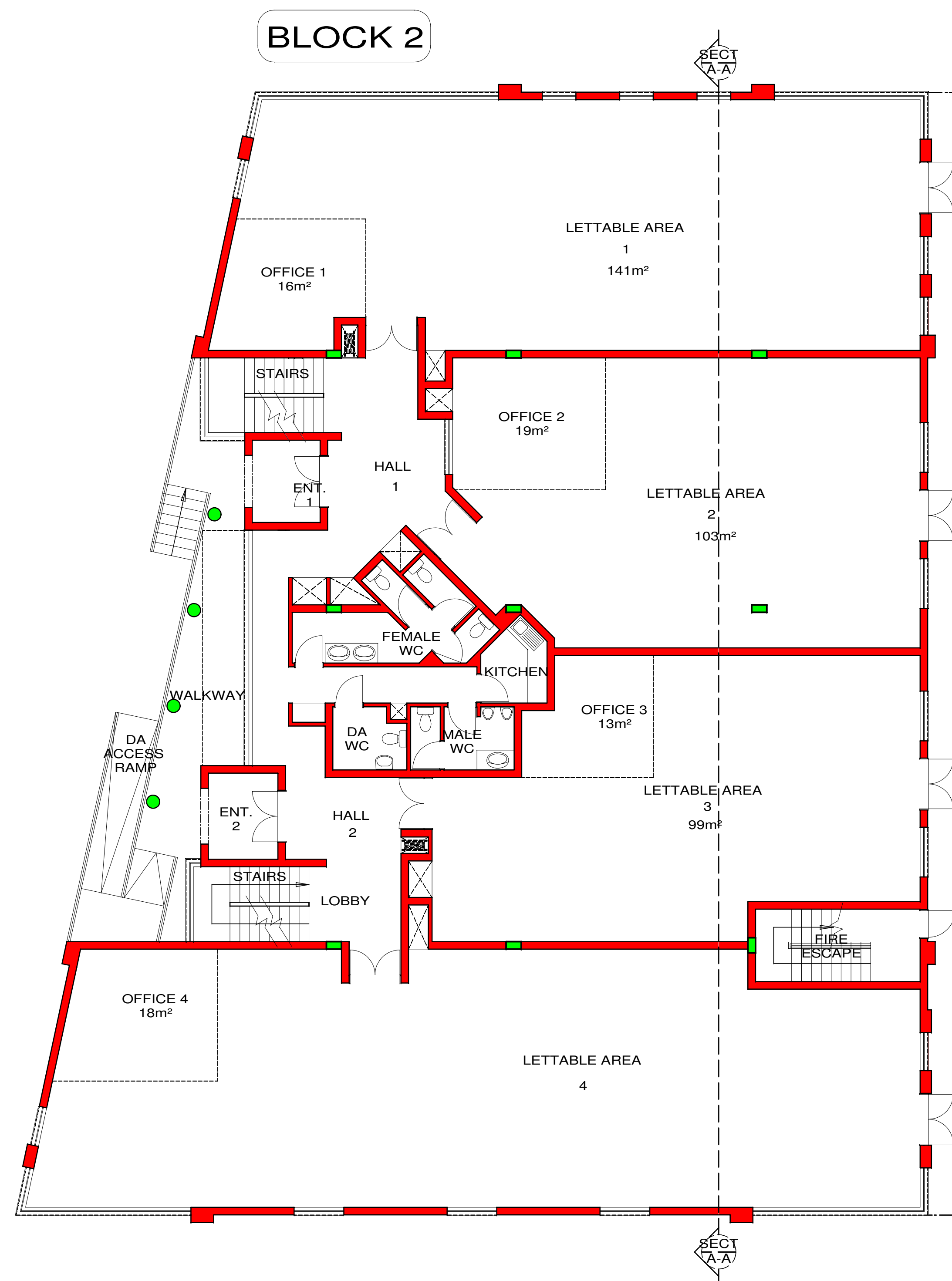
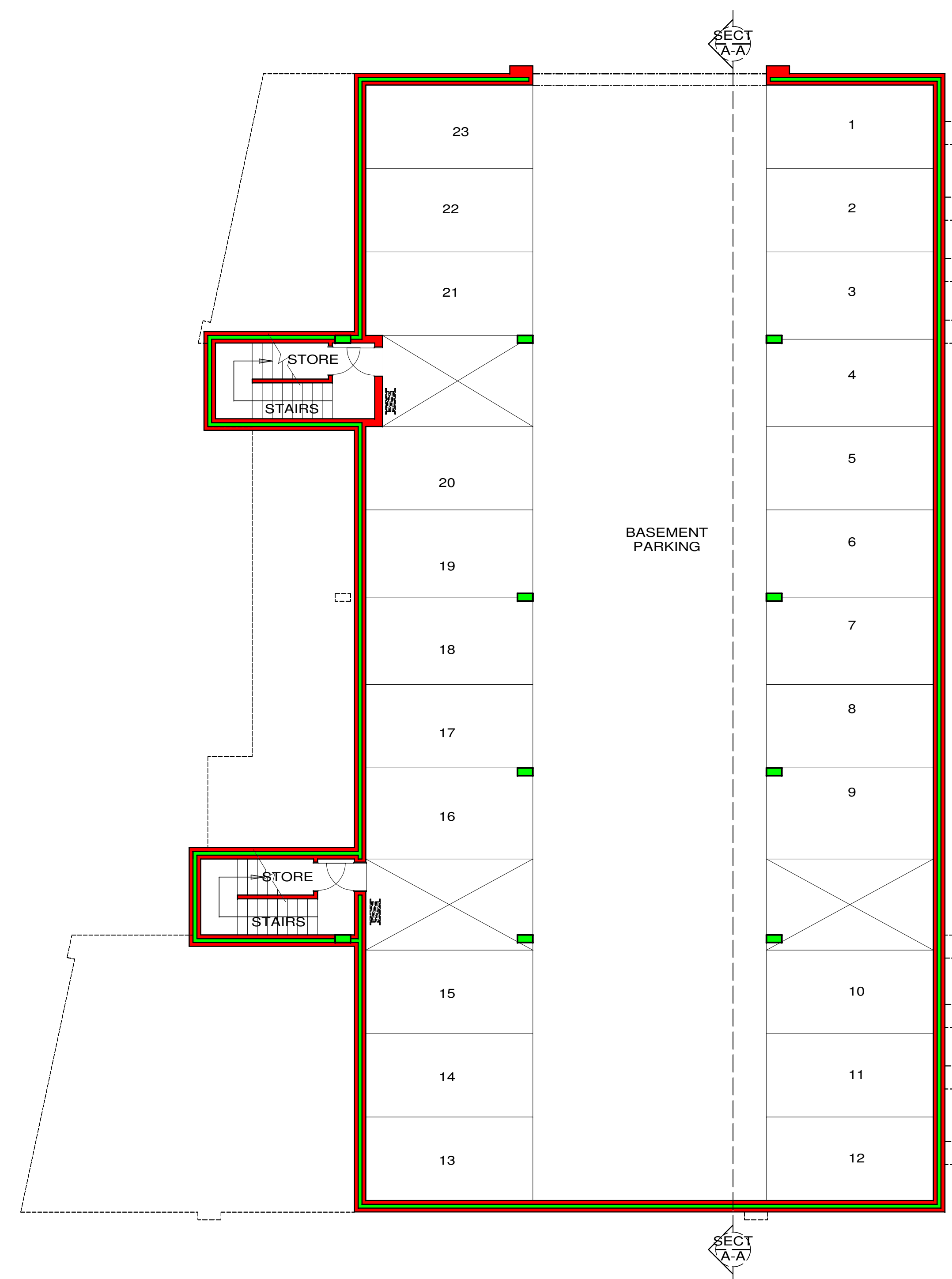
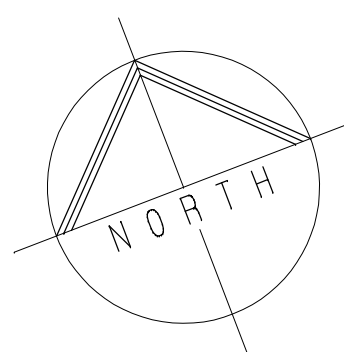




GROUND FLOOR PLAN - SCALE 1:100

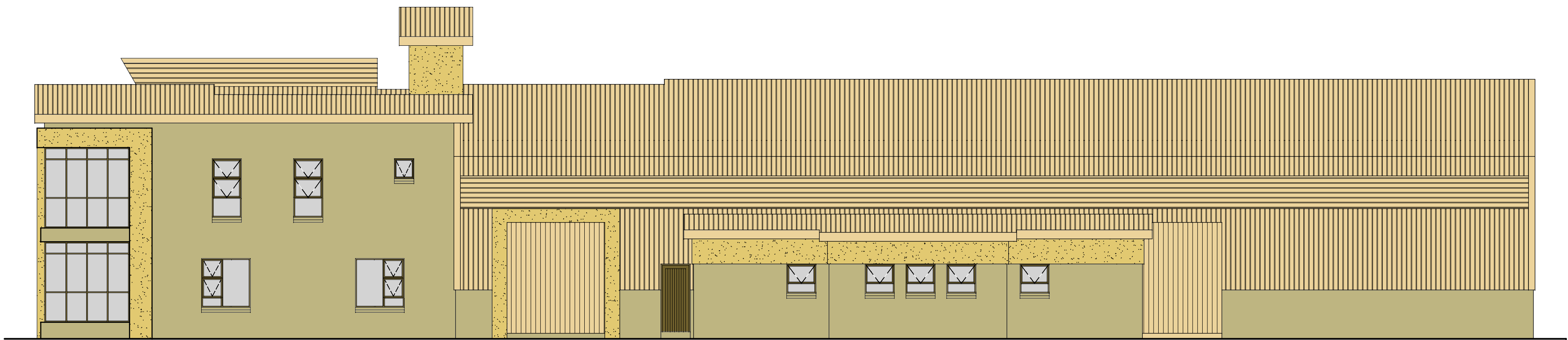


BASEMENT FLOOR PLAN - SCALE 1:100



REVISIONS			PROJECT TITLE	danie strydom architect SACAP REG. NO. 3594 P.O. BOX 1995 SPRINGS 1560 TEL:016-2170 FAX:016-1003 CK 95-44027/23	DRAWING TITLE			
			NEW DEVELOPMENT ON ERF 385 RANDJESPAK X124 SPECIAL ZONING		PAGE 1/7			
					PROJECT No	DWG No	REV	
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					SCALE	DATE	DRAWN	
			SHOWN	19 JUNE 2007	JVW			

BLOCK 1

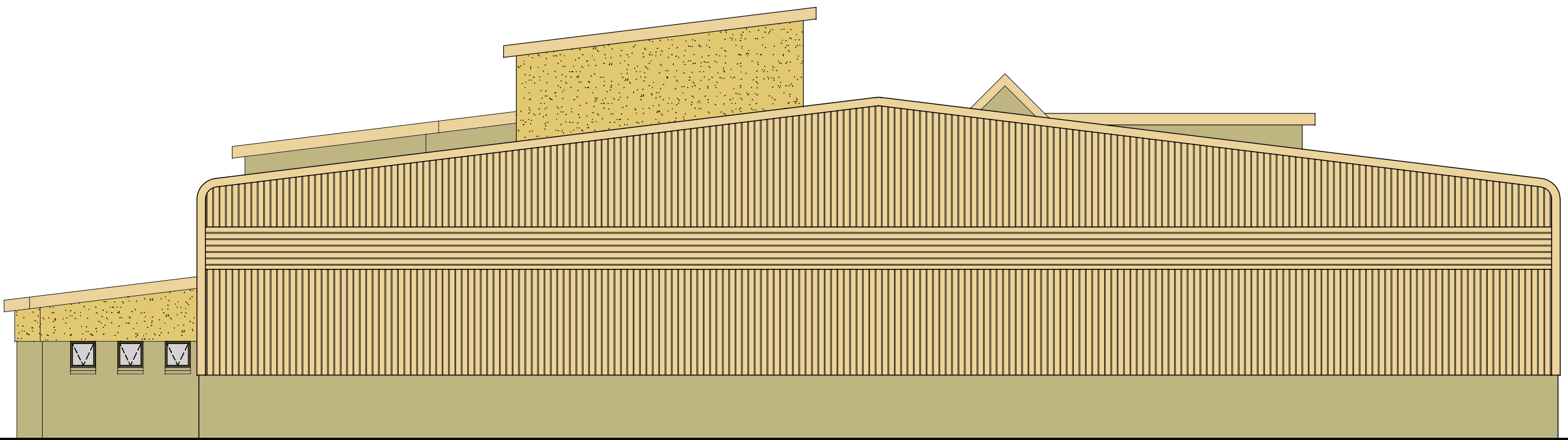


NORTH EAST ELEVATION
SCALE 1:100

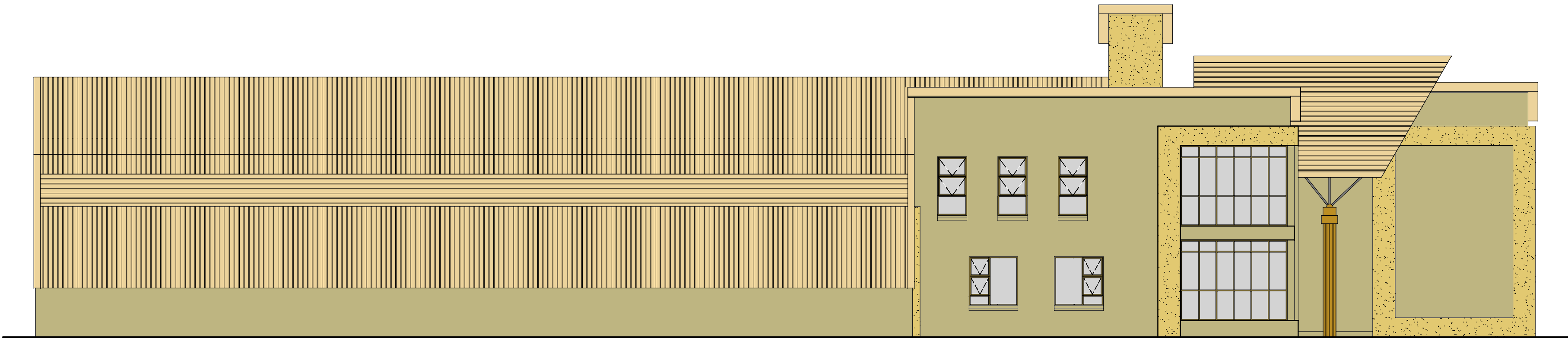
14M BUILDING HEIGHT RESTRICTION



SOUTH EAST ELEVATION
SCALE 1:100

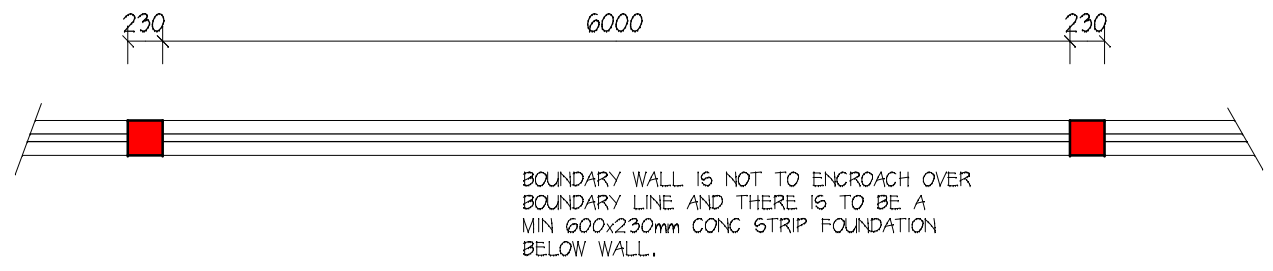
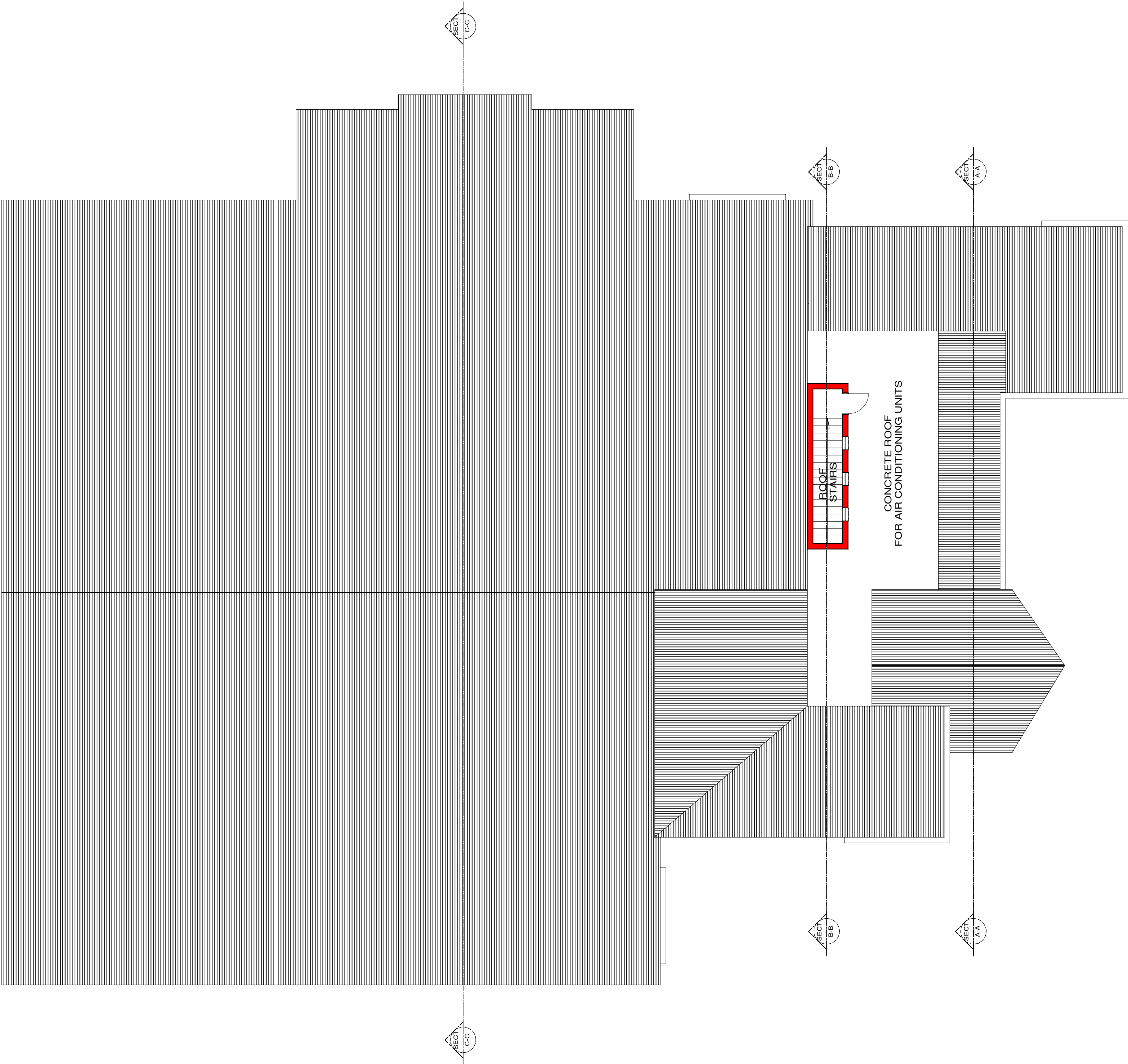


NORTH WEST ELEVATION
SCALE 1:100

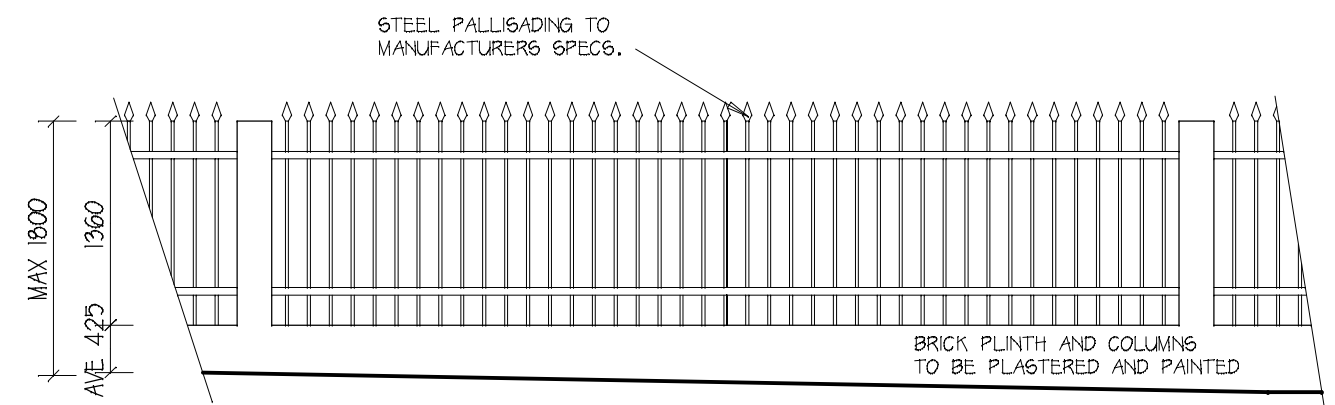


SOUTH WEST ELEVATION
SCALE 1:100

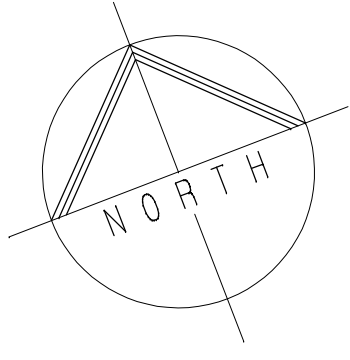
REVISIONS			PROJECT TITLE	danie strydom architects SACAP REG. NO. 3594 P.O. BOX 1995 SPRINGS 1560 TEL:816-2170 FAX:816-1903 CK 95 44527/23	DRAWING TITLE			PAGE 7/7		
			NEW DEVELOPMENT ON ERF 385 RANDJESPAK X124 SPECIAL ZONING		SDP - FLOOR PLANS - BLOCK 1			PROJECT No DWG No REV 700 SCALE DATE DRAWN SHOWN 19 JUNE 2007 JVW		



PLAN 1:50
PALLISADE FENCING ALONG STREET FACING
BOUNDARIES & NEIGHBOURING PROPERTY



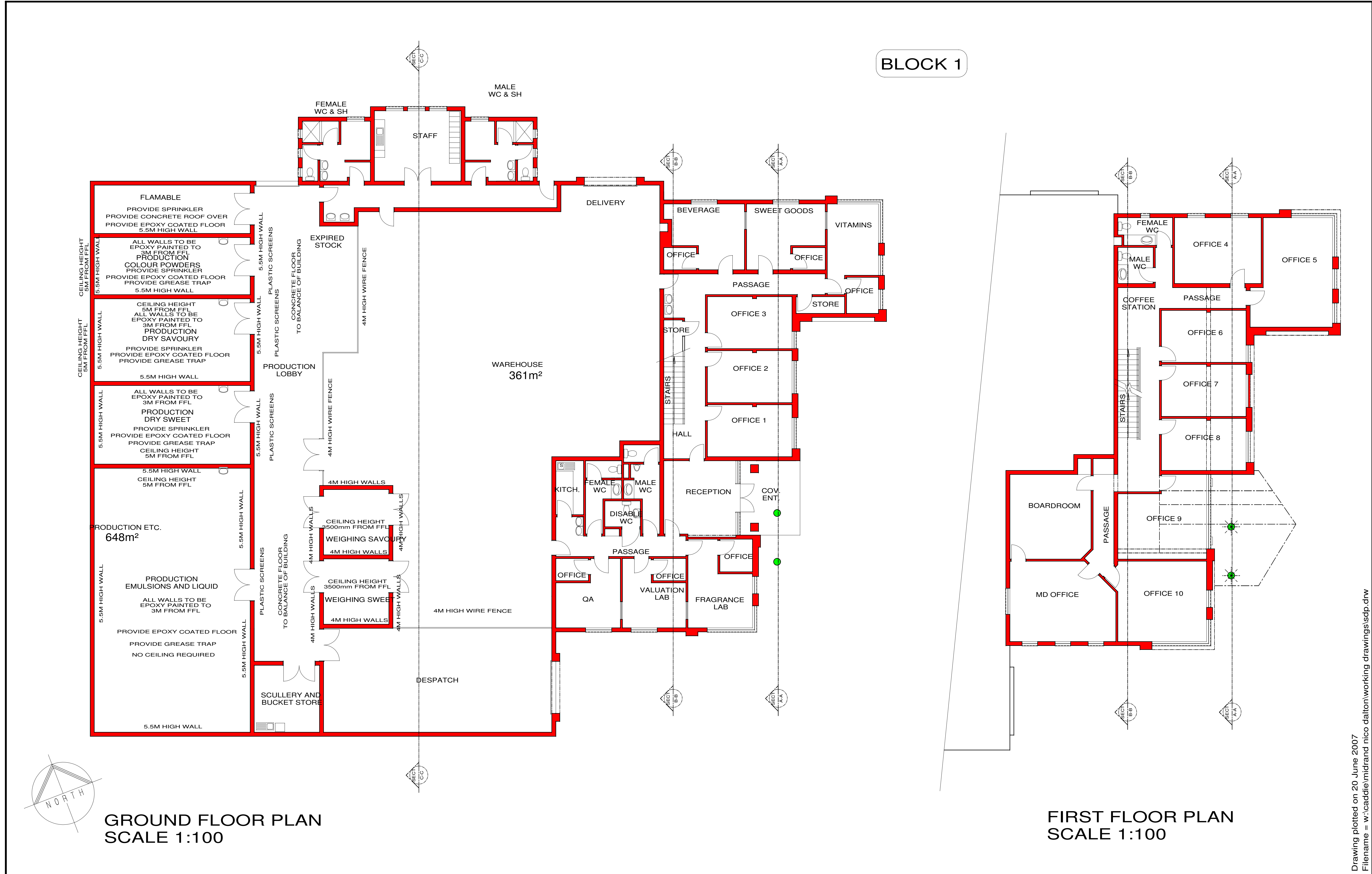
TYPICAL ELEVATION 1:50



ROOF PLAN
SCALE 1:100

REVISIONS			PROJECT TITLE	danie strydom architects SACAP REG. NO. 3594 P.O. BOX 1995 SPRINGS 1560 TEL:816-2170 FAX:816-1903 CK 95-44527-23	DRAWING TITLE		PAGE 6/7		
			NEW DEVELOPMENT ON ERF 385 RANDJESPAK X124 SPECIAL ZONING		SDP - ROOF PLAN & PALISADE FENCE - BLOCK 1		PROJECT No		
							DWG No		
							REV		
							600		
				SCALE	DATE		DRAWN		
				SHOWN	19 JUNE 2007		JVW		

Drawing plotted on 20 June 2007
Filename = w:\caddie\midrand nico dalton\working drawings\sdp.drw



REVISIONS			PROJECT TITLE	danie strydom  architects c.c. SACAP REG. NO. 3594 P.O. BOX 1995 SPRINGS 1560 TEL: 816-2170 FAX: 816-1603 CK 95-44527-23	DRAWING TITLE					
			NEW DEVELOPMENT ON ERF 385 RANDJESPAK X124 SPECIAL ZONING		SDP - GROUND & FIRST FLOOR PLANS - BLOCK 1			PAGE 5/7		
		PROJECT No						DWG No	REV	
								500		
SCALE	DATE	DRAWN								
SHOWN	19 JUNE 2007	JVW								

BLOCK 2

14M BUILDING HEIGHT RESTRICTION



NORTH EAST ELEVATION
SCALE 1:100

14M BUILDING HEIGHT RESTRICTION



NORTH WEST ELEVATION
SCALE 1:100

14M BUILDING HEIGHT RESTRICTION



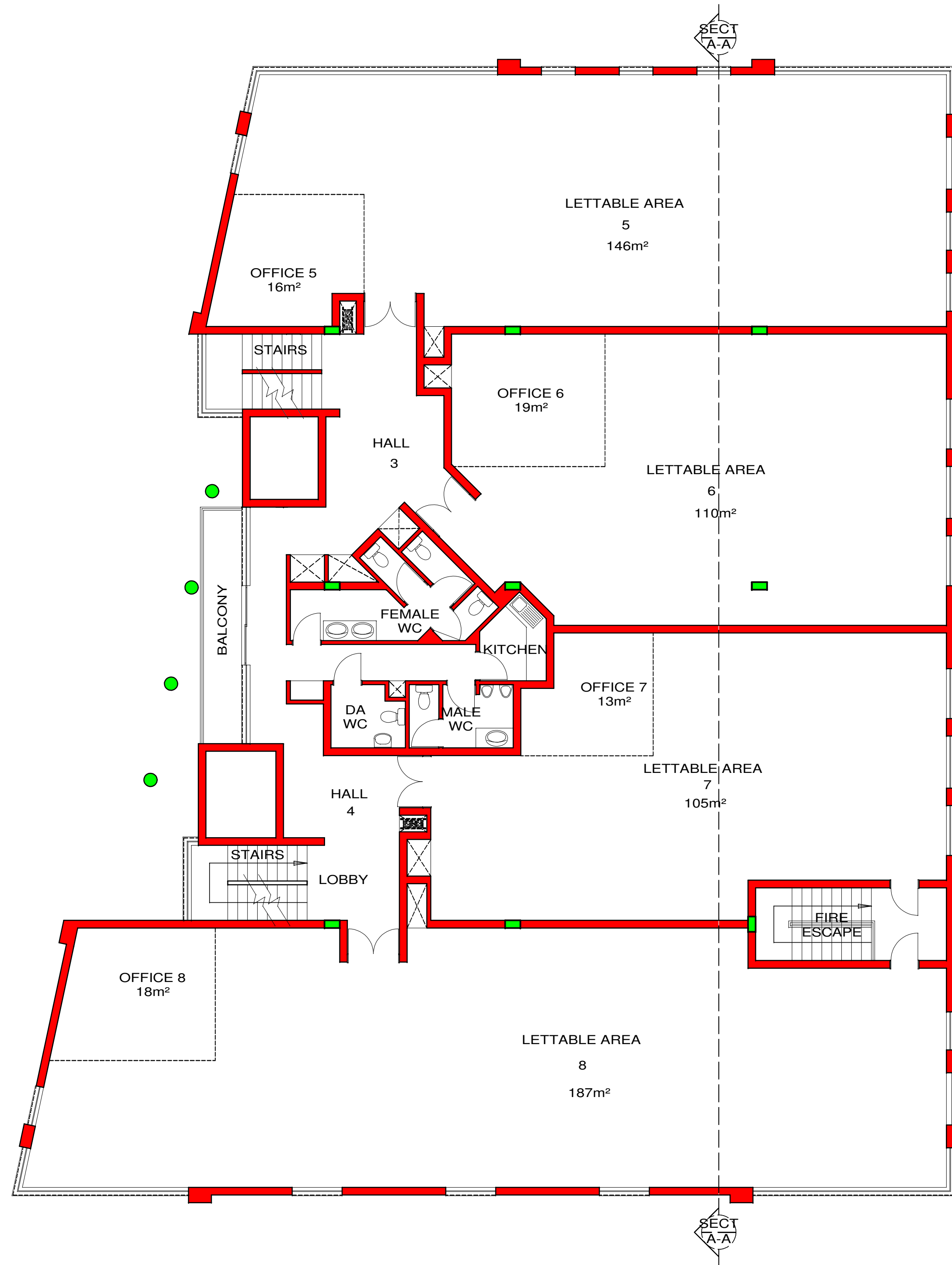
SOUTH EAST ELEVATION
SCALE 1:100

14M BUILDING HEIGHT RESTRICTION

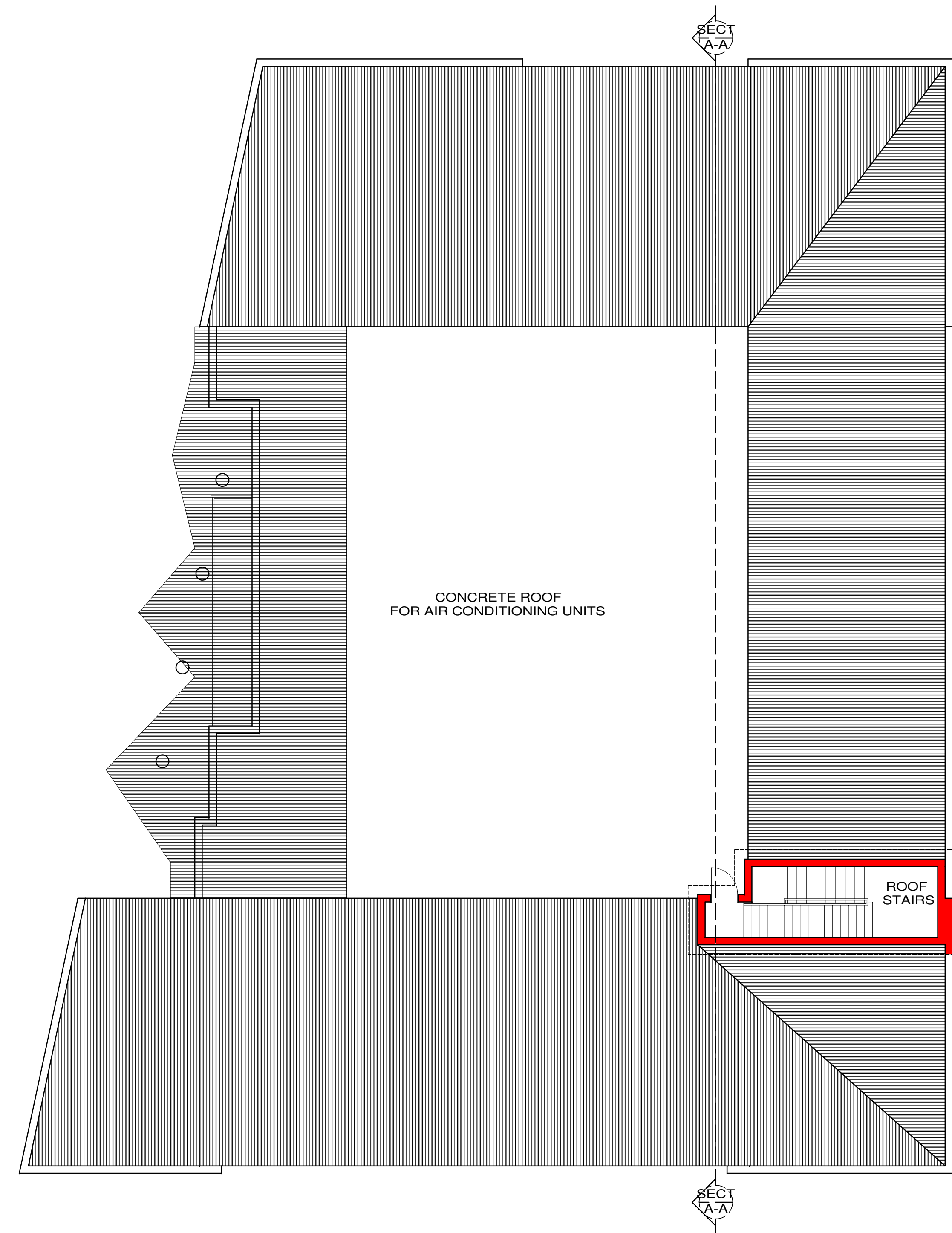
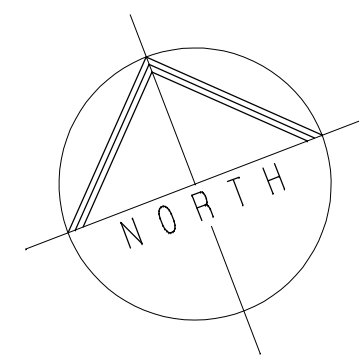


SOUTH WEST ELEVATION
SCALE 1:100

REVISIONS			PROJECT TITLE	danie strydom architects SACAP REG. NO. 3594 P.O. BOX 1995 SPRINGS 1560 TEL 816-2170 FAX 816-1903 CK 95 44527 23	DRAWING TITLE			PAGE 3/7								
			NEW DEVELOPMENT ON ERF 385 RANDJESPAK X124 SPECIAL ZONING		SDP -ELEVATIONS - BLOCK 2			PROJECT No			DWG No			REV		
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								SCALE			DATE			DRAWN		
								SHOWN			19 JUNE 2007			JVW		



FIRST FLOOR PLAN - SCALE 1:100

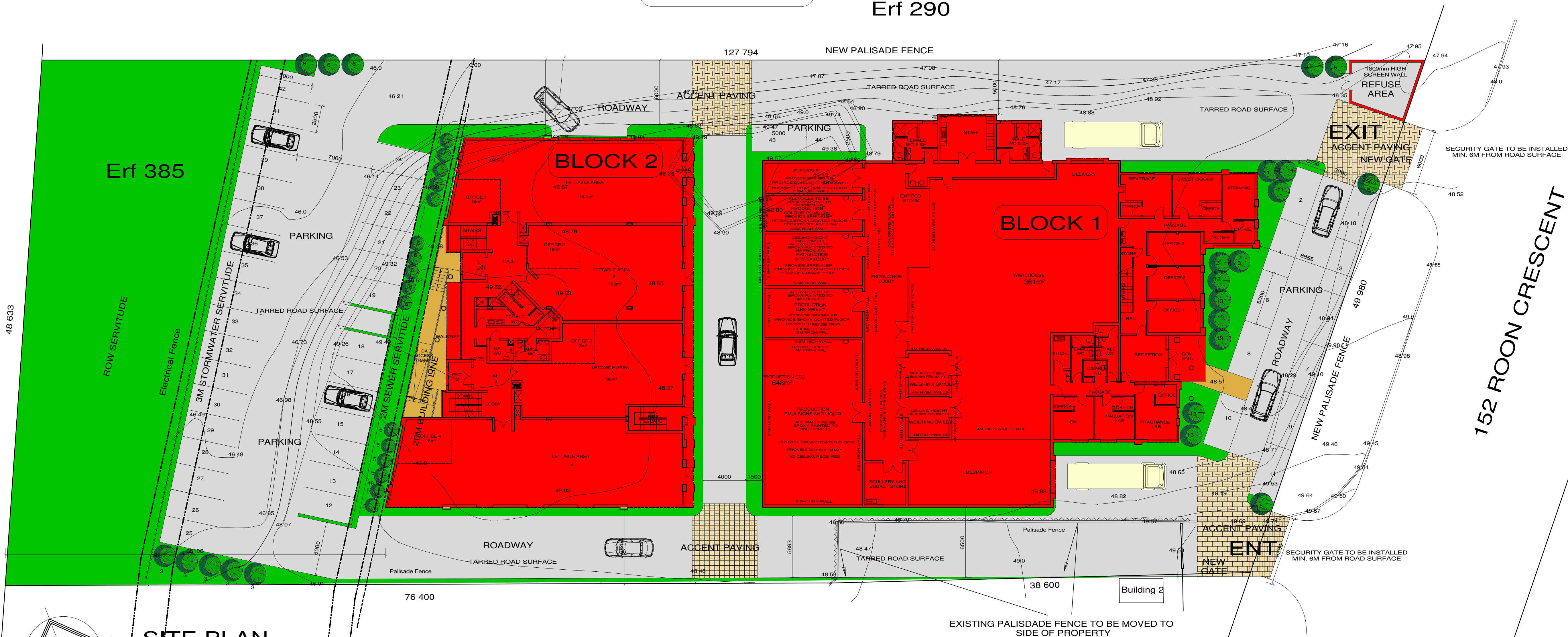


ROOF PLAN - SCALE 1:100

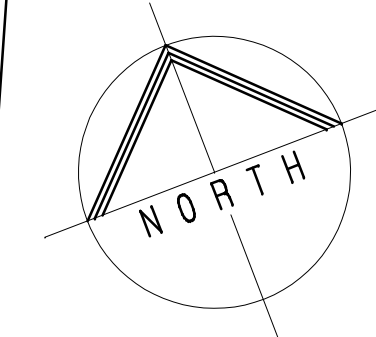
REVISIONS			PROJECT TITLE	danie strydom architect SACAP REG. NO. 3594 P.O. BOX 1995 SPRINGS 1560 TEL: 016-2170 FAX: 016-1003 CK 95-44027-23	DRAWING TITLE		PAGE 2/7		
			NEW DEVELOPMENT ON ERF 385 RANDJESPAK X124 SPECIAL ZONING		SDP - FIRST FLOOR & ROOF FLOOR PLANS - BLOCK 2		PROJECT No	DWG No	REV
							SCALE	DATE	DRAWN
							SHOWN	19 JUNE 2007	JVW

BLOCKS 1 & 2

Erf 290



SITE PLAN
SCALE 1:200



LIST OF TREES:					
	Diameter of crown (m)	Height (m)	Evergreen or Deciduous growth (m)	Space required for	Shade
TREES					
1	Azalea eriobolus	6,0	7,5	D	9,0
2	Acer buergerianum	5,5	3,5	D	8,0
3	Brochodaphne eberifolia	4,5	8,0	S/E	6,0
4	Celtis africana	6,0	8,0	D	9,0
5	Legenstroemia indica	2,5	4,5	D	4,0
6	Liquidambar styraciflua	4,5	8,0	D	6,0
7	Sophora japonica	5,5	7,5	D	8,0
8	Ulmus parvifolia	6,0	8,0	D	9,0
SHRUBS					
9	Abelia grandiflora	2,0	2,0	E	
10	Ceratostigma	0,5	0,5	D	
11	Hypericum patulum	1,5	1,5	E	
12	Willmottianum	1,2	1,5	D	S/S
13	Kentia jaspidea	1,5	2,7	D	
14	Philadelphus coronarius	2,0	2,0	E	S/S
15	Plumbago capensis	2,0	2,0	E	
16	Spiraea celtensis	2,0	2,5	F	
GROUNDCOVERS					
17	Gazania uniflora				
18	Hedera helix				
19	Stachys lanata				
20	Verbena jaciniata				
21	Vinca variegata				

CALCULATIONS

BLOCK 1
OFFICES GF + FF = 294M²
WAREHOUSE = 1090M²
CLOAKS = 46M²

BLOCK 2
OFFICES
LIGHT INDUSTRIAL 1 - 16M²
LIGHT INDUSTRIAL 2 - 19M²
LIGHT INDUSTRIAL 3 - 13M²
LIGHT INDUSTRIAL 4 - 18M²

TOTAL OFFICE SPACE PER FLOOR = 66M² X 2 FLOORS = 132M²

TOTAL CLOAKS - 82M²

LIGHT INDUSTRIAL
LIGHT INDUSTRIAL 1 - 141M²
LIGHT INDUSTRIAL 2 - 103M²
LIGHT INDUSTRIAL 3 - 99M²
LIGHT INDUSTRIAL 4 - 181M²
LIGHT INDUSTRIAL 5 - 146M²
LIGHT INDUSTRIAL 6 - 110M²
LIGHT INDUSTRIAL 7 - 105M²
LIGHT INDUSTRIAL 8 - 187M²

TOTAL LIGHT INDUSTRIAL - 1072M²

PARKING

PARKING REQUIREMENTS
LIGHT INDUSTRIAL @ 2 BAYS/100m² FOR 2290M² IS 46 REQUIRED
OFFICES @ 4 BAYS/100m² FOR 426M² IS 18 REQUIRED
TOTAL REQUIRED - 64 BAYS REQUIRED

TOTAL PROVIDED - 67
23 IN BASEMENT & 44 ON SITE

GROSS BUILDING AREA

BLOCK 1
WAREHOUSE - 1007M²
OFFICE BLOCK GROUND FLOOR - 285M²
OFFICE BLOCK FIRST FLOOR - 273M²

TOTAL AREA - 1565M²

BLOCK 2
TOTAL AREA OF BUILDING:
BASEMENT - 631m²
GROUND FLOOR - 775m²
FIRST FLOOR - 760m²
TOTAL AREA - 2166M²

FAR AND COVERAGE

ERF AREA - 5791m²

FAR ALLOWED 0.5 - 2895.5m²
FAR PROVIDED - 0.47 - 2716m²
FAR IN HAND - 179.5m²

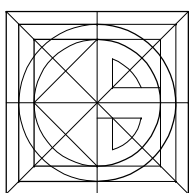
COVERAGE ALLOWED (40%) - 2316.4m²
COVERAGE USED (36.2%) - 2099m²
COVERAGE IN HAND - 217.4m²

REVISIONS

PROJECT TITLE

NEW DEVELOPMENT ON ERF 385 RANDJESPAK X124
SPECIAL ZONING

danie strydom



architects
SACAP REG. NO. 3594

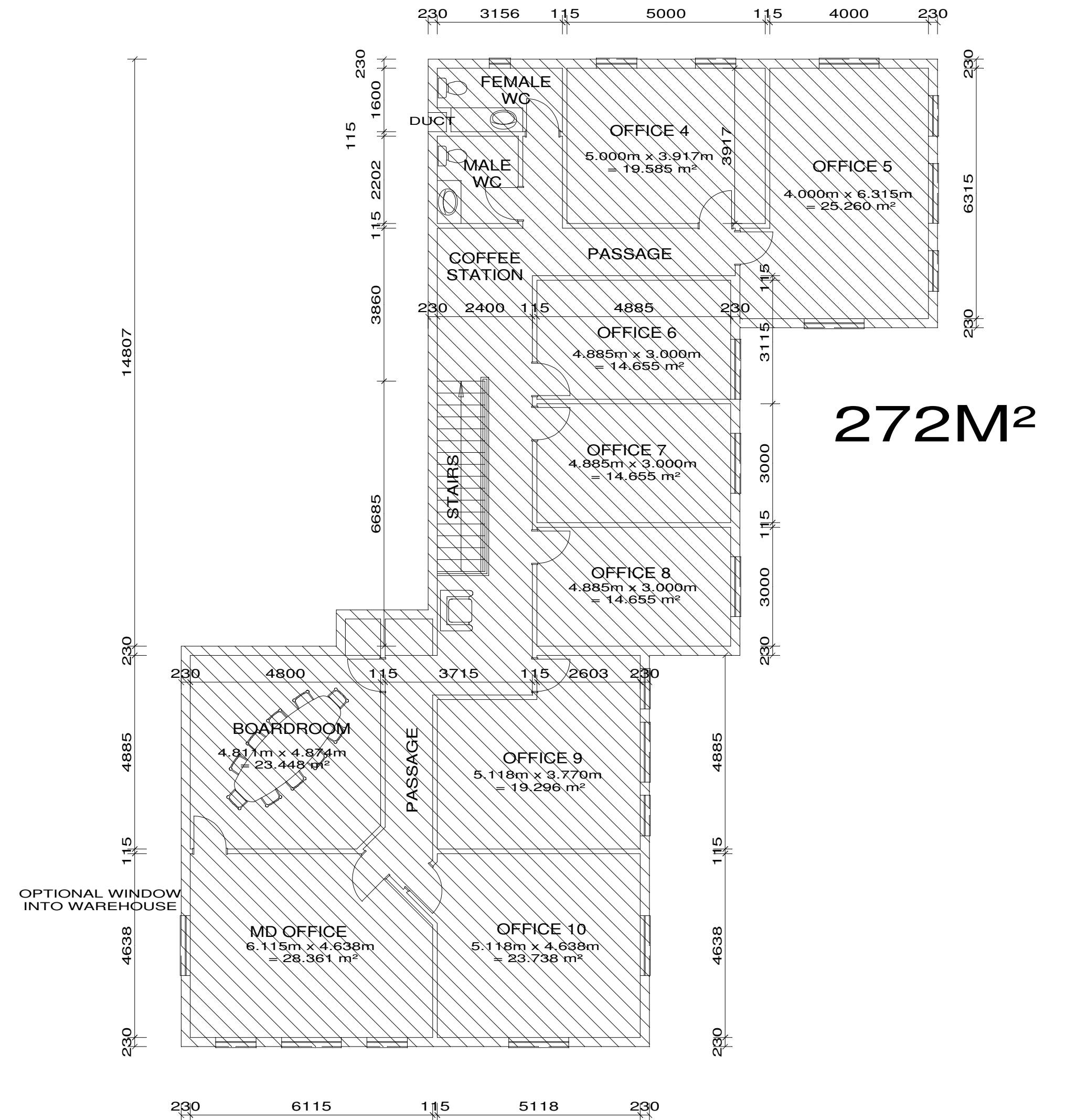
P.O. BOX 1995 SPRINGS 1560
TEL: 816-2170 FAX: 816-1903
CK 95-44227 23

DRAWING TITLE

SDP -SITE PLAN

PAGE 4/7

PROJECT No	DWG No	REV
	400	
SCALE	DATE	DRAWN
SHOWN	19 JUNE 2007	JVW

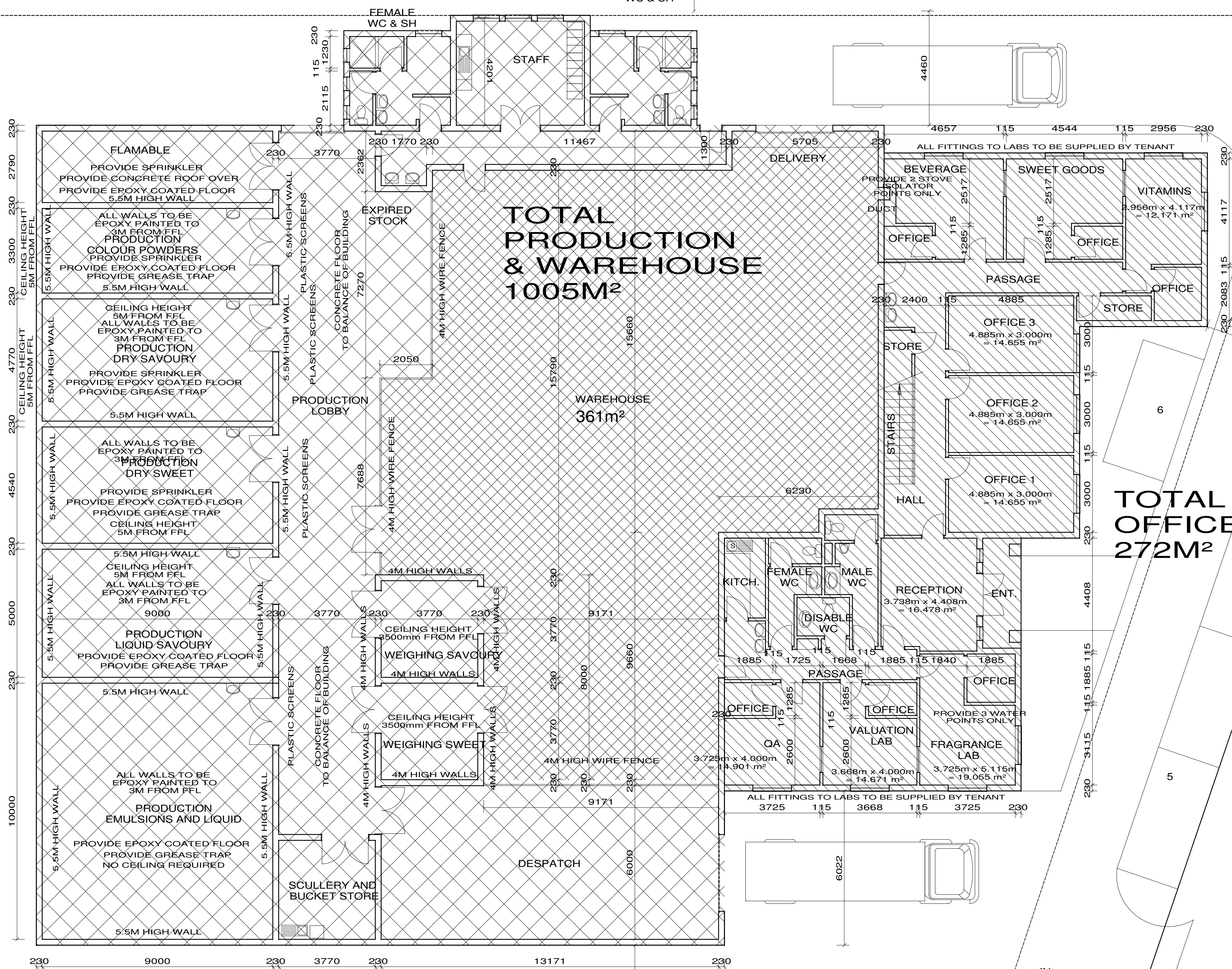


FIRST FLOOR PLAN
SCALE 1:100

PRODUCTION ETC.
644m²

ALL SYSTEM VENTILATION BY TENANT

ALL SYSTEM VENTILATION BY TENANT



127.800
291-00-20

ERF 280
RANJES PARK X 103

385 RANDJES PARK X 124

76.440
110-49-30

GROUND FLOOR PLAN
SCALE 1:100

38.600
109-34-00

