

2 December 2015

Lawson Square Pty Ltd
c/- Candalepas Associates
Level 9, 219 Castlereagh Street,
SYDNEY NSW 2000

Attention: Rachel Yabsley

Dear Rachel,

**TOWERS 1 AND 2, 1 LAWSON SQUARE, REDFERN
ACCESS REVIEW FOR S96 DA SUBMISSION**

1.0 INTRODUCTION

1.1 GENERAL

The subject site has two existing buildings known as Tower 1 and Tower 2, 1 Lawson Square, Redfern. The two buildings have previously been approved to separate the two towers apart from basement level, provided a new vehicle ramp to the basement carpark and add an additional six storeys to each tower.

This report serves as an assessment for compliance with the Building Code of Australia for the proposed amendments within the assessed Section 96 drawing package including:

- Revised facades and floorplate to retain and reuse the existing structure. Unit layouts, mix and areas have been amended to reflect these changes
- Revised articulation and materiality to facades. Northern elevation to comprise of balconies spanning between concrete and marble-clad blades, glazing and glass reinforced concrete infill panels are proposed to the east, west and south facades
- Existing substation to be replaced by dual substation chambers at ground floor
- Revised carpark driveway and building entrances at ground floor
- Revised levels to match existing building levels (overall building height will remain unchanged)

The subject property is located within the local government area of the City of Sydney Council.

1.2 DESCRIPTION

The proposed building will consist of:

	TOWER 1	TOWER 2
Basement:	Class 7a Carpark	Class 7a Carpark
Ground:	Class 6 Retail	Class 6 Commercial
Level 1:	Class 1 Residential	Class 6 Commercial
Levels 2-4	Class 2 Residential	Class 6 Commercial
Levels 5-17	Class 2 Residential	Class 2 Residential

1.3 PURPOSE OF THE REPORT

This report has been prepared, on behalf of Lawson Square P/L, to establish compliance of the proposed design with the following access legislation and guidelines, Disability (Access to Premises-Buildings) Standards 2010, Part D3 of the BCA, AS1428.1-2009 and AS4299-1995.

1.4 REPORT BASIS

This report is based on:

- i. Architectural plans prepared by Candalepas Associates, as identified in the attached Appendix A
- ii. The Building Code of Australia 2015
- iii. AS1428.1-2009 Design for Access and Mobility
- iv. AS4299-1995 Adaptable Housing
- v. Disability (Access to Premises - Buildings) Standards 2010
- vi. City of Sydney Access Development Control Plan 2004 – June 2004
- vii. AS/NZS 2890.6-2009 (Off-street parking for people with disabilities).

2.0 DISABILITY (ACCESS TO PREMISES - BUILDINGS) STANDARDS 2010

The Disability (Access to Premises - Buildings) Standards 2010 (APS) is intended to run alongside the Building Code of Australia (BCA) requirements. It was introduced to, amongst other things, give certainty to building certifiers, building managers and the like, that if access was provided in accordance with the standard, that the provision of that access as covered by the standard would not be unlawful under the Act. It is the intent to ensure a dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities as well as services within buildings are provided for persons with a disability.

The standards commenced on 1 May 2011. In respect of this building, all new building work must comply with the BCA and the Disability (Access to Premises - Buildings) Standards. Furthermore, as the building works will be carried out by the building owners, and the nature of the work proposed involves creating new entrances, changing the use of the majority of the existing floors and creating additional storeys, the existing building would also require extensive upgrade.

The Disability (Access to Premises - Buildings) Standards advises that the buildings to which the standards apply under Part 2 Scope of Standards.

Subject to subsection (2), these standards apply to the following:

- (b) a new part, and any affected part, of a building to the extent that the part of the building is:...*
- (ii) a Class 2 building that;-*
 - (a) is a new building; and*
 - (b) has accommodation available for short term rent;*
- (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building"*

Affected part is further described in the legislation as:-

An affected part is:-

- (a) The principal pedestrian entrance of an existing building that contains a new part; and*
- (b) Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance"*

In summary the requirements of the Disability (Access to Premises - Buildings) Standards 2010 will be applicable to the new main entries to the building, the accessways to the affected parts of the building and throughout the building.

This would require a high level of upgrade to the existing building and all new works to be compliant. As the works will be carried out by the owners of the building there are limited concessions available.

2.1 GENERAL BUILDING ACCESS REQUIREMENTS

Clause D3.1 of the BCA, which is replicated in the Disability (Access to Premises - Buildings) Standards 2010 (APS) identifies the classes of buildings and which parts need to be accessible. Each classification of the building has its own specific requirements for general access broadly summarised as below:

- Class 5 (offices) and 6 (retail): To and within all areas normally used by the occupants.
- Class 2 (residential units): From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.

Furthermore, as a passenger lift will be in place serving each of the residential levels access is required to the entrance doorway of each sole-occupancy unit and to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.

- Class 7a (carparking): To and within any level containing accessible carparking spaces.

2.2 ACCESS TO BUILDINGS

2.2.1 Entry of the site;

An accessway must be provided to a building required to be accessible:

- (a) from the main points of a pedestrian entry at the allotment boundary; and
- (b) from another accessible building connected by a pedestrian link; and
- (c) from any required accessible carparking space on the allotment.

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by clause D3.4.

In respect to this requirement, the drawings are to be developed to provide full details of the compliant ramps and appropriate door circulation clearances are provided to the entries identified below in accordance with AS1428.1-2009:

Tower 1:

- To the retail tenancies on ground floor
- Residential entry lobby and concierge

Tower 2:

- To the commercial ground floor space
- Residential entry lobby and concierge

The basement carpark is to be accessible by lift from the ground floor as there is no other specific pedestrian entry. The retail and commercial spaces are accessed from the carpark by a lift to Ground level.

2.2.2 Building Entrances

Entry doors are required to:

- i. Maintain a minimum 850mm clear width for the door.
- ii. Have adequate circulation spaces to the door;
- iii. Ensure 1000mm clear path of travel is provided to the building entrances.

The entries to the buildings identified above should have the entry door circulations clearances addressed to ensure adequate compliance with AS1428.1-2009.

2.3 Parts of buildings to be accessible

2.3.1 Ramps and stairways:

Every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:

- (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and

- (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;
- (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;

All new construction is expected to be able to comply. A level of upgrade would be considered to occur for existing fire-isolated stairs. Clause 11.1 (f) and (g) of AS1482.1 details the following requirements:

“(f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with clause 7.2 and 7.3.

“(g) where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.”

A series of connected ramps must not have a combined vertical rise of more than 3.6 m and a landing for a step ramp must not overlap a landing for another step ramp or ramp. The building shows compliance with this requirement.

The Construction Certificate drawings are expected to indicate the above levels of compliance.

2.3.2 Passenger lifts:

Every passenger lift must comply with clause E3.6;

The building works proposed to the towers by virtue of their change of use and additional storeys, are extensive. Access to the *affected parts* throughout the towers is required to be provided by passenger lifts. Therefore it would be expected that at least one passenger lift be upgraded if necessary to comply with Table E3.6 of the BCA and Disability (Access to Premises – Buildings) Standards 2010.

A concession is available in respect of the floor plate size (under the Disability (Access to Premises – Buildings) Standards 2010:

“4.4 Lift Concession –

The requirement in Table E3.6 (b) of the Access Code that a lift is to have a floor dimension of not less than 1 400 mm x 1 600 mm does not apply to an existing passenger lift that is in a new part, or an affected part, of a building, if the lift:

- (a) travels more than 12 m; and*
- (b) has a lift floor that is not less than 1 100 mm by 1 400 mm.”*

The Construction Certificate drawings are expected to provide detailed drawings of how the passenger lifts will comply.

2.3.3 Accessways and paths of travel:

Generally, subject to the clarifications laid out below, there is expected to be a continuous path of travel from the main entrances to the different classifications via passenger lifts. The passenger lifts provide access from the basement carpark to all levels of the development.

A continuous path to each residential unit is accessible via a corridor from the lift lobby area. Lift lobby areas provide an area for two wheelchair users to pass each other in accordance with AS1428.1.

Accessways must have:

- (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and
- (ii) turning spaces complying with AS 1428.1:
 - (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and
 - (B) at maximum 20 m intervals along the accessway;

Accessway means a continuous accessible path of travel (as defined in AS 1428.1) to and into or within a building.

An intersection of accessways satisfies the spatial requirements for a passing and turning space. Furthermore, a passing space may serve as a turning space.

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.

The Construction Certificate drawings are expected to provide detailed drawings in this respect.

2.3.4 Lift lobbies

Ensure lift lobby areas have 1550mm clearance suitable for two wheelchair users to perform 180 degree turns.

The lobby entries in the building, are accessible (subject to the additional requirements for general accessway compliance above) as required by BCA Clause D3.2. There is appropriate circulation in the lobby areas for two wheelchair users to pass each other. The continuous path of travel to the lift lobby is compliant with AS1428.1 and allows for wheelchair users to perform 180 degree turns.

2.4 Accessible car park spaces

Accessible carparking spaces are required to be provided to the building in accordance with D3.5 of the BCA and must comply with AS/NZS 2890.6;

Class 6 (retail) requires 1 space for every 50 carparking spaces or part thereof, and the Class 5 (commercial) requires 1 space for every 100 carparking spaces or part thereof provided.

Allocation of spaces to the retail, residential or commercial has not been confirmed. One accessible carspace and one adaptable car space has currently been indicated.

Clarification as to the allocation of spaces to the retail, residential or commercial and detailed drawings of the compliance of the proposed spaces with AS/NZS 2890.6 would be required at the Construction Certificate stage.

2.5 Braille and tactile signage

Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each—

- i. sanitary facility, and
- ii. a space with a hearing augmentation system;

Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use.

Signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility.

Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.

Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.

The documentation provided does not provide this level of detail. Construction Certificate documentation is expected to demonstrate compliance.

2.6 Tactile indicators

Tactile ground surface indicators are required to be provided to warn people who are blind or have a vision impairment that they are approaching—

- (i) a stairway, other than a fire-isolated stairway; and
- (ii) an escalator; and
- (iii) a passenger conveyor or moving walk; and
- (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and
- (v) in the absence of a suitable barrier—
 - (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and
 - (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.

Tactile ground surface indicators required are required to comply with Sections 1 and 2 of AS/NZS 1428.4.1. Construction documentation should demonstrate compliance.

2.7 Sanitary facilities for people with disabilities;

The following is a summary of sanitary requirements for people with disabilities.

- Unisex sanitary compartments must be provided on every storey containing sanitary facilities and where a storey has more than 1 bank of sanitary compartments, at not less than 50% of these banks in accordance with AS1428.1-2009.
- In addition to the unisex sanitary compartment, each bank of toilets must be provided with a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 and must be provided for use by males and females.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and
- Access to unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only.
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.

Facilities, proposed and existing, contained in the building have not been clarified on drawings provided. Please note there are concessions applicable to existing toilets provided as accessible sanitary compartment under 4.5 of the Disability (Access to Premises – buildings) Standards 2010. However as no details of existing or proposed sanitary compartments have been provided no assessment has been made.

3.0 COUNCILS ACCESS POLICY

Council's Access Policy was adopted by the City of Sydney on 10 December 1992 and the policy's last amended addition was in June 2004. It requires a number of units within the building to be adaptable.

All adaptable housing units constructed in the City of Sydney are required to meet the essential design criterion listed in AS4299 which includes the following:-

- Provision of plans showing the housing unit in its pre-adaptation and post adaptation stages;
- A continuous accessible path of travel;
- Provision of accessible parking spaces;
- Manoeuvrability both internally and externally;
- Adjustable kitchen facilities;

- Adjustable bathroom facilities;
- Adjustable laundry facilities.

Council's Access Policy identifies the number of units required to be adaptable are 15% of the total number of dwellings provided. As 162 units are proposed, 25 units are required to be shown with compliance identified under AS4299 therefore the numbers of adaptable units proposed to be provided is more than sufficient.

In order for Council to grant consent Council will need to be satisfied that the proposal can comply with the design requirements of AS 4299 without major structural or design changes. They will need to ensure that the design elements listed as essential are provided throughout the adaptable unit.

The following requirements are therefore applicable to show compliance with AS 4299:

Item No	Room/Item	Comment
	DRAWINGS	
1	Clause 2.3: Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages;	Drawings provided. Description of how the adaption can be carried out to be provided at Construction Certificate stage
	SITING	
2	Clause 3.3.2: A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1;	Plans and details to be developed for Construction Certificate
	ACCESSIBLE ENTRY	
3	Clause 4.3.1; Accessible entry;	Entry to each residential lobby to be compliant with AS1428.2. The entrances are capable of complying.
4	Clause 4.3.2; Accessible entry to be level (i.e. max 1:40 slope);	Plans and details to be developed for Construction Certificate
5	Clause 4.3.2; Threshold to be low-level	Plans and details to be developed for Construction Certificate
6	Clause 4.3.2; Landing to enable wheelchair maneuverability;	Plans and details to be developed for Construction Certificate
7	Clause 4.3.1: Accessible entry door to have 850 mm min. clearance;	The building is capable of complying.
8	Clause 4.3.4; Door lever handles and hardware to AS 1428.1	Plans and details to be developed for Construction Certificate
	INTERIOR: GENERAL	
9	Clause 4.3.3; Internal doors to have 820 mm clearance	The units are capable of complying
10	Clause 4.3.7; Internal corridors min. width of 1000mm	The units are capable of complying

11	Clause 4.3.7; Provision of compliance with AS1428.1 for door approaches	The units are capable of complying
	LIVING ROOM & DINING ROOM	
12	Clause 4.7.1; Provision for circulation space of min. 2250 mm diameter	The units are capable of complying
13	Clause 4.7.4; Telephone adjacent to GPO	Plans and details to be developed for Construction Certificate
14	Clause 4.10; Potential illumination level min. 300 lux	Plans and details to be developed for Construction Certificate
	KITCHEN	
15	Clause 4.5.2; Minimum width 2.7m (1550 mm clear between benches)	The units are capable of complying
16	Clause 4.5.1; Provision for circulation at doors to comply with AS1428.1;	The units are capable of complying
17	Clause 4.5.1; Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8;	Plans and details to be developed for Construction Certificate
18	Clause 4.5.5; Refrigerator adjacent to work surface	Plans and details to be developed for Construction Certificate
19	Clause 4.5.6: kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	Plans and details to be developed for Construction Certificate
20	Clause 4.5.6: kitchen sink bowl max. 150 mm deep	Plans and details to be developed for Construction Certificate
21	Clause 4.5.6(e): Tap set capstan or level handles or lever mixer;	Plans and details to be developed for Construction Certificate
22	Clause 4.5.6 (e): Tap set located within 300 mm of front of sink;	Plans and details to be developed for Construction Certificate
23	Clause 4.5.7: Cooktops to include either front or side controls with raised cross bars;	Plans and details to be developed for Construction Certificate
24	Clause 4.5.7: Cooktops to include isolating switch;	Plans and details to be developed for Construction Certificate
25	Clause 4.5.7: Worksurface min. 800mm length adjacent to cooktop at same height;	Plans and details to be developed for Construction Certificate
26	Clause 4.5.8; Oven located adjacent to an adjustable height or replaceable work surface;	Plans and details to be developed for Construction Certificate
27	Clause 4.5.11; GPOs to comply with AS1428.1. At least one double GPO within 300 mm of front of worksurface	Plans and details to be developed for Construction Certificate
28	Clause 4.5.11; GPOs for refrigerator to be easily reachable when the refrigerator is in it operating position;	Plans and details to be developed for Construction Certificate
29	Clause 4.5.4; Slip resistant floor surface;	Plans and details to be developed for Construction Certificate
	MAIN BEDROOM	
30	Clause 4.6.1; At least one bedroom of area sufficient to accommodate queen size bed	Plans and details to be developed for Construction Certificate

	and wardrobe and circulation space requirements of AS1428.2	
	BATHROOM	
31	Clause 4.4.1: Provision for bathroom area to comply with AS1428.1	Plans and details to be developed for Construction Certificate
32	Clause 4.4.2; Slip resistant floor surface	Plans and details to be developed in Construction Certificate documentation to show compliance
33	Clause 4.4.4(f): Shower recess-no hob. Minimum size 1160 x 1100 to comply with AS1428.1 (Refer Figures 4.6 and 4.7);	Plans and details to be developed for Construction Certificate
34	Clause 4.4.4(f); Shower area waterproofed to AS 3740 with floor to fall to waste;	Plans and details to be developed in Construction Certificate documentation to show compliance
35	Clause 4.4.4(f); Recessed soap holder;	Plans and details to be developed in Construction Certificate documentation to show compliance
36	Clause 4.4.4(f); Shower taps positioned for easy reach to access side of shower sliding track;	Plans and details to be developed in Construction Certificate documentation to show compliance
37	Clause 4.4.4 (h): Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision);	Plans and details to be developed in Construction Certificate documentation to show compliance
38	Clause 4.4.4(h); Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	Plans and details to be developed for Construction Certificate
39	Clause 4.4.4 (c): Tapsets to be capstan or lever handles with single outlet;	Plans and details to be developed in Construction Certificate documentation to show compliance
40	Clause 4.4.4(g); Provision for washbasin with clearances to comply with AS 1428.1;	Plans and details to be developed for Construction Certificate
41	Clause 4.4.4(d): Double GPO beside mirror;	Plans and details to be developed in Construction Certificate documentation to show compliance
	TOILET	
42	Clause 4.4.3: Provision of either 'visitable toilet' or accessible toilet;	Plans and details to be developed for Construction Certificate
43	Clause 4.4.1: Provision to comply with AS 1428.1;	Plans and details to be developed for Construction Certificate
44	Clause 4.4.3: Location of WC pan at correct distance from fixed walls;	Plans and details to be developed for Construction Certificate
45	Clause 4.4.4 (h): Provision for grab rail zone (Refer Figure 4.6)	Plans and details to be developed for Construction Certificate

46	Clause 4.4.2; Slip resistant floor surface (Vitreous tiles or similar)	Plans and details to be developed in Construction Certificate documentation to show compliance
	LAUNDRY	
47	Clause 4.8: Circulation at doors to comply with AS 1428.1;	Plans and details to be developed for Construction Certificate
48	Clause 4.8; Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	Plans and details to be developed for Construction Certificate
49	Clause 4.8(e); Provision for automatic washing machine;	Plans and details to be developed in Construction Certificate documentation to show compliance
50	Clause 4.8(f); Where clothes line is provided, an accessible path of travel to this	N/A
51	Clause 4.8(g): Double GPO	Plans and details to be developed in Construction Certificate documentation to show compliance
52	Clause 4.9.1; Slip-resistant floor surface	Plans and details to be developed in Construction Certificate documentation to show compliance
	DOOR LOCKS	
53	Clause 4.3.4; Door hardware operable with one hand, located 900-1100 mm above floor;	Plans and details to be developed in Construction Certificate documentation to show compliance

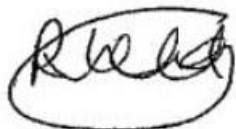
Furthermore one accessible car parking space is required for every adaptive unit in addition to other spaces required for these adaptive units. Only one is currently indicated. An exemption for this provision will need to be sought from Council due to limited amount of parking being able to be provided to the building.

4.0 CONCLUSION

In general, the proposed development has demonstrated an appropriate degree of accessibility. However the construction drawings need to be expanded in some of the areas noted above to provide clarification that compliance pertaining to building access, common area access, adaptive housing, accessible parking and unit access can be readily achieved.

Should you wish to discuss and matter further please do not hesitate to contact me on 8270 3500.

Prepared By:



Rachael Telling
City Plan Services

Verified By:



Brendan Bennett
Managing Director

APPENDIX A

Assessed plans prepared by Candalepas Associates & Wendy Lewin

Plan Title	Drawing No	Rev	Date
Cover Sheet	S96-0000	P7	02/12/15
Site Context Analysis	S96-1001	P7	02/12/15
Streetscape Elevation	S96-1002	P7	02/12/15
Site Plan	S96-1101	P7	02/12/15
Basement & Ground Floor Plan	S96-1102	P7	02/12/15
Level 1 & Typical Plan Levels 2-4 Plans	S96-1103	P7	02/12/15
Typical Level 5-11 & Level 12 Plans	S96-1104	P7	02/12/15
Level 13-14 & Level 15 Plans	S96-1105	P7	02/12/15
Level 16-17 & Roof Plan	S96-1106	P7	02/12/15
Sections – Sheet 1 Sections AA & BB	S96-1201	P7	02/12/15
Sections – Sheet 2 Section CC	S96-1202	P7	02/12/15
Elevations Sheet 1 North Elevation	S96-1301	P7	02/12/15
Elevations Sheet 2 Tower 1 – East & West Elevations	S96-1302	P7	02/12/15
Elevations Sheet 3 Tower 2 – East & West Elevations	S96-1303	P7	02/12/15
Elevations Sheet 4 South Elevation	S96-1304	P7	02/12/15