



GENERAL NOTES	GENERAL NOTES (CONT.)	GENERAL NOTES (CONT.)	PARTITION NOTES	FINISHES NOTES	POWER & SIGNAL NOTES
<p>A.THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED, AS A CONDITION OF THE CONTRACT, TO ACQUAINT HIMSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES, AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT, AND BIND THEM TO ITS CONDITIONS.</p> <p>B.DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERCEDES OTHER PLANS.</p> <p>C.THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS/OMISSIONS OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT WORK IS BUILDABLE AS SHOWN.</p> <p>D.DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND ON LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.</p> <p>E.THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE ARCHITECT AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK.</p> <p>F.THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN CERTIFICATE OF OCCUPANCY.</p> <p>G.THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE LENGTH OF HIS CONTRACT, EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS AND LANDLORD REQUIREMENTS.</p> <p>H.THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND /OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.</p> <p>I.WORK AND/OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.</p> <p>J.THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>K.THE CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR CONDITION MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.</p> <p>L.THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING BUT NOT LIMITED TO, TELEPHONE, DATA, "OWNER'S FURNISHED" ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.</p> <p>M.ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE WIRE RETARDANT TREATED WHERE REQUIRED BY LOCAL BUILDING CODES.</p> <p>N.THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH JIM BUDA ARCHITECTS AND WITH APPROPRIATE COMPENSATION.</p> <p>O.CONTRACTOR TO VERIFY ALL EXISTING TO REMAIN, AND DESIGNED PLUMBING, GAS, ELECTRICAL, SPRINKLER AND HVAC SYSTEMS FOR COMPATIBILITY WITH PROJECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.</p> <p>P.FOR THE REQUIRED FIRE PROTECTION SYSTEM, PROVIDE COMPLETE SHOP DRAWINGS, CATALOG CUT-SHEETS AND CALCULATIONS TO THE ARCHITECT PRIOR TO SUBMITTALS TO GOVERNING JURISDICTIONS.</p> <p>Q.THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.</p> <p>R.CONTRACTOR TO VERIFY COMPATIBILITY OF ANY EQUIPMENT EXISTING OR SPECIFIED WITH (E) ELECTRICAL VOLTAGE/PHASE AND OTHER UTILITIES.</p> <p>S.CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS PER LOCAL FIRE DEPT. REQUIREMENTS.</p> <p>T.ALL HAND SINKS TO HAVE A SOAP/PAPER TOWEL DISPENSERS.</p> <p>U.PROVIDE EXIT SIGNS AND EMERGENCY LIGHTS. RE-USE/RELOCATE (E) WHERE POSSIBLE.</p> <p>V.V.I.F. DIMS. ARE NON CRITICAL DIMS. THAT CLOSE STRINGS OR ARE EXISTING DIMS. AND SHOULD NOT BE USED AS LAYOUT. INFORM THE ARCHITECT OF ANY DISCREPANCIES IN THESE DIMENSIONS.</p> <p>W.BATHROOM TO HAVE HOT AND COLD WATER SUPPLIED THROUGH A COMBINATION OR PREMIXING FAUCET.</p> <p>X.ALL NEW ROOF HVAC UNITS TO BE PROVIDED W/ISOLATION DAMPERS PER CODE.</p>	<p>AA.CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF A JOB AFTER ITS COMPLETION. CLEANING SHALL INCLUDE THE INTERIOR OF THE BUILDING AND THE PATH OF TRAVEL TO THE JOB SITE AND SHALL INCLUDE THE PARKING LOTS, ELEVATORS, LOBBIES AND CORRIDOR CARPET.</p> <p>*** WORK COVERED BY CONTRACT DOCUMENTS ***</p> <p>A.WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.</p> <p>B.IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.</p> <p>C.THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.</p> <p>D.DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS DIAGRAMMATIC ONLY. NOT TO BE USED FOR ANY STRUCTURAL GUIDANCE OR PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWING SHOWING LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE.</p> <p>E.UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, HOOKED UP, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.</p> <p>F.ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER AND TENANT.</p> <p>*** OWNER FURNISHED PRODUCTS ***</p> <p>A.PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS "OWNER SUPPLIED" IN THE EQUIPMENT SCHEDULE.</p> <p>B.OWNER'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:</p> <p>SUPPLY CONTRACTOR WITH PRODUCT LITERATURE, OWNER REVIEWED.</p> <p>PRODUCT DATA AND SAMPLES.</p> <p>PAY FOR PRODUCT DELIVERY TO SITE.</p> <p>REVIEW DAMAGED PRODUCTS WITH CONTRACTOR PROMPTLY.</p> <p>SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE. REPLACE DAMAGED, DEFECTIVE OR DEFICIENT ITEMS.</p> <p>ARRANGE FOR MANUFACTURER S WARRANTIES, INSPECTIONS AND SERVICE.</p> <p>C.CONTRACTOR'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:</p> <p>REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE TO ADEQUATELY ACQUAINT HIMSELF/ HERSELF WITH THE SCOPE OF WORK.</p> <p>REVIEW THE ORDER, SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE PRODUCTS AT SITE, INSPECT FOR COMPLETENESS OR DAMAGE. IF ITEMS ARE DAMAGED, GENERAL CONTRACTOR TO NOTIFY ARCHITECT AND OWNER.</p> <p>INSTALL AND FINISH PRODUCTS.</p> <p>REPLACE ANY ITEMS DAMAGED AFTER RECEIPT. UNCRATE, SET IN PLACE, ASSEMBLE, ETC. AS SHOWN ON DRAWINGS.</p> <p>VERIFY ALL APPLIANCE &amp; EQUIPMENT REQUIREMENTS WITH MANUFACTURERS. PROVIDE ALL NECESSARY WALL BACKING, BRACING, ELECTRICAL &amp; PLUMBING SUPPLY, FITTINGS &amp; CONNECTORS TO SUPPORT OR COMPLETE INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.</p> <p>D. CONTRACTOR TO PROVIDE ACCESS PANELS WHERE REQUIRED FOR FUTURE MAINTENANCE. TO BULKHEAD, CEILING, OR ILLUMINATED SIGNS ETC).</p>	<p>*** CONTRACTOR USE OF PREMISES ***</p> <p>A.CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS.</p> <p>B.VERIFY TIME RESTRICTIONS FOR PERFORMING WORK WITH LANDLORD.</p> <p>C.CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAL BUSINESS HOURS ONLY (UPON APPROVAL OF THE LANDLORD (UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDLORD).</p> <p>D.UTILITY OUTAGES AND SHUTDOWN SHALL BE COORDINATED WITH LANDLORD.</p> <p>E.AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY.</p> <p>F.ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE SITE UNDER THIS CONTRACT.</p> <p>G.PERFORM DEMOLITION WORK AND SUCH SPRINKLER WORK, CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODOURS DISTURBING BUILDING OCCUPANTS, OR ANY WORK INTERRUPTING TENANTS OR PUBLIC TRAFFIC WITHIN THE BUILDING, AFTER HOURS OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY LANDLORD.</p> <p>H.COORDINATE USE OF PREMISES FOR WORK WITH THE LANDLORD.</p> <p>I.LIMIT USE OF SITE FOR WORK AND STORAGE TO AREAS DESIGNATED UNLESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE LANDLORD.</p> <p>*** STANDARDS AND CODES ***</p> <p>A.GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE ARCHITECT THAT NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.</p> <p>B.IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.</p> <p>C.IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN</p> <p>D.WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.</p> <p>E.G.C. TO COMPLY W/ ALL RULES &amp; REGULATIONS FOUND IN LANDLORD'S TENANT CRITERIA CONSTRUCTION MANUAL.</p> <p>F.NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DO NOT COMPLY WITH THE APPLICABLE CODES.</p> <p>G.ALL APPLICABLE PERMITS (BUILDING, HAZARDOUS MATERIAL, ETC.) MUST BE OBTAINED PRIOR TO OCCUPANCY.</p>	<p>A.PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC.</p> <p>B. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 3MM ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:      -TO FINISHED FACE OF GYPSUM BOARD      -TO INSIDE FACE OF JAMB AT DOORS AND OTHER OPENINGS      -TO TOP OF FINISHED FLOORS      -TO BOTTOM OF FINISHED CEILINGS      -TO INSIDE FACE OF FINISHED MILLWORK</p> <p>C.NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.</p> <p>D.FOR BUILT-IN WORK SURROUNDED BY PARTITION, INCLUDING BUT NOT LIMITED TO APPLIANCES AND FILES, CONTRACTOR SHALL CONFIRM THAT FLOOR SLAB DOES NOT VARY BY MORE THAN 5mm IN 6M - ON NON-CUMULATIVE. NOTIFY ARCHITECT IF THIS TOLERANCE IS EXCEEDED.</p> <p>E.SHELVING AND OTHER WALL HUNG ITEMS, BUILT-IN JOINERY, ETC. SHALL HAVE BACKING OR OTHER SUITABLE BLOCKING. VERIFY ALL LOCATIONS WHERE REQUIRED.</p> <p>F.CONTRACTOR TO EXAMINE (E) WALL CONDITIONS TO DETERMINE IF FURRING WALL IS REQUIRED FOR LEVEL, EVEN, PLUMB, SMOOTH FINISH. IF FURRING IS REQUIRED, INCLUDE IN BID PRICE.</p> <p>G.CONTRACTOR TO EXAMINE (E) GYPSUM BOARD WALLS TO DETERMINE AREAS THAT WILL NEED TO BE REMOVED AND REPLACED OR SALVAGED AND REFINISHED. INCLUDE IN BID PRICE.</p> <p>H.ALL WALLS TO HAVE 12MM PLASTERBOARD U.O.N. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED AND IN RESTROOMS.</p> <p>I.ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.</p> <p>J.FIELD MEASURE AS REQ'D. FOR ALL GLAZING AND JOINERY CONDITIONS PRIOR TO FABRICATION.</p> <p>K."ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.</p> <p>L."TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.</p> <p>M.DETAILED ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.</p> <p>N.COLUMN LINES(GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.</p> <p>O.ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR, UNLESS OTHERWISE NOTED.</p> <p>P.CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS &amp; DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS.</p> <p>Q.DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED 100MM FROM ADJACENT PARTITIONS.</p> <p>R.ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OR WALL COVERING.</p> <p>S.CONTRACTOR SHALL USE 75MM METAL STUDS MINIMUM AT ALL PLUMBING WALLS. CONTRACTOR TO VERIFY ACTUAL DEPTH REQUIRED. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT.</p> <p>T.ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.</p> <p>U.ALL PLUMBING WORK SHALL CONFORM TO RELEVANT STANDARDS.</p> <p>V.VERIFY SITE CONDITIONS, SIZES AND LOCATIONS OF ALL PLUMBING, STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS (DUCTS, PIPES, SPRINKLERS, ETC.). NOTIFY ARCHITECT OF INADEQUATE CLEARANCES PRIOR TO FRAMING WALLS, FLOORS, ETC.</p> <p>W.CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED FOR MECHANICAL DUCTS, PLUMBING RUNS, ETC. ACCESS PANELS ARE TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.</p> <p>X.CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS W/ARCHITECT PRIOR TO INSTALLATION.</p> <p>AA.WHEN USED, ALL NOISE BARRIER BATTS (SOUND INSULATION) AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS.</p> <p>I.THRESHOLDS SHALL NOT EXCEED 10MM IN HEIGHT AND MUST BE FULLY ACCESSIBLE.</p> <p>J.CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH TO "AS NEW" CONDITION.</p> <p>K.DOORS THAT REQUIRE DISABLED ACCESS ARE TO BE MIN. 850MM CLEAR OPENING. BUILDER TO ENSURE THAT DISABLED ACCESS IS IN ACCORDANCE WITH AS1428.</p>	<p>A.ENSURE THAT SURFACES TO RECEIVE FINISHES ARE CLEAN, TRIM FREE OF REGULATIONS. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.</p> <p>B.CONTRACTOR TO VERIFY FINISHED CONDITION AND LEVEL OF FLOOR TO RECEIVE NEW FINISHES TO BE WITHOUT BOWING AT FLOOR OR WALL BASE. LEVEL, FLOOR W/L.T. CONCRETE AS REQUIRED IN BASE BID. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR PREPARATION</p> <p>C.REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES. CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/ OR CEILINGS, AND REPAIR ALL DAMAGES CAUSED BY THE CONTRACTOR. THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.</p> <p>D.CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF JOINERY AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.</p> <p>E.ALL CODE-REQUIRED LABELS OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.</p> <p>F.COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT. PROVIDE ADEQUATE BACKING INSIDE WALLS AS REQ'D.</p> <p>G.ALL GYPSUM BOARD SURFACES SHALL BE TAPED AND FEATHERED SMOOTH TO RECEIVE A MINIMUM OF ONE COAT SEALER AND TWO COATS OF PAINT TO COVER.</p> <p>H.REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES. REFER TO FUTURE SCHEDULE FOR MOUNTING HEIGHT REQUIREMENTS.</p> <p>I.NO FINISH SUBSTITUTIONS MAY BE MADE</p> <p>J.WHERE PAINT COLOURS CHANGE, CORNERS ARE TO BE CUT-IN FREE OF OVERLAPPING</p> <p>K.ALL FINISHES ARE TO BE APPLIED IN STRICT ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS FOR THAT PARTICULAR SURFACE</p> <p>L.CLASSES OF MATERIALS BASED UPON THEIR FLAME CHARACTERISTICS SHALL BE SET PER APPLICABLE CODES.</p> <p>M.THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL COMPLY WITH CLAUSE C1.10 OF THE BCA</p> <p>N.ALL PAINT FINISHES OF METAL PARTS OF DOORS, HANDRAILS, PERIMETER ENCLOSURES, ETC. SHALL BE SEMI-GLOSS, UNLESS OTHERWISE NOTED</p> <p>O.SUBMIT SAMPLES TO ARCHITECT BEFORE PLACING FULL ORDERS WHERE MATERIALS ARE NOT RETURNABLE. NOTIFY JIM BUDA ARCHITECTS IMMEDIATELY OF LONG LEAD TIME ORDER ITEMS.</p>	<p>A.PROVIDE 1-HOUR FIRE PROTECTION AT ALL OUTLETS AND SWITCHES LOCATED IN 1-HOUR RATED PARTITIONS.</p> <p>B.ALL TELEPHONE AND DATA CABLE TO BE TFLON COATED PLENUM RATED CABLE. SUPPORTED INDEPENDENTLY FROM SUSPENDED CEILING SYSTEM. CABLING TO BE SUPPLIED BY G.C., ALL PULLS AND TERMINATIONS BY CLIENT'S VENDOR.</p> <p>C.ALL SEPARATE CIRCUIT RECEPTACLES TO BE ORANGE COLOUR WITH GRAY STAINLESS STEEL COVER PLATE.</p> <p>D.ALL NEW WALL MOUNTED OUTLETS TO BE CENTERED AT 450MM AFF, U.O.N.</p> <p>E.ALL OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON THE POWER &amp; SIGNAL PLAN. DIMENSION ALL OUTLETS FROM THE CENTER LINE OF THE OUTLET BOX. NON-DIMENSIONED OUTLETS ARE TO BE LOCATED AT THE NEAREST WALL STUD.</p> <p>F.WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE), THEY ARE TO BE SPACES NO MORE THAN 50MM APART.</p> <p>G.COORDINATE TELEPHONE/ DATA INSTALLATION WITH APPROPRIATE SUB-CONTRACTOR.</p> <p>H.WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.</p> <p>I.CUT-OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR. U.O.N. ALL RECEPTACLES WHERE JOINEERY OCCURS SHALL BE LOCATED PER ELEVATIONS OF THE JOINEERY ITEM IN QUESTION.</p> <p>J.ALL WALL COVER PLATES SHALL BE BRUSHED STAINLESS STEEL W/ GREY OUTLETS.</p> <p>K.LOCATIONS OF FURNITURE POWER FEEDS SHALL ACCOMMODATE CIRCUITS &amp; WIRE PER ELECTRICAL DRAWINGS. TENANT SHALL BE RESPONSIBLE FOR PROVIDING FURNITURE POWER FEED. GENERAL CONTRACTOR SHALL INSTALL THE POWER FEED.</p> <p>L.WHERE DEDICATED ELECTRICAL OUTLETS ARE NOTED WITHIN THE FURNITURE PANEL SYSTEM, THE PANEL SYSTEM SHALL ACCOMMODATE THIS REQUIREMENT. LOCK OUT ALL DEDICATED CIRCUITS ON THE PANEL SYSTEM.</p> <p>M.ALL EXISTING ELECTRICAL DEVICES ARE TO REMAIN U.O.N.</p> <p>N.WHERE EXIT SIGNS ARE REQUIRED, THEY SHALL BE ILLUMINATED PER APPLICABLE CODES. THE LOCATION SHALL BE COORDINATED WITH THE ARCHITECT.</p> <p>O.PROVIDE BACK-UP POWER FOR EXIT SIGNS PER APPLICABLE CODES.</p> <p>P.EMERGENCY LIGHTING SHALL BE 2 SEPARATE SOURCES OF POWER AND SHALL COMPLY WITH THE CODES.</p> <p>Q.WHEN PLYWOOD BACKBOARDS ARE REQUIRED IN TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS, THEY SHALL BE PAINTED TO MATCH ADJACENT WALL.</p> <p>R.THE CENTER OF SWITCHES SHALL BE NO MORE THAN 1000MM ABOVE THE FLOOR. VERIFY AND MATCH EXISTING.</p> <p>S.CENTER LINE OF 15, 20, AND 30 AMP RECEPTACLES SHALL NOT BE LESS THAN 450MM CENTERED ABOVE FLOOR. FLOOR OUT LETS ARE ACCEPTABLE NEXT TO SLIDING PANELS/ WALLS AND OTHER SPECIAL CONVENIENT LOCATIONS.</p> <p>T.EXIT ILLUMINATION SHALL BE FROM AN EMERGENCY SYSTEM WHERE EXITING SYSTEM SERVES AN OCCUPANT LOAD OF 100 OR MORE.</p>
<h3>RCP NOTES</h3>					
<p>A.REFER TO MECHANICAL, ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR DESIGN OF THESE SYSTEMS (DUCT SIZES, CIRCUITING, ETC.) LOCATIONS OF FIXTURES, REGISTERS, SWITCHES, ETC. SHALL BE AS SHOWN ON THE ARCHITECTURAL PLANS AND DETAILS. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION PRIOR TO COMMENCING CONSTRUCTION.</p> <p>B.FOR ALL PLUMBING, STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS (DUCTS, PIPES, SPRINKLERS, ETC.) NOTIFY ARCHITECT OF INADEQUATE CLEARANCES FOR CEILING LAYOUT.</p> <p>C.ALL REGISTER AND LIGHTING FIXTURES SHALL OCCUR WITHIN GRID LINES. U.O.N.</p> <p>D.SPRINKLERS HEADS SHALL BE RELOCATED AND OR INSTALLED BY A LICENSED AUTOMATIC FIRE SPRINKLER CONTRACTOR. WORK TO BE CERTIFIED ON COMPLETION.</p> <p>E.CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.</p> <p>F.SHOPFRONT AND DISPLAY OR WINDOW LIGHTING TO BE ON SEPARATE TIMER SWITCH.</p> <p>G.REFER TO RCP FOR CEILING LAYOUT. REFER TO ELEC. DWGS. FOR SPECIFICATIONS OF BUILDING STANDARD LIGHT FIXTURES, SWITCHES, EXIT SIGNS, ETC.</p> <p>H.ALL JUNCTION BOXES AND MECHANICAL EQUIPMENT REQUIRING ACCESS FOR SERVICE SHALL BE LOCATED OVER ACOUSTICAL CEILINGS. NO ACCESS HATCHES SHALL BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL BY ARCHITECT.</p> <p>I.NO COMBUSTIBLE MATERIALS SHALL BE USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT, AND POT METAL CONNECTORS.</p> <p>J.PROVIDE SWITCHES AND LIGHT SENSORS FOR OPEN AREAS AND PRIVATE OFFICES. ACTUAL LOCATION OF ALL SWITCHES TO BE DETERMINED BY INDICATED ON ELECTRICAL LAYOUT.</p> <p>K.PLACEMENT OF LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS MAY CAUSE INTERFERENCE MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.</p> <p>L.LOCATIONS OF CEILING DEVICES, SUCH AS AIR DIFFUSERS, GRILLES, LIGHT FIXTURES, ETC., SHALL BE AS SHOWN ON ARCHITECTURAL REFLECTED CEILING PLAN, WHERE DISCREPANCIES OCCUR, THE ARCHITECTURAL PLAN SHALL GOVERN. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATIONS.</p> <p>M.CONDUIT ABOVE CEILING MUST BE A MINIMUM OF 300MM ABOVE THE CEILING GRID.</p> <p>N.VERIFY ACTUAL CEILING GRID LOCATION AND NOTIFY JIM BUDA ARCHITECTS OF ANY DISCREPANCIES.</p> <p>O.PROVIDE CUT OUT SWITCHES AND MOVEMENT DETECTORS TO LIGHTING TO STORAGE AND AMENITY AREAS.</p>					
<h3>ACCESSIBILITY NOTES</h3>					
<p>A.THE CENTER OF FIRE ALARM INITIATING DEVICES SHALL BE LOCATED 1200MM ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.</p> <p>B.ALL EMERGENCY EXITING ALARM AND SIGNAGE TO COMPLY WITH ACCESSIBILITY CODES.</p> <p>C.GENERAL CONTRACTOR SHALL ALLOW FOR APPLIED FINISH DIMENSIONS IN ADDITION TO STANDARD CONSTRUCTION TOLERANCES IN ACHIEVING ALL ACCESSIBILITY CLEARANCES PER DRAWINGS AND/OR ADA GUIDELINES.</p> <p>D.EMERGENCY WARNING SYSTEMS SHALL COMPLY WITH ADA REQUIREMENTS FOR THE HEARING IMPAIRED. VISUAL WARNING STROBE LIGHTS TO BE DESIGNED TO HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.</p>					
<h3>BUILDING &amp; FIRE NOTES</h3>					
<p>A.ALL PENETRATIONS INTO FIRE-RATED MATERIALS TO BE SEALED AND MAINTAINED.</p> <p>B.ALL BUILDING MATERIALS ARE TO COMPLY WITH CLAUSE C1.10 OF THE BCA.</p>					

**GOULBURN MARKETPLACE  
FINAL DESIGN APPROVAL**

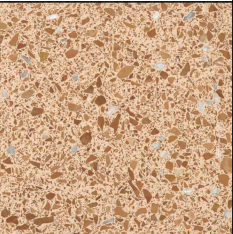
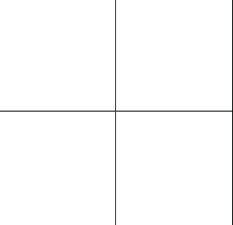
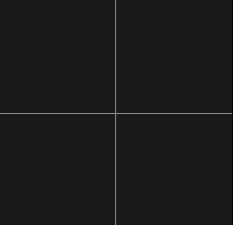



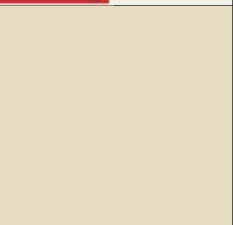

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023

<p>PROJECT &amp; ADDRESS <b>GOULBURN'S BEST CAFE + CO</b> SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580</p> <p>DRAWING TITLE <b>GENERAL NOTE</b></p>	<p>CLIENT <b>BHARAT TIWARI</b></p>	<table border="1"> <tr> <td>EC</td> <td>KC</td> <td>A</td> <td>FOR APPROVAL</td> <td>30.JAN.23</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	EC	KC	A	FOR APPROVAL	30.JAN.23																<p>T: 02 7900 2919 E: elton@spandesign.com.au A: SUITE 3.6 / 135 VICTORIA ROAD, DRUMMOYNE, NSW 2047</p>	<p>All plans and designs prepared by SPAN DESIGN STUDIO. SPAN DESIGN STUDIO owns the copyright of these plans and will allow use of the plans only for the purpose and site for which they have been prepared by SPAN DESIGN STUDIO. These plan cannot be copied or reproduced without permission of SPAN DESIGN STUDIO is forbidden</p>	<p>DWG NO. <b>N01</b></p> <p>SCALE</p>
EC	KC	A	FOR APPROVAL	30.JAN.23																					



CODE	SPECIFICATION	LOCATION	SUPPLIER	SAMPLE IMAGE
TL1	TERRAZZO TILE NAME: COTTO SIZE: 600X600X12MM ENSURE MINIMUM GROUT GAP GROUT: MAPEI MEDIUM GREY (112) NOTE: SHOPFITTER TO ENSURE TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION	AS INDICATED	SKHEME  CONTACT: LYNN D: 02 8755 2316  MAPEI GROUT T: 61 7 3276 5000	
TL2	WHITE TILE NAME: WHITE TILE GLOSS (61701) SIZE: 100 X 100MM ENSURE MINIMUM GROUT GAP GROUT COLOUR: MAPEI VOLCANO SAND (149) NOTE: SHOPFITTER TO ENSURE TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION	AS INDICATED	FREELANCE TILE AND STONE  CONTACT: BEN KERSHAW P: 0405 145 886	
TL3	BLACK TILE NAME: MEKA CHARCOAL MATT SIZE: 100 X 100MM ENSURE MINIMUM GROUT GAP GROUT COLOUR: MAPEI MEDIUM GREY (112) NOTE: SHOPFITTER TO ENSURE TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION	AS INDICATED	SKHEME  CONTACT: LYNN D: 02 8755 2316  MAPEI GROUT T: 61 7 3276 5000	
LM1	LAMINATE NAME: WHITE PAINTED WOOD CODE:8902 FINISH: NATURAL	JOINERY	LAMINEX  P: 132 136	
LM2	LAMINATE NAME: PEWTER CODE:329 FINISH: NATURAL	JOINERY	LAMINEX  P: 132 136	
PT1	PAINT FINISH (WHITE) COLOUR: WHITE POLAR QUARTER CODE: SW1F2  ALLOW FOR 2-3 COAT AND SHOPFITTER TO PROVIDE SAMPLE TO SPAN FOR APPROVAL PRIOR TO CONSTRUCTION.	TO WALL	DULUX  P: 13 25 25	
PT2	PAINT FINISH COLOUR: SEED PEARL CODE: 24W  ALLOW FOR 2-3 COAT AND SHOPFITTER TO PROVIDE SAMPLE TO SPAN FOR APPROVAL PRIOR TO CONSTRUCTION.	TO WALL	DULUX  P: 13 25 25	
FL1	TERRAZZO TILE NAME: T2 SHALE MATT SIZE: 600X600X12MM  ENSURE MINIMUM GROUT GAP GROUT: MAPEI MEDIUM GREY (112)	FLOOR	SKHEME  CONTACT: LYNN D: 02 8755 2316  MAPEI GROUT T: 61 7 3276 5000	

**GOULBURN  
MARKETPLACE  
FINAL DESIGN  
APPROVAL**

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -

CODE	SPECIFICATION	LOCATION	SUPPLIER	SAMPLE IMAGE
FL2	TIMBER FLOORING NAME: BEACH OAK SKU: CF642-18 SLIP RATING: P2  NOTE: SHOPFITTER TO ENSURE TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION	FLOOR	FLOORING ONLINE  P: 1800 718 427	
FL3	SURESTEP ORIGINAL FLOOR VINYL COLOUR: PEWTER CODE: 171072 SLIP RATING: R12X  NOTE: SHOPFITTER TO ENSURE TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION	FLOOR	FORBO  CONTACT: RICHARD M:0419 415 963	
TM1	PLYWOOD  NAME: MAXI PANEL COLOUR: NATURAL SAND  NOTE: ALLOW FOR 2-3 COATS CLEAR SEALANT. SHOPFITTER TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.	AS INDICATED	MAXIPLY  CONTACT: 03 9737 6608	
TM2	HALF ROUND DOWEL - AMERICAN OAK SKU: JD140A NAME: HALF ROUND DOWEL SIZE: 40MM DIA X 20MM NOTE: SHOPFITTER TO ENSURE TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION	AS INDICATED	HAMMERSMITH  P: 08 8349 8211	
UP1	FABRIC UPHOLSTERY NAME: ANGORA CODE: AT-01 SERIES: ATOMIC  NOTE: SHOPFITTER TO ENSURE TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION	SEATING	BARESQUE  CONTACT: EBONY PROHM T: 1300 306 399 M: 0414 471 109	
SS1	STAINLESS STEEL SHEET FINISH: BRUSHED	AS INDICATED	BY SHOPFITTER	
RA1	FEATURE RATTAN  NAME: RATTAN OPEN WEAVE, HEXAGONAL 8MM CODE: CW-168 COLOUR: NATURAL FINISH: OUTER CORE	AS INDICATED	HOUSE OF BAMBOO  P: 1300 665 703	
CB1	PAINTED CHIP BOARD NAME: ORIENTED STRAND BOARD SKU: PLYOSB24129 COLOUR: PT1 DULUX WHITE POLAR QUATER  NOTE: SHOPFITTER TO ENSURE TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION	WALL	TRADEMASTER  P: 1300 664 584	

PROJECT & ADDRESS <b>GOULBURN'S BEST CAFE + CO</b> SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT BHARAT TIWARI	EC	KC	A	FOR APPROVAL	30.JAN.23
		CHK	DRW	ISSUE	DESCRIPTIONS	DATE
DRAWING TITLE <b>FINISHES SCHEDULE</b>						

T: 02 7900 2919  
 E: elton@spandesign.com.au  
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DWG NO.  
**F01**  
SCALE





FURNITURE:



CH1

CHAIR  
QTY: 34 (TBC WITH CLIENT)

SUPPLIER: DESIGN BY THEM  
NAME: BOBBY CHAIR

ORDER MUST TAKEN THROUGH  
WEBSITE  
<https://www.designbythem.com/products/bobby-chair?variant=33030216155224>



TB1

INDOOR DINING TABLE TOP  
QTY: 14 (TBC WITH CLIENT)

SUPPLIER: .APEX.COM.AU  
NAME: COMPACT LAMINATE TABLE TOP

COLOUR: LM1 ALL TABLE TOPS TO BE LAMINATED  
SIZE: 600X600 SQUARE

WEBSITE:  
[HTTPS://WWW.APEX.COM.AU](https://www.apex.com.au)



TB1

INDOOR DINING TABLE BASE  
QTY: 14 (TBC WITH CLIENT)

SUPPLIER: .APEX.COM.AU  
NAME: OLEA ROUND WHITE TABLE BASE

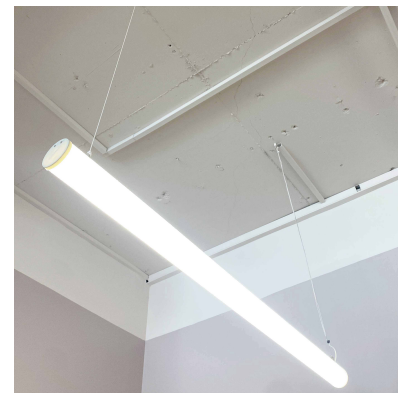
SIZE: ROUND 450MM  
CODE: AA730-WHITE

WEBSITE:  
[HTTPS://WWW.APEX.COM.AU](https://www.apex.com.au)

**NOTE:**  
EXTERNAL TABLES AND CHAIRS  
MUST BE WEATHERPROOF FOR  
EXTERNAL USE.



LIGHTING:



LT1

SUSPENDED SEAMLESS LINEAR  
QTY: 5 (TBC WITH CLIENT)

SUPPLIER: T&Z LIGHTING  
DIMENSIONS: 60DIA X 1000M  
COLOUR: 3000K

CONTACT:  
DAVID  
P: 0403 348 885

MISCELLANEOUS:



MS1

ELECTRICAL POWERPOINT

SUPPLIER: SPARKY DIRECT  
NAME: CLIPSAL ICONIC  
3025-VW DOUBLE POWER  
POINT GPO 10 AMP  
COLOUR: VIVID WHITE  
QTY: CONFIRM WITH CLIENT

ORDER MUST BE TAKEN  
THROUGH  
WEBSITE  
<https://www.sparkydirect.com.au/>



MS2

METAL DOOR HANDLE

SUPPLIER: THE BLUE SPACE  
NAME: MOMO HANDLES FERRARA  
LIP PULL  
COLOUR: WHITE  
QTY: CONFIRM WITH CLIENT

ORDER MUST BE TAKEN THROUGH  
WEBSITE  
<https://www.thebluespace.com.au/products/momo-handles-ferrara-lip-pull-white?variant=39404789760115&currency=AUD#specification>



MS3

ROLLER BLINDS  
SUPPLIER: COMMERCIALS BLINDS  
NAME: DOVE WHITE METROSHADE  
LIGHT FILTERING  
COLOUR: DOVE WHITE  
QTY: CONFIRM WITH CLIENT

ORDER MUST BE TAKEN THROUGH  
WEBSITE  
<https://www.commercialblinds.com.au/metroshade-lf>

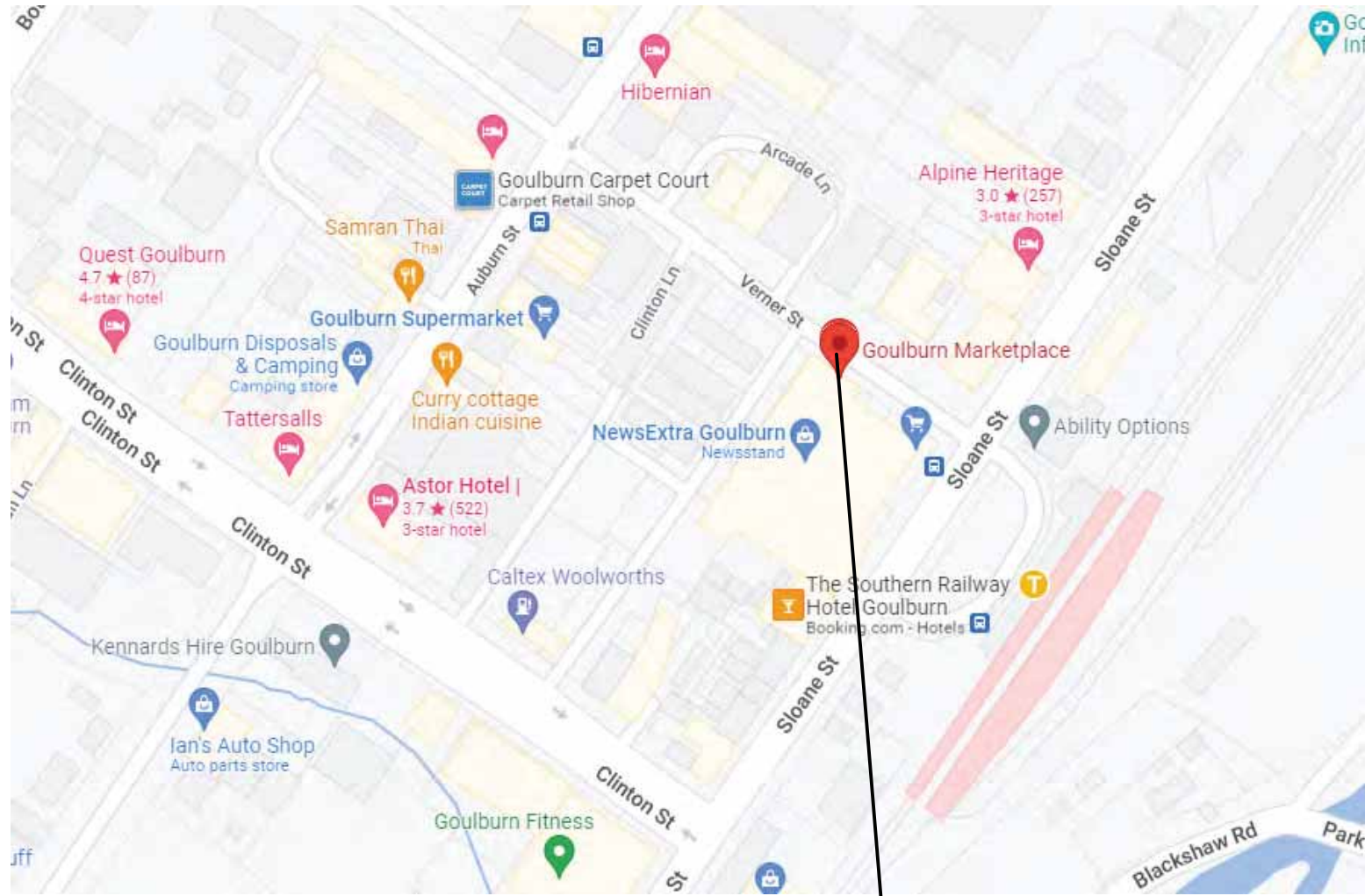
PROJECT & ADDRESS <b>GOULBURN'S BEST CAFE + CO</b> SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT BHARAT TIWARI	EC	KC	A	FOR APPROVAL	30.JAN.23
		EC	KC	B	FOR APPROVAL	31.JAN.23
DRAWING TITLE <b>FURNITURE SCHEDULE</b>		CHK	DRW	ISSUE	DESCRIPTIONS	DATE

T: 02 7900 2919  
E: [elton@spandesign.com.au](mailto:elton@spandesign.com.au)  
A: SUITE 3.6 / 135 VICTORIA ROAD, DRUMMOYNE, NSW 2047

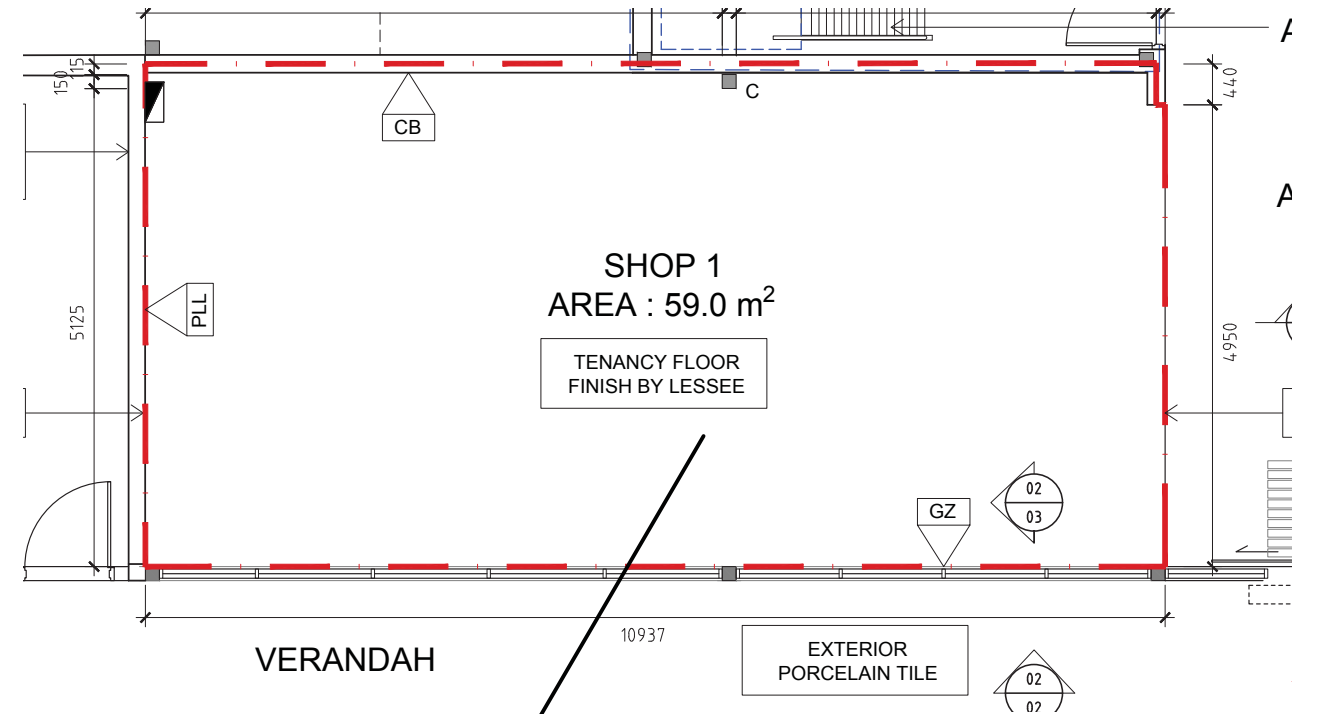


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DWG NO.  
**F03**  
SCALE



GOULBURN'S BEST CAFE + CO  
SHOP NO.: T1  
APPROX AREA : 59 sqm



**GOULBURN MARKETPLACE  
FINAL DESIGN APPROVAL**

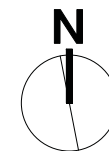
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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -

1 LOCATION MAP  
Scale NTS @ A3

2 SITE PLAN  
Scale NTS @ A3



PROJECT & ADDRESS <b>GOULBURN'S BEST CAFE + CO</b> SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT <b>BHARAT TIWARI</b>	EC	KC	A	FOR APPROVAL	30.JAN.23
		CHK	DRW	ISSUE	DESCRIPTIONS	DATE
DRAWING TITLE <b>LOCATION MAP &amp; SITE PLAN</b>						

T: 02 7900 2919  
E: elton@spandesign.com.au  
A: SUITE 3.6 / 135 VICTORIA ROAD, DRUMMOYNE, NSW 2047

SPAN  
DESIGN

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DWG NO. **P00**

SCALE



**WALL LEGEND:**

- EXISTING WALLS
- ALL NEW WALLS AS PER BCA REQUIREMENT, AUSTRALIAN STANDARDS & LOCAL AUTHORITIES HEALTH STANDARDS.
- COOL ROOM PANEL

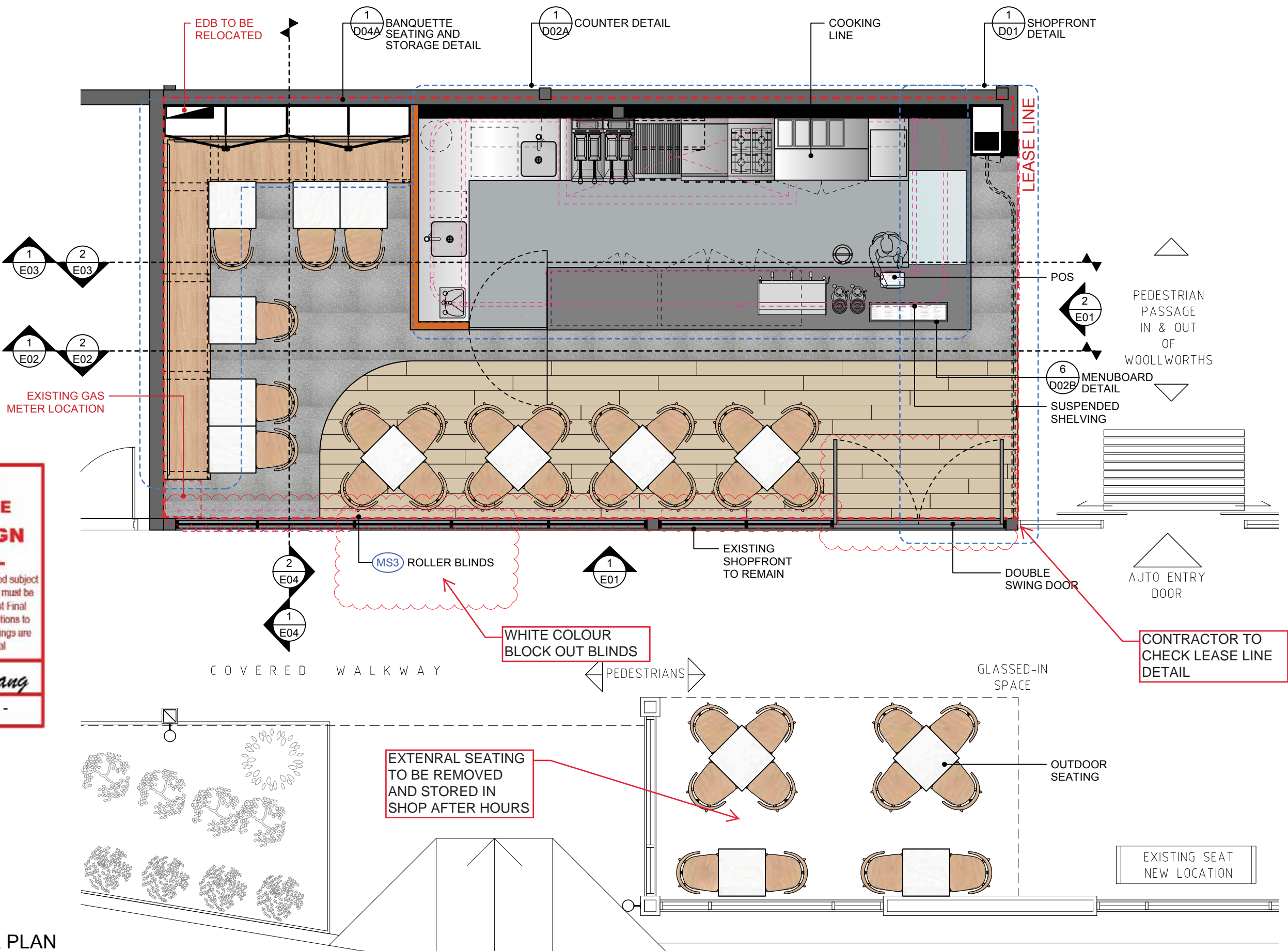
ALL KITCHEN DESIGN AND CONSTRUCTION TO COMPLY WITH AUSTRALIAN STANDARD 4674/2004

SHOP IS DESIGNED TO COMPLY WITH

- FOOD ACT (2003)
- FOOD STANDARDS CODE
- AUSTRALIAN STANDARD AS 4674/2004

INDOOR SEAT NUMBER: 28

OUTDOOR SEAT NUMBER: 12



**GOULBURN MARKETPLACE FINAL DESIGN APPROVAL**

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -

**1 PROPOSED FLOOR PLAN**  
Scale 1:50 @ A3

PROJECT & ADDRESS <b>GOULBURN'S BEST CAFE + CO</b> SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT <b>BHARAT TIWARI</b>	EC	KC	A	FOR APPROVAL	30.JAN.23
		EC	KC	B	FOR APPROVAL	31.JAN.23
DRAWING TITLE <b>PROPOSED FLOOR PLAN</b>		CHK	DRW	ISSUE	DESCRIPTIONS	DATE

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E: elton@spandesign.com.au  
A: SUITE 3.6 / 135 VICTORIA ROAD, DRUMMOYNE, NSW 2047

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DWG NO.  
**P02**

SCALE  
**1:50**



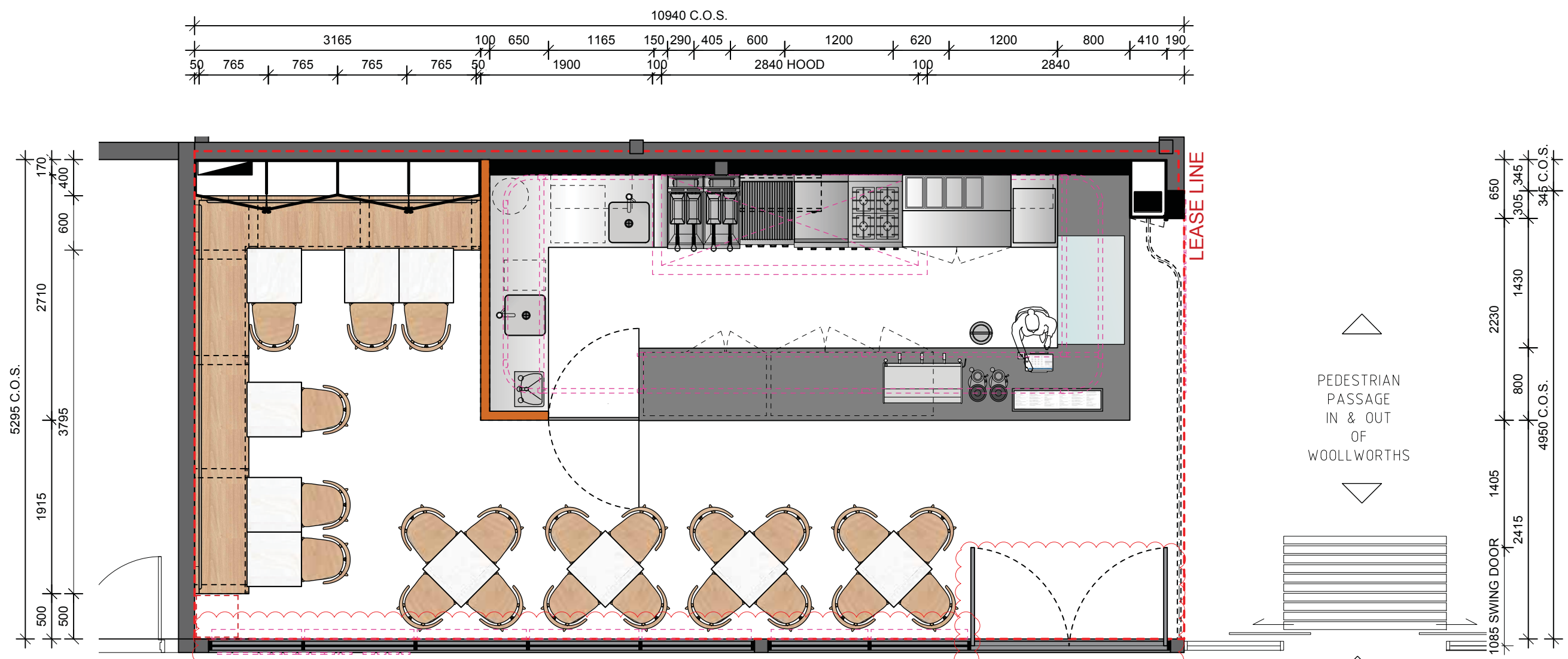
**WALL LEGEND:**

- EXISTING WALLS
- ALL NEW WALLS AS PER BCA REQUIREMENT, AUSTRALIAN STANDARDS & LOCAL AUTHORITIES HEALTH STANDARDS.
- COOL ROOM PANEL

ALL KITCHEN DESIGN AND CONSTRUCTION TO COMPLY WITH AUSTRALIAN STANDARD 4674/2004

SHOP IS DESIGNED TO COMPLY WITH

- FOOD ACT (2003)
- FOOD STANDARDS CODE
- AUSTRALIAN STANDARD AS 4674/2004



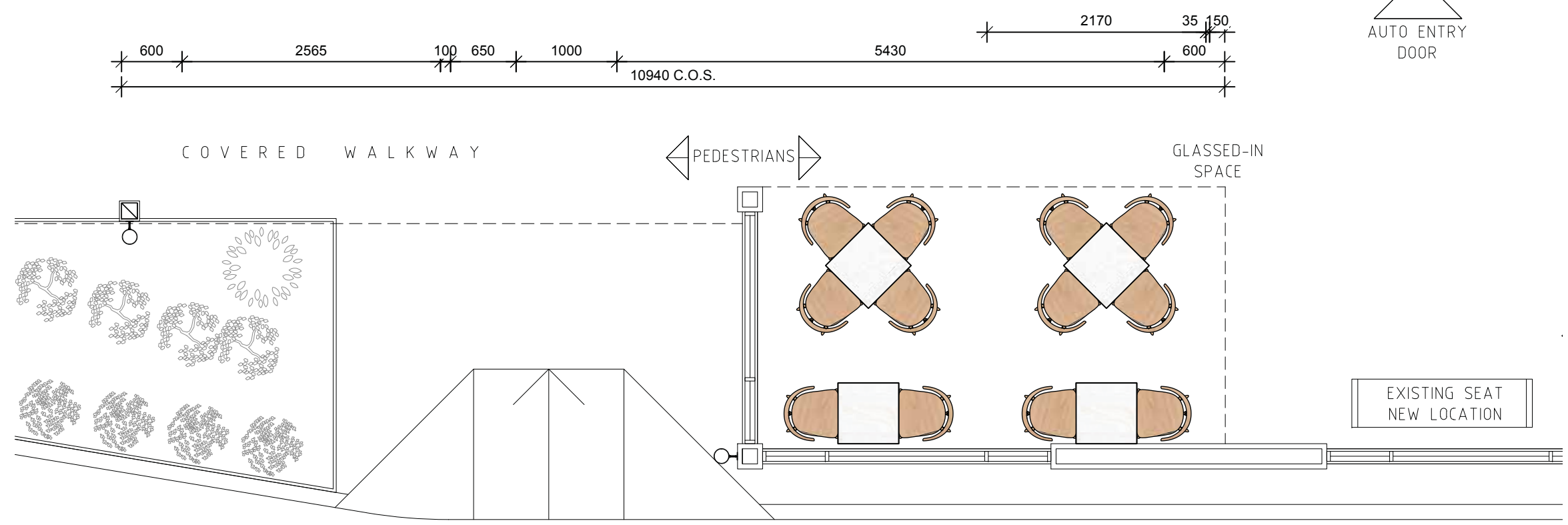
**GOULBURN MARKETPLACE**

**FINAL DESIGN APPROVAL**

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -



**1 DIMENSION PLAN**  
Scale 1:50 @ A3

PROJECT & ADDRESS <b>GOULBURN'S BEST CAFE + CO</b> SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT <b>BHARAT TIWARI</b>	EC	KC	A	FOR APPROVAL	30.JAN.23
		EC	KC	B	FOR APPROVAL	31.JAN.23
DRAWING TITLE <b>DIMENSION PLAN</b>	CHK	DRW	ISSUE	DESCRIPTIONS	DATE	
		T: 02 7900 2919 E: elton@spandesign.com.au A: SUITE 3.6 / 135 VICTORIA ROAD, DRUMMOYNE, NSW 2047				
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CEILING LEGEND:	
	22W LED DOWNLIGHT CODE: TZ-DL026WH/WW LIGHTING:3000K BEAM: 45° SUPPLIER T&Z LIGHTING CONTACT: 0403348885 (DAVID)
	25W LED DOWNLIGHT CODE: TZ-DL011WH/CW LIGHTING:4000K SUPPLIER T&Z LIGHTING CONTACT: 0403348885 (DAVID)
	SUSPENDED SEAMLESS LINEAR LIGHTING:3000K (40W) DIMENSIONS: 60DIA X 1000M SUPPLIER T&Z LIGHTING CONTACT: 0403348885 (DAVID)
	EDGELIT EXIT SIGN
	CEILING HEIGHT
	FIRE SPRINKLER TO RETAIN OR MODIFIED TO SUIT NEY LAYOUT AND CEILING HEIGHT LOCATION TO BE C.O.S (NOT SHOWN ON PLAN)
	EMERGENCY LIGHT LOCATION TO BE C.O.S
	A/C OUTLET (INDICATIVE ONLY) LOCATION TO BE C.O.S SHOPFITTER TO BE CO-ORDINATE SET OUT WITH LESSOR'S CONTRACTOR, AND MANAGER TO APPROVE ON SITE
	SECURITY CAMERA COLOUR: XXXXX
	WALL MOUNT SPEAKERS COLOUR:XXXXX

**NOTES (IF APPLICABLE):**

EWIS SPEAKERS TO BE INSTALLED AS AS2118

ALL EXISTING EQUIPMENT LOCATION ON CEILING SHOULD BE CONFIRMED ON SITE BY BUILDER: THIS PLAN IS JUST FOR INDICATION DESIGN PURPOSE.

ANY PARTS OF CEILING DAMAGED BY NEW FITTING INSTALLATION OR FITTING RELOCATION SHOULD BE PATCHED UP OR REPLACED BY SMAE MATERIALS

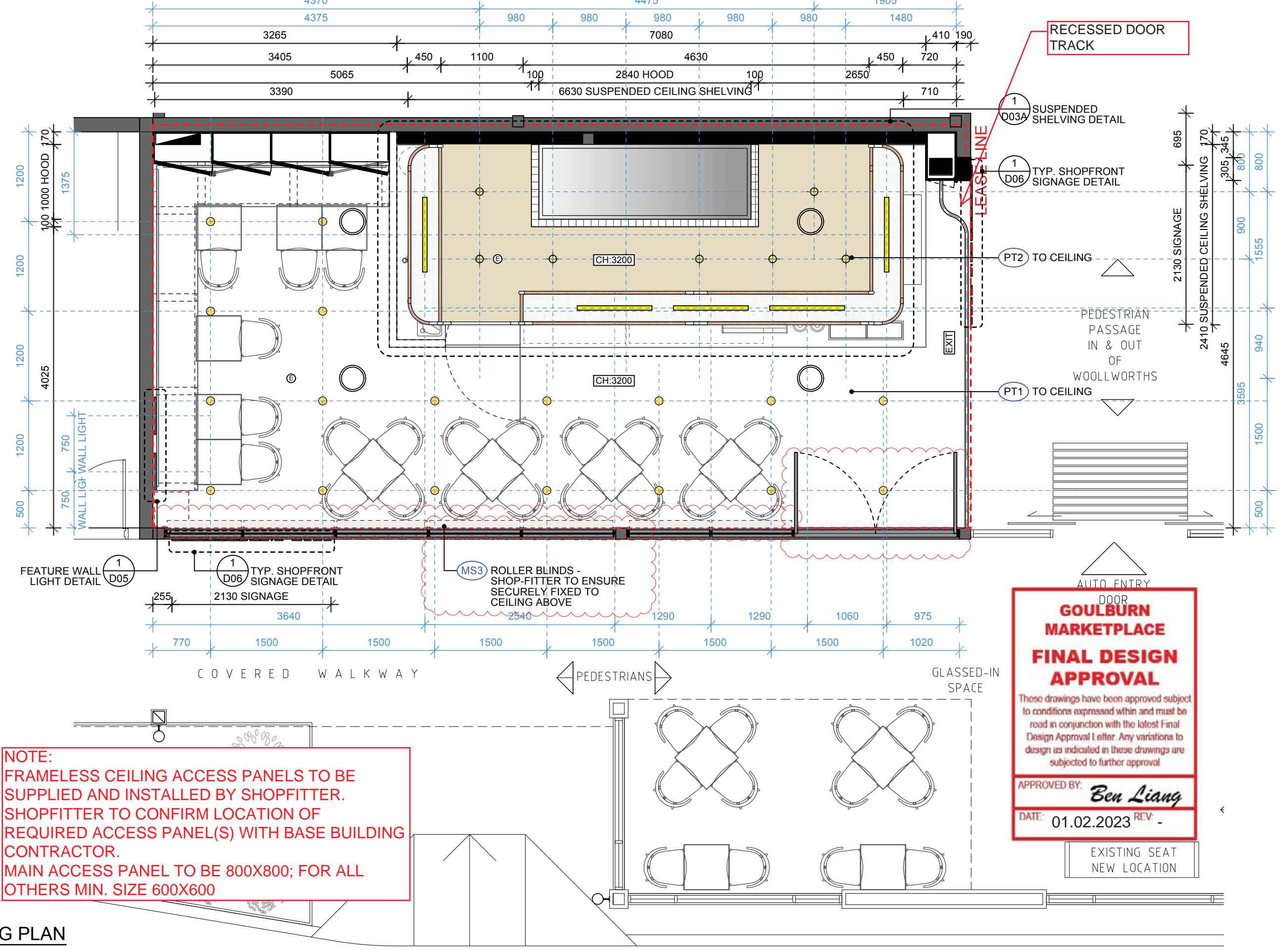
**IMPORTANT NOTES:**

MECHANICAL SERVICES IN CEILING / BULKHEAD TO BE PAINTED TO MATCH ADJOINING FINISHES.

- PAINT (PTX) TO LINEAR A/C, SQUARE A/C, RETURN AIR GRILLES WHERE LOCATED IN CEILING COLOUR (PTX)

- PAINT (PT2) TO LINEAR A/C, SQUARE A/C, RETURN AIR GRILLES WHRRER LOCATED IN CEILING COLOUR (TMX)

SECTION J LIGHTING CALCULATION
FLOOR SPACE: 59 M2
HEAT OUTPUT: 728 WATT
<b>TOTAL HEAT LOAD: 13 WATTS/M2</b>
PROPOSED LIGHTING LAYOUT COMPLIES WITH PART J OF 6.2 OF THE BCA.



**NOTE:**  
 FRAMELESS CEILING ACCESS PANELS TO BE SUPPLIED AND INSTALLED BY SHOPFITTER. SHOPFITTER TO CONFIRM LOCATION OF REQUIRED ACCESS PANEL(S) WITH BASE BUILDING CONTRACTOR.  
 MAIN ACCESS PANEL TO BE 800X800; FOR ALL OTHERS MIN. SIZE 600X600

AUTO ENTRY  
DOOR  
**GOULBURN MARKETPLACE**  
**FINAL DESIGN APPROVAL**

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -

**1 REFLECTED CEILING PLAN**  
 Scale 1:50 @ A3

PROJECT & ADDRESS <b>GOULBURN'S BEST CAFE + CO</b> SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT <b>BHARAT TIWARI</b>	EC	KC	A	FOR APPROVAL	30.JAN.23
		EC	KC	B	FOR APPROVAL	31.JAN.23
DRAWING TITLE <b>REFLECTED CEILING PLAN</b>		CHK	DRW	ISSUE	DESCRIPTIONS	DATE

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 E: elton@spandesign.com.au  
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DWG NO.  
**P04**

SCALE  
**1:50**



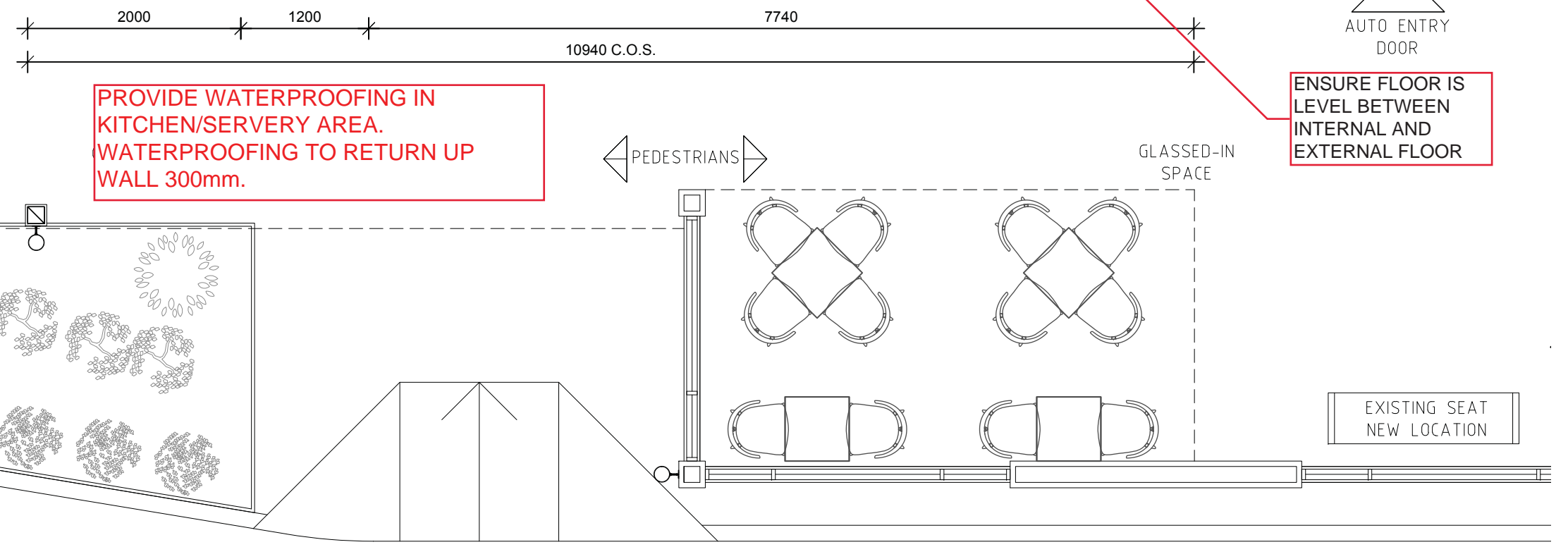
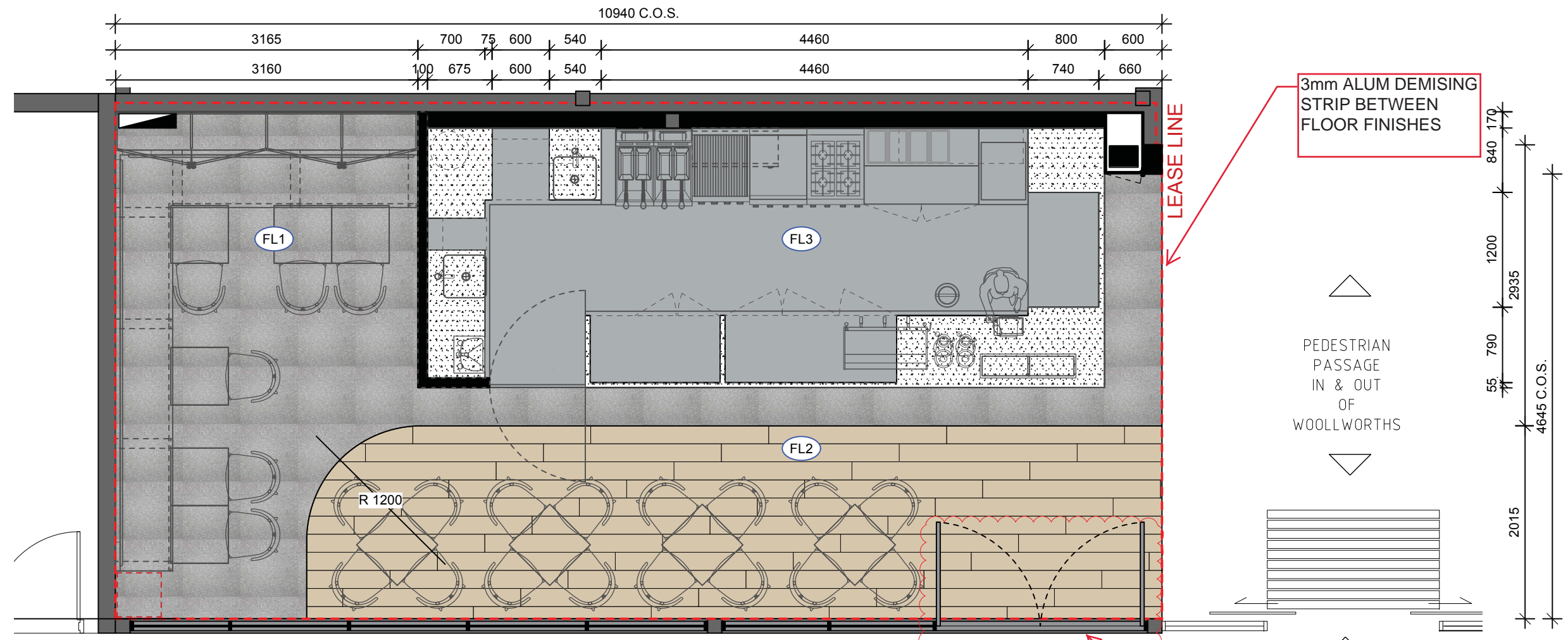




CODE	LEGEND
FL1	
FL2	
FL3	
CONCRETE PLINTH	

NOTE:  
SHOP-FITTER TO ALLOW FOR 50MM OFF-SET TO CONCRETE PLINTH IN FOOD PREPARATION AREAS

5295 C.O.S.  
2880  
400  
2015



**GOULBURN MARKETPLACE**  
**FINAL DESIGN APPROVAL**

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -

1 FLOOR FINISHES PLAN  
Scale 1:50 @ A3

PROJECT & ADDRESS GOULBURN'S BEST CAFE + CO SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT BHARAT TIWARI	EC	KC	A	FOR APPROVAL	30.JAN.23
		EC	KC	B	FOR APPROVAL	31.JAN.23
DRAWING TITLE FLOOR FINISHES PLAN	CHK	DRW	ISSUE	DESCRIPTIONS	DATE	
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					DWG NO.	P06
					SCALE	1:50

**WALL LEGEND:**

- EXISTING WALLS
- ALL NEW WALLS AS PER BCA REQUIREMENT, AUSTRALIAN STANDARDS & LOCAL AUTHORITIES HEALTH STANDARDS.
- COOL ROOM PANEL

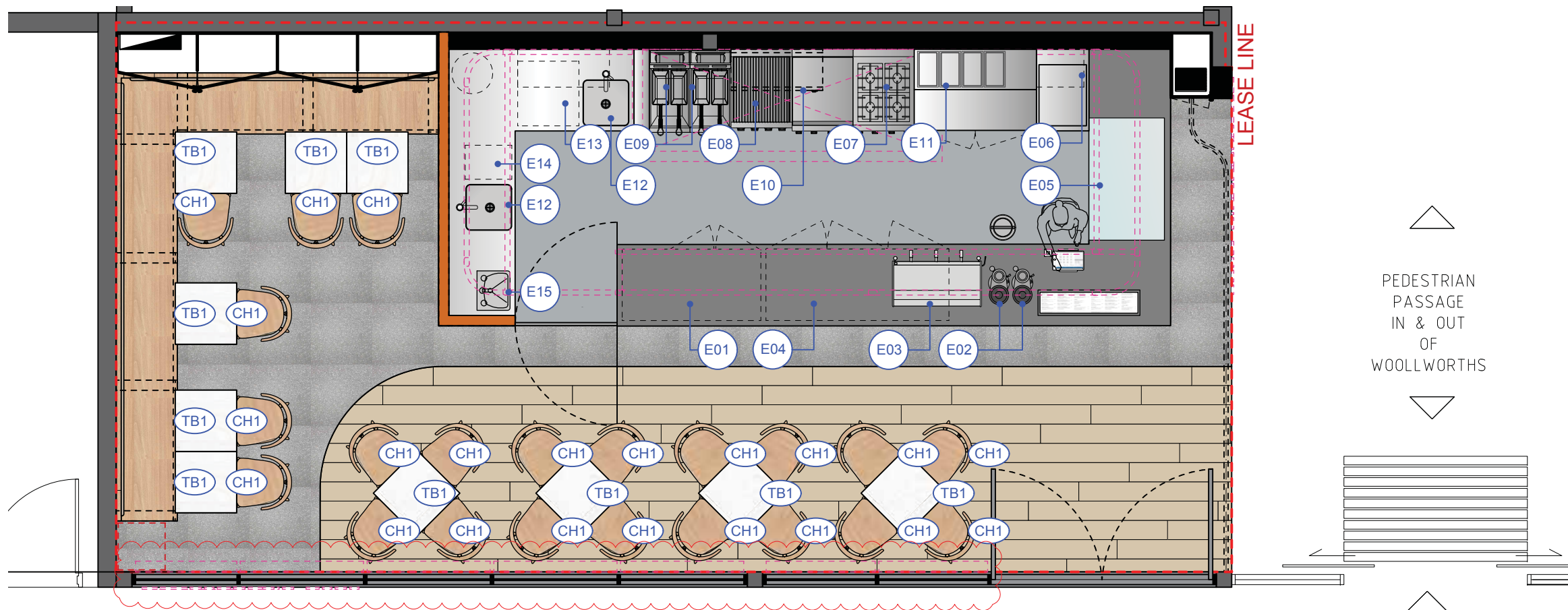
ALL KITCHEN DESIGN AND CONSTRUCTION TO COMPLY WITH AUSTRALIAN STANDARD 4674/2004

SHOP IS DESIGNED TO COMPLY WITH  
 - FOOD ACT (2003)  
 - FOOD STANDARDS CODE  
 - AUSTRALIAN STANDARD AS 4674/2004

**EQUIPMENT SCHEDULE:**

- E01 U/B FREEZER (2 DOOR)
- E02 COFFEE GRINDER
- E03 COFFEE MACHINE
- E04 U/B FRIDGE (3 DOOR)
- E05 CAKE AND BOTTLE DISPLAY
- E06 COUNTER TOP PREPARATION FRIDGE
- E07 GAS RANGE STATIC OVEN
- E08 CHARGRILL
- E09 FRYER
- E10 WALL MOUNTED SALAMANDER
- E11 COMMERCIAL MICROWAVE
- E12 DEEP SINGLE BOWL SINK
- E13 U/B DISHWASHER
- E14 U/B ICE MAKER
- E15 HAND BASIN

NOTE: ALL OTHER EXISTING KITCHEN EQUIPMENT AND COOL ROOM TO REMAIN AS IS. ALLOW FOR PROFESSIONAL CLEANING IF REQUIRED.

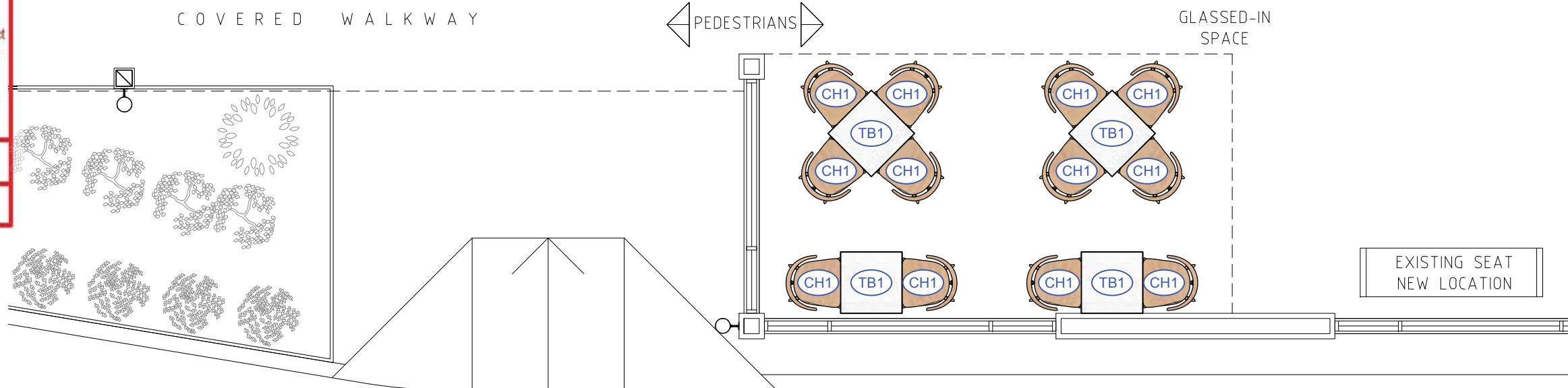


GOULBURN MARKETPLACE  
FINAL DESIGN APPROVAL

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -

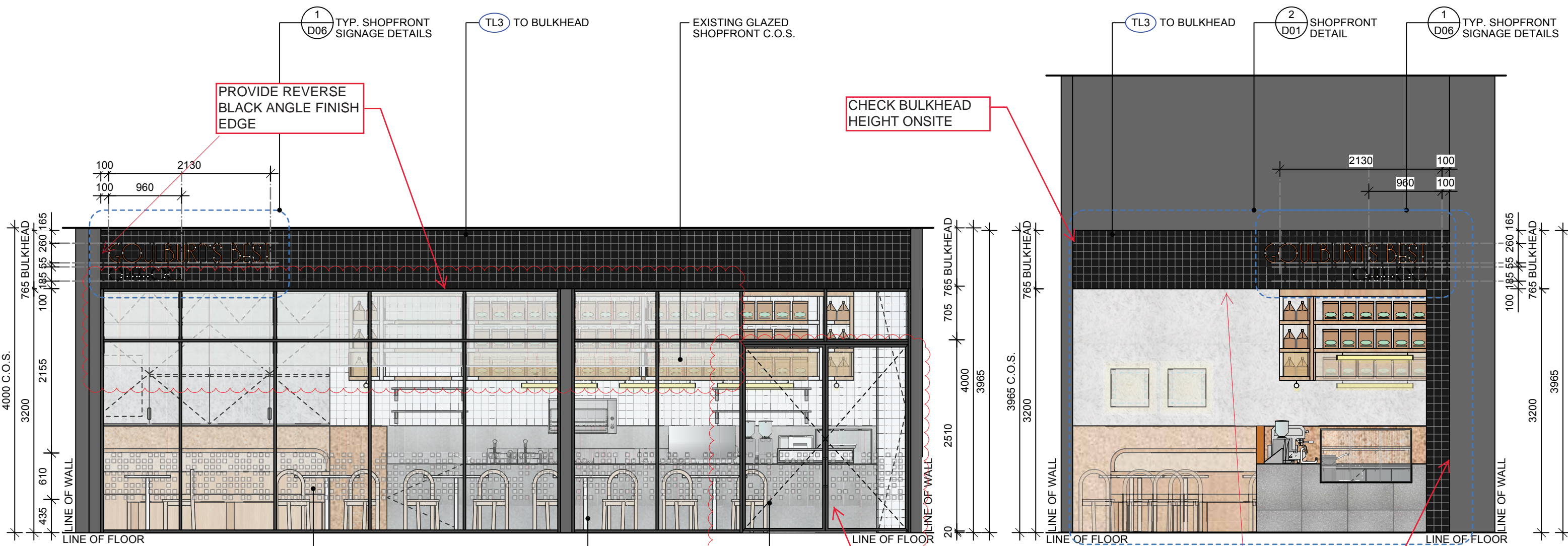


**1** EQUIPMENT PLAN  
 Scale 1:50 @ A3

PROJECT & ADDRESS GOULBURN'S BEST CAFE + CO SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT BHARAT TIWARI	EC	KC	A	FOR APPROVAL	30.JAN.23
		EC	KC	B	FOR APPROVAL	31.JAN.23
DRAWING TITLE EQUIPMENT PLAN		CHK	DRW	ISSUE	DESCRIPTIONS	DATE
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**1 SHOPFRONT ELEVATION**  
Scale 1:50 @ A3

**2 SHOPFRONT ELEVATION**  
Scale 1:50 @ A3

**GOULBURN  
MARKETPLACE  
FINAL DESIGN  
APPROVAL**

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -

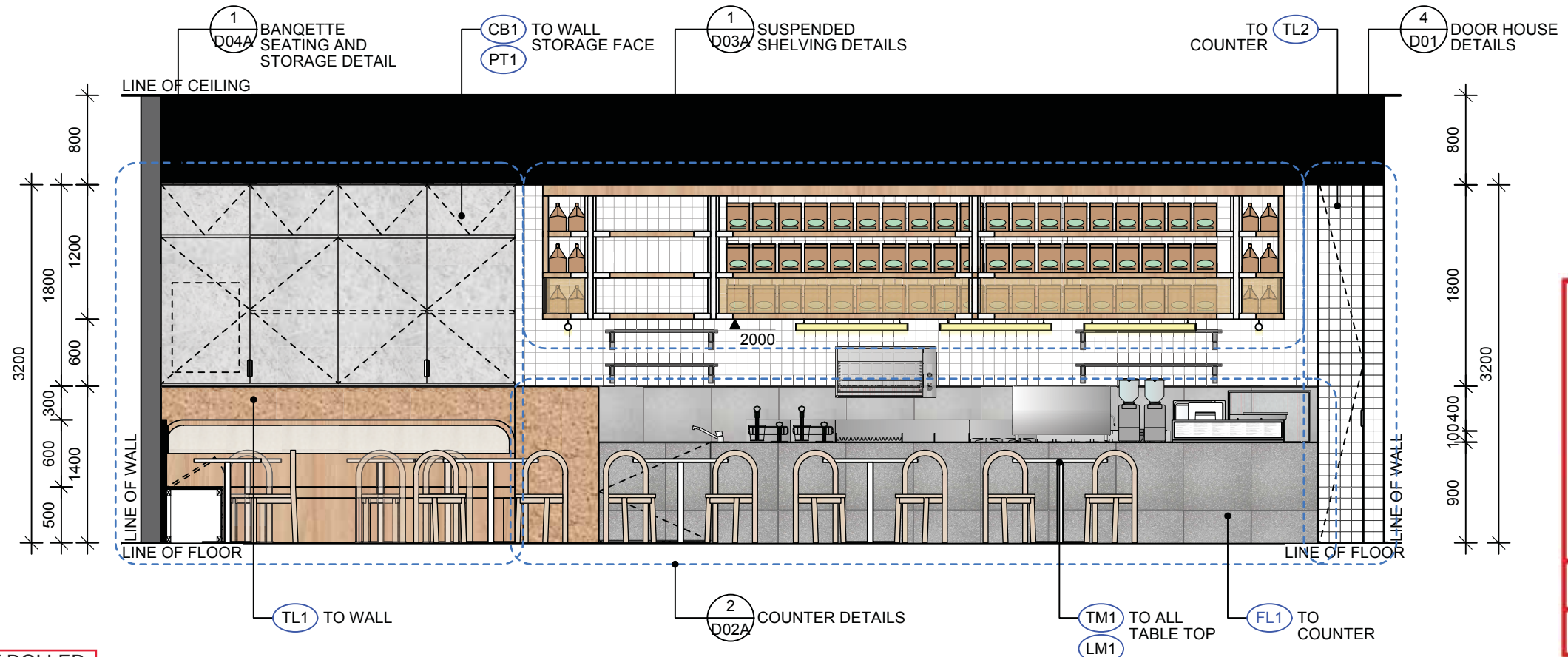
**BASE BUILDING WINDOW  
AND DOOR CONTRACTOR:  
MILLENNIUM WINDOWS  
AND DOORS PTY LTD**

**EXTERNAL ACCESS  
DOOR BY LESSEE.  
DOOR COLOUR TO  
MATCH EXISTING  
SHOPFRONT**

**PROVIDE REVERSE  
BLACK ANGLE FINISH  
EDGE**

PROJECT & ADDRESS <b>GOULBURN'S BEST CAFE + CO</b> SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT <b>BHARAT TIWARI</b>	EC KC A FOR APPROVAL 30.JAN.23 EC KC B FOR APPROVAL 31.JAN.23	CHK DRW ISSUE DESCRIPTIONS DATE	T: 02 7900 2919 E: elton@spandesign.com.au A: SUITE 3.6 / 135 VICTORIA ROAD, DRUMMOYNE, NSW 2047		All plans and designs prepared by SPAN DESIGN STUDIO. SPAN DESIGN STUDIO owns the copyright of these plans and will allow use of the plans only for the purpose and site for which they have been prepared by SPAN DESIGN STUDIO. These plan cannot be copied or reproduced without permission of SPAN DESIGN STUDIO is forbidden	DWG NO. <h1 style="font-size: 2em;">E01</h1> SCALE <b>1:50</b>
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1 ELEVATION  
Scale 1:50 @ A3

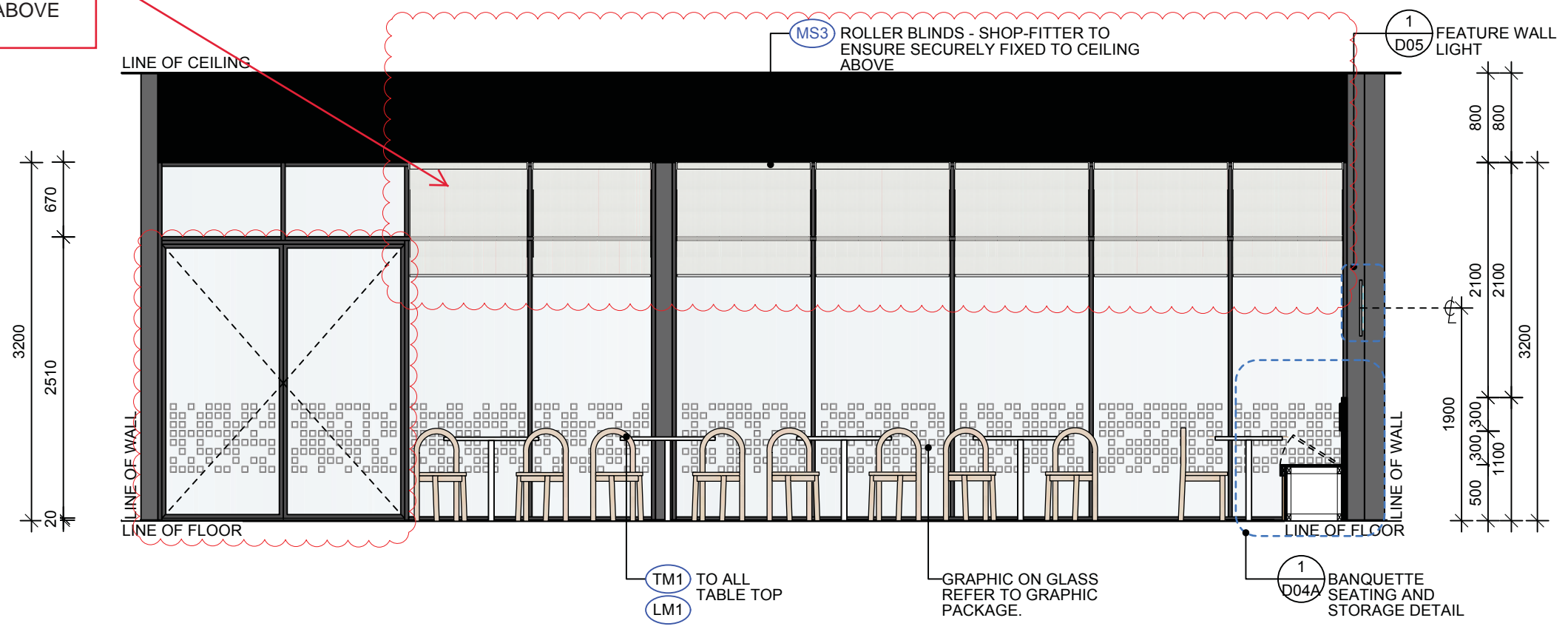
BLOCK OUT ROLLER BLINDS FIXED TO STRCUTURAL MEMBERS ABOVE CEILING

**GOULBURN MARKETPLACE  
FINAL DESIGN APPROVAL**

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APPROVED BY: *Ben Liang*

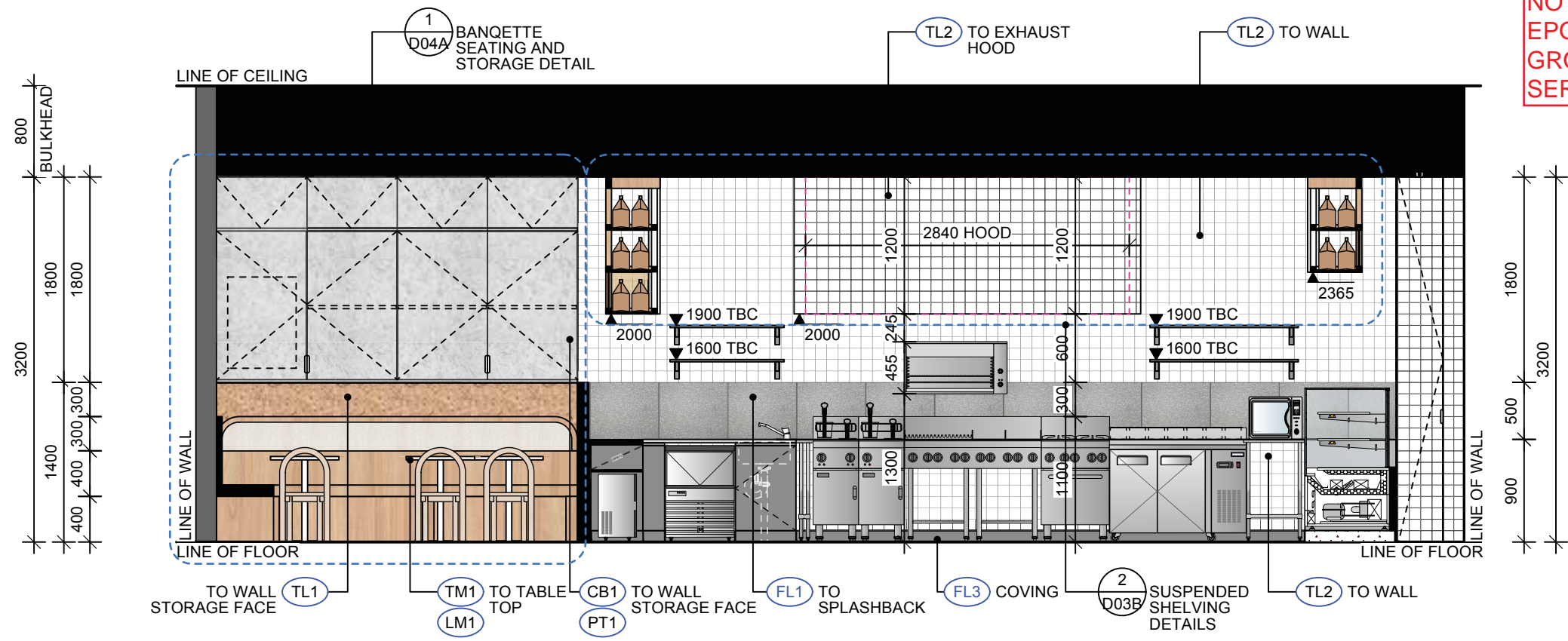
DATE: 01.02.2023 REV: -



2 ELEVATION  
Scale 1:50 @ A3

PROJECT & ADDRESS <b>GOULBURN'S BEST CAFE + CO</b> SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT <b>BHARAT TIWARI</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>EC</td> <td>KC</td> <td>A</td> <td>FOR APPROVAL</td> <td>30.JAN.23</td> </tr> <tr> <td>EC</td> <td>KC</td> <td>B</td> <td>FOR APPROVAL</td> <td>31.JAN.23</td> </tr> </table>	EC	KC	A	FOR APPROVAL	30.JAN.23	EC	KC	B	FOR APPROVAL	31.JAN.23					All plans and designs prepared by SPAN DESIGN STUDIO. SPAN DESIGN STUDIO owns the copyright of these plans and will allow use of the plans only for the purpose and site for which they have been prepared by SPAN DESIGN STUDIO. These plan cannot be copied or reproduced without permission of SPAN DESIGN STUDIO is forbidden	DWG NO. <b>E02</b> SCALE 1:50
EC	KC	A	FOR APPROVAL	30.JAN.23														
EC	KC	B	FOR APPROVAL	31.JAN.23														
DRAWING TITLE <b>INTERNAL ELEVATIONS</b>		CHK	DRW	ISSUE	DESCRIPTIONS	DATE	T: 02 7900 2919 E: elton@spandesign.com.au A: SUITE 3.6 / 135 VICTORIA ROAD, DRUMMOYNE, NSW 2047											

**1** ELEVATION  
Scale 1:50 @ A3



**NOTE:**  
EPOXY GROUT USED IN ALL TILE  
GROUTING INSIDE KITCHEN AND  
SERVERY AREAS.

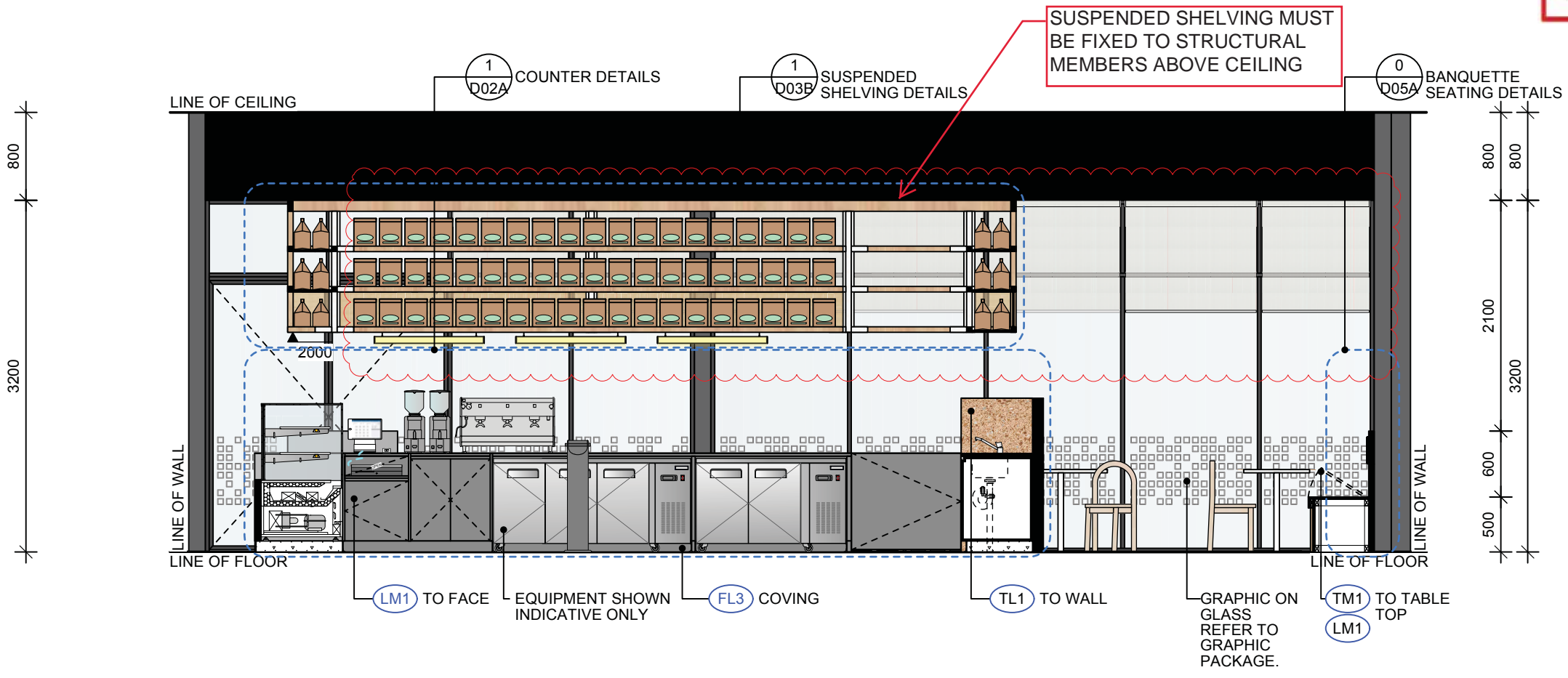
**GOULBURN  
MARKETPLACE  
FINAL DESIGN  
APPROVAL**

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -

**2** ELEVATION  
Scale 1:50 @ A3



PROJECT & ADDRESS		CLIENT		EC	KC	A	FOR APPROVAL	30.JAN.23
GOULBURN'S BEST CAFE + CO SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580		BHARAT TIWARI		EC	KC	B	FOR APPROVAL	31.JAN.23
DRAWING TITLE		CHK	DRW	ISSUE	DESCRIPTIONS	DATE		
INTERNAL ELEVATIONS								

EC	KC	A	FOR APPROVAL	30.JAN.23
EC	KC	B	FOR APPROVAL	31.JAN.23
CHK	DRW	ISSUE	DESCRIPTIONS	DATE

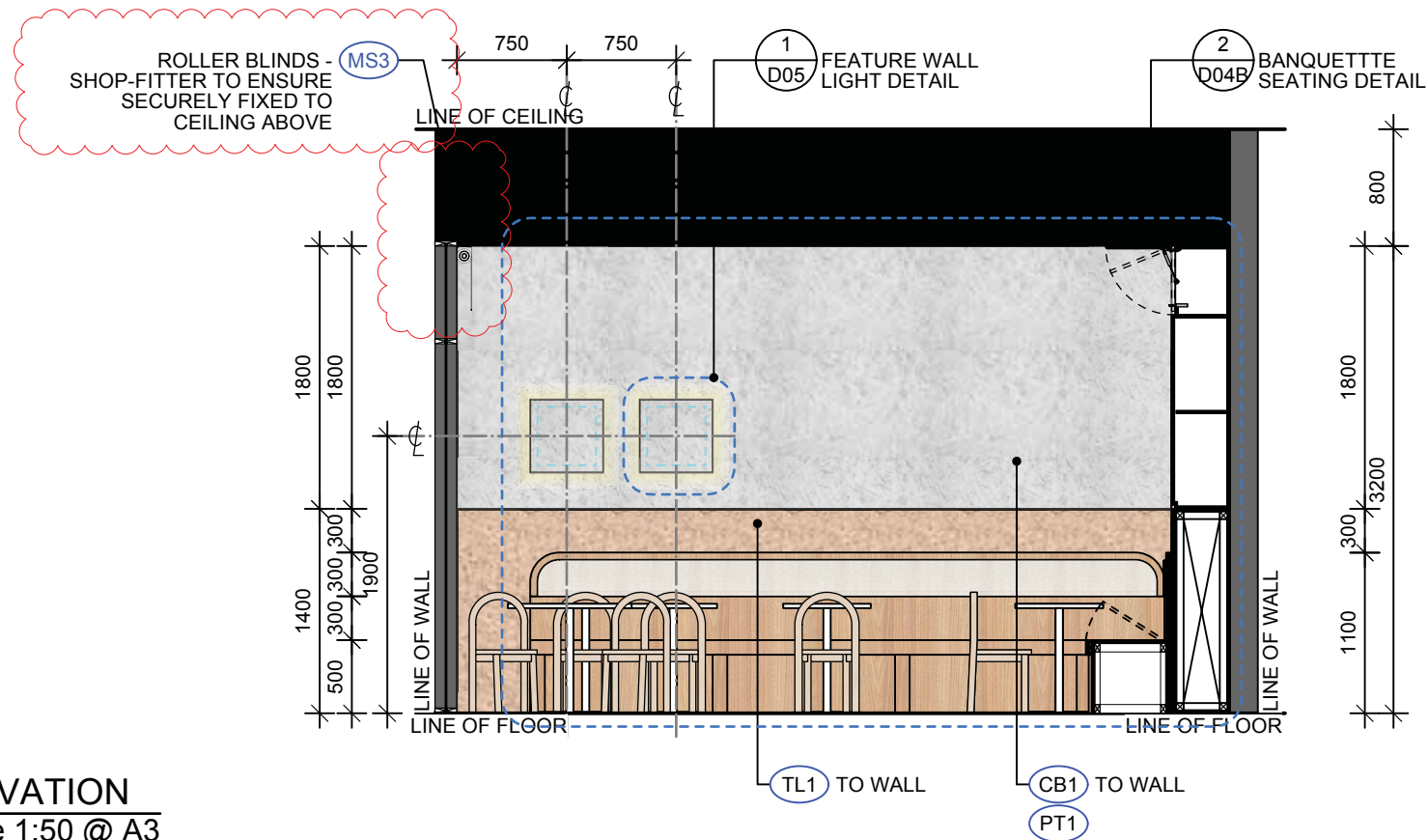
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DWG NO.	<b>E03</b>
SCALE	1:50





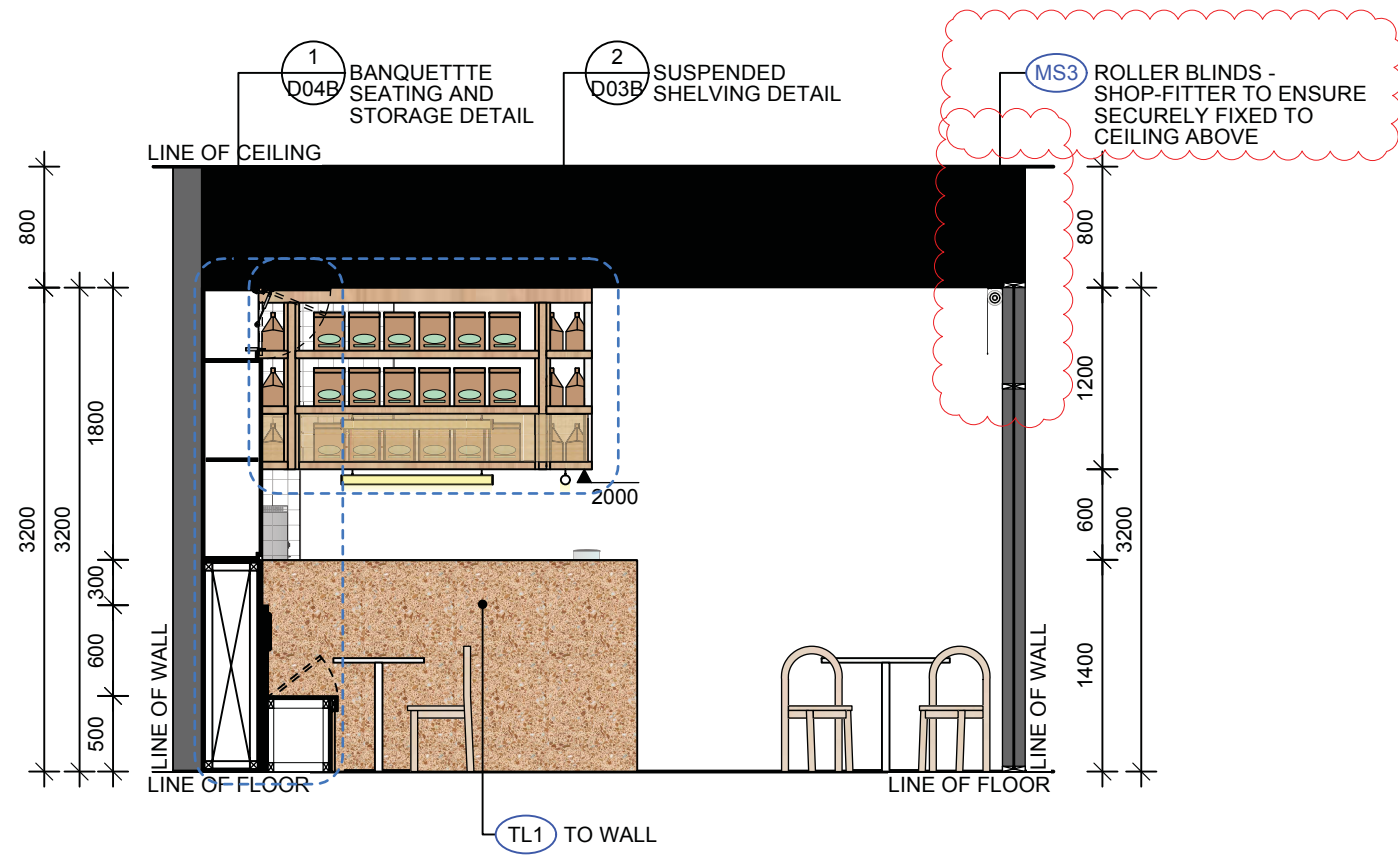
**GOULBURN MARKETPLACE**  
**FINAL DESIGN APPROVAL**

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APPROVED BY: *Ben Liang*

DATE: 01.02.2023 REV: -

1 ELEVATION  
 Scale 1:50 @ A3



2 ELEVATION  
 Scale 1:50 @ A3

PROJECT & ADDRESS GOULBURN'S BEST CAFE + CO SHOP T1, GOULBURN MARKETPLACE, 12 VERNER STREET, GOULBURN NSW 2580	CLIENT BHARAT TIWARI	EC	KC	A	FOR APPROVAL	30.JAN.23
		EC	KC	B	FOR APPROVAL	31.JAN.23
DRAWING TITLE INTERNAL ELEVATIONS		CHK	DRW	ISSUE	DESCRIPTIONS	DATE
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						DWG NO. <b>E04</b> SCALE 1:50