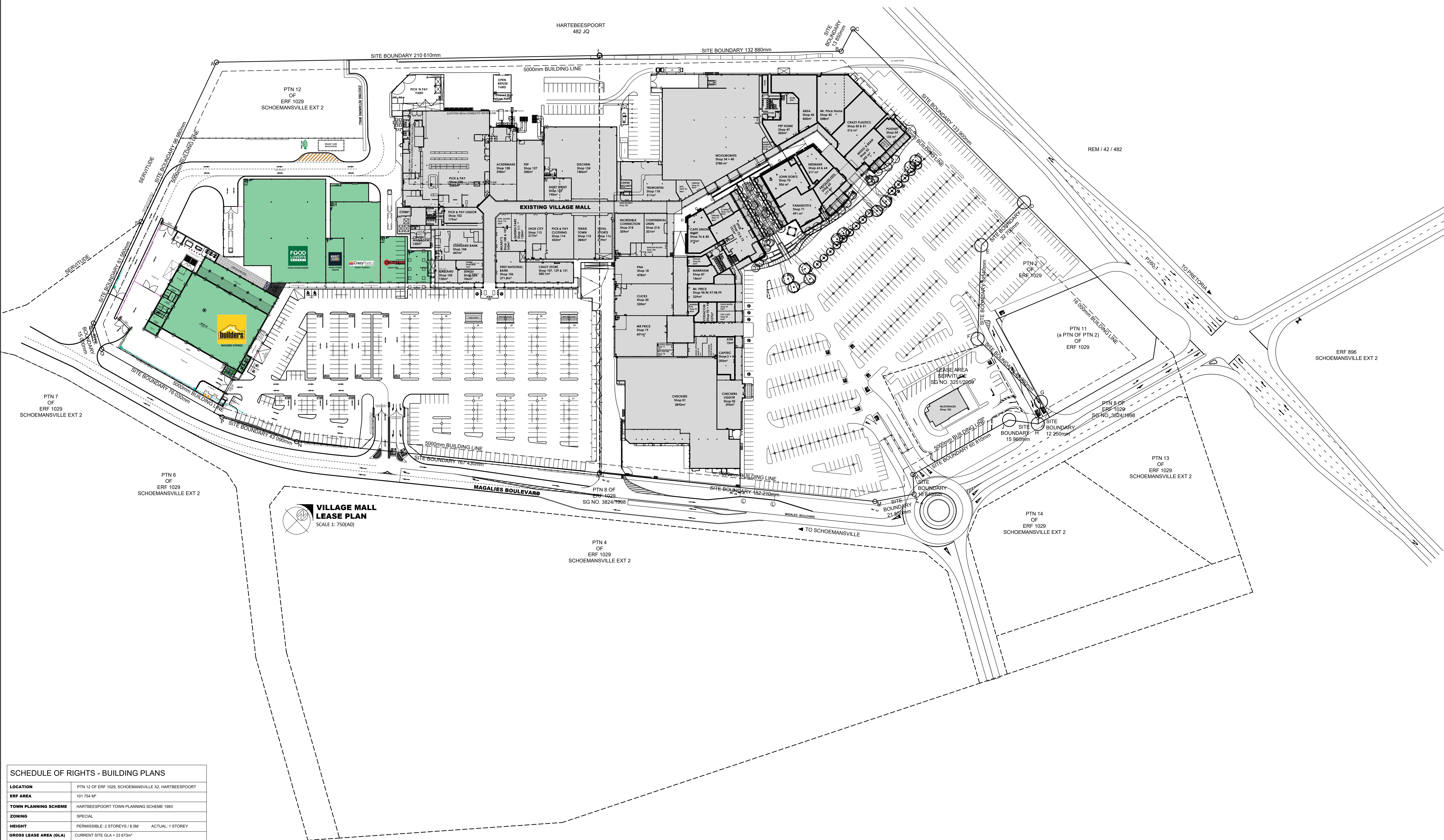




SCHEDULE OF RIGHTS - BUILDING PLANS	
LOCATION	PTN 12 OF ERF 1029, SCHOEMANSVILLE X2, HARTBEEPSPOORT
ERF AREA	101 754 M ²
TOWN PLANNING SCHEME	HARTBEEPSPOORT TOWN PLANNING SCHEME 1993
ZONING	SPECIAL
HEIGHT	PERMISSIBLE: 2 STOREYS / 8.5M ACTUAL: 1 STOREY
GROSS LEASE AREA (GLA)	CURRENT SITE GLA = 23 673m ² BUILDERS EXPRESS = 2 829m ² ADDITIONAL RETAIL = 4 294m ² New Total GLA = 6 923m² Current Site GLA = 23 673m² Grand Total GLA = 30 596m²
PARKING REQUIRED	RETAIL (4 per 100m ²) & OFFICE (4 per 100m ²) Gross Leaseable Retail Trade Floor / Office floor area BUILDERS EXPRESS = 2 829m ² ADDITIONAL RETAIL & STORE = 4 294m ² TOTAL = 6 923m ² New Parking required = 277 BAYS (6 923m²) New Total Parking required = 4204 BAYS (30 596m²)
PARKING PROVIDED	CURRENT SITE PARKING(4.9 per 100m ²) = 1175 BAYS (228 surplus) PARKING REMOVED = 45 BAYS VEHICLE PARKING PROVIDED = 164 BAYS DISABLED PARKING PROVIDED = 4 BAYS Grand Total Parking provided = 1 298 BAYS (74 surplus) New Parking Ratio provided = 4.2 per 100m²

NOTE
* ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE
* ANY WORK IS PUT IN HAND, ANY DISCREPANCIES ARE
TO BE REPORTED TO THE ARCHITECT IMMEDIATELY
* NO DIMENSIONS ARE TO BE SCALED OFF DRAWING
* ALL WORK TO COMPLY WITH LOCAL MUNICIPAL BY-LAWS
* COPYRIGHT RESERVED.

LEASE PLAN

ARCHITECT DETAILS:
FFA ARCHITECTS (PTY) LTD
473 LYNNWOOD ROAD,
LYNNWOOD PRETORIA
TEL: 012 361-1010
FRANS WILLEM FARMER
SACAP 6118

CLIENT / LANDLORD DETAILS:
MOOLMAN GROUP
1ST FLOOR BACBAB HOUSE,
EASTWOOD OFFICE PARK,
290 LYNNWOOD SERVICE ROAD,
LYNNWOOD RIDGE, 0040

PROJECT DESCRIPTION:
NEW PROPOSED BUILDERS EXPRESS AND
ADDITIONAL RETAIL ON
PTN 2 & 10 OF ERF 1029
SCHOEMANSVILLE X2
MAGALIES BOULEVARD, RS11
0216

Village Mall
HARTBEEPSPOORT

moolmangroup
OUR NAME PRECEDES US

FFA ARCHITECTS (PTY) LTD
FRANS FARMER
(PRINCIPAL ARCHITECT)
CELL: 082 882 7017
447C SAPPERS CONTROL,
LYNNWOOD PRETORIA
PO BOX 7600,
LYNNWOOD RIDGE, 0040
TEL: 012 361-1010
FAX: 012 361-1011
E: MAIL@FFAARCHITECTS.COM

DRAWING DESCRIPTION:
LEASE PLAN:

JOB NUMBER	23-085	DRW. NO.	INFO
DATE	2024.03.11		001
SCALE	1:750 (A0)	REVISION	03
DRAWN	ACK		