



SITE INFORMATION: PROPOSED NEW SHOPPING CENTRE "WOODBURN"

Site description: Portion 5 of Erf 4346, Pietermaritzburg

Site area 17 760m²

Checkers 2 564m²
(2 229m² Trading floor area & 337m² back of house)

Woolies 630m²
(514m² Trading floor area & 116m² back of house)

Dis Chem 844m²
(900m² Trading floor area & 44m² back of house)

Lineshops 2 572m²

1st Floor Level 841m²

Chicken Licken 371m²
(244m² Chicken Licken area & Additional Line Store 127m²)

TOTAL GLA: 7 511m²
TOTAL FAR: 7 822m² (excl. ablations & services)

Lower Ground Level parking 188 bays
Ground Level parking 108 bays

TOTAL BAYS: 296 bays (4.5 bays per 100m²)

1 bay per 25m² (excl. Lower Ground Level & ablations)
Required parking 9 386m² of parking
(Calculation: Building area 7 822m² x 1.2m²)
Provided parking 8 032m² of parking

TOTAL GBA: 17 842.00m²

GLA SCHEDULE

STORE NO.	COLOUR	STORE m ²	TENANT
GROUND LEVEL			
ANCHORS			
01		2 564.00m ²	CHECKERS
06		630.00m ²	WOOLWORTHS
19		844.00m ²	DISCHEM
21		374.50m ²	CHICKEN LICKEN
SUB-TOTAL ANCHORS		4 412.50m²	
LINE STORES			
02		199.00m ²	CHECKERS LIQUOR
03		36.00m ²	
04		90.00m ²	
05		206.00m ²	
05a		92.00m ²	MTN
07		126.00m ²	TASKOS SWEETS
08 & 09		101.00m ²	TELKOM
10		92.00m ²	
OUTSIDE SEATING		25.00m²	NOT INCLUDED IN GLA
10a		36.00m ²	BARBER SHOP
10b		30.00m ²	VIP PHONES
11		36.00m ²	JEWELER
12		46.00m ²	SPICE SHOP
13		112.00m ²	SPECSAVERS
14		165.00m ²	
OUTSIDE SEATING		22.00m²	NOT INCLUDED IN GLA
15		69.00m ²	DIGITAL PHOTO LAB
ATM LOBBY HALL		43.00m ²	ATMS
-17		143.00m ²	
18		289.00m ²	WIMPY
OUTSIDE SEATING		67.00m²	NOT INCLUDED IN GLA
19a		477.00m ²	
SUB-TOTAL LINE STORES		2 572.00m²	
1st LEVEL			
Offices		841.00m ²	
SUB-TOTAL LINE STORES		841.00m²	
LOWER GROUND LEVEL			
ANCHOR			
01		742.00m ²	CHECKERS SERVICES
06		150.00m ²	WOOLWORTHS SERVICES
19		110.00m ²	DISCHEM SERVICES
ADDITIONAL STORAGE		153.00m²	NOT DIVIDED UP YET
SUB-TOTAL ANCHORS SER.		1 155.00m²	
TOTAL GLA		9 290.50	
		362.00m ²	CH. SERVICE YARDS
		245.00m ²	WV. SERVICE YARDS
		76.00m ²	DIS. SERVICE YARDS
TOTAL YARDS		683.00m²	
Covered Circ.		667.00m ²	
Ablutions		87.50m ²	
Center Manager		4.00m ²	
Ser. passage		39.00m ²	
Ser. Area		52.00m ²	
TOTAL GLA		8 449.50m²	

REVISIONS

No.	Date	Description	BY	APPR.
1	2019-03-05	T. Revised Tenant Layouts	JOAK	P.T
2	2019-03-08	T. Revised Tenant Layouts	JOAK	P.T
3	2019-04-10	T. Dischem Layout Revised additional spaces	JOAK	P.T
4	2019-04-17	T. Shop 17a added	JOAK	P.T
5	2019-05-03	T. GLA revised Shop 18 divided into three	JOAK	P.T
6	2019-05-03	T. Revised, small one store created	JOAK	P.T
7	2019-05-15	T. Tenant changes	JOAK	P.T
8	2019-05-25	T. Tenant Changes	JOAK	P.T
9	2019-05-25	T. Issued for Tenant meeting	JOAK	P.T

GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS ISSUED BY CONSULTANTS OF SERVICES DISCIPLINES: IN PARTICULAR STRUCTURAL, ELECTRICAL, MECHANICAL AND RET SERVICES DISCIPLINES.

2. ANY DISCREPANCIES BETWEEN DRAWING LAYOUTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS PRIOR TO ANY WORK BEING PUT IN HAND.

3. DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO LOCAL MEASUREMENTS AND LARGE SCALE DETAIL DRAWINGS WILL SUPERSEDE SMALL SCALE GENERAL LAYOUT DRAWINGS.

4. CONTRACTOR AND SUBCONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ANY WORK BEING PUT IN HAND.

5. ALL WORK ON SITE IS TO CONFORM TO GOOD BUILDING PRACTICE AND ALL RELEVANT NATIONAL BUILDING CODES AND STANDARDS.



TC RPV ARCHITECTS

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Proposed New Woodburn Shopping Centre, Portion 5 of Erf 4346, Pietermaritzburg
Barnes Property Group PTY LTD

Portion 5 of Erf 4346, Pietermaritzburg, 0 New England Road

As indicated 2019-06-28 Designer

GLA - Ground Floor Level

Ground Level - GLA Tenant Areas Option 1
Scale 1 : 200