



ERF 5474, 51 MAIN ROAD, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF THE ISMAIL AND MIRIAM EBRAHIM FOUNDATION

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for the following:

Consent Use in terms of Section 16(2)(o) of the By-Law to allow four (4) dwelling units.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) on or before **16 May 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 5474, HOOPPAD 51, NORTHCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR VERGUNNINGSGEBRUIK: MNRE WRAP PROJECT OFFICE NAMENS THE ISMAIL AND MIRIAM EBRAHIM FOUNDATION

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die volgende:

Vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening om vier (4) wooneenhede toe te laat.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) voor of op **16 Mei 2025**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 5474, 51 MAIN ROAD, NORTHCLIFF, HERMANUS, KUMASIPALE WASE-OVERSTRAND: ISICELO SOKUSETYENZISWA KWEMVUME: MESSRS WRAP PROJECT OFFICE EGAMENI LIKA THE ISMAIL AND MIRIAM EBRAHIM FOUNDATION

Isaziso sinikwe apha ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) wokuba isicelo sifunyenwe koku kulandelayo:

Imvume yokusetyenziswa ngokweCandelo le-16(2)(o) loMthetho kaMasipala ukuvumela iyunithi zokuhlala ezine (4).

linkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwe-08:00 kunye ne-16:30 kwiSebe: UCwangciso lweDolophu, ePaterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo zinokungeniswa ngokungqinelana nezibonelelo zeCandelo 51 nelama-52 loMthetho kaMasipala oxeliweyo (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) ngaphambili okanye ngaphambili **16 Ucanzibe 2025**, ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngefowuni inokwenziwa kuMcwangcisi **kuMcwangcisi weDolophu, uMnu. H Olivier** ngo-028-313 8900. UMasipala usenokwala ukwamkela izimvo azifumeneyo emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda nokubhala angatyelela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kubancedisa ukuze benze izimvo zabo zibe sesikweni.

1. Locality Plan
Erf 5474 - Hermanus



Subject property

Plan prepared by: Veronica Jansen

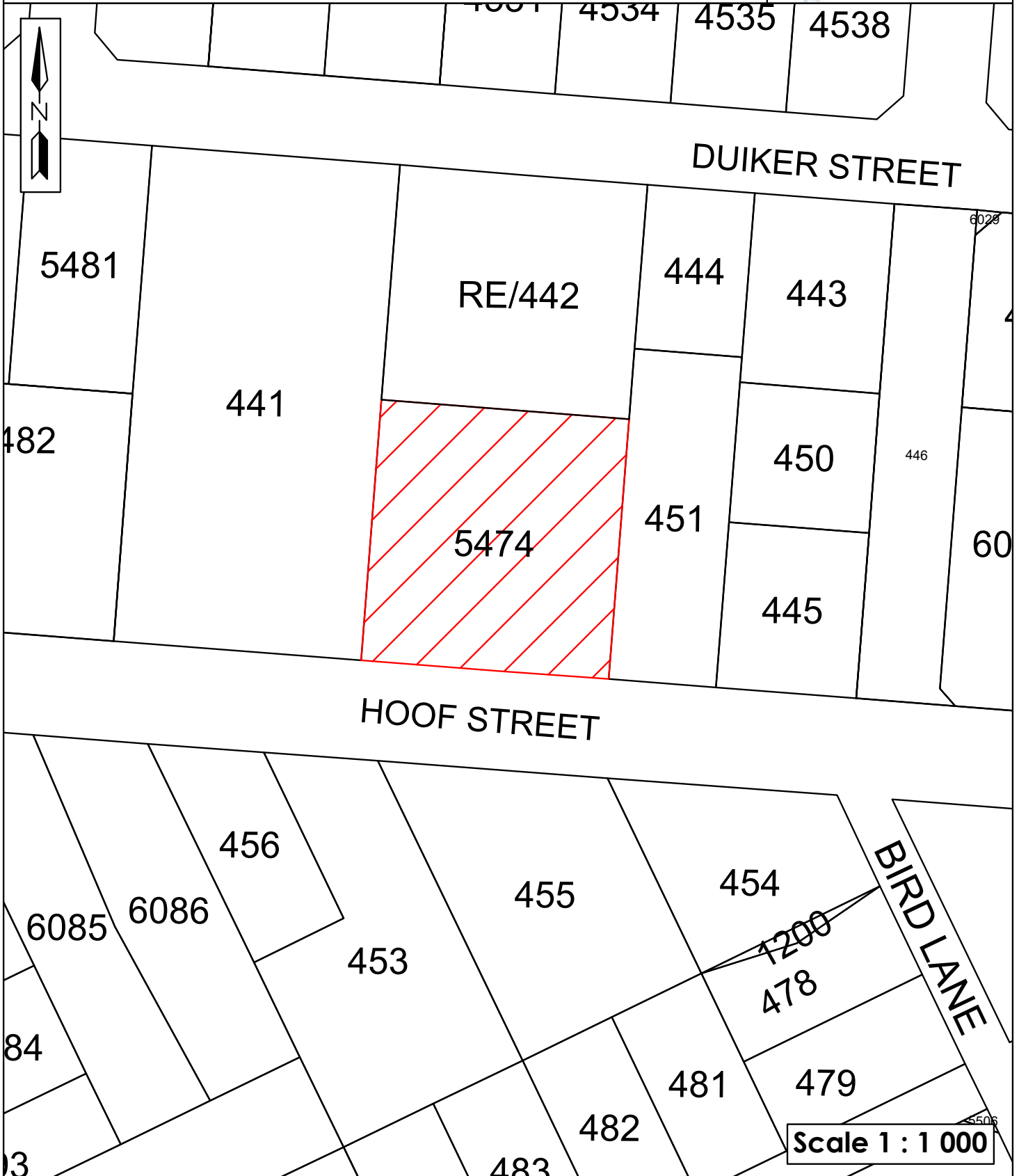
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



Scale 1 : 1 000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
OM By-Law	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020

2. PROPERTY DETAILS

Erf description	Erf 5474 Hermanus
Erf extent	2344m ²
Current zoning	Community Zone 1: Community Facilities

3. BACKGROUND

Erf 5474, Hermanus hereafter referred to as the subject property is currently utilised as a mosque (masjid), serving as a place of worship for congregants of the Muslim religion. The property also includes several support structures that facilitate its operation and maintenance.

The owners propose to renovate and improve the existing structures, specifically by altering the existing dwelling house to create separate dwelling units within the current built form. The owners have appointed WRAP Project Office to submit the application on their behalf. Refer to **Annexure A – Power of Attorney**. It is important to emphasise that no new structures are being proposed. All dwelling units will be accommodated within the existing building envelope. Refer to **Annexure C – Approved Building Plans**.

The proposed renovations and alterations will ensure the efficient use of space while maintaining the property's primary function as a place of worship. This enhancement will also contribute to improved functionality and better utilisation of the existing infrastructure without increasing the built footprint.

Approval of the following application is required:

- Consent use to allow dwelling units.

4. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

WRAP Project Office was appointed to compile and submit a land use planning application to achieve the vision highlighted in *Section 3* of this report. The following is proposed:

4.1 Consent Use to allow dwelling units on Erf 5474 – Hermanus.



The owners have identified the need to provide their employees with suitable accommodation on the property, ensuring convenience and direct access to their place of work. To achieve this, the existing dwelling house is proposed to be converted into four (4) individual dwelling units, each intended to accommodate an employee of the mosque. These units will be designed to provide functional and dignified living spaces, each consisting of two bedrooms, a kitchen, and a bathroom.

The proposed dwelling units align with the applicable development parameters, as they are specifically intended for the bona fide accommodation of employees directly involved in the operation and maintenance of the mosque. By providing on-site accommodation, the proposal will enhance the efficiency of the mosque's daily operations, ensuring that essential personnel are readily available to manage religious, administrative, and maintenance functions. This arrangement will also reduce the need for employees to commute, contributing to overall sustainability by minimising travel-related impacts.

Furthermore, the development will remain within the existing built footprint, ensuring that no additional bulk is introduced on the property. The integration of these units within the current structure will preserve the architectural character of the site while promoting a harmonious relationship between the residential and community components. Given that the property is already established as a community facility, the introduction of these dwelling units represents a logical and necessary enhancement that supports the continued operation of the mosque.

The proposal also aligns with broader planning principles that promote the efficient use of existing infrastructure and resources. By adapting the current structure rather than constructing new buildings, the development will contribute to sustainable land use practices while avoiding unnecessary expansion. Additionally, the provision of on-site accommodation will improve security for the property, as the presence of employees during and outside operational hours will provide passive surveillance and deter potential security concerns.

In light of these considerations, the proposed dwelling units should be supported as they comply with the relevant planning policies, maintain the integrity of the existing property, and fulfil a demonstrated need for employee accommodation in a practical and sustainable manner.

5. LAND USE ENVIRONMENT

There is a mixture of zonings surrounding the subject property, although the area is considered to be a mixed-use area with businesses, residential and higher density development being located. The surrounding area's zoning is illustrated in **Plan 3 – Zoning Plan**.

6. TITLE DEED

Title deed T21767/2011 (refer to **Annexure B**) was perused and there are no restrictive conditions prohibiting the owners from establishing dwelling units on the property.



7. ZONING

The following zoning parameters were assessed in conjunction with the CO1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

Community Zone 1: Community Facilities			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Clinic, Crèche, Day Care Centre, Multi-Purpose Centre, Place of Assembly, Place of Instruction and Place of Worship	<ul style="list-style-type: none"> Place of Worship 	Comply
Consent use that may be applied for	Dwelling Units , Cemetery, Conference Facility, Dwelling House, Hospital, Institution, Recreational Facilities, Residential Building, Transmission Apparatus (Subject to the provisions of chapter 16.10) and Urban Agriculture	<ul style="list-style-type: none"> Dwelling Units 	Applied for and motivated.
Development parameters			
Floor factor	(i) The floor factor on the land unit shall not exceed 1.2, provided that (ii) The floor factor for a Place of Worship is 2.	±0,34	Comply
Coverage	The maximum coverage for all buildings on the land unit shall not exceed 60%.	Coverage = 34 %	Comply
Height	The maximum height of any building is 10,5 m, measured from the base level to the top of the structure, provided that there is a 14,0 m height limit for a bell tower, steeple, minaret or similar architectural feature to accentuate the significance of a building.	Top of structure – <10,5m Top of minaret – 14,0m Refer to Annexure D – Proposed building plans	Comply



MOTIVATION

Building lines	(i) All building lines shall be 5,0 m. (ii) The general building line exemptions of 16.1 apply.	Existing approved dwelling house located at 4,65m.	Comply
Setback	(i) A setback of 8,0 m, measured from the centreline of the street, applies and must be provided. (ii) The provisions in 16.2 apply.	Comply	Comply
Parking	Parking and access shall be provided on the land unit in accordance with 17.1.	<p>Existing Parking 30 Parking Bays</p> <p>2 Parking Bays Existing Dwelling</p> <p>28 Parking Bays Place of worship</p> <p>112 'Seats'</p> <p>Proposed Parking 32 Parking Bays</p> <ul style="list-style-type: none"> • 4 Parking Bays 4 Proposed Dwelling Units • 28 Parking Bays Place of worship – 112 'Seats' 	Comply

8. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water, Sewage and Solid Waste

The subject property is connected to the Overstrand Municipality's services network, including electricity, water, sewage, and solid waste management. While the conversion of the existing dwelling house into four dwelling units may result in a slight increase in service demand, the overall impact will be comparable to that of a single dwelling occupied by multiple employees.



In both scenarios, the same number of residents will be accommodated on-site, and water usage, electricity consumption, sewage disposal, and waste generation will remain largely unchanged. The primary difference lies in the internal layout, with each unit having its own kitchen and bathroom, improving functionality and living conditions without significantly increasing resource demand. As the zoning allows for the use with consent from the municipality and no change in zoning is proposed, we are of the opinion that the existing infrastructure is sufficient to accommodate the proposed change. The conversion ensures more efficient use of space while maintaining a responsible and sustainable approach to service consumption. Given these factors, the proposal does not place an undue burden on municipal services and should be supported as a logical and practical improvement to the property.

Access and Egress

Access is obtained from the Main Road, and the proposal is not expected to affect the existing access and egress points.

9. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the proposed development arose from the property owners' vision to be able to optimise the utilisation of the entire extent of the subject property.

<p>Socio-economic impact</p>	<p>The proposed conversion of the existing dwelling house into four dwelling units will have a positive socio-economic impact by providing secure, on-site accommodation for employees, enhancing both their quality of life and their ability to perform their duties efficiently. By ensuring that employees reside within close proximity to their workplace, the proposal reduces commuting costs and travel time, allowing them to dedicate more time to the effective operation and maintenance of the mosque.</p> <p>This contributes to improved service delivery within the religious institution, benefiting the broader community that relies on the facility for worship and associated activities.</p> <p>Additionally, the provision of formal, self-contained living spaces enhances the dignity and well-being of employees by offering improved living conditions compared to shared accommodation within a single dwelling. Each unit will provide adequate space and essential amenities, promoting a better standard of living while fostering a sense of stability and job security.</p> <p>From an economic perspective, the renovations and alterations required for the conversion will generate short-term employment opportunities within the local</p>
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	<p>construction and service industries, supporting economic activity in the area. In the long term, the accommodation of employees on-site can lead to more efficient property management and maintenance, ensuring the sustainability of the mosque as an important community facility.</p> <p>Moreover, the presence of employees on-site at all times improves security for both the property and surrounding area, reducing the risk of vandalism or other criminal activities. This contributes to a safer environment, benefiting both the mosque and the wider community.</p> <p>Overall, the proposal supports socio-economic development by providing stable employment-linked housing, improving working and living conditions, generating short-term economic activity, and enhancing security, all while ensuring the sustainable use of existing infrastructure.</p>
Compatibility with surrounding uses	The proposed use of the property is not expected to drastically change, and the proposal is compatible with the surrounding area.
Impact on the external engineering services	Refer to section 8 above, additionally the Overstrand Municipality's Engineering Department will review the application to ensure that the availability of services is adequate.
Impact on safety, health and wellbeing of the surrounding community	It is not expected that the proposed conversion of the dwelling house to dwelling units will have an impact on the safety, health or wellbeing of the surrounding community.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	The proposal is not expected to have an impact on the environment as no new development is proposed.
Traffic impacts, parking, access and other transport related considerations	The proposal is not expected to have a negative impact on transport related activities, as the same employees can be accommodated in the existing dwelling house. The proposal only skilfully creates separate dwelling units.

Impact on views, sunlight and character of the area

The proposed use change of the existing structures is not expected to have an impact on the views and sunlight of the surrounding area as the dwelling units will be contained within the existing structure.

Economic impact

Section 9 of this report indicated the economic impact that this development will have. Various role players will be employed and involved in the process. Jobs will be created on a temporary basis as construction is undertaken.

Opportunity cost



An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved. The proposed subdivision will increase the surrounding property values as more housing opportunities will be created and new development will take place.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is not located within the EMOZ.

10.2 Heritage Protection Overlay Zone (HPOZ)

The property is located adjacent a '*Route of Regional Significance*' the proposal to convert the existing dwelling house into smaller dwelling units in the existing building envelope will not have an impact on the scenic drive.

10.3 Spatial Planning Policies

This proposal to convert the existing dwelling is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial Justice

Spatial justice ensures that planning proposals do not contribute to apartheid-era spatial development imbalances. The proposed conversion of the existing dwelling house into smaller, self-contained dwelling units promotes equitable access to housing by providing on-site accommodation for employees directly involved in the operation of the mosque. This approach supports inclusive urban development by optimising the use of existing infrastructure without reinforcing past spatial inequalities.

Spatial Sustainability

Spatial sustainability seeks to create viable and functional communities. The proposed conversion enhances the efficient use of the subject property by providing much-needed accommodation within the existing built form. This method of densification ensures that additional housing opportunities are created without expanding the property's footprint or requiring additional land, aligning with sustainable development principles that promote compact and resource-efficient urban environments.

Efficiency

The proposal maximises the utilisation of the subject property by transforming the existing dwelling into smaller, functional residential units. This ensures that the available space is used efficiently while improving living conditions for employees. The conversion allows for an optimised layout that meets housing needs without unnecessary expansion, making the most of the existing structure and services.

Spatial Resilience



MOTIVATION

The proposed conversion aligns with existing spatial planning policies and Overstrand Municipality regulations, ensuring compliance with broader planning objectives. By adapting the existing built form to meet evolving needs, the proposal enhances the resilience of the property, ensuring it remains functional and relevant without the need for extensive redevelopment.

Good administration

The OM has a credible track record of good administration regarding the method of public participation which invites and accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.



12. EVALUATION

The proposed conversion of the existing dwelling house into four smaller, self-contained dwelling units should be evaluated in the context of optimising and the efficient use of space. The current layout does not maximise the property's potential, and the proposed alterations will improve functionality while maintaining compliance with relevant planning policies.

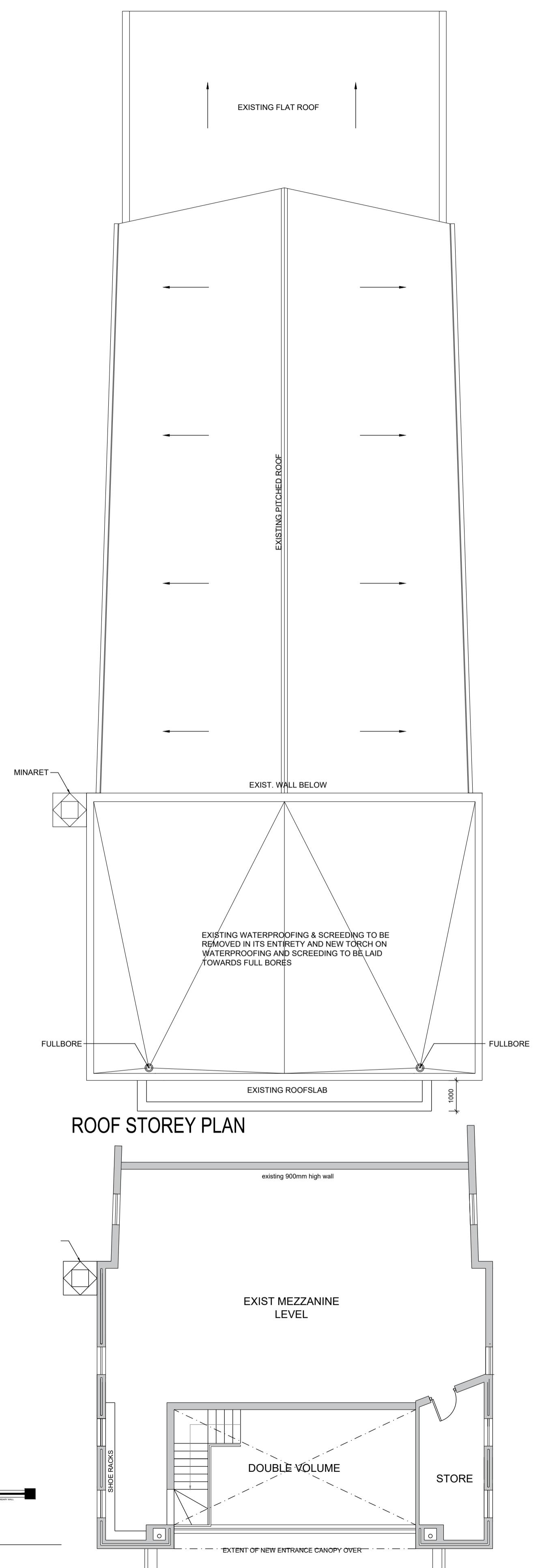
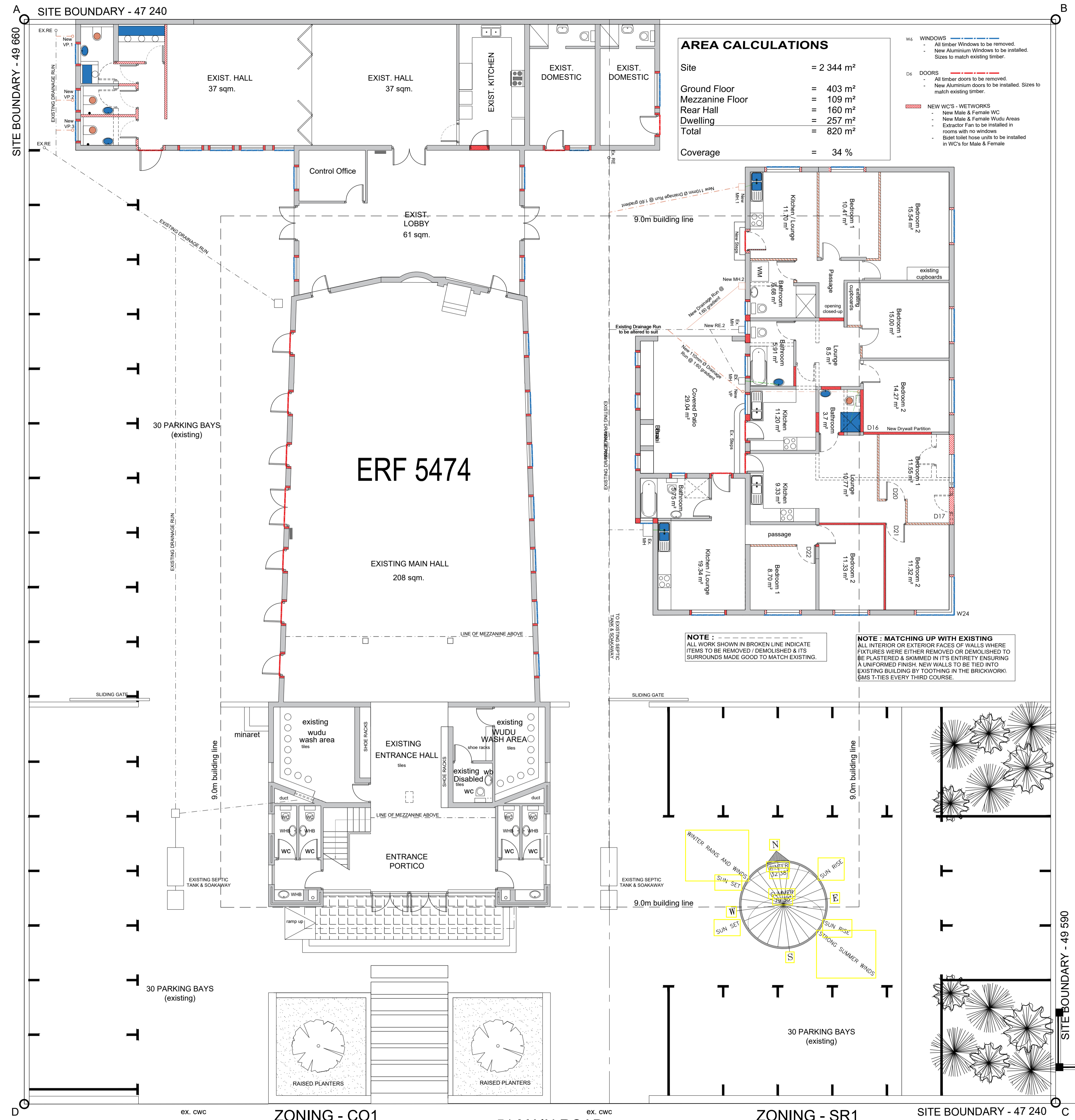
The proposal does not introduce any new land use rights, as the property remains dedicated to residential use in conjunction with the mosque. The conversion aligns with spatial planning principles, ensuring that the development is sustainable, efficient, and responsive to housing needs.

Various stakeholders, including town planners, architects, and construction professionals, will contribute to the successful implementation of this proposal. Their expertise will ensure that the conversion is carried out in accordance with municipal regulations and best practices, supporting the long-term viability of the property. Given these considerations, the application warrants support as a logical and sustainable approach to enhancing the subject property's residential capacity.

13. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

13.1 Consent Use to allow dwelling units in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



NOTES

ALL WORK IS TO BE EXECUTED IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT OF 1977 AND SABS 0400-1987.

WALLS

90mm WELL BURNT CLAY BRICKS OF MIN 10MPa NOMINAL UNIT STRENGTH AND CLASS II MORTAR AND COMPLYING WITH NATIONAL BUILDING REGULATIONS FOR EFFECTIVE LATERAL SUPPORT.

DRYWALL PARTITION

Skimmed BPB Gypsum Standard Ultrasteel Stud and Rhinoboard Drywall system. Drywall consisting of stud and track system with 63.5mm Drywall Ultrasteel studs positioned at 600mm centres fixed into 63.5mm wide top and bottom track clad on both sides with 12.5mm thick taper edged Rhinoboard fixed with 25mm. Drywall screws at 220mm centres and all corners fixed with 25 x 25mm corner beads and all joints to be filled and jointed as per manufacturer's specifications.

WINDOWS & DOORS: as per SANS 10400(Pt B.N) Epoxy powder coated aluminium windows, doors and sliders, as per Messrs. 'EUROSTYLE' o.e.o.

COLOUR: Charcoal

Any pane of glass installed more than 1.5m and or lower than 500mm from F.F.I shall be made of safety glass. All windows and door openings to have precast, prestressed lintels over to a max opening size of 3m.

NOTE: Glazed area < 15% conforms to SANS 10400, Part-X Light area > 10% & Vent area > 5% conforms to SANS 10400, Part-O

NATURAL LIGHT & VENTILATION

ALL HABITABLE ROOMS, BATHROOMS AND TOILETS ARE PROVIDED WITH WINDOWS FOR THE PURPOSES OF NATURAL LIGHT AND VENTILATION. TOTAL AREA OF WINDOWS IS NOT LESS THAN 10% OF THE FLOOR AREA OF ROOM SERVED BY IT (MIN 0.2m²) FOR NATURAL LIGHT AND WINDOWS ARE PROVIDED WITH OPENINGS FOR NATURAL VENTILATION, TOTAL AREA OF WHICH IS NOT LESS THAN 5% OF THE FLOOR

STRUCTURE

PRE-STRESS LINTOLS WITH 4 COURSES BRICKFORCE OVER TO ALL OPENING OVER 3m. FARAPET HEIGHT TO BE MAXIMUM 500mm.

DRAINAGE

SINGLE STACK SYSTEM COMPLYING WITH THE NATIONAL BUILDING REGULATIONS AND PART PP OF SABS 0400 COMPRISING THE FOLLOWING:

- 110 OD DRAINS AND STACKS OF APPROVED MATERIAL.
- 50 OD WASTE PIPES AND VENT PIPES.
- ALL WASTE FITTINGS TO HAVE RESEALING P-TYPE TRAPS.
- ACCESS TO THE DRAINAGE INSTALLATION IS PROVIDED BY MEANS OF WELL MARKED, PROTECTED AND PERMANENTLY ACCESSIBLE RODDING EYES AT THE HIGHEST POINT OF THE DRAIN. AT ALL CHANGES OF DIRECTION, WITHIN 1.5m OF THE DRAIN CONNECTION TO THE SEWER AND AT 25m INTERVALS ALONG THE LINE OF THE DRAIN.
- INSPECTION EYES AT ALL BENDS AND JUNCTIONS.

ABLUTION AND TOILET FACILITIES:

- A CONSTANT SUPPLY OF HOT AND COLD WATER MUST BE LAID ON TO ALL SINKS / WASH BASINS
- THE WALL AREAS BEHIND ALL SINKS / WASH BASINS MUST BE TILED TO A HEIGHT OF AT LEAST 300mm
- THE URINALS MUST BE OF APPROVED MATERIAL, FITTED WITH A FLUSHING DEVICE AND WITHOUT A STEP-UP TO FACILITATE CLEANSING

PROPOSED ALTERATIONS TO EXISTING BUILDING ON ERF 5474, 51 MAIN ROAD HERMANUS FOR AND BEHALF OF THE ISMAIL AND MIRIAM EBRAHIM FOUNDATION

Signature: _____

M. Joseph
architecture - project management

26 De WAAL DRIVE
DEVILS PEAK
CAPE TOWN
8000
SACAP : T0426
TEL/FAX : (021) 461 4985
MOBILE : (083) 286 7415

SIGN: _____

Project name
PROPOSED ALTERATIONS TO EXISTING BUILDING

Drawing description
SITE PLAN

Scale	1:100	Date	OCT. 2024	Drawn	PH	Revision	D	
Drawing number	MJ-240901						Sheet number	100

NOTES
 ALL WORK IS TO BE EXECUTED IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT OF 1977 AND SABS 0400-1987.

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WINDOWS & DOORS: as per SANS 10400 (PT B.N) Epoxy powder coated aluminium windows, doors and sliders, as per Messrs. "EUROSTYLE" o.e.o.
 COLOUR: Charcoal
 Any pane of glass installed more than 1sqm and or lower than 900mm from F.F.L shall be made of safety glass.
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NOTE:
 Clazed area < 1%, conforms to SANS 10400, Part-X Light area > 10% & Vent area > 5%, conforms to SANS 10400, Part-O

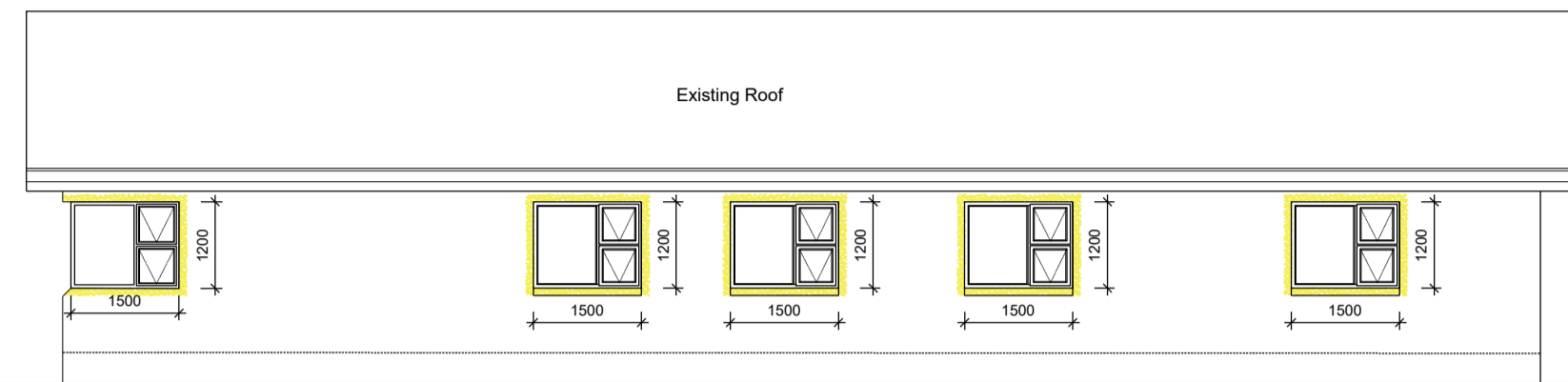
NOTE:
 ALL WORK SHOWN IN BROKEN LINE INDICATE ITEMS TO BE REMOVED / DEMOLISHED & ITS SURROUNDS MADE GOOD TO MATCH EXISTING.

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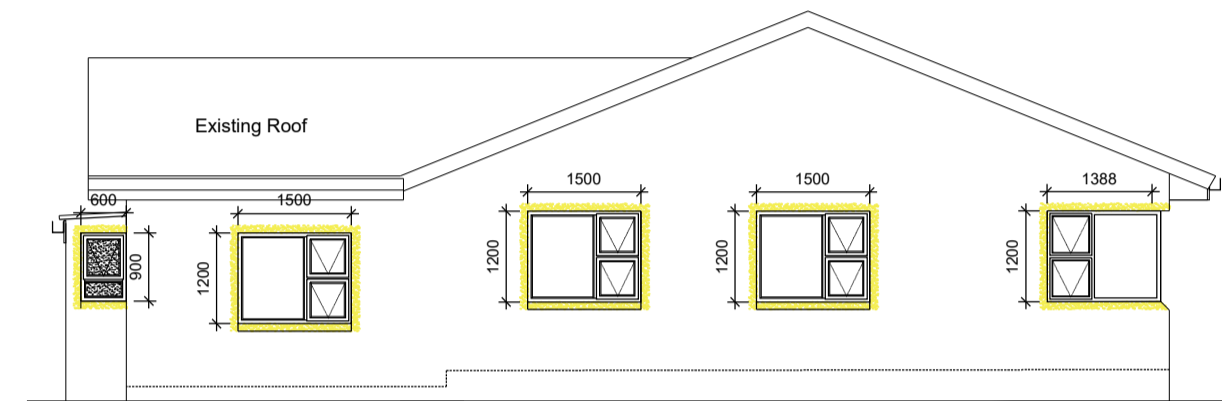
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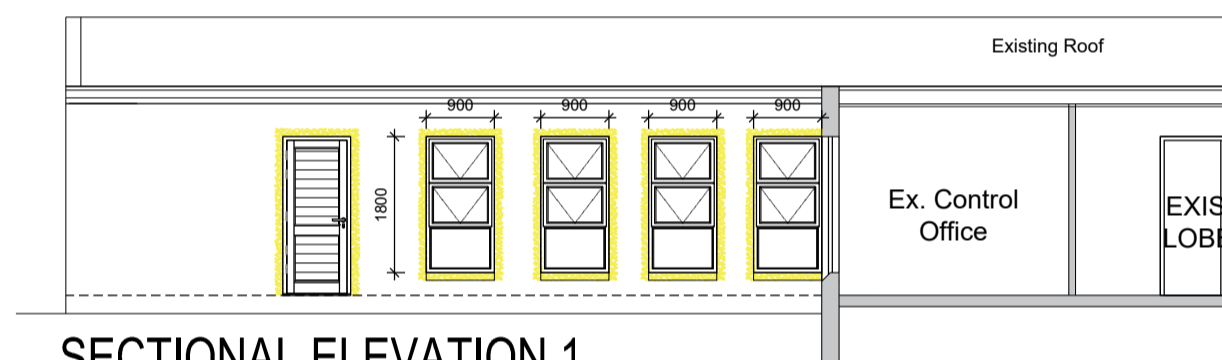
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EAST ELEVATION 2



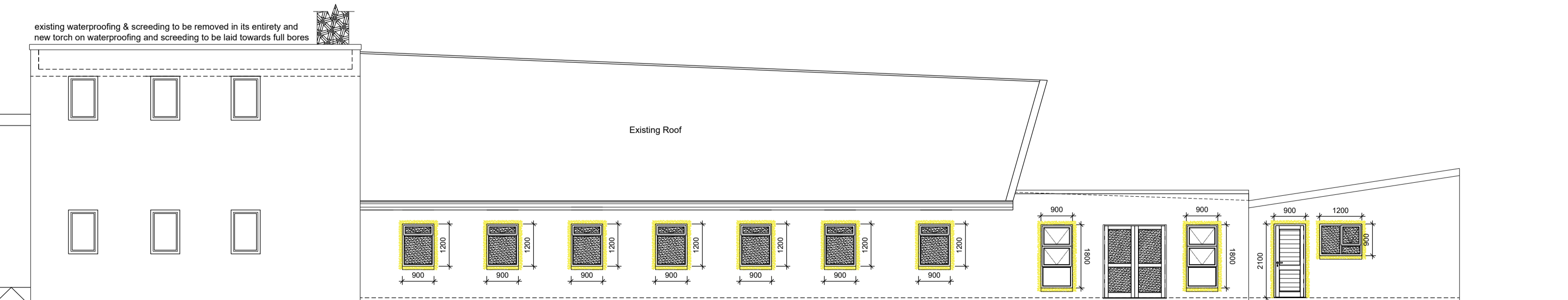
NORTH ELEVATION



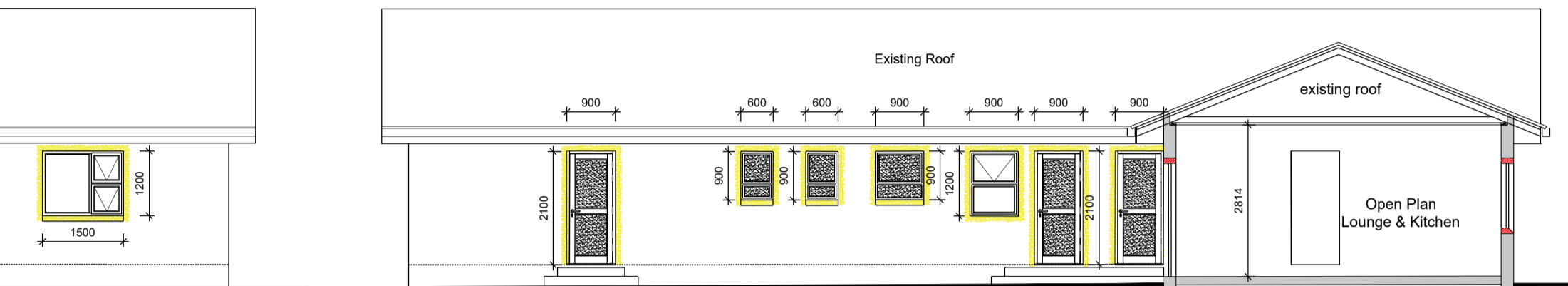
SECTIONAL ELEVATION 1



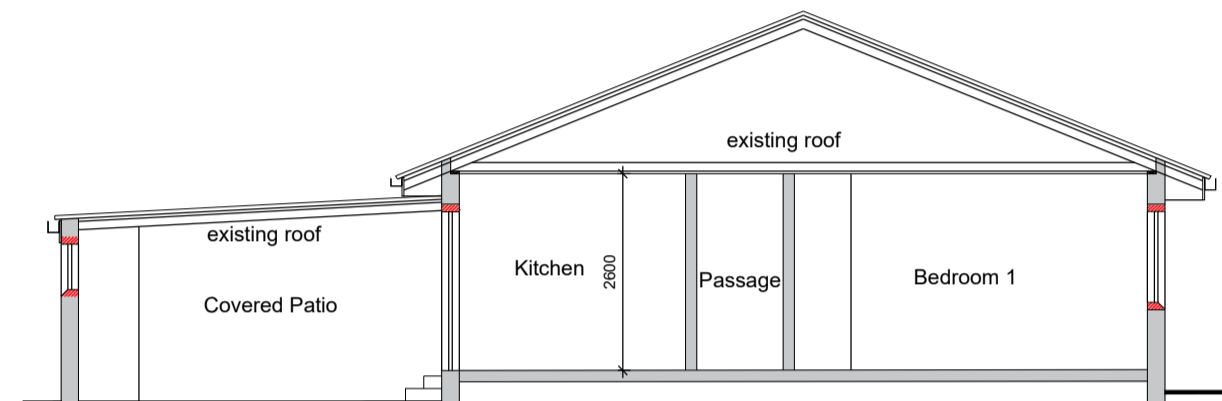
WEST ELEVATION 1



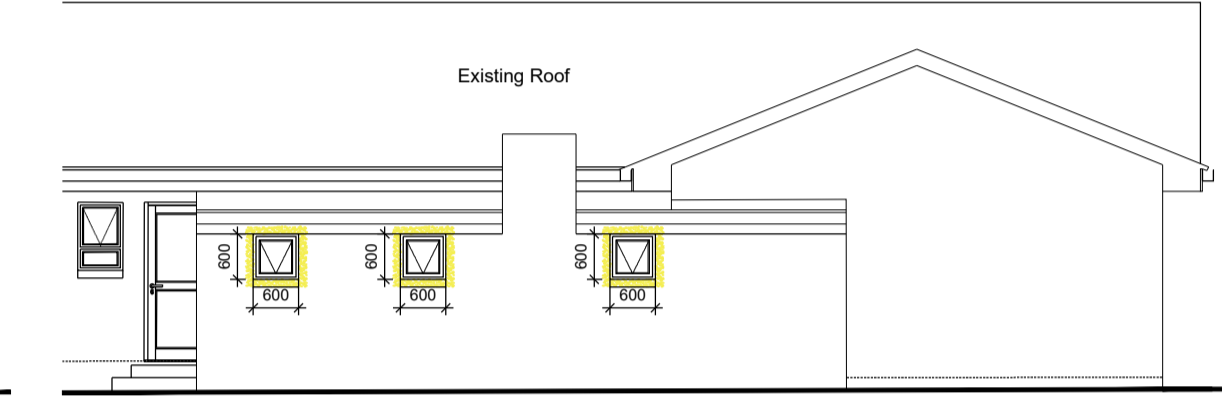
EAST ELEVATION 1



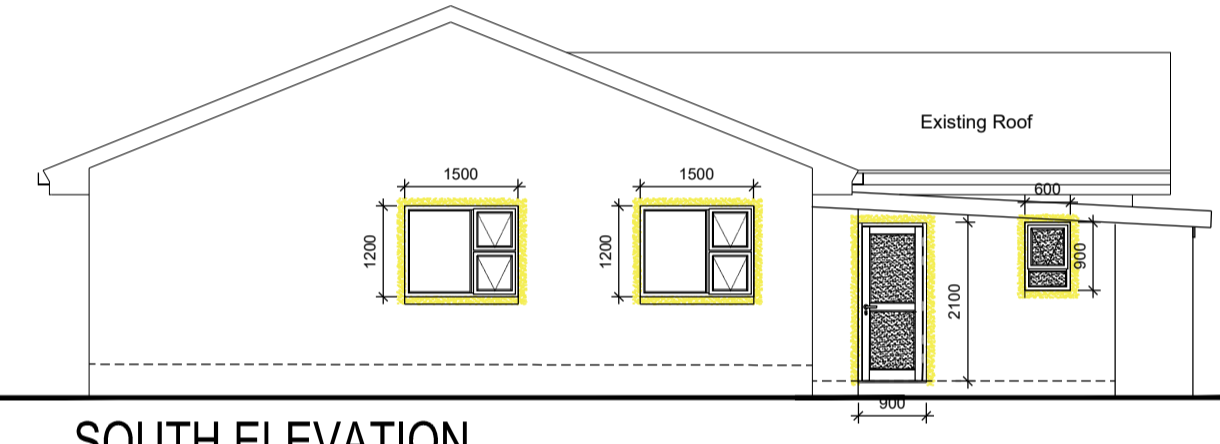
SECTIONAL ELEVATION 3



SECTIONAL ELEVATION 2



WEST ELEVATION 2



SOUTH ELEVATION

WINDOW REFERENCE - W8 / 11 / 12 / 13 / 14 / 15 / 16 / 39				WINDOW REFERENCE - W19 / 20 / 21 / 22 / 23 / 25 / 26 / 27 / 37				WINDOW REFERENCE - W1 / 2 / 3 / 4 / 5 / 6 / 7																																																																																																																											
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