

FIRE PROTECTION SERVICES

No	TITLE
FP-0000	COVER SHEET
FP-0001	LEGEND AND NOTES
FP-1001	GROUND FLOOR
FP-1002	LEVEL 1
FP-1003	LEVEL 2
FP-1004	LEVEL 3
FP-1005	LEVEL 4

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D	REVISED TENDER	JSK	GRB	19/07/18
C	TENDER	JSK	GRB	23/02/18
B	PRELIMINARY	JSK	GRB	16/01/18
A	PRELIMINARY	PBB	PR	15/12/17
REV	DESCRIPTION	DRAWN	APP'D	DATE

 Property NSW	 TKDArchitects Tanner Kibble Denton
CLIENT	ARCHITECT

ASN CO. BAY 4-5 COMMERCIAL USE 1-3 HICKSON ROAD, THE ROCKS	COVER SHEET
PROJECT	TITLE

 WOOD & GRIEVE ENGINEERS	TENDER NOT FOR CONSTRUCTION FIRE PROTECTION SERVICES			
	33307	FP-0000	D	
SCALE @ A1	PROJECT No	DRAWING No	REV	

FIRE SPRINKLER LEGEND

	EXPOSED FIRE SPRINKLER PENDANT
	EXPOSED FIRE SPRINKLER UPRIGHT
	FLUSH CAPPED HEAD CEILING FIRE SPRINKLER
	SEMI RECESSED CEILING FIRE SPRINKLER
	CONCEALED SPACE FIRE SPRINKLER PENDANT
	CONCEALED SPACE FIRE SPRINKLER UPRIGHT
	HIGH TEMPERATURE KITCHEN EXHAUST FIRE SPRINKLER WITH GUARD
	EXPOSED FIRE SPRINKLER WITH GUARD UNDER DUCTWORK
	EXPOSED PENDANT FIRE SPRINKLER UNDER DUCTWORK
	SIDE WALL HORIZONTAL SPRINKLER
	SMOKE DETECTOR
	HIDDEN SMOKE DETECTOR
	THERMAL DETECTOR
	MANUAL CALL STATION/BREAK GLASS ALARM SWITCH
	IN DUCT SMOKE DETECTOR
	VISUAL WARNING/INDICATOR
	ALARM BELL
	CEILING/SOFIT EWIS SPEAKER
	HORN EWIS SPEAKER
	ADDRESSABLE I/O DEVICE
	WARDEN INTERCOMMUNICATION POINT
	MAIN FIRE DETECTION CONTROL & INDICATION PANEL (FIP)
	MAIN EMERGENCY WARNING CONTROL & INDICATION PANEL
	SUB FIRE DETECTION CONTROL & INDICATION PANEL
	SPRINKLER CONTROL VALVE ASSEMBLY
	FLOW SWITCH ASSEMBLY
	PRESSURE SWITCH ASSEMBLY
	FIRE HYDRANT SINGLE OUTLET
	FIRE BOOSTER OUTLET
	SOLENOID VALVE
	MONITORED ISOLATION VALVE
	COMBINED FIRE SERVICES PIPE WORK
	SPRINKLER PIPE WORK
	HYDRANT PIPE WORK
	DIESEL EXHAUST PIPE WORK

NOTES:

- REFER TO THE HEAD CONTRACT FOR ALL PRELIMINARY CONDITIONS & REQUIREMENTS
- THE PROGRAMME OF THE WORKS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PROGRAMME. THE WORKS PROPOSED ARE TO BE STAGED. THE CONTRACTOR IS TO FAMILIARISE THEMSELVES WITH BOTH THE CONSTRUCTION & STAGING PROGRAMME & MAKE THE NECESSARY ALLOWANCES TO SUIT. EXISTING FIRE ALARM AND BUILDING OCCUPANT WARNING SYSTEM SERVICES ARE TO REMAIN FULLY OPERATIONAL DURING THE CONTRACT WORKS
- A SITE VISIT & INSPECTION TOGETHER WITH VIEWING OF 'AS INSTALLED' DRAWINGS SHALL BE MADE PRIOR TO TENDER. ALL SITE INSPECTIONS SHALL BE MADE ONLY BY ARRANGEMENT.
- DRAWINGS TO BE READ IN CONJUNCTION WITH EXISTING FIRE SERVICE OPERATING & MAINTENANCE MANUAL & ASSOCIATED AS CONSTRUCTED DRAWINGS
- THE FIRE SERVICES DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:
 - ARCHITECTURAL DRAWINGS
 - STRUCTURAL DRAWINGS
 - MECHANICAL SERVICES DRAWINGS
 - ELECTRICAL SERVICES DRAWINGS
 - HYDRAULIC SERVICES DRAWINGS
 - FIRE ENGINEERING REPORTS APPLICABLE TO THE PROJECT
 - BCA COMPLIANCE REPORT
 - FIRE SERVICES SPECIFICATION
- FIRE CONTRACTOR SHALL LIAISE WITH OTHER ENGINEERING SERVICES FOR FINAL INTEGRATION OF SERVICES
- PROVIDE ALL NECESSARY COMMISSIONING AND TESTING AT PRACTICAL COMPLETION
- PROVIDE DETAILED SHOP DRAWINGS OF THE FIRE SYSTEMS INCLUDING CABLE DISTRIBUTION & FIRE SYSTEM COMPONENT LOCATIONS
- PROVIDE AS-CONSTRUCTED DRAWING DATA AT PRACTICAL COMPLETION
- PROVIDE COMPREHENSIVE MAINTENANCE & WARRANTY OF ALL NEW SERVICES & EQUIPMENT
- THE FIRE CONTRACTOR SHALL ALLOW TO CO-ORDINATION THE FIRE SERVICES INSTALLATION WITH THE FOLLOWING:
 - CEILINGS, CEILING FEATURES & BULKHEADS,
 - MECHANICAL PLANT & DUCTWORK,
 - STRUCTURAL ELEMENTS
 - ELECTRICAL SERVICES
 - HYDRAULIC SERVICES
- SUBMIT DETAIL 'SHOP' DRAWINGS, ENGINEERING CERTIFICATION & SCHEDULES OF EQUIPMENT, FULLY DEPICTING THE ENTIRE INSTALLATION, FOR APPROVAL PRIOR TO PURCHASE OR MANUFACTURE. DRAWINGS SHALL INCLUDE SET OUT THE LOCATION AND SIZE OF PENETRATIONS, SIZING AND DISTANCE ABOVE FLOOR OR BELOW CEILING
- THE FIRE CONTRACTOR SHALL ALLOW FOR ALL REQUIRED CEILING VOID / CONCEALED SPACE FIRE SERVICES SYSTEMS
- REFER TO THE FIRE SERVICES SPECIFICATION FOR DETAIL OF THE WORK PROVIDED FOR FIRE SERVICES BY OTHER TRADES.
- USE EQUIPMENT LISTED IN THE SSL REGISTER AS ACCREDITED PRODUCTS "FIRE PROTECTION EQUIPMENT"
- INSTALL FIRE STOPPING PRODUCTS APPROVED FOR USE IN AUSTRALIA TO ALL FIRE SERVICES PASSING THROUGH FLOOR SLABS, FIRE WALLS & FIRE CEILINGS
- MATERIALS AND WORKMANSHIP
- ALL MATERIALS, LABOUR AND PLANT SHALL BE PROVIDED BY THE FIRE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS AND FREE FROM ALL DEFECTS.
- WORKMANSHIP SHALL BE CARRIED OUT IN A FIRST CLASS MANNER AND IN ACCORDANCE WITH THE TRUE INTENT AND MEANING OF THIS SPECIFICATION AND ACCOMPANYING DRAWINGS, GENERAL CONDITIONS OF CONTRACT AND TO THE SATISFACTION OF THE CLIENTS REPRESENTATIVE.
- SO FAR AS IT IS REASONABLY AND ECONOMICALLY PRACTICABLE AND WHERE IT IS NOT PREJUDICIAL TO THE PROPRIETOR TO DO SO, THE FIRE CONTRACTOR SHALL IN THE PERFORMANCE OF THE CONTRACT USE LABOUR, MATERIALS, PLANT, EQUIPMENT, SUPPLIES AND SERVICES AVAILABLE WITHIN THE STATE OF NEW SOUTH WALES AUSTRALIA.
- ALL MATERIALS EQUIPMENT AND WORK SHALL COMPLY WITH THE APPROPRIATE AUSTRALIAN STANDARD SPECIFICATION OR CODE, OR IF SUCH HAVE NOT BEEN PREPARED WITH THE APPROPRIATE BRITISH STANDARD.
- ALL MATERIALS EQUIPMENT AND WORK SHALL COMPLY WITH THE RELEVANT RULES AND REGULATIONS LAID DOWN BY ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER SUCH WORK, AND SHALL CONFORM WITH THE REQUIREMENTS OF INSURANCE UNDERWRITER'S CODES.
- ANY WORKMANSHIP, MATERIALS OR INSTALLATION, WHICH ON INSPECTION, IS FOUND TO REQUIRE MODIFICATION TO BE ACCEPTABLE TO THE AUTHORITY CONCERNED SHALL BE REPLACED, CHANGED, MODIFIED, OR OTHERWISE PUT IN A FORM TO PASS THE RELEVANT REGULATIONS. SUCH MODIFICATIONS SHALL BE AT THE EXPENSE OF THE FIRE CONTRACTOR AT NO COST TO THE PROPRIETOR.
- THE FIRE SERVICE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WITH THE SUPPLY AND INSTALLATION OF EQUIPMENT AND COMPONENTS TO PREVENT CORROSION. ANY COMPONENT OR ACCESSORY SHOWING SIGNS OF RUST OR CORROSION DURING THE MAINTENANCE PERIOD SHALL BE RENEWED OR OTHERWISE MADE GOOD IN AN APPROVED MANNER.
- THE FIRE CONTRACTOR SHALL PAINT & LABEL ALL FIRE SERVICES COMPONENTS IN ACCORDANCE WITH THE SPECIFICATION AND THE RELEVANT RESPECTIVE AUSTRALIAN STANDARD.
- TESTING COMMISSIONING AND MAINTENANCE
- TESTING, COMMISSIONING AND MAINTENANCE SHALL BE INCLUSIVE OF ALL SYSTEMS AND INSTALLATIONS AND INCLUDE ALL SPECIFIED AND REQUIRED PROCEDURES DURING THE CONSTRUCTION PERIOD AND FOR THE DURATION OF THE MAINTENANCE PERIOD.
- PERFORM ALL TESTS AS REQUIRED BY THE RELEVANT RESPECTIVE INSTALLATION STANDARD AND AS1851.
- SERVICE THE WHOLE OF THE SYSTEM AT HIS OWN EXPENCE DURING THE DEFECTS LIABILITY PERIOD AND CONSTRUCTION PERIOD.
- THE BUILDING CONTAINS REMNANTS OF THE ORIGINAL SPRINKLER INSTALLATION. THIS PIPE IS NOT CONNECTED TO A WATER SUPPLY HOWEVER IT IS HERITAGE LISTED. ALL EXISTING ORIGINAL SPRINKLER PIPE SHALL BE RETAINED IN-SITE.

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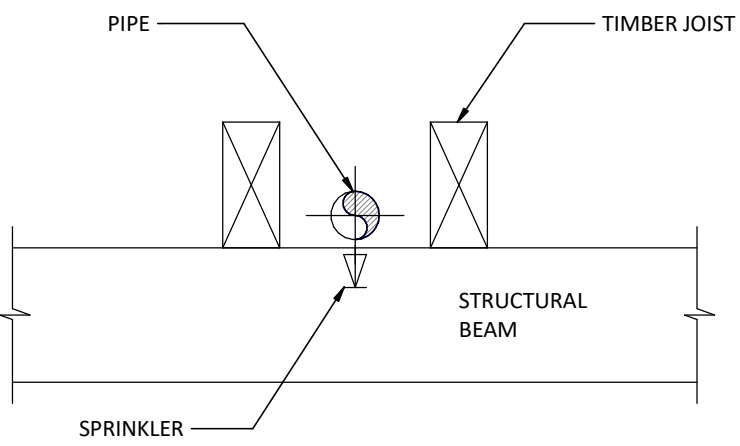
 	
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ASN CO. BAY 4-5 COMMERCIAL USE 1-3 HICKSON ROAD, THE ROCKS	LEGEND AND NOTES
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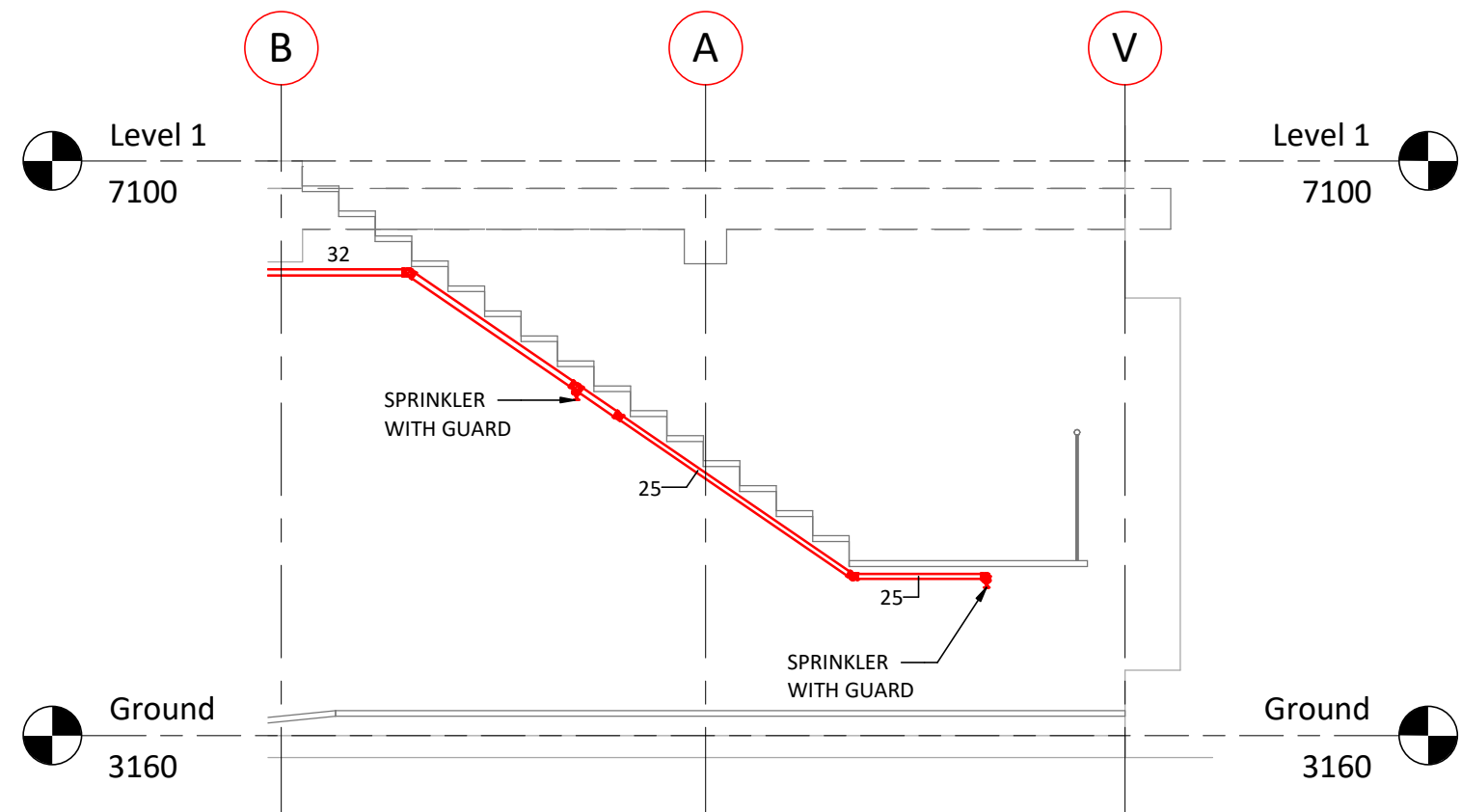
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 - THE WORKS ARE NOT TO INCLUDE ANY CHASING INTO HERITAGE WALLS OR FLOOR STRUCTURES. THE CUTTING OF HERITAGE WALLS FOR NEW FIRE DOORS IS AS DOCUMENTED.
 - A HERITAGE CONSTRUCTION MANAGEMENT PLAN IS TO BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF THE WORKS.
 - THE PROPOSED FIRE SERVICES SYSTEM SHOULD MAINTAIN THE REVERSIBILITY OF THE EXISTING SYSTEM SUCH THAT IT IS ABLE TO BE REMOVED WITHOUT DAMAGE TO ANY HERITAGE FABRIC. THE DRA WINGS AND OR SPECIFICATION SHOULD INCLUDE INFORMATION REGARDING THE REVERSIBILITY OF THE DESIGN.
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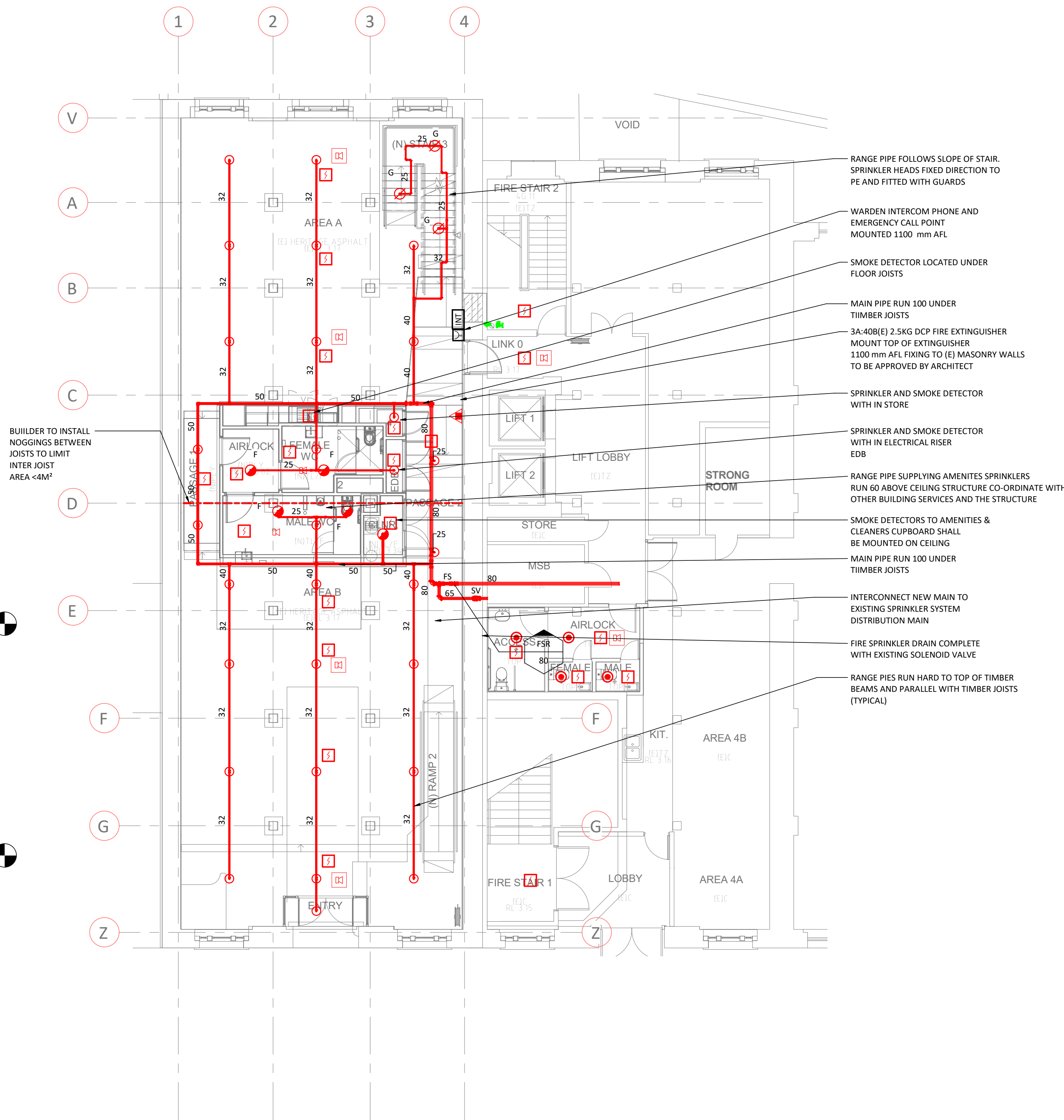
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 - SPRINKLER DESIGN & INSTALLATION TO COMPLY WITH AS2118.1:2017
 - DESIGN CRITERIA:
 - ORDINARY HAZARD GROUP 3 SPRINKLER PROTECTION
 - EXPOSED SPRINKLER SPACING 12.0M2 (4.0M X 3.0M) MAXIMUM
 - MAX NO. OPERATING SPRINKLERS 18 M²
 - MINIMUM DISCHARGE PER SPRINKLER 60 LITRES PER MINUTE
 - VOID PROTECTION SHALL BE IN ACCORDANCE WITH AS2118 REQUIREMENTS FOR LIGHT HAZARD OCCUPANCIES.
 - ALL SPRINKLER HEADS SHALL BE FAST RESPONSE LISTED.
 - PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444:2001
 - SPRINKLER PIPES SHALL BE RUN PARALLEL WITH JOISTS WITHIN THE JOIST SPACE WHERE NOTED ON THE DRAWINGS
 - PIPES SHALL BE MILD STEEL GALVANISED.
 - PIPEWORK SHALL NOT BE PAINTED. ALLOW TO CLEAN ALL PIPEWORK AFTER INSTALLATION AND TOUCH UP SURFACE DAMAGE WITH COLD GAL PAINT. EXCESS HEMP OR PIPE TAPE SHALL BE REMOVED FROM SCREWED JOINTS.
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 - SPRINKLER HEADS PROTECTING BELOW STAIRS SHALL BE FITTED WITH GUARDS
 - FIRE ALARM SYSTEM DESIGN AND INSTALLATION TO COMPLY WITH AS1670.1:2015
 - BUILDING OCCUPANT WARNING SYSTEM TO COMPLY WITH AS1670.1:2015
 - FIRE ALARM AND EWIS SYSTEM COMPONENTS SHALL COMPLY WITH AS7240 REQUIREMENTS.
 - SMOKE DETECTORS MOUNTED BELOW JOISTS SHALL BE INSTALLED COMPLETE WITH A MOUNTING BOX.
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 - HYDRANT COVERAGE PROVIDED FROM EXISTING HYDRANT LANDING VALVE IN FIRE STAIR 2.



DETAIL - 1
SCALE - 1 : 5



SECTION - 3
SCALE - 1 : 50



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**Property NSW**

**TKD Architects**
Tanner Kibble Denton

ARCHITECT/CLIENT

ASN CO. BAY 4-5 COMMERCIAL
USE
1-3 HICKSON ROAD, THE ROCKS

GROUND FLOOR
FIRE SERVICES LAYOUT

PROJECTTITLE

**WOOD & GRIEVE ENGINEERS**

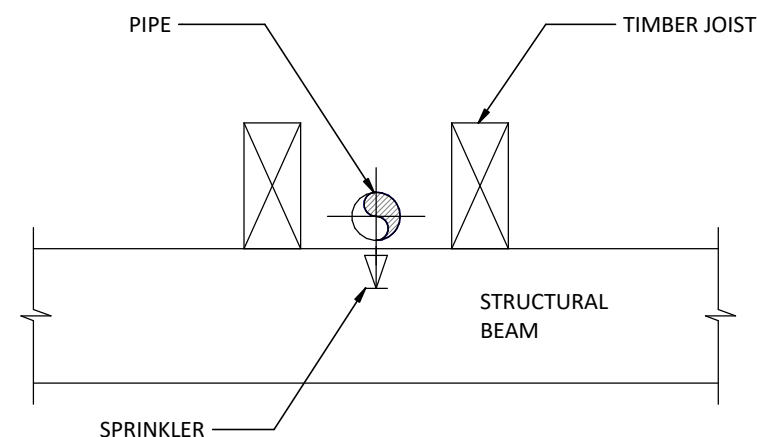
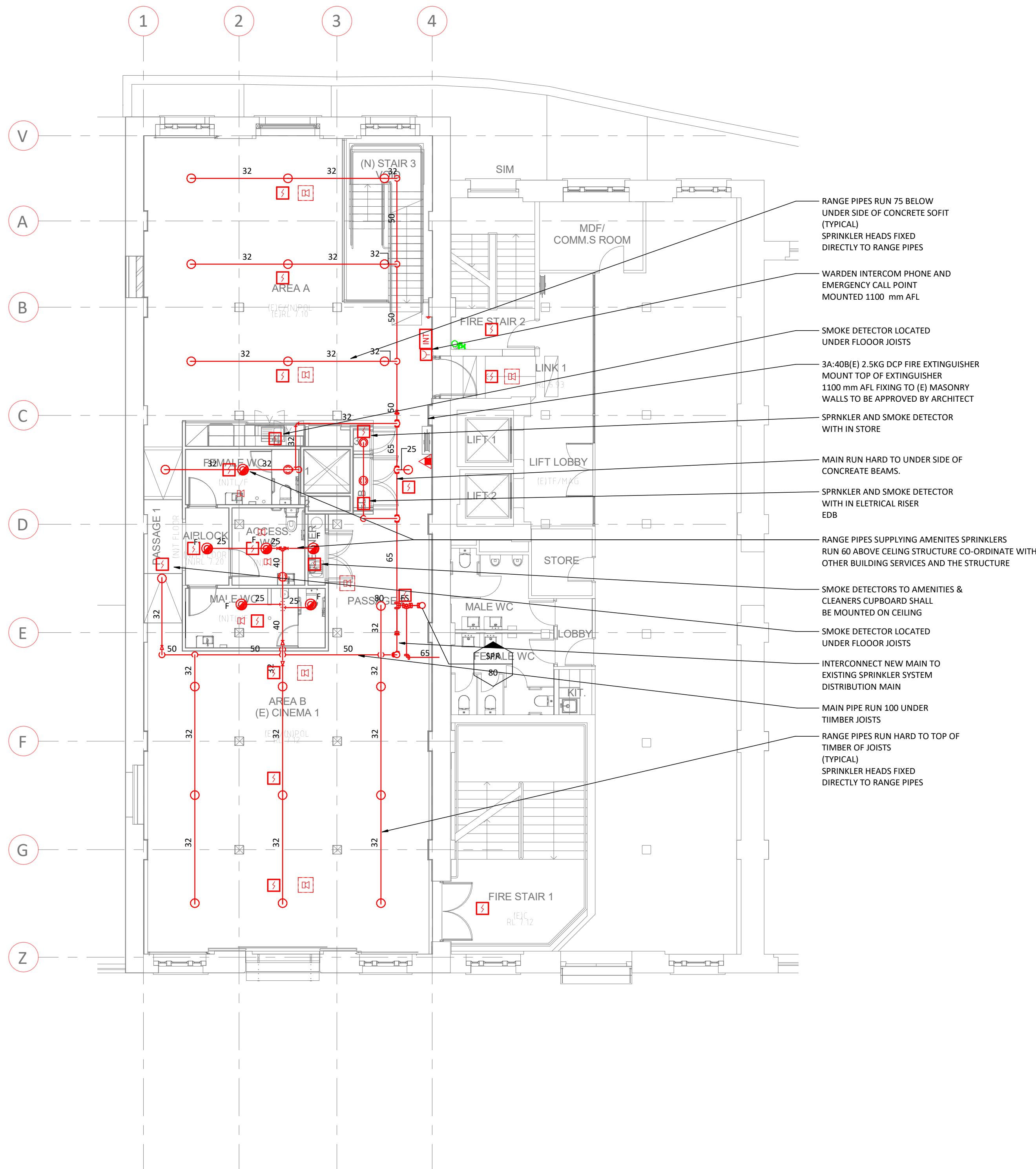


TENDER
NOT FOR CONSTRUCTION
FIRE PROTECTION SERVICES

As indicated	33307	FP-1001	D
SCALE @ A1	PROJECT No	DRAWING No	REV

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DETAIL - 1
SCALE - 1 : 5

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ASN CO. BAY 4-5 COMMERCIAL
USE
1-3 HICKSON ROAD, THE ROCKS

LEVEL 1
FIRE SERVICES LAYOUT

PROJECTTITLE



WOOD & GRIEVE ENGINEERS

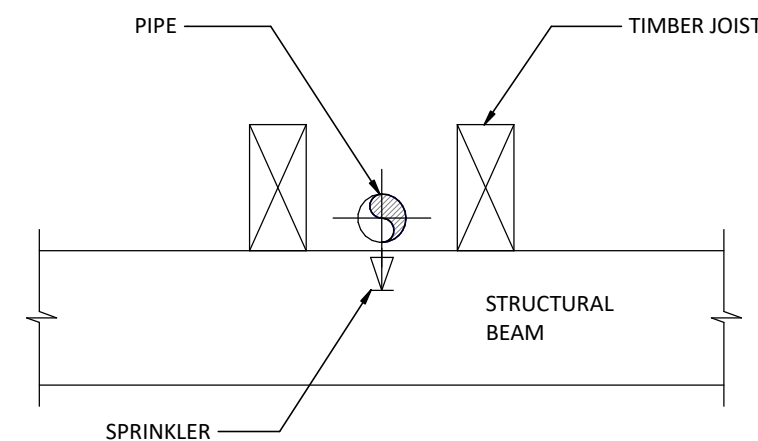
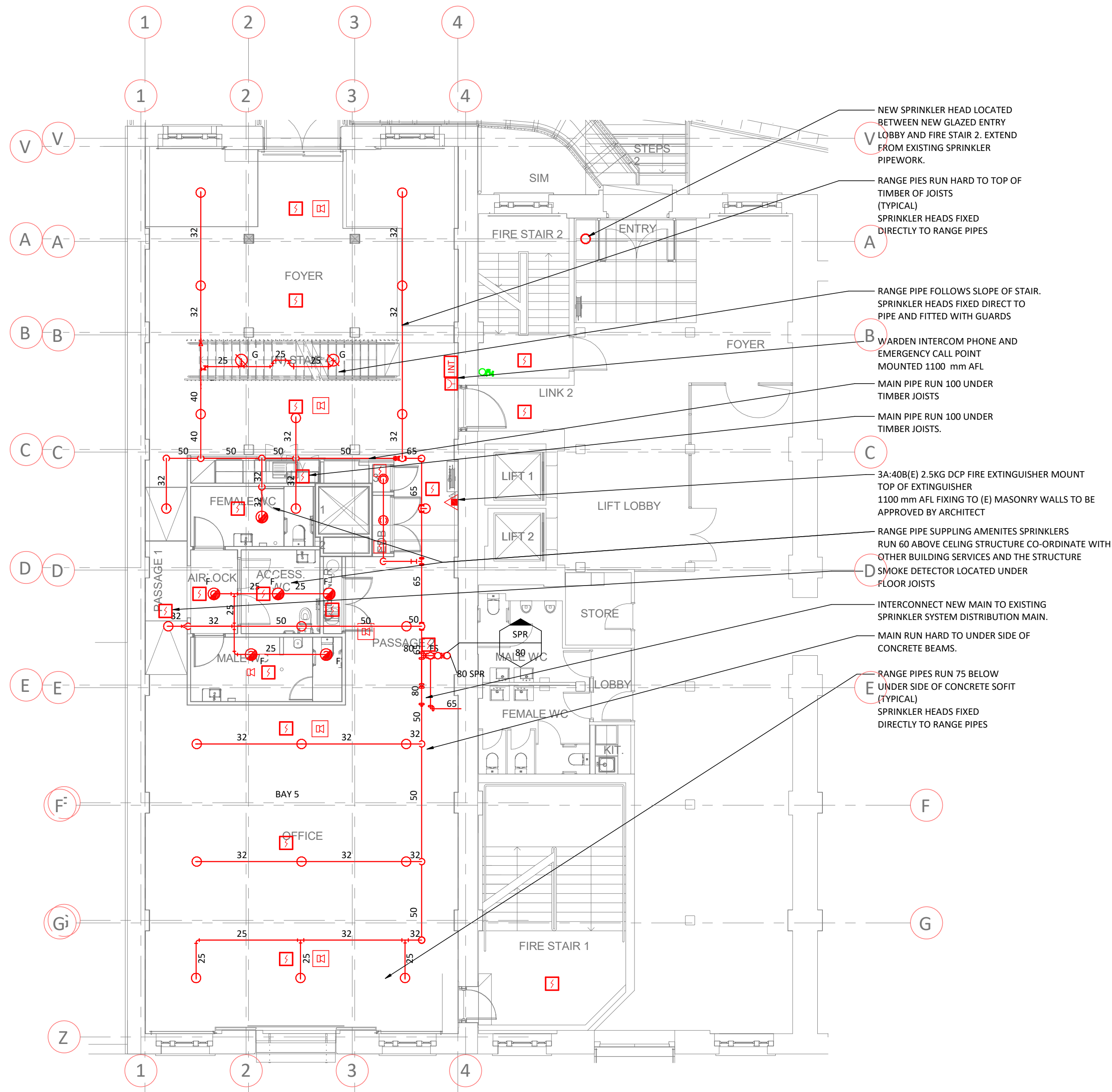


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LEVEL 2
FIRE SERVICES LAYOUT

PROJECT

TITLE

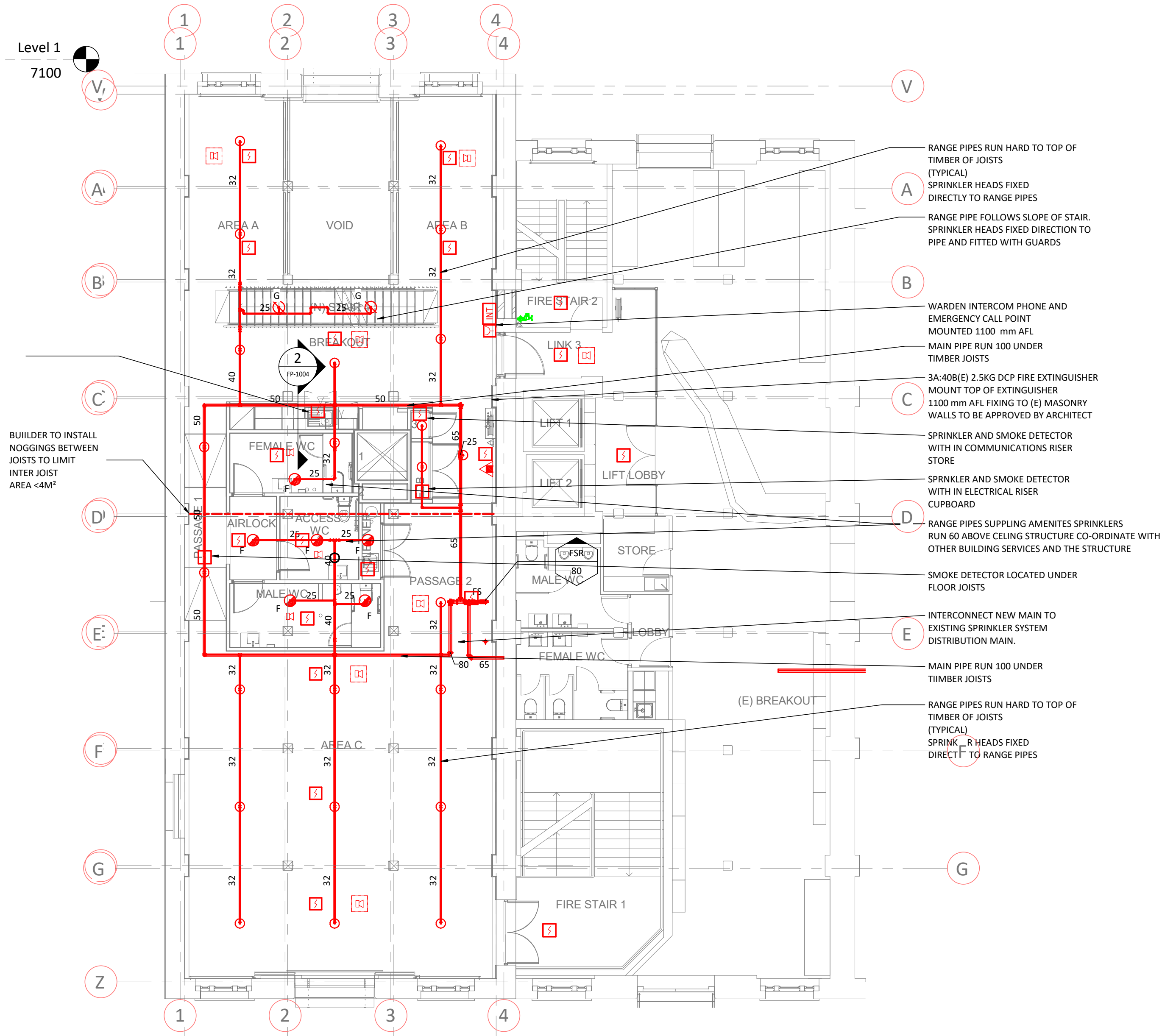
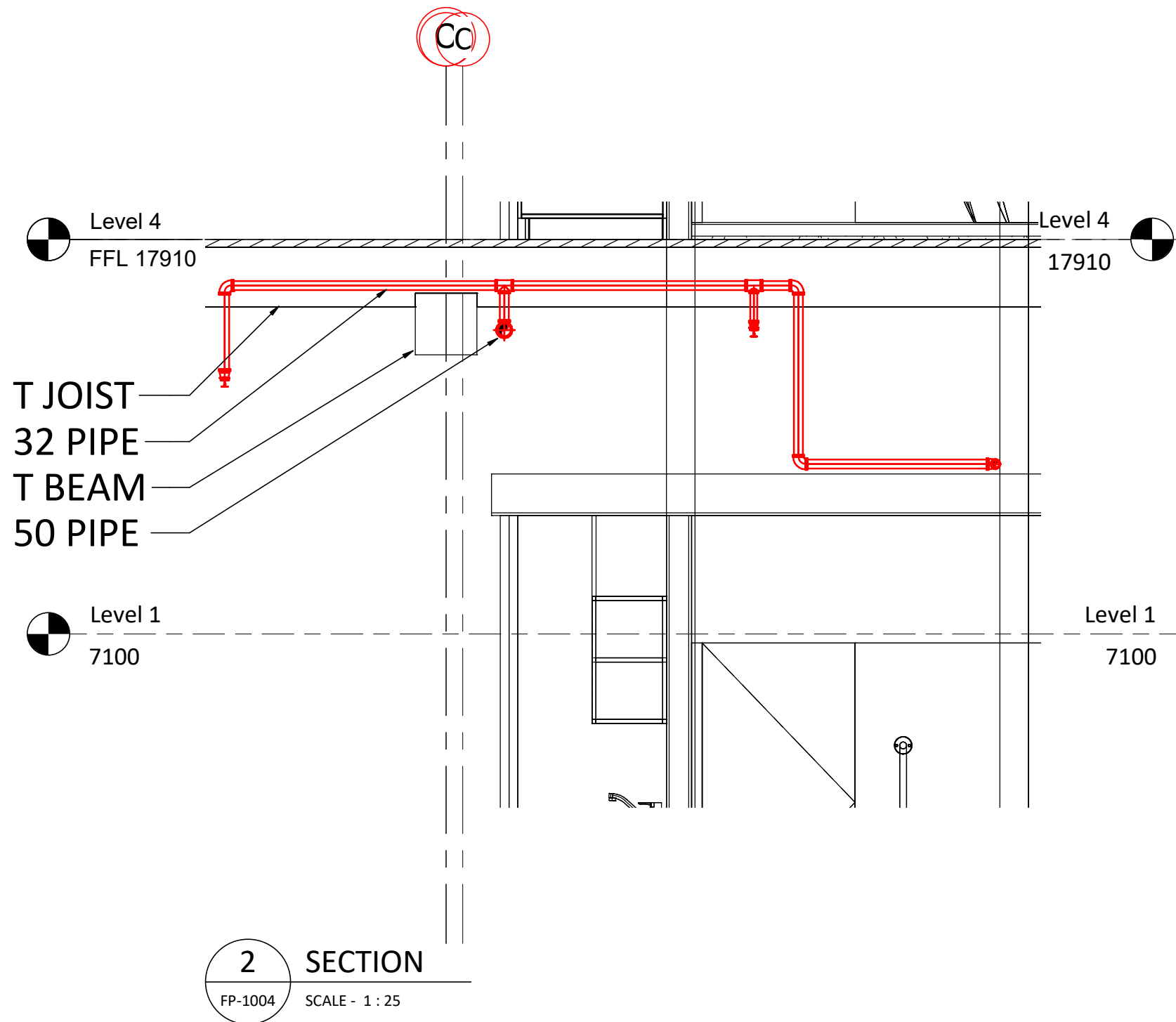


WOOD & GRIEVE ENGINEERS



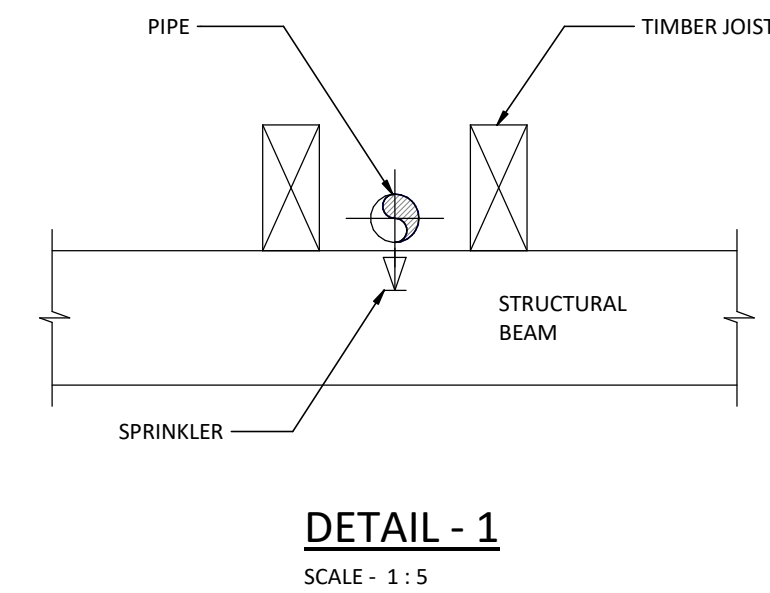
TENDER
NOT FOR CONSTRUCTION
FIRE PROTECTION SERVICES

As indicated	33307	FP-1003	D
SCALE @ A1	PROJECT No	DRAWING No	REV



- HERITAGE NOTES
- THE PROPOSED WORKS WILL BE LOCATED WITHIN A STATE SIGNIFICANT HERITAGE BUILDING.
 - ALL AREAS OF THE BUILDING, ADJACENT TO HERITAGE FABRIC AND SURFACES ARE TO BE PROTECTED DURING WORKS IN ACCORDANCE WITH A HERITAGE CONSTRUCTION MANAGEMENT PLAN.
 - THE WORKS ARE NOT TO INCLUDE ANY CHASING INTO HERITAGE WALLS OR FLOOR STRUCTURES. THE CUTTING OF HERITAGE WALLS FOR NEW FIRE DOORS IS AS DOCUMENTED.
 - A HERITAGE CONSTRUCTION MANAGEMENT PLAN IS TO BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF THE WORKS.
 - THE PROPOSED FIRE SERVICES SYSTEM SHOULD MAINTAIN THE REVERSIBILITY OF THE EXISTING SYSTEM SUCH THAT IT IS ABLE TO BE REMOVED WITHOUT DAMAGE TO ANY HERITAGE FABRIC. THE DRAWINGS AND OR SPECIFICATION SHOULD INCLUDE INFORMATION REGARDING THE REVERSIBILITY OF THE DESIGN.
 - THE BUILDING CONTAINS REMNANTS OF THE ORIGINAL SPRINKLER INSTALLATION. THIS PIPE IS NOT CONNECTED TO A WATER SUPPLY HOWEVER IT IS HERITAGE LISTED. ALL EXISTING ORIGINAL SPRINKLER PIPE SHALL BE RETAINED IN-SITE.

- NOTES
- REFER TO DRAWING FP-00-001 FOR GENERAL NOTES AND LEGEND OF SYMBOLS.
 - THE LAYOUT OF THE FIRE PROTECTION SYSTEMS SHOWN ON THE TENDER DRAWINGS ARE FOR CONCEPTUAL DESIGN ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN OF ALL COORDINATED COMPONENT LOCATIONS, PIPE & CABLE DISTRIBUTION & ENGINEERING CALCULATIONS BASED ON SITE COORDINATION WITH OTHER SERVICES TRADES & LATEST SETS OF ARCHITECTURAL DRAWINGS.
 - DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FIRE SERVICES SPECIFICATION.
 - SPRINKLER DESIGN & INSTALLATION TO COMPLY WITH AS2118.1:2017
 - DESIGN CRITERIA:
 - ORDINARY HAZARD GROUP 3 SPRINKLER PROTECTION
 - EXPOSED SPRINKLER SPACING 12.0M2 (4.0M X 3.0M) MAXIMUM
 - MAX NO. OPERATING SPRINKLERS 18 M²
 - MINIMUM DISCHARGE PER SPRINKLER 60 LITRES PER MINUTE
 - VOID PROTECTION SHALL BE IN ACCORDANCE WITH AS2118 REQUIREMENTS FOR LIGHT HAZARD OCCUPANCIES.
 - ALL SPRINKLER HEADS SHALL BE FAST RESPONSE LISTED.
 - PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444:2001
 - SPRINKLER PIPES SHALL BE RUN PARALLEL WITH JOISTS WITHIN THE JOIST SPACE WHERE NOTED ON THE DRAWINGS
 - PIPES SHALL BE MILD STEEL GALVANISED.
 - PIPEWORK SHALL NOT BE PAINTED. ALLOW TO CLEAN ALL PIPEWORK AFTER INSTALLATION AND TOUCH UP SURFACE DAMAGE WITH COLD GAL PAINT. EXCESS HEMP OR PIPE TAPE SHALL BE REMOVED FROM SCREWED JOINTS.
 - SPRINKLER HEADS SHALL BE 68 DEG CELCIUS U.N.O. THROUGHOUT LEVELS GROUND TO 3 INCLUSIVE.
 - SPRINKLER HEADS LOCATED BENEATH THE LEVEL 4 ROOF SHALL BE 93 DEG CELCIUS.
 - SPRINKLER HEADS SHALL BE CHROME PLATED PENDENT STYLE EXCEPT WITHIN AMENITIES AREAS WHERE WHITE FLUSH CONCEALED SPRINKLERS ARE REQUIRED
 - SPRINKLER HEADS PROTECTING BELOW STAIRS SHALL BE FITTED WITH GUARDS
 - FIRE ALARM SYSTEM DESIGN AND INSTALLATION TO COMPLY WITH AS1670.1:2015
 - BUILDING OCCUPANT WARNING SYSTEM TO COMPLY WITH AS1670.1:2015
 - FIRE ALARM AND EWS SYSTEM COMPONENTS SHALL COMPLY WITH AS7240 REQUIREMENTS.
 - SMOKE DETECTORS MOUNTED BELOW JOISTS SHALL BE INSTALLED COMPLETE WITH A MOUNTING BOX.
 - SMOKE DETECTORS LOCATED IN AMENITIES AREAS SHALL BE MOUNTED AT HIGH LEVEL ON WALLS
 - ALL FIRE ALARM AND EWS CABLING SHALL BE RUN IN GALVANISED STEEL CONDUIT AND FIXED HARD TO THE SIDE OF JOISTS OR DIRECT TO THE UNDERSIDE OF CONCRETE SOFFITS.
 - HYDRANT COVERAGE PROVIDED FROM EXISTING HYDRANT LANDING VALVE IN FIRE STAIR 2.



THIS DRAWING HAS BEEN DOCUMENTED IN COLOUR
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REV	DESCRIPTION	DRAWN	APP'D	DATE
D	REVISED TENDER	JSK	GRB	19/07/18
C	TENDER	JSK	GRB	23/02/18
B	PRELIMINARY	JSK	GRB	16/01/18
A	PRELIMINARY	PBB	PR	15/12/17

**Property NSW**

**TKD Architects**
Tanner Kibble Denton

ARCHITECT/CLIENT

ASN CO. BAY 4-5 COMMERCIAL
USE
1-3 HICKSON ROAD, THE ROCKS

LEVEL 3
FIRE SERVICES LAYOUT

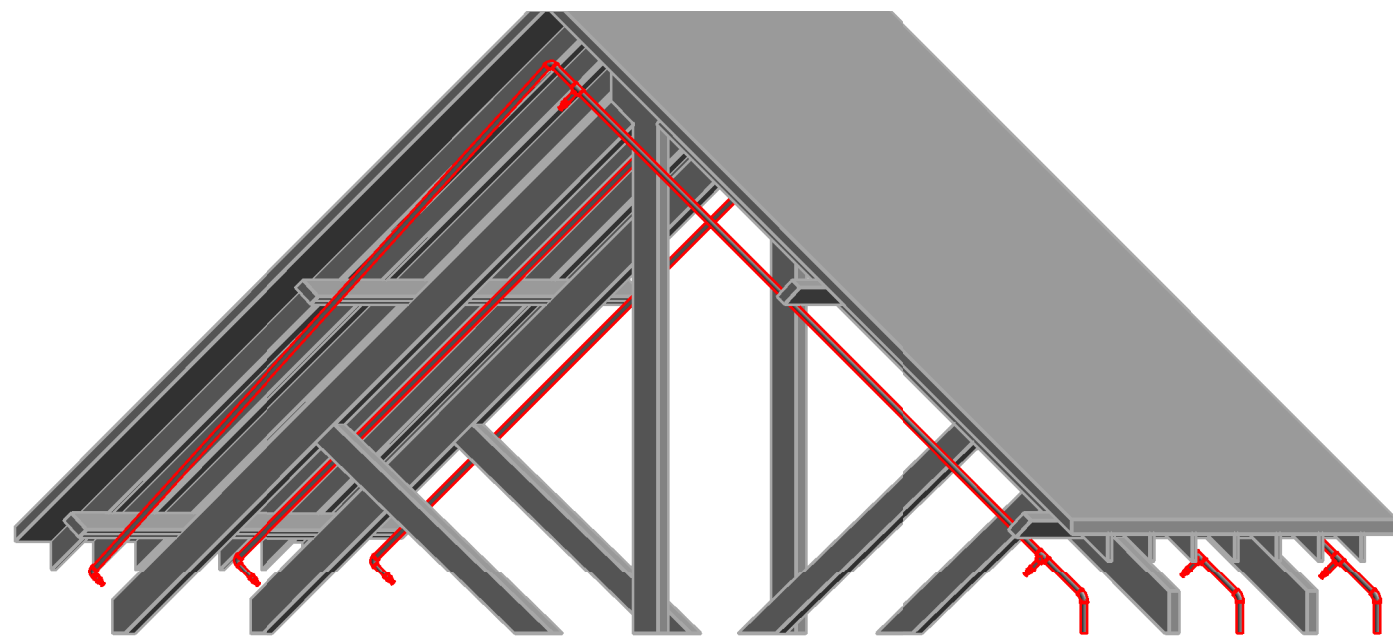
PROJECTTITLE

**WOOD & GRIEVE ENGINEERS**

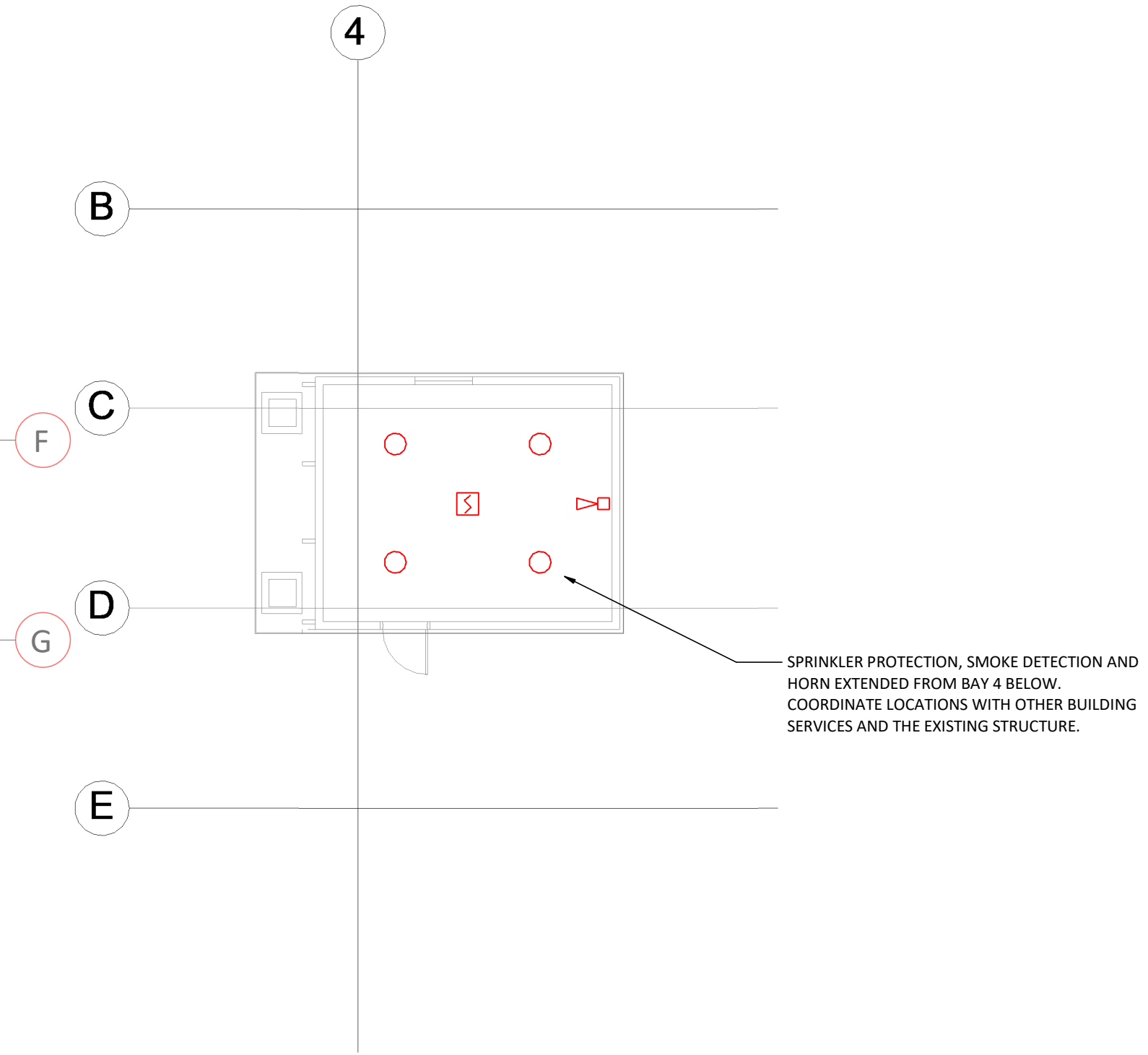
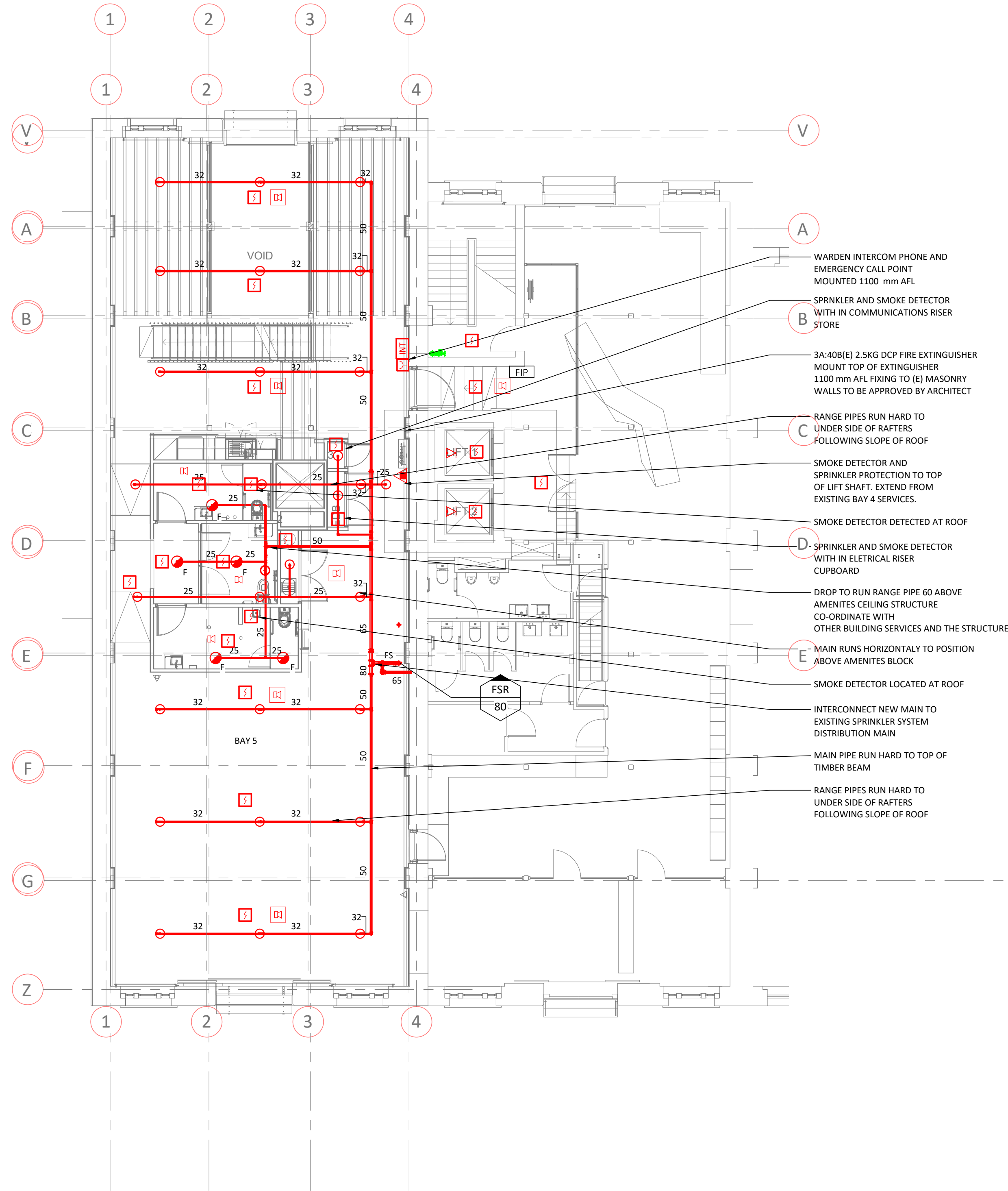


TENDER
NOT FOR CONSTRUCTION
FIRE PROTECTION SERVICES

As indicated	33307	FP-1004	D
SCALE @ A1	PROJECT No	DRAWING No	REV



Pitch Roof Layout
SCALE -



ROOF PLAN

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Property
NSW



TKDArchitects
Tanner Kibble Denton

ARCHITECT/CLIENT

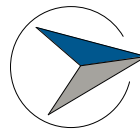
ASN CO. BAY 4-5 COMMERCIAL
USE
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LEVEL 4
FIRE SERVICES LAYOUT

PROJECTTITLE



WOOD & GRIEVE ENGINEERS



TENDER
NOT FOR CONSTRUCTION
FIRE PROTECTION SERVICES

1 : 100
SCALE @ A1

33307
PROJECT No

FP-1005
DRAWING No

D
REV