NOTE
The design of this drawing is copyright and remains the property of the architect.
All requirements of municipal and other authorities concerned have to be adhered to.
Contractors and subcontractors are to check all dimensions and levels on site before commencing with work.
Figured dimensions to be taken in preference to scaled measurements and large scale detail supersede small scale drawings.

revisions

nr	id	description	date
A	RR	Issued for information	2022/11/01
B		Issued for information	2022/11/08
C		Tenant changes	2022/11/23
D		Design changes	2022/11/30
E		Issued for information	2023/02/10
F		Issued for information	2023/02/15
G		Issued for information	2023/03/01
H		Tenant changes	2023/03/14
I		Tenant changes	2023/05/06
J		Tenant changes	2023/06/08
K		Issued for information	2023/11/16
L		Issued for information	2024/08/16
M		Tenant changes shown	2025/06/03

Area Schedule

SCHEDULE OF AREAS	
NFA	29 602m²
Mall walkway	3 400m²
Public passage	170m²
Service passages	255m²
WC	204m²
Centre management	130m²
Transformer & DBs & Data	171m²
Internal yards	245m²
Stores	489m²
Pump room	65m²
GFA	34 731m²
External Walkways	1 446m²
Covered outside seating area	532m²
Refuse areas	103m²
External open yards	1 457m²
Open service passages	293m²
Future GLA	744m²
Total future NFA	30 2704m²
Total future GFA	35 513m²
SCHEDULE OF AREAS & RIGHTS	
Site Area	97 712m²
Site number	Erf 2557, 118 & 119
Zoning	Business 2
Height	2
Floor Area Ratio	0.35
Coverage	38%
Building lines	4.5m
COVERAGE	
Permitted	(37 130m²) 38%
Proposed	(34 731m²) 35,7%
In Hand	2 399m²
FLOOR AREA RATIO	
Permitted	33 881,5m²
Proposed	29 526m²
In Hand	4 355,5m²
PARKING	
3,9/100m² GLA Retail	1 155 bays
Car Parking	1 136 bays
Disabled parking bays	41 bays
Total Parking Provided	1 177 bays
Car Parking in hand	22 bays
Loading bays required	30 bays
Loading bays provided	30 bays
Loading bays in hand	0 bays

Area of Outdoor Seating

Number	Tenant Name	Area
66a	Outside Seating	98
68a	Outside Seating	146
69a	Outside Seating	81
70a	Outside Seating	40
70a	Outside Seating	22
72a	Outside Seating	38
74a	Outside Seating	111
90a	Outside Seating	32
		568 m²

GLA Area Schedule

Number	Tenant Name	Area
Shop 01	Checkers	3 327
Shop 02	Liquor	250
Shop 03	Checkers	350
Shop 04	MrP Cell	40
Shop 05	Mr Price	650
Shop 06	Miladys	250
Shop 07	Mr P Home	300
Shop 08	Mr P Sport	350
Shop 09	Studio 88	350
Shop 10	Woolworths	1 402
Shop 11	Clicks	800
Shop 12	Foschini	450
Shop 14	Jet	900
Shop 15	Ackermans	600
Shop 16	Truworths	865
Shop 16a	Identity	250
Shop 16b	SYNC	100
Shop 17	Pep	500
Shop 18	Liquor Shop	250
Shop 19	Shoprite	2 476
Shop 20	King Pie	44
Shop 21	John Craig	248
Shop 22	Brands	250
Shop 23	Pep Cell	50
Shop 24	Nextech	62
Shop 25	ABSA	402
Shop 26	Rage	147
Shop 27	Outflow	57
Shop 30	Nizams	600
Shop 31	Beares	350
Shop 33	OBC	600
Shop 34	Build It	800
Shop 35	Bed Shop	128
Shop 35a	Capitec	22
Shop 36	Clothing Junction	249
Shop 37	Old Mutual	108
Shop 38	Tekkie Town	220
Shop 39	Sportscene	350
Shop 40	Totalsports	350
Shop 41	Markham	300
Shop 43	Exact	300
Shop 44	The Fix	250
Shop 46	Capitec	273
Shop 47	Legit	299
Shop 48	Gaming	82
Shop 49	American Swiss	58
Shop 50	Refinery	160
Shop 51	Dunns	320
Shop 53	U Style	162
Shop 54a	Pep	285
Shop 54b	Ackerm con	59
Shop 55	Sterns	40
Shop 56	Pick n Pay	450
Shop 56a	CCTV	48
Shop 56b	Biltong	24
Shop 57	Postlink	82
Shop 58	House of Appliances	308
Shop 59	Sheet street	150
Shop 60	Telkom	40
Shop 61	Port Gad	49
Shop 62	Bradlows	330
Shop 63	ABSA	8
Shop 64	Nedb	8
Shop 66	Pedros	200
Shop 68	Spur	350
Shop 69	Mugg & Bean	238
Shop 70	Debonairs	100
Shop 71	Crazy Store	249
Shop 72	Roman's	76
Shop 74	Hungry L	174
Shop 75	Pharmacy	185
Shop 76	Real Beds	234
Shop 77	Superb	116
Shop 78	African	213
Shop 79	Spec Savers	80
Shop 81	Senqu	139
Shop 82	FNB	400
Shop 83	Petshop	120
Shop 84	Capitec	31
Shop 85a	Tooth Fa	45
Shop 85b	Manzi wat	49
Shop 86	Crazy Plastics	1 000
Shop 87	Shop	600
Shop 88	Hi-Q	400
Shop 89	Shop	237
Shop 90	KFC	250
Shop 91	ChickenLickn	232
Shop 92	Mcdonalds	302
		29 602 m²

BRONKHORSTSPRUIT MALL

Refer to Fire Consultant's drawings for Rational Fire Design

client
GMI Property Group

project manager & qs
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ROSSOUW architects

project
Proposed new Mall on Erf 2557, in the township Erasmus Extension 44, Bronkhorstspruit

drawing title
Board Approved Leasing Plan

date	scale	sheet
2026/04/17	1:750	A1
project nr	**drawing nr**	**rev**
1707	020	M