

A block comprising three 2-bedroom flats and one 4-bedroom duplex ready to build off approved plans right away!



Roadside Maakakgang



Southeast view



Driveway



North view



East view



North play area

Notes

1 Do not scale off this drawing: use
figured dimensions only.

2 Report discrepancies to architect.

Itati Elibomvu company is now selling plot 3404, Mmaakakgang Road (off Mobutu Drive, opposite Productivity Centre), Extension 12, Gaborone. Tenure is freehold and the area is 943m². The asking price is based on the recent clarification of the valuation by Kwena Property Consultants. The valuation relates to the approval by Gaborone City Council of change of use from single residence to multi residential and additionally, a scheme for redevelopment (Three 2-bedroom flats and 1 one 4-bedroom duplex) by the team which has been approved for construction. The scheme is illustrated on these pages.

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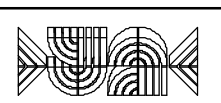
Quantity surveyors
Pego Projects

Structural engineers
William Lee Associates

Electrical engineers
Scales Associates

Mechanical engineers
QED Consulting
Engineers

Revisions



Young Architects (Pty) Ltd
Box 1049, Gaborone
Phone 77683310

Client

Ikati Elibomvu (Pty) Ltd

Project

New residential block comprising three 2-bedroom flats and one 4-bedroom duplex

Drawing

Views of models of the scheme for plot 3404, Extension 12, Gaborone

[illegible]

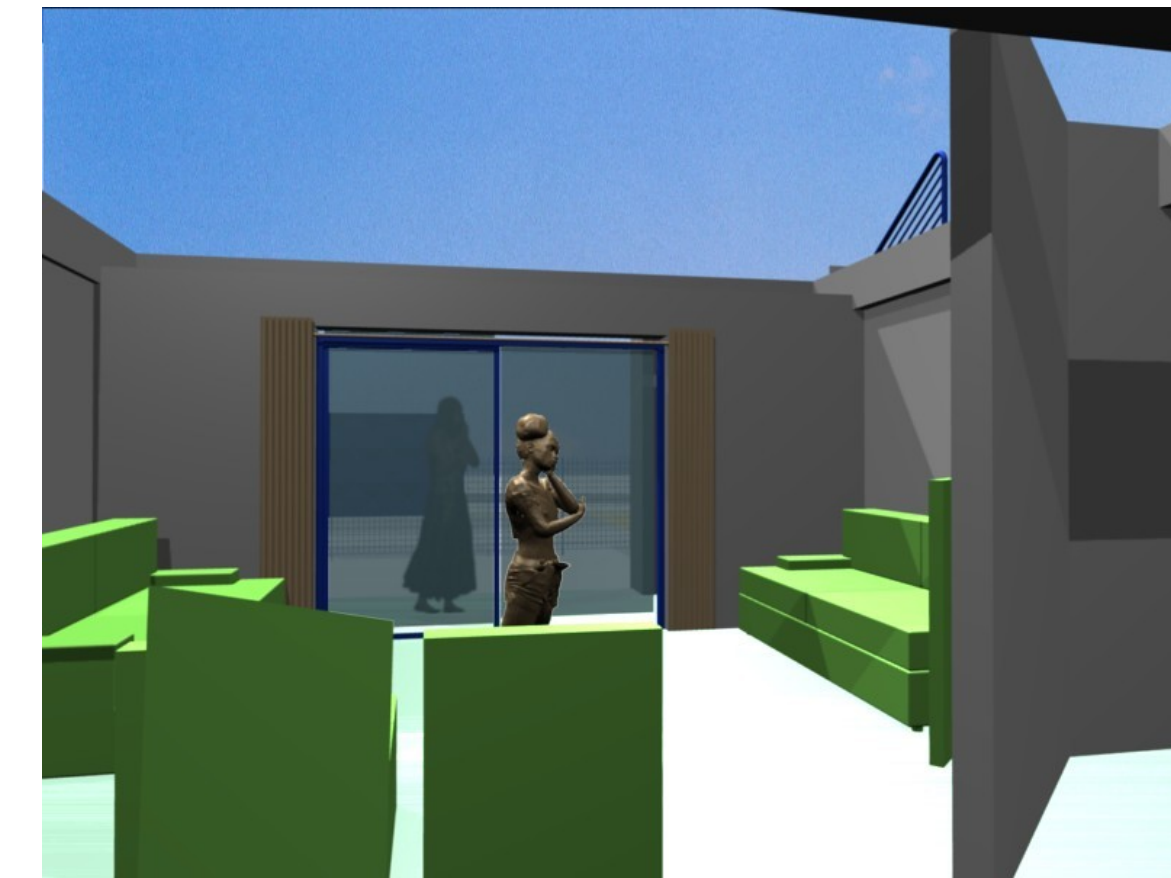
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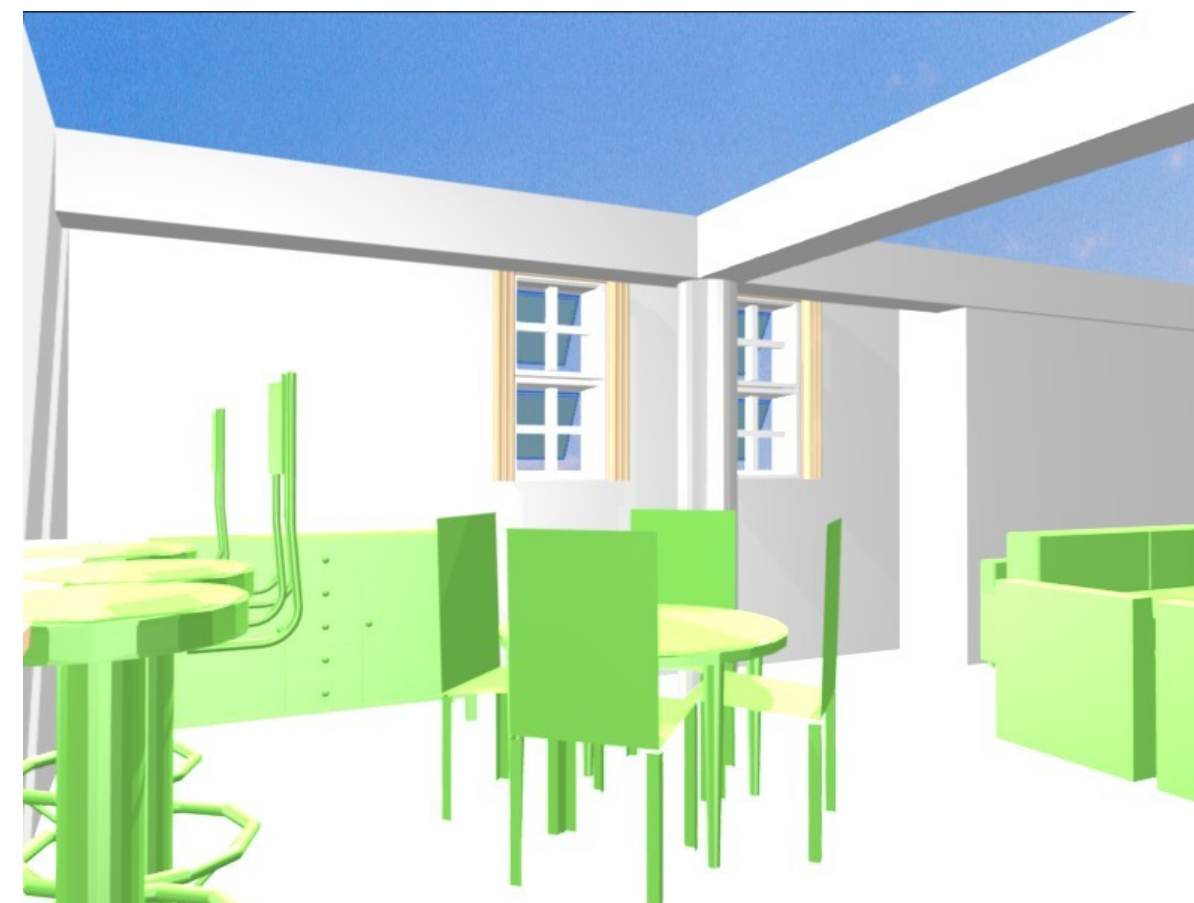
Ground floor birds-eye view



Entrance porch from east



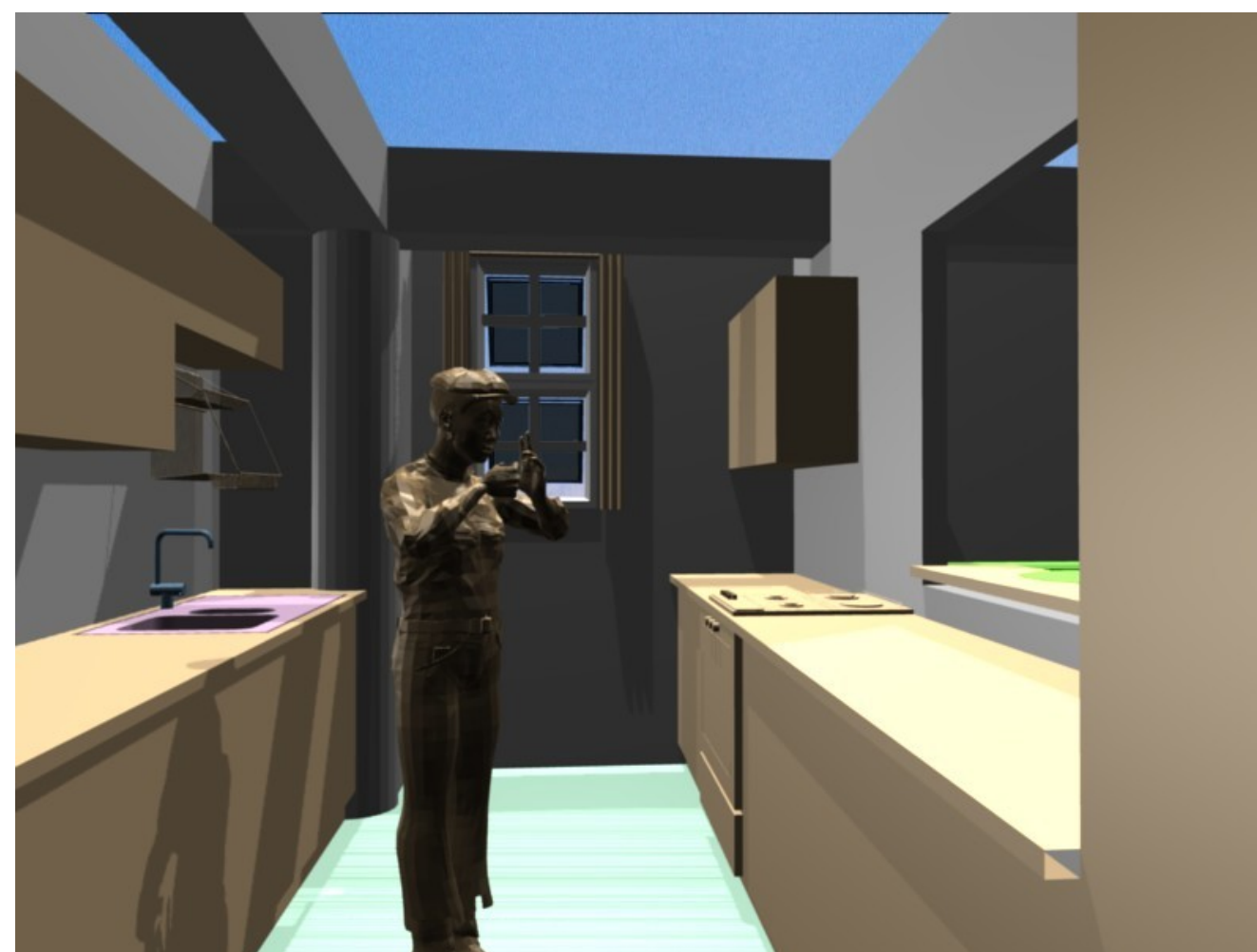
Living area looking north



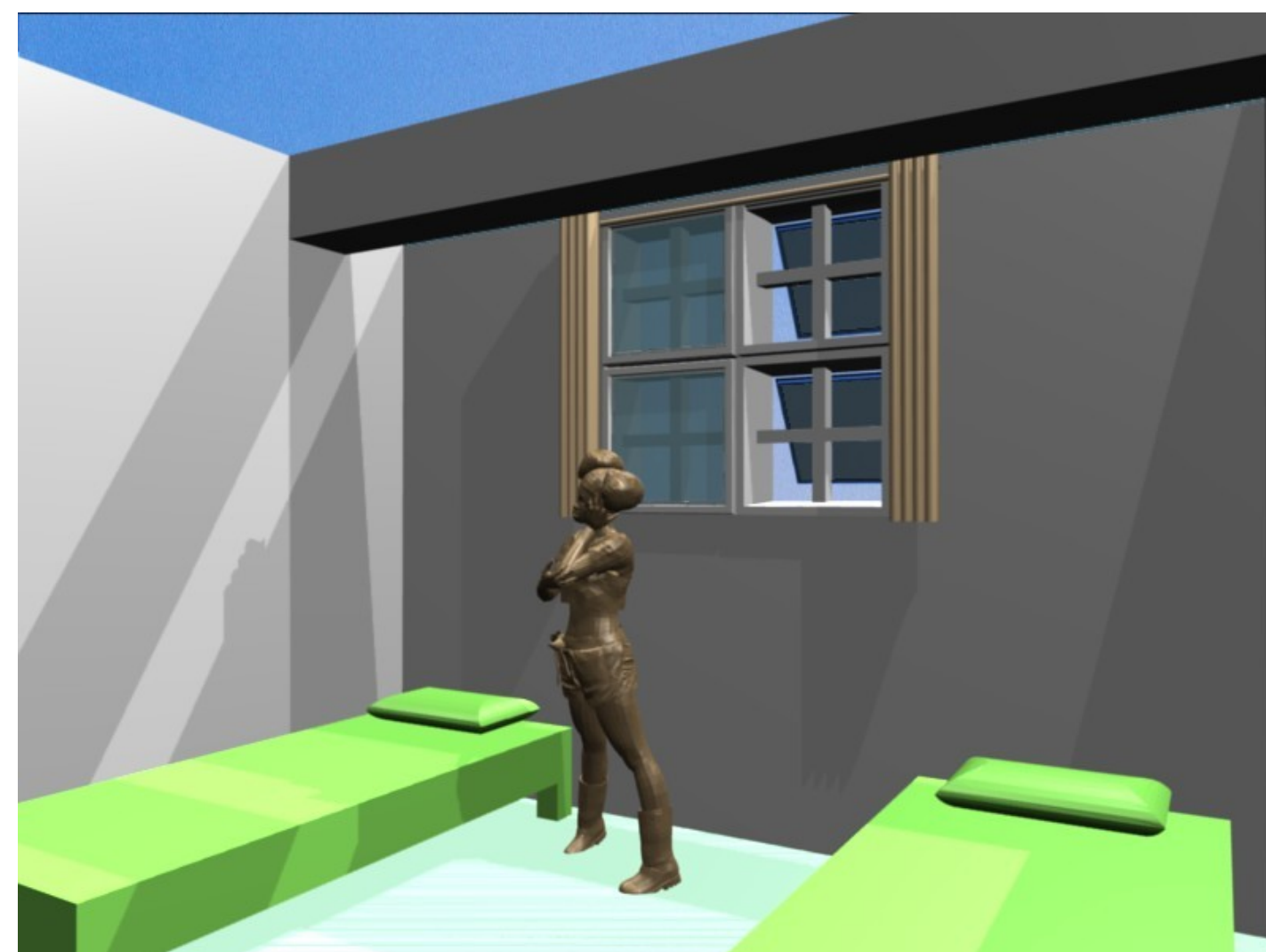
Dining area looking west



Living area looking south



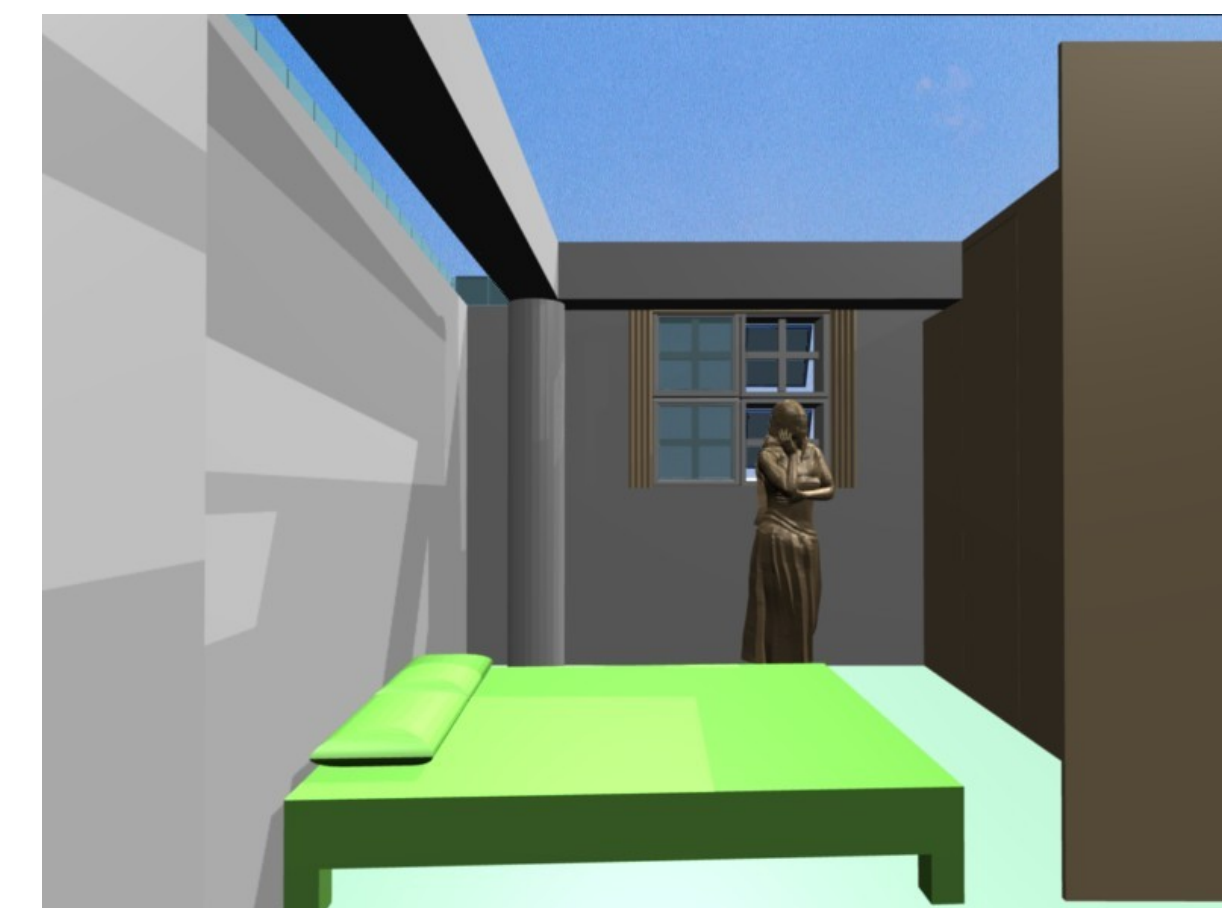
Kitchen looking west



Bedroom looking west



WC looking west



Master bedroom looking west

Notes

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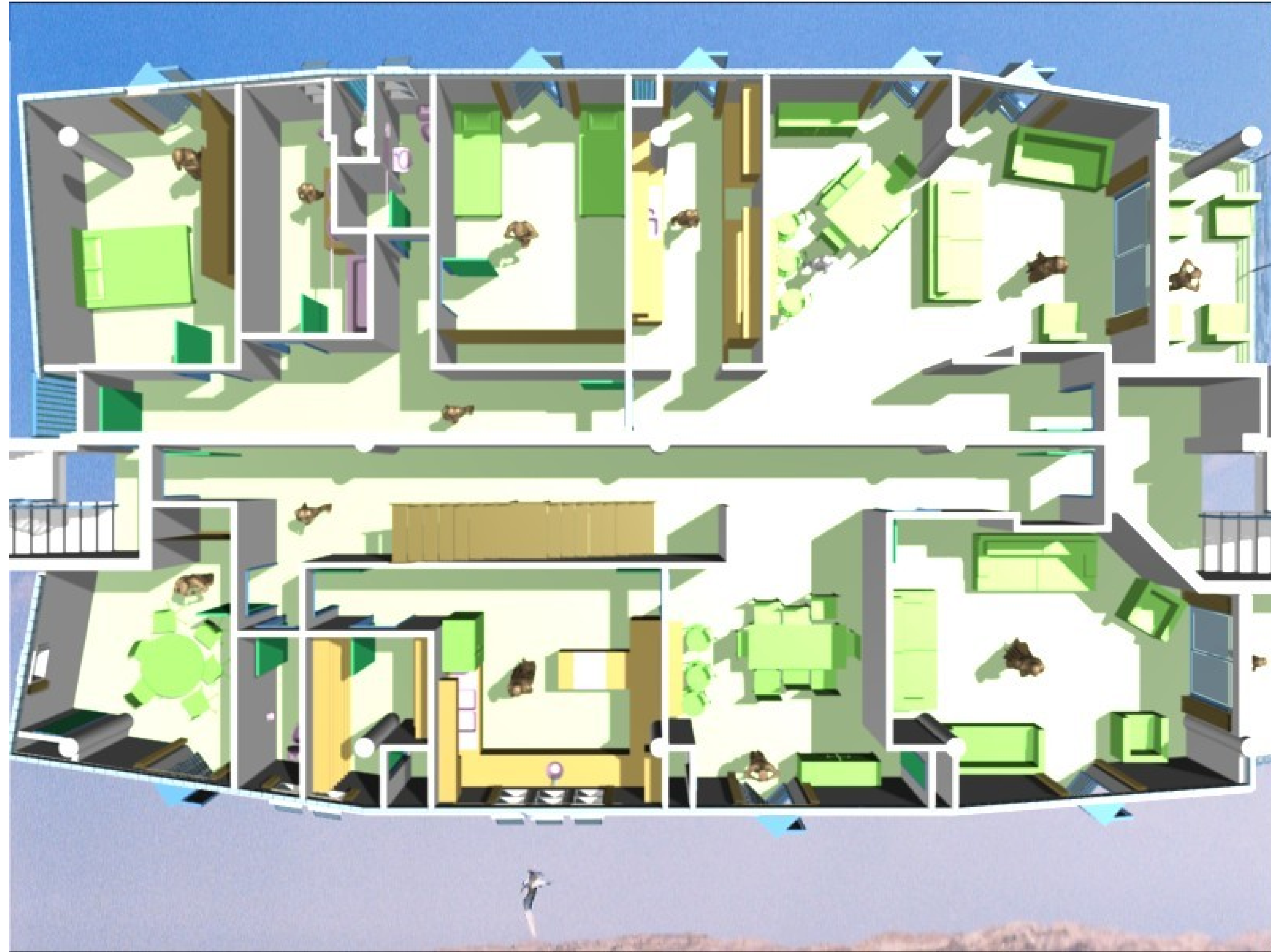
New residential block comprising three 2-bedroom flats and one 4-bedroom duplex

Drawing

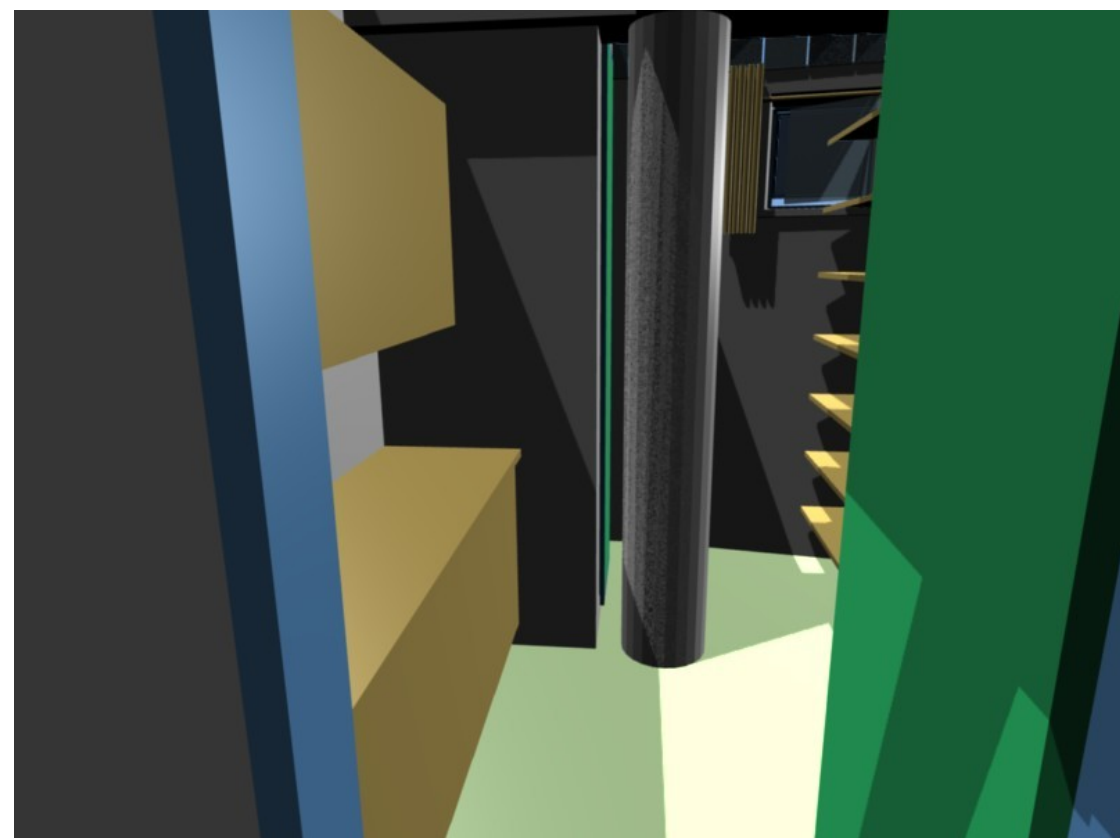
Views of ground floor model of the scheme for plot 3404, Extension 12, Gaborone

scale	n/a	date	my25
drawn	day	checked	day
drawing number	8140.01 d101		
revision			

A block comprising three 2-bedroom flats and one 4-bedroom duplex ready to build off approved plans right away!



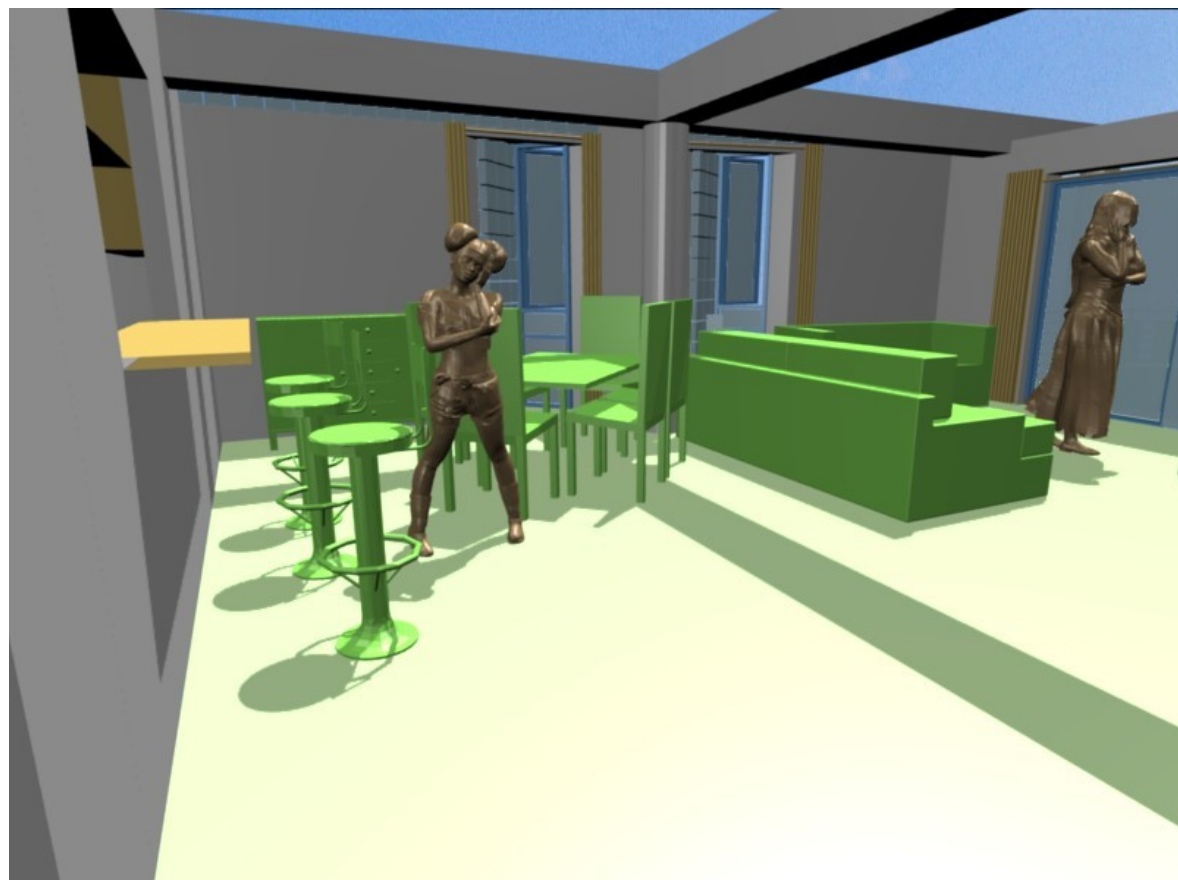
First floor birds-eye view



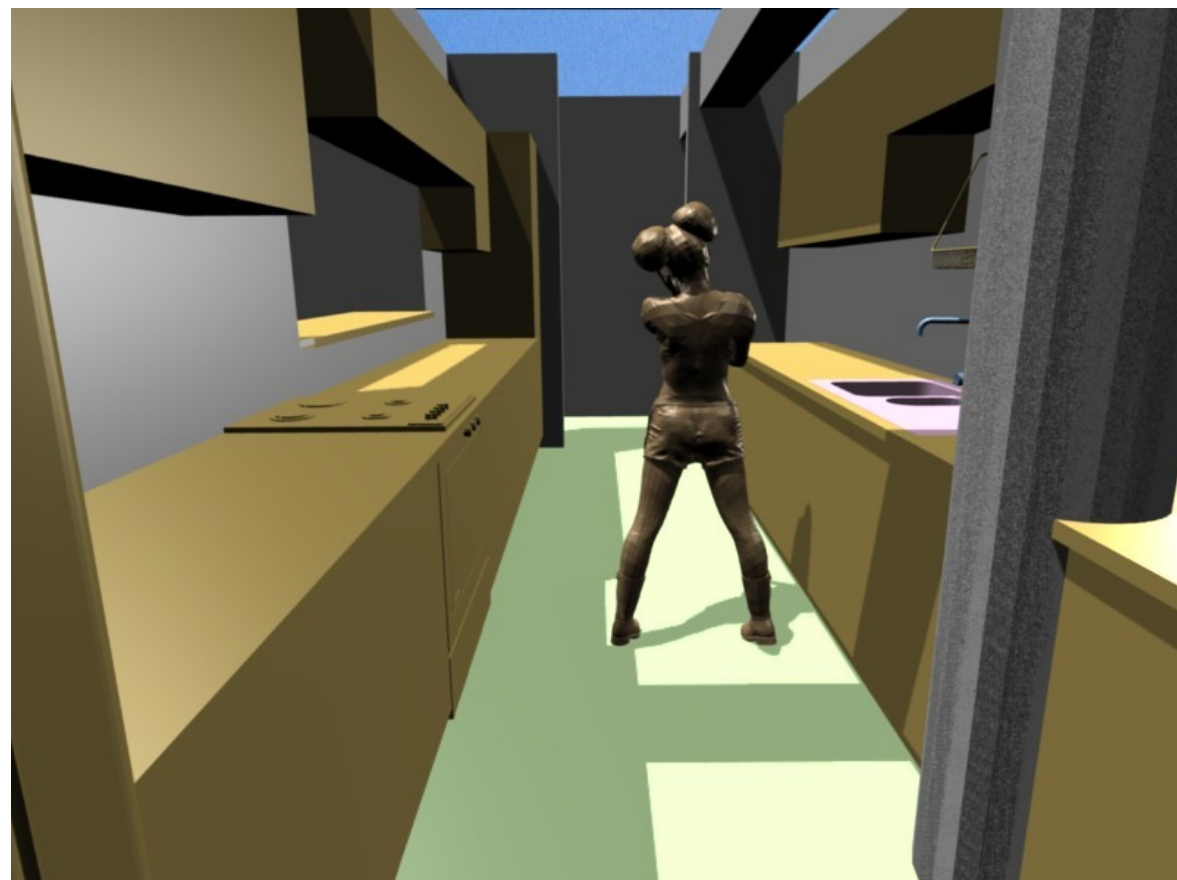
106 Pantry looking east



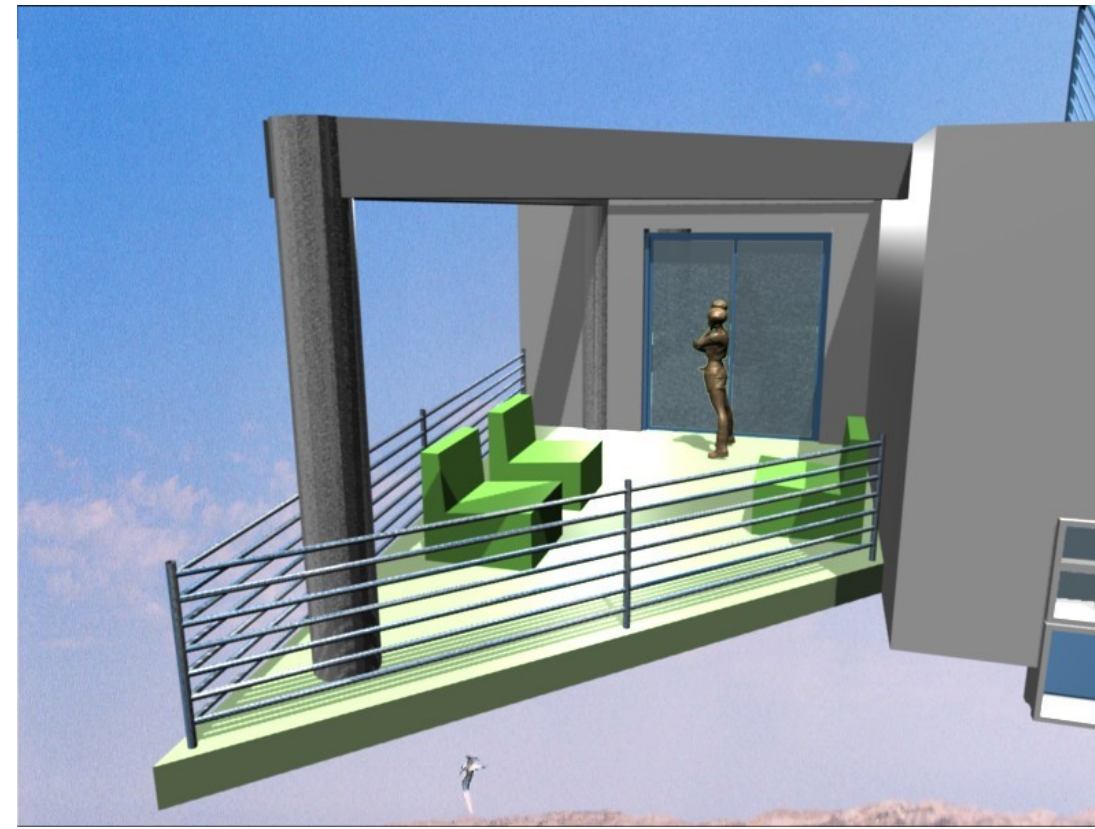
108 Study looking south



114 Dining looking south



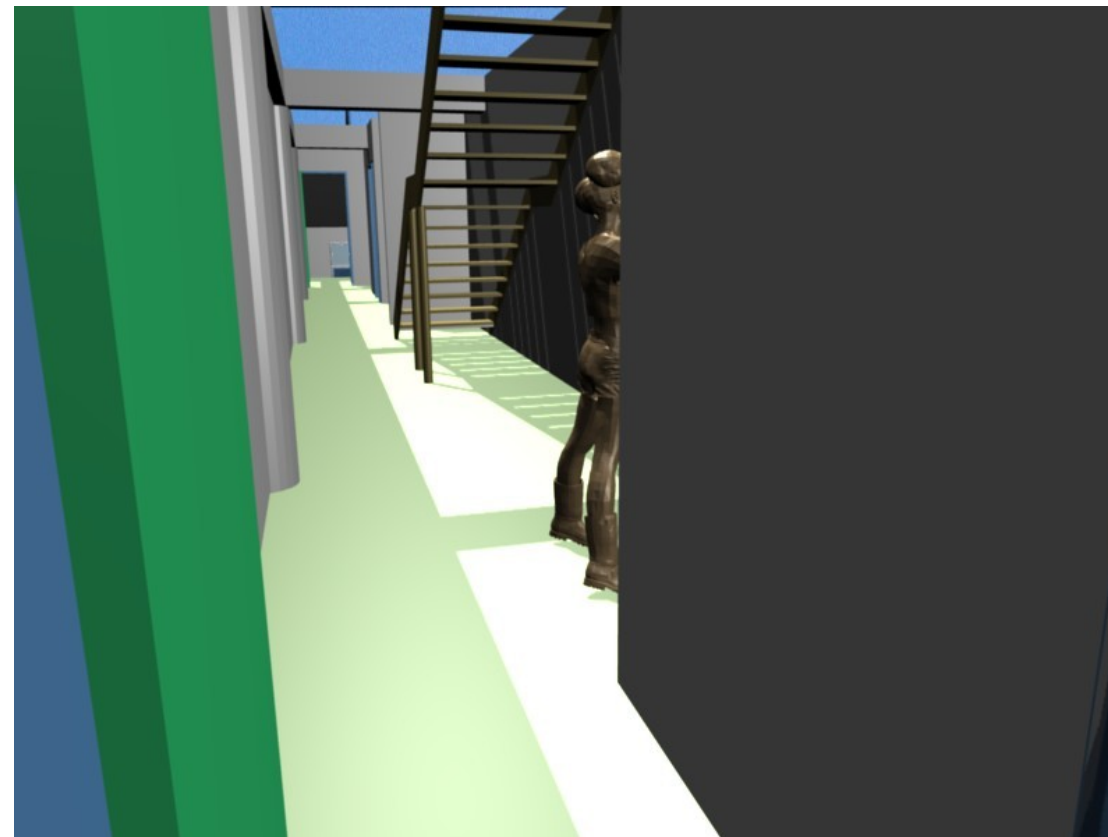
115 Kitchen looking east



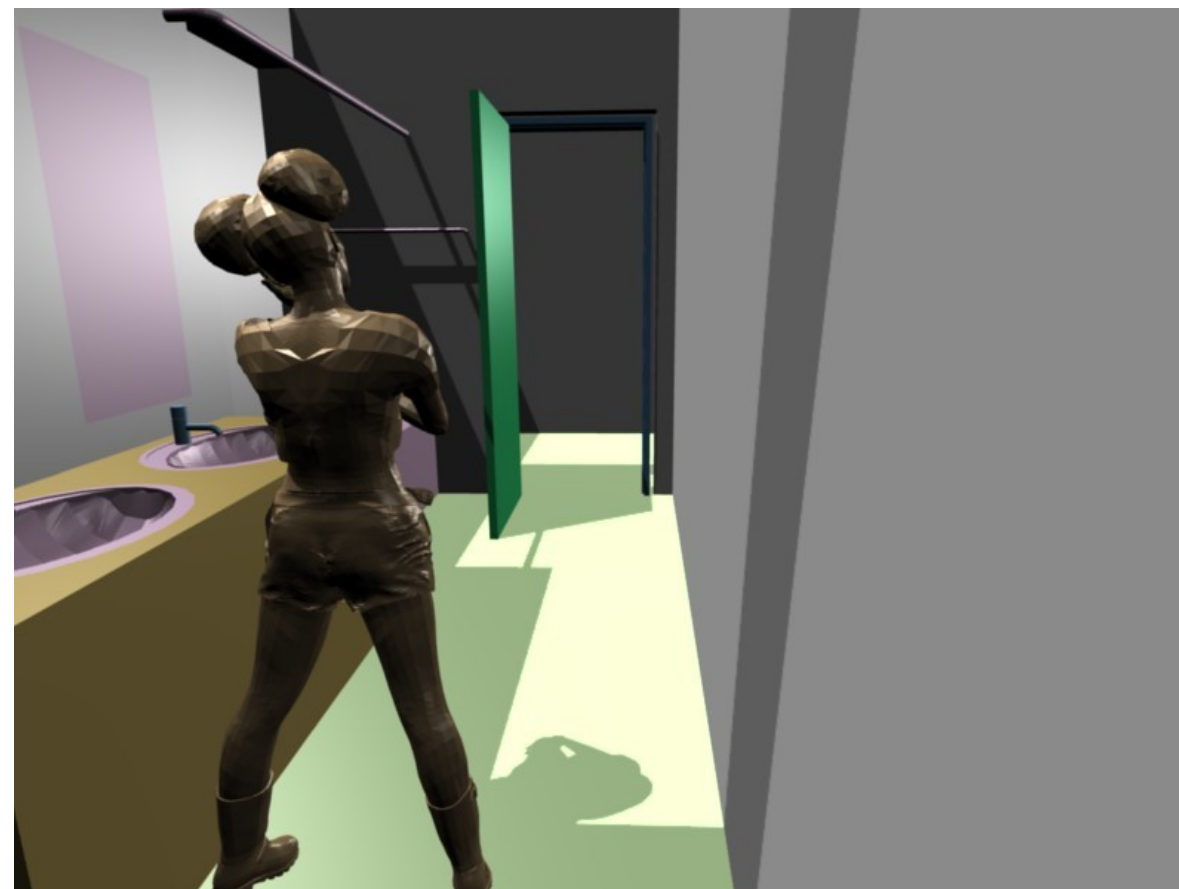
102 Veranda from north



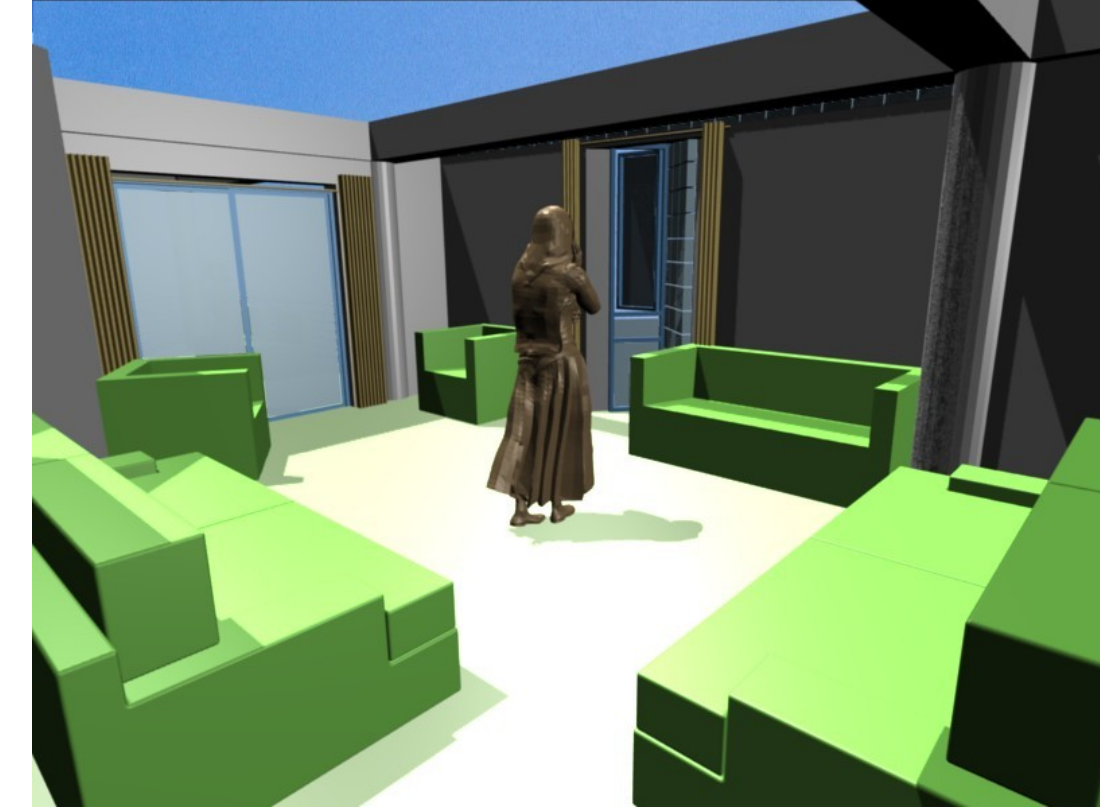
104 Dining looking east



109 Passage looking north



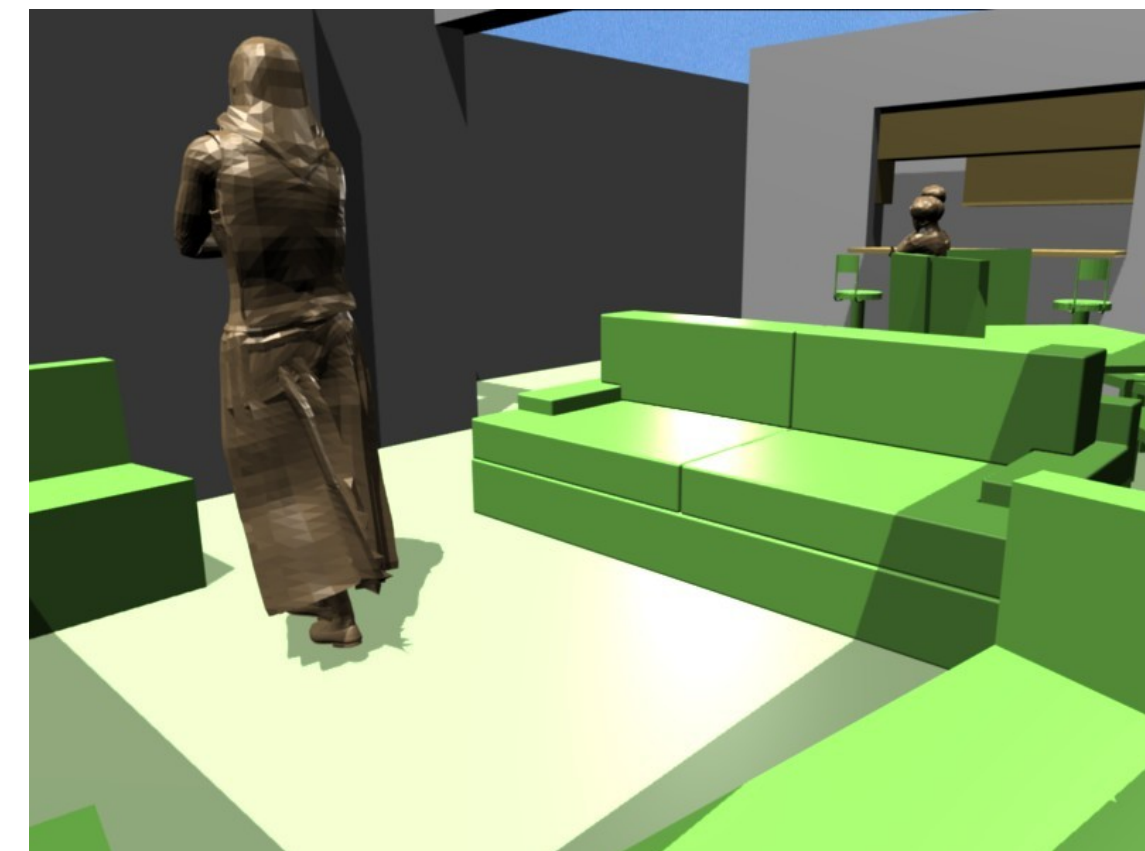
118 Bathroom looking east



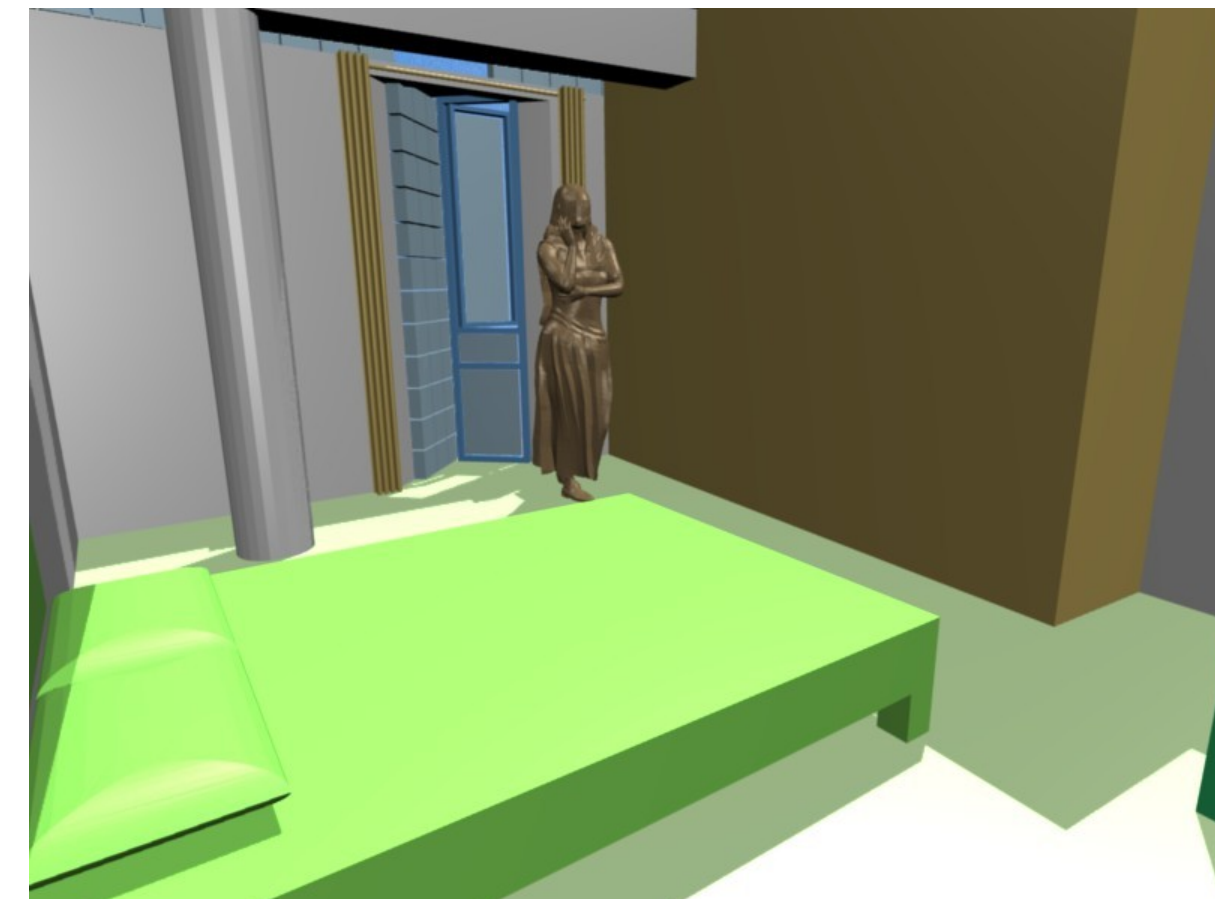
103 Living area looking north



105 Kitchen looking east



113 Living area looking south



119 Bedroom looking west

Notes

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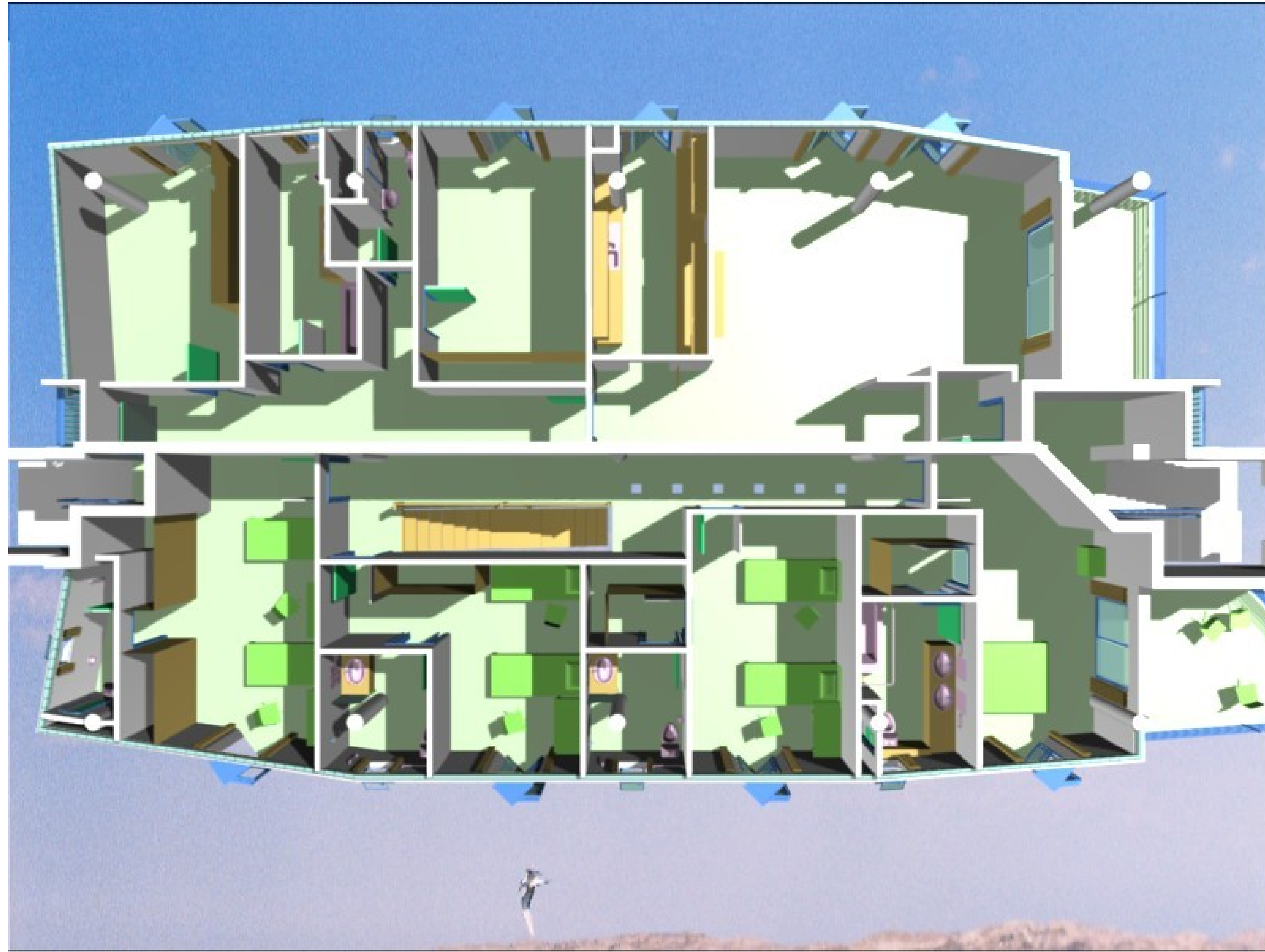
Client
Ikati Elibomvu (Pty) Ltd

Project	New residential block comprising three 2-bedroom flats and one 4-bedroom duplex
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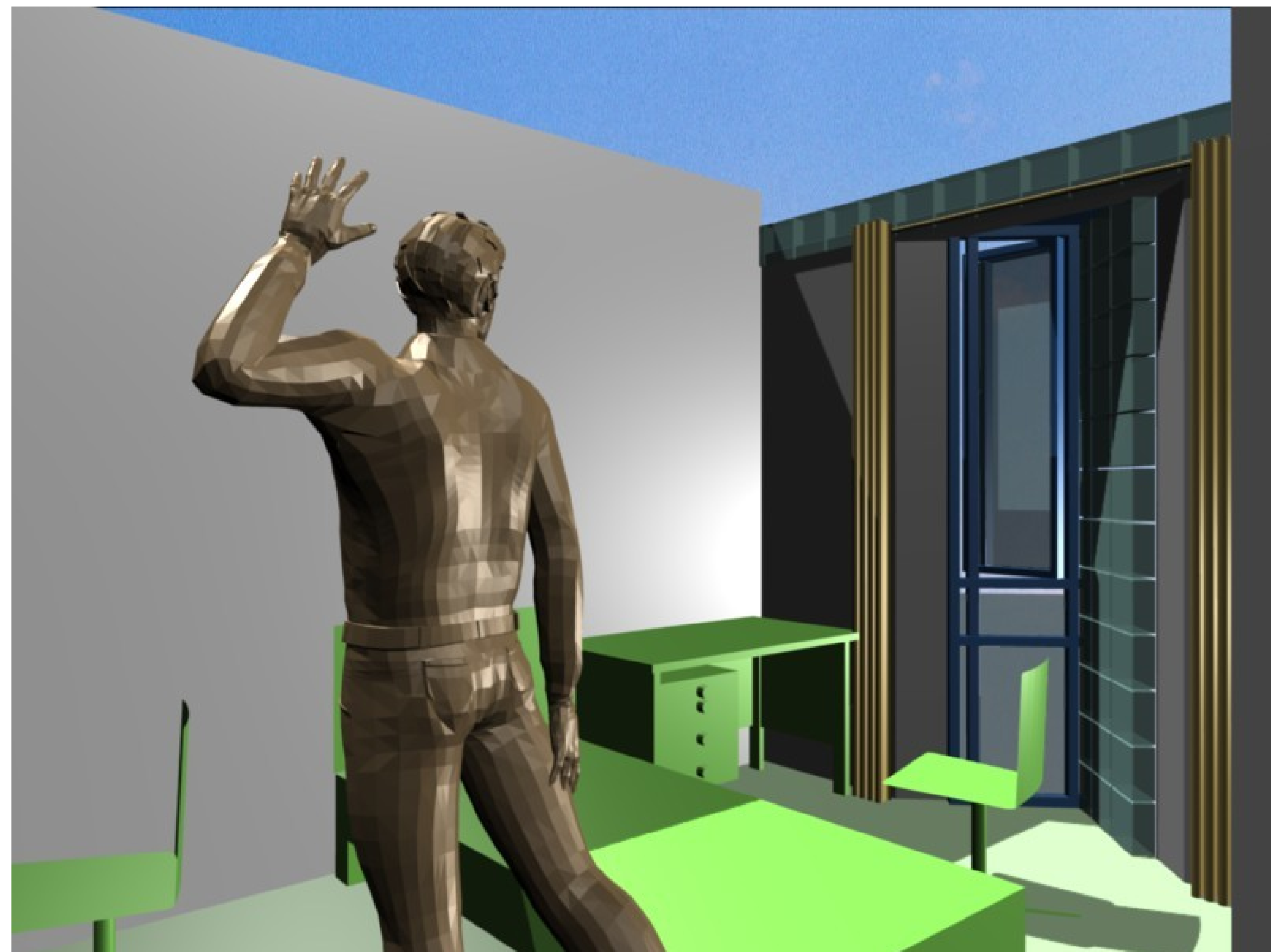
bedroom duplex
Drawing
Views of first floor model of the
scheme for plot 3404, Extension 12,
Gaborone

scale	n/a	date	my25
drawn	day	checked	day
drawing number	8140.01 d102		
revision			

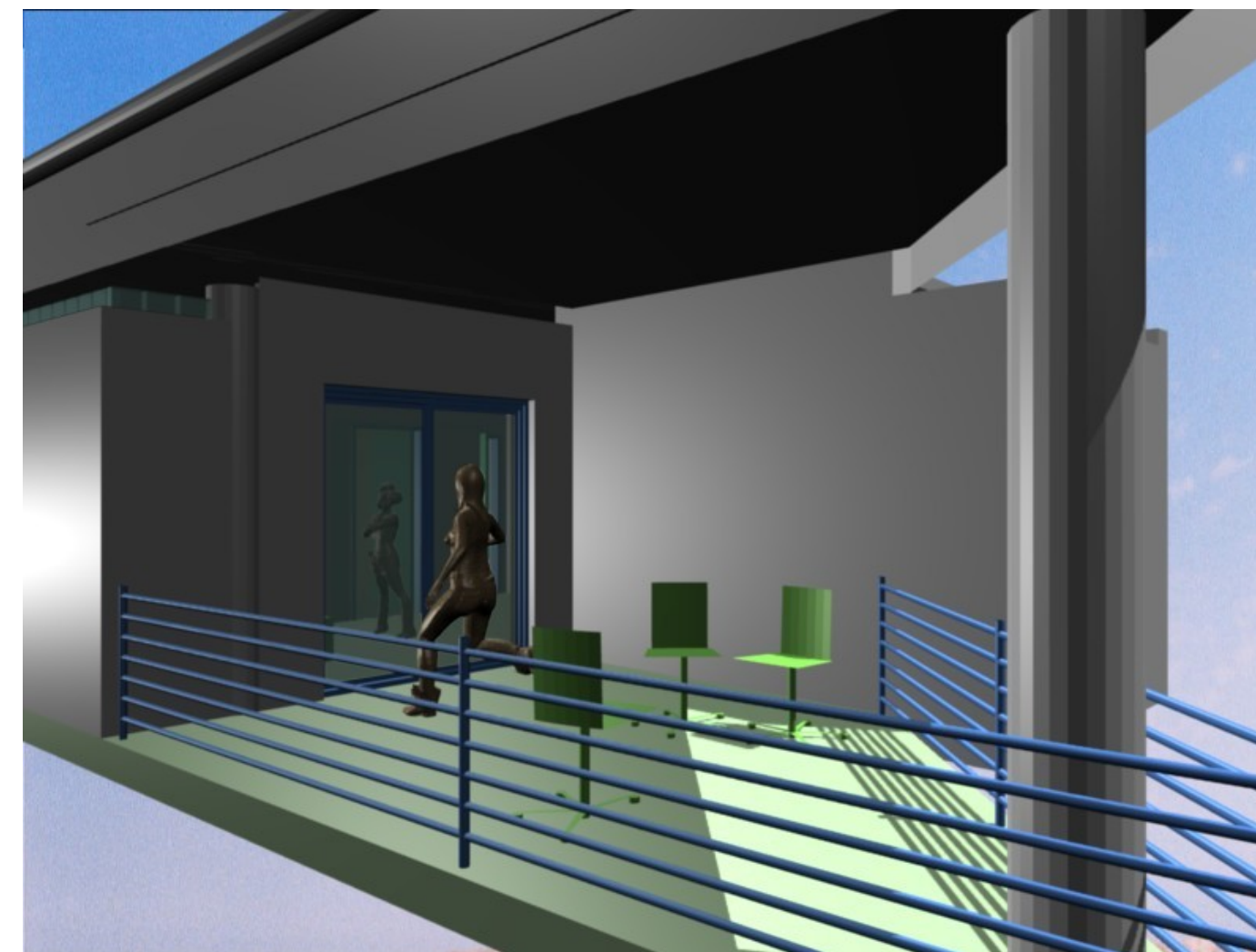
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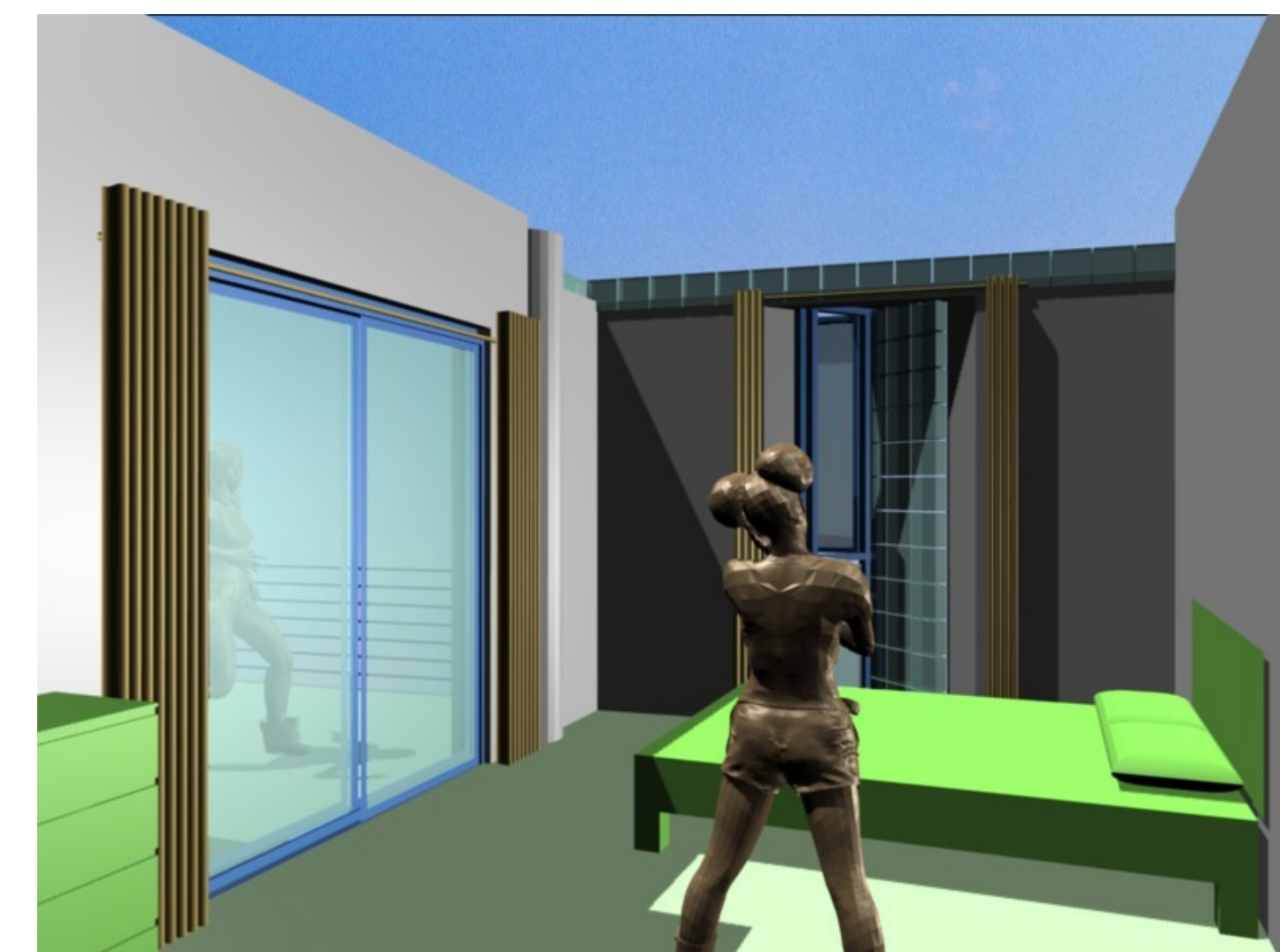
Second floor birds-eye view (West 2-bedroom flat is identical to first floor)



209 Bedroom 3 looking east



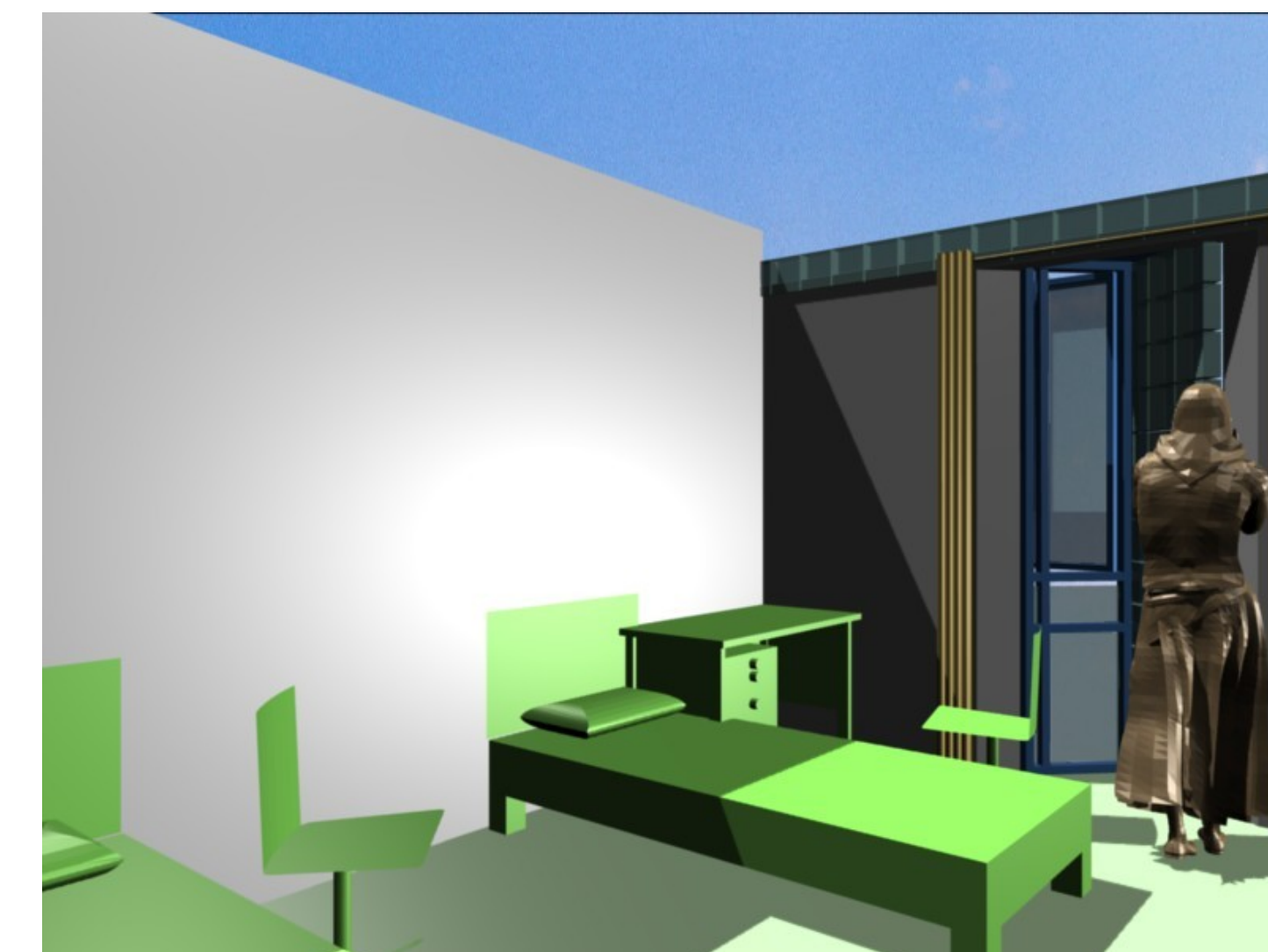
202 Verandah looking west



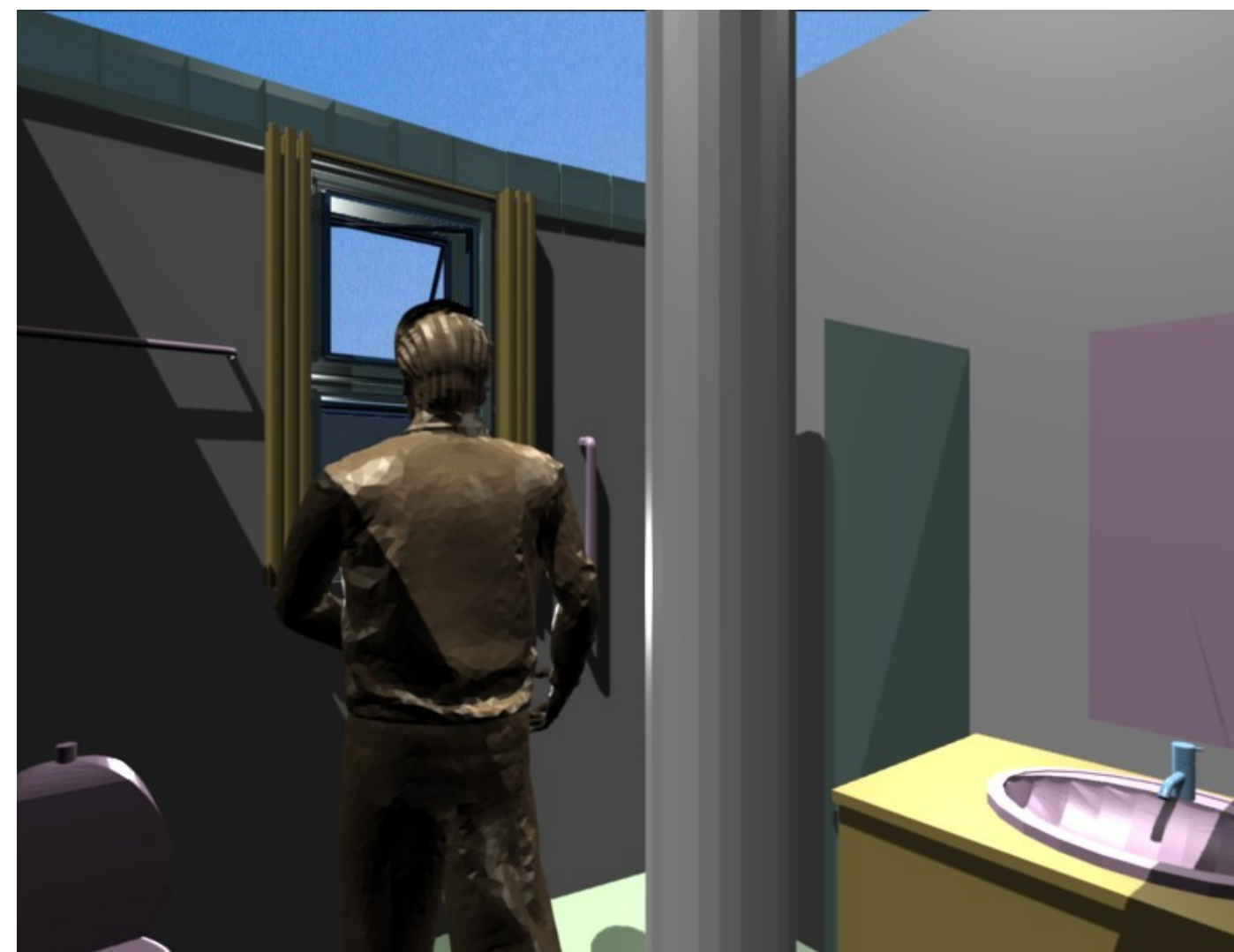
203 Bedroom 1 looking east



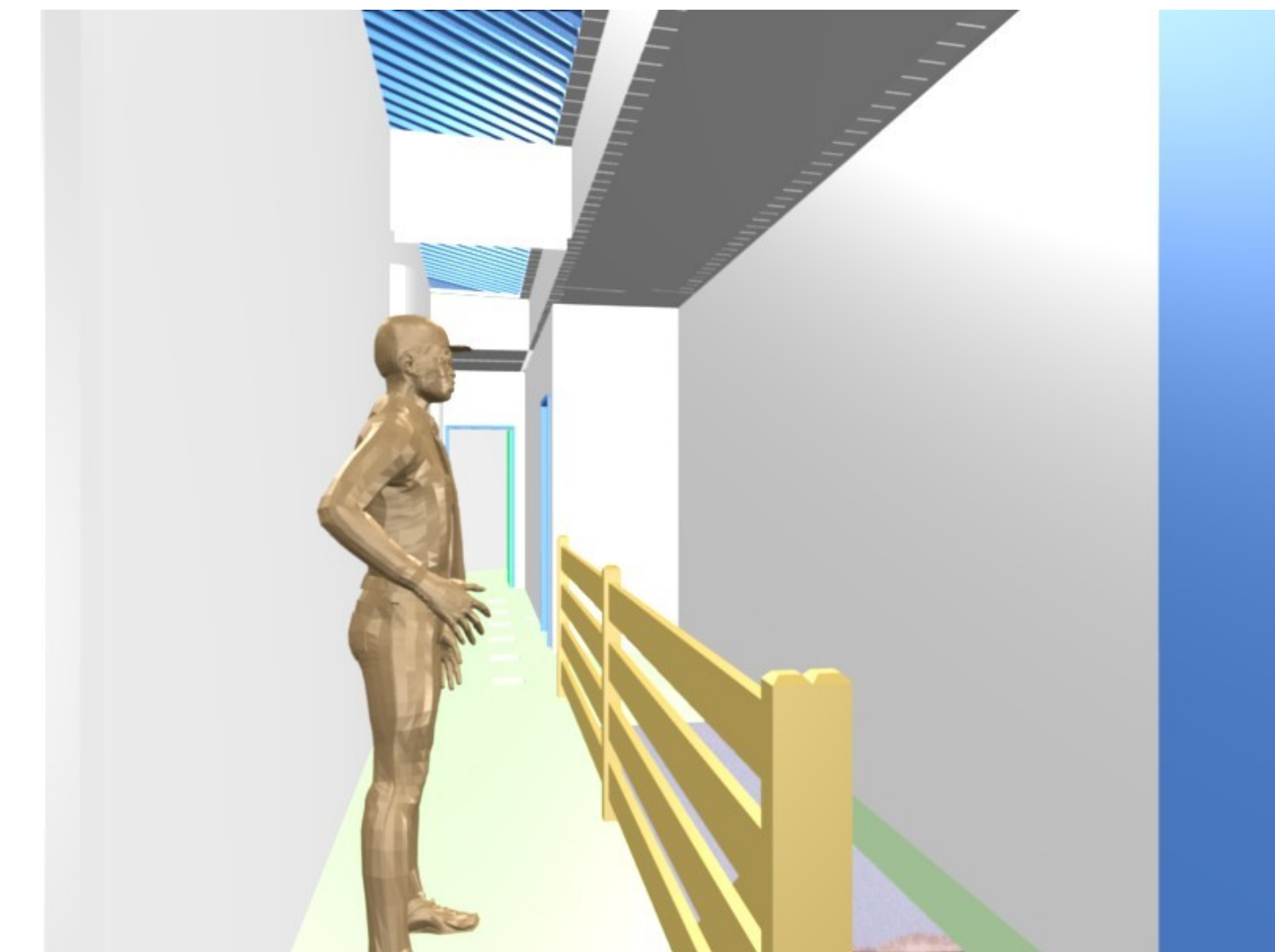
205 Bathroom looking west



206 Bedroom 2 looking east



210 Shower & wc looking east



214 Passage looking north, with rooflight and floor lights

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New residential block comprising three 2-bedroom flats and one 4-bedroom duplex

Drawing

Drawing
Views of second floor upper duplex of
the scheme for plot 3404, Extension
12, Gaborone

[illegible]

A block comprising three 2-bedroom flats and one 4-bedroom duplex ready to build off approved plans right away!

4161	002	f	a	2019-03-26	Ground floor plan	1	8140.01	s5>plans gf	2019-04-15
4138	003	f	a	2019-03-08	First floor plan	1	8140.01	s5>plans 1f	2019-03-28
4139	004	f	a	2019-03-08	Second floor plan	1	8140.01	s5>plans 2f	2019-03-28
4140	005	f	a	2019-03-11	Roof plan	1	8140.01	s5>plans roof	2019-03-28
4141	006	f	a	2019-03-10	Sections A, C and D	1	8140.01	s5>sects	2019-03-28
4145	007	f	a	2019-03-10	Section B	1	8140.01	s5>sects	2019-03-28
4146	008	f	a	2019-03-10	South east and north west elevations	1	8140.01	s5>elevs	2019-03-28
4147	009	f	a	2019-03-10	South west and north east elevations, roadside elements	1	8140.01	s5>elevs, s5>site	2019-03-28
4144	010	f		0000-00-00	Second floor ceiling plan	1	8140.01	s5>ceiln 2f	2019-03-26
4148	011	f	A	2019-04-11	Schedules sheet 0	1	8140.01	f011>sched 0nw, f011>schedb	2019-04-15
4149	012	f	A	2018-12-24	Schedules sheet 1	1	8140.01	f011>sched 0nw, s5>plans gf	2019-03-27
4158	013	f	A	2018-12-24	Schedules sheet 2	1	8140.01	f011>sched 0nw, s5>plans gf	2019-03-27
4150	014	f	A	2018-12-24	Schedules sheet 3	1	8140.01	f013>sched 1nw, s5>plans 1f, f016>sched 2se	2019-03-27
4151	015	f	A	2018-12-24	Schedules sheet 4	1	8140.01	f013>sched 1nw, s5>plans 1f	2019-03-27
4152	016	f	A	2018-12-24	Schedules sheet 5	1	8140.01	f013>sched 1nw, f016>sched 5, s5>plans 1f	2019-03-27
4153	017	f	A	2018-12-24	Schedules sheet 6	1	8140.01	f013>sched 1nw, f016>sched 5, s5>plans 1f	2023-09-05
4154	018	f	A	2018-12-24	Schedules sheet 7	1	8140.01	f016>sched 2se, s5>sched f019, s5>plans 2f	2023-09-05
4155	019	f		0000-00-00	Schedules sheet 8	1	8140.01	f016>sched 2se, s5>plans 2f	2019-03-27
4157	020	f		0000-00-00	Schedules sheet 9	1	8140.01	f016>sched 2se+s5>plans 2f+f013>sched1nw	2019-04-15
4159	021	f		0000-00-00	Schedules sheet 10	1	8140.01	f016>sched 2se	2019-03-27
4160	022	f		2019-03-11	Detail sheet 1: Staircases	1	8140.01	detail sht1	2023-09-05
4165	023	f		0000-00-00	Details sheet 02	1	8140.01	f023>details 02	2019-04-15
4166	024	f		0000-00-00	Details sheet 03	1	8140.01	f024>details 03	2019-04-15
4164	025	f		0000-00-00	Dimensioned slabs 1f and 2f, Ceiling plans gf and 1f	1	8140.01	s5>plans 1f, s5>plans2f, s5>f025 slabs, s5>ceiln 2f	2019-04-15

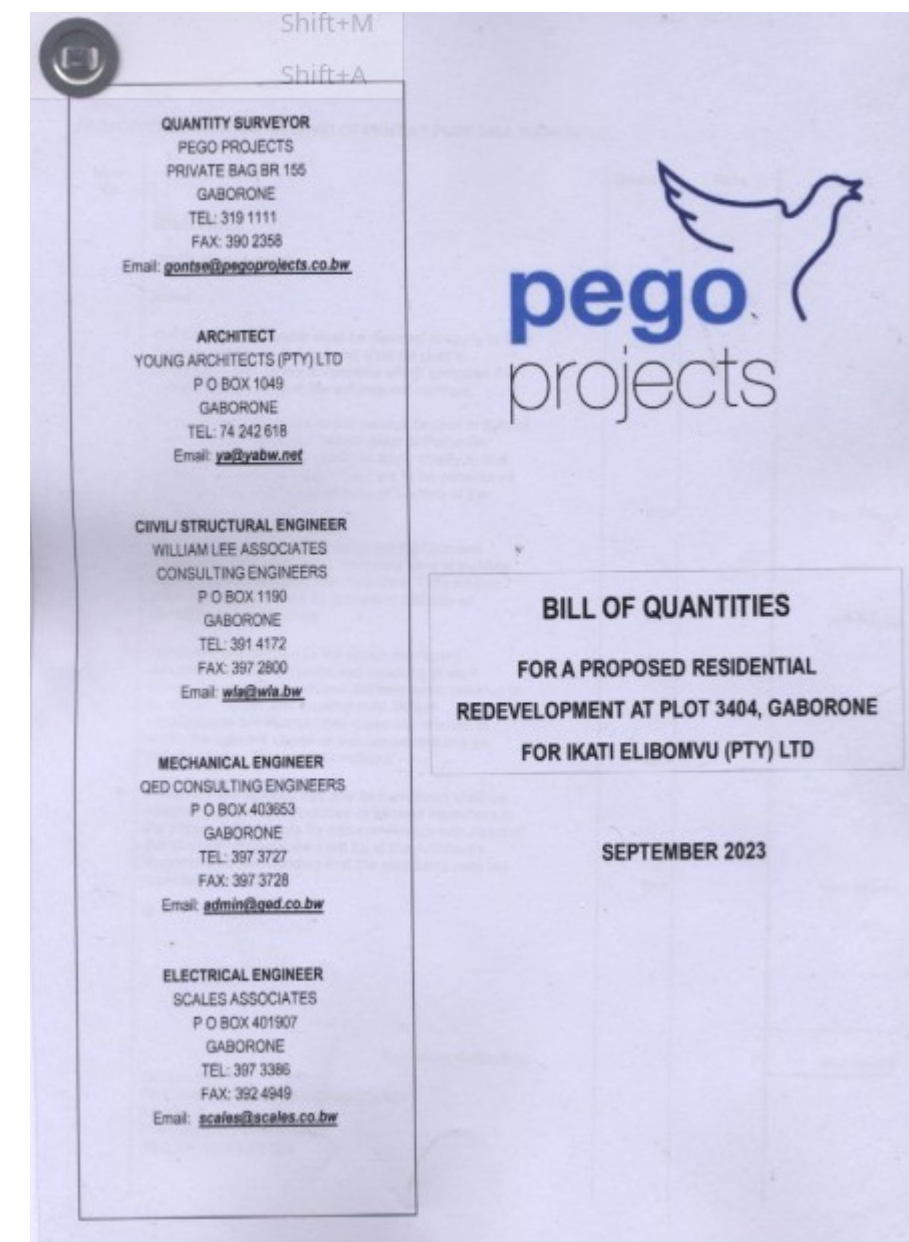
Young Architects drawing list

30511		100	0000-00-00	wa	8140.01	f	F	2018-12-11	Foundation & ground floor layout & section details	1	8140.01	s		2022-05-16
30511		101	0000-00-00	wa	8140.01	f	D	2018-12-06	First floor & second floor beam layout	1	8140.01	s		2022-05-16
30511		102	0000-00-00	wa	8140.01	f	E	2018-12-06	Building section	1	8140.01	s		2022-05-16
30511		103-1	0000-00-00	wa	8140.01	f	E	2018-12-11	Right staircase layout & section details	1	8140.01	s		2022-05-16
30511		103-2	0000-00-00	wa	8140.01	f	D	2018-12-07	Left staircase layout & section details	1	8140.01	s		2022-05-16
30511		200	0000-00-00	wa	8140.01	f	A	2018-12-06	First floor & second floor beam reinforcement	1	8140.01	s		2022-05-16
30511		201	0000-00-00	wa	8140.01	f	A	2018-10-31	first floor & second floor slab reinforcement	1	8140.01	s		2022-05-16
30511		202	0000-00-00	wa	8140.01	f	B	2018-10-31	Base and column reinforcement	1	8140.01	s		2022-05-16
30511		203-1	2018-11-06	wa	8140.01	f	B	2018-11-06	right staircase reinforcement & section details	1	8140.01	s		2022-05-16
30511		203-2	0000-00-00	wa	8140.01	f	B	2018-11-06	Left staircase reinforcement & section details	1	8140.01	s		2022-05-16
30511		300	0000-00-00	wa	8140.01	f	B	2018-10-31	Roof steelwork plan	1	8140.01	s		2022-05-16
30511		301	0000-00-00	wa	8140.01	f	C	2018-10-31	Trusses	1	8140.01	s		2022-05-16

210 Shower & wc looking east

1721	411	2019-04-24	s & a	8140.01	f	0000-00-00	Lighting	1	8140.01	e	2023-09-05
1722	412	2019-04-24	s & a	8140.01	f	0000-00-00	Small power	1	8140.01	e	2023-09-05
1723	413	2019-04-24	s & a	8140.01	f	0000-00-00	Systems	1	8140.01	e	2023-09-05

Scales Associates drawing list



Pego Projects bills of quantity cover

500	2018-12-11	q d	8140.01		D	0000-00-00	Ground floor HVAC services layout	1	8140.01	m		2023-09-05	
170		501	2018-12-11	q d	8140.01	f	D	0000-00-00	First floor HVAC services layout	1	8140.01	m	2023-09-05
170		502	2018-12-11	q d	8140.01	f	D	0000-00-00	Second floor HVAC services layout	1	8140.01	m	2023-09-05
170		503	2018-12-11	q d	8140.01	f	D	0000-00-00	Ground floor builderswork layout	1	8140.01	m	2023-09-05
170		504	2018-12-11	q d	8140.01	f	D	0000-00-00	First floor builderswork layout	1	504	m	2023-09-05
170		505	2018-12-11	q d	8140.01	f	D	0000-00-00	Second floor builderswork layout	1	8140.01	m	2023-09-05
170		530	2018-12-11	q d	8140.01	f	D	0000-00-00	Ground floor domestic water layout	1	8140.01	m	2023-09-05
170		531	2018-12-11	q d	8140.01	f	D	0000-00-00	First floor domestic water layout	1	8140.01	m	2023-09-05
170		532	2018-12-11	q d	8140.01	f	D	0000-00-00	Second floor domestic water layout	1	8140.01	m	2023-09-05
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1711		542	2018-12-12	q d	8140.01	f	D	0000-00-00	Second floor drainage layout	1	8140.01	m	2023-09-05
171		543	2018-12-12	q d	8140.01	f	D	0000-00-00	Drainage schematic layout	1	8140.01	m	2023-09-05
171		550	2018-12-12	q d	8140.01	f	D	0000-00-00	Ground floor fire protection services layout	1	8140.01	m	2023-09-05
171		551	2018-12-12	q d	8140.01	f	D	0000-00-00	First floor fire protection services layout	1	8140.01	m	2023-09-05
171		552	2018-12-12	q d	8140.01	f	D	0000-00-00	Second floor fire protection services layout	1	8140.01	m	2023-09-05
171		560	2018-12-12	q d	8140.01	f	D	0000-00-00	Ground floor LPG services layout	1	8140.01	m	2023-09-05
171		561	2018-12-17	q d	8140.01	f	D	0000-00-00	First floor LPG services layout	1	8140.01	m	2023-09-05
171		562	2018-12-17	q d	8140.01	f	D	0000-00-00	Second floor LPG services layout	1	8140.01	m	2023-09-05

QED mechanicals drawing list

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Drawing

Construction drawing lists and notes
of the scheme for plot 3404,
Extension 12, Gaborone

scale	n/a	date	my25
drawn	day	checked	day
drawing number	8140.01 d104		
revision			