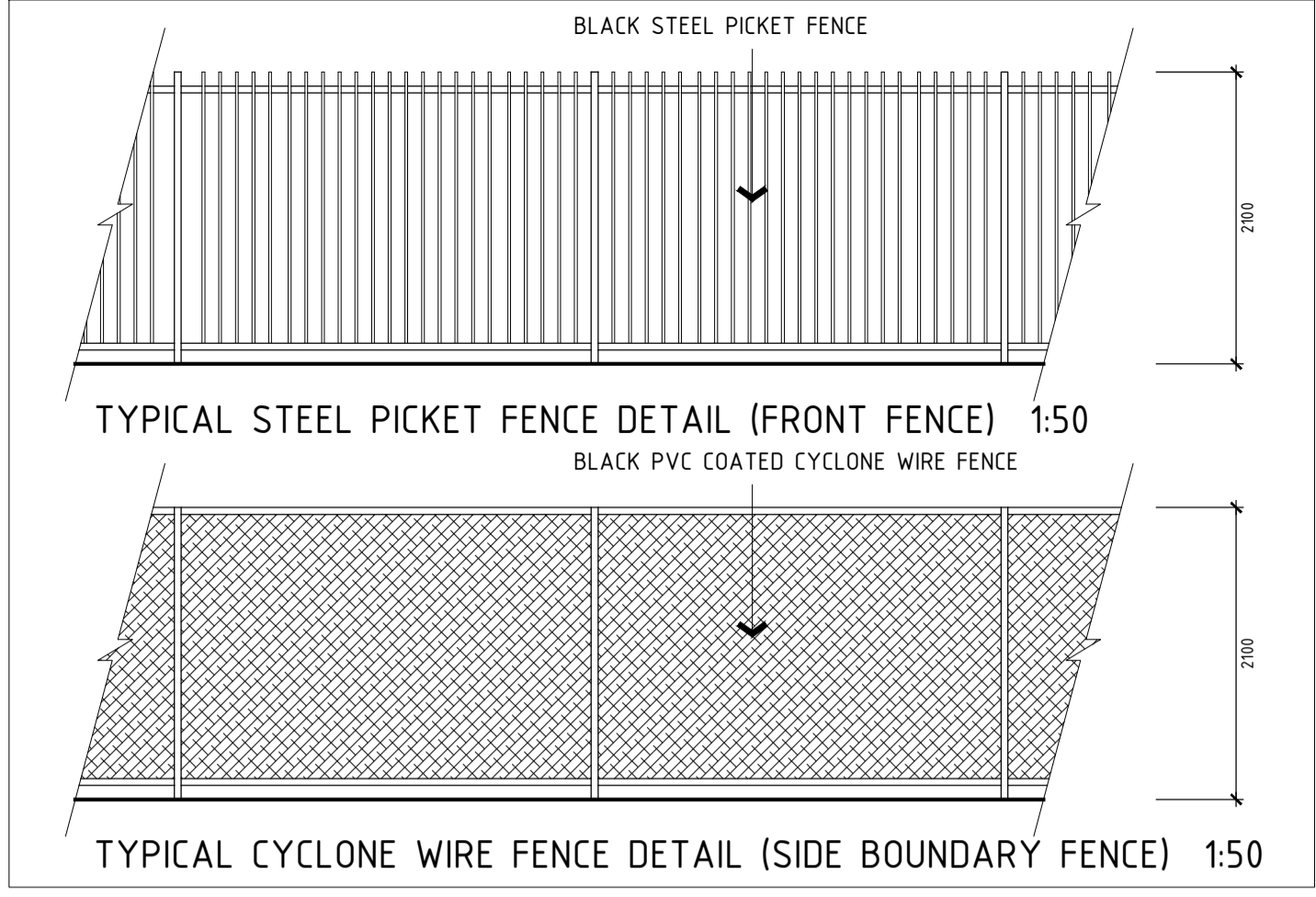
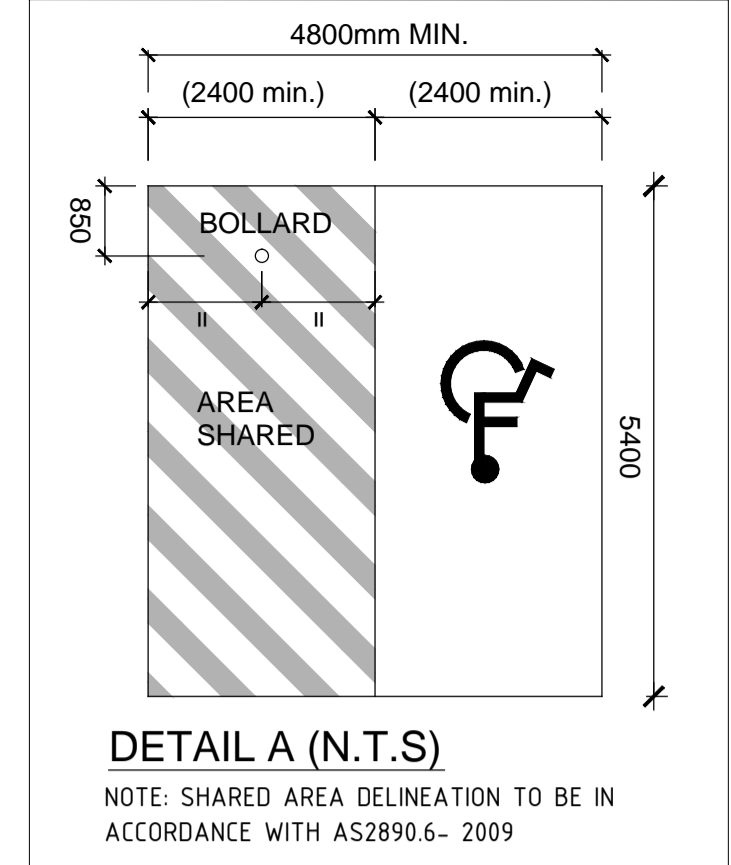


**SITE PLAN LEGEND:**

	DENOTES WAREHOUSE AREA
	DENOTES MEZZANINE AREA
	DENOTES LANDSCAPED AREAS
	DENOTES CONCRETE HARD STAND
	DENOTES 8.8m MRV SWEEP PATH
	DENOTES STORMWATER DRAINAGE



**AREA ANALYSIS**

WAREHOUSE 1:	WAREHOUSE 3:	WAREHOUSE 5:	WAREHOUSE 7:
WAREHOUSE= 215 m2	WAREHOUSE= 215 m2	WAREHOUSE= 151 m2	WAREHOUSE= 233 m2
MEZZANINE= 72 m2	MEZZANINE= 72 m2	MEZZANINE= 60 m2	MEZZANINE= 57 m2
TOTAL= 287 m2	TOTAL= 287 m2	TOTAL= 211 m2	TOTAL= 290 m2
CARS REQUIRED= 5 CARS <small>(based on 1.5 cars / 100m2 x net floor of 24.7m2)</small>	CARS REQUIRED= 5 CARS <small>(based on 1.5 cars / 100m2 x net floor of 24.7m2)</small>	CARS REQUIRED= 4 CARS <small>(based on 1.5 cars / 100m2 x net floor of 171m2)</small>	CARS REQUIRED= 5 CARS <small>(based on 1.5 cars / 100m2 x net floor of 250m2)</small>

WAREHOUSE 2:	WAREHOUSE 4:	WAREHOUSE 6:
WAREHOUSE= 215 m2	WAREHOUSE= 146 m2	WAREHOUSE= 240 m2
MEZZANINE= 72 m2	MEZZANINE= 60 m2	MEZZANINE= 60 m2
TOTAL= 287 m2	TOTAL= 206 m2	TOTAL= 300 m2
CARS REQUIRED= 5 CARS <small>(based on 1.5 cars / 100m2 x net floor of 24.7m2)</small>	CARS REQUIRED= 4 CARS <small>(based on 1.5 cars / 100m2 x net floor of 156m2)</small>	CARS REQUIRED= 5 CARS <small>(based on 1.5 cars / 100m2 x net floor of 260m2)</small>

TOTAL SITE AREA= 3245 m2	% SITE COVERAGE= 43.8 %	TOTAL CARS REQUIRED: 33 CARS <small>(BASED ON 1.5 CARS / 100m2 + 2 PER TENANCY)</small>
TOTAL WAREHOUSES = 1423 m2	% SITE YIELD= 57.8 %	TOTAL CARS PROVIDED= 33 CARS
TOTAL MEZZANINES = 453 m2	% PERMEABLE SITE AREA= 15 %	
TOTAL BUILDING = 1876 m2		

**NOTES:**

NO WATER RUN OFF FROM EXTERNAL PAVED AREAS TO CROSS TITLE BOUNDARIES

ALL EXTERNAL CONCRETE DRIVEWAYS AND CAR SPACES TO BE GRADED TO STORMWATER COLLECTION PITS

PROPOSED BUILDINGS AND EXTERNAL CAR PARK AREA TO BE PROVIDED WITH ADEQUATE SECURITY LIGHTING AS REQUIRED. ALL EXTERNAL SECURITY LIGHTING WILL BE BAFFLED AND NO GLARE WILL SPILL BEYOND SITE BOUNDARIES.

LANDSCAPED AREAS (LANDSCAPING DESIGN BY OTHERS)



**GROUND FLOOR / SITE PLAN**

**FIRST FLOOR PLAN**

**BILL JACOBS PTY LTD**

116 A HARRICK ROAD  
KEILOR PARK, VICTORIA. 3042  
TELEPHONE : (03) 9331-4444  
FACSIMILE : (03) 9331-4433  
EMAIL: info@billjacobs.com.au ABN: 19 007 453 401

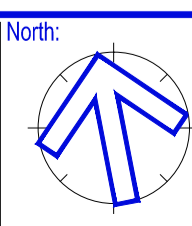
DATE	REVISION	REVISION

DATE	REVISION	REVISION

**General Notes:**

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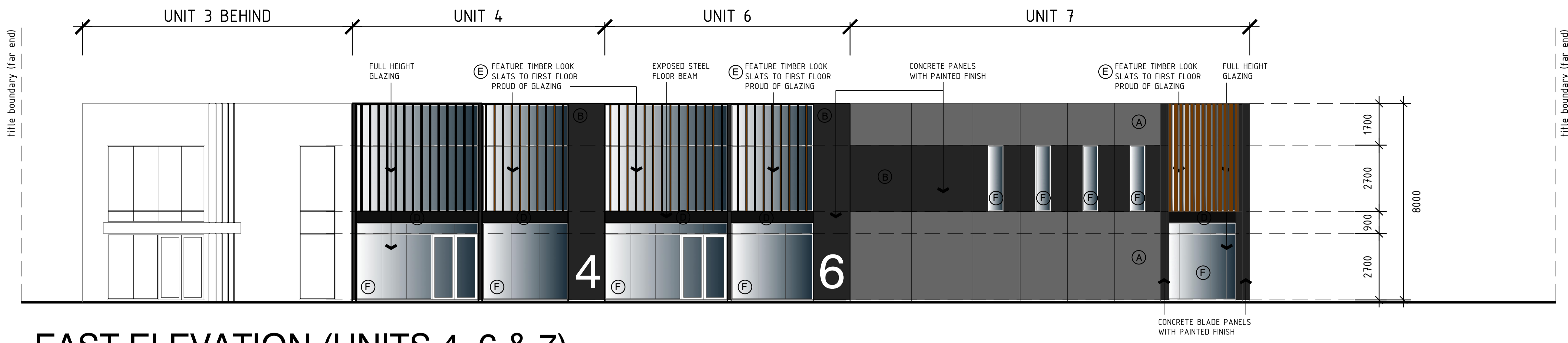


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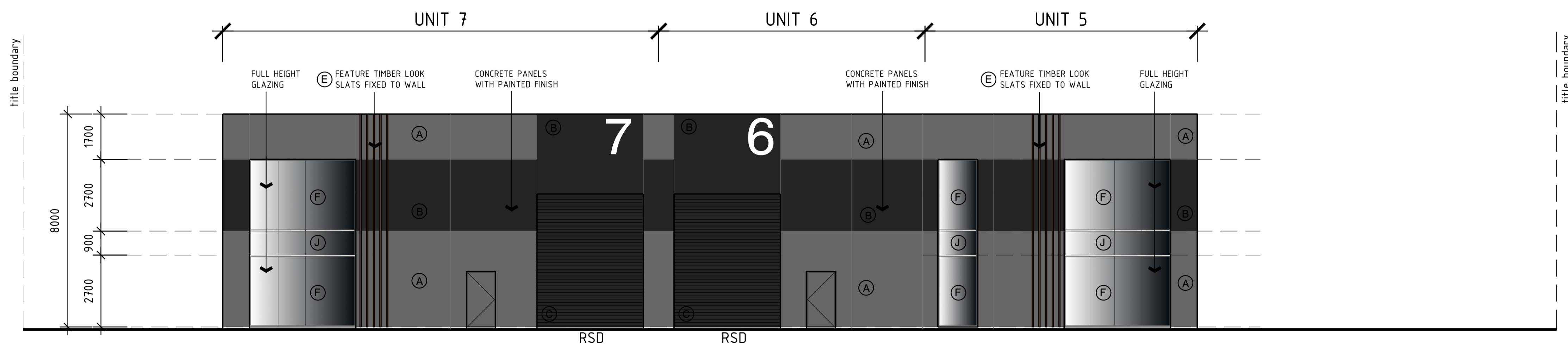
Date: JUNE '18  
Revision: -  
Job No: 180514

Client: T. BLAZEVIC  
Project: PROPOSED WAREHOUSE DEVELOPMENT  
Project Address: LOT 755 JERSEY DRIVE EPPING

Sheet No: TP01  
Sheets in Set: SHEETS

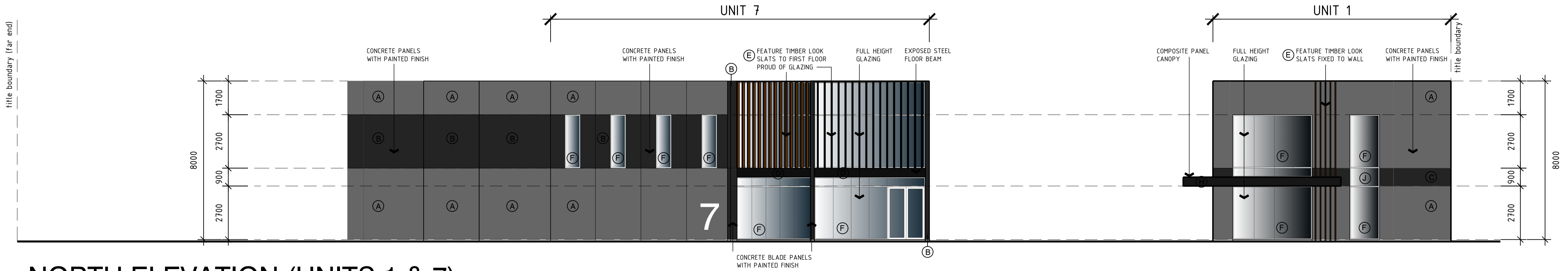


EAST ELEVATION (UNITS 4, 6 & 7)



WEST ELEVATION (UNITS 5, 6 & 7)

COLOUR / FINISHES SHEDULE			
MATERIAL	SYMBOL	FINISH	COLOUR SPECIFICATION
CONCRETE WALL	(A)	PAINTED	DULUX 'KLUTE' PG1-F5 OR SIMILAR GREY
CONCRETE WALL	(B)	PAINTED	DULUX 'NAMADJI' PG1-F8 OR SIMILAR CHARCOAL GREY
RSD's & TRIMS	(C)	COLORBOND	MONUMENT OR SIMILAR
EXPOSED STEEL BEAMS	(D)	PAINTED	DULUX 'SPANISH EYES' PG1-F9 OR SIMILAR BLACK / GREY
TIMBER LOOK SLATS	(E)	POWDER COATED	BROWN TIMBER LOOK
GLAZING	(F)	TINTED GLAZING	VIRIDIAN 'GREY' OR SIMILAR
GLAZING FRAMES	(G)	POWDER COATED	MONUMENT OR SIMILAR
COMPOSITE PANEL CANOPIES	(H)	POWDER COATED	CHARCOAL COLOUR
BLOCKOUT GLAZING	(J)	TINTED	GREY TO MATCH
ROOFING	(K)	ZINCALUME	NATURAL FINISH



NORTH ELEVATION (UNITS 1 & 7)

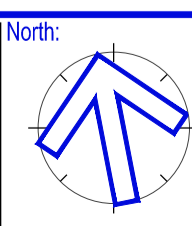
**BILL JACOBS PTY LTD**  
 116 A HARRICK ROAD  
 KEILOR PARK, VICTORIA, 3042  
 TELEPHONE : (03) 9331-4444  
 FACSIMILE : (03) 9331-4433  
 EMAIL: info@billjacobs.com.au ABN: 19 007 453 401

DATE	REVISION	REVISION

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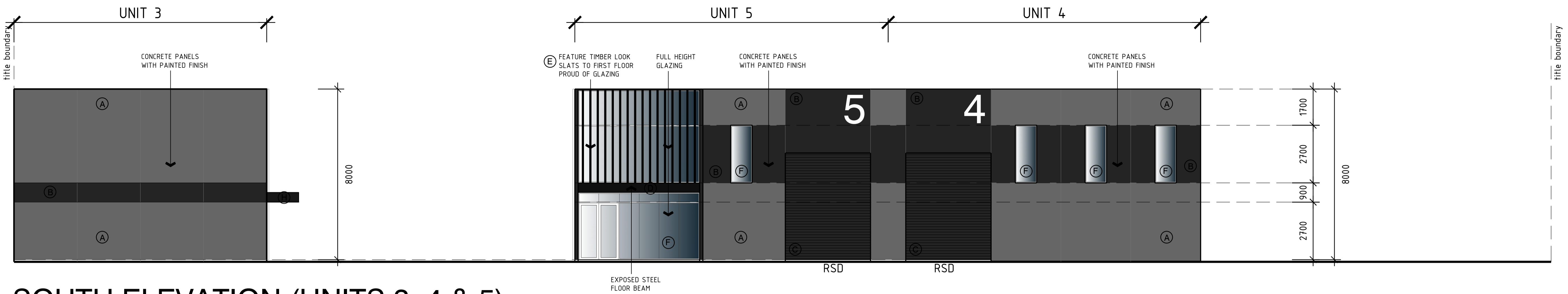


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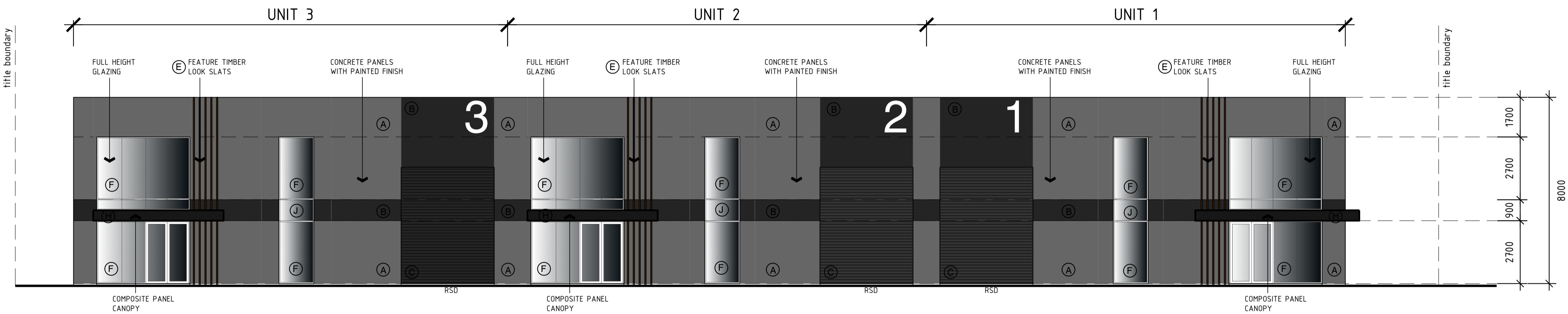
Date: JUNE '18  
 Revision: -  
 Job No: 180514

Client: T. BLAZEVIC  
 Project: PROPOSED WAREHOUSE DEVELOPMENT  
 Project Address: LOT 755 JERSEY DRIVE EPPING

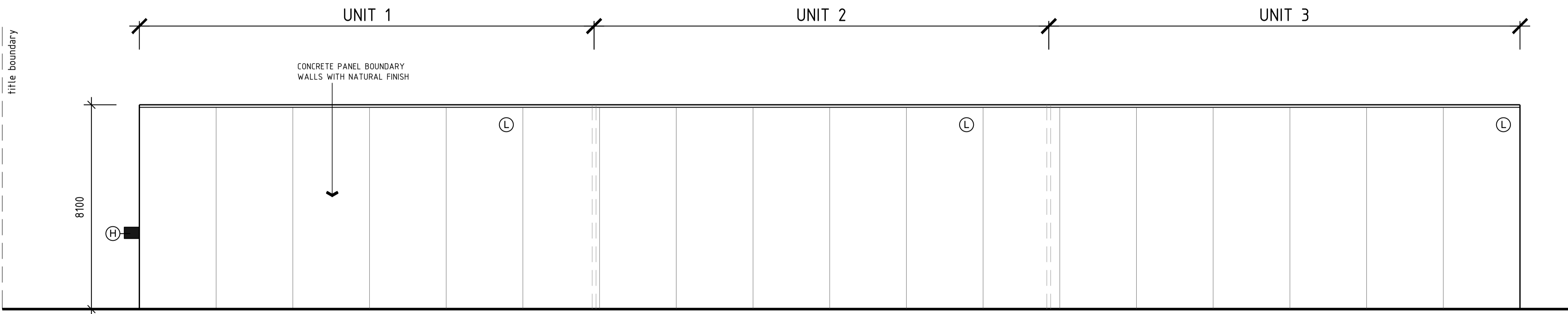
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**SOUTH ELEVATION (UNITS 3, 4 & 5)**



**EAST ELEVATION (UNITS 1, 2 & 3)**



**WEST ELEVATION (UNITS 1, 2 & 3)**

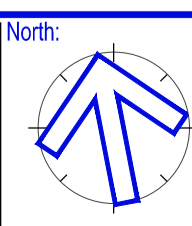
COLOUR / FINISHES SHEDULE			
MATERIAL	SYMBOL	FINISH	COLOUR SPECIFICATION
CONCRETE WALL	(A)	PAINTED	DULUX 'KLUTE' PG1-F5 OR SIMILAR GREY
CONCRETE WALL	(B)	PAINTED	DULUX 'NAMADJI' PG1-F8 OR SIMILAR CHARCOAL GREY
RSD's & TRIMS	(C)	COLORBOND	MONUMENT OR SIMILAR
EXPOSED STEEL BEAMS	(D)	PAINTED	DULUX 'SPANISH EYES' PG1-F9 OR SIMILAR BLACK / GREY
TIMBER LOOK SLATS	(E)	POWDER COATED	BROWN TIMBER LOOK
GLAZING	(F)	TINTED GLAZING	VIRIDIAN 'GREY' OR SIMILAR
GLAZING FRAMES	(G)	POWDER COATED	MONUMENT OR SIMILAR
COMPOSITE PANEL CANOPIES	(H)	POWDER COATED	CHARCOAL COLOUR
BLOCKOUT GLAZING	(J)	TINTED	GREY TO MATCH
ROOFING	(K)	ZINCALUME	NATURAL FINISH
CONCRETE PANEL BOUNDARY	(L)	NATURAL	NATURAL

DATE	REVISION	REVISION

DATE	REVISION	REVISION

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 Checked: --  
 Sequence: 180514  
 Scales: 1:100 @ A1 / 1:200 @ A3

Date: JUNE '18  
 Revision: -  
 Job No: 180514

Client: T. BLAZEVIC  
 Project: PROPOSED WAREHOUSE DEVELOPMENT  
 Project Address: LOT 755 JERSEY DRIVE EPPING

Sheet No: TP03  
 Sheets in Set: SHEETS

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