



Proposed Townhouses at 22 Lantana Avenue, Newstead, TAS 7250

Leigh Adams
Accredited Building designer
acc. # CC886J
ABN 71 048 418 121

170 Abbott Street
Launceston TAS 7250.
M : 0411 294 351
E : leigh@abd.com.co
W: www.adamsbuildingdesign.com.au



for David & Sue McKay

Project Details	
Council	Launceston City Council
Zone	10.0 General Residential
Planning Overlay	N/A
PID	6602459
Title Folio	11
Title Volume	84411
Climate Zone	7
WIND SPEED	TBC
SOIL CLASS	TBC
STAR RATING	TBC
BAL Rating	N/A
Corrosive Environment	N/A

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Dwelling (Townhouse # 3)	225.49 m ²	24.25
Townhouse # 1	195.62 m ²	21.03
Townhouse # 2	195.33 m ²	21.00
	616.44 m ²	66.28

Site areas	
Name	Area
Site - Lot 1	868.43 m ²
Site - Lot 2	868.17 m ²
	1736.61 m ²

Drawing List	
Sheet Number	Sheet Name
1	Cover Page
2	Govt Infrastructure Details
3	Site Plan
4	Plant Schedule
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6	Townhouse 1 Floor Plan
7	Townhouse 2 Floor Plan
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18	Section X & Section C
19	On Street Parking Plan
20	On Street Parking (Street Views)

Planning RAI A3

No.	Date	Description
6	19.02.21	Planning RAI
5	15.02.21	taswater RAI
4	27.01.21	Planning
3	16.12.20	Concept # 3
2	12.11.20	Concept # 2
1	17.09.20	Concept # 1

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Scale :

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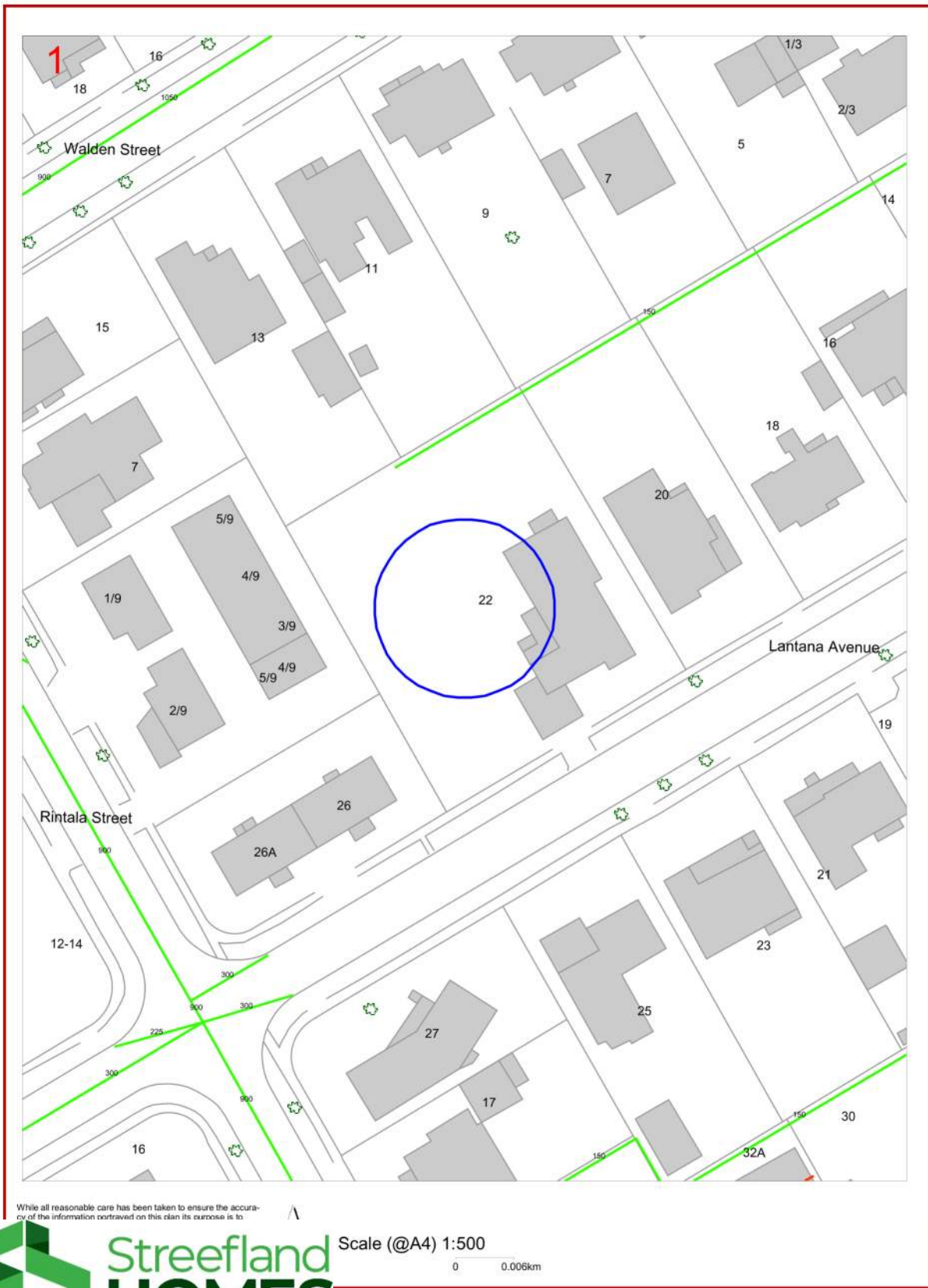
Plot Date : 17/03/2021
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Project No. 050720 | Drawing No. 1 / 20

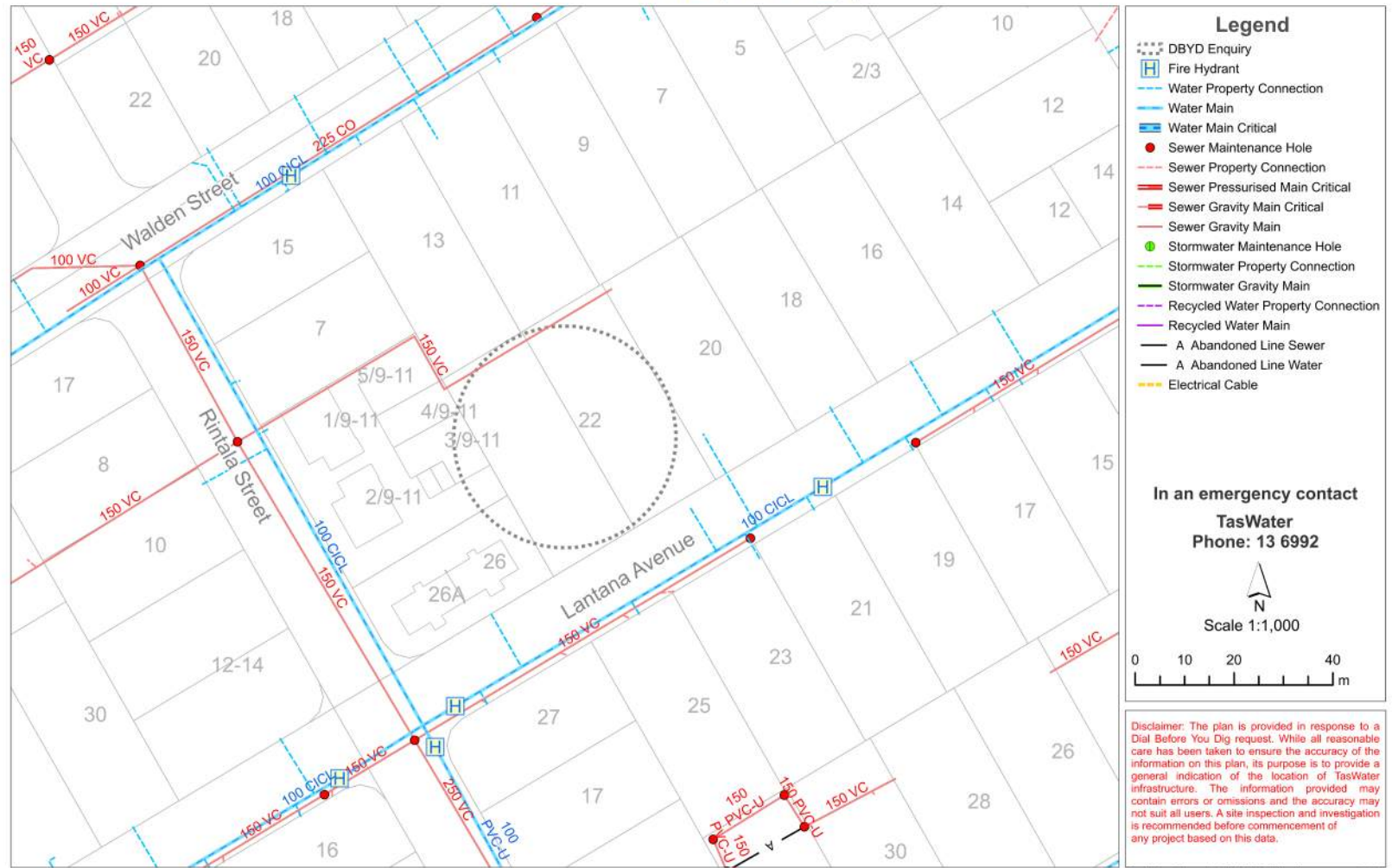
Date: 10/11/2020

City of LAUNCESTON Map 1

Sequence No: 103712405
22 Lantana Avenue Newstead



Job # 20581091 Seq # 103712406
Provided by: TasWater
Date Generated: 10/11/20 (valid for 30 days)



Please note most property connections are representative only. The actual location of the property connection may be significantly different to what is shown on this map.

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0043/2021
Date advertised: 20/03/2021
Planning Administration: *Dryden*

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Project :
Proposed Townhouses at
22 Lantana Avenue,
Newstead, TAS 7250

Drawing Title :
Govt Infrastructure Details

Client :
David & Sue McKay

Scale :
Starting Date : 14.09.20

Plot Date :
17/03/2021 1:21:42 PM

Planning RAI

Project No. 050720	Drawing No. 2 / 20
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NOTES:
 -REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

9 Walden Street

20 Lantana Avenue

BOUNDARIES

BUILDING WORK UP TO OR NEAR BOUNDARY LINES - No part of the building work, excavation and or structure including eave fascia, gutters, downpipes, retaining wall(including drainage cells), pipes and the like are to encroach into or over the boundary line. Where the building work is to be located on or near the boundary line and the boundary can not be accurately identified, a registered Land Surveyor is to undertake a re-establishment survey and clearly identify the boundary lines in relation to the set out of the construction work.

SITWORKS

1. Site to be prepared in accordance with engineers or surveyors report if applicable.
2. Site to be excavated or filled to indicated levels.
3. Excavation and filling of the site to be in accordance with BCA part 3.1 and AS2870.
4. Drainage works to be in accordance with BCA part 3.1 and AS3500.3.2
5. Surface drainage —finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.
6. Downpipes to be connected into Council stormwater as soon as the roof is installed.
7. Install AG drain prior to footing excavation. See Drainage Plan for location.
8. Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.
9. Construction vehicles to be parked on the street only, to prevent transferring debris onto the Street.
10. Finished slab level to be: 150mm above finished ground level. 50mm above paved surfaces.
11. prevent ponding of water under suspended floors.

SITE SERVICES

Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

EXTERIOR LIGHTING

Exterior lighting to illuminate pathways & carparking areas must be controlled by a sensor & shielded to prevent direct light being emitted outside the site.

CONTOURS

Contours are indicative only for the site. Refer Elevations for accurate representation of existing ground levels. The contours on this plan are to be used for the sole purpose of approvals & construction of this proposal & are to be used for no other future purpose.

CROSSOVERS

Vehicular cross over to be constructed in accordance with local council requirements & details (DIER Standard General Specifications) by a contractor registered to perform such work. Notify the councils infrastructure services directorate prior to any work.

BOUNDARY FENCES

All side & rear boundary fences to be 1800M high minimum.

LANDSCAPING

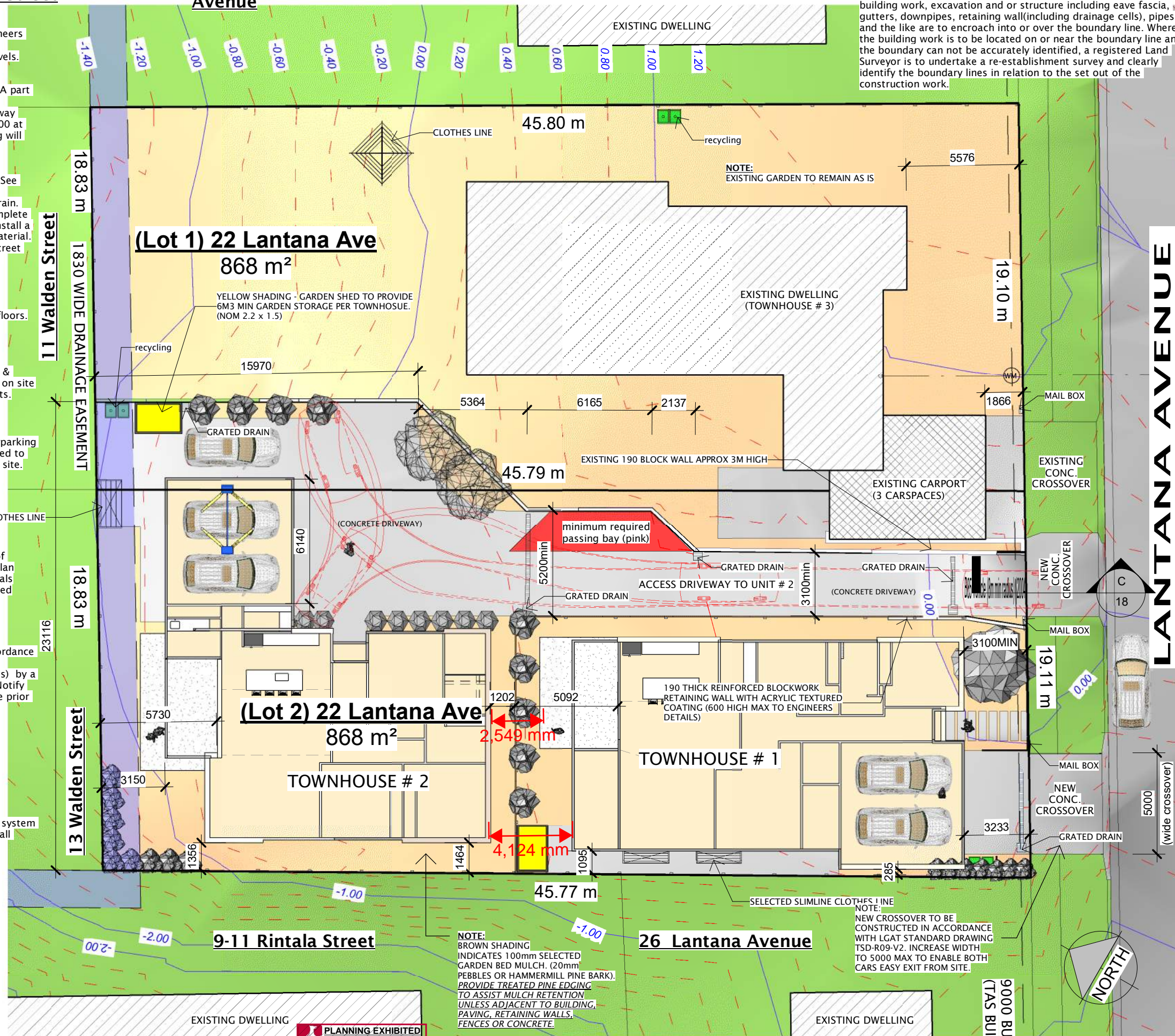
Conveniently located taps or a fixed sprinkler system shall be installed for the purpose of watering all lawns & landscaped areas.

PLANTING NOTE:

REFER NEXT PAGE FOR PLANT IDENTIFICATION LEGEND.

Site Plan

1:200



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Streefland HOMES

Planning RAI (A3)

No.	Date	Description
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Client :
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Drawing Title :
 Site Plan

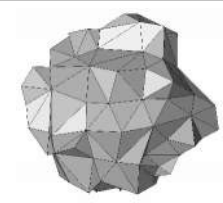



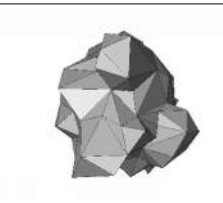



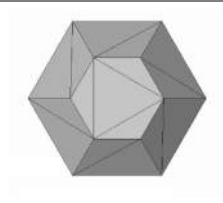



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Starting Date : 14.09.20

Plot Date : 17/03/2021
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Project No. 050720
 Drawing No. 3 / 20

PLANNING EXHIBITED DOCUMENTS
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 Planning Administration

PLANT SCHEDULE			
TREE	-SILVER BIRCH (betula pendula) - mature height approx 10m	-JAPANESE MAPLE (Acer Palmatum) - mature height approx 3-4 m	-ORNAMENTAL PEAR (pyrus calleryana) - mature height approx 7 m
			
SHRUB	-PITTOSPORUM (tenuifolium 'tom thumb') - mature height approx 5m.	-MEXICAN ORANGE BLOSSOM (choisya ternata) - mature height approx 2.0m	-LIMELIGHT(Acacia Cognata) - mature height approx 1.0M
			
GROUND COVER	-LIMETUFF (Lomandra Confertifolia) mature height approx 0.9m	-SEDGE (carex species) mature height approx 1.0m	-LUTCHUENSIS JUNIPER(Juniperus Taxifloia) mature height approx 0.3m
			



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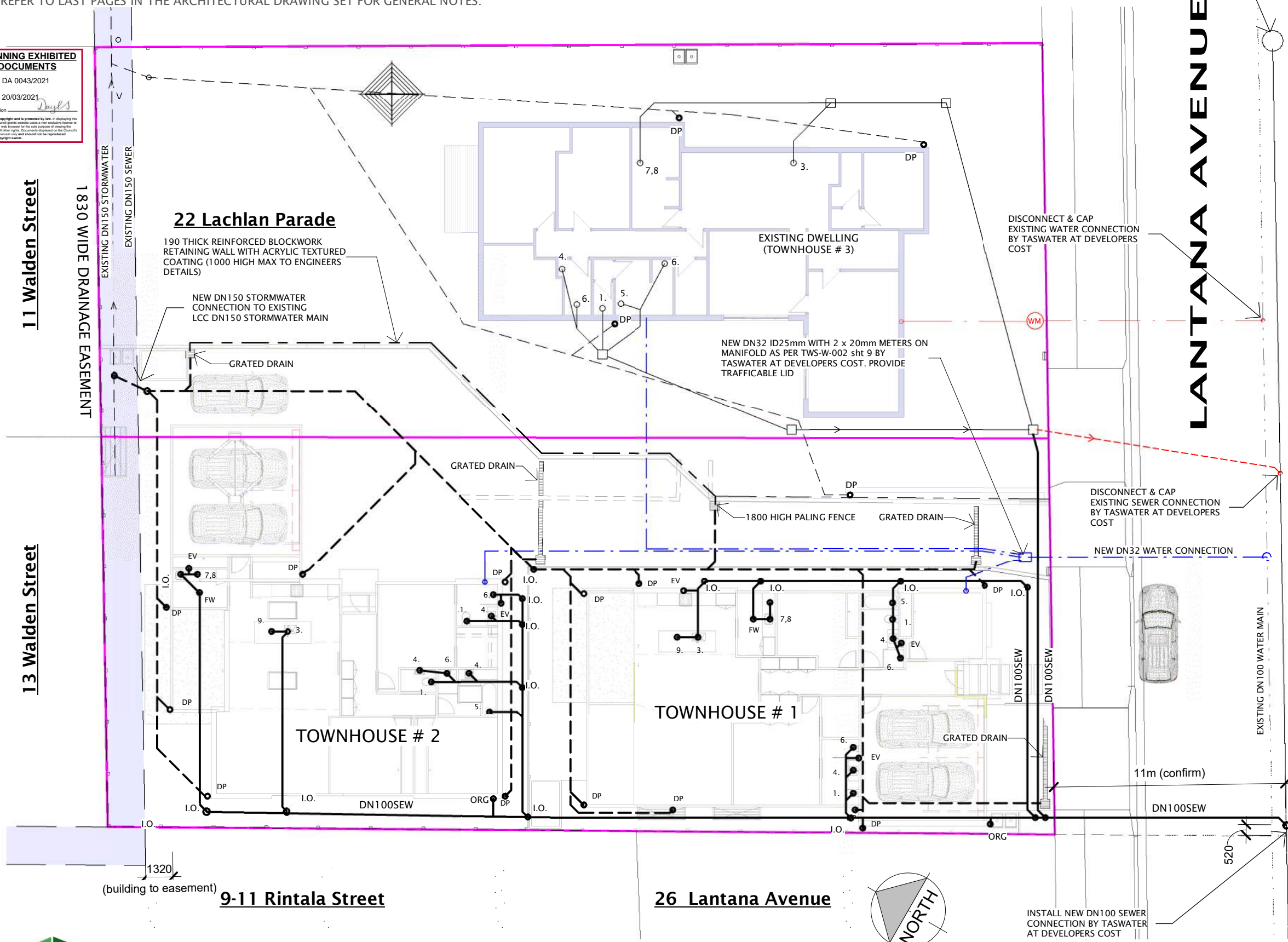
Drawing Title :
Plant Schedule

Client :
David & Sue McKay

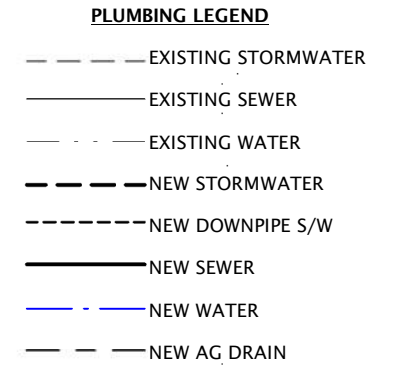
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Starting Date : 14.09.20		
Plot Date : 17/03/2021 1:21:45 PM	Project No. 050720	Drawing No. 4 /20

NOTES:
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PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0043/2021
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Planning Administration



- PLUMBING NOTES**
- All plumbing work to comply with AS 3500 parts 1,2,3 & 4, and the Local Council plumbing regulations.
 - Hot water from the HWC is to be tempered to 50°C.
 - Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
 - Drain all surface water away from footings in accordance with BCA part 3.1.2.3.
 - The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
 - Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm)
 - New Sewer = DN100 pvc @ 1:60 falls min.
 - New Stormwater = DN100 pvc @ 1:100 falls min.(UNLESS NOTED OTHERWISE)
 - Grated drains to be installed via a gas sealed pit.
 - STANDARD DRAIN SIZES
TROUGH: DN50
SINK: DN50
WC: DN100
STORMWATER: DN100
 - WATER PIPE SIZES
COLD WATER: DN 20 WITH DN16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
 - HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER: 50deg C
KITCHEN SINK & LAUNDRY: 60deg C
 - ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02—2014-3.1 MRWA VERSION AND TASWATER'S SUPPLEMENTS TO THESE CODES.



TASWATER NOTES:
All works are to be in accordance with the Water Supply Code of Australia WSA 03 -2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 / WSA 02 -2002 Version 2.3 MRWA Edition 1.0 and TasWater's supplements to these codes

PLUMBING NOTES
REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, Drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870-1996 Section 5.5. Additional requirements for class H & E sites.

11 Walden Street

13 Walden Street

LANTANA AVENUE

22 Lachlan Parade

190 THICK REINFORCED BLOCKWORK RETAINING WALL WITH ACRYLIC TEXTURED COATING (1000 HIGH MAX TO ENGINEERS DETAILS)

NEW DN150 STORMWATER CONNECTION TO EXISTING LCC DN150 STORMWATER MAIN

EXISTING DWELLING (TOWNHOUSE # 3)

NEW DN32 ID25mm WITH 2 x 20mm METERS ON MANIFOLD AS PER TWS-W-002 sht 9 BY TASWATER AT DEVELOPERS COST. PROVIDE TRAFFICABLE LID

DISCONNECT & CAP EXISTING WATER CONNECTION BY TASWATER AT DEVELOPERS COST

DISCONNECT & CAP EXISTING SEWER CONNECTION BY TASWATER AT DEVELOPERS COST

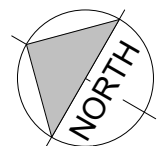
NEW DN32 WATER CONNECTION

TOWNHOUSE # 1

TOWNHOUSE # 2

9-11 Rintala Street

26 Lantana Avenue



PLUMBING LEGEND

Code	Description
1.	WC
2.	URINAL
3.	KITCHEN SINK
4.	BASIN / VANITY
5.	BATH
6.	SHOWER
7.	WASH TROUGH
8.	WASHING MACHINE
9.	DISHWASHER
I.O.	INSPECTION OUTLET
ORG	OVERFLOW RELIEF GULLY
DP	DOWNPIPE
EV	DN50 VENT TO AIR
M	REWATER METER

Project :
Proposed Townhouses at
22 Lantana Avenue,
Newstead, TAS 7250

Drawing Title :
Site/ Drainage Plan

Client :
David & Sue McKay

Scale : 1 : 200
Starting Date : 14.09.20

Plot Date : 17/03/2021 1:21:47 PM

Planning RAI

Project No.	Drawing No.
050720	5 / 20

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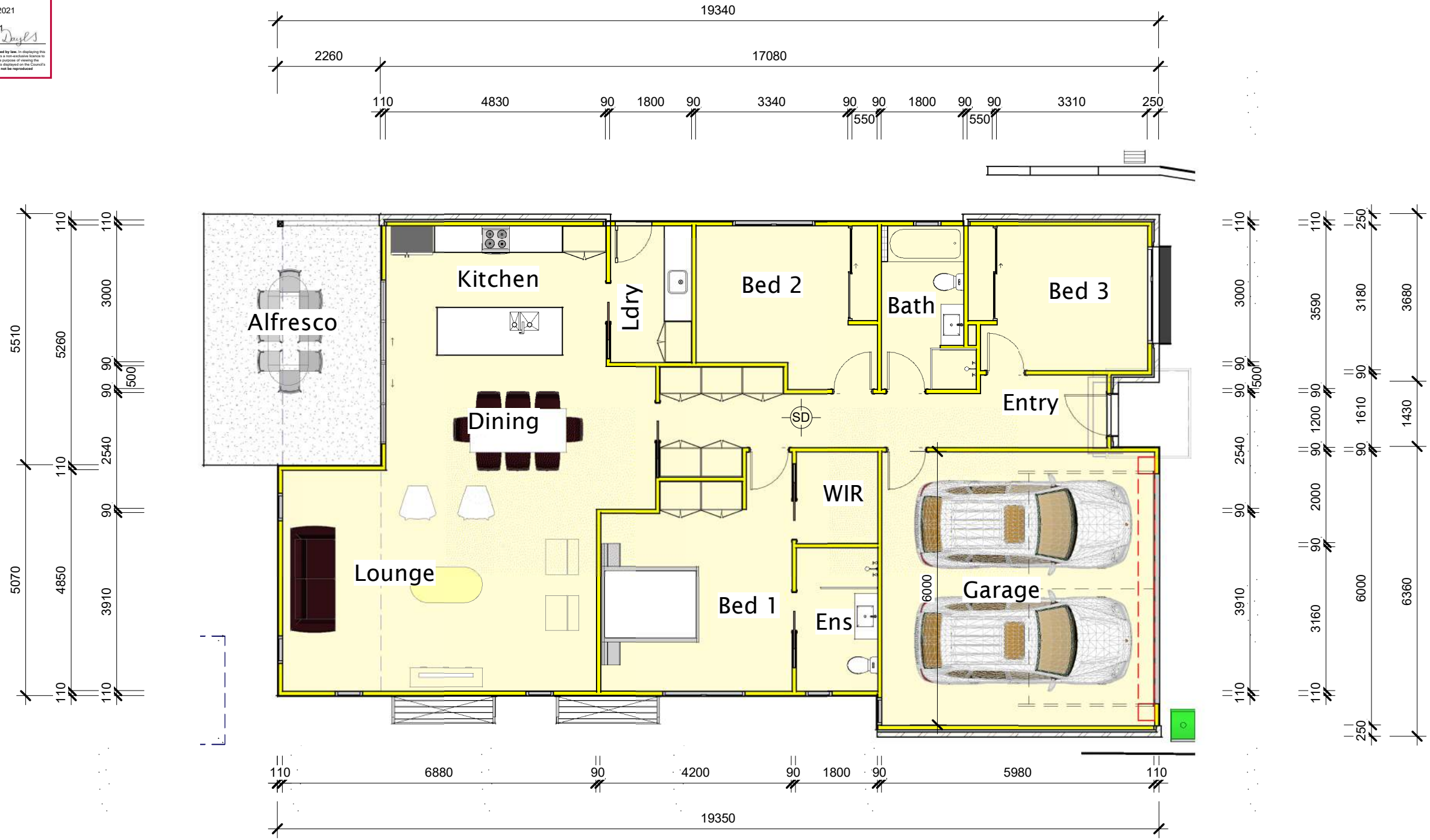
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Project :
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Client :
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Drawing Title :
Townhouse 1 Floor Plan

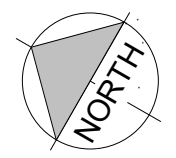
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Plot Date : 17/03/2021
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Project No. Drawing No.
050720 6 /20

Townhouse # 1 Floor Plan

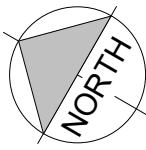
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SD - HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH BCA PART 3.7.2 & AS 3786. (LINKED)

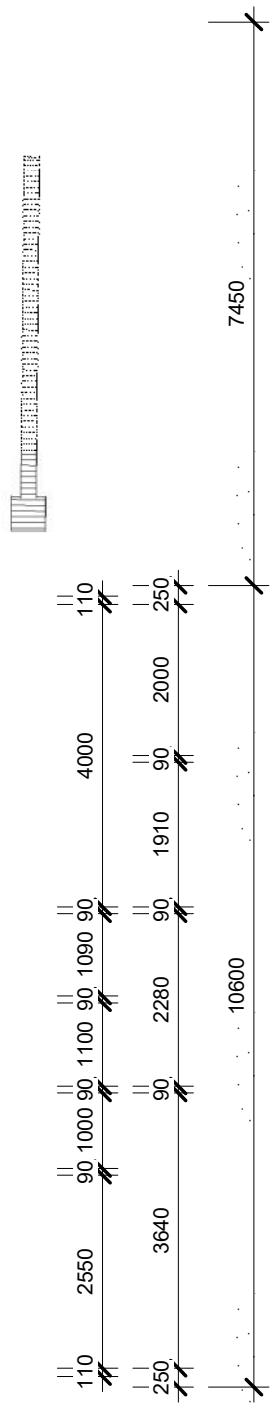
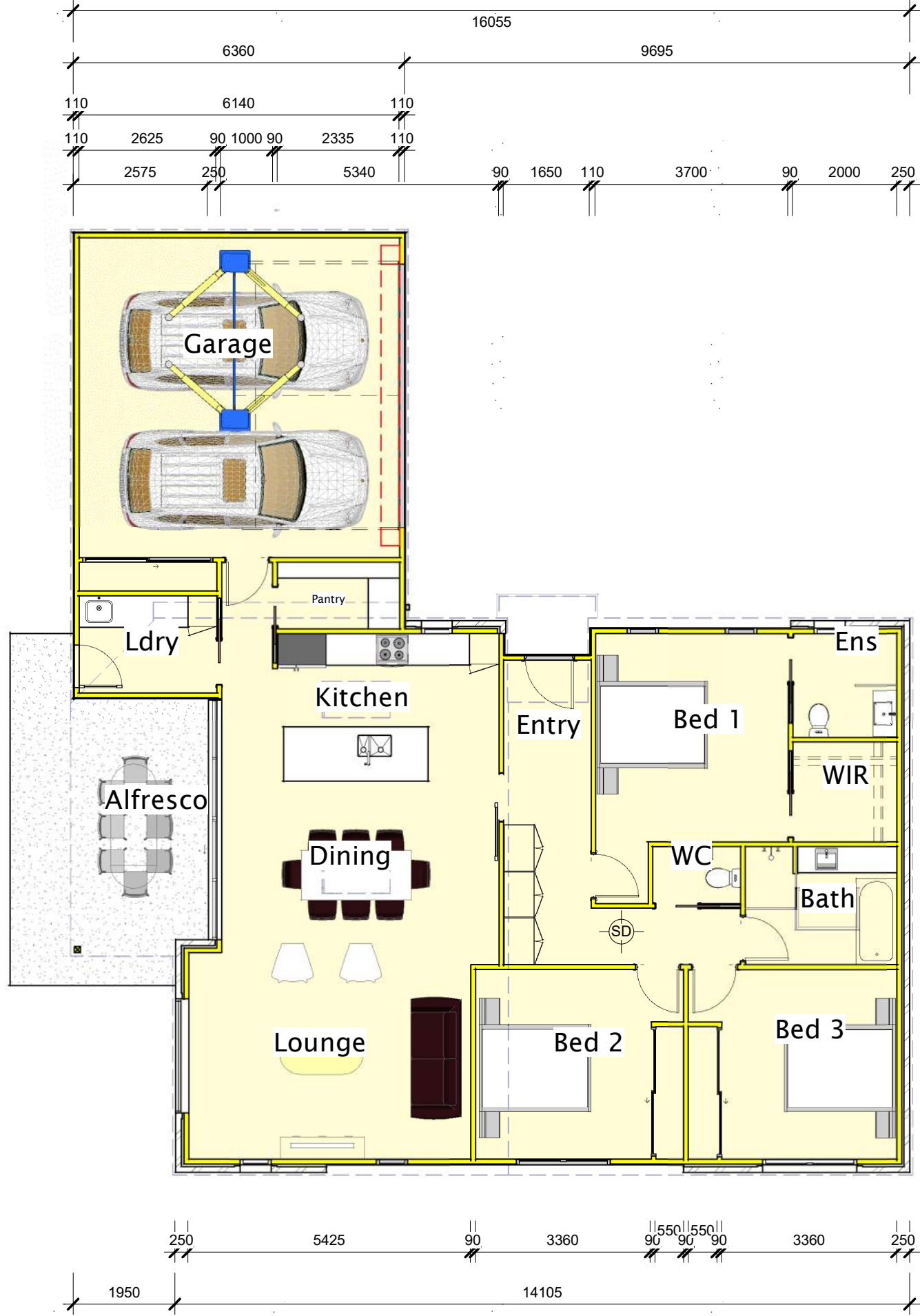
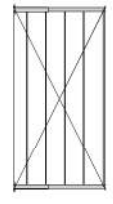
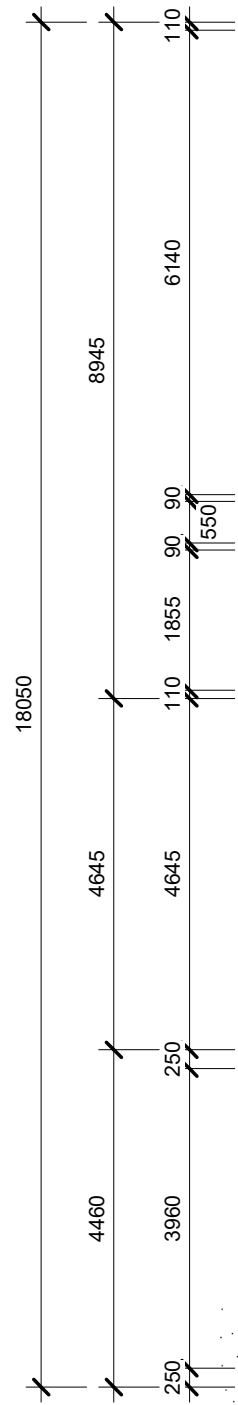


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Townhouse # 2 Floor Plan

1:100

SD HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH BCA PART 3.7.2 & AS 3786. (LINKED)



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Drawing Title :
 Townhouse 2 Floor Plan

Scale : 1 : 100

Starting Date : 14.09.20

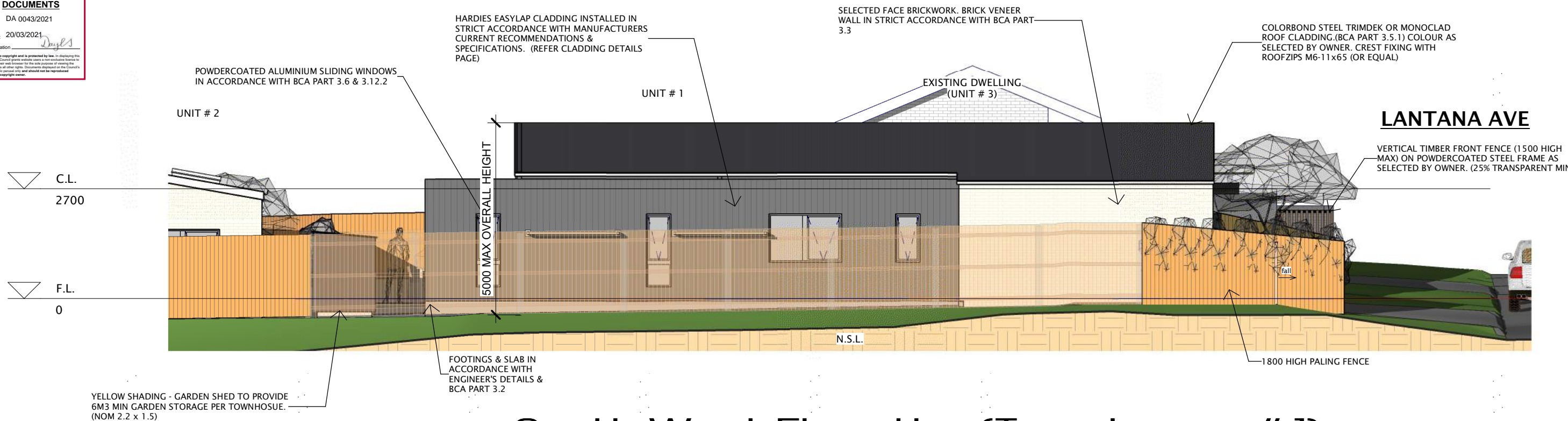
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Project No. 050720 | Drawing No. 7 / 20

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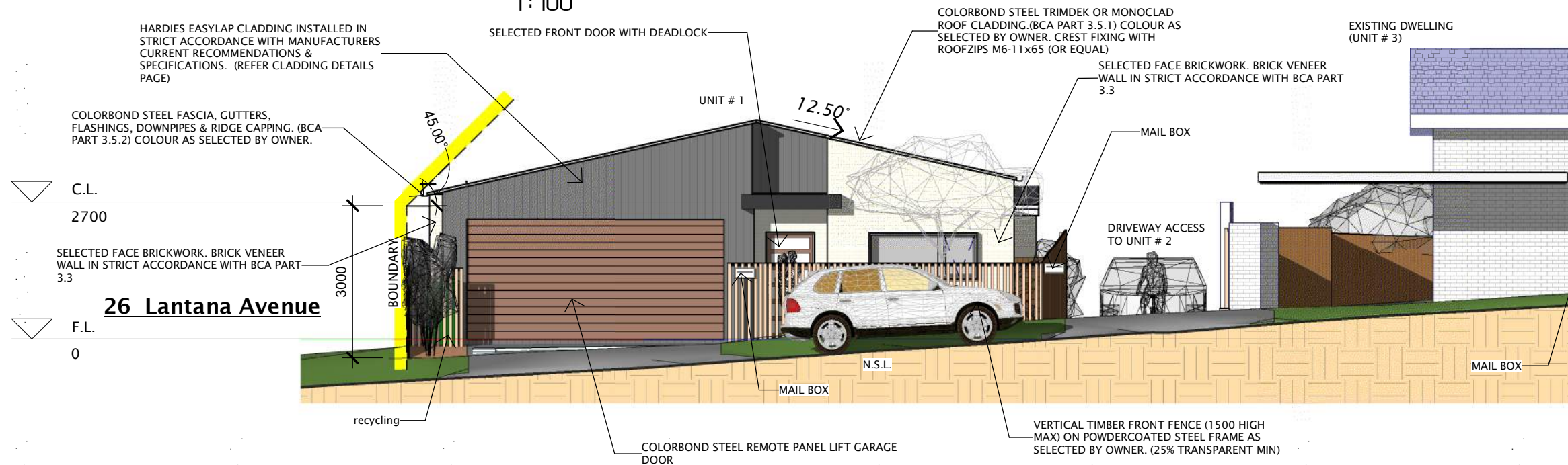
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South West Elevation (Townhouse # 1)

1:100



South East Elevation (Townhouse # 1)

1:100

Streefland HOMES
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Drawing Title :
Elevations (sheet 1)

Client :
David & Sue McKay

Scale : 1:100
Starting Date : 14.09.20

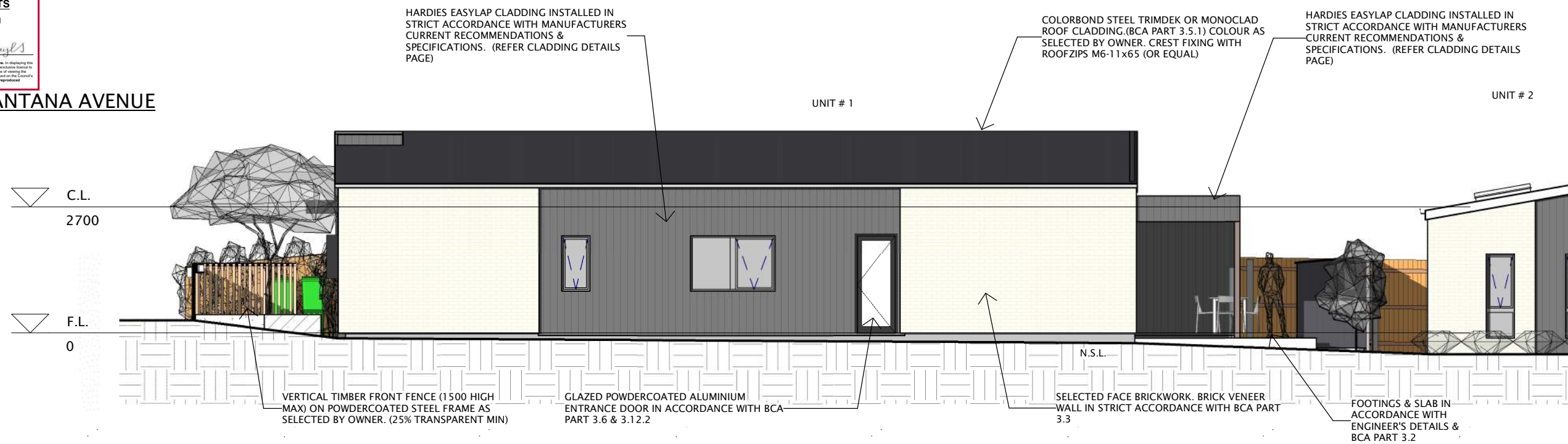
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Planning RAI

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Drawing No. 8 /20

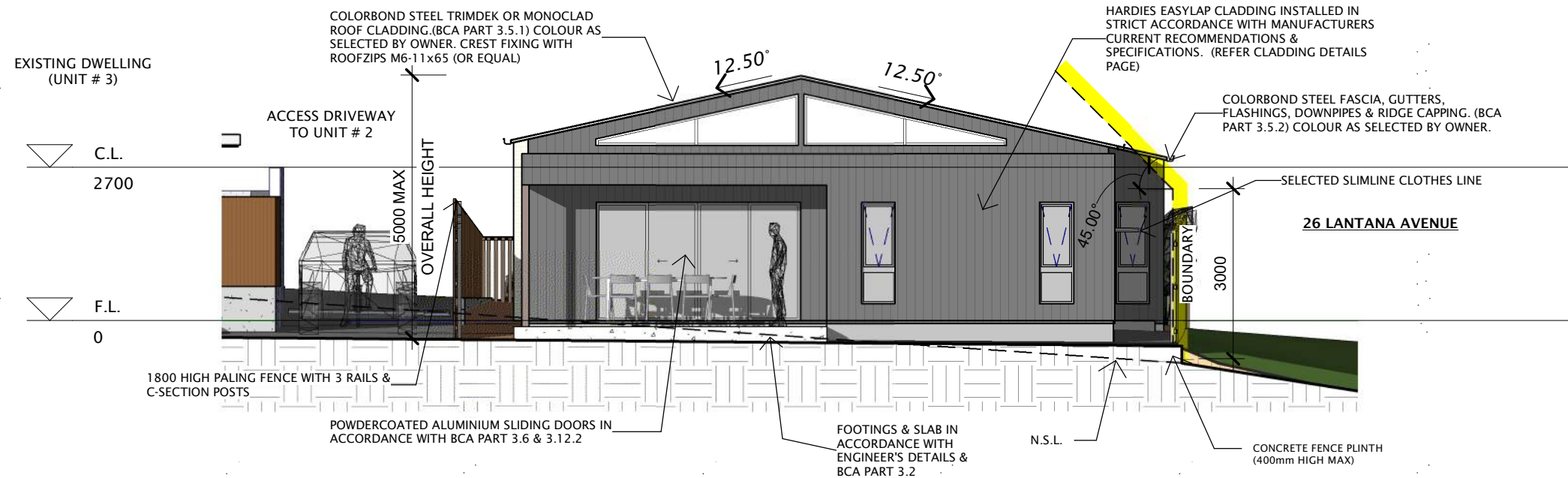
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LANTANA AVENUE



North East Elevation (Townhouse # 1)

1:100



North West Elevation (Townhouse # 1)

1:100

Streefland HOMES
adams building design

170 Abbott Street,
Newstead,
Launceston TAS 7250.

M : 0411 294 351
E : leigh@abd.com.au
www.adamsbuildingdesign.com.au

ABN 71 048 418 121
acc. # CC886J

Rev.	Date	Description
6	19.02.21	Planning RAI
5	15.02.21	taswater RAI
4	27.01.21	Planning
3	16.12.20	Concept # 3
2	12.11.20	Concept # 2
1	17.09.20	Concept # 1

Project :
Proposed Townhouses at
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Drawing Title :
Elevations (sheet 2)

Client :
David & Sue McKay

Scale : 1:100

Starting Date : 14.09.20

Plot Date :
17/03/2021 1:21:58 PM

Planning RAI

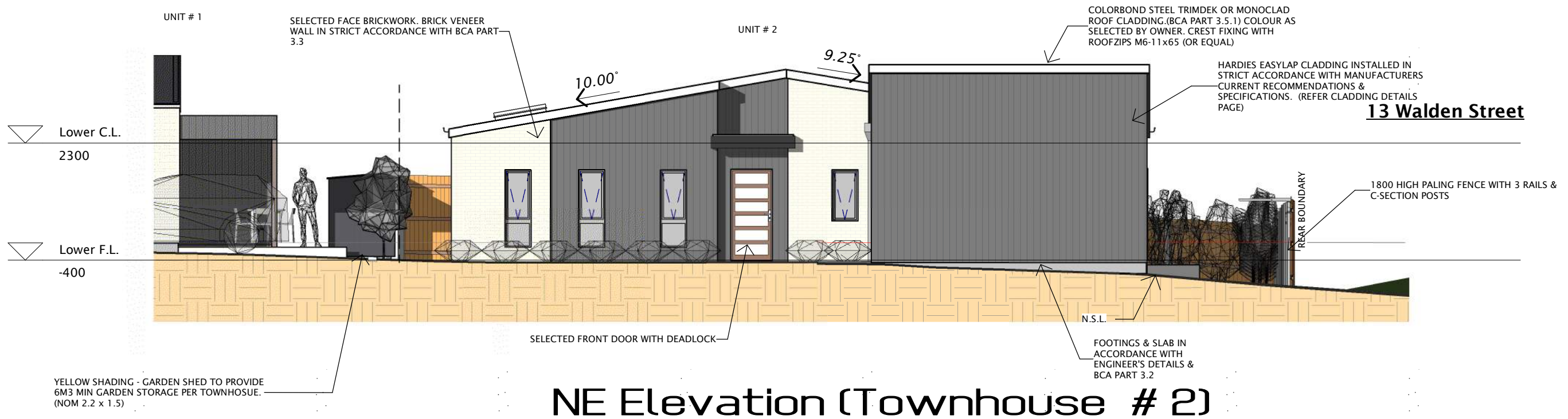
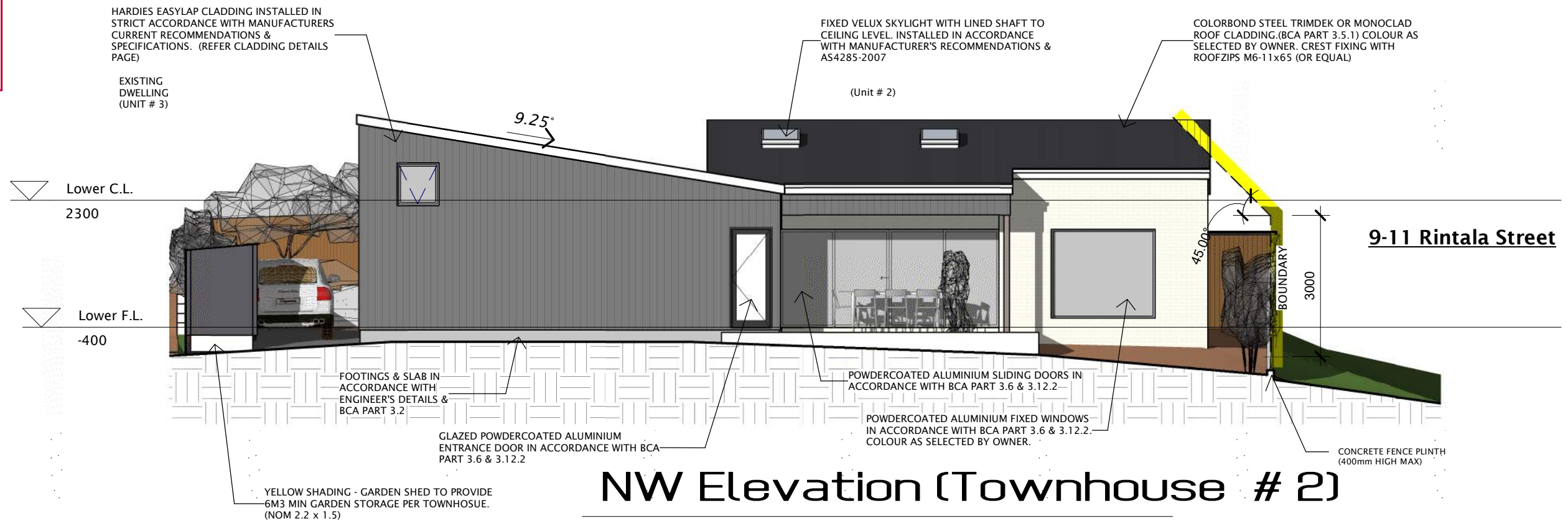
Project No.	Drawing No.
050720	9 / 20

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

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PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0043/2021
Date advertised: 20/03/2021
Planning Administration: *Diya*

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E : leigh@abd.com.au
www.adamsbuildingdesign.com.au
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Project :
Proposed Townhouses at
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Drawing Title :
Elevations (Sheet 3)

Client :
David & Sue McKay

Scale : 1 : 100

Starting Date : 14.09.20

Plot Date :
17/03/2021 1:22:02 PM

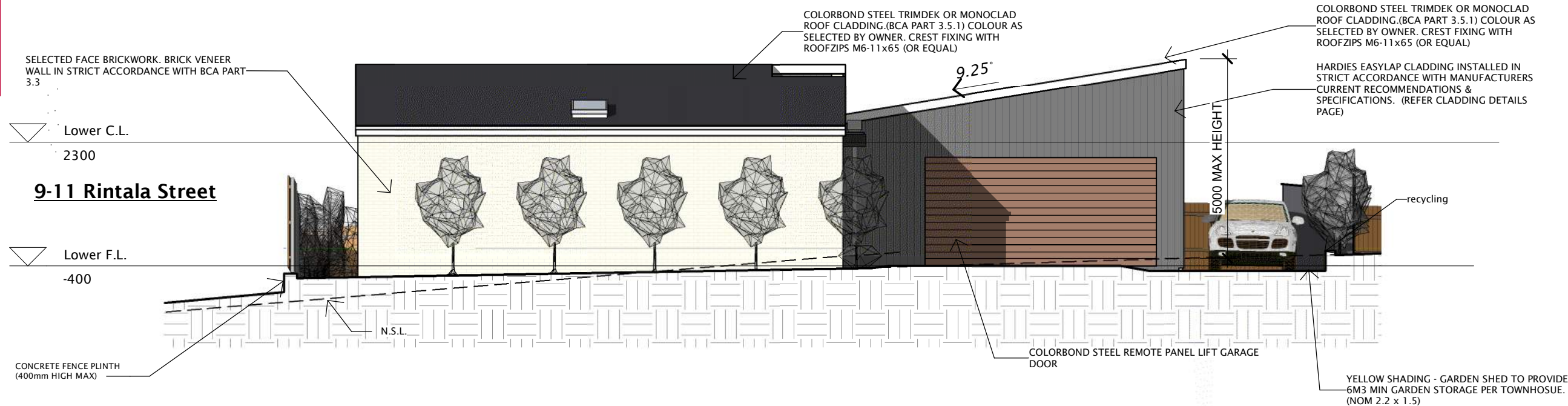
Planning RAI

Project No.	Drawing No.
050720	10/20

NOTES:
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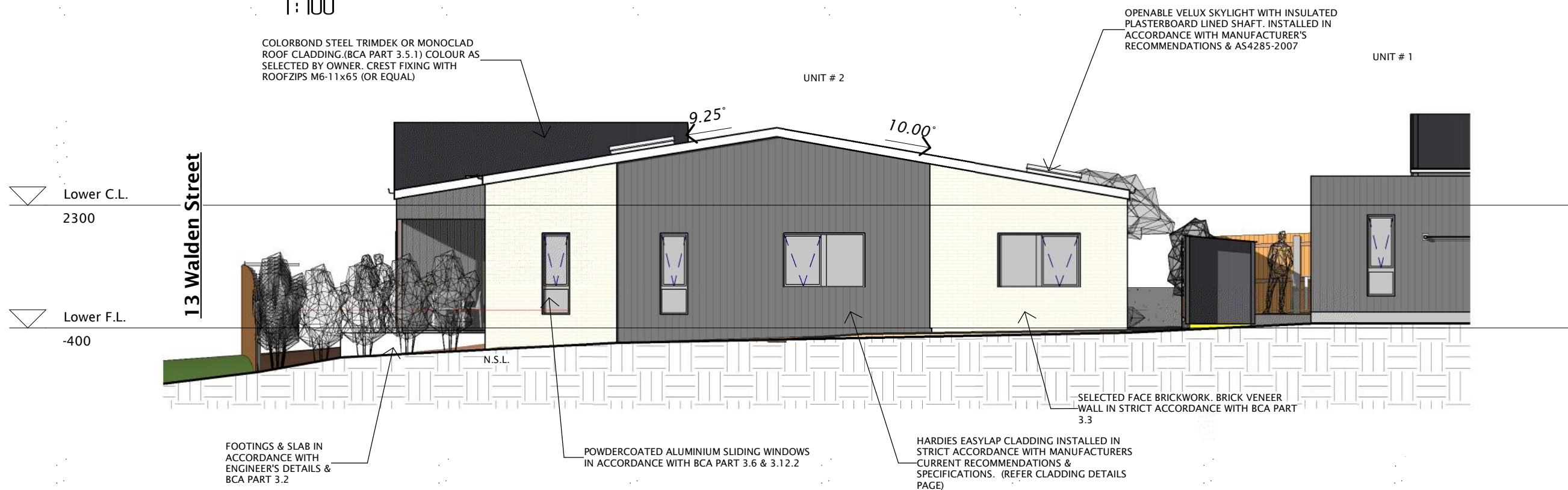
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PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0043/2021
 Date advertised: 20/03/2021
 Planning Administration: *Dryles*
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SE Elevation (Townhouse # 2)

1:100



SW Elevation (Townhouse # 2)

1:100

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adams building design

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Newstead,
Launceston TAS 7250.

 M : 0411 294 351
 E : leigh@abd.com.au
 www.adamsbuildingdesign.com.au

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2	12.11.20	Concept # 2
1	17.09.20	Concept # 1

Project :
Proposed Townhouses at
22 Lantana Avenue,
Newstead, TAS 7250

Drawing Title :
Elevations (sheet 4)

Client :
David & Sue McKay

Scale : 1 : 100
 Starting Date : 14.09.20
 Plot Date : 17/03/2021 1:22:06 PM

Planning RAI

Project No.
050720

Drawing No.
11/20

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NOTE:
GROUND LEVELS INDICATED IN 3D IMAGES ARE INDICATIVE ONLY & SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. REFER SITE, CONTOUR PLAN & ELEVATIONS FOR TRUE GROUND LEVELS.



Overhead Floor Plan



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Newstead,
Launceston TAS 7250.

M : 0411 294 351
E : leigh@abd.com.au
www.adamsbuildingdesign.com.au

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Project :
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Drawing Title :
3D Floor Plan

Client :
David & Sue McKay

Scale :	Planning RAI	
Starting Date : 14.09.20		
Plot Date : 17/03/2021 1:22:08 PM	Project No. 050720	Drawing No. 12/20



South East (Unit # 1)



East (Unit # 2)



South (Unit # 1)



West (Unit # 2)

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Newstead,
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M : 0411 294 351
E : leigh@abd.com.au
www.adamsbuildingdesign.com.au

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Drawing Title :
3D Views

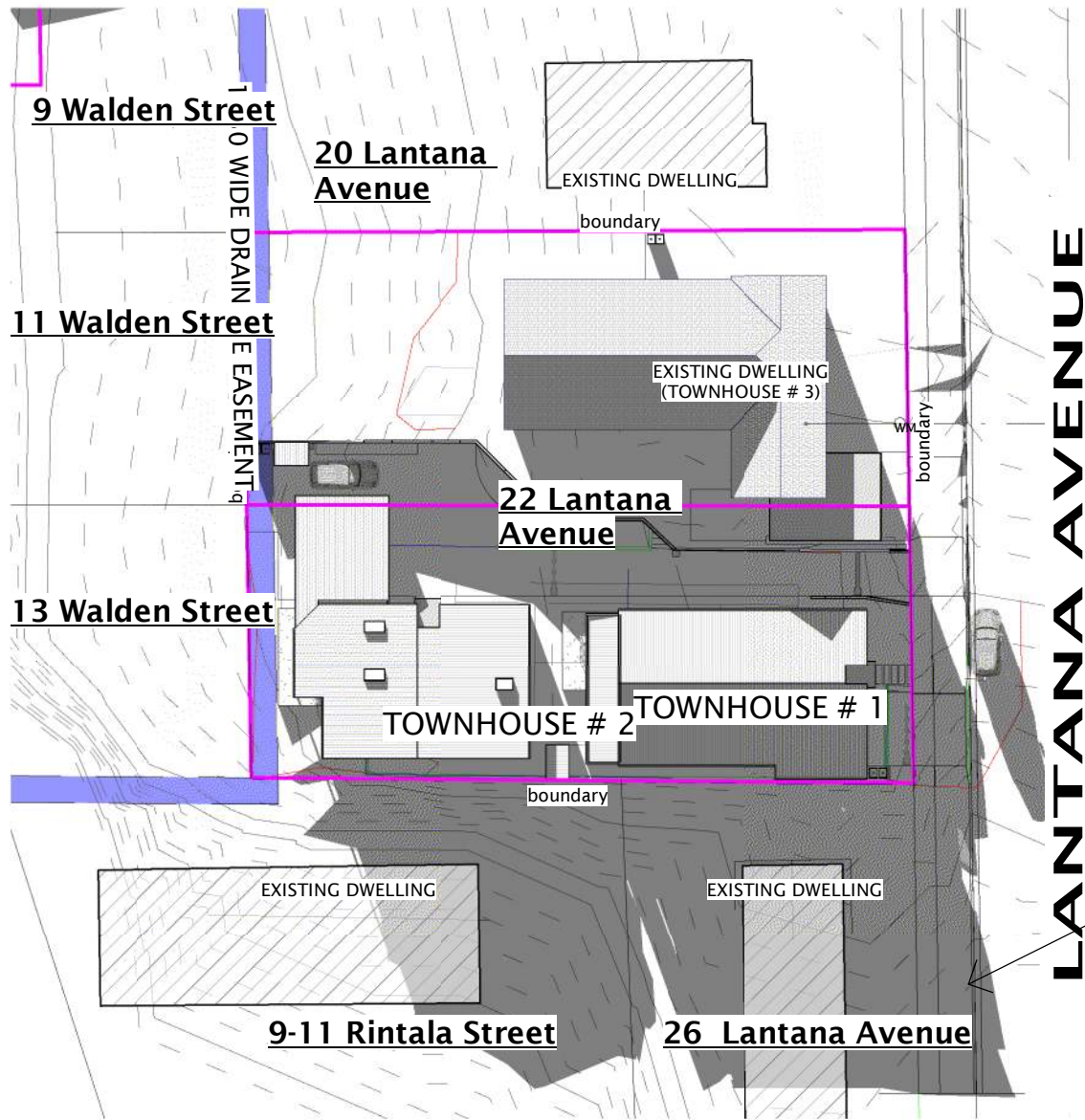
Client :
David & Sue McKay

Scale : 1 : 1
Starting Date : 14.09.20

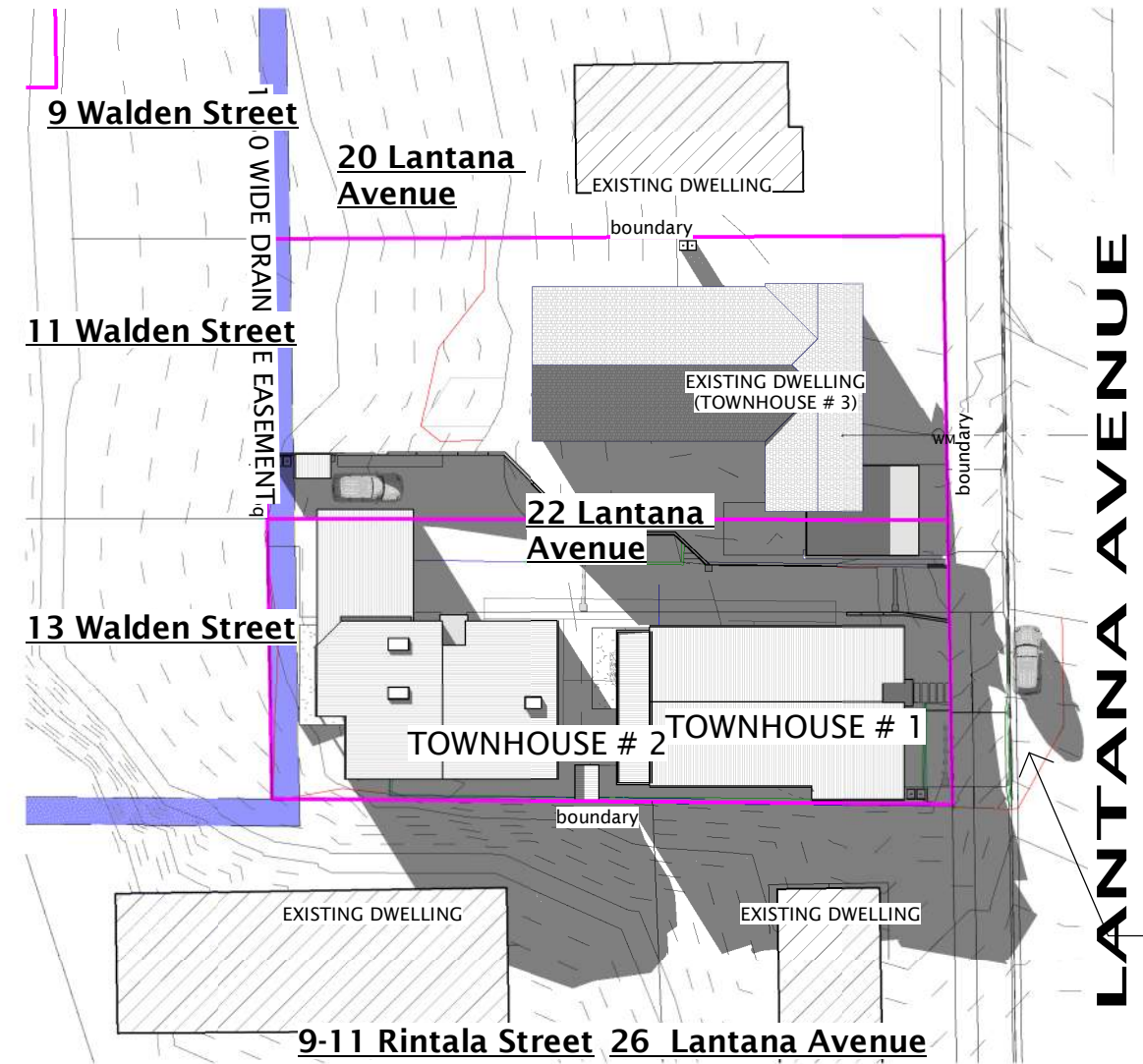
Plot Date :
17/03/2021 1:22:10 PM

Planning RAI

Project No. 050720	Drawing No. 13/20
-----------------------	----------------------



GREY SHADING INDICATES SHADOWS CREATED BY PROPOSED BUILDINGS



GREY SHADING INDICATES SHADOWS CREATED BY PROPOSED BUILDINGS



9AM June 21

1:500

10AM June 21

1:500



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E : leigh@abd.com.au
www.adamsbuildingdesign.com.au

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Rev.	Date	Description
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Project :
Proposed Townhouses at
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Drawing Title :
Sun Shade Diagram (9AM & 10AM)

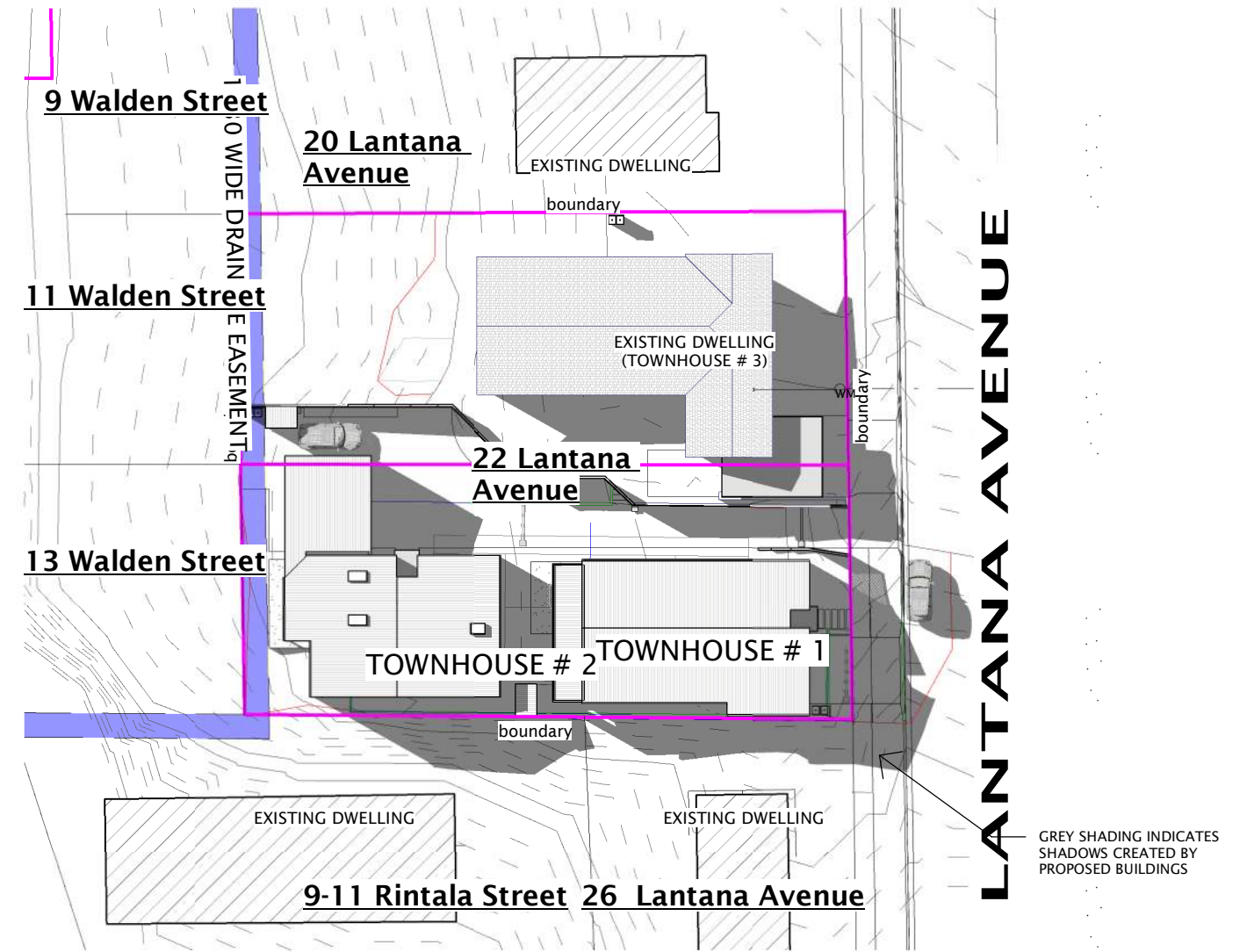
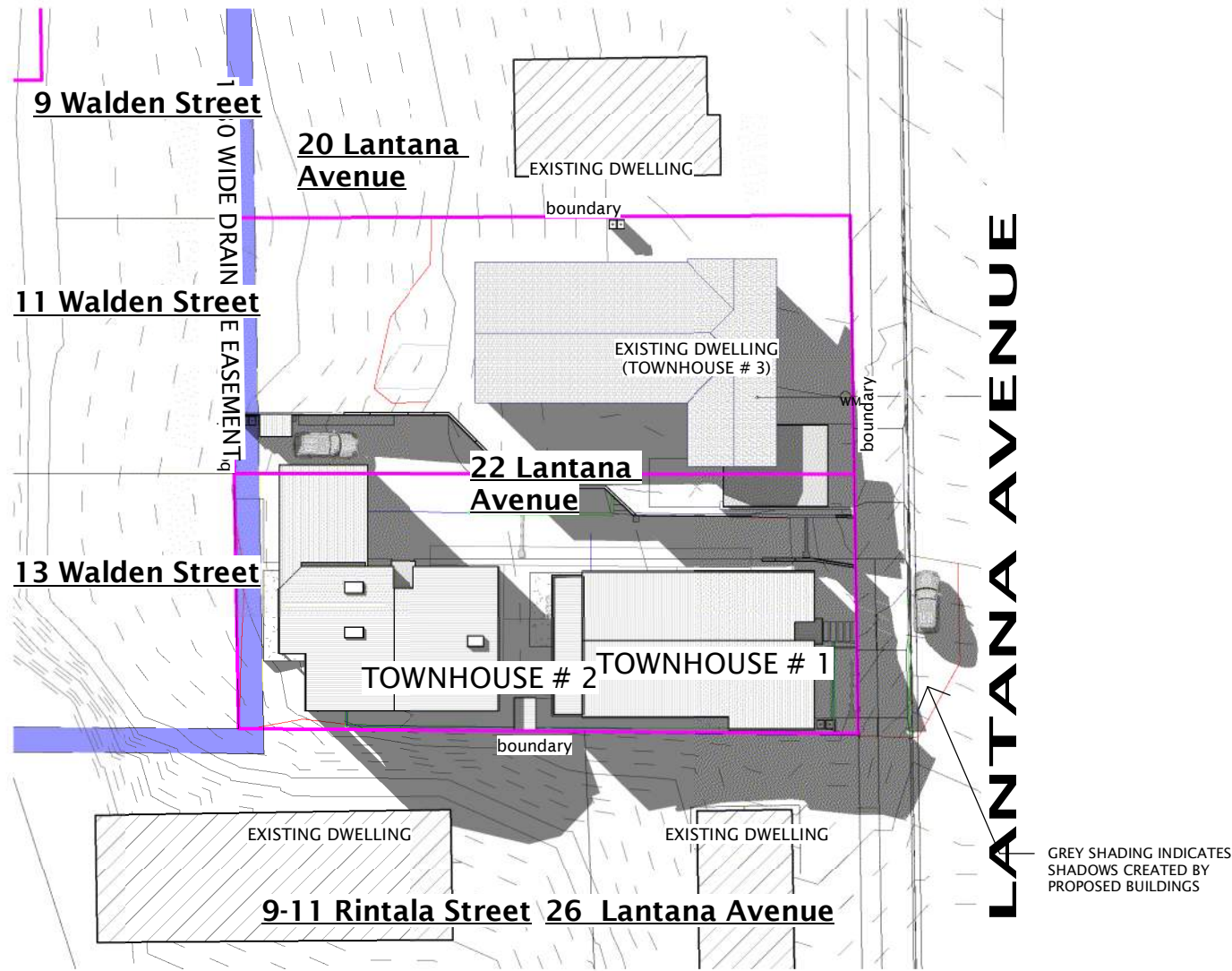
Client :
David & Sue McKay

Scale : 1 : 500
Starting Date : 14.09.20

Plot Date :
17/03/2021 1:22:13 PM

Planning RAI

Project No.	Drawing No.
050720	14/20



11am June 21

1:500

12 noon June 21

1:500



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E : leigh@abd.com.au
www.adamsbuildingdesign.com.au

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Drawing Title :
Sun Shade Diagram (11 AM & 12 Noon)

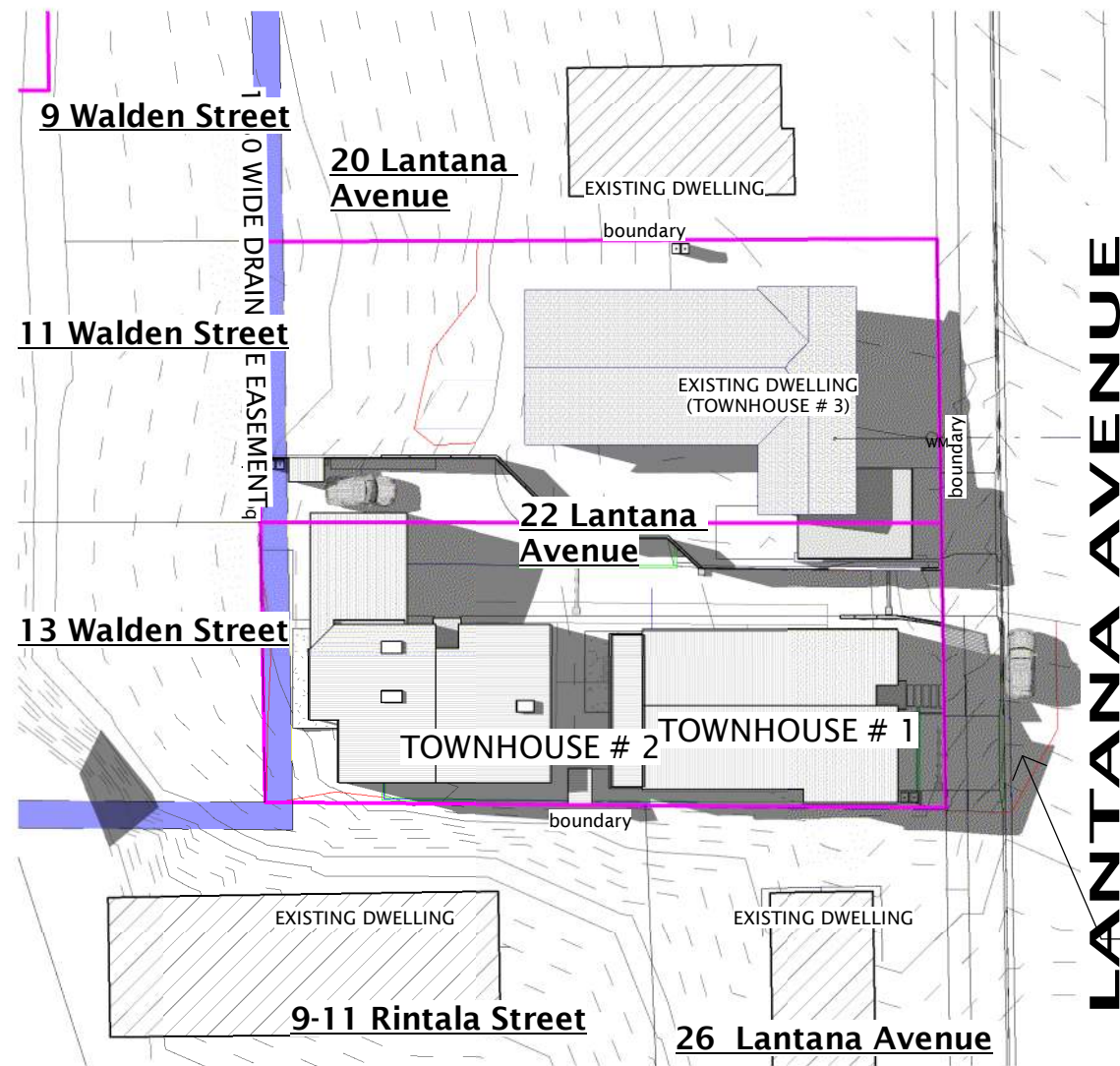
Client :
David & Sue McKay

Scale : 1 : 500
Starting Date : 14.09.20

Plot Date :
17/03/2021 1:22:15 PM

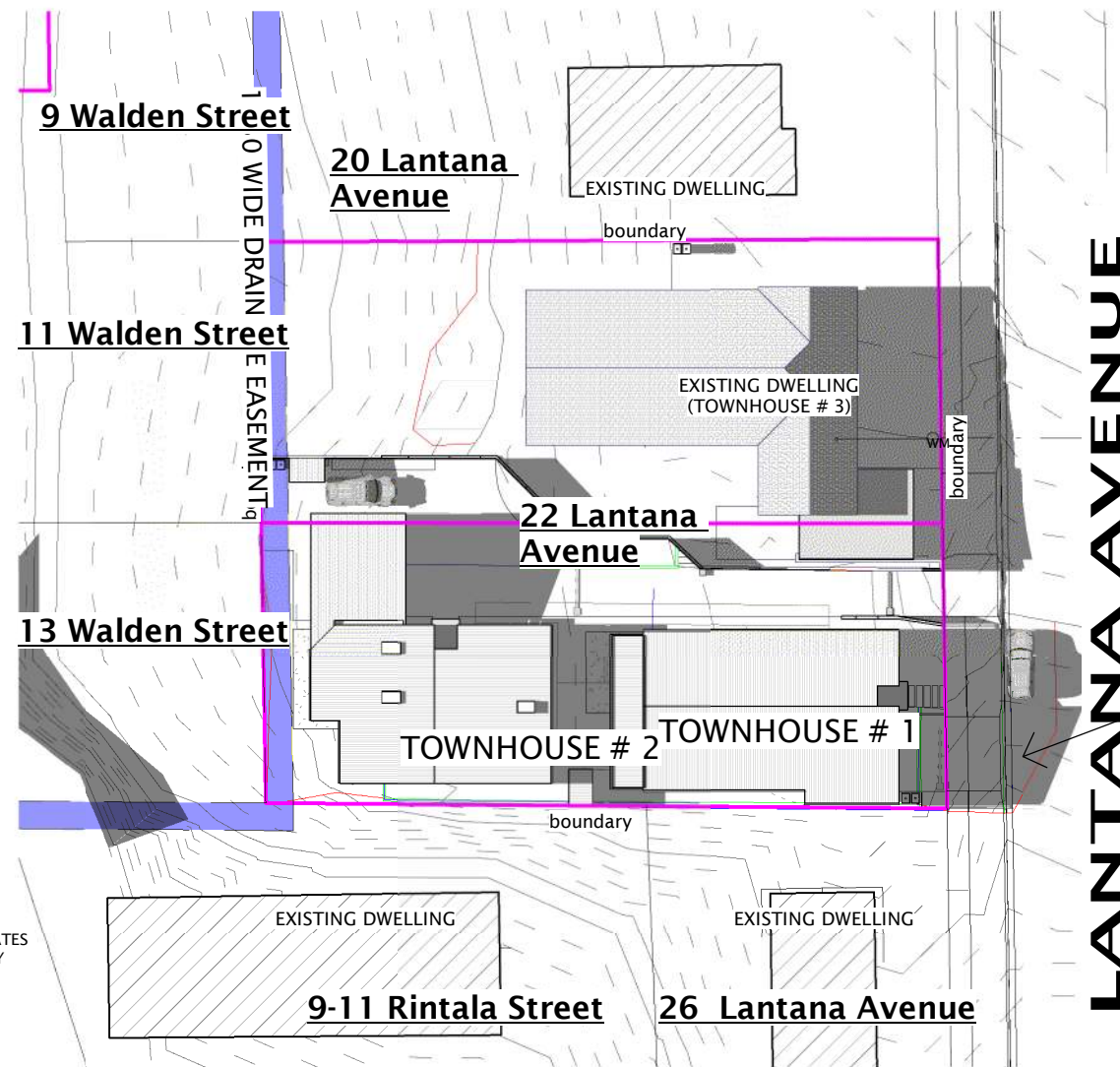
Planning RAI

Project No.	Drawing No.
050720	15/20



1PM June 21

1:500



2PM June 21

1:500

GREY SHADING INDICATES SHADOWS CREATED BY PROPOSED BUILDINGS

GREY SHADING INDICATES SHADOWS CREATED BY PROPOSED BUILDINGS



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Drawing Title :
Sun Shade Diagram (1PM & 2PM)

Client :
David & Sue McKay

Scale : 1 : 500

Starting Date : 14.09.20

Plot Date : 17/03/2021 1:22:17 PM

Planning RAI

Project No.

050720

Drawing No.

16/20

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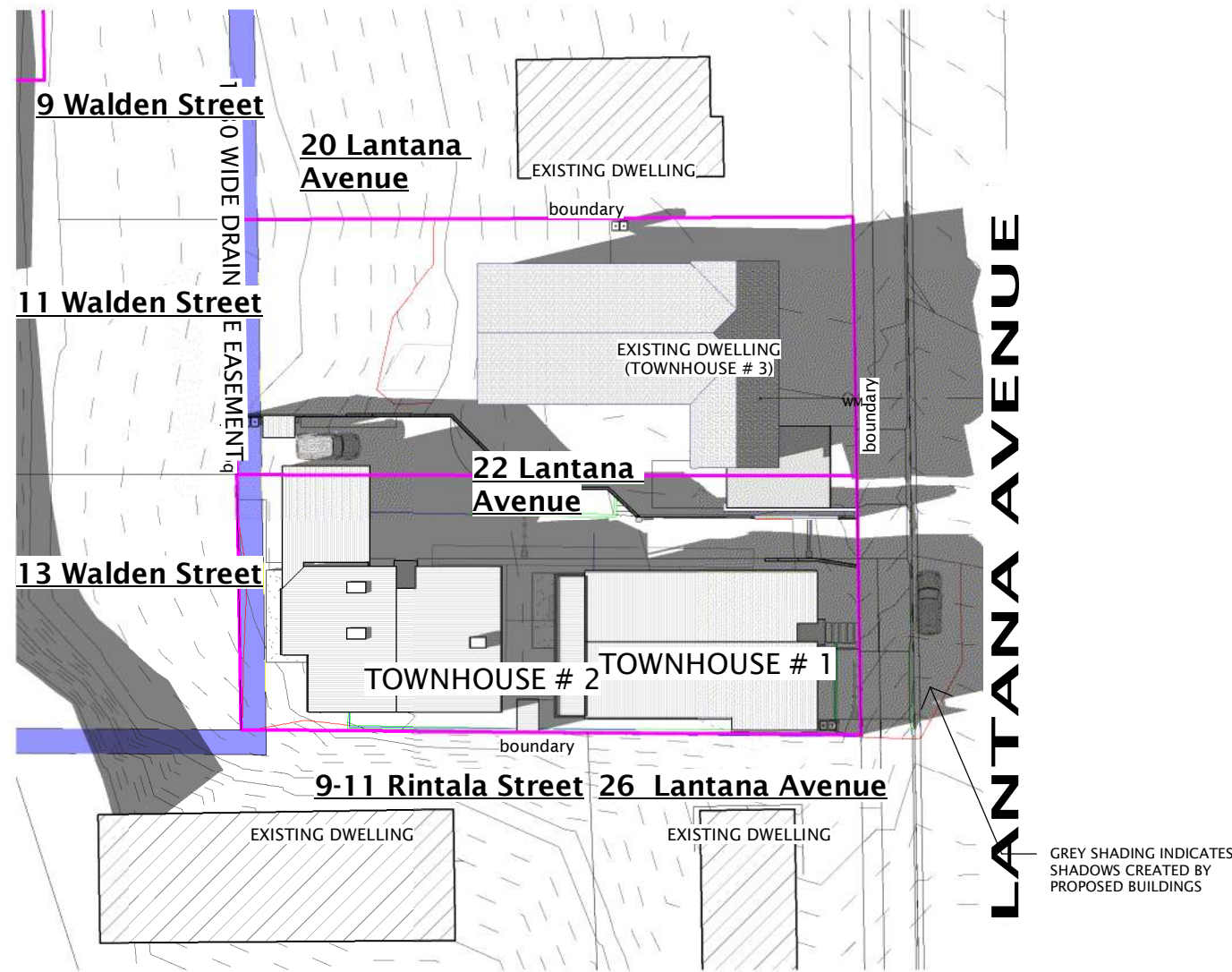
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3 PM June 21

1:500



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Drawing Title :
Sun Shade Diagram (3PM)

Client :
David & Sue McKay

Scale :	1 : 500	Planning RAI	
Starting Date :	14.09.20		
Plot Date :	17/03/2021 1:22:19 PM	Project No.	Drawing No.
		050720	17/20

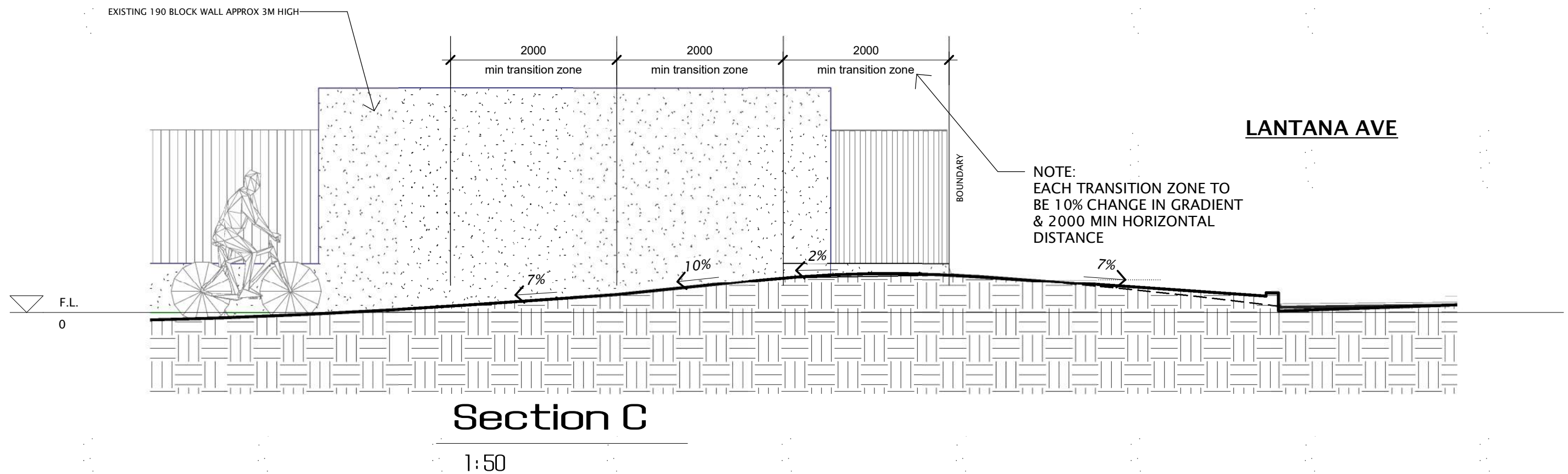
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Drawing Title :
Section X & Section C

Client :
David & Sue McKay

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Plot Date :	17/03/2021 1:22:20 PM	Project No.	Drawing No.
		050720	18/20