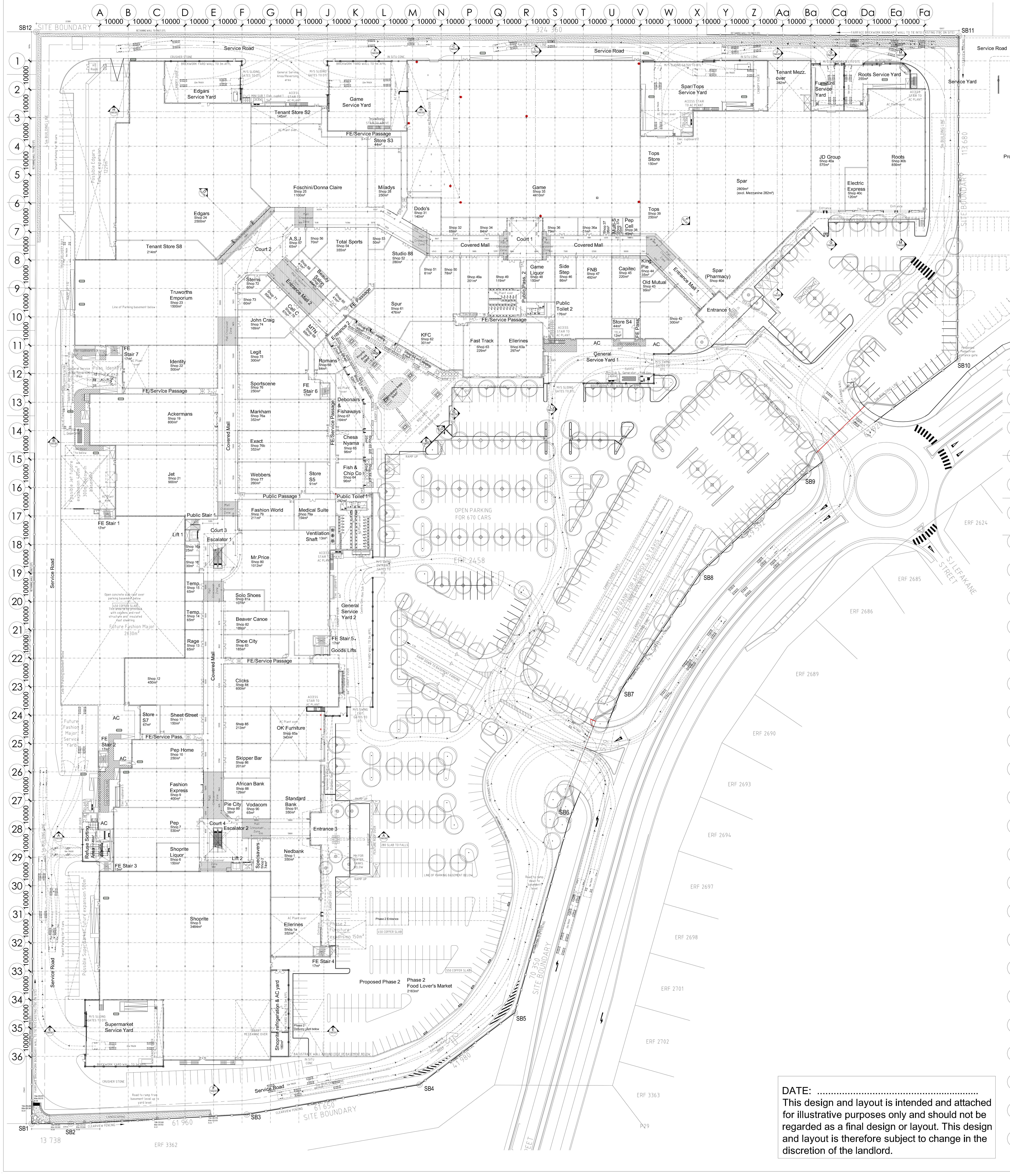

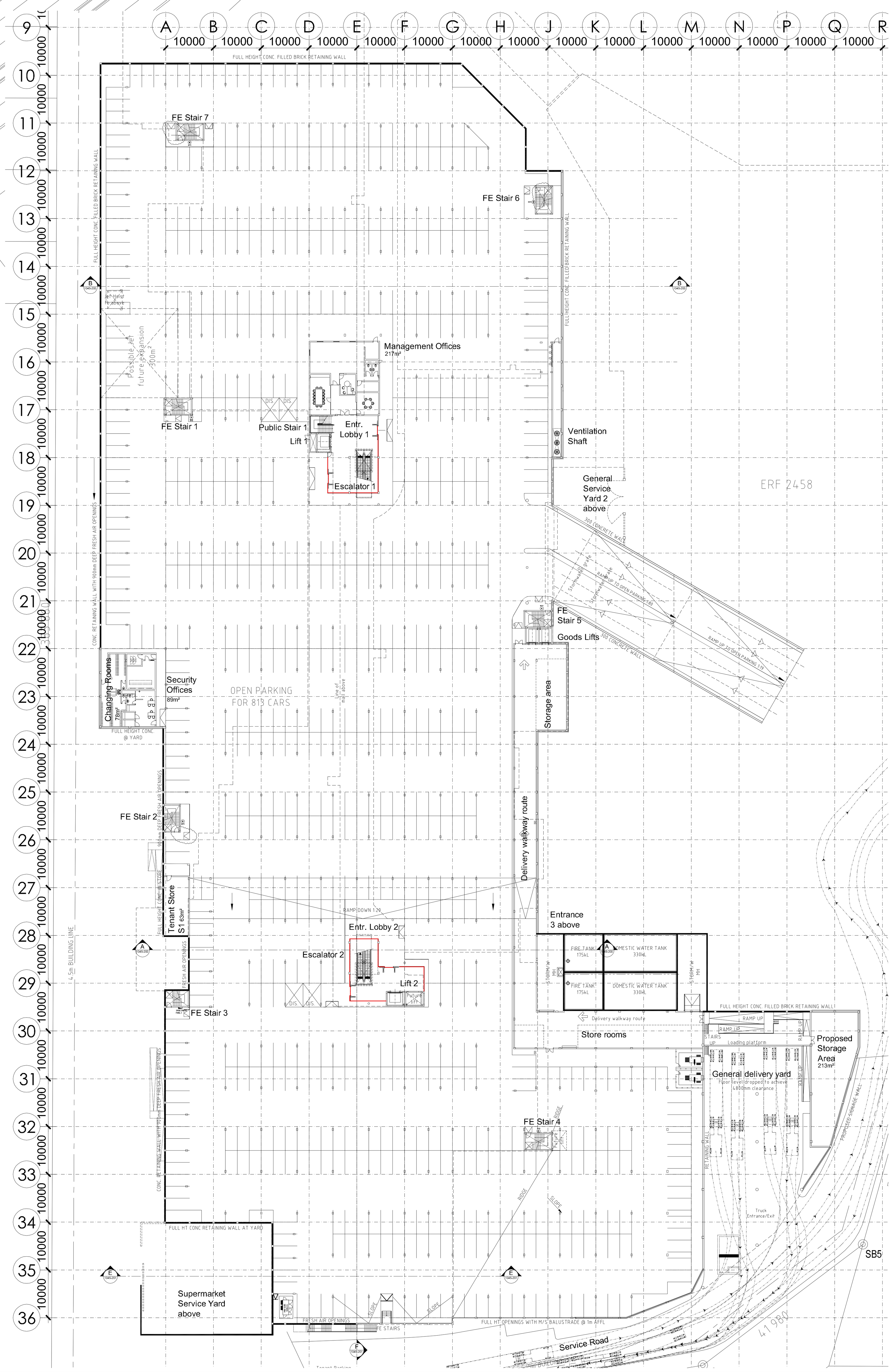

DATE: ....

This design and layout is intended and attached for illustrative purposes only and should not be regarded as a final design or layout. This design and layout is therefore subject to change in the discretion of the landlord.

SCHEDULE OF AREAS

Area of site (Erf 2458): 93 281m²

Coverage: 40 954 m² (43%)

Floor Area Ratio (FAR): 0.37 allowable, **0.36** actual

MAJORS	11 223 m²	(4/100m²)
FAST FOOD	440 m²	(0)
SATELLITE SHOPS	20 206 m²	(4/100m²)
STORAGE & 15% MAJORS	2 808 m²	(1/100m²)
TOTAL GLA	34 677 m²	
APPROX. MEZZANINES (Spar +/-282m²) (Game +/-875m²) (Shoprite +/-255m²)	1 412 m²	(4/100m²)
PARKING CALCULATION		
PARKING REQUIRED + min. of 30 taxi bays	1342 spaces	
OPEN PARKING	670 spaces	
COVERED PARKING	811 spaces	
SUB TOTAL PARKING PROVIDED	1481 spaces	
+ 40 taxi bays provided (8 bays per taxi bay)	320 spaces	
TOTAL PARKING PROVIDED	1801 spaces	
Therefore parking bays in hand:	+ 459 spaces	

1045-0-000 HH

NUMBER FOR ARCHITECTS FILING REFERENCE ONLY — REVISION

NOTES:

1. The design on this drawing is copyright and remains the property of Margoles Dukes & Smith Architects.
2. All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

Rev.	Init.	Date. Description of Revision
		85,91.
J	SM	13.12.2012 Taxi rank/ taxi holding area updated. Name & area of shops 61,62.Area of Public toilet 1. Position of FE stair 2.
K	SM	16.01.2013 Area 40,40a,47,49a,50,51,52,54,61,62,63. New shop 40b,53. Remove shop 55.
L	SM	22.01.2013 Schedule of areas updated. Shops updated: 42,43,44,45,46,47. AC yard removed at shop 40a shopfront. 1m Fire safety walls added.
M	SM	30.01.2013 Area of 19,22,23,42,43,45,46,47,91. Name of 40b,49,49a,84. Name & area of 85. Area schedule updated. Additional proposed AC slabs for Shops 40a/40b & Game.
N	SM	01.02.2013 Area 85,88,90. Shape 9,10. Position 86.
P	SM	14.02.2013 Position for 2 future lifts. Goods lift in General service yard 2. Landscaped retaining wall in front of Shops 40a & 40b. Shop 40a & 40b service yards updated. Name of 11,54. Area & name of 76a,45. Area of 25,28,40b,76. New tenant stores S2,S3,S4. Basement extended. Area schedule updated. New additional FE stairs from basement. Basement entr. lobby 1, Management & security office.
Q	SM	28.02.2013 Remove shop 4. New Tenant Store S5. New shop 1b. Name, area & shop number of 1. Shops updated 2,3,10,11,19,32,33,34,36,37,38,42,44, 47,76,76a,76b,77,79,88,90,91. Gen. service yard 2, truck entrance route at Entrance 1, public pass. btwn shop 62 & 63 removed, parking no's, Public toilet 1 moved - passages updated, new lift in Court 4, delivery area behind shop 23, ramp to basement, position of FE stair 6, Shoprite AC yard. Basement updates: lobbys, truck delivery area, taxi office & holding removed,security & management office updated, position of goods lift, Jet future area, ventilation shaft.
R	SM	05.03.2013 Gen. service yard 2 updated. Basement ventilation shaft moved. Additional Good lift, FE stair 5. Ramp to basement moved. Fixed glazing added at entr. Name of 2,12,13,36,40a,49a,58,59,69,70,71,82,90. New Store S6 in basement.
S	SM	15.03.2013 Area of 3,43,44. Name of 13,26,31,54,64,65, 76,79,81a. Position of Telkom room. Area of Store S4 & Public Toilet 1. Area,name & shop no of 1a. Remove 1b. New Store S7. Shop 35 & 40 updated.
T	SM	26.03.2013 Area of 35,76,76a,Store S5. Name of 54. Area & name of 25,76b. Remove 26. Shape of 77. Stair 6 moved.
U	SM	04.02.2013 Court 4 - 1 x future lift. Shoprite Refrigeration & AC yard combined. AC slab at FE stair 5 moved over Public Toilet 1.
V	SM	Schedule of Areas updated - future expansion included. 09.04.2013 Passage to Public Toilet 1 updated as per Fire eng - area of Store S5 & FE passage route updated as result. Ventilation shafts updated. Remove Store S7. New shop 1a - FE Stair 4, future lift & sprinkler valve chamber moved. Parking updated.FE stairs updated. Riser shafts for FHR main entering the building added.
W	SM	24.04.2013 Elec. cupboard behind shop 52 moved. Area of 47,48,51,61,Store S4. Shape of 52. Pos. of 46. Ventilation shafts updated. FE pass. at FE stair 5. Additional FE stair in Spar yard. Additional glazing at Entrances. Size of sprinkler valve chamber updated. Open area outside Entrance 2 updated. Parking layout updated - area schedule updated. Line of edge of coffer slab parking deck moved to accom. double truck lane.
X	SM	26.04.2013 Basement loading yard & proposed storage. Truck sizes added. Schedule of areas updated.
Y	SM	30.04.2013 Customer Lift sizes updated. Area of 16a. Additional FE door at Public Passage 1. Ventilation shaft at near Public Toilet 1 moved. Fire main riser shafts at Food area moved. Updated truck turning circles added. Parking updated.
Z	SM	20.05.2013 Position of Game shopfront updated - area of shops 34,36,37,48,49, shape of shop 46, new shop 36a, remove shop 33.
AA	SM	05.06.2013 Remove shop 3. Area of 2,49a & Toilet 2. Name/area of 47,48,49. Name 1a,42,59,61,63,68,82,89. Spar mezzanine area reduced. External b/w demising columns removed.
BB	SM	19.06.2013 Refuse area updated. Name of shop 43. Areas of external seating at Entrance 2 added. FE passage at Game (btwn shop 31&32) moved. Area of shop 32. Extent of Shoprite mezz. decreased.
CC	SM	04.07.2013 Basement ventilation shaft moved - area of shop 79 & Store S5, shape of 77. 29.07.2013 Area of 11. New Store S7. Ventilation shaft at FE stair 7 removed. 08.08.2013 Area of 23,25,48,49,49a,50,51,54,60,61,63. New shop 63a. Shape of Edgars. Area of Store S2. Shape of shop 62. Position of Public Toilet & Pass 2.
DD	SM	14.08.2013 Name of 31,36,58,71,79,82,85. Area of 49,49a,54,56.Public Toilet 2 updated.
EE	SM	28.08.2013 Area of 23,37. New Store S8 & Shop 37a.
FF	SM	18.09.2013 Area of 12,40a,49a,56,77,79,85, Store S5. Footprint of 54. New shops 40c,79a,85a. Name of 13. Remove 11a. Position of DB 3.1 & 4.1.
GG	SM	09.10.2013 Area of 12. Name of 59,63. Name and area of 85a.Spar Pharmacy given a number.
HH	SM	21.11.2013 Elec DB cupbd 3.1 moved. Area of 49a,54. Gas storage in service yards for restaurants updated.

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PROJECT NAME & CLIENT INFORMATION

SOSHANGUVE CROSSING

For Resilient, Falcon Forest Trading (89) & Moolman Group

ERF 2458, SOSHANGUVE-M EXT 1

DRAWING DESCRIPTION

Working Drawing

GROUND & BASEMENT LVL PROPOSED LEASING PLAN

SCALE	DATE	DRAWN
1:500	August 2012	SM

PROJECT No. - DRAWING NUMBER	REVISION
1045-0-000	HH