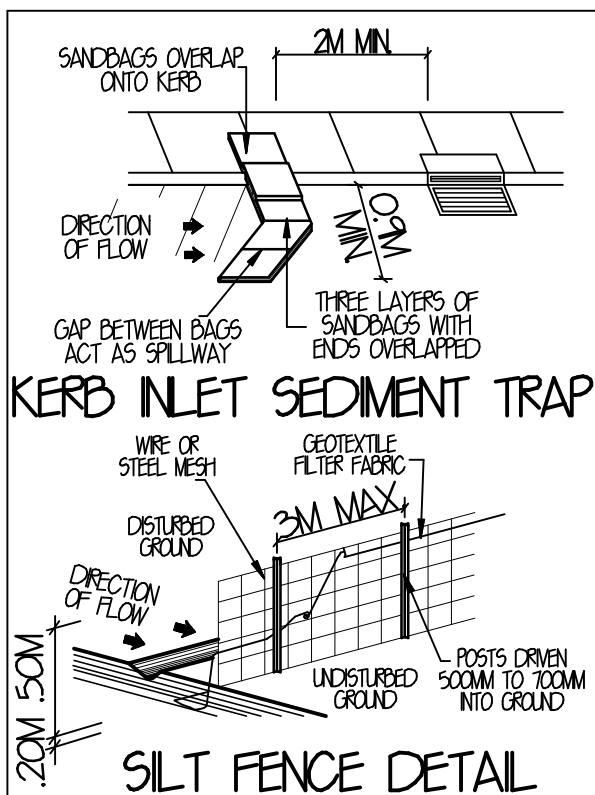




SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

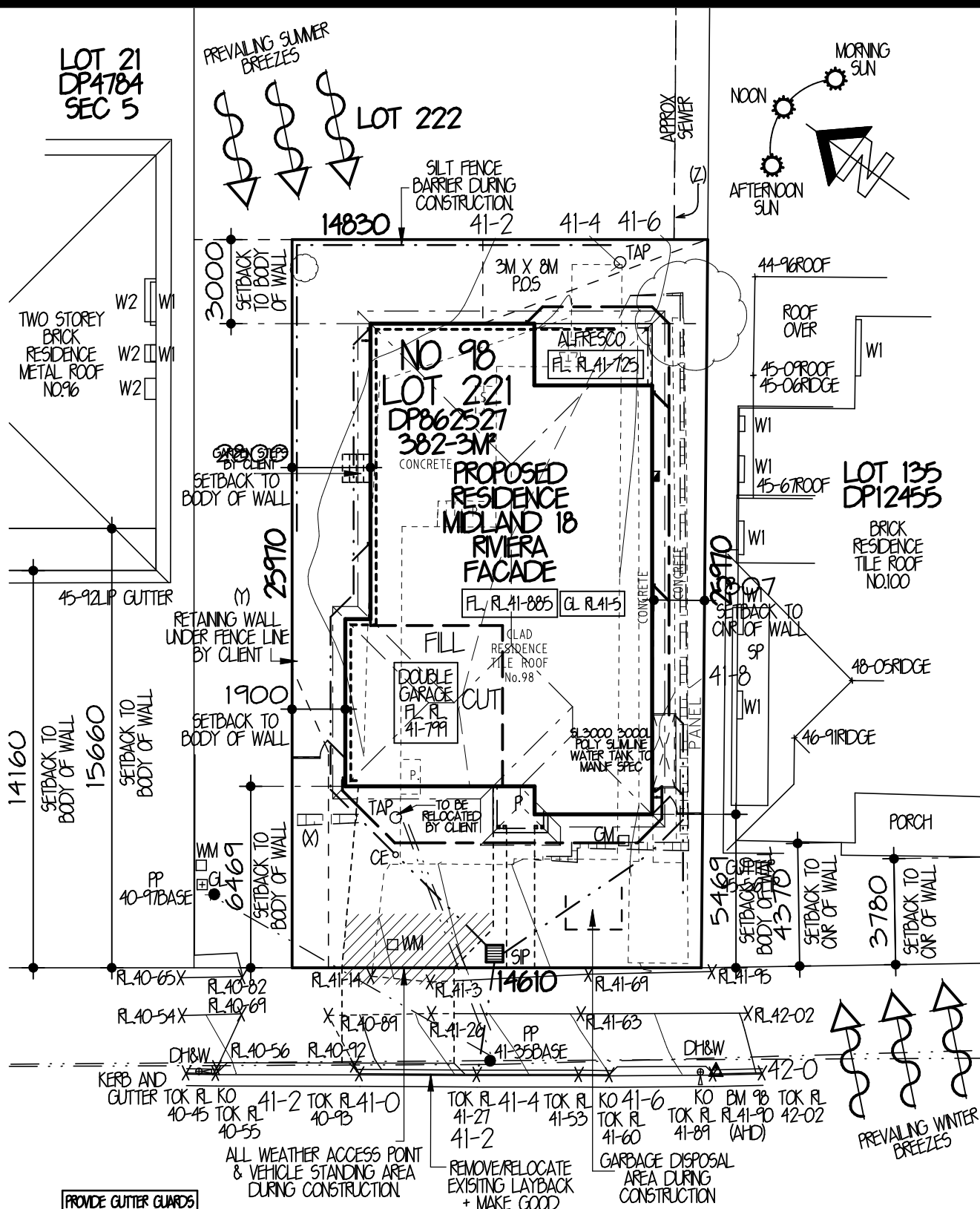
ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

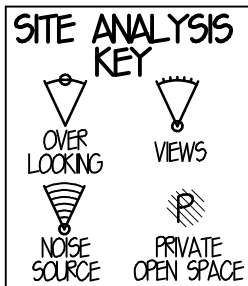
SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES), FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

- GENERAL NOTES:**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
 - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION H1
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL41-5 GARAGE TO RL41-5
 - HOUSE FLOOR LEVEL RL41-885, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL41-799, 299MM ABOVE PLATFORM LEVEL.
 - TOTAL ROOF AREA = 205.1 M²



PROVIDE GUTTER GUARDS TO ALL GUARDS



REFER TO HYDRAULIC ENGINEERS PLANS FOR FULL DETAILS INCLUDING FINISHED GROUND LEVELS - SITE PLAN TO BE CROSS REFERENCED WITH HYDRAULICS PLANS - ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

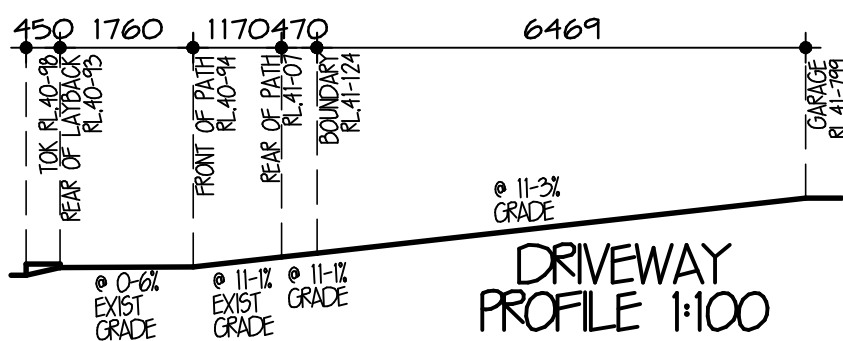
SITE ANALYSIS & SITE PLAN 1:200 (STORMWATER CONCEPT PLAN)

(X) RIGHT OF CARRIAGEWAY 1-3 WIDE AND VARIABLE
(Y) EASEMENT TO DRAIN WATER 3-5 WIDE
(Z) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)

Denotes STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

Denotes STORMWATER TO BE DIRECTED AS PER HYDRAULIC ENGS PLANS.

- Denotes EXISTING TREE'S TO REMAIN
- Denotes EXISTING TREE'S TO BE REMOVED
- Denotes RETAINING WALL BY OWNER
- Denotes SILT FENCE BARRIER
- Denotes DROPPED EDGE BEAM
- Denotes LINE OF BATTER TO CUT OR FILL



BUILDING HEIGHTS

CEILING LEVEL
RL 44-325

RIDGE LEVEL
RL 46-585

MAX BUILDING HEIGHT
PROVIDED= 5185MM
PROVIDED= 8500MM

FLOOR AREAS

GROUND FLOOR AREA = 133.8 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 32.4 M²
ALFRESCO FLOOR AREA = 9.2 M²
PORCH FLOOR AREA = 2.7 M²

TOTAL FLOOR AREA= 178.1 M² OR 19.2 SQS

GROSS FLOOR AREA (FOR CDC CALCULATIONS ONLY)

INCLUSIONS -
GROUND FLOOR AREA = 135.5 M²
(INCLUDING GARAGE)
(EXCLUDING EXTERNAL WALL THICKNESS)

EXCLUSIONS -
ONE CAR SPACE = 13 M²
ALLOWED ACCESS = 5 M²

TOTAL -
GROSS FLOOR AREA = 117.5 M²

SITE DATA

SITE AREA = 382.3 M²

FLOOR SPACE RATIO
PERMISSIBLE= 55% OR 210.3 M²
PROVIDED = 30.7% OR 117.5 M²

SITE COVERAGE
PROVIDED = 43.5% OR 166.2 M²
PERMISSIBLE = 60% OR 229.4 M²

LANDSCAPE AREA
REQUIRED = 15% OR 57.4 M²
PROVIDED = 27.8% OR 106.4 M²

PRINCIPLE PRIVATE OPEN SPACE
PROVIDED = 24 M² (6X4)



LEVEL 3, 22
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BAULKHAM HILLS NSW 2153
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FOR **MR V. V. NGUYEN**

LOT 221, 98 MORETON STREET, LAKEMBA

TYPE **MDLAND 18**
(BED 4 OPTION)

JOB NO.
0026740

FACADE **RIVERA**
(ADVANTAGE SERIES)

HAND
LH

MASTER **AND-31511**

DWG NO.
AND-35783

PAGE NO.
1 OF 11

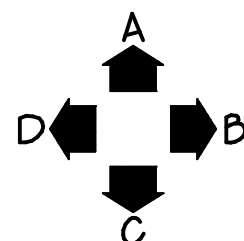


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FAX: (02) 8824 3544
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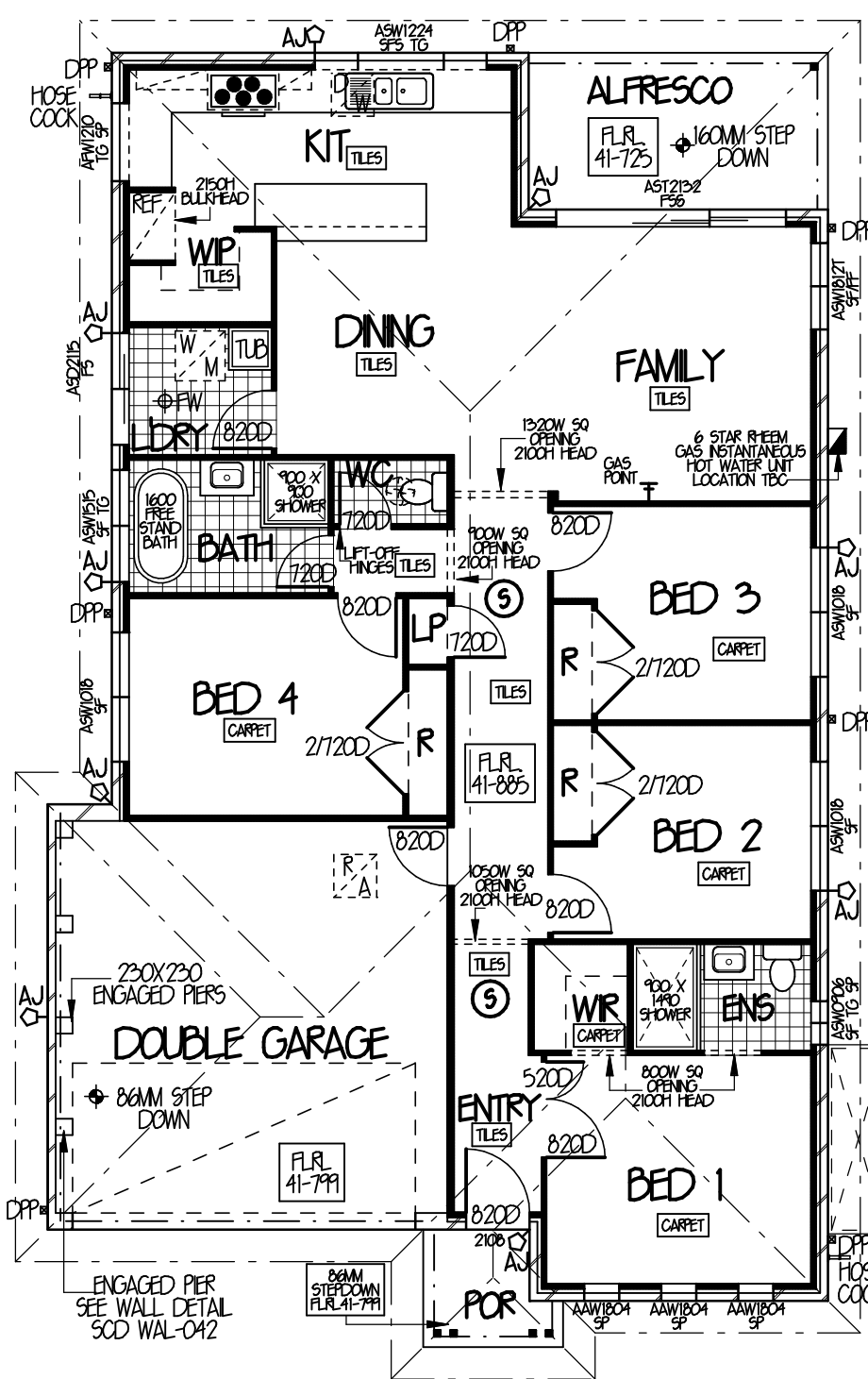
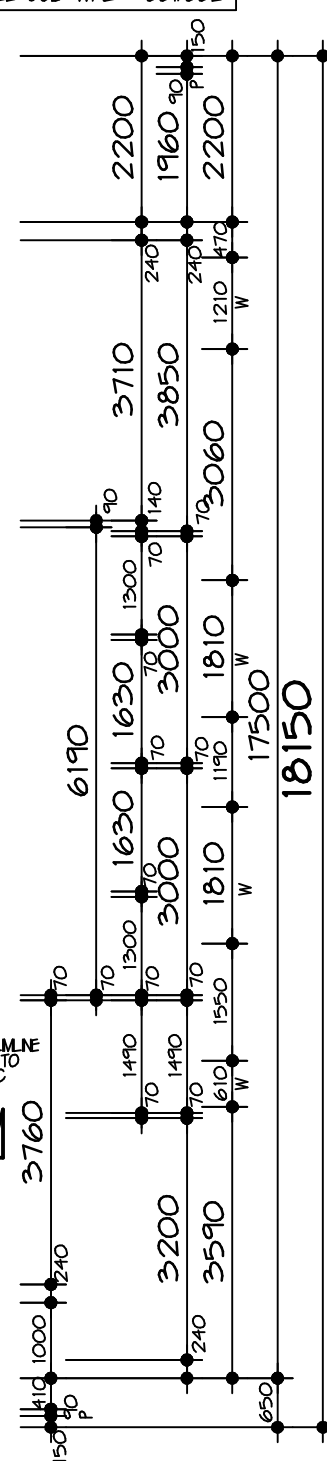
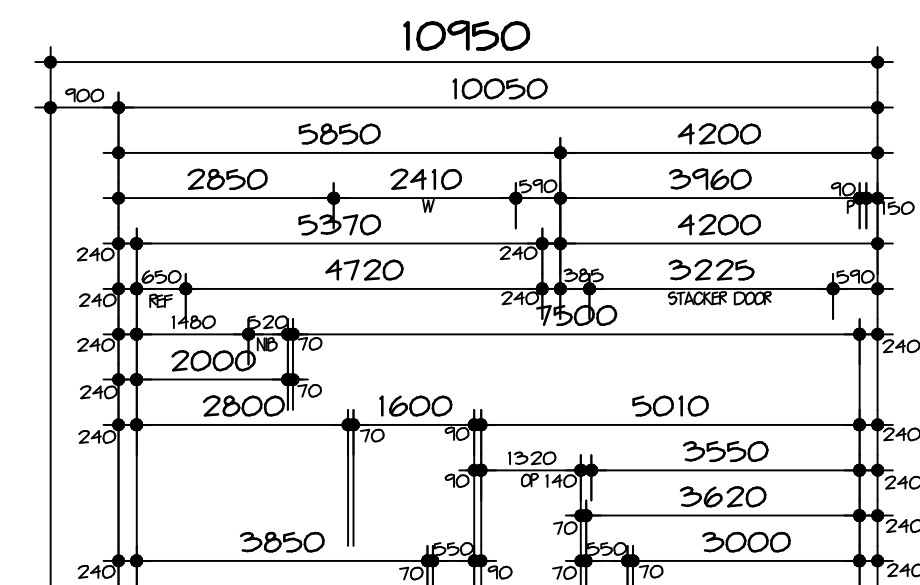
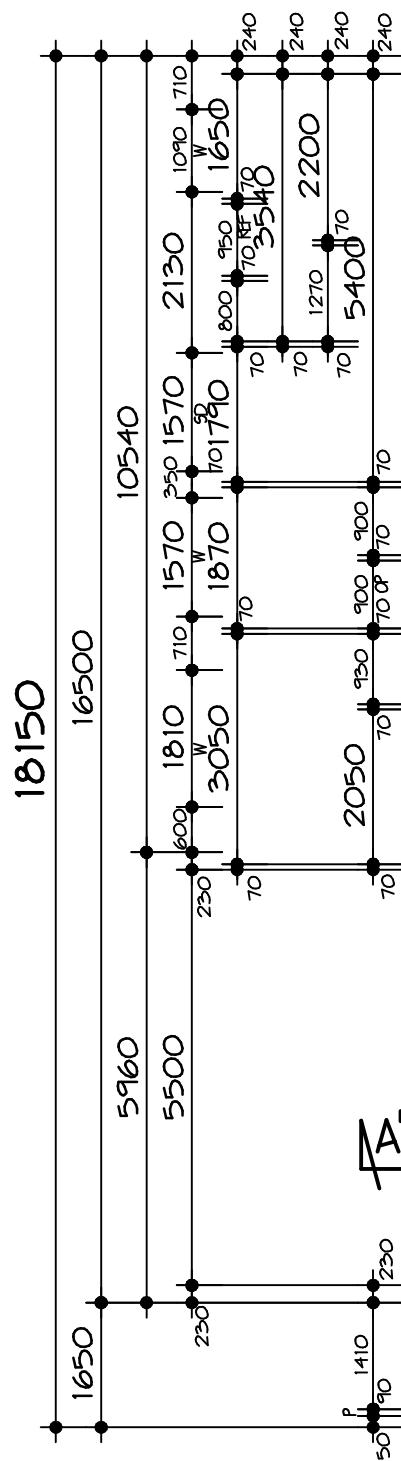
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G	19-9-22	HYDRAULICS	OA

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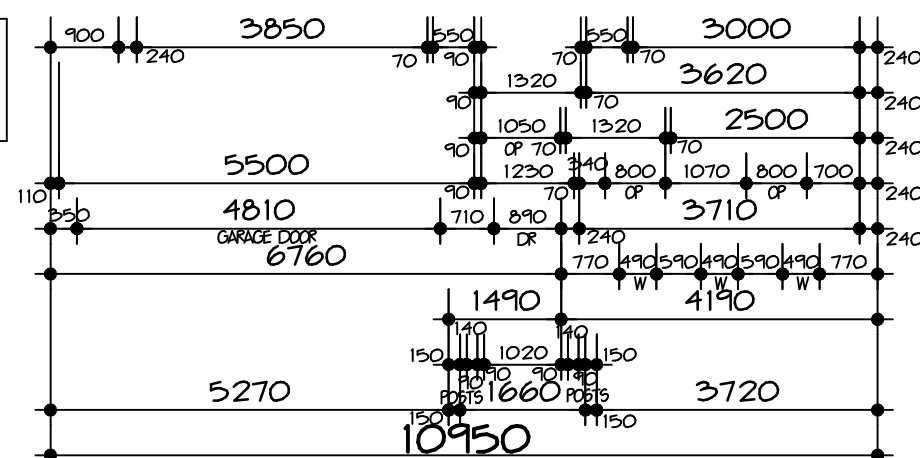
DRAINAGE POINTS THROUGH
WALL & ALLOW ADDITIONAL
BRACING FOR FLOATING VANITIES



TEMPORARY SET KITCHEN
WINDOW 920MM ABOVE FFL
WITH SQ SET REVEALS
SEE SCD WAL - 001/002




 DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER
 FLOW RATES SPECIFIED IN NCC PART 3-8-7-3 &
 MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT
 TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER
 NCC PART 3-8-7-4



5 HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER NCC PART 3-7-5 & AS 3786



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FAX: (02) 8860 9233

FOR
MR V. V. NGUYEN
ALOT 221, 98 MORETON STREET,
LAKEMBA

TYPE	MIDLAND 18 (BED 4 OPTION)	JOB NO. 0026740
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FACADE RIVIERA (ADVANTAGE SERIES)	HAND LH
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MASTER AND-31511	DWG NO. AND-35783	PAGE NO. 2 OF 11
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SOLENT CIRCUIT Baulkham Hills
PO BOX 6410 Baulkham Hills
BUSINESS CENTRE NSW. 2153
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FAX: (02) 8824 3544
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FLOOR PLAN 1:100



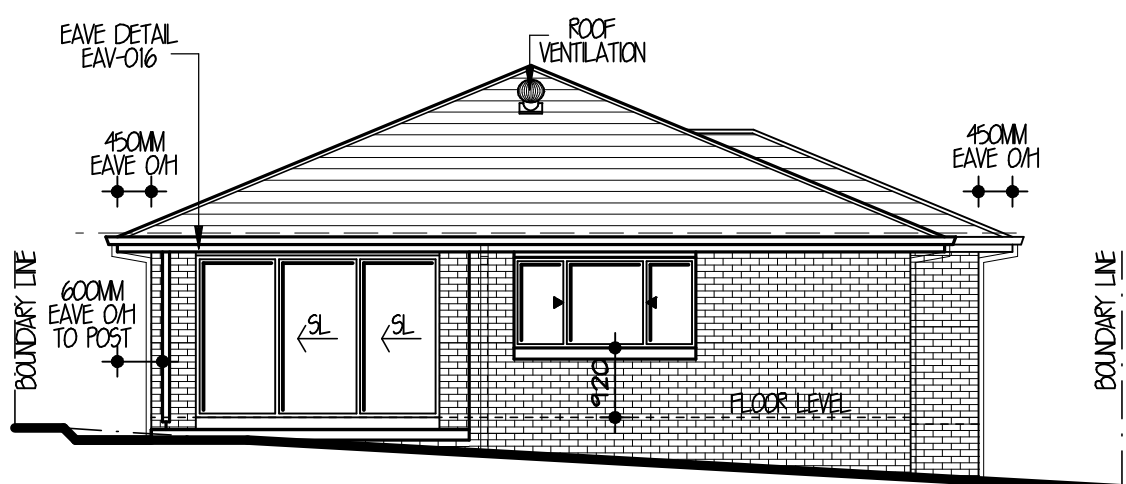
SOUTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



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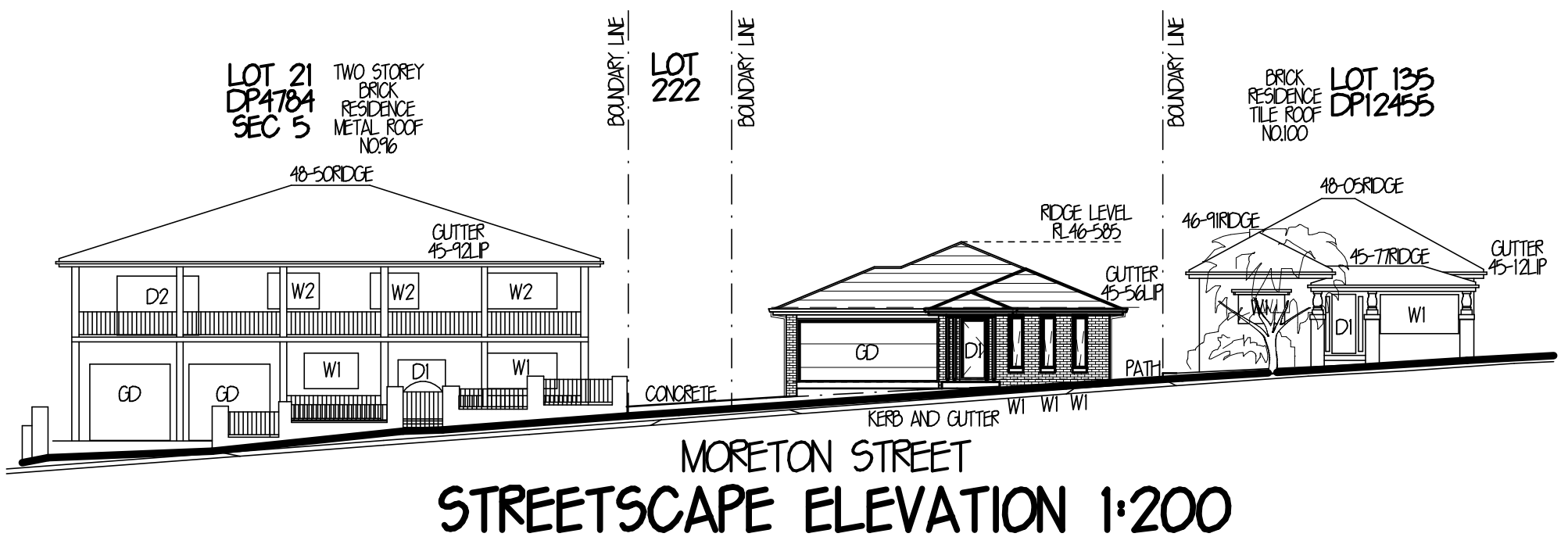
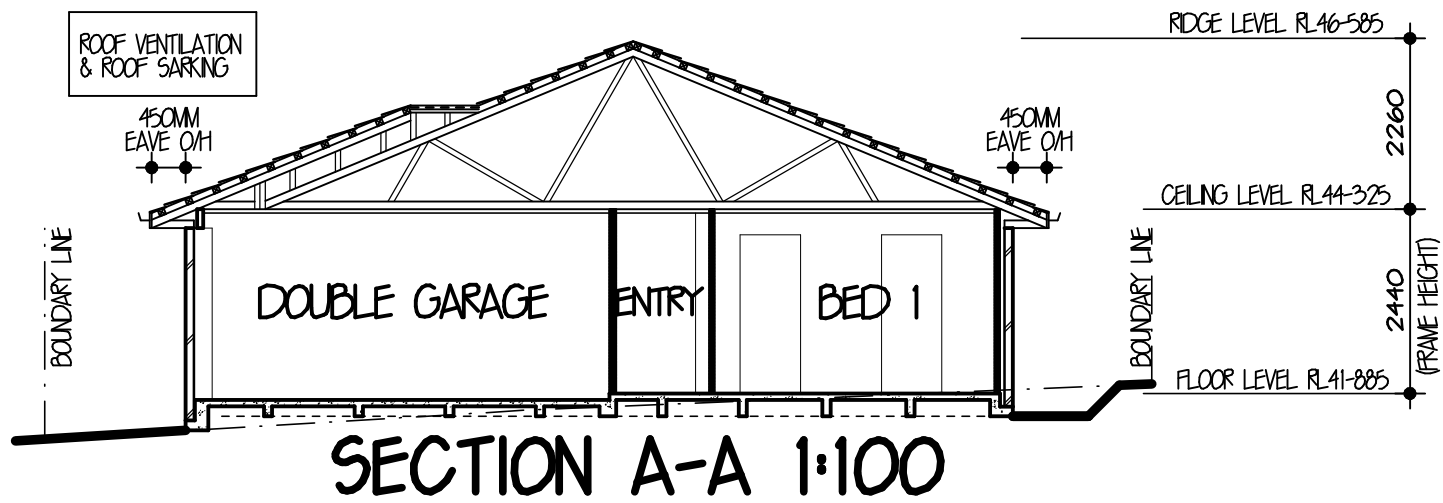
FOR	MR V. V. NGUYEN		
ALOT	221, 98 MORETON STREET, LAKEMBA		
TYPE	MDLAND 18 (BED 4 OPTION)	JOB NO.	0026740
FACADE	RIVERA (ADVANTAGE SERIES)	HAND	LH
MASTER	DWG NO. AND-31511	PAGE NO.	3 OF 11



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BUSINESS CENTRE NSW 2153
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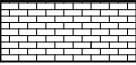
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D1 - DENOTES DOOR LEVEL 1
D2 - DENOTES DOOR LEVEL 2
GD - DENOTES GARAGE DOOR
W1 - DENOTES WINDOW LEVEL 1
W2 - DENOTES WINDOW LEVEL 2

SUMMARY OF MATERIALS

- 22-5° ROOF PITCH CONCRETE ROOF TILES
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- TERMITE RESISTANT HYBRID ADVANCED FRAMING SYSTEM, & T2 TREATED ROOF PINE TRUSSES TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK 
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD GARAGE DOOR



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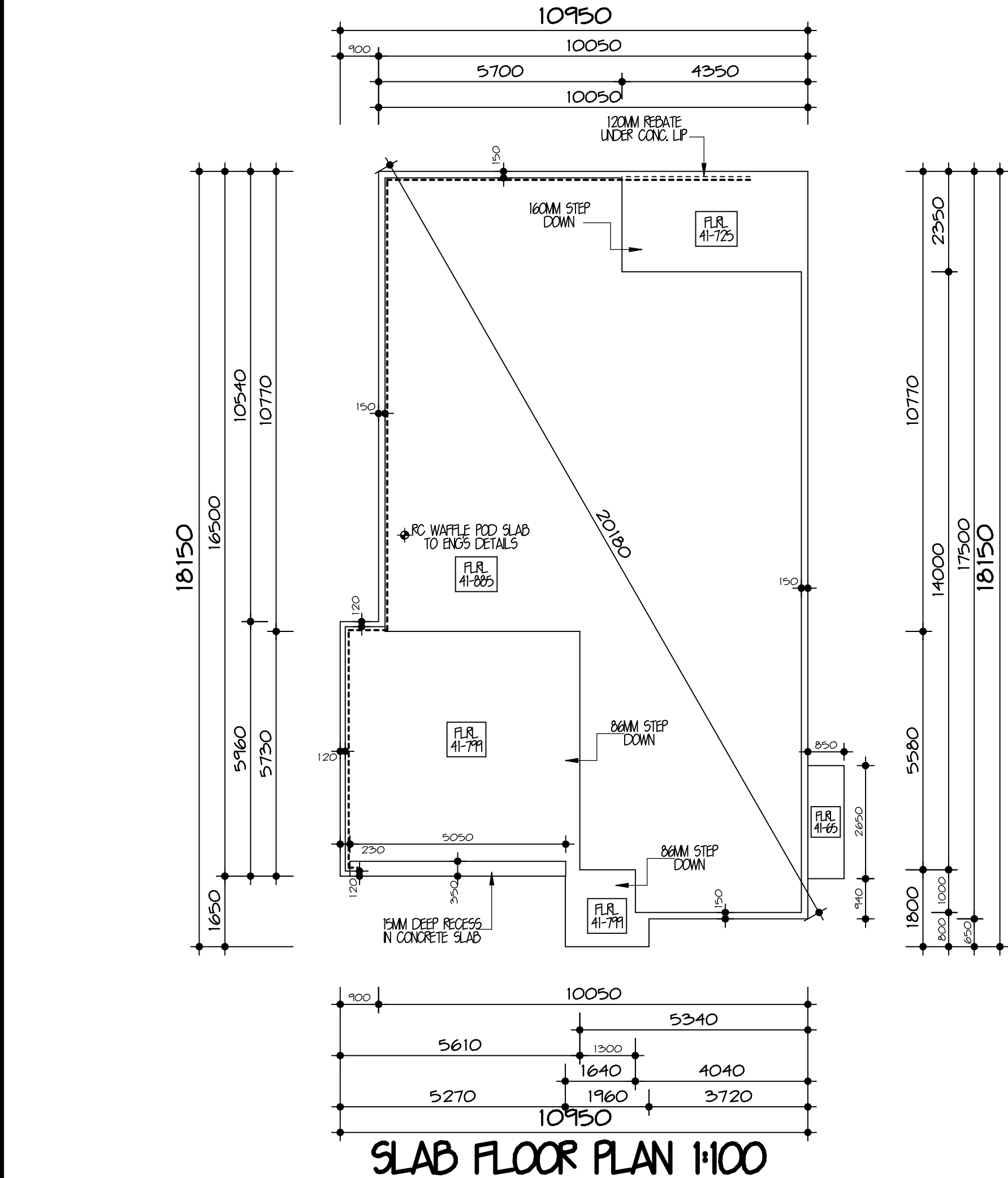
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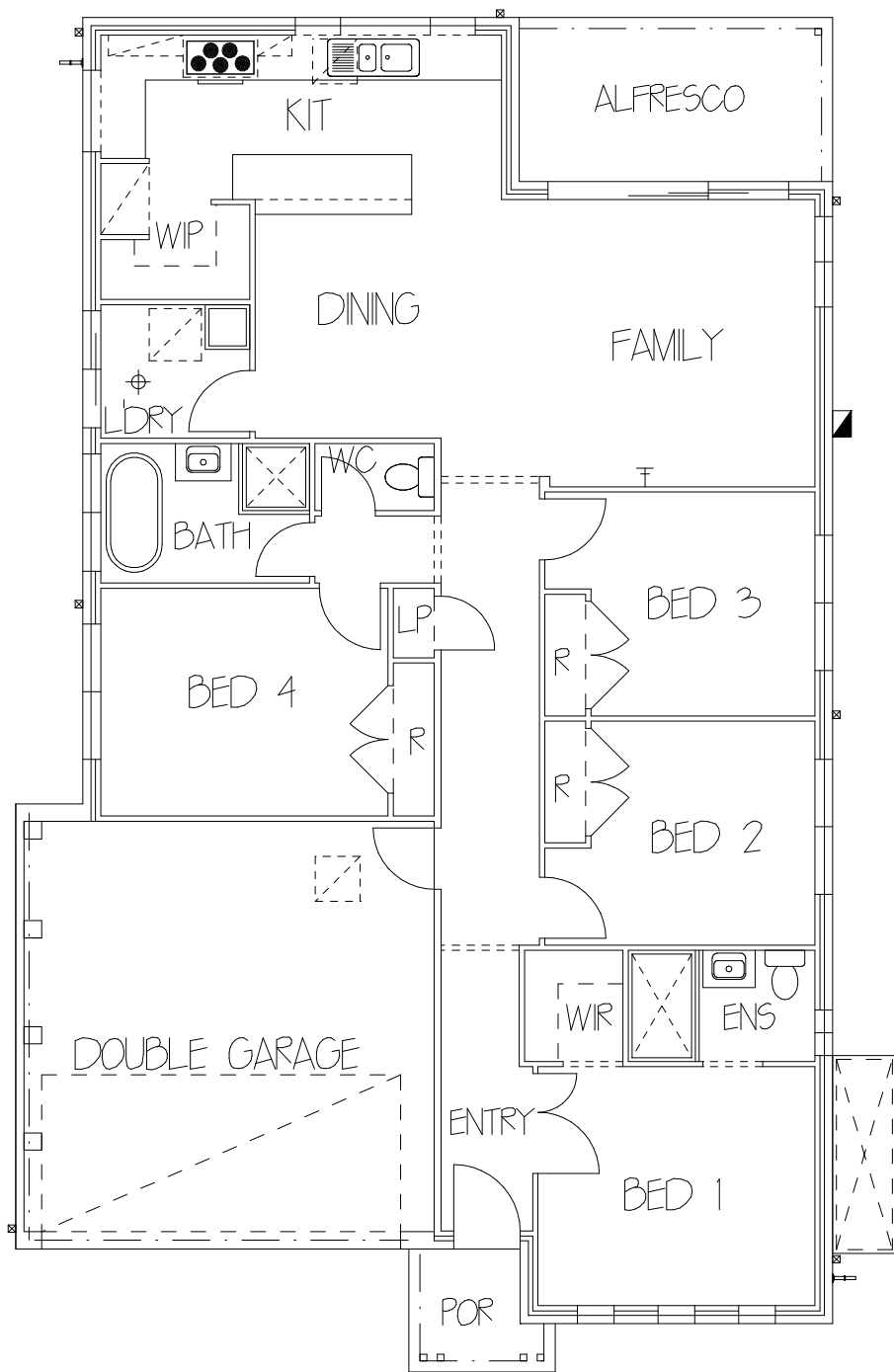


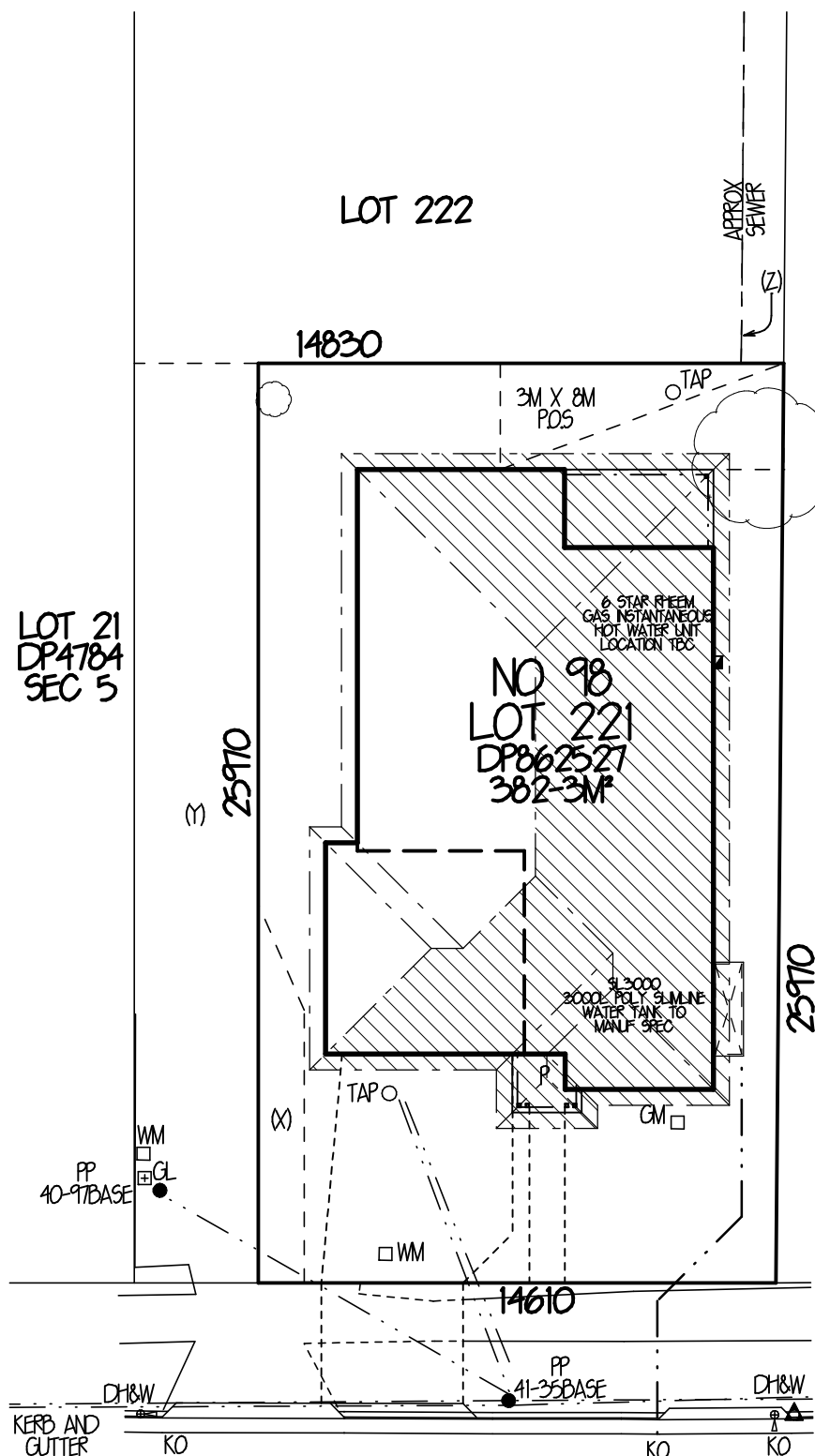
SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

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FOR MR V. V. NGUYEN	
ALOT 221, 98 MORETON STREET, LAKEMBA	
TYPE MDLAND 18 (BED 4 OPTION)	JOB NO. 0026740
FACADE RIVERA (ADVANTAGE SERIES)	HAND LH
MASTER AND-31511	DWG NO. AND-35783
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MORETON STREET BASIX PLAN 1:200

INSULATION

R2-5 WALL INSULATION
(INCLUDING INTERNAL GARAGE WALLS)
R4-0 CEILING INSULATION

BASIX SCORE

WATER - 45% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 53% (TARGET 50%)

□ DENOTES 130M² OF
ROOF TO BE COLLECTED

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N13201395 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE CERTIFICATE N13201395

REFER TO BASIX CERTIFICATE FOR FULL
THERMAL COMFORT COMMITMENTS

(BASIX CERTIFICATE NUMBER: 13201395)

STORMWATER / WATER

COLLECTION OF RAINWATER & STORMWATER:

THE APPLICANT MUST INSTALL A RAINWATER TANK ON THE SITE. THE RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES

RAINWATER TANK:

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 130 SQM OF THE ROOF AREA OF THE DWELLING

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO ALL THE TOILETS IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR TOILET FLUSHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT SO THAT RAINWATER CAN BE USED TO IRRIGATE VEGETATED AREAS OF THE SITE.

THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 3000 LITRES.

SHOWERHEADS:

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75 BUT <9 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:

THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:

THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 3 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT

ENERGY

HOT WATER:

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:
GAS INSTANTANEOUS - 6 STARS. (OR ONE WITH A HIGHER STAR RATING)

ACTIVE COOLING:

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM/S IN THE DEVELOPMENT, OR SYSTEM/S WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 3-0 - 3-5, 1 BEDROOM: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 3-0 - 3-5

ACTIVE HEATING:

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM/S IN THE DEVELOPMENT, OR SYSTEM/S WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 3-5 - 4-0, 1 BEDROOM: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 3-5 - 4-0

VENTILATION:

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:
AT LEAST 1 BATHROOM: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF: OPERATION CONTROL:

MANUAL SWITCH ON/OFF

KITCHEN: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF: OPERATION CONTROL:

MANUAL SWITCH ON/OFF

LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY: OPERATION CONTROL: N/A

NATURAL LIGHTING:

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

ARTIFICIAL LIGHTING:

THE APPLICANT MUST INSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

- AT LEAST 4 OF THE BEDROOMS/STUDY: DEDICATED
- ALL HALLWAYS: DEDICATED
- AT LEAST 1 OF THE LIVING/ DINING AREAS: DEDICATED
- THE LAUNDRY: DEDICATED
- THE KITCHEN: DEDICATED
- ALL BATHROOMS/TOILETS: DEDICATED

AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD "DEDICATED" APPEARS.

FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS

COOKING:

THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

OTHER:

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT



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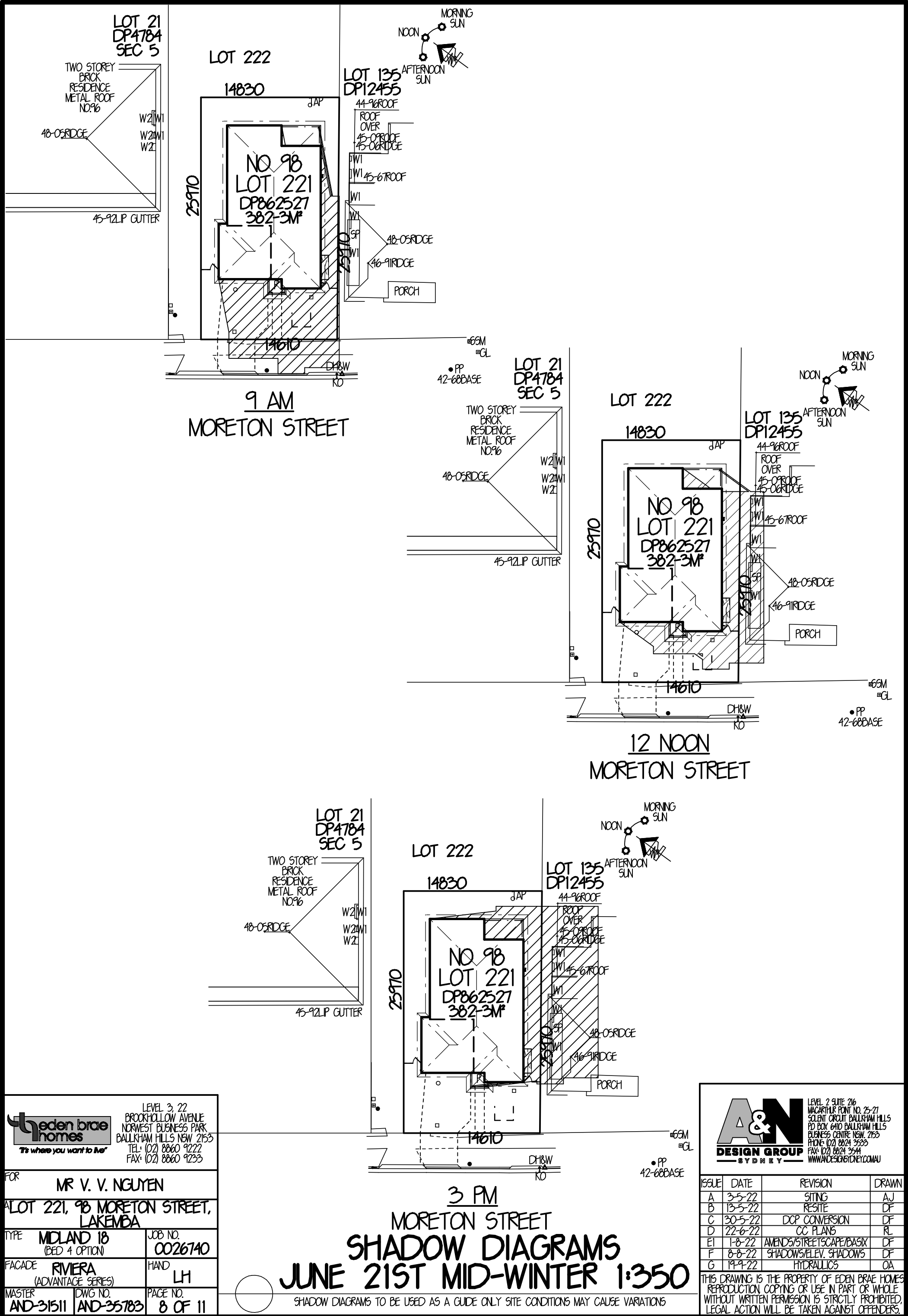
FOR	MR V. V. NGUYEN		
AT	LOT 221, 98 MORETON STREET, LAKEBA		
TYPE	MDLAND 18 (BED 4 OPTION)	JOB NO.	0026740
FACADE	RIVERA (ADVANTAGE SERIES)	HAND	LH
MASTER	DWG NO. AND-31511	PAGE NO.	7 OF 11



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SOLENT CIRCUIT BULKHAM HILLS
PO BOX 6410 BULKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
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FOR

MR V. V. NGUYEN

LOT 221, 98 MORETON STREET,
LAKEMBA

TYPE

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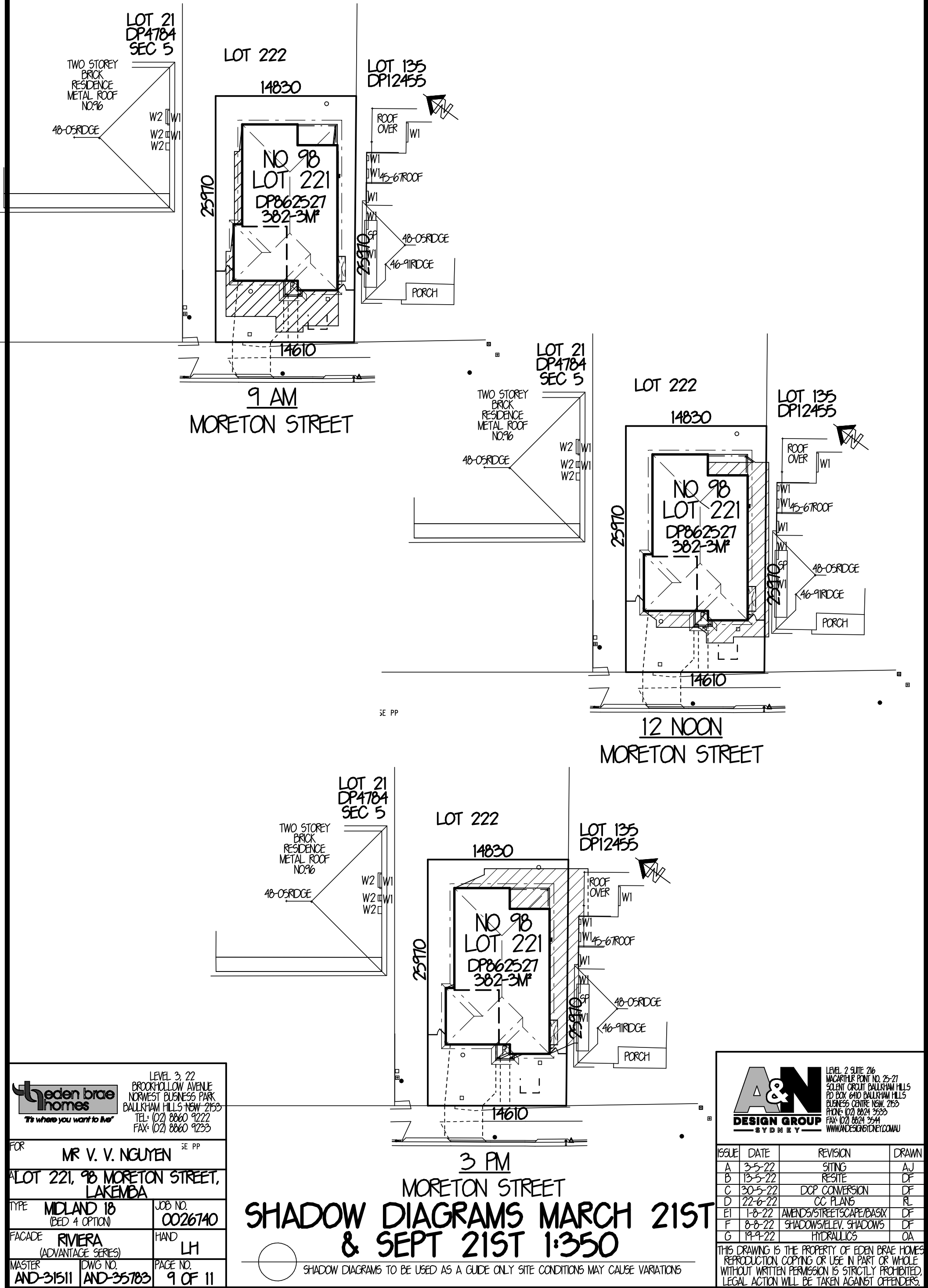
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PHONE: (02) 8824 3533
FAX: (02) 8824 3544
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ISSUE	DATE	REVISION	DRAWN
A	3-5-22	SITING	AJ
B	13-5-22	RESITE	DF
C	30-5-22	DCP CONVERSION	DF
D	22-6-22	CC PLANS	RL
E1	1-8-22	AMENDS/STREETSCAPE/BASIX	DF
F	8-8-22	SHADOWS/ELEV. SHADOWS	DF
G	19-9-22	HYDRAULICS	OA

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3 PM
MORETON STREET
SHADOW DIAGRAMS
JUNE 21ST MID-WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS





LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BAULKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

FOR

MR V. V. NGUYEN

LOT 221, 98 MORETON STREET,
LAKEMBA

TYPE

MDLAND 18
(BED 4 OPTION)

FACADE

RIVERA
(ADVANTAGE SERIES)

MASTER

AND-31511

SE PP

JOB NO.
0026740

HAND

LH

PAGE NO.
9 OF 11

3 PM

MORETON STREET

SHADOW DIAGRAMS MARCH 21ST & SEPT 21ST 1:350

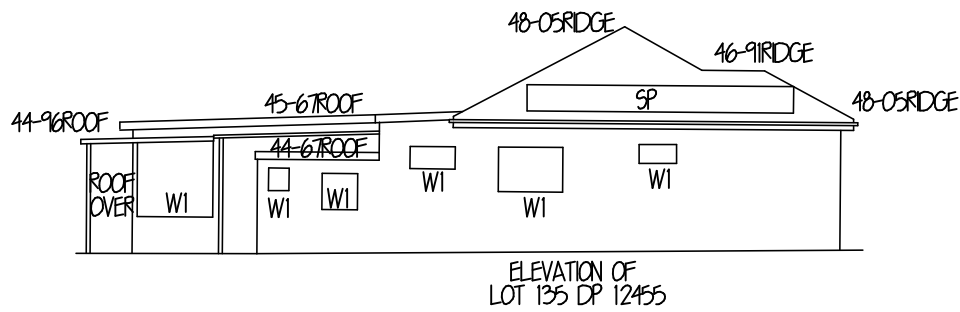
SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS



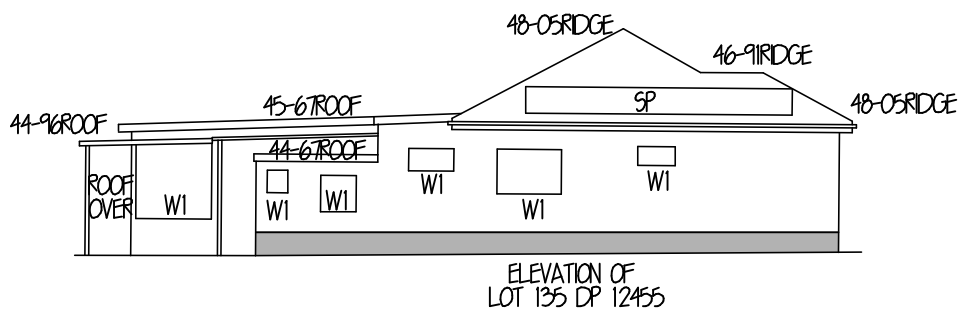
LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BULKHAM HILLS
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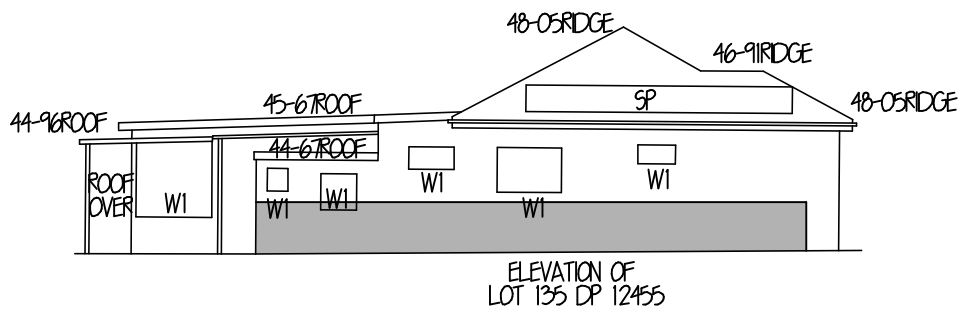
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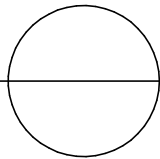


12 NOON



3 PM

ELEVATIONAL SHADOW DIAGRAMS MID-WINTER JUNE 21ST 1:350



SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS



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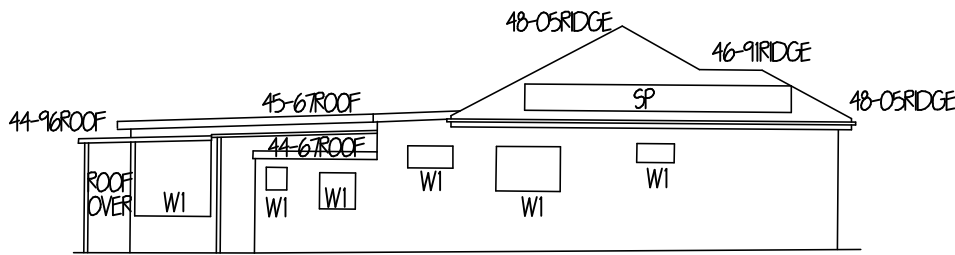
FOR	MR V. V. NGUYEN		
AT	LOT 221, 98 MORETON STREET, LAKEMBA		
TYPE	MDLAND 18 (BED 4 OPTION)	JOB NO.	0026740
FACADE	RIVERA (ADVANTAGE SERIES)	HAND	LH
MASTER	DWG NO. AND-31511	PAGE NO.	10 OF 11



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BALKHAM HILLS
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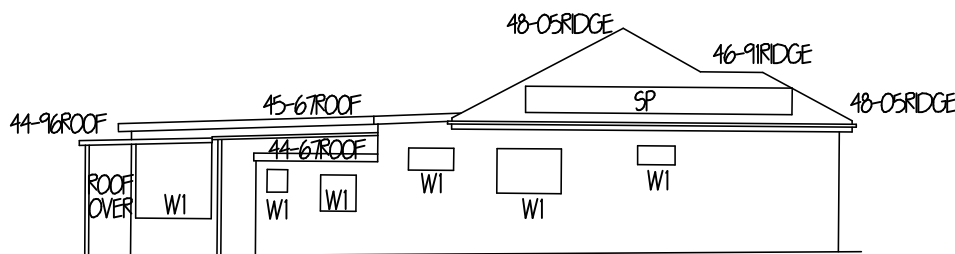
ISSUE	DATE	REVISION	DRAWN
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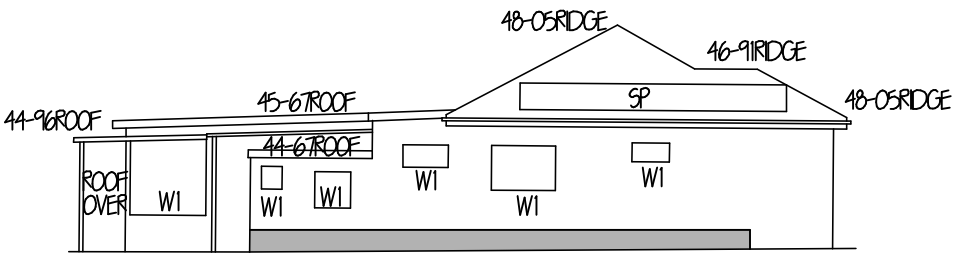
ELEVATION OF
LOT 135 DP 12455

9 AM



ELEVATION OF
LOT 135 DP 12455

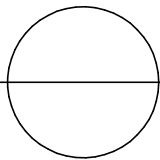
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ELEVATION OF
LOT 135 DP 12455

3 PM

ELEVATIONAL SHADOW DIAGRAMS EQUINOX MARCH 21ST & SEPT 21ST 1:350



SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS



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FOR
MR V. V. NGUYEN

LOT 221, 98 MORETON STREET,
LAKEMBA

TYPE
MDLAND 18
(BED 4 OPTION)

JOB NO.
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FACADE
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(ADVANTAGE SERIES)

HAND
LH

MASTER
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DWG NO.
AND-35783

PAGE NO.
11 OF 11



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