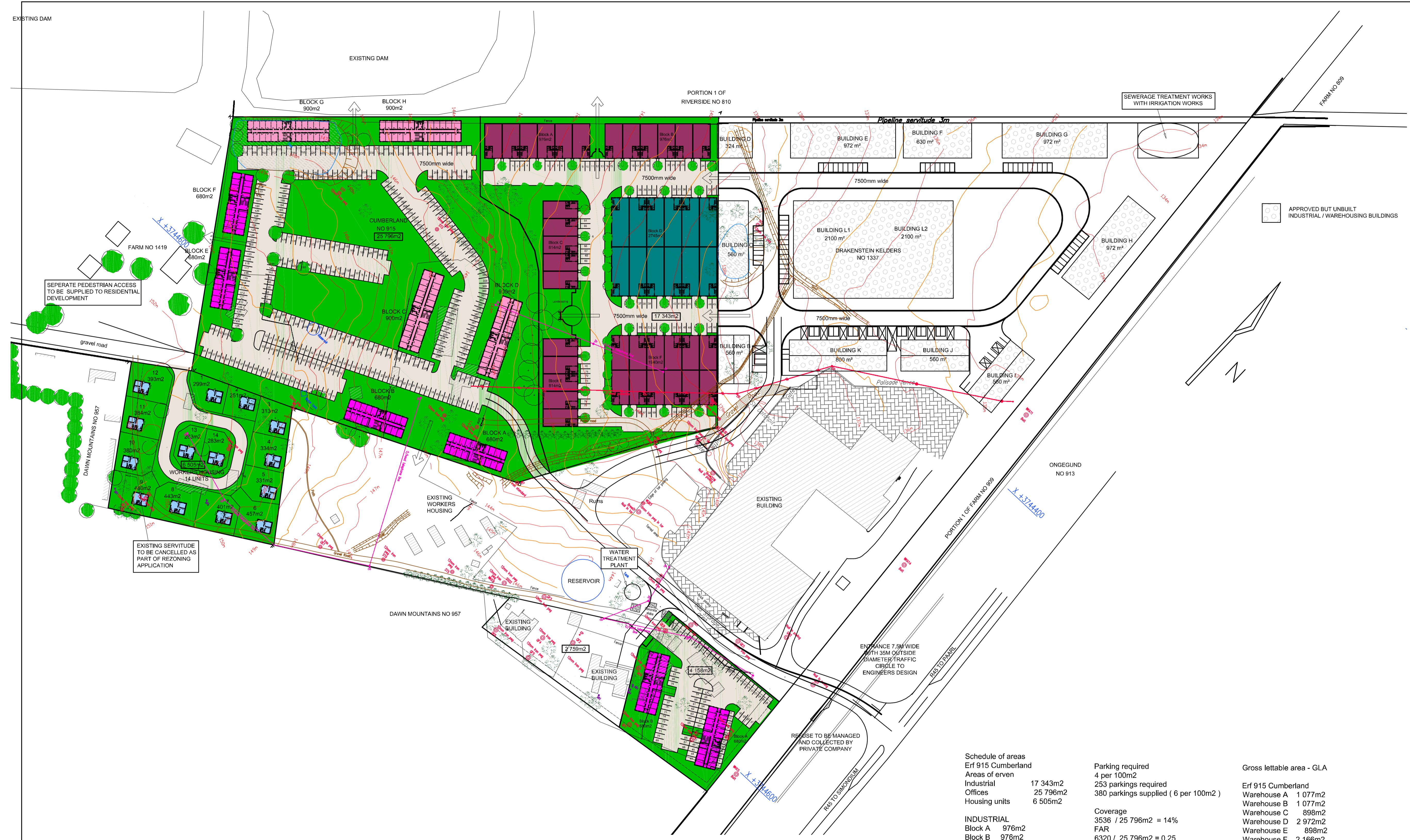


Site development plan 1:1000  
Erf 915 Cumberland & 1337 Drakenstein Kelders



Schedule of areas  
Erf 915 Cumberland  
Areas of erven

|               |          |
|---------------|----------|
| Industrial    | 17 343m2 |
| Offices       | 25 796m2 |
| Housing units | 6 505m2  |

INDUSTRIAL

|         |        |
|---------|--------|
| Block A | 976m2  |
| Block B | 976m2  |
| Block C | 814m2  |
| Block D | 2745m2 |
| Block E | 1940m2 |
| Block F | 814m2  |

Total area 8 265m2

|          |                         |
|----------|-------------------------|
| Coverage | 8 265 / 17 343m2 = 48%  |
| FAR      | 8 265 / 17 343m2 = 0.48 |

Parking required  
1 per 200m2  
42 parkings required  
75 parkings supplied

OFFICES

|         |       |
|---------|-------|
| Block A | 680m2 |
| Block B | 680m2 |
| Block C | 900m2 |
| Block D | 900m2 |
| Block E | 680m2 |
| Block F | 680m2 |
| Block G | 900m2 |
| Block H | 900m2 |

Total area 6 320m2

Parking required  
4 per 100m2  
253 parkings required  
380 parkings supplied ( 6 per 100m2 )

Coverage  
3536 / 25 796m2 = 14%  
FAR  
6320 / 25 796m2 = 0.25

HOUSING  
14 X 50m2 = 700m2  
Coverage  
700 / 6 505m2 = 11%  
FAR  
700 / 6 505m2 = 0.11

Erf 1337 Drakenstein Wynkelders  
Total area 69 068m2  
Area of proposed for offices 4141m2  
OFFICES  
Block A 660m2  
Block B 660m2  
Total area 1320m2

Parking  
4 per 100m2  
53 Parkings required  
81 Parkings supplied ( 6 per 100m2 )

Coverage  
660 / 4 141 = 16%  
FAR  
1 320 / 4 158m2 = 0.32

Gross lettable area - GLA

|                    |         |
|--------------------|---------|
| Erf 915 Cumberland |         |
| Warehouse A        | 1 077m2 |
| Warehouse B        | 1 077m2 |
| Warehouse C        | 898m2   |
| Warehouse D        | 2 972m2 |
| Warehouse E        | 898m2   |
| Warehouse F        | 2 166m2 |

Sub total warehouses 9 088m2

|                |       |
|----------------|-------|
| Office Block A | 639m2 |
| Office Block B | 639m2 |
| Office Block C | 851m2 |
| Office Block D | 851m2 |
| Office Block E | 639m2 |
| Office Block F | 639m2 |
| Office Block G | 851m2 |
| Office Block A | 851m2 |

Sub total offices 5 960m2

Units 49m2 X 12= 588m2

Total GLA = 15 636m2

Erf 1337 Drakenstein

|                |       |
|----------------|-------|
| Office block A | 639m2 |
| Office block B | 639m2 |

Total GLA = 1 278m2

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FOR INFORMATION

| AMENDMENTS   | WYSIGINGS    |
|--|--------------|
| 1. make offer and amendement legal   | GS 202-03-28 |
| 2. make offer and amendement legal   | GS 202-03-28 |
| 3. make offer and amendement legal   | GS 202-03-28 |
| 4. make offer and amendement legal   | GS 202-03-28 |
| 5. add new survey  | GS 202-03-28 |
| 6. add G.A. amendement   | GS 202-03-28 |
| 7. add cover, water treatment plant, parking, and other amendements to the drawing | GS 202-03-28 |
| 8. add servitude with parking access to the drawing                                | GS 202-03-28 |

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CLIENT/NAME  
TELEGENIX TRADING 856 (PTY) LTD

PROJECT/NAME  
NEW INDUSTRIAL PARK & OFFICES ON ERF 915 CUMBERLAND 1337 DRAKENSTEIN WYNKELDERS

DRAWING  
SITE DEVELOPMENT PLAN

|             |             |          |           |
|-------------|-------------|----------|-----------|
| DATE        | DRAWN       | SCALE    | ISSUED    |
| 1 Mar 2021  | G.S.        | AS SHOWN | 01/3/2021 |
| PROJECT NO. | DRAWING NO. |          |           |
| 2018-74     | AR100.08    |          |           |