

BASEMENT

1:100

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REV	DATE	DESCRIPTION
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1	12.07.06	As built drawings issued to council
	17.07.08	As built drawings issued for information

DRAWING KEY

Date:  
Sign:  
Name:  
(Owner)

Date:	Date:
MARK GOUWS (Architect) S.Bldg A S.Arch.(UPE) South African Council of Architects No.6319 South African Institute of Architects No.1871	ARNOLD BELL (Engineer)

Fax: (+27 86) 680 6378  
Cell: (+27 82) 375 0830  
Email: mark@mga.co.za

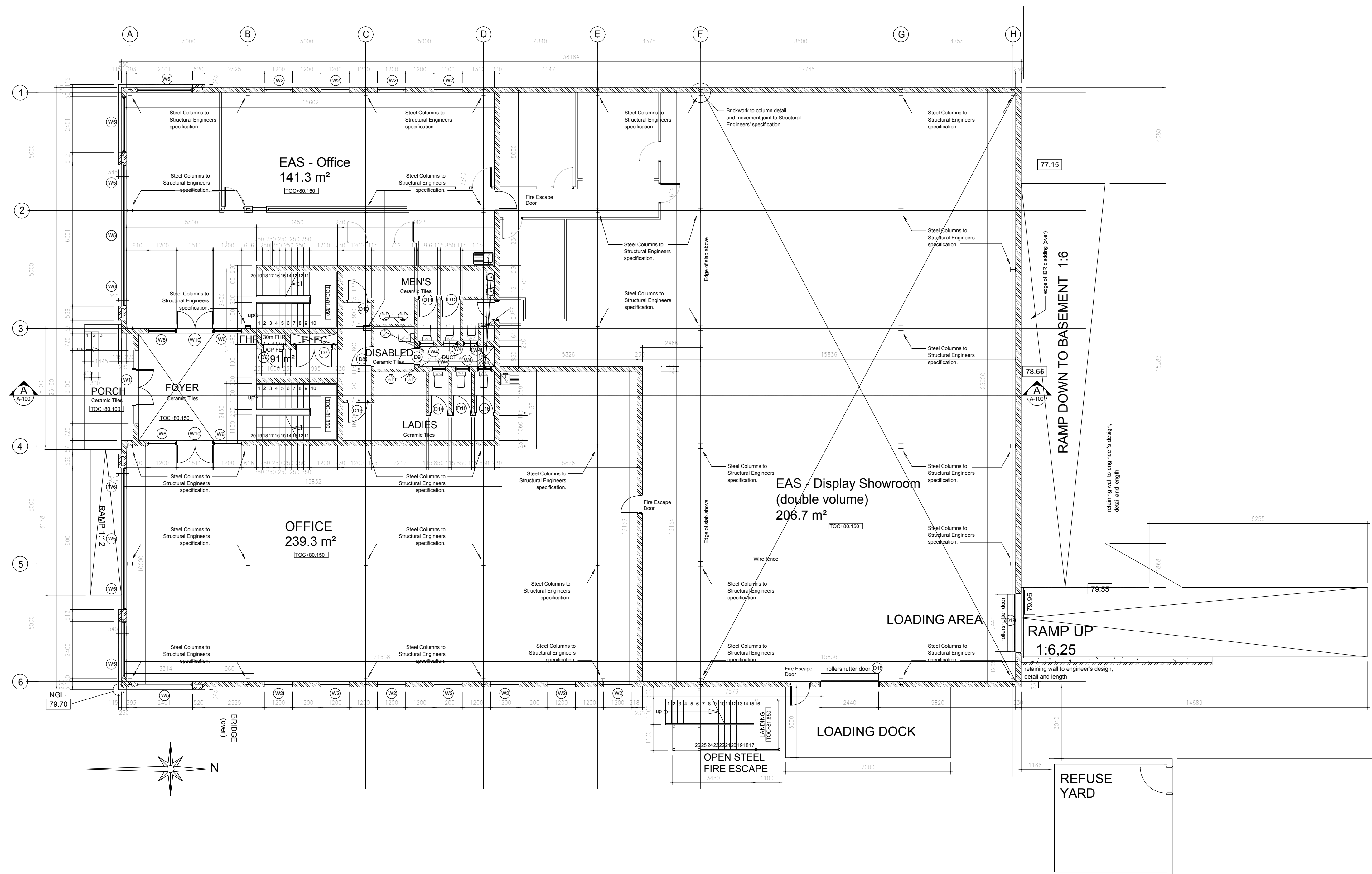
Mark Gouws Architects CC  
CK No.: 2001 / 027353 / 23  
P O Box 1068, Melville, 2109



Project:  
**NEW RETAIL SHOWROOM  
AND OFFICES FOR OWNER  
ON PORTION 2 OF ERF 1197  
LONEHILL EXT. 47  
(AS BUILT DRAWINGS)**

Description:  
**BASEMENT**

Scale:	Job No.:	Drawing No.:	Rev No.:
VARY	A186	A -102	1



GROUND FLOOR

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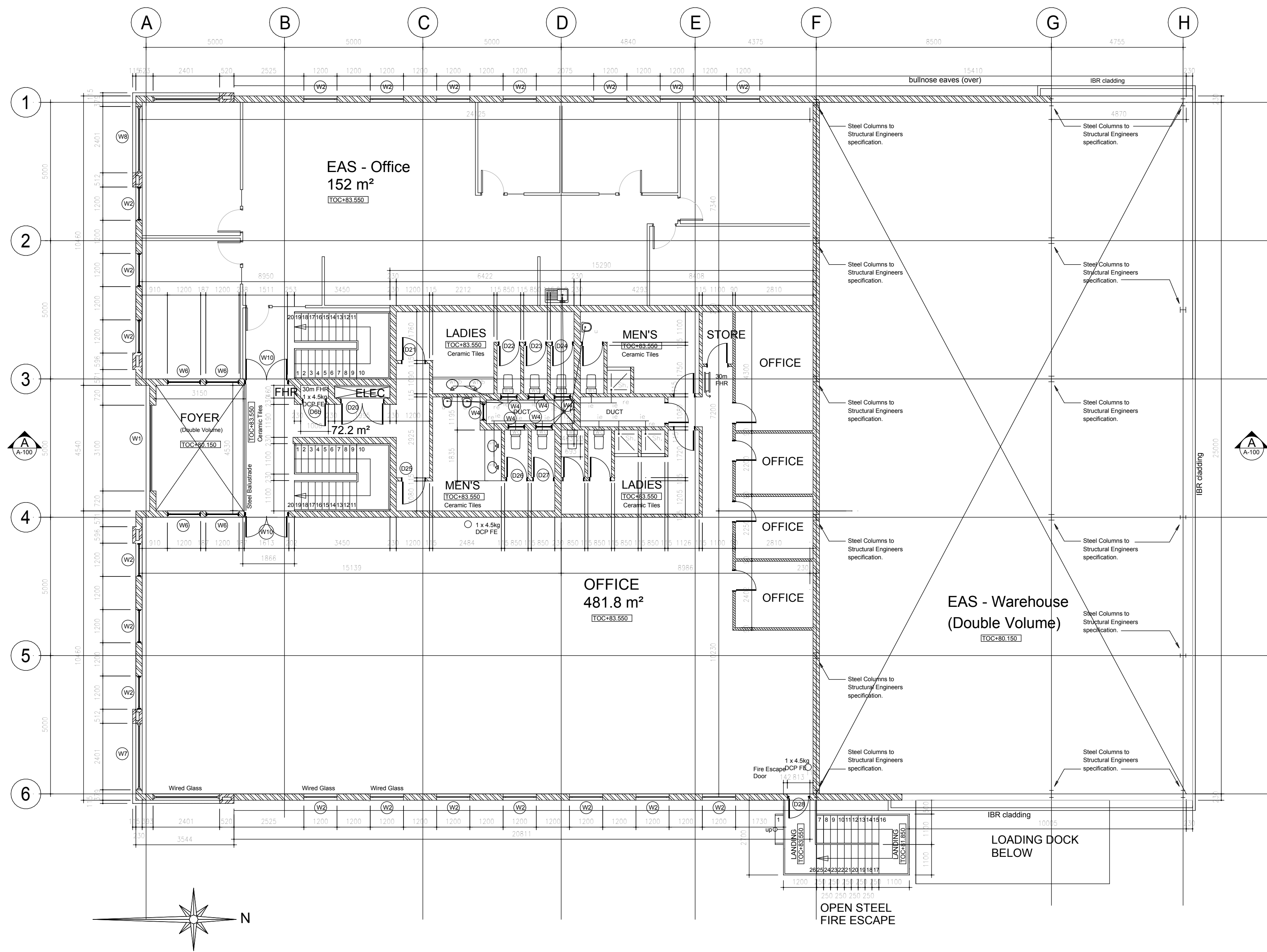
Fax: (+27 86) 680 6378	 <b>MARK GOUWS</b> <b>ARCHITECTS</b>
Cell: (+27 82) 375 0830	
Email: mark@mga.co.za	
Mark Gouws Architects CC CK No.: 2001 / 027353 / 23 P O Box 1068, Melville, 2109	

**Project:**  
**NEW RETAIL SHOWROOM AND OFFICES FOR OWNER ON PORTION 2 OF ERF 1197 LONEHILL EXT. 47 (AS BUILT DRAWINGS)**

**Description:**  
**GROUND FLOOR**

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FIRST FLOOR

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Fax: (+27 86) 680 6378  
Cell: (+27 82) 375 0830  
Email: mark@mga.co.za

Mark Gouws Architects CC  
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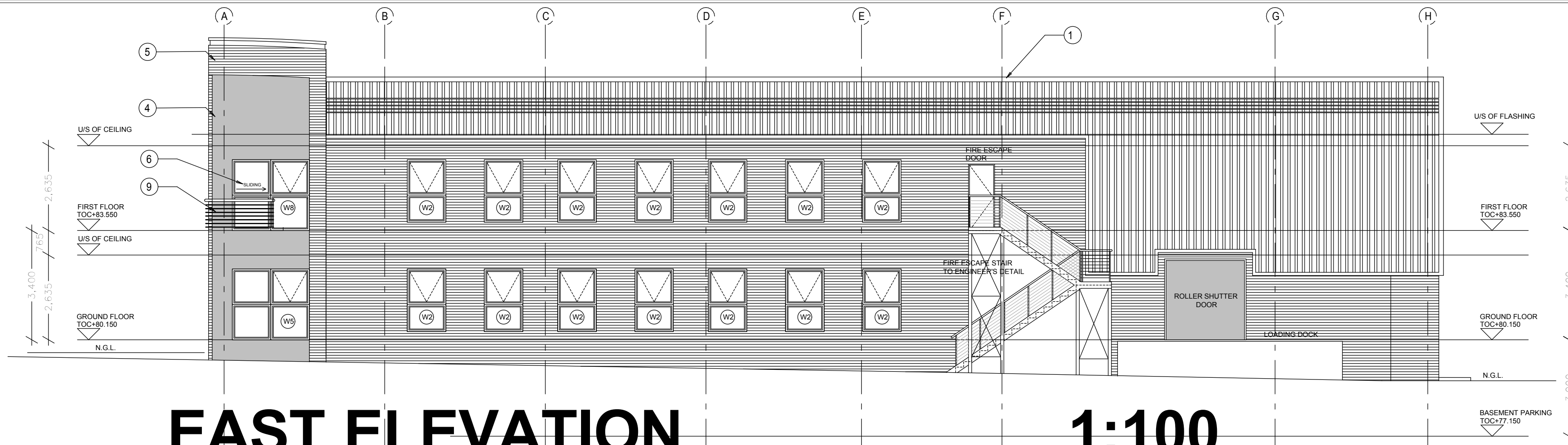


**Project:**  
**NEW RETAIL SHOWROOM  
AND OFFICES FOR OWNER  
ON PORTION 2 OF ERF 1197  
LONEHILL EXT. 47  
(AS BUILT DRAWINGS)**

**Description:**  
**FIRST FLOOR**

Scale:	Job No.:	Drawing No.:	Rev No.:
VARY	A186	A -101	1





ELEVATION NOTES:

1. "Zincalume" "KingKlip700" Gauge 0.47mm steel roof sheeting, on steel roof trusses by structural engineer.
2. Natural precast concrete coping.
3. Plaster and paint, colour white.
4. "Rich Autumn" natural slate wall tiles by Mazita slate.
5. "Bergendal Satin Light FBS" face brick by Corobrik.
6. Matt Black powdercoated aluminium window frames.
7. "Plarox" textured brushed on plaster panels, Colour: 'Bristol'.
8. Company signage position.
9. Matt Black primed and painted steel balustrade.

(Note: Portion 7 of Lonehill Ext. 57 & 47)  
(Consolidation in process - see attached letter)

SCHEDULE OF RIGHTS:

Zoning : Business 4.  
Height restriction : 2 storeys  
Coverage : max. 40%  
Bulk : max. 0.4  
Building line : 16 meters off Witkopp road

SCHEDULE OF AREAS (PORTION 2)

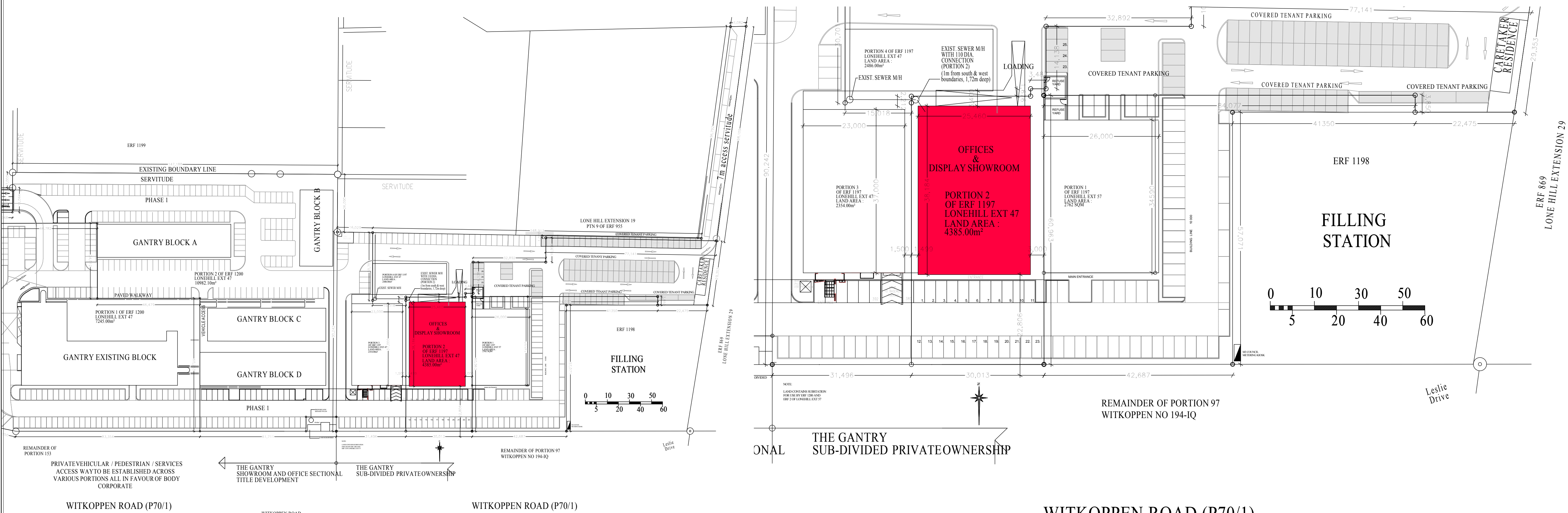
ACTUAL COVERAGE:	Area of site = 4471m <sup>2</sup>
Area of Coverage = 971 m <sup>2</sup>	ALLOWABLE COVERAGE:
Actual Coverage = 21.7%	Area of Coverage (40%) = 1788 m <sup>2</sup>
ALLOWABLE BULK: 1788 m <sup>2</sup>	
ACTUAL BULK:	
Ground Floor:	
Office = 486.3 m <sup>2</sup>	Penetrations:
Showroom = 483.5 m <sup>2</sup>	Less Duct = 18.7 m <sup>2</sup>
	Less Stair = 4.3 m <sup>2</sup>
	TOTAL = 24 m <sup>2</sup>
First Floor:	
Office = 608.1 m <sup>2</sup>	Gross Total Bulk = 1553.9 m <sup>2</sup> *
Total Area = 1577.9 m <sup>2</sup>	* 10% to be deducted for circulation, storage etc.
	Net Actual Total Bulk = 1398.8 m <sup>2</sup>
REQUIRED PARKING:	
1084.4m <sup>2</sup> Offices @ 4 Bays per 100 m <sup>2</sup>	
= 44 Bays	
483.5 m <sup>2</sup> Showroom @ 1 Bays per 100 m <sup>2</sup>	
= 5 Bays	
Total Parking Required = 49 Bays	
Total Parking Provided = 62 Bays	

EAST ELEVATION

1:100

WEST ELEVATION

1:100



SITE PLAN 1:1000

WITKOPPEN ROAD (P70/1)

SITE PLAN 1:500

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South African Council of Architects No.6319  
South African Institute of Architects No.6891

Date:

ARNOLD BELL (Engineer)

Fax: (+27 86) 680 6378  
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Email: mark@mga.co.za



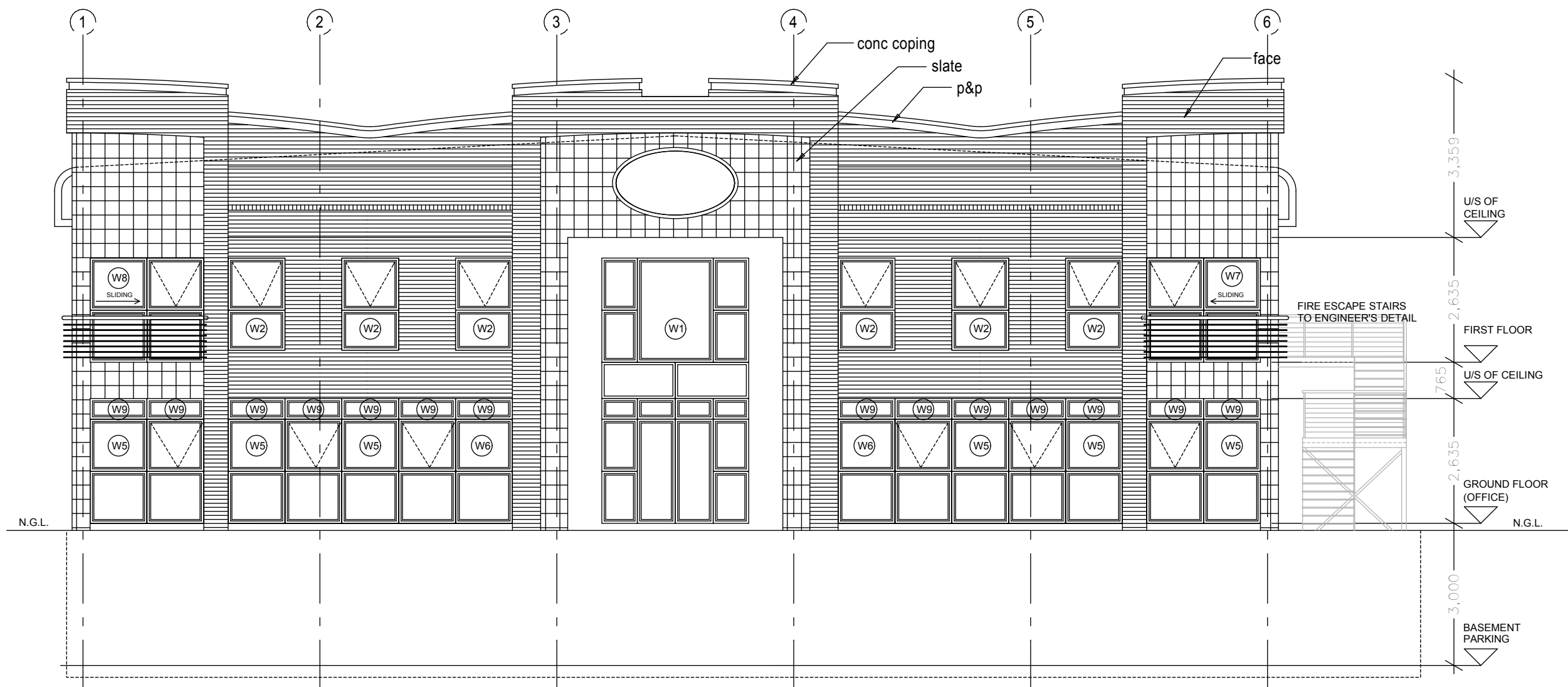
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**NEW RETAIL SHOWROOM  
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LONEHILL EXT. 47  
(AS BUILT DRAWINGS)**

Description:  
**EAST ELEVATION  
WEST ELEVATION  
SITE PLAN**

Scale:	Job No.:	Drawing No.:	Rev No.:
VARY	A186	A -104	1



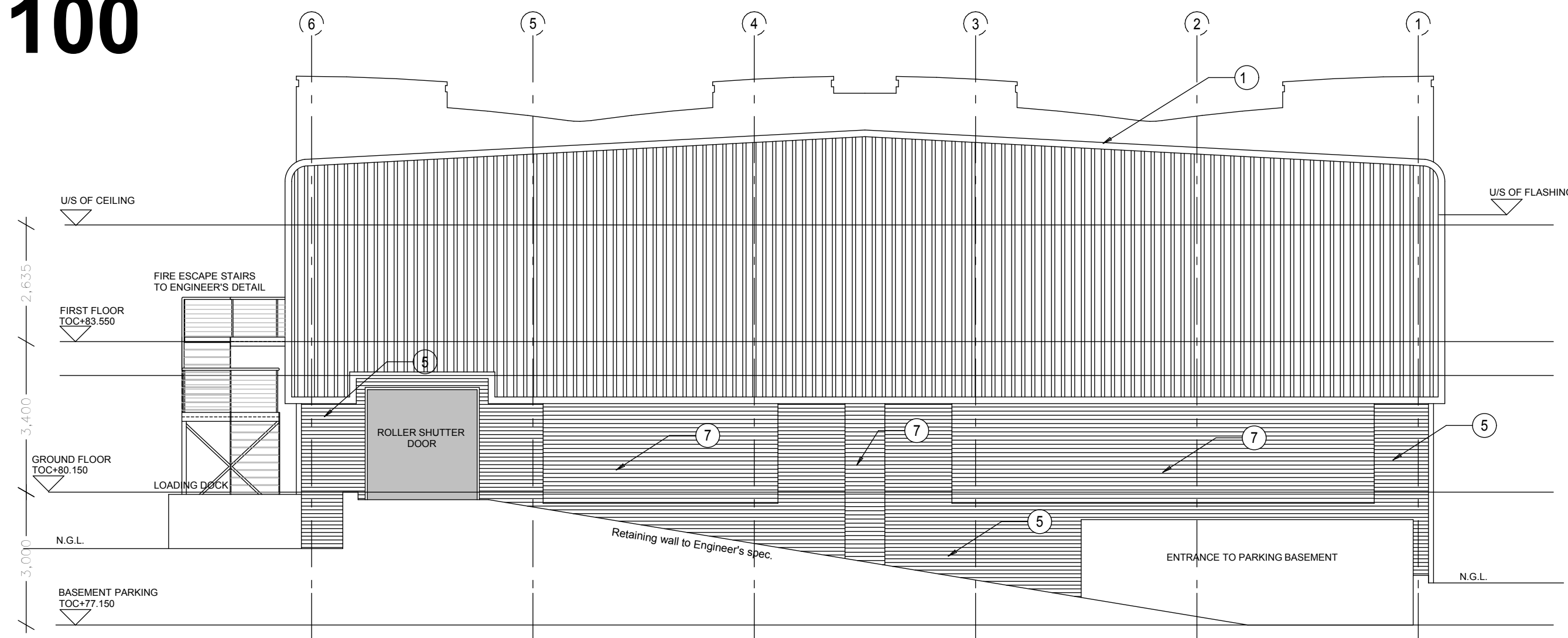


## SOUTH ELEVATION

1:100

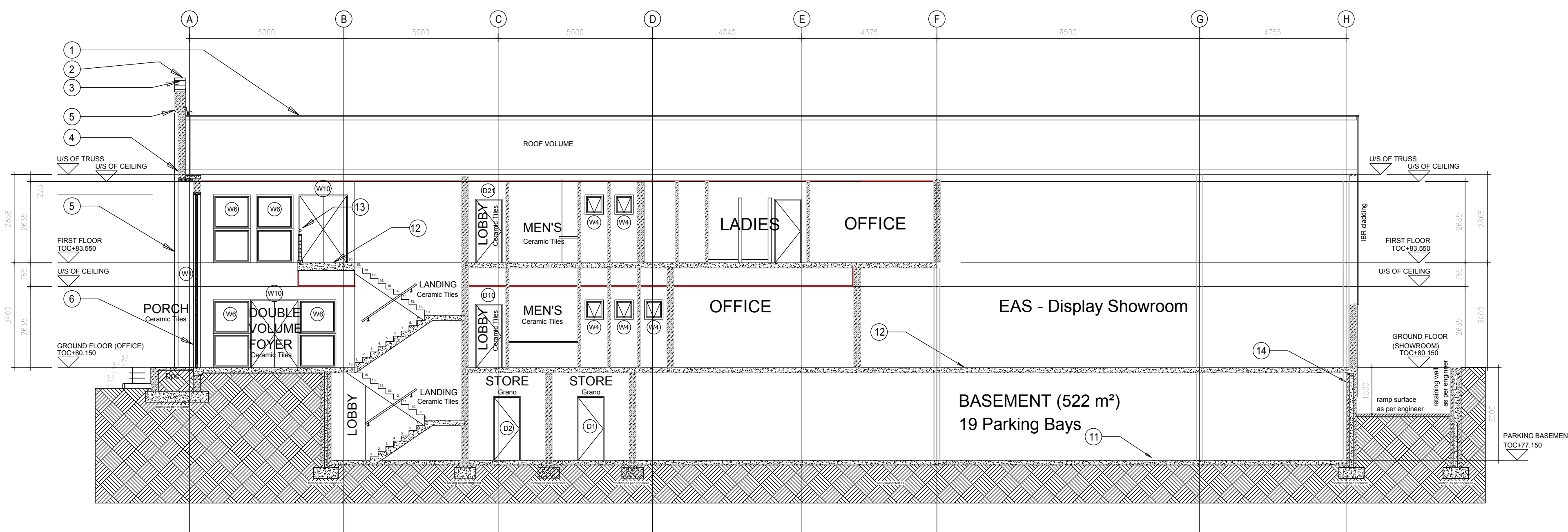
### ELEVATION NOTES:

1. "Zincalume" "KingKlip700"  
Gauge 0.47mm steel roof sheeting,  
on steel roof trusses  
by structural engineer.
2. Natural precast concrete coping.
3. Plaster and paint, colour white.
4. "Rich Autumn" natural slate wall tiles  
by Mazita slate.
5. "Bergendal Satin Light FBS" face brick  
by Corobrik.
6. Matt Black powdercoated aluminium  
window frames.
7. "Plarox" textured brushed  
on plaster panels,  
Colour: 'Bristol'.
8. Company signage position.
9. Matt Black primed and painted  
steel balustrade.



## NORTH ELEVATION

1:100



## SECTION A-A

1:100

1:100

### SECTION NOTES:

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 Sisolation isolation  
on steel roof trusses  
to structural engineer design.
2. Natural precast concrete coping.
3. Plaster and paint, colour white.
4. "Rich Autumn" natural slate wall tiles by Mazita slate.
5. "Bergendal Satin Light FBS" face brick by Corobrik.
6. Matt Black powdercoated aluminium window frames  
refer to Window and Door Schedule.
7. "Plarox" textured brushed on plaster panels,  
Colour: 'Bristol'.
8. Company signage position.
9. Matt Black painted steel balustrade min 1050mm high.
10. Re-inforced concrete foundation  
to engineers detail.
11. Power floated concrete slab with saw cut movement joints  
all to engineers detail  
on 125mm concrete surface bed  
on 250 Micron 'Gumplas' USB OR Equal  
with min 150mm lap to dym to brickwork all round  
on 20mm river sand blinding layer  
on 150mm well compacted hardcore fill.
12. Pre-cast concrete slab designed and manufactured  
by 'Echo' Pre-cast flooring to structural engineers design.
13. Painted steel balustrade min 1100mm high.
14. Basement retaining wall and waterproofing  
to Engineers detail.

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**Description:**  
**SOUTH ELEVATION  
NORTH ELEVATION  
SECTION A-A**

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