

PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING

LOT 207 (No. 27) NARDINE CLOSE,  
HIGH WYCOMBE WA 6057

PROJECT No.  
**SB 206**

ARCHITECTURAL DRAWING SCHEDULE

A001	COVER PAGE
A002	GENERAL NOTES
A101	SITE SURVEY
A102	SITE PLAN
A103	PLAN VIEW
A104	ELEVATIONS - sheet 1
A105	ELEVATIONS - sheet 2
A106	SECTION
A107	-
A108	DISABLED DETAILS
C100	STORMWATER & PAVING PLAN
C101	LANDSCAPING PLAN
C102	-
E100	ELECTRICAL SITE PLAN
E101	ELECTRICAL PLAN



LOCALITY PLAN  
NOT WITHIN BUSHFIRE ZONE



EXISTING SITE

NEW CARPARKING & DRIVEWAYS  
REFER TO DRAWINGS A102 & C100

ISSUED FOR CONSTRUCTION



NOTES: THESE PLANS ARE THE SOLE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED OR ALTERED IN ANY WAY, PART OR WHOLE, WITHOUT WRITTEN CONSENT FROM THE BUILDING COMPANY OR ITS DESIGNER. CONTRACTORS SHALL CHECK ALL DIMENSIONS AND CONDITIONS WITH BUILDER OR SUPERVISOR PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLANS MUST BE BROUGHT TO THE ATTENTION OF THE BUILDER OR SUPERVISOR. THE DESIGNER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING OR SITE CONDITIONS WITHOUT PRIOR CONSULTATION. UNLESS OTHERWISE NOTED, RETAIN WALLS DEMOLITION, SEWER PILING, SUBSOIL DRAINS, BLUSTERING OR OTHER SITE WORKS ARE ALL AT THE EXPENSE OF THE OWNER. DO NOT SCALE FROM DRAWINGS AS DISTORTION CAN OCCUR DURING COPYING.

PROJECT CONSULTANTS

BUILDING CERTIFIER

Ian Lush & Associates  
CDC Documentation  
Ben Tran

FIRE CONSULTANT

Xero Fire  
Fire Engineering Report  
Rene Hutter

HYDRAULICS

BCA Group  
Fire Services Drawings  
Chris Meisinger

ENGINEER

SDEWA  
Structural Drawings  
Ivan Marenko

**FIRE SOLUTIONS**  
*REFER TO FIRE ENGINEERING REPORT BY XERO FIRE for Awning Connection between warehouse Fire Compartments & Extended Travel Distances*

**FIRE SERVICES**  
*REFER TO BCA CONSULTANTS DRAWING F01 FOR ALL FIRE SERVICES Including: Tanks & Pumps, Boosters, Hydrants & Fire Hose Reels*

BUILDING CODE OF AUSTRALIA		
CLASSIFICATION	- CLASS	7b
TYPE OF CONSTRUCTION	- TYPE	B
REQUIRED EXITS	- REFER CONSULTANTS	DRAWINGS
TANKS & PUMPS	- REFER CONSULTANTS	DRAWINGS
BOOSTERS	- REFER CONSULTANTS	DRAWINGS
HYDRANTS	- REFER CONSULTANTS	DRAWINGS
HOSE REELS	- REFER CONSULTANTS	DRAWINGS
PORTABLE FIRE EXTINGUISHERS	- BY BUILDING OCCUPIER	after all equipment is installed
EMERGENCY LIGHTING	- REFER ELECTRICAL	DRAWING
EXIT SIGNS	- REFER ELECTRICAL	DRAWING

**PERFORMANCE OF EXTERNAL WALLS IN FIRE**  
TILT-UP PANELS ARE TO BE CONNECTED SO THAT IN THE EVENT OF A FIRE THOSE CONNECTIONS RESIST OUTWARD MOVEMENT OF PANELS IN ACCORDANCE WITH **BCA** Clause C1.11.

**TERMITES** - CONSTRUCTION DEEMED TO COMPLY THIS BUILDING IS CONSTRUCTED FROM STEEL & MASONRY AND NOT CONSIDERED TO BE SUBJECT TO TERMITE ATTACK IN ACCORDANCE WITH BCA Clause B1.4 (i) (i)

**NATURAL LIGHTING**  
Natural lighting is not required by the BCA for this Class of Building.  
**ARTIFICIAL LIGHTING**  
Artificial lighting to be provided in accordance with clause F4.4 (a) (ii) (C) and as per AS/NZS 1680.0


**MECHANICAL VENTILATION**  
Provide Mechanical Ventilation to Sanitary Compartments in accordance with clause F4.5 of the BCA and table B1 in AS 1668.2 "Minimum Exhaust Ventilation Flow Rates"  
Sanitary Compartments = 10 Litres per second per m2 of floor area (which equates to 15 Air changes per hour)


**AIR-CONDITIONING** not applicable  
- no air-conditioned zones


**NATURAL VENTILATION** - to each Warehouse  
= 1516m² x 5% = 75.8m² required  
natural ventilation is achieved via  
2 - openable shutters @ 36m² each = 72m²  
1 - exit door @ 1.87m² each = 1.87m²  
1 - double entry door @ 13.74m² each = 3.74m²  
Total = 77.61m² provided

**SMOKE VENTING**  
Smoke Venting is provided via 6 x 400Ø. whirly birds to the roof of each warehouse


**SYMBOLS**


**EMERGENCY LIGHTING**  
LED BATTENS  
TO GIVE REQUIRED LUX AT FLOOR LEVEL


**EMERGENCY LIGHT**  
SATELLITE TYPE TO GIVE  
0.2 LUX AT FLOOR LEVEL

**EXIT SIGNS**  
2 HOUR DURATION  
MAX 2.5m FROM FLOOR LEVEL

**EMERGENCY LIGHTING**  
TO COMPLY WITH AS 2293.1 CONSULTANTS DESIGN IF DONE OVER-RIDES THIS PROPOSED LAYOUT

**FIRE HOSE REELS**

**FIRE HYDRANTS** (TWIN HEAD U.O.N.)

**FIRE HYDRANT BOOSTER**

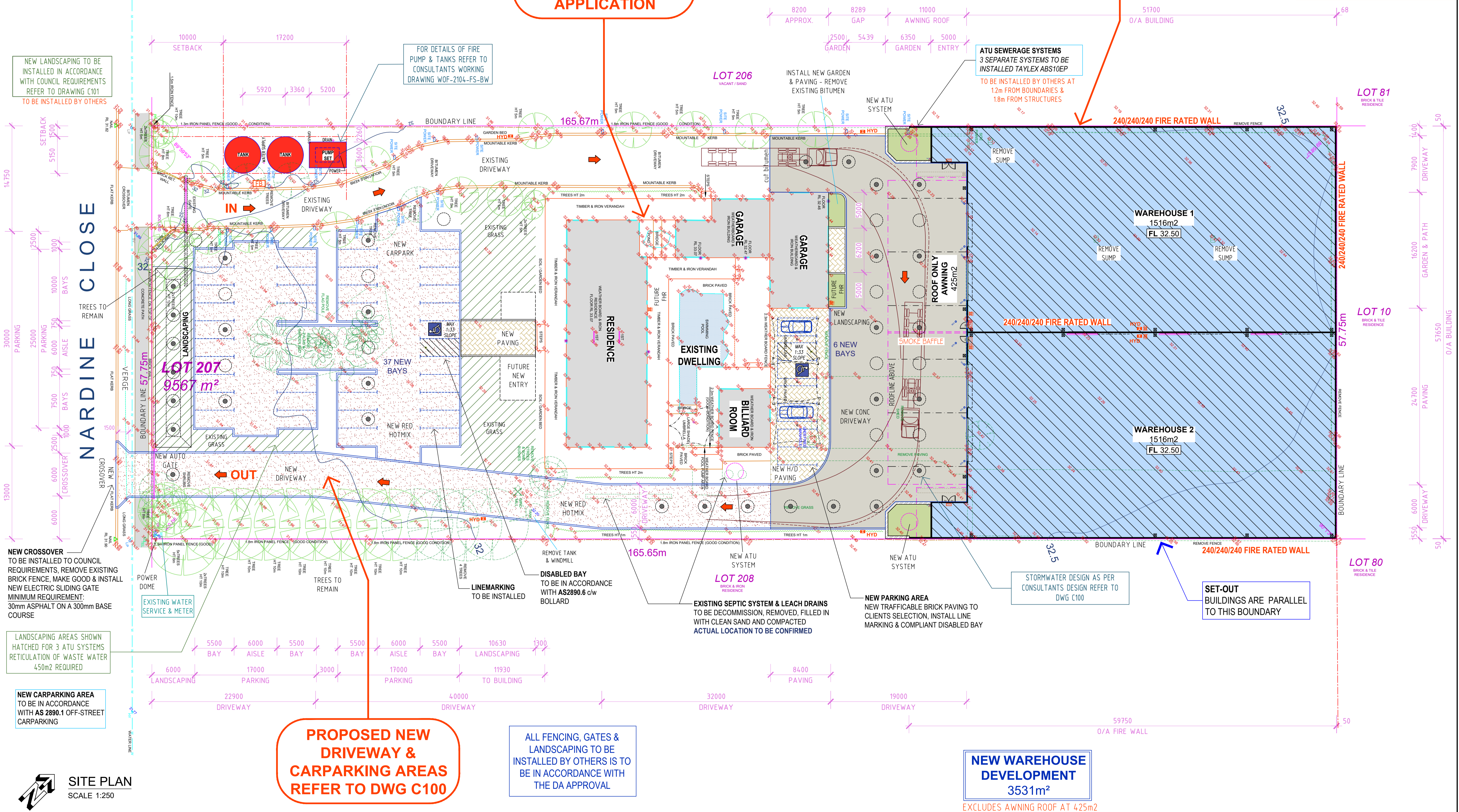
**FIRE SERVICES**  
REFER TO BCA CONSULTANTS DRAWING F01

DEPOSITED PLAN  
24312  
CERTIFICATE OF TITLE  
volume 2203 folio 276

DA GRANTED  
(DA21/O112)  
21st June 2021

**FIRE SOLUTIONS**  
REFER TO FIRE ENGINEERING REPORT  
BY XERO FIRE  
for Awning Connection between Warehouse  
Fire Compartments & Extended Travel  
Distances

**FIRE SERVICES**  
REFER TO BCA CONSULTANTS  
DRAWING F01 FOR ALL FIRE SERVICES  
Including:  
Tanks & Pumps, Boosters, Hydrants & Fire  
Hose Reels



REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	06.02.2022
1		
0		

**PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING**  
LOT 207 (27) NARDINE CLOSE,  
HIGH WYCOMBE WA 6057

## SITE PLAN

**Sarbuild**  
BUILDING AND  
DEVELOPMENT  
1/34 THE CRESCENT, MIDLAND  
WESTERN AUSTRALIA 6056  
TEL: (08) 9250 6177  
FAX: (08) 9250 4999  
EMAIL: reception@sarbuild.com  
WEB: www.sarbuild.com

**ISSUED FOR CONSTRUCTION**  
DATE: 07.08.2020  
DRAWN BY: JOHN VAN DER LAAN  
CHECKED BY: PAUL SARICH  
DWG NO: **A102**  
PROJECT NO: **SB - 206** REV No: **2**

OFFICE MEZZANINE, ENTRY STAIRCASE,  
AMENITIES TO BE CONFIRMED

ADJACENT  
**LOT 206**  
VACANT / SAND

**LOT 81**  
BRICK & TILE  
RESIDENCE

**LOT 10**  
BRICK & TILE  
RESIDENCE

**FIRE DOORS**  
FIRE RATED CERTIFIED  
PROPRIETY TYPE  
920 x 2040 x 40 FLUSH PANEL  
COLORBOND FINISH

**SMOKE BAFFLE**  
1m TOTAL DEPTH FROM U/S OF  
AWNING ROOF SHEETS -  
LIGHTWEIGHT TRUSS  
SUSPENDED FROM UNDERSIDE  
OF PURLINS & CLAD BOTH SIDES  
UP TO AWNING ROOF CLADDING

**ATU SEWERAGE SYSTEMS**  
3 SEPARATE SYSTEMS TO BE  
INSTALLED TAYLEX ABS10EP  
TO BE INSTALLED BY OTHERS AT  
1.2m FROM BOUNDARIES &  
1.8m FROM STRUCTURES

**AWNING**  
STEEL FRAMEWORK TO  
ENGINEERS DESIGN WITH  
TRIMDEK OR SIMILAR OVER  
(NO SOFFIT)

**ENTRY WALLS**  
150mm THICK PRE-CAST CONCRETE  
PANELS TO ENGINEERS DESIGN  
(EXCLUDING BOUNDARY)

**REFER TO DRAWING  
A108 FOR  
DISABLED ACCESS  
& CIRCULATION  
SPACE DETAILS**

**NEW WAREHOUSE  
DEVELOPMENT**  
3531m<sup>2</sup>  
EXCLUDES AWNING ROOF AT 425m<sup>2</sup>

**ROOF CLADDING**  
0.42 BMT TRIMDEK OR  
SIMILAR ZINC FINISH  
**INSULATION**  
TO ROOF ONLY -  
50mm FOIL FACED BUILDING  
BLANKET ON SAFETY MESH

**SET-OUT FROM  
THIS CORNER**

**WINDOWS / DOORS**  
100mm x 50mm COMMERCIAL  
ALUMINIUM FRAMES WITH  
POWDERCOATED FINISH AND FIXED  
GLAZING TO FUTURE ENERGY  
EFFICIENCY REQUIREMENTS

**MECHANICAL  
VENTILATION**  
- flued to outside air

**WAREHOUSE 1**  
1516m<sup>2</sup>  
FL 32.50

**WAREHOUSE 2**  
1516m<sup>2</sup>  
FL 32.50

**FLOOR SLABS**  
REINFORCED CONCRETE  
TO ENGINEERS DESIGN  
SMOOTH FINISH

**FIRE SLIDING DOORS**  
WITH WARNINGS &  
DETECTION TO BE IN  
ACCORDANCE WITH BCA  
CLAUSES C3.4 & C3.6

**FIRE SLIDING DOORS**  
FIRE RATED CERTIFIED  
PROPRIETY TYPE  
4000 WIDE x 5000 HIGH  
GALV FINISH

**FIRE WALLS**  
175mm THICK PRE-CAST  
CONCRETE PANELS TO  
ENGINEERS DESIGN  
NOT PAINTED ON BOUNDARY  
OR INTERNALLY

**SKYLIGHTS**  
TO MINIMUM 3% APPROX. OF  
ROOF TRIMDEK OR SIMILAR  
PROFILE 2400g/m<sup>2</sup> WITH  
SAFETY MESH UNDER

**DOWNPIPES**  
150Ø PVC WITH GUTTER  
SUMPS CONNECTED TO  
BELOW GROUND SYSTEM

**BOX GUTTERS**  
600 WIDE x 150 DEEP  
ZINC FINISH

**WHIRLY BIRDS**  
400Ø ZINC FINISH  
FOR SMOKE VENTING

**PLAN VIEW**  
SCALE 1:150

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**PLAN VIEW**

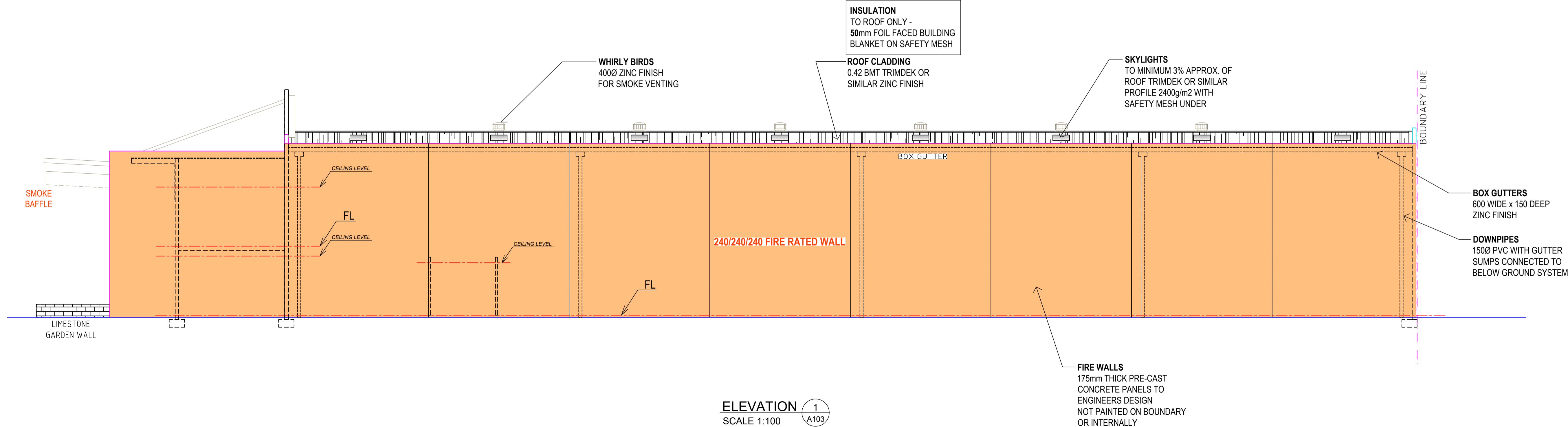
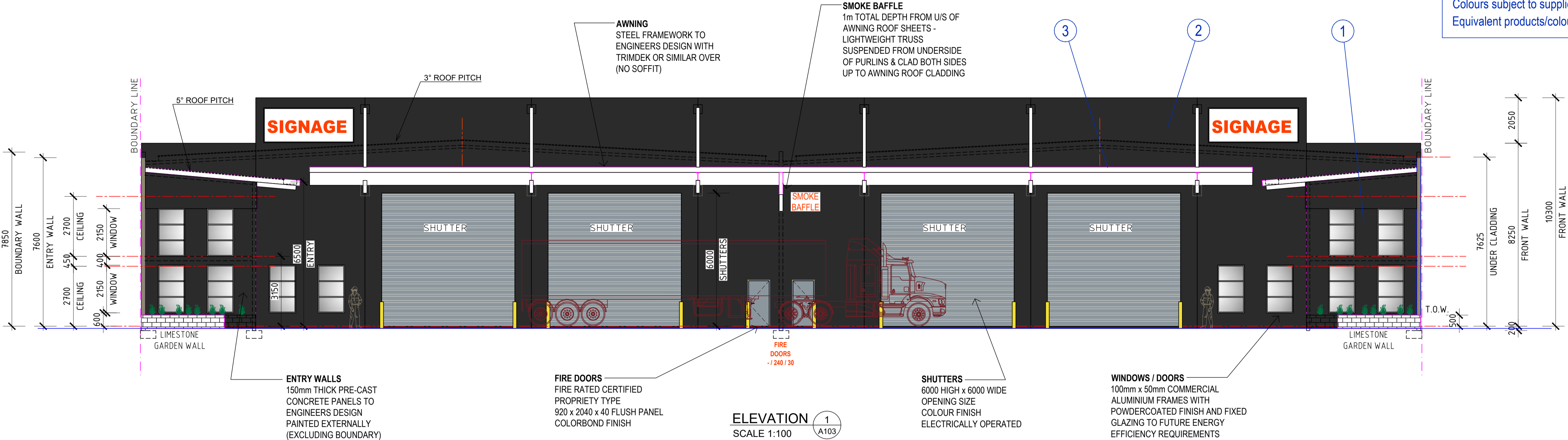
**Sarbuild**  
BUILDING AND  
DEVELOPMENT  
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**ISSUED FOR CONSTRUCTION**  
DATE: 07.08.2020 DWG NO: **A103**  
DRAWN BY: JOHN VAN DER LAAN  
CHECKED BY: PAUL SARICH  
PROJECT NO: **SB - 206** REV NO: **2**

COLOUR SELECTIONS


WAREHOUSES		
CONC PANELS	LEXICON WHITE (Dulux)	1
CONC PANELS	MONUMENT (Dulux)	2
AWNING CAPPING	SHALE GREY (Colorbond)	3
ROLLER SHUTTERS	SHALE GREY (Colorbond)	
EXIT DOORS	SHALE GREY (Dulux)	
ALUM. WINDOWS	SILVER GREY	

Colours are subject to client final approval  
Colours subject to suppliers standard range  
Equivalent products/colours may be substituted



REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	06.02.2022
1	PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING	
	LOT 207 (27) NARDINE CLOSE,	
	HIGH WYCOMBE WA 6057	

ELEVATIONS - sheet 1



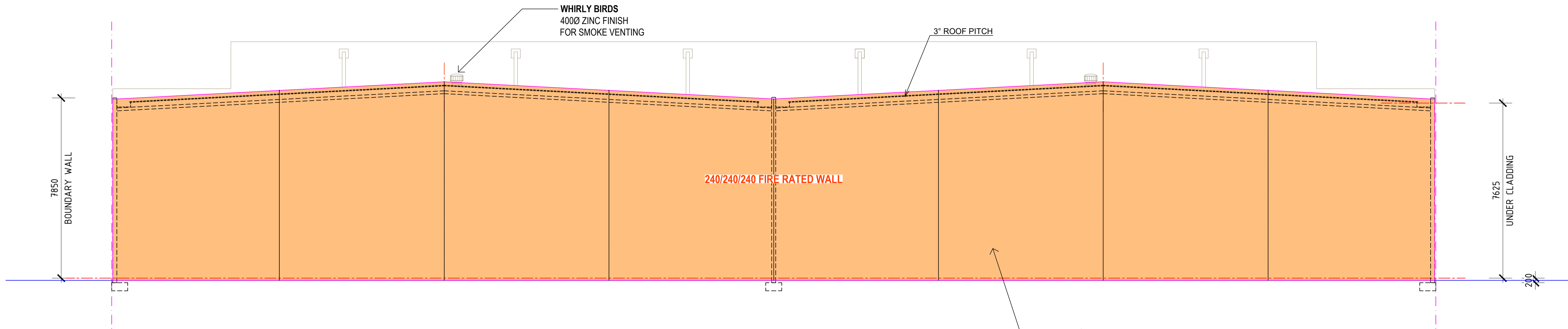
**Sarbuild**  
BUILDING AND  
DEVELOPMENT

1/34 THE CRESCENT, MIDLAND  
WESTERN AUSTRALIA 6056

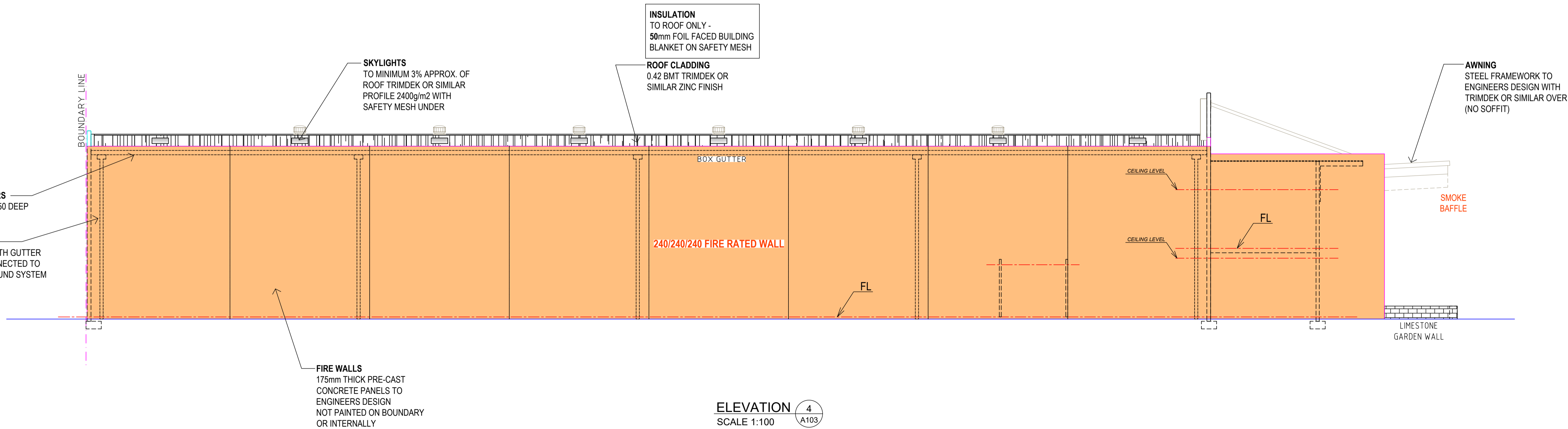
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**ISSUED FOR CONSTRUCTION**

DATE:	07.08.2020	DWG NO:	<b>A104</b>
DRAWN BY:	JOHN VAN DER LAAN	PROJECT No:	<b>SB - 206</b>
CHECKED BY:	PAUL SARICH	REV No:	<b>2</b>



ELEVATION 3  
SCALE 1:100



ELEVATION 4  
SCALE 1:100

REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	06.02.2022

**PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING**  
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## ELEVATIONS - sheet 2



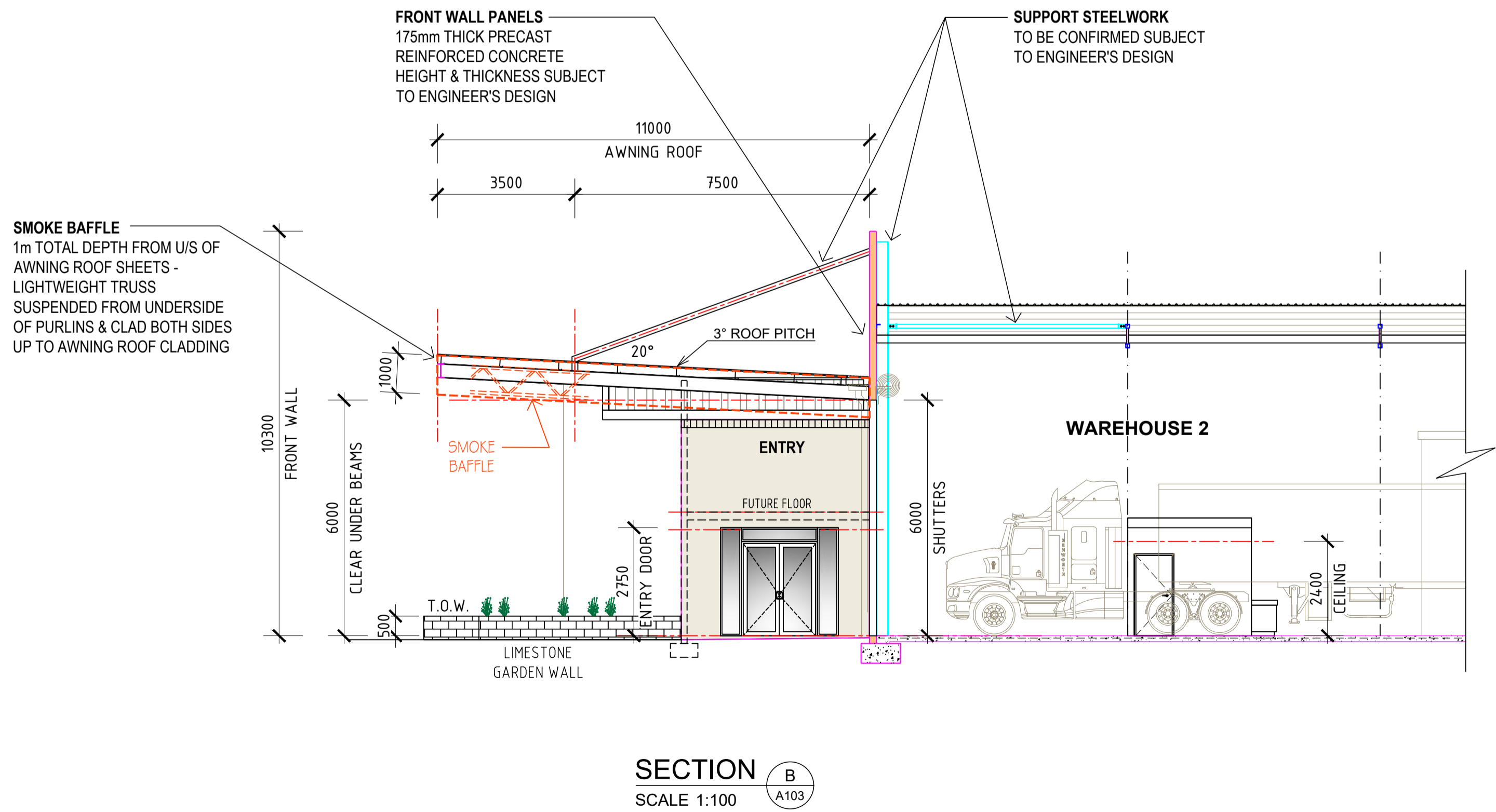
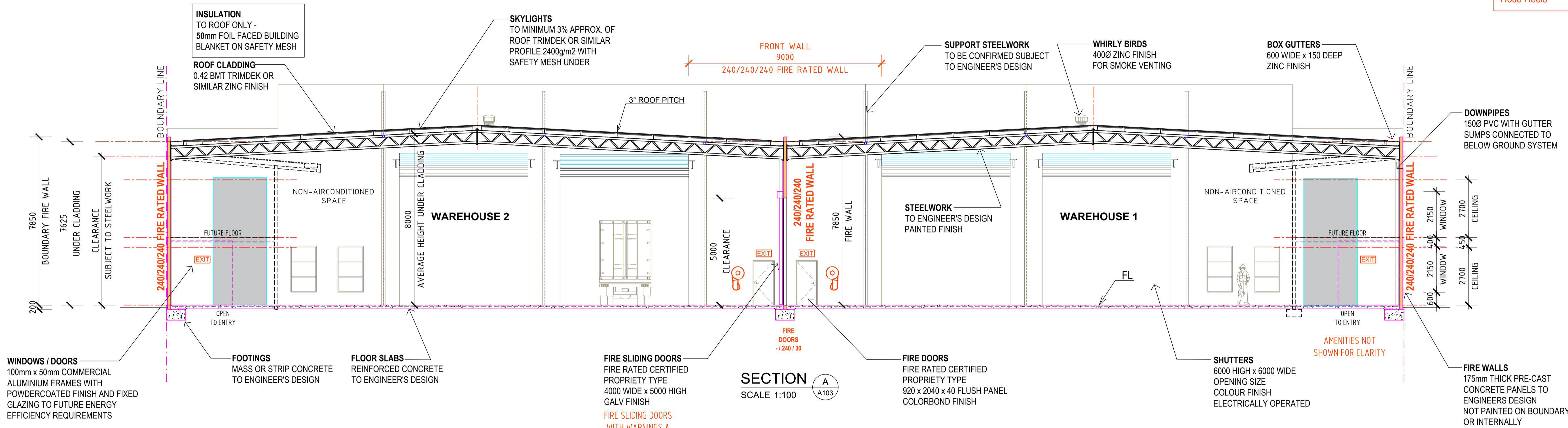
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**ISSUED FOR CONSTRUCTION**  
DATE: 07.08.2020  
DRAWN BY: JOHN VAN DER LAAN  
CHECKED BY: PAUL SARICH  
DWG NO: **A105**  
PROJECT No: **SB - 206** REV No: **2**

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**FIRE SOLUTIONS**  
REFER TO FIRE ENGINEERING REPORT  
BY XERO FIRE  
for Awning Connection between warehouse  
Fire Compartments & Extended Travel  
Distances

**FIRE SERVICES**  
REFER TO BCA CONSULTANTS  
DRAWING F01 FOR ALL FIRE SERVICES  
Including:  
Tanks & Pumps, Boosters, Hydrants & Fire  
Hose Reels



REV	REVISION DESCRIPTION	DATE
2	IFC PRELIMINARY FLOOR PLAN	06.02.2022

**PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING**  
LOT 207 (27) NARDINE CLOSE,  
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**SECTION**



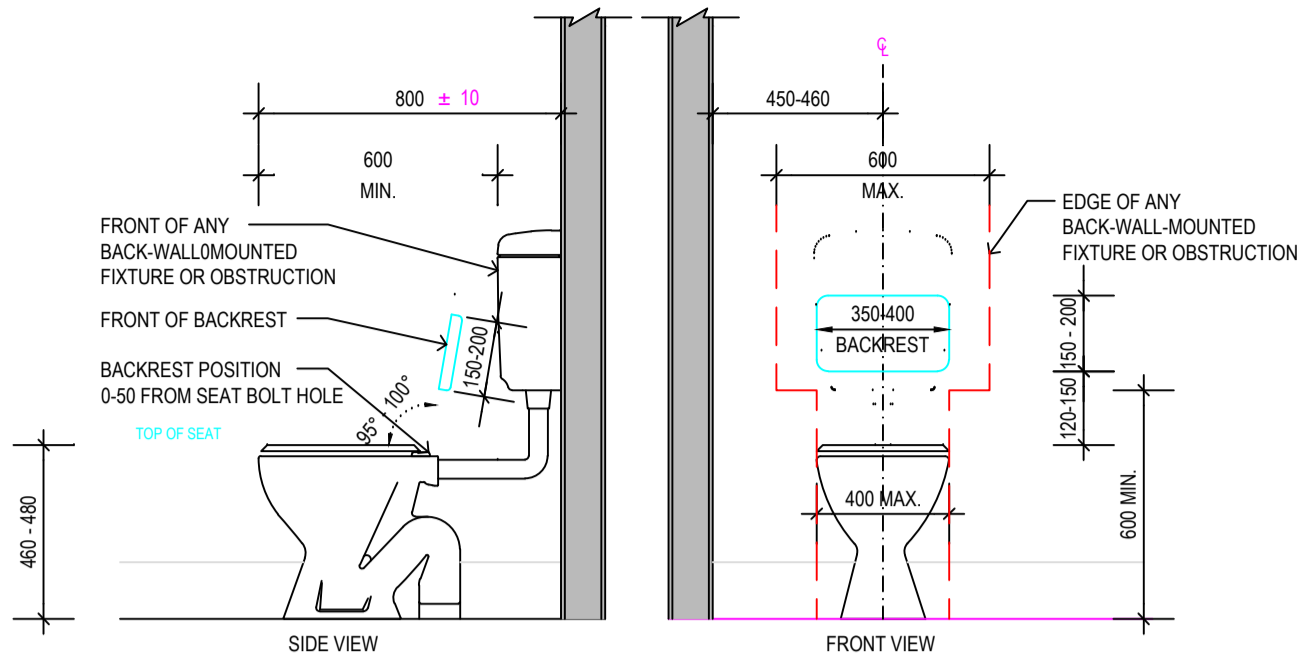
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**ISSUED FOR CONSTRUCTION**  
DATE: 07.08.2020 DWG NO: **A106**  
DRAWN BY: JOHN VAN DER LAAN  
CHECKED BY: PAUL SARICH  
PROJECT No: **SB - 206** REV No: **2**

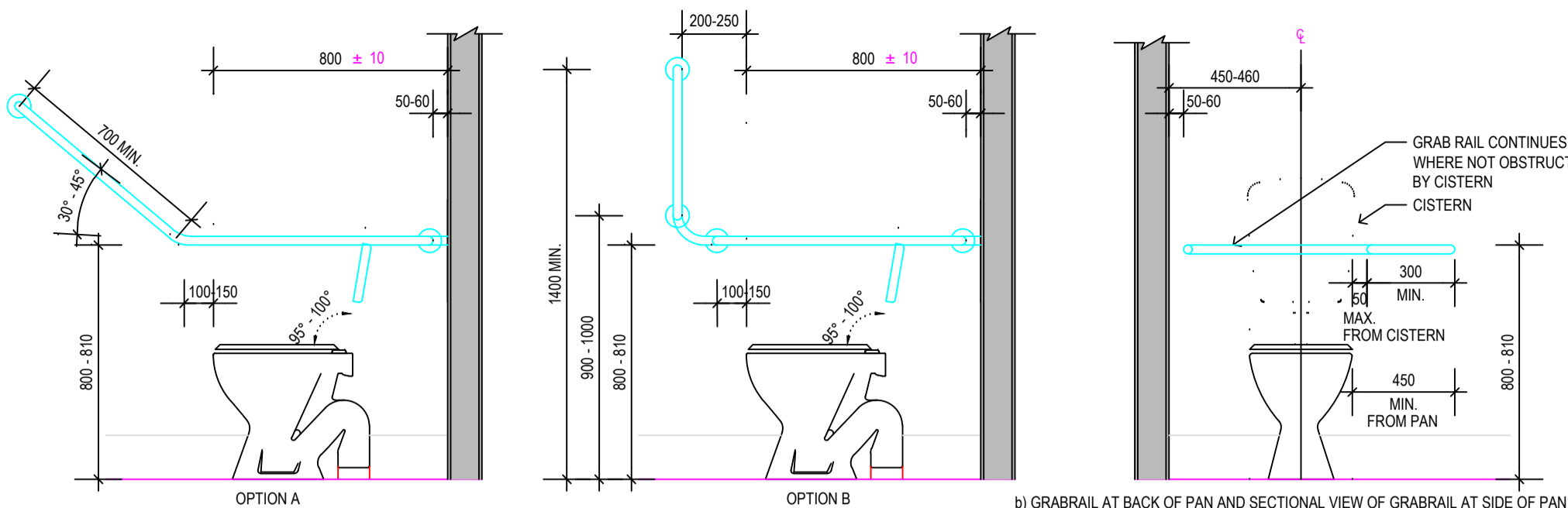
ALL DIMENSIONS ARE IN MILLIMETRES AND INCLUDE APPLIED FINISHES

**NOTES:**  
THESE DETAILS ARE STANDARD DETAILS ONLY AND ARE MEANT TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS FOR THE PROJECT.  
ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER STANDARD DRAWINGS.  
SOME ITEMS SHOWN ON THIS DRAWING MAY NOT BE RELEVANT TO THIS PARTICULAR PROJECT.

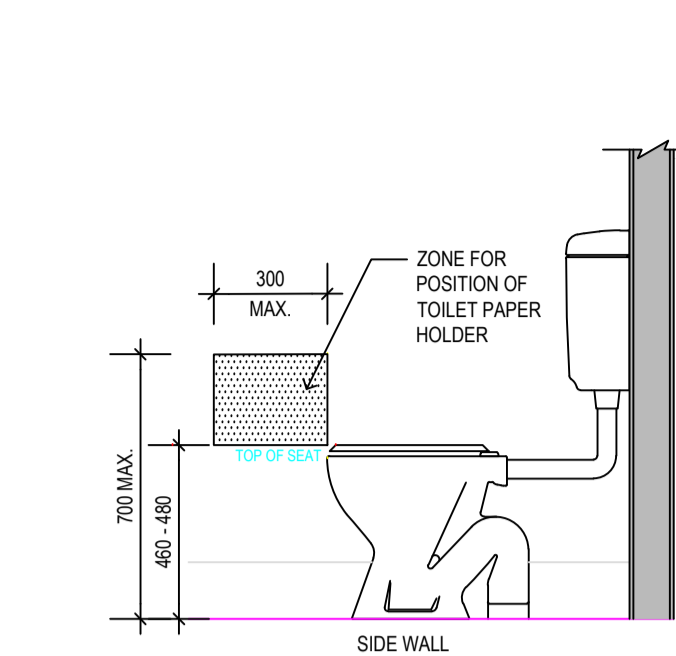
DISABLED FIXTURES	
INSTALLATION SHALL COMPLY WITH: A.S. 1428.1 (DESIGN FOR ACCESS AND MOBILITY)	
DOOR	2040x620 LIFT OFF HINGES INDICATOR BOLT WITH SAFETY RELEASE DOOR CLOSER
BASIN	'CAROMA' PROFILE VITREOUS CHINA SEMI RECESSED OR SIMILAR
TOILET	'CAROMA' CONCORD DISABLED V510 VITREOUS CHINA PAN V542 VICEROY CISTERN OR SIMILAR NOTE: SEAT TO COMPLY WITH LUMINANCE CONTRAST REQUIREMENTS AS1428.1-15.2.3(a)
GRABRAILS	FROM K-CARE STAINLESS STEEL MOUNTED 800 FROM FFL 1- TYPE 04 1- TYPE 04A
HOLDERS	TOILET ROLL AND PAPER TOWEL HOLDER AS PER SPECIFICATIONS
<b>TACTILE GROUND SURFACE INDICATORS</b> WHERE REQUIRED INSTALLATION SHALL COMPLY WITH: A.S. 1428.4.1 (TACTILE INDICATORS)	



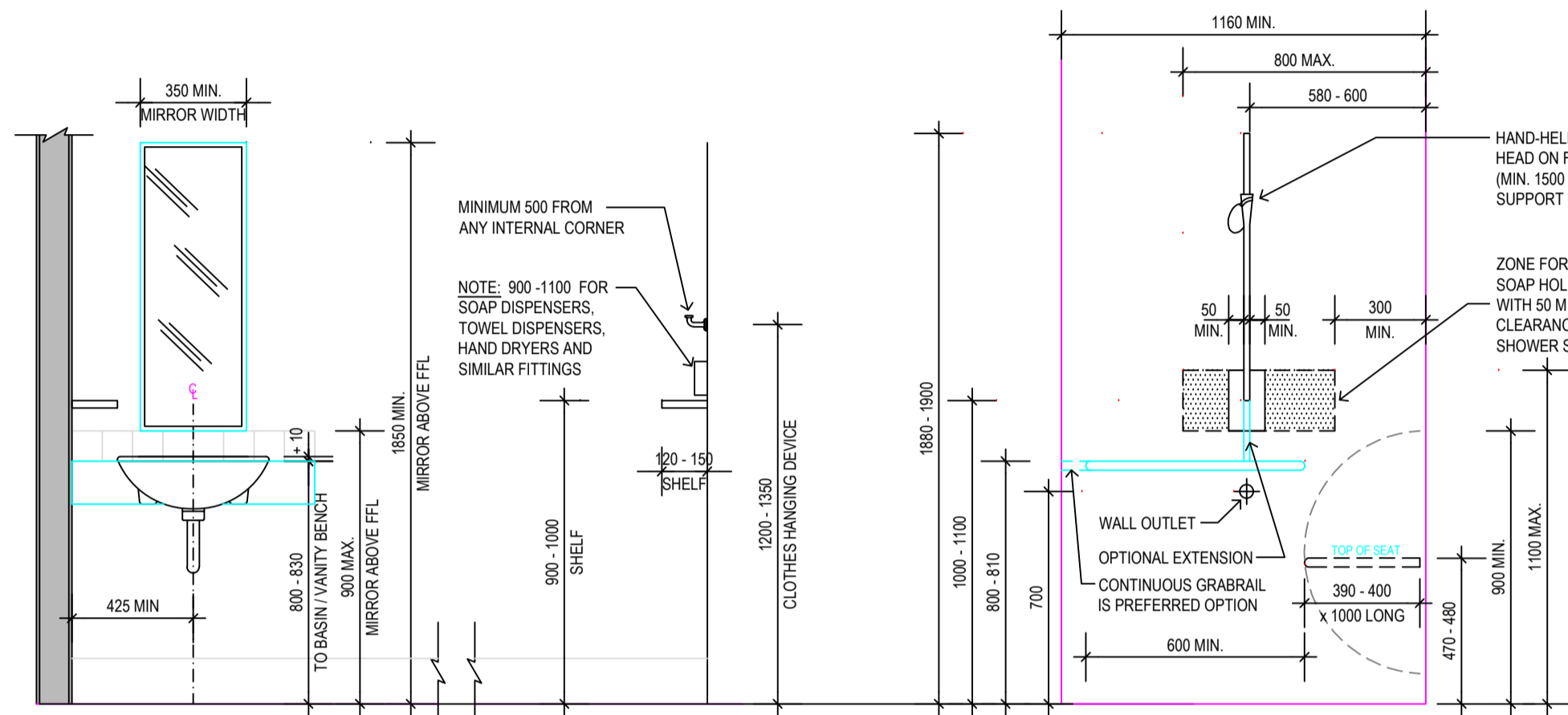
WATER CLOSET PAN CLEARANCES, SEAT HEIGHT & WIDTH  
SCALE 1:20



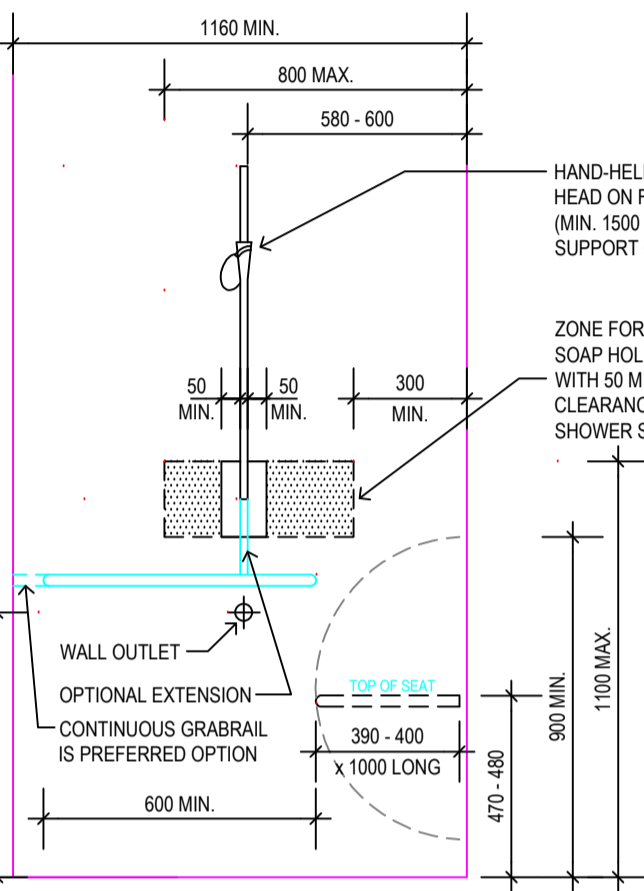
POSITION OF GRABRAILS IN WATER CLOSET  
SCALE 1:20



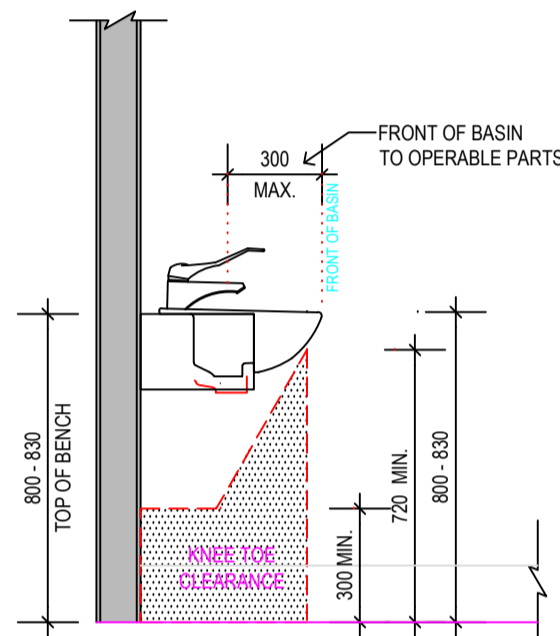
ZONE FOR POSITION OF TOILET PAPER HOLDER  
SCALE 1:20



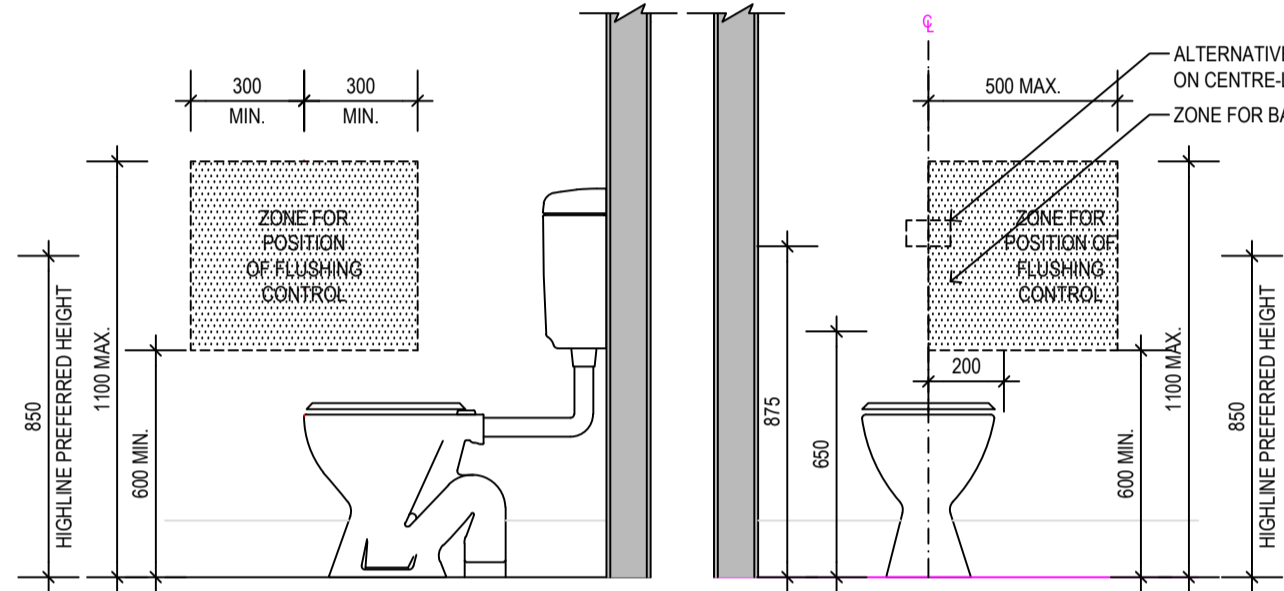
POSITION OF MIRRORS AND SHELVES  
SCALE 1:20



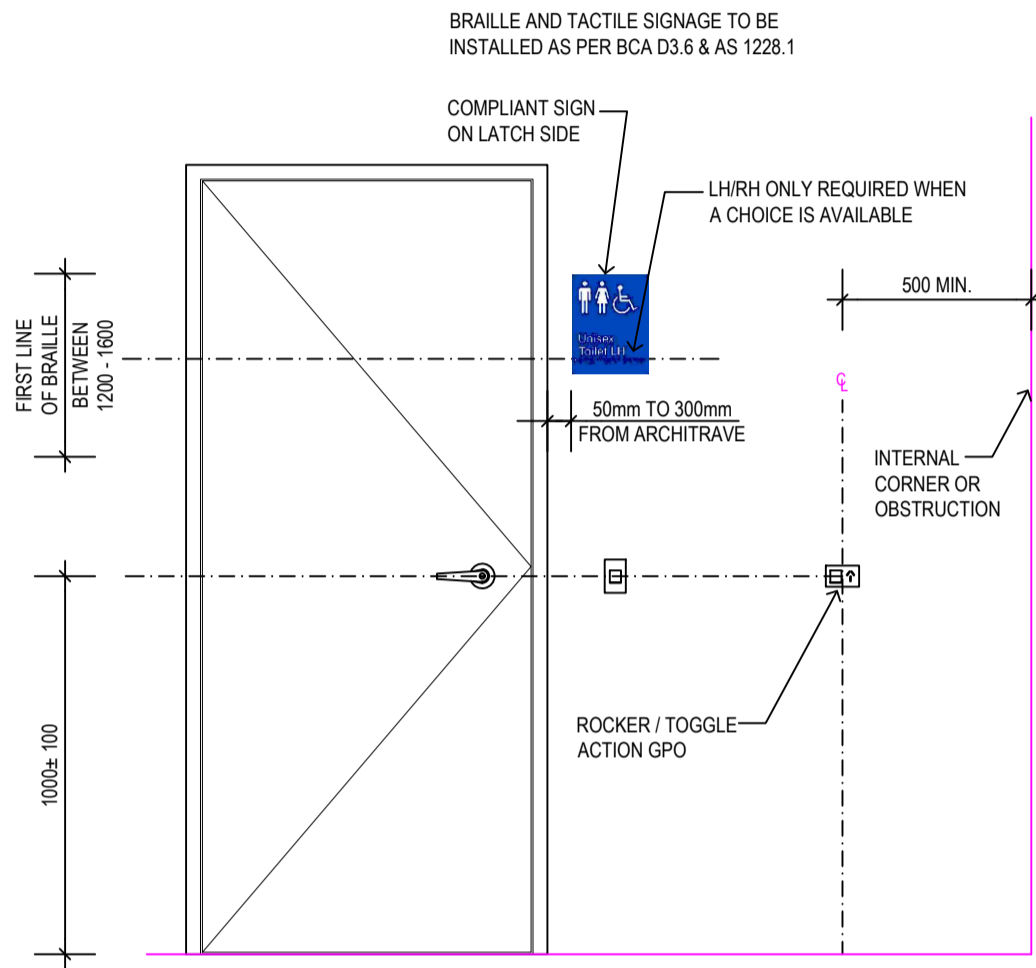
SHOWER RECESS FITTINGS  
SCALE 1:20



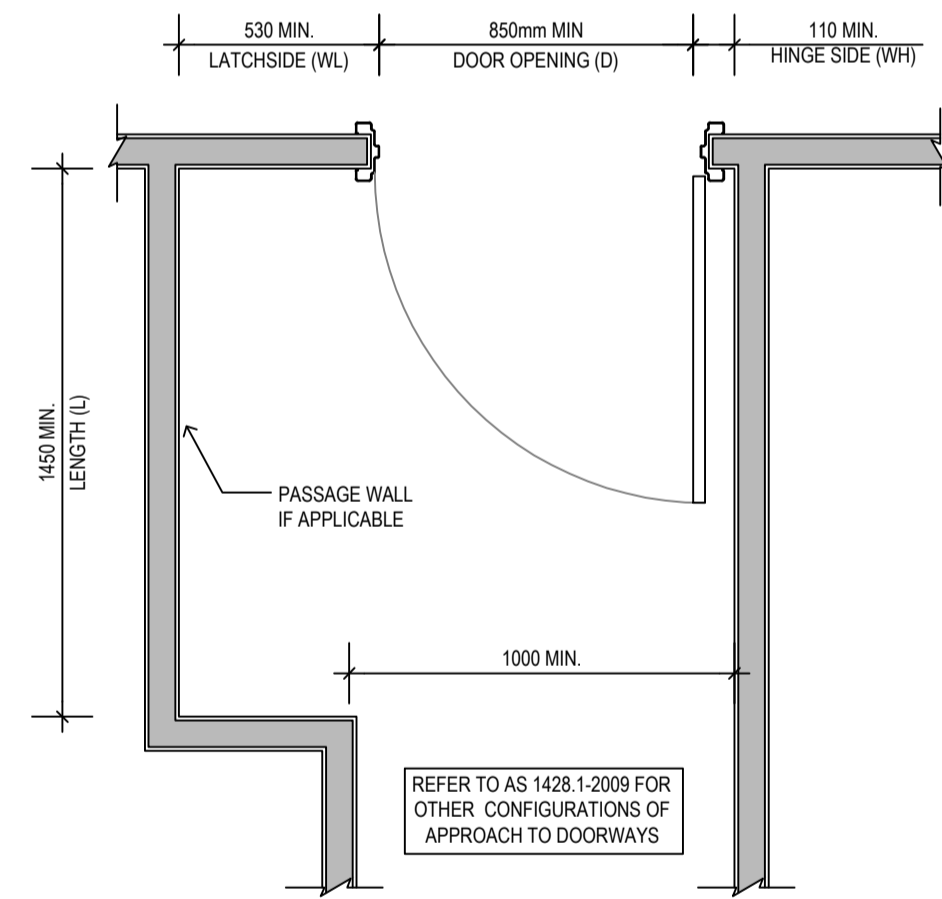
POSITION OF SEMI-RECESSED WASHBASIN & FIXTURES  
SCALE 1:20



ZONE FOR POSITION OF FLUSHING CONTROL  
SCALE 1:20

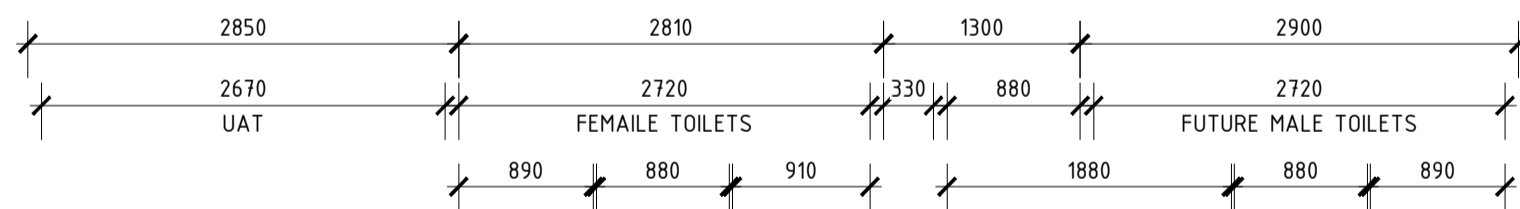


SETOUT HEIGHTS FOR SIGNAGE SWITCHES,  
GENERAL PURPOSE OUTLETS AND DOOR HANDLES  
SCALE 1:20

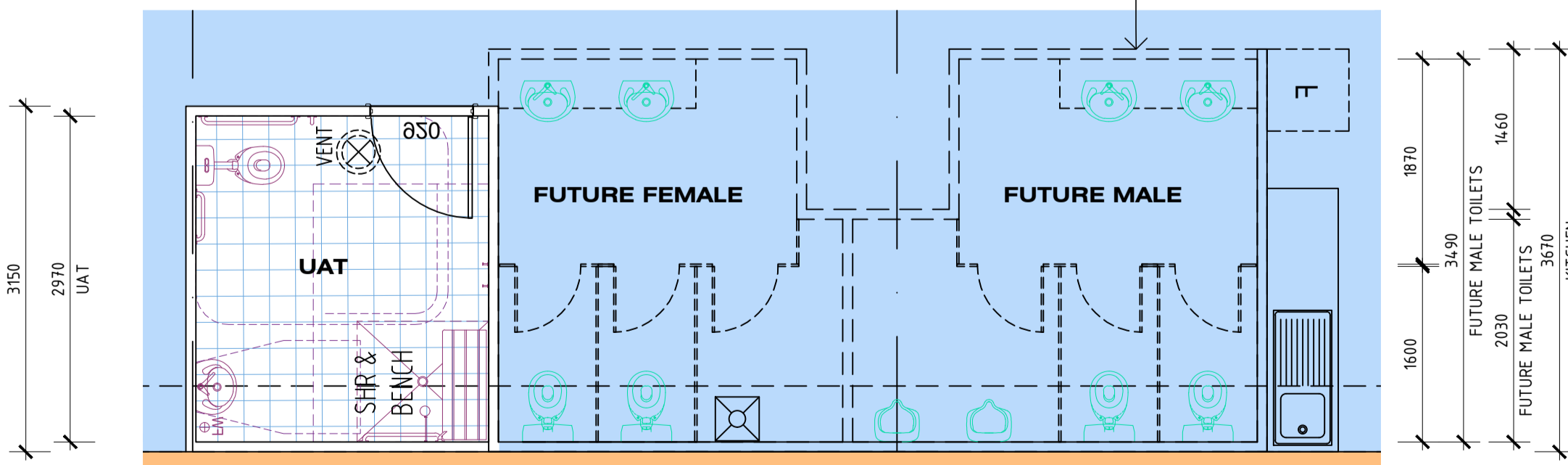


(TYPICAL OF ALL DOORS REQUIRED TO BE ACCESSIBLE BY THE DISABLED)  
CIRCULATION SPACE DETAIL  
SCALE 1:20

**AMENITIES AREA CONSTRUCTION**  
FLOOR SLAB - SAME AS MAIN SLAB BUT SET-DOWN FOR TILING  
EXTERNAL WALL - CONCRETE PANELS TO ENGINEERS DESIGN  
INTERNAL WALLS - STEEL STUD FRAMING WITH PAINTED PLASTERBOARD LININGS  
CEILING - FLUSH PLASTERBOARD WITH CORNICE ON STUD CEILING JOISTS  
INTERNAL DOORS - 920 WIDE x 2040 HIGH HOLLOW CORE TIMBER DOORS IN PAINTED METAL FRAMES  
INSULATION - SOUND INSULATION TO WALLS & CEILING AS REQUIRED



DASHED WALLS SHOWN NOTIONALLY. ALL FEMALE AND MALE TOILETS ARE PRELAY ONLY AND SERVICES TO BE CAPPED FOR FUTURE DEVELOPMENT



LIFT-OFF HINGES TO SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH BCA F2.5 WHERE DOOR SWINGS IN

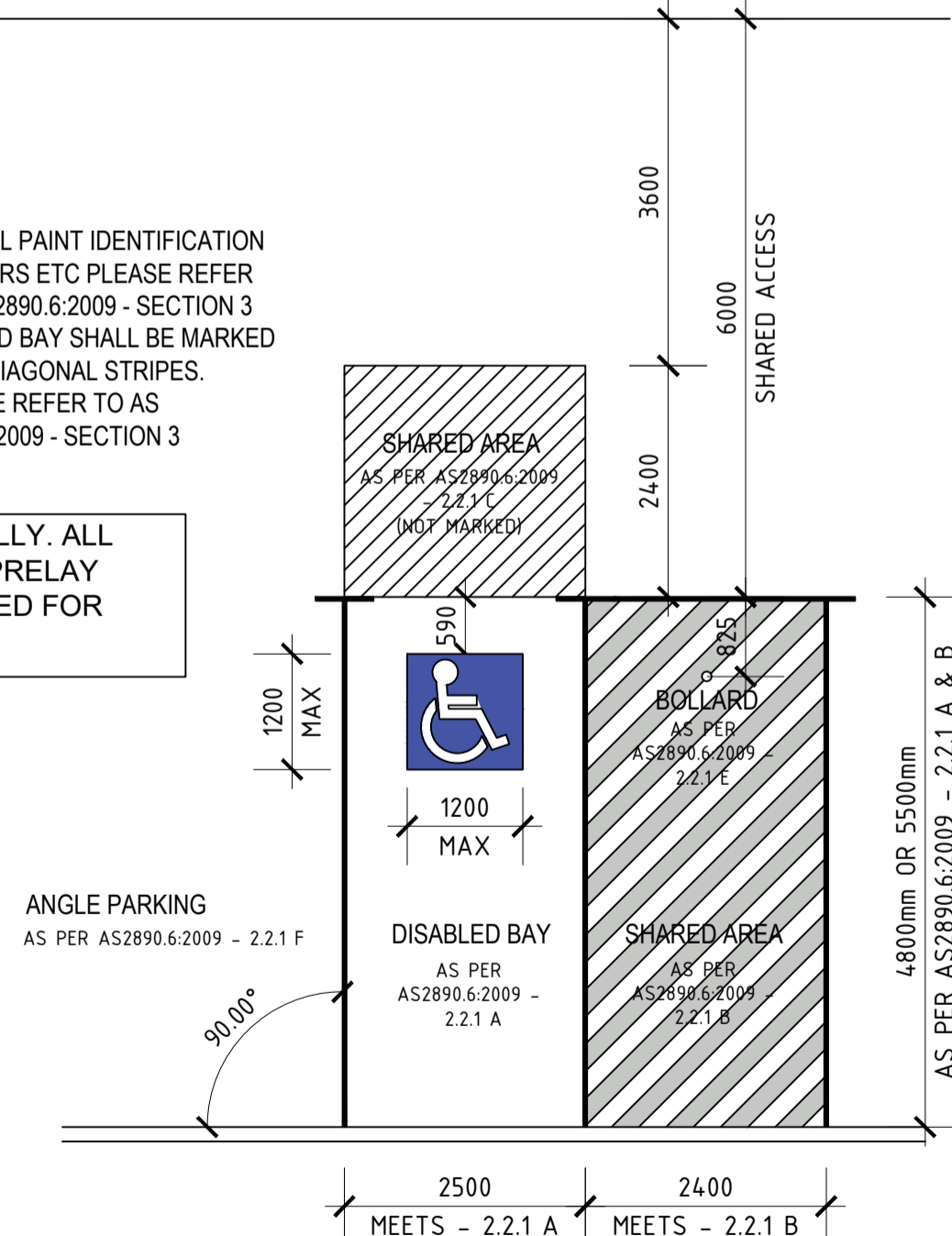
MECHANICAL VENTILATION  
- flued to outside air



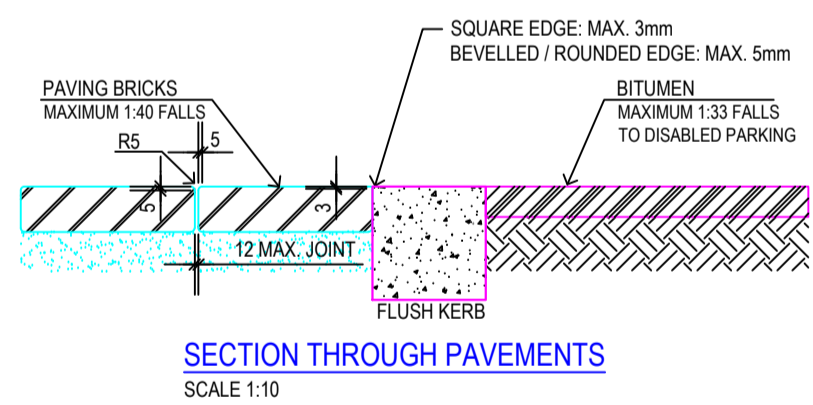
PLAN VIEW  
SCALE 1:50

WATERPROOFING OF WET AREAS TO BE IN ACCORDANCE WITH BCA F1.7 & AS3740

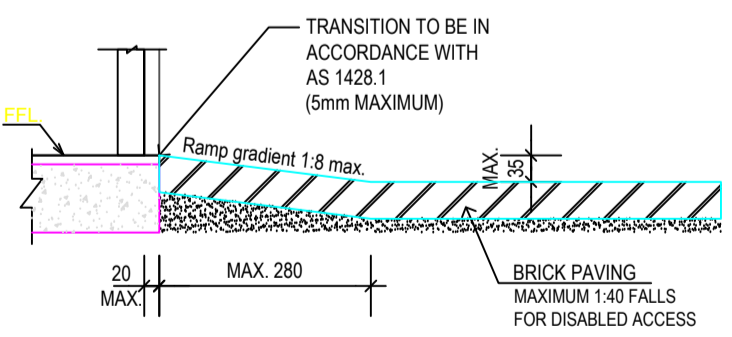
- NOTES**
- FOR ALL PAINT IDENTIFICATION COLOURS ETC PLEASE REFER TO AS 2890.6:2009 - SECTION 3
  - SHARED BAY SHALL BE MARKED WITH DIAGONAL STRIPES. PLEASE REFER TO AS 2890.6:2009 - SECTION 3



TYPICAL DISABLED BAY  
SCALE NTS



SECTION THROUGH PAVEMENTS  
SCALE 1:10



(TYPICAL OF EXTERNAL DOORS REQUIRED TO BE ACCESSIBLE BY THE DISABLED)  
THRESHOLD RAMP  
SCALE 1:10

SIGNAGE

BRaille AND TACTILE SIGNAGE TO BE INSTALLED AS PER BCA D3.6 & AS 1228.1  
APPROPRIATE SIGNAGE TO BE INSTALLED AT REQUIRED LOCATIONS

AT SANITARY FACILITIES Typical example



AT EACH REQUIRED EXIT AND LEVEL Typical example



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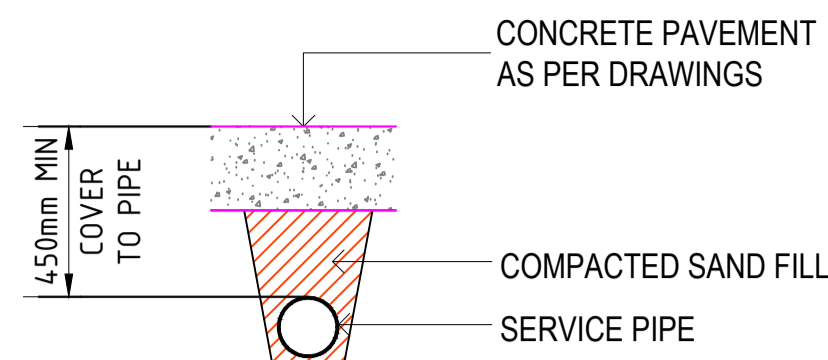
DISABLED DETAILS



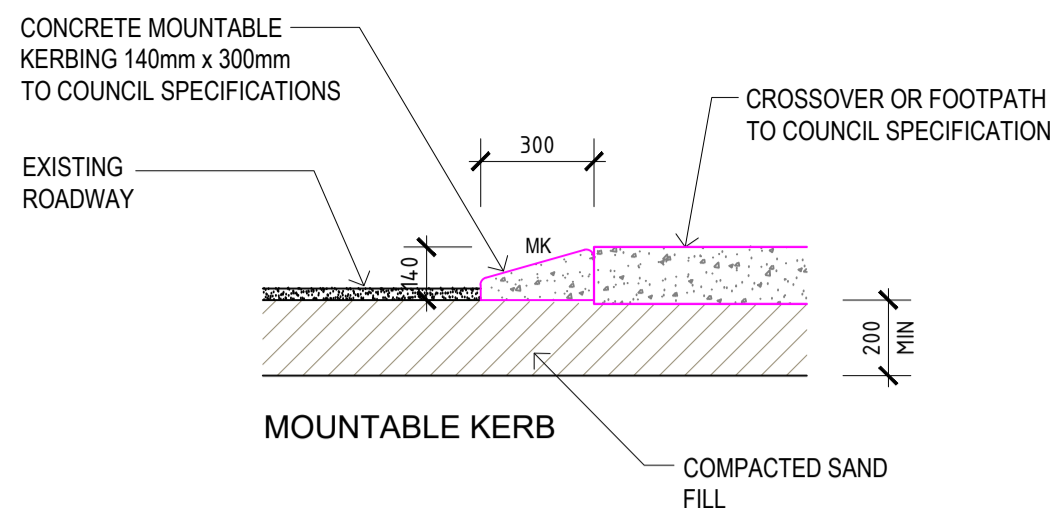
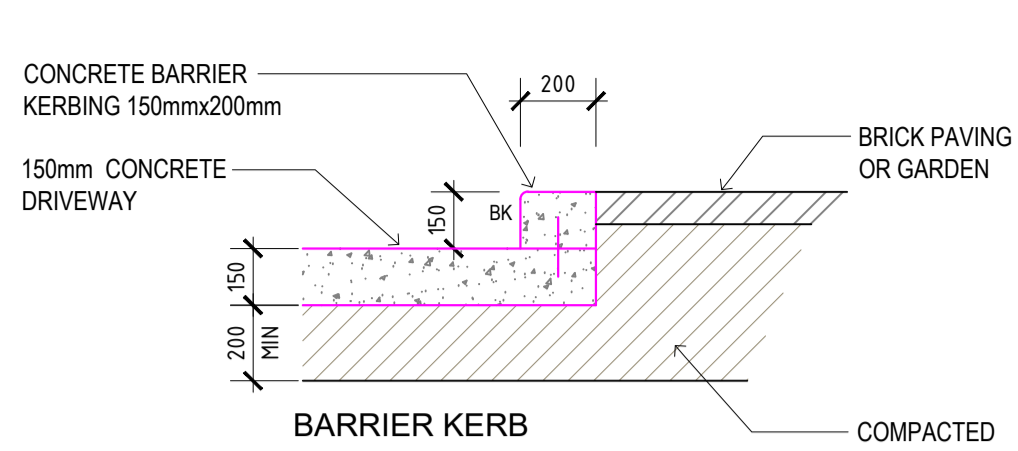
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**ISSUED FOR CONSTRUCTION**

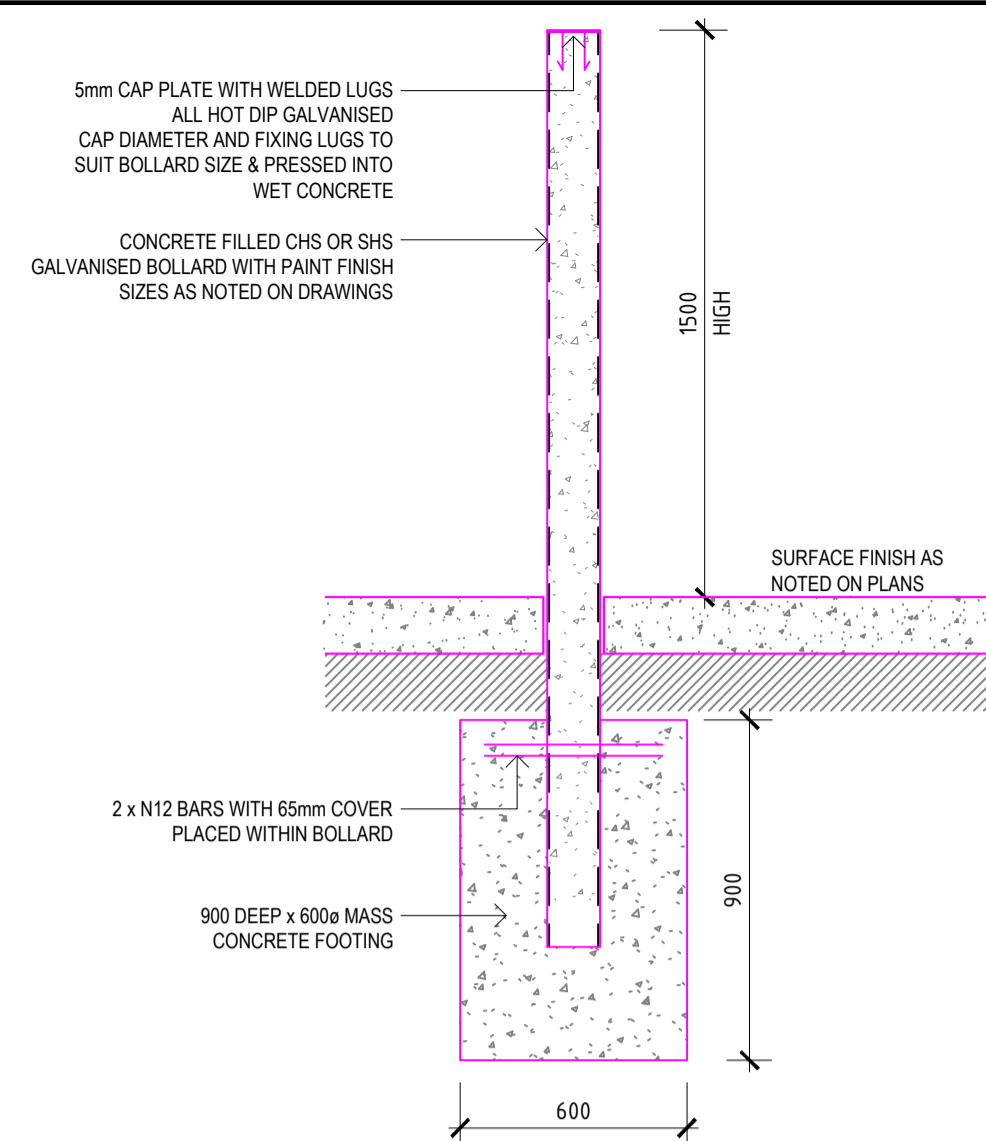
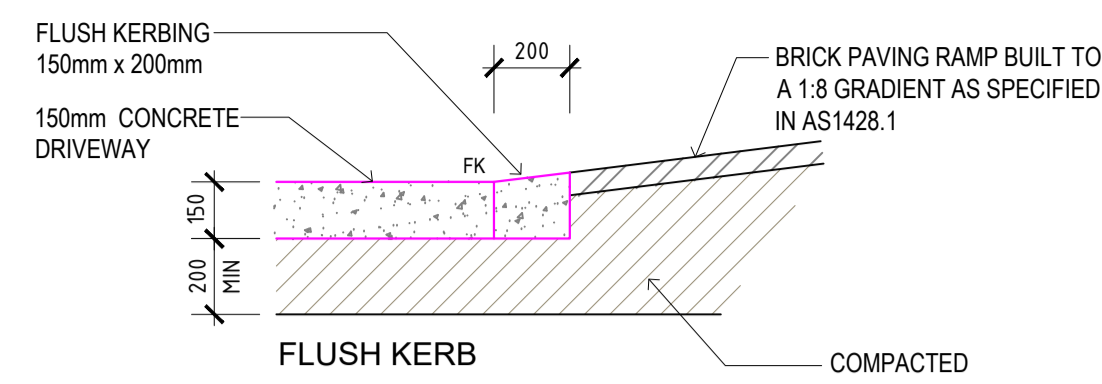
DATE: 07.08.2020 DWG NO: A108  
DRAWN BY: JOHN VAN DER LAAN  
CHECKED BY: PAUL SARICH  
PROJECT No: SB - 206 REV No: 2



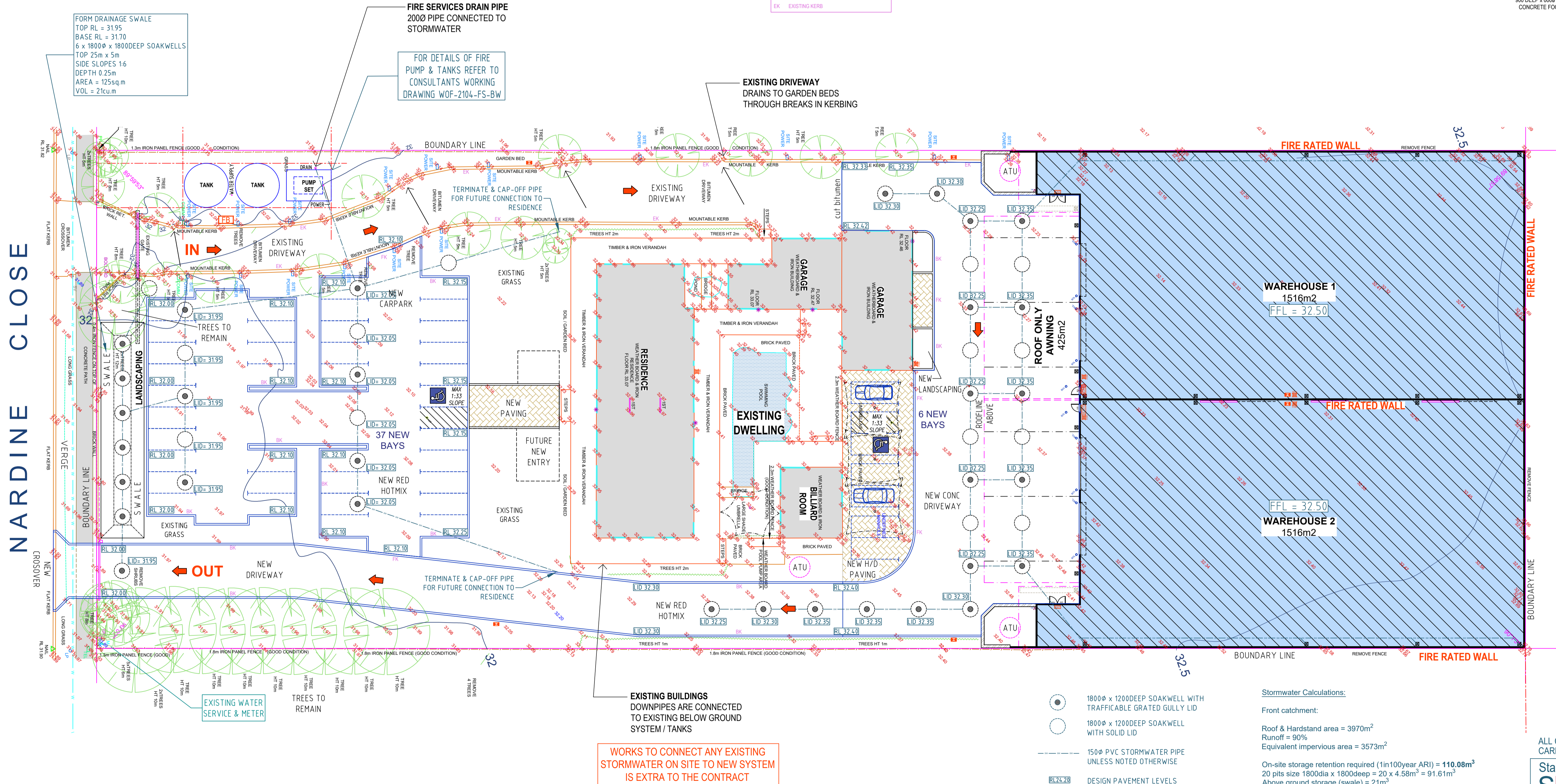
PIPE PRELAY DETAIL  
SCALE 1:20



TYPICAL KERB DETAILS  
SCALE 1:20



TYPICAL BOLLARD  
SCALE 1:20



SITE PLAN  
SCALE 1:250

- 1800mm x 1200mm DEEP SOAKWELL WITH TRAFFICABLE GRATED GULLY LID  
1800mm x 1200mm DEEP SOAKWELL WITH SOLID LID  
150mm PVC STORMWATER PIPE UNLESS NOTED OTHERWISE  
DESIGN PAVEMENT LEVELS

- NOTES:  
1. ALL INTERCONNECTING STORMWATER PIPES TO BE 150mm PVC LAID AT MINIMUM 1in100 GRADIENT.  
2. ALL STORMWATER PIPES SUBJECT TO VEHICLE LOADS ARE TO BE LAID WITH A MINIMUM OF 450mm COVER TO TOP OF PIPE.

Stormwater Calculations:

Front catchment:

Roof & Hardstand area = 3970m<sup>2</sup>  
Runoff = 90%  
Equivalent impervious area = 3573m<sup>2</sup>

On-site storage retention required (1in100year ARI) = **110.08m<sup>3</sup>**  
20 pits size 1800dia x 1800deep = 20 x 4.58m<sup>3</sup> = 91.61m<sup>3</sup>  
Above ground storage (swale) = 21m<sup>3</sup>  
Total on-site storage = **112.61m<sup>3</sup>**

Rear catchment:

Roof & Hardstand area = 4060m<sup>2</sup>  
Runoff = 90%  
Equivalent impervious area = 3654m<sup>2</sup>

On-site storage retention required (1in100year ARI) = **130.39m<sup>3</sup>**  
18 pits size 1800dia x 1800deep = 26 x 4.58m<sup>3</sup> = 119.09m<sup>3</sup>  
Above ground storage (50mm deep) = 15m<sup>3</sup>  
Total on-site storage = **134.09m<sup>3</sup>**

ALL CARPARK & DRAINAGE DESIGN WORK CARRIED OUT & CERTIFIED BY:

Stace Rogers Assoc Dip Civ Eng (AMEI Aust)  
**SJR** Civil Consulting Pty Ltd  
30 North Road  
BASSENDEAN WA 6054  
Email: stace@sjrcivilconsulting.com  
Ph: (08) 9379 9481 or 0447 112 481

REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	06.02.2022
1		
0		

**PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING**  
LOT 207 (27) NARDINE CLOSE,  
HIGH WYCOMBE WA 6057

## STORMWATER & PAVING PLAN

**Sarbuild**  
BUILDING AND DEVELOPMENT  
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WESTERN AUSTRALIA 6056  
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**ISSUED FOR CONSTRUCTION**  
DATE: 07.08.2020  
DRAWN BY: JOHN VAN DER LAAN  
CHECKED BY: PAUL SARICH  
DWG NO: **C100**  
PROJECT NO: **SB - 206** REV NO: **2**

No.	NAME	COMMON NAME	TYPE	MATURE SIZE	QTY
1.	lagerstroemia 'indica'	GRAPE MYRTLE TREE	TREE	6m H x 3m SPREAD	6
2.	acer 'palmatum'	JAPANESE MAPLE	TREE	7.5m H x 7.5m SPREAD	5
3.	gleditsia 'sunburst'	GOLDEN HONEY LOCUST	TREE	6m H x 5m SPREAD	6
4.	viburnum 'odoratissimum'	SWEET VIBURNUM	SHRUB	4m H x 4m SPREAD	25
5.	alternanthera 'dentata'	RUBY LEAFED ALTERNANTHERA	GROUND COVER	0.70m H x 1.5m SPREAD	60

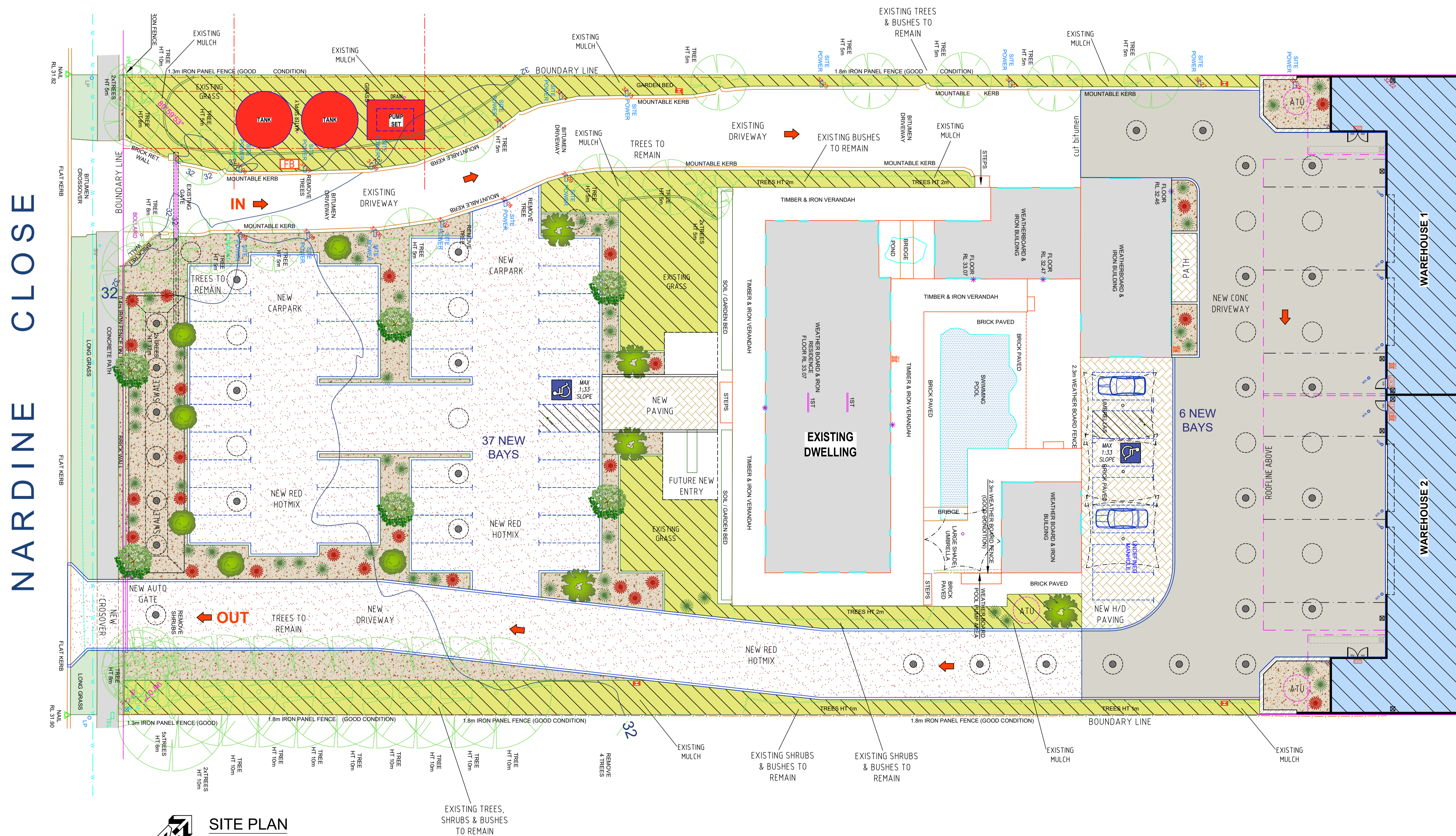
NEW MULCHED AREAS

NEW GRASSED AREAS

NEW BRICK PAVING

EXISTING LANDSCAPED AREAS

ALL FENCING, GATES &  
LANDSCAPING TO BE  
INSTALLED BY OTHERS



# SITE PLAN

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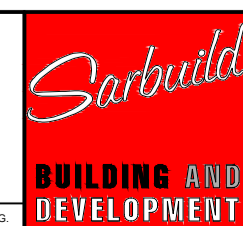
SCALE 1:200

REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	09.02.2022

NOTE: PLANS REMAIN RCU'S PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED OR ALTERED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

LOT 207 (27) NARDINE CLOSE,  
HIGH WYCOMBE WA 6057

# LANDSCAPING PLAN



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ISSUED FOR CONSTRUCTION

DATE: 07.08.2020  
DRAWN BY: JOHN VAN DER LAAN  
CHECKED BY: PAUL SARICH

DWG NO: **C101**  
PROJECT No: **SB - 206** REV No: **2**

1. ALL LANDSCAPING PROVISIONS AND VEGETATION MUST BE IN ACCORDANCE WITH THE CITY OF KALAMUNDA "FORRESTFIELD / HIGH WYCOMBE INDUSTRIAL AREA DESIGN GUIDELINES" CLAUSES 4.1, 4.2 & APPENDIX 2.
2. SOIL PREPARATION FOR PLANTING TO HAVE SLOW RELEASE FERTILISER.
3. ALL GARDENS TO BE MULCHED WITH 75mm MIN THICK LAYER OF APPROVED MULCH.
4. ALL WEEDS TO BE SPRAYED AND REMOVED PRIOR TO MULCHING
5. IRRIGATION TO BE A FULLY AUTOMATIC SYSTEM INSTALLED TO IRRIGATE ALL PLANTS & SHALL BE MAINTAINED BY THE OWNER FOR A PERIOD OF 2 YEARS, TO ALLOW THE PLANTS TO ESTABLISH.
6. IRRIGATION SYSTEM TO BE DIVIDED INTO VARIOUS VALVED ZONES, WITH ZONES FOR TREES WITH A BUBBLER PER TREE AND THE OTHER ZONES FOR PLANTING BASED ON A DRIPPER SYSTEM.
7. NO VALVES OR VALVE BOXES TO BE INSTALLED ON VERGE
8. MASTER-VALVE SHUT-OFF TO BE INSTALLED AFTER THE CONTROLLER AND BEFORE OTHER VALVES
9. CONTROLLER TO BE HARD-WIRED TO THE ELECTRICAL FEED IN SMSB WITH A BATTERY BACK-UP
10. MOISTURE SENSOR SHUT-OFF TO BE INSTALLED TO CONTROL IRRIGATION
11. CONDUITS TO BE INSTALLED UNDER ALL HARDSCAPES AND TO BE A MINIMUM OF TWICE THE DIAMETER OF THE IRRIGATION PIPE WITH DRAW-WIRES
12. LANDSCAPING TO BE MAINTAINED BY THE OWNER AND ANY PLANT THAT DIES, IS DAMAGED OR DISEASED WITHIN A PERIOD OF 2 YEARS FROM COMPLETION OF THE DEVELOPMENT SHALL BE REPLACED IN THE NEXT PLANTING SEASON WITH A SIMILAR SIZE & SPECIES.

**LIGHTING STRATEGY:**  
CONSIDERATION HAS BEEN GIVEN TO **CPTED** PRINCIPLES IN THE FOLLOWING MANNER

- ENTRIES HAVE BEEN ILLUMINATED SO THAT ACCESS AND EGRESS VISIBILITY IS MAXIMISED
- INTERIOR TO EXTERIOR SURVEILLANCE HAS BEEN FACILITATED THROUGH GOOD ILLUMINATION

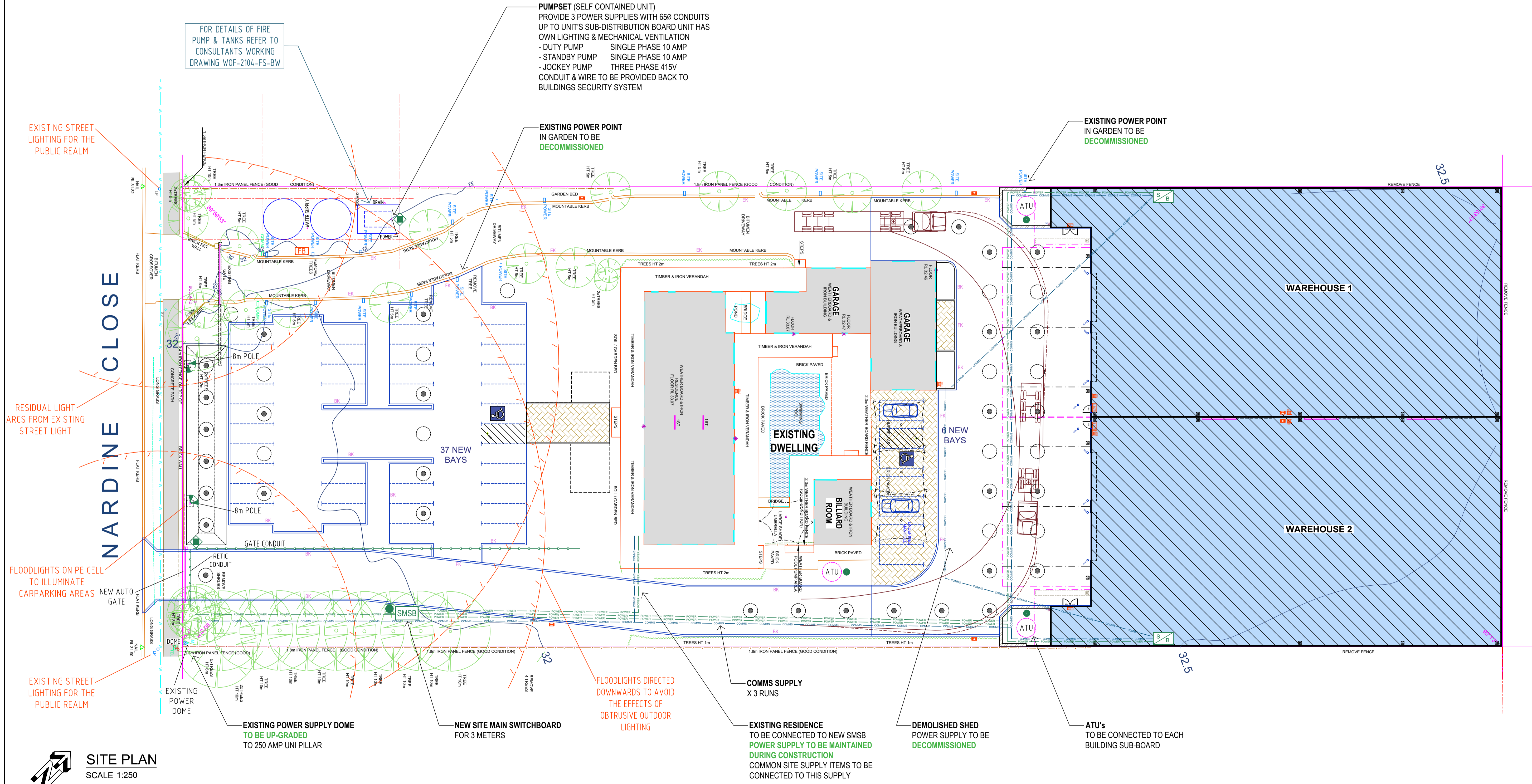
ALL LIGHTING IS TO BE DESIGNED TO MEET AS 1158 (PUBLIC LIGHTING CODE) & AS 4282 (CONTROL OF THE OBTRUSIVE EFFECT OF OUTDOOR LIGHTING)

**NOTES**

**EMERGENCY LIGHTS & ILLUMINATED EXIT SIGNS**  
TO BE IN ACCORDANCE WITH AS 2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS AS 2293.1 DESIGN AND INSTALLATION AND AS PER **PART E4** OF THE **BCA**

**INTERIOR LIGHTING**  
TO BE IN ACCORDANCE WITH AS 1680 INTERIOR LIGHTING ; AS 1680.1-1990 GENERAL PRINCIPLES AND RECOMMENDATIONS

**EXTERNAL LIGHTING**  
TO COMPLY WITH AS 4282:1997 CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING



REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	06.02.2022
1		
0		

**PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING**  
LOT 207 (27) NARDINE CLOSE,  
HIGH WYCOMBE WA 6057

**ELECTRICAL SITE PLAN**

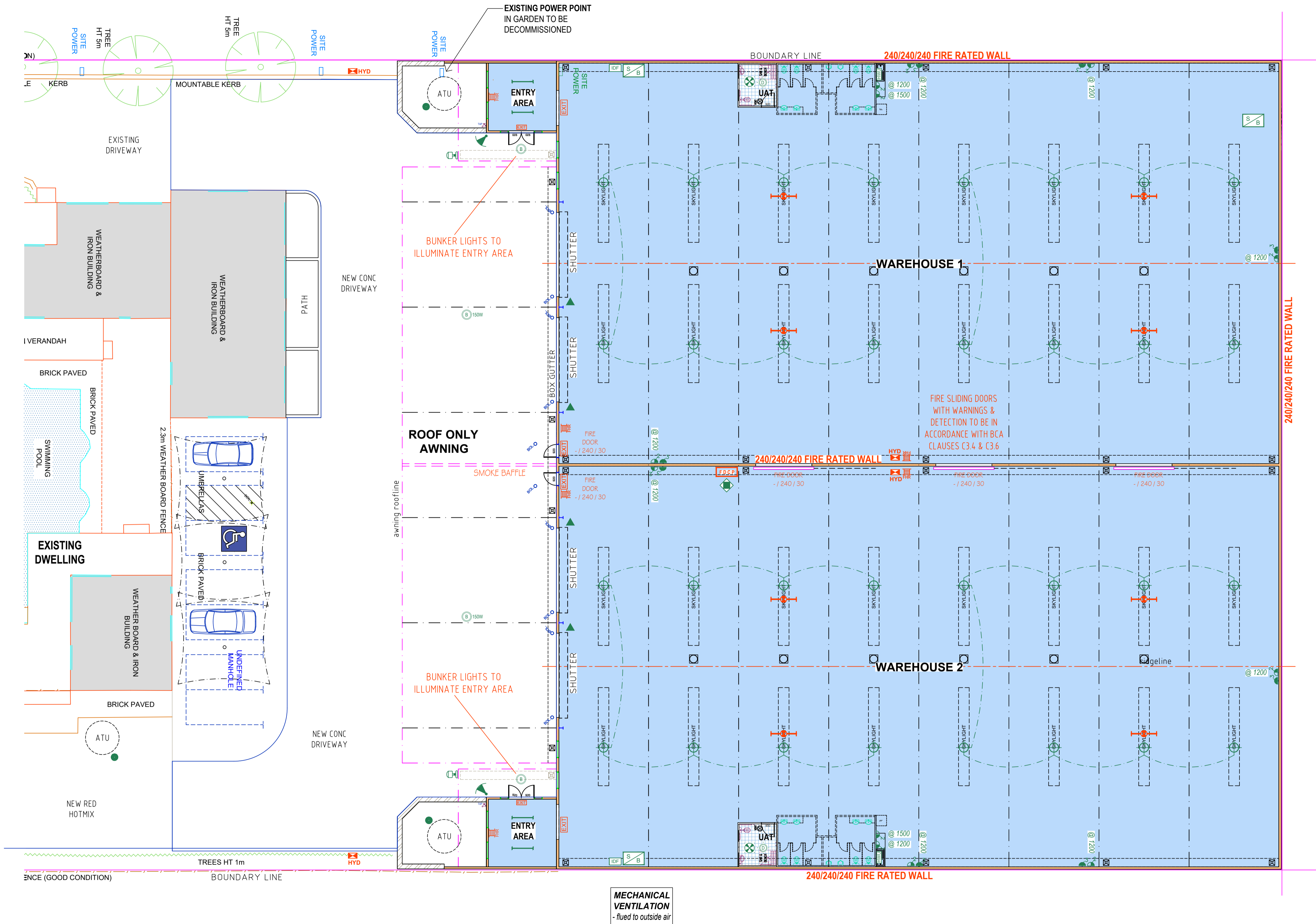
**Sarbuild**  
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DWG NO: **E100**  
PROJECT No: **SB - 206** REV No: **2**



ELECTRICAL SYMBOLS		TOTAL
SYMBOL	DESCRIPTION	
	SITEMAIN SWITCH BOARD FREESTANDING 250 AMPS WITH 3 x 3 PHASE METERS & 1 SINGLE PHASE FOR COMMON SUPPLIES	1
	SWITCHBOARD FITTED WITH PROTECTIVE DEVICES & EMERGENCY TEST FUNCTION	2
	INTERNAL DISTRIBUTION FRAME	2
	ILLUMINATED EXIT SIGNS - JUMBO 2 HOUR DURATION LED BACK-UP AT MAX 2.5m FROM FLOOR LEVEL	4
	ILLUMINATED EXIT SIGNS 2 HOUR DURATION LED BACK-UP AT MAX 2.5m FROM FLOOR LEVEL	2
	EMERGENCY LIGHT 2 HOUR DURATION LED BACK-UP LED BATTEN	8
	HIGH BAY LIGHTS 150 WATT LED	32
	BATTEN LIGHT LED	4
	DOWN LIGHT 9 WATT LED RECESSED	2
	FLOOD LIGHTS 150 WATT LED OPERATED VIA PE CELL	2
	FLOOD LIGHTS ON 8m POLE 2x 200 WATT LED WITH PE CELL	2
	BUNKER LIGHT LED OPERATED VIA PE CELL	2
	BUNKER LIGHT 150 WATT LED OPERATED VIA PE CELL	2
	POWER OUTLET HEIGHT 300mm UON DOUBLE 10 AMP SINGLE PHASE	12
	POWER OUTLET THREE PHASE - 20 AMP	8
	PE CELL FOR EXTERNAL LIGHTS	2
	EXHAUST FANS 200mm WITH DRAFT STOPPER	2
	HOT WATER UNIT - INSTANTANEOUS THREE PHASE CONNECTION	2
	ROLLER DOOR THREE PHASE CONNECTION	4
	GATE POWER HARD WIRED CONNECTION	1
	RETICULATION POWER POINT ADJACENT TO METERBOX	1
	ATU POWER SUPPLY SINGLE PHASE - 15 AMP	3
	FIRE DOOR CONTOL PANEL FDCP HARD WIRED CONNECTION	1
	FIRE PUMPSET 65mmØ CONDUIT IN PUMP SLAB TO HARD WIRED CONNECTION	1

WORKS TO DECOMMISSION ANY EXISTING  
POWER ON SITE IS EXTRA TO THE CONTRACT



PLAN VIEW  
SCALE 1:150

REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	06.02.2022

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## ELECTRICAL PLAN



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