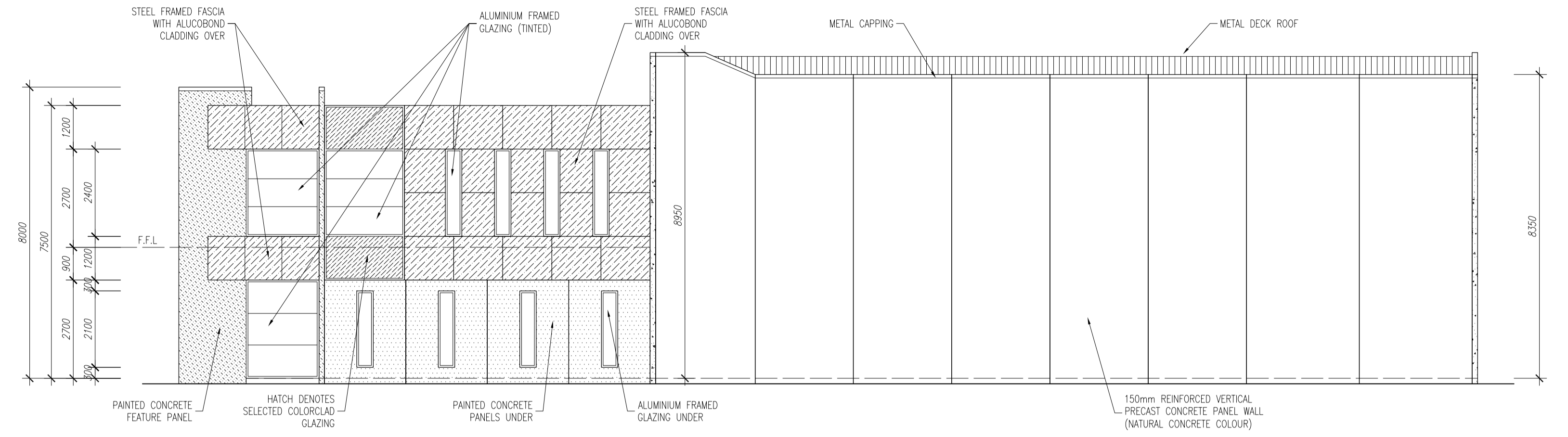
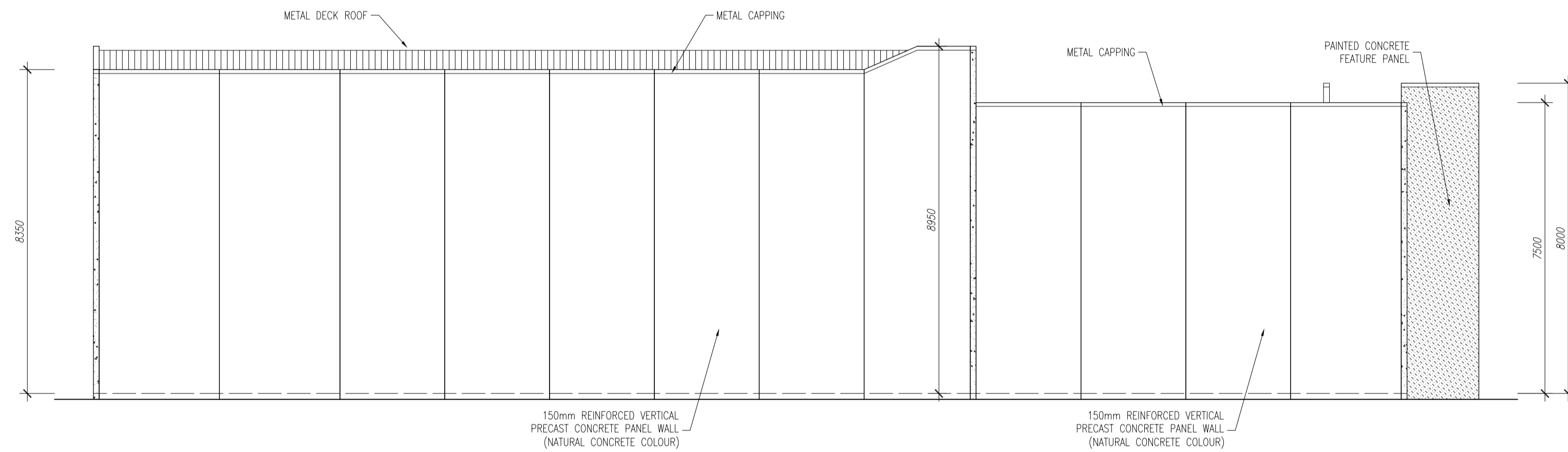


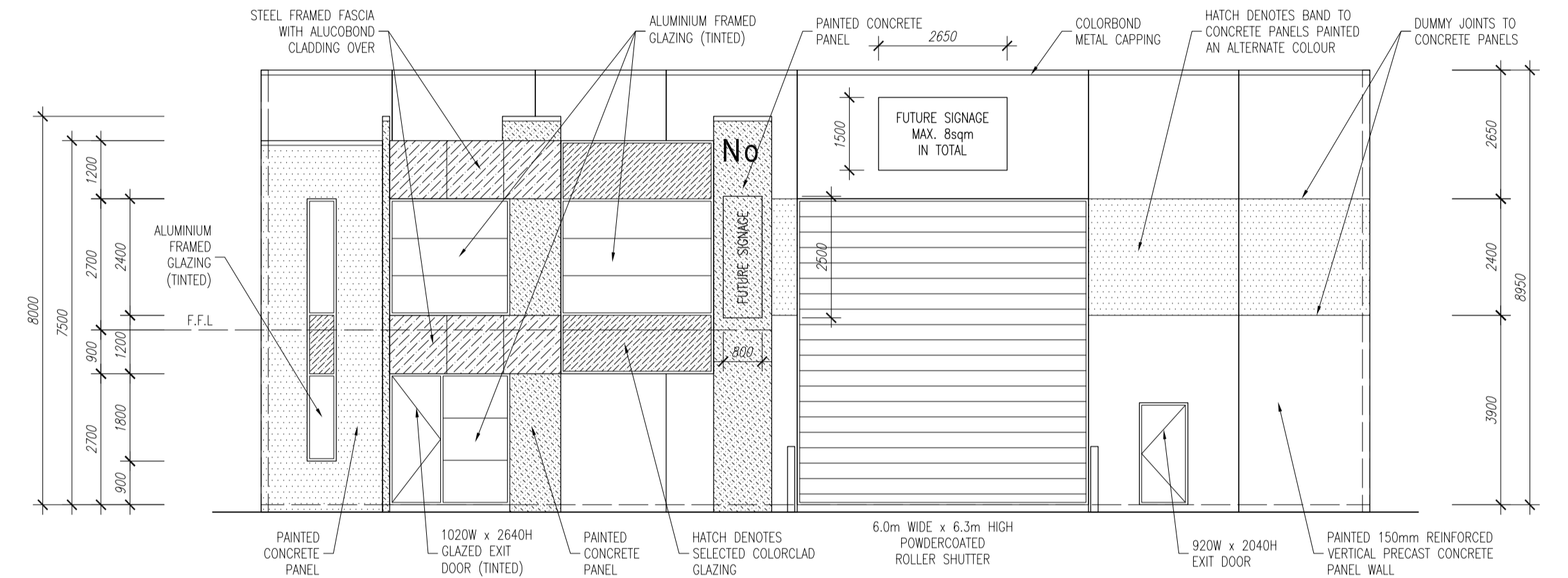
WESTERN ELEVATION
Scale 1:100



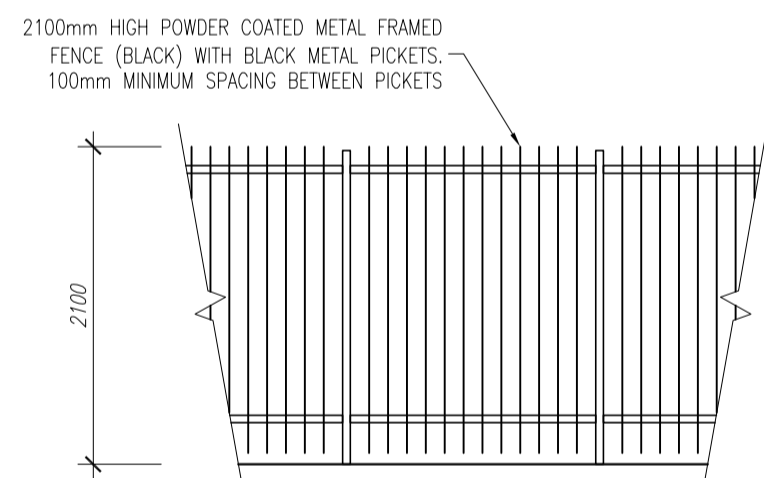
NORTHERN ELEVATION
Scale 1:100



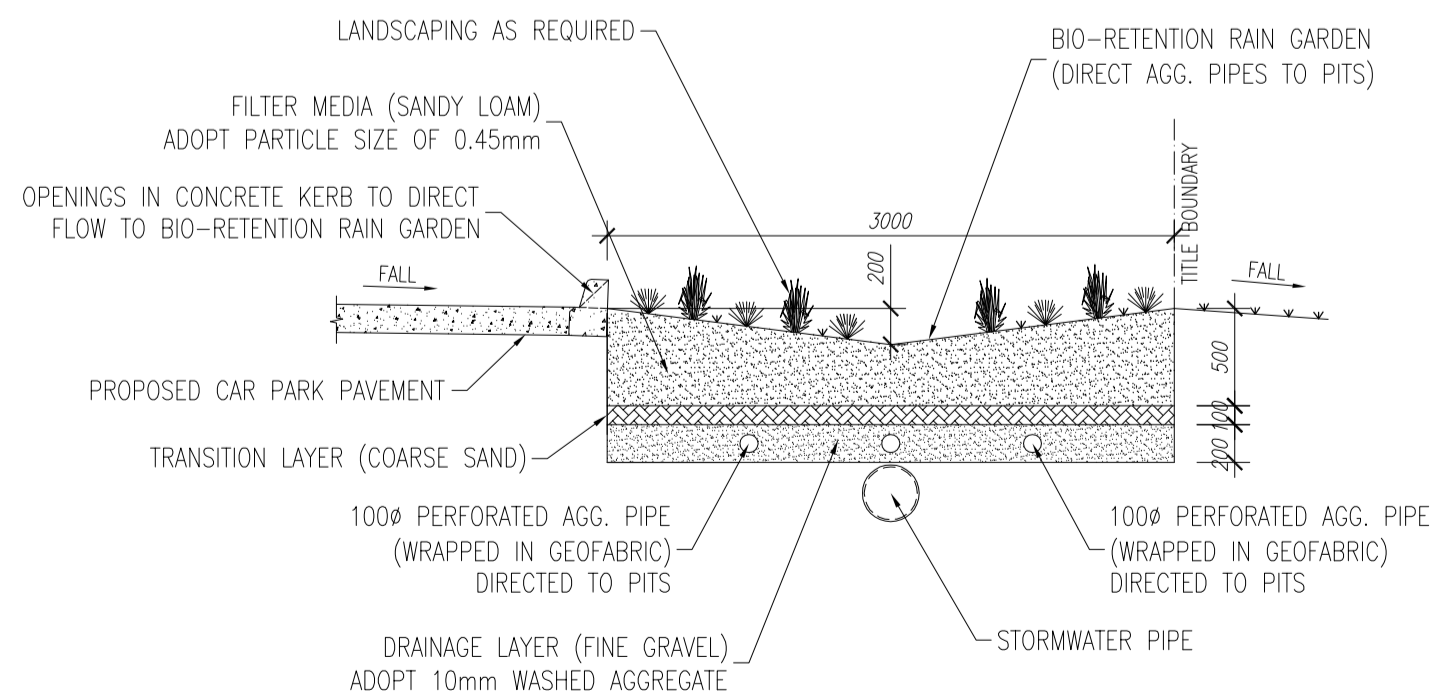
SOUTHERN ELEVATION
Scale 1:100



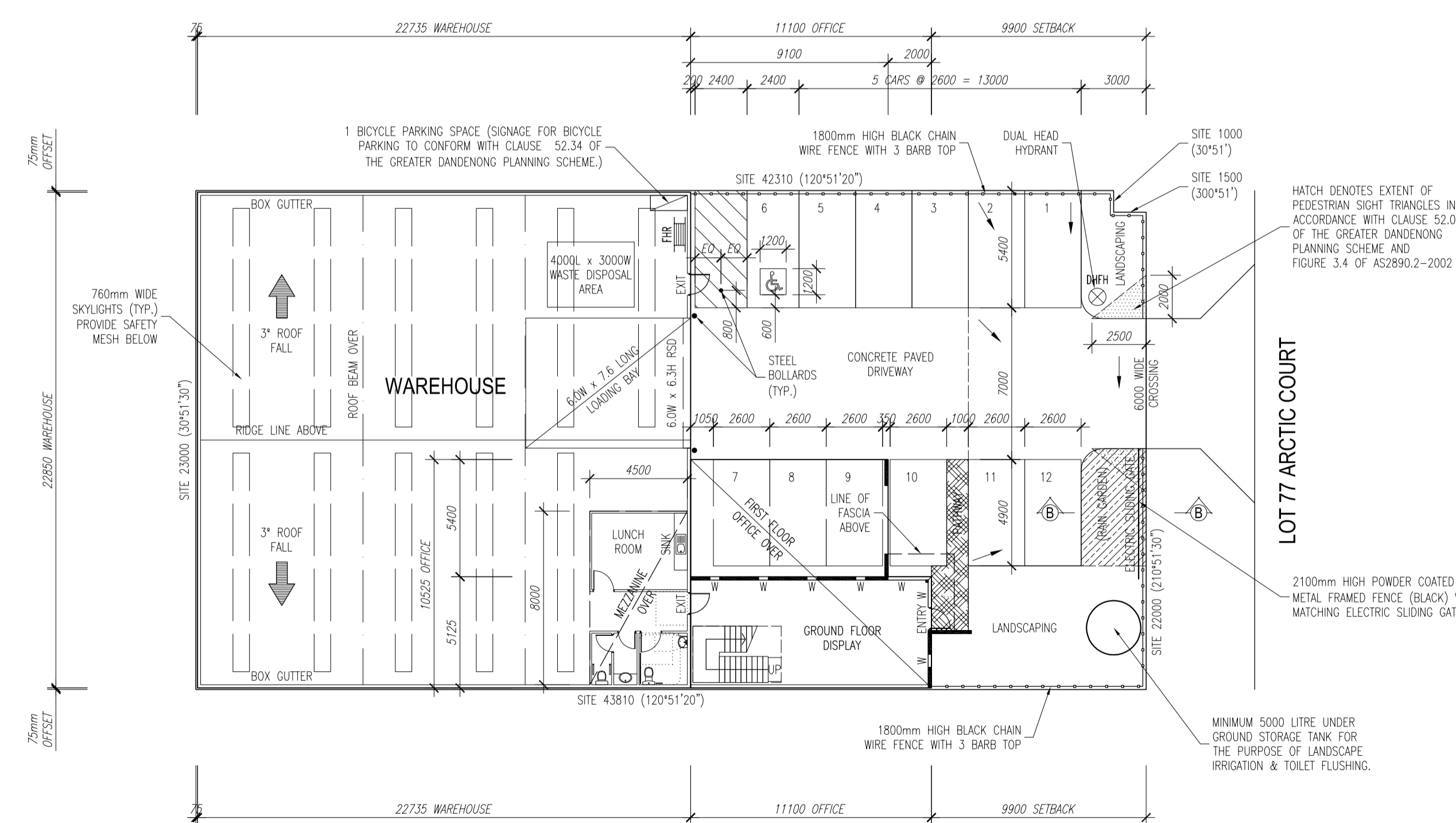
EASTERN ELEVATION
Scale 1:100



TYPICAL FRONT FENCE ELEVATION
Scale 1:50

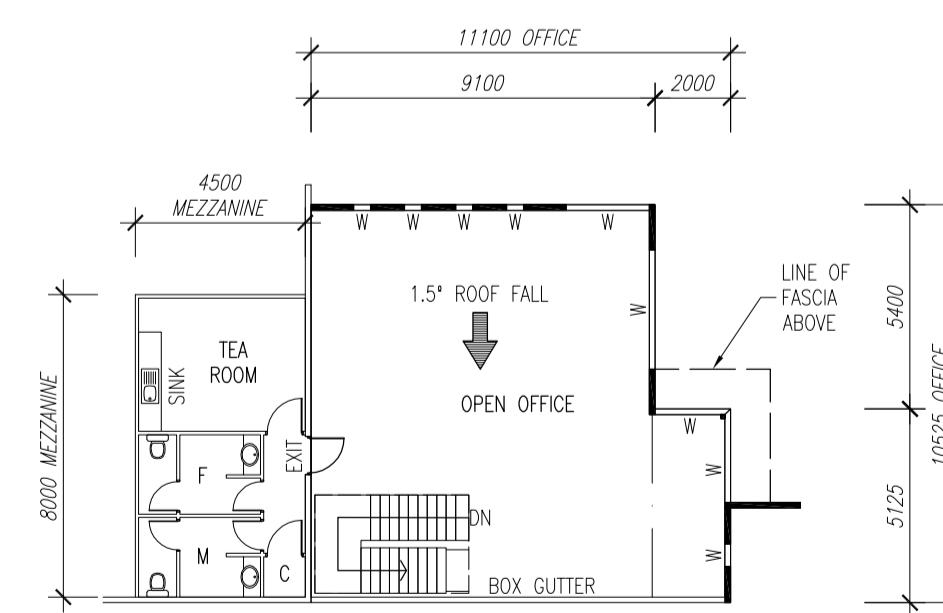


SECTION B-B
Scale 1:20



SITE DEVELOPMENT PLAN
Scale 1:200

NOTE:
• THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE SUSTAINABLE DESIGN STATEMENT PREPARED BY STATEWIDE RATING SERVICE. THE SUSTAINABLE DESIGN INITIATIVES OUTLINED IN THIS STATEMENT ARE TO BE INCORPORATED INTO THIS PROJECT AND THEREAFTER MAINTAINED AND MONITORED AS REQUIRED.
• FRONT FENCE TO BE NO HIGHER THAN 2100mm.



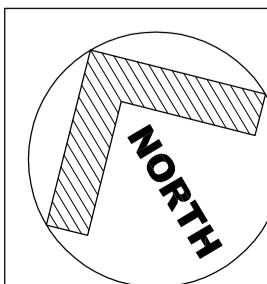
FIRST FLOOR PLAN
Scale 1:200

AREAS: (MARKETING)

SITE AREA: (LOT 77)	1006 sqm
WAREHOUSE:	519 sqm
GROUND FLOOR DISPLAY:	57 sqm
FIRST FLOOR OFFICE:	106 sqm
MEZZANINE:	36 sqm
TOTAL:	718 sqm
CAR PARKS:	12 OFF

- ALL CAR PARKS TO BE LINE MARKED AS SHOWN ON PLAN
- ALL CAR SPACES TO BE LINE MARKED IN ACCORDANCE WITH AS/NZS 2890.1-2004
- CAR PARK FOR DISABLED TO BE 2400W x 5400L MIN
- LOADING BAY TO BE 6000W x 6300H x 7600L MIN
- ALL DRIVEWAYS AND CAR PARKS TO HAVE 150mm THICK REINFORCED CONCRETE
- MINIMUM HEIGHT CLEARANCE ALONG ANY TRUCK VEHICLE TRAVEL PATH IN ACCORDANCE WITH AS 2890.2-2002
- THE ROADWAY AISLE AND SERVICE BAY GRADIENTS PROVIDING ACCESS TO LOADING AREAS IN ACCORDANCE WITH AS 2890.2-2002
- PATHWAYS TO BE CONCRETE PAVED UNLESS OTHERWISE NOTED
- RAMPS FOR DISABLED TO COMPLY WITH AS 1428.1-2009

ALL SIGNAGE FOR DISABLED TO COMPLY TO NCC REGULATION D3.6 AND AS 1428.1 & 1428.2-2009




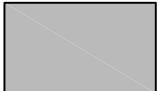
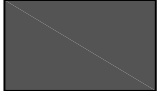
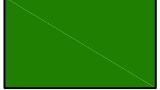
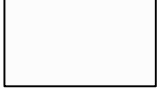
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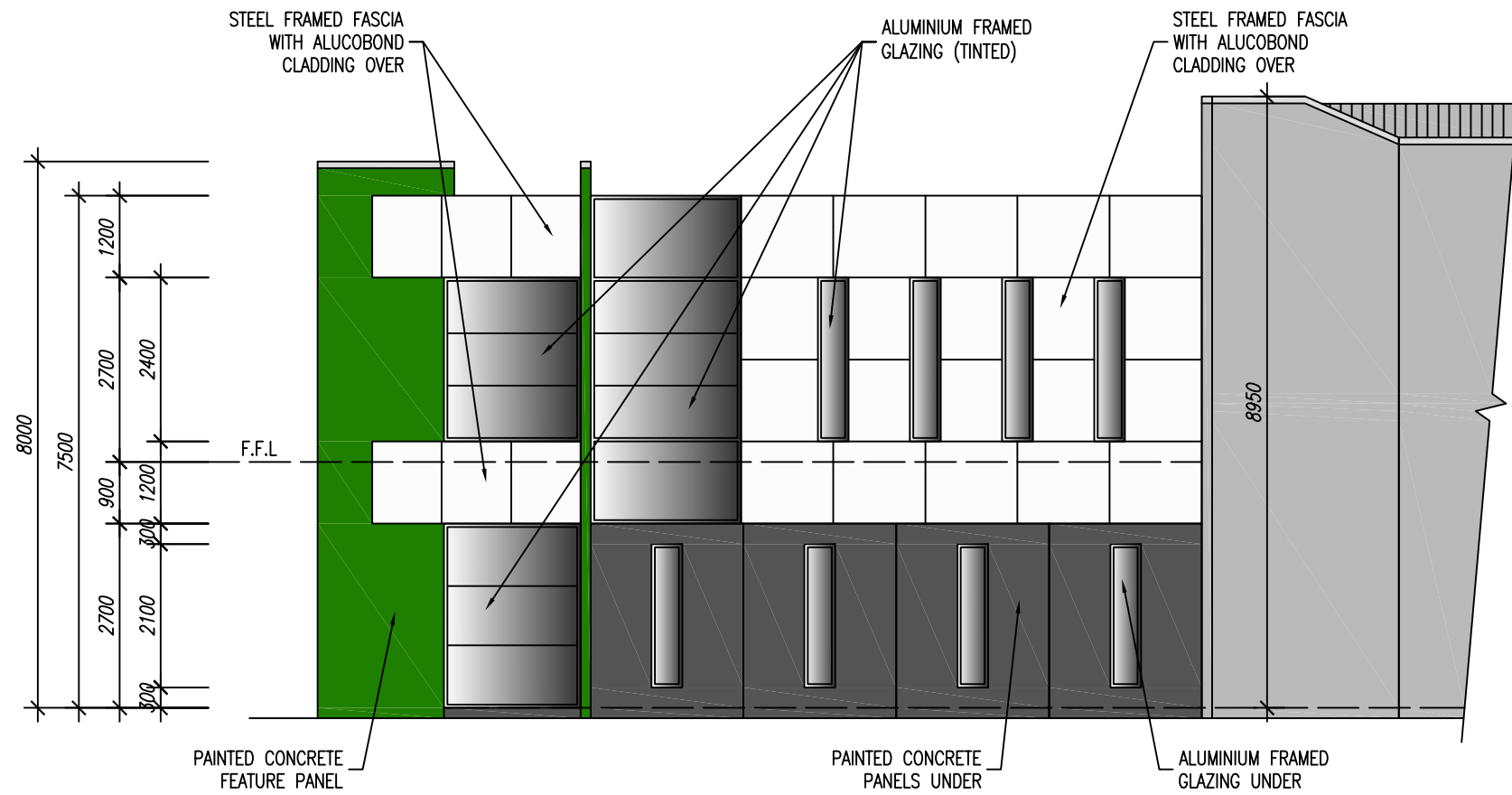
ISSUE	AMENDMENT	DATE
A	ISSUE TO CLIENT	11-11-13

QUALITY FIRST
DESIGNS PTY LTD
SUITE 6, 73 ROBINSON STREET, DANDENONG VIC 3175
PO BOX 4004, DANDENONG SOUTH VIC 3164
PHONE 03 9706 8422 FAX 03 9706 7273
EMAIL: matt@qfdesigns.com.au

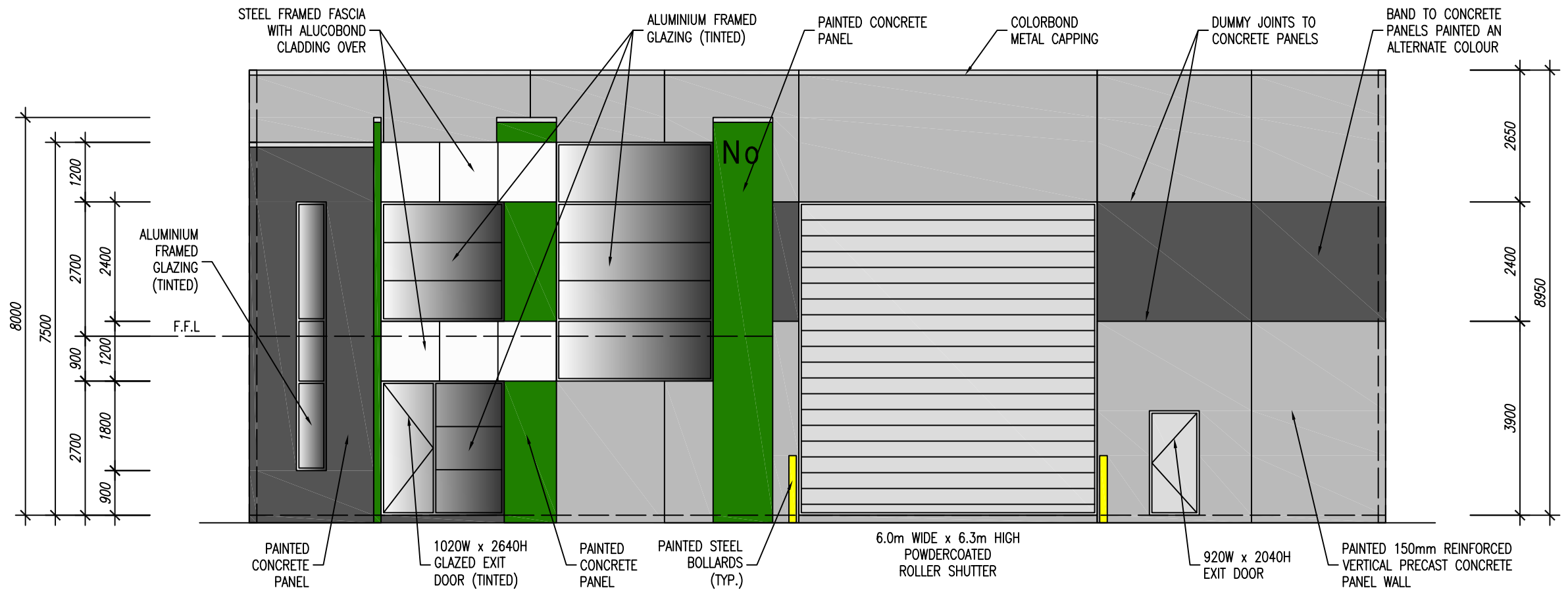
PROJECT:
PROPOSED WAREHOUSE & OFFICE
AT LOT 77 ARCTIC COURT,
KEYSBOROUGH.

SCALE: VARIES	DATE: OCT '13	ISSUE: A
DRAWING NO:	TP 01 OF 01	
DRAWN: M.W.	REF. NO.	0848 - 13

SCHEDULE OF FINISHES		
SURFMIST DULUX - 12228	POWDER COATED ROLLER DOORS AND COLORBOND METAL CAPPING, RAIN HEADS & DOWN PIPES	
CALF SKIN DULUX - P14B3	SELECTED CONCRETE PANELS WITH ROLLED ON PAINT FINISH	
WOODLAND GREY DULUX - C23	SELECTED CONCRETE PANELS WITH ROLLED ON PAINT FINISH	
PICTUREBOOK GREEN DULUX - P26G9	SELECTED CONCRETE PANELS WITH ROLLED ON PAINT FINISH	
WHITE 16 ALUCOBOND - 101	SELECTED ALUCOBOND CLADDING TO STEEL FRAMED FASCIAS	



NORTHERN ELEVATION
Scale 1:100



EASTERN ELEVATION
Scale 1:100

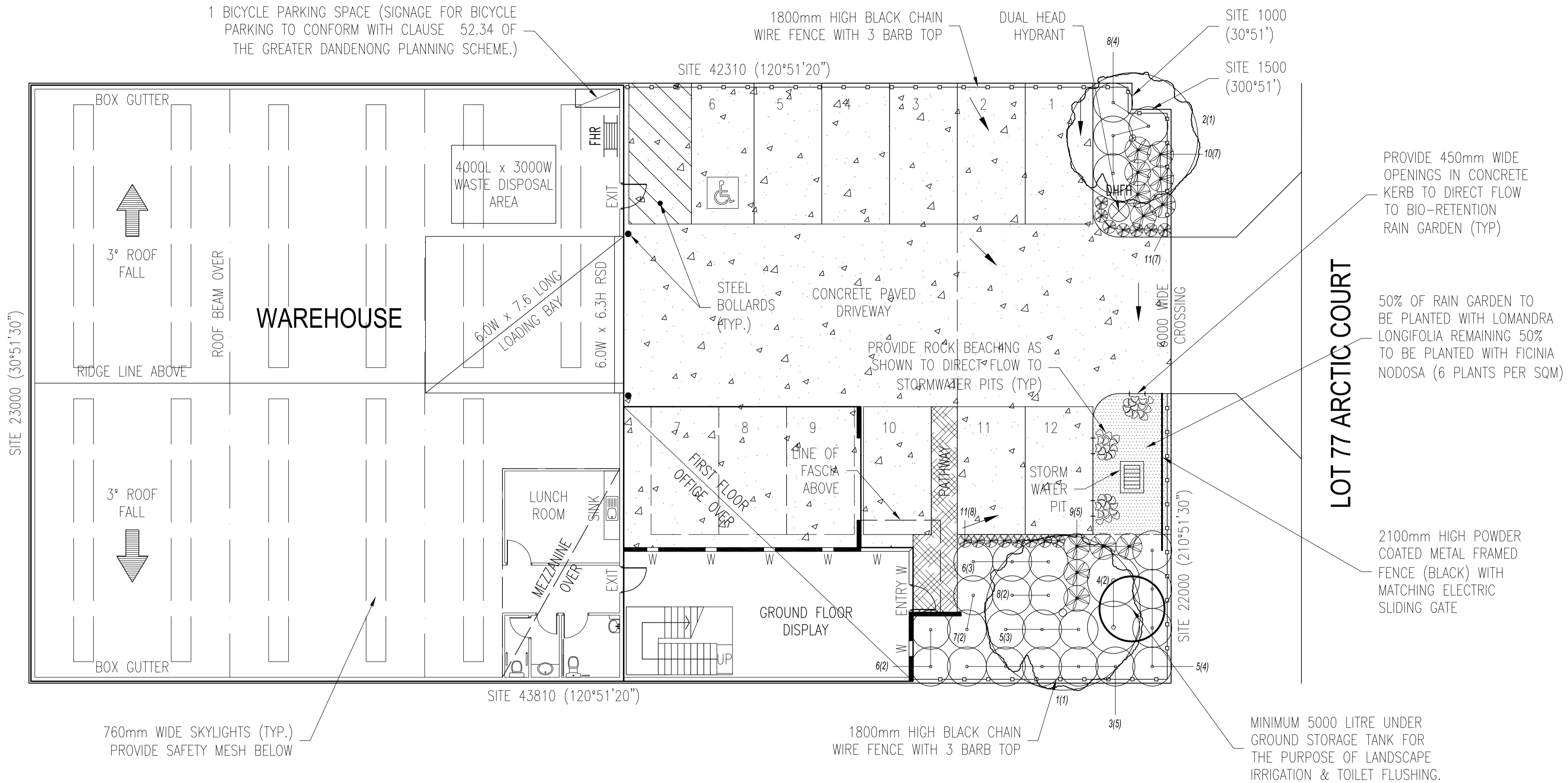
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ISSUE	AMENDMENT	DATE
A	ISSUE TO CLIENT	11-11-13

QUALITY FIRST
DESIGNS PTY LTD
SUITE 6, 73 ROBINSON STREET, DANDENONG VIC 3175
PO BOX 4004, DANDENONG SOUTH VIC 3164
PHONE 03 9706 8422 FAX 03 9706 7273
EMAIL: matt@qfdeslgn.com.au

PROJECT:
**PROPOSED WAREHOUSE & OFFICE
AT LOT 77 ARCTIC COURT,
KEYSBOROUGH.**

SCALE: 1:100	DATE: OCT '13	ISSUE: A
DRAWING NO:	COLOUR - 01	
DRAWN: M.W.	REF. NO.	0848 - 13

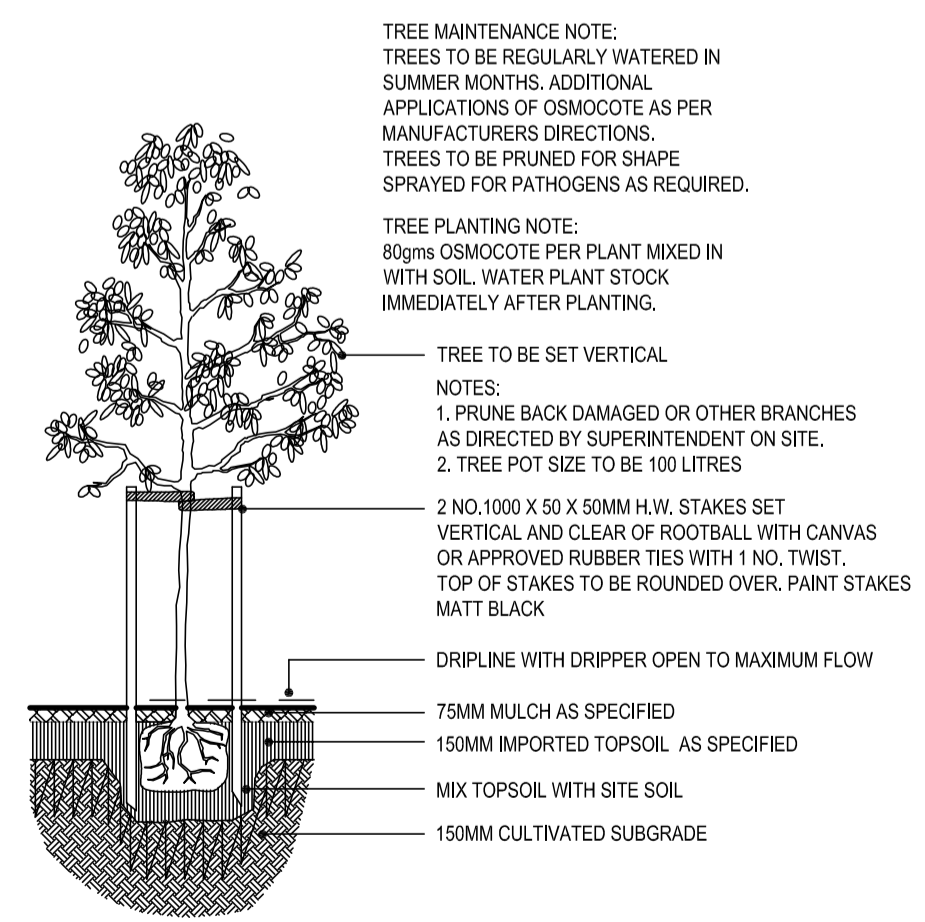


Landscape Specification

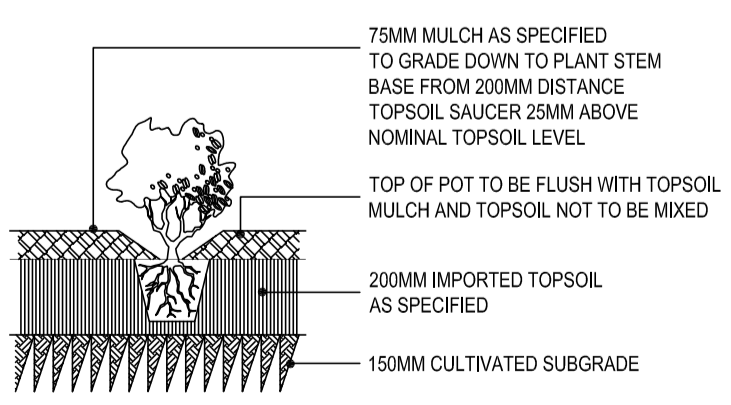
- Site Preparation**
Where site is grassed or heavily weeded, the area shall be spray poisoned with Roundup (or similar product), using a red coloured dye in the mix. Two applications, 3 weeks apart will be required to totally remove unwanted vegetation.
- Grading for Garden Beds**
Existing subgrade shall be excavated or filled to 175mm below finished grade in garden beds to allow for 75mm topsoil and 100mm mulch. Allow for 50mm soil cover in lawn areas, for imported loam to finish flush with edge and instant lawn to sit over. Any imported fill to be free of builders rubble, logs, weeds or any other foreign material over 50mm diameter. All fill material to be compacted in layers of 150mm to properly consolidate subgrade, avoiding ongoing settlement.
- Tree Protection**
Where existing trees have been identified, both within the property and on adjacent properties, for retention within the overall landscape development they shall be protected in accordance with specification separately attached if required.
- Shrub Areas**
Subgrade to be rotary hoed to a depth of 100mm. Gypsum added if clay present. Soil as per above description added to a depth of 75 mm then covered with fine shredded pine mulch to a depth of 100mm.
- Planting**
Plant materials to be of the species, quantity and container size as shown in the planting schedule. Plants will not be substituted without the consent of the designer and Responsible Authority. Plants to be healthy nursery stock, free from disease, injury, insects, all weeds and roots of weeds. Planting to be carried out in accordance with standard drawings as shown on landscape plan.
- Irrigation**
Drip irrigation to be supplied for all shrub/tree areas including :-
(a) Battery operated timer connected to
(b) Water filter, pressure regulator backflow preventer, vacuum breakers and master valve which opens in conjunction with the other line valves
(c) 25mm pipe for long runs and 19mm pipe for short runs connected to driplines
- Maintenance Schedule**
The following maintenance schedule shall apply to all landscaped areas for 24 months following Practical Completion. Work to be carried out by owner or body corporate:-
plants, to be regularly checked for pests and diseases and appropriate treatments applied where necessary
 - pruning to ensure good shape and remove dead limbs shall be undertaken at 3 month intervals
 - additional applications of Osmocote to be applied in accordance with manufacturers recommendations
 - all plants to be regularly watered during summer months and periods of dryness
 - within maintenance period dead specimens are to be replaced with plants of equal size
 - both hand and chemical weed control to be used throughout maintenance period
 - mulch to be replenished on a regular basis
 - remove tree guards to ensure successful establishment and onging health of trees

Code	Plant Generic Name	Common Name	Height (mm)	Width (mm)	Pot Size	Total
1	Eucalyptus Radiata	Common Peppermint	8000	6000	300	1
2	Allocasuarina Verticillata	Drooping Sheoke	7000	5000	300	1
3	Callistemon Viminalis Slim	Bottlebrush	3000	1500	200	5
4	Grevillea Robyn Gordon	-	2000	2000	200	2
5	Grevillea Scarlet Sprite	-	1200	1500	200	7
6	Acacia Cognata	Green Mist	1000	1500	150	5
7	Agonis Flexuosa	Weeping Wonder	1000	1500	150	2
8	Correa Reflexa	Common Correa	1000	1500	150	6
9	Lomandra Seascapes	Mat Rush	1000	1000	150	5
10	Pennisetum Alopecuroides	Purple Lea	1000	1000	150	7
11	Dianella revoluta	Spreading Fax Lily	500	500	150	15

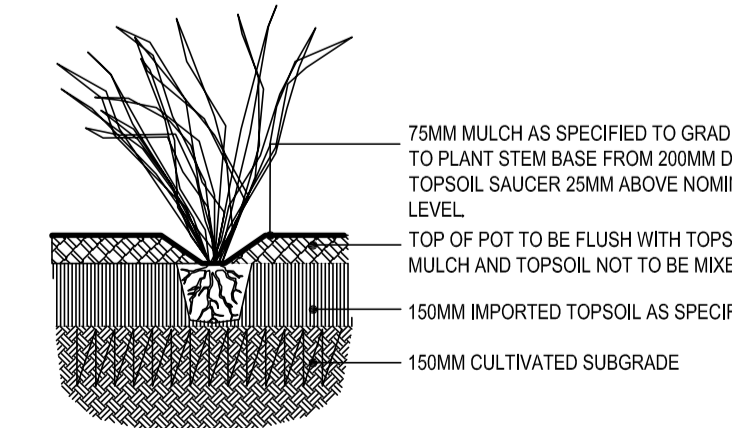
NB: Trees 1 & 2 to be minimum of 2.0 metres high at time of planting.



1 ADVANCED TREE IN PLANTING BED DETAIL section 1:20 scale



2 SHRUB PLANTING IN GARDEN BED DETAIL section 1:20 scale



3 GRASSES/GROUNDCOVER PLANTING DETAIL section 1:20 scale

Legend

- Typical concrete driveway
- PROPOSED TREE Refer to Plant Schedule
- PROPOSED SHRUBS AND GROUNDCOVERS Refer to Plant Schedule

Note: Refer to Town planning conditions regards to external finishes.

Richard J. Dare
Member Arbonculture Australia
Registered Landscape Architect (AILA)
Diploma Of Horticulture (Burnley)
Associate Diploma Landscape Design (R.M.I.T.)
Graduate Diploma Town Planning (S.A.I.T.)
8 Keats Court,
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Mobile: 0417 381 820
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Web: daredesigns.com.au

dare | DESIGNS

A.B.N. 1 688 9460304

Project: LOT 77 ARCTIC COURT, KEYSBOROUGH

Client:

It is the Owners responsibility to accurately locate services. Contractors should not scale from these drawings - measurements are to be confirmed on site.

Scale: 1:100 @ A1
Date: 11 NOVEMBER, 2013
Designed: R.J.Dare
Drawn: R.J.Dare
Checked: R.J.Dare
Sheet: 1 of 1
Drawing No: