


JOB NUMBER: P230418

**PROJECT NAME: CHAMBERS COFFEE @ ROZELLE BAY**

**PROJECT ADDRESS:** SUITE H, SYDNEY SUPERYACHT MARINA, 2 MARITIME COURT, ROZELLE, NSW 2039

DWG NO.	TITLE	SIZE	ISSUE	NOTE
000	COVER PAGE	A3	B	
3D1	PERSPECTIVES	A3	N/A	
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105	ELECTRICAL PLAN	A3	N/A	
106	HYDRAULICS PLAN	A3	N/A	
107	REFLECTED CEILING PLAN	A3	N/A	
108	FLOOR FINISHES PLAN	A3	N/A	
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202	SHOPFRONT ELEVATION	A3	B	
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		MM	05	
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REV	DATE	BY	NOTES
A	14/05/2018	C.L	FOR DA APPROVAL
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GENERAL NOTES

CODES & AUTHORITIES

MATERIALS AND FORMS OF CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF ALL RELEVANT CODES AND AUTHORITIES HAVING JURISDICTION AND SPECIFICALLY WITH THE FOLLOWING:

- BUILDING CODE OF AUSTRALIA (BCA)
- AS 1661 PART I (FIRE AND SMOKE CONTROL) AND PART II (VENTILATION)
- AS 2107 (ACOUSTICS)
- AS 3000 (SAA WIRING RULES)
- SYDNEY WATER
- NSW HEALTH ACT
- HB40 -1992 CODE OF GOOD PRACTICE
- CFC'S/ NSW OZONE ACT AND LEGISLATION
- COUNCIL AND PRIVATE CERTIFIER CONDITIONS OF DEVELOPMENT AND CONSTRUCTION CERTIFICATE APPROVAL
- FIRE BRIGADE, BOARD OF FIRE COMMISSIONERS

ALL FLOOR PENETRATIONS TO BE EXECUTED IN ACCORDANCE WITH CLAUSE C3.15. FLOOR OPENINGS, SHAFTS, SERVICE INSTALLATIONS OF ANY OPENINGS AND CONSTRUCTION JOINTS TO BE PROTECTED AND EXECUTED IN ACCORDANCE WITH CLAUSE C3 OF THE BCA.

EGRESS PROVISIONS TO COMPLY WITH PART D1 OF THE BCA, SUBJECT TO APPROVAL OF THE AUTHORITY.

ALL EXIT DOORS TO BE IN ACCORDANCE WITH CLAUSE D1.6 OF THE BCA. ALL AUTOMATIC DOORS (POWER OPERATED) WILL COMPLY WITH CLAUSE D2.19 OF THE BCA.

DOORS TO HAVE AT LEAST 850mm OF CLEARANCE.

BY A SINGLE HANDED DOWNWARD ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1.2M ABOVE THE FLOOR, IN ACCORDANCE WITH CLAUSE D2.21 OF THE BCA.

DISABLED ACCESS, FACILITIES AND CIRCULATION SPACE WILL COMPLY WITH PART D3 OF THE BCA, AS 1428.1 AND AS 1428.4

ALL ELECTRICAL DISTRIBUTION BOARDS, OR TELECOMMUNICATION DISTRIBUTION BOARDS LOCATED WITHIN THE PATHS OF TRAVEL, TO 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 BCA. ALL GLAZING REQUIREMENTS TO COMPLY WITH AS 1288 - 1994, AS 1288.1-2006, AS 2047 AND AS 1170.1.

MATERIALS, LININGS AND FINISHES OF ANY SURFACES USED IN THE BUILDING TO COMPLY WITH THE FIRE HAZARD PROPERTIES IN ACCORDANCE WITH SPECIFICATION C1.10 AND C1.10A OF THE BCA.

FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH SPECIFICATION E2.2A OF THE BCA AND AS 1670.

EMERGENCY LIGHTING AND EXIT SIGNS WILL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH CLAUSES E4.2 AND E4.4 OF THE BCA AND AS 2293.1. MAINTAINED IN ACCORDANCE WITH AS 2293.2.

FIRE HOSE REEL (FHR) ENCLOSURE WILL COMPLY WITH BCA E1.4 AND AS 2441.2005. FIRE HYDRANT (FH) ENCLOSURE WILL COMPLY WITH BCA E1.3 AND AS 2419.1-2005.

ALL BALUSTRADES AND HANDRAILS WILL COMPLY WITH CLAUSE D2.16- D2.18 OF THE BCA AND AS 1170.

LIGHT AND VENTILATION WILL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH PART F4 OF THE BCA.

EXIT SIGNS AND EMERGENCY LIGHTING TO COMPLY WITH THE BCA.

ALL ARTIFICIAL LIGHTING ILLUMINATION POWER DENSITY TO COMPLY WITH CLAUSE J6.2B AND TABLE J6.2A OF THE BCA; SWITCH AND CONTROL DEVICE TO BE OPERATED IN ACCORDANCE WITH J6.3E OF THE BCA.

SPECIFICATIONS, MATERIALS AND WORKMANSHIP

WHERE REFERENCE IS MADE TO STANDARDS ASSOCIATION OF AUSTRALIA (SAA) AND STANDARD SPECIFICATIONS (AS), SHALL APPLY TO THE RELEVANT MATERIALS OR OPERATIONS AND BE DEEMED TO BE INCORPORATED IN THIS SPECIFICATION. NO SUBSTITUTION OF SPECIFIED MATERIALS IS TO BE MADE WITHOUT THE APPROVAL OF CREATIVE NINE.

DIMENSIONS

ANY DISCREPANCIES BETWEEN SETS OF DRAWINGS SHOULD NOTIFY, AND BROUGHT TO THE ATTENTION OF CREATIVE NINE DESIGN. CONTRACTOR TO CONFIRM HEIGHT OF CEILING TO PREMISES PRIOR TO CONSTRUCTION OF WORKS AND ADVISE CREATIVE NINE OF ANY DISCREPANCIES PRIOR TO START.

COMPLETION

PRIOR TO COMPLETION OF FITOUT, BUILDER TO OBTAIN ALL REQUIRED CERTIFICATES OF COMPLIANCE FROM SUITABLE QUALIFIED PERSONS, INCLUDING BUT NOT LIMITED TO STRUCTURAL, GLAZING, MECHANICAL, FIRE SAFETY MEASURES, ETC FOR ISSUE AND ACKNOWLEDGEMENT OF CLIENT AND LANDLORD AT HANDOVER OF THE PREMISES. BEFORE THE ISSUE OF THE CERTIFICATE OF PRACTICAL COMPLETION, THE CONTRACTOR SHALL ARRANGE TO:

- CLEAN ALL FLOORS AND WINDOWS
- EASE AND OIL LOCKS AS SIMILAR WORKING PARTS
- REMOVE ALL STAINS AND DROPPINGS OF PAINT AND MORTAR
- LABEL AND HAND OVERALL KEYS NUMBERED AND TAGGED
- TEST ALL SERVICES, FIXTURES AND EQUIPMENT
- LEAVE THE PROJECT CLEAN, TIDY AND FIT FOR USE OR OCCUPANCY BY THE CLIENT
- PROVIDE INFORMATION FOR WARRANTIES AND GUARANTEES OF SERVICES AND FITTINGS
- OBTAIN AND ISSUE ALL SERVICES MAINTENANCE MANUALS, CERTIFICATES OF COMPLIANCE

REFLECTED CEILING PLAN NOTES

LIGHTING LAYOUT TO TAKE REFERENCE OVER LOCATION OF OTHER SERVICES. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF CREATIVE NINE DESIGN BEFORE SERVICES INSTALLATION.

SECURITY MONITOR EQUIPMENT AND DEVICES TO BE DETERMINED BY CLIENT ON SITE. SYSTEM TO BE APPROVED BY CLIENT AND TO BE INSTALLED BY NOMINATED CONTRACTOR.

ALL ACCESS PANELS TO BE FRAMELESS AND SET FLUSH WITH CEILING, AS REQUIRED. LOCATION AND DETAIL TO BE APPROVED BY CLIENT AND/OR CREATIVE NINE DESIGN. ALL LIGHT FITTINGS TO ANGLE TOWARD WALL FIXTURES BY CONTRACTOR AS INDICATED ON LIGHTING PLAN PRIOR TO STORE OPENING.

SMOKE DETECTORS TO BE INSTALLED TO SUIT LIGHTING LAYOUT AND/OR THE REQUIRE LOCATION.

AIR CONDITIONING UNIT TO HAVE SEPARATE CONTROL FOR FITTING ROOM AREAS. REFER TO LANDLORDS ENGINEERS DRAWINGS FOR MECHANICAL REQUIREMENT AND/OR APPROVAL FROM LANDLORD.

REFER TO LANDLORDS FIRE SERVICES ENGINEER FOR SPRINKLER LAYOUT AND OR/APPROVAL FROM LANDLORD. FIRE PROTECTION SYSTEM TO COMPLY WITH THE BCA. CONTRACTORS TO INCLUDE ALL MECHANICAL AND FIRE SERVICES WORK IN THE SCOPE OF WORKS.

NEW SPEAKER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH CLIENT'S SPECIFICATION AND/OR LANDLORD REQUIREMENT.

ELECTRICAL NOTES

ALL NECESSARY APPROVALS FOR THE WORKS MUST BE OBTAINED PRIOR TO COMMENCEMENT. LIAISE OF THE CLIENT AND/OR THE MAIN CONTRACTOR TO SETTLE ALL FEES. ALLOW FOR OUT OF NORMAL HOURS WORK COORDINATION AND POWER INTERRUPTIONS.

SCOPE OF WORK

SCOPE OF WORK TO INCLUDE THE SUPPLY, DELIVERY, INSTALLATION, TESTING, COMMISSIONING, WARRANTY AND MAINTENANCE OF THE WORKS AS LISTED IN THE SPECIFICATION AND ALL ASSOCIATED DRAWINGS FOR THE PROJECT, AS WELL AS ANY OTHER ASSOCIATED MINOR INCIDENTAL WORKS.

EXIT AND EMERGENCY LIGHTING

REFER TO ELECTRICAL SUB-CONTRACTORS DRAWINGS.

SWITCHING

THE CONTRACTOR IS REQUIRED TO SUBMIT SCHEMATICS TO CREATIVE NINE FOR REVIEW AND APPROVAL BASED ON THE FOLLOWING DESIGN PARAMETERS:

SAMPLES

SUBMIT SAMPLES OF ALL LUMINAIRES, SWITCHES, DIMMING PLATES, POWER OUTLETS ETC. FOR APPROVAL BY THE ARCHITECT AND LANDLORD MANAGEMENT PRIOR TO ORDERING AND INSTALLATION.

BUILDING PENETRATIONS

SEAL ALL PENETRATIONS TO COMPLY WITH BCA C3.15 AND AS3000 REQUIREMENTS. EQUIPMENT

ALL EQUIPMENT SHALL BE NEW, UNLESS SPECIFIED. ALL WORK TIMES AND ACCESS SHALL BE COORDINATED WITH THE MAIN CONTRACTOR AND/OR THE CLIENT.

OUTLETS

ALLOW FOR MOVEMENT OF THE OUTLETS UP TO 2 METRES PRIOR TO INSTALLATION, WITHOUT COST VARIATION.

REDUNDANT LUMINAIRES & EQUIPMENT

SHALL BE RETURNED TO CLIENT UNLESS NOTED OTHERWISE. REMOVE REDUNDANT WIRING CAUSED BY ALTERATIONS TO GENERAL BASE BUILDING AREAS.

FLOOR CHASING, DRILLING AND OTHER WORKS SHALL BE CARRIED OUT IN 'OUT OF NORMAL' HOURS WITH LANDLORDS APPROVAL, UNLESS SPECIFIED. ALL FITTINGS TO BE SUPPLIED AS SPECIFIED.

SWITCHBOARDS ARE TO BE INSTALLED IN ACCORDANCE WITH BCA-02.7.

PARTITION NOTES

PARTITION PLAN SHALL BE READ IN CONJUNCTION WITH DETAIL DRAWINGS, WHICH INCLUDE ALL JOINERY, ELEVATIONS, SECTIONS, LARGE SCALE PLANS AND DETAILS. GLAZING SYSTEMS TO HAVE RECESSED NATURAL ANODISED SAPPHIRE ALUMINIUM CHANNELS AND TRIMS, OR OTHERS SUBJECT TO APPROVAL.

PROVIDE INSULATION FOAM AND ACOUSTIC SEALANT TO ALL PARTITION JUNCTION OF THE EXISTING STRUCTURE AND CEILING, WHERE SOUND TRANSMISSION PREVENTION IS REQUIRED.

WHERE POSSIBLE, A SINGLE SHEET GLASS SHOULD BE FITTED INTO PROPRIETARY GLAZING CHANNELS INCLUDING ALL GASKETS TO ACHIEVE MAXIMUM WIDTH OF GLASSSED WALL.

IF MORE THAN ONE SHEET OF GLASS IS REQUIRED TO ACHIEVE WALL WIDTH, EQUAL LENGTH GLASS PANELS SHALL BE INSTALLED TO SUIT THE FULL LENGTH OF THE WALL. OTHERWISE SPECIFIED, ALL GLASS EDGES SHALL BE ARRISED AND POLISHED AND JOINTS ACHIEVED USING CLEAR SILICONE. SILICONE JOINTS SHALL BE AS SLIM AS POSSIBLE AND ENSURE A SMOOTH CONSISTENT FINISH. SET FLUSH WITH GLASS FACE. INSTALLATION OF ALL STEEL FRAMING MUST BE IN ACCORDANCE WITH RELEVANT CODES AND STANDARDS AND ENSURE EARTHED.

ALLOW FOR FINISHES TO BE APPLIED TO ALL PARTITION WALLS, UNLESS OTHERWISE NOTED OR DETAILED.

PARTITIONS ARE TO BE BRACED TO BASE BUILDING STRUCTURE ABOVE AS NECESSARY, OR AS PER SPECIFICATION BY THE LANDLORD OR QUALIFIED PERSONS. MAIN CONTRACTOR TO PATCH AND MAKE GOOD TO EXISTING WALL, ENSURE FLUSH FINISH PRIOR TO PAINTING.

INSULATION: DACRON ACOUSTIC INSULATION TO BE PROVIDED TO FULL HEIGHT OF WALLS. ALLOW TO FIT AROUND DUCTWORK AND SERVICES IN CEILING SPACE AND TO PROVIDE TRANSFER DUCTS FOR RETURN AIR AS DIRECTED BY MECHANICAL ENGINEER. CORNICE TO BE SUPPLIED AND INSTALLED AS PER SPECIFICATION ON DRAWINGS.

JOINERY NOTES

DIMENSIONS

ALL DIMENSIONS TO BE TAKEN FROM FFL (FINISHED FLOOR LEVEL). ALL FIXINGS TO OPEN SHELVES AND CUPBOARDS SHALL BE ALIGNED WITHIN JOINERY AND CONCEALED FROM SIGHT IN FINISHED WORKS. VENEERS & LAMINATE FINISHES TO HAVE APPROPRIATE COMPENSATORY MATERIAL TO OTHER SIDE OF BOARD. SITE SPECIFIC DIMENSIONS TAKE PRECEDENCE OVER DETAIL DRAWINGS.

INTERNAL CARCASE

UNLESS SPECIFIED, OTHERWISE ALL CARCASE INCLUDING ALL INTERNAL SURFACES AND DIVISIONS WITH 16MM WHITE MELAMINE FINISH TO ALL EXPOSED SURFACES & EDGES. UNLESS NOTED, OTHERWISE BACKS SHALL BE PRELAMINATED 6MM PARTICLE BOARD WHERE LOCATED AGAINST A PARTITION; EXPOSED BACKS OF 16MM PRELAMINATED PARTICLE BOARD. DOORS TO CUPBOARD & DRAWER FRONTS SHALL BE CONSTRUCTED OF 16MM THICK BOARD FOR UNDER BENCH AND OVERHEAD CUPBOARDS.

TIMBER

REFER TO FINISHES SCHEDULE FOR TIMBER FINISHING DETAILS.

SHELVES

UNLESS NOTED, OTHERWISE SHALL BE CONSTRUCTED OF 16MM THICK PRELAMINATED PARTICLE BOARD UP TO 800MM WIDE SPAN; AREAS OVER 800MM WIDE SPAN TO HAVE 25MM THICK PRE-LAMINATED PARTICLE BOARD.

BENCHTOPS

UNLESS NOTED, OTHERWISE SHALL BE CONSTRUCTED OF 32MM THICK LAMINATE PARTICLE BOARD (HMR PARTICLE BOARD IN WET AREAS) WITH EDGE AS DETAILED. LAMINATE JOINTS AS PER SPECIFICATION ON DRAWINGS. NO OTHER JOINTS WILL BE ACCEPTED WITHOUT APPROVAL.

DRAWER LOCK

UNLESS NOTED, OTHERWISE HAFELE SYMO 200 LOCKING SYSTEM, SINGLE SIDED CD CENTRAL LOCKING SYSTEM OR EQUIVALENT.

DRAWER RUNNERS

UNLESS NOTED, OTHERWISE CONCEALED, METAL & FULLY EXTENSION TYPE RUNNERS TO SUIT SIZE & WEIGHT OF DRAWERS - 'HAFELE WVA' OR 'HETTICH QUADRO' OR SIMILAR APPROVED.

EXISTING SERVICES

CONTRACTOR TO REFER TO CLIENT REGARDING ANY RE-USE OF EXISTING DEMOLISHED ITEMS PRIOR TO THEIR DEMOLITION OR REMOVAL FROM ORIGINAL POSITION.

THE CONTRACTOR IS RESPONSIBLE FOR THE ACKNOWLEDGEMENT OF ALL EXISTING SERVICES ON THE SITE AND IS TO SATISFY THEMSELVES THAT THEY ALL HAVE BEEN DECOMMISSIONED PRIOR TO COMMENCING ANY WORKS.

CONTRACTOR TO ALLOW TO MAKE GOOD AND RE-PAINT TO ALL CEILING AND WALL SURFACES TO MATCH EXISTING UNLESS NOTED OTHERWISE.

INSPECT AND ENSURE ALL EXISTING WALLS ARE SUITABLE FOR NEW PAINT FINISH- REMOVE ANY TIMBER LINING/ BOARDS AND REPLACE/REPATCH PLASTERBOARD AS NECESSARY TO ENSURE A CLEAN FLUSH FINISH.

POST REMOVAL OF ANY SERVICES, PENETRATIONS ARE TO BE PATCHED AND PREPARED FOR NEW WORKS.

THE CONTRACTOR SHALL EXERCISE THE GREATEST CARE DURING THE PROGRESS OF THE WORK TO AVOID DAMAGE TO ANY UTILITY SERVICES INCLUDING GAS, WATER, SEWER, ELECTRIC POWER, TELEPHONE, ETC, WITHIN THE LIMIT OF THE WORK AND STILL BE HELD RESPONSIBLE FOR ANY SUCH DAMAGE CAUSED BY THE CONTRACTOR OR AGENTS OF THE CONTRACTOR DIRECTLY OR INDIRECTLY.

ADHERE TO ALL AUTHORITIES RECOMMENDATIONS. REPLACE ANY MARKER TAPES OR PROTECTIVE COVERS DISTURBED DURING THE COURSE OF THE WORKS.

SITE SUPERVISION/ CONSTRUCTION MANAGEMENT

BUILDING CONTRACTOR TO ENSURE APPROPRIATE PROTECTION MEASURES ARE CONSIDERED FOR ALL EXISTING SERVICES DURING DEMOLITION AND/OR BUILDING WORKS.

CONTRACTOR TO ALLOW FOR ANY PROPPING OR TEMPORARY SUPPORTS REQUIRED DURING DEMOLITION OF ANY INTERNAL STRUCTURE.

UNLESS NOTED, OTHERWISE ALL EXISTING LIGHTING SHALL BE REMOVED EXISTING PATCH/REPAIR EXISTING CEILING AS REQUIRED TO SUIT NEW WORKS AS DOCUMENTED.

OTHER RESPONSIBILITIES INCLUDED BUT NOT LIMITED TO:

- SITE DELIVERIES ACCEPTANCE AND SUPERVISION
- SITE RUBBISH REMOVAL SUPERVISION
- SITE SUPERVISION OF ALL OF OUT OF HOURS WORKS INCLUDING BELOW FLOOR TENANCIES AS OUTLINED IN THE CONTRACT SPECIFICATIONS AND DRAWINGS
- SITE INDUCTIONS OF ALL TRADES
- SITE SUPERVISION OF ALL OCCUPATIONAL HEALTH AND SAFETY PROCEDURES
- SITE SUPERVISION OF CONTRACTOR RISK MANAGEMENT FOR ALL TRADES
- SITE SUPERVISION OF EMERGENCY PROCEDURES
- SITE FIRE WARDEN AND FIRST AID RESPONSIBILITIES AS PER THE NSW OHS AND LANDLORD RULES AND REGULATIONS
- HOLD CURRENT ST JOHNS AMBULANCE OR EQUALLY APPROVED SENIOR FIRST AID CERTIFICATE

LEASE PLAN / FITOUT GUIDELINES NOTES

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDLORD/ CENTRE MANAGEMENT LATEST ISSUED LEASE PLANS AND FITOUT GUIDELINES.

SIGNAGE /GRAPHIC NOTES

ALL SIGNAGE FONT, SIZE & CONTENT SHOWN IN THIS TENDER PACKAGE IS INDICATIVE ONLY. FONT TO BE CONFIRMED, REFER TO SEPARATE GRAPHIC DESIGN PACKAGE FOR DETAILS.

SIGNAGE CONSTRUCTOR TO SUBMIT FINAL SETOUT FOR CREATIVE NINE AND LANDLORD MANAGEMENT'S APPROVAL PRIOR TO PRODUCTION.

SHOPFRONT ILLUMINATED SIGN TO BE CONNECT WITH A TIMER SET TO HOURS AS REQUIREMENT BY LANDLORD/CENTRE MANAGEMENT.

LAMINATED GRAPHIC SHALL HAVE FLAT AND SMOOTH SUBSTRATE AS BACKING BOARD SUCH AS MDF FOR GRAPHIC APPLICATION. CONTRACTOR MUST ALLOW IN QUOTATION. THICKNESS OF ACRYLIC AS REQUIRED, TO ALLOW SUFFICIENT RIGIDITY, (MINIMUM 6MM THK WITH 1.6MM THK ANODISED ALUMINIUM FLAT BAR AT PANEL JOINT UNLESS OTHERWISE NOTED. CONCEAL FIXED PANEL TO WALL WITH CLEAR SILICON AS REQUIRED. CONTRACTOR TO ENSURE NO SILICON OR GLUE MARKS SHALL APPEAR ON GRAPHIC FACE, METHOD AT THEIR OWN DISCRETION.

FOOD TENANCY FITOUT NOTES

CONTRACTOR TO ENSURE ALL INSTALLATION AND CONSTRUCTION OF SHOP TO COMPLY WITH THE LATEST EDITION OF ALL REGULATION AS FOLLOWING:

- FOOD ACT 2003
- THE FOOD (GENERAL) REGULATION 2015
- COUNCIL'S FOOD PREMISES CODE AND REGULATION 2001
- AS 4674-2004 - DESIGN&CONSTRUCTION AND FIT-OUT OF FOOD PREMISES
- AND/OR ANY OTHER RELEVANT STATUTORY REGULATIONS.
- COUNCIL'S CODE FOR WASTE HANDLING IN BUILDINGS
- ALL RELEVANT DA CONSENT CONDITIONS

LAMINATE JOINTS AS PER SPECIFICATION ON DRAWINGS. NO OTHER JOINTS WILL BE ACCEPTED WITHOUT APPROVAL.

ALL FINISHES TO BE FREE OF CREVICES, ALL JOINTS TO BE SEALED & VERMIN PROOF TO COMPLY WITH "NATIONAL CODE FOR CONSTRUCTION & FITOUT OF FOOD PREMISES" (=NAT.FOOD CODE). ALL CONTRACTORS TO SUBMIT DETAILED DRAWINGS/SETTING OUT PRIOR CONSTRUCTION.

ENSURE THE PRODUCT EMPLOYED MUST MEETS REGULATORY REQUIREMENTS. PROVIDE COVING SKIRTING AS REQUIRED TO ALL WALL/FLOOR JUNCTION. FILL ALL CAVITIES AS REQUIRED TO COMPLY WITH ALL FOOD CODE OR ACT AS MENTIONED ABOVE.

FOR FOOD BUTCHER OR TENANCY WHICH INVOLVES DEALING OF FRESH MEAT PRODUCT, CONTRACTOR TO ENSURE ALL CONSTRUCTION MUST COMPLY WITH THE "SAFE FOOD PRODUCTION NSW FOR RETAIL MEAT AREA" AND THE "NSW STANDARD FOR CONSTRUCTION & HYGIENE OPERATION FOR RETAIL MEAT PREMISES", AND/OR ANY RELEVANT FOOD CODE AND ACT.

ANY FLOOR AND/OR ROOF SLABS PENETRATIONS MUST BE CONSTRUCTED WITH FIRE PREVENTION AND SHALL BE IN COMPLIANCE WITH RELEVANT CODES.

ALL FLOOR TILES MUST HAVE EPOXY GROUT AND BE LAID IN ACCORDANCE WITH REQUIREMENT OF AS 3958.1

CONTRACTOR TO PROVIDE ALL WATERPROOF MEMBRANE AND SEAL FOR ALL WALLS AND FLOORS, BETWEEN CONCRETE FLOOR SLABS AND NEW FLOOR FINISH AS REQUIRED, TO COMPLY WITH AUSTRALIAN STANDARD AND BCA (PROVIDE MINIMUM WATERPROOF MEMBRANE UPTURN OF 300MM ON TO WALL FROM FLOOR. SEAL AND WATERPROOF ALL PENETRATIONS TO THE FULL EXTENT OF TENANCY AS REQUIRED TO COMPLY WITH AUSTRALIAN STANDARD, BCA AND/OR OTHER REQUIREMENT FROM LANDLORD/CENTRE MANAGEMENT.

PROVIDE WET EDGE TO ALL SINK AREA AS REQUIRED TO COMPLY WITH NATIONAL FOOD CODE.

SUBSTRATE NOTES (FOR FOOD & GENERAL RETAIL TENANCY): ALL SUBSTRATE SURROUNDING COOKING AREA AS REQUIRED TO WITHSTAND/PREVENT HEAT TRANSFERS FROM ALL OTHER COOKING EQUIPMENT.

ALL STAINLESS STEEL SUBSTRATE MUST HAVE FOLDED EDGE AS ONE PIECE AND ALL JOINTS TO BE SEALED OR WELDED.

ALL LAMINATE/VENEER AS SPECIFIED TO BE SUPPLIED WITH NEW SUBSTRATE TO SUIT THE APPLICATION, UNLESS OTHERWISE NOTED. (NO CHIPBOARD PERMITTED).

OVERSEAS PROJECT NOTES

SPECIFICATIONS HAVE BEEN PREPARED BY CREATIVE NINE DESIGN GENERICALLY WITHOUT REFERENCE TO THE LOCAL GOVERNMENT LAWS AND REQUIREMENTS. APPROPRIATELY QUALIFIED CONSULTANTS OFFSHORE SHOULD BE ENGAGED TO PERFORM THE NECESSARY WORKS. ALL PERSONS USING THESE DRAWINGS, PLANS & SPECIFICATIONS MUST REVIEW AND CHECK THE DETAILS TO ENSURE THE DETAIL COMPLY WITH ALL LAWS AND REQUIREMENTS OF THE LOCAL GOVERNMENT. CREATIVE NINE DESIGN WILL NOT ACCEPT ANY RESPONSIBILITY NOR LIABILITY AS A CONSEQUENCE OF ANYTHING IN THESE DRAWINGS, PLANS & SPECIFICATIONS UNCOMPLIANT WITH THE LAWS AND REQUIREMENTS OF LOCAL GOVERNMENT.



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