insight building certifiers pty ltd

Construction Certificate
Determination

issued under the Environmental
Planning and Assessment Act 1979
Section 109C (1) (b), 81A (2) and 81A (4)

Certificate No. 2006/1566

Council	Pittwater
Determination date of determination	Approved 6 October 2006
Subject land Address Lot No, DP No.	 19 Crane Lodge Place, Palm Beach Lot 3 DP 31294
Applicant Name Address Contact No. (phone)	 Mr P Bristow PO Box 395, Brookvale NSW 2100 0417 040 136
Owner Name Address Contact No. (phone)	 Mr Paul Bristow & Mrs Heather Bristow 19 Crane Lodge Place, Palm Beach NSW 2108 0417 040 136
Description of Development Type of Work	 Swimming Pool only
Builder or Owner/Builder Name Contractor Licence No/Permit	 Premier Pools 34971
Value of Work Building	 $36,820.00

Attachments

1. Copy of completed Construction Certificate Application Form
2. Pittwater Council receipt nos. 190431 and 189408 for payment of Long Service Levy

COUNCIL COPY

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph: 9999 0003** fax: 9979 1555
email: info@insightcert.com.au **ABN** 54 115 090 456

R. 202875 06/10/06. $30.00.

Plans & Specifications certified

List plans no(s) & specifications Reference

1. Architectural Plans and Construction Specifications, reference no. 0514 Dwg no. A/01 prepared by Atelier Haefeli Pty Ltd, dated September 2005
2. Structural Details, reference no. 4873 Dwg 1 prepared and endorsed by Neilly Davies & Partners Pty Ltd, dated Sept 2006
3. Copy of Sydney Water Approval dated 27/3/06.

Certificate

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A(5) of the Environmental Planning and Assessment Act 1979.

Signed ..... 16 OCT 2006

Date of endorsement

Certificate No. 2006/1566

Certifying Authority

Name of Accredited Certifier	Stephen Pinn
Accreditation No.	POO40
Accreditation Authority	Dept of Infrastructure, Planning & Natural Resources (NSW Accreditation Scheme)
Contact No.	(02) 9999 0003
Address	13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.	**N0644/05**
Date of Determination	**4 November 2005 (modified 24 March 2006)**

BCA Classification **10b**

Pittwater Council

OFFICIAL RECEIPT

13/04/2006 Receipt No 190431

To Paul Bristow

19 Crane Lodge Place
Palm Beach

Applic	Reference	Amount
GL Re	QLSL-Buil	$355.00
	1 x N0644/05 19 crane Lod	

Total:	$355.00
Amounts Tendered	
Cash	$0.00
Cheque	$355.00
Db/Cr Card	$0.00
Money Order	$0.00
Agency Rec	$0.00
Total	$355.00
Rounding	$0.00
Change	$0.00
Nett	$355.00

Printed 13/04/2006 11:28:34
Cashier MPorte

COUNCIL COPY

Pittwater Council

OFFICIAL RECEIPT

23/03/2006 Receipt No 189408

To PAUL BRISTON

P O BOX 395
BROOKVALE NSW 2100

Applic	Reference	Amount
GL Re	QLSL-Buil 1 X D/A N0644/05	$474.00

Total:	$474.00
Amounts Tendered	
Cash	$0.00
Cheque	$474.00
Db/Cr Card	$0.00
Money Order	$0.00
Agency Rec	$0.00
Total	$474.00
Rounding	$0.00
Change	$0.00
Nett	$474.00

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Cashier CDicks

INsight development consultants pty ltd

accredited building certifiers & development managers

RECEIVED - 4 OCT 2006

APPLICATION FOR A CONSTRUCTION CERTIFICATE

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr ✓ Mrs ✓ Ms Dr Other

Given Names (or ACN): PAUL & HEATHER

Family Name (or Company): BRISTOW

Postal Address (we will post all mail to this address): 19 CRANE LODGE PLACE (USE: PO BOX 395)

PALM BEACH (BROOKVALE 2100) Post Code 2108

Daytime telephone:

Alternate no.:

Mobile no.: 0417-040-136

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorized director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Body Corporate or the appointed managing agent.

Owner(s): PAUL BRISTOW, HEATHER JANE BRISTOW

Address: 19, CRANE LODGE PLACE, PALMBEACH 2108

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s):

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no.: 19

Street name: CRANE LODGE PLACE

Suburb: PALM BEACH

Post code: 2108

Legal Property Description (these details are shown on your rate notices, property deeds, etc)

Lot no.: 3

DP no.: 10782

COUNCIL COPY

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Concrete Swimming Pool

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work $36, 820 –

6. Development Consent

Council Consent no. 644/05.

Date of Determination 4/11/06

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 10B

8. Builder's details

If known, to be completed in the case of residential building work

Name Premier Pools Pty Ltd

License no. 34971

Owner/builder permit no.

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that all the information in this application and checklist is, to the best of my knowledge, true and correct.

Signature

Date 17 Sept 06

SUBMISSION REQUIREMENTS

A. GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes ☑ No ☐

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes ☑ No ☐

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION.

B. ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	In the case of an application for a Construction Certificate for building work:
☑	☐	☐	Three (3) copies of detailed architectural plans and specifications
☑	☐	☐	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1.200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
☐	☐	☐	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
☐	☐	☐	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
☐	☐	☐	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
☐	☐	☐	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
☐	☐	☐	Except in the case of an application for, or in respect of domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
☑	☐	☐	All other documentation to satisfy conditions of Development Consent.

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over $12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over $5,000. In addition to this permit all projects valued in excess of $12,000 may also require a contract of insurance under the provisions of the Home Building At 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph: 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.2% of the cost of works is payable on projects valued $25,000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be address to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVBICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID, OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

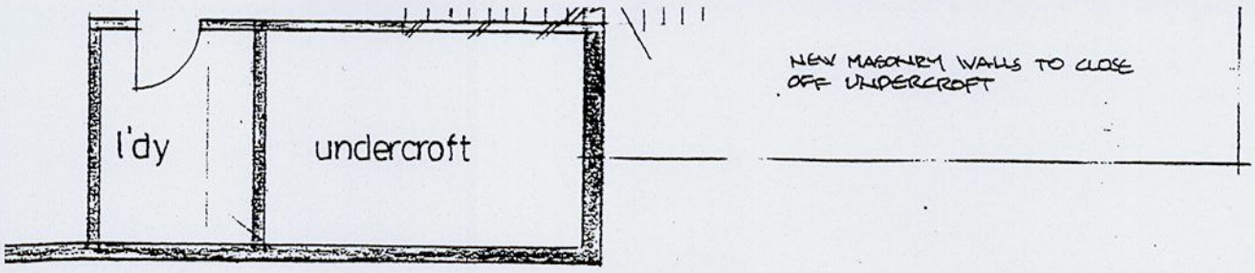
What is the area of the land (m^2)?	Gross floor area of building (m^2) as proposed:
What are the current uses of all or parts of the building(s)/land? Residential	Location: Use:
Does the site contain a dual occupancy?	What is the gross floor area of the proposed addition or new building (sq metres)? 23.75 + Coping.
What are the proposed uses of all parts of the building(s land? Residential	Number of pre-existing dwellings:
Number of dwellings to be demolished:	How many dwellings proposed?
How many storeys will the building consist of?	Will the new building be attached to the existing building? Will the new building be attached to any new building?

MATERIALS TO BE USED

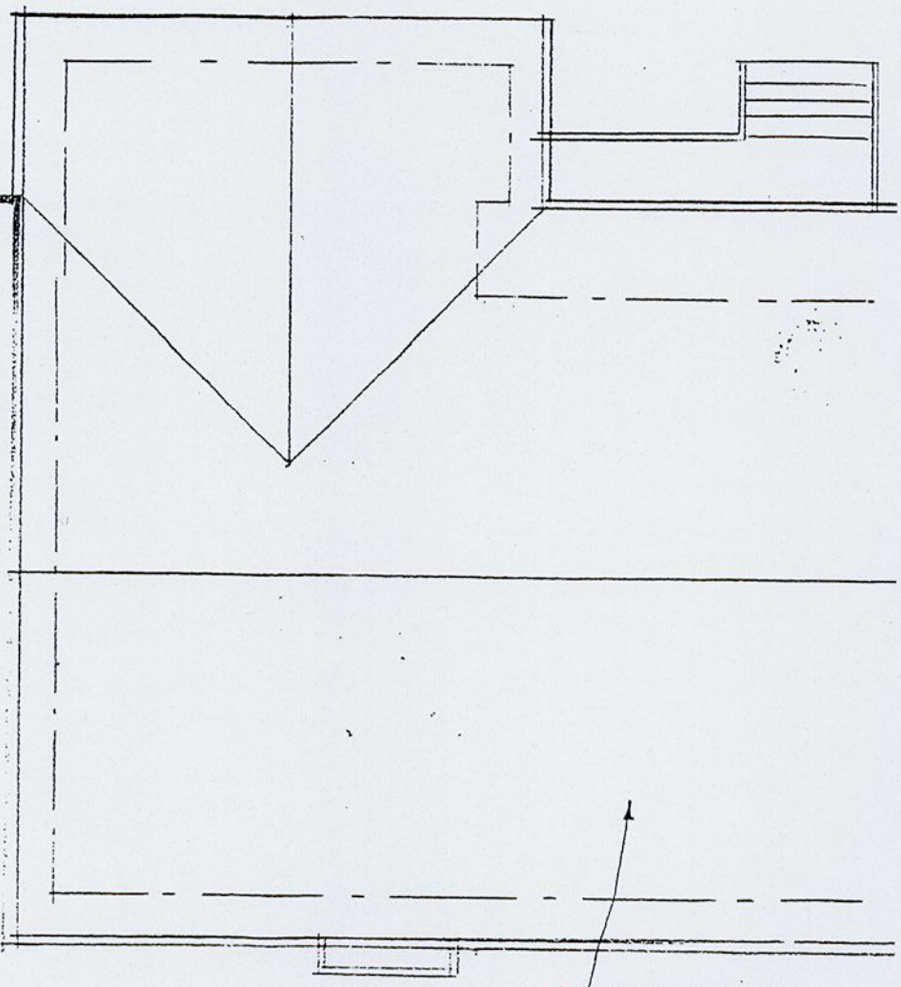
The following information must be supplied for the Australian Bureau of Statistics:

Place a tick (√) in the box which best describes the materials the new work will be constructed of:

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	☐	Concrete	☑	Aluminium	☐	Timber	☐
Full brick	☐	Timber	☐	Concrete		Steel	☑
Single brick	☐	Other	☐	Concrete tile	☐	Other	☐
Concrete block	☐	Unknown	☐	Fibrous cement	☐	Unknown	☐
Concrete/masonry	☐			Fibreglass	☐		
Concrete	☑			Masonry/terracotta shingle	☐		
Steel	☐			Tiles	☐		
Fibrous cement	☐			Slate	☐		
Hardiplank	☐			Steel	☐		
Timber/weatherboard	☐			Terracotta tile	☐		
Cladding-aluminium	☐			Other	☐		
Curtain glass	☐			Unknown	☐		
Other	☐						
Unknown	☐						



D FLOOR PLAN



ROOF PLAN

SYDNEY WATER APPROVED

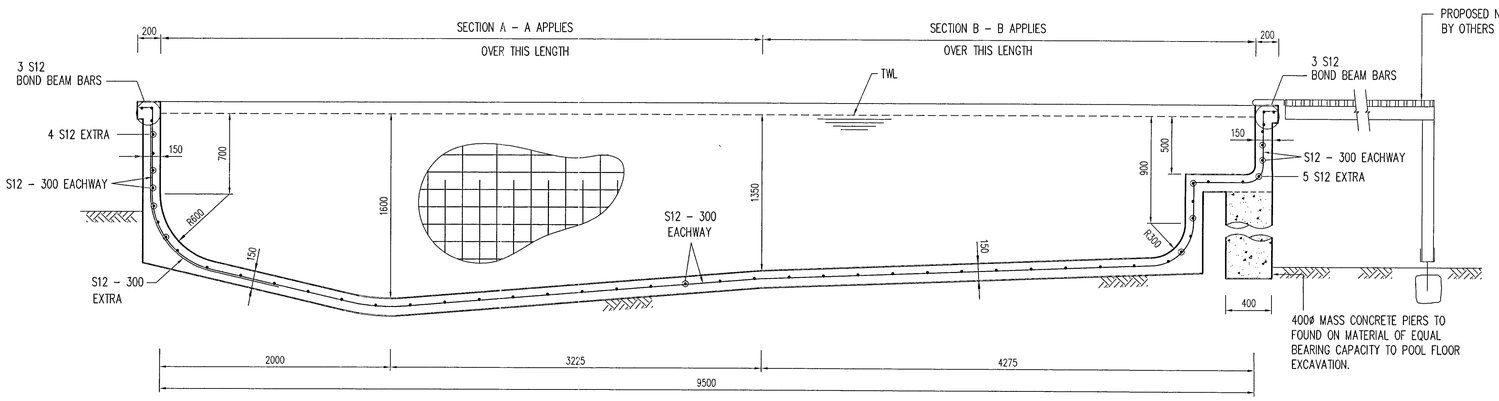
1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licenced plumber/drainer.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and /or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Building, Verandah, Floor or other cover without otherwise approved by Sydney Water.
6. Property No. 3410302

Reece, Brookvale,
Quick Check Agent on behalf of
SYDNEY WATER

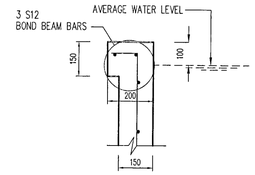
Per Reece 27/3/06

COUNCIL COPY

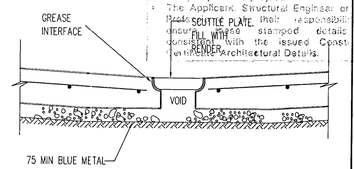
WARNING
The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve:
- The applicants responsibility to obtain approval from Sydney Water or other utilities.
- The Structural Engineer of their responsibility to ensure the structural adequacy of this project.
- The Applicant, Structural Engineer or other Bodies of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details.



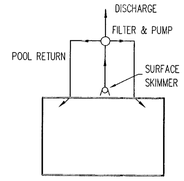
LONGITUDINAL SECTION
1 :25



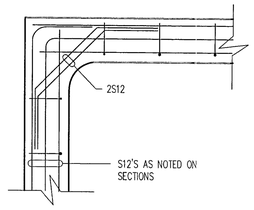
CANTILEVERED WALKWAY DETAIL



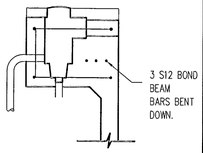
HYDROSTATIC VALVE



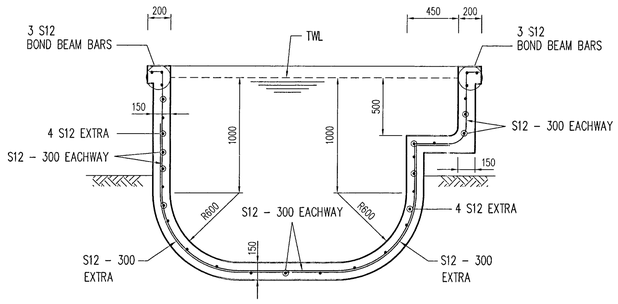
PLUMBING LAYOUT
– DIAGRAMMATIC ONLY



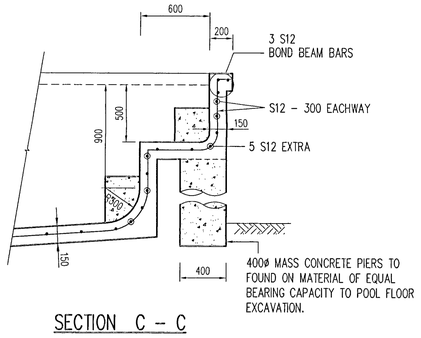
CORNER DETAIL, BOND BEAM



SKIMMER BOX DETAIL

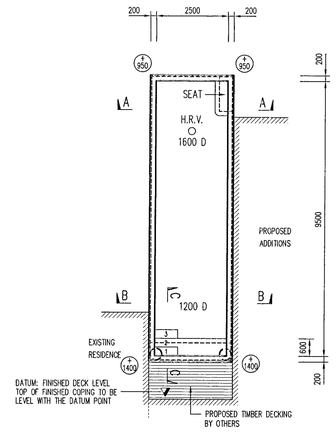


SECTION A – A
1 :25

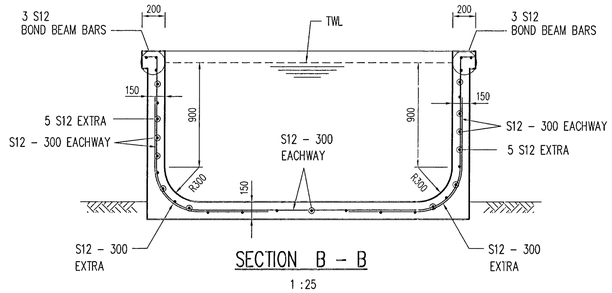


SECTION C – C
1 :25

REFER TO DA APPROVED PLANS
FOR POOL POSITION AND SITE DETAILS



POOL PLAN
1 :100



SECTION B – B
1 :25

LINEAL DISTANCE AROUND
WATERLINE OF POOL = 24.0m

AREA OF 200mm WIDE POOL COPING = 5.0m²

LEGEND

☼	LIGHT
TWL	TOP WATER LEVEL
H.V.	HYDROSTATIC VALVE
D	DEPTH
(150)	APPROXIMATE LEVEL OF STRUCTURAL COPING ABOVE/BELOW NATURAL SURFACE

NOTES FOR OWNERS

1. **WORKS "BY OTHERS"**
   All works "by others" are not included in works under Premier Pools contract or construction certificate.

2. **CURING CONCRETE**
   After concreting, the pool shell is to be thoroughly wetted down twice daily for at least (7) days (ten (10) days in summer.)

3. **SAFETY FENCES**
   Safety fencing is to be Council approved prior to the pool being filled.

4. **UNDERWATER LIGHTS**
   Lights must be fully submerged during use.

5. **WALKWAYS AND COPINGS**
   Walkways and copings are designed for a 2 kPa live load and are not designed to support masonry walls unless noted otherwise.

SPECIFICATIONS

1. All workmanship and materials to be in accordance with Australian Standard AS 2783.
2. Site Plan dimensions are to water face U.N.O.
3. Dimensions shall not be obtained by scaling the details.
4. All levels and dimensions are relative to concrete coping level. Fixed Datum represents the fixed coping height/level. Approximate coping levels are represented as follows:
   a) NGL +200 represents 200 mm above existing Natural Ground Level.
   b) NGL –400 represents 400 mm below existing Natural Ground Level.
5. Provide filter with matched pump and plumbing to manufacturers recommendations.
6. Supporting rock to be stable natural material with a min. safe bearing capacity of 600 kPa.
7. Advise Engineer if excavation in fill or ground water is encountered. Provide temporary penetrations to floor slab if ground water level exceeds 500 mm above deep floor level.
8. The excavation base is to be provided with an undershell drainage layer as follows:
   a) 75 min. blue metal drainage layer, or 50 min. thick layer with plastic over.
   b) Corrugated iron sheeting & membrane if over rock.
   c) Plastic layer only if base is entirely in sand.
   d) Main Drain pit is to be blue metal filled irrespective of drainage layer type.
9. All reinforcement to be of Australian Manufacture in accordance with S.A.A. Standards.
   S – Grade 230 stuctural grade deformed. R – Grade 230 plain grade round.
   Y – Grade 410 tempcore grade bars. F – Grade 450 hard drawn wire fabric.
10. Reinforcing bars, unless noted otherwise, are to be lapped 40 bar diameters min., fabric to be lapped 400mm min. All laps should preferably be staggered.
11. All reinforcing to be securely supported by bar chairs at 1000 max cs.
12. Minimum concrete cover to reinforcement from closest concrete surface to be as follows:
    Water face Salt Chlorination: 65mm
    Water face standard chlorination:50mm
    Coping/walkway surface: 50mm
    Rear face, formed: 40mm
    Rough ground: 65mm.
13. Concrete to be pneumatically placed, have a min design strength of F'c 25 MPa at 28 days except:
    A) Where structure located < 1km from large expanses of water – concrete design strength min. F'c 32 MPa at 28 days.
    B) Where structure is located in tidal or splash zone of salt water – 40 MPa at 28 days.
14. Upon completion of concreting the hydrostatic valve is to be cleaned & checked to ensure correct operation.
15. All reinforcement to be S12 @ 300 centres eachway unless noted otherwise
    Pool shell to be 150mm thick unless noted otherwise.

PremierPools
THE POOL PROFESSIONALS
Builders Gold Medal No. 50071
Premier Pools Pty.Ltd A.C.N. 002 564048
9/303 Pacific Hwy Lindfield NSW 2070
Telephone:9415 5558 Facsimile:9415 5529

Neilly Davies & Partners Pty Ltd
Consulting Civil & Structural Engineers ABN 27084944614
44 Hampden Road, Suite 405, Artarmon, NSW 2064
Tel: (02) 98848637 Fax: (02) 94198241
EMAIL: neillydavies@optusnet.com.au

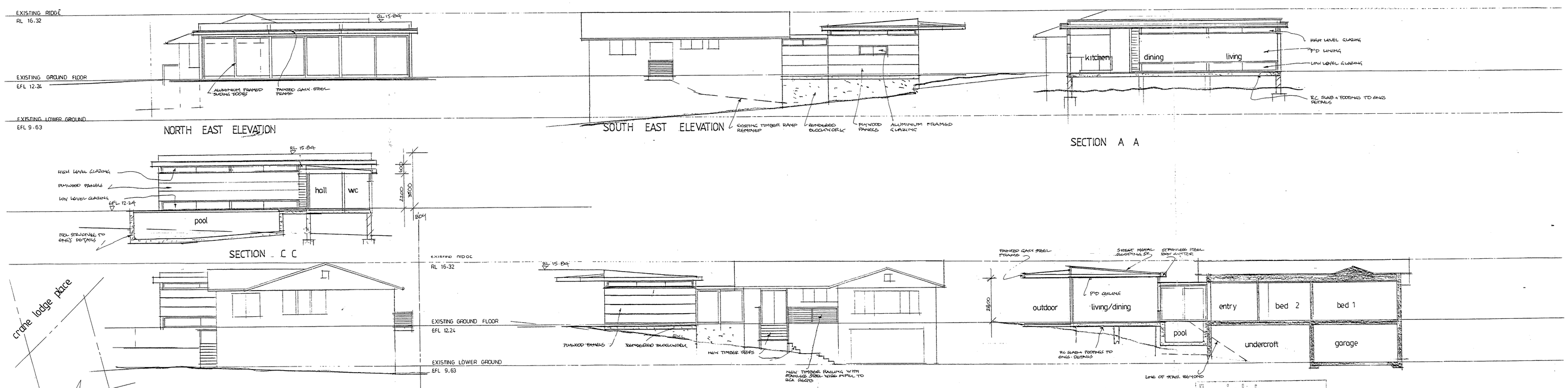
PAUL & HEATHER BRISTOW
19 CRANE LODGE PLACE
PALM BEACH

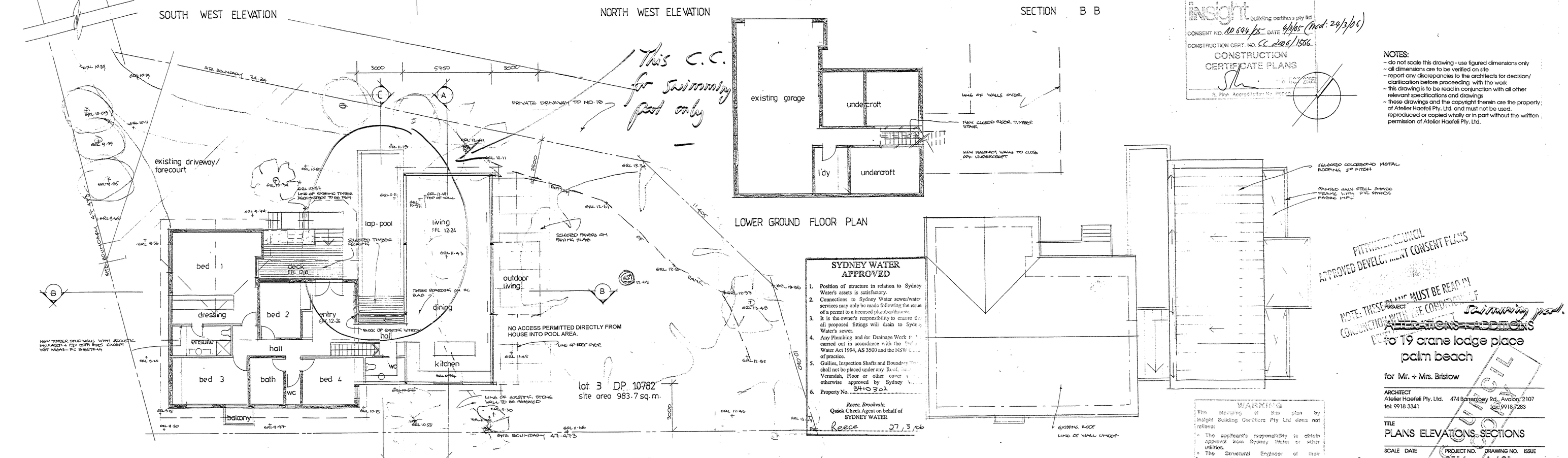
SWIMMING POOL DETAILS

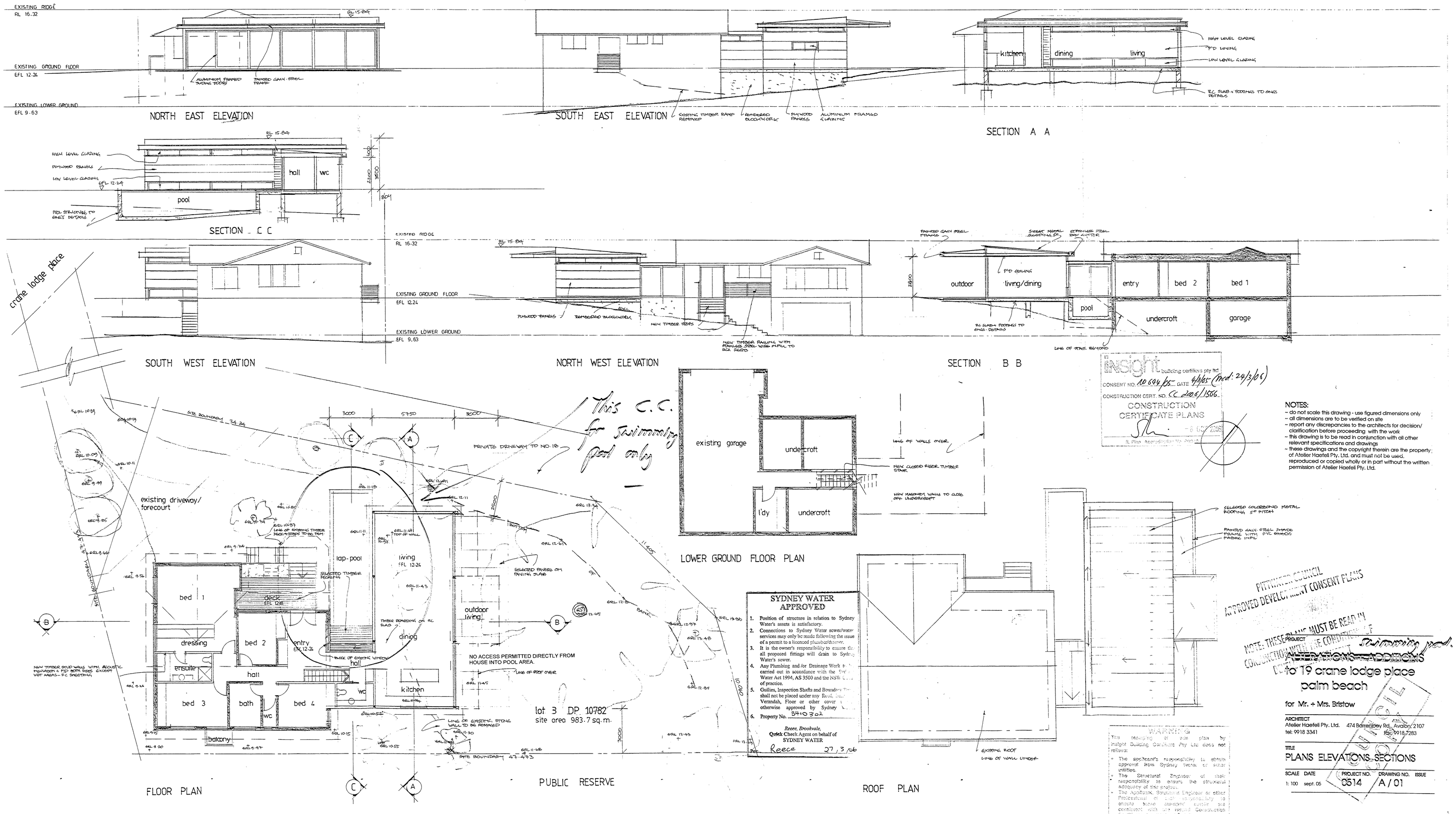
REVISION	DATE	DESCRIPTION	BY

CHECKED	DATE	SCALES	DRAWN	DWG No.	JOB No.
	SEPT. '06	AS SHOWN	KA	1	4873

COUNCIL COPY


EXISTING RIDGE
RL 16.32
EXISTING GROUND FLOOR
EFL 12.24
EXISTING LOWER GROUND
EFL 9.63
NORTH EAST ELEVATION
SOUTH EAST ELEVATION
SECTION A A
HIGH LEVEL GLAZING
PLYWOOD PANELS
LOW LEVEL GLAZING
hall
wc
pool
SECTION C C
crane lodge place
outdoor
living/dining
entry
bed 2
bed 1
undercroft
garage
SOUTH WEST ELEVATION
NORTH WEST ELEVATION
SECTION B B


existing driveway/ forecourt
bed 1
dressing
bed 2
ensuite
hall
bed 3
bath
wc
balcony
deck
lap-pool
living
dining
kitchen
outdoor living
entry
NO ACCESS PERMITTED DIRECTLY FROM HOUSE INTO POOL AREA.
lot 3 DP 10782
site area 983.7 sq.m.
This C.C. for swimming pool only
existing garage
undercroft
l'dy
LOWER GROUND FLOOR PLAN
SYDNEY WATER APPROVED
Property No. 5410302
Reece 27.3.06
insight building certifiers pty ltd
CONSTRUCTION CERTIFICATE PLANS
NOTES:
- do not scale this drawing - use figured dimensions only
- all dimensions are to be verified on site
- report any discrepancies to the architects for decision/ clarification before proceeding with the work
- this drawing is to be read in conjunction with all other relevant specifications and drawings
- these drawings and the copyright therein are the property of Atelier Haefeli Pty. Ltd. and must not be used, reproduced or copied wholly or in part without the written permission of Atelier Haefeli Pty. Ltd.
WARNING
PALM BEACH COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONSENT
PROJECT swimming pool
ALTERATIONS + ADDITIONS
to 19 crane lodge place
palm beach
for Mr. + Mrs. Bristow
ARCHITECT
Atelier Haefeli Pty. Ltd. 474 Bondi Junction Rd. Avalon 2107
tel. 9918 3341 fax. 9918 7283
TITLE
PLANS ELEVATIONS SECTIONS
SCALE DATE PROJECT NO. DRAWING NO. ISSUE


EXISTING RIDGE
RL 16.32
EXISTING GROUND FLOOR
EFL 12.24
EXISTING LOWER GROUND
EFL 9.63
NORTH EAST ELEVATION
ALUMINIUM FRAMED SWING DOORS
PAINTED GALV. STEEL FRAME
SOUTH EAST ELEVATION
EXISTING TIMBER RAMP RETAINED
REINFORCED BLOCKWORK
PLYWOOD PANELS
ALUMINIUM FRAMED GLAZING
SECTION A A
kitchen
dining
living
HIGH LEVEL GLAZING
P'D LINING
LOW LEVEL GLAZING
R.C. SLAB + FOOTINGS TO ENGS DETAILS
SECTION C C
HIGH LEVEL GLAZING
PLYWOOD PANELS
LOW LEVEL GLAZING
hall
wc
pool
R.C. STRUCTURE TO ENGS DETAILS
SOUTH WEST ELEVATION
crane lodge place
NORTH WEST ELEVATION
PLYWOOD PANELS
REINFORCED BLOCKWORK
NEW TIMBER DOORS
NEW TIMBER RAILING WITH STAINLESS STEEL WIRE INFILL TO BCA CODES
SECTION B B
PAINTED GALV. STEEL FRAMES
SHEET METAL CLADDING
STAINLESS STEEL RAIN GUTTER
outdoor
living/dining
P'D CEILING
entry
bed 2
bed 1
pool
undercroft
garage
R.C. SLAB + FOOTINGS TO ENGS DETAILS
LINE OF STAIR BEYOND
FLOOR PLAN
existing driveway/ forecourt
lap-pool
living
outdoor living
dining
kitchen
bed 1
dressing
bed 2
entry
ensuite
hall
bath
wc
bed 3
bed 4
balcony
NO ACCESS PERMITTED DIRECTLY FROM HOUSE INTO POOL AREA.
lot 3 DP 10782
site area 983.7 sq.m.
PUBLIC RESERVE
LOWER GROUND FLOOR PLAN
existing garage
undercroft
l'dy
undercroft
LINE OF WALLS OVER
NEW CLOSED RISER TIMBER STAIR
NEW MASONRY WALL TO CLOSE OFF UNDERCROFT
ROOF PLAN
SELECTED COLORBOND METAL ROOFING
PAINTED GALV. STEEL SHADE FRAME WITH PVC SHADE FABRIC INFILL
EXISTING ROOF
LINE OF WALL UNDER
This C.C. for swimming pool only
SYDNEY WATER APPROVED
1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainer.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Room, Lounge, Veranda, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 5410302
Reece, Brookvale.
Quick Check Agent on behalf of SYDNEY WATER
Ref. Reece 27/3/06
insight building certifiers pty ltd
CONSENT NO. AD 604/05 DATE 4/4/05 (Mod. 29/3/06)
CONSTRUCTION CERT. NO. CC 0505/1506
CONSTRUCTION CERTIFICATE PLANS
NOTES:
- do not scale this drawing - use figured dimensions only
- all dimensions are to be verified on site
- report any discrepancies to the architects for decision/ clarification before proceeding with the work
- this drawing is to be read in conjunction with all other relevant specifications and drawings
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PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF CONSENT
WARNING
PROJECT
ALTERATIONS & ADDITIONS
to 19 crane lodge place
palm beach
for Mr. + Mrs. Bristow
ARCHITECT
Atelier Haefeli Pty. Ltd. 474 Barrenjoey Rd. Avalon 2107
tel: 9918 3341 fax: 9918 7283
TITLE
PLANS ELEVATIONS SECTIONS
SCALE 1:100 DATE sept. 05 PROJECT NO. 0514 DRAWING NO. A/01 ISSUE