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

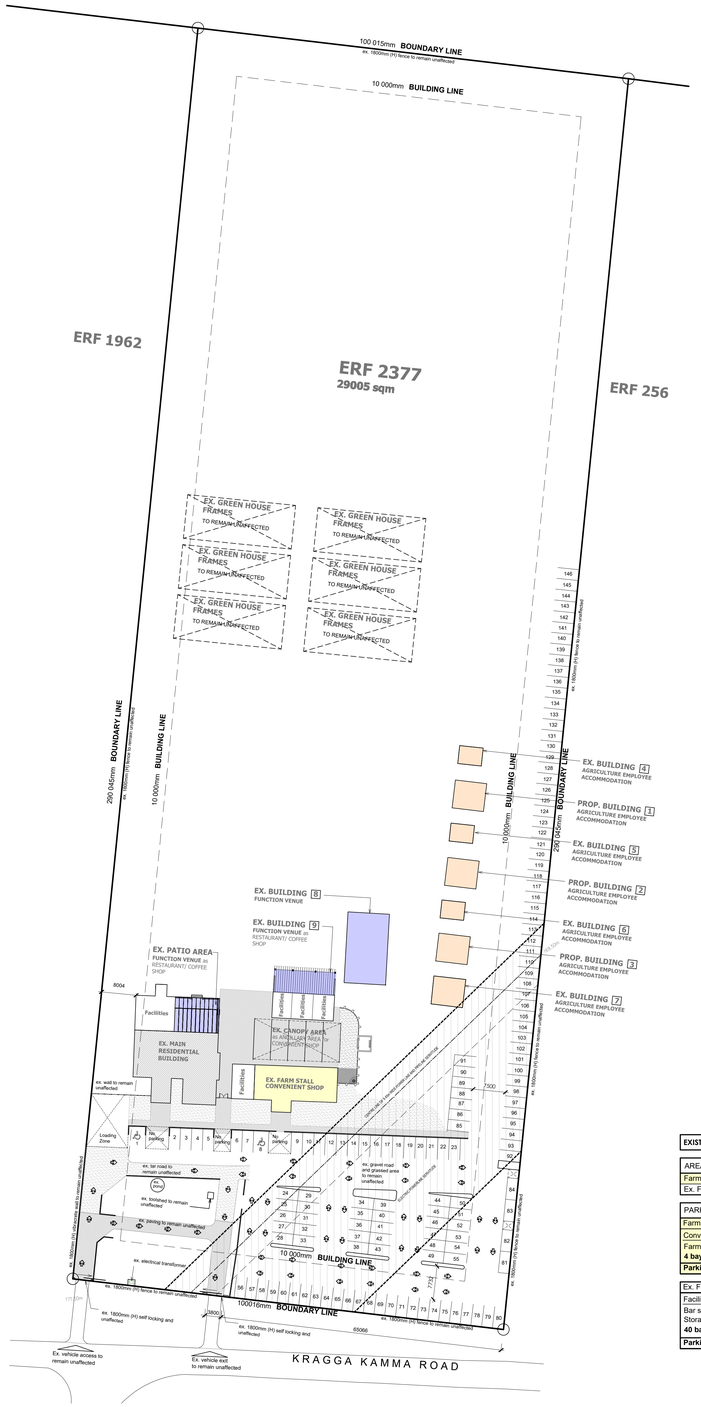
MUNICIPAL INFORMATION:

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.

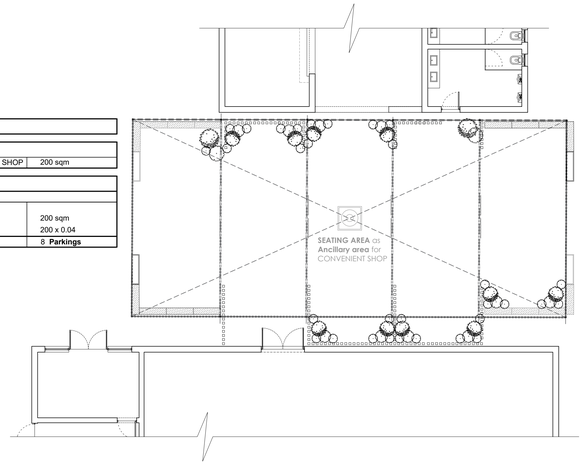
	(Permitted)	(Proposed)
Zoning:	Agriculture Zone 1	Agriculture Zone 1
Height Restriction:	8.5M.+ / 15M	8.5M.+ / 15M
Building Line Front	10 000mm	10 000mm
Building Line Sides	10 000mm	10 000mm
Building Line Rear	10 000mm	10 000mm
Ex. Coverage:	----	925 sqm - 3.19%
Prop. Coverage:	----	141 sqm - 0.49%
Total Coverage:	5801 sqm - **20%**	1066 sqm - **4%**
FSI	0.60	0.04
PARKING BAYS	48.3 Bays	55 Bays

TOTAL 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)	32	Parkings
Ex. Building (8)	62.8	Parkings
Ex. Building (9)	28.8	Parkings
TOTAL:	**123.6**	**Parkings**
ANCILLARY AREA for RESTAURANT/COFFEE SHOP:		
Ex. Facilities (Bar & Liquor storage)	0.0	Parkings
TOTAL:	**0.0**	**Parkings**
Convenience Shop (Farm stall):		
Farm stall	5.84	Parkings
TOTAL:	**5.84**	**Parkings**
ANCILLARY AREA for CONVENIECE SHOP:		
Seating area	8	Parkings
TOTAL:	**8**	**Parkings**
Main Residential Building:		
TOTAL:	**1.0**	**Parkings**
Total Parkings required:	**145.44**	**Parkings**
Total Parkings provide:	**146**	**Parkings**



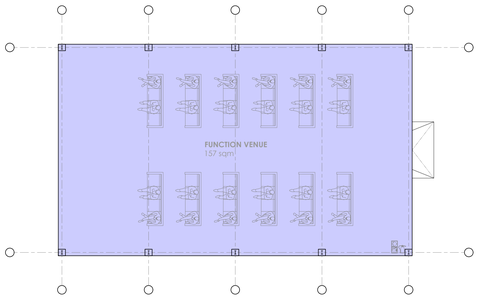
SITE PLAN / Parking Calculations
SCALE 1:500

EX. CANOPY AREA	
AREA TOTALS:	
SEATING AREA as Ancillary area for CONVENIENT SHOP	200 sqm
PARKING CAL'S:	
Ancillary area for Convenience Shop:	
Seating Area	200 sqm
4 bays / 100 sqm seating (0.04)	200 x 0.04
Parking required:	8 **Parkings**



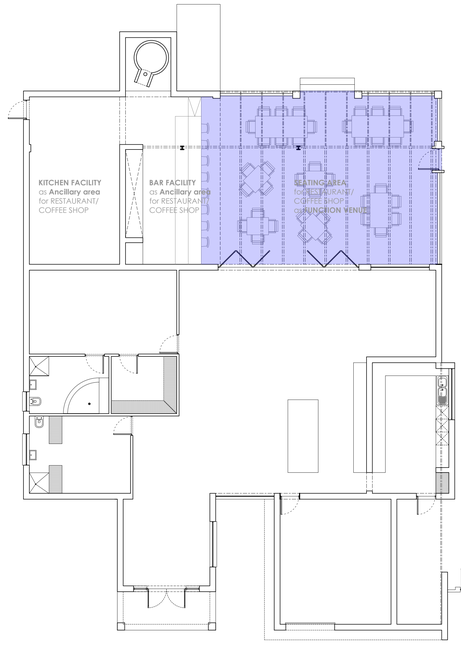
FLOOR PLAN / EX. CANOPY AREA
SCALE 1:100

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. BUILDING (8)
SCALE 1:100

EX. MAIN RESIDENTIAL BUILDING & EX. PATIO AREA	
AREA TOTALS:	
Ex. Main Residential Building	283.64 sqm
Ex. Facility as Ancillary to Function Venue	82 sqm
Ex. Function Venue	80 sqm
PARKING CAL'S:	
Seating Area (excl. movement areas)	
Function Venue	
Seating Area	80 sqm
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	32 **Parkings**

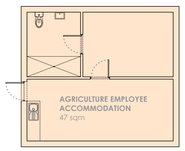


FLOOR PLAN /
EX. MAIN RESIDENTIAL BUILDING & EX. PATIO AREA
SCALE 1:100

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**

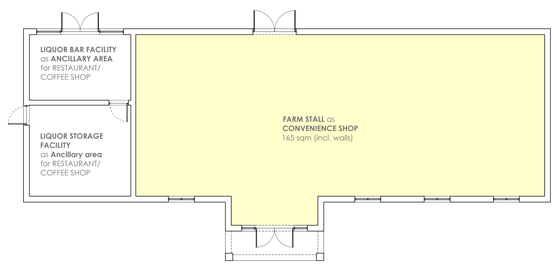
FLOOR PLAN /
EX. BUILDING (4-6)
SCALE 1:100

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**



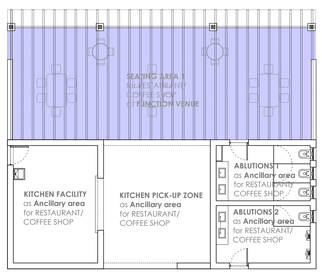
FLOOR PLAN /
PROP. BUILDING (1-3) & EX. BUILDING (7)
SCALE 1:100

EXISTING FARMSTALL & FACILITIES	
AREA TOTALS:	
Farm Stall (Convenience Shop)	146 sqm
Ex. Facility as Ancillary to Function Venue (Bar & Storage)	34 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**
Ex. Facility as Ancillary to Function Venue	34 sqm
Facilities of FUNCTION VENUE:	
Bar serving area	14 sqm
Storage area	20 sqm
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	0.0 **Parkings**



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

EX. BUILDING (9)	
AREA TOTALS:	
Ex. Facility as Ancillary to Function Venue	85 sqm
Seating Area1 as Function Venue	72 sqm
PARKING CAL'S:	
Ex. Facility as Ancillary to Function Venue	85 sqm
Facilities of Function Venue:	
Kitchen facility	56 sqm
Ablutions 1 & 2	29 sqm
0 bays / 100 sqm (0.00)	x 0.00
Parking required:	0.0 **Parkings**
SEATING AREA1	72 sqm
Seating Area 1	72 sqm
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	28.8 **Parkings**



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

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 and comply with the Occupational Health and Safety Act (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 the 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 comply with the relevant code of practice as specified in SANS 10400: Part O. 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. "guntala" u6s green dpm on 30mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved "gundle" 375 mic. dpc under all walls. window cills and all 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 requirements of the local authority. Measurements to be taken on site by roof specialist prior to roof construction. All file layouts to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark of 100.00 mslof new floor level. Mslis 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**

19 Mar 25

CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING

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19 Mar 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
10.09 yrs (Africa/Johannesburg) on 19 Mar 2025

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