

**SECTION 4.56 DESIGN CHANGE ITEMS**

- **ITEM 1:** Basement and ground shoring wall and footprint updated to align with boundary landscaping
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NOTE:  
STEPPED PLANTERS AT  
BOUNDARIES TO ALIGN WITH  
ADJOINING EXISTING LEVELS

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	FOR DA SUBMISSION	DK	GW	16.12.21	
B	FOR AMENDED DA SUBMISSION	DK	RPW	25.07.23	
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	
D	DRAFT S34 PACKAGE	DK	RPW	28.08.24	
E	FOR S34 LODGEMENT	DK	RPW	03.07.24	
F	FOR FINAL S34 REVIEW	DK	RPW	31.07.24	
G	S34 AMENDMENT	DK	RPW	15.08.24	
H	S34 AMENDMENT	DK	RPW	23.09.24	
I	SECTION 4.56 SUBMISSION	WL	RPW	29.04.25	
J	SECTION 4.56 UPDATE	KL	RPW	04.06.25	

KEY PLAN	NOTES:	OTHERS:
REVISION ON HOLD	<p>NOTES:</p> <p>KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.</p>	

CLIENT	ARCHITECT	QA STAMP
PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	<p>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</p>

**Koichi Takada Architects**

PROJECT: 1112-1116 BARRENJOEY RD  
1112-1116 BARRENJOEY ROAD, PALM BEACH

DWG NO. A0012

REVISION J

DATE 04.06.25

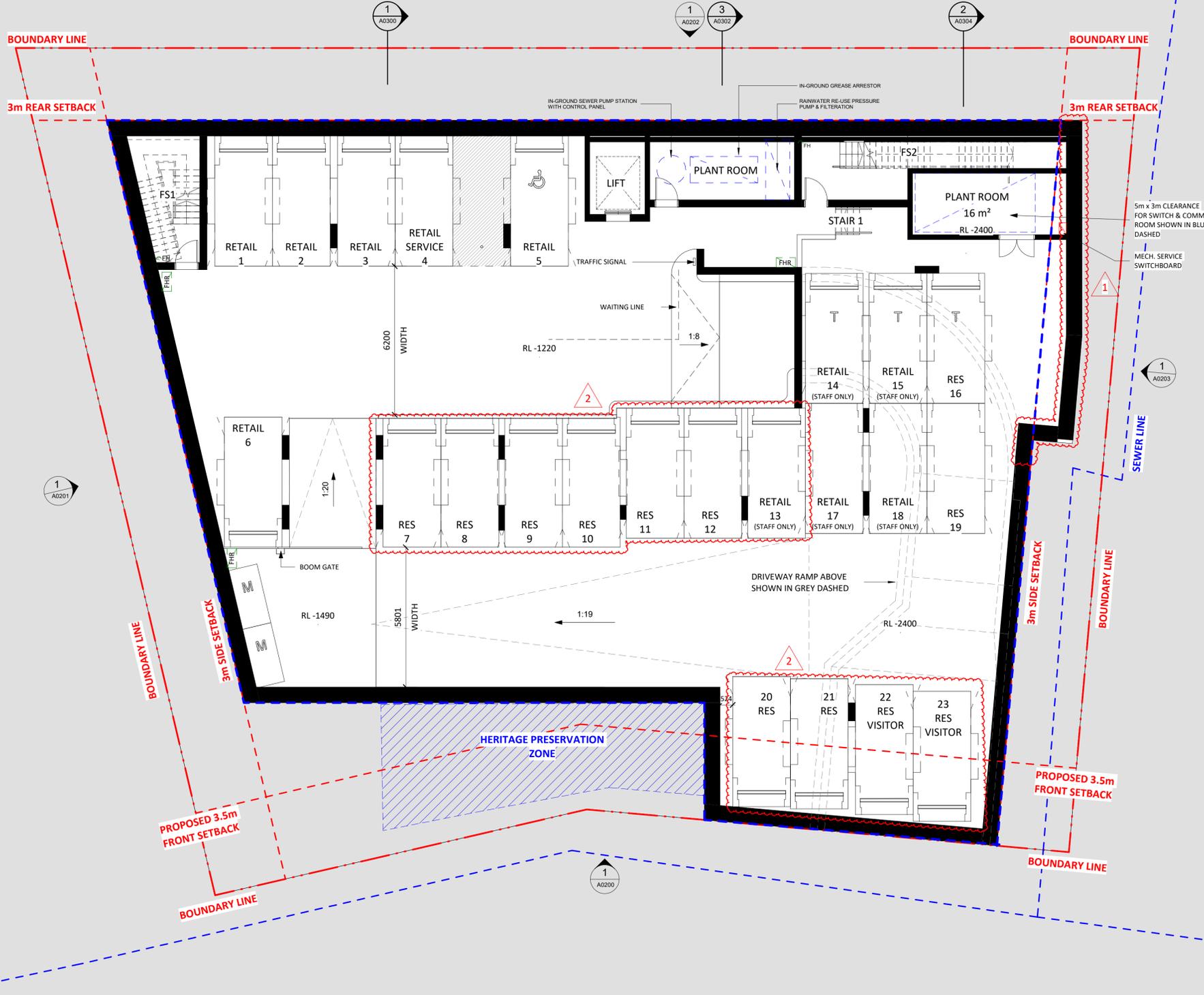
SCALE: 1:200@A1, 1:400@A3

PROJECT	DWG TITLE
1112-1116 BARRENJOEY RD 1112-1116 BARRENJOEY ROAD, PALM BEACH	SITE PLAN

STATUS	SCALE
DEVELOPMENT APPLICATION	1:200@A1, 1:400@A3

PROJECT	DWG TITLE
1112-1116 BARRENJOEY RD 1112-1116 BARRENJOEY ROAD, PALM BEACH	SITE PLAN

CAR PARKING	
Description	Count
Accessible Bay (AS2890-2009)	1
Car Bay (T) Tandem 5400 x 2400	3
Motorbike Bay (2500 x 1200)	2
Standard Car Bay 5400 x 2400	19
<b>Total Cars &amp; Motorbikes</b>	<b>25</b>



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LEGEND	
	BOUNDARY LINE
	OUTLINE OF S34 APPROVED

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K	SECTION 4.56 UPDATE	SL	RPW	04.06.25	

KEY PLAN	NOTES
	REVISION
	ON HOLD

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ROZELLE NSW 2039

ARCHITECT:  
SUITE 41 & 42, LEVEL 4  
61 MARLBOROUGH ST  
SURRY HILLS, NSW 2010  
T 02 9698 8510  
ASN 63 131 365 896  
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KOICHI TAKADA  
NSW ARCHITECTS 6901  
VIC ARCHITECTS 16179  
QLD ARCHITECTS 5590  
KOICHI TAKADA.COM

**Koichi Takada Architects**

STATUS: DEVELOPMENT APPLICATION

SCALE: 1:100@A1, 1:200@A3

PROJECT:  
1112-1116 BARRENJOEY RD  
1112-1116 BARRENJOEY ROAD, PALM BEACH

DWG NO.: A0099

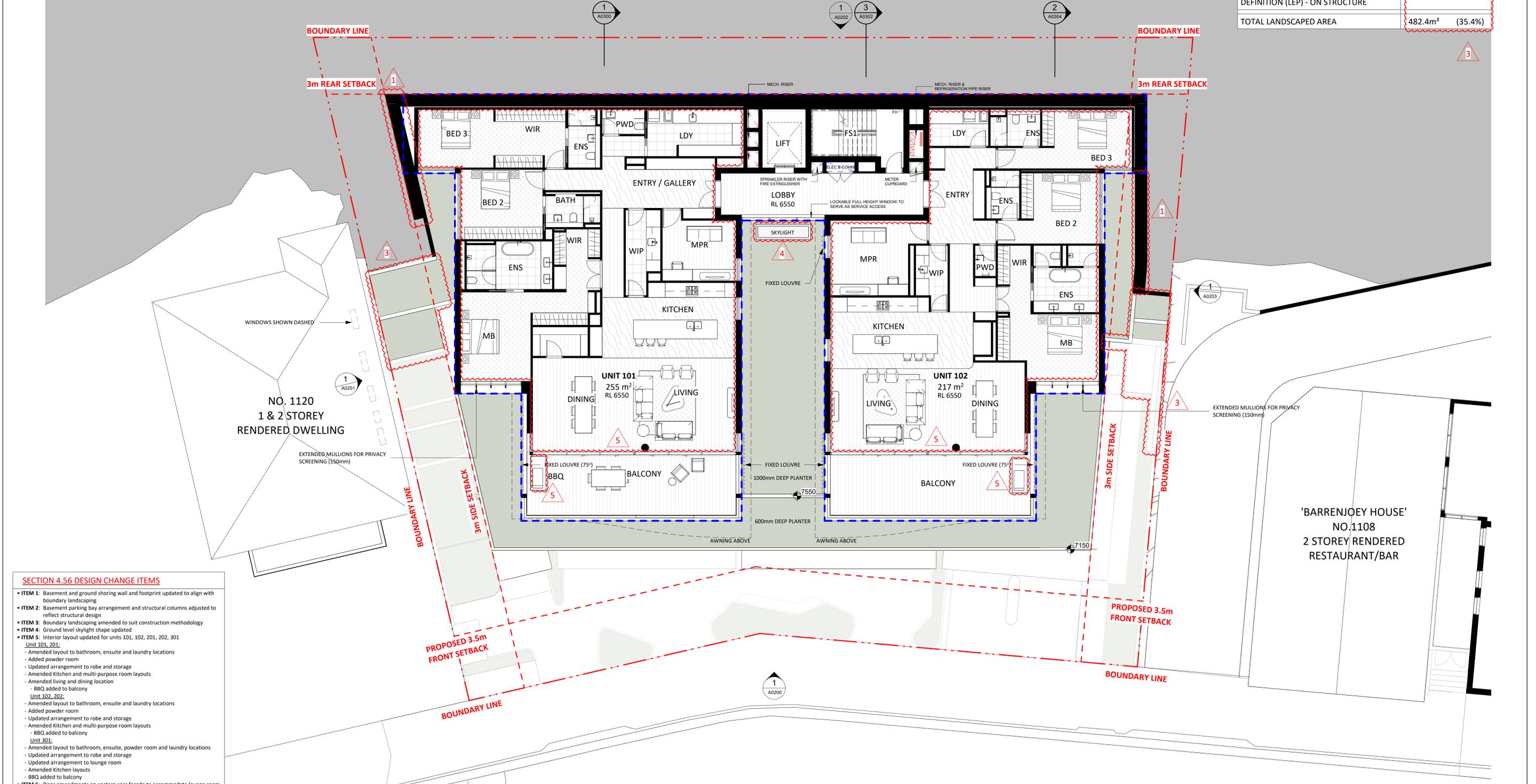
REVISION: K

DATE: 04.06.25

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11	DRAFT SECTION 4.56	03.09.25
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13	SECTION 4.56 UPDATE	04.06.25



LANDSCAPE AREA SUMMARY	
SITE AREA	1361.5m <sup>2</sup>
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m <sup>2</sup>
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON GROUND	275.7m <sup>2</sup> (20.2%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	206.7m <sup>2</sup> (15.2%)
TOTAL LANDSCAPED AREA	482.4m <sup>2</sup> (35.4%)



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NOTE:  
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**LEGEND**  
- - - - - OUTLINE OF S34 APPROVED

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
1	CONCEPT PLAN AMENDMENT	DK	RPW	04.04.24	
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KEY PLAN	BY	CHK	DATE
	DK	RPW	04.04.24

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**Koichi Takada Architects**

PROJECT
1112-1116 BARRENJOEY RD 1112-1116 BARRENJOEY ROAD, PALM BEACH

DWG TITLE
LEVEL 01 - FLOOR PLAN

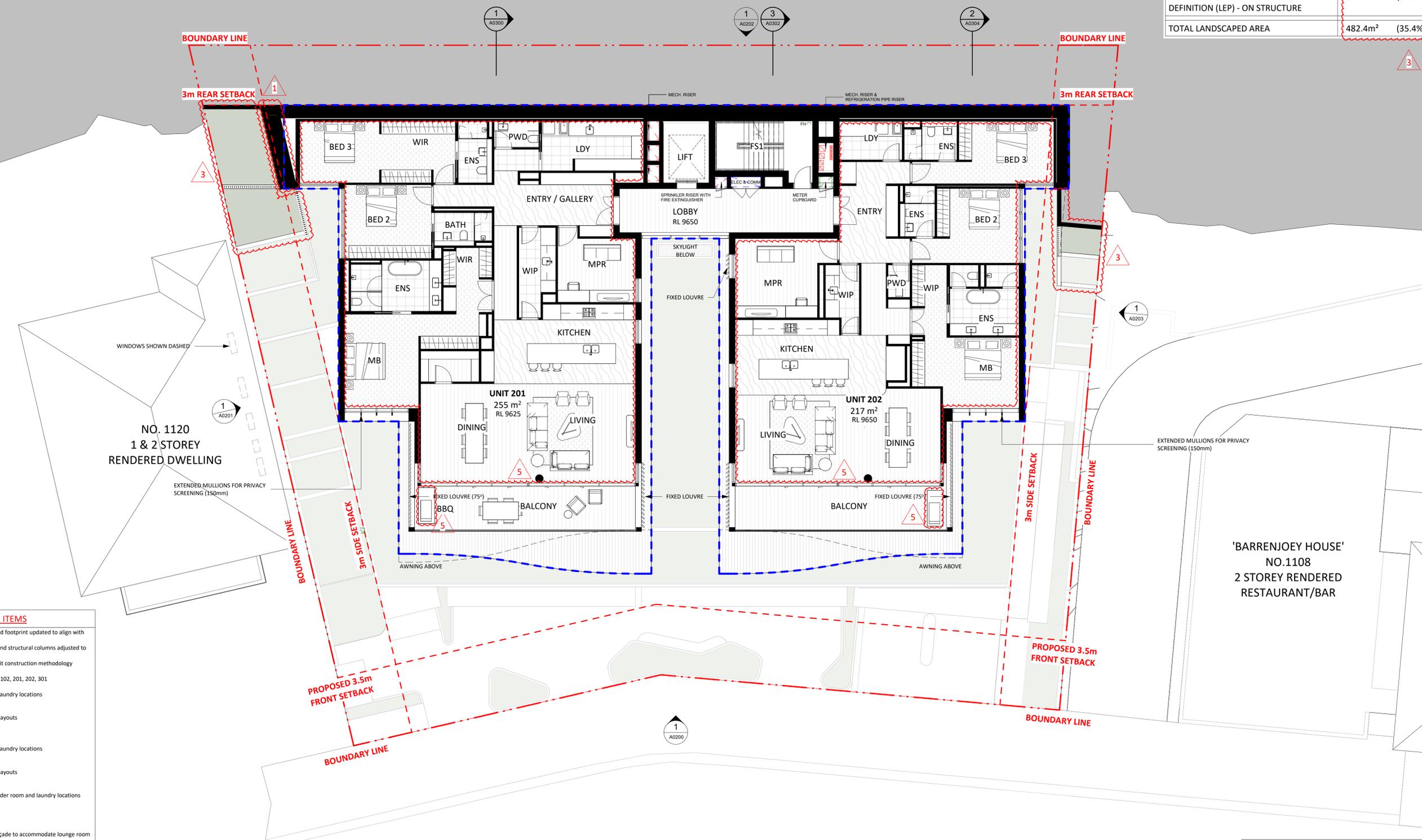
DWG NO.	REVISION	DATE
A0101	H	04.06.25

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STATUS
DEVELOPMENT APPLICATION

SCALE
1:100@A1, 1:200@A3

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A	FOR DA SUBMISSION	DK	GW	16.12.21	
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KEY PLAN	REVISION	ON HOLD

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 QLD ARCHITECTS 5590  
 KOICHI TAKADA.COM

**Koichi Takada Architects**

**PROJECT:**  
 1112-1116 BARRENJOEY RD  
 1112- 1116 BARRENJOEY ROAD, PALM BEACH

**STATUS:**  
 DEVELOPMENT APPLICATION

**DWG NO.:**  
 A0102

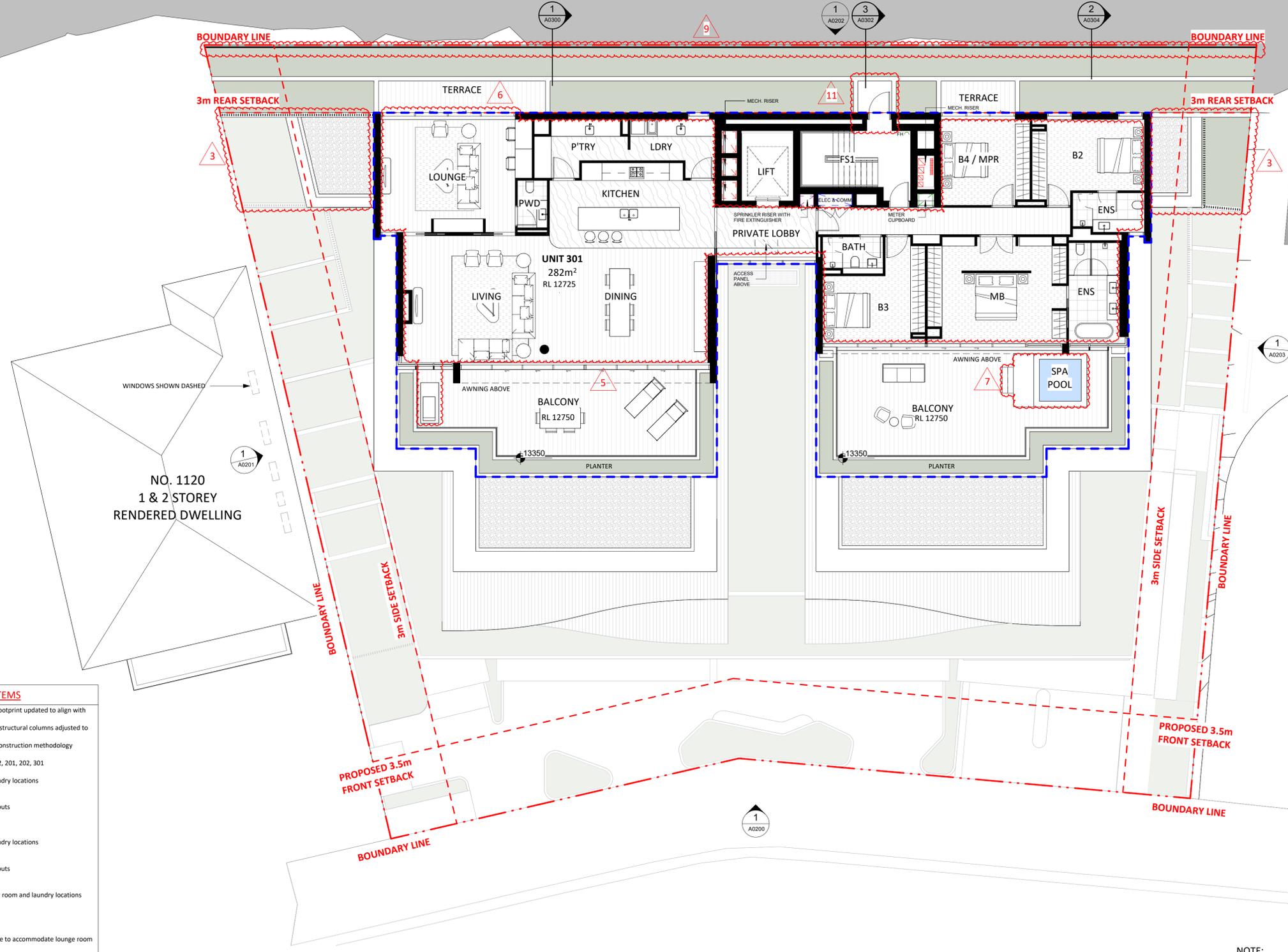
**SCALE:**  
 1:100@A1, 1:200@A3

NO.	REVISION	DATE
J		04.06.25

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NO. 1110B BARREJOEY RD.  
PROPOSED 4 STOREY  
RENDERED DWELLING  
(DA2022/2065 APPROVED  
BUT NOT CONSTRUCTED)

'BARREJOEY HOUSE'  
NO.1108  
2 STOREY/RENDERED  
RESTAURANT/BAR



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KEY PLAN	REVISION	ON HOLD

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**Koichi Takada Architects**

PROJECT	DWG TITLE
1112-1116 BARREJOEY RD 1112- 1116 BARREJOEY ROAD, PALM BEACH	LEVEL 03 - FLOOR PLAN

STATUS	DWG NO.	REVISION
DEVELOPMENT APPLICATION	A0103	L

SCALE: 1:100@A1, 1:200@A3

DATE: 04.06.25

NO. 23 PALM BEACH RD.  
1,2 & 3 STOREY  
WEATHERBOARD & STONE DWELLING

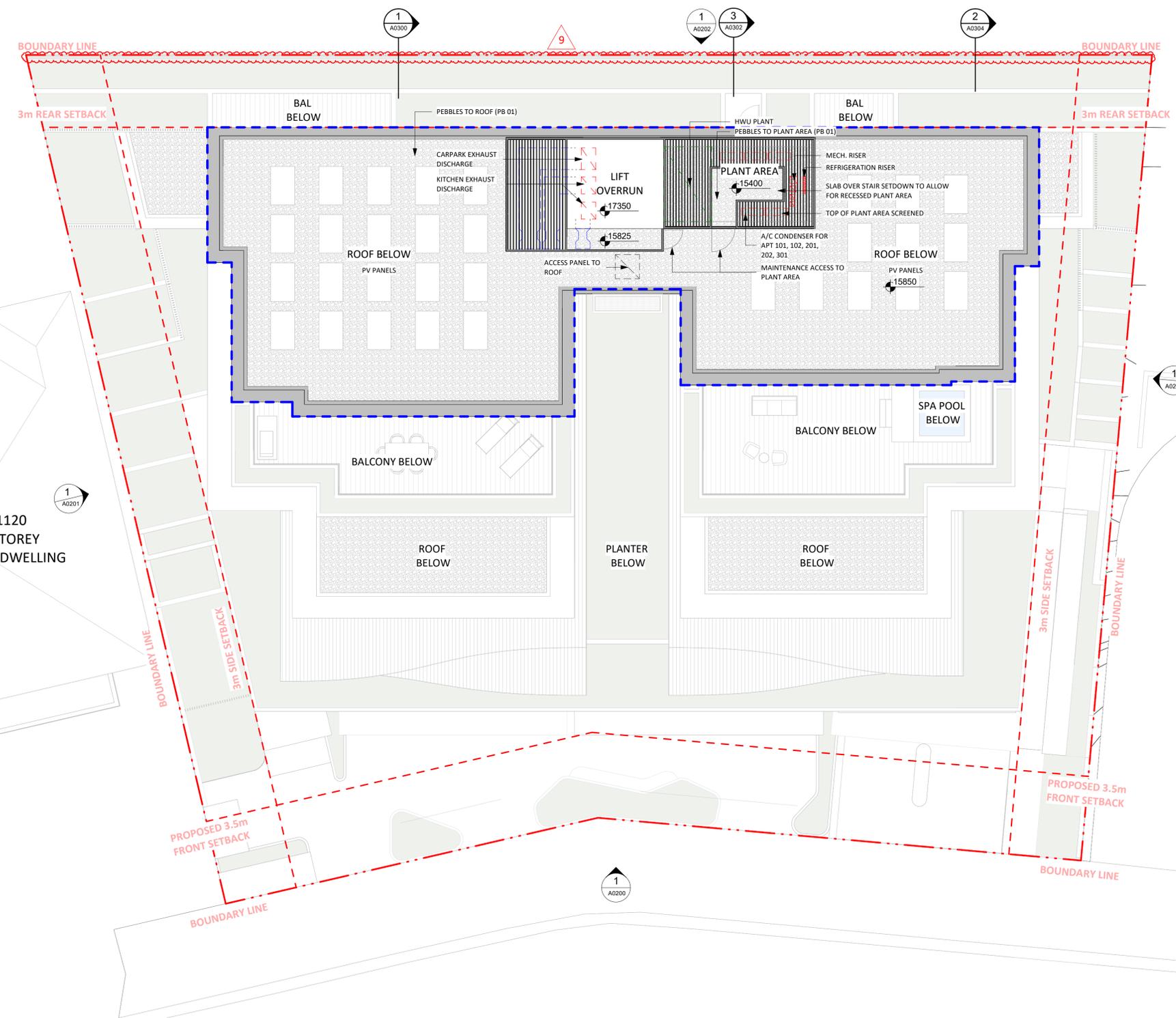
NO. 21A PALM BEACH RD.  
2 STOREY  
RENDERED DWELLING

LANDSCAPE AREA SUMMARY		
SITE AREA	1361.5m <sup>2</sup>	
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m <sup>2</sup>	
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON GROUND	275.7m <sup>2</sup>	(20.2%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	206.7m <sup>2</sup>	(15.2%)
TOTAL LANDSCAPED AREA	482.4m <sup>2</sup>	(35.4%)

NO. 1110B BARREJOEY RD.  
PROPOSED 4 STOREY  
RENDERED DWELLING  
(DA2022/2065 APPROVED  
BUT NOT CONSTRUCTED)

'BARREJOEY HOUSE'  
NO.1108  
2 STOREY RENDERED  
RESTAURANT/BAR

NO. 1120  
1 & 2 STOREY  
RENDERED DWELLING



**SECTION 4.56 DESIGN CHANGE ITEMS**

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NOTE:  
STEPPED PLANTERS AT  
BOUNDARIES TO ALIGN WITH  
ADJOINING EXISTING LEVELS

LEGEND	
	OUTLINE OF S34 APPROVED

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	FOR DA SUBMISSION	DK	GW	16.12.21	
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D	FOR S34 COORDINATION	DK	RPW	19.06.24	
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K	DRAFT SECTION 4.56	WL	RPW	03.09.25	
L	SECTION 4.56 SUBMISSION	WL	RPW	20.04.25	
M	SECTION 4.56 UPDATE	NL	RPW	04.06.25	

<p>KEY PLAN</p> <p>CLOUD LEGEND</p> <p>REVISION</p> <p>ON HOLD</p>	<p>NOTES:</p> <p>KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT SPECIFIED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.</p>	<p>OTHERS</p>	<p>CLIENT</p> <p>PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039</p>	<p>ARCHITECT</p> <p>SUITE 41 &amp; 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM</p> <p><b>Koichi Takada Architects</b></p>	<p>QA STAMP</p> <p>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</p>	<p>PROJECT</p> <p>1112-1116 BARREJOEY RD 1112- 1116 BARREJOEY ROAD, PALM BEACH</p> <p>STATUS</p> <p>DEVELOPMENT APPLICATION</p>	<p>DWG TITLE</p> <p>ROOF PLAN - FLOOR PLAN</p> <p>DWG NO.</p> <p>A0105</p> <p>SCALE</p> <p>1:100@A1, 1:200@A3</p> <p>REVISION</p> <p>M</p> <p>DATE</p> <p>04.06.25</p>
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AL 02	TIMBER LOOK ALUMINIUM SCREEN
AL 04	ALUMINIUM SCREEN (WHITE)
AL 05	ALUMINIUM LOUVRE (DARK)
GL 01	GLAZING
GL 02	GLAZED BALUSTRADE
RE 01	ACRYLIC RENDER FINISH (WHITE)
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SND 01	SANDSTONE CLADDING
TB 01	TIMBER PILING FENCE (MAX 1.8m)

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KEY PLAN	REVISION	ON HOLD
	REVISION	
	ON HOLD	

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CLIENT  
 PALMDEV PTY LTD  
 LEVEL 1, 600 DARLING STREET  
 ROZELLE NSW 2039

ARCHITECT  
 SUITE 41 & 42, LEVEL 4  
 61 MARLBOROUGH ST  
 SURRY HILLS, NSW 2010  
 T 02 9698 8510  
 ASN 63 131 365 896  
 NOMINATED ARCHITECT:  
 KOICHI TAKADA  
 NSW ARCHITECTS 6901  
 VIC ARCHITECTS 16179  
 QLD ARCHITECTS 5590  
 KOICHI TAKADA.COM

**Koichi Takada Architects**

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PROJECT  
 1112-1116 BARRENJOEY RD  
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS  
 DEVELOPMENT APPLICATION

SCALE  
 1:100@A1, 1:200@A3

DWG TITLE  
 WEST ELEVATION (BARRENJOEY RD)

DWG NO.  
 A0200

REVISION  
 K

DATE  
 04.06.25



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NOTE:  
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KEY PLAN	NOTES
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**Koichi Takada Architects**

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PROJECT	DWG NO.	REVISION
1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	A0201	K

STATUS	SCALE	DATE
DEVELOPMENT APPLICATION	1:100@A1, 1:200@A3	04.06.25

PROJECT	DWG TITLE
1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	NORTH ELEVATION (SIDE)



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H	S34 AMENDMENT	DK	RPW	23.09.24	
I	DRAFT SECTION 4.56	WL	RPW	03.03.25	
J	SECTION 4.56 SUBMISSION	WL	RPW	29.04.25	
K	SECTION 4.56 UPDATE	KL	RPW	04.06.25	

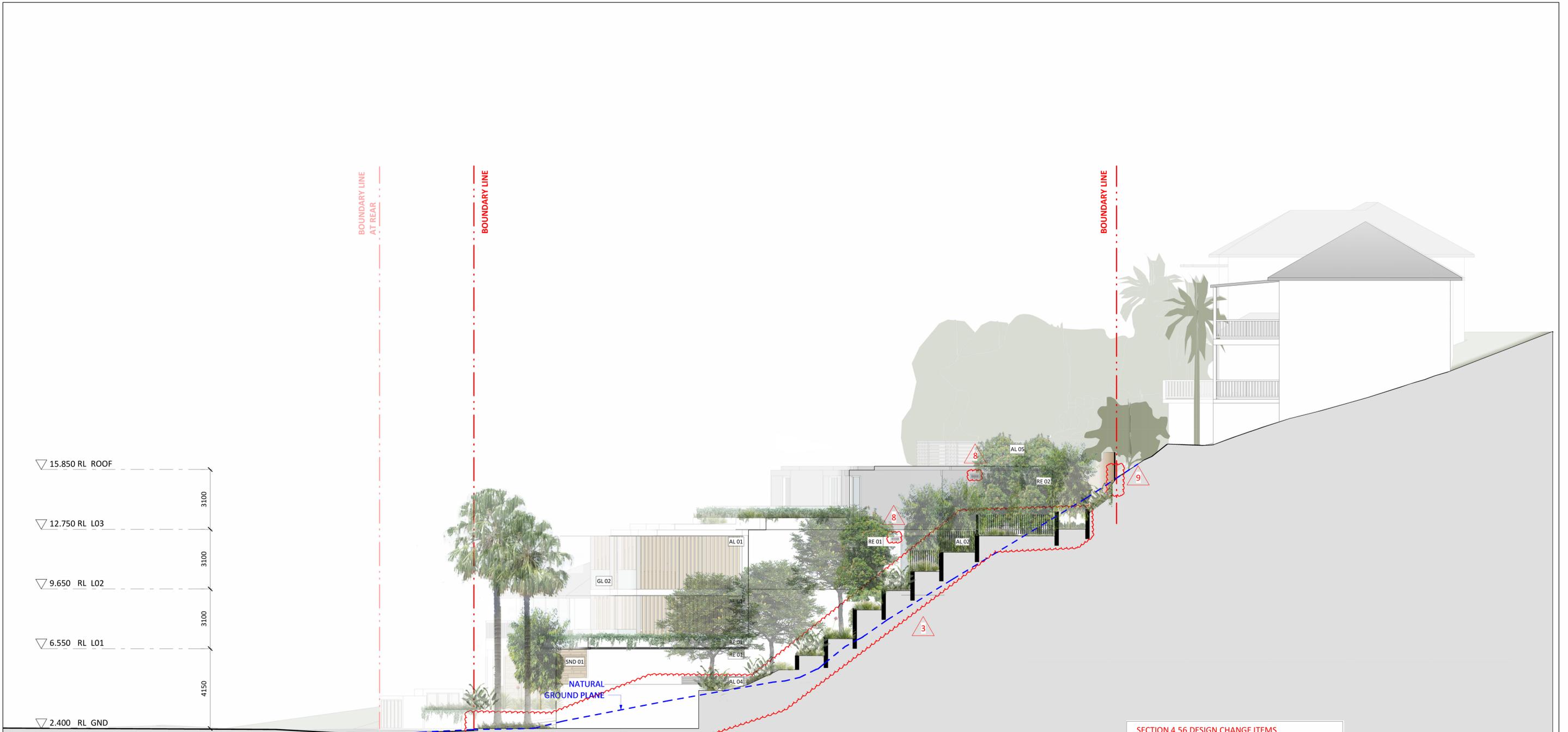
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**SECTION 4.56 DESIGN CHANGE ITEMS**

- **ITEM 1:** Basement and ground shoring wall and footprint updated to align with boundary landscaping
- **ITEM 2:** Basement parking bay arrangement and structural columns adjusted to reflect structural design
- **ITEM 3:** Boundary landscaping amended to suit construction methodology
- **ITEM 4:** Ground level skylight shape updated
- **ITEM 5:** Interior layout updated for units 101, 102, 201, 202, 301
- Unit 101, 201:**
  - Amended layout to bathroom, ensuite and laundry locations
  - Added powder room
  - Updated arrangement to robe and storage
  - Amended Kitchen and multi-purpose room layouts
  - Amended living and dining location
  - BBQ added to balcony
- Unit 102, 202:**
  - Amended layout to bathroom, ensuite and laundry locations
  - Added powder room
  - Updated arrangement to robe and storage
  - Amended Kitchen and multi-purpose room layouts
  - BBQ added to balcony
- Unit 301:**
  - Amended layout to bathroom, ensuite, powder room and laundry locations
  - Updated arrangement to robe and storage
  - Updated arrangement to lounge room
  - Amended Kitchen layouts
  - BBQ added to balcony
- **ITEM 6:** Door amendments on eastern rear façade to accommodate lounge room changes for unit 301
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**LEGEND**

AL 01	TIMBER LOOK ALUMINIUM BATTEN
AL 02	TIMBER LOOK ALUMINIUM SCREEN
AL 04	ALUMINIUM SCREEN (WHITE)
AL 05	ALUMINIUM LOUVRE (DARK)
GL 01	GLAZING
GL 02	GLAZED BALUSTRADE
RE 01	ACRYLIC RENDER FINISH (WHITE)
RE 02	ACRYLIC RENDER FINISH (LIGHT GREY)
SND 01	SANDSTONE CLADDING
TB 01	TIMBER PAILING FENCE (MAX 1.8m)

NOTE:  
 STEPPED PLANTERS AT  
 BOUNDARIES TO ALIGN WITH  
 ADJOINING EXISTING LEVELS

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**KEY PLAN**

CLOUD LEGEND

REVISION ON HOLD

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**ARCHITECT:**  
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 T 02 9698 8510  
 ASN 63 131 365 896  
 NOMINATED ARCHITECT:  
 KOICHI TAKADA  
 NSW ARCHITECTS 6901  
 VIC ARCHITECTS 16179  
 QLD ARCHITECTS 5590  
 KOICHI TAKADA.COM

**Koichi Takada Architects**

GA STAMP

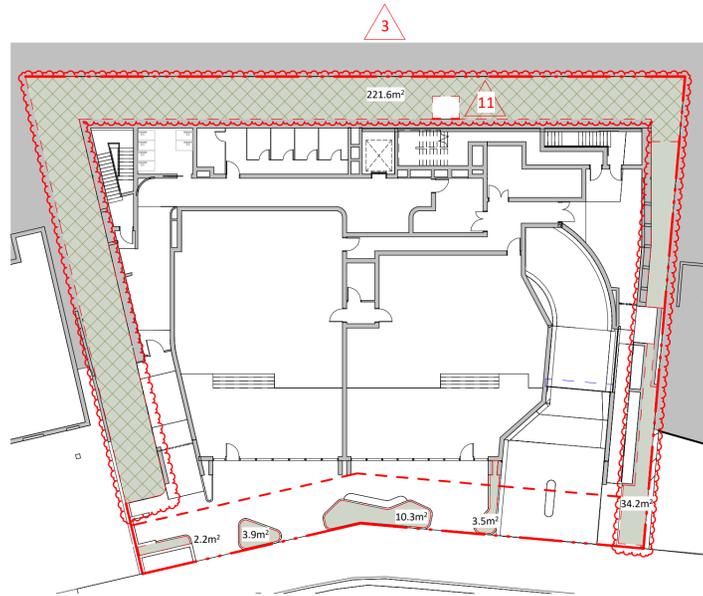
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**PROJECT:**  
 1112-1116 BARRENJOEY RD  
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

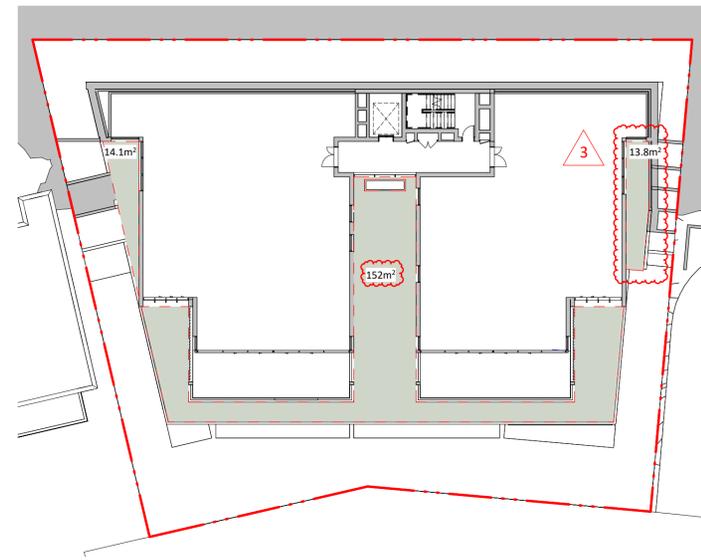
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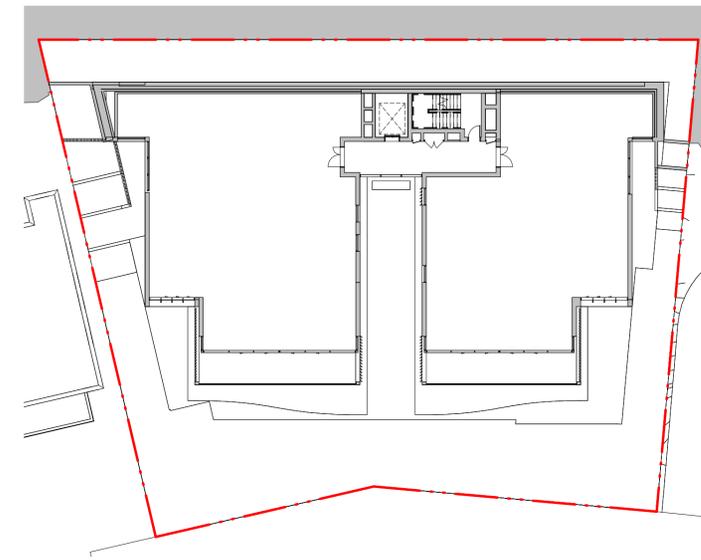
DWG NO.	A0203	REVISION	K
SCALE	1:100@A1, 1:200@A3	DATE	04.06.25



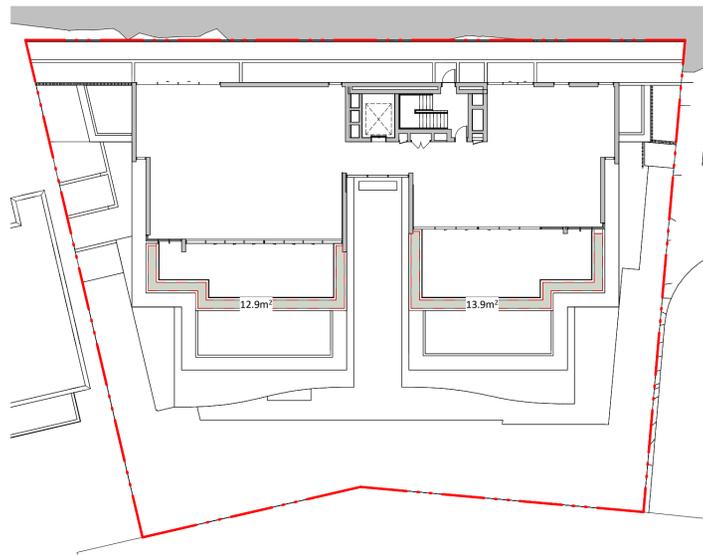
1 LANDSCAPE AREA - GROUND LEVEL  
1 : 250



2 LANDSCAPE AREA - LEVEL 1  
1 : 250



3 LANDSCAPE AREA - LEVEL 2  
1 : 250



4 LANDSCAPE AREA - LEVEL 3  
1 : 250

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DEEP SOIL AREA SUMMARY :		
SITE AREA	1361.5 m <sup>2</sup>	
MIN. REQUIRED DEEP SOIL AREA BY ADG (MIN. 7% OF SITE AREA) (MIN. 2m IN DIMENSION)	95.3 m <sup>2</sup>	(MIN. 7%)
PROPOSED DEEP SOIL AREA	221.6 m <sup>2</sup>	(16.3%)

LANDSCAPE AREA SUMMARY :		
SITE AREA	1361.5 m <sup>2</sup>	
MIN. REQUIRED LANDSCAPED AREA (MIN. 20% OF SITE AREA)	272.3 m <sup>2</sup>	(MIN. 20%)
PROPOSED LANDSCAPED AREA BY DEFINITION (DCP CONTROL) - ON GROUND	275.7 m <sup>2</sup>	(20.2%)
PROPOSED LANDSCAPED AREA - ON STRUCTURE	206.7 m <sup>2</sup>	(15.2%)
TOTAL LANDSCAPED AREA	482.4 m <sup>2</sup>	(35.4%)

LEGEND	
	PROPOSED LANDSCAPED AREA
	PROPOSED DEEP-SOIL AREA

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T 02 9698 8510  
ASN 63 131 365 896  
NOMINATED ARCHITECT:  
KOICHI TAKADA  
NSW ARCHITECTS 6901  
VIC ARCHITECTS 16179  
QLD ARCHITECTS 5590  
KOICHI TAKADA.COM

**Koichi Takada Architects**

PROJECT  
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DWG TITLE  
LANDSCAPE AREA DIAGRAM

STATUS  
DEVELOPMENT APPLICATION

DWG NO.  
A0450

REVISION  
H

DATE  
04.06.25

SCALE  
1:250@A1, 1:500@A3