

ground floor plan
1 : 100

retail 1 floor area - 419.0 sqm
retail 2 floor area - 252.9 sqm
total ground floor area - 671.9 sqm

legend

- illuminated exit sign to BCA requirements with direction arrow as required
- emergency lighting to BCA requirements
- fire extinguisher 2A - 40B(E) C/W sign over
- smoke detector to AS 3786
- 36 l/m fire hose reel to AS2441 provided in recessed or flush cabinet were located externally refer to hydraulic consultant drawings for locations
- electrical meterboard/distribution board
- indicates door circulation space to AS1428.1

notes

specification
these drawings and the construction are to be read in conjunction with the specification

emergency lighting
emergency lighting is to be provided as required by the BCA E4 applicable part E4.2 (b) (i) and E4.2 (f)

construction - fire hazard properties
any material and assembly shall comply with specification c1.10. of the building code of australia and floors, walls and ceilings to comply with specification c1.10.a in regards to fire hazard properties.

windows & doors
aluminium framed sliding windows & doors to AS.2047 all internal windows and doors to AS 1288
construction of exits including doors and door hardware shall comply with part D2 and part D3 of the Building Code of Australia class 2 - 9 as applicable
sliding doors nominated as exits shall be operable manually by a force not exceeding 110kn.
heads of all sliding & fixed glass windows internally to line up with door heads

installations in exits and paths of travel
any electrical installations located in the path of travel to an exit must be enclosed in non-combustible construction and have any opening suitably smoke sealed

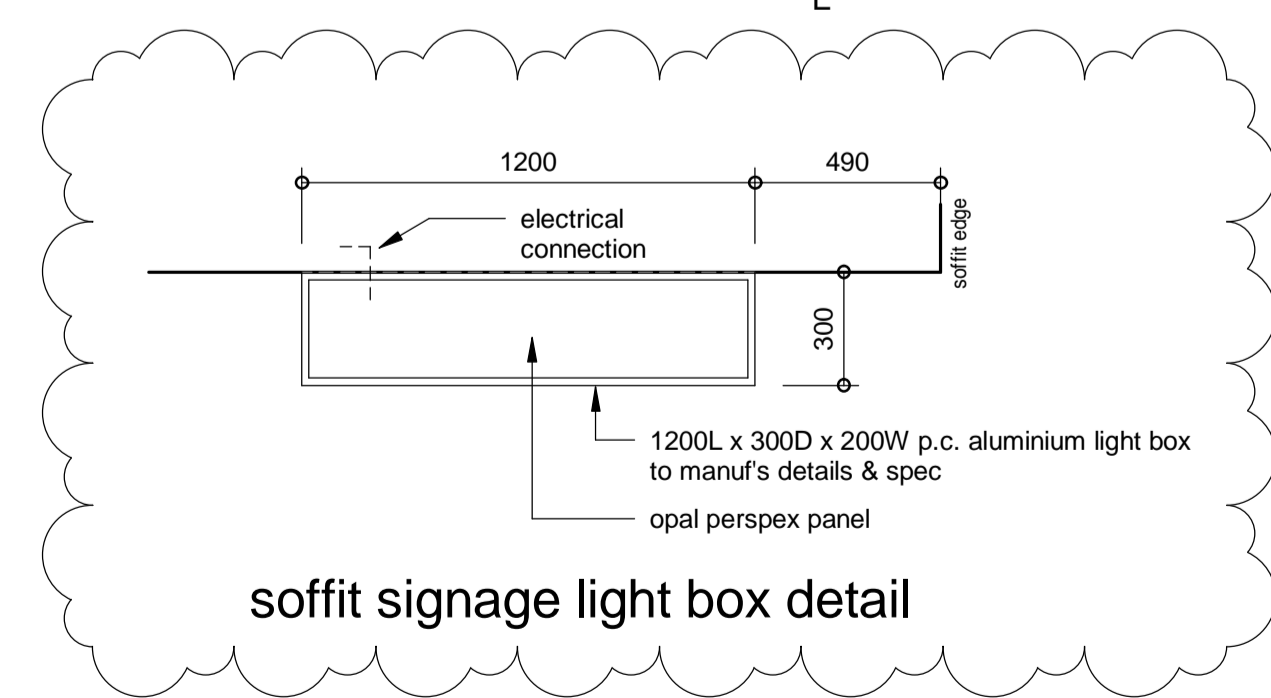
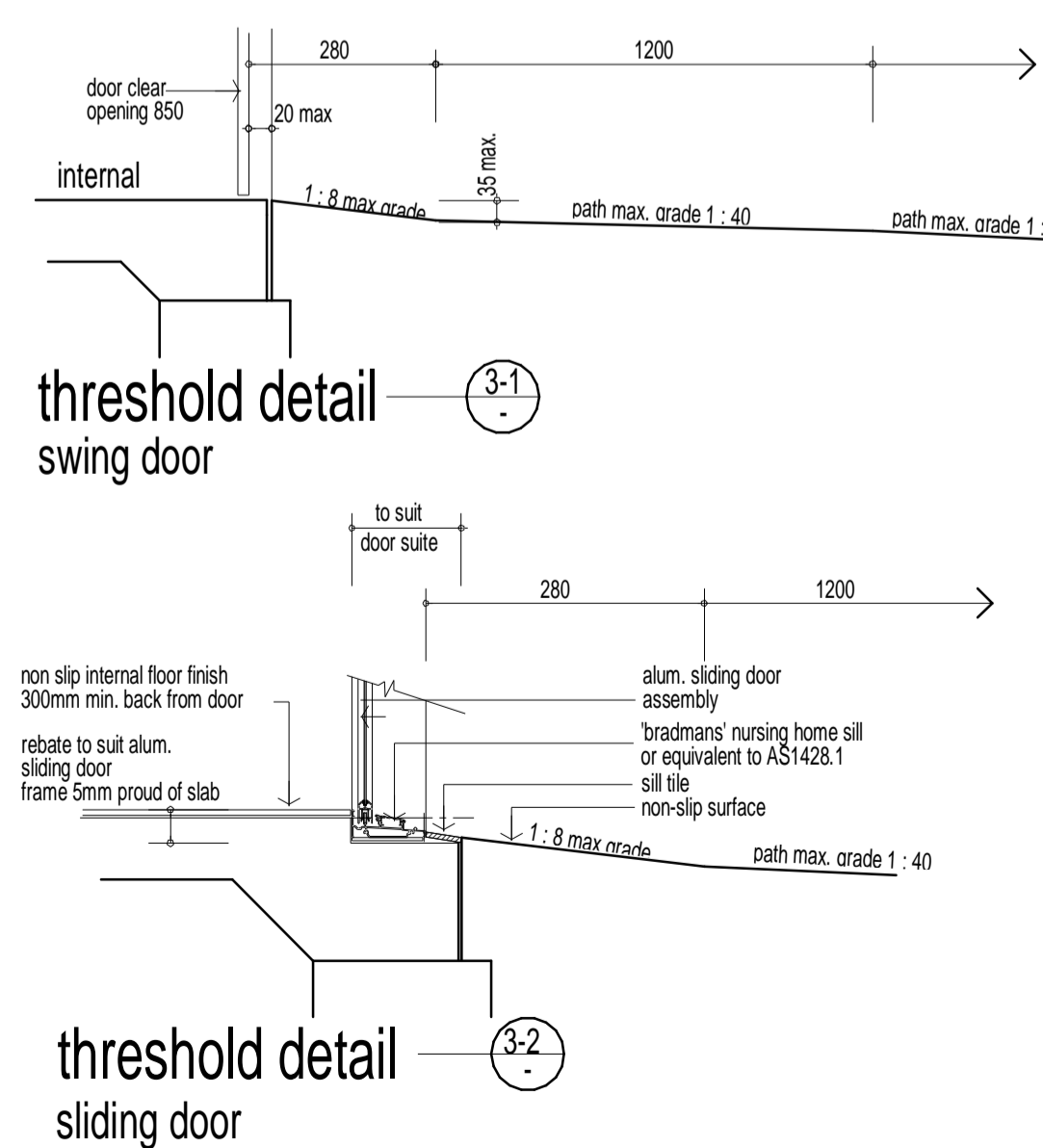
floor coverings
floor coverings to have a critical radiant flux of not less than 2.2 and a smoke development rate of 750 percent minutes

waterproofing of wet areas
waterproofing of wet areas shall be in accordance with F1.7 of the building code of australia and AS 3740

fire walls
all fire walls shall meet the FRL's as required on the plans & be continued to the u/s of the roof sheeting doorways in fire walls shall be protected by fire door assembly in accordance with NCC Vol. 1 C3.5, sliding fire door assemblies in accordance with NCC Vol. 1 C3.6 and to NCC Vol 1 C3.7 Panel joints shall be filled with intumescent fire mastic to maintain integrity of the fire wall service penetrations shall be treated in accordance with NCC Vol 1 C3.15 and specification C3.15

stairs
non-fire isolated stair as per NCC Vol 1 D2.3
fire isolated stairs as per NCC Vol 1 D2.2

partition walls
partition walls nominated as 70 walls are to be 64mm steel stud partition system with studs at 600 cs with 13 mm plasterboard to both sides.
all frames to ground floor are to be framed 50mm above nominated ceiling height.



date	revision	issue
10/11/17	W1A & W4A added, dimensions revised	M
1/11/17	bin store wall depth reduced by 200mm	L
20/10/17	bin store revised, wmdryer located retail 2	K
20/10/17	steel column added to retail 1	.
19/10/17	levels revised, grated drains added, bin store added roller shutter & door deleted from retail 1, auto door & sliding panel door added to retail 1	I
08/09/17	penetrations relocated, W11/12 length revised, wall to stair 02 moved under edge of stair, wall added	H
29/08/17	stair 02 removed, stair 01 added riser, stair 03 adjusted landing to FFL 12.300	G
18/08/17	FHR's & access panels added to plans	F
20/07/17	ED3 shifted, W2 & 4 revised & walls between increased, signage location & details added	E
	nib walls increased to 800	
05/07/17	drawing numbers revised	D
09/06/17	retaining wall & stairs, tenancy works added	C
02/06/16	levels adjusted, beam lines added	B
11/02/16	issue for approval	A

RD
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building designers' association of queensland inc.

all work shall comply with the provisions of the building code of australia, any applicable government act, australian standards, and any bylaws or requirements of the local authority. use figured dimensions only, do not scale, if in doubt ask. report any discrepancies immediately for clarification and rectification. verify dimensions on site prior to any ordering or shop fabrication. this drawing shall not be copied or used without authorisation and is protected by copyright.

this is a drawing referred to in our contract

proprietor	date	/ /
contractor		
datum	A. H. D.	
survey		
scale		
designed	c. c. raymond	
drawn	c. c. r.	
approved		date nov. '15.
project	proposed commercial development cnr. roghan road & warrumbungle parade, fitzgibbon chase	
client	rcq construction	
drawing title	ground floor plans	
drawing no.	RD15008	13.
issue	M	