

# GENERAL BUILDING SPECIFICATION

## 1. Preamble

The Builder shall carry out and complete the works in accordance with this specification and the working drawings.

The Builder shall provide all equipment and materials necessary to carry out the works.

The Builder shall accurately set out the works strictly in accordance with the approved working drawings, and in all cases, figured dimensions are to take preference to scale.

The Builder shall check and verify all dimensions on site prior to commencement of works.

The Builder shall obtain from public or other authorities all approvals and permits, arrange all inspections, give all notices necessary and pay all fees and charges in connection with the work.

The Builder is to comply with the requirements of the Building Code of Australia, the provisions of the Building Services Corporation Act and any relevant Local and Service Authorities.

The Builder and/or sub-contractors shall pay all fees and/or deposits required by Authorities.

The Owner is to insure the works against fire. The Builder is to adequately insure the works against Public Risk and insure as required under the terms of the Workers Compensation Act New South Wales, also the Building Services Corporation.

The Builder shall allow for the removal from the site of any materials or goods no longer required for the works.

The Builder shall keep on site at all times one (1) copy of the architectural drawings and specification, and any engineering drawings and specifications.

In addition to any items of work specified, each trade is to assist, arrange with, leave holes for, cut away for and make good after each other.

## 2. Site Works / Excavation

The site under any proposed construction shall be trimmed of all vegetation and topsoil.

Cut and fill site as required to carry out construction as indicated.

Filling to be carried to the engineer's detail and / or directions.

## 3. Concreting

All concrete shall comply with AS3600 - Concrete Structures. The slump of the concrete shall not exceed 80mm. Ready mixed concrete shall comply with AS1379.

Any concrete work shall be carried out as per the Structural Engineer's drawing details and / or instructions and as per

architectural drawings and specification.

Ensure that no building forces are exerted to any existing or proposed inground services.

Proposed reinforced concrete raft slab and footings to bear on a sound and uniform bearing to the satisfaction of the engineer.

The Builder is to provide Structural Engineer Certificates of inspection and approval of : any concrete piling required ; steel reinforcement of concrete raft slabs and footings.

## 4. Subterranean Termite Control

The protection of the building shall be in accordance with AS3660.1-2000 and to the satisfaction of the relevant local authority.

## 5. Brickwork

All brickwork to be carried to the requirements of the Building Code of Australia and AS3700-2011.

Prior to the commencement of construction the Owner shall select any face and / or feature brickwork to be used ; colour of mortar ; and type of joints.

Generally bricks shall be clay and conform to the following dimensions 230mm long x 110mm wide x 76mm high.

All brickwork shall be accurately bonded and carried up true and plumb to the various heights shown on the working drawings.

Any exposed face and/or feature brickwork shall be cleaned, washed down and left free of mortar stains and / or droppings.

Mortar: Cement mortar is to be used for all brickwork and is to consist of six parts clean sand, to one part fresh Portland cement, mixed with clean water. A lime water or plasticiser may be added to manufacturers details, for ease of working

Brickwork to veneer walls shall be built in 110mm brickwork laid in cement mortar.

Veneer walls: Provide a cavity between the internal face of the brickwork and the timber frame of 25mm minimum to 75 mm maximum.

Build in 3mm galvanised wall ties generally spaced not further apart than ( i ) 460mm horizontally and 610mm vertically or ( ii ) 610mm horizontally and 460mm vertically.

Build in 3mm galvanised wall ties to sides of door and window openings, and brickwork control joints shall be spaced not further than 300mm from the edge and 340mm vertically.

Prior to the placing of wall sheetings, all cavities and weep holes are to be cleaned and galvanised wall ties secured to timber framing.

The veneer wall shall be kept 10mm clear of the roof frame and/or eave lining.

During the construction of the brickwork veneer ensure that all work is adequately stabilised prior to being secured to the

timber framing.

Build in approved flashing / dampcourse below floor level to all external veneer walls with weep holes to very second perpend immediately above flashing.

Build in flashing under window frames and above all exposed openings. Provide all necessary weep holes.

Do not use chipped or damaged bricks in face brickwork.

All brickwork visible externally and internally shall be in face bricks unless otherwise specified or shown.

Control Joints : Vertical control joints are to be provided in brickwork walls in accordance with the Building Code of Australia.

Control joints to be 10mm wide, carried full thickness of brickwork.

Reinforcement required to carry across control joints shall be designed to transfer stresses without impairing the effectiveness of the joint.

Set 14mm diameter closed cell backing rod into control joint, sufficiently back from external face of the brickwork so that sealing compound will finish flush with wall face. Seal control joint with a polysulphide - based sealing compound to manufacturer's instructions. Depth of sealing compound is not to exceed nor be less than two thirds of the joint width. Colour of the sealing compound to be approve by the owner.

Retaining Walls : Any retaining walls required to be carried out to the manufacturer's details or if required the structural engineer's details and / or instructions.

## 6. Lintels

Over all openings brick veneer walling, provide mild steel angles or bars to each 110mm thickness of brickwork, having at least 110mm bearing at each end.

All angles or bars are to galvanised unless otherwise specified.

Lintels or bars over non load bearing brick openings to be of the following dimensions or "Galintel" to the manufacturer's specification :

SPAN Maximum	LINTEL Dimensions (mm) up to 900mm
75 x 10 flat bar	
1200mm	75 x 75 x 8 angle
1500mm	90 x 90 x 8 angle
1800mm	100 x 75 x 8 angle
2400mm	125 x 75 x 10 angle
3000mm	150 x 90 x 10 angle

Lintels or bars over load bearing brick openings to be of the following dimensions or "Galintel" to the manufacture's specification :

SPAN Maximum	LINTEL Dimensions (mm) up to 600mm
75 x 10 flat bar	
900mm	75 x 75 x 8 angle
1200mm	100 x 75 x 8 angle
1800mm	125 x 75 x 10 angle
2400mm	150 x 90 x 10 angle
2700mm	150 x 100 x 10 angle

## 7. Carpentry

Timber Sizes : As a minimum, all timber sizes shall conform to the Timber Framing Code AS.1684.

Wall Framing : Provide all wall framing as shown on the working drawings, using softwood timbers as selected with a minimum F5 stress grading.

Bottom and Top Plates : To be long lengths. Plates are to be butted and gang nailed at joints and intersections.

Studs : Generally provide studs at maximum 600mm centers externally and maximum 600mm centers internally.

Noggings : Provide noggings to all timber stud wall frames as per AS1684.

Provide lintels and studs to support concentration of loads, and bracing as per AS1684.

Carry out junction and intersection of walls as per AS1684.

All housing, notching , drilling and straightening of walls as per AS.1684

Floor Framing : All floors not specified to be concrete are to be framed to levels shown and are to be laid true and level. Provide joists set on edge at 450mm maximum centers and fixed to plates and / or bearers by double nailing at intersections.

Timber blocking, joist bearing, support of walls over, and drilling and notching of joists to conform to AS.1684.

Roof Framing : The roof is to be framed with patent type roof trusses strictly in accordance with the Manufacturer's instruction and engineering details. Trusses are to be fabricated to the pitches nominated on the working drawings. Trusses are to be at 600mm maximum centres, secured to top plate with metal brackets and attached to internal non load bearing walls at crossing with metal wall brackets that allow vertical movement. Any other roof framing indicated as conventional framing on the working drawings, shall have rafters, underpurlins, struts, strutting beams, ridge boards, valley boards, ceiling joists, hanging beams, collar ties and any other required framing elements, sized and erected in accordance with AS1684 requirements.

Roof space access : Trim between roof trusses as directed to provide access to the roof area. Manhole size to be approximately 600mm x 400mm. Manholes are to be internally located only.

Eave Soffits : Soffit linings are to be 4.5mm flat Hardiflex sheeting with approved plastic joining strips at junction of sheets. Provide overhang as shown on the drawings. Form flat soffits with soffit lining let full into rear of fascia and supported with timber sprockets not less than 50mm x 38mm, providing support for the lining at all joints and intermediately at 600mm maximum centres. Line underside of gable rafters with soffit lining. Provide primed quadrant mounding against walls to eave and gable linings. Maintain a 10mm minimum clearance between the underside of the soffit lining to the top of the brick veneer wall.

## 8. Internal and External Joinery

All frames are to mitred or scribed, fitted and joined together with linings, mouldings and trimmings. All surfaces are to be left ready to be stained and clear sealed or as selected by owner.

External Door Frames : Install fabricated door frames of rebated section to positions shown on the working drawings.

Internal Door Frames : Install fabricated door frames to all door openings. Frames are to be rebated to all swing door openings. Frames are to be a minimum ex.25mm thick, to all door openings not having swing doors.

Doors : External door to front entry to be 2040mm x 820mm x 40mm thick solid door as selected. Internal doors to be 2040mm (unless noted otherwise) x width as per working drawings x 35mm thick as selected.

Hardware : Supply and install locksets and latchsets as selected by owner to all hinge hung doors : Exterior doors to be fitted with double cylinder deadlocks ; interior doors to be fitted with passage latchsets unless noted otherwise ; bathroom and toilet doors to be fitted with privacy locksets ; garage doors to fitted with double cylinder deadlock ; linen doors to be fitted with dummy trim handle.

Sliding doors : Sliding doors to fitted with flush pull handles to match lock and latchsets unless noted otherwise.

Architraves and Skirtings : Architraves to be provided to all internal door and window openings. Skirtings to be provided to all walls at intersection with floor internally, excluding wet areas having wall tiles or skirting tiles.

Linen Cupboards : Linen cupboards to be provided with four (4) shelves.

Robe Cupboards : Robe cupboards to be provided with one (1) shelf at 1650mm above floor level. Provide 25mm diameter chrome plated metal hanging rod with chrome metal supports at 900mm maximum centres for the whole length of the robe cupboard.

Kitchen Cupboards: Provide properly constructed floor and wall cupboards to kitchen areas as indicated on the working drawings.

Cupboards to be of 'lamiwood' customboard construction as selected by owner; all visible internal surfaces of cupboards to be of melamine finish unless laminated or polished timber; all shelving to be of melamine finish; all edges to be laminated; floor cupboards to be raised to form toe space under front space; provide solid polished timber or 'lamiwood' customboard doors as selected by the owner to the front of all cupboards unless indicated otherwise; provide set of drawers approximately 420mm wide to floor cupboards with fronts of 'lamiwood' customboard to match doors; doors to be accurately fitted and hung with adjustable chrome metal hold open and close hinges; drawers to be fitted with metal drawer runners; doors and drawers to be finished with handles as selected by owner.

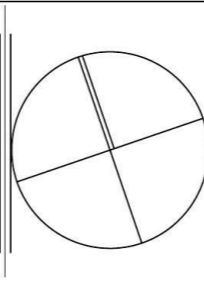
Cupboard top to floor cupboards to be laminated water resistant

**GENERAL NOTES:** All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs & footings, r.c. and steel beams and columns, wind bracing to AS 1170 & AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:** Do not scale off the drawings unless otherwise stated & use figured Dimensions in preference. All dimensions to be checked & verified by the CONTRACTOR on site before the commencement of any work, all dimensions and levels are subject to final survey & set-out. Discrepancies to be reported to designer prior to survey & set-out. Discrepancies to be reported to designer prior to commencement. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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Drawing | Specifications Sheet 1 of 2

Proposed | Proposed New Single Storey Dwelling

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Job No | 17-20-Tom  
Issue | Issue A

Scale | as noted  
Date | 18-Dec-17

medium density substrate.

Vanities: Provide properly constructed vanity cupboards to bathroom and ensuite as indicated on the working drawings. Cupboards to be constructed of 'lamiwood' moisture resistant medium density board externally, as selected by owner; with melamine finished moisture resistant medium density substrate internally; any visible exposed surfaces internally to be melamine finish or similar; all internal visible edges to be laminated; provide raised recessed laminated toe board to base of cupboards. Front of cupboards to have doors and a set of drawers as per kitchen cupboard specification. Vanity tops to be as selected by owner.

Internal Staircase: Provide timber framed staircase as selected, as indicated on the plans.

**9. Plumbing**

All plumbing works shall comply with the relevant authorities.

Water Service : Supply and install a water meter connected to the Authorities main. Provide copper water service inside the property from the water meter to the dwelling and outside hosecocks. Extend copper water service to all points throughout the dwelling , including hot water unit, kitchen sink, vanity basin, bath tub, shower, water closet cisterns, wall basin, laundry tub, washing machine and hosecocks. Two (2) garden hosecocks shall be provided, one to the front and one to the rear of each dwelling.

Guttering : Supply and install prefinished colorbond metal guttering designed in accordance with AS 3500.3-2003 to all eaves Supports to be concealed zincalume steel brackets at 900mm centres. Provide sufficient fall in gutter to downpipes.

Downpipes : Supply and install 100mm x 50mm (unless indicated otherwise) prefinished colorbond metal downpipes designed in accordance with AS 3500.3-2003 as indicated on the drawings. Secure downpipes with colorbond metal astragals at top and bottom and 2100mm maximum centres intermediately.

Valleys : To all valleys, provide 0.6mm zincalume steel valleys minimum 450mm wide with beaded edges, valley to be well lapped at joints and securely fixed to valley boards.

Hot Water : Provide and install a hot water unit as selected. Extend copper ( lagged ) service to all points through out the dwelling including, kitchen sink, vanity basin, bath tub, shower, laundry tub and washing machine.

Tapware : Provide and install tapware as selected by the owner. Toilet Suites : Provide and install toilet suites as indicated on the working drawings. Toilet suites to be as selected by the owner. All suites to be provided with matching closed front, double flap toilets seats.

Basins : Supply and install vitreous china vanity basins as

selected to vanities.

Kitchen sink : Supply and install kitchen sink as nominated on the drawings.

Laundry tub : Supply and install laundry tub with cabinet under as selected. Provide and install chrome finished floor grates to bathrooms, showers and separate toilets.

Provide flashing around any pipes or services penetrating the roof.

**10. Drainage**

A drainage system from pedestal pan and from wastes of all fittings to be provided and connected to the Board's Sewer in accordance with the requirements of the relevant local authority.

All fees to relevant local authorities to be paid by the Builder.

Trenches to be neatly dug with minimum width of 450mm allowing for a uniform fall and minimum 300mm cover. Trenches must not be below the zone of influence of building footings.

Lay first quality PVC sewer pipes in straight runs with uniform falls.

On completion and approval of the drainage by the relevant authority, backfill with filling and fully consolidate into position, ensuring not to crush or damage the drainage pipes.

PVC stormwater pipes to be used in stormwater drainage. Stormwater drainage is to be connected from downpipes and taken to point of disposal approved by the relevant authority. A certificate of inspection and approval from the relevant authority is to be produced at the completion of the works. On approval of the drainage system, back fill trenches as per sewer drainage.

**11. Electrical**

Electrical cable and / or conduits, from meter box to the local authority connection points are to be in accordance with that authorities requirements.

Supply and install all light points in accordance with the requirements of the Australian Standard Wiring Rules.

Supply and Install : 300mm diameter ducted ceiling exhaust fan to the ensuite, and main bathroom.

Supply and install all electrical appliances such as, hot plate, rangehood, wall oven and external hot water unit as selected by the owner.

Generally, all works must comply with the Australian Standard wiring Rules CCI.

Dwelling to be pre-wired and provided with telephone sockets ready for connection as directed by the owner.

Provide an earth leakage device to all power circuits, excluding fridge / freezer point.

Provide smoke detectors hard wired to electrical system to AS3786-1993

Provide recessed metal box to house meters as, position to be approved by owners.

**12. Roofing**

Supply install Roof Tiles as selected by the owner. In areas as shown on the plans. Installation to be to the manufacturer's requirements. Supply install colorbond metal roof sheeting as selected by the owner. . In areas as shown on the plans. Installation to be to the manufacturer's requirements.

**13. Ceiling and Wall Lining**

Provide flush set plasterboard to all walls and ceilings timber framed. Installation and finish of plasterboard linings to be as per manufacturers details.

Plasterboard Ceilings : To the complete ceiling area, provide plasterboard 10mm thick supported on the underside of the roof trusses at 600mm maximum centres and rafters at 450mm centers. Sheets are to be secured with 40mm galvanised clouts or 30mm ringed shanked clouts ( for softwood ) and approved adhesive. Clouts are to be punched below the surface and stopped up.

Plasterboard Wall Linings : Hardie's Villaboard sheeting ( flush set ) to be provided to wet areas in bathroom, vanity, water closets. Moisture resistant plasterboard to be provided behind kitchen sink. Provide nominal 10mm thick plasterboard to all timber framed walls. Where possible, full length sheets are to be used and put in place horizontally.

Cornice : Supply and install 90mm plasterboard cornice to perimeter of all ceilings at junction with walls unless noted otherwise. Provide paper tapes internal joints to built in robe and linen cupboards in lieu of cornices.

**14. Painting**

All surfaces to receive paint are to be prepared and rubbed down to a reasonably smooth finish free of holes, cracks and marks prior to the application of the first coat of paint, and rubbed down prior to the next coat being applied. All paints are to be applied as per manufacturer's instructions.

External Metal : All exposed external metal surfaces are to be primed and given two coats of an approved full gloss acrylic paint.

External Plastic : All exposed external plastic surfaces, such as vent and sewer pipes are to be primed and given two coats of an approved low sheen acrylic paint.

External Woodwork : All exposed external timber surfaces are to be primed and given two coats of an approved full gloss acrylic paint.

External Fibre Cement Sheeting : All exposed fibre cement surfaces are to be primed and given two coats of an approved low sheen acrylic paint.

Internal Woodwork : All exposed timber surfaces are to be primed and given two coats of an approved semi gloss paint.

Internal Plasterboard Walls : All exposed plasterboard walls are to be undercoated and given two coats of an approved flat acrylic paint, unless noted otherwise ; exposed walls to wet areas such as bathrooms, toilets and laundries are to be undercoated and given two coats of an approved low sheen acrylic paint.

Internal Plasterboard Ceilings : All exposed plasterboard ceilings are to be undercoated and given two coats of an approved ceiling flat acrylic paint, unless noted otherwise ; exposed ceiling to wet areas such as bathrooms, toilets and laundries are to be undercoated and given two coats of an approved low sheen acrylic paint.

**15. Tiling - Floor and Wall**

Floor : Lay ceramic floor tiles as supplied by the owner to all areas indicated on the working drawings. Floor tiles are to be laid on a sand and cement mortar or approved adhesive. Grade wet areas floors to floor wastes . If required, fit aluminium edged angle to edge of tiled areas not finishing against walls, such as doorways and tiled foyer area.

Walls : Cover specified wall surfaces with ceramic wall tiles as provided by owner. Tiles are to be laid level and square, neatly grouted at completion. Tiles are to be fixed to wall sheeting with an approved adhesive.

Bathroom : Install ceramic wall tiles 1200mm high to walls unless noted otherwise ; install ceramic wall tiles 1800mm high to shower recesses ; provide a tiled hob to shower areas ; brick up and install ceramic tiles to walls under bathtub ; install soap holder to shower, toilet paper holder and towel rails as supplied by owner.

Toilet : Install ceramic skirting tiles to separate toilet area ; install toilet paper holder as supplied by owner. Laundry : Install ceramic skirting tile to laundry area : provide minimum 600mm high tiling over laundry tub.

Kitchen : Install minimum 600mm high ceramic wall tiling over kitchen floor cupboards.

Wet Area Flashing/ Waterproofing : Provide approved waterproof membrane to AS3740-2010 to internal corners and junctions of walls to floors and entire floor area of shower, including hob. Waterproofing of wet areas to AS3740-2010

**16. Shower Screens**

Aluminium framed glazed shower screens are to be supplied and installed to shower recesses. Shower screens to be provided with glazed aluminium framed sliding doors. Finish of framing to be as selected by owner. Type of glazing in shower screens to be as selected by owner, and conform to the specification and Relevant Australian Standards.

**17. Roller Doors**

Supply and install powdercoated metal roller doors as indicated on the working drawings. Doors to be installed as per the manufacturer's detail.

**18. Windows**

Windows to be as per working drawings. Provide aluminium framed windows, powdercoated as selected by owner, and of the type indicated on the working drawings. Windows to be installed strictly in accordance with the manufacturer's instructions. If necessary, supply and install storm moulds at the junction of window frames and brickwork. Final selection of windows to be to the Owner's confirmation and approval.

**19. Glazing**

All window openings are to be glazed with glass of the thickness determined by AS1288-1989 unless directed otherwise for acoustic purposes. The windows to bathroom and water closets are to be glazed with obscure glass. Glazing materials used are to comply with Part B1.3 Building Code of Australia and the relevant parts of Australian Standards: 1288 " SAA. Glass Installation Code and 2208 "Safety Glazing Materials to Use in Building (Human Impact Considerations).

**20. Completion**

The building shall be completed as per the working drawings, specification and in accordance with the requirements of the relevant Local Authorities. The dwelling and site shall be cleaned by the builder prior to hand over. All building trade waste removed from site.

**21. Soil Erosion Controls**

All work shall be carried out in accordance with the requirements of the local council authority and to the satisfaction of their engineer.

Erosion and sedimentation controls shall be provided as indicated on the plans and the specification.

A soil erosion barrier is to be constructed as detailed in the specification and indicated on the drawings prior to commencement of any earthworks on site. All sedimentation and erosion control devices shall be inspected after any storms and any damage or clogging by silt and other debris to be promptly repaired or cleared.

Temporary shaker ramp indicated on the drawings to be a minimum 1500mm long by 3000mm wide. The shaker ramp is to consist of a coarse aggregate bed of 50 - 75mm aggregate having a minimum thickness of 200mm, laid over a 2mm non woven geotextile. Provide a 1% slope to the temporary ramp to direct runoff back onto the site.

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Drawing | Specifications Sheet 2 of 2

Proposed | Proposed New Single Storey Dwelling

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Scale | as noted  
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Drawing No **9**