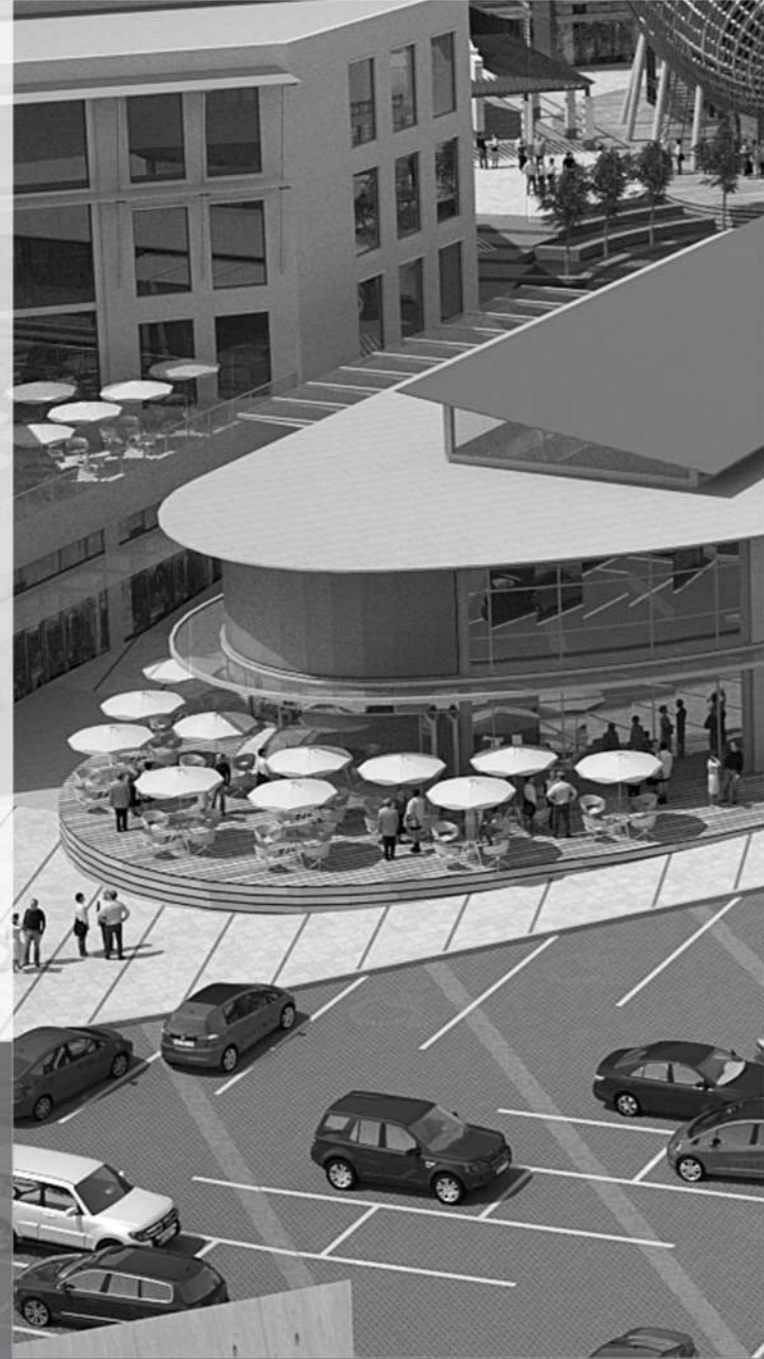


PROPOSED COMMERCIAL DEVELOPMENT

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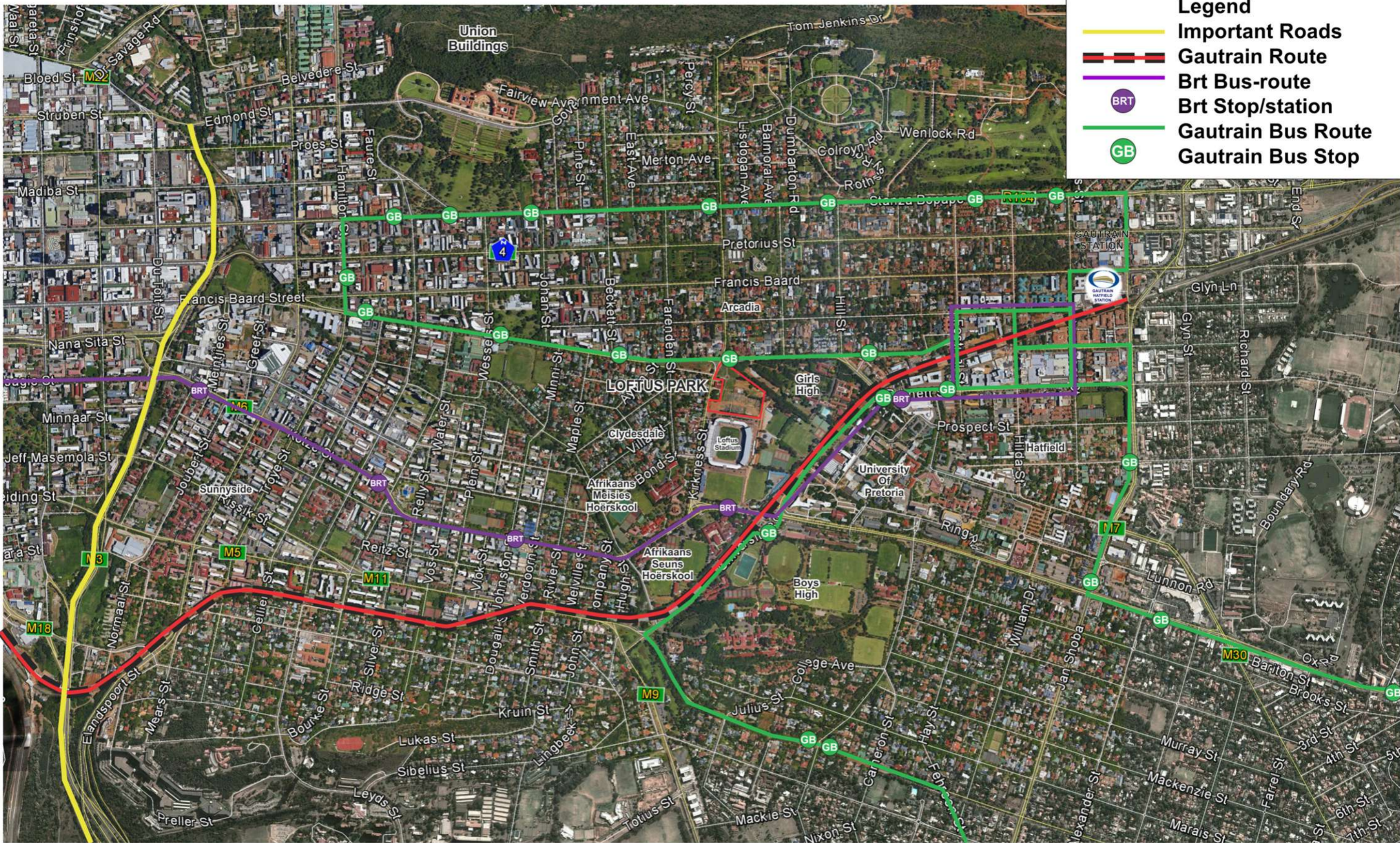
PROPOSAL DATE: SEPTEMBER 2014
PROJECT NUMBER: 1210



LOFTUS PARK
PROPOSED COMMERCIAL DEVELOPMENT







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SEPTEMBER 2014



Legend

- Important Roads
- Gautrain Route
- Brt Bus-route
- BRT Brt Stop/station
- Gautrain Bus Route
- GB Gautrain Bus Stop









DEVELOPMENT DATA: PHASE 1

BLOCK:	USAGE:	HEIGHT:	AREA m ²
BLOCK A	RETAIL OFFICES	4	1448m ² 4206m ²
BLOCK B	RETAIL	2	1366m ²
BLOCK C	RETAIL GYM OFFICES	6	1783m ² 3500m ² 7038m ²
BLOCK D	RETAIL OFFICES	6	164m ² 8968m ²
BLOCK E	RETAIL OFFICES	6	489m ² 5665m ²
BLOCK F	RETAIL: EXHIBITION	4	520m ²
BLOCK G	HOTEL (183 ROOMS) RETAIL	6	10953m ² 192m ²
BLOCK H	HISTORICAL BUILDING RETAIL	1	196m ²
SUB-TOTALS:			
	OFFICES		25 877m ²
	RETAIL		6 158m ²
	HOTEL		10 953m ²
	GYM		3 500m ²
TOTAL:			46 488m ²

- HOTEL
- RETAIL
- OFFICES
- GYMNASIUM
- FIRE ESCAPE & LIFTS
- LOBBY'S
- BATHROOMS
- LANDSCAPING
- DECKS
- ROOFS
- EXISTING & NEW SUBSTATIONS

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- HOTEL
- RETAIL
- OFFICES
- GYMNASIUM
- FIRE ESCAPE & LIFTS
- LOBBY'S
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GIRLS HIGH SCHOOL

CLYDESDALE

LOFTUS STADIUM

- HOTEL
- RETAIL
- OFFICES
- GYMNASIUM
- FIRE ESCAPE & LIFTS
- LOBBY'S
- BATHROOMS
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- HOTEL
- RETAIL
- OFFICES
- GYMNASIUM
- FIRE ESCAPE & LIFTS
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- HOTEL
- RETAIL
- OFFICES
- GYMNASIUM
- FIRE ESCAPE & LIFTS
- LOBBY'S
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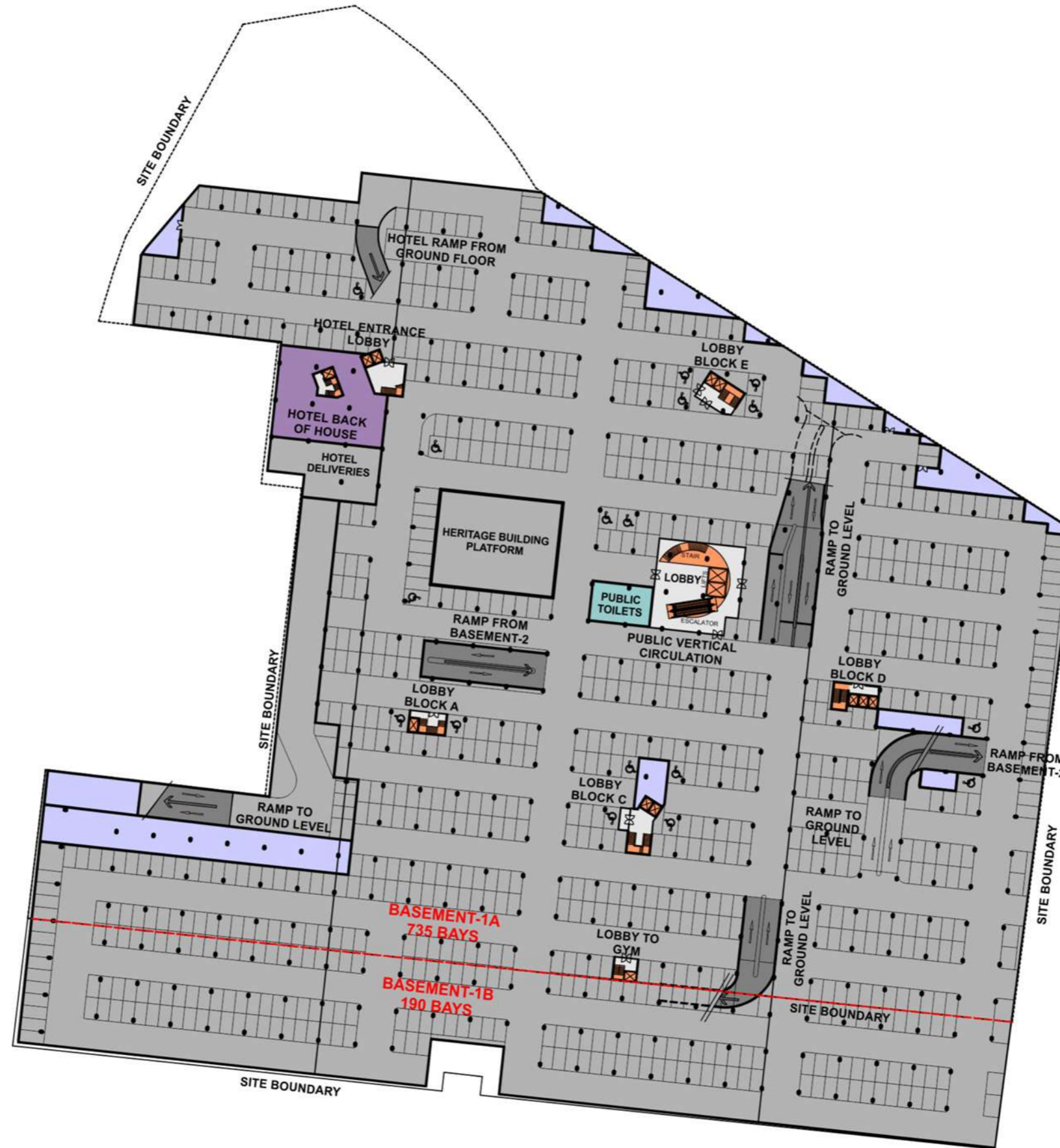
	HOTEL
	RETAIL
	OFFICES
	GYMNASIUM
	FIRE ESCAPE & LIFTS
	LOBBY'S
	BATHROOMS
	LANDSCAPING
	DECKS
	ROOFS
	EXISTING & NEW SUBSTATIONS

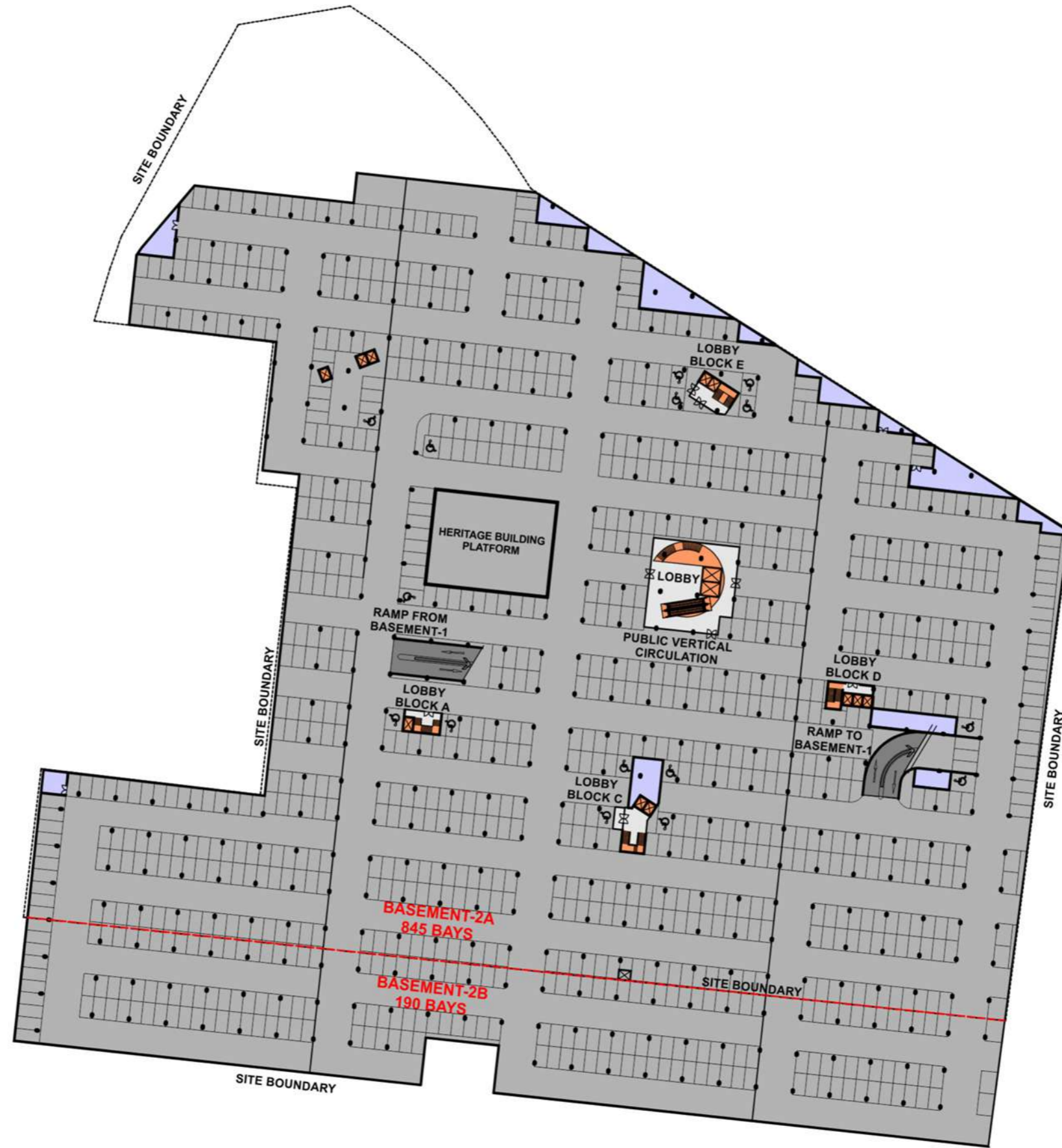


	HOTEL
	RETAIL
	OFFICES
	GYMNASIUM
	FIRE ESCAPE & LIFTS
	LOBBY'S
	BATHROOMS
	LANDSCAPING
	DECKS
	ROOFS
	EXISTING & NEW SUBSTATIONS

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RETAIL BREAKDOWN:

RETAIL:	AREA m ²
SHOP 1	88m ²
SHOP 2	71m ²
SHOP 3	72m ²
SHOP 4	387m ²
SHOP 5	65m ²
SHOP 6	56m ²
SHOP 7	48m ²
SHOP 8	473m ²
SHOP 9	60m ²
SHOP 10	52m ²
SHOP 11	76m ²
SHOP 12	192m ²
SHOP 13	196m ²
SHOP 14	520m ²
SHOP 15	163m ²
SHOP 16	133m ²
SHOP 17	75m ²
SHOP 18	71m ²
SHOP 19	47m ²
SHOP 20	164m ²
SHOP 21	222m ²
SHOP 22	1 448m ²
SHOP 23	113m ²
SHOP 24	239m ²
SHOP 25	316m ²
SHOP 26	122m ²
SHOP 27	320m ²
SHOP 28	369m ²
sub total	6 158m ²
GYMNASIUM	3 500m ²
TOTAL:	9 658m²

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SEPTEMBER 2014



RETAIL BREAKDOWN:

RETAIL:	AREA m ²
SHOP 1	88m ²
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SEPTEMBER 2014

PROJECT FACT FILE17 SEPTEMBER 2014
REV 4**1. Site Area:**32,300.5 m²**2. Basement Construction Area – 1:**29,140 m²**3. Basement Construction Area – 2:**29,140 m²**TOTAL 58,280 m²****4. Building Areas:**

4.1 BLOCK A (G + 3)

4.1.1 Retail:

1,448 m²

4.1.2 Offices:

4,206 m²**TOTAL GLA 5,654 m²**

4.2 BLOCK B (2)

4.2.1 Retail:

1,366 m²**TOTAL GLA 1,366 m²**

4.3 BLOCK C (G + 5)

4.3.1 Retail:

1,783 m²

4.3.2 Gym:

3,500 m²

4.3.3 Offices:

7,038 m²**TOTAL GLA 12,321 m²**

4.4 BLOCK D (G + 5)

4.4.1 Retail:

164 m²

4.4.2 Offices:

8,968 m²**TOTAL GLA 9,132 m²**

4.5 BLOCK E (G + 5)

4.5.1 Retail:

489 m²

4.5.2 Offices:

5,665 m²**TOTAL GLA 6,154 m²**

4.6 BLOCK F (G + 3)

4.6.1 Retail:

520 m²

(Exhibition Area)

TOTAL GLA 520 m²

4.7 BLOCK G (G + 5 (3))

4.7.1 Retail

192 m²

4.7.2 Hotel (183 rooms)

10,953 m²**TOTAL GLA 11,145 m²**

4.8 BLOCK H

4.8.1 Retail

196 m²

(Heritage Building)

TOTAL GLA 196 m²**5. TOTAL DEVELOPMENT GLA**

5.1 Offices:	25,877	- 55.7% of total GLA
5.2 Retail:	6,158	- 13.2% of total GLA
5.3 Gymnasium:	3,500	- 7.5% of total GLA
5.4 Hotel:	10,953	- 23.6% of total GLA

TOTAL GLA 46,488 - 100%**6. TOTAL COVERAGE**

6.1 Site Area:	32,300.5m ²
6.2 Total Coverage:	13,470 m ²

COVERAGE % 42%**7. PARKING ANALYSIS**

7.1 Parking Required:

Offices @ 4/100	(25877)	1,035
Retail @ 6/100	(3,658)	220
Food Outlets @ 10/100	(2,500)	250
Gymnasium @ 8/100	(3,500)	280
Hotel		183

TOTAL REQUIRED 1,968 bays

7.2 Parking Provided:

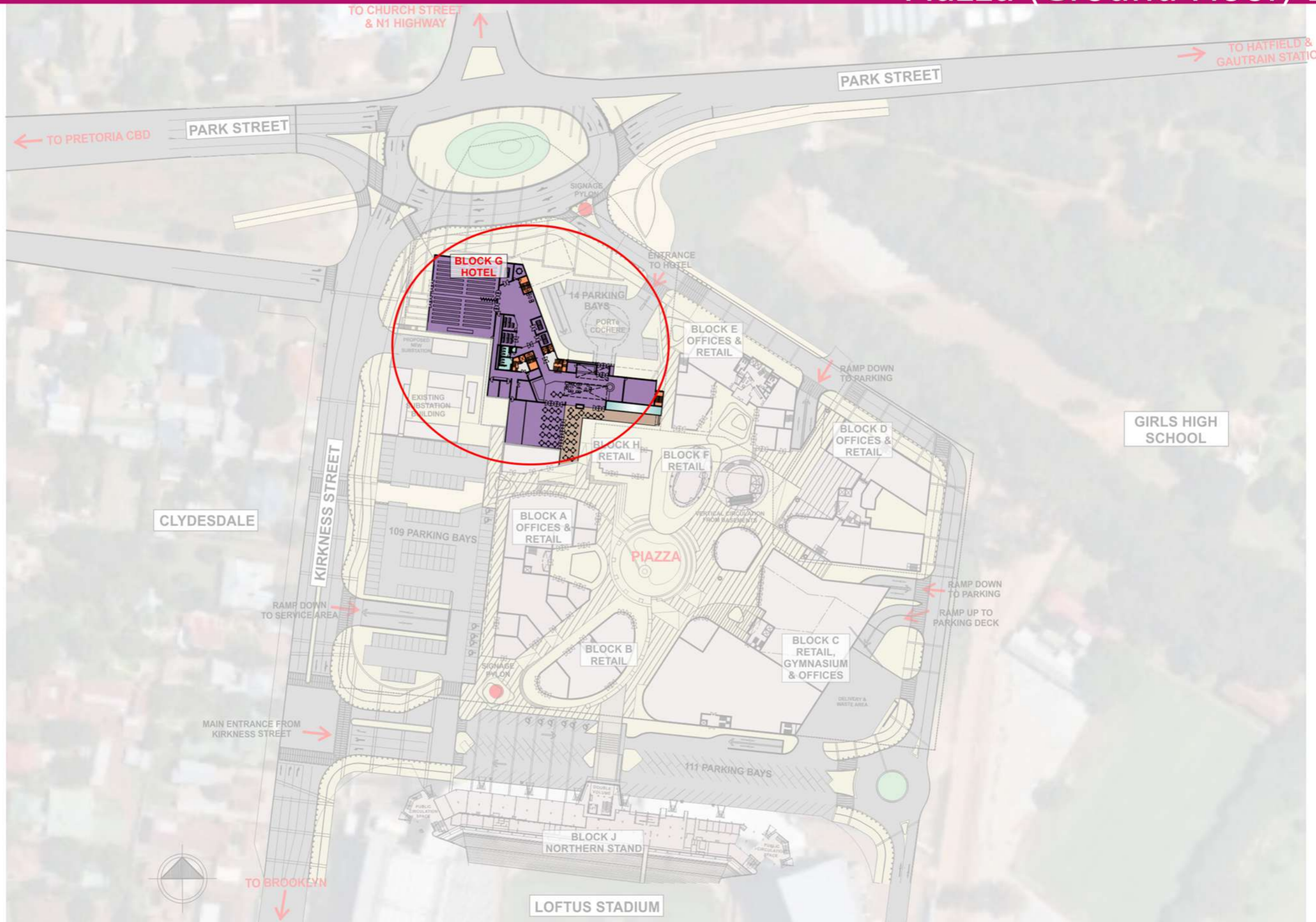
Basement - 2	860
Basement -1	735
Hotel Open	13

TOTAL PROVIDED 1,608**PARKING SHORT FALL 360**

Other Parking Provided

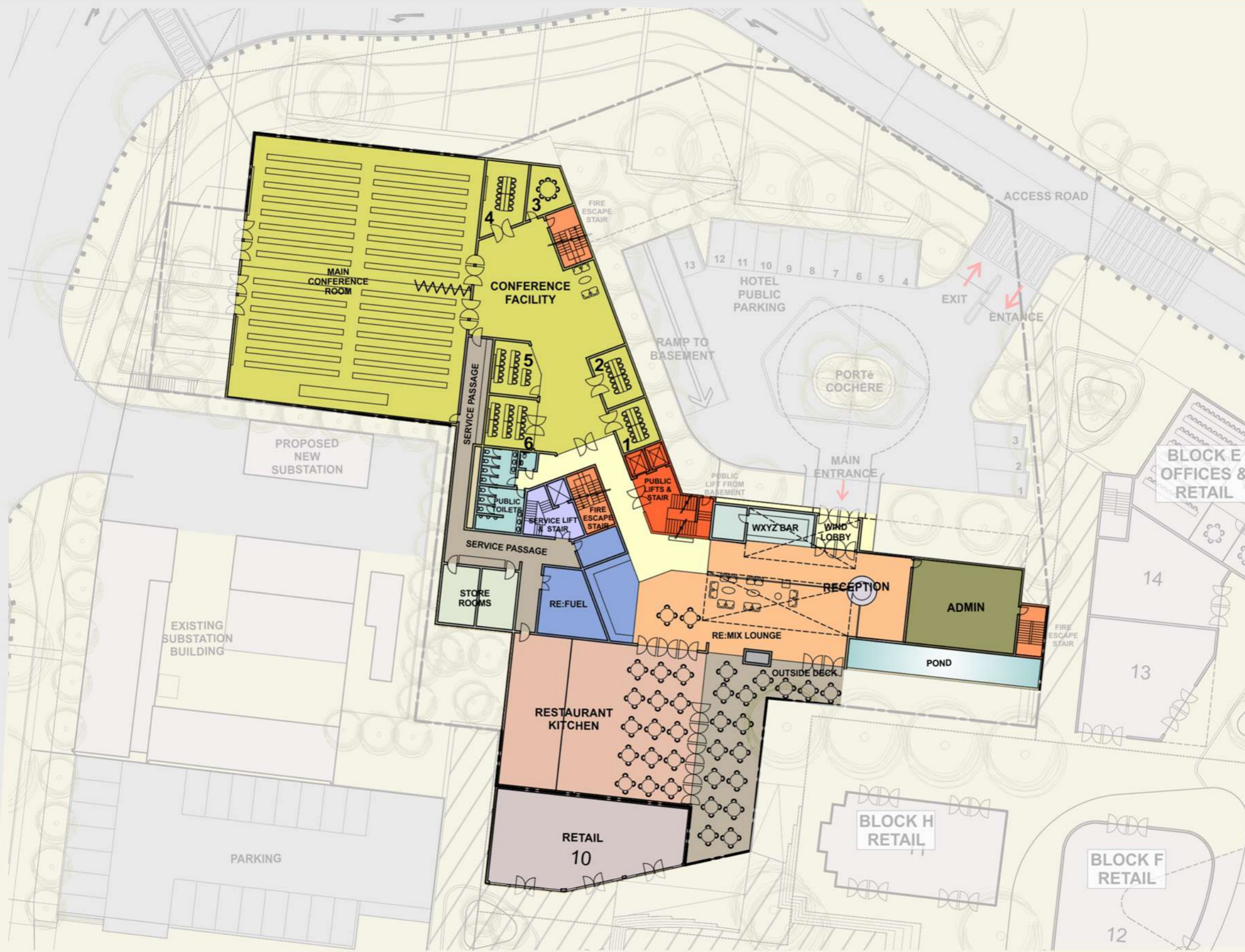
- Lease Area	109
- Loftus Servitude	489
- Gym Parking Decks (2 levels)	316

TOTAL 914**Total Parking Available 2,522****Parking Surplus 554**



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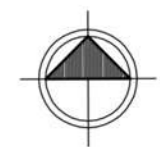


HOTEL ROOM SCHEDULE:	
FIRST FLOOR: (KING -19, QUEEN -10, QUEEN ACC -2)	31
SECOND FLOOR: (KING -27, QUEEN -15, QUEEN ACC -2)	44
THIRD FLOOR: (KING -27, QUEEN -15, QUEEN ACC -2)	44
FOURTH FLOOR: (KING -16, QUEEN -14, QUEEN ACC -2)	32
FIFTH FLOOR: (KING -16, QUEEN -14, QUEEN ACC -2)	32
TOTAL: (KING -105, QUEEN -68, QUEEN ACC -10)	183

BLOCK G - HOTEL: GROUND FLOOR AREA SCHEDULE	
1. HOTEL RECEPTION	8m ²
2. HOTEL ADMIN, IT, SERVER, ETC.	112m ²
3. FIRE ESCAPE STAIRS	63m ²
4. CONFERENCE FACILITY	1 136m ²
5. PUBLIC TOILETS	46m ²
6. SERVICE STAIR	28m ²
7. RE: FUEL	101m ²
8. RESTAURANT	353m ²
9. PUBLIC CIRCULATION	99m ²
10. OUTSIDE DECK	186m ²
11. STORE	55m ²
12. SERVICE PASSAGES	123m ²
13. WXYZ BAR	41m ²
14. RE: MIX LOUNGE	317m ²
GROUND FLOOR TOTAL	2 668m²

BLOCK G: RETAIL SCHEDULE	
TOTAL BLOCK G RETAIL	196m²




BLOCK G - HOTEL: TOTAL BUILDING AREAS:	
BASEMENT -1 TOTAL	803m ²
GROUND FLOOR TOTAL	2 668m²
FIRST FLOOR TOTAL	1 782m ²
SECOND FLOOR TOTAL	1 625m ²
THIRD FLOOR TOTAL	1 625m ²
FOURTH FLOOR TOTAL	1 225m ²
FIFTH FLOOR TOTAL	1 225m ²
BUILDING TOTAL	10 953m²

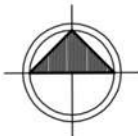
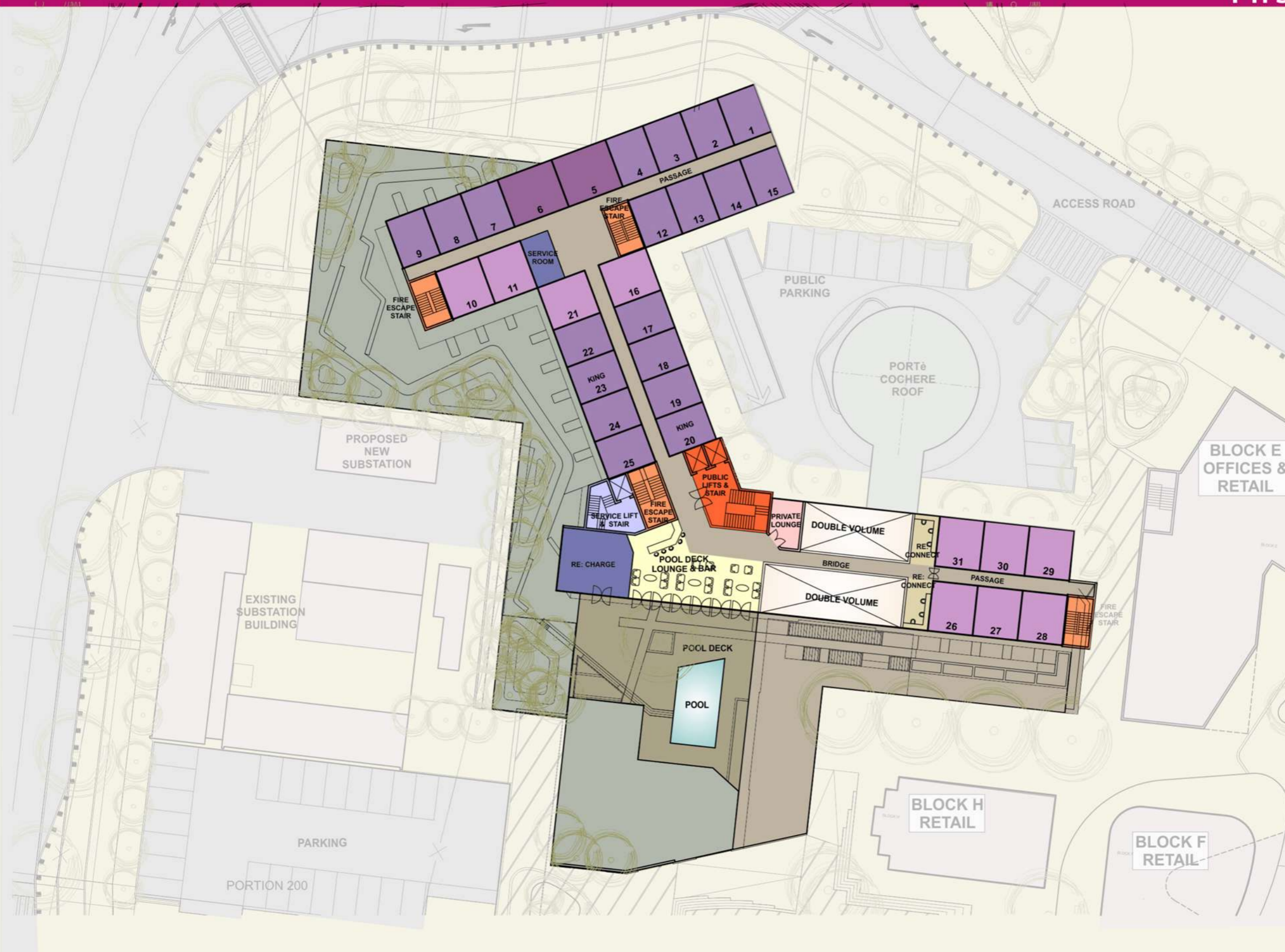


31 ROOMS

BLOCK G - HOTEL:
FIRST FLOOR AREA SCHEDULE

1. GUEST ROOMS - 31 (KING -19, QUEEN -10, QUEEN ACC -2)	825m ²
2. FIRE ESCAPE STAIRS	78m ²
3. PUBLIC VERTICAL CIRCULATION	44m ²
4. HOUSE KEEPING ROOM	18m ²
5. SERVICE STAIR	28m ²
6. GENERAL CIRCULATION	267m ²
7. RE: CHARGE	57m ²
8. POOL LOUNGE & BAR	158m ²
9. POOL DECK	307m ²
FIRST FLOOR TOTAL	1782m ²

	KING ROOMS
	QUEEN ROOMS
	QUEEN ACCESSIBLE ROOMS

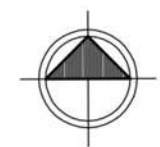


44 ROOMS/FLOOR

BLOCK G - HOTEL: SECOND & THIRD FLOOR AREA SCHEDULE

1. GUEST ROOMS -44 (KING -27, QUEEN -15, QUEEN ACC - 2)	1 164m ²
2. FIRE ESCAPE STAIRS	78m ²
3. PUBLIC VERTICAL CIRCULATION	44m ²
4. HOUSE KEEPING ROOM	18m ²
5. SERVICE STAIR	28m ²
6. GENERAL CIRCULATION	293m ²
FLOOR TOTAL	1 625m²




	KING ROOMS
	QUEEN ROOMS
	QUEEN ACCESSIBLE ROOMS

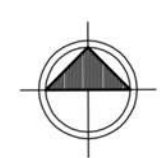


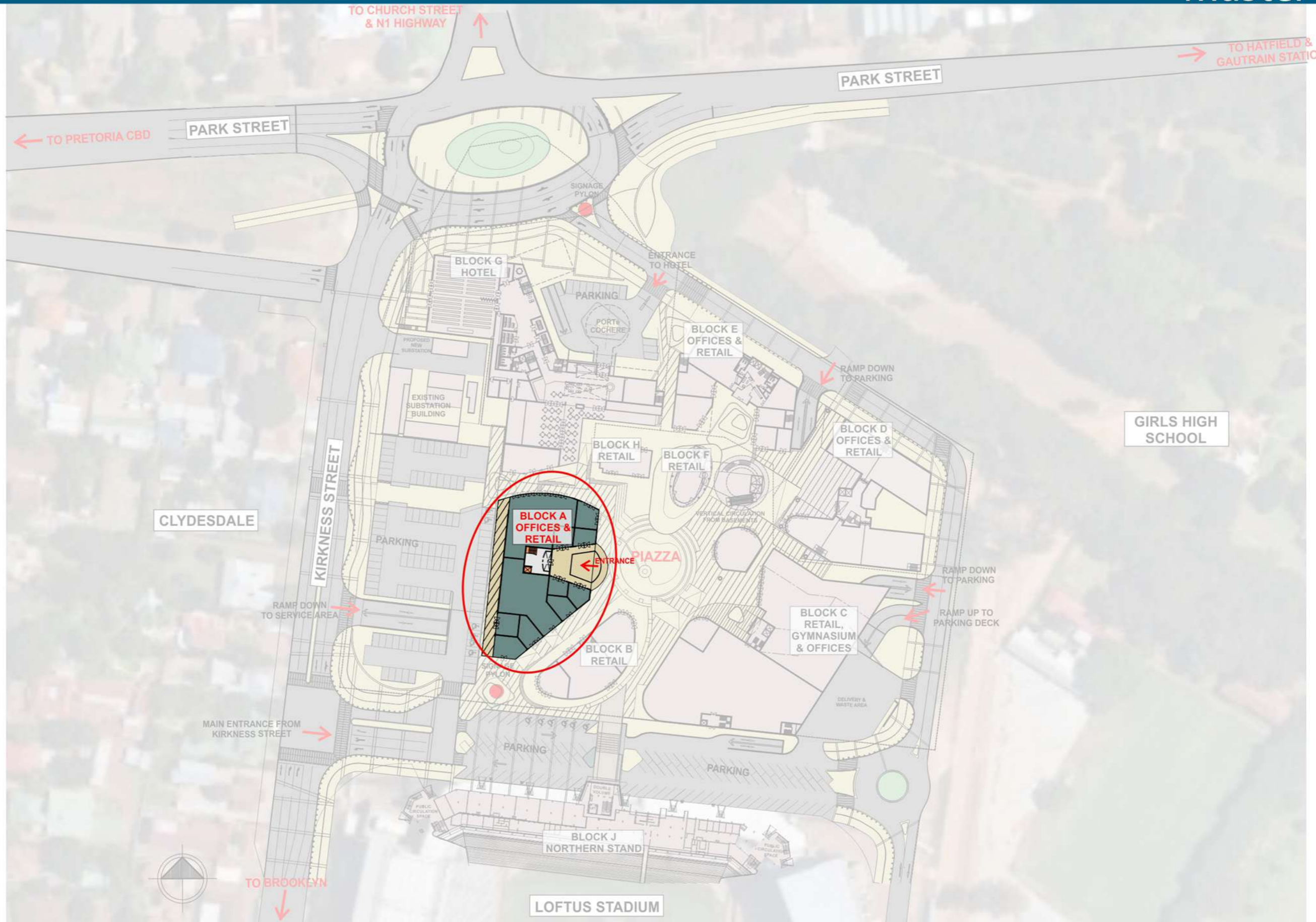
32 ROOMS/FLOOR

BLOCK G - HOTEL: FOURTH & FIFTH FLOOR AREA SCHEDULE

1. GUEST ROOMS -32 (KING -16, QUEEN -14, QUEEN ACC -2)	866m ²
2. FIRE ESCAPE STAIRS	58m ²
3. PUBLIC VERTICAL CIRCULATION	44m ²
4. HOUSE KEEPING ROOM	11m ²
5. SERVICE STAIR	28m ²
6. GENERAL CIRCULATION	218m ²
FLOOR TOTAL	1 225m ²

	KING ROOMS
	QUEEN ROOMS
	QUEEN ACCESSIBLE ROOMS







**BLOCK A:
GROUND FLOOR AREA SCHEDULE**

1. RETAIL	1 447.59m ²
2. COMMON	86.44m ²
GROUND FLOOR TOTAL	1 534.03m²

**BLOCK A:
TOTAL BUILDING AREAS:**

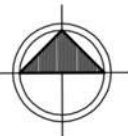
GROUND FLOOR TOTAL	1 545.45m²
FIRST FLOOR TOTAL	1 373.28m²
SECOND FLOOR TOTAL	1 373.28m²
THIRD FLOOR TOTAL	1 373.28m²
BUILDING TOTAL	5 665.29m²

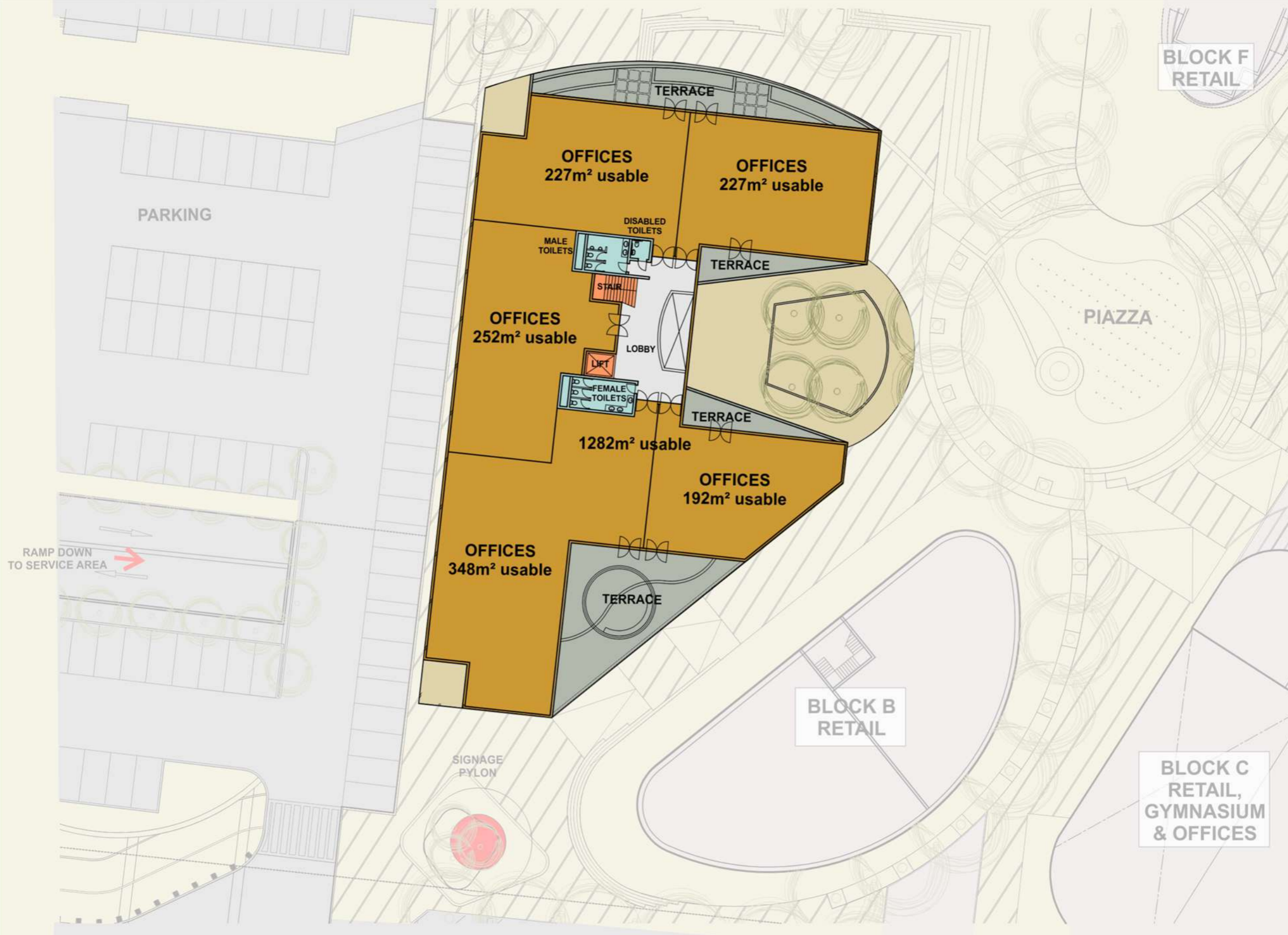
**BLOCK B:
GROUND FLOOR AREA SCHEDULE**

1. RETAIL	700.20m ²
GROUND FLOOR TOTAL	700.20m²

**BLOCK B:
TOTAL BUILDING AREAS:**

GROUND FLOOR TOTAL	700.20m²
FIRST FLOOR TOTAL	700.20m²
BUILDING TOTAL	1 400.40m²





**BLOCK A:
FIRST FLOOR AREA SCHEDULE**

1. OFFICES	1 274.55m ²
2. COMMON	98.73m ²
FIRST FLOOR TOTAL	1 373.28m²

**BLOCK B:
FIRST FLOOR AREA SCHEDULE**

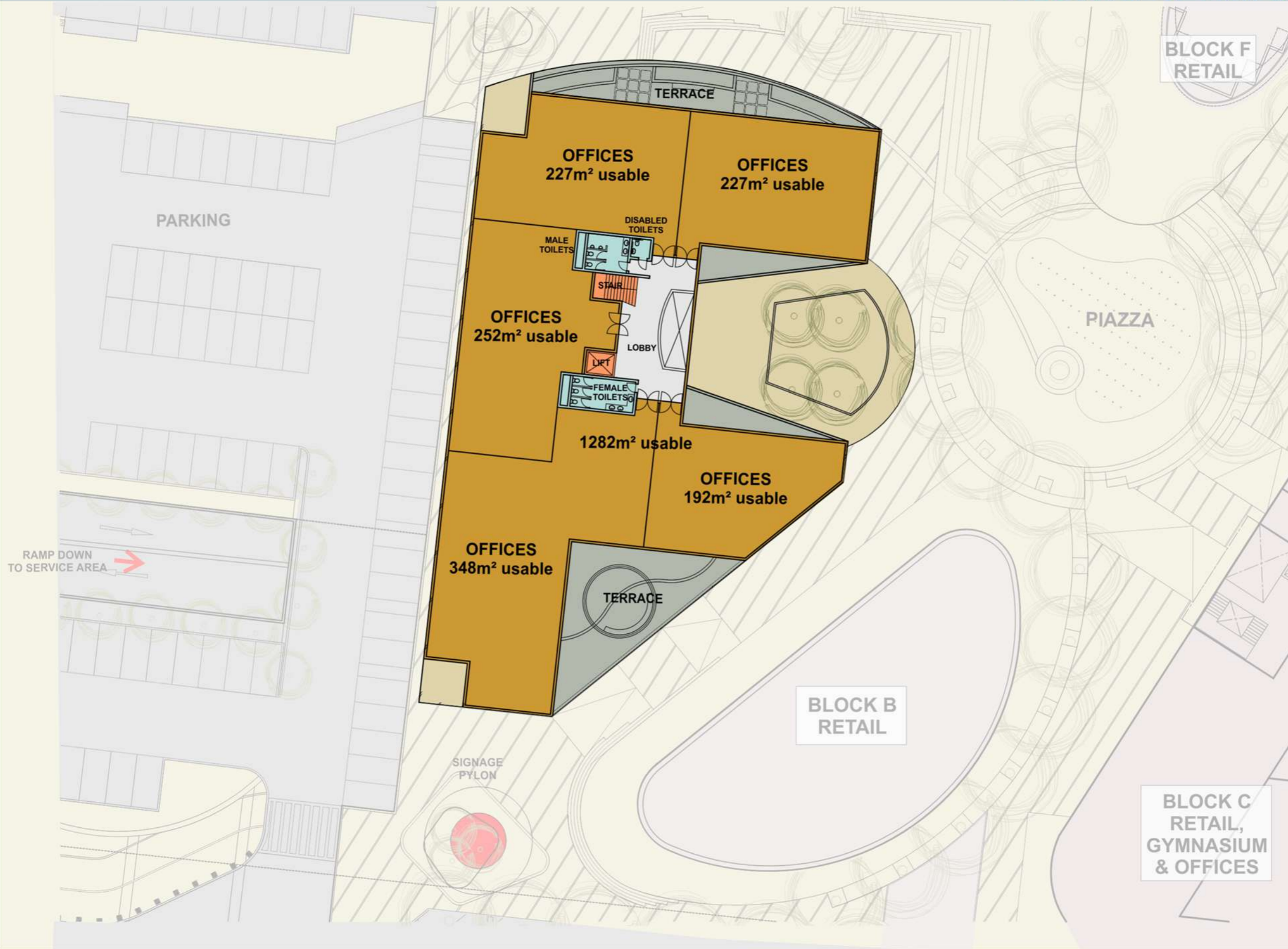
1. RETAIL	700.20m ²
FIRST FLOOR TOTAL	700.20m²

RAMP DOWN
TO SERVICE AREA →

**BLOCK C
RETAIL,
GYMNASIUM
& OFFICES**

**BLOCK B
RETAIL**

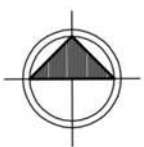
**BLOCK F
RETAIL**

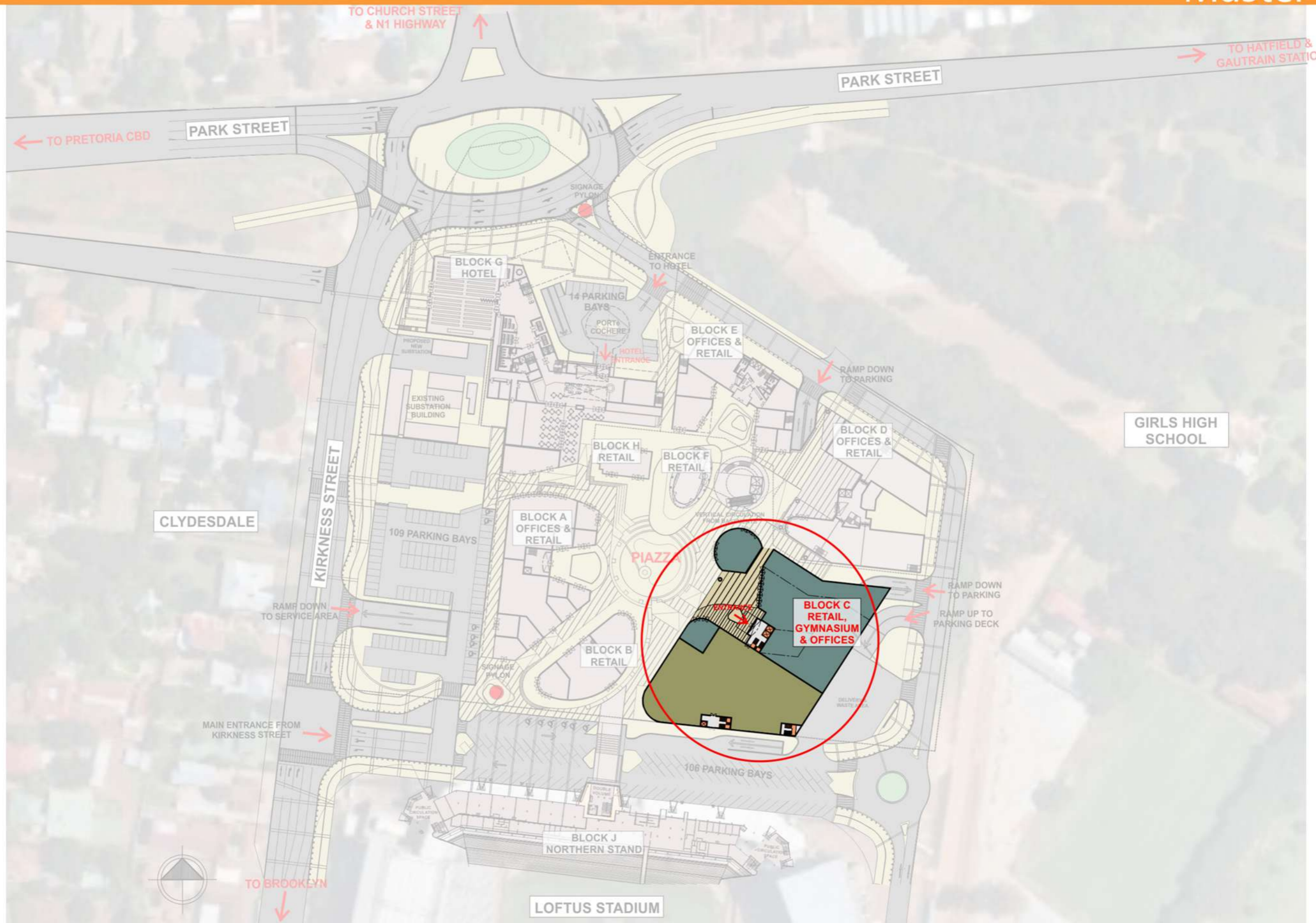


BLOCK A: SECOND & THIRD FLOOR AREA SCHEDULE	
1. OFFICES	1 274.55m ²
2. COMMON	98.73m ²
FLOOR TOTAL	1 373.28m²

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**BLOCK C:
GROUND FLOOR AREA SCHEDULE**

1. RETAIL	1 782.88m ²
2. COMMON - OFFICES	61.43m ²
3. GYM	1 685.67m ²
GROUND FLOOR TOTAL	3 529.98m²

**BLOCK C:
TOTAL BUILDING AREAS:**

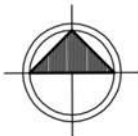
GROUND FLOOR TOTAL	3 529.98m ²
FIRST FLOOR TOTAL	2 231.47m ²
SECOND FLOOR TOTAL	1 658.43m ²
THIRD FLOOR TOTAL	1 634.72m ²
FOURTH FLOOR TOTAL	1 634.72m ²
FIFTH FLOOR TOTAL	1 634.72m ²
BUILDING TOTAL	12 324.04m²



BLOCK C: FIRST FLOOR AREA SCHEDULE	
1. GYM	1 794.20m ²
2. OFFICES	377.31m ²
3. COMMON - OFFICES	59.96m ²
FIRST FLOOR TOTAL	2 231.47m²

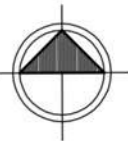
BLOCK D
OFFICES &
RETAIL

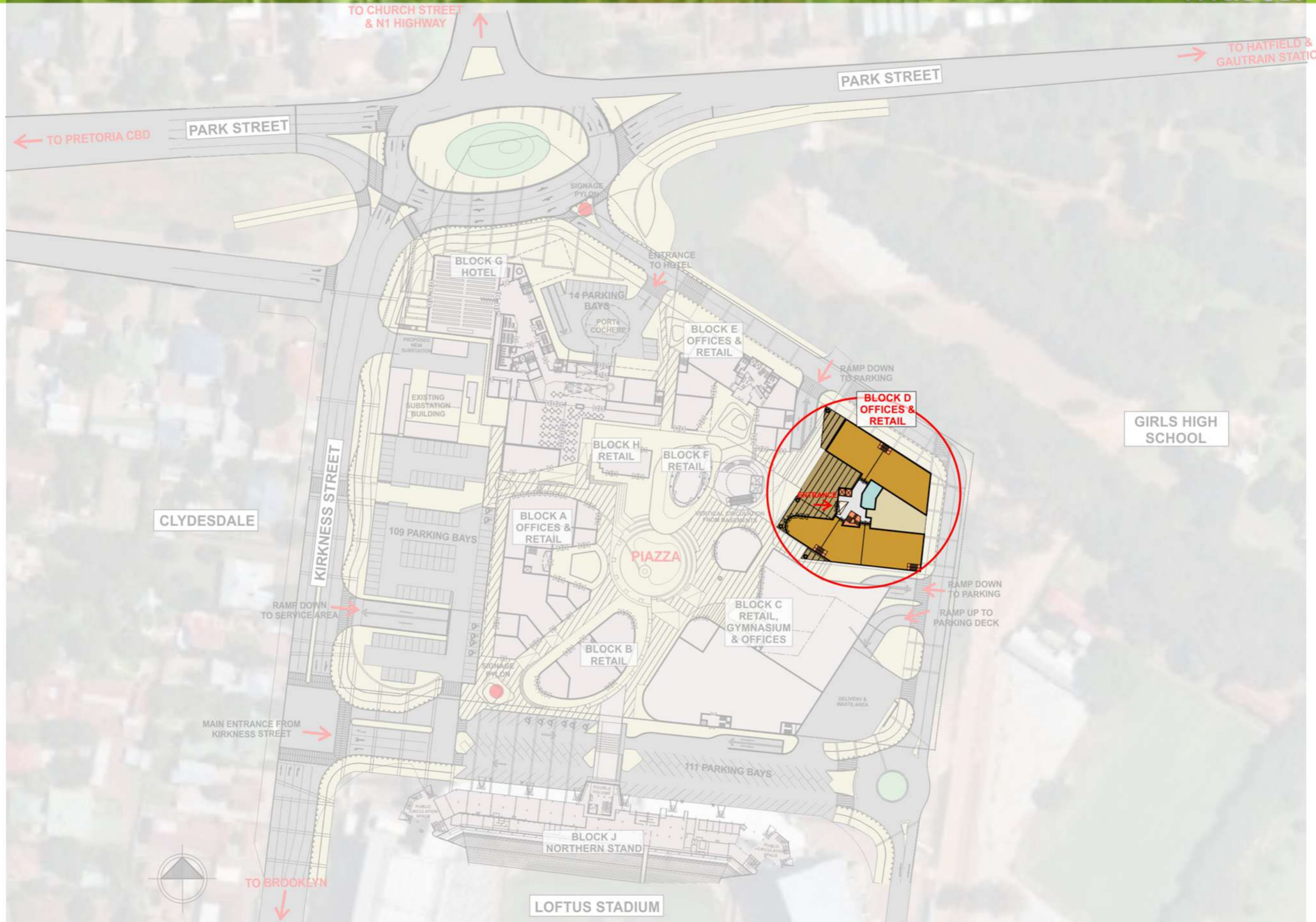
BLOCK C: SECOND FLOOR AREA SCHEDULE	
1. OFFICES	1 518.31m ²
2. COMMON - OFFICES	116.41m ²
3. COMMON - GYM	23.71m ²
SECOND FLOOR TOTAL	1 658.43m²

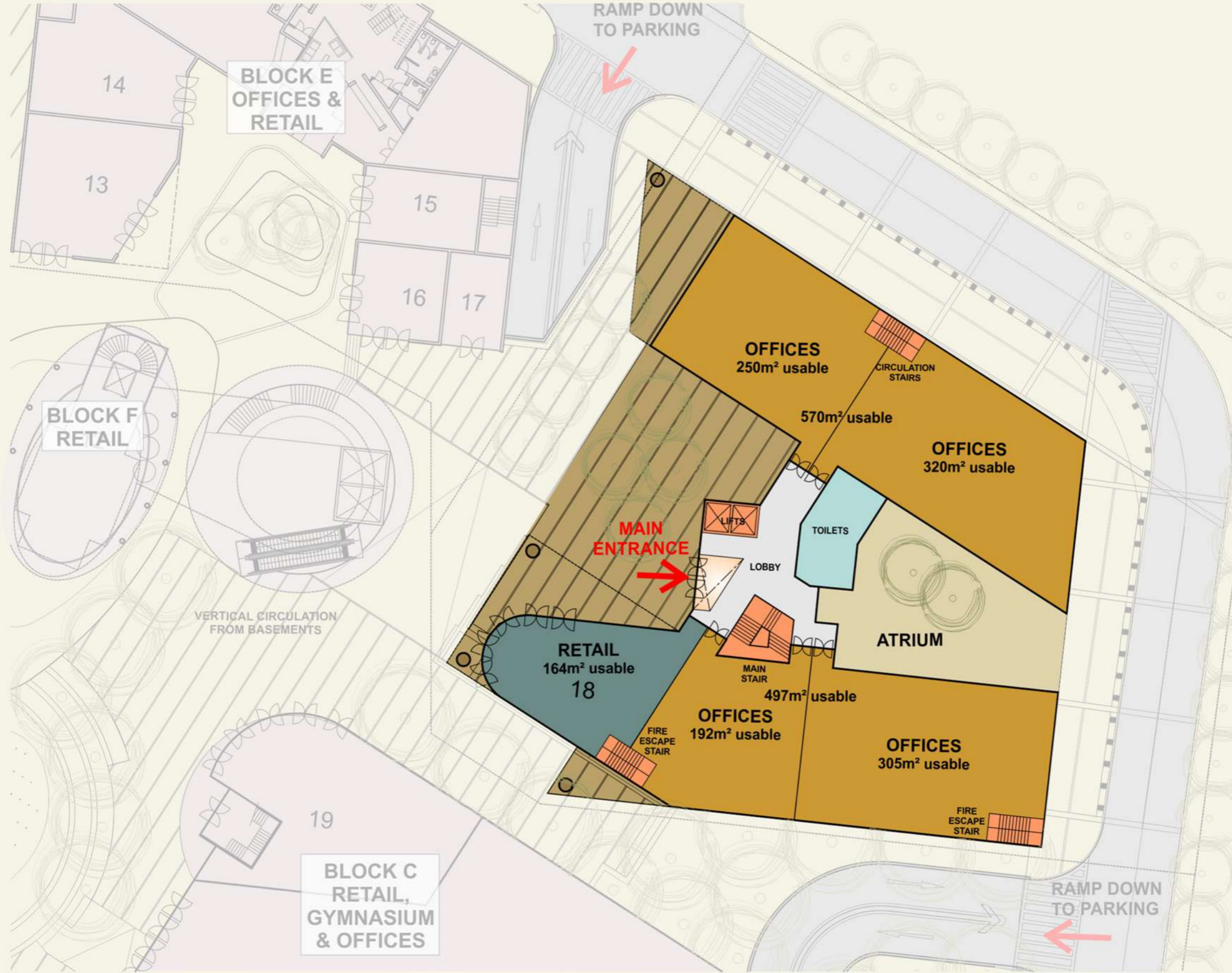




BLOCK C: THIRD to FIFTH FLOOR AREA SCHEDULE	
1. OFFICES	1 518.31m ²
2. COMMON - OFFICES	116.41m ²
FLOOR TOTAL	1 634.72m²





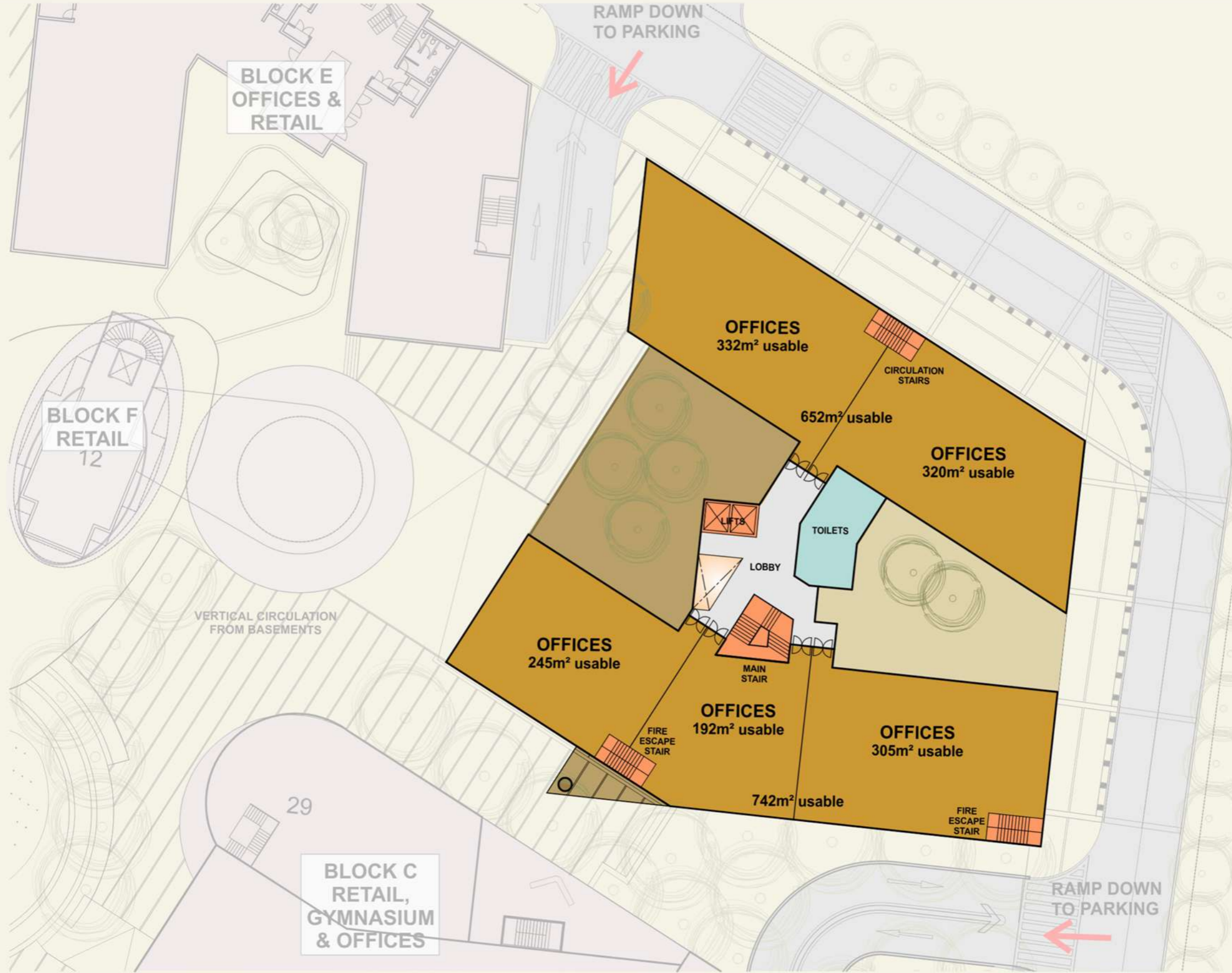


BLOCK D: GROUND FLOOR AREA SCHEDULE	
1. RETAIL	164.08m ²
2. OFFICES	1 067.83m ²
3. COMMON	188.31m ²
GROUND FLOOR TOTAL	1 420.22m²

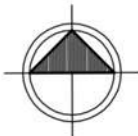
BLOCK D: TOTAL BUILDING AREAS:	
GROUND FLOOR TOTAL	1 420.22m ²
FIRST FLOOR TOTAL	1 542.39m ²
SECOND FLOOR TOTAL	1 542.39m ²
THIRD FLOOR TOTAL	1 542.39m ²
FOURTH FLOOR TOTAL	1 542.39m ²
FIFTH FLOOR TOTAL	1 542.39m ²
BUILDING TOTAL	9 132.17m²

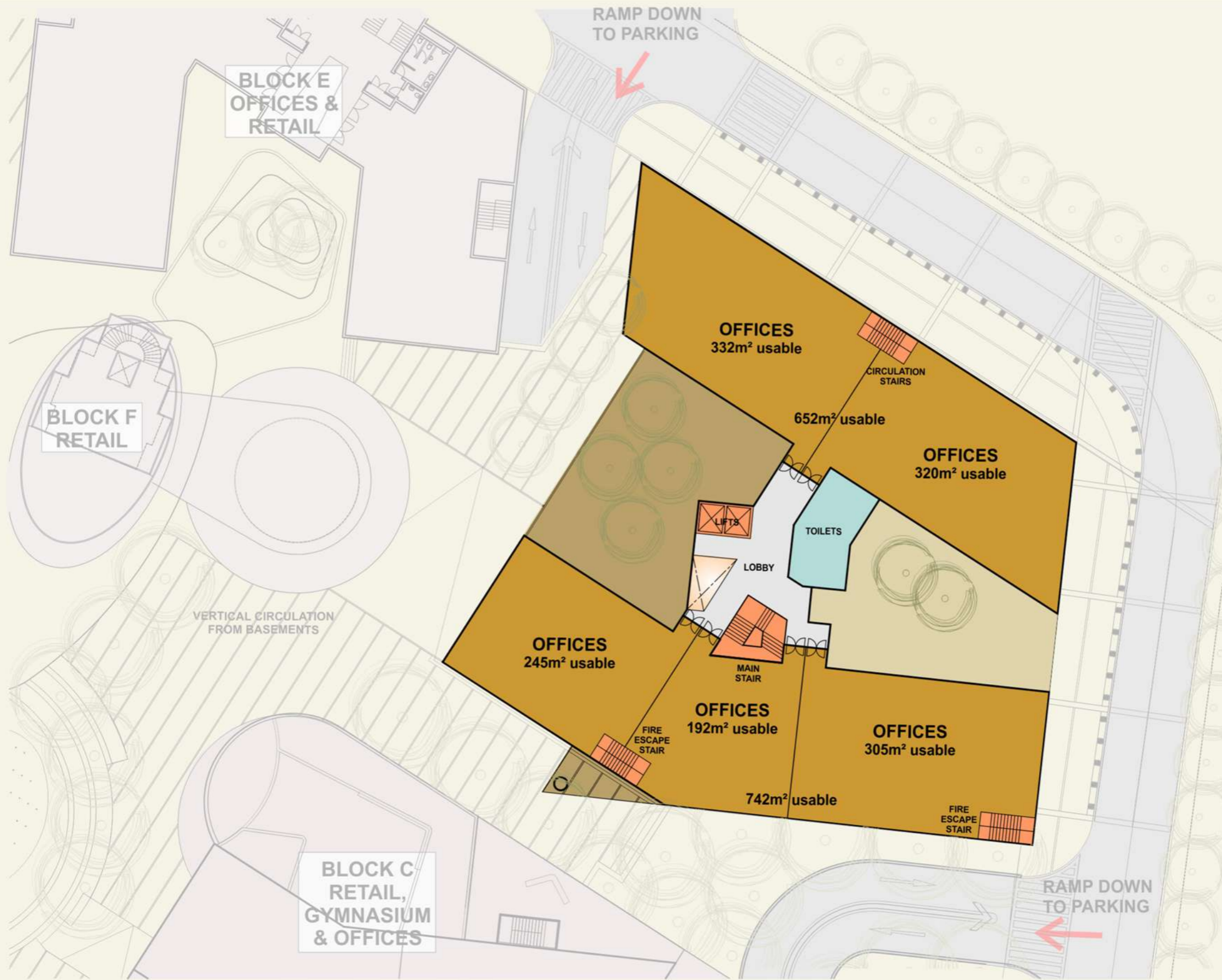
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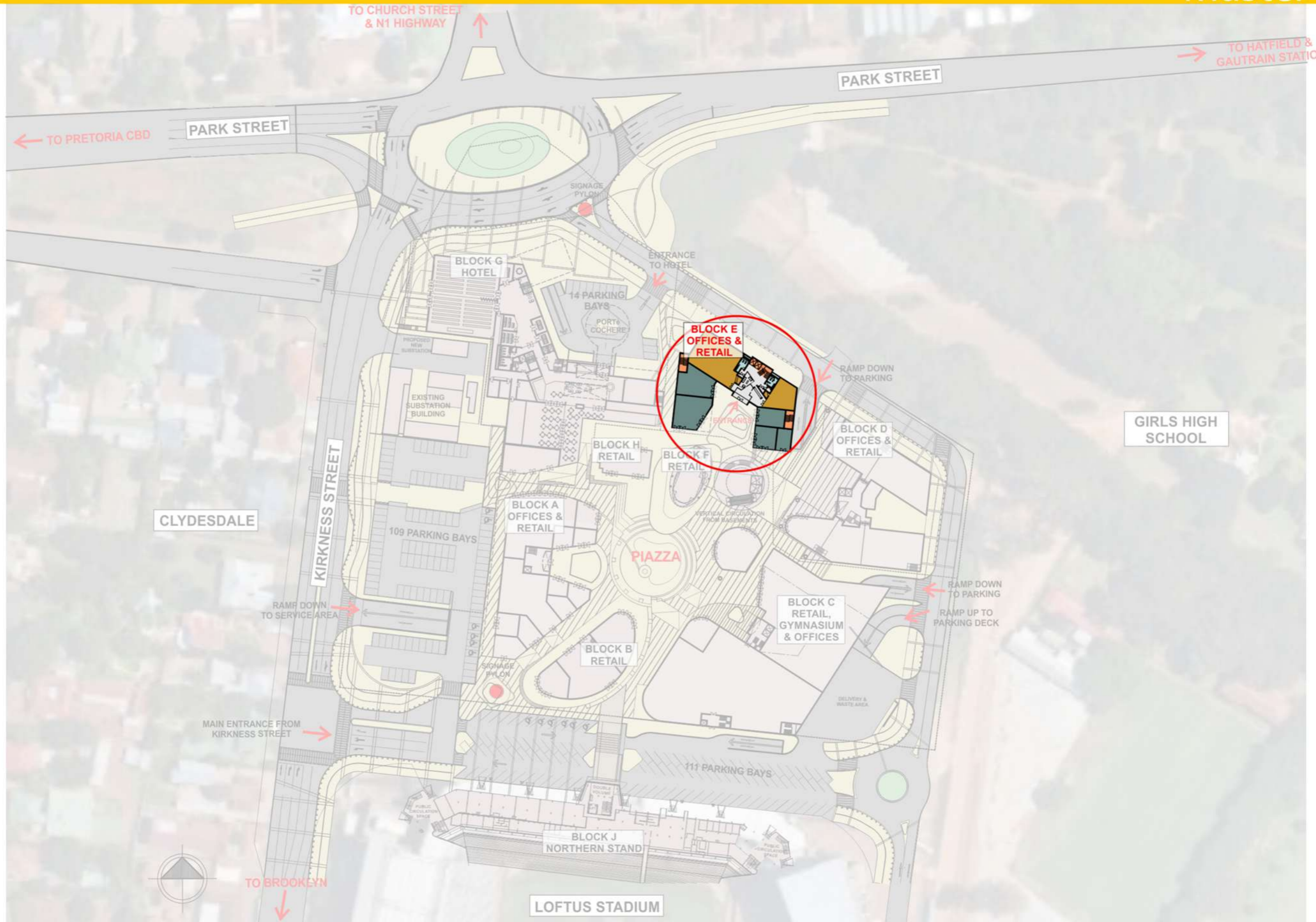


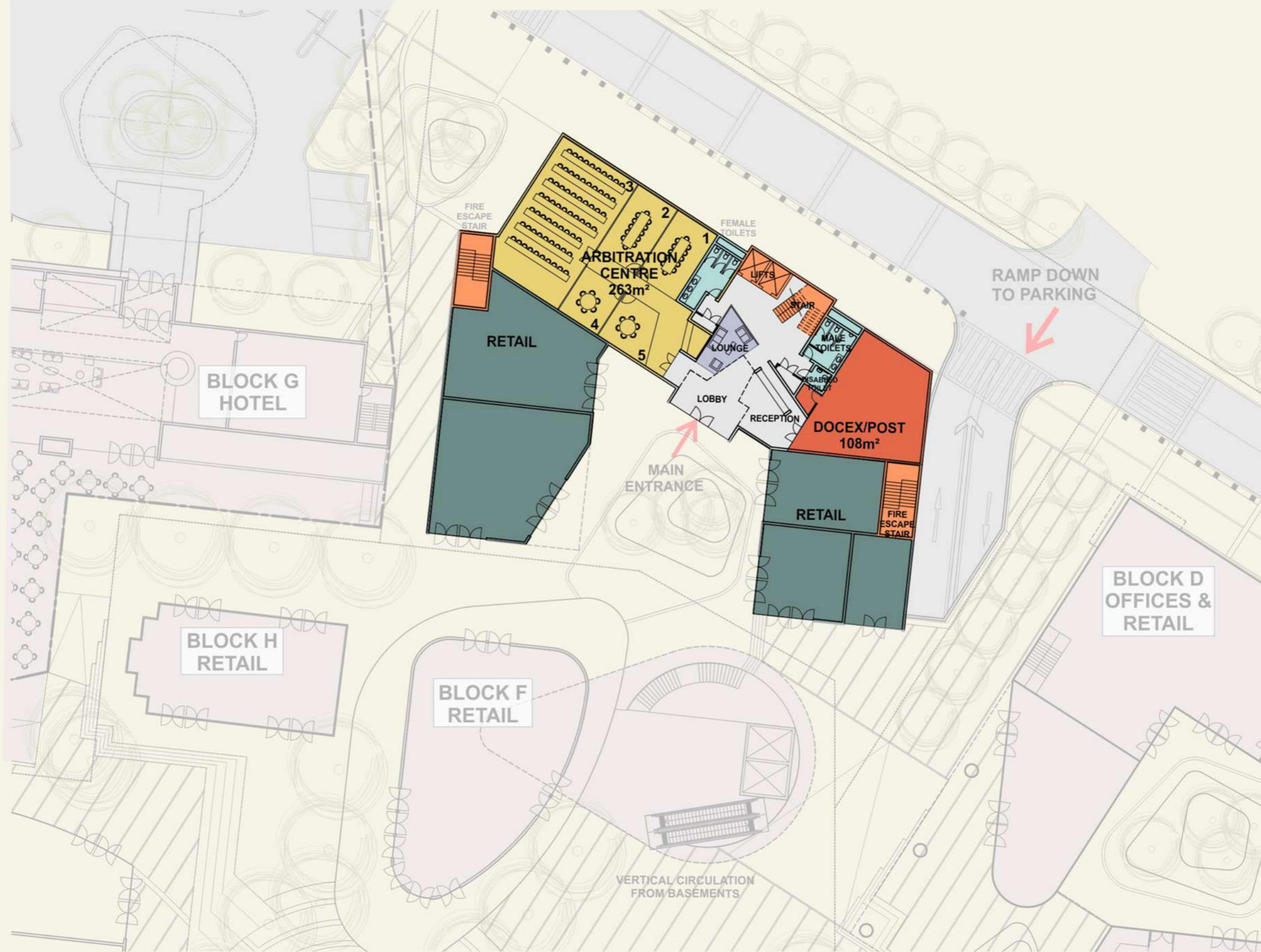
BLOCK D: FIRST FLOOR AREA SCHEDULE	
1. OFFICES	1 393.87m ²
2. COMMON	148.52m ²
FIRST FLOOR TOTAL	1 542.39m²





BLOCK D: SECOND to SEVENTH FLOOR AREA SCHEDULE	
1. OFFICES	1 418.99m ²
2. COMMON	225.67m ²
FLOOR TOTAL	1 644.66m²





BLOCK E: GROUND FLOOR AREA SCHEDULE	
1. RETAIL	478.22m ²
2. OFFICES	370.72m ²
3. COMMON	190.11m ²
GROUND FLOOR TOTAL	1 039.05m²

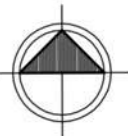
BLOCK E: TOTAL BUILDING AREAS:	
GROUND FLOOR TOTAL	1 039.05m ²
FIRST FLOOR TOTAL	1 030.77m ²
SECOND FLOOR TOTAL	1 030.77m ²
THIRD FLOOR TOTAL	1 030.77m ²
FOURTH FLOOR TOTAL	1 030.77m ²
FIFTH FLOOR TOTAL	1 030.77m ²
BUILDING TOTAL	6 190.90m²

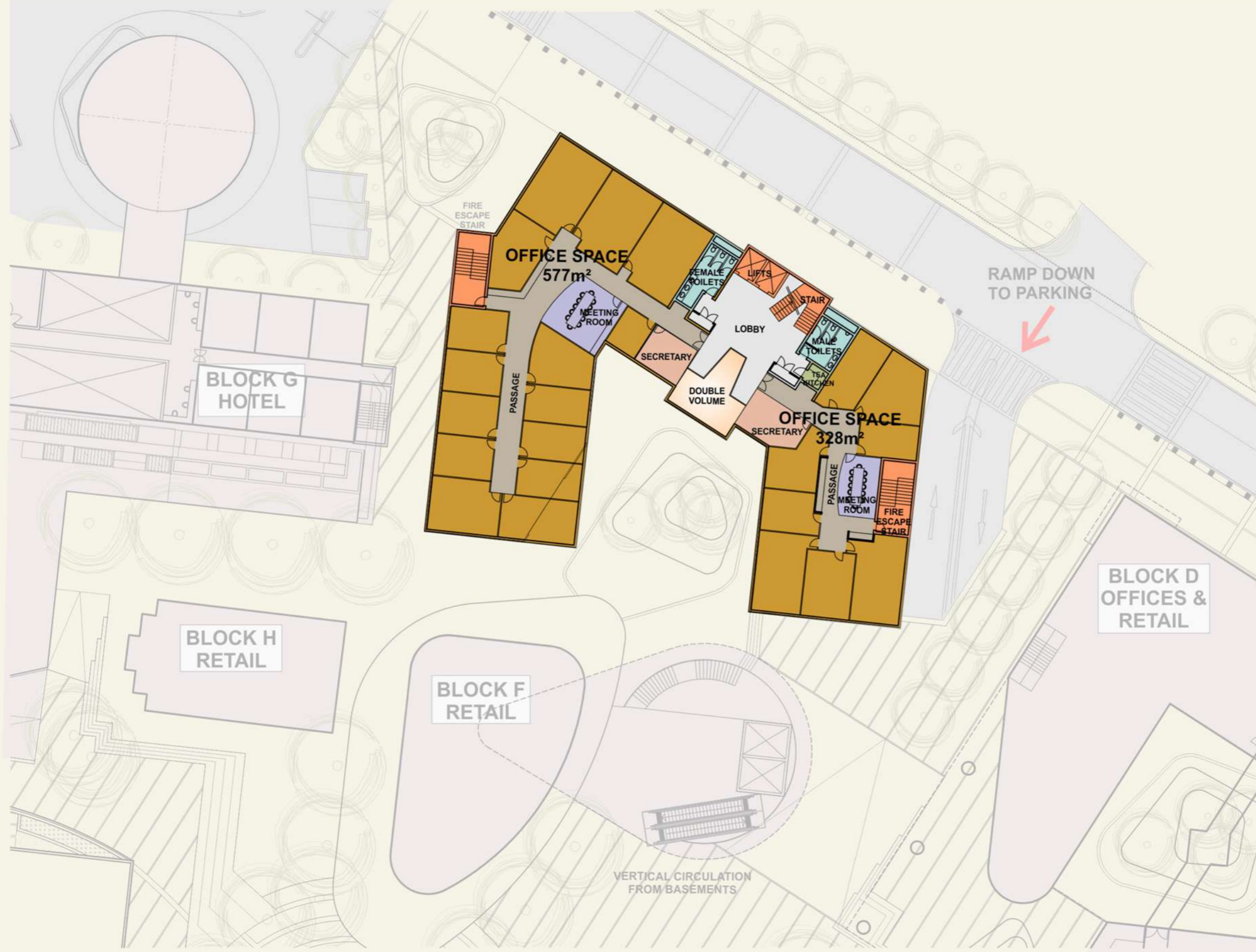
BLOCK F: GROUND FLOOR AREA SCHEDULE	
1. RETAIL	313m ²
GROUND FLOOR TOTAL	313m²

BLOCK F: TOTAL BUILDING AREAS:	
GROUND FLOOR TOTAL	313m ²
FIRST FLOOR TOTAL	313m ²
BUILDING TOTAL	626m²

BLOCK H: GROUND FLOOR AREA SCHEDULE	
1. RETAIL	196m ²
GROUND FLOOR TOTAL	196m²

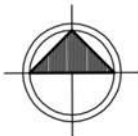
BLOCK H: TOTAL BUILDING AREAS:	
GROUND FLOOR TOTAL	196m ²
BUILDING TOTAL	196m²

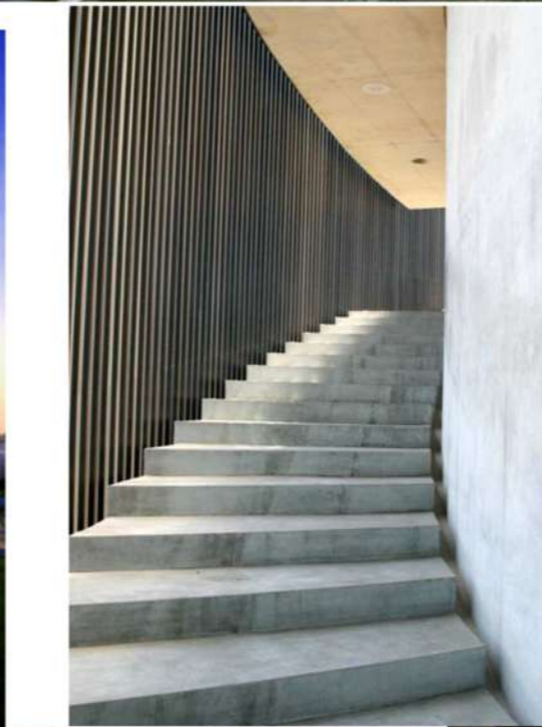


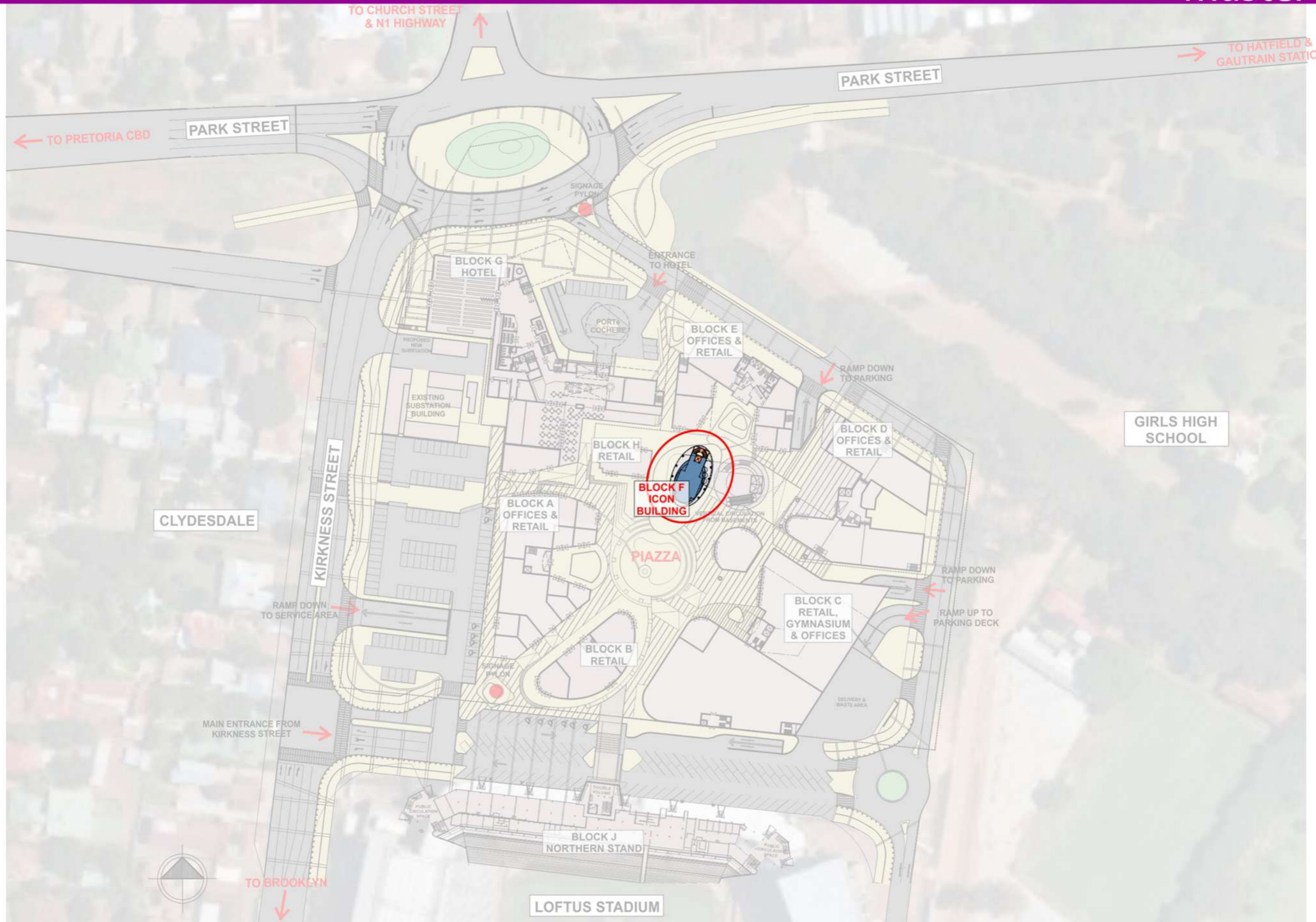


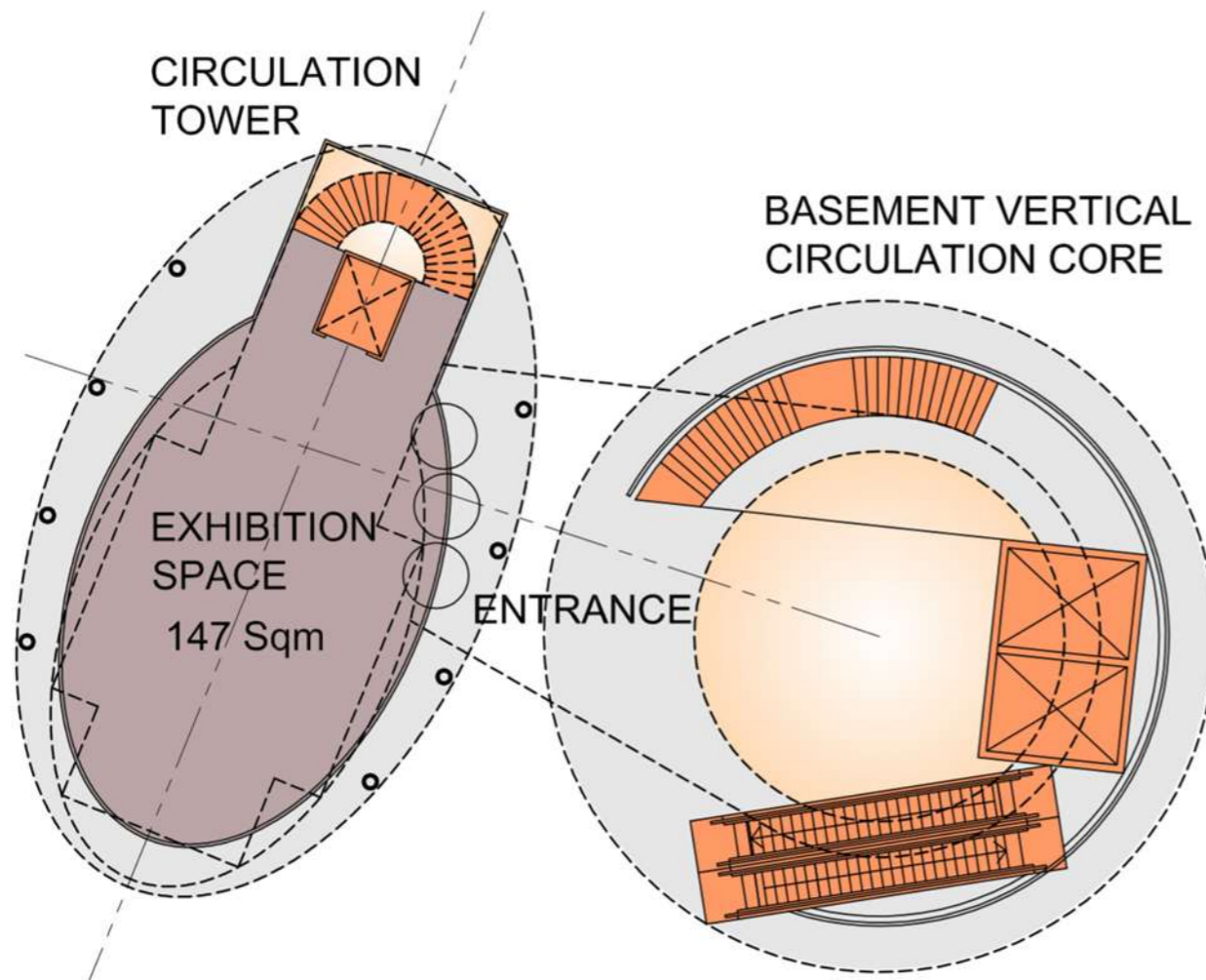
BLOCK E: FIRST TO FIFTH FLOOR AREA SCHEDULE	
1. OFFICES	905.63m²
2. COMMON	125.14m²
FLOOR TOTAL	1 030.77m²

BLOCK F: FIRST FLOOR AREA SCHEDULE	
1. RETAIL	313m²
FIRST FLOOR TOTAL	313m²

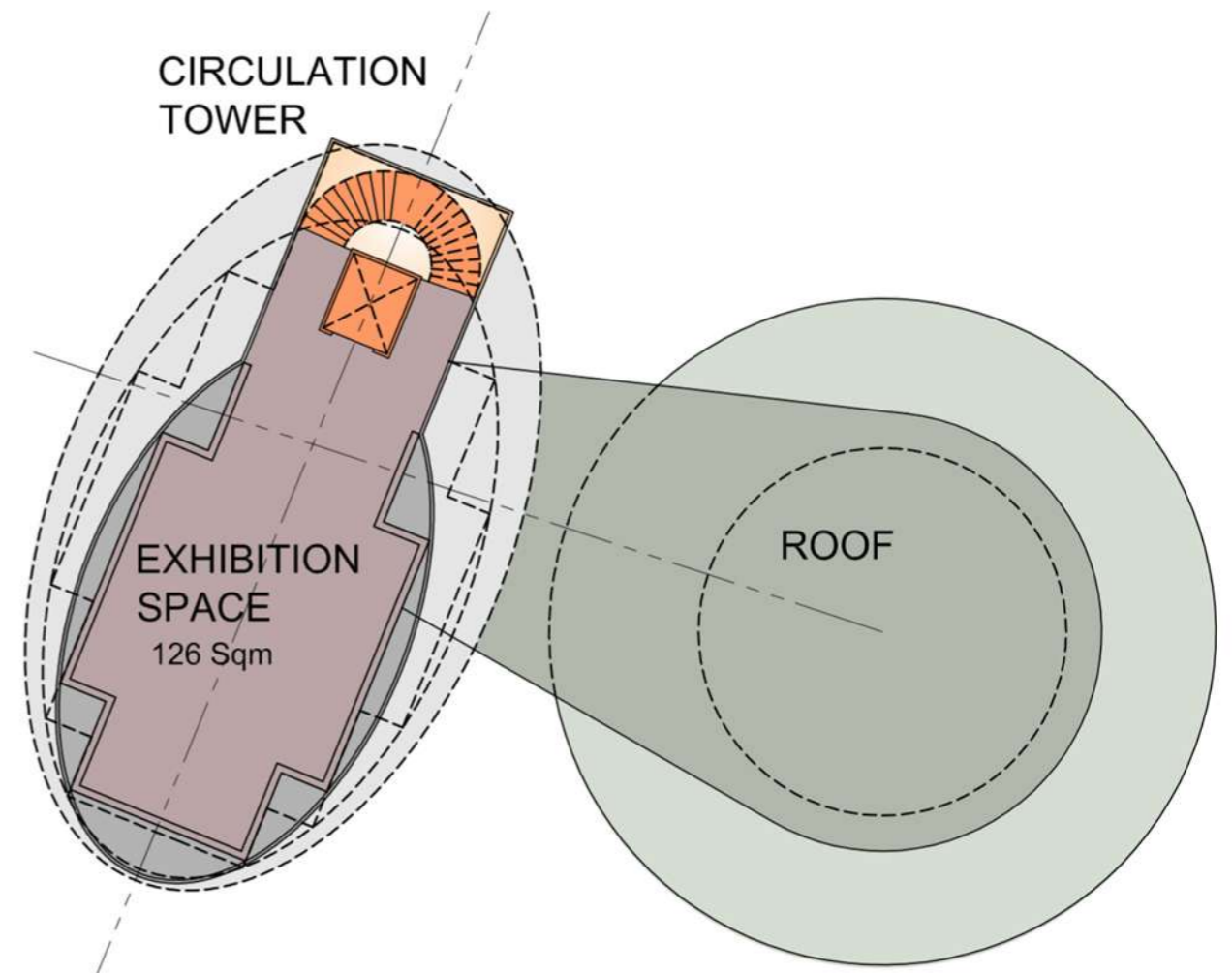








GROUND FLOOR



FIRST FLOOR

