

PROPOSED DEVELOPMENT

(E.G. New Dwelling with attached Garage & Alfresco)

PROPERTY ADDRESS

(E.G. 77 Windich Street ESPERANCE WA 6450)

Example - Architectural Plans

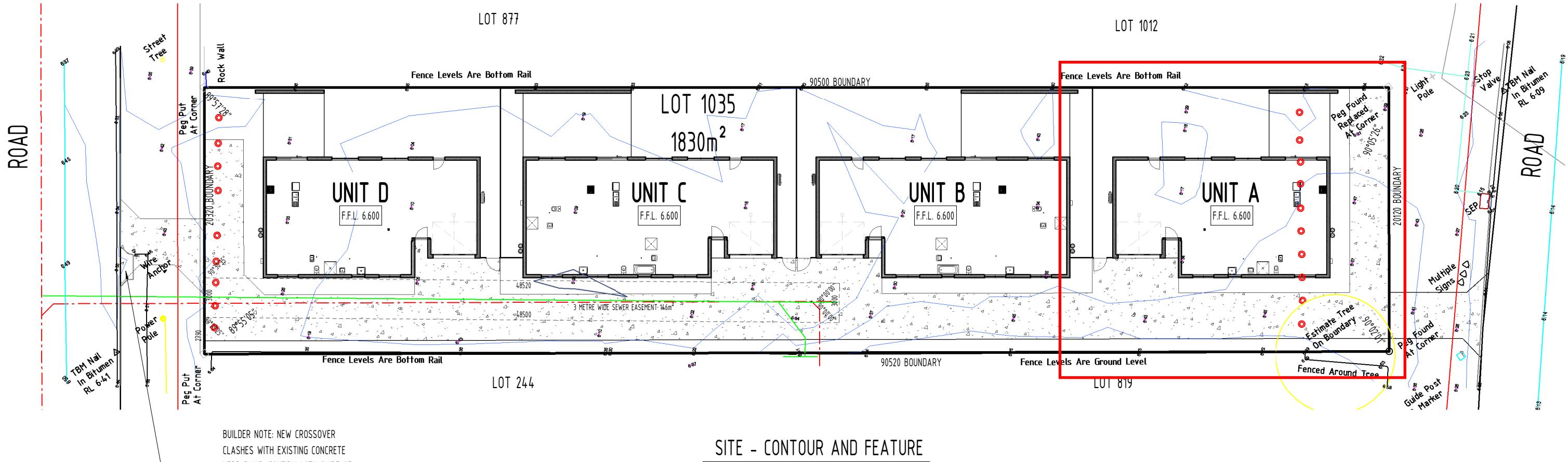
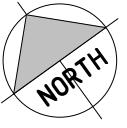
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SHEET	SHEET NAME	REVISION	DATE	REVISION DESCRIPTION
A000	Cover Page	0	22/03/24	Issued for CDC & construction
A100	Contour & Feature Survey	0	22/03/24	Issued for CDC & construction
A101	Site Setout	0	22/03/24	Issued for CDC & construction
A102	Site Plan	0	22/03/24	Issued for CDC & construction
A200	Unit A - Floor Plan	0	22/03/24	Issued for CDC & construction
A201	Unit A - BAL Plan	0	22/03/24	Issued for CDC & construction
A202	Unit A - Elevations	0	22/03/24	Issued for CDC & construction
A203	Unit A - Sections	0	22/03/24	Issued for CDC & construction

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0	Issued for CDC & construction	22/03/24
D	Issued for consultant review	14/02/24
C	Visitors parking bays added	17/01/24
B	Issued for development approval	16/11/23
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Author Details

Project:	Proposed Development
Client:	
	Lot: 1035
Address:	77 Windich Street ESPERANCE WA 6450
Drawing Title:	Cover Page

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Job Number: 021_23	Revision: 0	Scale:
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		Date: 22/03/24
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SITE NOTES:

1) ENSURE ALL WATER DISCHARGE IS CONTAINED ON SITE AND DIRECTED AWAY FROM FOOTINGS (min 600). WHERE SOAK WELLS ARE INSTALLED MAINTAIN A MINIMUM OF 1800mm FROM ALL FOOTINGS AND BOUNDARIES.

WHERE RAINWATER PIPES ARE TO BE CONNECTED DIRECTLY TO SOAK WELLS, SIZE AND POSITION T.B.A. BY BUILDER. MAXIMUM 55m² OF ROOF AREA TO EACH 1m³ CAPACITY OF SOAK WELL.

SURFACE WATER IS TO BE GRADED AWAY FROM THE PROPOSED BUILDING BY CREATING A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1m. FINISHED FLOOR LEVEL TO BE A MINIMUM OF 100mm ABOVE FINISHED GROUND LEVELS.

2) TERMITE TREATMENT - ALL PRIMARY BUILDING ELEMENTS USED FOR CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USE IN THESE DWELLINGS WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS3660.1 AND WILL COMPLY WITH PART 3.14 OF THE BUILDING CODE OF AUSTRALIA - VOLUME TWO, 2019. ADDITIONAL TERMITE MANAGEMENT WILL BE THE USE OF TRITHOR COLLARS TO PENETRATIONS & CHEMICAL SPRAY TO THE PERIMETER.

3) SITE CLASSIFICATION:
WIND - N3 - SEE ENGINEERING REPORT
SOIL - CLASS "A" - SEE SITE CLASSIFICATION REPORT

4) BUSHFIRE ATTACK LEVEL - BAL12.5 TO UNIT A ONLY - SEE BAL ASSESSMENT REPORT & CERTIFICATE

*REPEG BY LICENSED LAND SURVEYOR AS NECESSARY TO DETERMINE LEGAL BOUNDARY LINES/SETBACKS (IF REQUIRED).

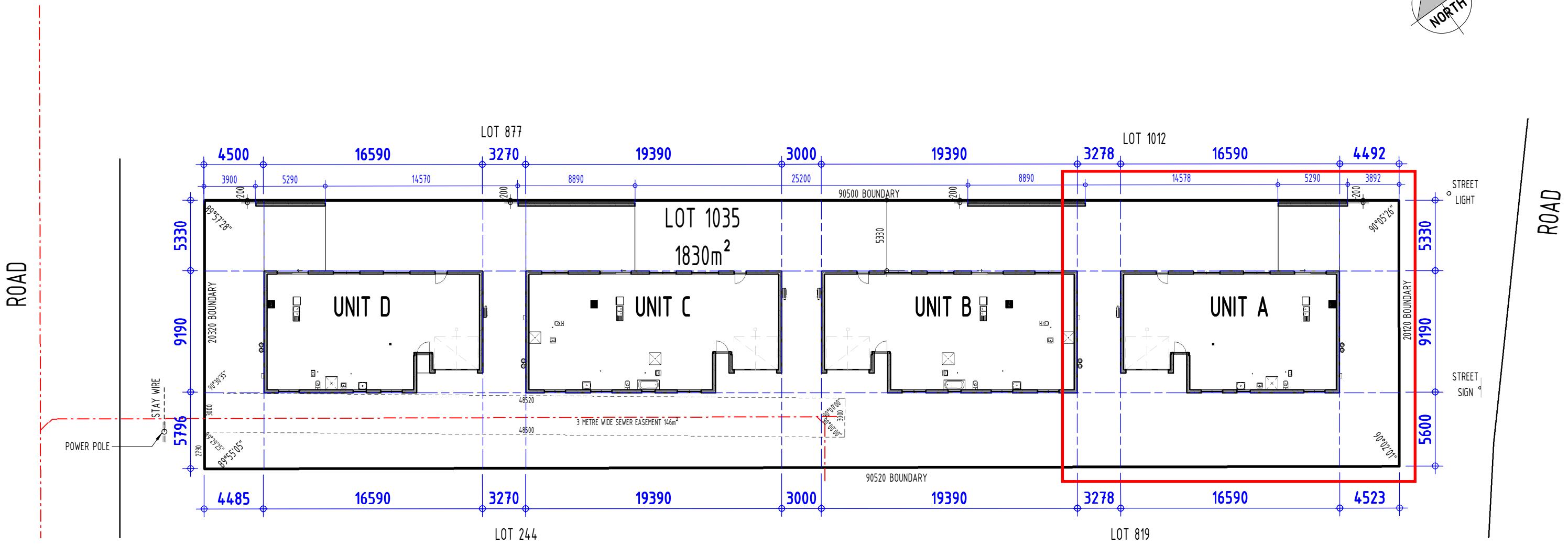
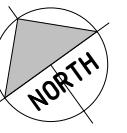
AREA CALCULATION

UNIT A	GROUND FLOOR	114.417m ²	UNIT B	GROUND FLOOR	140.062m ²	UNIT C	GROUND FLOOR	140.062m ²	UNIT D	GROUND FLOOR	114.417m ²
GARAGE	29.217m ²		GARAGE	29.233m ²		GARAGE	29.233m ²		GARAGE	29.217m ²	
PORCH	1.328m ²		PORCH	1.399m ²		PORCH	1.399m ²		PORCH	1.328m ²	
ALFRESCO	24.198m ²		ALFRESCO	42.666m ²		ALFRESCO	42.666m ²		ALFRESCO	24.198m ²	
TOTAL	169.160m²		TOTAL	213.360m²		TOTAL	213.360m²		TOTAL	169.160m²	
											TOTAL 765.040m ²

Author Details

Project: Proposed Development
Client:
Address: 77 Windich Street ESPERANCE WA 6450
Drawing Title: Contour & Feature Survey

Drawn: Initials	Checked: Initials	Drawing No: A100
Job Number: 021_23	Revision: 0	Scale: 1 : 300
		Sheet Size: A3
		Date: 22/03/24
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SITE - SETOUT

1 : 300

Example - Architectural Plans

SITE NOTES:

1) ENSURE ALL WATER DISCHARGE/MENT IS CONTAINED ON SITE AND DIRECTED AWAY FROM FOOTINGS (min 600). WHERE SOAK WELLS ARE INSTALLED MAINTAIN A MINIMUM OF 1800mm FROM ALL FOOTINGS AND BOUNDARIES. WHERE RAINFOVER PIPES ARE TO BE CONNECTED DIRECTLY TO SOAK WELLS, SIZE AND POSITION T.B.A. BY BUILDER. MAXIMUM 55m² OF ROOF AREA TO EACH 1m³ CAPACITY OF SOAK WELL.

SURFACE WATER IS TO BE GRADED AWAY FROM THE PROPOSED BUILDING BY CREATING A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1m FINISHED FLOOR LEVEL TO BE A MINIMUM OF 100mm ABOVE FINISHED GROUND LEVELS.

2) TERMITE TREATMENT - ALL PRIMARY BUILDING ELEMENTS USED FOR CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USE IN THESE DWELLINGS WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS3660.1 AND WILL

COMPLY WITH PART 3.14 OF THE BUILDING CODE OF AUSTRALIA - VOLUME TWO, 2019. ADDITIONAL TERMITE MANAGEMENT WILL BE THE USE OF TRITHOR COLLARS TO PENETRATIONS & CHEMICAL SPRAY TO THE PERIMETER.

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WIND - N3 - SEE ENGINEERING REPORT
SOIL - CLASS "A" - SEE SITE CLASSIFICATION REPORT

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*NCC VOLUME 2 - PART 3.1.3.3 - EXTERNAL PAVING TO FINISH A MINIMUM OF 50MM BELOW THE FINISHED FLOOR LEVEL OF THE CONCRETE SLAB AS SHOWN, AND TO BE GRADED TO REMOVE SURFACE WATER AWAY FROM THE FLOOR SLAB (TYPICALLY 25MM FALL OVER THE FIRST 1.0 METRE)

*NO PART OF THIS STRUCTURE IS TO ENCROACH ONTO ADJOINING PROPERTIES. ALL PARTS INCLUDING FOOTINGS MUST BE WHOLLY CONTAINED WITHIN THE LEGAL PROPERTY BOUNDARIES OF THIS LOT.

*NCC VOLUME 2 - PART 3.1.1 - EXCAVATION WORK CLOSE TO THE COMMON BOUNDARY MUST BE PERFORMED AS PER THE ALLOWANCES STATED IN BCA PART 3.1.1.

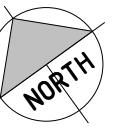
AREA CALCULATION

Author Details

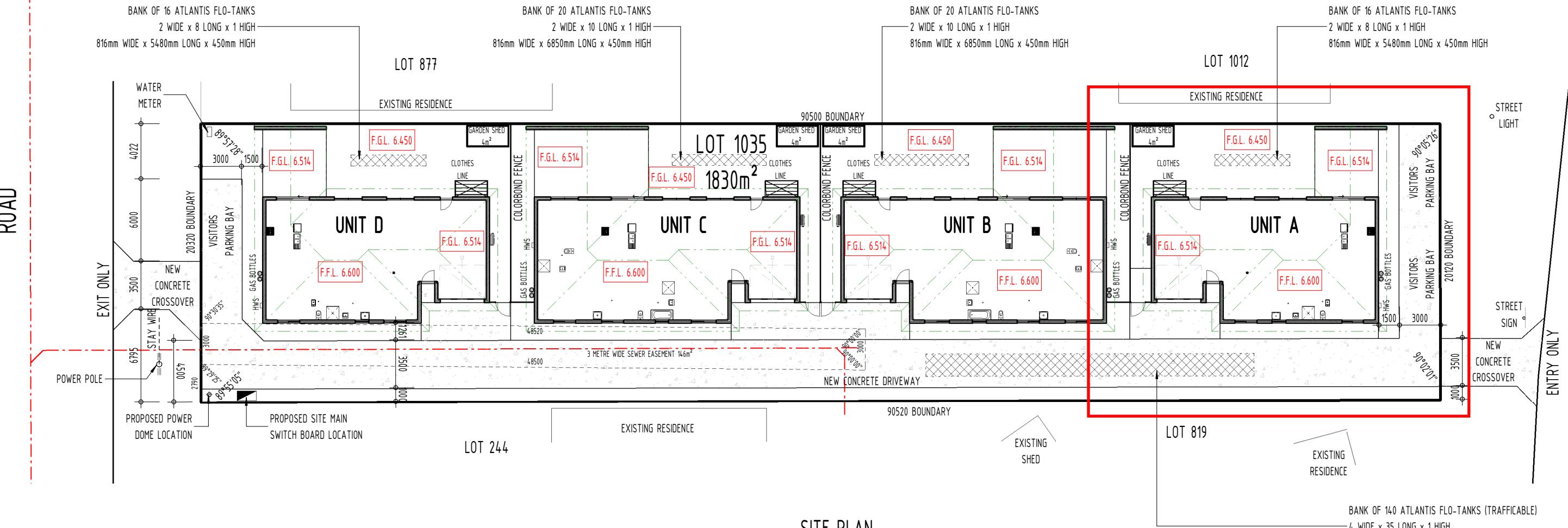
Revision	Description	Date
O	Issued for CDC & construction	22/03/24
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A	Issued for comment	20/04/23

Project: Proposed Development	
Client:	Lot: 1035
Address: 77 Windich Street ESPERANCE WA 6450	
Drawing Title: Site Setout	

Drawn: Initials	Checked: Initials	Drawing No: A101
Job Number: <u>021</u> <u>23</u>		Revision: 0
		Scale: 1 : 300
		Sheet Size: A3
		Date: 22/03/24
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ROAD



Example - Architectural Plans

1 : 300

SITE NOTES:

1) ENSURE ALL WATER DISCHARGE IS CONTAINED ON SITE AND DIRECTED AWAY FROM FOOTINGS (min 600). WHERE SOAK WELLS ARE INSTALLED MAINTAIN A MINIMUM OF 1800mm FROM ALL FOOTINGS AND BOUNDARIES. WHERE RAINFOREST PIPES ARE TO BE CONNECTED DIRECTLY TO SOAK WELLS, SIZE AND POSITION T.B.A. BY BUILDER. MAXIMUM 55m² OF ROOF AREA TO EACH 1m³ CAPACITY OF SOAK WELL

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3) SITE CLASSIFICATION:
WIND - N3 - SEE ENGINEERING REPORT

11. SIGNATURE ATTACHED TO THIS FORM IS A COPY.

*NCC VOLUME 2 - PART 3.7.2.4 - EXTERNAL WALLS REQUIRED TO BE FIRE-RESISTING MUST COMMENCE AT THE FOOTINGS OR GROUND SLAB AND EXTEND TO THE UNDERSIDE OF THE NON-COMBUSTIBLE ROOF COVER AND HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE OR BE MIN 90MM THICK MASONRY CONSTRUCTION AS SHOWN FOR ALFRESCO EXTERNAL WALLS

ARFA CALCULATION

<u>UNIT A</u>		<u>UNIT B</u>		<u>UNIT C</u>		<u>UNIT D</u>	
GROUND FLOOR	114.417m ²	GROUND FLOOR	140.062m ²	GROUND FLOOR	140.062m ²	GROUND FLOOR	114.417m ²
GARAGE	29.217m ²	GARAGE	29.233m ²	GARAGE	29.233m ²	GARAGE	29.217m ²
PORCH	1.328m ²	PORCH	1.399m ²	PORCH	1.399m ²	PORCH	1.328m ²
ALFRESCO	24.198m ²	ALFRESCO	42.666m ²	ALFRESCO	42.666m ²	ALFRESCO	24.198m ²
TOTAL	169.160m²	TOTAL	213.360m²	TOTAL	213.360m²	TOTAL	169.160m²
						TOTAL	365.040m²

Author Details

O	Issued for CDC & construction	22/03/24
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Revision	Description	Date

Project: Proposed Development	
Client:	Lot: 1035
Address: 77 Windich Street ESPERANCE WA 6450	
Drawing Title: Site Plan	

Drawn: Initials	Checked: Initials	Drawing No: A102
Job Number: <u>021</u> <u>23</u>	Revision: 0	Scale: 1 : 300
		Sheet Size: A3
		Date: 22/03/24
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BAL 12.5 CONSTRUCTION TO COMPLY WITH AS3959 - 2018

Example - Architectural Plans

SHEET ROOF:

- METAL ROOF SHEETING. ALL ROOF COVERING ACCESSORIES TO BE NON-COMBUSTIBLE.
- ROOF TO BE FULLY SARKED WITH SARKING THAT HAS FLAMMABILITY INDEX OF NOT MORE THAN 5 WHEN TESTED TO AS1530.2.
- SARKING SHALL:**
 - BE LOCATED ON TOP OF THE ROOF FRAMING. FOIL BACKED INSULATION MAY BE FIXED OVER THE ROOF BATTEN; AND
 - COVER THE ENTIRE ROOF INCLUDING THE RIDGE AND HIPS AND EXTEND INTO THE GUTTERS AND VALLEYS.
- SHEET ROOF/WALL JUNCTIONS SHALL BE SEALED TO PREVENT OPENINGS GREATER THAN 2mm BY THE USE OF FASCIA AND EAVES LINING.
- GAPS GREATER THAN 2mm (SUCH AS UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS) SHALL BE SEALED AT THE FASCIA OR WALL LINE AND AT THE VALLEYS, HIPS AND RIDGES BY:
 - ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2mm; OR
 - MINERAL WOOL; OR
 - OTHER NON-COMBUSTIBLE MATERIALS; OR
 - A COMBINATION OF THE ABOVE.
- ROOF VENTILATION OPENINGS SUCH AS EAVE, GABLE, AND ROOF VENTS SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm.

EAVES LINING, FASCIA, GABLES

- EAVES LINING SHALL BE SEALED TO PREVENT ANY GAPS LARGER THAN 2mm
- PROPRIETARY JOINING STRIPS TO COVER JOINTS BETWEEN SHEETING MATERIAL.
- EAVE AND GABLE VENTS FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm

VEHICLE ACCESS DOOR:

- THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM:
 - NON-COMBUSTIBLE MATERIAL. OR;
 - BUSHFIRE RESISTING TIMBER. OR;
 - FIBRE-CEMENT SHEET A MINIMUM OF 6mm IN THICKNESS
- PANEL LIFT, TILT DOORS OR SIDE HUNG DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP NO GREATER THAN 2mm
- VEHICLE ACCESS DOOR SHALL NOT INCLUDE VENTILATION SLOTS.

EXTERNAL DOORS:

- DOOR FRAME TO BE;
- A BUSHFIRE RESISTANT TIMBER AS SPECIFIED IN 7.5.3 OF AS 3959 (APPENDIX F).
- OR

A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E

METAL

- SOLID TIMBER DOOR OF A MINIMUM OF 35mm THICK GLAZING INCORPORATED TO BE GRADE "A" SAFETY GLASS MINIMUM 4mm THICK
- DOOR SHALL BE TIGHT FITTING IN FRAME.
- WEATHER STRIP SEALS TO BE INSTALLED.

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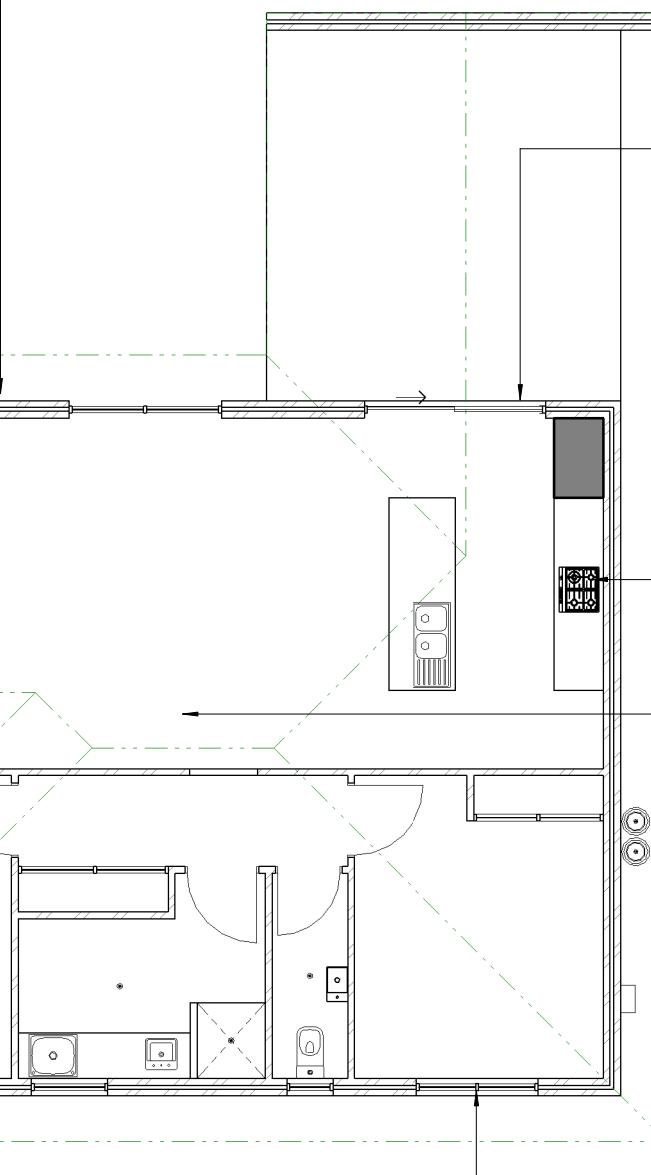
Project:
Proposed Development

Client:
Lot: 1035

Address:
77 Windich Street ESPERANCE WA 6450

Drawing Title:
Unit A - BAL Plan

Drawn:	Checked:	Drawing No:
Initials	Initials	A201
Job Number:	Revision:	Scale:
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Sheet Size:		A3
Date:		22/03/24
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EXTERNAL WALLS

- 230mm THICK FULL CAVITY MASONRY WALLS COMPRISING OF 90mm EXTERNAL LEAF, 50mm CAVITY, 90mm INTERNAL LEAF WALL.
- ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINED.
- VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF ALUMINUM. I.E "HIGH PERFORMANCE BUSHFIRE WEEPA"

SLIDING DOOR(s)

- FRAMES TO BE METAL
- GLAZING TO SLIDING DOOR TO BE GRADE "A" SAFETY GLASS MINIMUM 4mm THICK.
- SLIDING PANELS SHALL BE TIGHT-FITTING WITHIN THE FRAMES

ROOF PENETRATIONS:

ROOF PENETRATIONS INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS SHALL BE SEALED. THE MATERIAL USED FOR SEALING SHALL BE NON-COMBUSTIBLE. OPENINGS IN ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm.

FLOOR
CONCRETE SLAB ON GROUND

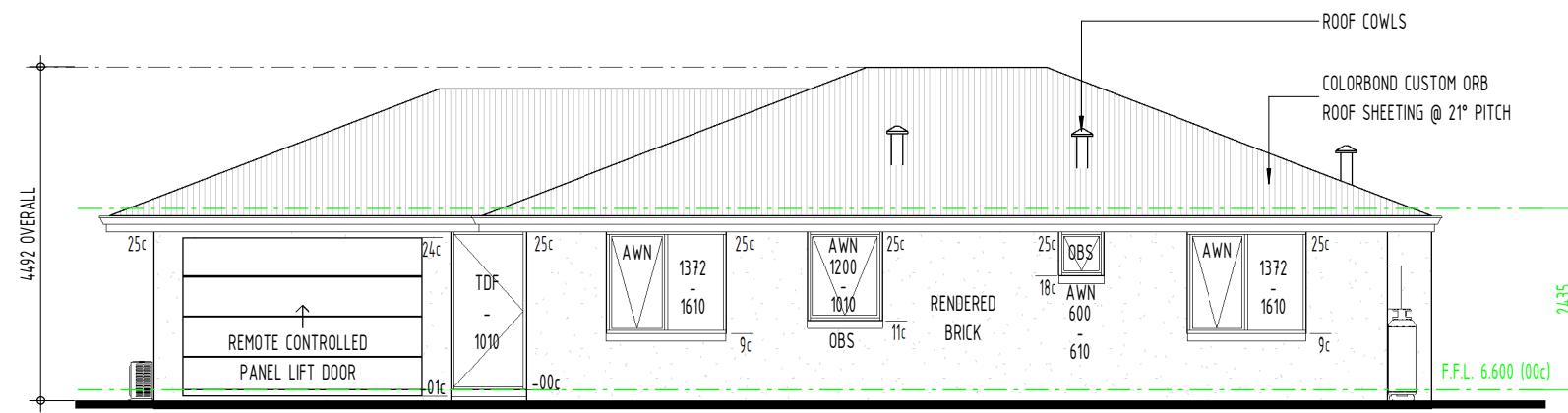
WATER & GAS SUPPLY PIPES:

ABOVE GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL. GAS SUPPLY PIPES TO HAVE A MINIMUM WALL THICKNESS IN ACCORDANCE WITH GAS REGULATIONS OR 0.9mm WHICHEVER IS GREATER.

WINDOWS/GLAZING:

- WINDOW FRAMES TO BE METAL
- WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND IT IS TO BE GRADE "A" SAFETY GLASS MINIMUM 4mm THICK.
- WHERE DOUBLE GLAZED UNITS ARE USED, THE PREVIOUS REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY.
- OPENABLE PORTION TO BE FITTED WITH AN INTERNAL OR EXTERNAL ALUMINUM MESH SCREEN WITH A MAXIMUM APERTURE OF 2mm. FRAME SUPPORTING MESH SHALL BE METAL. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL BE TIGHT-FITTING.

*3.6 - ALL GAPS INCLUDING VENTS, WEEPHOLES AND THE LIKE SHALL BE SCREENED, EXCEPT FOR WEEPHOLES TO THE SILLS OF WINDOWS AND DOORS.
ALL JOINTS SHALL BE SUITABLY BACKED WITH A BREATHABLE SARKING OR MESH, EXCEPT AS PERMITTED BY CLAUSE 3.3
THE MAXIMUM ALLOWABLE APERTURE SIZE OF ANY MESH OR PERFORATED MATERIAL USED AS A SCREEN SHALL BE 2MM.



ELEVATION 1

1 : 100

*WINDOWS IN EXTERNAL WALLS TO COMPLY WITH RESISTANCE TO WATER PENETRATIONS IN ACCORDANCE WITH AS2047, SUPPLIED & INSTALLED IN ACCORDANCE WITH AS1288 TO A MINIMUM N(2) WIND SPEED CLASSIFICATION AS NOMINATED BY THE STRUCTURAL ENGINEER.

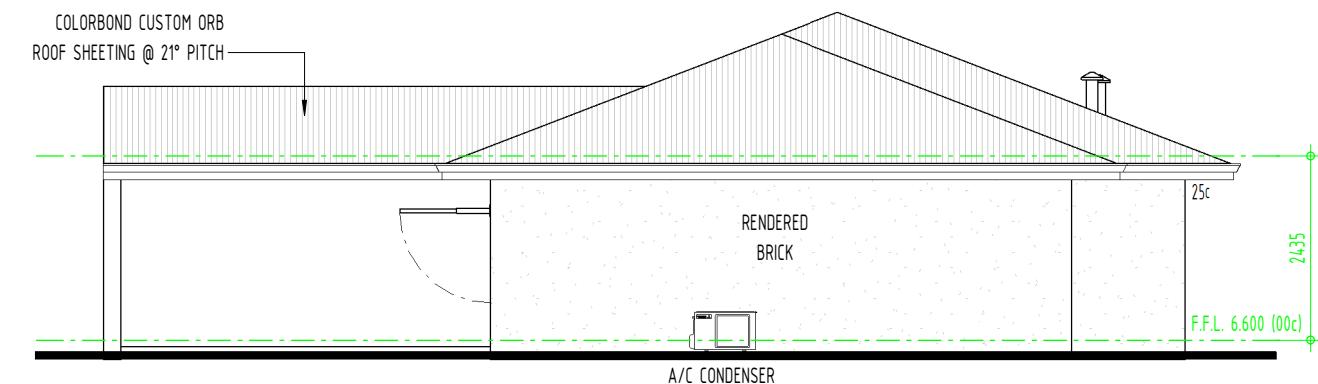
*NCC VOLUME 2 - PART 3.6.4.1 - GLASS IN DOORS TO BE GRADE A SAFETY GLASS AS PER TABLE 3.6.5 AND FIGURE 3.6.1.

*NCC VOLUME 2 - PART 3.6.4.5 - WINDOWS IN BATHROOMS LESS THAN 2.0M ABOVE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR MUST COMPLY WITH TABLE 3.6.5 - GRADE 'A' TOUGHENED / LAMINATED SAFETY GLASS (MINIMUM 4MM NOMINAL THICKNESS UP TO 2M² AREA OF PANE)

BAL 12.5 CONSTRUCTION -
SEE NOTES ON PAGE A201

LOWE TO GLAZING
AS NOTED

Example - Architectural Plans

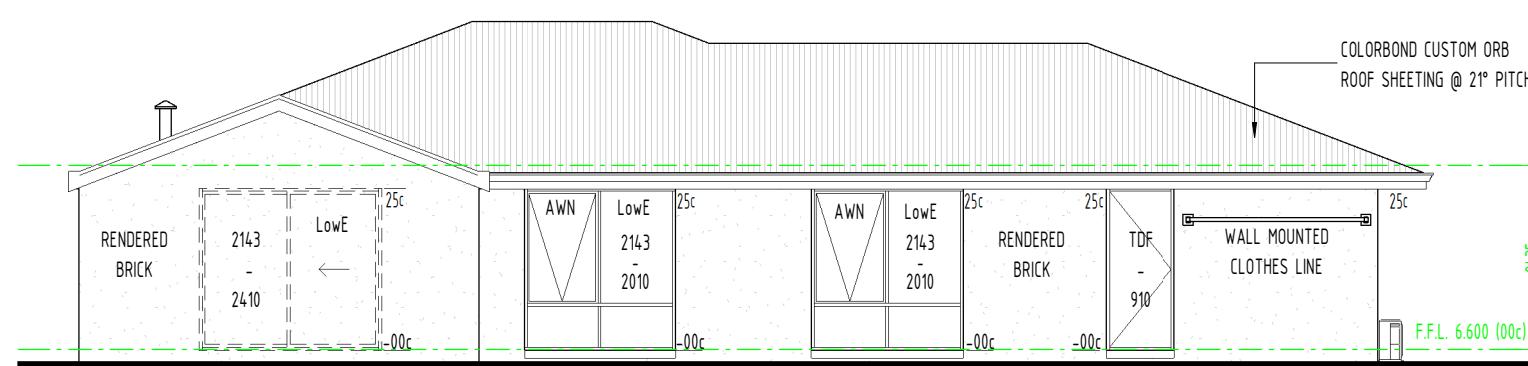


ELEVATION 2

1 : 100

* NCC VOLUME 2 - PART 3.5.1.0 - METAL ROOF SHEETING TO COMPLY WITH AS1562.1. POLYCARBONATE ROOF SHEETING TO BE DESIGNED AND INSTALLED TO AS/NZS1562.3 & AS/NZS2456 PARTS 1, 2 3, & 5. INSTALL SAFETY MESH BENEATH ANY POLYCARBONATE ROOF SHEETING, OR TO MANUFACTURER'S DIRECTIONS. STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3

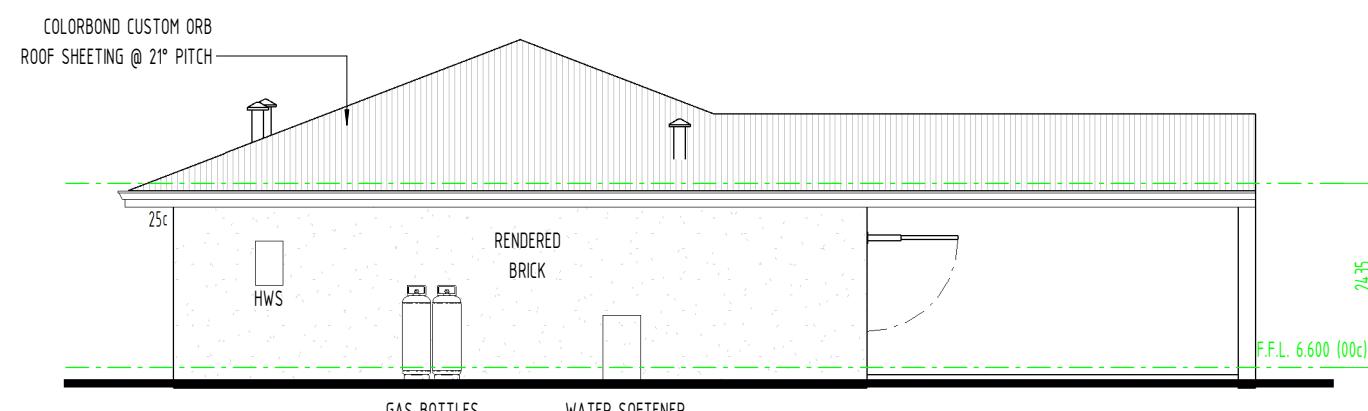
*NCC VOLUME 2 - PART 3.6.4.6 - ENSURE FULLY CLEAR GLAZED DOORS HAVE AN OPAQUE BAND NOT LESS THAN 20MM HIGH. LOCATED WITH THE UPPER EDGE NOT LESS THAN 700MM AFL AND THE LOWER EDGE NOT MORE THAN 1200MM AFL



WALL ON BOUNDARY CONSTRUCTED & IN ACCORDANCE
WITH NCC BCA PART 3.7.2.4 & FIGURE 3.7.2.3
FRL 60/60/60

ELEVATION 3

1 : 100



ELEVATION 4

1 : 100

Revision	Description	Date
O	Issued for CDC & construction	22/03/24
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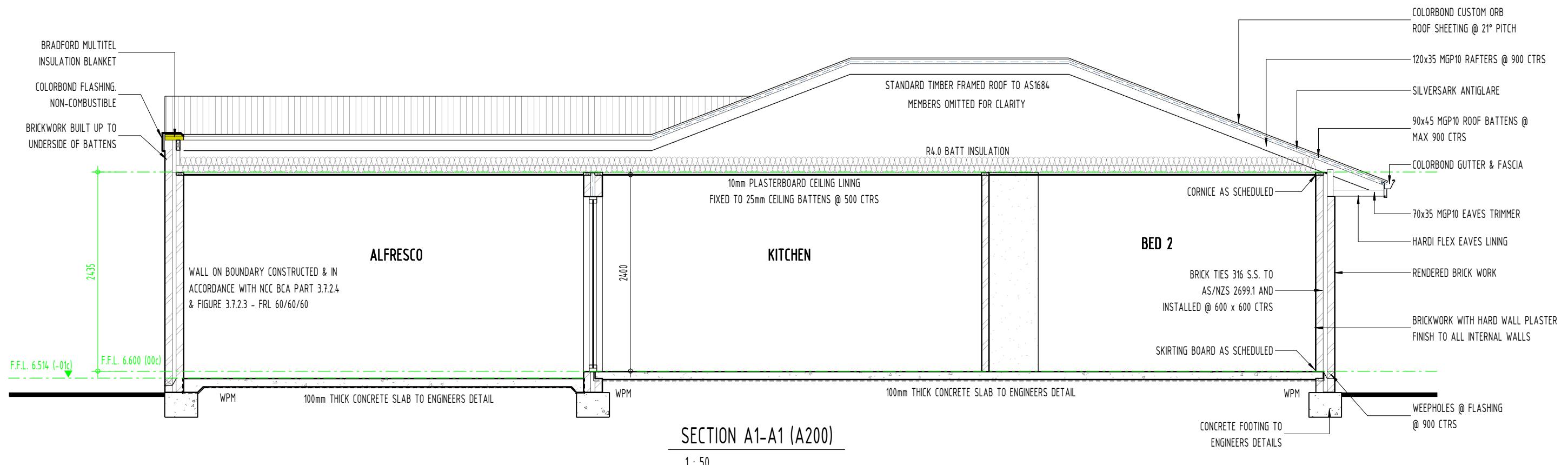
Project:

Proposed Development

1. **What is the primary purpose of the study?**

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Job Number: <u>021</u> <u>23</u>	Revision: 0	Scale: 1 : 100
		Sheet Size: A3
		Date: 22/03/24
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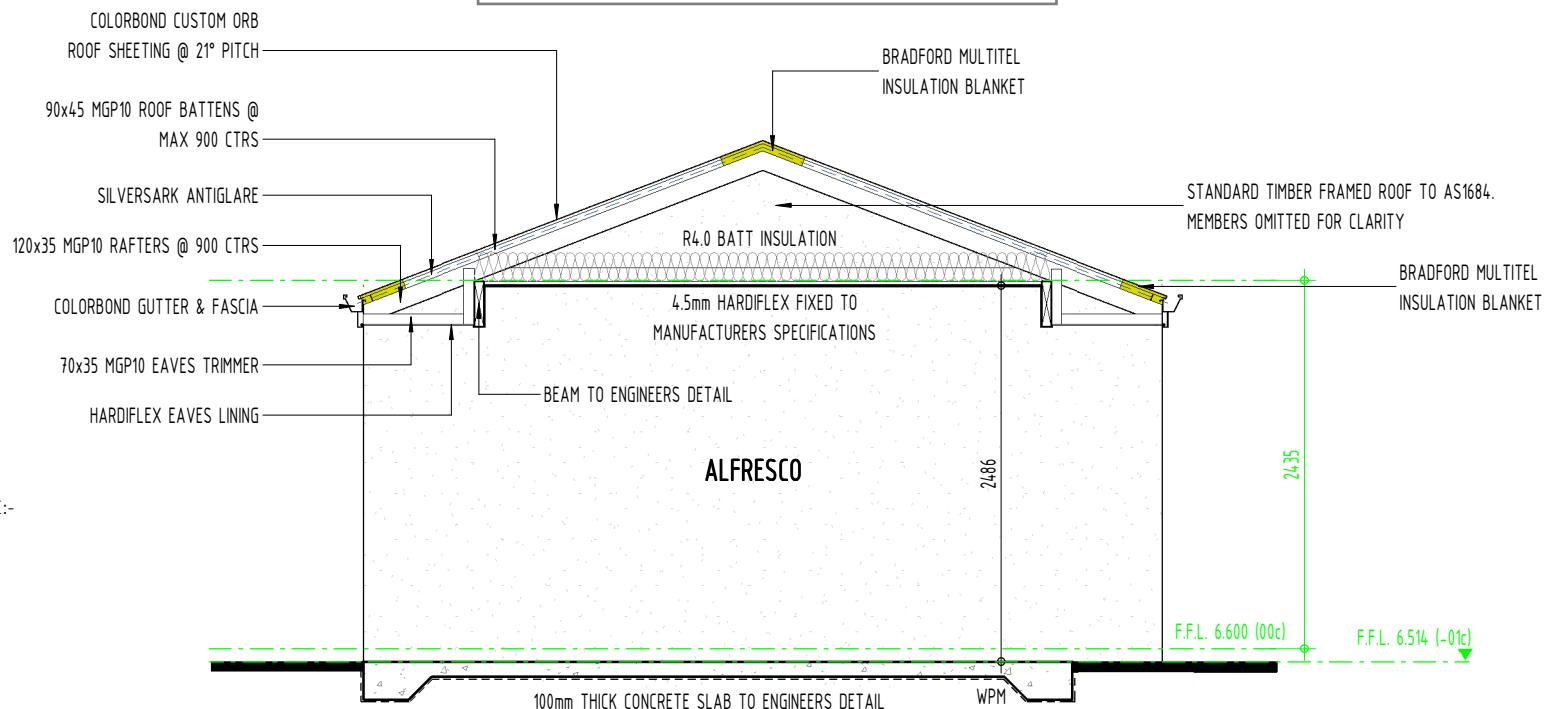


SECTION A1-A1 (A200)

1 : 50

Example - Architectural Plans

BAL 12.5 CONSTRUCTION -
SEE NOTES ON PAGE A201



*TREATED TIMBER HAZARD CLASS (TERMITIC HAZARD) TO COMPLY AS APPLICABLE:-
H2 -INSIDE ABOVE GROUND, DRY TIMBERS.
H3 -OUTSIDE ABOVE GROUND .
H4 -OUTSIDE, IN GROUND (NON -STRUCTURAL).
H5 -OUTSIDE, IN GROUND (STRUCTURAL).

*NCC VOLUME 2 - PART 3.5.3.5 - DOWNPIPES MUST NOT SERVE MORE THAN 12 METRES LENGTH OF GUTTER AND BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2M FROM A VALLEY THEN PROVISION FOR OVERFLOW OF THE GUTTER MUST BE MADE TO THE GUTTER.

SEE ENGINEERS DOCUMENTATION FOR HOLD DOWN AND CRITICAL CONNECTION DETAILS

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Author Details

Project:
Proposed Development

Client: **Lot:** 1035

Address: 77 Windich Street ESPERANCE WA 6450

Drawing Title:
Unit A - Sections

Drawn: Initials	Checked: Initials	Drawing No: A203
Job Number: 021_23	Revision: 0	Scale: 1 : 50
		Sheet Size: A3
		Date: 22/03/24
DO NOT SCALE FROM THIS DRAWING		