SCHEDULES

DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES AS FOLLOWS :

A_SC_01000	WALL TYPE SCHEDULE	
A_SC_01100	MATERIAL SCHEDULE	
A_SC_01200	FFE SCHEDULE	
A_SC_01700	DOOR & HARDWARE SCHEDULE	WT-XX / XX_XX
A_SC_01800	FACADE TYPE SCHEDULE	
A_SC_01900	SECURITY SCHEDULE	(XX)
A_SC_03000	PROTOTYPE SCHEDULE	
A_SC_03600	SIGNAGE SCHEDULE	FT_XX
A_SC_06400	LOOSE FURNITURE SCHEDULE	

SPECIFICATIONS — SNXX_XX

A_SP_XXXXX
REFER RELEVANT SECTIONS FOR PERFORMANCE REQUIREMENTS OF BUILDER AND ALL TRADES INCLUDING RELEVANT AUSTRALIAN

COLOUR CODES

SITE BOUNDARY
EXISTING WALL

SERVICES

SP — SPRINKLER
RSP — FULLY RECESSED / FLUSH SPRINKLER COLOUR MATCH ADJACENT CEILING
EM — EMERGENCY LIGHT
EMERGENCY EXIT SIGN
SD — LOCALIZED SETDOWN IN CONCRETE TREAD GROUT FILLED
SLAB PENETRATION
R — RETAIN FOR RE USE
SP — SPEAKER
F — FIRE /SMOKE ALARM
MD — MOTION DETECTOR
FX-01 — FITTINGS OR FIXTURE REFER SCHEDULES

RL_XX.XXX	REDUCED LEVEL (AHD 83)
EX_RL_XX.XXX	EXISTING REDUCED LEVEL (AHD 83)
FFL_XX.XXX	FINISHED FLOOR LEVEL
EX_FFL_XX.XXX	EXISTING FINISHED FLOOR LEVEL
SFL_XX.XXX	STRUCTURAL FLOOR LEVEL
EX_SFL_XX.XXX	EXISTING STRUCTURAL SLAB LEVEL
CL_XX.XXX	CEILING HEIGHT
	AUSTRALIAN HEIGHT DATUM

AHD

GENERAL NOTES

1. ALL STRUCTURAL ELEMENTS SHOWN ARE INDICATIVE ONLY. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION AND SPECIFICATIONS FOR DETAILS.
2. ALL SERVICES TO AUTHORITY REQUIREMENTS (TO BE CONFIRMED WITH CONTROLLING AUTHORITY).
3. MECHANICAL & HYDRAULIC SUBCONTRACTOR TO PROVIDE DETAILED SETOUT / SHOP DRAWINGS OF ALL PENETRATIONS AND DUCT WORK FOR APPROVAL PRIOR TO CONSTRUCTION.
4. ALL PENETRATIONS ARE DIMENSIONED TO THE MINIMUM OPENING SIZE REQUIRED. ADDITIONAL TOLERANCES FOR SERVICES, FIRE DAMPERS, FIXING AND CONNECTIONS THROUGH PENETRATIONS MUST BE ALLOWED FOR BY BUILDER AND CONTRACTORS WHEN SETTING OUT.
5. ALL ELECTRICAL, MECHANICAL AND FIRE SERVICES SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. REFER TO MECHANICAL, ELECTRICAL AND FIRE ENGINEERS DRAWINGS AND DOCUMENTS FOR DETAILS OF SERVICES. ARCHITECTURAL DRAWINGS ARE TO BE USED FOR SETOUT PURPOSES ONLY.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS TO BE VERIFIED ON SITE.
8. ANY DISCREPANCIES WITHIN PROJECT DOCUMENTATION SHALL BE RAISED IMMEDIATELY WITH RELEVANT PARTIES FOR RESOLUTION.
9. FLOOR PREPARATION: ALLOW SELF LEVELING COMPOUND (DUNLOP "ARDIT" OR SIMILAR APPROVED) TO ENTIRE FLOOR AS NECESSARY TO ENSURE LEVEL FLOOR FINISHES BETWEEN TILE/VINYL AND CARPET
10. ALL CARPET/TILE JUNCTIONS TO HAVE 3mm THICK STAINLESS STEEL ANGLES TO SIT FLUSH WITH FINISHED LEVEL.
11. ALLOW FOR PAINTING ALL WALL SURFACES PRIOR TO FIXING ANY JOINERY OR WALL PANELS TO WALL.
12. PROVIDE A FULL WET TRAY TO ALL AMENITY FLOOR AREAS, RETURN 150mm UP WALLS, AND FULL SHOWER COMPARTMENT.
13. ELECTRICAL SWITCHBOARD LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN METAL OR OTHER NON-COMBUSTIBLE CABINETS WITH SMOKE PROOF DOORS.
14. FIRE INDICES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH CLAUSE C1.10 OR C1.10a OF THE BUILDING CODE OF AUSTRALIA.
15. THE TOP OF HANDRAILS SHALL BE NOT LESS THAN 865mmNOR MORE THAN 1000mm ABOVE THE NOSING OF STAIRWAY TREAD OR THE PLANE OF THE FINISHED FLOOR OF THE WALKWAY, RAMP OR LANDING. MAXIMUM 125MM SPACING BETWEEN BALUSTERS & 80mm SPACING FOR S.S WIRES.
16. NON SLIP FINISHES TO BE PROVIDED TO ALL STEPS, RAMPS & LANDINGS COMPLIANT WITH AS4586. BUILDER TO VERIFY SLIP RATING COMPLIANCE BEFORE INSTALLATION. MAX. RISER HEIGHTS TO ALL SINGLE STEPS NOT TO EXCEED 190mm, MIN. GOING LENGTH FOR TREADS TO BE AT LEAST 250mm.
17. ALL SERVICE PENETRATIONS THROUGH FIRE RATED BUILDING ELEMENTS TO BE TREATED IN ACCORDANCE WITH BCA CLAUSE C3.15 IN ORDER TO MAINTAIN THE FIRE RESISTANCE LEVEL OF THE ELEMENT. REFER TO HYDRAULIC AND FIRE SERVICES ENGINEERS DOCUMENTATION.
18. SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES TO COMPLY WITH AS1428.1.
19. DESIGNATED CAR SPACES FOR PEOPLE WITH DISABILITIES TO COMPLY WITH AS2890.1.
20. BRAILLE & TACTILE SIGNAGE TO BE IN ACCORDANCE WITH BCA CLAUSE D3.6 TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.
21. BRAILLE SIGNAGE IS TO BE PROVIDED ADJACENT TO EACH EGRESS DOOR INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS AND DEAFNESS AND STATE "EXIT". SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR NOT LESS THAN 50mm NOR MORE THAN 300mm FROM THE ARCHITRAVE AND BETWEEN 1200-1600mm AFFL.
22. FIXED RUNG LADDER INSTALLATION TO COMPLY WITH AS1657
23. PASSENGER LIFTS TO COMPLY WITH AS1735.12 AS REQUIRED BY BCA CLAUSE E3.6. EMERGENCY LIFTS TO COMPLY WITH AS1735.2.
24. SITE ACCESS IS TO COMPLY WITH LANDLORD REQUIREMENTS. ANY NOISE OR DISRUPTIVE WORKS FOLLOWING THE OCCUPATION OF TENANT FLOORS TO BE COMPLETED OUT OF HOURS.
25. REFER TO FINISHES SCHEDULE AND DRAWINGS FOR LOCATIONS, COLOURS, AND TYPES OF WALL FINISHES.
26. ALLOW TO PAINT ALL WALLS (INCLUDING BASE BUILDING WALLS & COLUMNS) USING LOW SHEEN ACRYLIC TO BASE WALL COLOUR, UNLESS NOTED OTHERWISE AND SEMI GLOSS ENAMEL TO DOORS.
27. LOOSE FURNITURE TO BE PROCURED BY ARCHITECT / PROJECT MANAGER. BUILDER TO ALLOW TO CO-ORDINATE AND PROGRAM INSTALLATION OF FURNITURE. BUILDER TO PROVIDE ADEQUATE SECURITY UNTIL PRACTICAL COMPLETION AND DURING DEFECT RECTIFICATION WORKS.
28. REFER TO ESD REPORT, AND ANY ADDITIONAL ENERGY MODELLING FOR EXTENT OF FLOOR, WALL & CEILING INSULATION, GLAZING TYPES, SEAL REQUIREMENTS.
29. ALL TRADES TO ALLOW FOR SECONDARY STEEL TO ALL PROPOSED SCOPE AND TO BE COORDINATED BY BUILDER

GENERAL SCOPE OF WORKS

1. PAINT ALL NEW WALLS, COLUMNS, DOORS & FLUSH PLASTERBOARD CEILINGS. FINISHES TO BE IN ACCORDANCE WITH FINISHES SCHEDULE AND DRAWINGS.
2. REPAINT ALL EXISTING RETAINED PAINTED SURFACES. FINISHES TO BE IN ACCORDANCE WITH FINISHES SCHEDULE AND DRAWINGS.
3. SUPPLY AND INSTALL NEW CARPET & VINYL THROUGHOUT IN ACCORDANCE WITH FINISHES SCHEDULE AND DRAWINGS.
4. SUPPLY AND INSTALL NEW ACOUSTIC CEILING TILES AND GRID AS SCHEDULED TO EXTENT INDICATED ON DRAWINGS.
5. SUPPLY AND INSTALL ALL NEW PARTITIONS, DOORS, FINISHES, FITTINGS AND FIXTURES AS INDICATED ON DRAWINGS, SPECIFICATION & SCHEDULES.
6. MAKE GOOD EXISTING FINISHED SURFACES AS REQUIRED.
7. REMOVE EXISTING SIGNAGE AND REPLACE WITH NEW IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS. FONT TYPE, SIZES. REFER TO THE SIGNAGE SCHEDULE.
8. REFER TO SHOP DRAWINGS FOR JOINERY PRIOR TO COMMENCING RELEVANT WORK.

NOTE: THE ABOVE SCOPE IS NOT DEFINITIVE. PLEASE REFER TO DRAWINGS,SPECIFICATIONS AND SCHEDULES FOR ADDITIONAL WORKS

LOADING BAY / CARPARK SCOPE OF WORKS

1. LINE MARKINGS, DIRECTIONAL LINE MARKINGS AND DISABLED PERSONS LINE MARKINGS IN CAR PARK LEVELS TO BE REINSTATED, &/OR CREATED AS REQUIRED IN ACCORDANCE WITH AS 2890.1 1993
2. PROVIDE NEW PAINT FINISH TO ALL EXISTING PAINTED SURFACES INC. DOORS, JAMBS ETC. PROVIDE NEW SIGNAGE THROUGHOUT. ALL CONCRETE WALLS, CEILINGS, COLUMNS, FLOORS ARE TO BE PRESSURE CLEANED.
3. PROVIDE NEW SEALANT TO CONCRETE FLOOR THROUGHOUT.
4. MAKE GOOD ALL CAR PARKING FLOOR SURFACES AND ENSURING FLUSH SURFACE TRANSITIONS AND A CONSISTENT SURFACE GRADIENT WHERE DEMOLITION WORKS HAVE OCCURRED.
5. ALL SIGNAGE TO CARPARK LEVELS TO BE REINSTATED AS REQUIRED AND IN ACCORDANCE WITH AS 2890.1 1993.
6. REFER TO SERVICE DRAWINGS FOR MODIFICATIONS TO EXISTING SERVICES.
7. REFER TO ENGINEERS DRAWINGS. REMOVE REDUNDANT SERVICES & MAKE GOOD PENETRATIONS AS REQUIRED. TERMINATE SERVICES WHERE APPLICABLE.
8. NEW PAINT TO SERVICES; COLOUR CODED.

JOINERY SCOPE OF WORKS

1. JOINER TO ALLOW AND ENSURE STRUCTURAL INTEGRITY OF ALL JOINER AND COORDINATE WITH BOTHER TRADES
2. JOINER TO ENSURE ALL SCOPE IS FIR FOR PURPOSE
3. JOINER TO OMIT ALL SHARP EDGES EDGES THAT MAY CUT OR HARM USERS

ACCESS & MAINTENANCE SCOPE OF WORKS

1. BUILDER TO ALLOW D&C OF ALL SAFETY AND MAINTENANCE EQUIPMENT TO SCOPE.
2. ALLOW ANCHOR POINTS SCOPE, WALKWAYS, SAFETY RAILS , ACCESS HATCHES, LADDERS ETC. ISSUE SCOPE TO CLIENT FOR REVIEW AND APPROVAL.
3. BUILDER ALLOW STEEL SUPPORT FOR ALL SAFETY AND MAINTENANCE EQUIPMENT REFER FFE SCHEDULE A-SC-01200 FOR SUITABLE SYSTEMS.

07	DESIGN CHANGE REGISTER RE ISSUE	JC	MH	11.01.2022
06	SURVEY BACKGROUND UPDATES	JC	MH	14.12.2022
05	ISSUED FOR 75% DD COORDINATION	JC	MH	02.12.2022
04	ISSUED FOR 50% DD COORDINATION	JC	MH	07.11.2022
03	ISSUED FOR DD COMMENCEMENT	JC	MH	27.10.2022
02	ISSUED FOR INFORMATION	JC	MH	18.10.2022
01	ISSUED FOR INFORMATION	JC	MH	11.10.2022
00	ISSUED FOR INFORMATION	JC	MH	28.09.2022
Rev	Revision Description	By	Cktd	Date

Client

Consultants

Structural & Civil — Quantity Surveyor — Building Surveyor

erbas

Services

Title

PROPOSED PLAN

Project No. 2212_GORCAPA CI LORNE	Scale 1:50 @ A1
Drawing No. A 100	Revision 07
Drwn JC / Co-Ord LM	Chck MH
Date 28.11.2022	

DESIGN DEVELOPMENT

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OHERBERT & MASON

Architect

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