

APPENDIX C - SITE CONTEXT PLANS

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GFA	PRO - REFER TABLE
SITE COVER	REQ - MAX 50%
IMPERVIOUS SITE COVER	PRO - 0.7% (1030.7m²) REQ - MAX 70%

REAL PROPERTY DESCRIPTION:	
LOCAL GOVERNMENT	- TOONBOOMA REGIONAL COUNCIL
RPD	- LOT 102 RP 861100
SUBURB	- MERINGANDAN
SITE AREA	- 143880m²
PLANNING REQUIREMENTS:	
ZONE	- EMERGING COMMUNITY
LOCAL PLAN AREA	- GREENFIELD AREA
OVERLAYS	- AIRPORT ENVIRONS OVERLAY - ENVIRONMENTAL SIGNIFICANCE OVERLAY - AGRICULTURAL LAND OVERLAY - FLOOD RISK (LOW, MEDIUM, HIGH, EXTREME) - VULNERABLE USES RESTRICTION AREA

PROPOSED FACILITY	
BUILDING CLASSIFICATION	CLASS 9 (EARLY LEARNING CENTRE)
CONSTRUCTION TYPE:	TYPE C
GROSS FLOOR AREA:	REFER TABLE
STOREYS:	1

ROOM CAPACITY AND STAFF REQUIREMENTS	
NURSERY - 12	- STAFF 1.4 + 3 STAFF
NURSERY - 12	- STAFF 1.4 + 3 STAFF
TODDLERS - 15	- STAFF 1.5 + 3 STAFF
TODDLERS - 15	- STAFF 1.5 + 3 STAFF
KINDY - 22	- STAFF 1:11 + 2 STAFF
KINDY - 22	- STAFF 1:11 + 2 STAFF

CARPARKING:	
CHILDCARE - 1 SPACE PER 7 CHILDREN, ONE PARK PER FTE (MAX 18 FTE AND 98 CHILDREN)	
TOTAL NUMBER REQUIRED:	14 VISITOR SPACES 18 STAFF SPACES
PROVIDED:	32 SPACES

AREA SCHEDULE - BUILDING AREA

Name	Area
EXTERNAL AREA	268.79 m²
INTERNAL AREA	751.88 m²
TOTAL	1020.67 m²

GROSS FLOOR AREA

Name	Area
GFA	746.7 m²

AREA SCHEDULE - SITE COVER

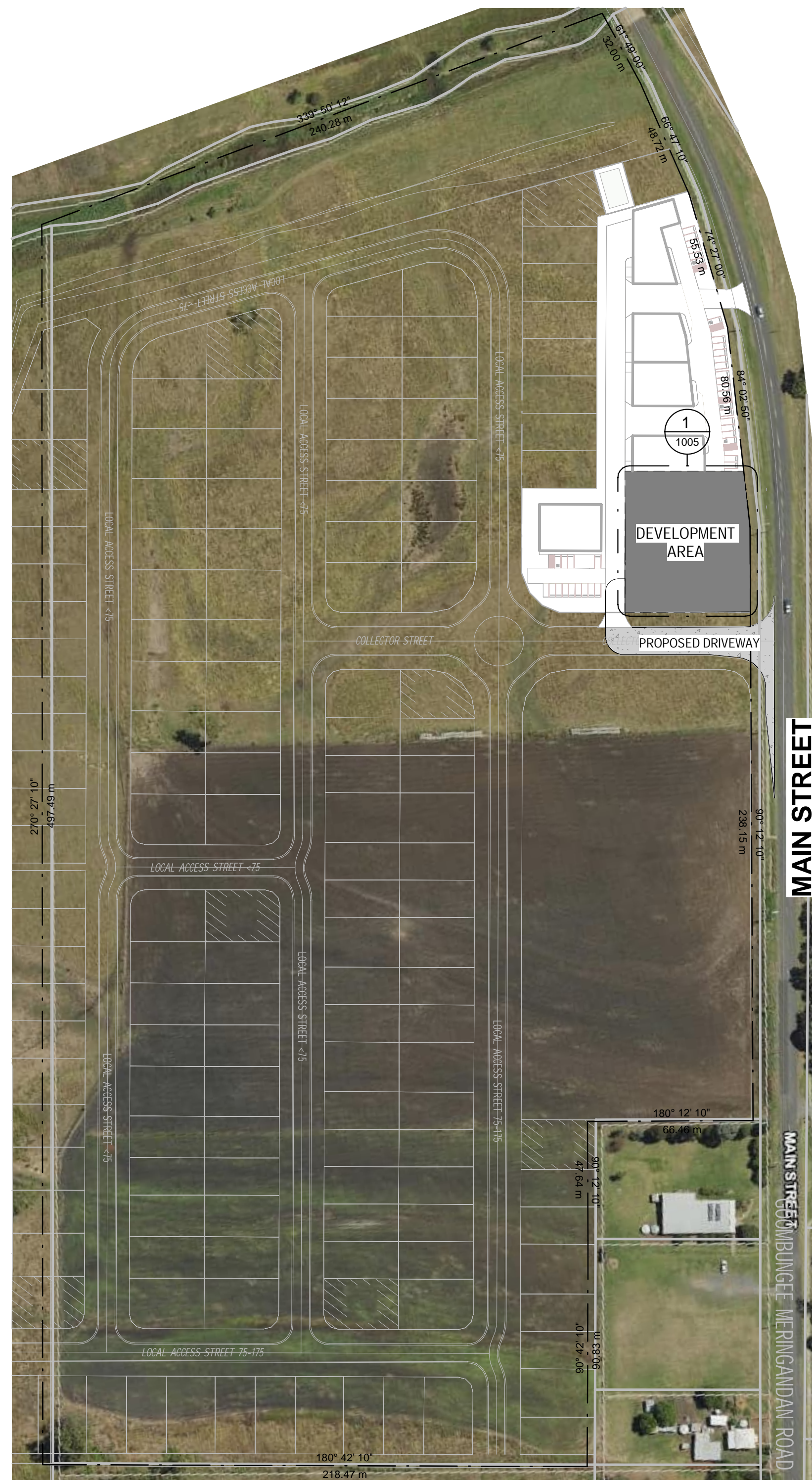
Name	Area
SITE COVER	1030.70 m²

IMPERVIOUS AREA

Name	Area
PERVIOUS AREA	930.36 m²
IMPERVIOUS AREA	1867.92 m² 2798.28 m²

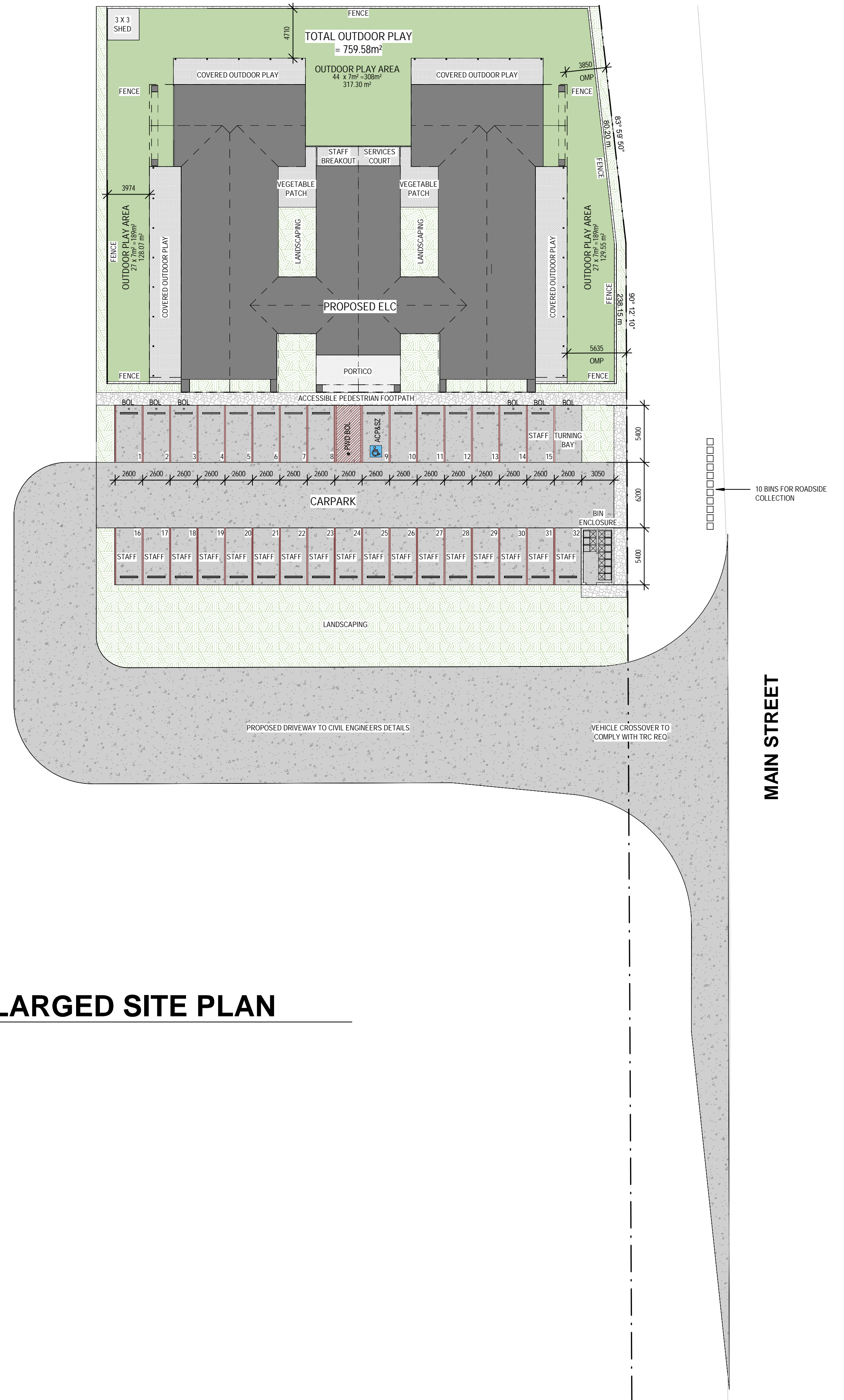
KEYNOTE LEGEND

Key Value	Keynote Text
ACR&SZ	ACCESSIBLE CARPARK AND SHARED ZONE - MAX FALL GRADIENT 1:40, MAX GROSS FALL GRADIENT 1:40
BOL	STEEL BOLLARD
PWD BOL	AST1428.1 COMPLIANT BOLLARD



OVERALL SITE PLAN

1 : 1500



ENLARGED SITE PLAN

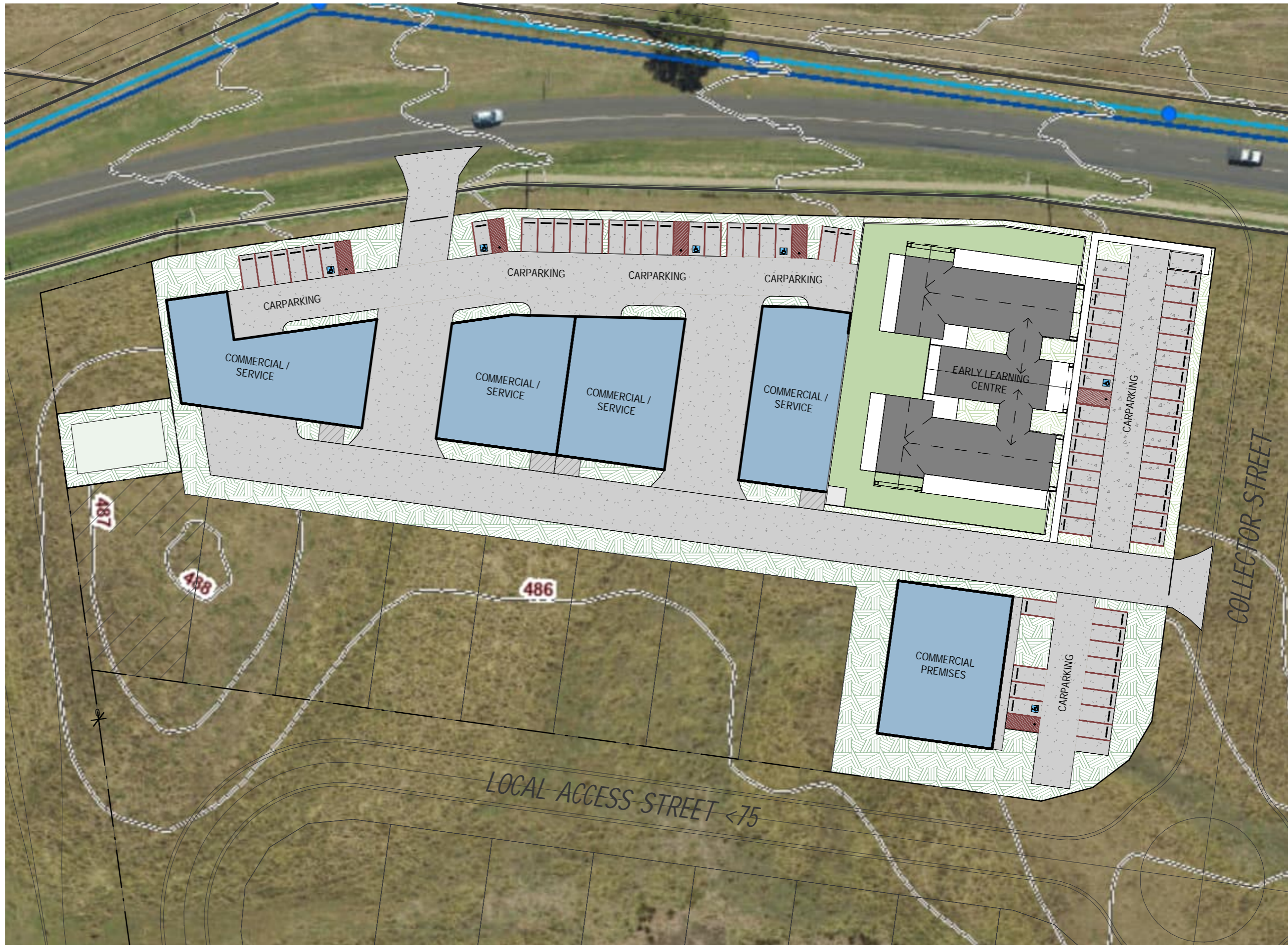
1 : 250

	JOB ADDRESS: MAIN RD, MERINGANDAN	CLIENT: J & R MCNAMARA	PROJECT: EARLY LEARNING CENTRE	REV DATE DESCRIPTION	PROJECT NUMBER: 25113	PHASE: SD	DWG NO: 1005	ISSUE: K	SHEET NAME: SITE PLAN
				A 12/11/2024 PRELIMINARY ISS B 02/12/2024 REV PRELIMINARY ISS C 18/01/2025 REV PRELIMINARY ISS D 25/01/2025 REV PRELIMINARY ISS E 30/01/2025 REV PRELIMINARY ISS F 05/02/2025 REV PRELIMINARY ISS G 12/02/2025 REV PRELIMINARY ISS H 19/02/2025 REV PRELIMINARY ISS I 26/02/2025 TECHNICAL DESIGN ISSUE K 05/03/2025 ISS FOR DEV APP	DRAWN: KW	CHECKED: CVH	STATUS: PRELIMINARY	SCALE: As indicated @ A1	

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REAL PROPERTY DESCRIPTION:
 LOCAL GOVERNMENT - TOOWOOMBA REGIONAL COUNCIL
 RPD - LOT 102 RP 861100
 SUBURB - MERINGANDAN
 SITE AREA - 10,941m² (SUBJECT PART)

PLANNING REQUIREMENTS:
 ZONE - EMERGING COMMUNITY
 LOCAL PLAN AREA - GREENFIELD AREA



SITE PLAN - DA

1 : 600



QBCC LIC NO. 15087710
 www.vhdstudio.com.au
 P (07) 4589 9005
 E admin@vhdstudio.com.au

GENERAL NOTES:
 - DO NOT SCALE DRAWINGS.
 - THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.
 - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS, OF THE RELEVANT SAA STANDARDS, SAA CODES OF PRACTISE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND OF THE BY LAWS OF THE LOCAL REGIONAL COUNCIL.
 - THESE PLANS ARE SUPPLIED ON THE CONDITION THAT IN THE EVENT OF AN ERROR, VAN HEERDEN DESIGN STUDIO'S RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODE.
 THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE LIKE.
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USE DEFINITIONS:
 PRELIMINARY - THE SHEET HAS BEEN ISSUED FOR PRELIMINARY USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
 FOR CONSTRUCTION - THE SHEET HAS BEEN ISSUED FOR CONSTRUCTION, SUBJECT TO CONDITIONS OF BUILDING AND DEVELOPMENT APPROVALS, AS CONSTRUCTED. REFLECTS AS-BUILT INFORMATION PROVIDED BY CONTRACTOR, COMPLIANCE WITH ALL REGULATIONS AND ORIGINAL DESIGN INTENT HAS NOT BEEN CONFIRMED.

JOB ADDRESS:
 Main Rd, Meringandan

CLIENT:
 J&R McNamara

PROJECT:
 MASTERPLAN

REV	DATE	DESCRIPTION
A	05/05/2026	ISS FOR DEV APP

PROJECT NUMBER:	PHASE:	DWG No:	ISSUE:	SHEET NAME:
25099	SD	1006	A	SITE PLAN - DA
DRAWN:	CHECKED:	STATUS:		SCALE:
CVH	CVH	PRELIMINARY		As indicated @ A3

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APPENDIX D - SITE PLAN

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APPENDIX E - FLOOR PLAN

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CHILD CARE OPERATIONAL AREAS INTERNAL ACTIVITY			
SPACE	No OF CHILDREN	RQD m²	PVD m²
0.06 NURSERY	12	39	41.15
0.30 NURSERY	12	39	41.15
0.10 TODDLER	15	48.75	51.24
0.34 TODDLER	15	48.75	51.24
0.16 KINDY	22	71.5	73.6
0.39 KINDY	22	71.5	73.6
TOTAL	98	318.5	331.98

CHILD CARE OPERATIONAL AREAS EXTERNAL ACTIVITY			
SPACE	No OF CHILDREN	RQD m²	PVD m²
NURSERY/TODDLER	27	189	189.14
NURSERY/TODDLER	27	189	189.62
KINDY	44	308	379.52
TOTAL	98	686	759.68

DOOR SCHEDULE - SWING DOORS				
NUMBER	HEIGHT	WIDTH	DESCRIPTION	COMMENTS
0.03 D01	2340	920	SINGLE HINGED SWING DOOR	
0.04 D01	2340	920	SINGLE HINGED SWING DOOR	
0.06 D01	2340	920	SINGLE HINGED SWING DOOR	
0.07 D01	2340	920	SINGLE HINGED SWING DOOR	
0.07 D02	2340	920	SINGLE HINGED SWING DOOR	
0.08 D01	2340	920	SINGLE HINGED SWING DOOR	
0.08 D02	2340	920	SINGLE HINGED SWING DOOR	
0.09 D02	2340	920	SINGLE HINGED SWING DOOR	
0.10 D01	2340	920	SINGLE HINGED SWING DOOR	
0.11 D01	2340	920	SINGLE HINGED SWING DOOR	
0.12 D01	2340	920	SINGLE HINGED SWING DOOR	
0.13 D01	1440	920	SINGLE HINGED HALF HEIGHT SWING DOOR	HEIGHT TO BE CONFIRMED
0.14 D02	2340	670	SINGLE HINGED SWING DOOR	HEIGHT TO BE CONFIRMED
0.14 D03	2340	920	SINGLE HINGED SWING DOOR	
0.16 D01	2340	920	SINGLE HINGED SWING DOOR	
0.17 D01	2340	920	SINGLE HINGED SWING DOOR	
0.20 D01	2340	920	SINGLE HINGED SWING DOOR	
0.21 D01	2340	920	SINGLE HINGED SWING DOOR	
0.22 D01	2340	920	SINGLE HINGED SWING DOOR	
0.22 D02	2340	920	SINGLE HINGED SWING DOOR	
0.23 D01	2340	920	SINGLE HINGED SWING DOOR	
0.24 D01	2340	920	SINGLE HINGED SWING DOOR	
0.25 D01	2340	920	SINGLE HINGED SWING DOOR	
0.26 D01	2340	920	SINGLE HINGED SWING DOOR	
0.27 D01	2340	920	SINGLE HINGED SWING DOOR	
0.28 D01	2340	920	SINGLE HINGED SWING DOOR	
0.30 D01	2340	920	SINGLE HINGED SWING DOOR	
0.31 D01	2340	920	SINGLE HINGED SWING DOOR	
0.31 D02	2340	920	SINGLE HINGED SWING DOOR	
0.32 D01	2340	920	SINGLE HINGED SWING DOOR	
0.32 D02	2340	920	SINGLE HINGED SWING DOOR	
0.33 D03	2340	920	SINGLE HINGED SWING DOOR	
0.34 D01	2340	920	SINGLE HINGED SWING DOOR	
0.35 D01	2340	920	SINGLE HINGED SWING DOOR	
0.36 D01	2340	920	SINGLE HINGED SWING DOOR	
0.37 D01	1440	920	SINGLE HINGED HALF HEIGHT SWING DOOR	HEIGHT TO BE CONFIRMED
0.38 D01	1440	920	SINGLE HINGED HALF HEIGHT SWING DOOR	HEIGHT TO BE CONFIRMED
0.38 D02	2340	670	SINGLE HINGED SWING DOOR	HEIGHT TO BE CONFIRMED
0.38 D03	2340	920	SINGLE HINGED SWING DOOR	
0.39 D01	2340	920	SINGLE HINGED SWING DOOR	

DOOR SCHEDULE - GLASS				
NUMBER	HEIGHT	WIDTH	DESCRIPTION	COMMENTS
0.01 D01	2350	2100	ALUMINIUM FRAMED DOUBLE HINGED GLASS DOOR	CUSTOM GLAZING OVER REFER TO ELEVATIONS FOR DIMENSIONS
0.09 D01	2350	2100	ALUMINIUM FRAMED DOUBLE HINGED GLASS DOOR	
0.09 D03	2350	2100	ALUMINIUM FRAMED DOUBLE HINGED GLASS DOOR	
0.15 D01	2350	2100	ALUMINIUM FRAMED DOUBLE HINGED GLASS DOOR	
0.33 D04	2350	2100	ALUMINIUM FRAMED DOUBLE HINGED GLASS DOOR	
0.40 D01	2350	2100	ALUMINIUM FRAMED DOUBLE HINGED GLASS DOOR	

WINDOW SCHEDULE				
NUMBER	HEIGHT	WIDTH	HEAD HEIGHT	DESCRIPTION
0.02 W01	2100	900	2400	FIXED WINDOW
0.02 W02	2100	900	2400	FIXED WINDOW
0.02 W03	2100	900	2400	FIXED WINDOW
0.02 W04	2100	900	2400	FIXED WINDOW
0.02 W05	2100	1800	2400	FIXED WINDOW
0.02 W06	2100	1800	2400	FIXED WINDOW
0.02 W07	2100	900	2400	FIXED WINDOW
0.02 W08	2100	900	2400	FIXED WINDOW
0.02 W09	2100	900	2400	FIXED WINDOW
0.02 W10	2100	900	2400	FIXED WINDOW
0.03 W01	2100	1200	2400	FIXED WINDOW
0.04 W01	2100	900	2400	FIXED WINDOW
0.04 W02	2100	900	2400	FIXED WINDOW
0.04 W03	900	4500	3000	SLIDING WINDOW
0.06 W01	2100	900	2400	FIXED WINDOW
0.08 W01	1500	600	2400	FIXED WINDOW
0.08 W02	1500	1500	2400	FIXED WINDOW
0.08 W03	1500	600	2400	FIXED WINDOW
0.08 W04	1500	600	2400	FIXED WINDOW
0.08 W05	1500	1500	2400	FIXED WINDOW
0.08 W06	1500	600	2400	FIXED WINDOW
0.13 W01	900	2400	2400	SLIDING WINDOW
0.16 W01	2100	900	2400	FIXED WINDOW
0.16 W02	2100	900	2400	FIXED WINDOW
0.16 W03	2100	900	2400	FIXED WINDOW
0.17 W01	2100	900	2400	FIXED WINDOW
0.17 W02	2100	900	2400	FIXED WINDOW
0.20 W01	2100	900	2400	FIXED WINDOW
0.20 W02	2100	900	2400	FIXED WINDOW
0.25 W01	1500	2000	2400	BIFOLD WINDOW
0.27 W01	2100	1200	2400	FIXED WINDOW
0.28 W01	2100	900	2400	FIXED WINDOW
0.28 W02	2100	900	2400	FIXED WINDOW
0.28 W03	900	4500	3000	SLIDING WINDOW
0.30 W01	2100	900	2400	FIXED WINDOW
0.31 W01	1500	600	2400	FIXED WINDOW
0.31 W02	1500	600	2400	FIXED WINDOW
0.32 W01	1500	600	2400	FIXED WINDOW
0.32 W02	1500	1500	2400	FIXED WINDOW
0.32 W03	1500	600	2400	FIXED WINDOW
0.32 W04	1500	600	2400	FIXED WINDOW
0.32 W05	1500	1500	2400	FIXED WINDOW
0.32 W06	1500	600	2400	FIXED WINDOW
0.37 W01	900	2400	2400	SLIDING WINDOW
0.39 W01	2100	900	2400	FIXED WINDOW
0.39 W02	2100	900	2400	FIXED WINDOW
0.39 W03	2100	900	2400	FIXED WINDOW

AREA SCHEDULE	
Name	Area
CARPARK	1705.86 m²
COVERED OUTDOOR PLAY	184.77 m²
LANDSCAPING	624.89 m²
OUTDOOR PLAY	578.03 m²
PORTICO	28.48 m²
PROPOSED ELC	753.32 m²
SHED	9.00 m²
STAFF SERVICES COURT	14.55 m²
VEGETABLE PATCH	31.59 m²
TOTAL	3928.09 m²

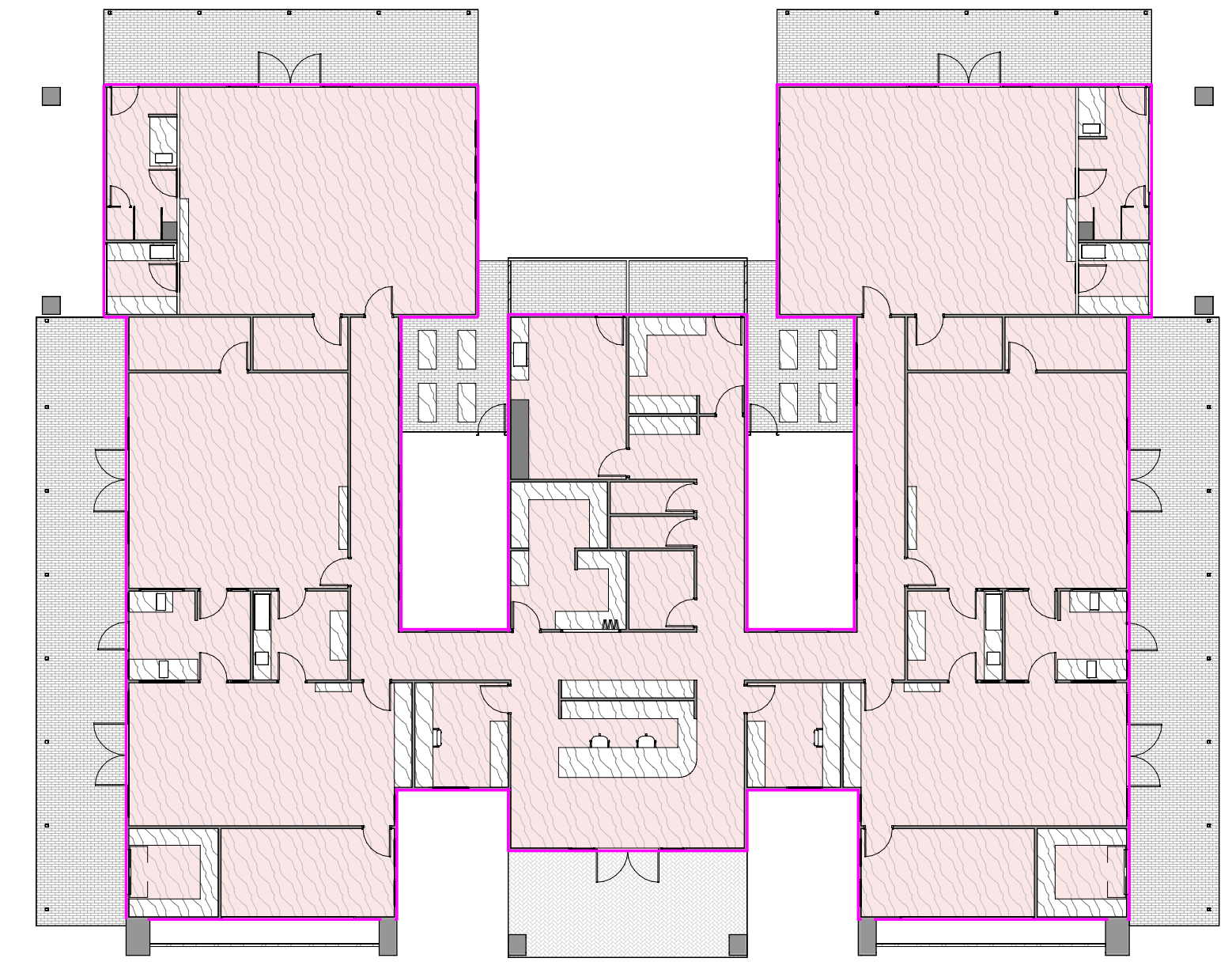
KEYNOTE LEGEND	
Key Value	Keynote Text
BTH	BATH
COL_ST	STRUCTURAL STEEL COLUMN TO ENGINEERS DETAILS
DRY	CLOTHES DRYER
FR	FRIGIDES BY CLIENT
HB	HAND BASIN
HB_J	HAND BASIN JUNIOR
SK	SINK
TUB	LAUNDRY TUB
WC_J	WATER CLOSET JUNIOR
WM	WASHING MACHINE

ALL FENCING AND GATES SURROUNDING OUTDOOR PLAY AREAS AND RESTRICTING ACCESS ARE TO PREVENT ACCESS BY CHILDREN THROUGH, OVER OR UNDER. FENCES ARE GENERALLY TO BE A MINIMUM OF 1200 HIGH AND BE A POOL SAFETY FENCE. GATES TO BE SELF CLOSING AND SELF LATCHING WITH THE OPENING MECHANISM AT LEAST 1500 ABOVE THE FINISHED SURFACE. FENCES AND GATES TO BE CONSTRUCTED IN ACCORDANCE WITH AS 1925.1 SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS.

APPENDIX F - AREA PLAN

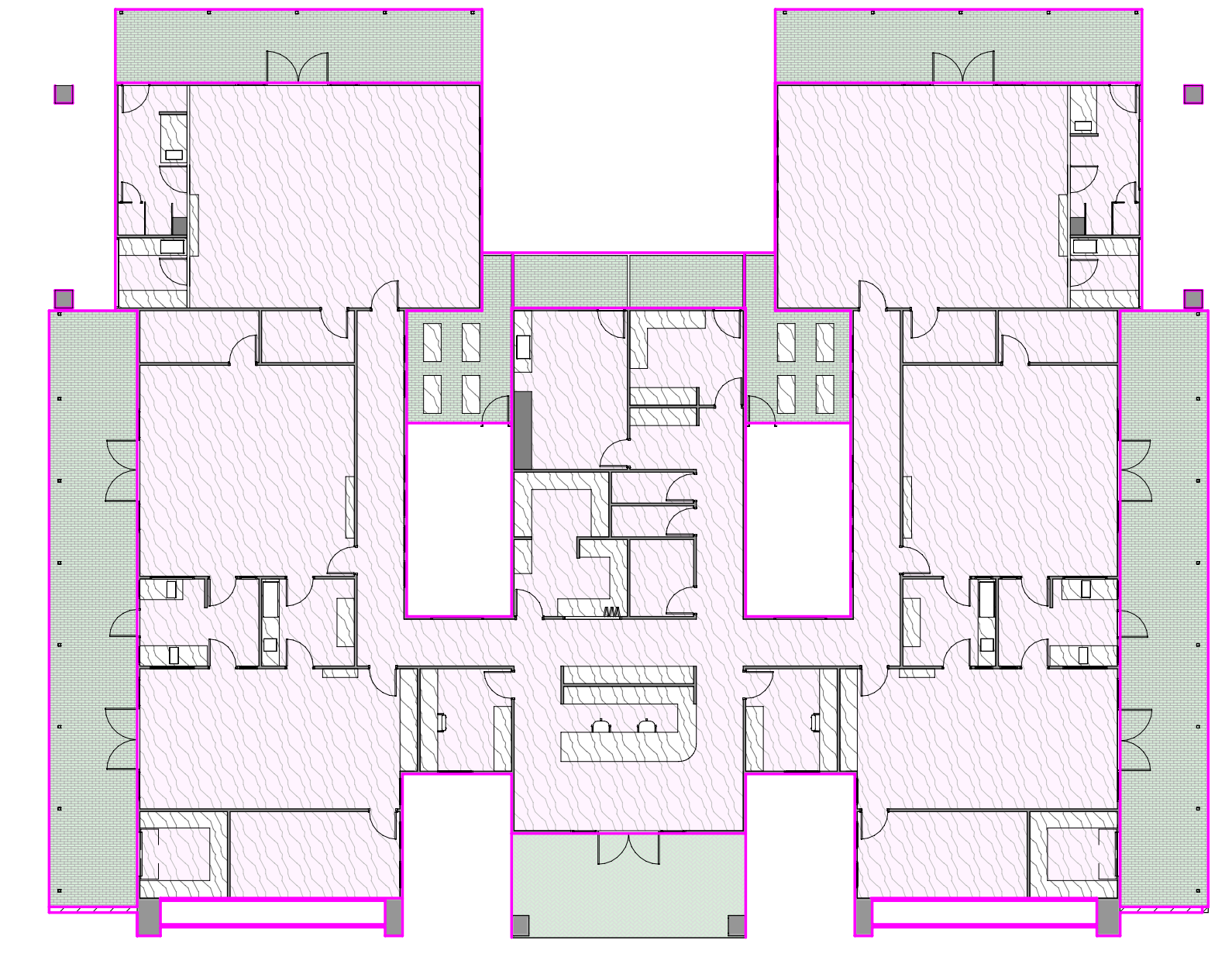
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GROSS FLOOR AREA		
Name	Area	
GFA	746.7 m ²	



GFA

AREA SCHEDULE - BUILDING AREA		
Name	Area	
EXTERNAL AREA	268.79 m ²	
INTERNAL AREA	751.88 m ²	
TOTAL	1020.67 m ²	

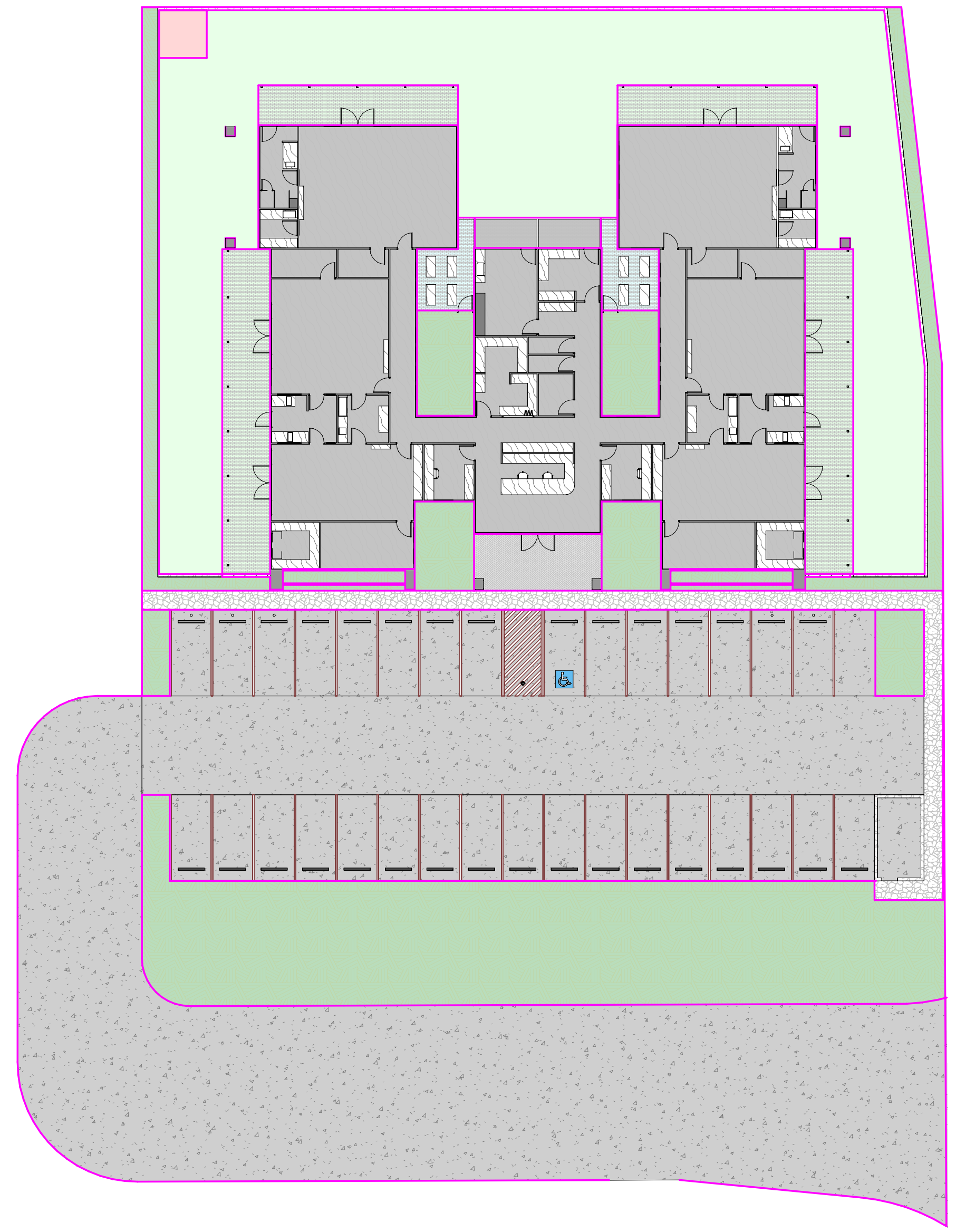


EXTERNAL AREA
INTERNAL AREA

GFA
1 : 200

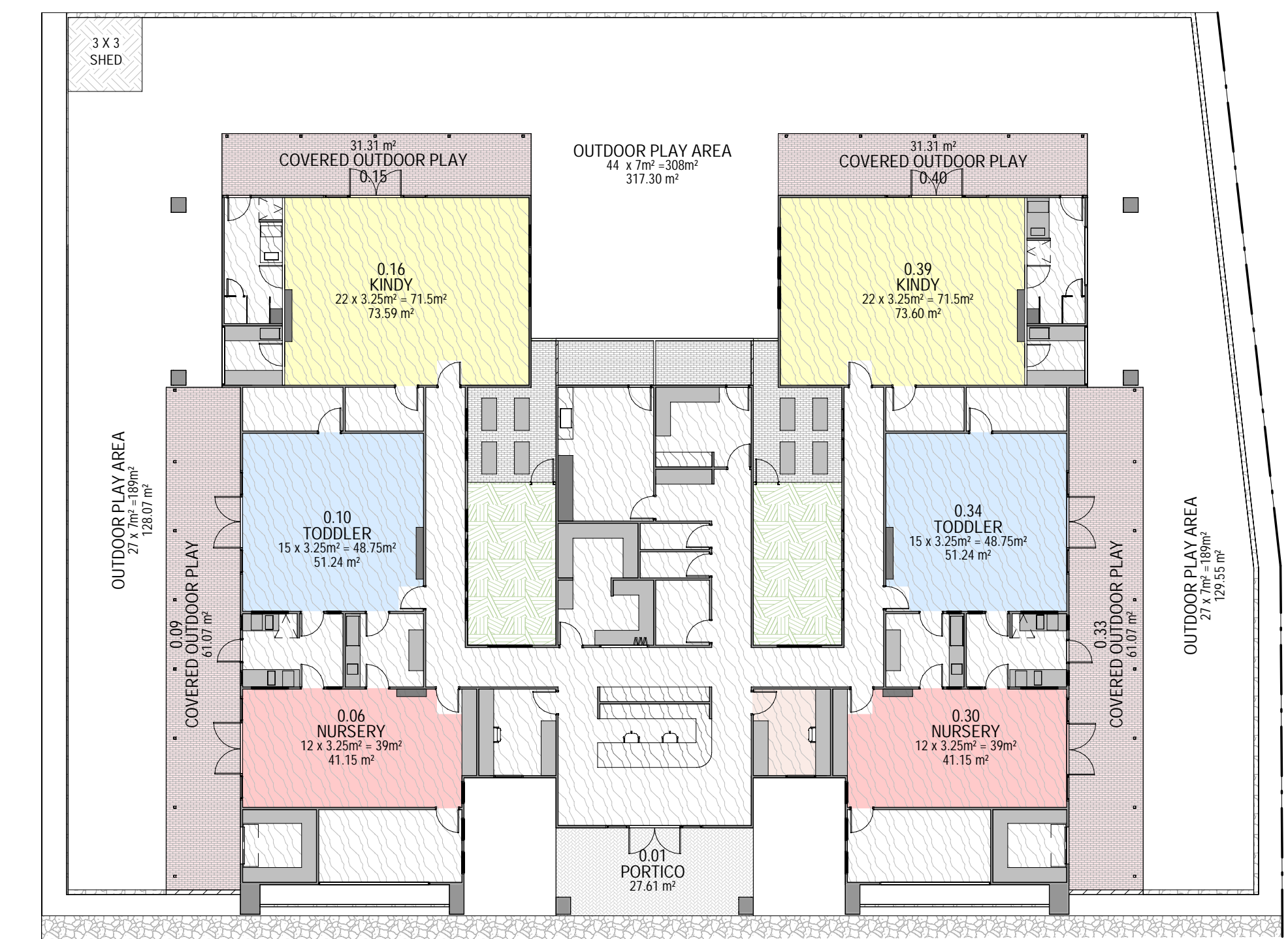
BUILDING AREA
1 : 200

AREA SCHEDULE - SITE USAGE		
Name	Area	
BUILDING	796.75 m ²	
CONCRETE	0.00 m ²	
LANDSCAPING	629.91 m ²	
OUTDOOR PLAY	760.80 m ²	
SHED	9.00 m ²	
VEGETABLE PATCH	31.59 m ²	
TOTAL	2228.05 m ²	



BUILDING
CONCRETE
LANDSCAPING
OUTDOOR PLAY
SHED
VEGETABLE PATCH

SITE USAGE
1 : 250



COVERED OUTDOOR PLAY
DIRECTORS
KINDY
NURSERY
TODDLER

UNENCUMBERED PLAN
1 : 200



PROJECT ADDRESS:
MAIN RD, MERINGANDAN

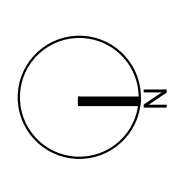
CLIENT:
J & R MCNAMARA

PROJECT:
EARLY LEARNING CENTRE

REV	DATE	DESCRIPTION
A	12/11/2024	ISSUE FOR PERMIT
B	12/11/2024	REV. PRELIMINARY ISS
C	12/11/2024	REV. PRELIMINARY ISS
D	12/11/2024	REV. PRELIMINARY ISS
E	12/11/2024	REV. PRELIMINARY ISS
F	12/11/2024	REV. PRELIMINARY ISS
G	12/11/2024	REV. PRELIMINARY ISS
H	12/11/2024	REV. PRELIMINARY ISS
I	12/11/2024	REV. PRELIMINARY ISS
J	12/11/2024	REV. PRELIMINARY ISS
K	12/11/2024	REV. PRELIMINARY ISS

PROJECT NUMBER	PHASE	DWG NO.	ISSUE	SHEET NAME
25113	SD	1006	K	AREA PLANS

DRAWN	CHECKED	STATUS	SCALE
KW	CVH	PRELIMINARY	As indicated @ A1



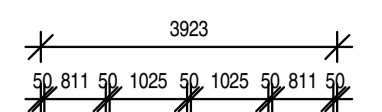
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APPENDIX G - ELEVATIONS

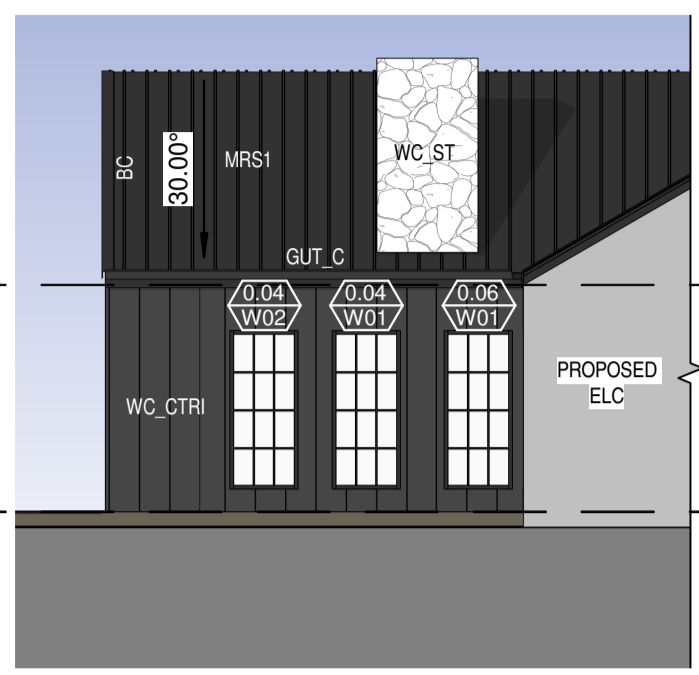
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KEYNOTE LEGEND

Key Value	Keynote Text
BC	FOLDED METAL BARGE CAPPING, COLORBOND FINISH AS SCHEDULED
COL_ST	STRUCTURAL STEEL COLUMN TO ENGINEERS DETAILS
GUT_C	COLORBOND EAVES GUTTER AND FASCIA
MRS1	METAL ROOF SHEETING TYPE 1- TRIMDEK OR EQUIVALENT, ZINCALUME, TRADITIONAL EXPANSION JOINT
WC_CTRI	COLORBOND TRIMDEK WALL CLADDING
WC_FTC	JAMES HARDIES FINE TEXTURE EXTERNAL CLADDING OR EQUAL - PAINT FINISH
WC_MST	SELECT MASONRY WALL WITH STONE CLADDING
WC_ST	SELECT STONE EXTERNAL CLADDING



1 BUILDING ELEVATION 1
1:100

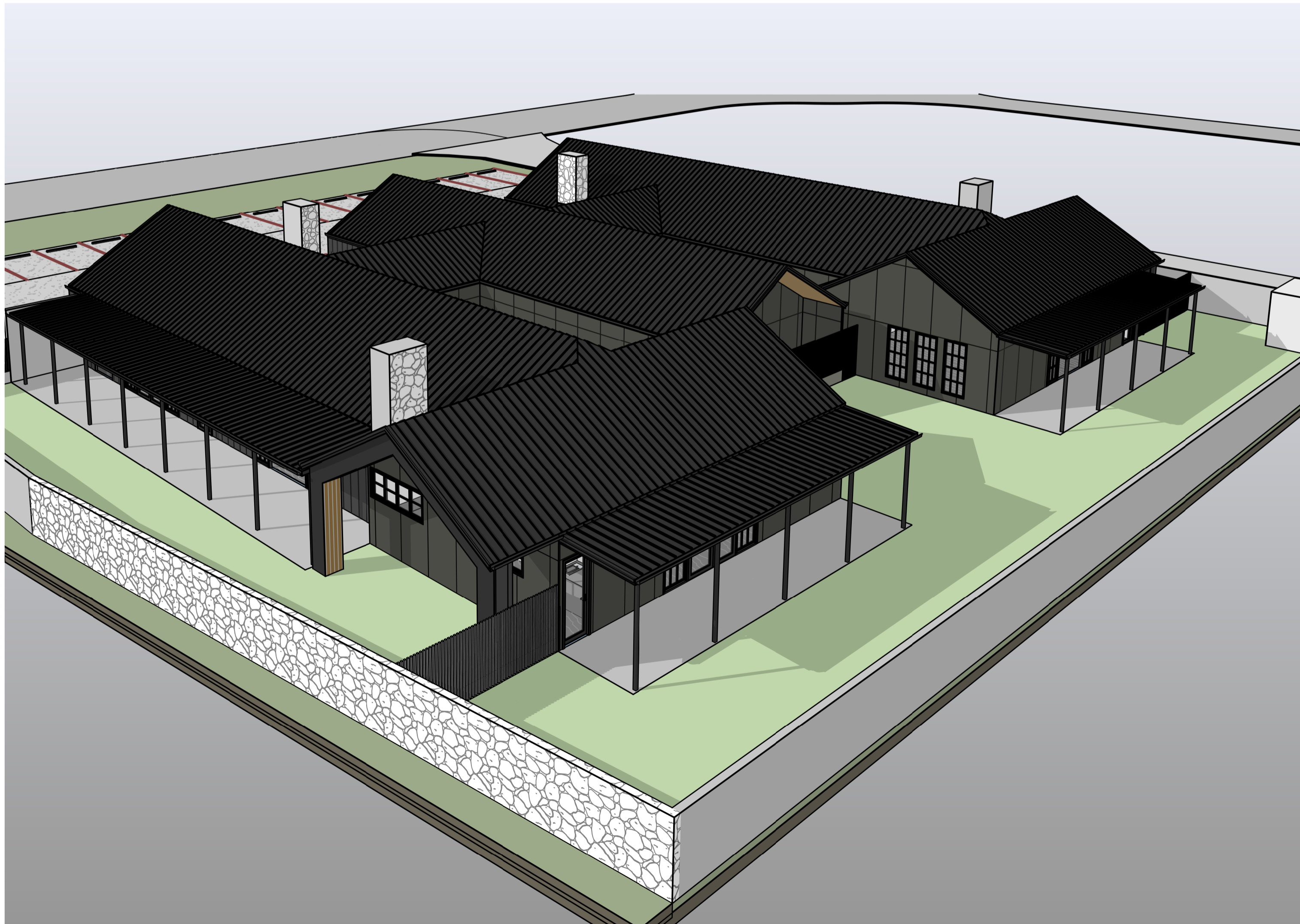


5 BUILDING ELEVATION 5
1:100




APPENDIX H - ILLUSTRATIONS (PERSPECTIVES)

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NOTE: IMAGES ARE FOR DIAGRAMMATICAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR CONSTRUCTION PURPOSES

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					<small> <p>DRAWN: KW</p> </small>	<small> <p>CHECKED: CVH</p> </small>	<small> <p>STATUS: PRELIMINARY</p> </small>	<small> <p>SCALE: @ A1</p> </small>		

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NOTE: IMAGES ARE FOR DIAGRAMMATICAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR CONSTRUCTION PURPOSES



PROJ. NO. 25113
PROJ. NAME EARLY LEARNING CENTRE
CLIENT J & R MCNAMARA
ARCHITECT VHD STUDIO

JOB ADDRESS:
 MAIN RD, MERINGANDAN

CLIENT:
 J & R MCNAMARA

REV	DATE	DESCRIPTION
A	2023-03-08	REV PRELIMINARY ISS
B	2023-03-08	REV PRELIMINARY ISS
C	2023-03-08	REV PRELIMINARY ISS
D	2023-03-08	SCHEMATIC DESIGN ISSUE

PROJECT NUMBER	PHASE	DWG NO.	ISSUE	SHEET NAME
25113	SD	1901	D	ILLUSTRATIONS
DRAWN:	CHECKED:	STATUS:		SCALE:
KW	CVH	PRELIMINARY		@ A1

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