

DEVELOPMENT APPLICATION 77 DENVER ROAD CARSELDINE SHORT TERM ACCOMMODATION DWELLINGS MAY 2026

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APPLICATION REF
A007016321



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07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA
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No.	DTE	DES
A	25/09/2025	SITE WIDE DA REVIEW
B	22/12/2025	DA REVIEW
C	10/02/2026	DA REVIEW
D	05/05/2026	DA SUBMISSION

PROJECT NUMBER
240602
77 DENVER ROAD CARSELDINE

FOR APPROVAL ONLY

DRAWING NUMBER
A000
NAME
COVER PAGE

SCALE(A1)

APPROVED	CHECKED
GB	GB
	ISSUE
	D

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77 DENVER ROAD CARSELDINE

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DRAWING NUMBER
A001
NAME
CAMERA VIEWS

SCALE(A1)

APPROVED	CHECKED
GB	GB
	ISSUE
	D

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DRAWING NUMBER
A002
NAME
CAMERA VIEWS

SCALE(A1)

APPROVED GB	CHECKED GB
	ISSUE D

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DRAWING NUMBER
A003
NAME
CAMERA VIEWS

SCALE(A1)

APPROVED
GB
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C	10/02/2026	DA REVIEW
D	05/05/2026	DA SUBMISSION

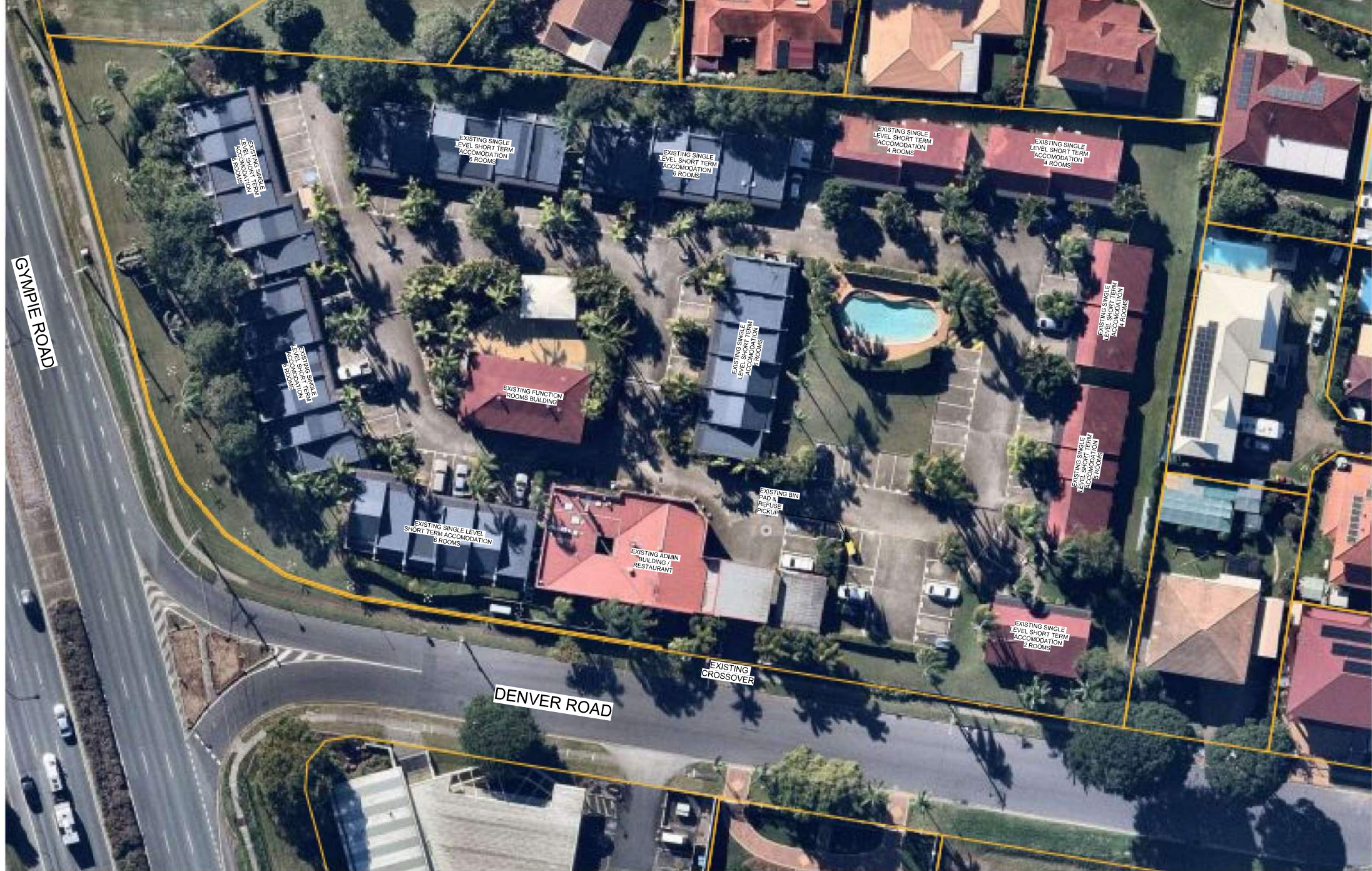
PROJECT NUMBER
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DRAWING NUMBER
A004
NAME
CAMERA VIEWS

SCALE(A1)

APPROVED GB	CHECKED GB
	ISSUE D



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C	10/02/2026	DA REVIEW
D	05/05/2026	DA SUBMISSION

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DRAWING NUMBER
AA01

SCALE(A1)
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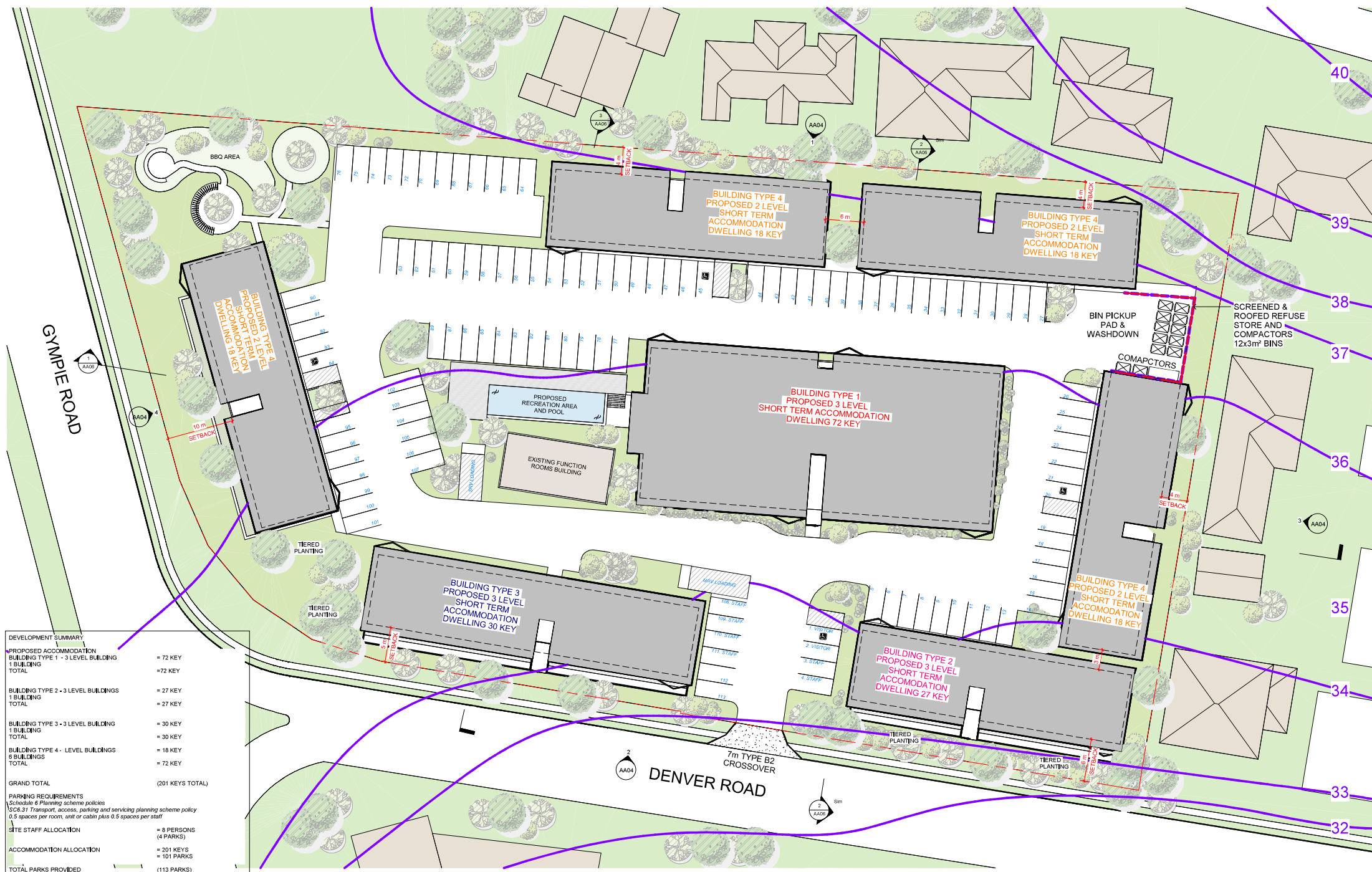
APPROVED
GB

CHECKED
GB

NAME
EXISTING SITE PLAN

ISSUE
D





DEVELOPMENT SUMMARY	
PROPOSED ACCOMMODATION BUILDING TYPE 1 - 3 LEVEL BUILDING	= 72 KEY
1 BUILDING	= 72 KEY
TOTAL	= 72 KEY
BUILDING TYPE 2 - 3 LEVEL BUILDINGS	= 27 KEY
1 BUILDING	= 27 KEY
TOTAL	= 27 KEY
BUILDING TYPE 3 - 3 LEVEL BUILDING	= 30 KEY
1 BUILDING	= 30 KEY
TOTAL	= 30 KEY
BUILDING TYPE 4 - LEVEL BUILDINGS	= 18 KEY
8 BUILDINGS	= 72 KEY
TOTAL	= 72 KEY
GRAND TOTAL	(201 KEYS TOTAL)
PARKING REQUIREMENTS	
Schedule 6 Planning scheme policies	
SC6.3.1 Transport, access, parking and servicing planning scheme policy	
0.5 spaces per room, unit or cabin plus 0.5 spaces per staff	
SITE STAFF ALLOCATION	= 8 PERSONS (4 PARKS)
ACCOMMODATION ALLOCATION	= 201 KEYS = 101 PARKS
TOTAL PARKS PROVIDED	(113 PARKS)

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C	10/02/2026	DA REVIEW
D	09/03/2026	SITE PLAN FOR COORDINATION
E	05/05/2026	DA SUBMISSION

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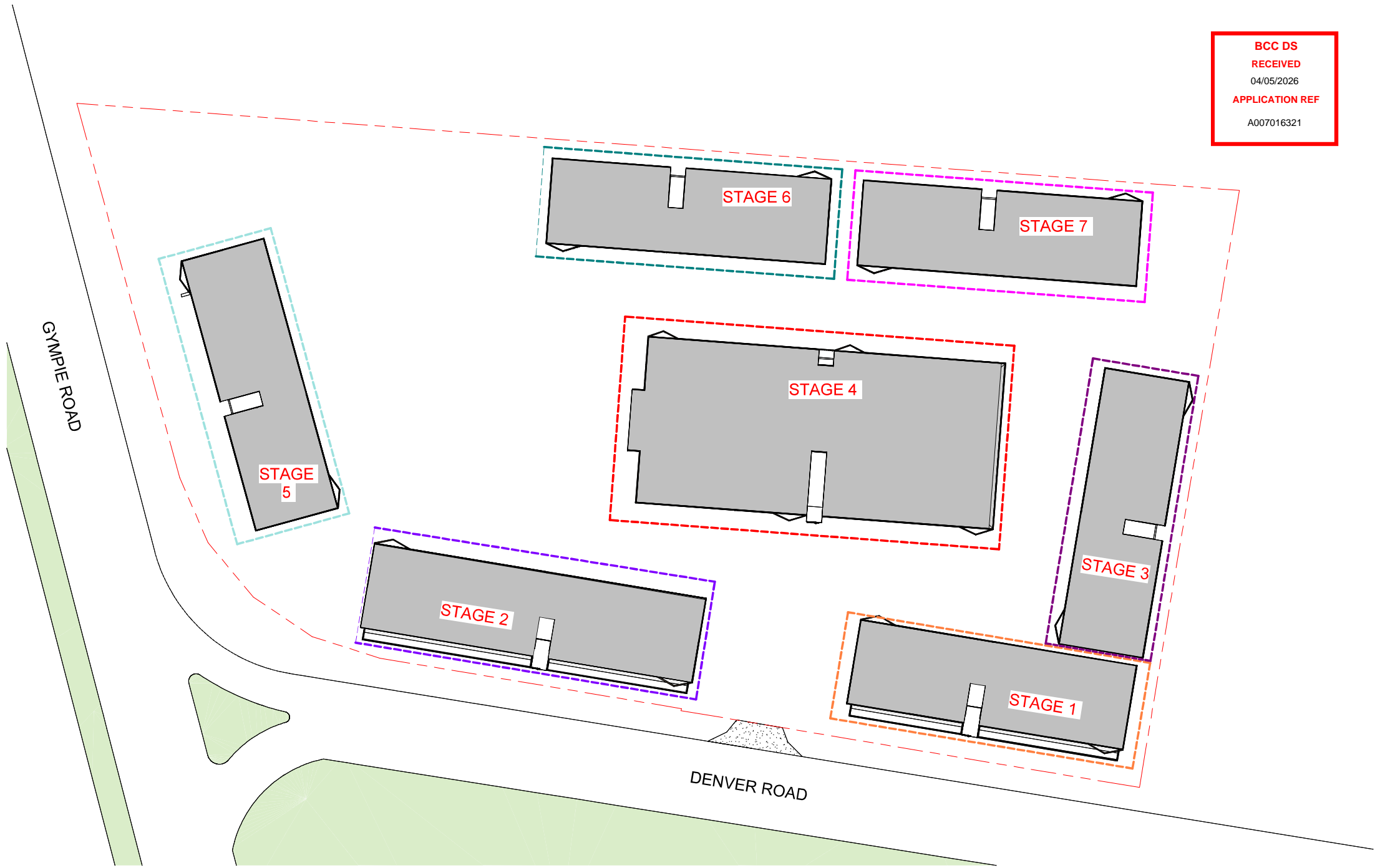
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DRAWING NUMBER
AA02
SCALE(A1)
1 : 250
NAME
PROPOSED SITE PLAN

APPROVED
GB
CHECKED
GB
ISSUE
E



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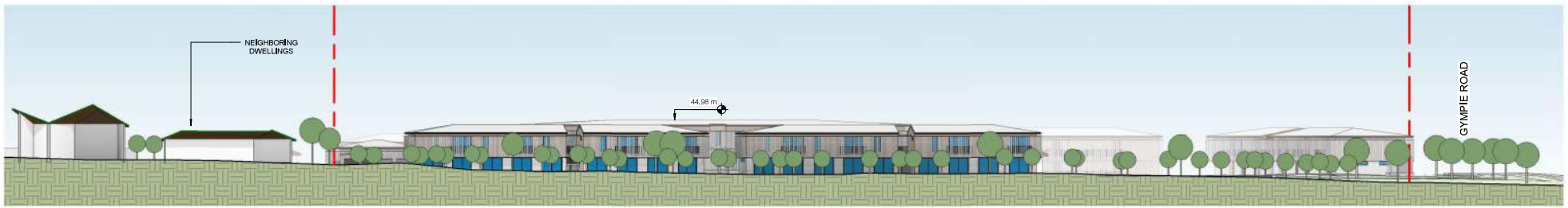
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DRAWING NUMBER
AA03
NAME
STAGING PLAN

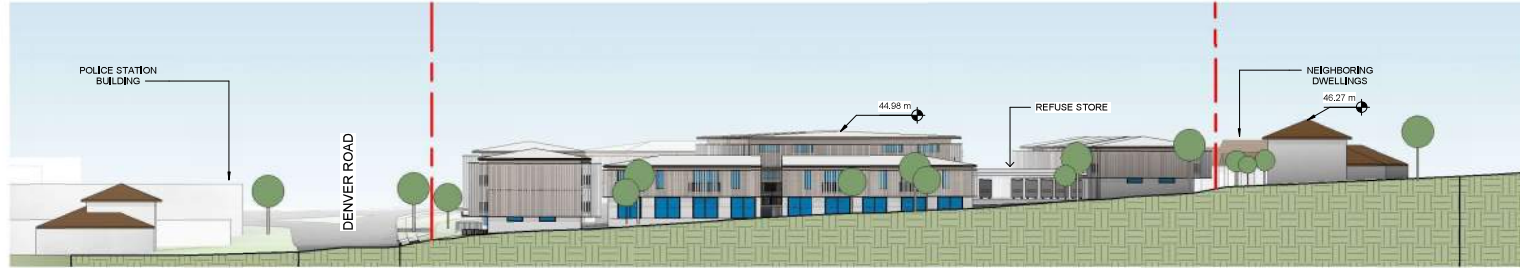
SCALE(A1)
1 : 250

APPROVED
GB
CHECKED
GB
ISSUE
D





1 SITE ELEVATION NORTH
1 : 300

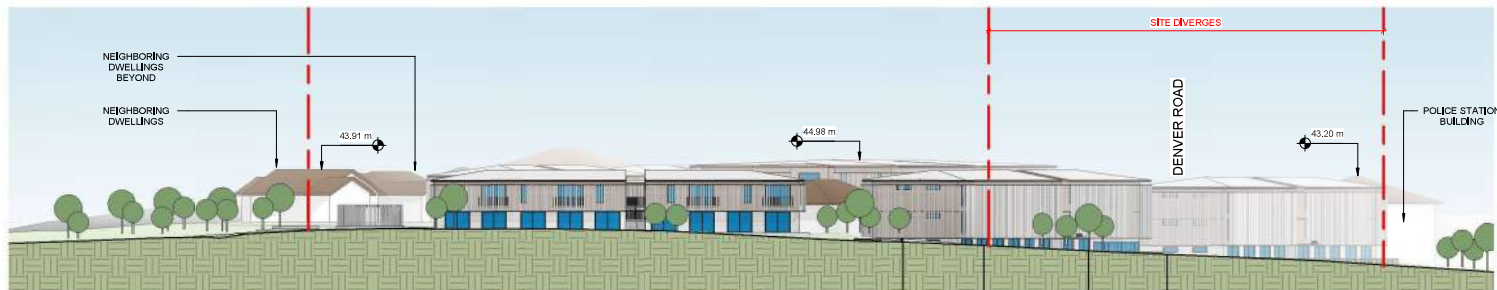


3 SITE ELEVATION EAST
1 : 300

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2 SITE ELEVATION SOUTH
1 : 300



4 SITE ELEVATION WEST
1 : 300



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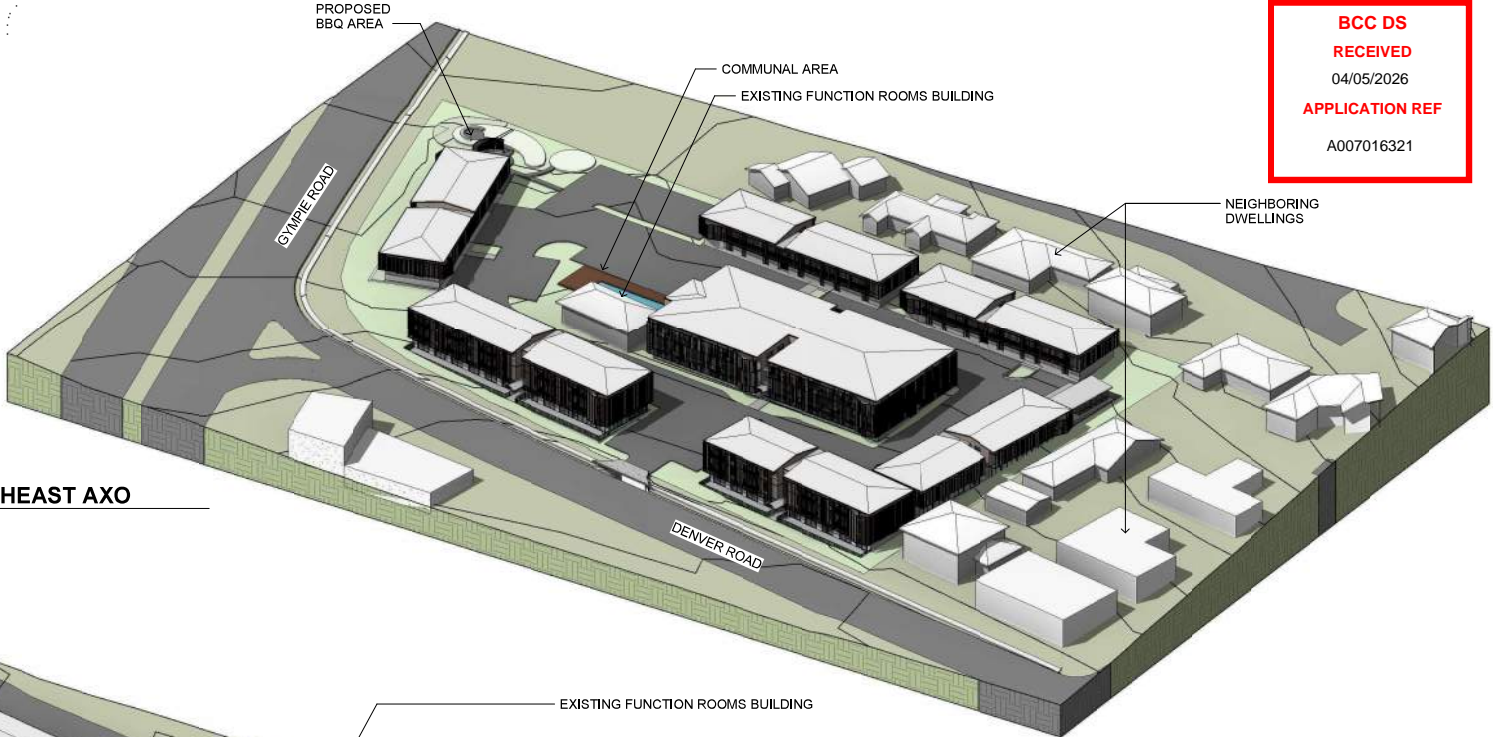
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DRAWING NUMBER
AA04
NAME
SITE ELEVATIONS

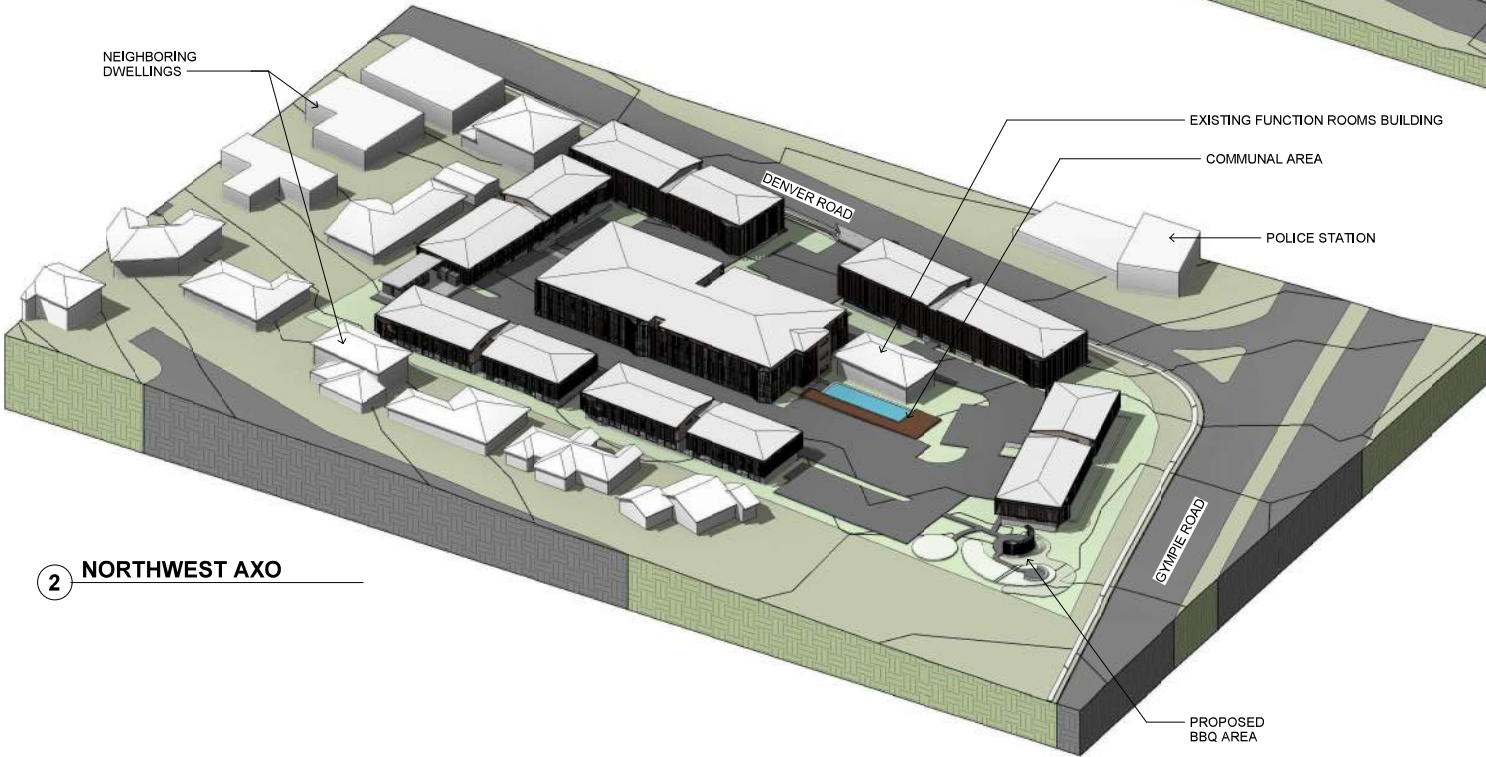
SCALE(A1)
1 : 300

APPROVED	CHECKED
GB	GB
	ISSUE
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① **SOUTHEAST AXO**



② **NORTHWEST AXO**



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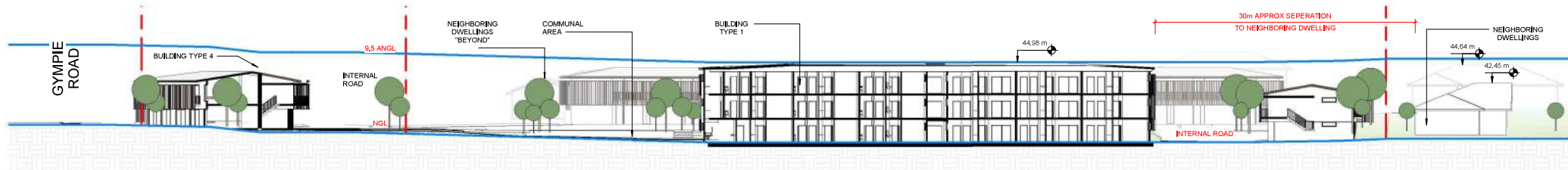
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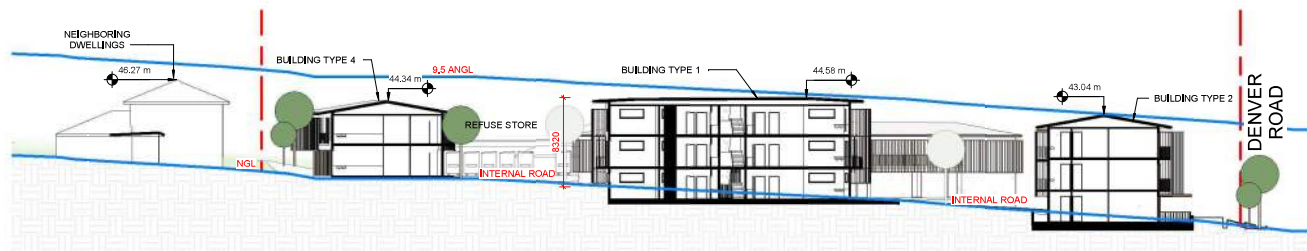
DRAWING NUMBER
AA05
 SCALE(A1)
 NAME
SITE AXONOMETRIC VIEWS

APPROVED
 GB
 CHECKED
 GB
 ISSUE
 D

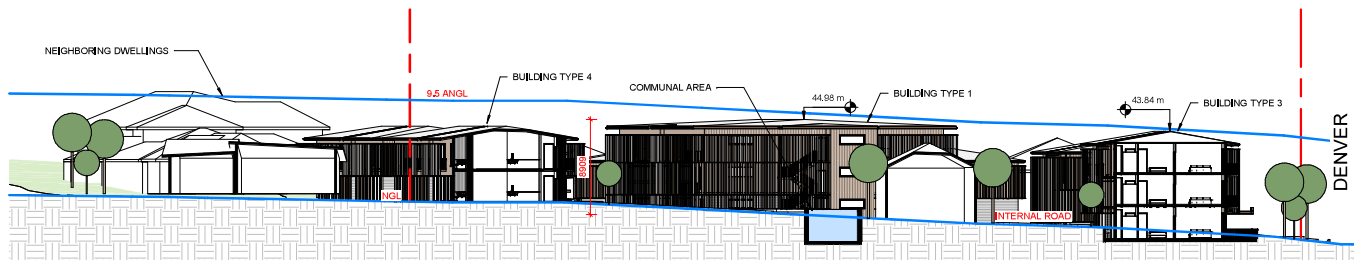
RELATIVE LEVELS SHOWN APPROXIMATE ONLY TO DEMONSTRATE WITHIN REASONABLE TOLERANCE RELATIONSHIP BETWEEN NEIGHBORING PROPERTIES AND PROPOSED STRUCTURES.



1 SITE OVERALL LONG SECTION 01
1 : 250



2 SITE OVERALL SHORT SECTION 01
1 : 250



3 SITE OVERALL SHORT SECTION 02
1 : 250

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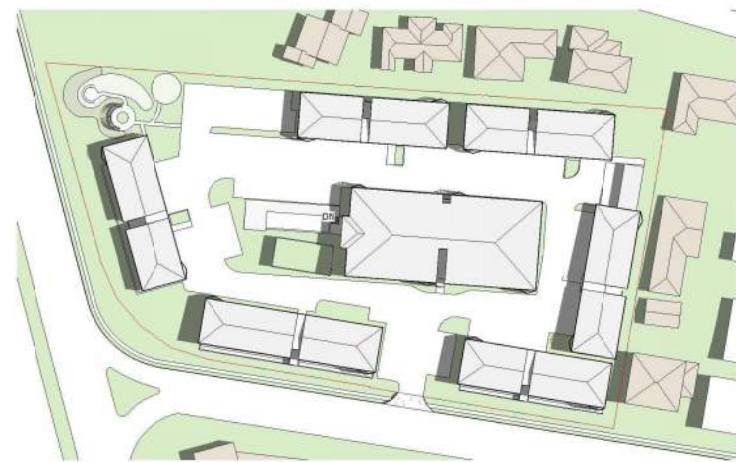
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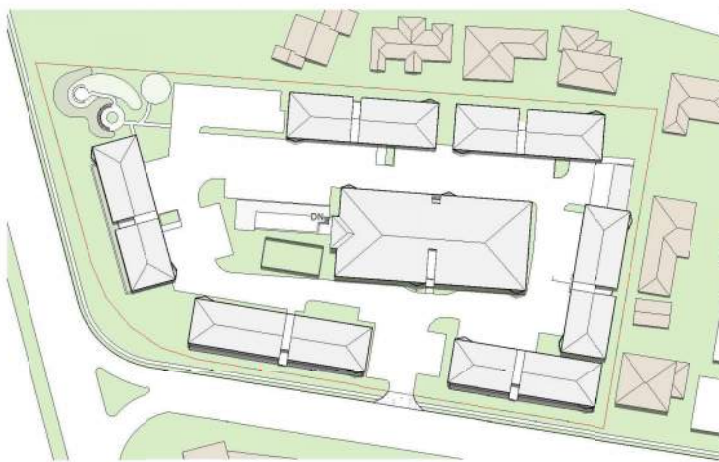
DRAWING NUMBER
AA06
NAME
SITE SECTIONS

SCALE(A1)
1 : 250

APPROVED GB	CHECKED GB
	ISSUE D



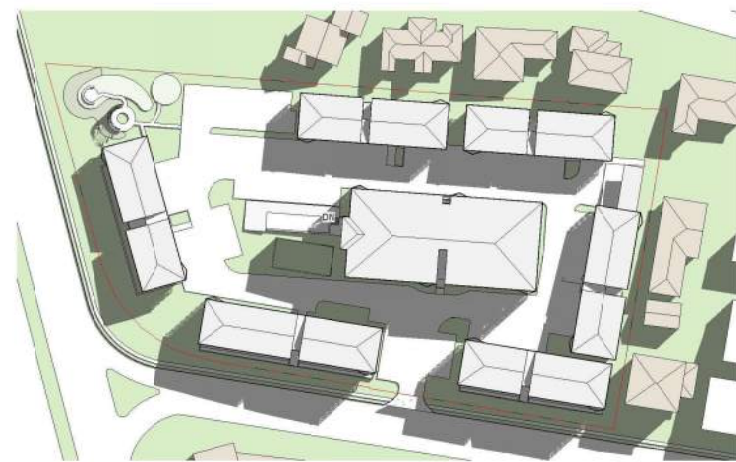
1 SUMMER SOLSTICE 9am
1 : 750



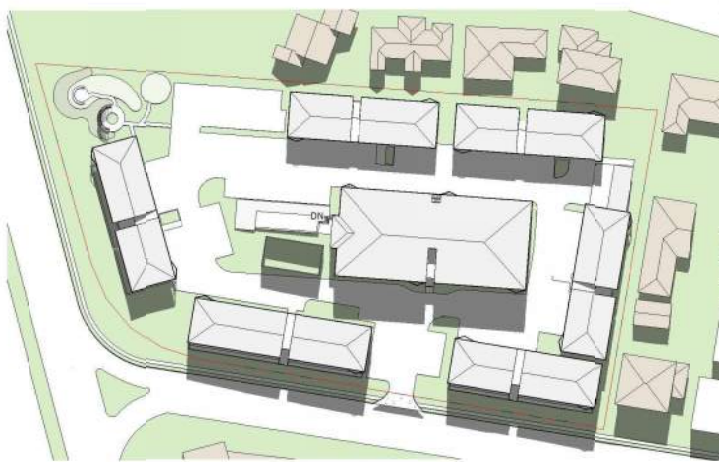
2 SUMMER SOLSTICE 12pm
1 : 750



3 SUMMER SOLSTICE 3pm
1 : 750



4 WINTER EQUINOX 9am
1 : 750



5 WINTER EQUINOX 12pm
1 : 750



6 WINTER EQUINOX 3pm
1 : 750

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DRAWING NUMBER
AA10
NAME
SITE SUN STUDY

SCALE(A1)
1 : 750

APPROVED
GB
CHECKED
GB
ISSUE
D



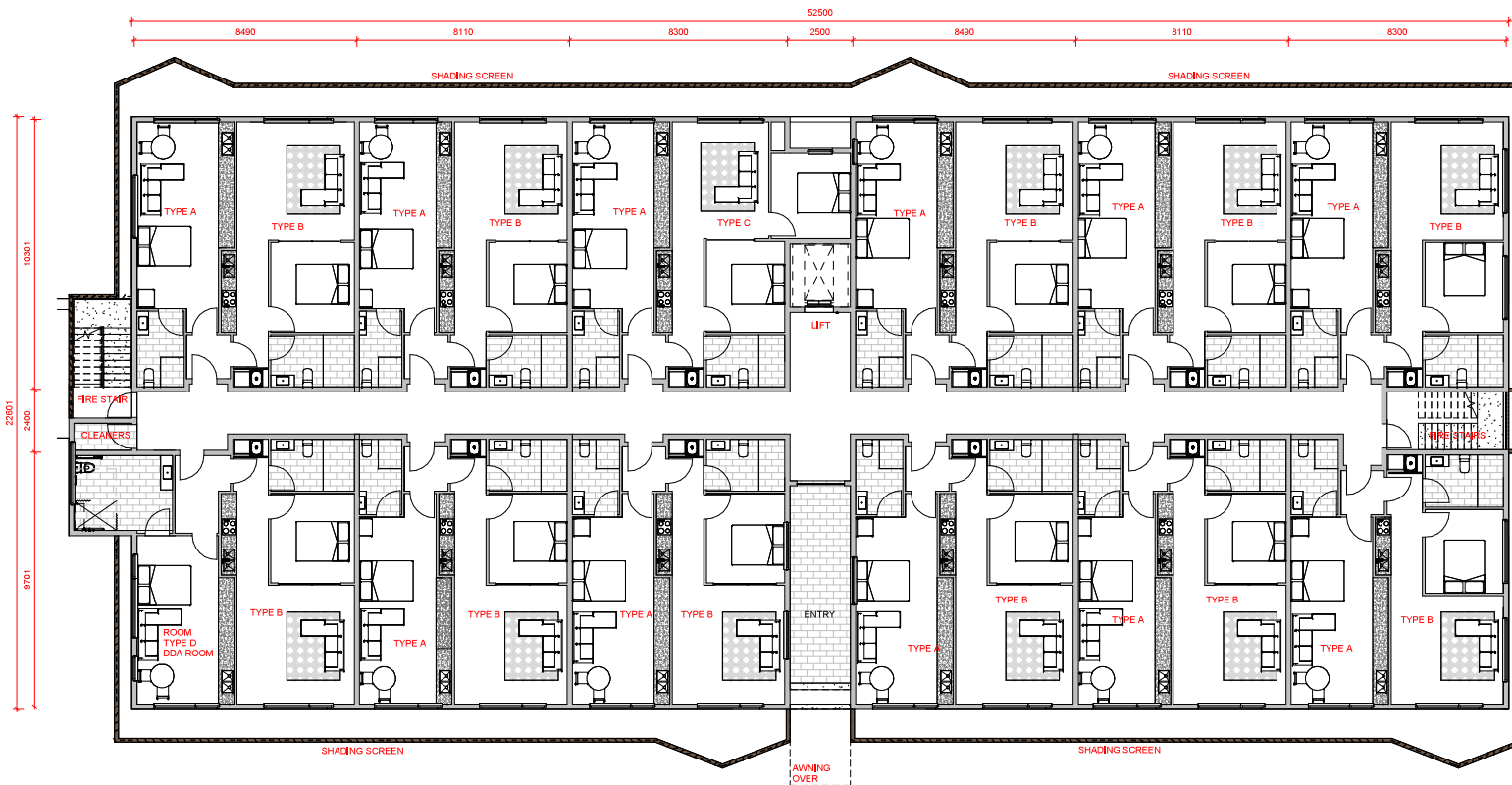
BUILDING SUMMARY

GROUND LEVEL
 ROOM TYPE A -1 BEDROOM (11 ROOMS)
 ROOM TYPE B -1 BEDROOM (11 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 ROOM TYPE D -DDA (1 ROOM)
 TOTAL 24 ROOMS

LEVEL 01
 ROOM TYPE A -1 BEDROOM (12 ROOMS)
 ROOM TYPE B -1 BEDROOM (11 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 TOTAL 24 ROOMS

LEVEL 02
 ROOM TYPE A -1 BEDROOM (12 ROOMS)
 ROOM TYPE B -1 BEDROOM (11 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 TOTAL 24 ROOMS

GRAND TOTAL (72 ROOMS)
 ROOM TYPE A -1 BEDROOM (35 ROOMS)
 ROOM TYPE B -1 BEDROOM (35 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 ROOM TYPE D -DDA (1 ROOM)



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1 BUILDING 1 GROUND FLOOR PLAN
 1 : 100



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DRAWING NUMBER
AB01
 SCALE(A1)
1 : 100
 NAME
BUILDING 1 GROUND PLAN

APPROVED
 GB
 CHECKED
 GB
 ISSUE
D

BUILDING SUMMARY

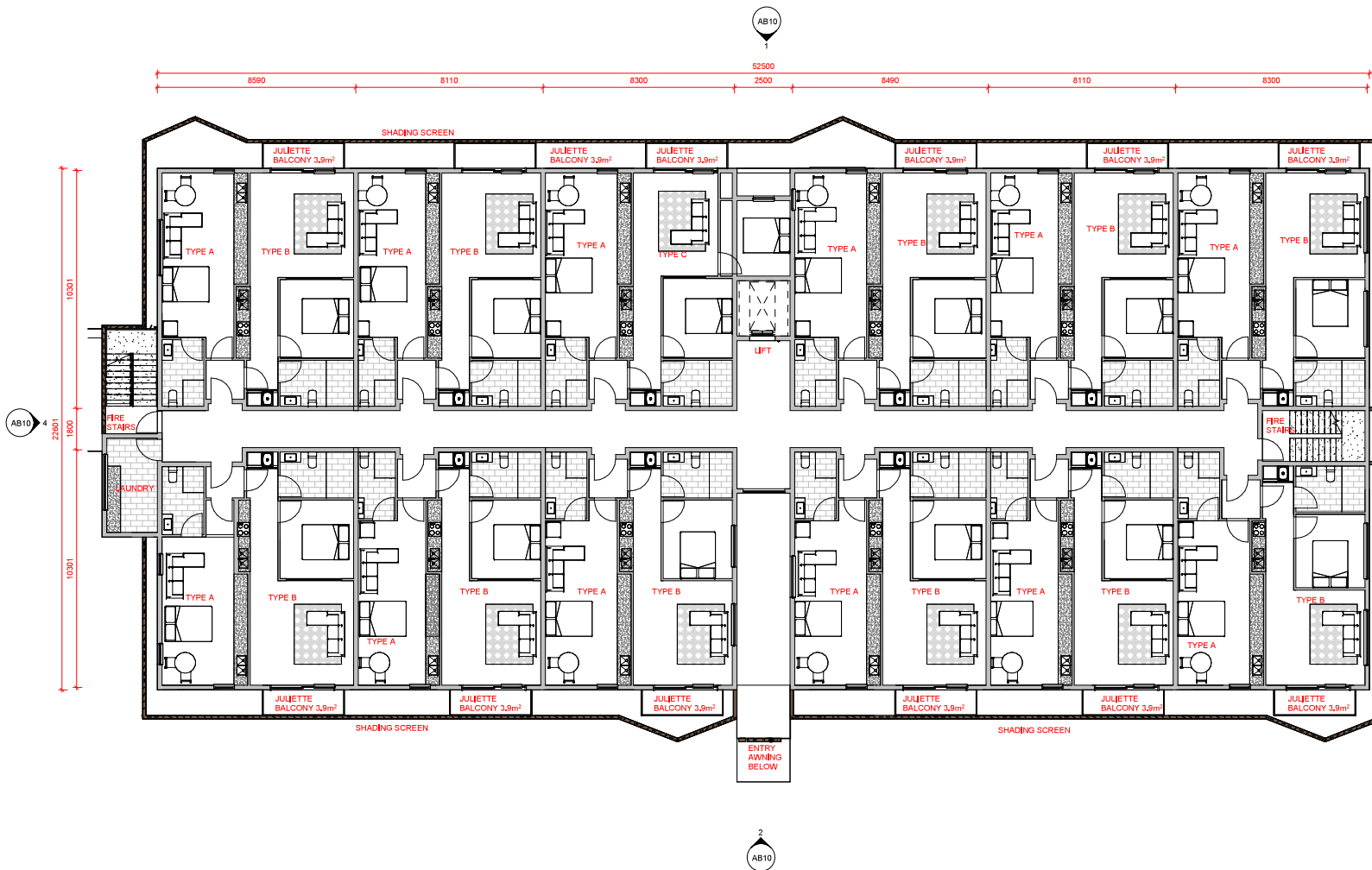
GROUND LEVEL
 ROOM TYPE A -1 BEDROOM (11 ROOMS)
 ROOM TYPE B -1 BEDROOM (11 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 ROOM TYPE D -DDA (1 ROOM)
 TOTAL 24 ROOMS

LEVEL 01
 ROOM TYPE A -1 BEDROOM (12 ROOMS)
 ROOM TYPE B -1 BEDROOM (11 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 TOTAL 24 ROOMS

LEVEL 02
 ROOM TYPE A -1 BEDROOM (12 ROOMS)
 ROOM TYPE B -1 BEDROOM (11 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 TOTAL 24 ROOMS

GRAND TOTAL (72 ROOMS)
 ROOM TYPE A -1 BEDROOM (35 ROOMS)
 ROOM TYPE B -1 BEDROOM (35 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 ROOM TYPE D -DDA (1 ROOM)

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1 BUILDING 1 LEVEL 1 AND 2 FLOOR PLAN
 1 : 100



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DRAWING NUMBER
AB02

SCALE(A1)
1 : 100

APPROVED
 GB

CHECKED
 GB

NAME
**BUILDING 1 LEVEL 01-02
 FLOOR PLAN**

ISSUE
D

BUILDING SUMMARY

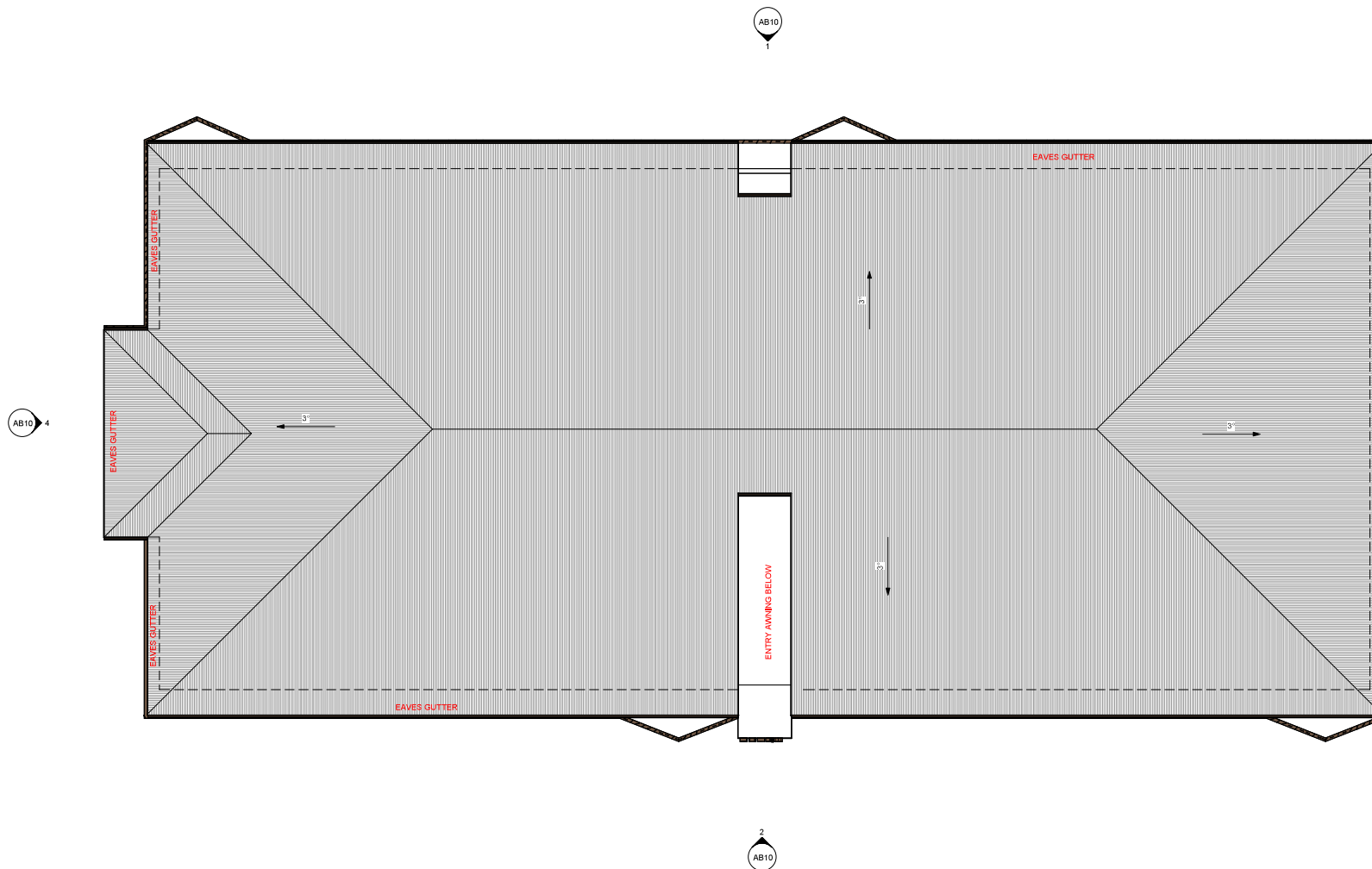
GROUND LEVEL
 ROOM TYPE A -1 BEDROOM (11 ROOMS)
 ROOM TYPE B -1 BEDROOM (11 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 ROOM TYPE D -DDA (1 ROOM)
 TOTAL 24 ROOMS

LEVEL 01
 ROOM TYPE A -1 BEDROOM (12 ROOMS)
 ROOM TYPE B -1 BEDROOM (11 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 TOTAL 24 ROOMS

LEVEL 02
 ROOM TYPE A -1 BEDROOM (12 ROOMS)
 ROOM TYPE B -1 BEDROOM (11 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 TOTAL 24 ROOMS

GRAND TOTAL (72 ROOMS)
 ROOM TYPE A -1 BEDROOM (35 ROOMS)
 ROOM TYPE B -1 BEDROOM (35 ROOMS)
 ROOM TYPE C -2 BEDROOM (1 ROOM)
 ROOM TYPE D -DDA (1 ROOM)

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1 BUILDING 1 ROOF PLAN
 1 : 100



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AB03
 NAME
BUILDING 1 ROOF PLAN

SCALE(A1)
1 : 100

APPROVED	CHECKED
GB	GB
	ISSUE
	D

- MATERIAL LEGEND**
1. COLORBLIND METAL ROOF GLAZING
 2. COLORBOND EAVES, FASCIA AND GUTTERING
 3. ALUMINIUM VERTICAL BLADE SCREEN POWEREDCOATED "COLOR VARIATION"
 4. ALUMINIUM VERTICAL RAIN SCREEN
 5. WEATHERBOARD PAINTED FINISH
 6. GLAZING BALUSTRADE

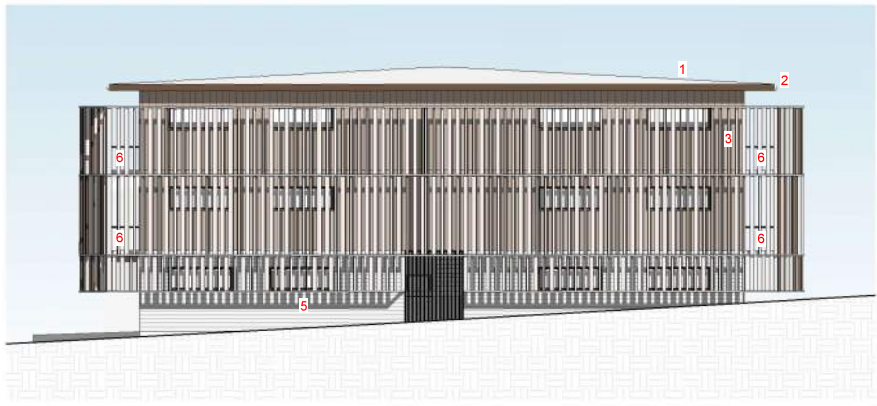
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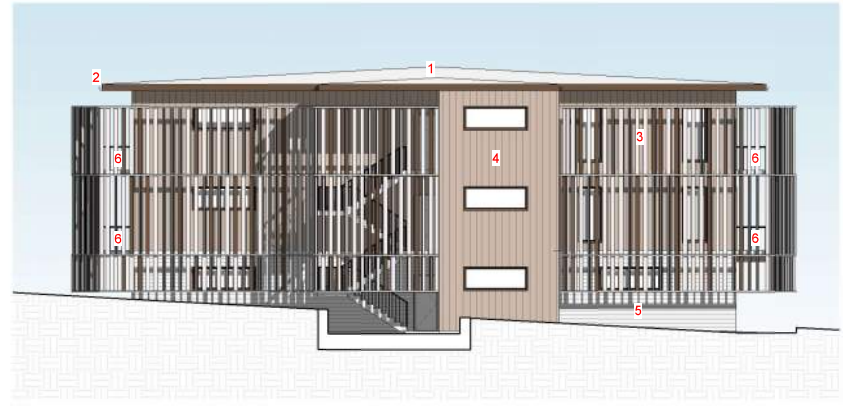
1 BUILDING TYPE 1 NORTH ELEVATION
 1 : 100



2 BUILDING TYPE 1 SOUTH ELEVATION
 1 : 100



3 BUILDING TYPE 1 EAST ELEVATION
 1 : 100



4 BUILDING TYPE 1 WEST ELEVATION
 1 : 100



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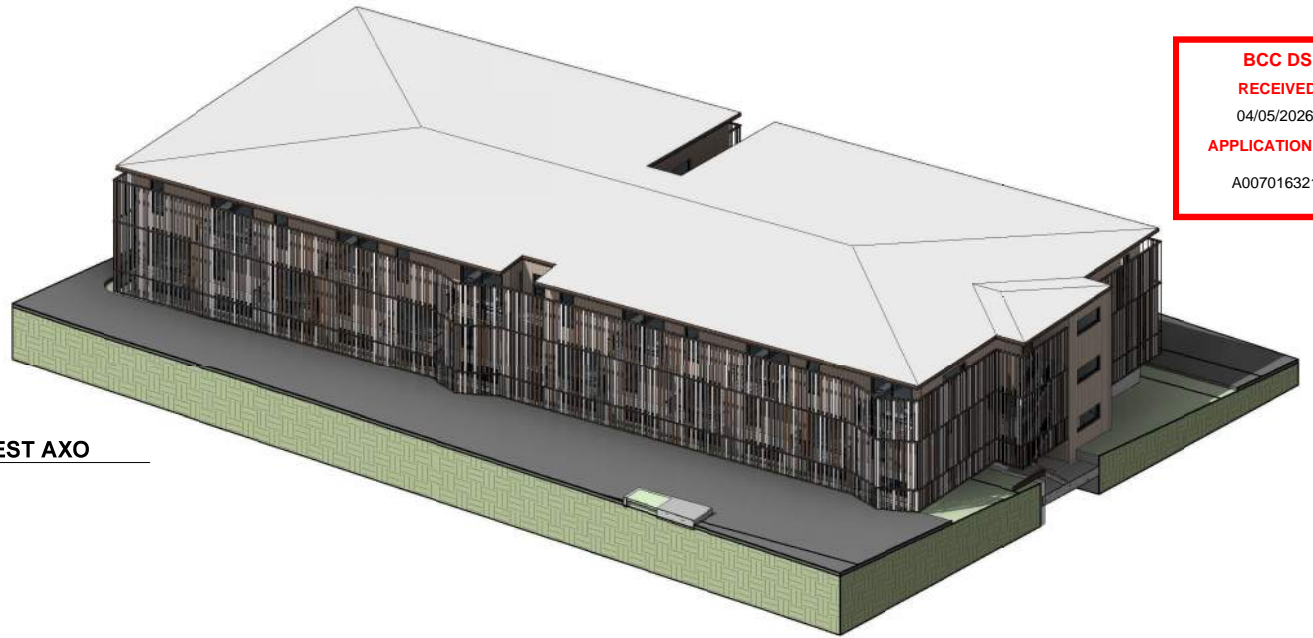
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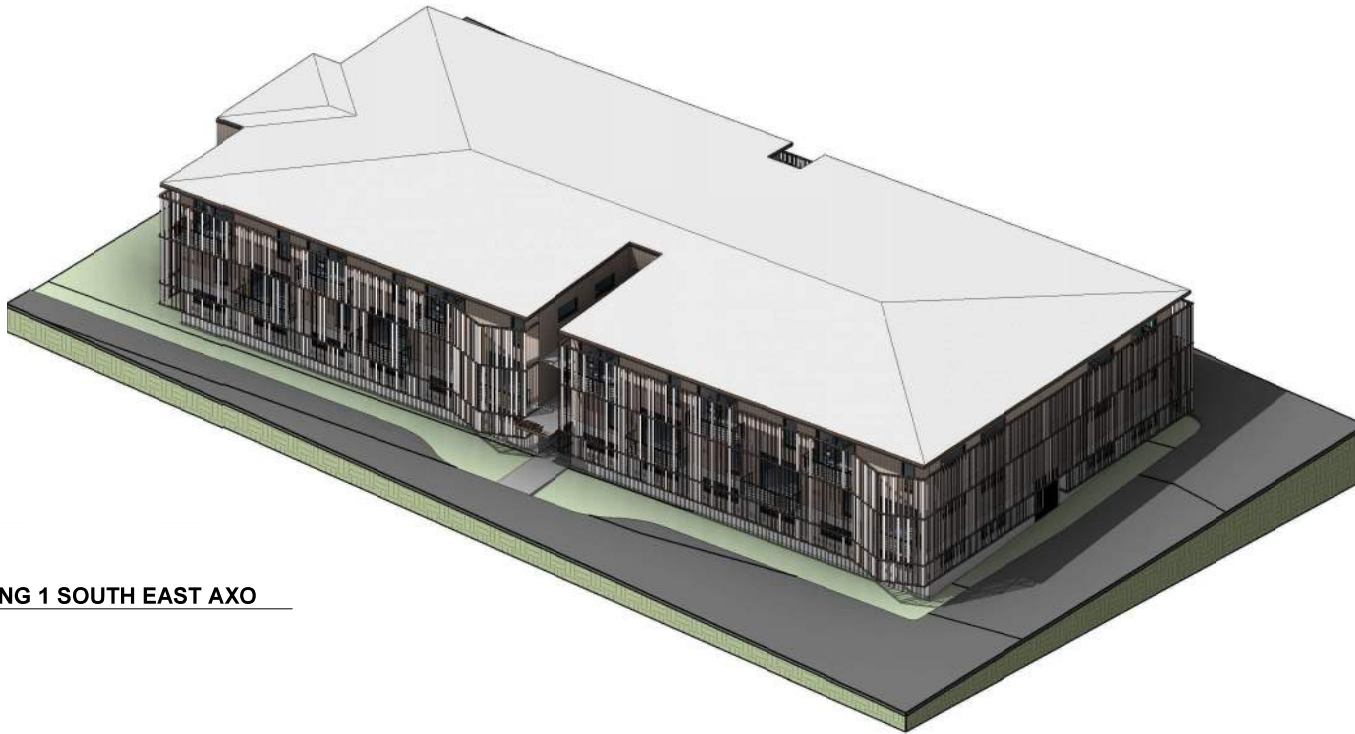
DRAWING NUMBER
AB10
 SCALE(A1)
As indicated
 NAME
BUILDING 1 ELEVATIONS

APPROVED
 GB
 CHECKED
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1 BUILDING 1 NORTH WEST AXO



2 BUILDING 1 SOUTH EAST AXO



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DRAWING NUMBER
AB20

SCALE(A1)

APPROVED
 GB
 CHECKED
 GB

NAME
**BUILDING 1 AXONOMETRIC
 VIEWS**

ISSUE
D

BUILDING SUMMARY

GROUND LEVEL
 ROOM TYPE E - 1 BEDROOM (4 ROOMS)
 ROOM TYPE F - 1 BEDROOM (4 ROOMS)
 ROOM TYPE G - DDA (1 ROOM)
 TOTAL 9 ROOMS

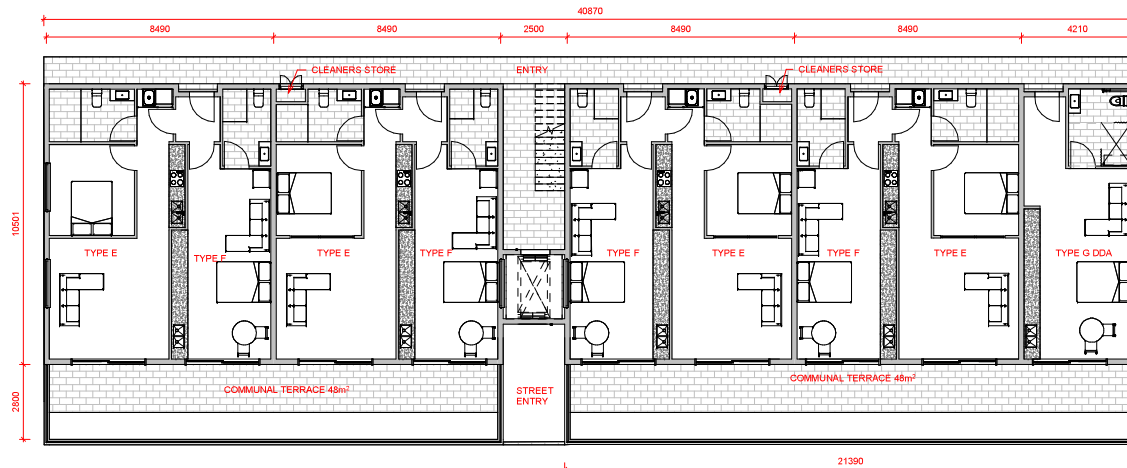
LEVEL 01
 ROOM TYPE E - 1 BEDROOM (4 ROOMS)
 ROOM TYPE F - 1 BEDROOM (5 ROOMS)
 TOTAL 9 ROOMS

LEVEL 02
 ROOM TYPE E - 1 BEDROOM (4 ROOMS)
 ROOM TYPE F - 1 BEDROOM (5 ROOMS)
 TOTAL 9 ROOMS

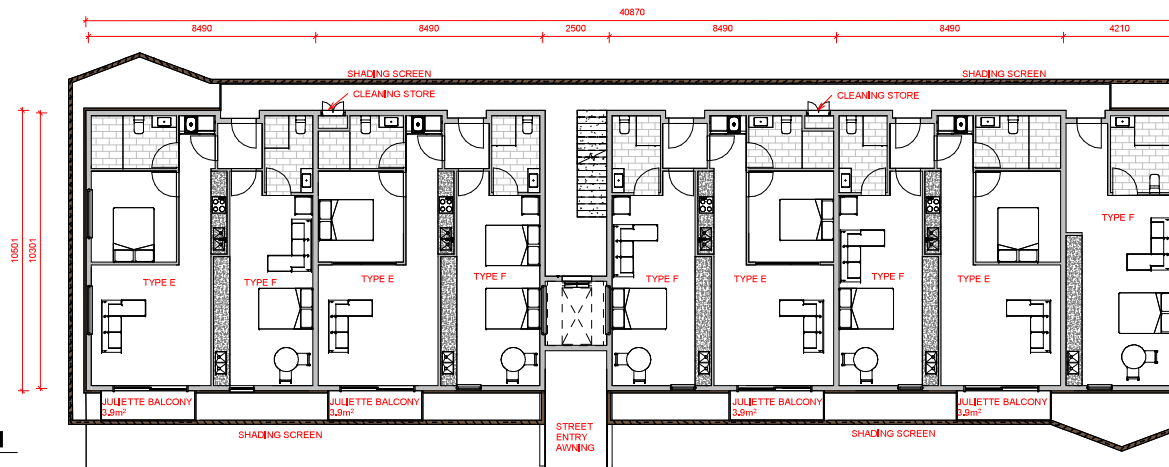
GRAND TOTAL (27 ROOMS)
 ROOM TYPE E - 1 BEDROOM (12 ROOMS)
 ROOM TYPE F - 1 BEDROOM (14 ROOMS)
 ROOM TYPE G - DDA (1 ROOM)

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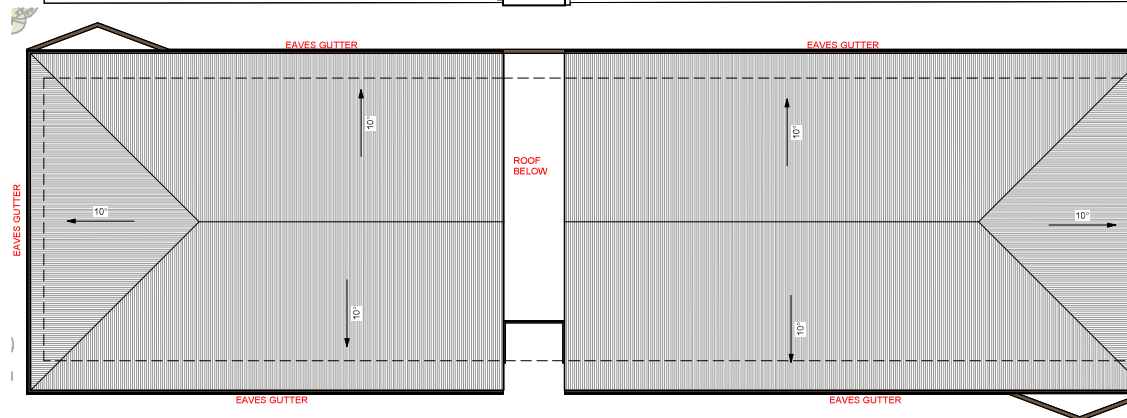
1 BUILDING 2 GROUND FLOOR PLAN
 1 : 100



2 BUILDING 2 LEVEL 1 & 2 FLOOR PLAN
 1 : 100



3 BUILDING ROOF PLAN
 1 : 100



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 07 3522 5725
 SANDGATE
 QLD, 4017, AUSTRALIA
 www.SheltaCo.com.au

No.	DTE	DES
A	25/09/2025	SITE WIDE DA REVIEW
B	22/12/2025	DA REVIEW
C	10/02/2026	DA REVIEW
D	05/05/2026	DA SUBMISSION

PROJECT NUMBER
240602
77 DENVER ROAD CARSELDINE

FOR APPROVAL ONLY

DRAWING NUMBER
AC01
 NAME
BUILDING 2 PLANS

SCALE(A1)
1 : 100

APPROVED
 GB
 CHECKED
 GB
 ISSUE
 D



- MATERIAL LEGEND**
1. COLORBLIND METAL ROOF CLADDING
 2. COLORBOND EAVES, FASCIA AND GUTTERING
 3. ALUMINIUM VERTICAL BLADE SCREEN POWEREDCOATED "COLOR VARIATION"
 4. ALUMINIUM VERTICAL RAIN SCREEN
 5. WEATHERBOARD PAINTED FINISH
 6. GLAZING BALUSTRADE

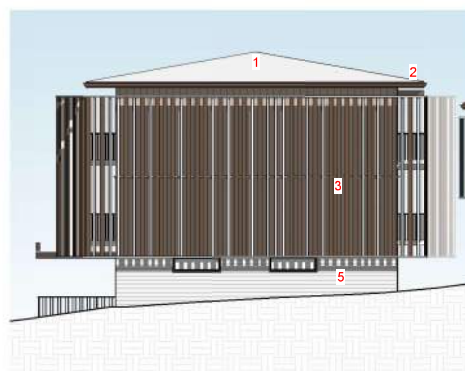
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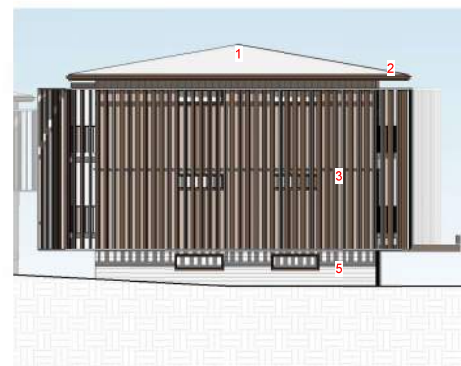
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1 : 100



2 BUILDING 2 NORTH ELEVATION
1 : 100



3 BUILDING 2 EAST ELEVATION
1 : 100



4 BUILDING 2 WEST ELEVATION
1 : 100



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PROJECT NUMBER
240602
77 DENVER ROAD CARSELDINE

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DRAWING NUMBER
AC10
SCALE(A1)
As indicated
NAME
BUILDING 2 ELEVATIONS

APPROVED
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1 BUILDING 2 NORTH WEST AXO



2 BUILDING 2 SOUTH EAST AXO



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PROJECT NUMBER
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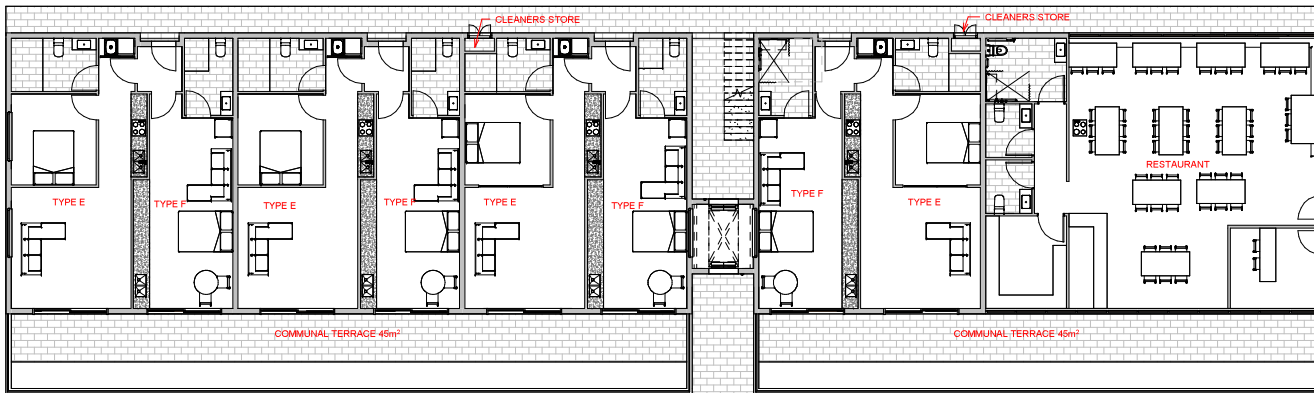
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NAME
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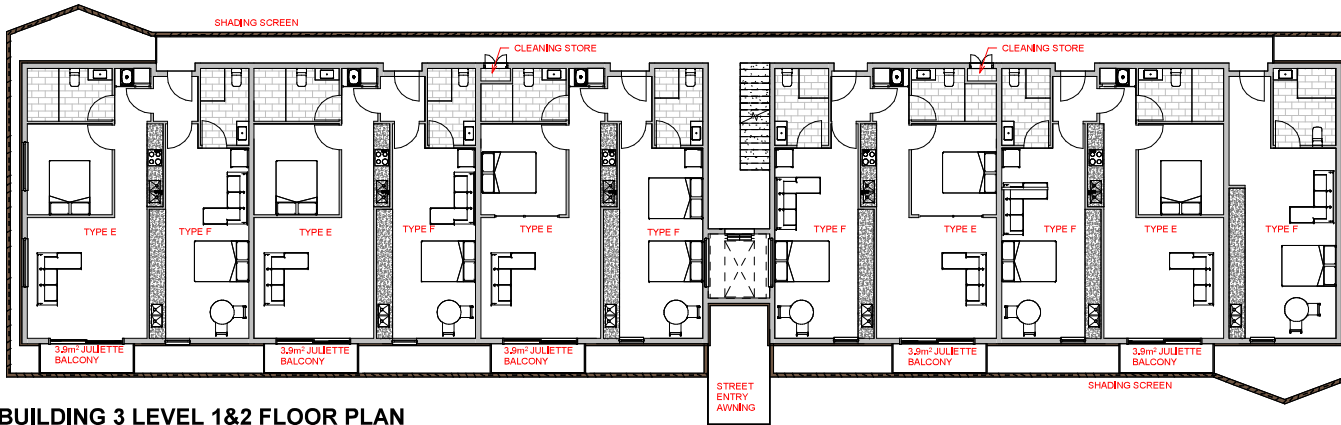
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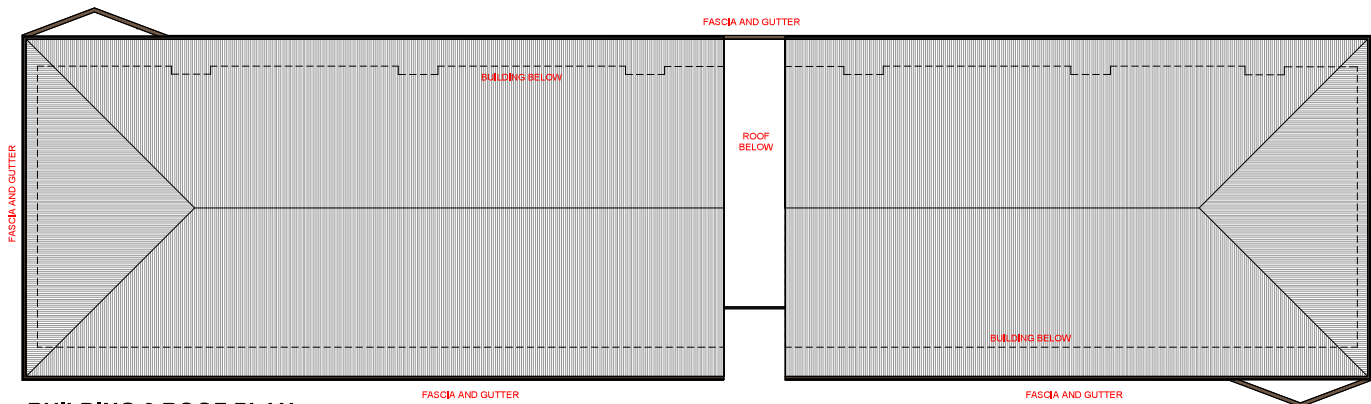
 ISSUE
D



1 BUILDING 3 GROUND FLOOR PLAN
1 : 100



2 BUILDING 3 LEVEL 1&2 FLOOR PLAN
1 : 100



3 BUILDING 3 ROOF PLAN
1 : 100

BUILDING SUMMARY

GROUND LEVEL
 ROOM TYPE E - 1 BEDROOM (4 ROOMS)
 ROOM TYPE F - 1 BEDROOM (4 ROOMS)
 TOTAL 8 ROOMS
 LEVEL 01
 ROOM TYPE E - 1 BEDROOM (5 ROOMS)
 ROOM TYPE F - 1 BEDROOM (6 ROOMS)
 TOTAL 11 ROOMS
 LEVEL 02
 ROOM TYPE E - 1 BEDROOM (5 ROOMS)
 ROOM TYPE F - 1 BEDROOM (6 ROOMS)
 TOTAL 11 ROOMS
 GRAND TOTAL (30 ROOMS)
 ROOM TYPE E-1 BEDROOM (14 ROOMS)
 ROOM TYPE F - 1 BEDROOM (16 ROOMS)

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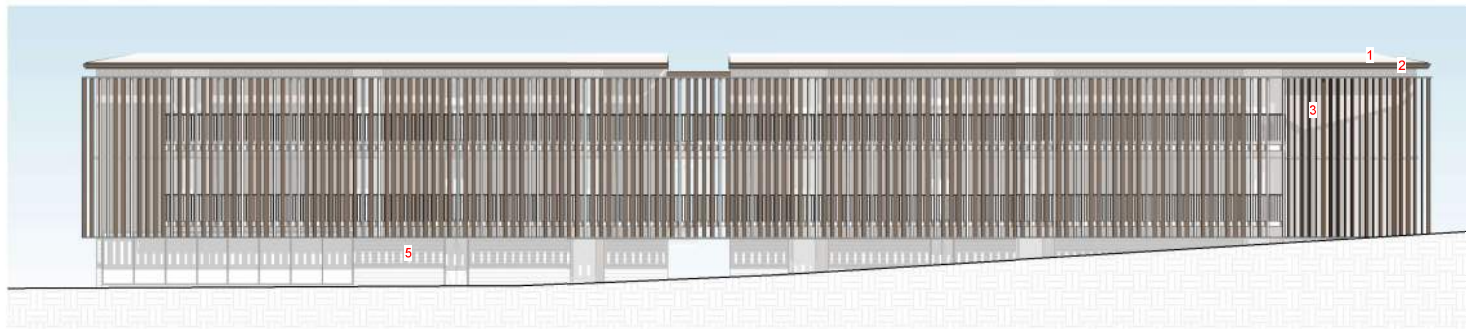
PROJECT NUMBER
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77 DENVER ROAD CARSELDINE

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DRAWING NUMBER
AD01
 NAME
BUILDING 3 PLANS

SCALE(A1)
1 : 100

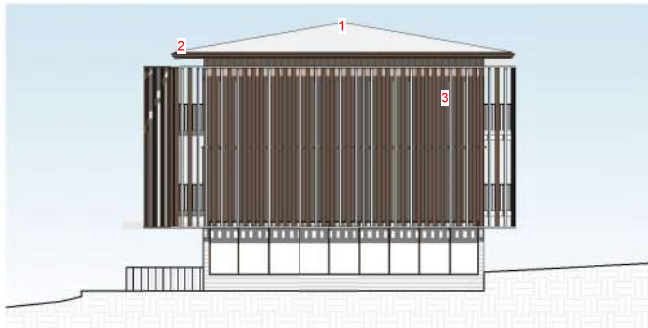
APPROVED	CHECKED
GB	GB
	ISSUE
	D



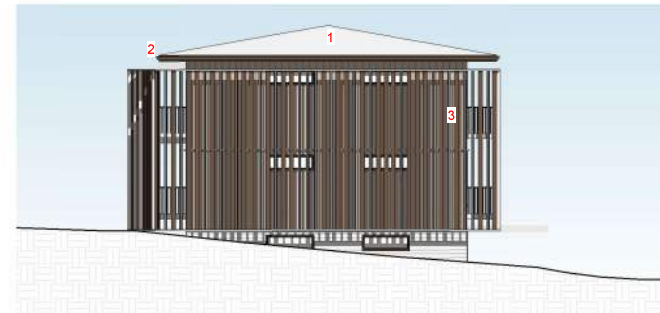
1 BUILDING 3 NORTH ELEVATION
1 : 100



2 BUILDING 3 SOUTH ELEVATION
1 : 100



3 BUILDING 3 EAST ELEVATION
1 : 100



4 BUILDING 3 WEST ELEVATION
1 : 100

- MATERIAL LEGEND**
1. COLORBLIND METAL ROOF CLADDING
 2. COLORBOND EAVES, FASCIA AND GUTTERING
 3. ALUMINIUM VERTICAL BLADE SCREEN POWEREDCOATED "COLOR VARIATION"
 4. ALUMINIUM VERTICAL RAIN SCREEN
 5. WEATHERBOARD PAINTED FINISH
 6. GLAZING BALUSTRADE

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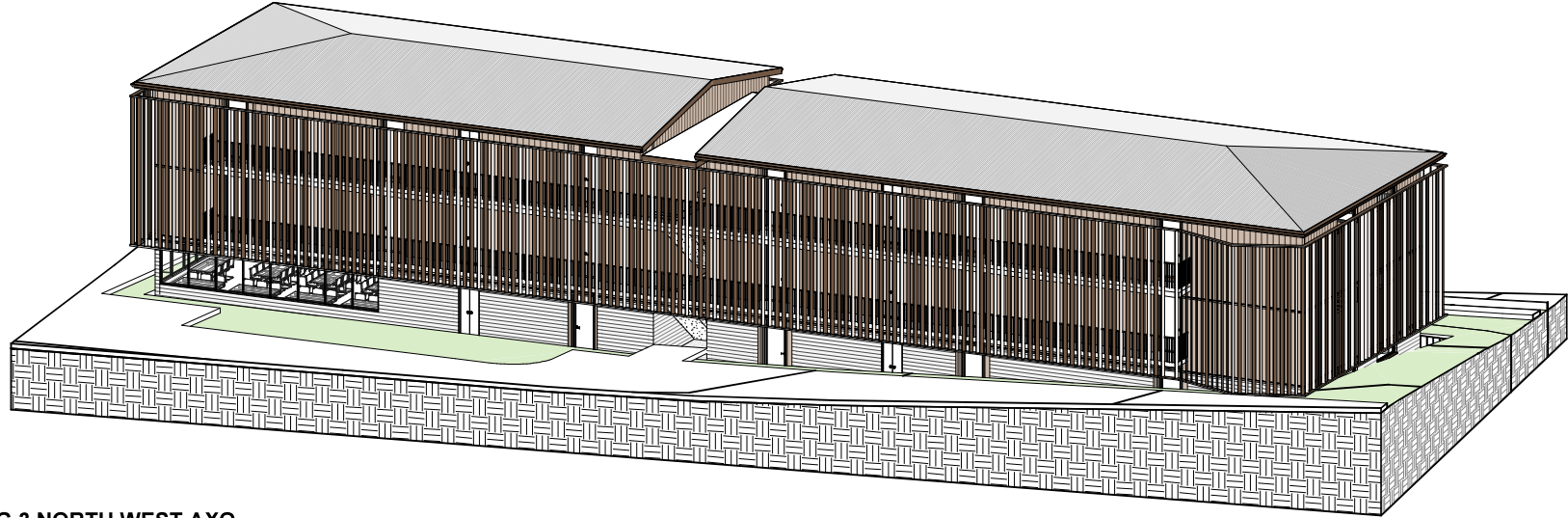
DRAWING NUMBER
AD10
SCALE(A1)
As indicated
NAME
BUILDING 3 ELEVATIONS

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CHECKED
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1 BUILDING 3 SOUTH EAST AXO



2 BUILDING 3 NORTH WEST AXO



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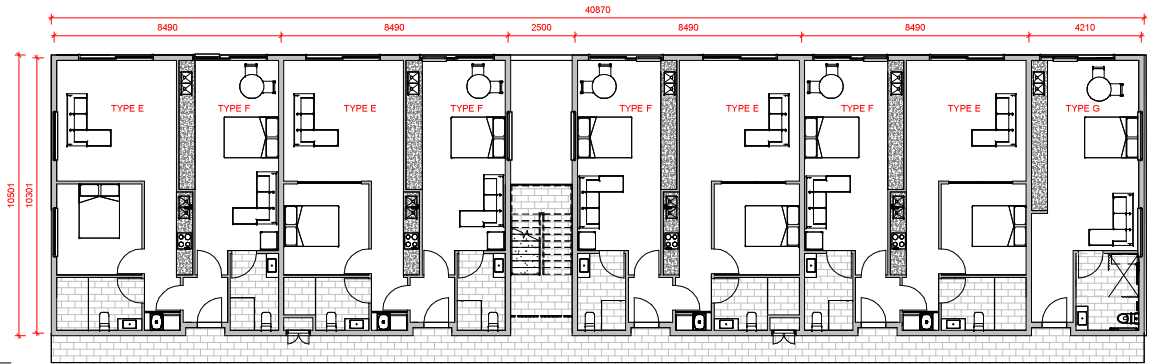
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AD20
 SCALE(A1)

NAME
BUILDING 3 AXONOMETRIC VIEWS

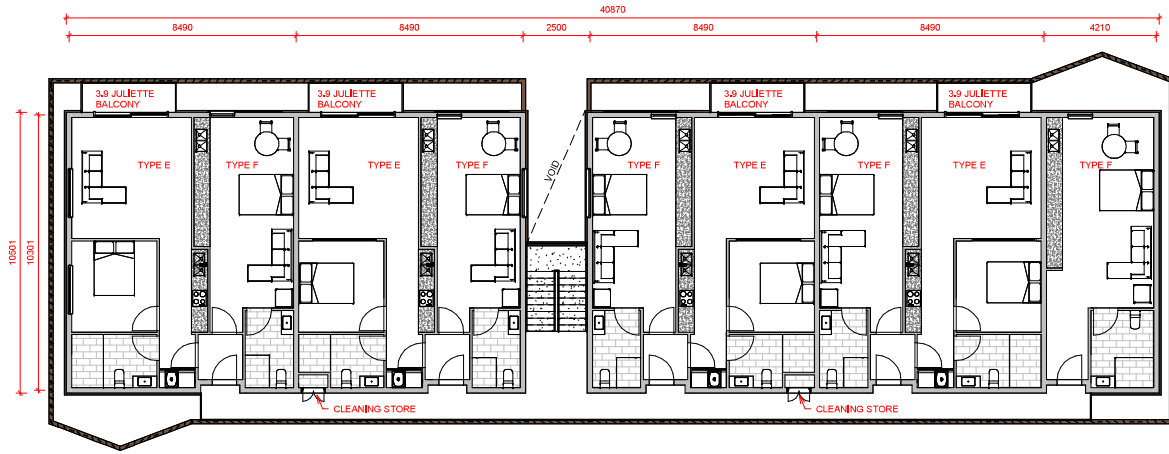
APPROVED
 GB
 CHECKED
 GB

ISSUE
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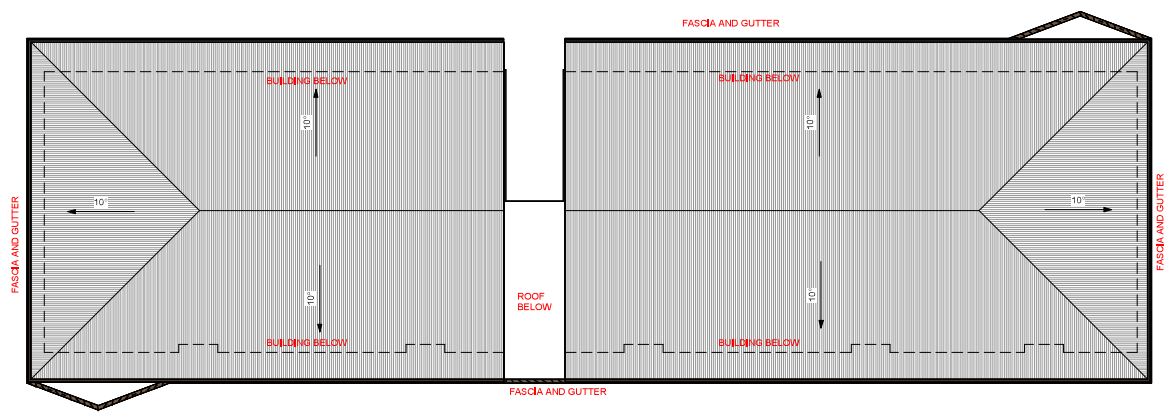
1 BUILDING 4 GROUND FLOOR PLAN
1: 100



2 BUILDING 4 GROUND LEVEL 1
1: 100



3 BUILDING 4 ROOF PLAN
1: 100



BUILDING SUMMARY

GROUND LEVEL
 ROOM TYPE E - 1 BEDROOM (4 ROOMS)
 ROOM TYPE F - 1 BEDROOM (4 ROOMS)
 ROOM TYPE G - DDA (1 ROOM)
 TOTAL 9 ROOMS

LEVEL 01
 ROOM TYPE E - 1 BEDROOM (4 ROOMS)
 ROOM TYPE F - 1 BEDROOM (5 ROOMS)
 TOTAL 9 ROOMS

GRAND TOTAL (18 ROOMS)
 ROOM TYPE E - 1 BEDROOM (8 ROOMS)
 ROOM TYPE F - 1 BEDROOM (9 ROOMS)
 ROOM TYPE G - DDA (1 ROOM)

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- MATERIAL LEGEND**
1. COLORBLIND METAL, ROOF CLADDING
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 3. ALUMINIUM VERTICAL BLADE SCREEN POWEREDCOATED "COLOR VARIATION"
 4. ALUMINIUM VERTICAL RAIN SCREEN
 5. WEATHERBOARD PAINTED FINISH
 6. GLAZING BALUSTRADE

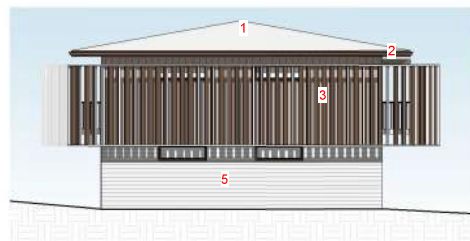
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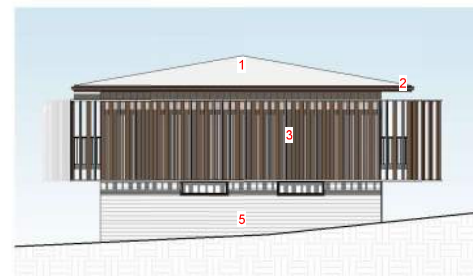
1 BUILDING 4 ELEVATION A
1 : 100



2 BUILDING 4 ELEVATION B
1 : 100



3 BUILDING 4 ELEVATION C
1 : 100



4 BUILDING 4 ELEVATION D
1 : 100



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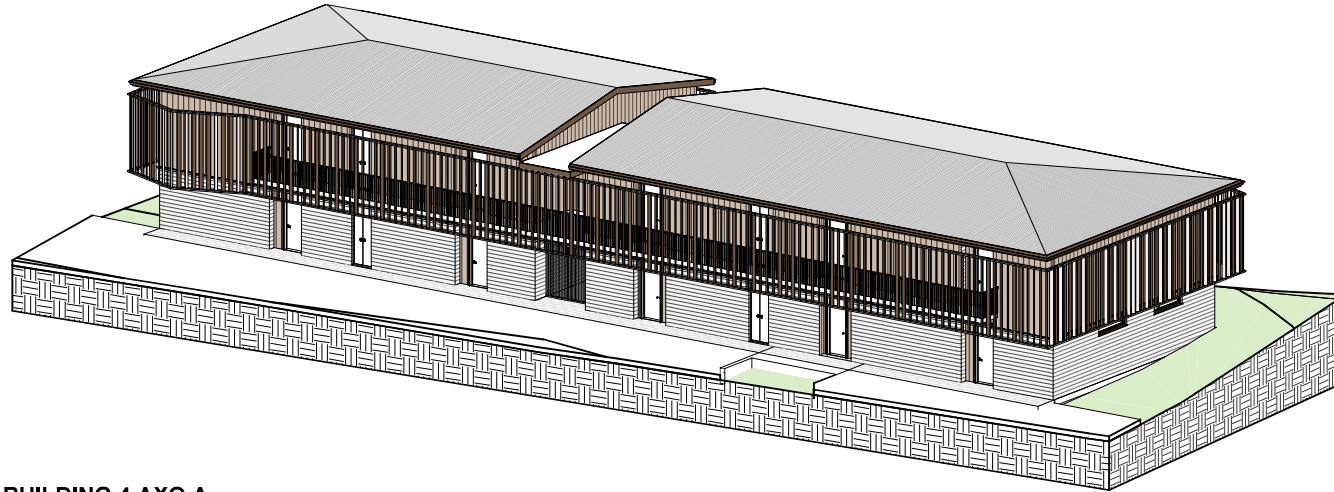
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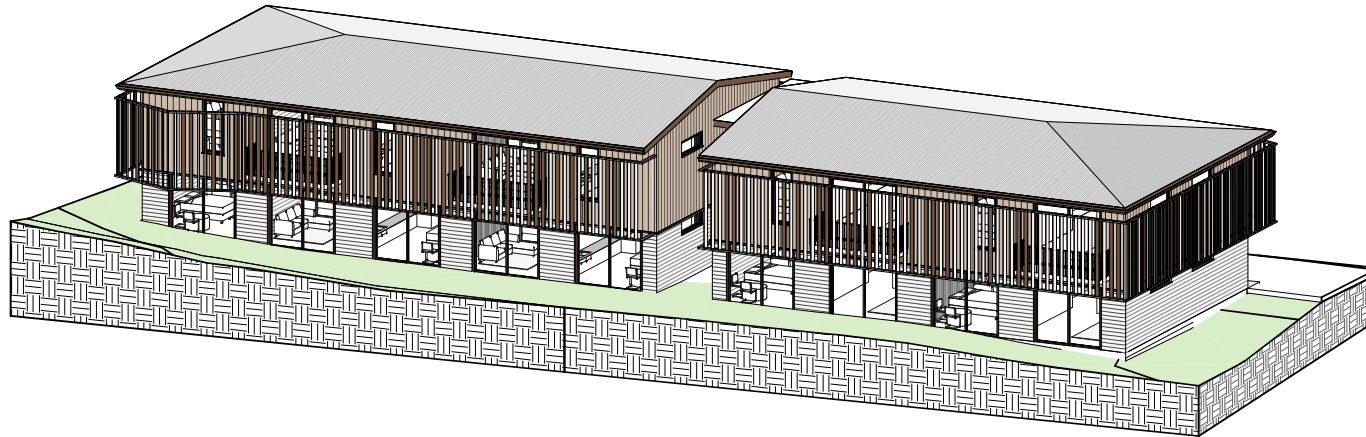
DRAWING NUMBER
AE10
SCALE(A1)
As indicated
NAME
BUILDING 4 ELEVATIONS

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1 BUILDING 4 AXO A



2 BUILDING 4 AXO B



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DRAWING NUMBER
AE20
 SCALE(A1)
 NAME
BUILDING 4 AXONOMETRIC VIEWS

APPROVED
 GB
 CHECKED
 GB
 ISSUE
 D