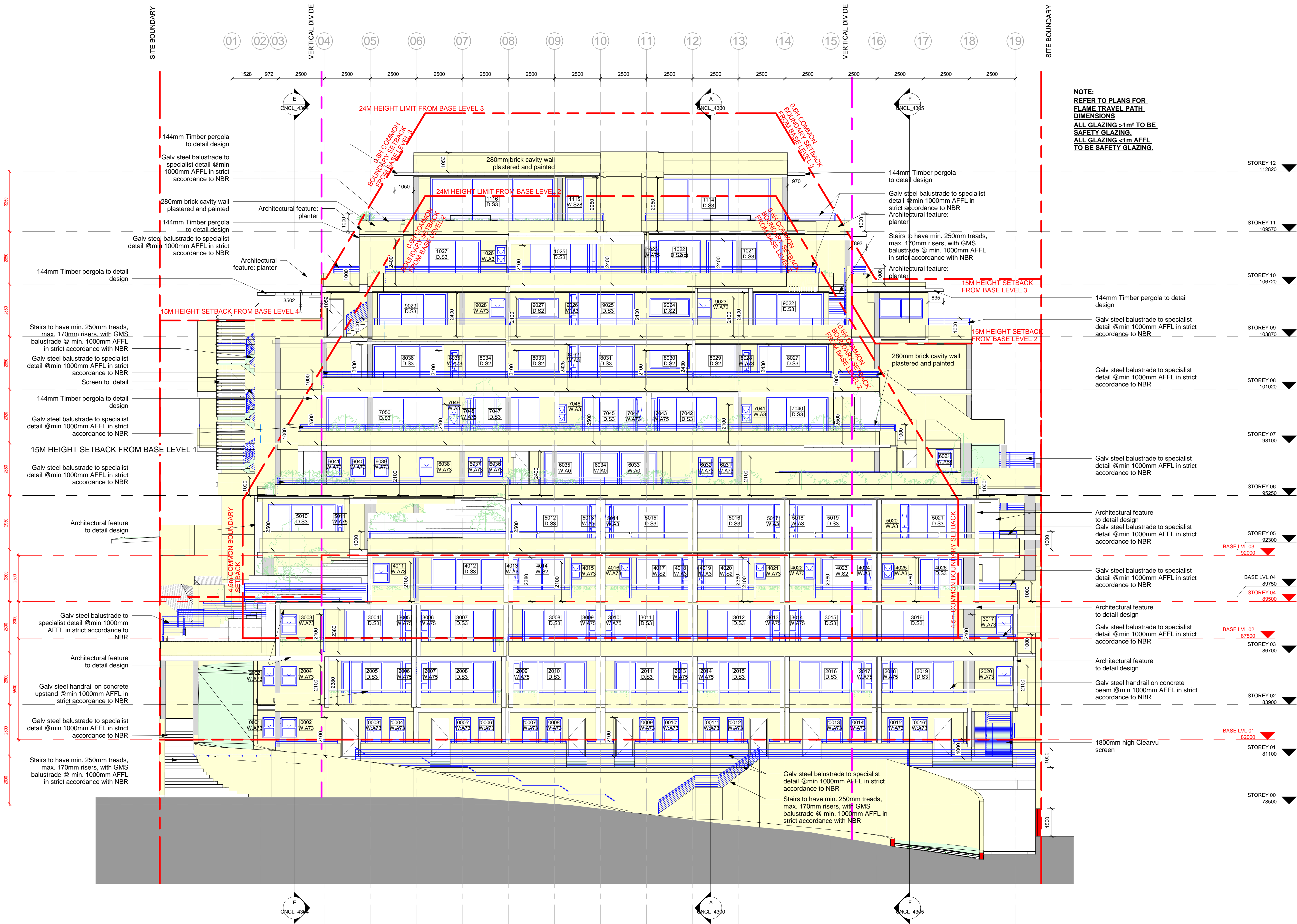


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No.	Date	Description	Issued by
A	2018-10-23	Revisions as required by LUM	



NOTE:
REFER TO PLANS FOR
FLAME TRAVEL PATH
DIMENSIONS
ALL GLAZING >1m² TO BE
SAFETY GLAZING.
ALL GLAZING <1m² AFFL
TO BE SAFETY GLAZING.

- NOTES
- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LOCAL AUTHORITY REGULATIONS, BY-LAWS AND THE NBR.
 - FOUNDATIONS 115mm THICK INTERNAL WALLS TO BE FOUND ON 600 X 200mm FOOTINGS; 280mm THICK WALLS TO BE FOUND ON 850 X 250mm FOOTINGS; FOUNDATION WALL CAVITIES TO BE FILLED.
 - FLOORS R.C SURFACE BEDS ON WELL COMPACTED SOIL (TREATED WITH ANT AND POISON) AND DPM.
 - WALLS EXTERNAL WALLS TO BE 280mm CAVITY WALLS WITH BRICKFORCE EVERY 5 COURSES AND FOR 4 COURSES OVER INTERNAL OPENINGS. PROVIDE 4 WALL TIES PER m² OF WALLING EVENLY SPACED. PARAPET WALLS MAX 500mm ABOVE ROOF WITH BRICKFORCE EVERY COURSE.
 - DPC & WEEPHOLES PROVIDE 375 BRICK GRIP DPC TO NEW WALLS AT FLOOR LEVEL (MIN 150mm ABOVE FSL) WINDOW SILLS AND WINDOW / DOOR HEADS. WEEPHOLES MIN EVERY 2ND PERPEND ABOVE OPENINGS AT MAX 1m C/C. ELSEWHERE DPC TO BE PROVIDED AT ALL REVEALS OF DOORS AND WINDOWS.
 - BALUSTRADES ALL NEW BALUSTRAES TO BE 1m HIGH WITH NO OPENINGS WIDER THAN 100mm AS PER NBR.
 - STAIRS ALL NEW STAIRS TO HAVE 250mm MINIMUM TREADS AND 170mm MAXIMUM RISERS AS PR NBR. SAFETY BALUSTRADES TO BE MIN 1m HIGH. MINIMUM STAIRWAY WIDTH TO BE 750mm. MINIMUM LANDING LENGTH TO BE 900mm.
 - GLAZING ANY GLAZED AREA EXCEEDING 1m² OR WITHIN 500mm OF FLOOR LEVELS IS TO BE SAFETY GLASS. ANY GLAZING TO ANY DOOR IS TO BE SAFETY GLASS IN ACCORDANCE WITH THE NBR.
 - CEILINGS SUSPENDED SKIMMED GYPSUM CEILINGS FIXED TO 38 X 28mm BRANDING AT MAX. 400mm C/C WITH DECORATIVE GYPSUM CORNICES. ALL NEW CEILINGS TO BE MINIMUM 2400mm AFFL. ALL WINDOWS TO HAVE FIRE SHUTTERS.
 - INTELS PROVIDE I.D. PRE-STRESSED CONCRETE INTELS ABOVE ALL NEW OPENINGS.
 - GENERAL ALL TIMBER TO BE V4 GRADE PC. INTELS PC. INTELS PLUS 4 COURSES OF BRICKWORK ON EACH END OF THE ROOF AND AT BOTH PLANES.
 - ROOF TRUSS BRACING 114x38mm DIAGONAL END BRACING (45) NAILED TO UNDERSIDE OF RAFTER AT EACH END OF THE ROOF AND AT BOTH PLANES.
 - GABLE WALL RESTRAINT GABLE AND WALL TIED BACK TO ROOF STRUCTURE WITH GALVANISED HOOP IRON STRAPS 3 X 30mm AT 600mm IN WALL BENT OVER AND FIXED TO RAFTERS.
 - DRAINAGE FIXTURES TO BE ANTI SIPHONED OR DEEP SEAL TRAPS PROVIDED WHERE APPLICABLE.

Project
FORTYonLV3 - PROPOSED NEW RESIDENTIAL DEVELOPMENT
Client
SJMC

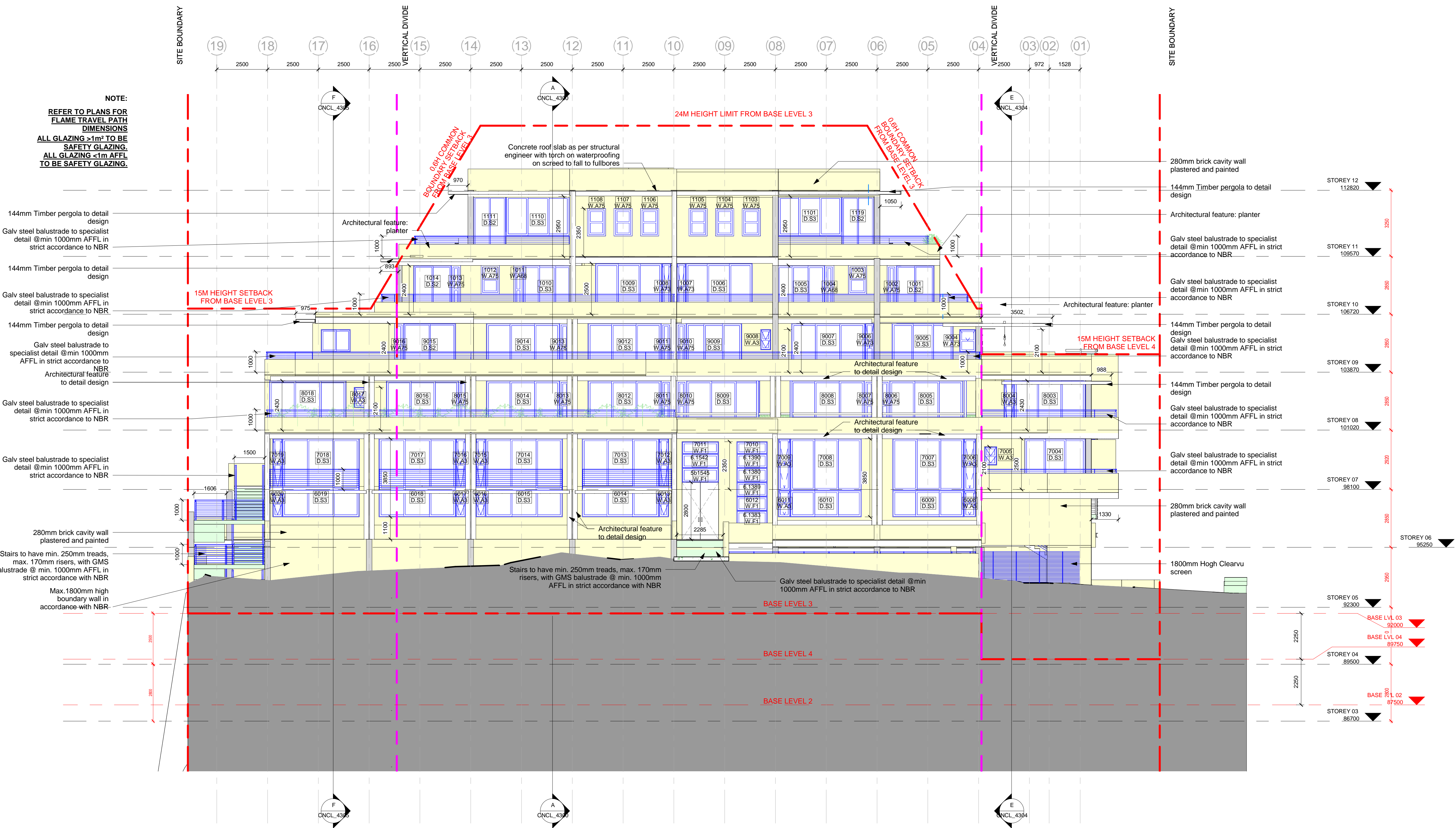
Drawing
SOUTH-EAST ELEVATION
Submitted by:
Erk Janse van Rensburg, SACAP Pr Arch
24740386, 82 Strand Street, Woodstock, Cape Town
Drawing no
CNCL_4201
Project no
40onL

Scale	Date	Dsgn	Rev
1 : 100	2017-08-25	Designer	A

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Project
FORTYonL_V3 - PROPOSED NEW RESIDENTIAL DEVELOPMENT
Client
SJMC

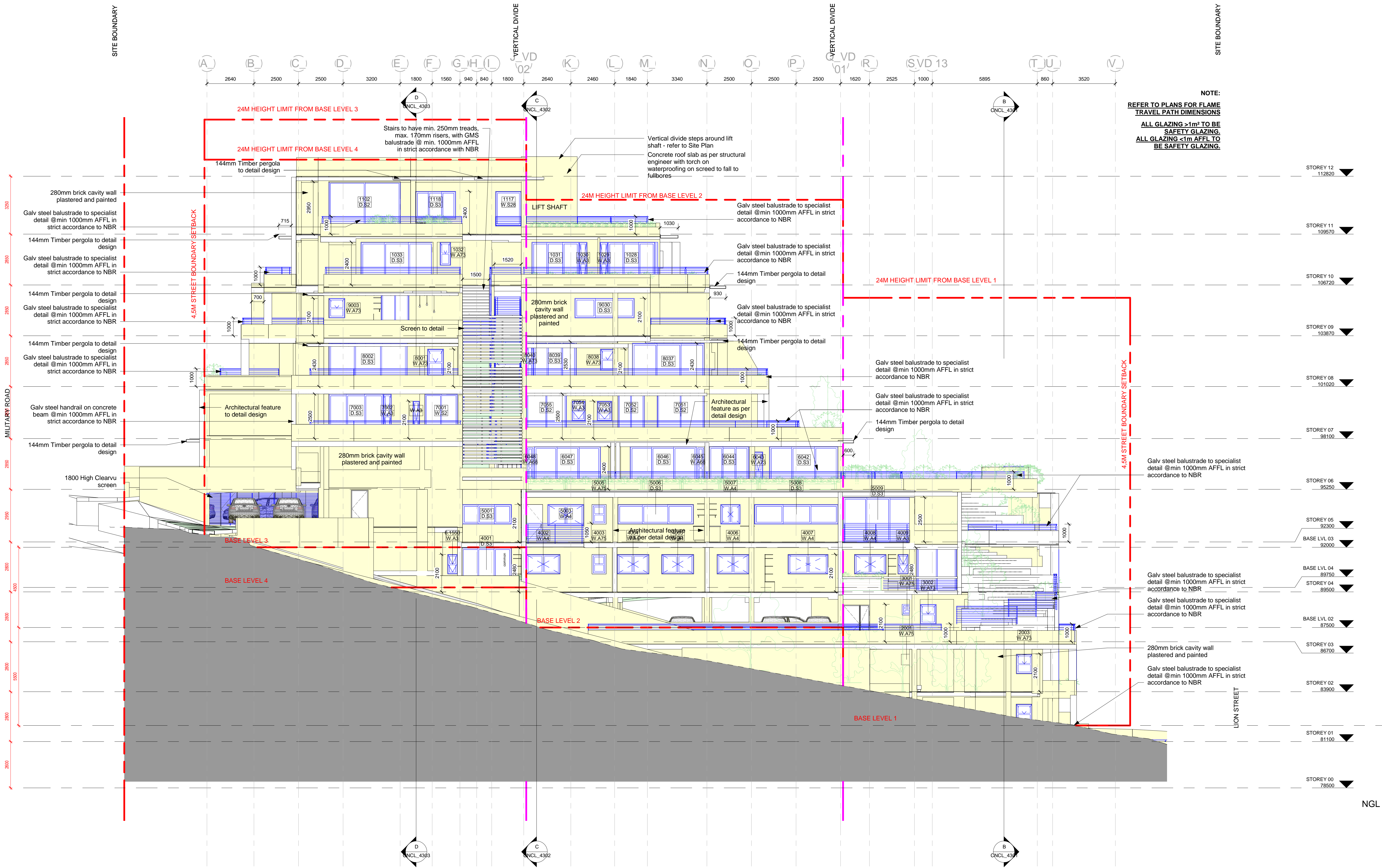
Drawing
NORTH-WEST ELEVATION
Submitted by:
Erk Janse van Rensburg, SACAP Pr Arch
24740386, 82 Strand Street, Woodstock, Cape
Town
Drawing no
CNCL_4202
Project no
40onL

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SOUTH-WEST ELEVATION
Submitted by:
Erk Janse van Rensburg, SACAP Pr Arch
24740386, 82 Strand Street, Woodstock, Cape Town
Drawing no
CNCL_4203
Project no
40onL

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