

- Anchor Tenants
- Fashion/Furniture
- Fashion/Furniture
- Banking
- Food
- Mall

SHOP	TENANT	AREA
01	CHECKERS	3 609m ²
02	LIQOUR	150 m ²
03	JET	888 m ²
04	DOODS	150 m ²
05	PEP	400 m ²
06	THE BARBER	25 m ²
07	MR. PRICE HOME	350 m ²
08	MR PRICE	612 m ²
09	FASHION EXPRESS	245 m ²
10	EDGARS	1 525 m ²
11	AMERICAN SWISS	50 m ²
12	TRAWORTHS	750 m ²
13	IDENTITY	350 m ²
14	WOOLWORTHS	1 058 m ²
15	MUSIC 4 U	250 m ²
16	CARDIES	100 m ²
17	VODACOM	86 m ²
18	PICK N PAY	3 037 m ²
19	SHEET STREET	143 m ²
20	PICK N PAY LIQUOR	220 m ²
21	TENANT	250 m ²
22	BEARS	345 m ²
23	CB STORES	468 m ²
24	GEN & RICHARD	654 m ²
25	DIA-A-BED	215 m ²
26	NEDBANK	334 m ²
27	FNB	404 m ²
28	JOHN GRAY	180 m ²
29a	PICK N PAY Clothing	501 m ²
29b	Roomys Kiosk	50 m ²
30	SPEC SAVERS	50 m ²
31	MTC	50 m ²
32	DISCHEM	1 420 m ²
33	ACKERMANS	800 m ²
34	GHARRABOS	48 m ²
35	CAPITEC	260 m ²
36	PEP HOME	275 m ²
37	IHOME	300 m ²
38	MILKY LANE	116 m ²
39	TENANT	86 m ²
40	FAMOUS BRANDS	360 m ²
41	WMPY	250 m ²
42	SPUR	442 m ²
43	TENANT	100 m ²
44	TENANT	120 m ²
45	BANKAT BILTONG	100 m ²
46	FOSHINI	511 m ²
47	SPORT SCENE	210 m ²
48	MARKHAMS	292 m ²
49	TOTAL SPORT	250 m ²
50	EXACT	298 m ²
51	ENGEL & VOLKER	50 m ²
52	CLICKS	882 m ²
53	DUNNS	282 m ²
54	SHOE CITY	312 m ²
55	ILLYS COFFEE	90 m ²
56	ILLYS BOOKSHOP	90 m ²
57	ABSA	637 m ²
58	STANDARD BANK	181 m ²
59	AFRICAN BANK	117 m ²
60	CNA	258 m ²
61	MONZOON	81 m ²
62	KING PIE	36 m ²
63	NASHIA MOBILE	45 m ²
64	KFC	300 m ²
65	TIGER WHEEL & TYRE	728 m ²
66	TENANT	100 m ²
67	TENANT	122 m ²
68	TENANT	980 m ²
69	TENANT	253 m ²
ATM 1	TENANT	15 m ²
ATM 2	TENANT	15 m ²
ATM 3	TENANT	15 m ²
ATM 4	TENANT	15 m ²
ATM 5	TENANT	15 m ²
TOTAL		29 119 m ²

VALLE CENTRE	AREA	
M1	GALLITOS	161 m ²
M2	TENANT	166 m ²
M3	TENANT	168 m ²
M4	TENANT	26 m ²
M5	TENANT	26 m ²
M6	TENANT	219 m ²
M7	TENANT	63 m ²
M8	TENANT	63 m ²
M9	TENANT	233 m ²
F1	CASH-BUILD	1330 m ²
TOTAL		2 455 m ²
TOTAL DEVELOPMENT		31 416 m ²



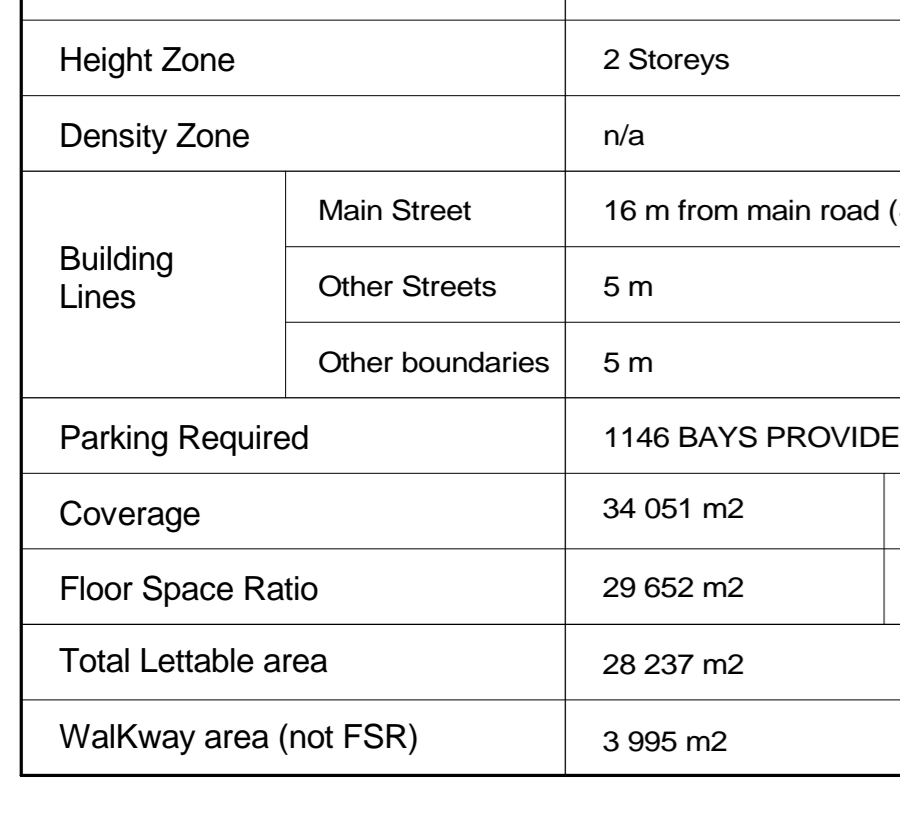
owner/contractor/developer:
 No construction may proceed on site prior to the approval of drawings by the local authority.
 Any building work that commences prior to building plan approval is completely at the owner's own risk.
 The architect may not be responsible for any loss or damage whatsoever that may result from building works without approved building plans.
 Contractor to check all levels and dimensions prior to commencement of any work.
 Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction. If in doubt ask the architect.
soil conditions:
 The owner is responsible for soil tests.
land surveyor note:
 The site must be identified by a registered land surveyor. The boundaries of the Land must be verified prior to setting out of works.
 All works to be set out by the land surveyor. The council must be issued with a land surveyor's Certificate of confirmation.
levels:
 Levels are approximate and must be verified by the contractor prior to pricing and construction.
certificates required:
 The following certificates of compliance to SABS and NBR standards may be required from the contractor by the architect/owner:
 FOUNDATION CERTIFICATE: Engineer
 CHEMICAL TREATMENT OF SOIL: Specialist
 DPC: Specialist
 PLUMBING AND DRAINAGE: specialist sub-contractor
 ELECTRICAL INSTALLATION: specialist sub-contractor
 LAND SURVEYOR: land surveyor
 CIVIL WORKING AND ESTIMATION: engineer
 THE ARCHITECT: architect
 FIRE SAFETY CERTIFICATE: specialist and/or council
 FIRE PROTECTION: specialist sub-contractor
 ROOF STRUCTURE: specialist sub-contractor and/or engineer
 ROOF COVERING: specialist sub-contractor and/or engineer
 CONCRETE SLABS: specialist sub-contractor and/or engineer
 MECHANICAL VENTILATION: specialist sub-contractor
 CLADDING: specialist sub-contractor
 MECHANICAL VENTILATION: specialist sub-contractor and/or engineer
Materials and finishes:
 All finishing products such as window frames, roof tiles, floor, concrete, etc must be approved by the owner before ordering and installation.
 All products used must comply to SABS standard and Local Authority Requirements.
Building Standards:
 All work must comply to the NATIONAL BUILDING REGULATIONS and applicable SABS and NBR standards.
 Drawings may not be scaled for construction purposes.
 All drawings must be read in conjunction with one another. Notes reflected on drawings apply for the entire project and works.
 Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction and submission of tenders. If in doubt ask the architect.
Drainage notes:
 Soil pipes to be 100 mm dia. PVC - Fall min 1:60
 Waste pipes to be 50 mm dia.
 Waste fitting to have re-slope traps 60 mm deep
 Provide anti-vac bottle traps to all waste fittings
 It's to all bends and junctions to have marked covers at ground level.
 RE's to head of drain and at all changes of direction of soil pipes.
 Floor levels to be protected where soil pipes go under buildings.
 Vent pipes to extend min 2.1m above window openings.
gypsum note:
 to comply with SABS 0254
balustrade note:
 all balustrades must be min 1000 mm high with openings not larger than 100 mm
 to be installed at all areas where a floor level difference of 400 mm occurs
 window openings on levels above ground floor, must be provided with a balustrade where an opening section is lower than 1000 mm all
glazing:
 ALL GLAZING TO COMPLY WITH NBR PART N SABS 0137 & AAMBA
 DIMENSIONS
 nominal glass thickness maximum size of pane, sqm
 3mm 0.75
 6mm 1.5
 9mm 2.2
 12mm 3.2
 Any pane of glass installed in any door shall be safety glass.
 All window glass shall have a minimum thickness of not less than 6 mm and doors not likely to be opened by any person approaching them, shall bear markings.
 Any glass lower than 500mm from floor finish shall be safety glass.
 Any windows at staircases must be safety glass
finishing notes:
 provide 6.0 mm finishing at all parapets and streets where the roof line changes
brickwork expansion joints:
 refer to engineer for brickwork expansion joints

Sanitary Fixtures
 Occupation: GLA : 28 237m²
 Large Shop (exceeds 250m²) - F1
 Small Shop (not exceeding 250m²) - F2
 Design Population: 28 237 m² / 10 m² = 2824
 2824 / 2 = 1412
 F1 - 1 person per 10m²
 F2 - 1 person per 10m²
Provision of Sanitary Fixtures
 F1 - Male - Female
 1 WC 1 WC
 1 MB 1 MB
 F2 - 1 WC
 1 WC
Requirement by NBR for Sanitary Fixtures to be installed relative to designed population.

Population of up to -	Male WC	Male Urinals	Male MB	Female WC	Female Urinals	Female MB
120	3	5	5	3	5	5
140 male	For population in excess of 120 and up to 140					
140 female	For population in excess of 120 and up to 140					
140 - 120 = 20	1 WC, 1 Urinal and 1 MB for every 50 Persons					
130	16	19	19	16	19	19
Total:	16	19	19	16	19	19

 Provided for Sanitary Fixtures
 Population of up to - WC Urinals MB
 Total 66 10 60

Project information	actual	permissible
zoning	2: Business	2: Business
Site area *	114 000 m ²	114 000 m ²
Height Zone	2 Storeys	2 Storeys
Density Zone	n/a	n/a
Building Lines	Main Street 16 m from main road (SERVITUDE) Other Streets 5 m Other boundaries 5 m	16 m from main road sdp plan sdp plan
Parking Required	1146 BAYS PROVIDED	4/100 m ² GLA = 1130 Parkings Required
Coverage	34 051 m ²	30% 45 600 m ² 40 %
Floor Space Ratio	29 652 m ²	0.26 n/a 0.4
Total Lettable area	28 237 m ²	n/a
Walkway area (not FSR)	3 995 m ²	n/a



REVISIONS
 All drawings must be read in conjunction with one another unless otherwise stated. The architect shall be contacted for any queries or clarifications. The architect shall be contacted for any queries or clarifications.
 rev 24 Redesign of Value Centre (TIGER WHEEL & TYRE) 18 July 2013
 New KFC Shop
 New ATM (at Cicha, Muscu & Dismen)
 rev 25 Redesign of Value Centre 29 July 2013
 Proposed TIGER WHEEL & TYRE next to KFC
 Shop 21 Increased from 315m² to 404m²
 Shop 22 Reduced from 615m² to 355m²
 Shop 26 Deleted: Shop 26 = 50
 Shop 27 = 50
 rev 26 Redesign of Retail Center shops 20 Aug. 2013
 rev 27 Redesign of Retail Center shops 29 Sept. 2013
 rev 28 Shop 28 Reduced from 404m² to 180m²
 rev 29 Shop 28 Deleted: Shop 28 = 50
 Shop 29 = 50
 rev 30 Shop 29 Deleted: Shop 29 = 50
 Shop 29 = 50

