

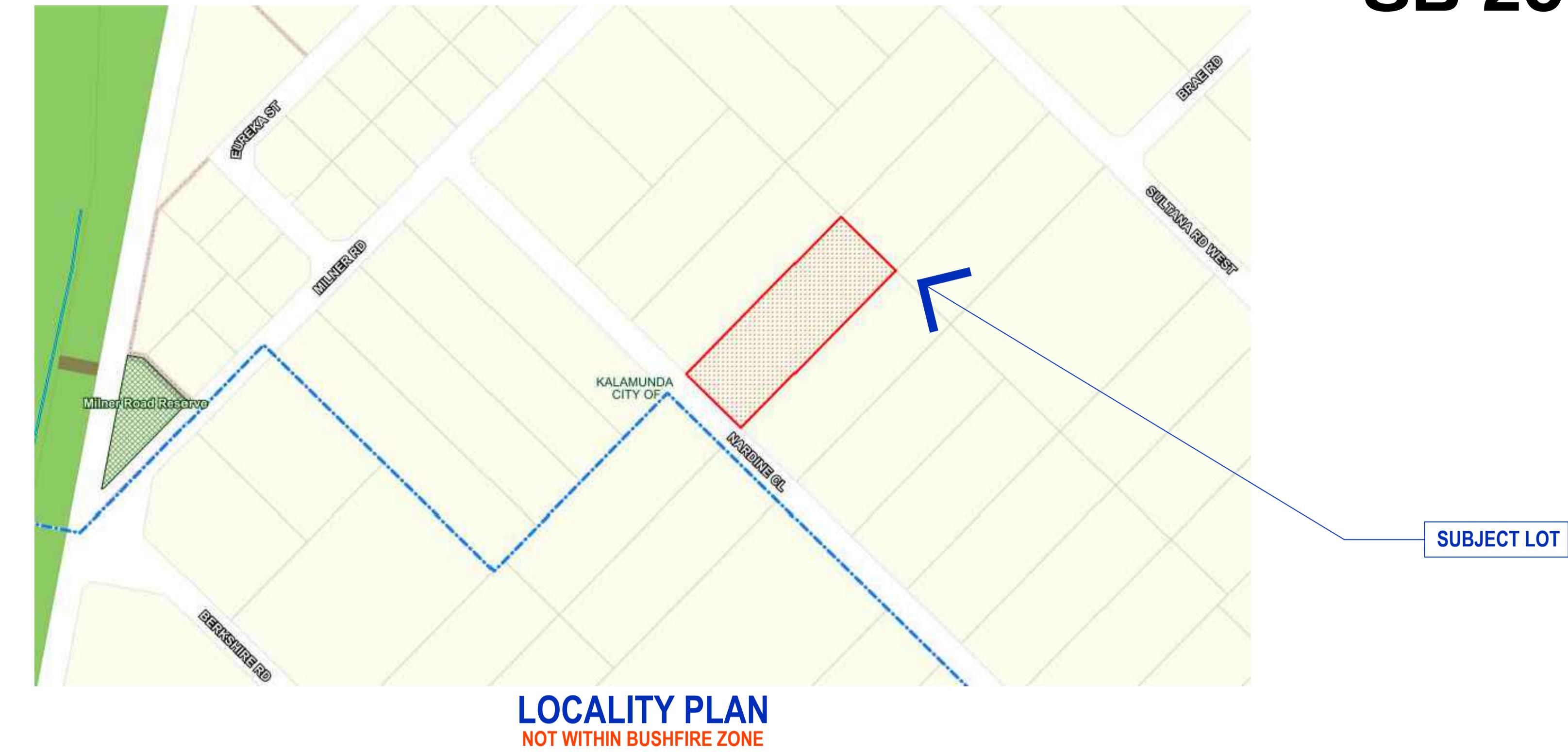
PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING

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



NEW CARPARKING & DRIVEWAYS
REFER TO DRAWINGS A102 & C100

ISSUED FOR CONSTRUCTION

ISSUED 28.01.2022 **A001**

Sarbuild
BUILDING AND
DEVELOPMENT

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

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	
EMERGENCY LIGHTING	after all equipment is installed	
EXIT SIGNS	- REFER ELECTRICAL DRAWING	

FIRE SERVICES

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

PERFORMANCE OF EXTERNAL WALLS IN FIRE	
TIILT-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.	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 m ² of floor area (which equates to 15 Air changes per hour)

AIR-CONDITIONING
not applicable - no air-conditioned zones

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

SMOKE VENTING
Smoke Venting is provided via 6 x 4000. 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.)
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	FIRE HYDRANT BOOSTER
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FIRE SERVICES
REFER TO BCA CONSULTANTS DRAWING F01

REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	09.02.2022

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

GENERAL NOTES

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 DWG NO:
DRAWN BY: JOHN VAN DER LAAN
CHECKED BY: PAUL SARICH
A002
SB - 206
PROJECT No: 2

NOTES: PLANS REMAIN SOLE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED OR ALTERED IN ANY WAY 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 PIPING, SUBSOIL DRAINS, BLISTERING OR OTHER SITE WORKS ARE ALL AT THE EXPENSE OF THE OWNER. DO NOT SCALE FROM DRAWINGS AS DISTORTION CAN OCCUR DURING COPYING.

OFFICE MEZZANINE, ENTRY STAIRCASE, AMENITIES TO BE CONFIRMED

ADJACENT
LOT 20
VACANT / SAND

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

SMOKE BAFFLE
1m TOTAL DEPTH FROM U/S C
AWNING ROOF SHEETS -
LIGHTWEIGHT TRUSS
SUSPENDED FROM UNDERSI
OF PURLINS & CLAD BOTH SI
UP TO AWNING ROOF CI ADD

WINDOWS / DOORS

100mm x 50mm COMMERCIAL
ALUMINIUM FRAMES WITH
POWDERCOATED FINISH
GLAZING TO FUTURE ENERGY
EFFICIENCY REQUIREMENTS

ENTRY WALLS _____
50mm THICK PRE-CAST CONCRETE
PANELS TO ENGINEERS DESIGN
PAINTED EXTERNALLY
(EXCLUDING BOUNDARY)

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

MECHANICAL VENTILATION *- fluid to outside air*

NEW WAREHOUSE DEVELOPMENT

3531m²

ATU SEWERAGE SYSTEMS
3 SEPARATE SYSTEMS TO BE
INSTALLED TAYLEX ABS10EP

PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING

PLAN VIEW

Sarbuild
BUILDING AND
DEVELOPMENT

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WESTERN AUSTRALIA 6056

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DATE: DRAWN CHECKED

ISSUED FOR CONSTRUCTION

07.08.2020	DWG NO:	A103
BY: JOHN VAN DER LAAN	ED BY: PAUL SARICH	PROJECT NO: SB - 206 REV N: 2

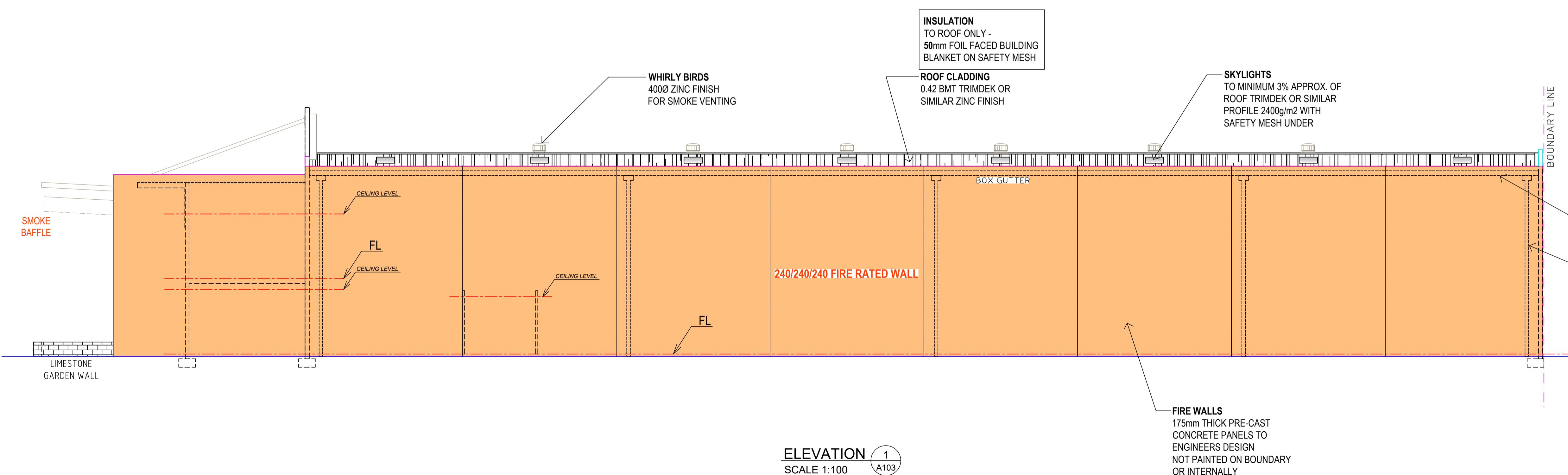
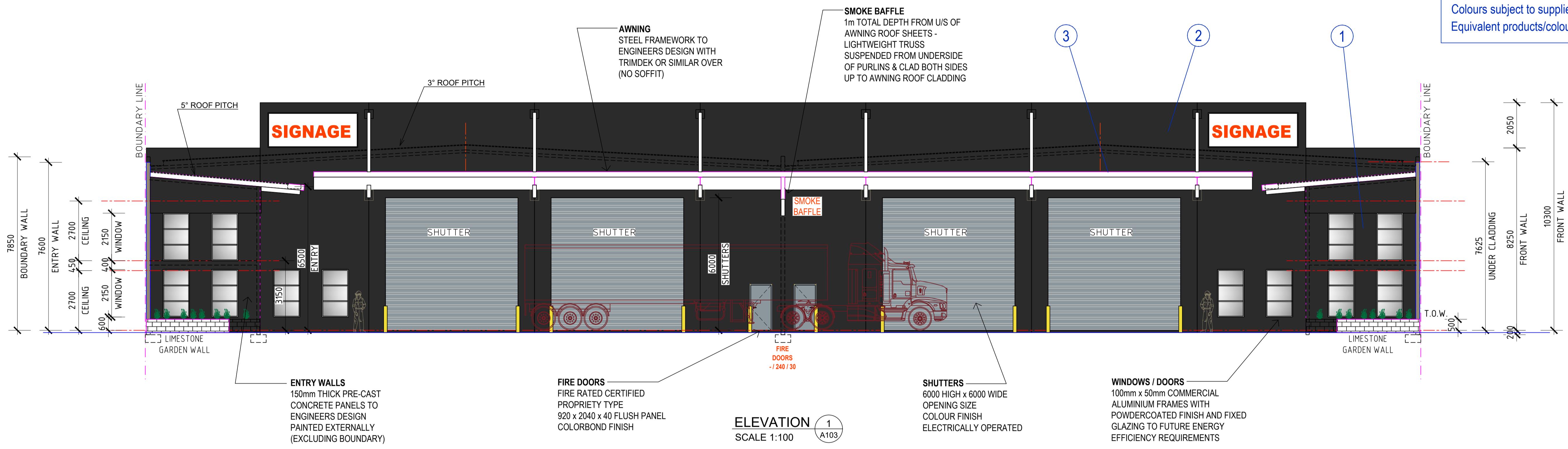
PLAN VIEW

PLAN VIEW
07.08.2020
JOHN VAN DER LAN
PAULS ARCH
S3 - 206 REV 2
A103
LOT 207 (27) NARDINE CLOSE,
HIGH WYCOMBE WA 6057
TELE: (08) 920 617
FAX: (08) 920 499
EMAIL: reception@arbild.com

COLOUR SELECTIONS

<u>WAREHOUSES</u>	
CONC PANELS	LEXICON WHITE (Dulux)
CONC PANELS	MONUMENT (Dulux)
AWNING CAPPING	SHALE GREY (Colorbond)
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

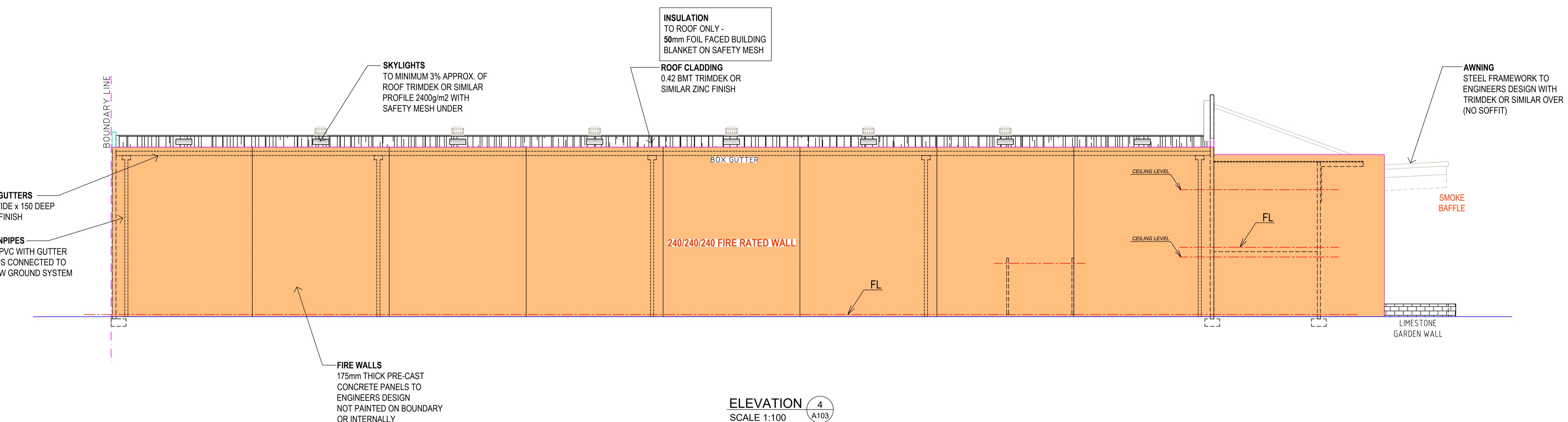
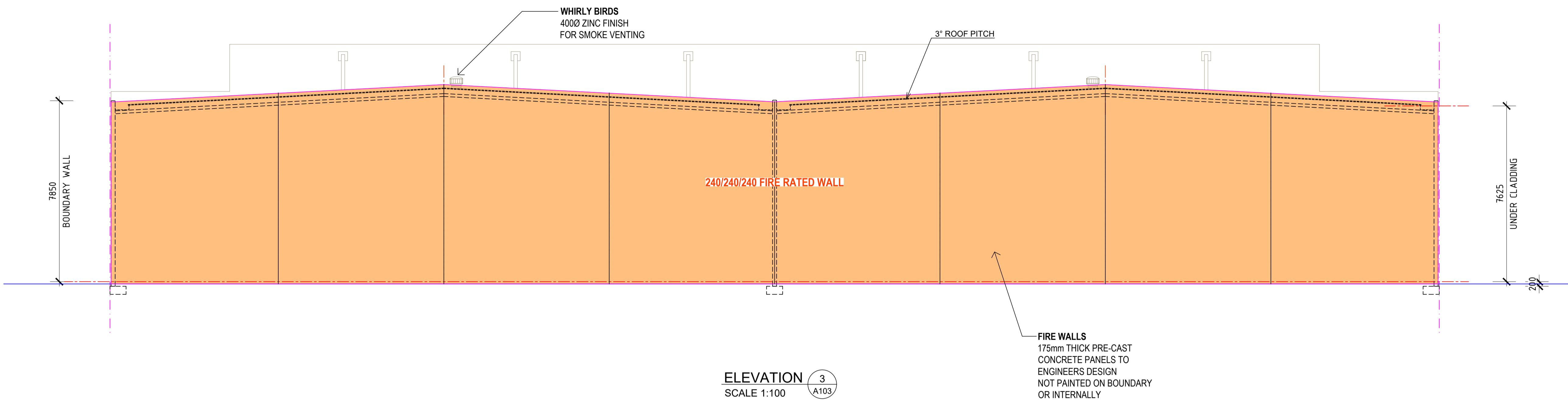


PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING

ELEVATIONS - sheet 1

 BUILDING AND DEVELOPMENT	<p>1/34 THE CRESCENT, MIDLAND WESTERN AUSTRALIA 6056</p> <p>TEL: (08) 9250 6177 FAX: (08) 9250 4999 EMAIL: reception@sarbuild.com WEB: www.sarbuild.com</p>	<p>IS</p> <p>DATE: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p>
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ISSUED FOR CONSTRUCTION	
07.08.2020	DWG NO:
JOHN VAN DER LAAN	A104
PAUL SARICH	PROJECT No: SB - 206 REV No: 2



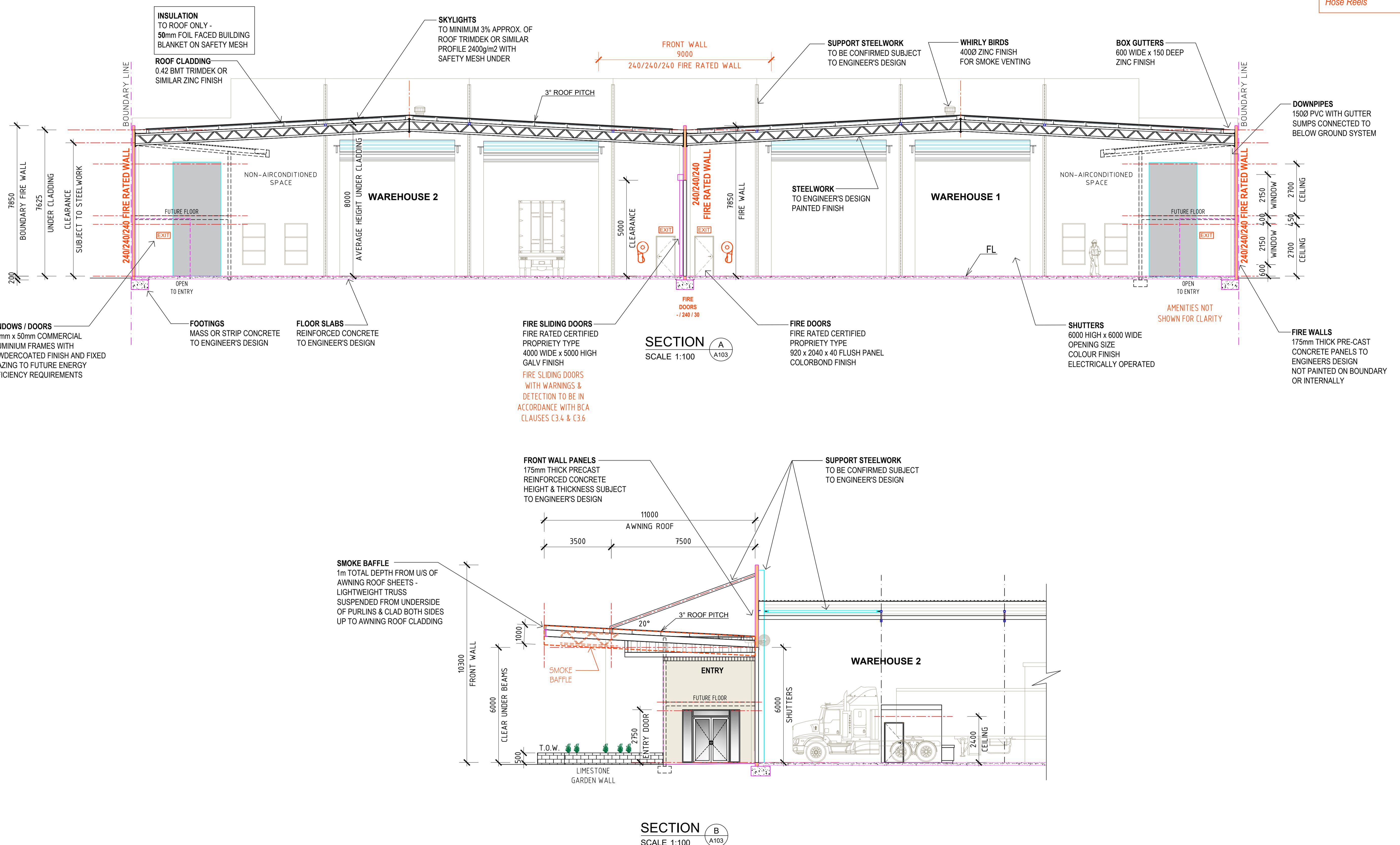
REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	09.02.2022

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

ELEVATIONS - sheet 2

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*



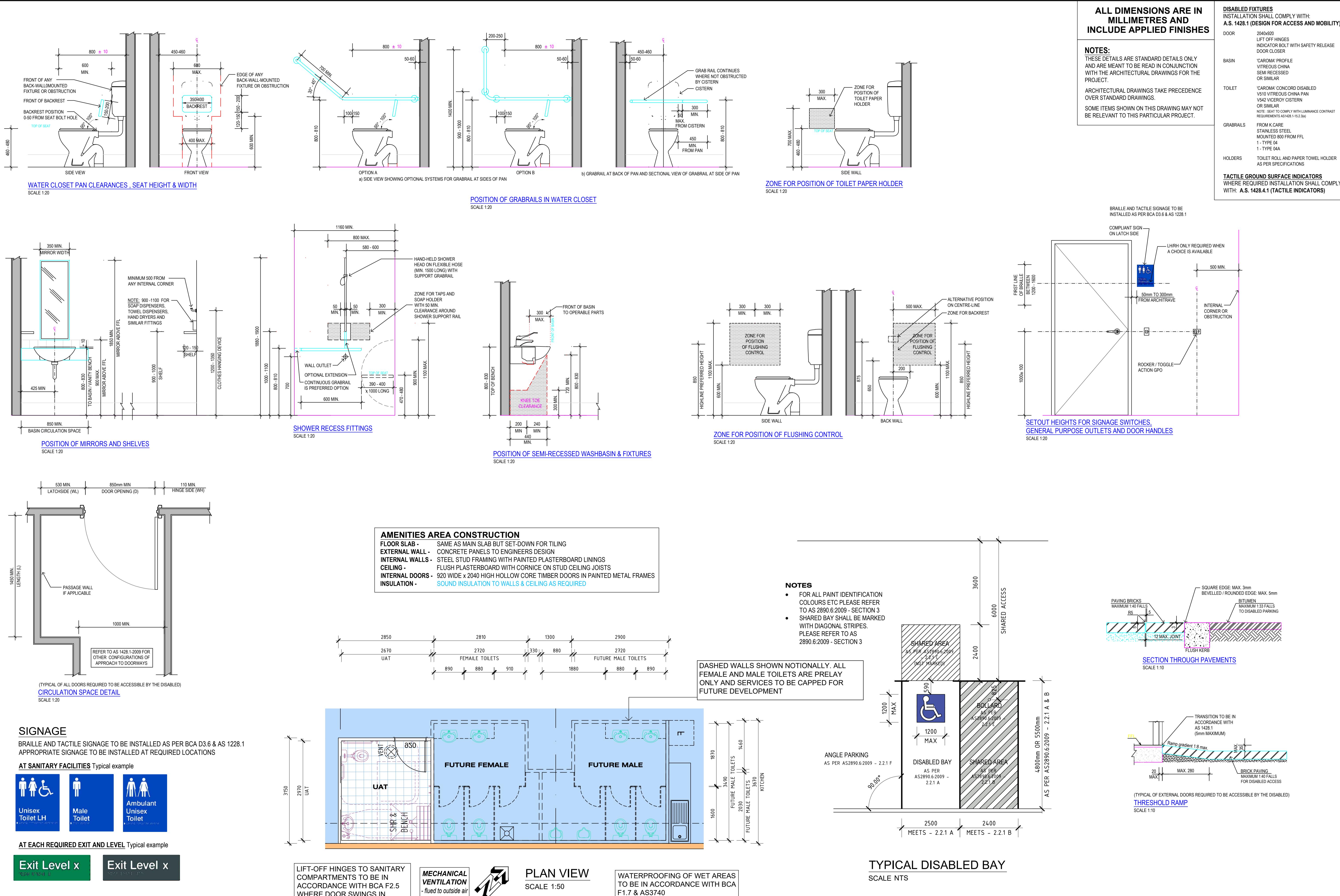
PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING

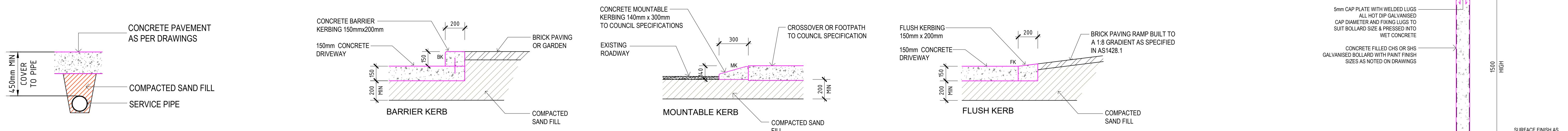
LOT 207 (27) NARDINE CLOSE,
HIGH WYCOMBE WA 6057

SECTION

 BUILDING AND DEVELOPMENT	<p>1/34 THE CRESCENT, MIDLAND WESTERN AUSTRALIA 6056</p> <p>TEL: (08) 9250 6177 FAX: (08) 9250 4999 EMAIL: reception@sarbuild.com WEB: www.sarbuild.com</p>	<p>IS</p> <p>DATE: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p>
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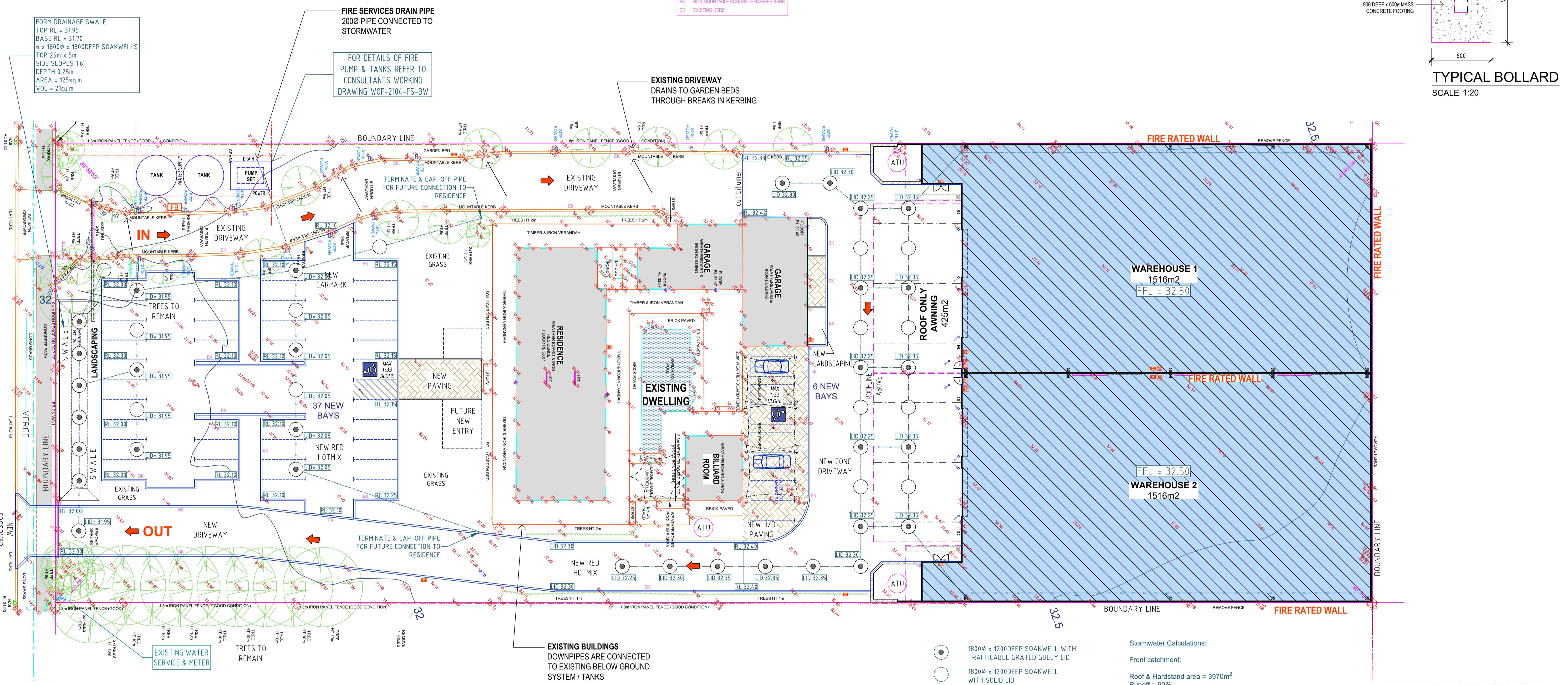
ISSUED FOR CONSTRUCTION	
07.08.2020	DWG NO:
JOHN VAN DER LAAN	A106 SB - 206
PAUL SARICH	





PIPE PRELAY DETAIL

SCALE 1:20



NARDINE CLOSE



SCALE 1:250

REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	09.02.2022

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

STORMWATER & PAVING PLAN

Stormwater Calculations:
Front catchment:
Roof & Hardstand area = 3970m²
Runoff = 90%
Equivalent impervious area = 3573m²

On-site storage retention required (1in100year ARI) = 110.08m³
20 pits size 1800dia x 1800deep = 20 x 4.58m³ = 91.61m³
Above ground storage (swale) = 21m³
Total on-site storage = 112.61m³

Rear catchment:
Roof & Hardstand area = 4060m²
Runoff = 90%
Equivalent impervious area = 3654m²

On-site storage retention required (1in100year ARI) = 130.39m³
18 pits size 1800dia x 1800deep = 26 x 4.58m³ = 119.09m³
Above ground storage (50mm deep) = 15m³
Total on-site storage = 134.09m³

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

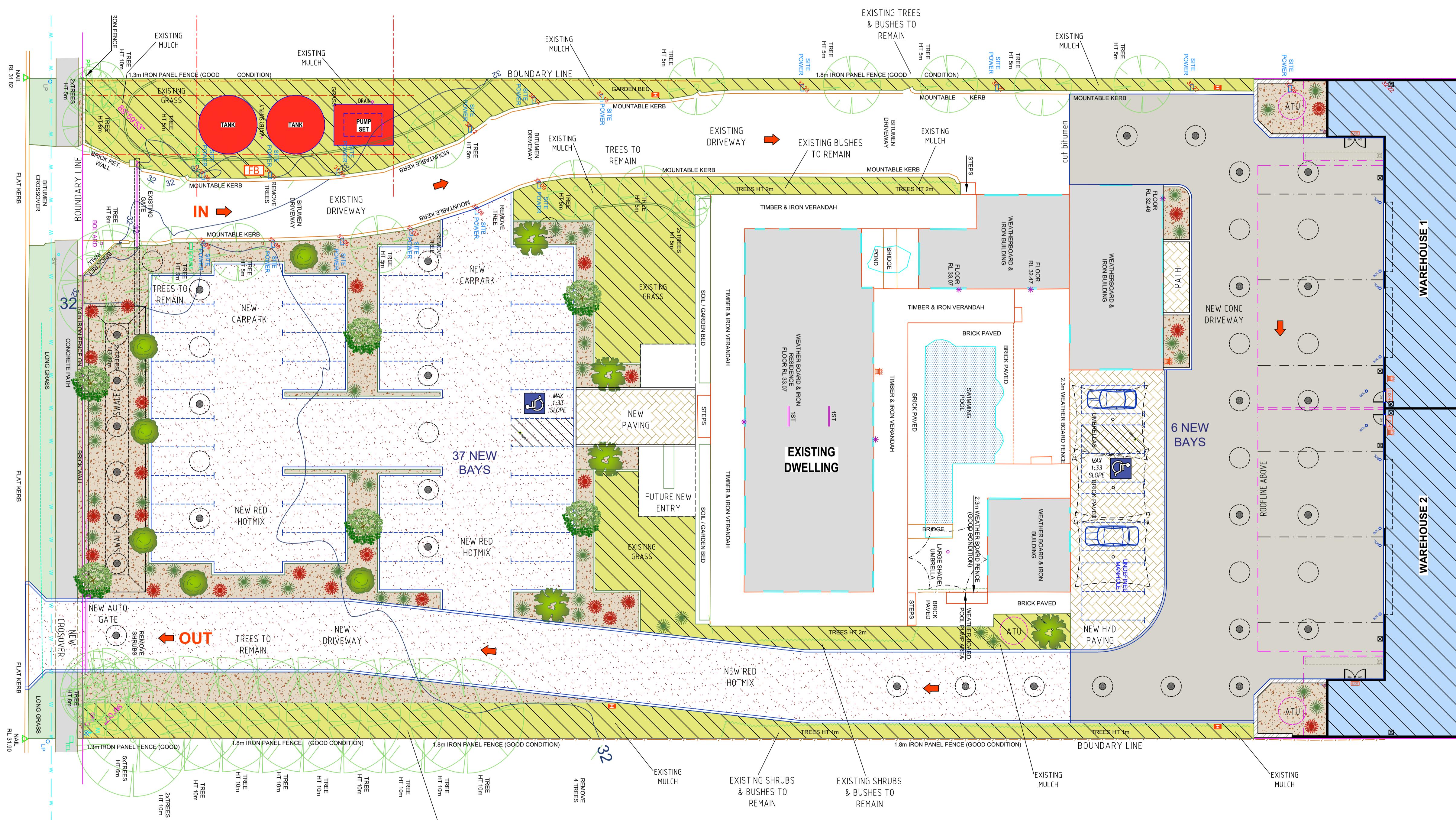
Stace Rogers Assoc Dip Civ Eng (AMEAust)
SJR Civil Consulting Pty Ltd

30 North Road
BASSENGEWA 6054
Email: stace@sjrconsulting.com
Ph: (08) 9379 9481 or 0447 112 481

NARDINE CLOSE

TREES, BUSHES & GROUNDCOVERS		TYPE	MATURE SIZE	QTY	
No.	NAME	COMMON NAME			
1.	lagerstroemia 'indica'	CREPE MYRTLE TREE	TREE	6m H x 3m SPREAD	6
2.	acer 'palmatum'	JAPANESE MAPLE	TREE	7.5m H x 7.5m SPREAD	5
3.	gledtisia '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

ALL FENCING, GATES & LANDSCAPING TO BE INSTALLED BY OTHERS



SITE PLAN
SCALE 1:200

REV	REVISION DESCRIPTION	DATE
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PROPOSED NEW WAREHOUSES, DRIVEWAYS & CARPARKING
LOT 207 (27) NARDINE CLOSE,
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LANDSCAPING PLAN

LANDSCAPING NOTES:

- 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.
- SOIL PREPARATION FOR PLANTING TO HAVE SLOW RELEASE FERTILISER.
- ALL GARDENS TO BE MULCHED WITH 75mm MIN THICK LAYER OF APPROVED MULCH.
- ALL WEEDS TO BE SPRAYED AND REMOVED PRIOR TO MULCHING
- 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.
- 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.
- NO VALVES OR VALVE BOXES TO BE INSTALLED ON VERGE
- MASTER-VALVE SHUT-OFF TO BE INSTALLED AFTER THE CONTROLLER AND BEFORE OTHER VALVES
- CONTROLLER TO BE HARD-WIRED TO THE ELECTRICAL FEED IN SMSB WITH A BATTERY BACK-UP
- MOISTURE SENSOR SHUT-OFF TO BE INSTALLED TO CONTROL IRRIGATION
- CONDUITS TO BE INSTALLED UNDER ALL HARDCAPES AND TO BE A MINIMUM OF TWICE THE DIAMETER OF THE IRRIGATION PIPE WITH DRAW-WIRES
- 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.

ISSUED FOR CONSTRUCTION
DATE: 07.08.2020 DWG NO: C101
DRAWN BY: JOHN VAN DER LAAN
CHECKED BY: PAUL SARICH
PROJECT No: SB - 206 REV No: 2

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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

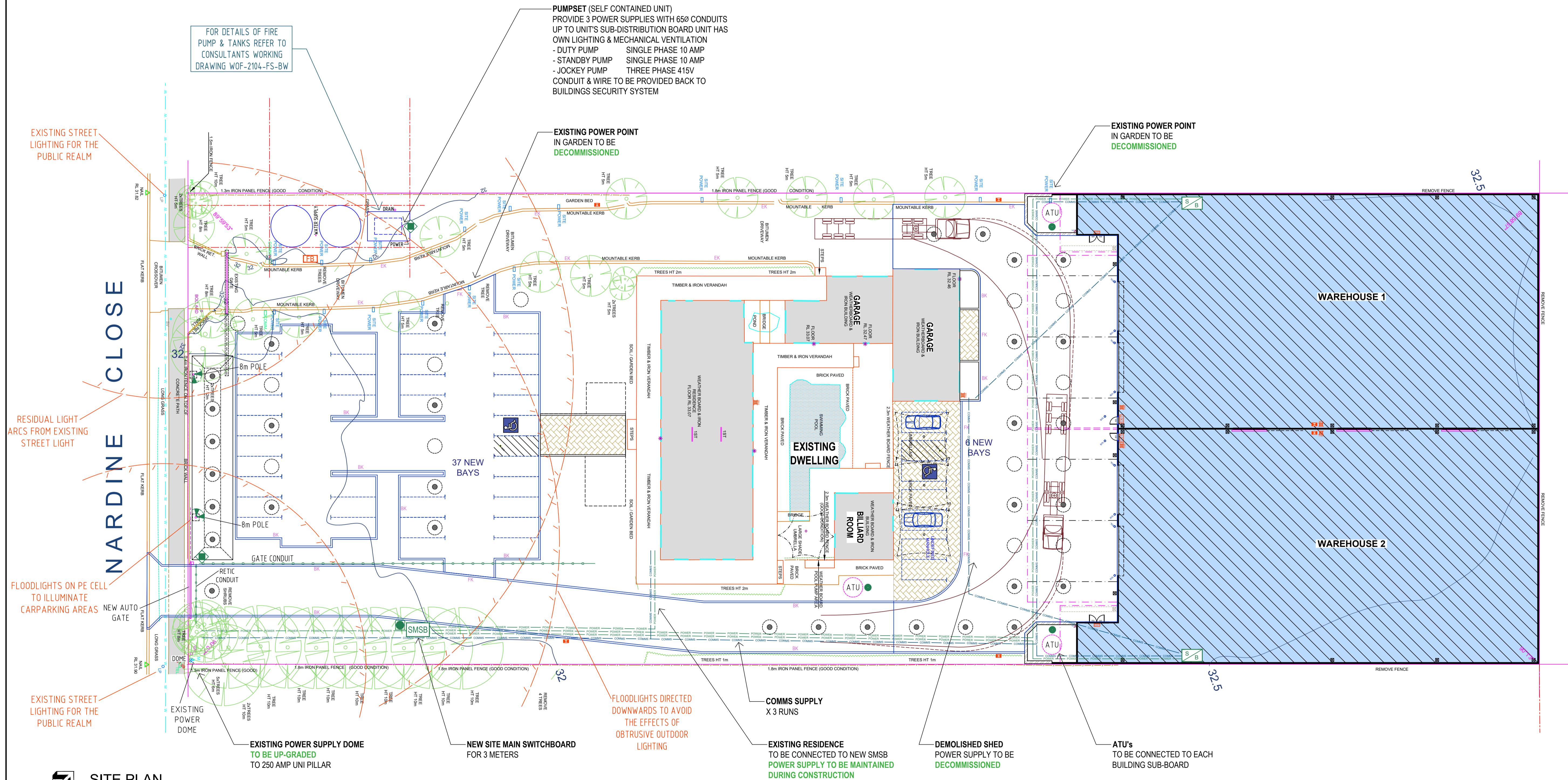
ALL LIGHTING IS TO BE DESIGNED TO MEET AS 1158 (PUBLIC LIGHTING CODE)
& AS 4282 (CONTROL OF THE OBTRUSIVE EFFECT OF OUTDOOR LIGHTING)

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	09.02.2022

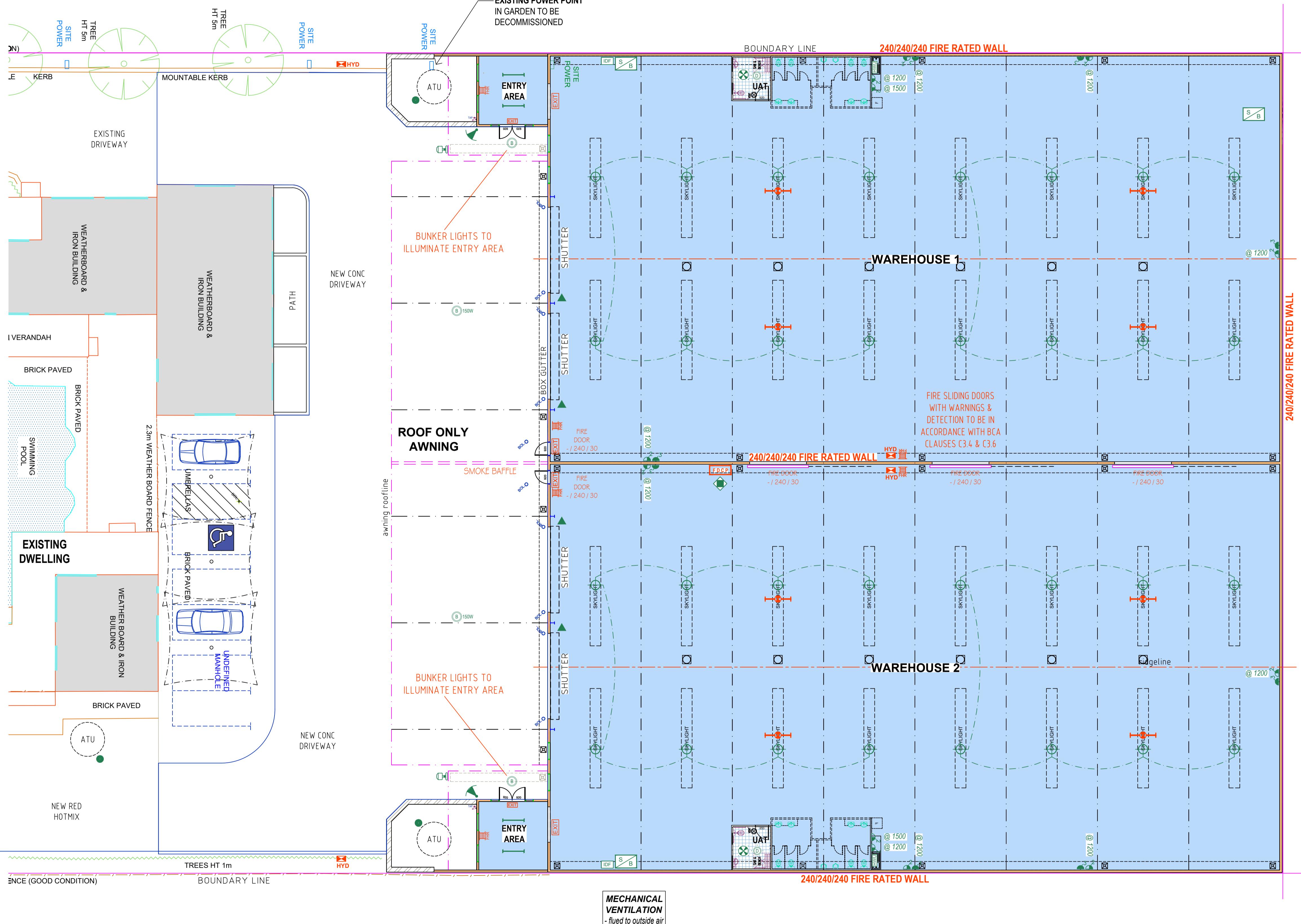
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ELECTRICAL SITE PLAN

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ISSUED FOR CONSTRUCTION
DATE: 07.08.2020 DWG NO: E100
DRAWN BY: JOHN VAN DER LAAN
CHECKED BY: PAUL SARICH
PROJECT NO: SB - 206 REV NO: 2



PLAN VIEW
SCALE 1:150

REV	REVISION DESCRIPTION	DATE
2	IFC PRELAY TOILETS FLOOR PLAN	09.02.2022

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

ELECTRICAL PLAN

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ISSUED FOR CONSTRUCTION
DATE: 07.08.2020 DWG NO: **E101**
DRAWN BY: JOHN VAN DER LAAN
CHECKED BY: PAUL SARICH
PROJECT NO: SB - 206 REV NO: 2

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