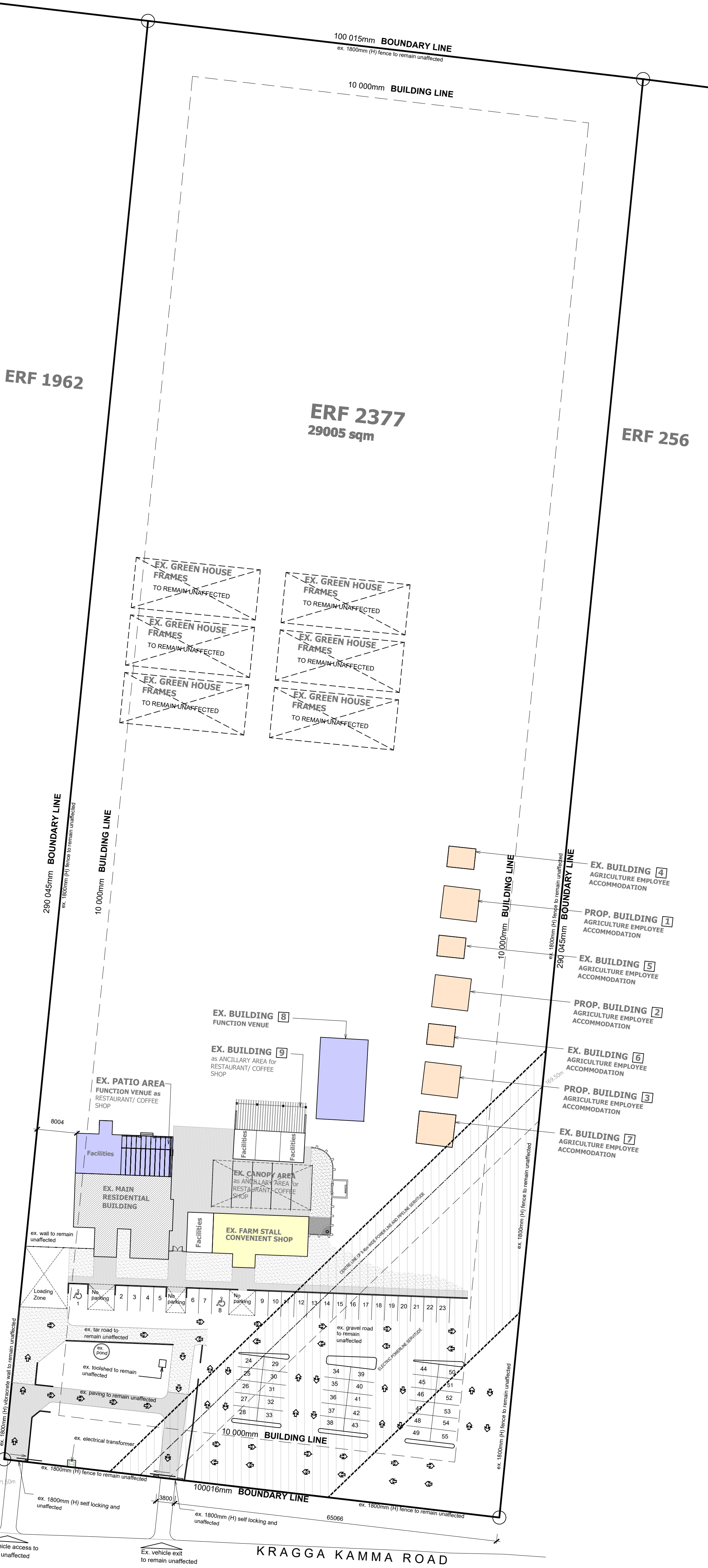
FLOOR PLAN / EX. BUILDING (9)
SCALE 1:100

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
4 bays / 100 sqm (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)	
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)	
Parking required:	0.2 Parkings



FLOOR PLAN / EX. FARM STALL & FACILITIES
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)	
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)	
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)	
Parking required:	0.0 Parkings



SITE PLAN / Parking Calculations
SCALE 1:500

REVISIONS:

NO.	DESCRIPTION	DATE
1	Initial Design	2023-10-01
2	Revised Design	2023-10-01
3	Final Design	2023-10-01
4	Construction Documents	2023-10-01
5	As-Built Documents	2023-10-01
6	Final As-Built Documents	2023-10-01
7	Final As-Built Documents	2023-10-01
8	Final As-Built Documents	2023-10-01
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99	Final As-Built Documents	2023-10-01
100	Final As-Built Documents	2023-10-01

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 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 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 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 existing. 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 'granite' with green dam on 50mm sand bedding layer and on well compacted fill in layers not more than 100mm. SABS Approved 'granite' 300 mm, 400 mm, 600 mm, 800 mm, 1000 mm, 1200 mm, 1500 mm, 2000 mm, 2500 mm, 3000 mm, 3500 mm, 4000 mm, 4500 mm, 5000 mm, 5500 mm, 6000 mm, 6500 mm, 7000 mm, 7500 mm, 8000 mm, 8500 mm, 9000 mm, 9500 mm, 10000 mm, 10500 mm, 11000 mm, 11500 mm, 12000 mm, 12500 mm, 13000 mm, 13500 mm, 14000 mm, 14500 mm, 15000 mm, 15500 mm, 16000 mm, 16500 mm, 17000 mm, 17500 mm, 18000 mm, 18500 mm, 19000 mm, 19500 mm, 20000 mm, 20500 mm, 21000 mm, 21500 mm, 22000 mm, 22500 mm, 23000 mm, 23500 mm, 24000 mm, 24500 mm, 25000 mm, 25500 mm, 26000 mm, 26500 mm, 27000 mm, 27500 mm, 28000 mm, 28500 mm, 29000 mm, 29500 mm, 30000 mm, 30500 mm, 31000 mm, 31500 mm, 32000 mm, 32500 mm, 33000 mm, 33500 mm, 34000 mm, 34500 mm, 35000 mm, 35500 mm, 36000 mm, 36500 mm, 37000 mm, 37500 mm, 38000 mm, 38500 mm, 39000 mm, 39500 mm, 40000 mm, 40500 mm, 41000 mm, 41500 mm, 42000 mm, 42500 mm, 43000 mm, 43500 mm, 44000 mm, 44500 mm, 45000 mm, 45500 mm, 46000 mm, 46500 mm, 47000 mm, 47500 mm, 48000 mm, 48500 mm, 49000 mm, 49500 mm, 50000 mm, 50500 mm, 51000 mm, 51500 mm, 52000 mm, 52500 mm, 53000 mm, 53500 mm, 54000 mm, 54500 mm, 55000 mm, 55500 mm, 56000 mm, 56500 mm, 57000 mm, 57500 mm, 58000 mm, 58500 mm, 59000 mm, 59500 mm, 60000 mm, 60500 mm, 61000 mm, 61500 mm, 62000 mm, 62500 mm, 63000 mm, 63500 mm, 64000 mm, 64500 mm, 65000 mm, 65500 mm, 66000 mm, 66500 mm, 67000 mm, 67500 mm, 68000 mm, 68500 mm, 69000 mm, 69500 mm, 70000 mm, 70500 mm, 71000 mm, 71500 mm, 72000 mm, 72500 mm, 73000 mm, 73500 mm, 74000 mm, 74500 mm, 75000 mm, 75500 mm, 76000 mm, 76500 mm, 77000 mm, 77500 mm, 78000 mm, 78500 mm, 79000 mm, 79500 mm, 80000 mm, 80500 mm, 81000 mm, 81500 mm, 82000 mm, 82500 mm, 83000 mm, 83500 mm, 84000 mm, 84500 mm, 85000 mm, 85500 mm, 86000 mm, 86500 mm, 87000 mm, 87500 mm, 88000 mm, 88500 mm, 89000 mm, 89500 mm, 90000 mm, 90500 mm, 91000 mm, 91500 mm, 92000 mm, 92500 mm, 93000 mm, 93500 mm, 94000 mm, 94500 mm, 95000 mm, 95500 mm, 96000 mm, 96500 mm, 97000 mm, 97500 mm, 98000 mm, 98500 mm, 99000 mm, 99500 mm, 100000 mm, 100500 mm, 101000 mm, 101500 mm, 102000 mm, 102500 mm, 103000 mm, 103500 mm, 104000 mm, 104500 mm, 105000 mm, 105500 mm, 106000 mm, 106500 mm, 107000 mm, 107500 mm, 108000 mm, 108500 mm, 109000 mm, 109500 mm, 110000 mm, 110500 mm, 111000 mm, 111500 mm, 112000 mm, 112500 mm, 113000 mm, 113500 mm, 114000 mm, 114500 mm, 115000 mm, 115500 mm, 116000 mm, 116500 mm, 117000 mm, 117500 mm, 118000 mm, 118500 mm, 119000 mm, 119500 mm, 120000 mm, 120500 mm, 121000 mm, 121500 mm, 122000 mm, 122500 mm, 123000 mm, 123500 mm, 124000 mm, 124500 mm, 125000 mm, 125500 mm, 126000 mm, 126500 mm, 127000 mm, 127500 mm, 128000 mm, 128500 mm, 129000 mm, 129500 mm, 130000 mm, 130500 mm, 131000 mm, 131500 mm, 132000 mm, 132500 mm, 133000 mm, 133500 mm, 134000 mm, 134500 mm, 135000 mm, 135500 mm, 136000 mm, 136500 mm, 137000 mm, 137500 mm, 138000 mm, 138500 mm, 139000 mm, 139500 mm, 140000 mm, 140500 mm, 141000 mm, 141500 mm, 142000 mm, 142500 mm, 143000 mm, 143500 mm, 144000 mm, 144500 mm, 145000 mm, 145500 mm, 146000 mm, 146500 mm, 147000 mm, 147500 mm, 148000 mm, 148500 mm, 149000 mm, 149500 mm, 150000 mm, 150500 mm, 151000 mm, 151500 mm, 152000 mm, 152500 mm, 153000 mm, 153500 mm, 154000 mm, 154500 mm, 155000 mm, 155500 mm, 156000 mm, 156500 mm, 157000 mm, 157500 mm, 158000 mm, 158500 mm, 159000 mm, 159500 mm, 160000 mm, 160500 mm, 161000 mm, 161500 mm, 162000 mm, 162500 mm, 163000 mm, 163500 mm, 164000 mm, 164500 mm, 165000 mm, 165500 mm, 166000 mm, 166500 mm, 167000 mm, 167500 mm, 168000 mm, 168500 mm, 169000 mm, 169500 mm, 170000 mm, 170500 mm, 171000 mm, 171500 mm, 172000 mm, 172500 mm, 173000 mm, 173500 mm, 174000 mm, 174500 mm, 175000 mm, 175500 mm, 176000 mm, 176500 mm, 177000 mm, 177500 mm, 178000 mm, 178500 mm, 179000 mm, 179500 mm, 180000 mm, 180500 mm, 18100