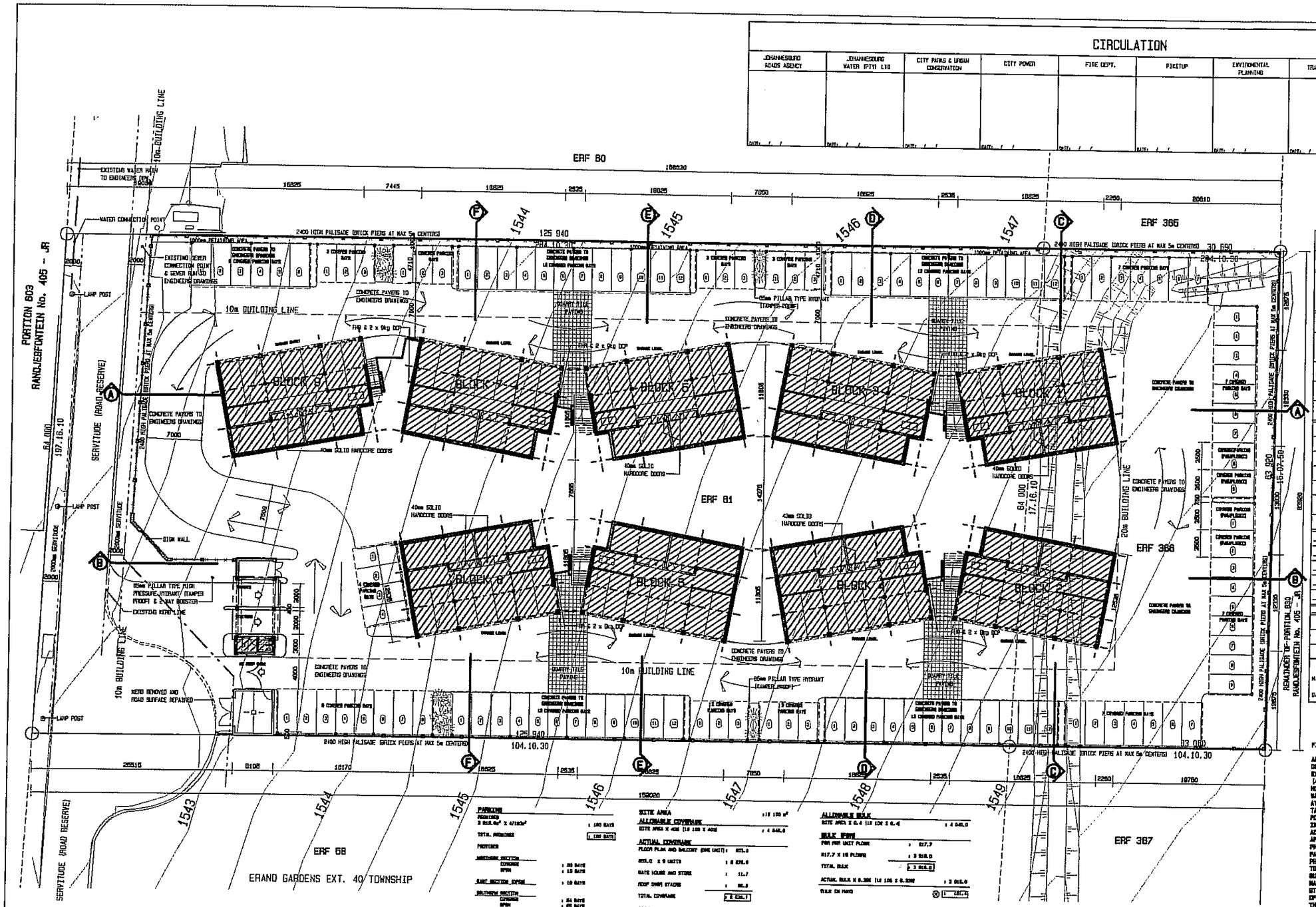
CIRCULATION

JOHANNESBURG ROADS AGENCY	JOHANNESBURG WATER (PTY) LTD	CITY PARKS & URBAN CONSERVATION	CITY POWER	FIRE DEPT.	FICITUP	ENVIRONMENTAL PLANNING	TRANSPORTATION	ENVIRONMENTAL HEALTH	OTHER (SUCH AS ESKOM OR ANY OTHER IF REQUIRED)	LAND USE MANAGEMENT
DATE: / /	DATE: / /	DATE: / /	DATE: / /	DATE: / /	DATE: / /	DATE: / /	DATE: / /	DATE: / /	DATE: / /	DATE: / /



SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION

ERF / PORTION _____ SITE AREA _____ m²

TOWNSHIP _____ TITLE DEED NO: _____

ZONING INFORMATION

TOWN PLANNING SCHEME	: _____ TOWN PLANNING SCHEME, _____	AMENDMENT SCHEME NO	: _____ / _____
USE ZONE	: _____	ANNEXURE NO	: _____

DEVELOPMENT CONTROL MEASURES

PERMISSABLE	CONTROL	ACTUAL
	HEIGHT OF BUILDINGS	
	COVERAGE	
	FLOOR AREA RATIO	
	DENSITY (DWELLING PER HECTARE)	
	NO OF DWELLING UNITS ON THE ERF	

PARKING

PARKING RATIO PER USE	AREA PER USE	PARKING BAYS REQUIRED
____ PARKING BAYS PER 100m² _____ FLOOR AREA	_____ m²	_____ PARKING BAYS
____ PARKING BAYS PER 100m² _____ FLOOR AREA	_____ m²	_____ PARKING BAYS
____ PARKING BAYS PER 100m² _____ FLOOR AREA	_____ m²	_____ PARKING BAYS
____ PARKING BAYS PER DWELLING UNIT	_____ UNITS	_____ PARKING BAYS
____ PARKING BAYS PER _____ SEATS/S	_____ SEATS	_____ PARKING BAYS

TOTAL PARKING BAYS REQUIRED	_____ PARKING BAYS
TOTAL PARKING BAYS REQUIRED	_____ PARKING BAYS
SURPLUS/DEFICIT NO OF PARKING BAYS	_____ PARKING BAYS

THE INFORMATION PROVIDED ABOVE IS HEREBY CERTIFIED TO BE CORRECT AND PRECISE

NAME _____ SIGNATURE _____

DATE ___/___/___ PLAN NO _____

FIRE NOTES:

ALL WORK TO COMPLY WITH ACT 103 OF 1977 AND SABS 0400 – 1990
OCCUPANCY CLASSIFICATION: B4 OFFICES
EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH SABS 0105
(4.5 + 9kg DRY POWDER)
HOSE REELS TO BE INSTALLED IN ACCORDANCE WITH SABS & 1518 PART
WATER SUPPLY TO THE FIRE FIGHTING EQUIPMENT TO COMPLY WITH THE
ATTACHED NATIONAL CODECM CM WITH PART W [9000 LITRE WATER STORAGE
TANK AND WITH 140 WATER BRANCH DY-LANE.
PORTABLE FIRE EXTINGUISHERS TO BE HUNG ON PURPOSE MADE BRACKET AS
INDICATED ON PLAN
ACCESS AND ESCAPE DOORS IN ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH
APPROVED LOCKING DEVICES.
PHOTOLUMINESCENT ESCAPE SIGNS TO BE PROVIDED AND TO COMPLY WITH SABS 1186,
PARTS 1 – 5 INCLUSIVE
PHOTOLUMINESCENT PICTORIAL SIGNS INDICATING FIRE EQUIPMENT TO BE PROVIDED AND
TO COMPLY WITH SABS 1186, PARTS 1 – 5 INCLUSIVE.
SUSPENDED CEILINGS AND ITS SUPPORTING MEMBERS SHALL BE OF NON-COMBUSTABLE
MATERIAL.
STRUCTURAL ELEMENTS AND COMPONENTS SHALL HAVE A MINIMUM STABILITY RATING
OF 60 MIN.
THE WATER RETICULATION SYSTEM FOR HYDRANTS AND HOSE REELS SHALL BE DESIGNED
AND INSTALLED SO AS TO BE CAPABLE OF WITHSTANDING A TEST PRESSURE OF 20 BARS.
ALTERNATIVELY, TO SUCH TEST PRESSURE.
THE NOMINAL DIAMETER OF THE COMMUNICATION PIPE WILL BE NOT LESS THAN 75mm.

PARKING
REQUIRED
3 BLS.0m² X 4/100m² : 180 BAYS
TOTAL REQUIRED : 180 BAYS
PROVIDED
NORTHERN SECTION
GROUND : 38 BAYS
UPPER : 13 BAYS
EAST SECTION UPPER : 18 BAYS
SOUTHERN SECTION
GROUND : 24 BAYS
UPPER : 25 BAYS
BASEMENT PARKING
7 BAYS/UNIT X 8 UNITS : 63 BAYS
TOTAL PROVIDED : 179 BAYS
PARKING BAYS IN HAND : 18 BAYS
PARKING FOR COMMERCE 8 1/200 BAYS: : 1 BAY
PROVIDED : 4 BAYS

SITE AREA : 18 150 m²
ALLOWABLE COVERAGE
SITE AREA X 40% (18 150 X 40%) : 4 540.0
ACTUAL COVERAGE
FLOOR PLAN AND BALCONY (ONE UNIT) : 671.3
671.3 X 9 UNITS : 6 041.7
GATE HOUSE AND STORE : 11.7
ROOF OVER STADIUM : 96.3
TOTAL COVERAGE : 6 149.7
ALLOWABLE COVERAGE
ACTUAL COVERAGE (36.30%) : 6 149.7
COVERAGE IN HAND : 1 609.3

ALLOWABLE BULK
SITE AREA X 0.4 (18 150 X 0.4) : 7 260.0
BULK IN HAND
FOR ONE UNIT FLOOR : 217.7
217.7 X 10 FLOORS : 2 177.0
TOTAL BULK : 2 177.0
ACTUAL BULK X 0.36% (18 150 X 0.36%) : 2 177.0
BULK IN HAND : 1 083.0

ALL DIMENSIONS AND LEVEL TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.

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REVISIONS:

REF	DATE	BY	DETAILS
A	20/02/07	KG	FIRST ISSUE
B	31/08/07	KG	GATEHOUSE DESIGN UPDATED AND FIRE NOTES ADDED
C	30/10/07	KG	PARKING & SERVITUDES UPDATE BLOCKS NUMBERED
D	12/11/07	KG	SECTION LINES SHOWN ON DIFFERENT BUILDINGS (BLOCKS)
E	08/02/08	KG	BOUNDARY WALL MOVED FROM SERVITUDE LINE
F	03/03/08	KG	INTERNAL ROADWAY ALTERED TO A MINIMUM OF 7m WIDE & THE NO OFF OPEN & COVERED PARKINGS
G	04/03/08	KG	POSITION OF GATEHOUSE ALTERED
H	19/03/08	KG	PARKING BAYS ALTERED ON NORTHERN BOUNDARY TO ACCOMODATE RETAINING WALL
J	31/03/08	KG	ENTRY TO SITE & PARKING ON NORTH-EAST CORNER ALTERED

NOTES:

- FIRE AND DOMESTIC WATER RETICULATION TO ENGINEERS DRAWINGS
- STORMWATER AND SEWER RETICULATION TO ENGINEERS DRAWINGS

NOTES:

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CLIENTS:

WPEZ property group

PROJECT:

NEW OFFICE PARK
ERF 81 AND 366, ERAND GARDENS
EXTENSION 43

DRAWING DESCRIPTION:

SITE PLAN
PARKING LEVEL

SCALE:	DATE:	DRAWN
1:250	24 Apr 2008	KG

PROJECT Nº:	DRAWING Nº:	REV.
20523	SOP 001	J

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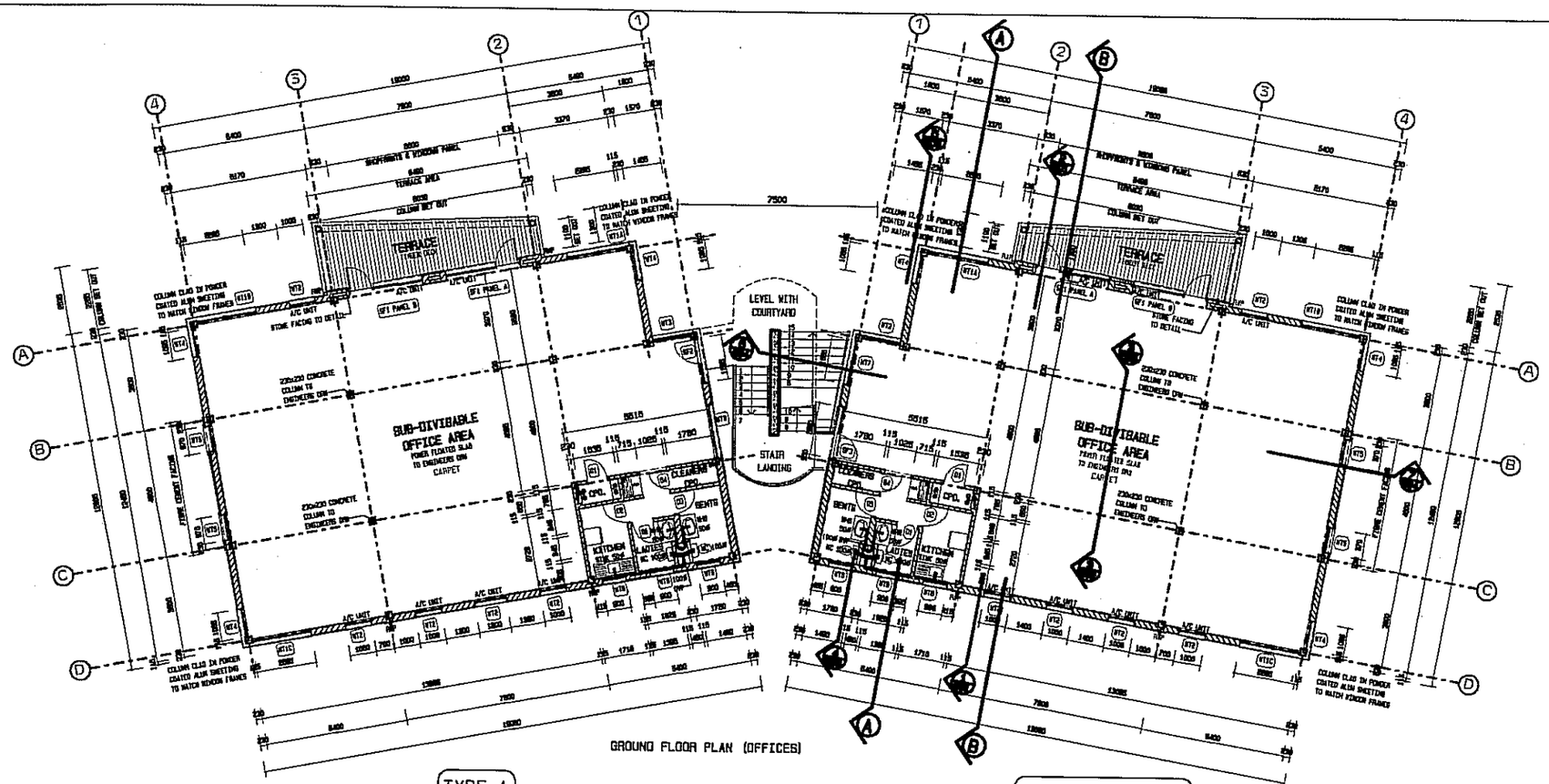
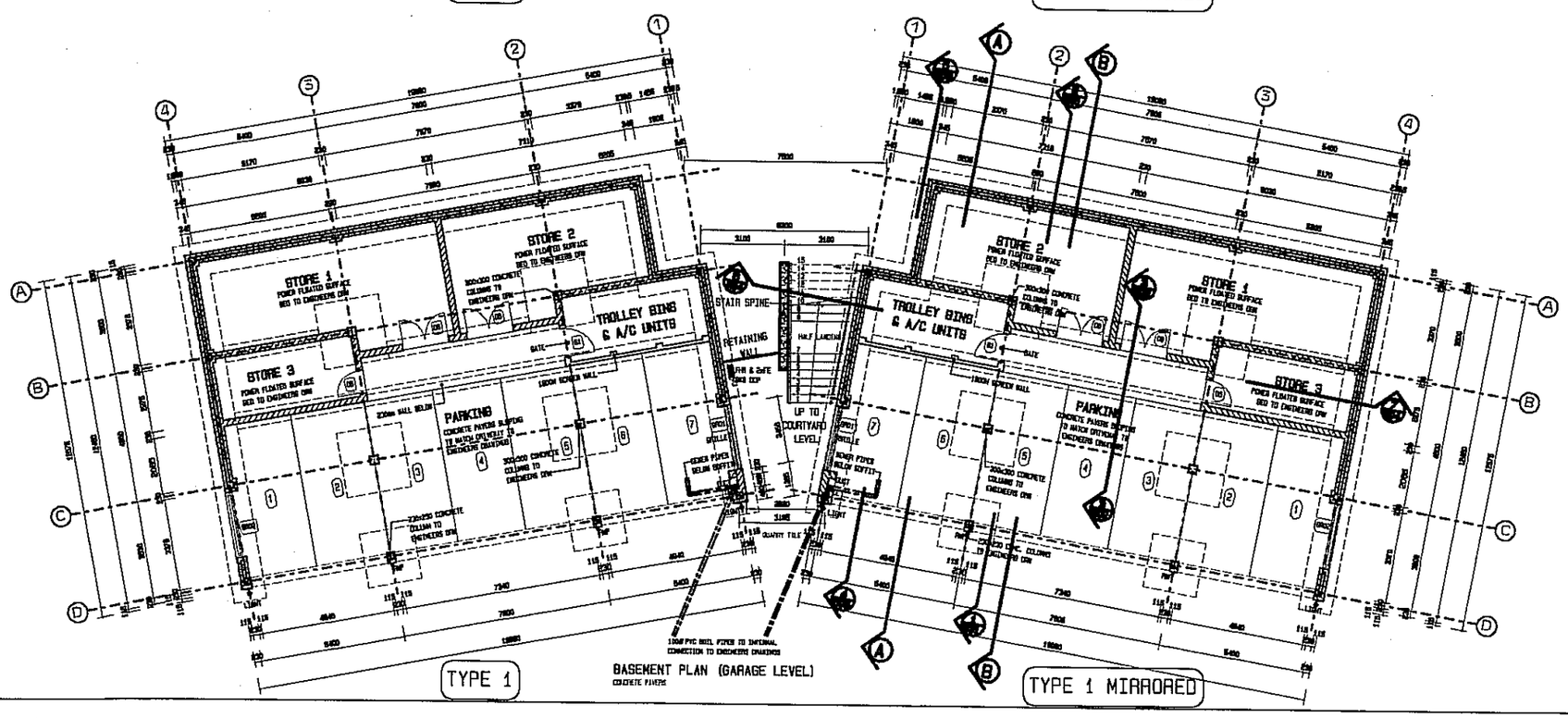


GROUND FLOOR PLAN (OFFICES)

TYPE 1

TYPE 1 MIRRORED



BASEMENT PLAN (GARAGE LEVEL)

TYPE 1

TYPE 1 MIRRORED

ALL DIMENSIONS AND LEVEL TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.

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REVISIONS:

REF	DATE	BY	DETAILS
A	08/03/07	KG	FIRST ISSUE
B	19/03/07	KG	GENERAL UPDATE
C	12/04/07	KG	REVISED DESIGN ON ENTRY POINTS, STORES AND ROOF
D	19/04/07	KG	PARKING & BASEMENT LAYOUT ALTERED, BALCONY ADDED.
E	24/04/07	KG	DESIGN OF BASEMENT, BALCONY & ROOFING ALTERED
F	07/05/07	KG	BATHROOM LAYOUT UPDATED
G	09/05/07	KG	BALCONY DETAIL CHANGED
H	15/05/07	KG	NEW BALCONY DETAIL, WEST-END OF OFFICES ALTERED & STORE ADDED BETWEEN OFFICES
J	07/08/07	KG	A/C UNITS & STORES ALTERED END-GABLE WINDOWS ALTERED,
K	19/06/07	KG	COLUMN SIZES & BASEMENT AREA ALTERED
L	26/06/07	KG	BASEMENT AREA ALTERED
M	27/06/07	KG	COLUMNS ADDED AT ENTRY AREA
N	03/08/07	KG	COUNCIL SUBMISSION
P	15/08/07	KG	WINDOW DETAIL ALONG GRID G UPDATED, A/C TYPE UPDATED
Q	22/10/07	KG	WINDOWS TO SOUTH SIDE ALTERED
R	12/11/07	KG	GRILLE ADDED TO OPPOSITE END DOOR & WINDOW NUMBERS UPDATED DETAIL SECTION LINES ADDED
S	03/12/07	KG	POSITION OF STONE FACING UPDATE
T	19/03/08	KG	STONE FACING THICKNESS AND POSITION OF RMP ALTERED ON GARAGE ENTRY SIDE. WINDOW TYPE 2 (W12) ALTERED AND STAIR DETAIL UPDATED

NOTES:

to north

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CLIENTS:

WERNITZ property group

PROJECT:

NEW OFFICE PARK
ERF 61 AND 366, ERAND GARDENS EXTENSION 43

DRAWING DESCRIPTION:

UNIT TYPE 1
BASEMENT PLAN AND
GROUND FLOOR PLANS

SCALE:	DATE:	DRAWN:
1:100	08 MARCH 2007	KG

PROJECT N°:	DRAWING N°:	REV.
20523	100	T

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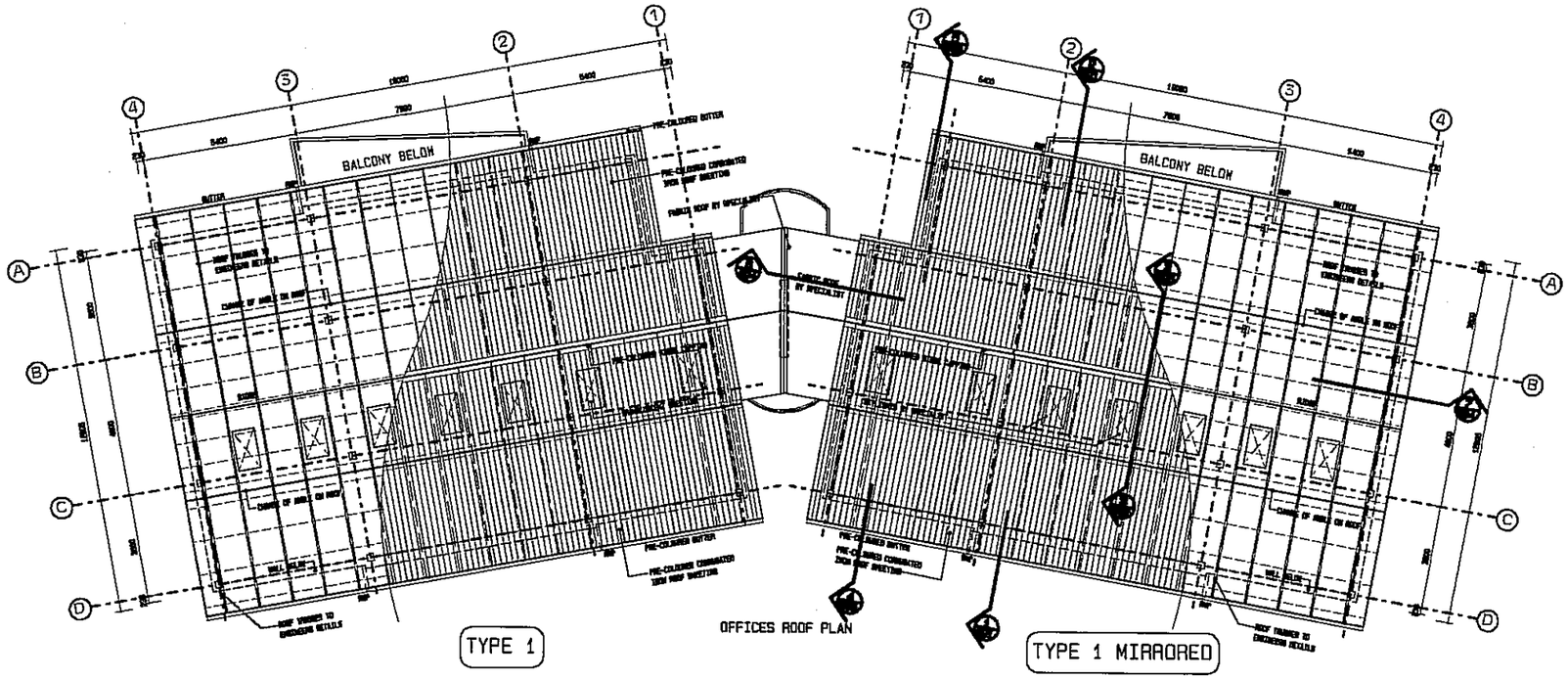

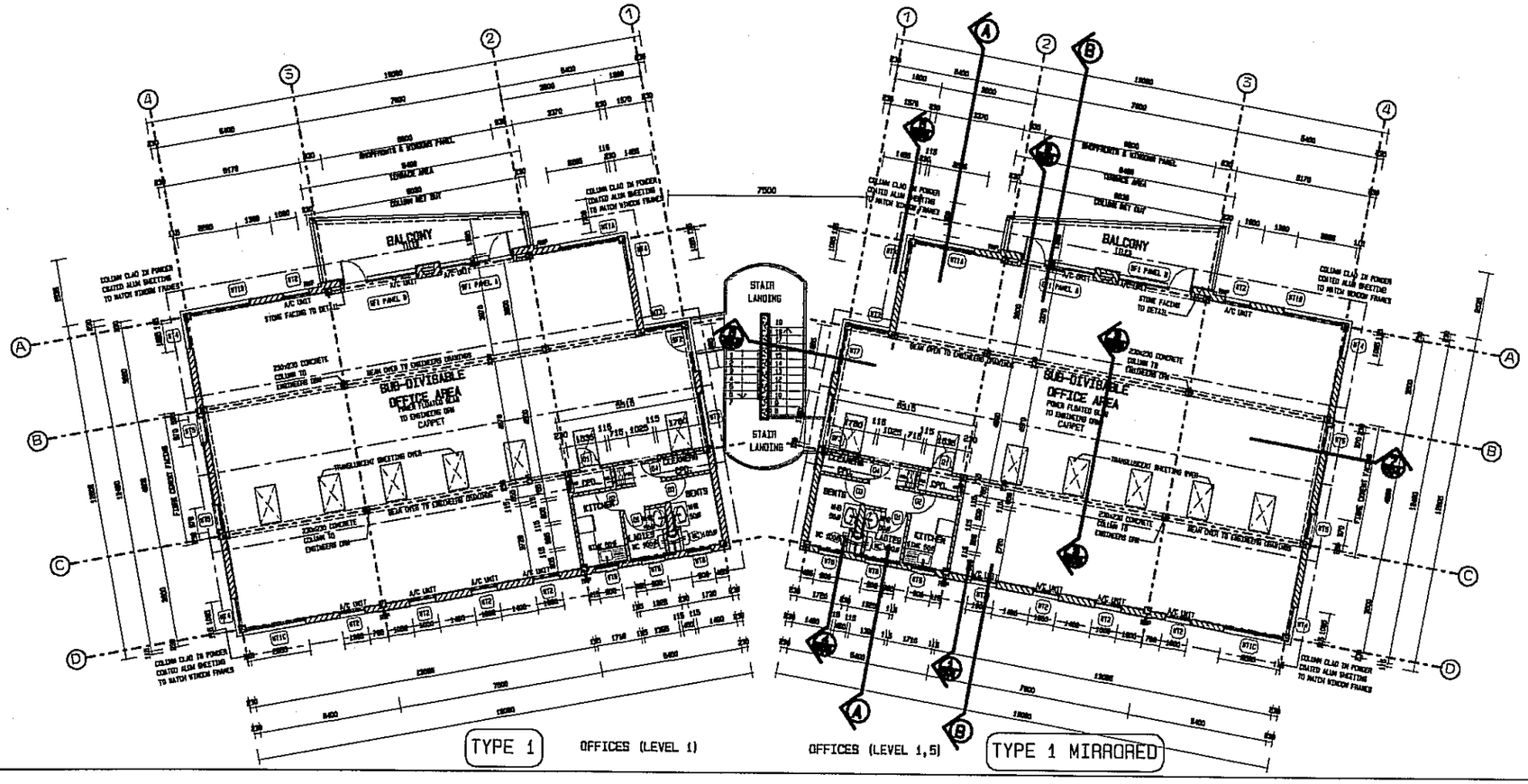

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REVISIONS:

REF	DATE	BY	DETAILS
A	20/02/07	KG	FIRST ISSUE
B	27/02/07	KG	COLUMNS ADDED AT ENTRY GENERAL UPDATE TO ROOF PLAN
C	03/03/07	KG	COUNCIL SUBMISSION
D	15/03/07	KG	SKYLIGHTS REPPLACED WITH TRANSLUSCENT SHEETING, WINDOW DETAIL UPDATED ALONG GRID D
E	22/10/07	KG	WINDOWS ON SOUTH SIDE UPDATED
F	13/11/07	KG	DETAIL SECTION LINES ADDED, DOOR & WINDOW NUMBERS UPDATED
G	08/02/08	KG	RING-BEAM POSITION ALTERED
H	19/03/08	KG	BRICKWORK TO TERRACE AREA, RMP ON SOUTH SIDE, WINDOW TYPE 2 (WT2) ALTERED AND STAIR DETAIL UPDATED

NOTES:

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CLIENTS:

WHIZ property group

PROJECT:

NEW OFFICE PARK
ERF 61 AND 366, ERAND GARDENS
EXTENSION 43

DRAWING DISCRIPTION:

UNIT TYPE 1
LEVEL 1 FLOOR PLANS
AND ROOF PLAN

SCALE:	DATE:	DRAWN:
1:100	08 MARCH 2007	KG

PROJECT N°:	DRAWING N°:	REV.
20523	100_1	H

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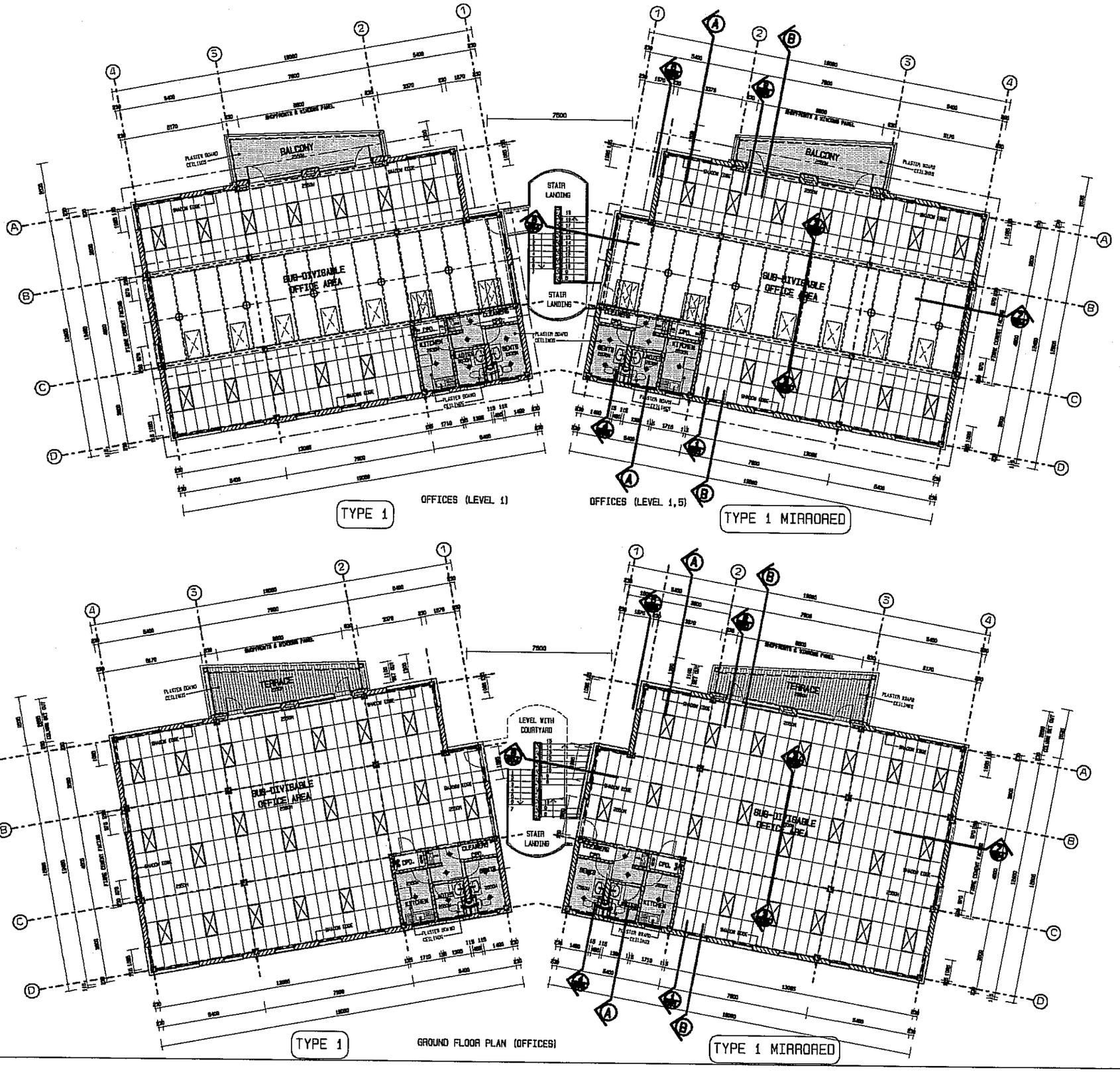

OFFICES (LEVEL 1)

OFFICES (LEVEL 1,5)

GROUND FLOOR PLAN (OFFICES)

ALL DIMENSIONS AND LEVEL TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.

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REVISIONS:

REF	DATE	BY	DETAILS
A	21/06/07	KG	FIRST ISSUE
B	23/10/07	KG	GENERAL UPDATE TO PLANS
C	13/11/07	KG	DETAIL SECTION LINES ADDED.
D	13/02/08	KG	RING-BEAM POSITION ALTERED
E	03/04/08	KG	GENERAL UPDATE

NOTES:

to north

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CLIENTS:

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PROJECT:

NEW OFFICE PARK
ERF 61 AND 366, ERAND GARDENS
EXTENSION 43

DRAWING DESCRIPTION:

UNIT TYPE 1
GROUND FLOOR AND LEVEL 1
CEILING PLANS

SCALE:	DATE:	DRAWN:
1:100	08 MARCH 2007	KG

PROJECT N°:	DRAWING N°:	REV.
20523	100_2	E

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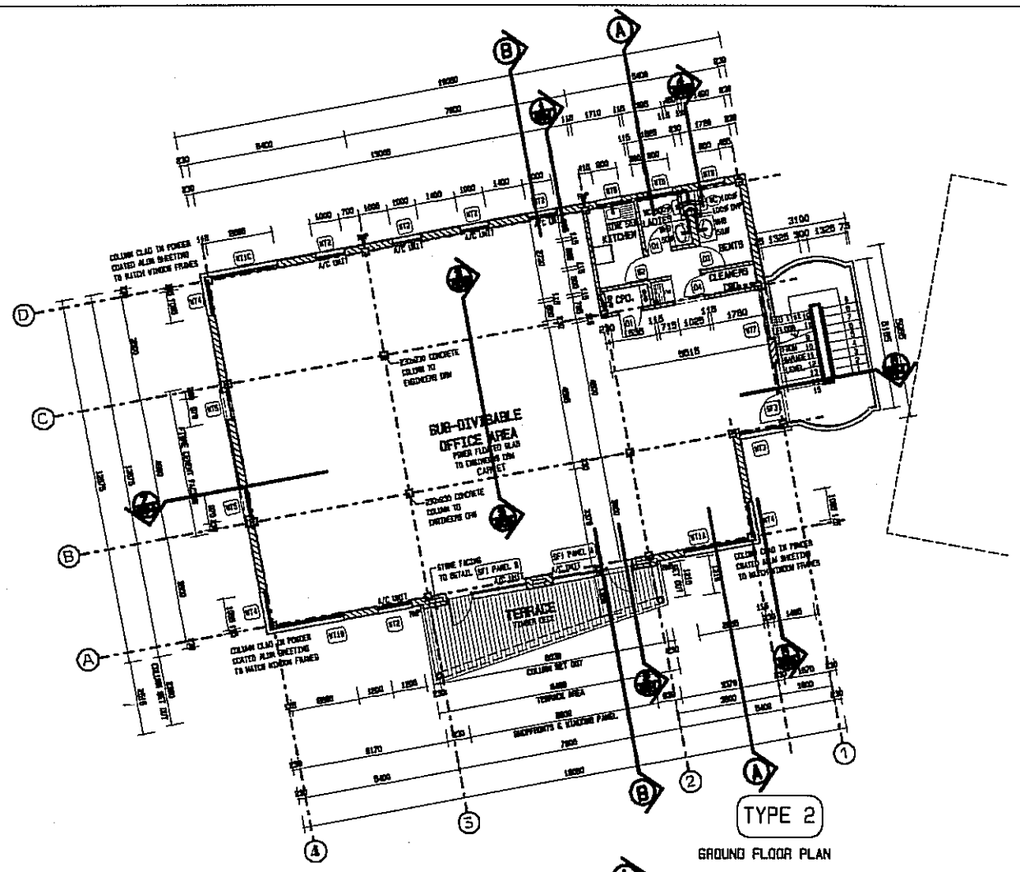
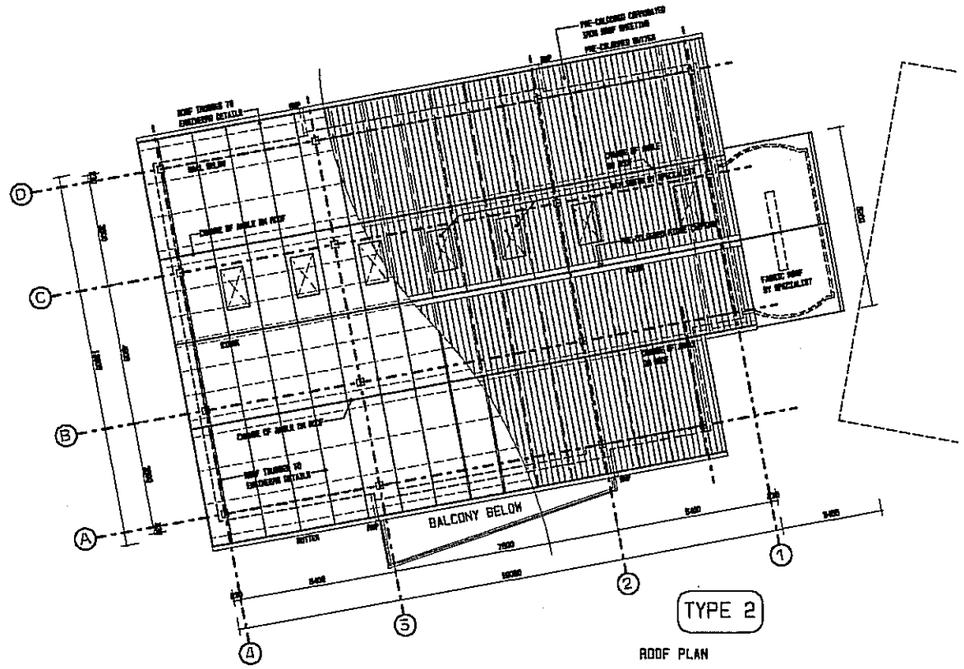
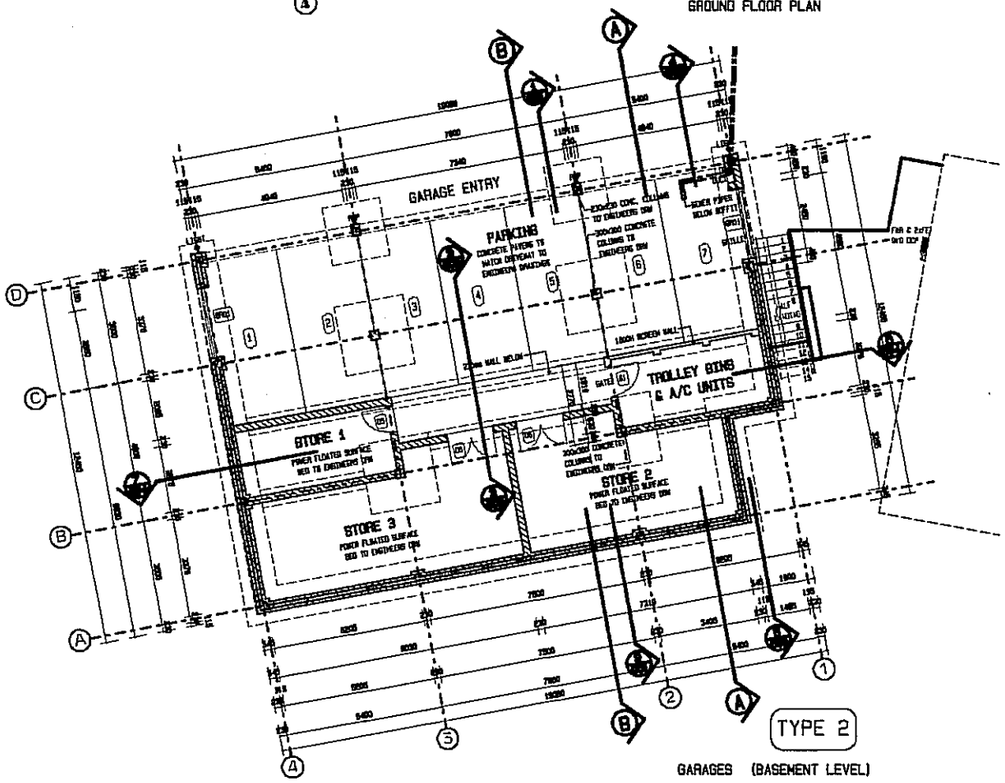


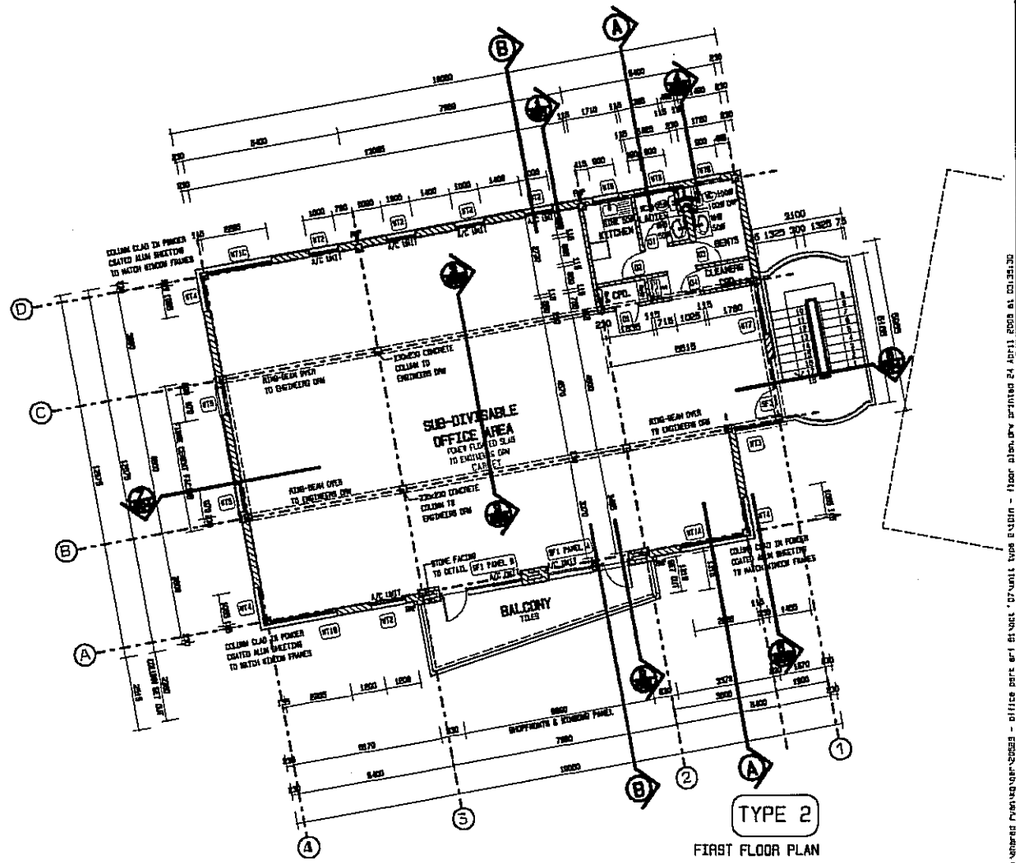
GROUND FLOOR PLAN



ROOF PLAN



GARAGES (BASEMENT LEVEL)



FIRST FLOOR PLAN

ALL DIMENSIONS AND LEVEL TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.

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REVISIONS:

REF	DATE	BY	DETAILS
A	06/03/07	KG	FIRST ISSUE
B	19/03/07	KG	GENERAL UPDATE
C	12/04/07	KG	REVISED DESIGN ON ENTRY POINTS, STORES AND ROOF
D	16/04/07	KG	ENTRY & STAIRS REVISED
E	19/04/07	KG	GENERAL UPDATE
F	24/04/07	KG	DESIGN OF BASEMENT, BALCONY & ROOFING ALTERED BATHROOM LAYOUT ALTERED
G	08/05/07	KG	BALCONY AREA, DOUBLE VOLUME AREA AND STAIRS ALTERED
H	15/05/07	KG	NEW BALCONY DETAIL, WEST-END OF OFFICES ALTERED & STORE ADDED BETWEEN OFFICES
J	07/06/07	KG	A/C UNITS & STORES ALTERED END-GABLE WINDOWS ALTERED.
K	19/06/07	KG	COLUMN SIZES & BASEMENT AREA ALTERED
L	15/11/07	KG	FLOOR PLANS UPDATED TO MATCH UNIT 1 DETAILING
M	20/02/08	KG	RING-BEAM MOVED TO MATCH ENGINEERS DRAWINGS
N	28/03/08	KG	WINDOW TYPE 2 (WT21, STONE FACING AND INTERNAL DOORS SIZES ALTERED

NOTES:

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CLIENT:

WHIZ
property group

PROJECT:

NEW OFFICE PARK
ERF 61 AND 386, ERAND GARDENS
EXTENSION 43

DRAWING DESCRIPTION:

UNIT TYPE 2
BASEMENT PLAN, GROUND FLOOR,
LEVEL 1 FLOOR & ROOF PLANS

SCALE:	DATE:	DRAWN:
1:100	06 MARCH 2007	KG

PROJECT Nº:	DRAWING Nº:	REV.
20523	101	N

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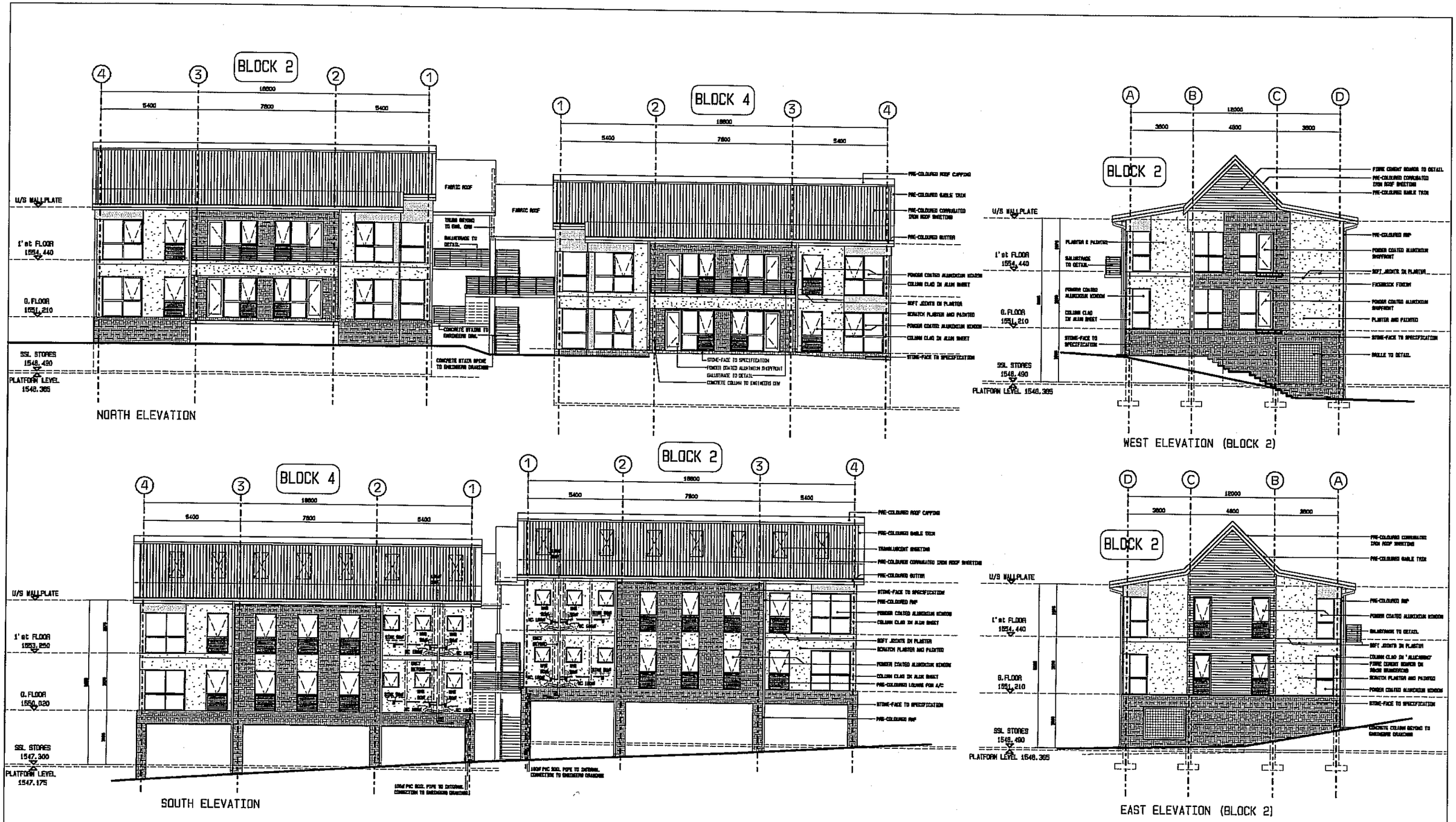

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REVISIONS:

REF	DATE	BY	DETAILS
A	08/03/07	KG	FIRST ISSUE
B	19/03/07	KG	GENERAL UPDATE
C	12/04/07	KG	REVISED DESIGN ON ENTRY POINTS, STORES AND ROOF
D	16/04/07	KG	ENTRY & STAIRS REVISED
F	24/04/07	KG	DESIGN OF BASEMENT, BALCONY & ROOFING ALTERED
G	10/05/07	KG	DESIGN OF BALCONY FACADE ALTERED
H	15/05/07	KG	NEW BALCONY DETAIL, END OF OFFICES ALTERED & STORE ADDED BETWEEN OFFICES
J	07/06/07	KG	EAST ELEVATION WINDOWS ALTERED
K	19/06/07	KG	ROOFING OVER BALCONY DELETED, ROOF TYPE ALTERED COLUMN SIZES ALTERED AND BASEMENT DESIGN
L	28/06/07	KG	SOFT JOINTS SHOWN ON ELEVATIONS
M	03/08/07	KG	COUNCIL SUBMISSION
N	15/08/07	KG	WINDOWS AND ROOF SHEETING UPDATED
P	22/10/07	KG	TYPICAL WEST, SOUTH ELEVATIONS AND ROOF FINISH UPDATED
Q	12/11/07	KG	ELEVATIONS ALTERED TO NEW LEVELS
R	13/12/07	KG	GRILLE SIZE & STAIR LANDING UPDATE

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CLIENTS:

property group

PROJECT:

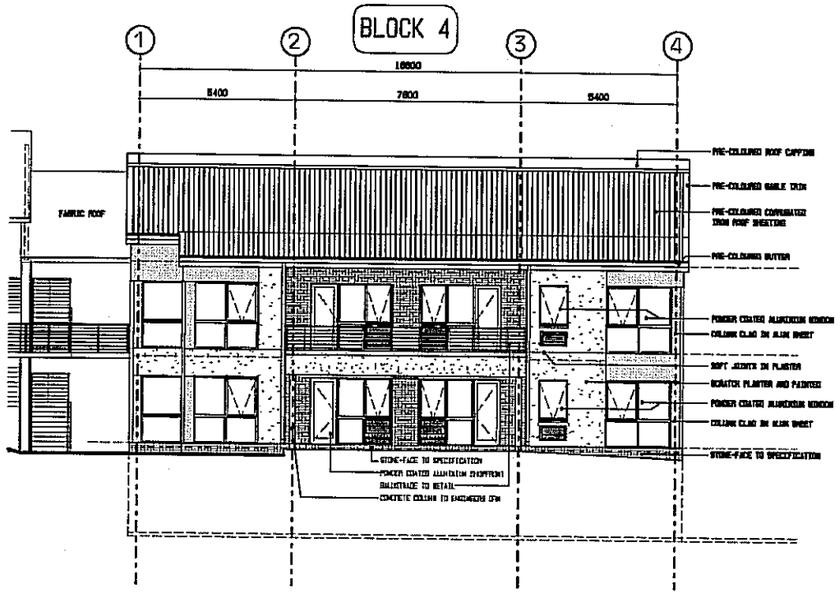
NEW OFFICE PARK
ERF 81, ERAND GARDENS
EXTENSION 43

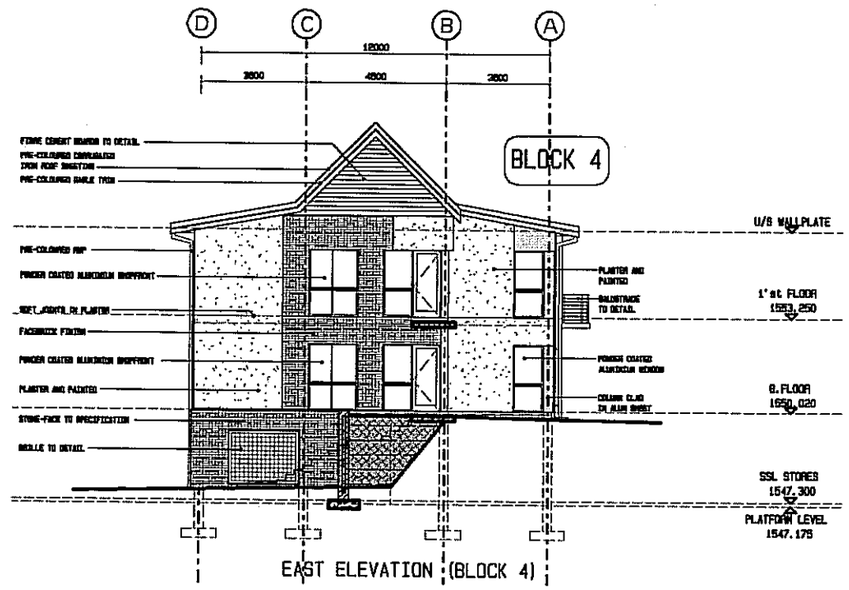
DRAWING DESCRIPTION:

NORTH, SOUTH, EAST & WEST TYPICAL ELEVATIONS

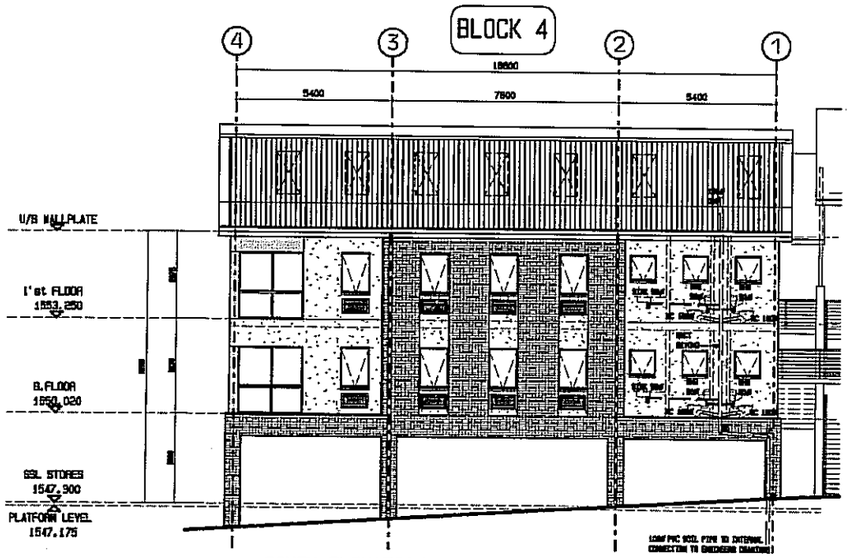
SCALE:	DATE:	DRAWN:
1:100	08 MARCH 2007	KG

PROJECT N°:	DRAWING N°:	REV.
20523	200	R

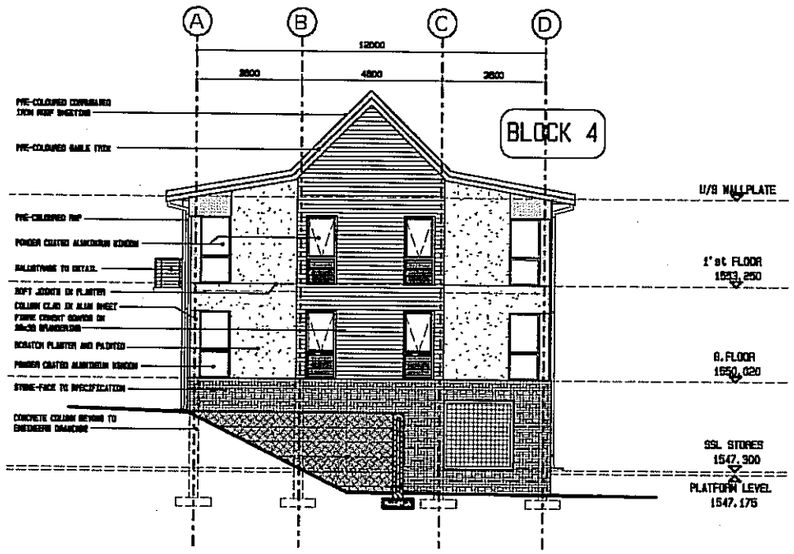




EAST ELEVATION (BLOCK 4)



SOUTH ELEVATION



WEST ELEVATION (BLOCK 4)

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REVISIONS:

REF	DATE	BY	DETAILS
A	13/11/07	KG	FIRST ISSUE
B	13/12/07	KG	STAIR LANDING & GRILLE UPDATE
C	19/03/08	KG	WINDOW TYPE 2 (WT2) ALTERED

REF	DATE	BY	DETAILS	REF	DATE	BY	DETAILS	REF	DATE	BY	DETAILS

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E-mail: archimedia @ global.co.za

CLIENTS:

WHIZ
property group

PROJECT:

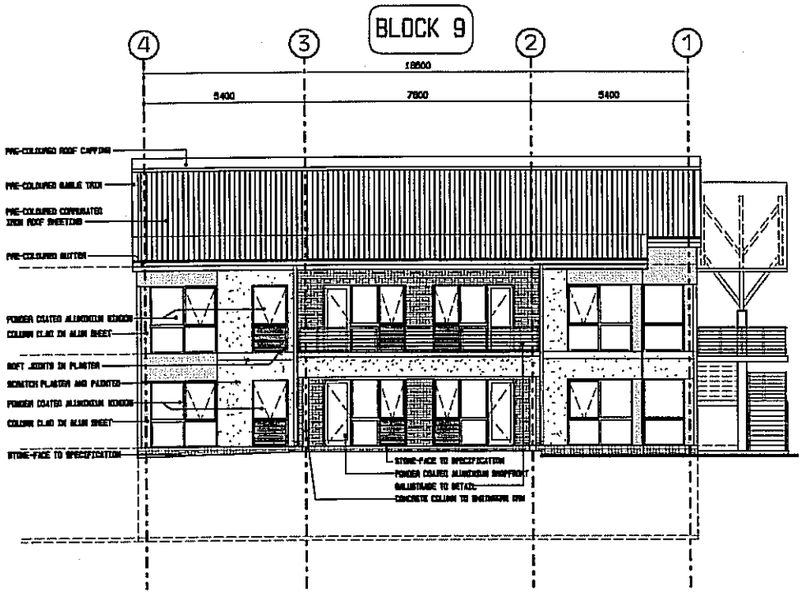
NEW OFFICE PARK
ERF 81, ERAND GARDENS
EXTENSION 43

DRAWING DESCRIPTION:

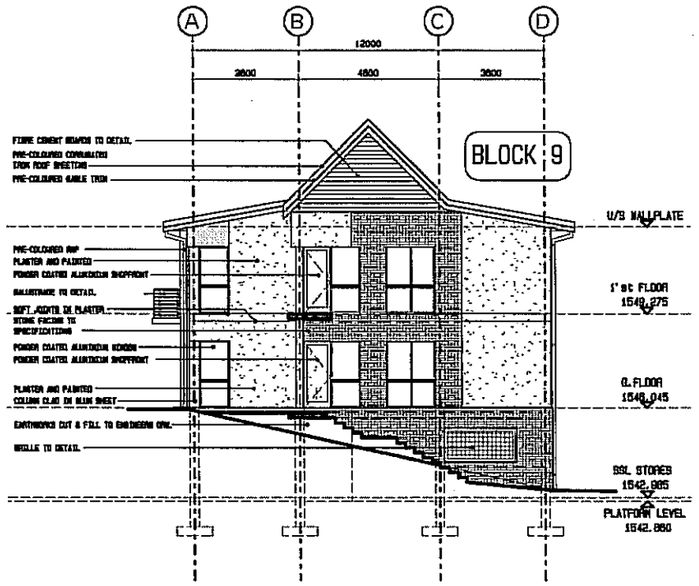
BLOCK 4 ELEVATIONS
NORTH, SOUTH, EAST & WEST

SCALE:	DATE:	DRAWN:
1:100	08 MARCH 2007	KG

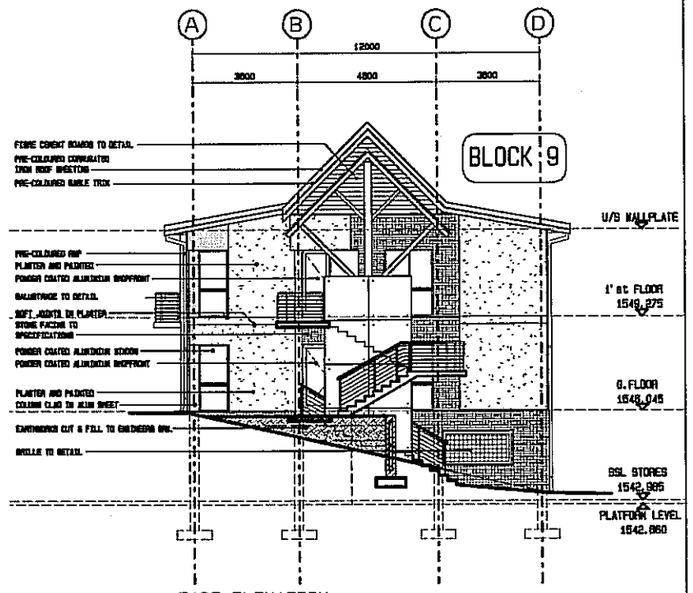
PROJECT N°:	DRAWING N°:	REV.
20523	201	C



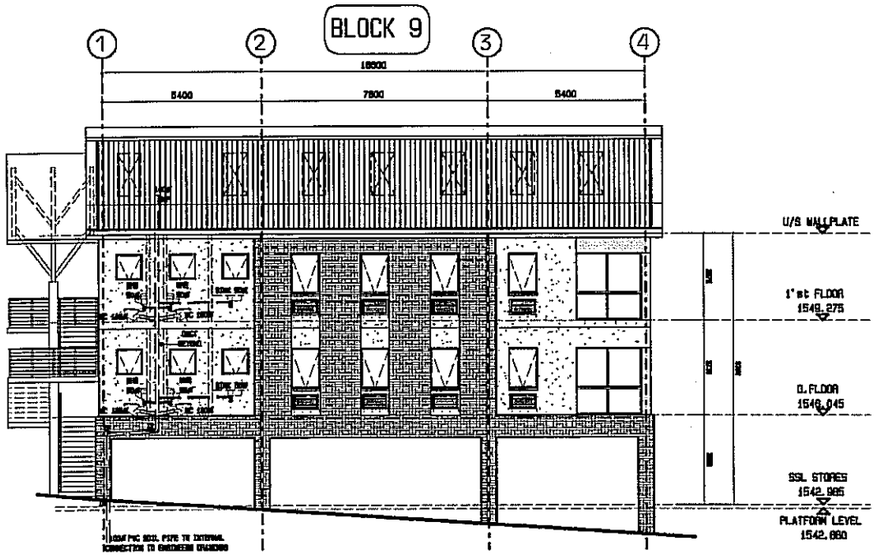
SOUTH ELEVATION



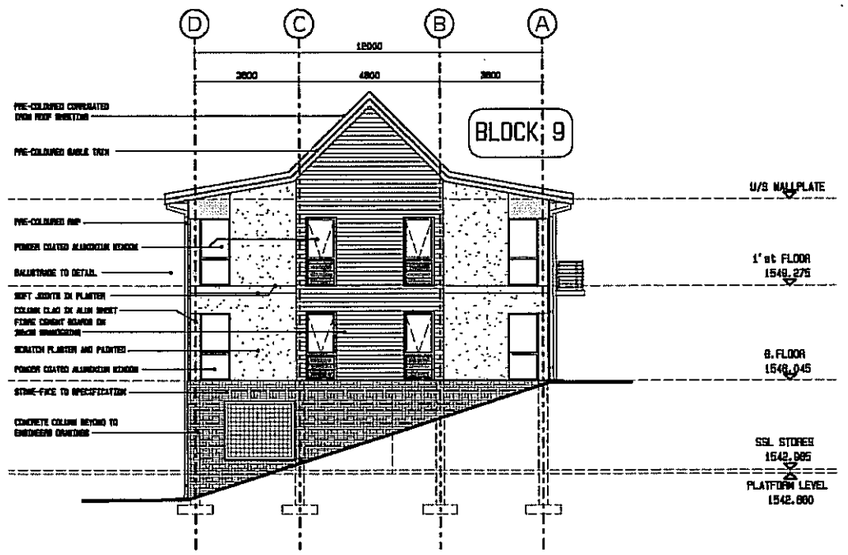
EAST ELEVATION (WITHOUT STAIRCASE)



EAST ELEVATION (WITH STAIRCASE)



NORTH ELEVATION



WEST ELEVATION

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REVISIONS:

REF	DATE	BY	DETAILS
A	15/11/07	KG	FIRST ISSUE
B	29/11/07	KG	GENERAL UPDATE
C	13/12/07	KG	STAIR DESIGN UPDATE
D	25/03/08	KG	WINDOW DESIGN ON NORTH ELEVATION ALTERED

REF	DATE	BY	DETAILS	REF	DATE	BY	DETAILS	REF	DATE	BY	DETAILS

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CLIENTS:

property group

PROJECT:

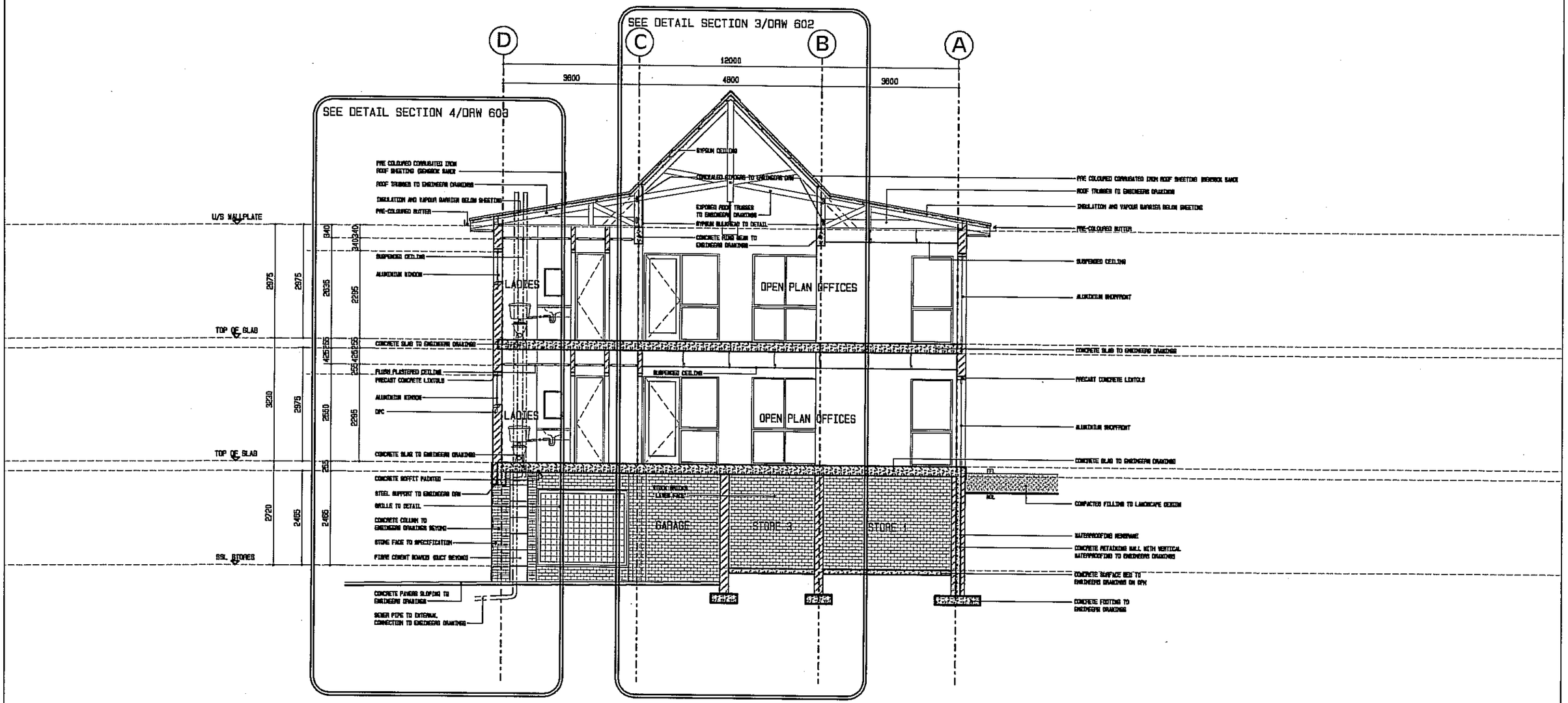
NEW OFFICE PARK
ERF 81, ERAND GARDENS
EXTENSION 43

DRAWING DESCRIPTION:

BLOCK 9 ELEVATIONS
NORTH, SOUTH, EAST & WEST

SCALE:	DATE:	DRAWN:
1:100	00 MARCH 2007	KG

PROJECT N°:	DRAWING N°:	REV.
20523	205	D



SECTION A - A

SCALE 1:50

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REVISIONS:

REF	DATE	BY	DETAILS
A	08/03/07	KG	FIRST ISSUE
B	19/03/07	KG	GENERAL UPDATE
C	12/04/07	KG	REVISED DESIGN ON ENTRY POINTS, STORES AND ROOF
D	18/04/07	KG	ENTRY & STAIRS REVISED
F	24/04/07	KG	DESIGN OF BASEMENT, BALCONY & ROOFING ALTERED
G	10/05/07	KG	DESIGN OF BALCONY ALTERED
H	07/06/07	KG	STORES & A/C UNITS ALTERED
J	19/06/07	KG	GUTTERS & ROOFING TYPE ALTERED SIZE OF COLUMNS AND BASEMENT DESIGN ALTERED
K	21/08/07	KG	POSITION OF SECTION LINES ALTERED
L	27/08/07	KG	BEAM POSITION ALTERED
M	01/08/07	KG	SLAB TO SLAB HEIGHTS ALTERED, WINDOW HEIGHTS ALTERED,
N	22/10/07	KG	ROOF FINISH UPDATED
P	12/11/07	KG	BEAM DEPTH ALTERED AT 1st FLOOR & DETAIL SECTIONS ADDED
Q	12/02/08	KG	RING-BEAM POSITION CHANGED
R	14/03/08	KG	SIZE OF STONE FACING ALTERED AND BEAM OVER GARAGE ALTERED

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CLIENTS:

WHIZ
property group

PROJECT:

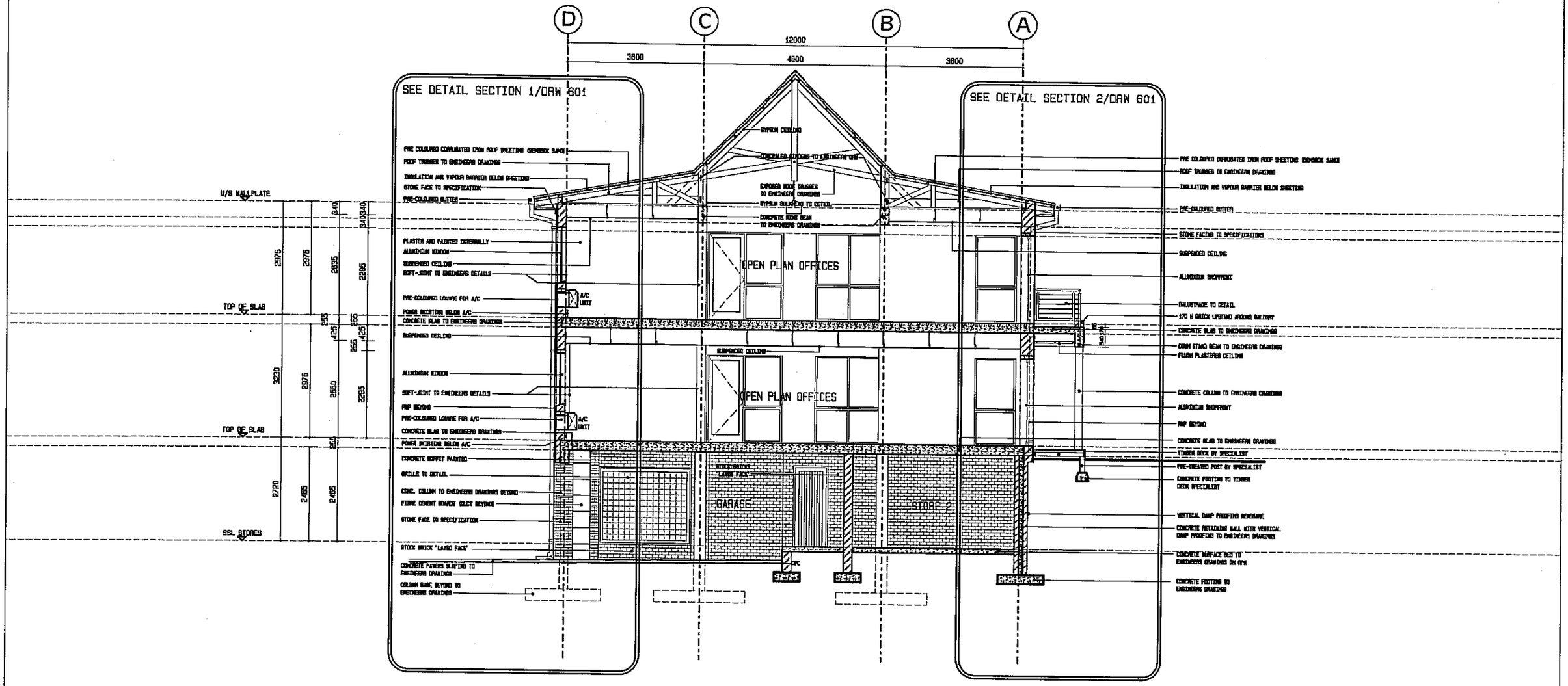
NEW OFFICE PARK
ERF 61 AND 388, ERAND GARDENS
EXTENSION 43

DRAWING DESCRIPTION:

SECTION A - A

SCALE:	DATE:	DRAWN:
1:50	08 MARCH 2007	KG

PROJECT N°:	DRAWING N°:	REV.
20523	300	A



SECTION B - B

SCALE 1:50

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REVISIONS:

REF	DATE	BY	DETAILS
A	21/08/07	KG	FIRST ISSUE
B	27/08/07	KG	BEAM POSITIONS ALTERED
C	03/08/07	KG	COUNCIL SUBMISSION
D	15/08/07	KG	WINDOWS ALONG GRID D ALTERED
E	22/10/07	KG	ROOF FINISH UPDATE
F	12/11/07	KG	BEAM DEPTH ALTERED TO 1'st. FLOOR & DETAIL SECTIONS ADDED
G	14/02/08	KG	RING-BEAM POSITION ALTERED AND CEILING RAISED BY 05mm
H	19/03/08	KG	SIZE OF STONE FACING ALTERED, BEAM TO TERRACE AREA OMMITED & WINDOW TYPE 2 (W12) DESIGN IN OFFICES ALTERED

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WHIZ property group

PROJECT:

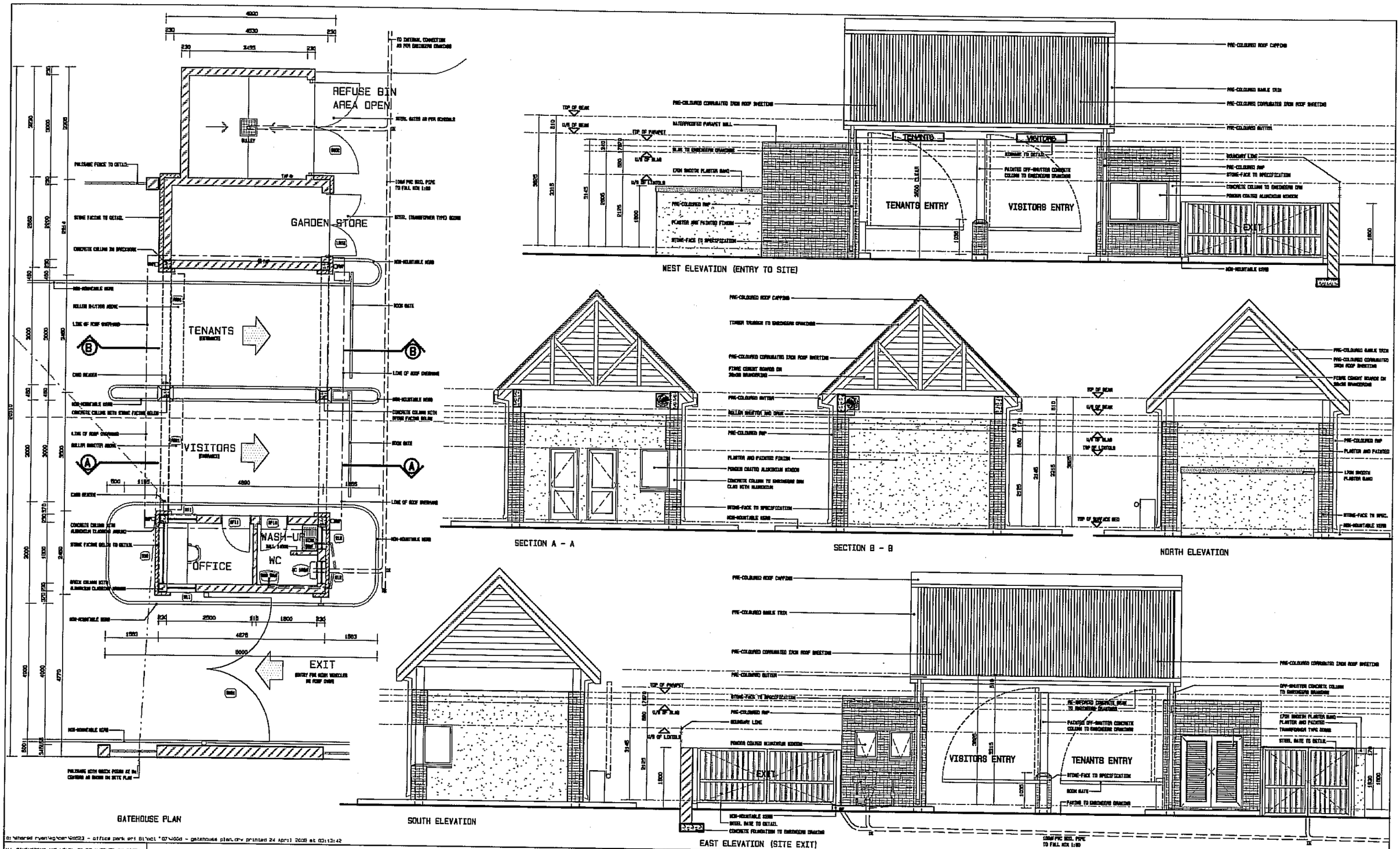
NEW OFFICE PARK
ERF 81 AND 368, ERAND GARDENS
EXTENSION 43

DRAWING DESCRIPTION:

SECTION B - B

SCALE:	DATE:	DRAWN:
1:50	03 MARCH 2007	KG

PROJECT N°:	DRAWING N°:	REV.
20523	301	H



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REVISIONS:

REF	DATE	BY	DETAILS
A	18/06/07	KG	FIRST ISSUE
B	26/06/07	KG	GENERAL UPDATE
C	13/08/07	KG	COUNCIL SUBMISSION
D	02/11/07	KG	DOOR & WINDOW No's ADDED

to north

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WHIZ property group

PROJECT:

NEW OFFICE PARK
ERF 81 AND 386, ERAND GARDENS EXTENSION 43

DRAWING DESCRIPTION: GATEHOUSE

SCALE:	DATE:	DRAWN:
1:50	24 Apr 2008	KG

PROJECT N°:	DRAWING N°:	REV.
20523	400	D