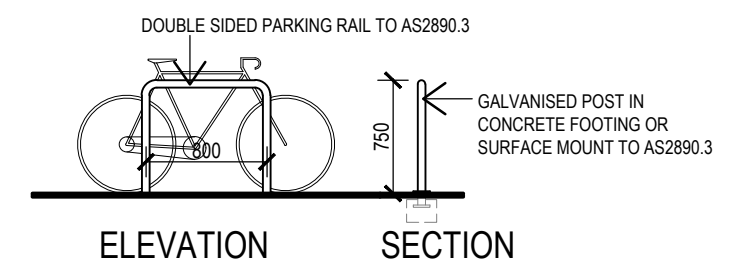




LEGEND

- EXISTING STORMWATER PIT
- EXISTING FIRE PLUG
- EXISTING WATER METER
- EXISTING BOLLARD
- EXISTING FENCE
- EXTENT OF PROPOSED MEZZANINE
- TOTAL MEZZANINE AREA = 100m²

SITE AREA
1366 m ²
EXISTING GROSS FLOOR AREA
699 m ²
PROPOSED GROSS FLOOR AREA
799 m ²



- WHITE SYMBOL ON BLUE BACKGROUND
- BLUE LEGEND ON WHITE BACKGROUND

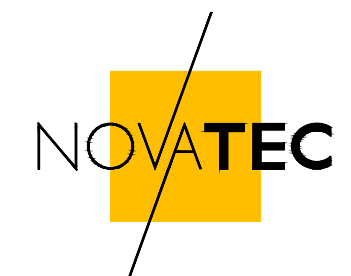
SIGN
BICYCLE PARKING FACILITIES SIGN
TO AS2890.3 FIXED TO BUILDING

3 BICYCLE PARKING DETAILS

SCALE 1:50

03	04.12.23	CLIENT REVIEW
02	04.07.23	DA REVIEW
01	19.05.23	CLIENT REVIEW
rev.	date	amendment

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



Architects
Interior Design

REECE EAST BRISBANE
AMENITIES ALTERATIONS
67 WELLINGTON RD, EAST BRISBANE QLD 4169



Store
4106

EXISTING SITE PLAN
PROPOSED SITE PLAN

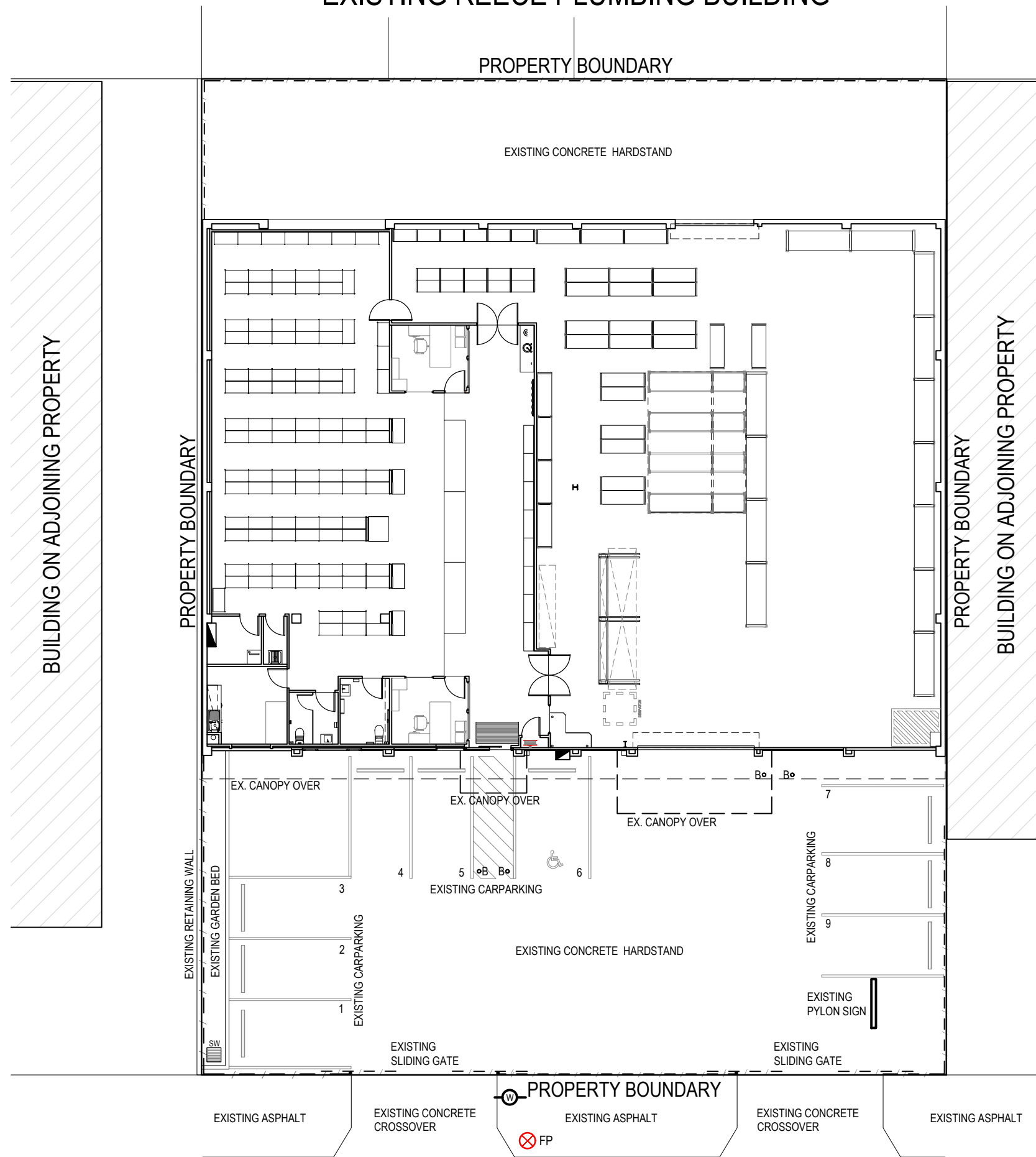
17 Hancock St Southbank Vic 3006 design@novatec.com.au (03) 9696 3000

Do not scale drawings. Written dimensions shall take precedence. Check all dimensions, levels and site conditions before commencement of work. All work shall be in accordance with the NCC and relevant Australian Standards.

drawn	date	original size	scale
NT	17.05.23	A2	1:200

23029 A1 03

EXISTING REECE PLUMBING BUILDING

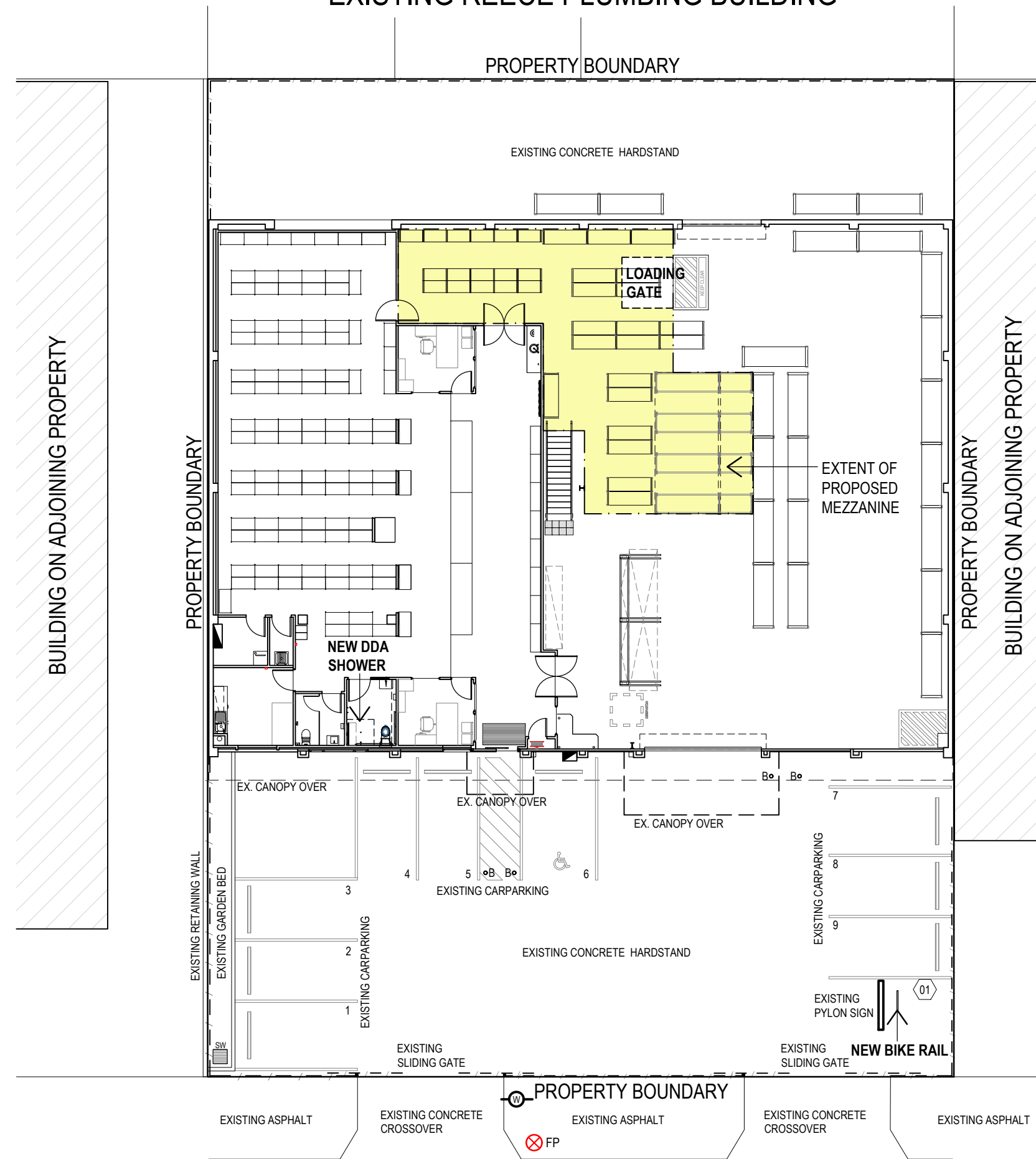


WELLINGTON ROAD

1 EXISTING SITE PLAN

SCALE 1:200

EXISTING REECE PLUMBING BUILDING



WELLINGTON ROAD

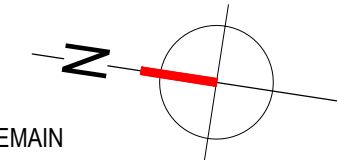
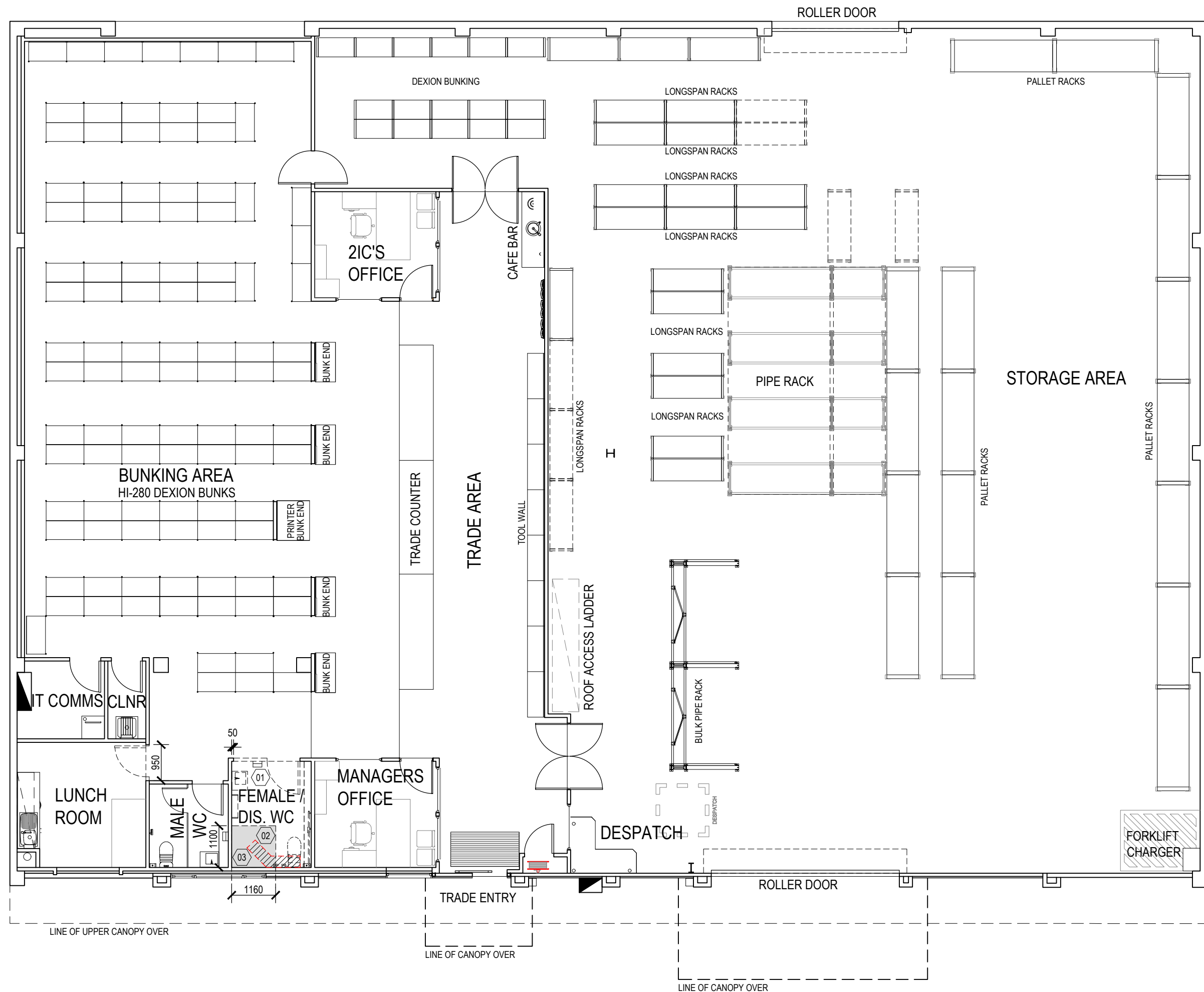
2 PROPOSED SITE PLAN

SCALE 1:200

NOTES

- 1 OFF DOUBLE SIDED PARKING RAILS TO AS2890.3. REFER TO DRAWING 3/A1 FOR MORE DETAILS

PROPOSED PARKING SPACES SCHEDULE				
USE	PARKING REQUIREMENT	GROSS FLOOR AREA	NO. OF PARKING SPACES REQUIRED	NO. OF PARKING SPACES PROPOSED
WAREHOUSE	2 SPACES PER TENANCY PLUS 1 PER 100m ² OF GFA	799m ²	10.0 SPACES	9 EXISTING CAR SPACES 1 DOUBLE SIDED BIKE RAIL
TOTAL			10 SPACES	9 EXISTING CAR SPACES 1 DOUBLE SIDED BIKE RAIL



LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING GLAZING
- EXISTING FIRE HOSE REEL
- ITEMS TO BE DEMOLISHED

GENERAL NOTES

PREPARE FOR ALL PAINTED SURFACES (LOCATED AT AREA OF WORKS) TO BE REPAINTED
REFER TO DRAWING 3/A2 FOR CONCRETE RE-INSTATEMENT DETAIL
RACKING REMOVAL & RELOCATION BY REECE APPOINTED RACKING CONTRACTOR

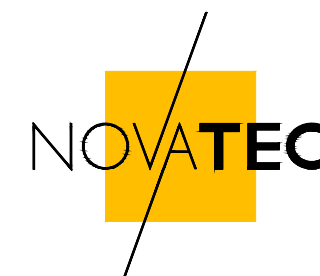
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1465
Date: 11-MAR-2024



02	04.12.23	CLIENT REVIEW
01	18.05.23	CLIENT REVIEW
rev.	date	amendment

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



Architects
Interior Design

REECE EAST BRISBANE
AMENITIES ALTERATIONS
67 WELLINGTON RD, EAST BRISBANE QLD 4169



Store
4106

EXISTING GROUND FLOOR
PLAN SHOWING DEMOLITION

17 Hancock St Southbank Vic 3006 design@novatec.com.au (03) 9696 3000

Do not scale drawings. Written dimensions shall take precedence. Check all dimensions, levels and site conditions before commencement of work. All work shall be in accordance with the NCC and relevant Australian Standards.

drawn	date	original size	scale
NT	17.05.23	A2	1:100

23029

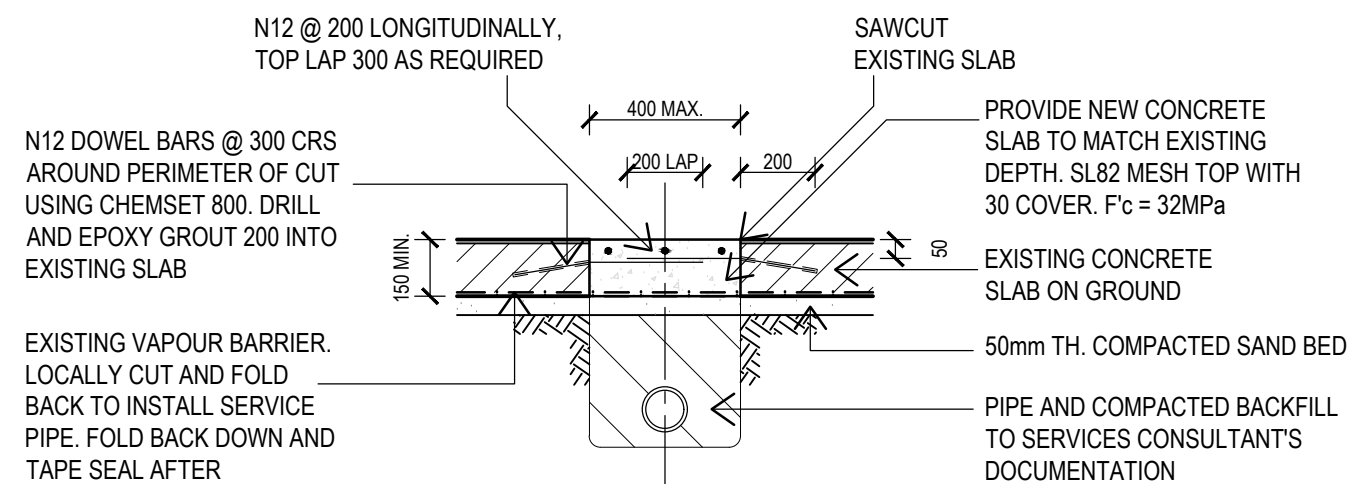
A2

02

1 EXISTING GROUND FLOOR PLAN SCALE 1:100 SHOWING DEMOLITION

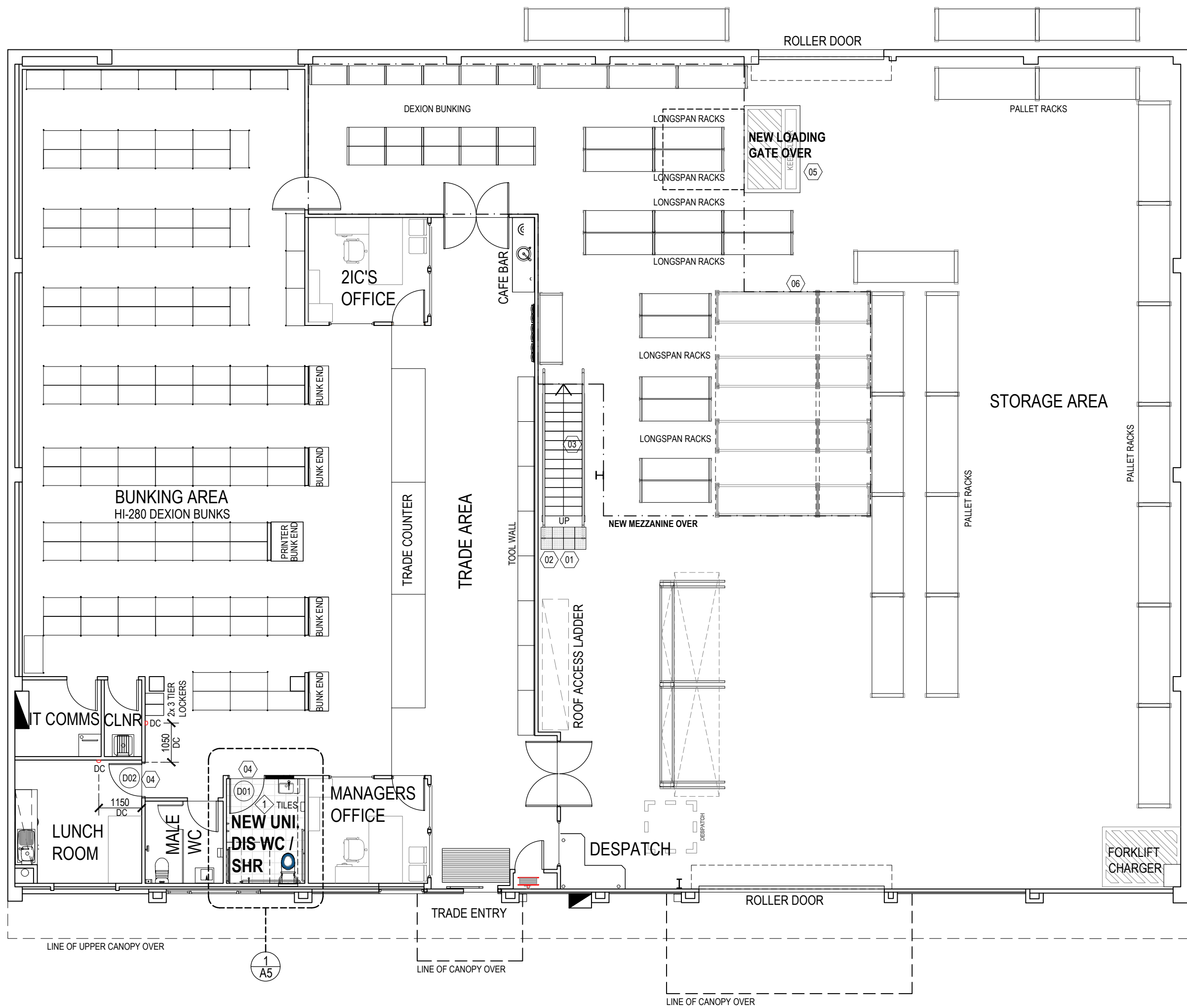
NOTES

- 01 REMOVE ALL FITTINGS & FIXTURES SHOWN DOTTED INCLUDING FLOOR & WALL TILES/SKIRTING. REFER TO SPECIFICATION FOR NEW FINISHES, FIXTURES & FITTINGS
- 02 SAW CUT EXISTING CONCRETE TO ALLOW FOR NEW SHOWER SEWER SERVICE CONNECTION TO EXISTING TOILET SEWER. MAKE GOOD SLAB AS REQUIRED. REFER TO DRAWING 2/A2 FOR DIMENSIONS. REFER TO HYDRAULICS CONSULTANT'S DRAWINGS
- 03 SCABBLE EXISTING CONCRETE SLAB WHERE SHOWN WITH A TONE TO ALLOW FOR NEW SCREED AND FALLS TO NEW SHOWER WASTE. FALL TO FW SHALL HAVE A GRADIENT BETWEEN 1 IN 60 TO 1 IN 80



- NOTES:
- BUILDER TO DETERMINE THE EXTENT OF THE EXISTING SLAB CUT OUT FOR NEW SERVICES
 - BUILDER TO PROVIDE REINSTATEMENT CONCRETE DETAIL AS SHOWN ABOVE
 - SLAB INFILL TO BE WATERPROOFED

2 CONCRETE FLOOR DETAIL SCALE 1:20 RE-INSTATEMENT



1 PROPOSED GROUND FLOOR PLAN
SCALE 1:100

FINISHES LEGEND

- 1 ST JAMES CHARCOAL PORCELAIN 300x300 TILE (T38571)

NOTES

- 01 NEW ALLSAFE OR EQUAL PEEL-N-STICK BLACK RUBBER TACTILE INDICATOR PADS 600x300 INSTALLED TO TOP AND BOTTOM OF STAIRS TO AS1428.1
- 02 NEW HANDRAIL TO BE MIN 50mm CLEAR OF WALL / FLOOR STRUCTURE
- 03 NEW "SAFER STORAGE SYSTEMS" OR SIMILAR STEEL STAIRS & NOSING STRIPS TO COMPLY TO AS1428.1
- 04 NEW DIMINISHING STRIP
- 05 NEW YELLOW PAINT SAFETY LINEMARKING TO COMPLY TO AS4049.2
- 06 SECURELY FIX NEW 19mm STRUCTURAL PLYWOOD LINING TO BACK OF PIPE RACK IF NONE ALREADY IN PLACE

05m

010

N

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING GLAZING
- EXISTING FIRE HOSE REEL
- NEW STUD WALL TO MATCH EXISTING WALL THICKNESS
- NEW DOOR NUMBERS
- NEW AUTO DOOR ACCESS CONTROL. CONTROL TO BE MOUNTED AT 1000ABFL IN ACCORDANCE WITH AS 1428.1. AUTO DOOR TO BE POWER OPERATED IN ACCORDANCE WITH AS1428.1 CLAUSE 13.3.4
- LINE OF NEW MEZZANINE OVER

GENERAL NOTES

- RACKING BY REECE APPOINTED RACKING CONTRACTOR
- ALL NEW DOORS (D01 & D02) PAINTED DULUX GLOSS ENAMEL - CUMBERLAND GREY 13A-1A
- WALLS TO BE RE-PAINTED DULUX ANTIQUE WHITE U.S.A SW1H7 AT LOCATION OF NEW WORKS
- NOSINGS TO BE INSTALLED TO STAIRS IN WAREHOUSE -LATHAM ASBRA FLEX-STRIPS 50mm WIDE, ADHESIVE FIXED TO STAIR TREAD NOSING'S SET BACK 25MM FROM THE NOSING EDGE; COLOUR - SAFETY YELLOW
- REFER TO CONSULTANT'S DRAWINGS FOR SERVICES SCOPE
- AUTO DOOR TO BE OPERABLE MANUALLY UNDER A FORCE OF NOT MORE THAN 110N

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1465

Date: 11-MAR-2024

02	04.12.23	CLIENT REVIEW
01	18.05.23	CLIENT REVIEW
rev.	date	amendment

PRELIMINARY ISSUE

NOT FOR CONSTRUCTION

NOVATEC

Architects
Interior Design

REECE EAST BRISBANE AMENITIES ALTERATIONS

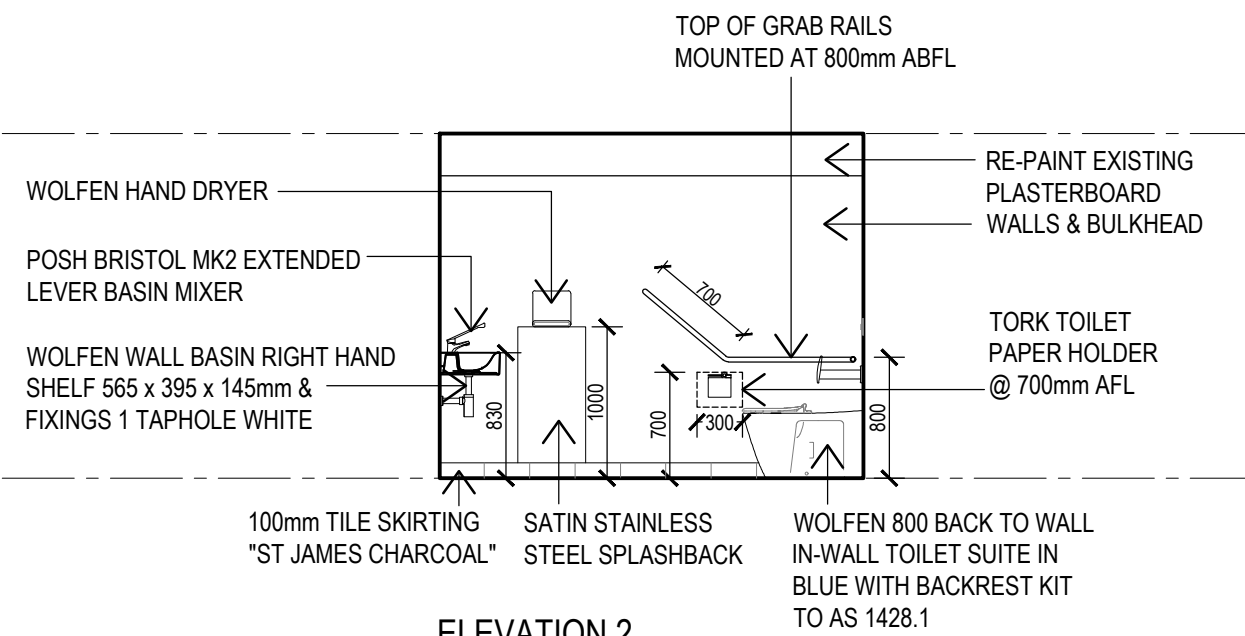
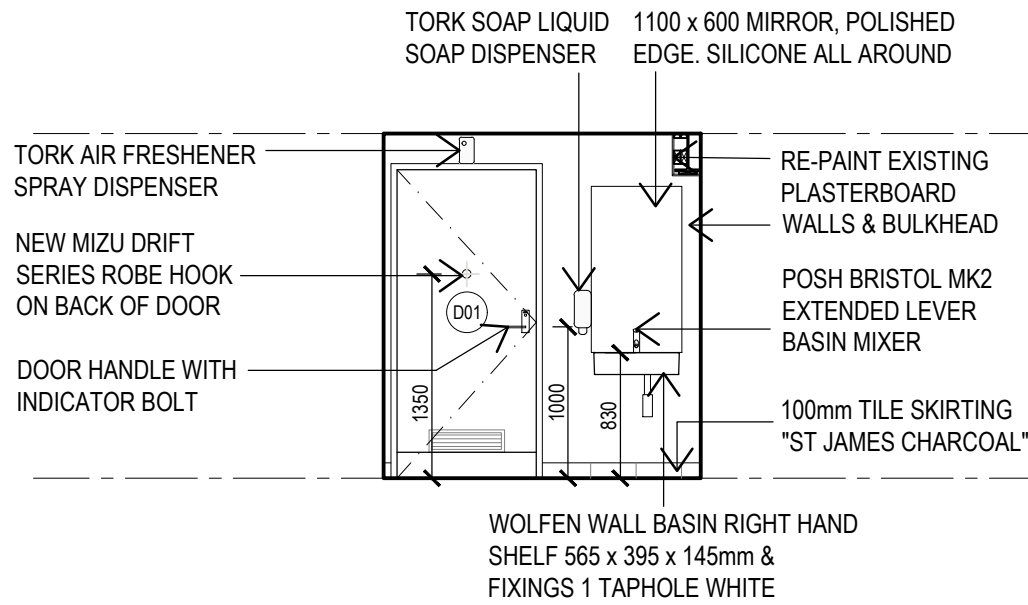
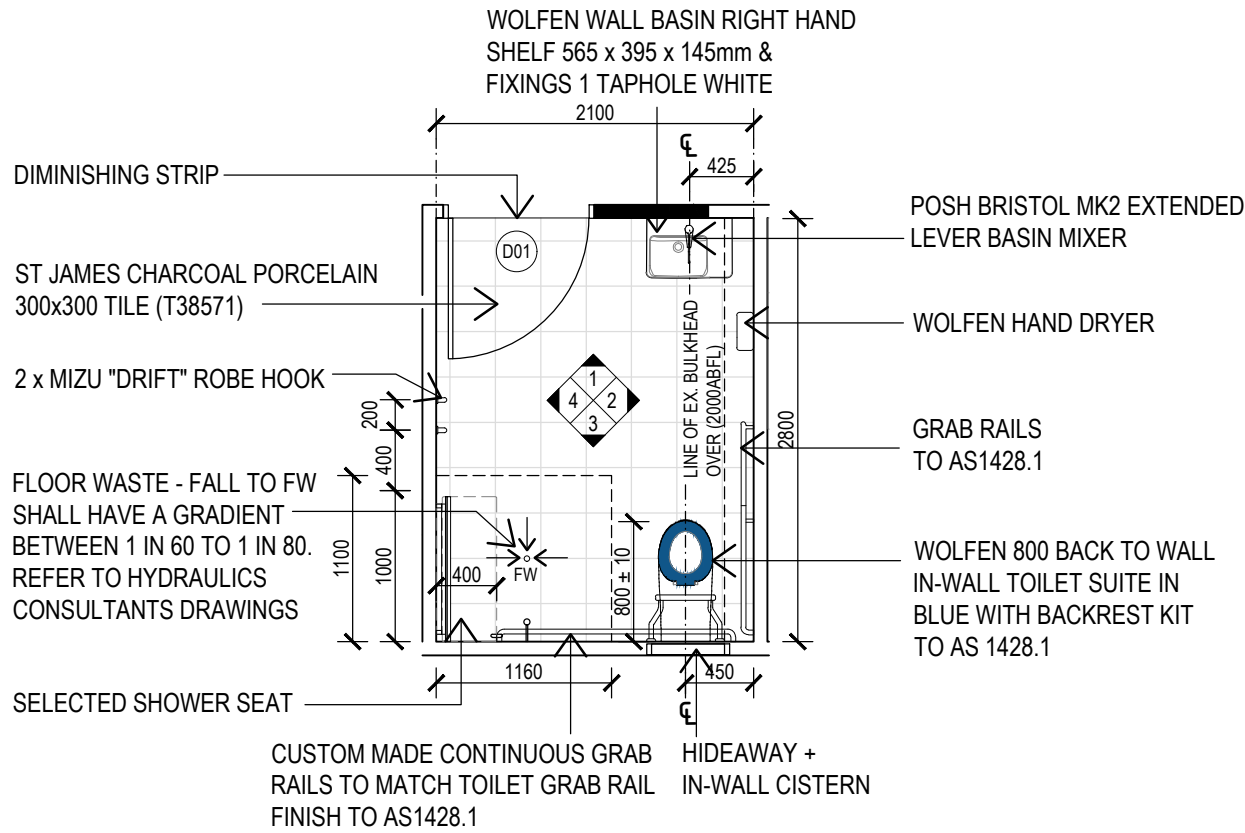
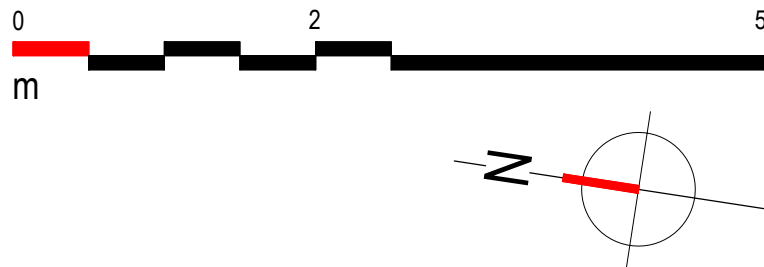
67 WELLINGTON RD, EAST BRISBANE QLD 4169

reece

Store 4106

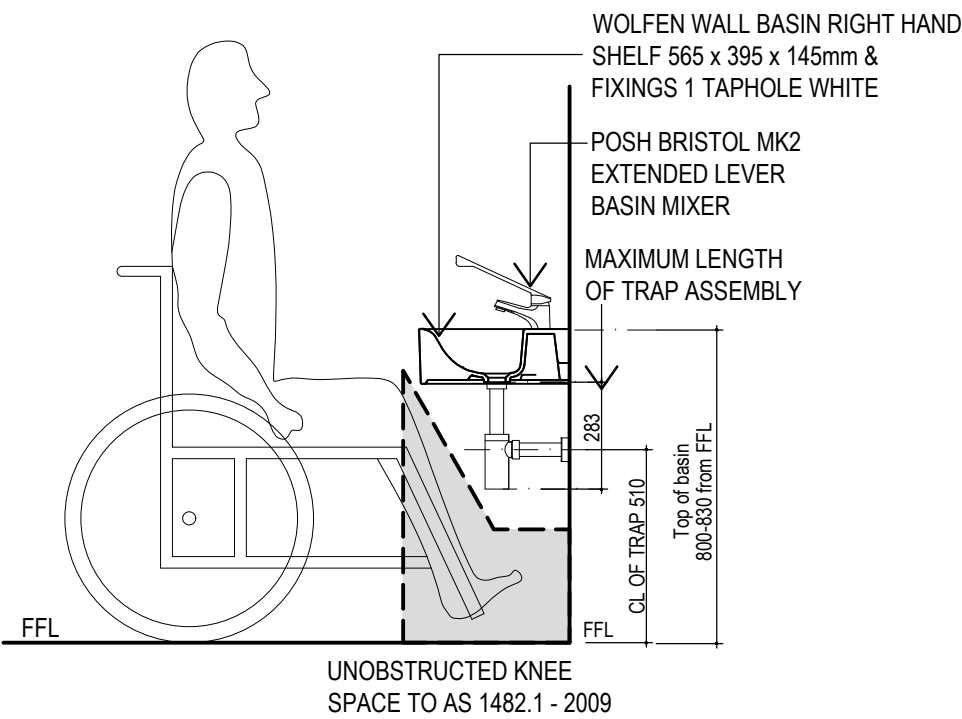
PROPOSED GROUND FLOOR PLAN

23029 A4 01



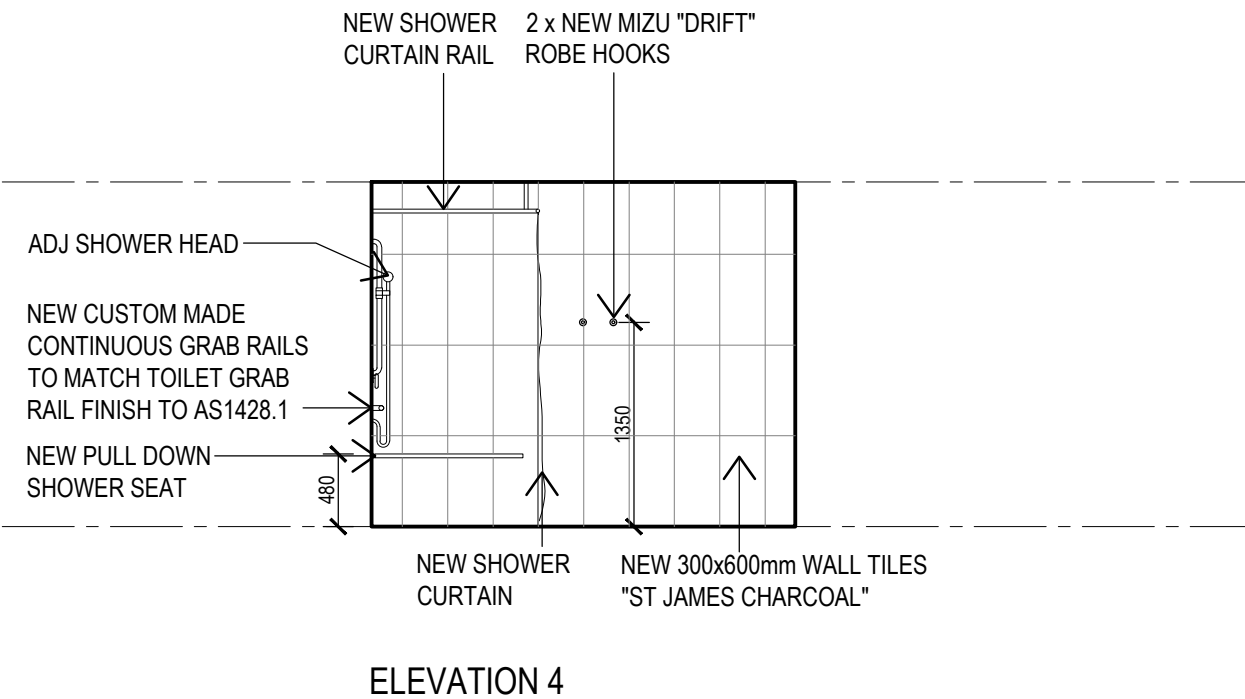
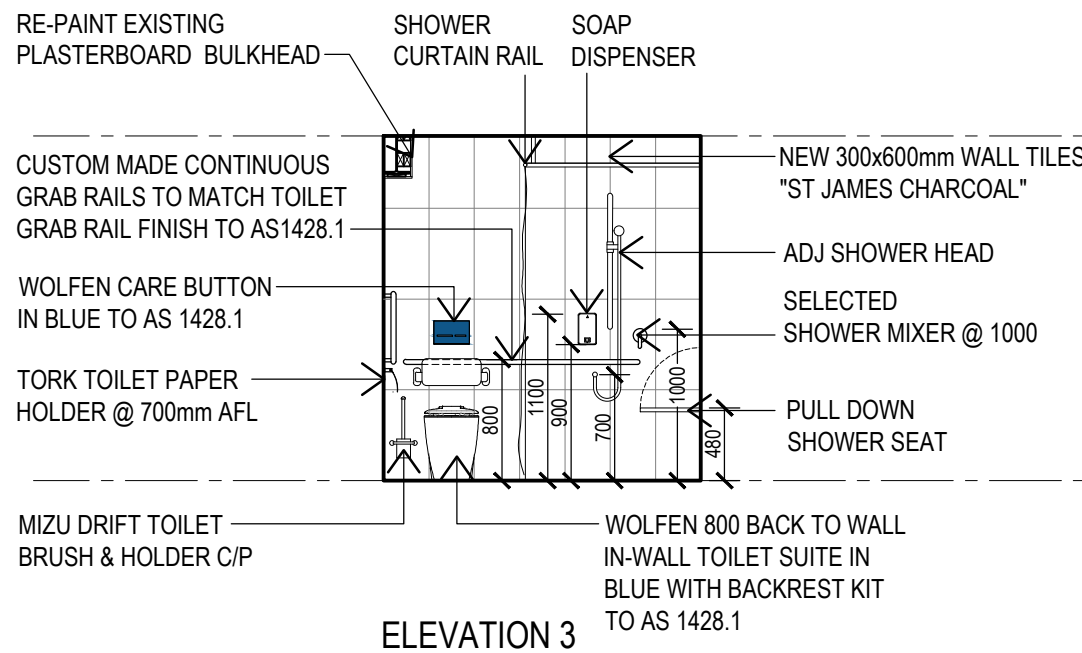
1 PROPOSED DISABLED WC/SHR

SCALE 1:50



2 TYPICAL DISABLED BASIN DETAIL

SCALE 1:20



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1465

Date: 11-MAR-2024



01 18.05.23 CLIENT REVIEW
rev. date amendment

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

NOVATEC

Architects
Interior Design

**REECE EAST BRISBANE
AMENITIES ALTERATIONS**
67 WELLINGTON RD, EAST BRISBANE QLD 4169

reece Store 4106

**PROPOSED INTERNAL
ELEVATIONS & DOOR
SCHEDULE**

17 Hancock St Southbank Vic 3006 design@novatec.com.au (03) 9696 3000

Do not scale drawings. Written dimensions shall take precedence. Check all dimensions, levels and site conditions before commencement of work. All work shall be in accordance with the NCC and relevant Australian Standards.

drawn date original size scale
NT 17.05.23 A2 1:50

23029 A5 01

DESCRIPTION
DOOR TYPE A
38mm SEMI-SOLID CORE DOOR (920mm LEAF) WITH 6mm MDF FLUSH PANEL FACES TO BOTH SIDES, PRE-PRIMED FOR PAINT FINISH.
MOUNT DOOR FURNITURE AT 1000mm ABOVE FLOOR.
SKIRTING MOUNTED SYLON CUSHION STOPS - COLOUR: WHITE.
INSTALL RAVEN RP77 DIMINISHING STRIP TO DOOR THRESHOLD.
FIT 600 x 150mm DOOR GRILLE

HARDWARE
LOCKWOOD 3572SC PRIVACY LATCH AND DISABLED TURN ON THE INSIDE
LOCKWOOD 1814/59SC EXTERNAL LEVER ON PLATE
LOCKWOOD 1941/59SC INTERNAL LEVER ON PLATE (Handed order L or R as req'd)
2 x LOCKWOOD 100 SERIES FAST FIX DOOR HINGES (100 X 70 X 2.5mm)
2 x LOCKWOOD 404 KICKPLATES ON BOTH SIDES OF DOOR.
KICKPLATE SIZE: 1.2mm THICK x 170mm HIGH x WIDTH OF DOOR.
DORMA TS 73V SURFACE MOUNTED DOOR CLOSER WITH SPRING STRENGTH EN1. (SILVER FINISH)

FINISHES
PAINT: SEMI-GLOSS ENAMEL - DULUX "REECE CUMBERLAND" A4165
DOOR FRAME: NATURAL ANODISED ALUMINIUM FINISH

SIGNAGE
SETON PREMIUM NAT. ANOD. ALUMIUM FINISH DOOR SYMBOLS TO AS 1428.1
UNISEX ACCESSIBLE RH WITH SHOWER: A46808

DESCRIPTION
DOOR TYPE A
38mm SEMI-SOLID CORE DOOR (870mm LEAF) WITH 6mm MDF FLUSH PANEL FACES TO BOTH SIDES, PRE-PRIMED FOR PAINT FINISH.
MOUNT DOOR FURNITURE AT 1000mm ABOVE FLOOR.
SKIRTING MOUNTED SYLON CUSHION STOP - COLOUR: WHITE.
INSTALL RAVEN RP77 DIMINISHING STRIP TO DOOR THRESHOLD.
FIT 600 x 300mm DOOR GRILLE

HARDWARE
DORMAKABA ED100 AUTO DOOR OPERATOR, WITH MOTION SENSOR AND LARGE HEAD PUSH BUTTON RELEASE BOTH SIDES OF DOOR.
2 x STAINLESS STEEL BALL BEARING HINGES PER LEAF

FINISHES
PAINT: PAINT: SEMI-GLOSS ENAMEL - DULUX "REECE CUMBERLAND" A4165
DOOR FRAME: NATURAL ANODISED ALUMINIUM FINISH

NOTES

CHECK ALL OPENING SIZES BY SITE MEASURING PRIOR TO MANUFACTURE.

DOOR FRAME FINISHES: NATURAL ANODISED ALUMINIUM

FIT ALL DOOR FRAMES WITH BRUSH SEALS - RAVEN INDUSTRIES NYLON FILAMENT OR SIMILAR

BRILLE & TACTILE CHARACTERS ON SIGNS TO BE MOUNTED AT 1250mm TO 1350mm ABOVE FLOOR LEVEL.

NEW AUTO DOOR ACCESS CONTROL. CONTROL TO BE MOUNTED AT 1000ABFL IN ACCORDANCE WITH AS 1428.1

AUTO DOOR TO BE OPERABLE MANUALLY UNDER A FORCE OF NOT MORE THAN 110N

D01
DISABLED WC/SHR

D02
LUNCH ROOM - AUTO DOOR