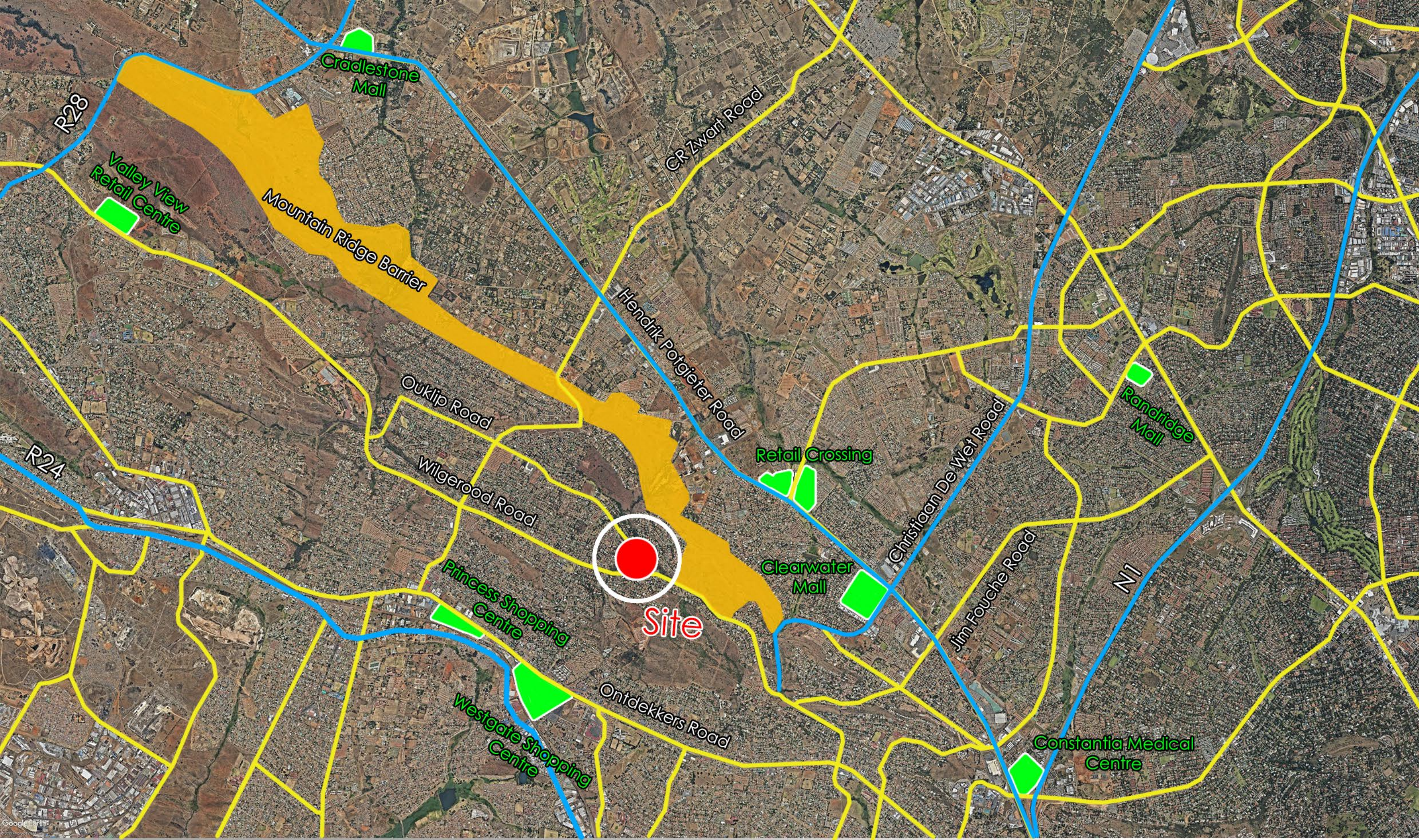




RIDGEVIEW

SHOPPING CENTRE







Area Schedule (GLA)

Area	Name	Number
Anchor		
1269 m ²	WOOLWORTHS	09
2219 m ²	CHECKERS SUPERMARKET	19
3488 m ²		
Bank		
5 m ²	ATM	07A
5 m ²		
Food		
91 m ²	F. FOOD	26
168 m ²	COFFEE	19
197 m ²	FOOD	01
295 m ²	ICON RESTAURANT	20
751 m ²		
Line Shop		
36 m ²	SHOP	08
56 m ²	SHOP	03
60 m ²	SHOP	01a
61 m ²	SHOP	04
62 m ²	PET	09B
98 m ²	SHOP	23
98 m ²	SHOP	24
98 m ²	SHOP	25
104 m ²	SHOP	10

Area Schedule (GLA)		
Area	Name	Number
123 m²	SHOP	07
127 m²	SHOP	12
127 m²	SHOP	11
127 m²	SHOP	13
173 m²	SHOP	18
194 m²	SHOP	26
194 m²	SHOP	16
222 m²	CHECKERS LIQUOR	21
300 m²	PE	17
442 m²	SHOP	06
2702 m²		
Medical		
250 m²	PHARMACY	27
250 m²		
Offices		
1239 m²	OFFICES	35
1239 m²		
PHARMACY		
805 m²	PHARMACY	15
805 m²		
Sub Anchor		
203 m²	STATIONARY	02
290 m²	FASHION	14
493 m²		
9733 m²		

Area Schedule (Other)	
Area	Name
Ancillary	
25 m ²	ABLUTIONS
25 m ²	SERVICES
13 m ²	SER
96 m ²	DELIVERY
74 m ²	ABLUTIONS
40 m ²	ELEC
36 m ²	electrical
outside seating	
27 m ²	SEATING
36 m ²	SEATING
40 m ²	SEATING
112 m ²	
424 m ²	

Parking calculations according to City of Johannesburg Land Use Scheme 2018

DEVELOPMENT DATA

Area Calculations

Lower Ground Floor:	FAR = 4 071.827m ²
Upper Ground Floor:	FAR = 5792.303m ²
Fed Floor:	FAR = 1 289.465m ²

TOTAL FAR = 11 153.69m²
- 10% as per scheme
Final FAR: 10 038.32m²

Parking Calculations

RETAIL CENTRE @ 4 bays/100m² = 10 000m² FAR

TOTAL BAYS REQUIRED = 10 038m² FAR @ 4
BAYS/100m² = 402 BAYS

TOTAL BAYS PROVIDED =

364 BAYS
5 TAXI BAYS @ 8 per TAXI = (40 TAXI)

DEVELOPMENT RIGHTS	
USE ZONE	BUSINESS - SHOPS, OFFICES (SHOPPING CENTRES >10 000m ²)
SITE AREA	21 735m ²
BUILDING LINES	3M
PARKING RATIO	4bays/100m ² Shopping Centres > 10 000m ² GFA 4bays/100m ² Offices 1bay/100m ² Storage 60%
COVERAGE	
F.A.R.	4.5 643m ² (2.1)
HEIGHT	ZONE 2 storeys

