



ALL RAMPS FROM CARPARK TO TENANCY ENTRY
DOORS TO BE 1:14 MAXIMUM GRADIENT.

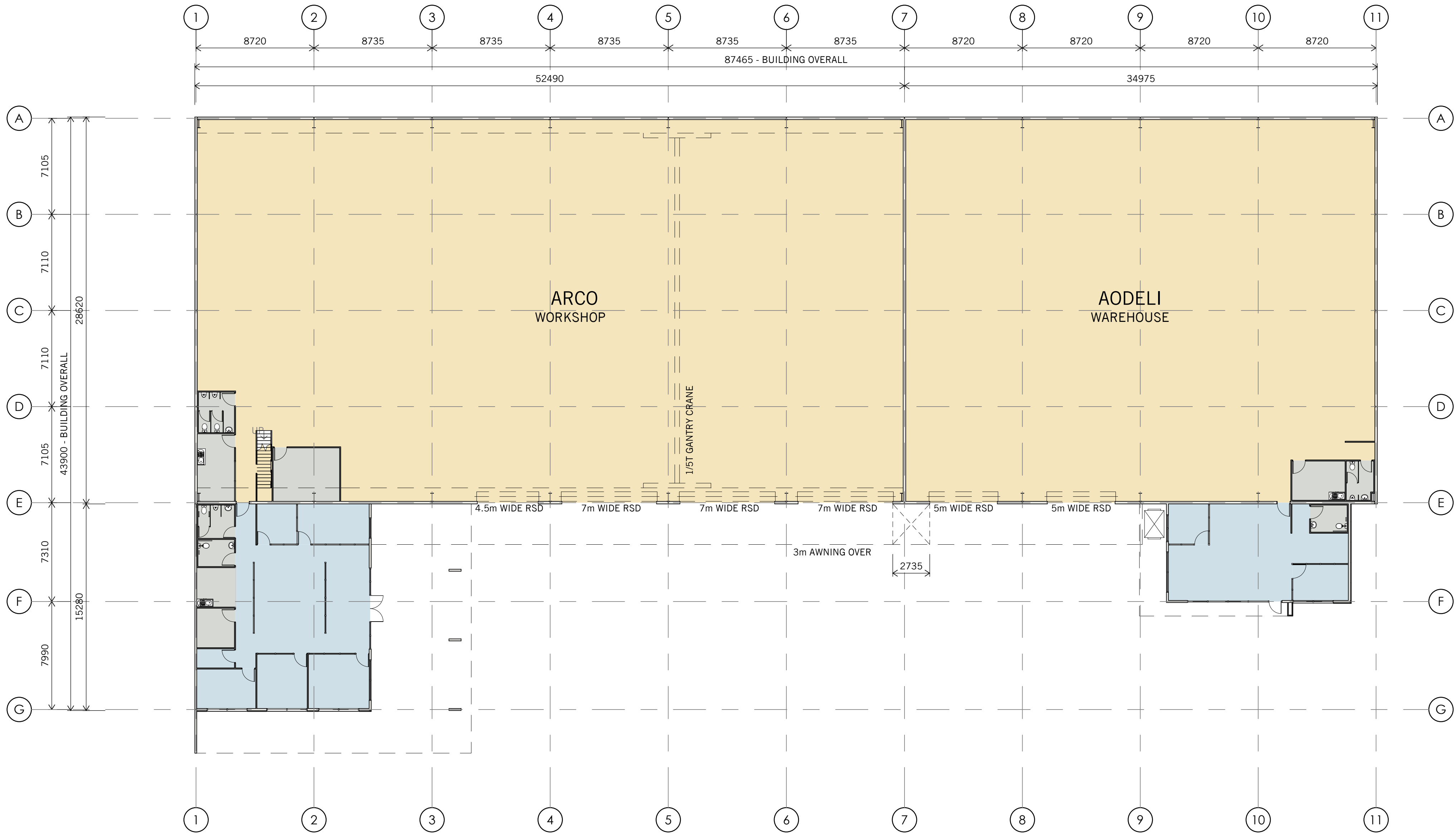
	27.000	EXISTING CONTOUR
	10.000	EXISTING GROUND LEVELS
	10.000	PROPOSED FINISHED LEVELS
	T.B.M.	TEMPORARY BENCH MARK (A.H.D.)
	P.S.M.	PERMANENT SURVEY MARK (A.H.D.)
	L.P.	EXISTING LIGHT POLE
	T.P.	EXISTING TELECOMMUNICATIONS PIT
	DPH	DUAL PILLAR HYDRANT
		EXISTING STORMWATER LINE
		EXISTING WATER LINE
		EXISTING SEWER LINE
		EXISTING ELECTRICAL
		EXISTING TELECOM.
		EXISTING FENCING
		PROPOSED FENCING
		LANDSCAPING
		GRAVEL

LANDSCAPING	11%	671 m ²
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GROUND FLOOR PLAN

1 : 200 @ A1



GENERAL NOTES

REINFORCED CONCRETE TILT UP PANELS TO COMPLY WITH B.C.A. PART C 1.11

IN ACCORDANCE WITH G1.2 OF THE B.C.A. EXITS TO ALL FREEZER/COLDROOM AREAS WILL HAVE:

1. MANUALLY OPERATED TURN KEY BELLS.
2. EMERGENCY RELEASE PIN WHICH ALLOWS DOORS TO BE OPENED FROM INSIDE.

INTERNAL PARTITIONS TO BE 64mm RONDO STEEL STUD WITH PAINTED 10mm PLASTERBOARD LINING 10mm WATER RESISTANT PLASTERBOARD TO WET AREAS.

ALL SANITARY COMPARTMENTS TO BE MECHANICALLY VENTILATED TO COMPLY TO BCA CI F4.5(b) BY AIR-CONDITIONING CONTRACTOR.

WALLS IN WET AREAS NEXT TO TILT PANEL WALLS TO BE ISOLATED OFF PANEL BY 10mm AND ALLOW FOR VERTICAL MOVEMENT.

LEGEND

- FHR FIRE HOSE REEL, 36m
- FIRE EXTINGUISHER 4.5kg TYPE AB(E)
- UNDER BENCH WATER HEATER
- OVER BENCH WATER HEATER
- CONCRETE TILT PANEL WALL
- COLDROOM PANEL WALLS
- STEEL GIRT
- STUD WALL
- B BOLLARD

BUILDING INFORMATION

GROSS LEASABLE AREA	2,820 m ²
AODELI	
Office	100 m ²
Warehouse	1,000 m ²
	1,100 m ²
ARCO	
Mezzanine Office	20 m ²
Office	200 m ²
Workshop	1,500 m ²
	1,720 m ²

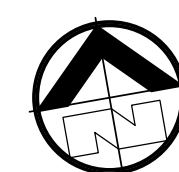


OVERALL FLOOR PLAN
ARCO + AODELI
CHRISTENSEN ROAD
STAPVLTON QLD 4207
DWG N° 11177-21-1 by HAL
DATE 15/09/2017

space
frame
DESIGN + CONSTRUCT SOLUTIONS



GROSS LEASABLE AREA	2,820 m²
AODELI	
Office	100 m ²
Warehouse	1,000 m ²
	1,100 m ²
ARCO	
Mezzanine Office	20 m ²
Office	200 m ²
Workshop	1,500 m ²
	1,720 m ²



DETAIL FLOOR PLANS
ARCO + AODELI
CHRISTENSEN ROAD
STAPYLTON QLD 4207
DWG N° 11177-22-1 by HAL
DATE 15/09/2017



DESIGN + CONSTRUCT SOLUTIONS





TEMPLATE REVISION : A

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PERSPECTIVE
ARCO + AODELI
CHRISTENSEN ROAD
STAPVLTON QLD 4207
DWG N° 11177-24-1 by HAL
DATE 15/09/2017

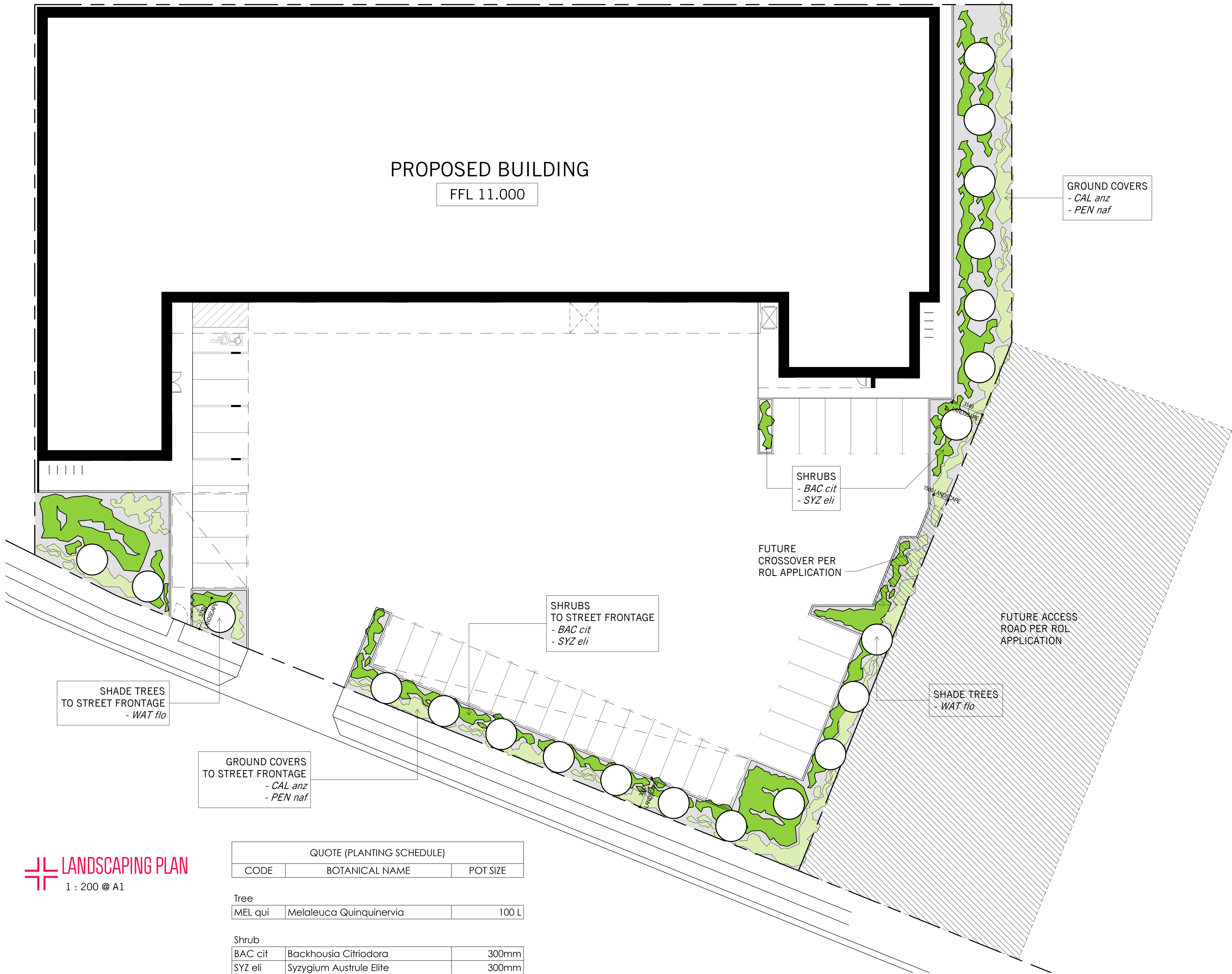
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DESIGN + CONSTRUCT SOLUTIONS



TEMPLATE REVISION : A

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LANDSCAPING PLAN

1 : 200 @ A1

QUOTE (PLANTING SCHEDULE)		
CODE	BOTANICAL NAME	POT SIZE
Tree		
MEL qui	Melaleuca Quinquervia	100 L
Shrub		
BAC cit	Backhousia Citriodora	300mm
SYZ eli	Syzygium Austrule Elite	300mm
Ground Cover		
CAL anz	Callistemon White ANZAC	140mm
PEN naf	Pennisetum Nafray	140mm

GENERAL NOTES

SHRUBS TO BE SUPPLIED FROM Ø200 POTS, TREES TO BE SUPPLIED FROM 25 LITRE POTS OR BAGS U.N.O.

EXCAVATE PLANTING BEDS TO MINIMUM DEPTH OF 100MM.

CULTIVATE EXISTING SUBGRADE TO 100MM BELOW NEW SOIL LEVEL.

PLACE A MINIMUM OF 100MM SANDY LOAM TOP SOIL MIX WITH A PH LEVEL OF 6.5 - 7.0.

GARDEN BED AREAS TO BE COVERED WITH MULCH TO A MINIMUM OF 75MM DEPTH, SURROUNDING PLANT STEMS TO BE 25MM.

GARDEN EDGE - AT ANY GARDEN / GRASS INTERFACE 69X19 CCA PINE EDGING.

LAWN TO BE 'B' GRADE BLUE COUCH PLACED ON A LAYER OF 25MM TOP SOIL (80% WEED FREE).

SUPPLY AND INSTALL A MANUAL WATERING SYSTEM TO ALL GARDEN AREAS.

STAKE & TIE TREES. WATER IN PLANTS THOROUGHLY. UPHOLD THE WORK AGAINST DEFECT AND PLANT FAILURE.

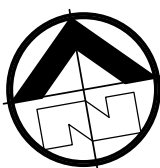
PLUMBER TO PROVIDE 25mm BALL VALVE FOR LANDSCAPING IRRIGATION.

LEGEND

- + 10.000 EXISTING GROUND LEVELS
- ⊗ 10.000 PROPOSED FINISHED LEVELS
- P.S.M. PERMANENT SURVEY MARK (A.H.D.)
- △ T.B.M. TEMPORARY BENCHMARK (A.H.D.)
- ▤ FIELD GULLY (600 X 600)
- ▨ BIO-FILTER
- GROUND COVER
- SHRUB
- TREE

SITE INFORMATION

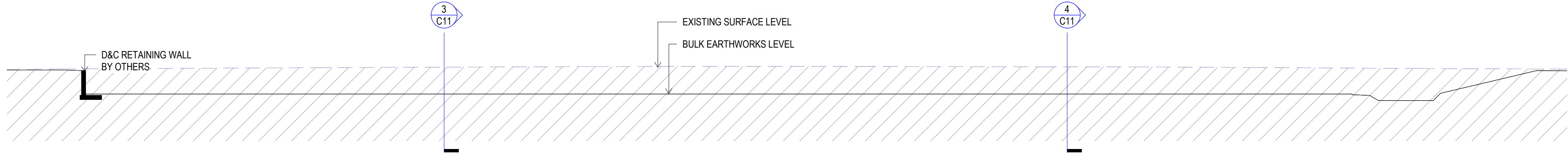
PROPOSED NEW LOT 6,316 m²
LANDSCAPING 11% 671 m²



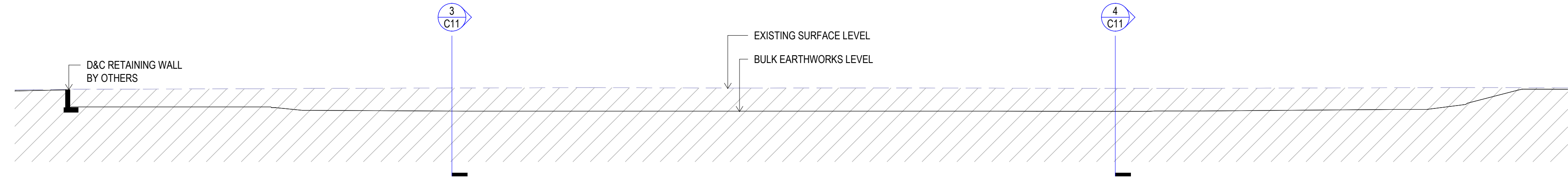
LANDSCAPE PLAN
ARCO + AODELI
CHRISTENSEN ROAD
STAPVLTON QLD 4207
DWG N° 11177-70-2 by HAL
DATE 25/9/2017

**space
frame**

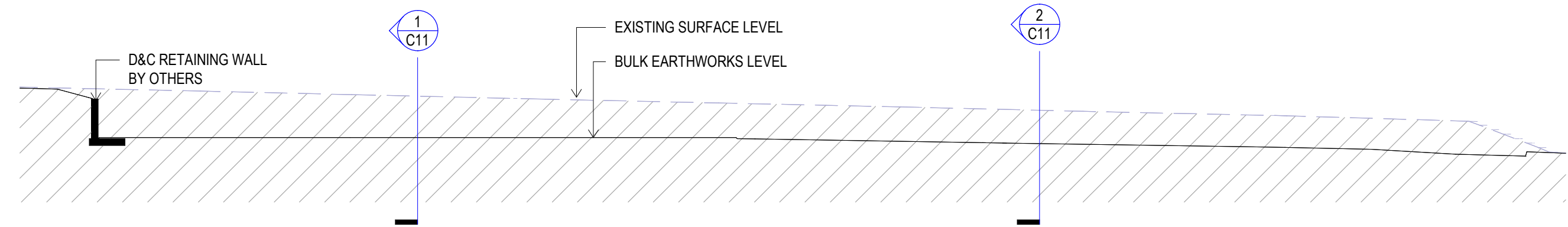
DESIGN + CONSTRUCT SOLUTIONS



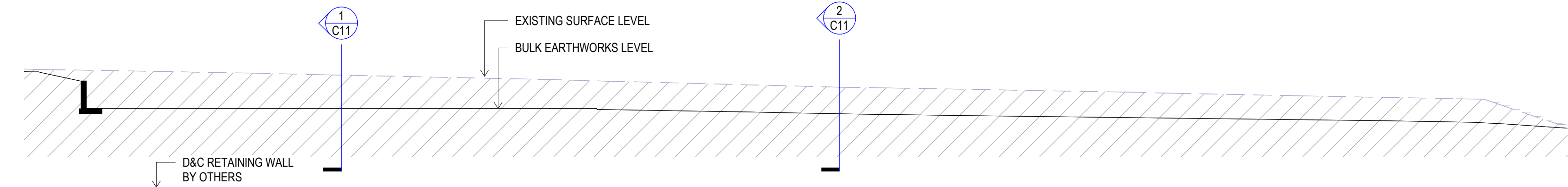
1 BULK EARTHWORKS SECTION 1
C10 1 : 200



2 BULK EARTHWORKS SECTION 2
C10 1 : 200



3 BULK EARTHWORKS SECTION 3
C10 1 : 200



4 BULK EARTHWORKS SECTION 4
C10 1 : 200

BULK EARTHWORKS NOTES

- THE CONTRACTOR SHALL CARRY OUT FIELD DENSITY TESTING OF BULK FILLED AREAS INCLUDING BUILDING PLATFORMS AND REPLACED INSITU MATERIAL AS PER THE FOLLOWING REQUIREMENTS:
- WORKS TO BE IN ACCORDANCE WITH AS 3798 - 2007.
 - TESTING TO BE IN ACCORDANCE WITH AS 1289 (RELEVANT PORTIONS).
 - SPECIFIC TESTING REQUIREMENTS
 - LEVEL ONE TESTING TO BE PROVIDED BY GEOTECHNICAL TESTING AUTHORITY (GTA).
 - A DAILY GEOTECHNICAL SITE RECORD IS TO BE KEPT, REFER AS 3798, APPENDIX C
 - QUANTITY OF TESTING TO BE NOT LESS THAN ANY OF THE FOLLOWING
 - 1 TEST PER LAYER PER 2500sqm
 - 1 TEST PER 500cub.m DISTRIBUTED EVENLY THROUGHOUT THE DEPTH AND AREA OF OF THE FILLING
 - 3 TESTS PER VISIT BY THE GEOTECHNICAL TESTING AUTHORITY (GTA)
 - DEGREE OF COMPACTION TO BE AS FOLLOWS
 - NSL TO 500mm BELOW FSL = 95% STANDARD COMPACTION
 - 500mm BELOW FSL TO FSL OR FPL = 100% STANDARD COMPACTION
 - MATERIAL MOISTURE CONTENT TO BE IN THE RANGE OF 85% TO 115% OF OPTIMAL MOISTURE CONTENT (OMC)
 - COMPACT SUBGRADE SURFACES IN CUT AREAS OF THE PLATFORM SHALL HAVE DRY DENSITY TESTING PERFORMED AT INTERVALS NOT LESS THAN 1 PER 2000sq.m
 - THE EXPENSE OF THE TESTING IS THE RESPONSABILITY OF THE CONTRACTOR.

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Travis Smith MIE Aust. CPEng.
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Signature:

Date:/...../.....

A	FOR REVIEW	18.10.2017	T.J.S.
REV	DESCRIPTION	DATE	BY
Status			
FOR REVIEW			
NOT TO BE USED FOR CONSTRUCTION			
Project			
LOT 334 CHRISTENSEN ROAD YATALA for MS PROJECTS			
Title			
BULK EARTHWORKS SECTION			
Drawn	Date	Chkd	Date
TJS	17.10.17	TJS	
Design	Date	Apprd	Date
TJS			
Scale	A1	Certif	Date
As indicated			
Project No.	Dwg. No.	Rev	
17-209	C11	A	
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Engineers Certification:

Travis Smith MIE Aust. CPEng.
NPER Civil
RPEQ 16400

Signature:

Date:/...../.....

BULK EARTHWORKS LEGEND

LINE	DESCRIPTION
	CUT/ FILL LINE
	EXISTING NATURAL SURFACE CONTOURS
	BULK EARTHWORKS CONTOURS
	CONTOUR INTERVAL
	BULK EARTHWORKS SPOT HEIGHT
	PAVEMENT THICKNESS
	CUT
	FILL

- NOTES:
- REFER SEDIMENT AND EROSION CONTROL NOTES AND DETAILS.
 - REFER EARTHWORKS PLAN FOR PAVEMENT ALLOWANCES.
 - TOLERANCES REFER CONTRACT DOCUMENTATION
 - SITE BOUNDARIES TO BE CONFIRMED BY SURVEY
 - SITE SERVICES PROVIDED BY SUBDIVISION DOCUMENTATION ONLY AND IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL LOCATIONS AND HEIGHTS BEFORE COMMENCING WORK
 - REFER 17-209-C11 BULK EARTHWORKS SECTIONS FOR STANDARD BULK EARTHWORKS NOTES

A	FOR REVIEW	18.10.2017	T.J.S.
REV	DESCRIPTION	DATE	BY

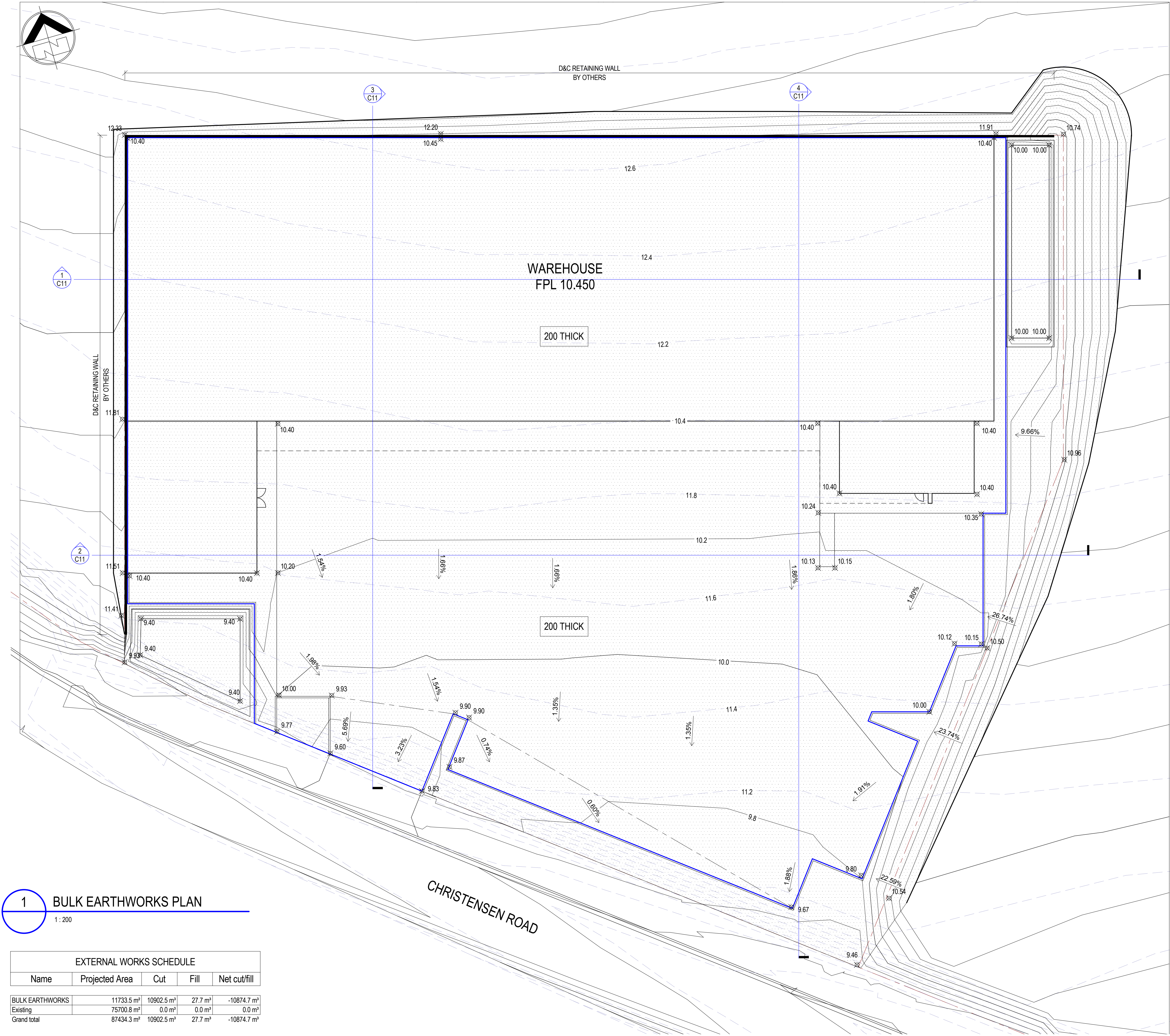
FOR REVIEW
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Project
**LOT 334
CHRISTENSEN ROAD
YATALA**
for
MS PROJECTS

Title
BULK EARTHWORKS PLAN

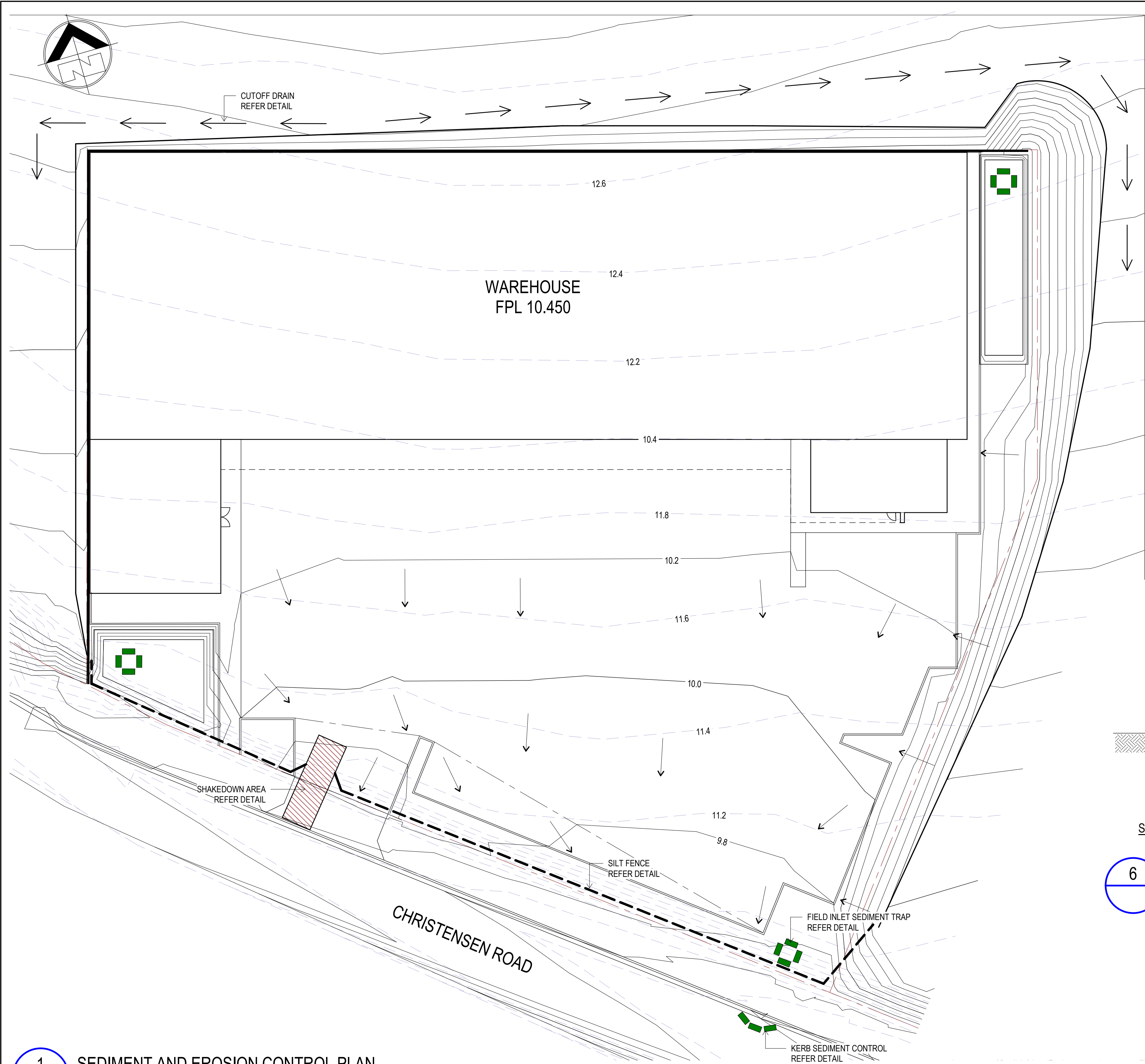
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Design TJS	Date	Apprd	Date
Scale As indicated	A1	Certif	Date
Project No. 17-209	Dwg. No. C10	Rev A	

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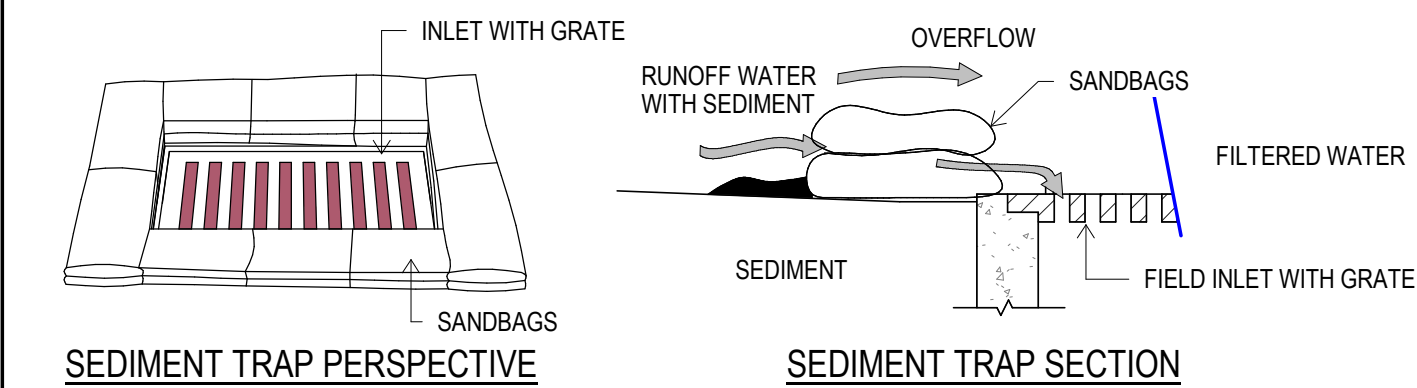
1 BULK EARTHWORKS PLAN
1 : 200

EXTERNAL WORKS SCHEDULE				
Name	Projected Area	Cut	Fill	Net cut/fill
BULK EARTHWORKS	11733.5 m²	10902.5 m³	27.7 m³	-10874.7 m³
Existing	75700.8 m²	0.0 m³	0.0 m³	0.0 m³
Grand total	87434.3 m²	10902.5 m³	27.7 m³	-10874.7 m³



1 SEDIMENT AND EROSION CONTROL PLAN

1:250

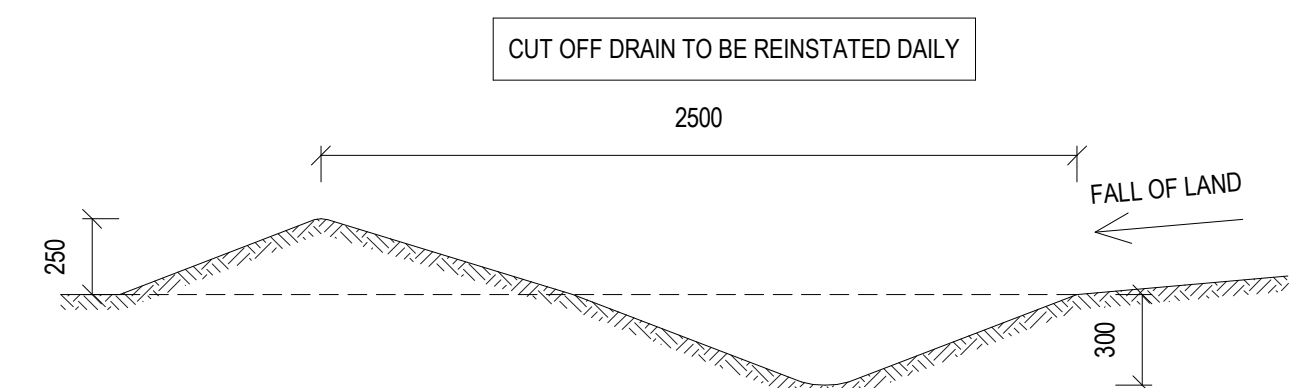


5 FIELD INLET SEDIMENT TRAP

1:25

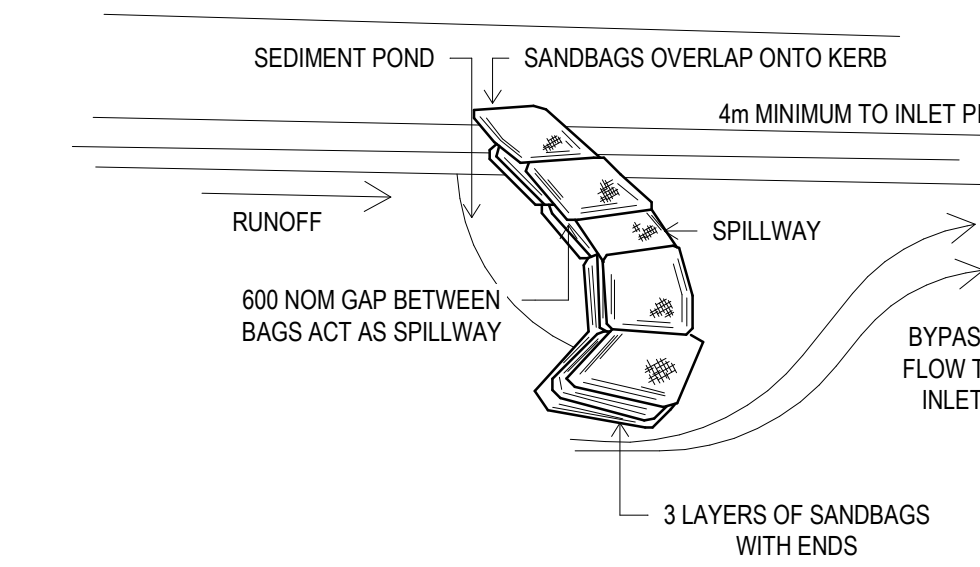
2 CUT OFF DRAIN

1:25



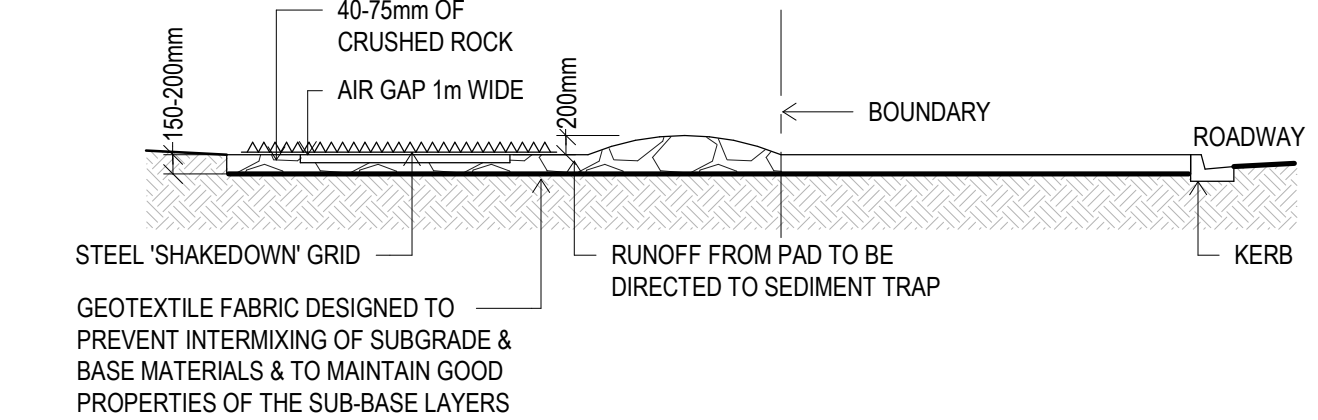
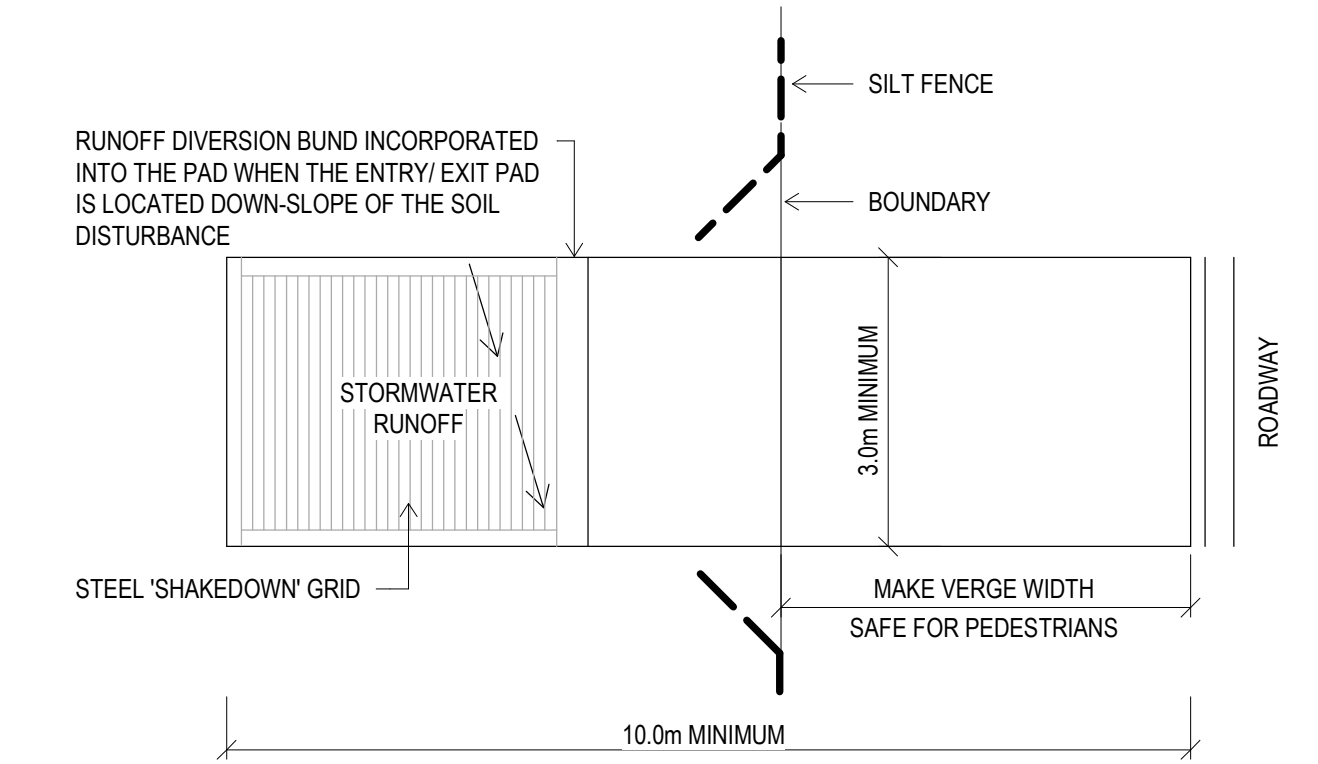
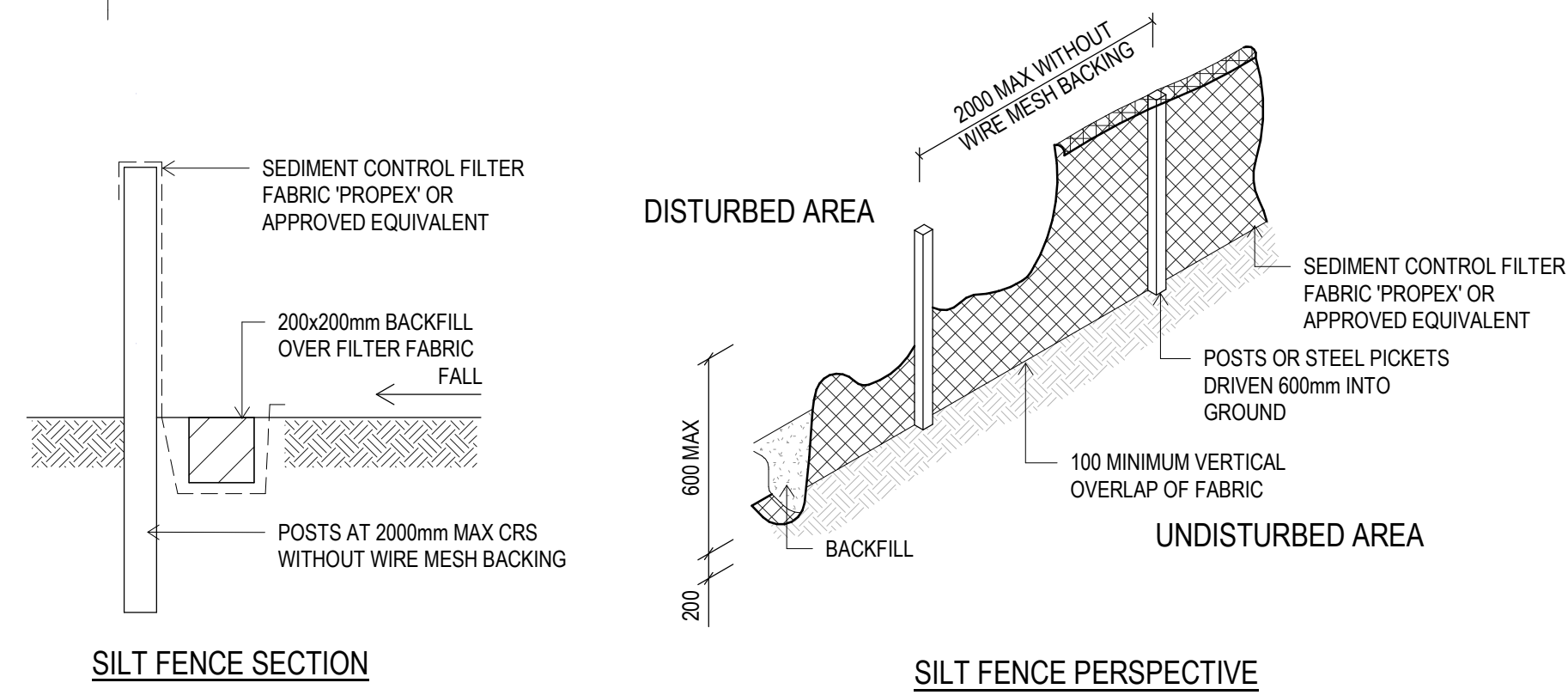
9 KERB SEDIMENT CONTROL

1:1



6 SILT FENCE DETAIL

1:20



7 SHAKEDOWN DETAIL

1:1

SILT MANGEMENT PLAN NOTES

1. CONSTRUCT SEDIMENT CONTROL FILTER FABRIC SILT FENCE PRIOR TO THE COMMENCEMENT OF ANY OTHER SITE WORKS.
2. ENSURE NO RUN OFF OR SEDIMENT DISCHARGES TO STREET OR ADJOINING PROPERTIES.
3. CHECK SILT TRAP PITS FOR BUILD UP OF SEDIMENT AND CLEAN OUT AS REQUIRED.
4. CONTRACTOR TO NOMINATE SITE REPRESENTATIVE TO BE RESPONSIBLE FOR THE IMPLEMENTATION AND UP KEEP OF THE SILTATION AND EROSION MANAGEMENT CONTROL PLAN.
5. CONSTRUCTION OF ALL SEDIMENT MANAGEMENT DEVICES SHALL BE COMPLETED AND EFFECTIVE PRIOR TO:
 - STRIPPING OF TOPSOIL AND GRASS
 - BULK EARTHWORKS TO THE SITE
 - SERVICE INSTALLATION
6. ALL SEDIMENT MANAGEMENT DEVICES ARE TO REMAIN UNTIL WRITTEN NOTICE FROM LICENSING AND COMPLIANCE AUTHORITY.
7. BOTH TEMPORARY AND PERMANENT SEDIMENT MANAGEMENT DEVICES SHALL BE MAINTAINED AT A SUITABLE LEVEL/CONDITION THROUGHOUT CONSTRUCTION.
8. SEDIMENT FENCES ARE TO BE CLEANED OUT WHEN CAPACITY IS REDUCED BY 30%.
9. PRIOR TO COMMENCEMENT OF CONSTRUCTION APPROVAL IS TO BE OBTAINED FROM CONSULTING ENGINEER.
10. LICENSING AND COMPLIANCE FOR THE LOCATION OF THE SITE ACCESS POINT AND WASH DOWN AREA WHICH ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
11. IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED EROSION CONTROL PLANS. SUCH ADDITIONS OR AMENDMENTS ARE TO BE APPROVED BY RELEVANT LICENSING AND COMPLIANCE OFFICER.
12. THE INSTALLATION, REMOVAL, RELOCATION OR MODIFICATION TO EROSION AND SEDIMENT CONTROL DEVICES MAY BE MADE BY THE RELEVANT LICENSING AND COMPLIANCE OFFICER, IF DEEMED NECESSARY AND RELEVANT.

E.S.C. HOLD POINTS

INSPECTION OF E.S.C. DEVICES MUST BE UNDERTAKEN BY THE SUPERVISING/SUPERINTENDENT ENGINEER AT A MINIMUM AT THE FOLLOWING HOLD POINTS:

1. PRIOR TO COMMENCEMENT OF BULK EARTHWORKS.
2. PRIOR TO LIVE CONNECTION OF NEW STORMWATER DRAINAGE TO THE EXISTING SYSTEM.
3. PRIOR TO ANY IN STREAM WORKS.
4. PRIOR TO ON MAINTENANCE OR OFF MAINTENANCE INSPECTION.
5. AT INTERVALS NOT EXCEEDING ONE MONTH.

COPIES OF INSPECTION REPORTS SHALL BE KEPT ON SITE.

PROJECT TEAM

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NPER Civil
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Signature:

Date:/...../.....

EROSION CONTROL LEGEND

LINE	DESCRIPTION
---	EXISTING NATURAL SURFACE CONTOURS
---12.00---	CONTOUR INTERVAL
---	BULK EARTHWORKS CONTOURS
---	SILT FENCE
→	CUT OFF DRAIN
■	FIELD INLET SEDIMENT TRAP

SEDIMENT CONTROL DEVICE DETAILS

AMENDED EXTRACTS FROM IMEAQ STANDARD
DRAWINGS D-0040, D-0041



A	FOR REVIEW	18.10.2017	T.J.S.
REV	DESCRIPTION	DATE	BY

FOR REVIEW

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Project

LOT 334
CHRISTENSEN ROAD
YATALA
for
MS PROJECTS

SEDIMENT AND EROSION CONTROL PLAN

Drawn	Date	Chkd	Date
TJS	17.10.17	TJS	
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