

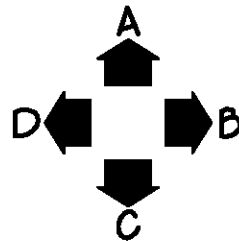
ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING OR SEMI-FLOATING VANITIES

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

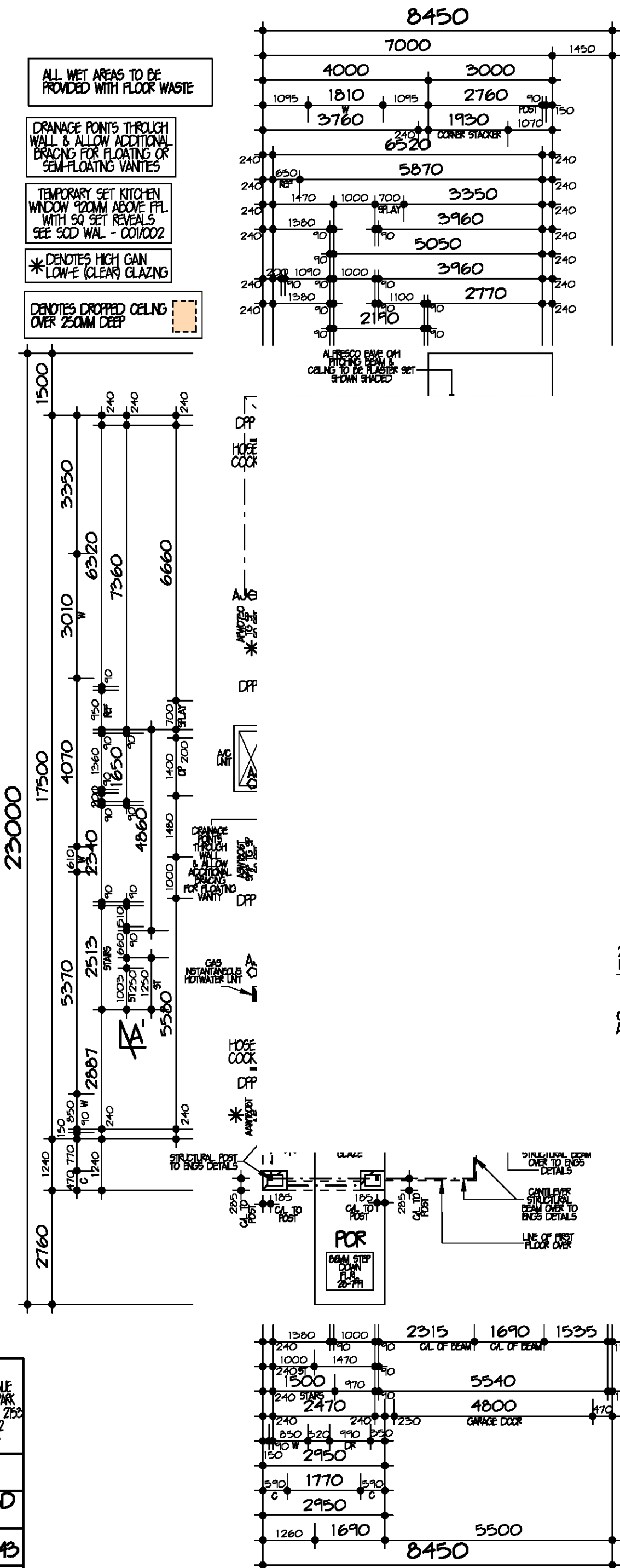
* DENOTES HIGH GAIN LOW-E (CLEAR) GLAZING

DENOTES DROPPED CEILING OVER 250MM DEEP



DENOTES ARTICULATION JOINT IN BRICK WORK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH NCC CLAUSE 3-3-5-B

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



BRICKLAYER NOTE:
BRICKLAYERS TO VERIFY ALL BRICK DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. IF THERE IS ANY DISCREPANCY OR DOUBT DO NOT HESITATE TO CONTACT THE BUILDER.

NOTE:
STEEL & H/W TIMBER POSTS TO ENDS DETAILS TO SUPPORT STEEL BEAMS OVER TO BE LOCATED WITHIN TIMBER STUD WALL FRAMES.
BALCONY ATTACHMENTS & SUPPORTS TO BE IN ACCORDANCE WITH NCC PART 3-10-6
ISOLATED MASONRY PIERS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3-3-6
REFER TO STRUCTURAL ENGINEERS PLANS FOR POST TYPE & LOCATIONS.



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BULLHORN HILLS NSW, 2153
PHONE: 0860 9222
FAX: 0860 9233

FOR EDEN BRAE HOMES		
AT LOT 1006 PROPOSED ROAD WERRINGTON DOWNS		
ELLERBROOK 24 MK2	JOB NO.	0040143
TYPE (ACCENT SERIES)		
FACADE	HAND	
ASTRA	RH	
DATE	DWG NO.	PAGE NO.
DEC 19	AND-31724	2 OF 12

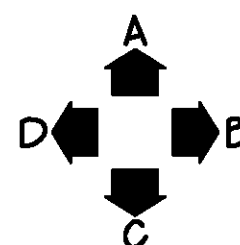


LEVEL 2 SUITE 216
MACARTHUR ROAD NO. 25-27
SILENT CREEK BULLHORN HILLS
PO BOX 6410 BULLHORN HILLS
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PHONE: (02) 8824 3522
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B	19-12-19	PRELIM PLANS	PF
C	5-2-20	UPDATED SITE DATA	DC
D	12-2-20	BASIC/AMENDMENTS	DC
E	19-10-20	RE-CONTRACT	ALDR
E1	22-10-20	ADD PRELIM LEVELS	AL
F	1-12-20	NEW FACADE	JG
G	1-2-21	AMENDMENTS-BASIC	ODC

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GROUND FLOOR PLAN 1:100



ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

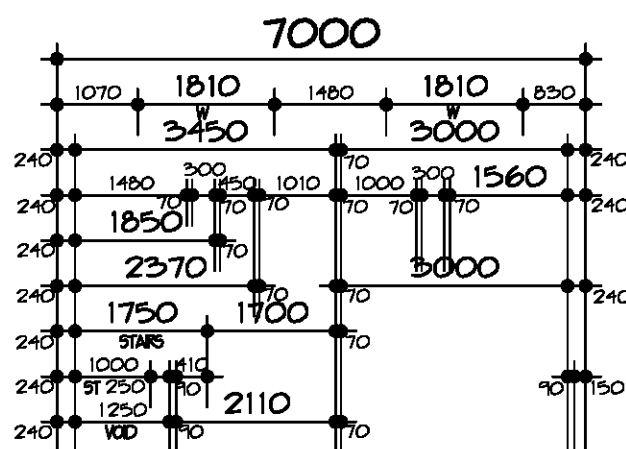
Q DENOTES ARTICULATION JOINT IN BRICK WORK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH NCC CLAUSE 3-3-5-13

BRICKLAYER NOTE

BRICKLAYERS TO VERIFY ALL BRICK DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK IF THERE IS ANY DISCREPANCY OR DOUBT DO NOT HESITATE TO CONTACT THE BUILDER

⊕ DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER FLOW RATES SPECIFIED IN NCC PART 3-6-7-3 & MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER NCC PART 3-6-7-4

NOTE:
ALL FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED WITH PROTECTION AS PER NCC CLAUSE 3-9-2-6.
FIRST FLOOR ROOMS (FIGURE 3-9-2-5)
OTHER THAN BEDROOMS AS PER NCC CLAUSE 3-9-2-7 (FIGURE 3-9-2-6)



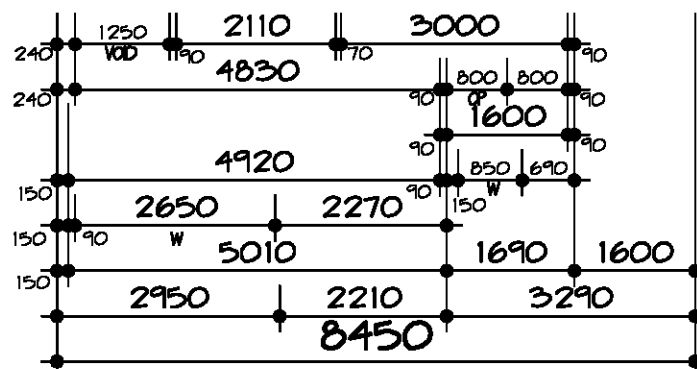
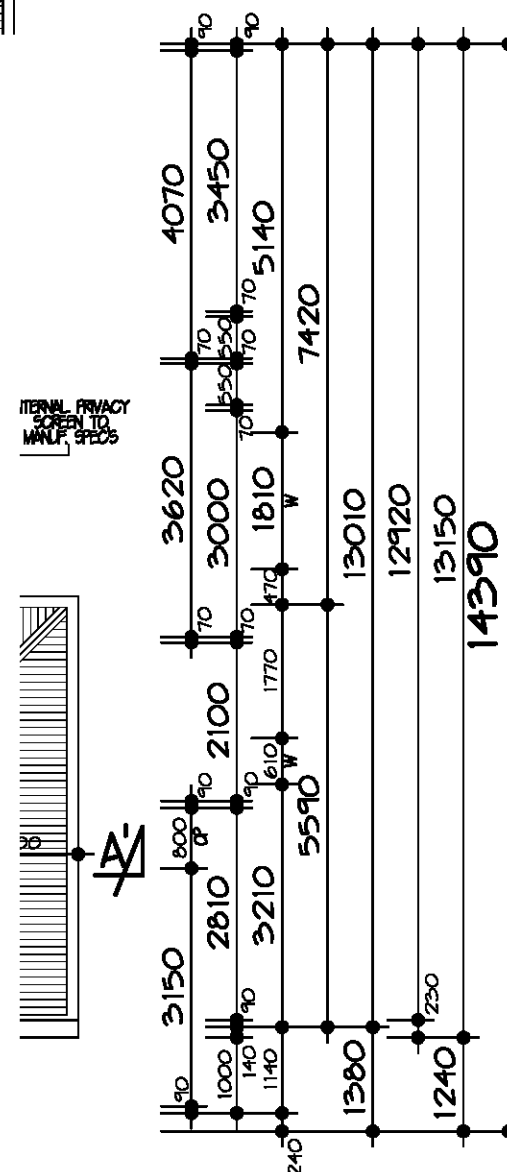
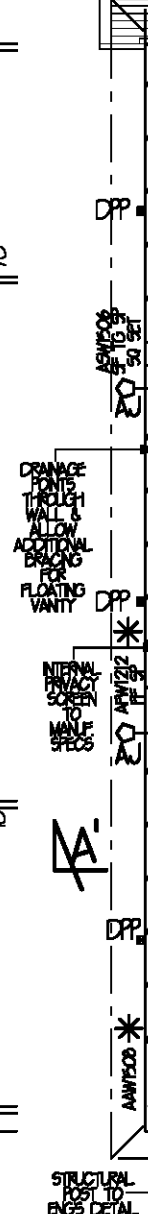
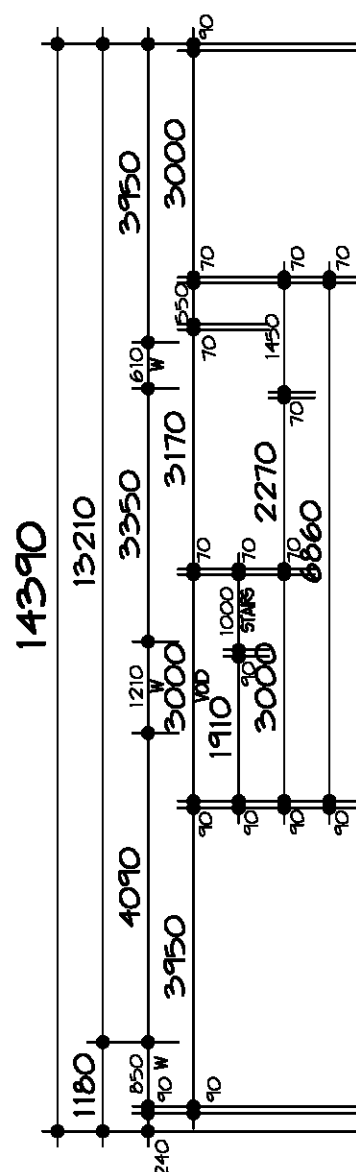
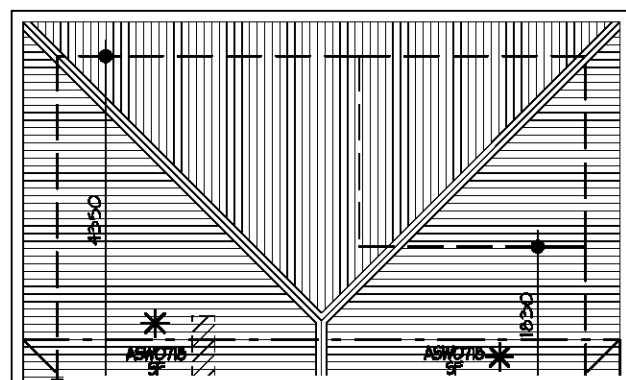
BATHROOM & ENSUITE TO BE HOBLESS SHOWER

NOTE: PROVIDE 50MM RECESS FLOOR WET AREAS (BATHROOM & ENSUITE)

DRAINAGE PONTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING OR SEM-FLOATING VANITIES

* DENOTES HIGH GAIN LOW-E (CLEAR) GLAZING

⧻ DENOTES AREA TO BE KEPT CLEAR FOR A/C DUCTING



FIRST FLOOR PLAN 1:100



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BALLHAM HILLS NSW 2153
PHONE 0860 9222
FAX 0860 9233

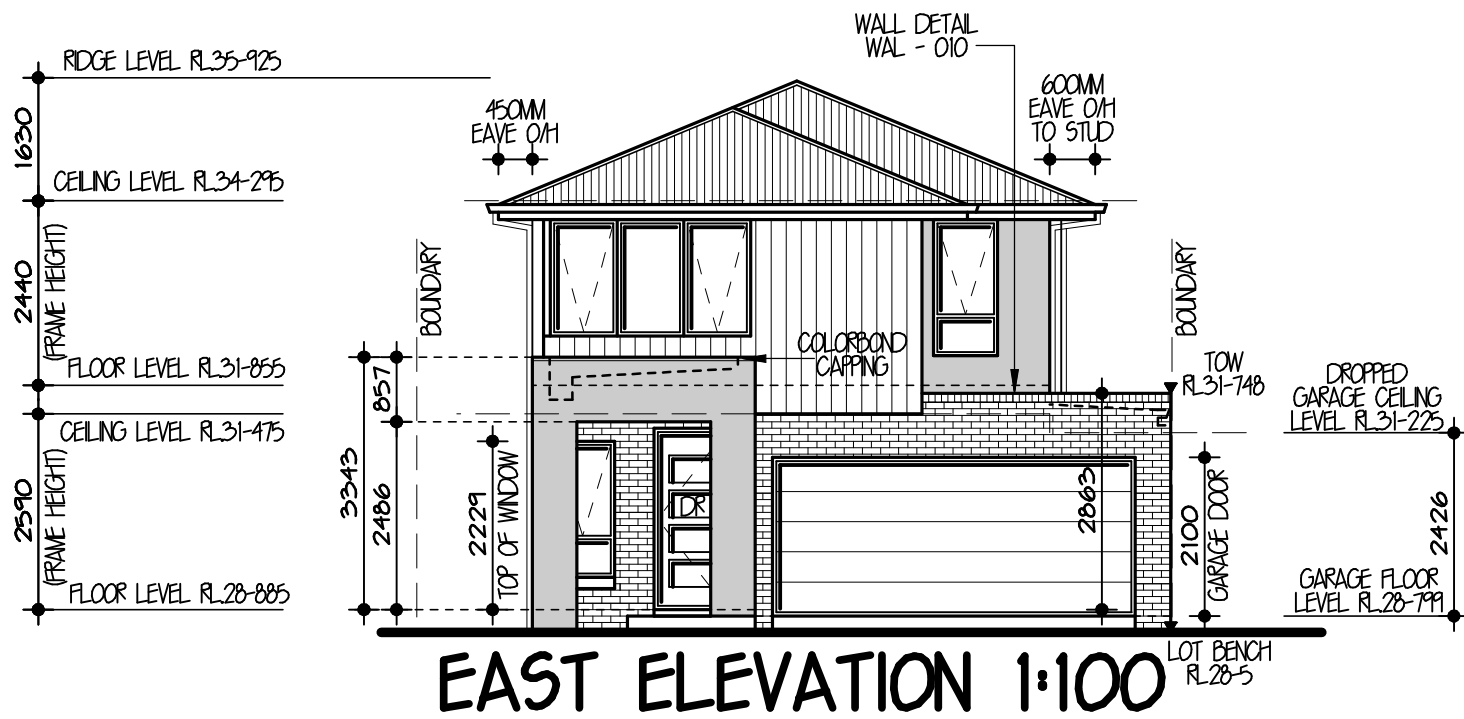
FOR	EDEN BRAE HOMES
AT	LOT 1006 PROPOSED ROAD WERRINGTON DOWNS
TYPE	ELLENBROOK 24 MK2 (ACCENT SERIES)
FACADE	ASTRA
DATE	DEC 19
DWG NO.	AND-31724
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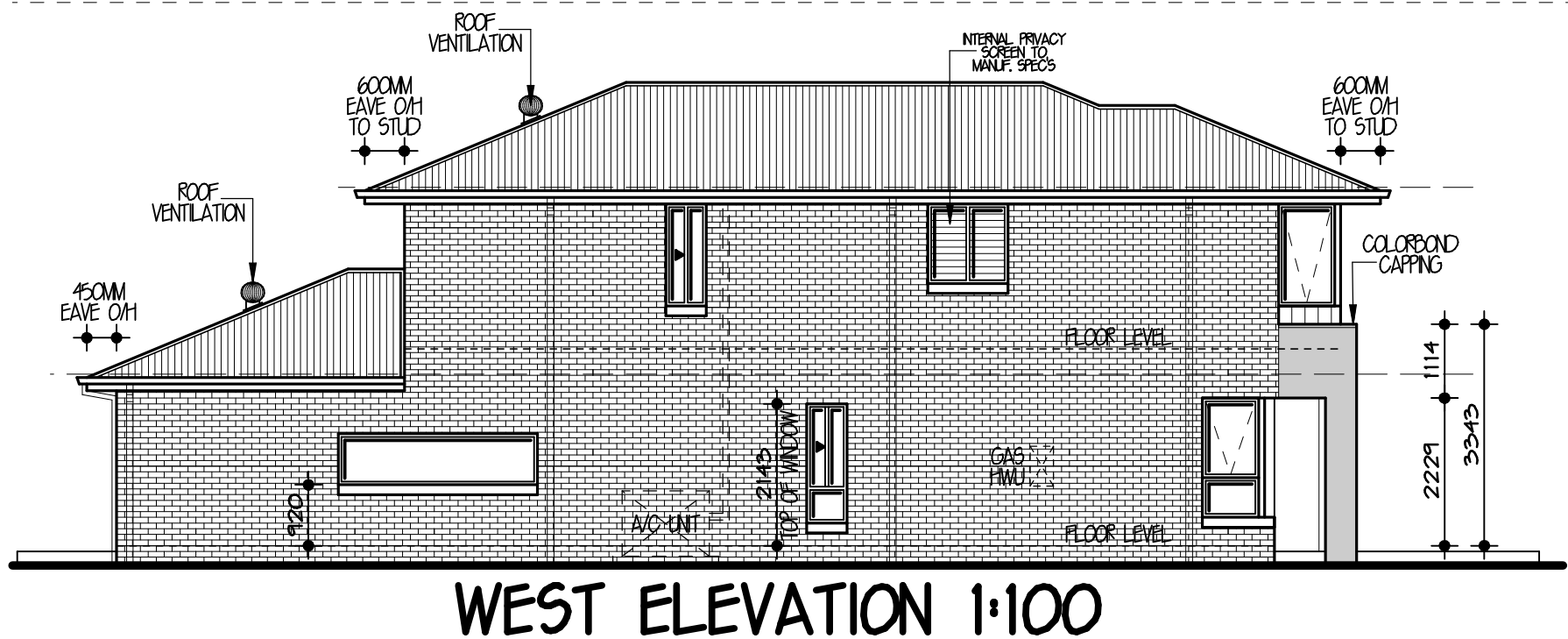
LEVEL 2 SITE 216
MACARTHUR POINT NO 25-27
SCOTT CROFT BALLHAM HILLS
PO BOX 6410 BALLHAM HILLS
BUSINESS CENTRE NSW 2153
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F	1-12-20	NEW FACADE	JG
G	1-2-21	AMENDMENTS/RE-BASIS	ODC

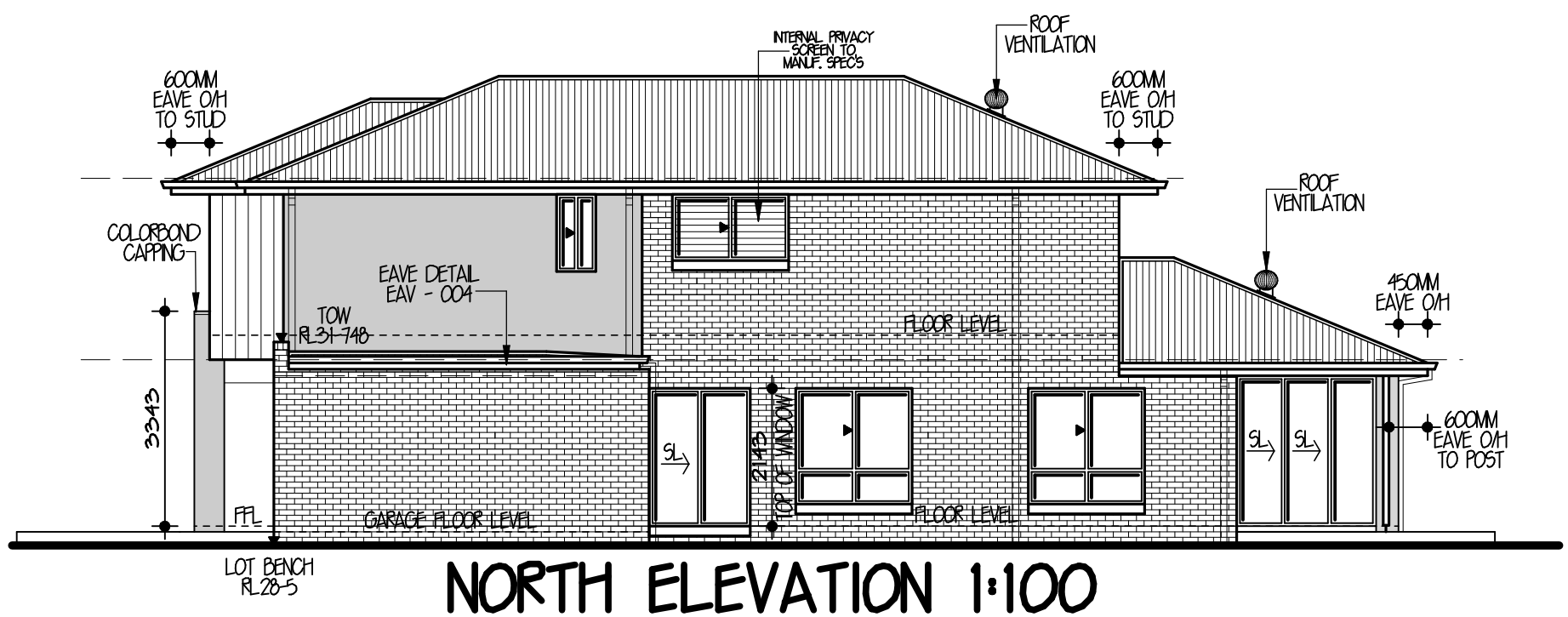
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MAX. BUILDING HEIGHT @ 8.5M



MAX. BUILDING HEIGHT @ 8.5M



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

FOR EDEN BRAE HOMES

AT LOT 1006 PROPOSED ROAD
WERRINGTON DOWNS

ELLENBROOK 24 MK2 JOB NO.
TYPE (ACCENT SERIES) 0040143

FACADE ASTRA HAND RH

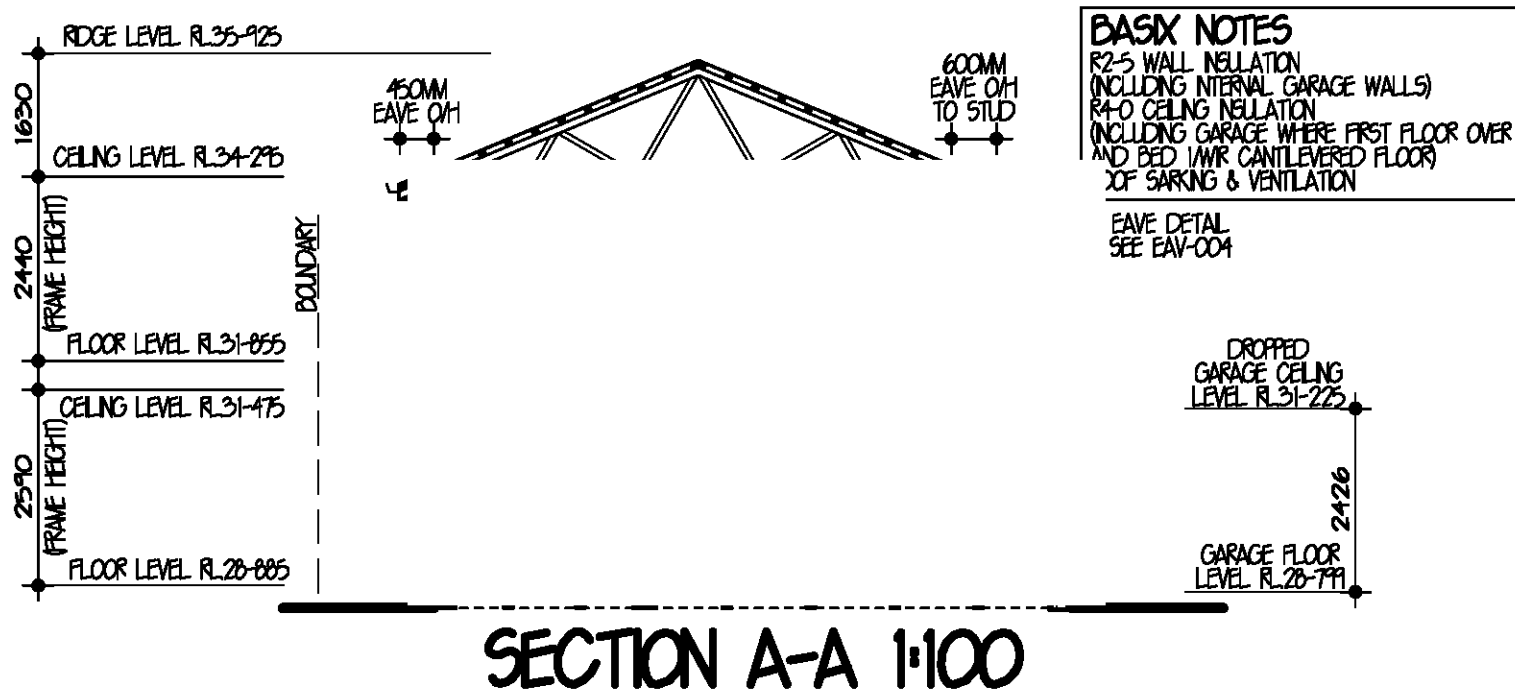
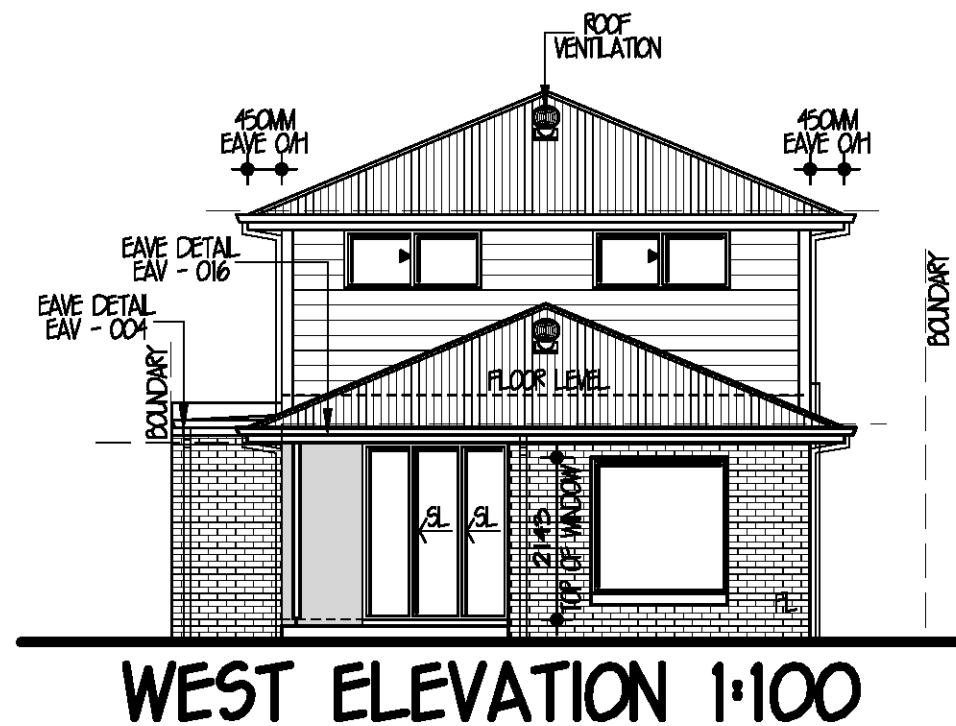
DATE DEC 19 DWG NO. AND-31724 PAGE NO. 4 OF 12



LEVEL 2 SUITE 216
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SUMMARY OF MATERIALS

- 22-5° ROOF PITCH COLORBOND ROOFING SHEETING TO UPPER ROOF
- 22-5° ROOF PITCH COLORBOND ROOFING SHEETING TO LOWER ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING TO GARAGE & PORCH ROOF
- COLORBOND GUTTER & FASCIA
- ROUND COLORBOND DOWNPIPES
- PRE-FABRICATED FRAMES & ROOF TRUSSES TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK
- RENDER FINISH AS SELECTED
- CLADDING FINISH
- FEATURE CLADDING FINISH
- TIMBER POST TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD GARAGE DOOR

eden brae homes
It's where you want to live

LEVEL 3, 22
BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

FOR **EDEN BRAE HOMES**

AT LOT 1006 PROPOSED ROAD
WERRINGTON DOWNS

ELLENBROOK 24 MK2 JOB NO. **0040143**

TYPE (ACCENT SERIES)

FACADE **ASTRA** HAND **RH**

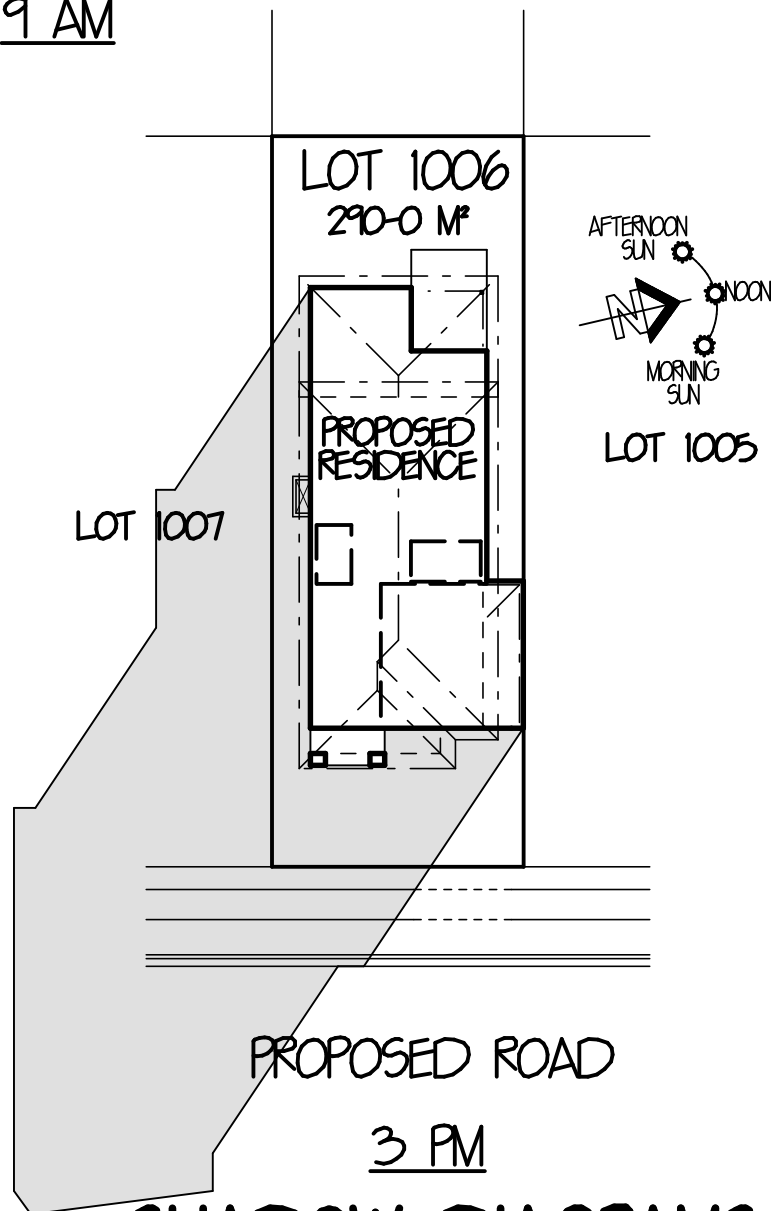
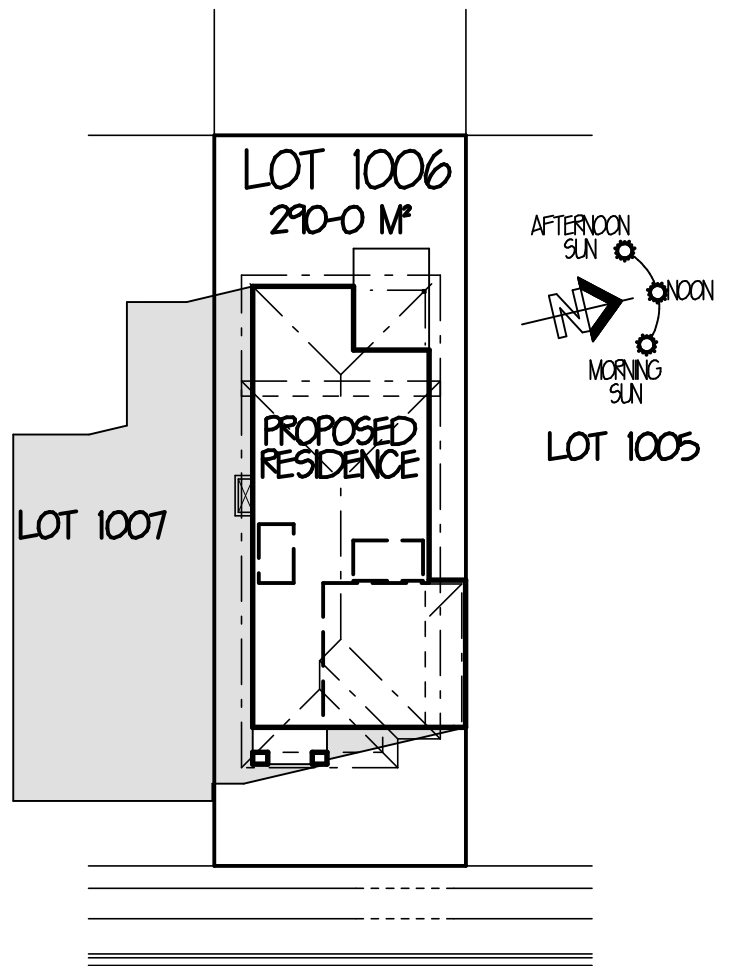
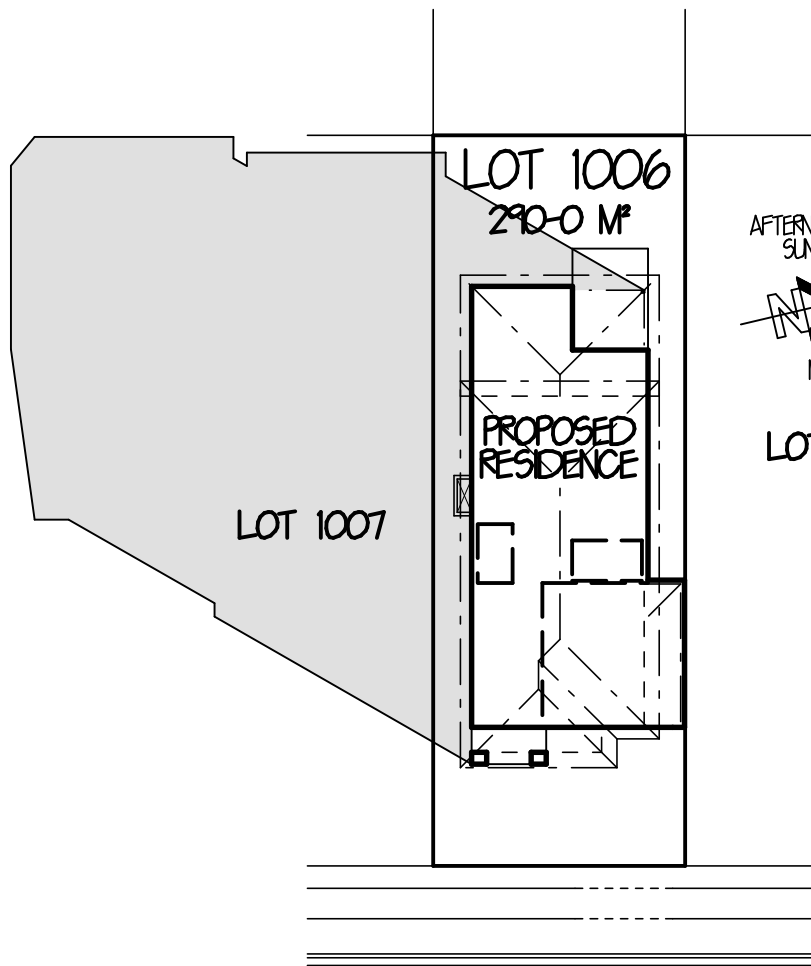
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SYDNEY

LEVEL 2 SUITE 216
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F	1-12-20	NEW FACADE	JG
G	1-2-21	AMENDMENTS-RE-BASIC	ODC

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SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

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



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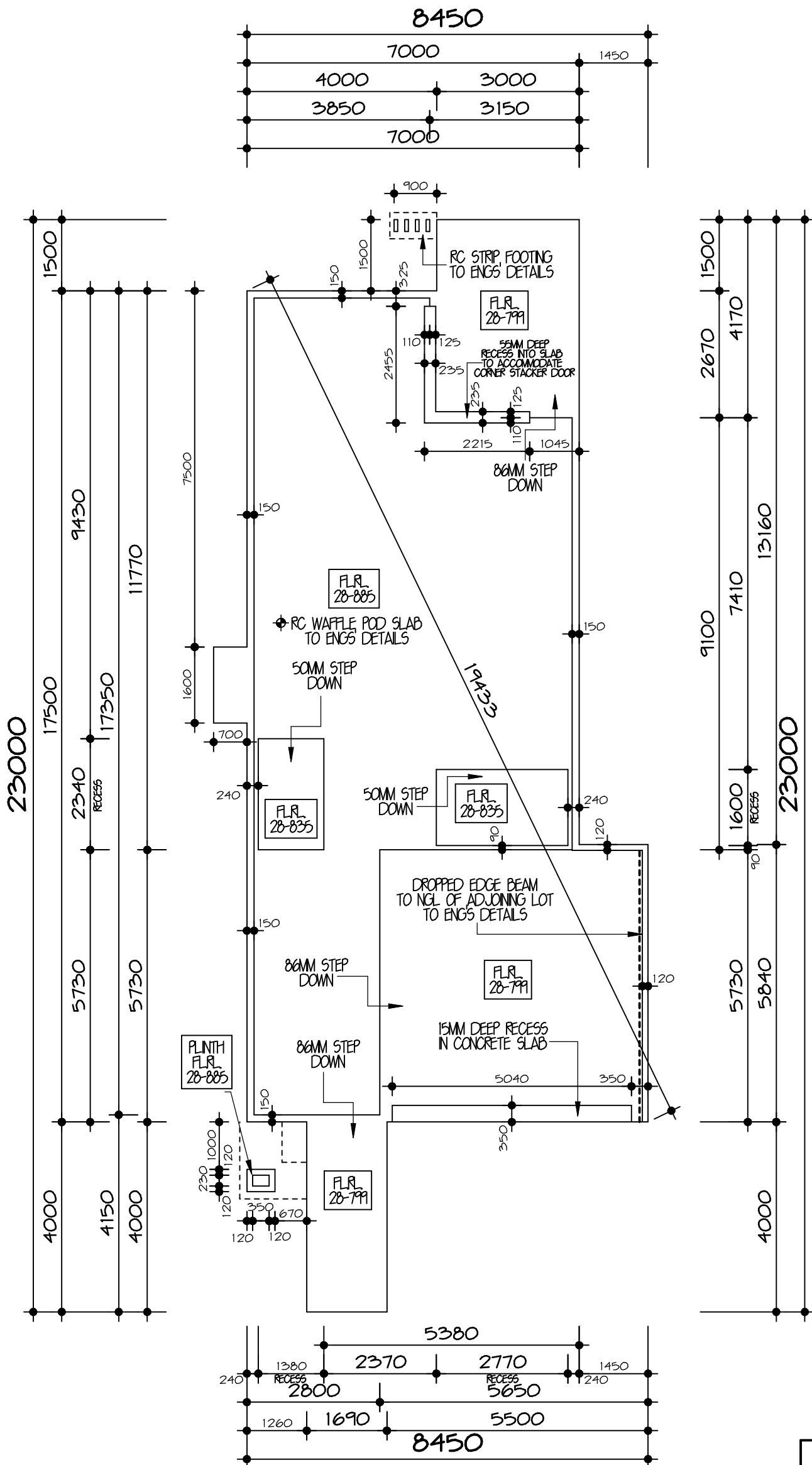
FOR EDEN BRAE HOMES		
AT LOT 1006 PROPOSED ROAD WERRINGTON DOWNS		
ELLENBROOK 24 MK2	JOB NO.	0040143
TYPE (ACCENT SERIES)		
FACADE	HAND	
ASTRA	RH	
DATE	DWG NO.	PAGE NO.
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LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
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SLAB FLOOR PLAN 1:100

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



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BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALUKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

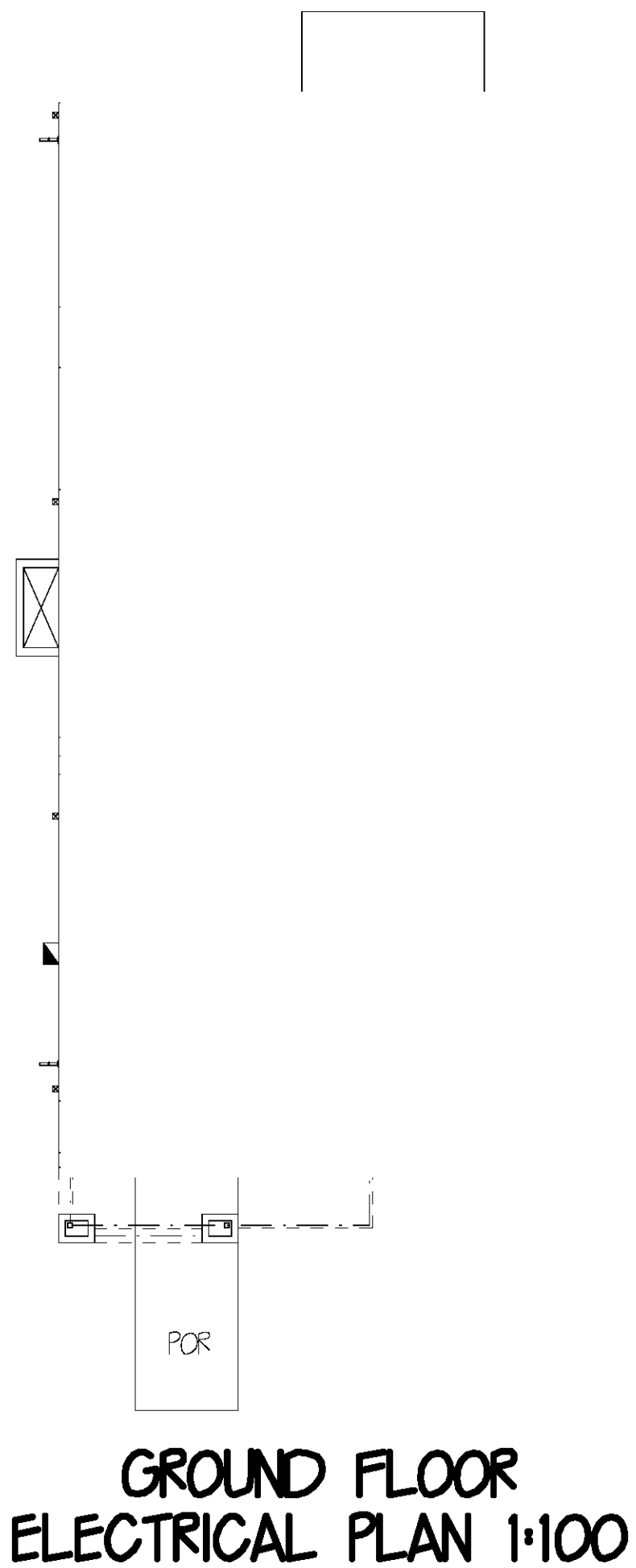
FOR	EDEN BRAE HOMES
AT	LOT 1006 PROPOSED ROAD WERRINGTON DOWNS
TYPE	ELLENBROOK 24 MK2 (ACCENT SERIES)
FACADE	ASTRA
DATE	DEC 19
DWG NO.	AND-31724
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JOB NO.	0040143
HAND	RH



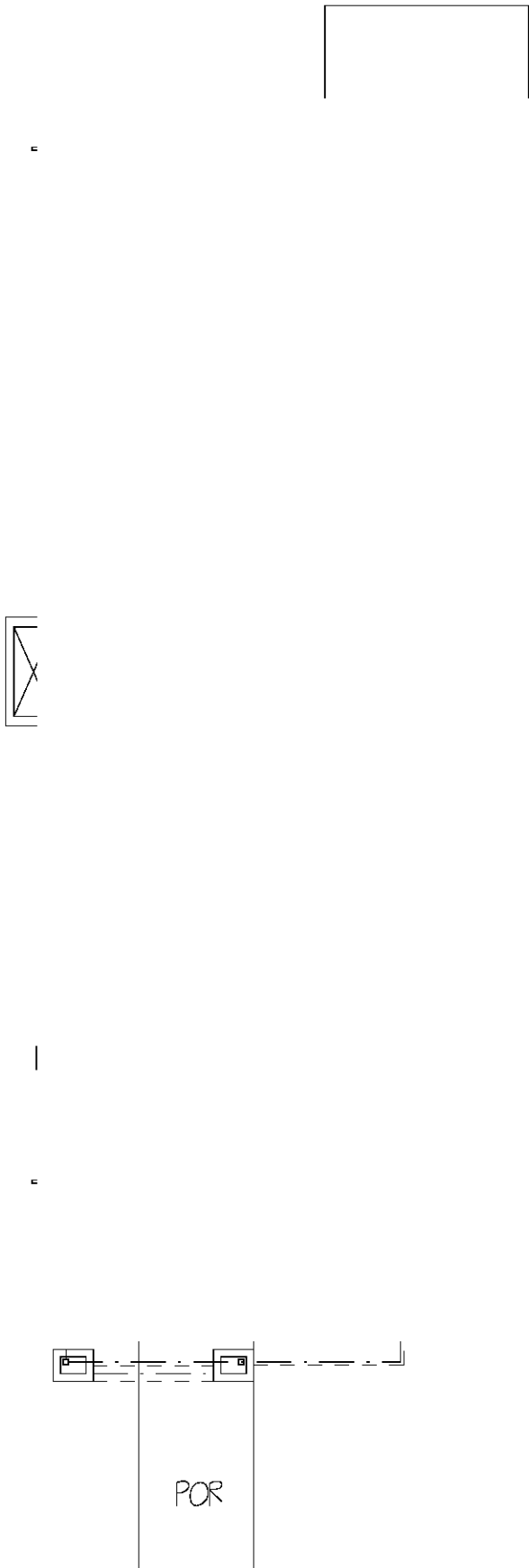
LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLINT CIRCUIT BULKHAM HILLS
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FIRST FLOOR
ELECTRICAL PLAN 1:100



GROUND FLOOR COVERING
LOCATION PLAN 1:100

- TILES
- CARPET
- WET AREA TILES

NOTE: REFER TO COLOUR SELECTION

FIRST FLOOR COVERING
LOCATION PLAN 1:100

- TILES
- CARPET
- WET AREA TILES

NOTE: REFER TO COLOUR SELECTION



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
PHONE: 8860 9222
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FOR
EDEN BRAE HOMES

AT LOT 1006 PROPOSED ROAD
WERRINGTON DOWNS

ELLENBROOK 24 MK2
TYPE (ACCENT SERIES)

FACADE
ASTRA

DATE
DEC 19

DWG NO.
AND-31724

JOB NO.
0040143

HAND
RH

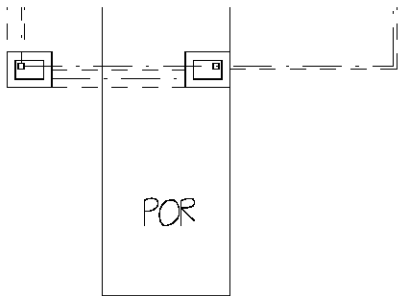
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LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BALLKHAM HILLS
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GROUND FLOOR
BLINDS PLAN 1:100

SUNSCREEN 

NOTE: REFER TO COLOUR SELECTION

FIRST FLOOR
BLINDS PLAN 1:100

SUNSCREEN 

NOTE: REFER TO COLOUR SELECTION



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BROOKHOLLOW AVENUE
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BALLKHAM HILLS NSW, 2153
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FOR
EDEN BRAE HOMES

AT LOT 1006 PROPOSED ROAD
WERRINGTON DOWNS

ELLENBROOK 24 MK2
TYPE (ACCENT SERIES)

FACADE
ASTRA

DATE
DEC 19

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0040143

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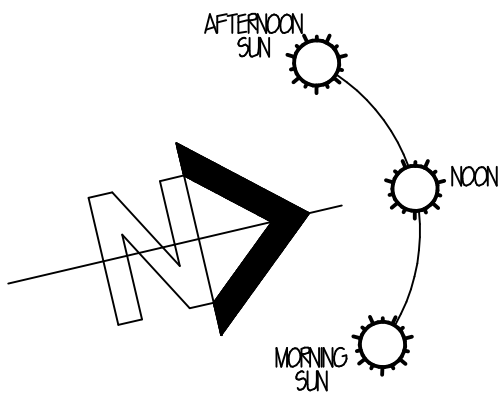
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LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
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UNDERGROUND RWT
TO MANUF. SPEC
SIZE 3000LTR

250 X 75 PAINTED
TIMBER POSTS
225MM CENTRES

LOT 1006
290.0 M²

250 X 75 PAINTED
TIMBER BEAM + RAFTERS
275MM CENTRES

250 X 75 PAINTED
TIMBER POSTS
275MM CENTRES

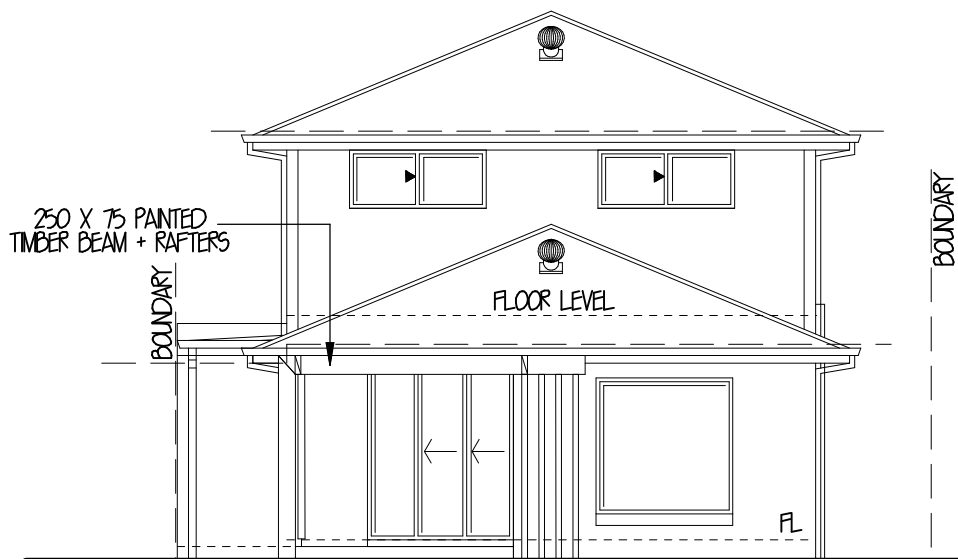
LOT 1007

LOT 1005

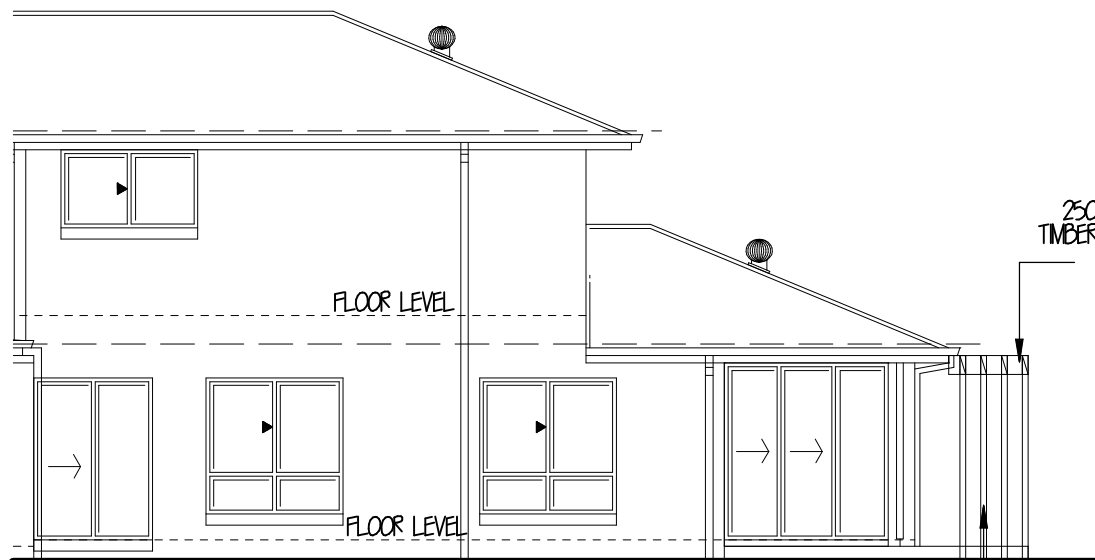
STEPPING STONES
IN GRAVEL

LANDSCAPE PLAN 1:100

PROPOSED
RESIDENCE
ELLENBROOK 24
MK2
CUSTOM
FACADE



WEST ELEVATION 1:100



NORTH ELEVATION 1:100



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
PHONE: 8860 9222
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FOR	EDEN BRAE HOMES	
AT	LOT 1006 PROPOSED ROAD WERRINGTON DOWNS	
	ELLENBROOK 24 MK2	JOB NO. 0040143
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INSULATION

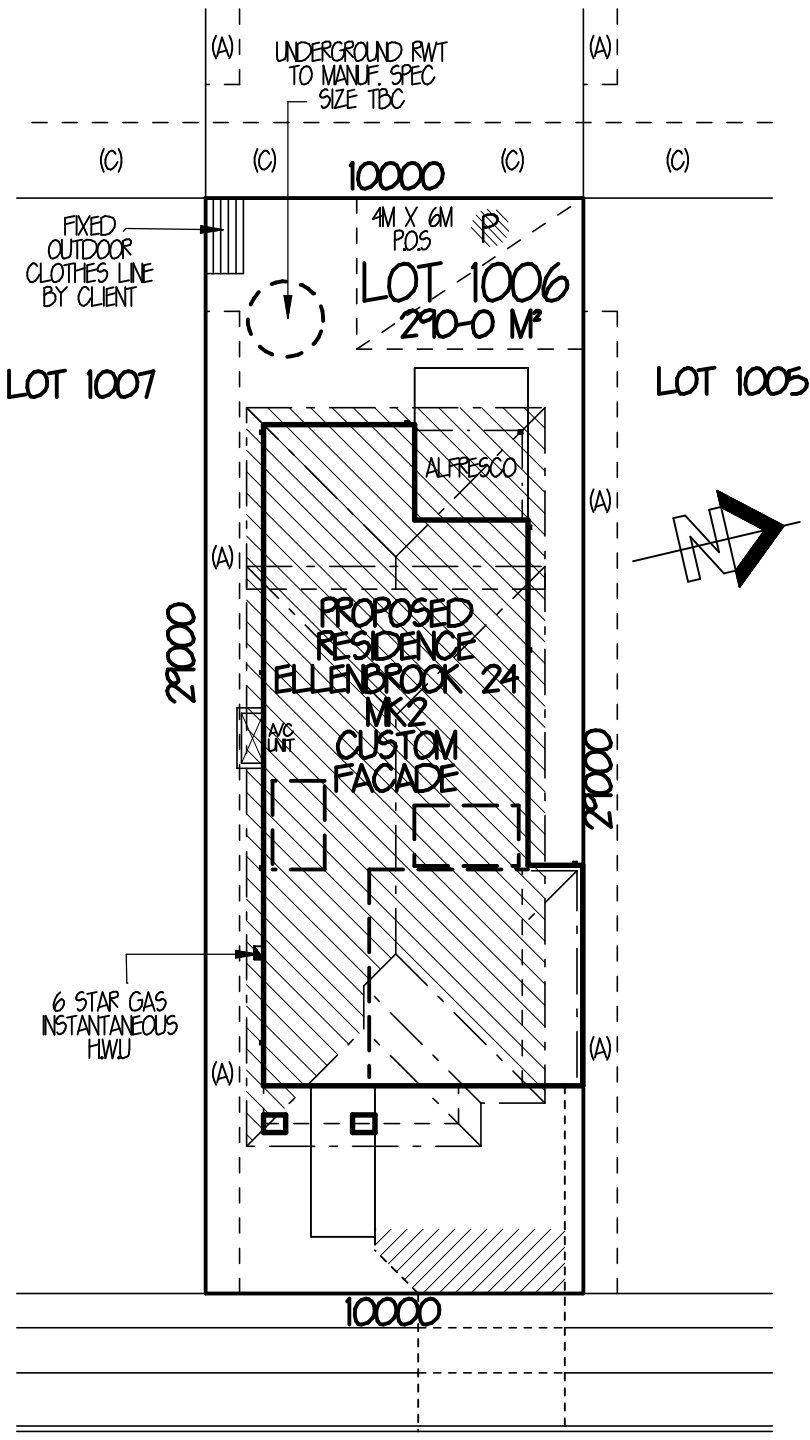
R2.5 WALL INSULATION
(INCLUDING INTERNAL GARAGE WALLS)
R4.0 CEILING INSULATION
(INCLUDING GARAGE WHERE FIRST FLOOR OVER
AND BED 1MIR CANTILEVERED FLOOR)
ROOF SARKING & VENTILATION

BASIX SCORE

WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 87% (TARGET 50%)

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 0005581327 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 ASSESSOR CERTIFICATE N° 0005581327



PROPOSED ROAD
BASIX PLAN 1:200

▨ DENOTES 80M² OF ROOF TO BE COLLECTED

(BASIX CERTIFICATE NUMBER: 11687215)

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 80 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 (7.5 BUT ≤9L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 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 3 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
- ALL HALLWAYS
- THE KITCHEN
- AT LEAST 4 OF THE LIVING/ DINING AREAS
- THE LAUNDRY
- THE BATHROOMS/TOILETS

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.

ALTERNATIVE ENERGY:
THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 3 PEAK KILOWATTS OF ELECTRICITY AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM

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



LEVEL 3, 22
BROOKHOLLOW AVENUE
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BAULKHAM HILLS NSW, 2153
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FOR EDEN BRAE HOMES		
AT LOT 1006 PROPOSED ROAD WERRINGTON DOWNS		
ELLENBROOK 24 MK2	JOB NO.	0040143
TYPE (ACCENT SERIES)		
FACADE	ASTRA	HAND RH
DATE DEC 19	DWG NO. AND-31724	PAGE NO. 12 OF 12



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SCIENT CIRCUIT BULKHAM HILLS
PO BOX 6410 BULKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ADESIGNGROUP.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	19-12-19	PRELIM PLANS	PF
C	5-2-20	UPDATED SITE DATA	DC
D	12-2-20	BASIX/AMENDMENTS	DC
E	19-10-20	RE-CONTRACT	AL/DR
E1	22-10-20	ADD PRELIM LEVELS	AL
F	1-12-20	NEW FACADE	JG
G	1-2-21	AMENDMENTS/RE-BASIX	ODC

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