



rev	amendment	date
A	ISSUE FOR TENDER	12.12.2024
1	ISSUE FOR CONSTRUCTION	20.01.2025
2	ISSUE FOR CONSTRUCTION	06.02.2025

TENANT WORKS - IFC

GEYER

geyer.design
Sydney Melbourne Brisbane Perth Singapore
Brisbane
Rowes Building
Level 1, 235 Edward Street
Brisbane QLD 4000
phone: +61 7 3739 3100

All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Do not scale off this drawing. Copyright remains the property of Geyer Services Pty Ltd.

Geyer Services Pty Ltd shall not be liable for any use of the document for any purpose other than that for which the same was prepared by or on behalf of Geyer Services Pty Ltd.

Net Lettable Area (NLA) calculation is indicative only. Site remains subject to survey by Landlord.

Valmont

valmont.com.au

project
BPG - RICHLANDS REFURBISHMENT
BUILDINGS A & B
514 BOUNDARY ROAD
RICHLANDS QLD 4077

drawn	checked	approved
RCU	IGU/VCA	TRO
north	scale	
	1:100 (A2)	

drawing level
BUILDING B - GENERAL ARRANGEMENT PLAN **GF**

project number	drawing number	revision
24_Q1414	ID.B.0110	2

Print sheet in colour

GENERAL ARRANGEMENT NOTES		LEGEND
1. ALL FLOOR PENETRATIONS TO BE TREATED IN ACCORDANCE WITH CLAUSE C3.15 OF THE NCC IN ORDER TO MAINTAIN THE FIRE RESISTANCE LEVEL OF THE EXISTING FLOOR.	6. ACCESS FOR PEOPLE WITH DISABILITIES WILL BE PROVIDED IN ACCORDANCE WITH CLAUSE D3.3 OF THE NCC AND AS 1428.1 & AS1428.4.	<p>DENOTES EXISTING BASE BUILDING WALLS</p> <p>DENOTES EXISTING BASE COLUMNS</p> <p>DENOTES NEW PLASTERBOARD PARTITIONS TO BE BUILT</p> <p>DENOTES NEW GLAZED PARTITIONS TO BE BUILT</p> <p>ROOM1 XX.XX DENOTES ROOM NAME & NUMBER FLOOR LEVEL - ROOM NUMBER</p>
2. MATERIALS, LININGS AND SURFACE FINISHES USED IN THE BUILDING WILL COMPLY WITH THE FIRE HAZARD PROPERTIES IN ACCORDANCE WITH SPECIFICATION C1.10 OF THE NCC. AT THE COMPLETION OF THE PROJECT CERTIFICATES ARE TO BE SUBMITTED DETAILING COMPLIANCE WITH THIS SPECIFICATION.	7. AT THE COMPLETION OF THE BUILDING PROJECT, CERTIFICATES CERTIFYING THAT ALL FIRE SAFETY MEASURES HAVE BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIRED STANDARDS, WILL BE PROVIDED BY SUITABLE QUALIFIED PERSONS.	
3. OPENINGS IN FLOORS, SHAFTS, OPENINGS FOR SERVICE INSTALLATIONS, AND CONSTRUCTION JOINTS WILL BE PROTECTED IN ACCORDANCE WITH C3 OF THE NCC.	8. CONTRACTOR IS TO ENSURE THAT FITOUT IS DESIGNED TO AND COMPLIES WITH AS1170.4 STRUCTURAL DESIGN ACTIONS, EARTHQUAKE DESIGN CATEGORY AND SEISMIC RESTRAINT TO BE DETERMINED IN ACCORDANCE WITH AS1170.4. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SERVICES ENGINEERS DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS. STRUCTURAL ENGINEERS DRAWINGS TO BE PROVIDED BY CONTRACTOR.	
4. THE PROVISIONS FOR EGRESS WILL COMPLY WITH PART D1 OF THE NCC. A MAXIMUM OF 20M TO REACH A POINT OF CHOICE IN ACCORDANCE WITH THE DEEMED-TO-SATISFY PROVISIONS OF THE NCC.		
5. ALL ELECTRICITY / DISTRIBUTION BOARDS, OR CENTRAL TELECOMMUNICATION DISTRIBUTION BOARDS LOCATED IN THE PATHS OF TRAVEL, WILL BE ENCLOSED IN NON-COMBUSTIBLE CONSTRUCTION OR A FIRE PROTECTIVE COVERING, WITH DOORS PROVIDED WITH SMOKE SEALS IN ACCORDANCE WITH CLAUSE D2.7 OF THE NCC.		