

Reference: 06/15/0749/SU

Parish: Great Yarmouth

Officer: Mr J Beck

Expiry Date: 01-02-2016

Applicant: Great Yarmouth Borough Council

Proposal: Change of use from bowling green to car park, with lighting columns, pay and display equipment and signage

Site: Euston Road
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is adjacent the junction between North Drive and Euston Road and is the most southerly of a set of three bowling greens. The application site encompasses an existing car park to the south of the bowling green which will remain. The beach is situated to the east and the site is within the seafront conservation area.

1.2 The proposal is to change the use of the bowling green into a car park. The existing ornamental stone balustrade is to be retained with the exception of the access to the car park which will be on the south boundary through the existing car park.

1.3 Planning History:

06/04/0471/F – 8m high cctv column. Approved with conditions. 06-07-2004

2. Consultations :-

2.1 Highways – Had no objection to the proposal subject to conditions ensuring the lighting does not pose a hazard to the highway.

2.2 Conservation – Object. Conservation recommend that other locations are considered which would be more appropriate to the wider conservation area and less costly.

2.3 British Pipeline Agency – No objections subject to restrictions when developing close to a pipeline.

2.4 Health and Safety Executive – No comments received.

2.5 Environmental Health – No comments received.

2.6 Property Services – No comments received.

2.7 Great Yarmouth Tourism Authority – No comments received.

2.8 Strategic Planning – No comments received.

2.9 Neighbours/public – 10 letters of objection have been received, the main concerns are the loss of green space and amenities, whether there is a need for additional car parking, disruption during construction and whether the site is the optimum location.

3. Policy and Assessment:-

3.1 Saved policies from the Borough Wide Local Plan:

POLICY REC11

The borough council will refuse proposals which would erode the provision of amenity, open space or any other land which contributes positively to the community or street scene, as identified on the proposals map. Where not identified proposals will be treated on their individual merits.

(Objective: To safeguard important amenity and open space in urban areas.)

POLICY TR21

In the Great Yarmouth seafront area, with the assistance of its statutory development control powers, the council will:

(A) Maintain and enhance the status of Great Yarmouth's golden mile (the seafront between Euston road and the pleasure beach) as the main focus of the borough's

traditional tourist industry, and provide the balance and range of facilities and attractions within this area that meets the needs and expectations of all sections of the potential market;

(B) Protect the predominant character of the different areas of the seafront by:

- i Retention of the uncommercialised open character of the area to the north of the Britannia pier;
- ii Retention of the open character of areas to the east of marine parade between Britannia pier and the pleasure beach, including the areas of public open space; and,
- iii Steering proposals of a highly commercial nature to areas predominantly in such uses;

(C) Subject to aesthetic, conservation and other land-use considerations, extend the seafront illuminations scheme;

(D) Subject to proven need, permit additional gaming facilities, including a casino;

(E) Subject to the likely effect on adjoining or neighbouring land-uses, favourably consider proposals for entertainment development within areas designated as prime holiday attraction or prime commercial holiday areas on the proposals map;

(F) Maintain and enhance the existing character of the area to the east of Marine Parade;

(G) Subject to scale and design, favourably consider any proposal to extend the Marina Leisure centre northwards;

(H) Subject to a design which retains the pier deck and pavilion, favourably consider redevelopment of the Wellington pier complex.

3.2 Core Strategy:

CS8 - Promoting tourism, leisure and culture

- D) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors and enhancing the public realm where appropriate
- J) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services

CS9 - Encouraging well designed distinctive places

- A) Respond to and draw inspiration from the surrounding areas distinctive natural and built characteristics such as scale, form, massing and materials to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity
- C) Promote positive relationships between existing and proposed buildings, streets and well-lit spaces, creating safe, attractive, functional places with active frontages that limit the opportunities for crime
- E) Provide vehicular access and parking suitable for its use and location, reflecting the Councils adopted parking standards
- H) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses and are flexible enough to respond to future needs, including capacity for high speed digital connectivity, the provision of integrated play space within housing developments, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided

CS15 – Providing and protecting community assets and green infrastructure

- A) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision is made of equivalent or better quality in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area
- D) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision, quality and access to sports facilities, playing pitches, play spaces and open spaces throughout the borough

3.3 National Planning Policy Framework:

Paragraph 56) The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 73) Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and

quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

Paragraph 74) Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

4. Assessment and Recommendation:

4.1.1 The application site is within an area marked under policy REC9 and TR21 in the Borough Wide Local Plan. Policy REC9 has been subsequently superseded by the Core Strategy. The use of the land is currently a bowling green and forms one of three adjacent bowling greens with the beach to the east, an existing car park to the south, predominantly holiday accommodation to the west and further leisure uses to the north. The site is within the seafront conservation area, a flood zone and close to the underground pipelines.

4.1.2 It is recognised that the loss of a bowling green will not visually improve the wider conservation area. A number of public objections have been received concerned at the aesthetic loss of the bowling green. However the proposal is not considered to be unsympathetic to the wider conservation area given the developed nature of the Seafront. The land shall remain generally open and will not impinge on the vistas to and from the Beach itself. Important features are to be retained such as the stone balustrade. The lighting columns and pay and display machines are to be in a style matching the existing adjacent car park.

4.1.3 The lower land levels of the existing bowling greens will reduce the visual impact of the proposed car park. The proposal conforms to policy CS9 part C in creating a safe, well-lit functional space and part E in providing parking.

4.1.4 Conservation has raised concerns regarding the siting of the proposed car park and has eluded that other locations maybe more suitable from a conservation perspective. However the proposed location is adjacent an existing car park and extending an existing car park will reduce the aesthetic impact whereas utilising

other locations would add greater disruption to the continuous lines of open leisure facilities (for instance bowling greens and tennis courts).

4.1.5 The proposal will result in a loss of community facilities which promote sport and fitness activities. The loss of the bowling green is contrary to the aims of part D of policy CS15. However part A of policy CS15 and paragraph 74 of the National Planning Policy Framework state that the loss of community sports facilities should be resisted unless it can be demonstrated that the facility is surplus to requirements. The design and access statement which accompanied the application states that more car parking spaces are required whilst the bowling greens are no longer commercially viable and only receive visitors during the summer months.

4.1.6 The open space study of 2013 detailed the sporting facilities and amenity spaces throughout the borough and provides data on the use of the facilities. The open space study estimated that 2.92% of the adult population plays bowls equating to 2,327 bowls players within the borough, but this is a declining figure. It is noted that the sport is most popular amongst older age groups, but is also tourist attraction in its own right. The study finds that there were 3,535 bookings of the council owned North Drive bowling greens in 2008, this fell to 2,346 in 2010. Overall the greens receive 6-10 players per green per day assuming there are 182 days of play available in a year.

4.1.7 The report concluded that most bowls players do not use the council bowls greens, however it should be noted that the North Drive bowls facilities are the most popular of the council run bowls greens. If the number of greens at North Drive was reduced from 3 to 2 it is likely that the capacity could be absorbed by the remaining 2 greens. On this basis the change of use is not likely to significantly reduce the facilities available within the borough. It is noted that the loss of the greens will result in a loss of a tourist attraction however a sufficient level of bowling greens will remain.

4.1.8 An additional car park will provide parking facilities for both local residents and visitors to the town. It is noted that application 06/15/0764/CU has been received by the planning department to create a further carpark on Euston Road.

4.1.9 The car park is within a flood area (partially flood zone 2 and partially flood zone 3) and a flood risk assessment has been provided. The development is considered less vulnerable. The Flood Risk Assessment states that the impact of surface water drainage is neutral. The area is at risk of flooding so a flood response plan should be made available for users of the car park and should be updated in

accordance with changes in environmental conditions. No consultation responses regarding flooding have been received.

4.2 Recommended for approval - subject to conditions regarding the BPA recommendations, the highways conditions and a flood response plan.

Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Sharon wilson

Address 51 sturdee avenue

Post Code NR30 4HJ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Why???? Try listening to the people on facebook page great yarmouth photos and webcams there is plenty of opposition. We do not need any more car parks we need things for people to do. Stop turning great yarmouth into a big car park...

Date Entered 31-12-2015

Internet Reference OWPC633

Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Shearing Mr & Mrs

Address

12

Caysteward

Norfolk

Post Code NR30 4AR

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

We strongly object to yet another car park on what is left of the main sea front. There is plenty of car parking the only problem with it is the fact it is too expensive for people to use. There should be at least 1-2 hours free to encourage people to use them and spend money in local shops and cafe's.

Date Entered 03-01-2016

Internet Reference OWPC638

Internet Consultees

Application Reference **OWPC626**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Janice Bean**

Address **55 Grenville Place**

Great Yarmouth

Post Code **NR30 4BL**

Telephone **01493 258223**

Email Address **janice@55grenville.co.uk**

For or Against **OBJ** **Object**

Speak at Committee ☐

NO, the way to go is Park and Ride leaving the streets safer. We have lost enough of the sea front attractions already.

Date Entered **31-12-2015**

Internet Reference **OWPC626**

Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name mr christopher ralph

Address 74 hamilton road

norfolk

Post Code NR30 4LZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

we do not need more car parking, please keep some amenities for locals, not everyone is a tourist.

Date Entered 31-12-2015

Internet Reference OWPC627

Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr. C. Trubshaw

Address 44, High Road,
Gorleston-on-Sea,
Great Yarmouth,
Norfolk

Post Code NR31 0PE

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The town needs more green spaces and recreational facilities, not more car parks and Tarmac!

Date Entered 31-12-2015

Internet Reference OWPC628

Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name james greeves

Address 26 marsh road

great yarmouth

Norfolk

Post Code NR31 0BP

Telephone 01493 74107

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee ☐

is yarmouth trying to make the golden mile the golden concrete mile? more parking? why? beach coach station is never full of cars and if people cant walk that short distance then they will have a blue badge to park on yellow lines. whats wrong with the land beyond the pleasure beach if you must have car parking? you know the bit between the pleasure beach and the white elephant of an outer harbour!!!
you do not need to increase traffic levels down euston road and north drive just so the Councillors with sea front businesses can take more money.....for just once think of the locals for gods sake

Date Entered 31-12-2015

Internet Reference OWPC629

Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Michael Chambers

Address 4 Jellicoe Road

(Great) Yarmouth

Post Code NR304AW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I object to removing yet another leisure facility on Yarmouth seafront. Is there no other potential site ie at South Denes. Could there not be a park and ride site on South Denes? Is the car park adjacent to the pleasure beach used to capacity? Is the land south of pleasure beach council owned?

Date Entered 31-12-2015

Internet Reference OWPC630

Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Simon Moore

Address Eastern Avenue

Caister

Post Code NR305JA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Soon there will be nothing to visit GY for except to look at car parks.

Date Entered 31-12-2015

Internet Reference OWPC631

Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Phillip Wheeler

Address 418 The Glebe

Hemsby

Great Yarmouth

Post Code NR29 4JA

Telephone 01493 553100

Email Address phil.wheeler@btinternet.com

For or Against OBJ Object

Speak at Committee ☐

This proposal is contrary to the government announcement by Department for Communities and Local Government at the time led by Eric Pickles Titled "Communities get power to protect green spaces" and therefore the application should be turned down. Link here <https://www.gov.uk/government/news/communities-get-power-to-protect-green-spaces>

Date Entered 31-12-2015

Internet Reference OWPC632

Jill K. Smith

From: Nicki Farenden <NickiFarenden@bpa.co.uk>
Sent: 30 December 2015 15:44
To: plan
Cc: Simon Ashdown
Subject: 06/15/0749/SU Euston Road Gt Yarmouth
Attachments: PAPLX2015-32 1263.pdf; paplx2015-32 1263 paperwork.pdf



BPA Ref: PAPLX2015/32 1263	MR J BECK
Your Ref 06/15/0749/SU	GT YARMOUTH BOROUGH COUNCIL
	Tel. 01493 846388
Location EUSTON ROAD JCN MARINE PARADE	Works CHANGE OF USE OF BOWLING GREEN TO CAR PARK
Date 30/12/2015	

Dear MR J BECK

LOCATION: EUSTON RD JCN MARINE PARADE GT YARMOUTH

Thank you for the consultation regarding the above Planning Application.

BPA do not have any objection, in principle to the proposals, but wish to ensure that any works in the vicinity of this major accident hazard high pressure gas pipeline does not affect the overall integrity, and that they are carried out in accordance with our safety requirements.

Please find enclosed a GIS plot of our pipeline in relation to the above application and a Special Requirements for Safe Working in close proximity to high-pressure pipelines (see www.linewatch.co.uk).

We would also point out the proposed constructions fall within the outer/middle/inner consultation zone, of this major accident hazard pipeline and as such, you should consult with the HSE on this matter. You need to consult with the Chelmsford office:

Wren House
Hedgerows Business Park
Colchester Road
Springfield
Chelmsford
Essex
CM2 5PF

Tel 01245 706228 or 0845 3450055

The most important points to consider are as follows:

- 1) These are Major Hazard Pipelines

- 2) **Any** construction must be kept to a minimum of 6m from the pipeline
- 3) All excavations (including hand trail holes) within 6m of the pipeline **must** be approved and supervised by BPA.
- 4) The exact location of the pipeline to be marked by BPA in consultation with the developer prior to detailed design.
- 5) Nominal cover is only 0.9m (3').
- 6) Normal vertical clearance for new services is 600mm.
- 7) These Pipelines are protected by cathodic protection and you should consult the BPA if you are laying HV cables or ferrous services (with or without cathodic protection).
- 8) Heavy vehicular crossing points to be approved before use across the easement.
- 9) Tree planting is prohibited within the 6m easement.
- 10) No lowering or significantly raising of ground level throughout the easement.
- 11) Roadways should, where possible, cross the pipelines using the appropriate protection detailed in Appendix 1 of the enclosed booklet and not run along the pipeline route.
- 12) A Continuous site presence will be required whilst the pipeline/s are exposed.

To obtain more detail of the pipeline's location, please contact Adam Canning on 01442 218846 and quote the BPA reference.

Yours faithfully
for BPA

Adam Canning
Lands Team Leader
01442 218846

c.c BPA Site Supervisor: Simon Ashdown 07778 817880
Agent: Canham Consulting Ltd The Old School , School Lane, Thorpe St Andrew,
Norwich.

Nicki Farenden
Lands Administration
Assistant

☎ +44(0)1442 218911
✉ nickifarenden@bpa.co.uk



This year we are donating the money we would normally spend
on corporate Christmas cards to MacMillan Cancer Support.

Merry Christmas from all at BPA

British Pipeline Agency Limited
BPA Head Office • 5-7 Alexandra Road
Hemel Hempstead • Hertfordshire • HP2 5BS • UK
☎ +44 (0)1442 342200 • www.bpa.co.uk



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The data provided on this plan is indicative only, it may not be accurate and should not be relied upon. The actual pipeline location will require confirmation on site by BPA staff.

Location:
EUSTON ROAD JCN
MARINE PARADE
GT YARMOUTH

3rd Party Enquiry
Number:
REF: 2015/1263

External Reference Number: REF: 06/15/0749/SU

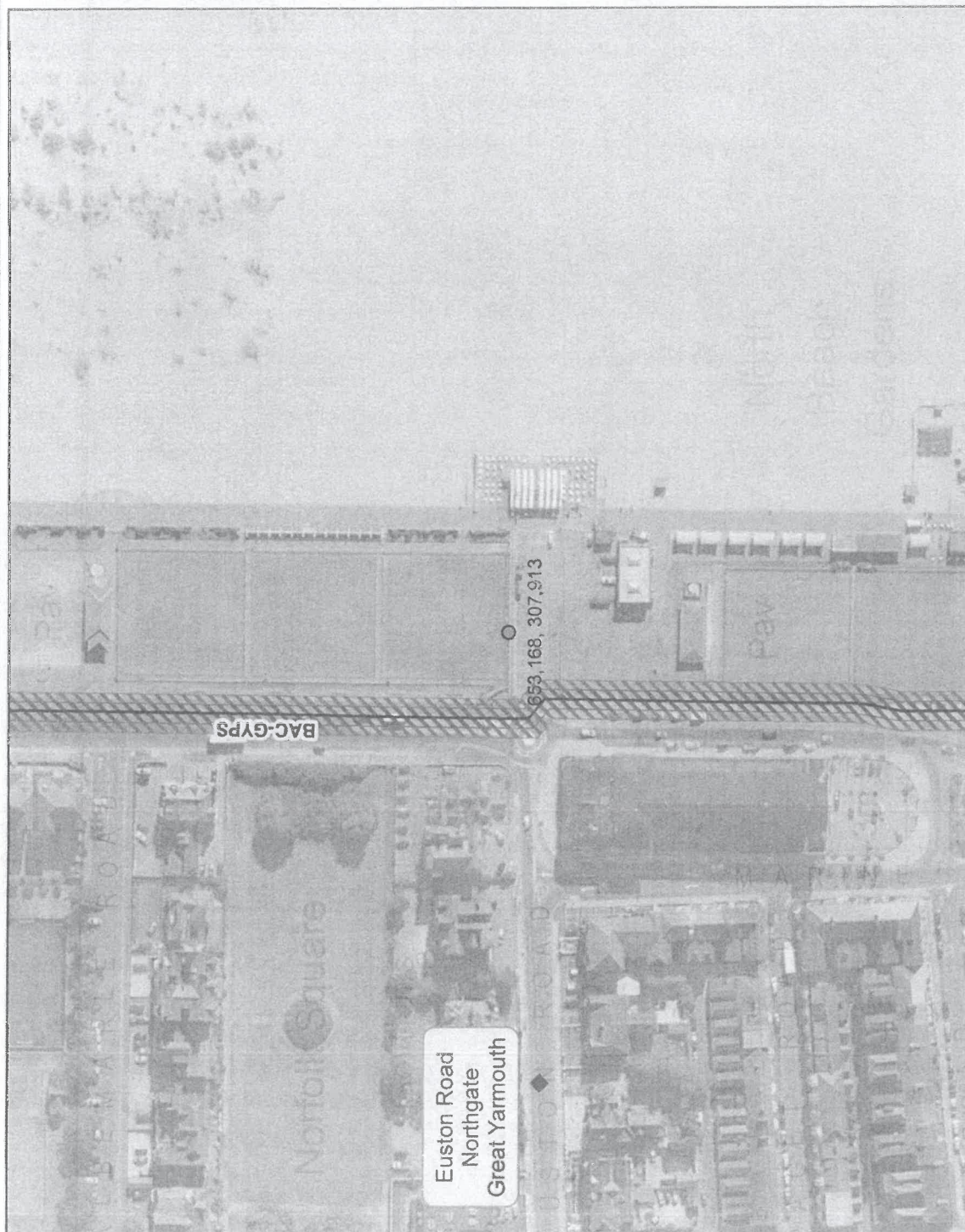
**BPA Contact Details:
SIMON ASHDOWN
01692 403527**

Client: MR J BECK
GT YARMOUTH
BOROUGH COUNCIL

Scale: 1:1,677

5-7 Alexandra Road
Hemel Hempstead
Herts HP2 5SS
United Kingdom

Tel: 44(0)1442 212200
Fax: 44(0)1442 214077
business@bpa.co.uk
www.bpa.co.uk



WARNING: BPA fuel pipeline. Prior approval required. Phone 0800 585 387 prior to starting work.



14 Alexandra Ave
Gt Yarmouth
NR30 4ED

19th January 2016

Gt Yarmouth Borough Council
Town Hall

For the attention of Mr J Beck case officer

Dear Sir

Planning Application 06/15/0749/SU
Proposal, Plan to remove bowling green
to create car park extension

Dear Sir

I would like to raise my objections to the above proposal on two levels as follows
Firstly as a resident of Great Yarmouth I am saddened that this scheme will see yet another loss of green space and amenities, which like others along the seafront will be lost forever

There is only a shortage of long stay
Cheaper carparking in the peak weeks

The council used this as their reasoning for building on the coach park, The proposed car park will not fulfill the needs of our day trippers as it is too expensive

If Yarmouth is successful with their plans for big events like the airshow for example then we will need much larger capacity car parks

and this I believe is what the council should focus on.

Secondly as the leaseholder of Beach Terrace Tea Rooms I am very worried that this work if undertaken during our season (mid Feb to Oct) will be very damaging on our trade.

Yesterday thanks to Mr Tim Noble I had the opportunity to view the plans and to discuss possible start time, access routes, car park closure etc. Our Cafe is just a few yards away from the green, and the inevitable noise, dust and commotion will certainly deter customers from using our terrace and buying ice creams etc from our take-away windows.

I would like to ask the council to consider starting work, if planning is approved, at the end of September.

This would give them a window of four to five months to carry out the project.

Also there would be barely no loss of revenue from car park closure.

Yours faithfully

~~Tim Noble~~

C.C. Mr T. Noble



Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/15/0749/SJ
Date: 7 January 2016

My Ref: 9/6/15/0749
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Change of use bowling green to car park, with lighting columns, pay and display equipment and signage
Euston Road GREAT YARMOUTH Norfolk**

Thank you for your recent consultation with respect to the above.

In highway terms only I have no objection to the proposals but I would recommend that the following conditions be appended to any grant of permission your Authority is minded to make

SHC 34 No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

Reason: In the interests of highway safety.

SHC 50 The external lighting should be installed and directed in such a manner as to cause no inconvenience or hazard to the users of the adjacent highway. The County Council reserves the right to inspect the installation to confirm that this condition is met and to request the fitting of louvers or baffles if required.

Reason: In the interests of highway safety

Yours sincerely

Stuart French

Highways Development Management & Licensing Offi
for Executive Director for Community and Environmental Services

www.norfolk.gov.uk



To: Conservation Officer

My Ref: 06/15/0749/SU

From: Development Control Manager

Date: 23rd December 2015

Case Officer: Mr J Beck

Parish: Great Yarmouth 15

Development at:-

Euston Road
GREAT YARMOUTH
Norfolk

For:-

Change of use bowling green to
car park, with lighting
columns, pay and display
equipment and signage

Applicant:-

Great Yarmouth Borough Council
Town Hall Hall Plain
Hall Plain
GREAT YARMOUTH

Agent:-

Canham Consulting Limited
The Old School School Lane
Thorpe St Andrew
Norwich

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 6th January 2016.

COMMENTS:

- PAUL HARDY 8 JAN 16
- THIS PROPOSAL IS NOT SUPPORTED BY CONSERVATION IN THE FORM IT'S PRESENTED.
 - A MORE PRACTICAL, LESS COSTLY AND MORE APPROPRIATE FOR RETAINING THE CHARACTER OF THE CONS AREA IS TO RE-LOCATE THE EXTENSION PLEASE SEE ATTACHED

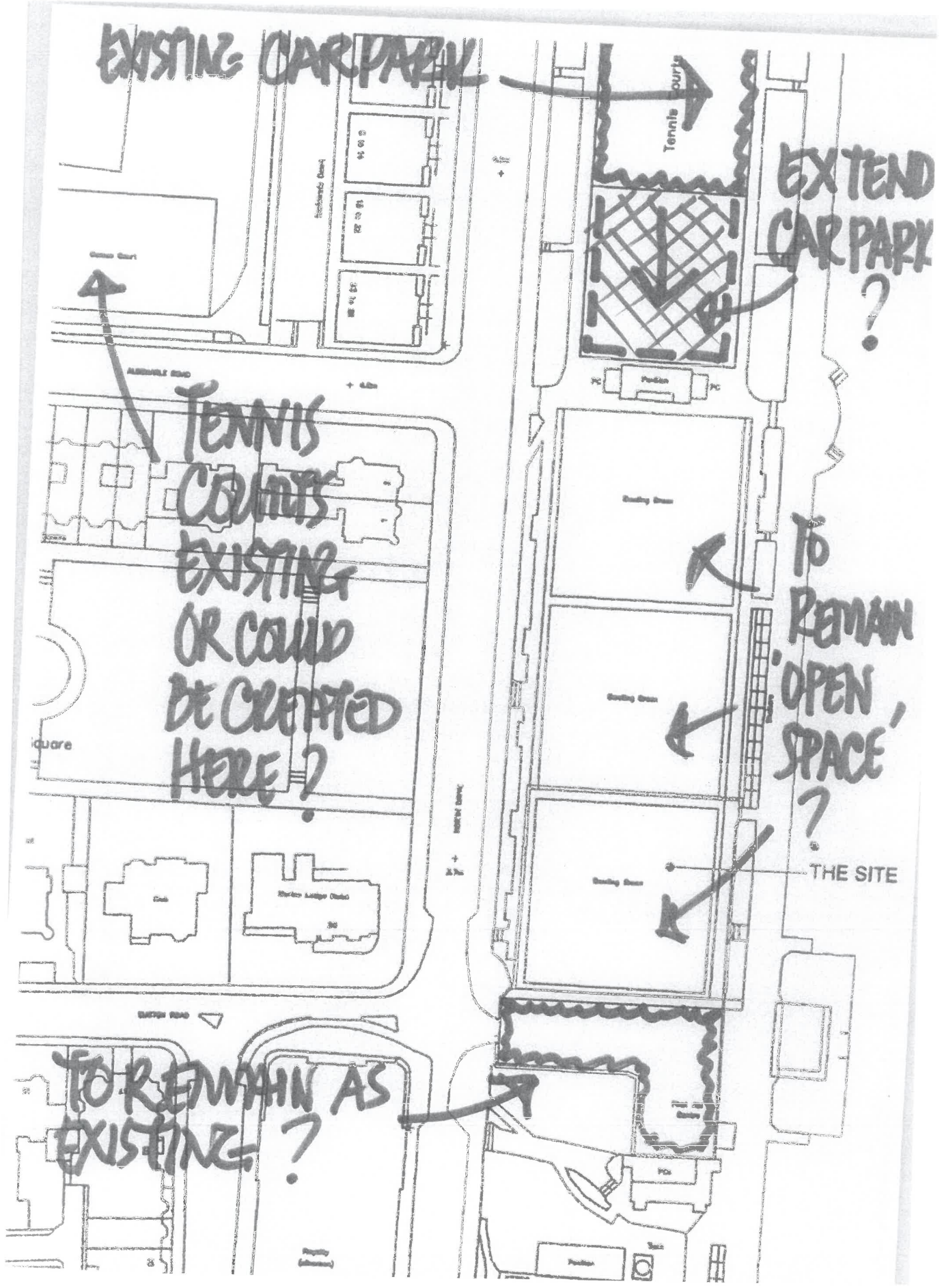
EXISTING CAR PARK

EXTEND
CAR PARK
?

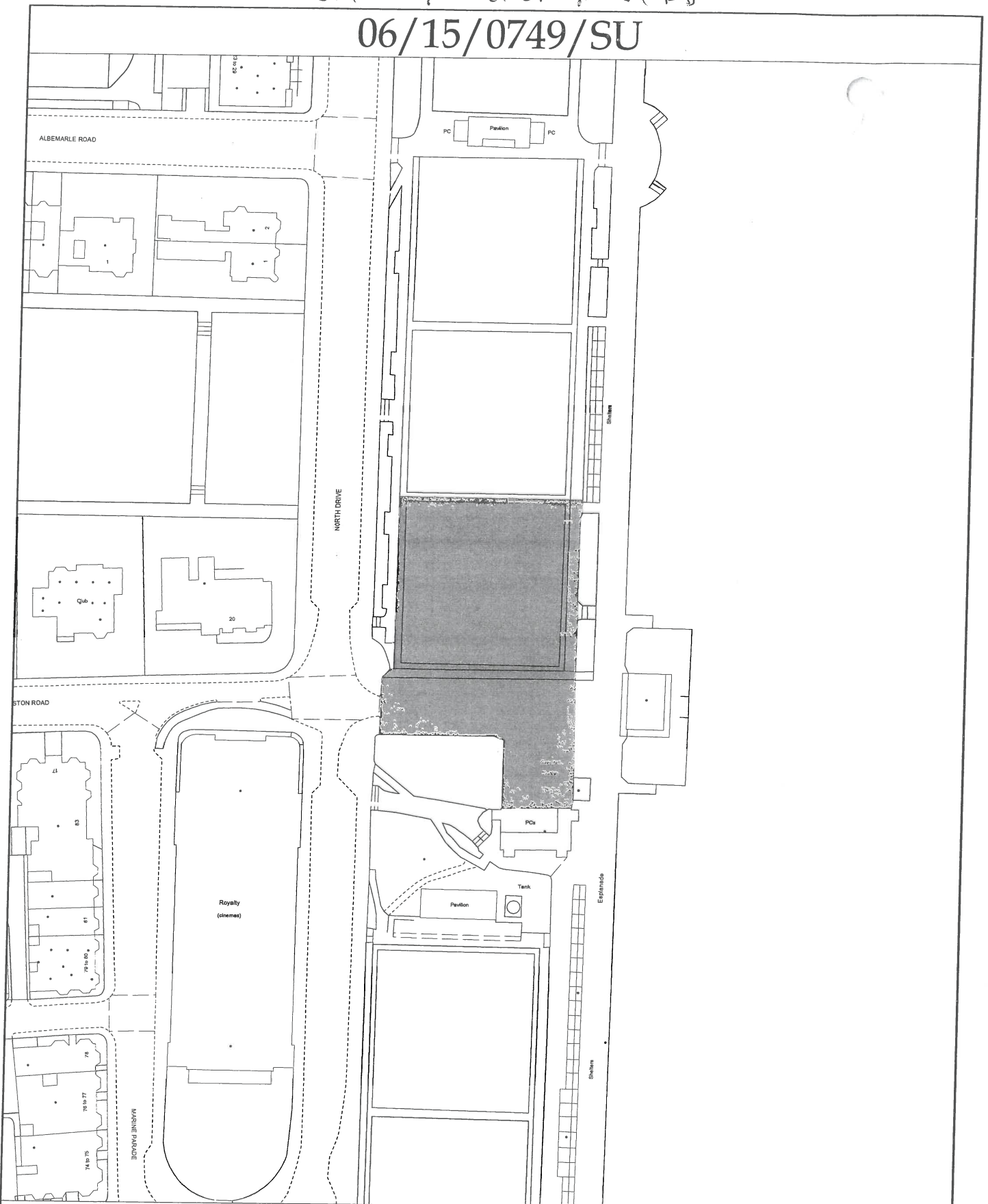
TENNIS
COURTS
EXISTING
OR COULD
BE CREATED
HERE?

TO
REMAIN
'OPEN
SPACE'
?

TO REMAIN AS
EXISTING?

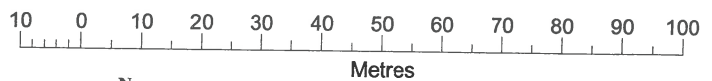


06/15/0749/SU



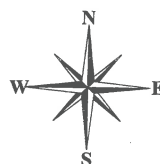
GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Development Department,
Trafalgar House, Greyfriars Way,
Great Yarmouth, Norfolk. NR30 2QE

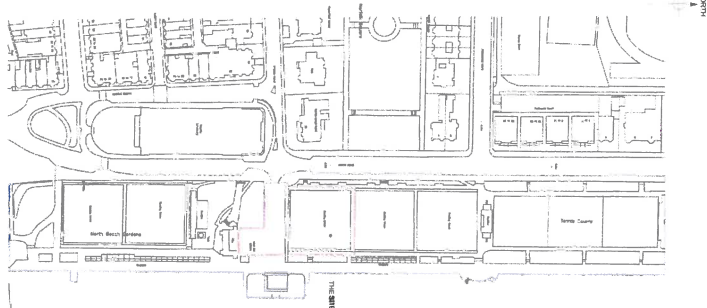


Metres

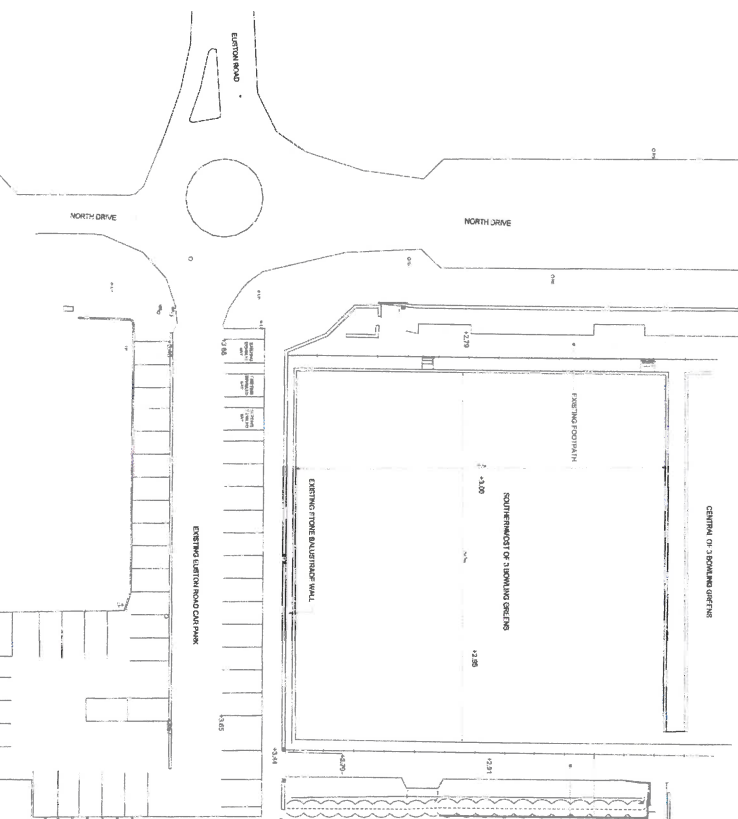
Scale = 1:1250 @ A4



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Ordnance Survey [100018547]



LOCATION PLAN
SCALE 1:1500



EXISTING LAYOUT
SCALE 1:250



THIS LAYOUT DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

NO.	DATE	DESCRIPTION	BY	CHKD
01	04-12-15	ISSUED FOR TENDER	ALB	ALB
02	04-12-15	REVISED FOR TENDER	ALB	ALB

DATE OF COMPLETION	DATE OF COMPLETION	DATE OF COMPLETION
04-12-15	04-12-15	04-12-15

DATE OF COMPLETION	DATE OF COMPLETION	DATE OF COMPLETION
04-12-15	04-12-15	04-12-15

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DATE OF COMPLETION	DATE OF COMPLETION	DATE OF COMPLETION
04-12-15	04-12-15	04-12-15



08/17/2015

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