



GROUND FLOOR PLAN
SCALE 1:100

WALL TYPE LEGEND

NOTE: INSULATION TO MEET BCA REQUIREMENTS

- 92mm STEEL STUDS AT MAX 600 CRS WITH 1 LAYER OF 13mm FLUSHED PLASTERBOARD ON EACH SIDE, TS83 INSULATION PACKED BETWEEN STUDS.**
TOTAL WALL THICKNESS: 90mm AND 118mm
- 92mm STEEL STUDS AT MAX 600 CRS WITH 1 LAYER OF 13mm FLUSHED PLASTERBOARD ON ONE SIDE AND 2 X 13mm LAYERS OF PLASTERBOARD THE OTHER TS83 INSULATION PACKED BETWEEN STUDS**
TOTAL WALL THICKNESS: 102mm AND 131mm
- 150mm PRECAST PANEL TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS**
PAINT FINISH EXTERNALLY TO VISIBLE PANELS FROM THE ROAD
TOTAL WALL THICKNESS: 150mm
- 150mm PRECAST PANEL TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS**
PAINT FINISH EXTERNALLY TO VISIBLE PANELS FROM THE ROAD
LINED INTERNALLY WITH FLUSHED AND PAINTED 13mm PLASTERBOARD ON 92mm STEEL STUDS
TS83 INSULATION PACKED BETWEEN STUDS
TOTAL WALL THICKNESS: 183mm
- 150mm PRECAST PANEL TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS**
PAINT FINISH EXTERNALLY TO VISIBLE PANELS FROM THE ROAD
LINED INTERNALLY WITH FLUSHED AND PAINTED 13mm PLASTERBOARD ON 92mm STEEL STUDS
TS83 INSULATION PACKED BETWEEN STUDS
TOTAL WALL THICKNESS: 275mm
- 13mm EXOTEC SHEETING ON JAMES HARDIE SUB FRAME SYSTEM (15mm FURRING CHANNELS) ON 92mm STEEL STUDS LINED INTERNALLY WITH 13mm FLUSHED AND PAINTED PLASTERBOARD**
TOTAL WALL THICKNESS: VARIES DUE TO STEELmm
- 9mm ALUCABOND PLUS ON PROPRIETARY SUB FRAME SYSTEM ON 92mm STEEL STUDS AT 600mm CENTRES LINED INTERNALLY WITH 13mm PLASTERBOARD**
TOTAL WALL THICKNESS: 170mm
- 9mm ALUCABOND PLUS ON PROPRIETARY SUB FRAME SYSTEM BOTH SIDES OF 92mm STEEL STUDS AT 600mm CENTRES**
TOTAL WALL THICKNESS: 222mm

NOTES

ALL ACCESS TO AND WITHIN THE BUILDING IS TO COMPLY WITH AS1428.1

PROVIDE ADDITIONAL FRAMING, BRACING AND NOGGINGS TO FRAMED WALLS AND CEILINGS REQUIRED FOR THE FIXING AND SUPPORT OF ALL EQUIPMENT, JOINERY, AIR CONDITIONERS, PLUMBING FIXTURES, FIRE EXTINGUISHERS ETC.

SYMBOL LEGEND

- FHR(H)** FIRE HOSE REEL (H DENOTES HYDRANT)
- DB** DISTRIBUTION BOARD
- DP** DOWNPIPE AS DETAILED
- COL** COLUMN, REFER ENGINEER'S DRAWINGS FOR DETAILS
- CS** CLEANERS SINK
- WC** WATER CLOSET
- SS** STAINLESS STEEL SINK
- HD** ELECTRIC HAND DRYER AS SPECIFIED
- HB** HANDBASIN
- INT** INTERNAL ELEVATION INDICATORS - REFER TO DRAWINGS W0104 FOR DETAILS
- EXT** PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 2444.

FIRE SPECIFICATION

ALL RELEVANT AUSTRALIAN STANDARDS REFERRED TO SHALL BE IN STRICT ACCORDANCE WITH THE VERSION LISTED WITHIN SPECIFICATION A13 OF THE BUILDING CODE OF AUSTRALIA - 2016

THE FIRE HYDRANT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH AS2419.1

FIRE HOSE REELS TO BE INSTALLED IN ACCORDANCE WITH AS 2441

PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 2444

EMERGENCY LIGHTING AND EXIT SIGNS TO COMPLY WITH AS 2293.1 REFER TPK DRAWINGS

DOORS IN REQUIRED EXITS, FORMING PART OF A REQUIRED EXIT OR IN A PATH OF TRAVEL TO A REQUIRED EXIT MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE HAND DOWNWARD ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900mm AND 1200mm FROM THE FLOOR

FIRE DOORS TO COMPLY WITH AS/NZS 1905.1

FIRE HAZARD PROPERTIES OF ALL MATERIALS AND ASSEMBLIES TO COMPLY WITH BCA-SPECIFICATION C1.10 AND C1.10.1

FLOOR FINISHES

- (CT)** CARPET TILE - ONTERA CYPRESS WITH ZEST
- (CC)** CONCRETE - TROWEL FINISH
- (CP)** CONCRETE - POLISHED - BORAL RANGE - SALT BUSH
- (FT)** FLOOR TILE
- (VL)** VINYL

AREAS

SITE:	4,635sqm
WAREHOUSE 1:	
GROUND FLOOR:	1680sqm
WAREHOUSE:	137sqm
ADMIN INCLUDING STAIRS:	38sqm
LUNCH ROOM:	19sqm
AMENITIES:	
FIRST FLOOR:	
ADMIN:	132sqm
KITCHEN/BAR:	21sqm
STORE:	2,75sqm
AMENITIES:	3,4sqm
BALCONY:	52sqm
WAREHOUSE 2:	
GROUND FLOOR:	896sqm
WAREHOUSE:	36sqm
ADMIN:	25sqm
LUNCH ROOM:	19sqm
AMENITIES:	

BRC2	31.10.17	BUILDING RULES CONSENT ISSUE	TR						
BRC1	09.10.17	-COLUMNS ADDED	TR						
P3	02.10.17	BUILDING RULES CONSENT ISSUE	TR						
P2	25.09.17	PRELIMINARY ISSUE FOR REVIEW	TR						
P1	22.09.17	PRELIMINARY ISSUE FOR REVIEW	TR						
ISSUE	DATE	DESCRIPTION	ISSUED BY	ISSUE	DATE	DESCRIPTION	ISSUED BY		

