



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.
Figures/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	2022/11/25
	B		Issued for information	2022/12/02
	C		Issued for information	2022/12/10
	D		Issued for information	2023/02/09
	E		Issued for information	2023/03/15
	F		Issued for information	2023/08/07
	G		Issued for information	2023/09/22
	H		Issued for information	2023/11/06

Outdoor Seating Phase 1		
Number	Tenant Name	Area
Shop 40a	Outdoor Seating	45
Shop 41a	Outdoor Seating	73
Shop 43a	Outdoor Seating	37
		155 m²

Outdoor Seating Phase 2		
Number	Tenant Name	Area
Shop 85a	Outdoor Seating	40
Shop 87a	Outdoor Seating	41
Shop 88a	Outdoor Seating	38
		119 m²

Phase 1 Schedule of Rentable Areas		
Number	Tenant Name	Area
Shop 01	Cashbuild	1 301
Shop 01	Cashbuild	82
Shop 02	Roots	642
Shop 02a	STD	9
Shop 03a	NB	8
Shop 03b	FNB	8
Shop 04	Internet	32
Shop 04a	Capitec	9
Shop 05	MBITV	46
Shop 07	Brands Connection	250
Shop 10	Nextech	39
Shop 11	Power Fashion	81
Shop 12	Rage	81
Shop 12a	Home Tech Appl...	81
Shop 14	Liquor	235
Shop 15	Shoprite	2 259
Shop 16	Mr Price	350
Shop 17	PEP	385
Shop 18	ABSA	400
Shop 19	Jet	603
Shop 20	Clicks	600
Shop 22	Supreme	75
Shop 22a	Bed shop	75
Shop 24	Yanicks	102
Shop 25	Sleepmasters	140
Shop 26	ABSA	150
Shop 27	Markham	286
Shop 28	Cosmetic	286
Shop 29	Studio 88	287
Shop 30a	Osman's Optom	55
Shop 30b	Pep C	50
Shop 31	Sportscene	249
Shop 32	Local	174
Shop 33	Fair Price	465
Shop 35	Gadgets	40
Shop 36	Nail Bar	54
Shop 37	Bra G's	126
Shop 38	BFS	140
Shop 38a	Doctor	108
Shop 39	Happy House	287
Shop 40	Gallies	120
Shop 41	Steers / Debonairs	200
Shop 43	Village Fish	100
Shop 44	KMart	350
Shop 44a	Locks & keys	9
Shop 45	Russells	381
Shop 46	Engen	415
Shop 47	Mc Donalds	284
Shop 48	KFC	214
		12 922 m²

Phase 2 Schedule of Rentable Areas		
Number	Tenant Name	Area
Shop 15	Extension	510
Shop 50	Truworths	600
Shop 50a	SYNC	100
Shop 50b	Identity	200
Shop 51	Shop	300
Shop 52	Ackermans	550
Shop 54	Clothing	277
Shop 55	St Bank	289
Shop 57	House &	329
Shop 58	PnP Liquor	350
Shop 59	Pick n Pay	2 774
Shop 59	PnP mez	42
Shop 60	FIXIT	66
Shop 61	PnP clothing	349
Shop 63	Wimpy	250
Shop 64	African Bank	165
Shop 64a	PostNet	59
Shop 64b	Tobacco Plus	116
Shop 65	Best Electrical	153
Shop 66	Lewis	250
Shop 67	Neotech	49
Shop 68	Midas	350
Shop 69	Sanlam	150
Shop 69a	ABSA	10
Shop 70	We Care Plus	35
Shop 71	Outflow	98
Shop 72	JAM	312
Shop 73	Liquor City	499
Shop 74	Capital Finance	164
Shop 74a	CCTV	49
Shop 74b	Gaming Hub	49
Shop 75	FNB	176
Shop 76	Za Africa	351
Shop 77	Style	300
Shop 78	Nizams	621
Shop 79	Pep Home	260
Shop 80	Capitec	272
Shop 81	Doctor	89
Shop 82	Real Beds	214
Shop 83	Beares	318
Shop 84	Shop	9
Shop 84b	Shop	9
Shop 85	Hungry Lion	160
Shop 86	OK Fur	502
Shop 87	Leggings	280
Shop 88	Roman's	130
Shop 89	Mazondo gas	18
		13 203 m²

SCHEDULE OF AREAS	
Existing GLA Phase 1	12 922m²
New GLA Phase 2	13 203m²
Total GLA	26 125m²
Phase 1:	
Storage	588m²
Mail walkway internal	2 367m²
External walkway	751m²
Outdoor Seating	154m²
Admin & services	374m²
Back of house	523m²
GBA phase 1	17 680m²
Phase 2:	
Mail walkway internal	2 025m²
External walkway	513m²
Toilet and passages	716m²
Stores & DBs	496m²
New GBA phase 2	16 952m²
Total GBA	34 632m²
SCHEDULE OF AREAS & RIGHTS	
Site Area	9,21 ha
Site number	Portion 2
Zoning	Business 2
Height Zone	2 Storeys
Floor Area Ratio	0.4
Coverage	70%
Building lines	5m all round except 16m along SE boundary
COVERAGE	
Permitted	70%
Proposed	38.1%
In Hand	30.9%
FLOOR AREA RATIO	
Permitted	36 840m²
Proposed	26 125m²
In Hand	10 715m²
PARKING	
3/100sqm GLA Shop	783
1/1000sqm Loading	26
Car Parking required	783
Car Parking provided	863
Loading bay provided	26
Taxi Bays provided	18
Total Parking	907
Car Parking in hand	124

- Board approved
- Offer received
- Under negotiation
- 1 Pop Up Shops

client

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project
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No. 152-IR Gauteng

drawing title
Board Approved Tenant
Layout Phase 2

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