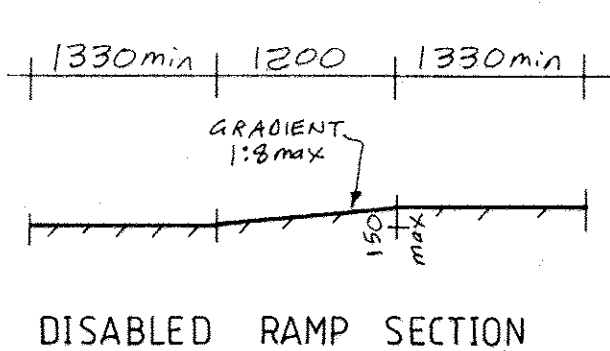


SITE PLAN
SCALE 1:200



BLOCK AREA - 4438m²
 BUILDING AREA - 2565m²
 PARKING BAYS - 52 bays
 LANDSCAPING - 350m²



GENERAL NOTES

- Check all dimensions on site and report any discrepancies to the designer.
 - Report any discrepancies between Architectural and Structural drawings to the design Engineer.
 - All work shall comply with relevant Australian Standards and the Building Code of Australia.
- APPLIED FINISHES**
- All visual external surfaces of concrete panel walls shall have a Graffitiato or paint finish.
 - All roller doors, visible metal cappings, gutters and down pipes shall be colorbond.
- PARKING AREAS**
- All parking areas, driveways and crossovers shall be constructed with:
 - 200mm crushed limestone
 - 40mm bituminous hot mix concrete
 - Grade all bitumen surfaces to drain into the nearest storm water sump.
 - Provide concrete kerbing, 200x150mm high to edges of all bitumen parking areas.
 - All bitumen hot mix concrete to be applied on a bitumen emulsion tack coat.

LANDSCAPE SCHEDULE

Plant Species	Quantity	Spacing
1 Grevillea Crithmifolia	74	1500mm
2 Melaleuca Elliptica	16	1500mm
3 Grevillea Clear View David		1500mm
4 Geraldton Wax		2000mm
5 Callistemon Park Special		2500mm
6 Lavender Species	17	1000mm
7 Grevillea Ericifolia		1500mm
8 Grevillea Bitemata	12	1500mm
9 Dwarf Diosma Pink & Gold	70	1000mm
10 Lantana		1500mm
11 Melaleuca Nesophylla	3	10m

NOTES

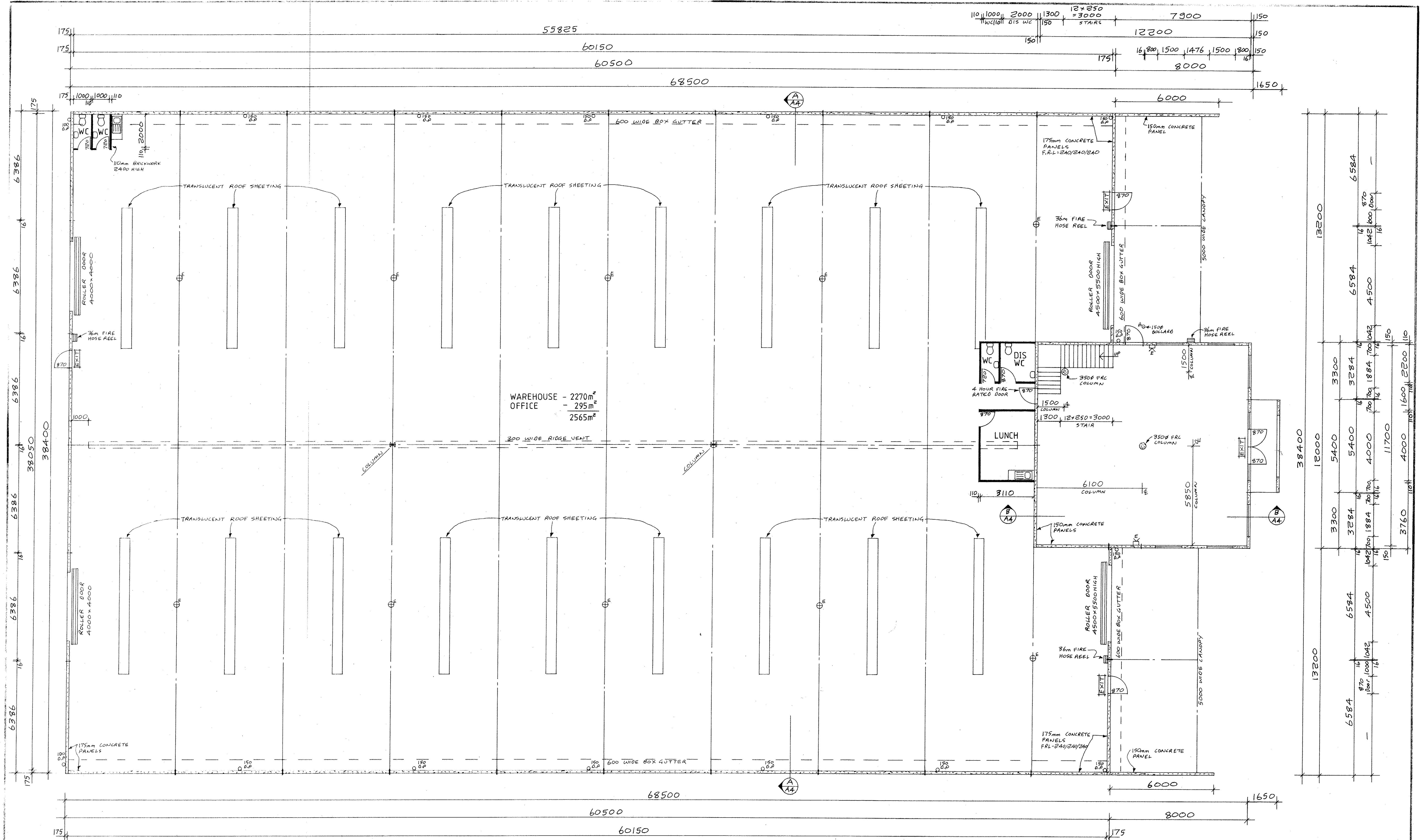
- Lawn to be "Wintergreen".
- Mulch all garden beds to a depth of 75mm with Karri Peat or similar.
- All shrubs and trees to have an automatic trickle system.
- Lawn areas to have automatic pop up sprinklers.
- All trees to be staked and tied.

CONDIPODERO & ASSOCIATES
STRUCTURAL ENGINEERS & DESIGNERS

2 VALE STREET MALAGA 6090
 Ph: (08) 9249 3855 Fax: (08) 9249 3866
 T/A COJOMA NOMINEES PTY LTD ACN 008 829 785
 AS TRUSTEE FOR CA & J CONDIPODERO FAMILY TRUST

JOB:
 PROPOSED OFFICE/WAREHOUSE
 LOT 198 VICTORIA ROAD MALAGA

DRAWN: M. CONDIPODERO	DATE: SEP 06
SCALE: 1:200	JOB No: DRAWING No: A1



WAREHOUSE - 2270m²
 OFFICE - 295m²
 2565m²

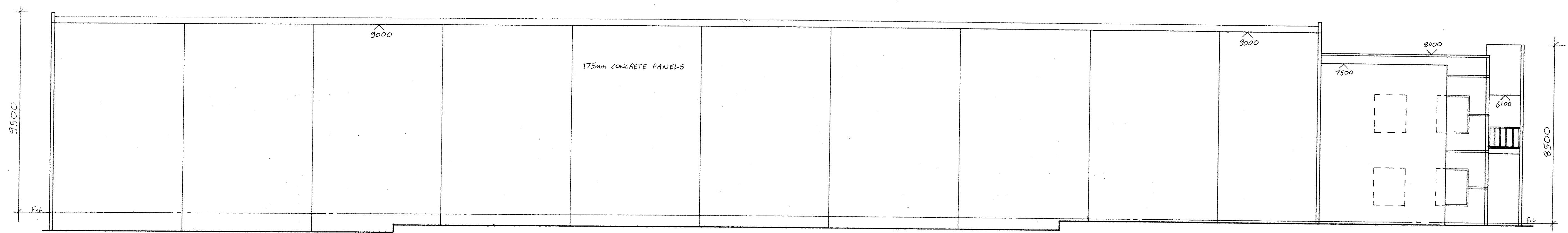
GROUND FLOOR PLAN

EXIT - EXIT SIGNS TO COMPLY WITH AS/NZS-2293-1
 E - EMERGENCY SPOT LIGHTS TO COMPLY WITH AS/NZS-2293-1

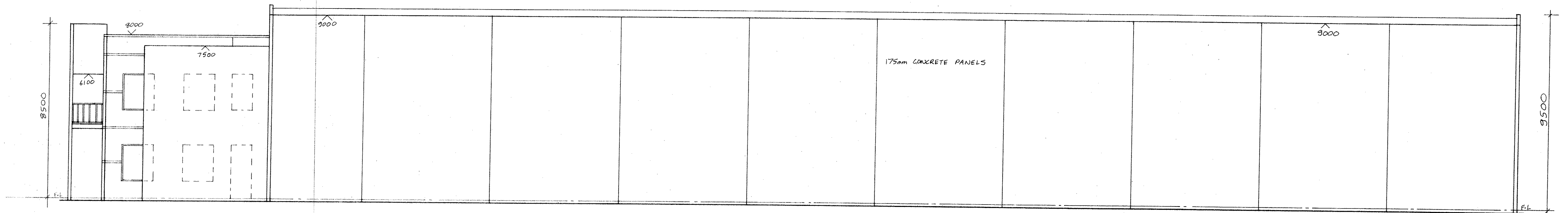
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JOB:
 PROPOSED OFFICE/WAREHOUSE
 LOT 198 VICTORIA ROAD MALAGA

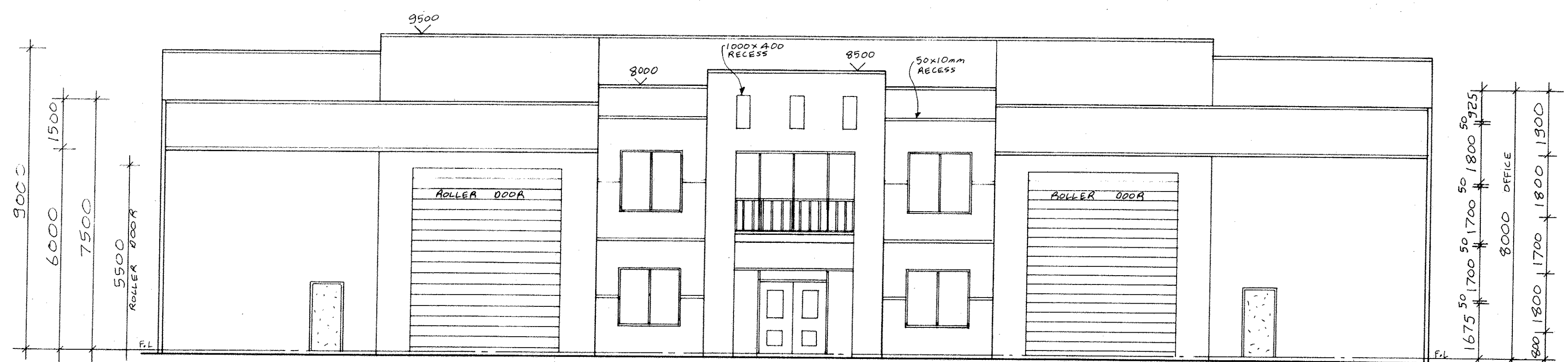
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	DRAWING No: A2



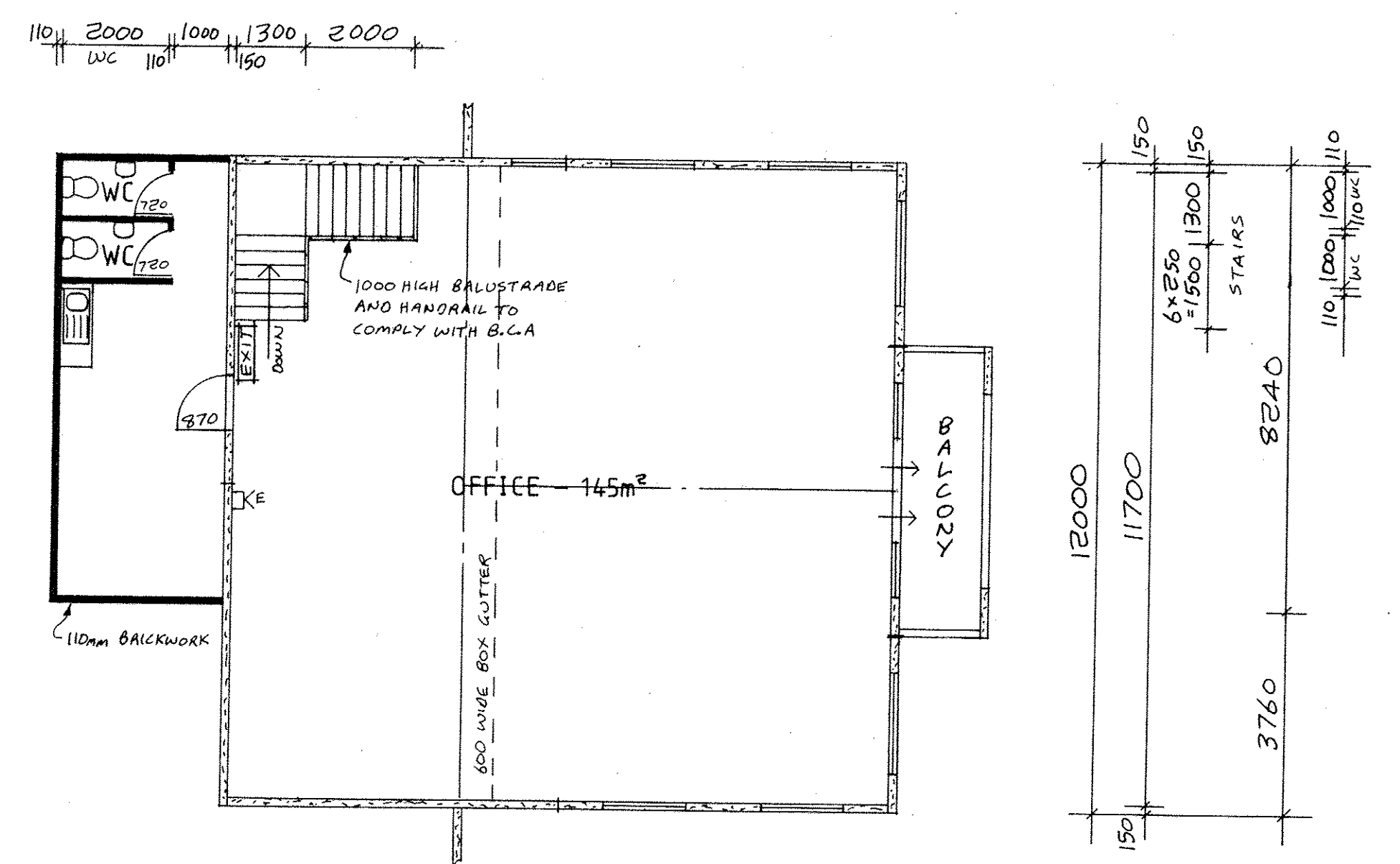
EAST ELEVATION



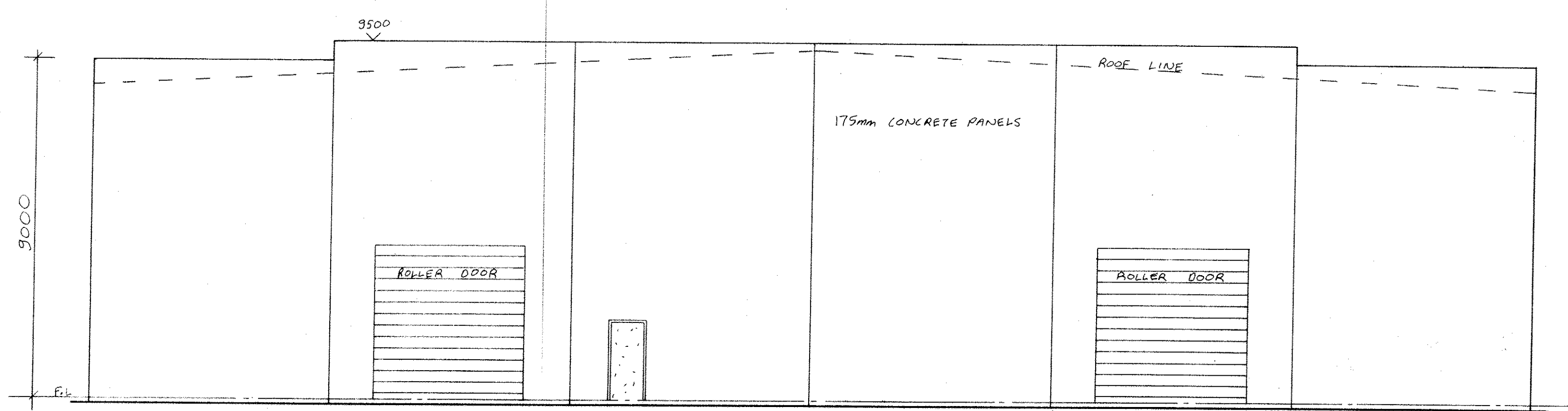
WEST ELEVATION



NORTH ELEVATION



FIRST FLOOR PLAN



SOUTH ELEVATION

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JOB:
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 LOT 198 VICTORIA ROAD MALAGA

DRAWN: M. CONDIPODERO	DATE: SEP 06
SCALE: 1:100	DRAWING No: A3