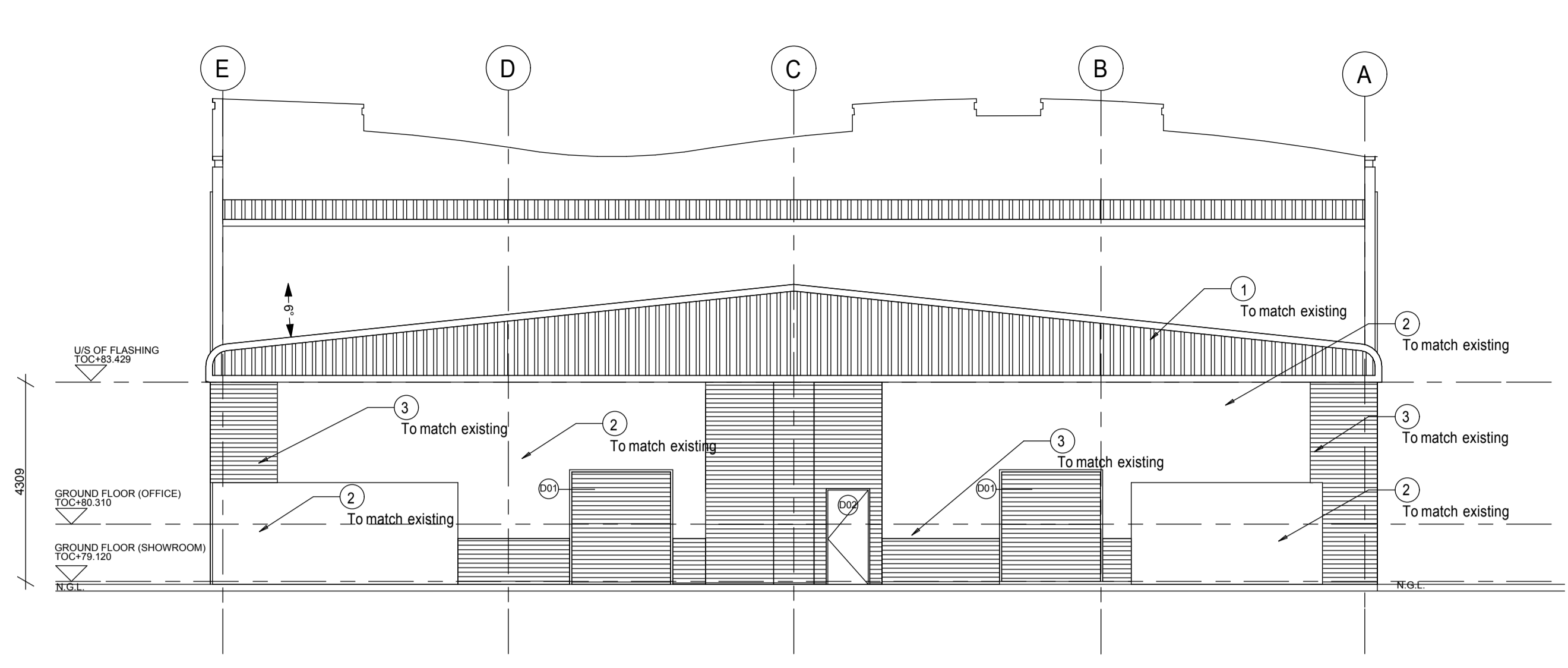
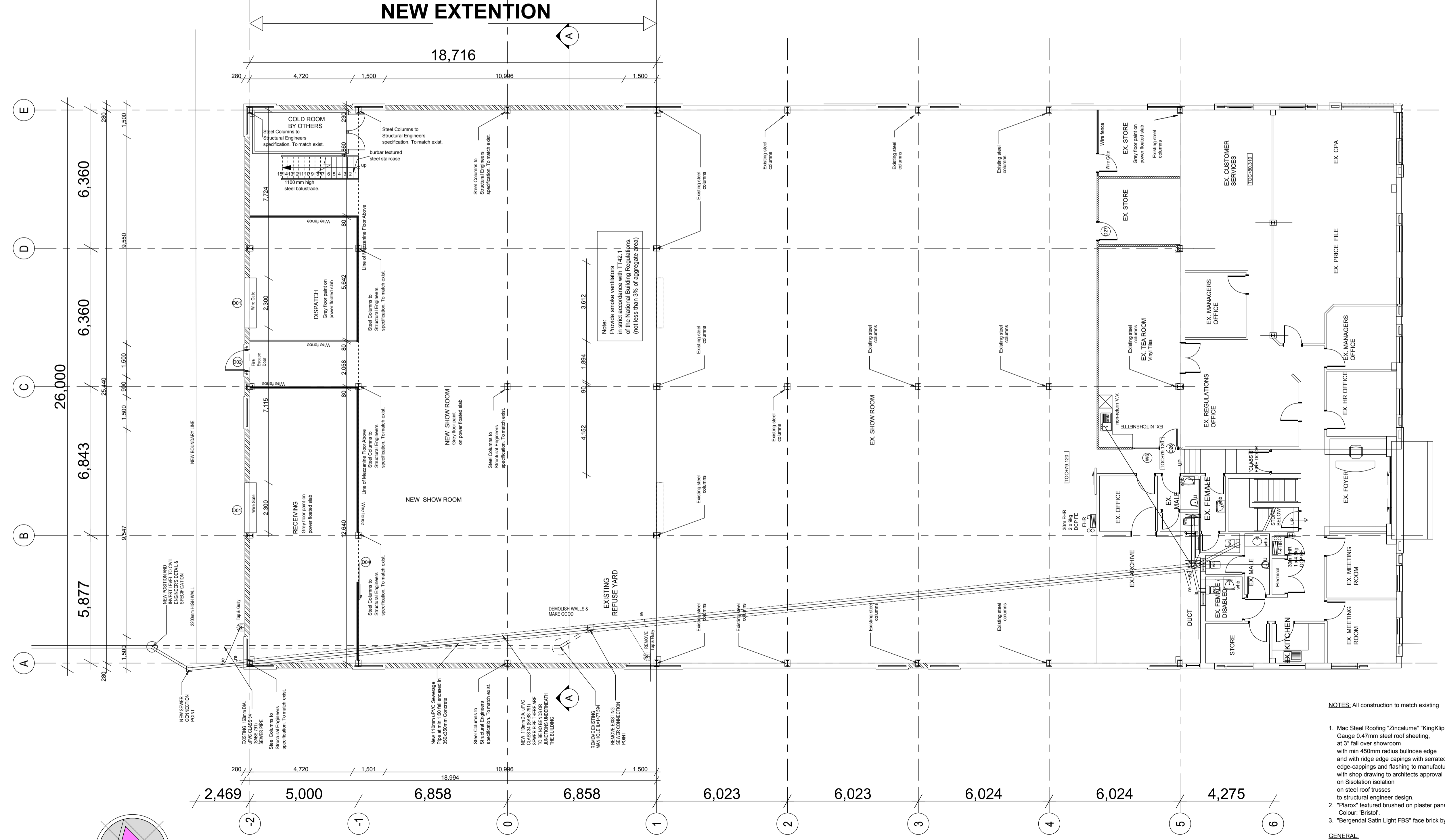


SECTION A-A 1:100



NORTH EAST ELEVATION :100



GROUND FLOOR PLAN 1:100

GENERAL NOTES

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REV	DATE	DESCRIPTION
A	2007 - 04 - 26	Issued for Construction
B	2007 - 10 - 16	Issued to Consultants For Fire Certificate Quote
	2008 - 07 - 17	Issued to For Information

DRAWING KEY

Date: _____
 Sign: _____
 Name: (Owner)

Date: _____ Date: _____
MARK GOUWS (Architect) (Engineer)
 B.Eng. & Arch (CPE)
 South African Council of Architects No. 6319
 South African Institute of Architects No. 6971

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Mark Gouws Architects CC
 CK No.: 2001 / 027353 / 23
 P O Box 1068, Melville, 2109



PROJECT NAME

Alterations & Addition to b/g Portion 1 of Erf 1197, Lonehill Ext 57 for Mr

DRAWING DESCRIPTION

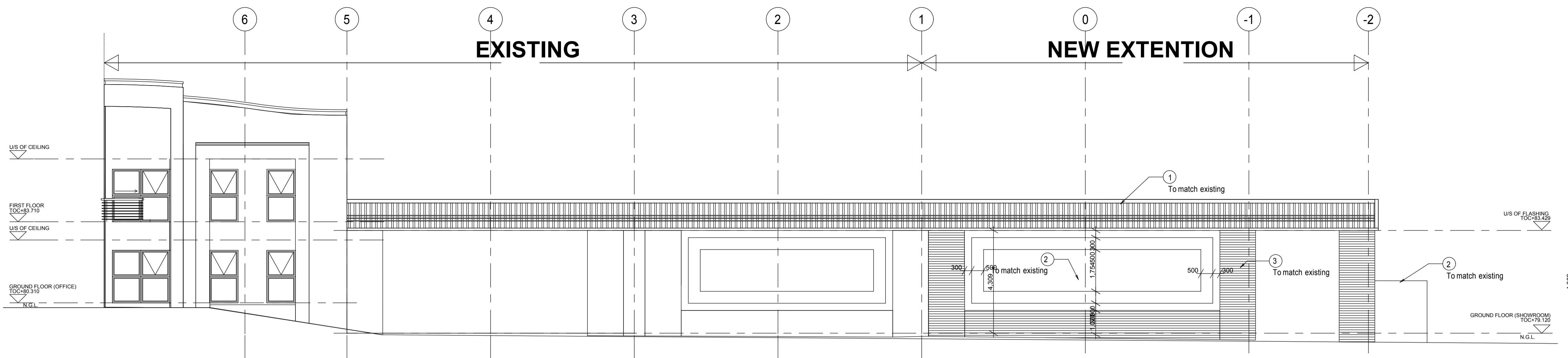
Section A-A North East Elevation Ground Floor Plan

SCALE	JOB NUMBER	DRAWING NUMBER	REV.
1:100	A177	A - 100	B

NOTES: All construction to match existing

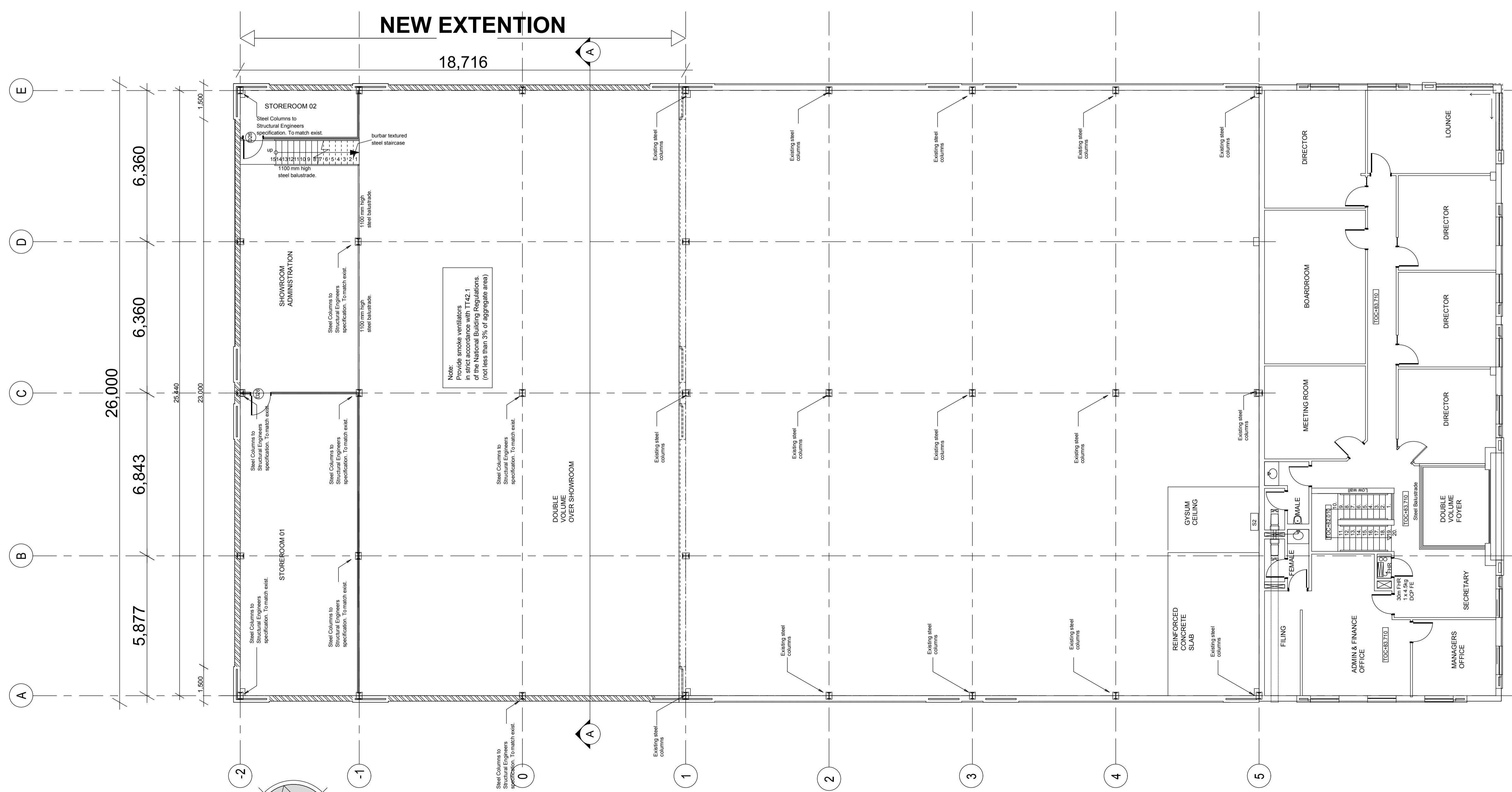
1. Mac Steel Roofing "Zincalume" "KingKlip700" Gauge 0.47mm steel roof sheeting, at 3' fall over showroom with min 450mm radius bullnose edge and with ridge edge capings with serrated closures, edge-cappings and flashing to manufacturers detail, with shop drawing to architects approval on Sialisation isolation on steel roof trusses to structural engineer's design.
2. "Piano" textured brushed on plaster panels, Colour: "Bristol".
3. "Bergendal Satin Light FBS" face brick by Corobrik.

GENERAL:
 All levels to be checked and verified on site before construction commences



SOUTH EAST ELEVATION

1:100



MEZZANINE FLOOR PLAN

1:100

GENERAL NOTES

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REV	DATE	DESCRIPTION
A	2007-04-25	Issued for Construction
B	2007-10-16	Issued to Consultants For Fire Certificate Quote
	2008-07-17	Issued to For Information

NOTES: All construction to match existing

- Mac Steel Roofing "Zincalume" "KingKlip700" Gauge 0.47mm Steel roof sheeting, at 3° fall over showroom with min 450mm radius bullnose edge and with ridge edge capings with serrated closures, edge-cappings and flashing to manufacturers detail, with shop drawing to architects approval on Sisolation isolation on steel roof trusses to structural engineer design.
- "Plarox" textured brushed on plaster panels, Colour: "Stratos".
- "Bergendal Satin Light FBS" face brick by Corobrik.

GENERAL:

All levels to be checked and verified on site before construction commences

DRAWING KEY

Date: _____
 Sign: _____
 Name: _____
 (Owner)

Date: _____ Date: _____
 MARK GOUWS (Architect) (Engineer)
 8 Billa's Braam (Pty) Ltd
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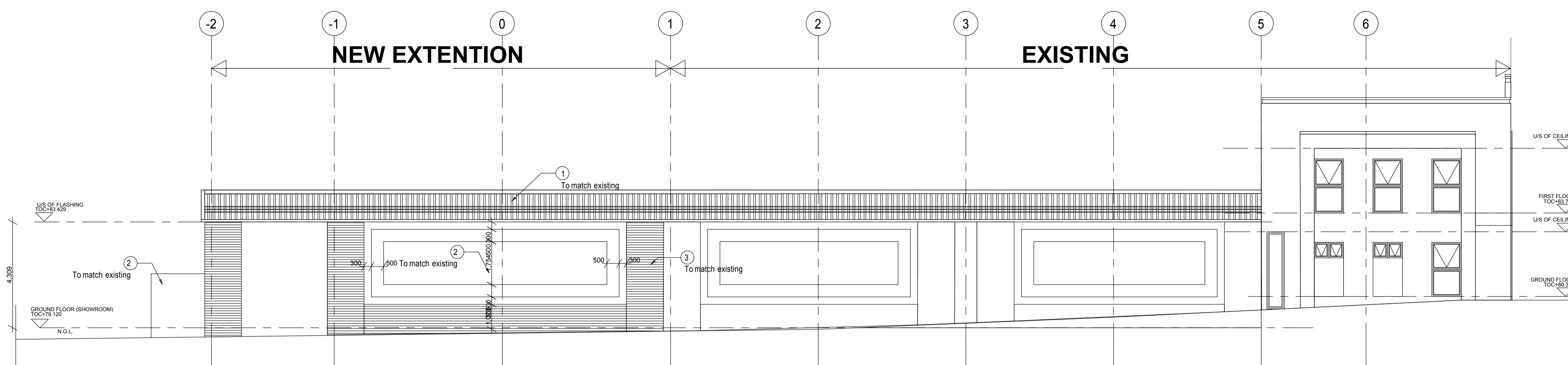
Mark Gouws Architects CC
 CK No.: 2001 / 027353 / 23
 P O Box 1068, Melville, 2109



PROJECT NAME:
Alterations & Addition to big Portion 1 of Erf 1197, Lonehill Ext 57 for Mr

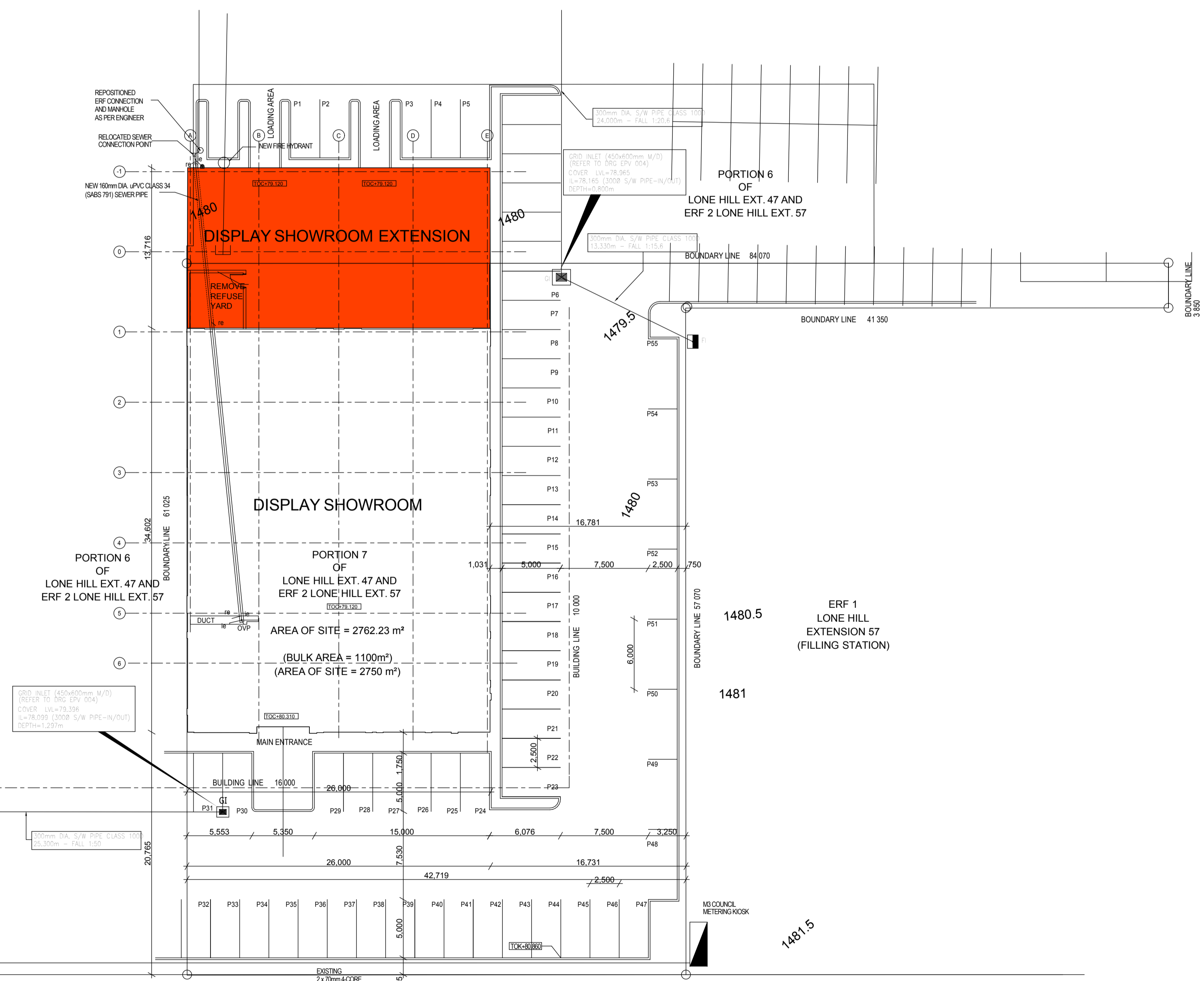
DRAWING DESCRIPTION:
South East Elevation Mezzanine Floor Plan

SCALE:	JOB NUMBER:	DRAWING NUMBER:	REV:
1:100	A177	A - 101	B



NORTH WEST ELEVATION

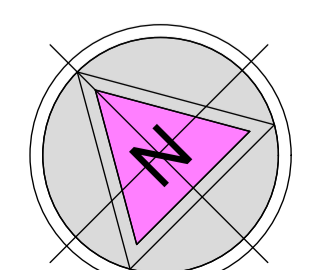
1:100



WITKOPEN ROAD

SITE PLAN

1:250



SCHEDULE OF RIGHTS

New Retail Showroom & Offices
for Owner, on Portion 7 of
Erf 1200 Lonehill Ext. 47 &
Erf 1197 Lonehill Ext. 57

ZONING BUSINESS 4
STOREYS 2
BUILDING LINES:
- Common boundaries with residential 10m
- Other boundaries: As per scheme.
Provided that these building lines may be relaxed upon
evaluation of SDP.

AREA OF SITE 3656 m²
COVERAGE (40%) 1462 m²
BULK F.A.R.(0.4) 1462 m²

PARKING FOR OFFICES @ 4BAYS /100 m²
PARKING FOR SHOWROOM @ 6BAYS /100 m²

- NOTES: All construction to match existing
- Mac Steel Roofing "Zincalume" "KingClip700" Gauge 0.47mm steel roof sheeting, at 3' fall over showroom with min 450mm radius bullnose edge and with ridge edge capings with serrated closures, edge-capings and flashing to manufacturers detail, with shop drawing to architects approval on Sisolation isolation on steel roof trusses to structural engineer design.
 - "Platex" textured brushed on plaster panels, Colour: 'Bristol'.
 - "Bergendal Satin Light FBS" face brick by Corobrik.
- GENERAL:
All levels to be checked and verified on site before construction commences

SCHEDULE OF AREAS

ACTUAL COVERAGE:
Existing Area of Coverage = 889 m² Actual Coverage = 32.1%
Including New Extension Area of Coverage = 1251.2 m² Actual Coverage = 34.2%

ACTUAL BULK:

Ground Floor:
Existing Office = 264 m²
Existing Showroom = 647 m²
New Showroom Extension = 484 m²

Penetrations (Previous):
Less Duct = 5 m²
Less Stair = 7 m²
Less Double Volume = 9 m²
TOTAL 21 m²

Penetrations (Current including additions):
Less Duct = 5 m²
Less Stair = 10.4 m²
Less Double Volume = 9 m²
TOTAL 24.4 m²

First Floor:
Existing Office = 259 m²
New Mezzanine In Showroom = 398 m²

Gross Total Bulk = 1145 m² *

Gross Total Bulk = 2027.6 m² *

Total Area
Existing = 1170 m²
Total New Extensions = 2052 m²

* 10% to be deducted for circulation, storage, etc.

* 10% to be deducted for circulation, storage, etc.

Net Actual Total Bulk = 1035 m²

Net Actual Total Bulk = 1824.84 m²

N.B. Current Bulk (Including Additions) is exceeded by 362.84 m²

REQUIRED PARKING:

582 *(647)m² Offices @ 4 Bays per 100 m²
= 23 Bays

771 *(857) m² Showroom @ 6 Bays per 100 m²
= 46 Bays

Total Parking Required = 69 Bays
Total Parking Provided = 72 Bays
(4 Bays Spare)

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REV DATE DESCRIPTION

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DRAWING KEY

Date:

Sign:

Name:

(Owner)

Date:

Date:

MARK GOUWS (Architect)
B.Eng. A. B.Arch.(EPPE)
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South African Institute of Architects No.8071

(Engineer)

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Mark Gouws Architects CC
CK No.: 2001 / 027353 / 23
P O Box 1068, Melville, 2109

PROJECT NAME:

Alterations & Addition to big
Portion 1 of Erf 1197,
Lonehill Ext 57
for Mr

DRAWING DESCRIPTION:

North West Elevation
Site Plan

SCALE:	JOB NUMBER:	DRAWING NUMBER:	REV:
1:100	A177	A - 102	B