

# 01 - SITE PLAN

SCALE 1 : 200

PROVIDE CHEVRON LINE MARKING TO ALLOW VEHICLE REVERSING.

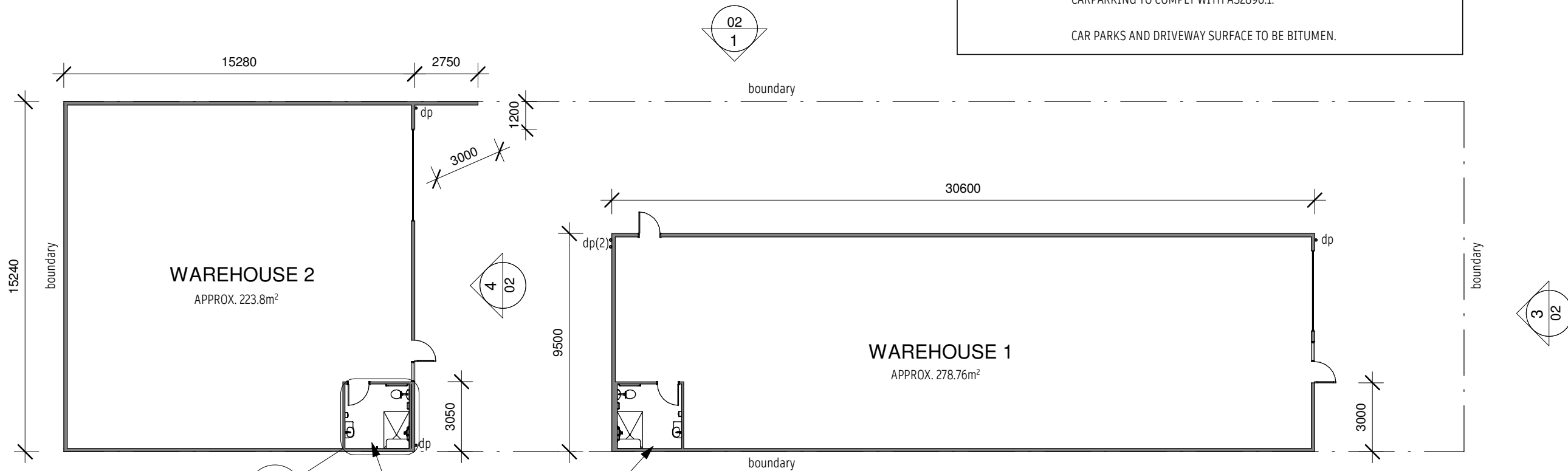
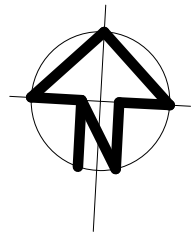
### SITE LEGEND AND NOTES:

- NEW 1800mm HIGH COLORBOND GOOD NEIGHBOUR BOUNDARY FENCE, GRADED TO 1200mm HIGH AT FRONT BOUNDARY.
- NEW CONCRETE PERIMETER PAVING.
- NEW LANDSCAPED AREA.
- VEHICLE MANEUVERING PATH.
- CARPARKING TO COMPLY WITH AS2890.1.
- CAR PARKS AND DRIVEWAY SURFACE TO BE BITUMEN.

NEW CROSSOVER TO COUNCIL REQUIREMENTS (SEPARATE APPLICATION).

KERBSIDE TREE TO BE REMOVED (NOT SIGNIFICANT).

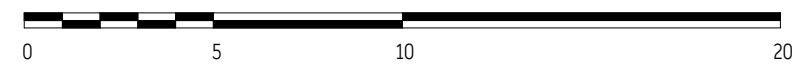
NEW LANDSCAPING TO BE PLANTED WITH LOCAL INDIGENOUS SPECIES.



# 02 - PROPOSED FLOOR PLAN

SCALE 1 : 200

SCALE IN METRES



### PLAN NOTES:

- OPERATION OF REQUIRED EXIT DOORS AND LATCH DEVICE TO BE INSTALLED IN ACCORDANCE WITH NCC D2.21 AND MOUNTED AT A HEIGHT BETWEEN 900-1000mm.
- ARTIFICIAL LIGHTING TO WAREHOUSE 1 & 2 TO BE IN ACCORDANCE WITH AS1680.
- EARLY FIRE HAZARD INDICES OF WALL, FLOOR, CEILING LININGS AND AIR CONDITIONING DUCTWORK TO COMPLY WITH CLAUSE C1.10 OF THE NCC.

### PLAN LEGEND:

- NEW WALL (BOUNDARY WALLS TO BE FIRE RATED).
- dp NEW DOWNPIPE CONNECTED TO STORMWATER SYSTEM.

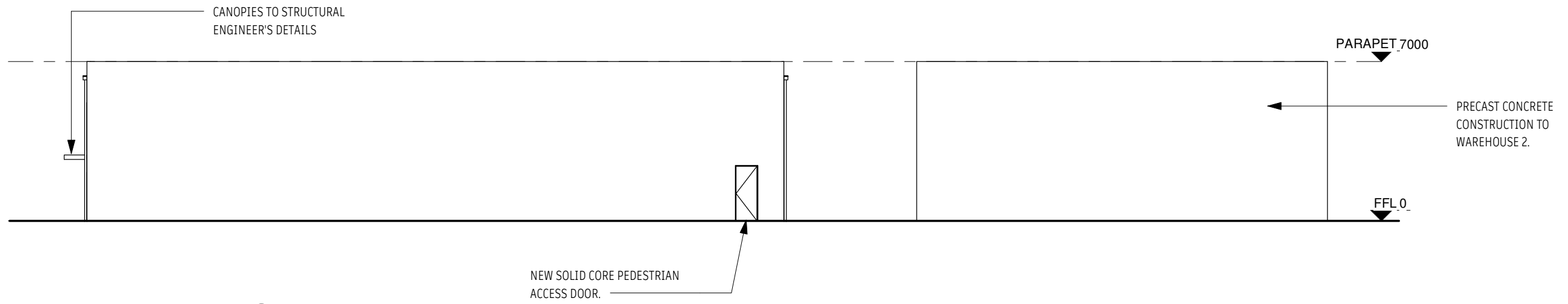
**PROPOSED WAREHOUSES**  
**at 23 STAITE STREET,**  
**WINGFIELD**  
**for**  
**JB Construction Solutions**  
**SITE PLAN / PROPOSED**  
**FLOOR PLAN**

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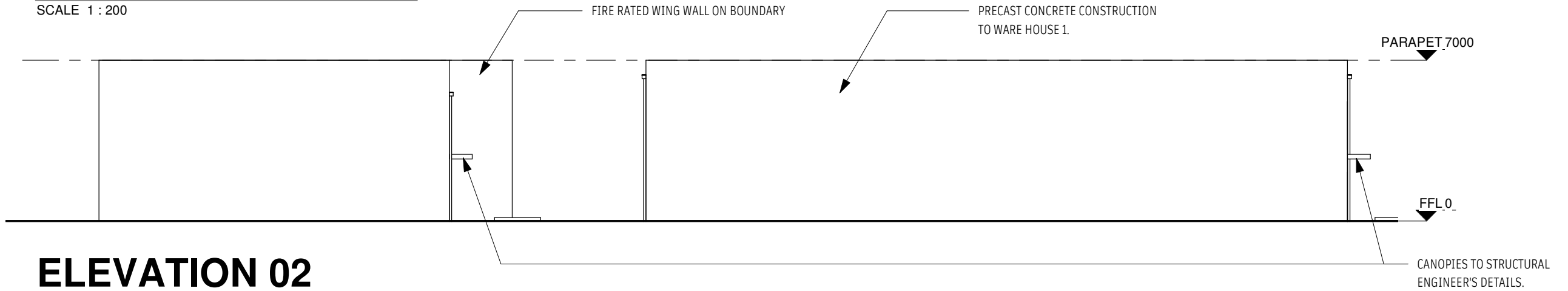
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drawn	PR
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job no.	S210230
drawing no.	01
revision	C1

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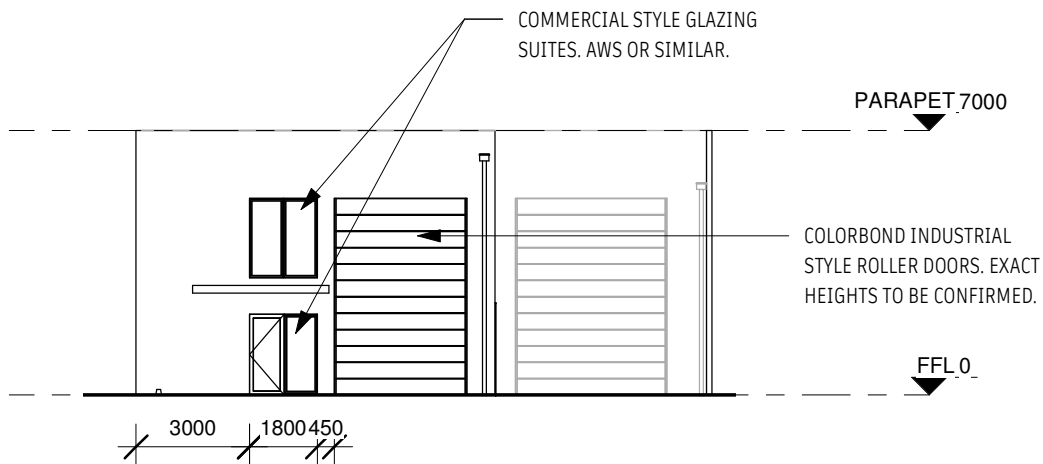
## ELEVATION 01

SCALE 1 : 200



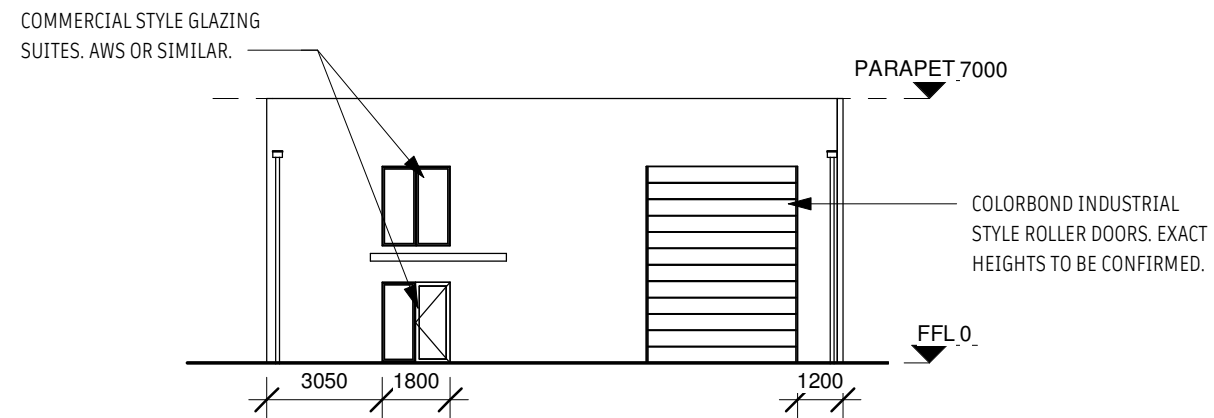
## ELEVATION 02

SCALE 1 : 200



## ELEVATION 03

SCALE 1 : 200



## ELEVATION 04

SCALE 1 : 200

### NOTES

- OVERALL DIMENSIONS INDICATED ARE ROUGH OPENINGS (STRUCTURAL OPENINGS).
- OPENINGS TO BE MEASURED ON SITE BY WINDOW SPECIALIST PRIOR TO FABRICATION.
- WINDOW MANUFACTURER TO ALLOW SUITABLE FRAME TOLERANCES DURING FABRICATION BASED ON MEASURED SITE DIMENSIONS.
- WINDOWS AND EXTERNAL GLAZED DOORS TO BE MANUFACTURED AND INSTALLED TO THE CURRENT VERSION OF AS1288, AS2047 AND ANY RELEVANT NOMINATIVE AUSTRALIAN STANDARD REFERENCED WITHIN.
- LOCKSETS AND HARDWARE FOR DOORS AND WINDOWS TO ACHIEVE COMPLIANCE WITH AS4145

PROPOSED WAREHOUSES  
at 23 STAITE STREET,  
WINGFIELD  
for  
JB Construction Solutions  
ELEVATIONS

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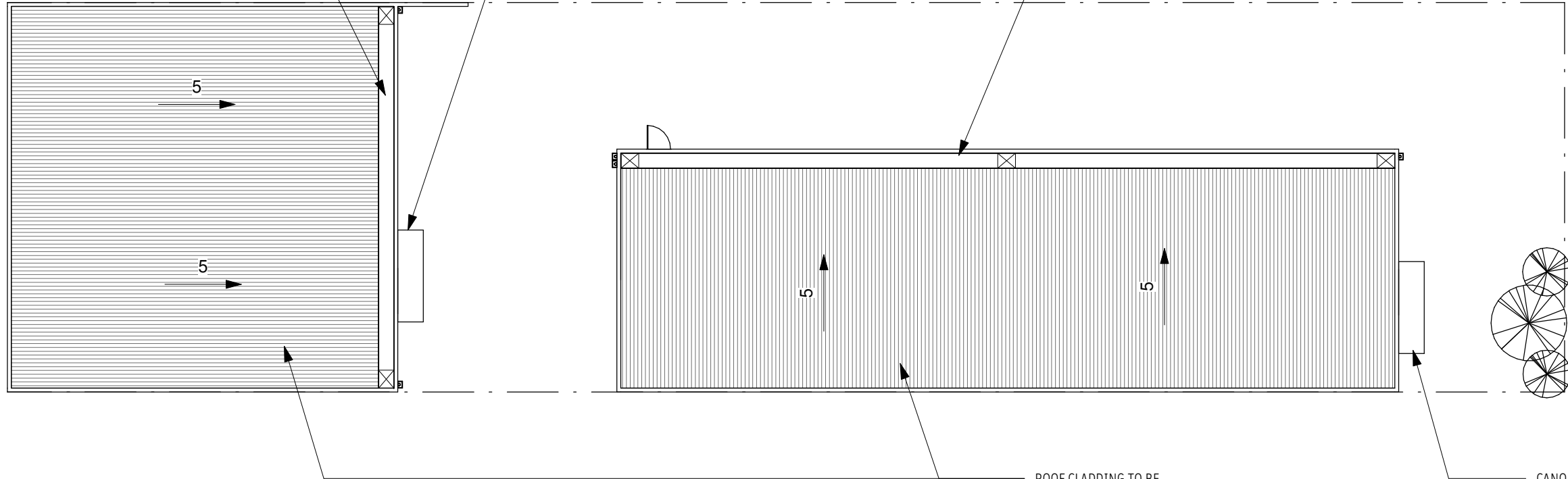
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BOX GUTTER MINIMUM DIMENSION TO BE 400mm x 150mm.  
DOWNPIPES TO BE MIN 100mm DIAMETER WITH RAINHEAD.  
RAINHEAD TO HAVE OVER FLOW PROVISION.

CANOPIES TO STRUCTURAL  
ENGINEER'S DETAILS.

BOX GUTTER MINIMUM DIMENSION TO BE 400mm x 150mm.  
DOWNPIPES TO BE MIN 100mm DIAMETER WITH RAINHEAD.  
RAINHEAD TO HAVE OVER FLOW PROVISION.



ROOF CLADDING TO BE  
ZINCALUME TRIMDEK OR  
SIMILAR APPROVED.

CANOPIES TO STRUCTURAL  
ENGINEER'S DETAILS.

# 01 - ROOF PLAN

SCALE 1 : 200

**PROPOSED WAREHOUSES**  
**at 23 STAITE STREET,**  
**WINGFIELD**  
for  
**JB Construction Solutions**  
**ROOF PLAN**

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