SOUTHPORT L
LONDON OFFI

SYSTEMS LTD

APPLICATION NO:
F/2001/3423

4

LOCATION:
Timbars Wick Hill Lane, Finchampstead Wokingham.

APPLICANT:
Mr D Honey

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **25/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/04/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Honey
Timbars
Wick Hill Lane
Finchampstead
Wokingham
Berkshire
RG403QG

Application Number: F/2001/3423

Parish: **FINCHAMPSTEAD**

Location: **Timbars, Wick Hill Lane, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C2.
South East Area Local Plan Policies STV2 and SC19.
Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC7.

John Mitchell
Development Control Manager
Date: 12/04/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6480 (Direct Line)
E-mail: Helen.Pollock@wokingham.gov.uk
Date. 21 December, 2001
My ref. BC/DC/2001/3423

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr D J Honey
Timbars
Wick Hill Lane
Finchampstead
Wokingham
RG40 3QG

Dear Mr Honey

PLANNING PERMISSION 2001/3423
SITE: TIMBARS, WICK HILL LANE, FINCHAMPSTEAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3423 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

HELEN POLLOCK
Planning Assistant

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3423	HP
BUILDING CONTROL NUMBER	BN 2001/1198 South	
APPLICANT/~~AGENT~~	D. J ~~Haney~~	
ADDRESS OF SITE	Timbers, Hook Hill Lane Finchampstead	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	No drawings	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3423

Applicant : Mr D Honey .

Location : Timbars, Wick Hill Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/3/01

Date Registered : 20/02/2001

Earliest Date for Decision : 25/03/2001

Latest Consultation Date/Site Notice Expiry Date : 25/03/2001

This application will have expired on: 17/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

landscape : No objection
Finchampstead P.C: No objection.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon Character of area.

Application Number: F/2001/3423

Appraisal:

The proposed development is for a single storey rear extension, to form a breakfast room. It would be 5m wide, 5m long and would have a pitched roof standing 2.3m to the eves and 3.9m to the ridge.

The property is a large two storey detached house with an integral double garage. The rear garden is enclosed with a 1.8m standard fence.

1. Impact upon neighbouring properties

The proposed extension would be 2.8m from the boundary with Long-Ridge which is raised up from Timbers by around 1.5-2 metres and has no windows in the side elevation, a window is proposed in the side elevation of the extension, but will have no overlooking impact upon Long-Ridge. The proposed extension would be 13.5m from the boundary with Hope Lodge and would be largely obscured by the existing conservatory. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the character of the street scene

The proposed extension would not be visible from Wick Hill Lane. The materials used would match existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon the character of the area

Timbers is located in a residential pocket within the rural area. It is not considered that the proposed extension would have a negative impact upon the rural area as it is of a relatively small nature (floor area 25m^2) and is on a fairly new property. The property has previously had a conservatory added (floor area <30m^2), but it is not felt that the cumulative affect of the two would be detrimental be to the character of the area.

Approval: ✓ **~~Refusal:~~**

Application Number F/2001/3423
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C0001	R0001	
2	C014	R014	

V. rural + open to rear,

3 bungalows about 20-25m away from site

Conservatory v. longer

- long ridge raised up from timbers log ≃ 1.5-2m

no windows in side elevation

extends back ≃ 2m more than timbers.

RECORD OF SITE VISIT

SITE ADDRESS: Timbars Wick Hill Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3423

OFFICER: Helen Pollock

DATE OF SITE VISIT: 27/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post in front grass.

2. DESCRIPTION OF SURROUNDINGS Residential pocket in Rural Area.
(V. large detached dwellings)

3. DESCRIPTION OF SITE/BUILDING V. new
V. large detached 2 storey hse, integral double garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
See slightly back of Hope lodge - slightly forward of long ridge

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 garage + 3-4 on driveway

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2001/3423

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Timbars, Wick Hill Lane, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

***Comments should be sent in writing QUOTING THE APPLICATION NUMBER* to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2001. Written comments submitted will become available for public inspection.**

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

01 March 2001

**********FILE COPY**********

Tel: 0118 974 6480

Date: **01 March 2001**

My ref: F/2001/3423

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3423
Timbars, Wick Hill Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3423**
Timbars, Wick Hill Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **01 March 2001**

My ref: F/2001/3423

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3423**
Timbars, Wick Hill Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

**********FILE COPY**********

FROM: Helen Pollock

DATE: 01 March 2001

[illegible]

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3423

Proposal: Proposed single storey rear extension to dwelling..

Site Address: Timbars, Wick Hill Lane, Finchampstead, Wokingham.

Applicant: Mr D Honey .

Your observations are required in respect of this application **by 25/03/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl DATE: 30-3-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 14 March 2001

Location:	Timbars, Wick Hill Lane, Finchampstead, Wokingham
Proposal:	Proposed single storey rear extension to dwelling.
Application Number:	F/2001/3423

In response to your consultation dated 1 March 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals, as extension will have little affect on the trees in the rear garden which are relatively small.

Catherine Brimble

Catherine Brimble
Landscape Architect

Environmental Services

For office use only.
Application number:
20.FEB.2001* 3423

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. D. J. HONEY TIMBARS WICK HILL LANE FINCHAMPSTEAD BERKS RG40 3QG 0118 - 973 - 5104
2	Agent's Name Address and postcode Phone number	N/A.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	TIMBARS WICK HILL LANE FINCHAMPSTEAD BERKS RG40 3QG
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS BROWN TILE TO MATCH EXISTING TILES RENDERED PANEL TO MATCH EXISTING PANELS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

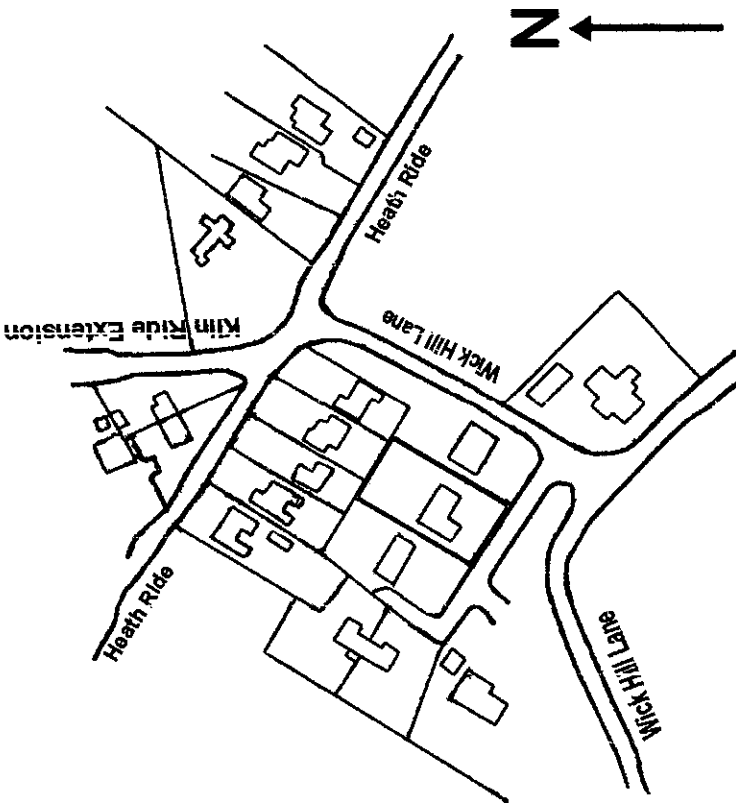
Your signature: D.J. Harry

on behalf of

Date 18th Feb 2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

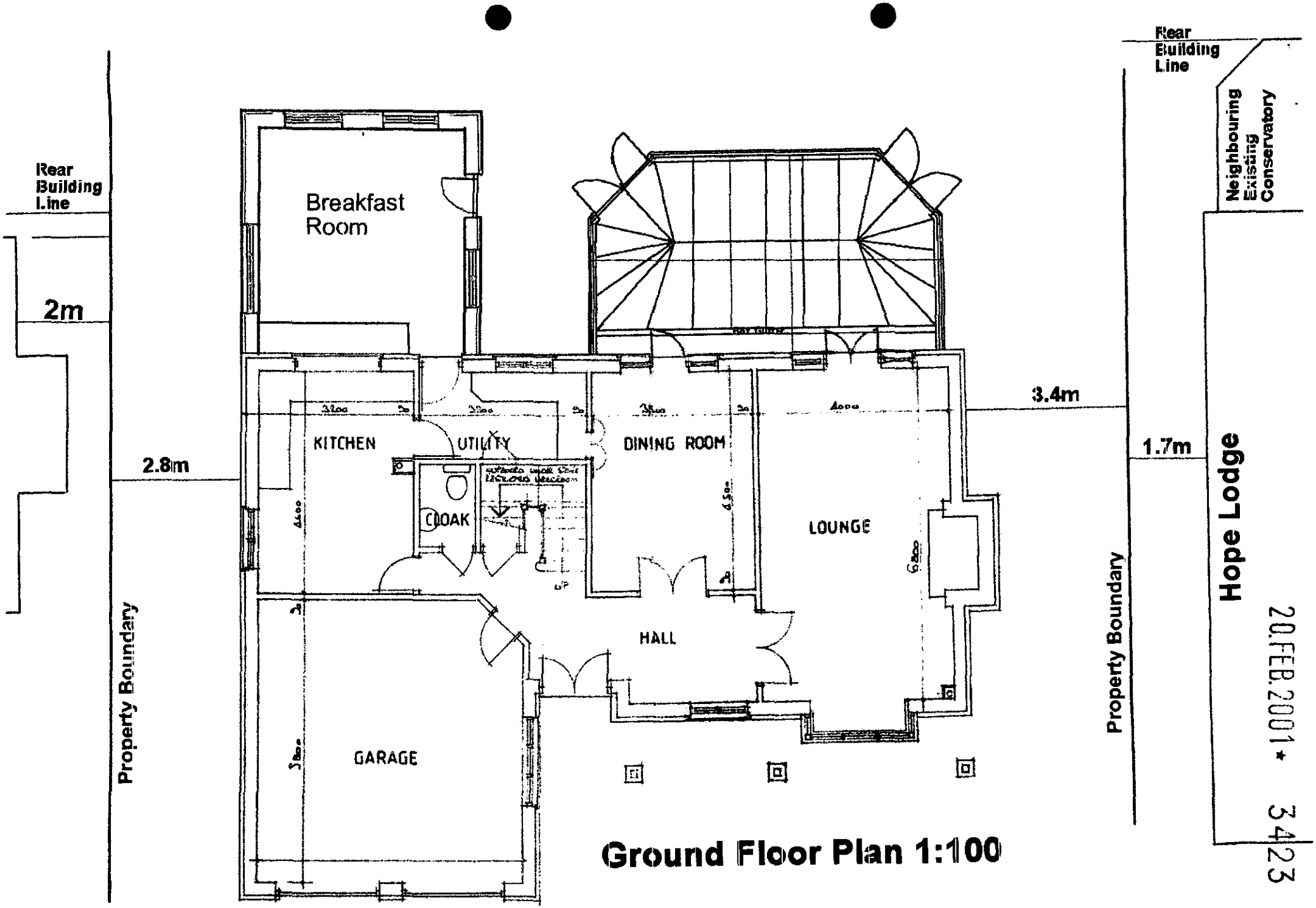
20.FEB.2001* 3423



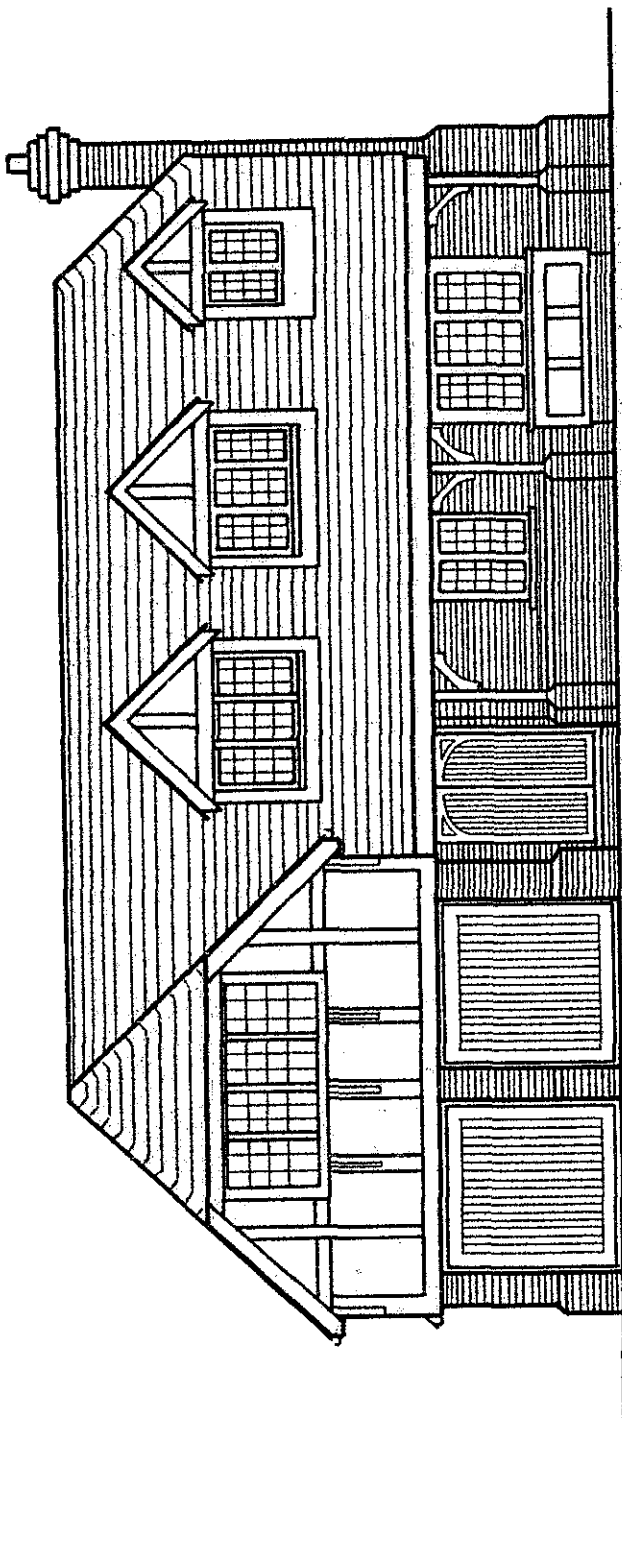
Location Map 1:2500

20.FEB.2001 * 3423

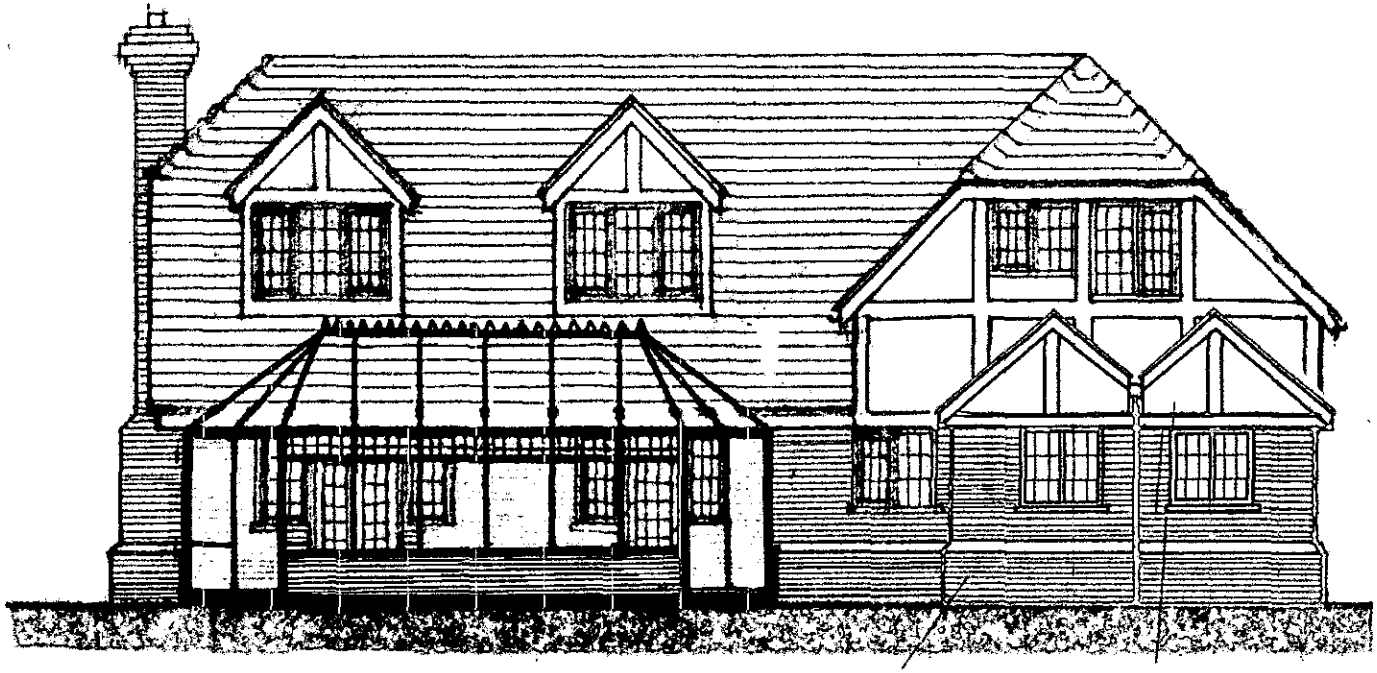
Site Plan 1:500



Ground Floor Plan 1:100

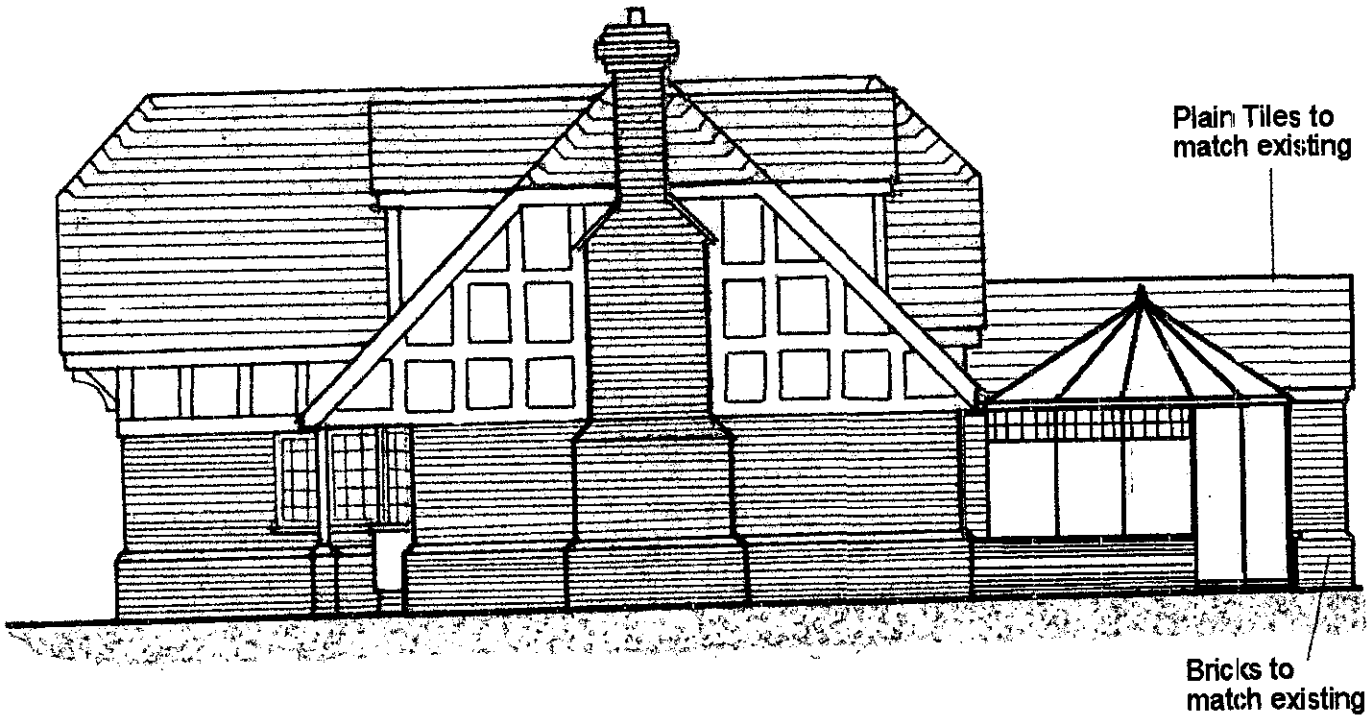


Front Elevation 1:100



Rear Elevation 1:100

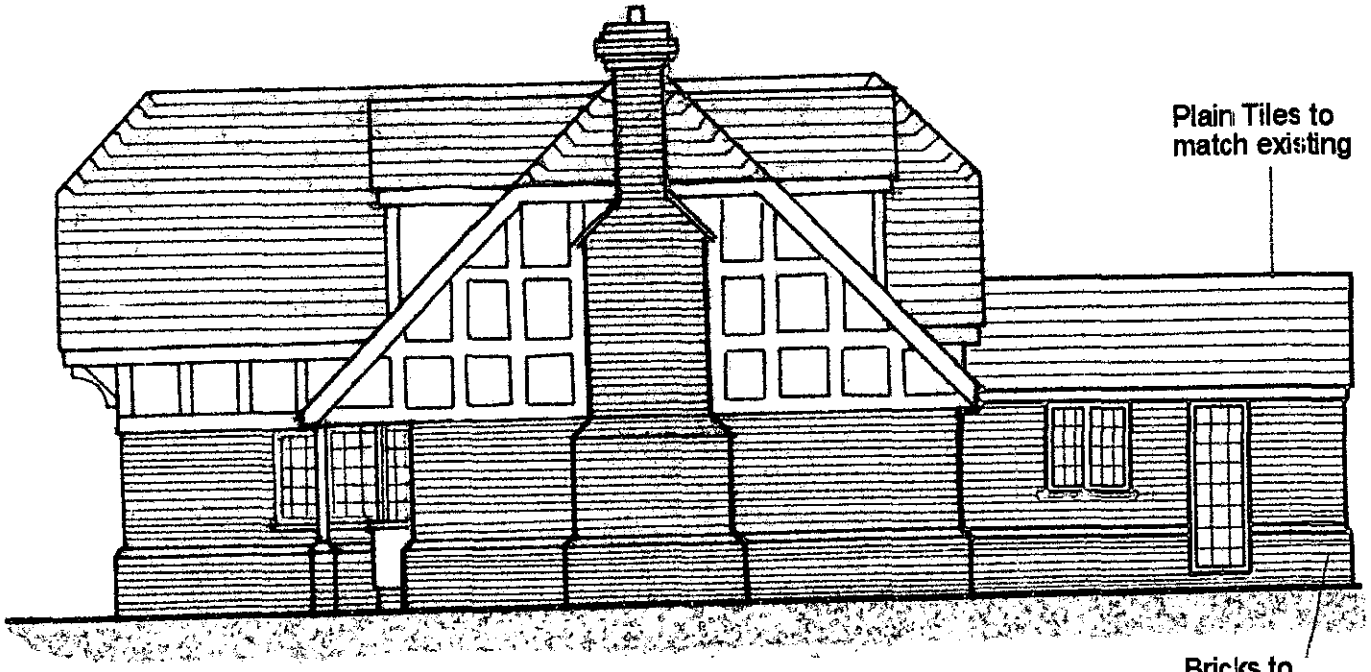
20.FEB.2001 * 3423



RH Elevation 1:100

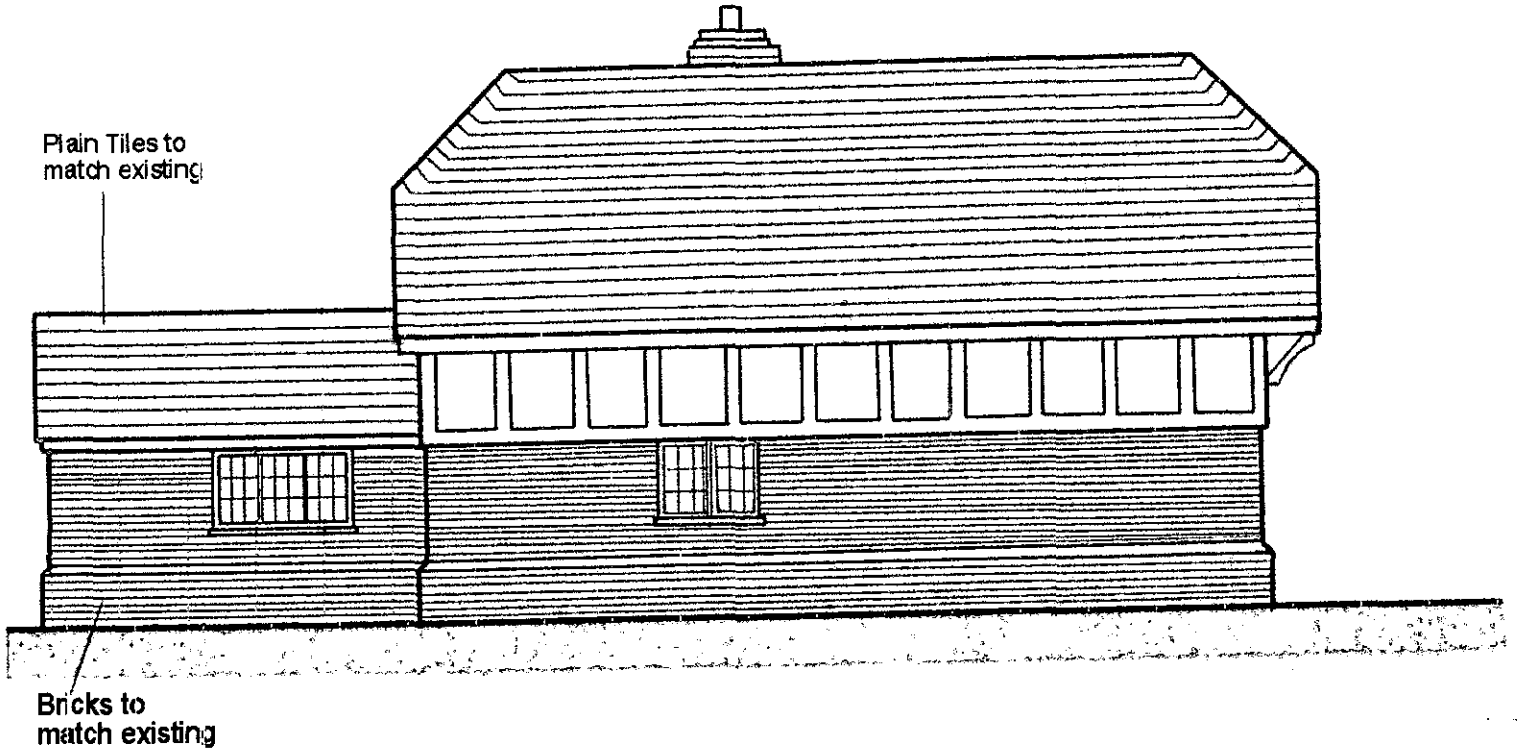
20.FEB.2001*

3423



RH Elevation 1:100
(conservatory removed to show side extension detail)

20.FEB.2001* 3423



LH Elevation 1:100

20.FEB.2001* 3423

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 SEP 2001	Map No. 10J Site 0.09
Officer: HP / Application No. F/2001/3423	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: TIMBARS, WICK HILL LANE

Parish: FINCHAMPSTEAD Ward: Finch South. 1.3.01 D.

Applicant: MR D HONEY

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 1.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Rural Area)

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

..... S/N + see map .....

1933

ADDRESS TIMBARS WICK HILL LANE PARISH FINCHAMPSTEAD

PLOT No. 2 ORD. SHEET No. SU.80064 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
32713	MR. A. HUNTLEY	O/L.	16.3.89	R
37492	W/DR			
43040	MR & MRS P. HONEY	DET. HOUSE & GARAGE	12.10.94	C
FP94/3059	"	"	12.12.94	C/APP
96/63894/E	"	GARDEN SHED & GAZEBO	26.6.96	C
98/68250/A	"	S/SL-/R - Conserv	12/10/98	C

MINISTRY DECISION 32713 - APPEAL ALLOWED - 19.2.90

SPECIAL ORDERS

By hand 19.2.00.

Environmental Services

For office use only.
Application number: 20 FEB 2001 • 3423

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on *0118 974 6428 or 0118 974 6429.*

1	Your name Address and postcode Phone number	MR. D. J. HONEY TIMBARS WICK HILL LANE FINCHAMPSTEAD BERKS RG40 3QG 0118 - 973 - 5104
	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	TIMBARS WICK HILL LANE FINCHAMPSTEAD BERKS RG40 3QG
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS BROWN TILE TO MATCH EXISTING TILES RENDERED PANEL TO MATCH EXISTING PANELS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

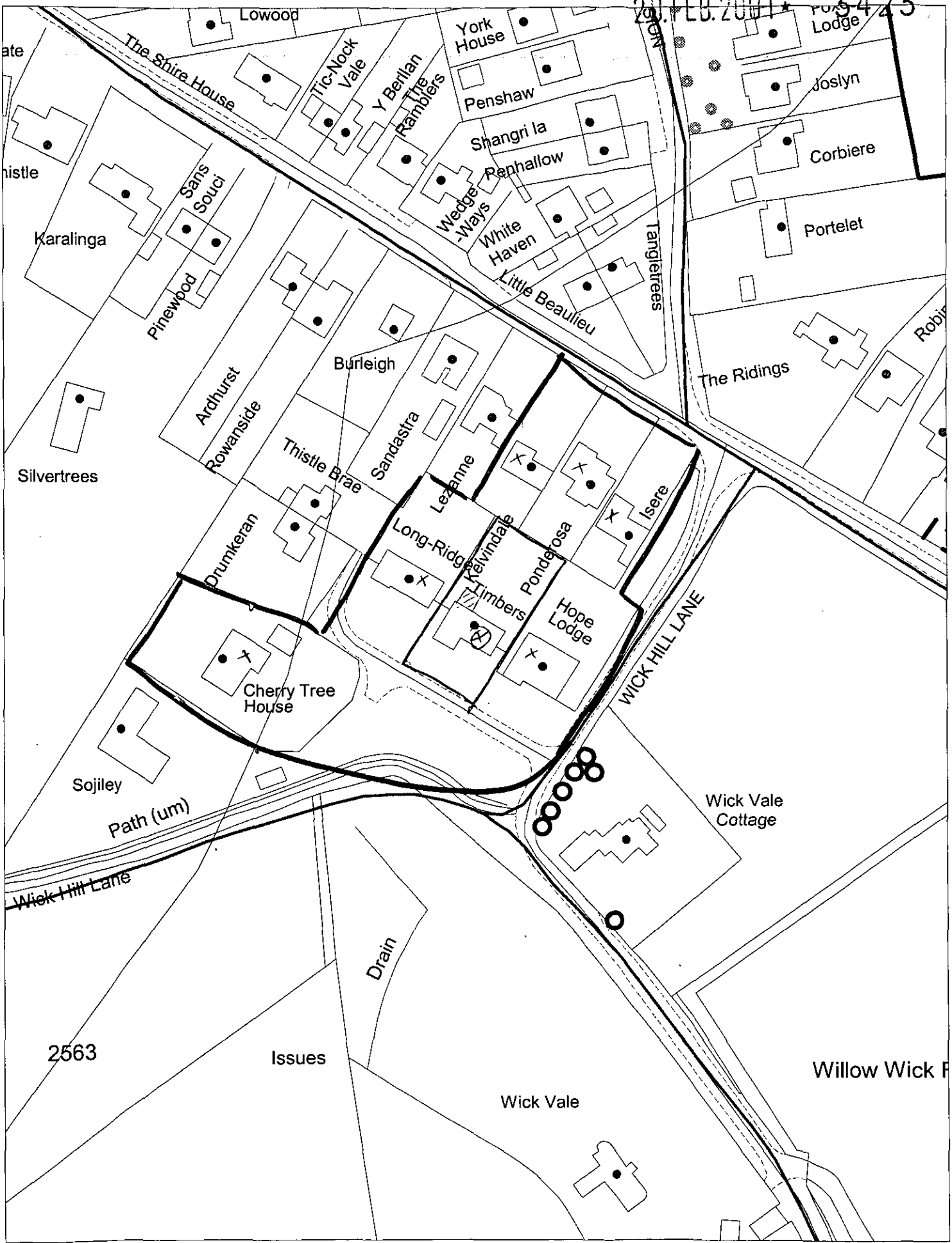
Your signature: D.J. Harvey

on behalf of

Date 18th Feb 2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

20. FEB. 2001 * 3423



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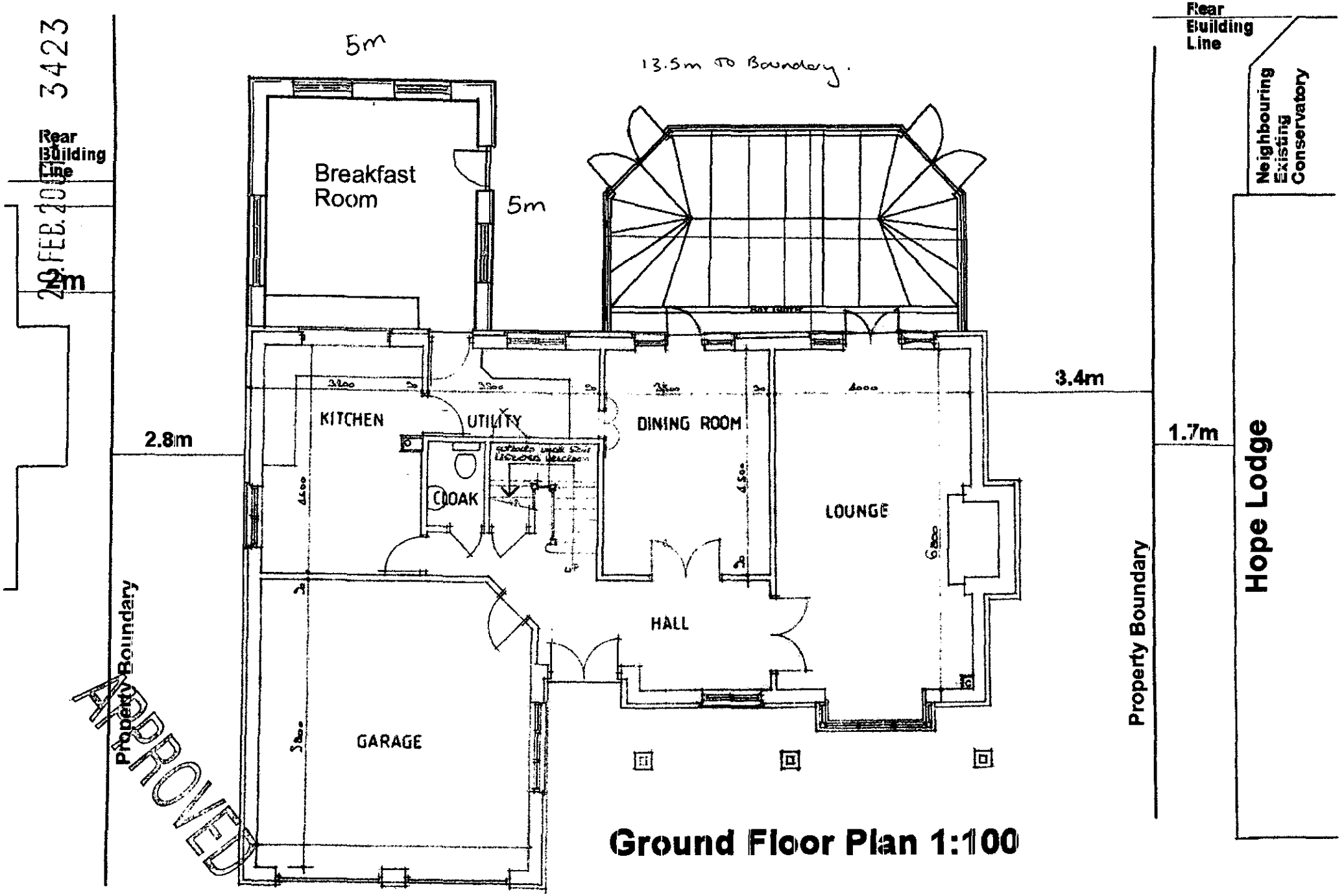
Development Control Section, Environmental Services, Wokingham District Council.
26 February 2001 Scale: 1 : 1250



Ground Floor Plan 1:100

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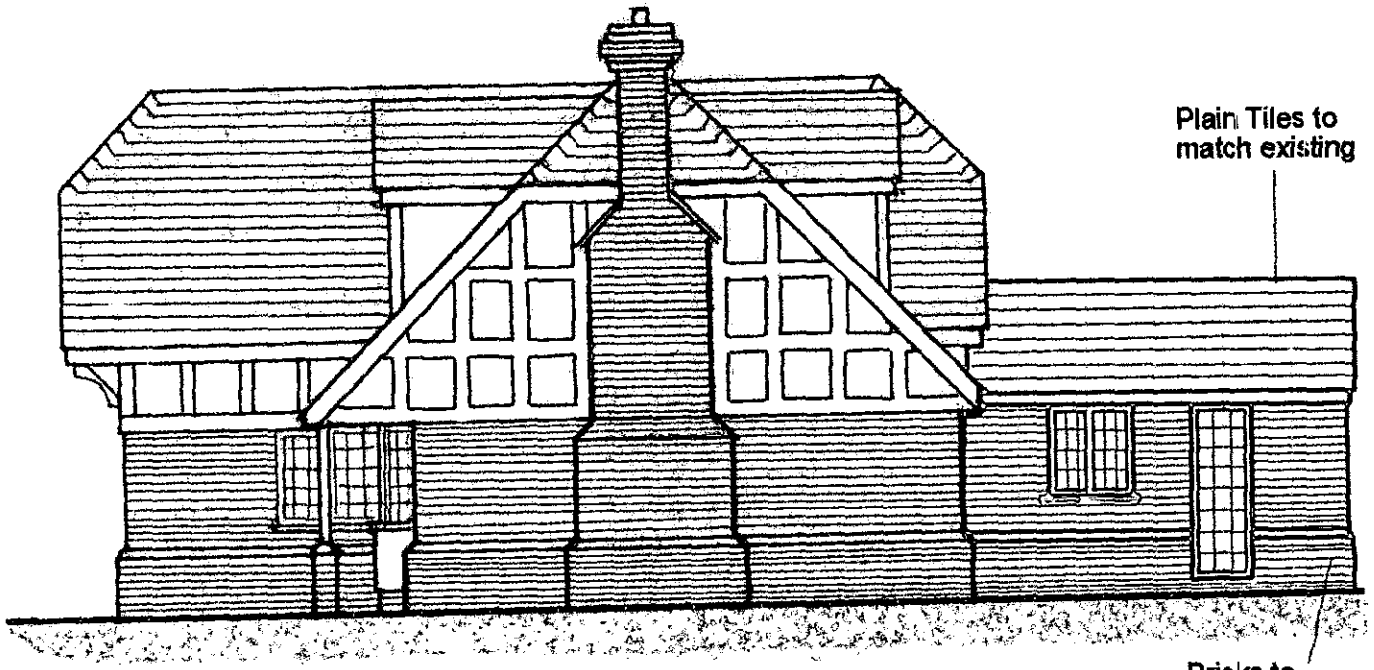

RH Elevation 1:100
(conservatory removed to show side extension detail)

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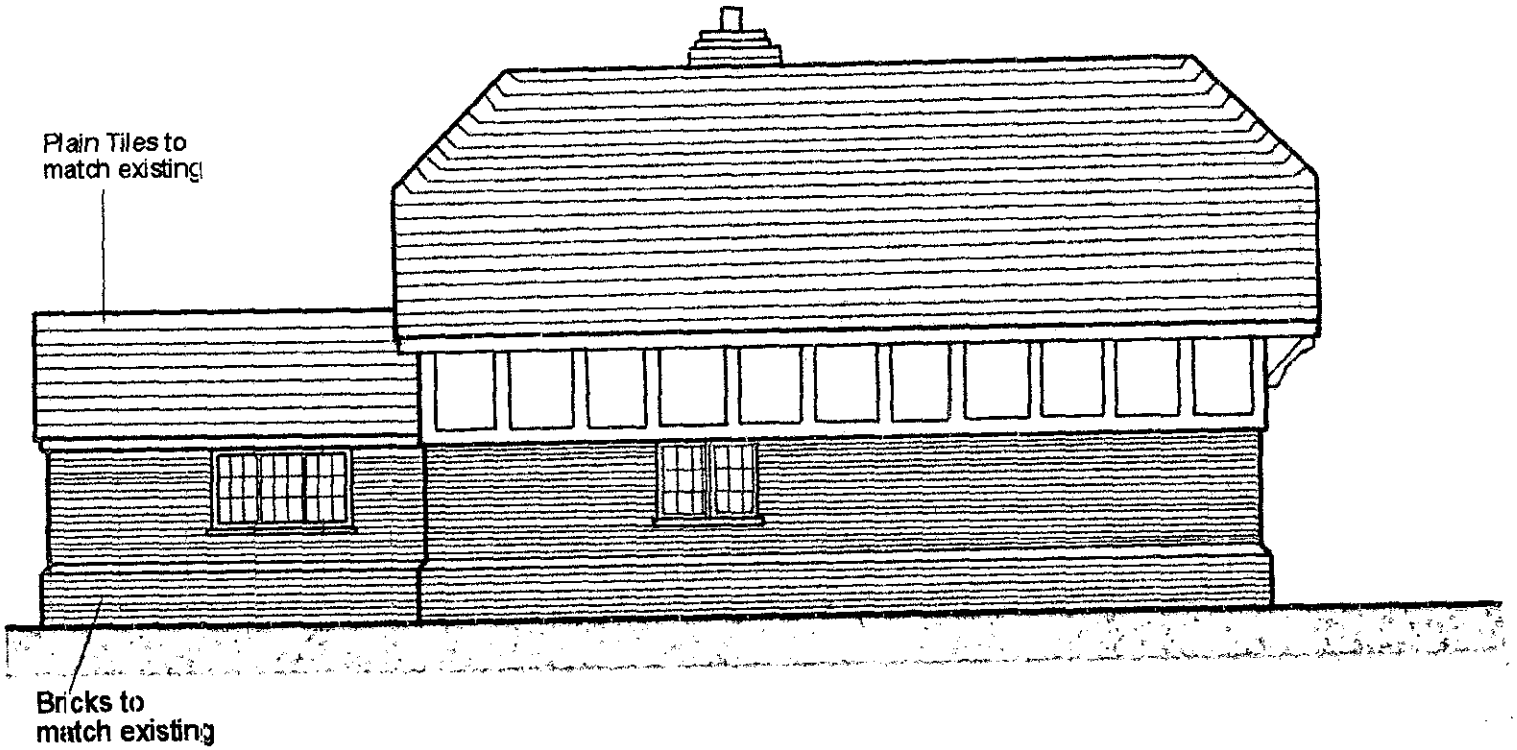

LH Elevation 1:100

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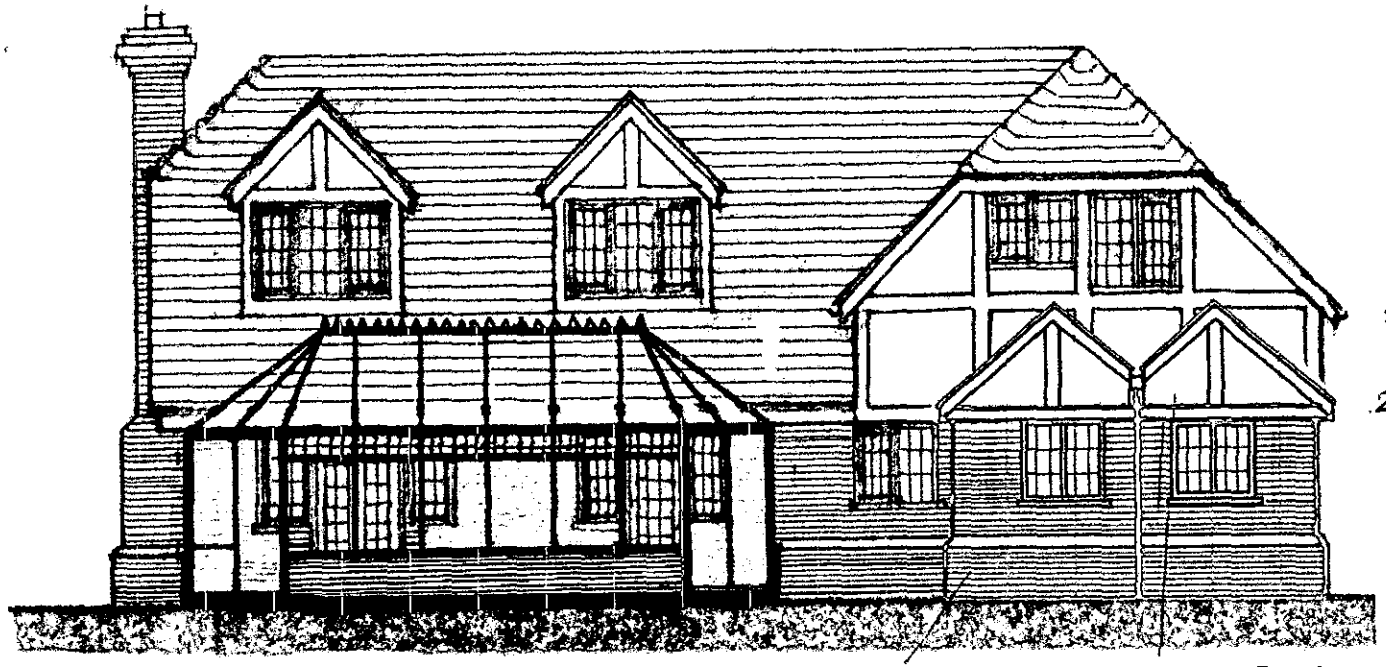

Rear Elevation 1:100

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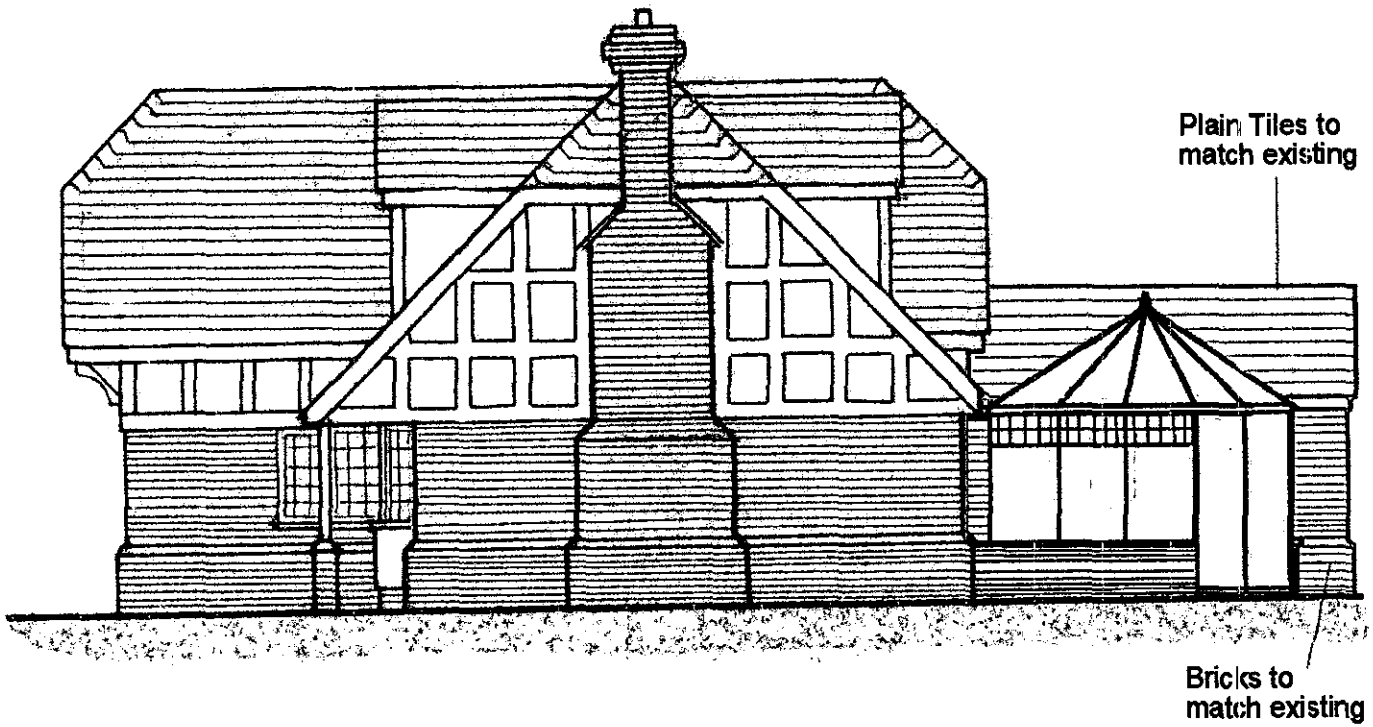

RH Elevation 1:100

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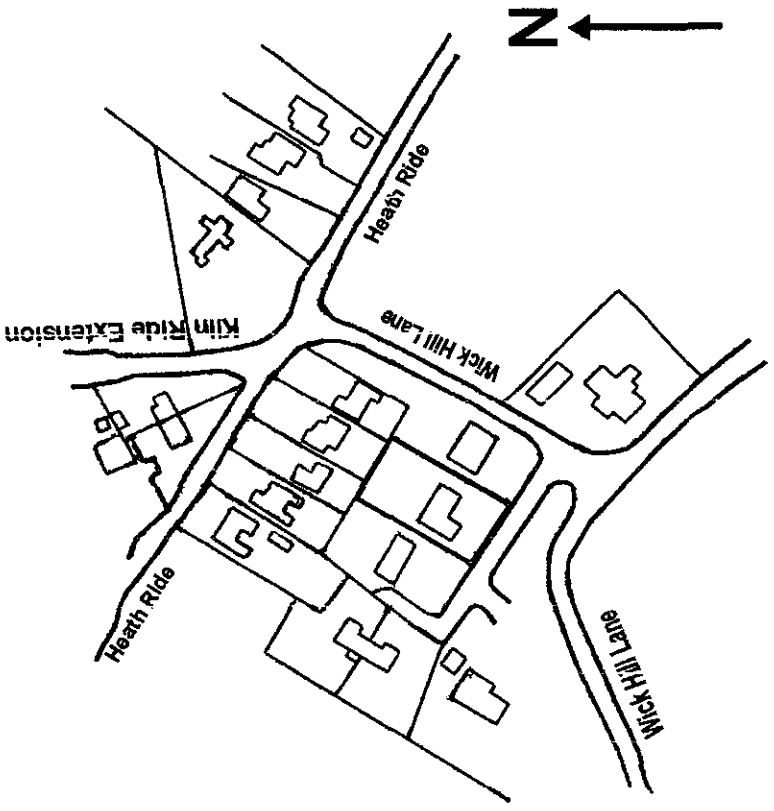
Front Elevation 1:100

20.FEB.2001* 3423

Site Plan 1:500



Location Map 1:2500