

DETAIL BOOK & SPECIFICATION

MINISTERIAL AND PARLIAMENTARY SERVICES,
8-28 THE CORSO
MANLY, NSW 2095

FIT OUT WORKS



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LIST OF CONSULTANTS

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1. GENERAL REQUIREMENTS

1.1 STANDARDS

Current editions: Use Australian or other standards applicable to the works which are the editions, with amendments, current one month prior to the closing date for tenders.

1.2 DEFINITIONS

Provide: The words "provide", "supply", and similar expressions mean "provide (supply, etc.) and install" unless the context clearly implies, or it is explicitly stated, that the item is to be provided only.

Superintendent: The words "superintendent", "principal", "contractor" and "contract" have the same meaning, respectively, as "interior designer", "proprietor", "builder" and "agreement" except where the context requires otherwise.

Approved: The word "approved", "directed", "rejected", "endorsed", and similar expressions mean "approved (directed, rejected, endorsed, etc.)" in writing by the superintendent.

Give notice: The words "give notice", "submit", and similar expressions, mean "give notice (submit etc.)" in writing to the superintendent.

Contract documents: Representations: The drawings and the specification represent generally the forms, dimensions and description of the works. Read the documents together.

Diagrammatic layouts: The layout of service lines, plant and equipment as shown on the drawings is diagrammatic only, except where figured setout dimensions are provided. Before commencing work obtain measurements and other necessary information.

1.3 INSPECTION

Covering up: Where notice of inspection is to be given, in respect to any part of the works, do not cover up that part of the works without approval.

Minimum notice required for the inspection to be made is 24 hours.

Give sufficient notice so that inspections may be made at the following stages:

- At completion of work in ceiling space,
- Installation of joinery,
- Painting of walls,
- Installation of lighting and equipment

1.4 SAMPLES Quantity

Submit at least one of each item and two copies of any supporting documentation for review. Keep approved samples in good condition on site for reference, until practical completion. Refer to detail sections within this specification for all other samples and quantities required.

Supply samples of the following:

glass		
aluminium framing		
floor finishes		
paint		
tiles		

Suitability:

Do not commence work affected by samples until the samples have been approved. Submit further samples as required.

Delay:

Delays caused by late submission or inadequacy of samples are not recognised as a reason for a variation, time extension or addition to the contract sum.

Approval:

Approval of samples does not affect the responsibility of the contractor under the contract.

Criteria:

Match approved samples, prototypes and sample panels throughout the works.

1.5 CONTRACTOR'S SUBMISSIONS / SHOP DRAWINGS

Quantity: Submit copies of documents and advise if any of the documents are to be returned: as follows:

- All documents to be PDF

Suitability: Do not commence work affected by contractor's submissions until the submissions have been endorsed as satisfactory. If a document contains errors, submit a new or amended document as appropriate.

Delay: Delays caused by late submissions or inadequacy of contractor's submissions are not recognised as a reason for a variation, time extension or addition to the contract sum.

Work-as-executed drawings: Show the "installed" locations of building elements, plant and equipment. Show correct dimensions where applicable.

Format: Use the same format as the contract drawings. The superintendent may supply transparencies of the contract drawings as the basis for work-as-executed drawings, on request.

Drawings in manuals: Include in each operation and main maintenance manual a copy of work-as-executed drawings relevant to that portion of the works, revised to show any changes found necessary for the satisfactory operation of the plant and equipment.

Warranties: Name the principal as warrantee.

Provision of warranties does not affect the responsibilities of the contractor under the contract.

Authorities' approvals: Submit the documents evidencing approval of the authorities whose requirements apply to the work.

1.6 MATERIALS AND COMPONENTS

Where a specific item has been scheduled in the following sections, no substitutions are permitted. Any changes to these items will result in the tender being marked as non-conforming.

Proprietary items:

Follow manufacturers' or suppliers' recommendations:

2. PRELIMINARIES

2.1 GENERAL

Contractual conditions:

Contract: **GC21**
Defects liability period: *52 weeks*
Liquidated damages: *Refer To Contract*

The works:

The work included in this package shall generally consist of but not be limited to the items as set out below as listed and as detailed in the Drawings, Schedules and attached Specification. Tender for the whole of the work described in the tender documents unless the tender documents provide otherwise.

2.2 THE SITE

Site particulars:	8-28 The Corso Manly NSW 2095
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Site visits: The main contractor is to contact Project Manager before commencement of works and note any requirements or conditions of work as set down by the building owner.

Dilapidation Report: The contractor shall undertake a dilapidation survey upon taking possession of the site. Submit copy to the Superintendent. Costs incurred for rectifying existing site defects, which are not listed in the dilapidation report, will be borne by the contractor.

Site restrictions: *TBA*

Security requirements: *The site must be secured and safe at all times.
Access and security details will be advised.*

Site limitations: *Comply with the following restrictions on the use of the site: as directed by the Superintendent.*

Occupied premises: *No*

2.3 ADMINISTRATION

Order of work: *Coordinate all trades.*

Program of work:

Contract awarded by: *TBA*
Start on site: *TBA*
Completion: *TBA*

Construction programme: Must be included in Tender Submission. Submit to the Project Manager a construction program in writing for information only, showing the sequence of work and the periods within which the various stages or parts of the work are to be executed.

The contractor is to allow for the work to be completed outside of normal working hours, with only very low impact works to be carried out during working hours. Construction programme to take into consideration that this is a live site. Staging may be required to complete works. Some after hours works may be required.

The contractor is to advise the Project Manager at "Tender Return" of any long lead items that may require forward approval to guarantee installation by the completion date shown.

Revisions: Regularly revise the construction program in the light of the progress of the work and submit the revisions with each progress claim.

Site meetings: Hold site meetings, attended by head contractor, appropriate subcontractors, and the Project Manager throughout the duration of the contract at a frequency to be determined. A representative of the proprietor may attend from time to time.

Contacts: At the first site meeting submit to the Project Manager in writing the names and telephone numbers of all responsible persons who may be contacted after hours during the course of the contract

2.4 PLANT

Proprietor's site office:

Proprietor's site office schedule:

Temporary Services:

Use of existing services:

Signboards:

Project signboard: Obtain written approval from the Project Manager prior to display of signboards.

Other signboards: Obtain written approval from the Project Manager prior to the display of other signboards.

Protective clothing:

2.5 EXECUTION OF THE WORKS

Requirements of authorities:

Prior applications: The proprietor, prior to entering into the contract, has, in respect of the requirements of public and other authorities applicable to the works, given the notices, paid the fees, and obtained the permits, approvals and other authorisations required.

Schedule of prior applications and approvals:

Schedule of authorities conditions:

Safety:

Accident reports: In addition to statutory requirements, promptly notify the Project Manager of the occurrence, and submit a written report to the Project Manager.

Surveys:

Survey marks:

Items supplied by the proprietor:

Schedule of items to be supplied:

Set out:

On taking possession of the site, the builder is to measure the total internal width, length and between structural columns and confirm this matches the Architectural Drawings or report otherwise.

Changes to existing:

Before making any changes to the drawings, schedules and specification, give 5 working days written notice to the Project Manager.

Storage:

Store and handle materials and furniture to avoid damage and deterioration.

Protection:

Protect the work as it proceeds, to avoid damage and deterioration. Protect the carpet. Protect any relocated existing furniture and equipment to avoid damage and deterioration.

Progressive cleaning:

Keep the work clean and tidy as it proceeds and regularly remove from the site rubbish and surplus material arising from the execution of the works including any work performed during the defects liability period.

Run off:

Construction management:

Program / meetings / RFIs to be submitted on paper

2.6 INSURANCES

Proof of insurances with the site details included, must be given to the Project Manager prior to commencement of the building works.

2.7 OCCUPATIONAL HEALTH & SAFETY PLAN

The contractor is to submit their occupational health & safety plan to the Project Manager on acceptance of their commission.

2.8 TAXATION

GST: All items are to include GST as appropriate.

2.9 SUBCONTRACTORS AND NOMINATED SUBCONTRACTORS

The following subcontractors have nominated by the client. They are to be instructed and engaged by the builder.

DATA & IT	Builder to use one of the pre-selected subcontractors. Details to be provided by client	
SECURITY	Provided by client, co-ordinated by builder	

2.10 PAYMENT AND ADJUSTMENT OF CONTRACT SUM

Anticipated progress claims:

At the commencement of the works, submit in writing to the Project Manager for information only of the anticipated progress claims which will be made throughout the contract. Submit to the Project Manager a revised schedule with each progress claim.

Bank guarantees to be provided:

2.5% at Practical Completion (PC) and
2.5% on completion of DLP, 12 months from PC

Progress claims: Break-down: Submit to the Project Manager a written trade valuation break-down with each progress claim.

Unfixed plant and material:

Schedule of advance payment items:

Provisional sums:

Schedule of provisional sums:

Provisional quantities:

Measurement of work:

2.11 COMPLETION

The Principal Contractor is to allow for cleaning and rubbish removal from the floors at the completion of each day and a full and final detail clean at the completion of the relocation of furniture, equipment & staff to the Superintendent's approval.

The Principal Contractor is to submit the required certificates and as-built drawings within a week after practical completion.

SCOPE OF WORK & TENDER PROFORMA	Section	SW
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TRADES TOTAL SCHEDULE

- refer to contract tender schedule for submission

General Note:

The work included in this package shall generally consist of, but not be limited to, the items as set out below and as detailed in Drawings, Schedules and attached Specification. Tender for the whole of the work described in the tender documents unless the tender documents provide otherwise.

Allow for labour, materials and equipment to supply and install all of the works.

TRADES TOTAL SCHEDULE

Site inspection is mandatory. A staged construction program is to be issued with the tender.

Contractor's Name:

Tenders are to supply a breakdown of the following trades:

ITEM	DESCRIPTION	LUMP SUM PRICE
1.	Preliminaries and Overheads	
2	Demolition and Preparatory works	
3	Plasterboard Partitioning	
4	Glass partitioning – including film and decals	
5	Ceiling works	
6	Acoustic panelling - ceiling and walls	
7	Doors – including hardware	
8	Painting	
9	Carpet – including prep and underlay	
10	Skirting	
11	Resilient flooring – including prep as required	
12	Floor Tiling – including prep and underlay	
13	Wall Tiling – including prep as required	
14	Joinery works	
15	Furniture, Fixtures, Equipment – supplied and installed	
16	Furniture, Fixtures, Equipment – coordinated and installed (supplied by client)	
17	Workstations	
18	Signage (door and frosted film for glazed partitions)	
19	Electrical Services – lighting and power	
20	Comms/Data Services	

21	Mechanical Services	
22	Fire Services	
23	Hydraulic Services	
24	Security Services (coordination)	
25	Final Clean	
	LUMP SUM TENDER PRICE (EX GST)	
	GST TOTAL	
	TOTAL LUMP SUM TENDER PRICE	

SCHEDULE OF RATES *(refer to AS2124 Clause 4)*

1.00 BUILDING WORK

1.01	Vinyl flooring	\$	per sqm
1.02	Carpet with underlay	\$	per sqm
1.03	Toilet tiles and underlay	\$	per sqm
1.04	Full height plasterboard partitioning (standard) with trim	\$	per lm
1.05	Glass partitioning with aluminium framing	\$	per lm
1.06	Paint	\$	per sqm
1.07	Door painted with hardware and installed	\$	per door
1.08	New ceiling tiles	\$	per tile
1.09	Demolition work	\$	per lm
1.10	Double GPOs	\$	
1.11	New light fitting Fluoro	\$	

SIGNED

FOR AND ON BEHALF OF

DATE

TECHNICAL SPECIFICATION

DEMOLITION	Section	DE
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GENERAL NOTES

Reinstate or make good any damage to existing work or property resulting from the demolitions without cost to the Authority. Provide dustproof and weatherproof screens as necessary to protect existing property from damage likely to result from demolitions. Generally, all noise and disturbance is to be kept to a minimum.

Unless otherwise specified, demolished materials shall become the property of the Contractor, who shall remove and dispose of them away from the site. Such demolished materials as are sound and suitable may be reused in the Works, subject to the approval of the Superintendent in each case.

Temporary services are to be provided to ensure the day to day activities of the occupants are not affected during the execution of the works.

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Refer to demolition plan A1.00 for scope of works.

PARTITION	Section	PN
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GENERAL NOTES

Partitions of proprietary steel stud construction shall comply with the relevant Australian Standards.

Partitions are to be erected as full height plasterboard lined partitions with a minimum, STC rating of 35. Provide acoustic insulation as required to achieve this sound rating.

Partitions of proprietary stud wall framing system. Sections cold formed from zinc coated steel to AS 1397, coating class not less than Z 200.

Space the studs as required by the lining but in any case at not more than 600mm centres.

Generally, under normal conditions of use, including slamming of doors, the partition system shall remain stable and not show signs of deflection, permanent deformation or rattling.

Contractor to allow for all imposed loads to the new partitions including eccentric loads (e.g. loads on attached shelves or joinery items) shown on the drawings and deflection induced in the partition by eccentric loads will not exceed $H/500$.

Generally, panel and lining standards are to conform to the following:

- plasterboard material is to AS 2588 and installation to AS 2589;
 - Fire-rated plasterboard material is to AS 3837 & AS 1530.4
 - Wet-rated plasterboard material is to AS 3740
 - All wall linings in wet areas are to be resistant to water damage
- glass to AS 1288;
- particleboard to AS 1859;
- solid core panels are to be from standard grade particleboard with facings on both sides;

Suitably prepare the base to receive the partitions. Install partitions on builders' quality polythene where protecting existing carpet. Erect the partitions plumb, level, on their correct alignments and firmly fixed.

Set out the partitions as shown on the drawings and so that the partition grid, as expressed in panel joints, centrelines of frame members and the like, coincides with the ceiling grid and /or building grid shown on the drawings. Obtain approval of the set out before commencing installation.

Fix plasterboard sheets to metal stud frames by screwing with galvanised self tapping screws.

Where structural building movements, such as long term slab deflections, are liable to damage abutting partitions, insert a resilient foam or plastic material, having fire resistance or sound transmission properties equal to those required for the partition system, between the partition and the structure and as shown on partition details.

For all glazing use beads or snap-in beads in conjunction with resilient (PVC, butyl or similar) glazing tapes, gaskets, inserts and the like so that the glass is held firmly without distortion and withstands the specified loadings.

For all frameless installations join the vertical edges of adjacent glass panels with a clear silicon jointing compound.

For additional notes on glazing refer to page PG-01.

Give the Project Manager sufficient notice so that the insulation (and overhead baffles where applicable) may be inspected before it is concealed.

Mineral wool batts and blankets to AS 3742.

Bulk insulation is to fit tightly between framing members. If support is not otherwise provided, staple nylon twine to framing and stretch tight.

All insulation is to be to AS 3999 or AS 4075.

Except where a suspended ceiling of equivalent STC rating is to be provided, extend STC rated partitions to the soffit of the structural slab above. The extension may be in the form of plenum baffles of equivalent rating.

In acoustic installations, preserve the sound reduction properties of sound rated partitions by sealing flanking sound transmission paths during installation, including but not necessarily limited to junctions between partitions and other building surfaces, air gaps around door sets, recesses such as pelmets and blind boxes and cut-outs for services. Avoid cut-outs adjacent to or back-to-back with others.

Use appropriate sealing methods including purpose made solid profiled inserts, durable resilient gaskets or closed cell foam strips. Use solid resilient materials in preference to foamed materials whenever possible. Where plenum baffles are used to extend STC rated partitions to the slab soffit above, install them so that they fit closely up to the surfaces of the building structure, service ducts, pipes, conduits and the like, and to the top of the partition or to the top of the suspended ceiling structure directly above the line of the partition.

Seal the joints, penetrations and intersections with a suitable material so that the required rating is maintained.

Alternatively, with the approval of the Project Manager, use lead impregnated vinyl sheeting hung as a curtain from the slab soffit as the baffle material and lapped over ceiling tiles in accordance with manufacturer's specification.

Provide not less than the following finishes on metal components of the partitioning system:

- exposed aluminium surfaces to be anodised to AS 1231 Table 2, Class AA10;
- metal fittings and hardware:
 - As specified in door schedule
 - Stainless steel surfaces: satin self finish
 - Bright finished copper alloy surfaces: clear lacquer
 - All other surfaces: chromium plate to AS 1192 number 2.

Use pre-finishes which do not require site recoating either before or after installation.

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Generally, all partitions are to be 3000mm (nom) high from FFL, unless noted otherwise. Confirm on site.
2. All plasterboard partitions are to be painted unless otherwise noted. Refer to finishes schedule for paint colour details.
3. Generally, all new skirtings are to be 100mm natural anodised aluminium (to an approved sample).
4. Allow for P50 shadowline detail to all partitions, door frames, ceiling junctions, as shown in Partition Details
5. Allow to install wet rated plasterboard sheets to the wet areas only.
6. Allow to remove all unused existing power and comms outlets and plaster patch up holes as required.
7. Disabled access, facilities and circulation space to comply with BCA Part D3 and AS1428.1 and AS1428.4.
8. All exits and paths of travel to an exit including spaces between workstations to have a minimum unobstructed width of 1m, in accordance with BCA clause D1.6.

GLAZING	Section	PG
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GENERAL NOTES

If no glass type or thickness for a glazed item is shown on the drawings or specified, determine in compliance with AS 1288 and applicable regulations.

Submit samples, each not less than 200mm square, showing the specified visual properties (eg colour, tint, surface pattern, texture or finish, reflective or protective surface coatings, embedded wire pattern) and range of variation, if any, for each of the following types of glass or glazing plastics which are applicable to the project:

- Tinted or coloured glass or glazing plastic;
- Surface modified or surface coated glass;
- Patterned or obscure glass;
- Wired glass;
- Mirror glass.

Generally, glass and glazing materials to AS 1288.

Safety glazing materials to AS 2208: Identify each panel and piece to AS 1288 clauses 5.7.

Glazing compounds sealants and tapes (were used with aluminium) to AAMA 800.

Generally, use glass and glazing materials, which are free from defects which, detract from appearance or interfere with performance under normal conditions of use.

Glazing plastics: Free from surface abrasion and warranted by the manufacturer for ten years against yellowing or other colour change, loss of strength and impact resistance and general deterioration.

Other glazing materials (including putty, glazing compounds, sealants, gaskets, glazing tapes, spacing strips, spacing tapes, spacers, setting blocks and compression wedges: Appropriate for the conditions of application and required performance, and complying with recommendations of the manufacturer of the glass or glazing system.

Generally, installation to AS 1288 and using methods so that:

- Each piece of glass is held firmly in place by permanent means which enable it to withstand normal loadings and ambient conditions applicable to its location without damage to or failure of glass and glazing materials;
- Building movements are not transferred to the glass.

On completion replace any damaged glass and leave the work clean, polished, free from defects and in good condition.

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Generally, all aluminium glazing sections, mullions and door frames are to be 101.6mm x 44mm (nom).
2. All glazing to comply with AS 1288-2006, AS 2047-1999 & BCA Clause Part J2.

CEILING	Section	CE
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GENERAL NOTES

Allow for building works and coordination of other services that are required to complete the works.

Allow for removal and replacement of ceiling tiles for sub trades.

Allow for new tiles to replace those damaged during construction.

All work is to be in accordance with relevant statutory authorities requirements and relevant Australian standards.

Standard is to AS2785.

Supply suspended ceilings as complete proprietary systems fabricated and installed by approved specialists firms.

Give sufficient notice so that inspection may be made at the following stages:

- Suspension systems prior to installation of the ceiling;
- Completed ceiling prior to field painting if applicable.

Strength of ceiling is to comply with AS 2785 clause 3.2.

Provide a ceiling system such that failure of any one hanger does not cause a progressive failure.

If a fire resistance level is required by the building regulatory authority, furnish satisfactory evidence of that authority's acceptance of the suspended ceiling system. Modify the installation without extra charge if necessary to satisfy the regulatory authority that the system complies with the specified level.

Provide a ceiling system which does not contain materials which when subject to fire conditions emit excessive smoke or dangerous fumes.

Provide heights adjustment by means of a length adjustment device to each hanger, permitting length variation of 50mm or more.

Contractor's' documents:

Supply shop drawings showing the relevant details of ceilings system including the following where applicable:

- Plan: Reflected plan of ceiling, showing ceiling grid and position of lights, diffusers, hatches and service penetrations.
- Details: Large scale details of construction, suspension system, methods of assembly, trim and fixing, showing dimensions, clearances, and tolerances.
- Partition attachment: Method of attaching heads of partitions to the ceiling support members.

Supply samples if the following is applicable:

- Ceiling material: Sheet panel, tile, strip and the like, with insulation where applicable, showing the extremes and mean of any variation in colour, pattern, or texture of the proposed finish.
- Suspension: Sections proposed to be used for suspension system, including wall angels and trim, finished as proposed.
- Methods: Methods of joining, fixing, height adjustment, retaining and removing panels.
- Accessories: Visible accessories required as part of the ceiling installation, such as light fittings, diffusers, detectors, hatches and curtain track.

Ceiling material: Plasterboard to AS 2588 and fibrous plaster to AS 2185 with hard cast plaster face.

Installation generally: Protect existing work from damage during the installation, and make good any such damage. Erect the ceilings level on their correct alignments, and fix firmly so that under normal conditions

there is no looseness or rattling of ceiling components. Avoid the faults described in Appendix B of AS 2785, by providing the relevant features recommended.

Where required, notch grid members at the junction with the perimeter trim to ensure the panels lie flat on the perimeter trim.

Provide fastenings which are not visible in the finished ceiling.

Construct bulkheads and other similar ceiling formations to the profiles shown in the drawings, so that they are an integral part of the ceiling structure and comply with the ceiling performance requirements.

Space the support members as required by the loads on the system and the type of ceiling, and allow for the installation of services and accessories, including ductwork, light fittings and diffusers. Provide additional back support or suspension members, or both, necessary for the fixing of such items. Do not suspend from services (e.g. ductwork) unless the service has been designed to accept the ceiling load. In locations where services obstruct the ceiling supports, provide the bridging and suspension on each side of the services. Provide bracing where necessary to prevent lateral movement.

Generally, fit panels accurately and neatly, free from air leakage and staining. Provide additional support or bracing, or both; to panels which are required to carry dead loads other than the panel's own weight.

Sheet installation:

- Plasterboard; application to AS2589.
- Fibrous plaster; application to AS2186.

Fixing: Screw fix to steel support members.

Flush joints: Set the joints over perforated paper tape.

Covered joints: Provide proprietary jointing strips.

Set out: Set out the ceiling grid as shown on the drawings, and so that panel joints and centre lines of visible suspension members coincide with grid lines if shown. If not otherwise shown, set out so that opposite margins are equal.

Set out patterned or heavily textured materials to give consistency in direction of pattern.

Conceal, or finish, cut tile edges to match prefinished edges.

Provide access panels, which match the ceiling panels in appearance and performance.

Provide access panels in non-demountable ceilings where shown on drawings, supported and anchored by methods, which permit, ready removal and refixing. Panels are to match the ceiling panels in appearance and performance.

Reinforce the back of the access panels by an approved means to prevent warping and facilitate handling.

Junction details;

- Provide movement joints in sheet finishes where shown on the drawings or at centres as recommended by the ceiling lining manufacturer. Where possible, position joints to intersect lighting fixtures, vents or air diffusers.

Form movement joints with purpose made control joint beads.

Trim to plasterboard: Provide corner beads, casing beads, stop beads, and the like, consisting of purpose made sections of approved material and pattern.

Service preparations: Provide openings for, and fit the ceiling system up to, services element, such as light fittings, ventilation outlets, detectors and sprinklers.

Diffusers: Arrange for the air conditioning subcontractor to supply the metal ceiling diffusers to the ceiling subcontractor, and for the latter to finish them to match the ceiling, and incorporate them into the finished ceiling.

Repair damaged pre-finishes by recoating either before or after installation.

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Repair / make good to existing ceiling where affected by the works – all ceiling to be uniform in appearance.

DOORS	Section	DN
	Page	DN-01

GENERAL NOTES

All doors are consecutively numbered.

Finish for doors to be as noted in the finishes schedule.

Door stops to be as noted in the schedule.

Door closers to be as noted in the schedule with hold open mechanism fitted to inside of door/room in all cases and located as indicated on the schedule. Where indicated on pivot glass doors, closer to suit top and bottom rails as specified.

All doors to be keyed to floor master on grand master. Provide client with 2 sets of individual keys and 4 sets of master keys. All offices to key different. All keying to be confirmed by builder and approved by client prior.

Timber door sets are to comply with AS 2689.

If a doorset has a sound transmission class (STC) rating, provide certification from an independent testing authority showing compliance with the requirement. Generally, all doors provided to walls with an STC rating require acoustic doorsets.

Install doors so that the frames are:

- Plumb, straight and true within acceptable building tolerances.
- Adequately fixed or anchored to the building structure or surrounding frame.

Aluminium door frames are to be assembled from aluminium sections including necessary features such as buffers, pile strips, strike plates, fixing ties or brackets and cavity flashing, with suitable provision for fixing specified hardware; prefinished with protective coatings, built in or fixed to prepared openings. Frames to suit profile and finish as shown in documents. All materials and construction to AS 2047.

Make suitable provision for fixing the hardware specified for the relevant doorset including hinges and locksets. Mount strike plates, locksets, flush bolts and the like with the face of the frame. Provide suitable cut-outs and fixing cleats. Door hardware to be mounted at 1050mm from FFL to centre of handle.

Installing to a prepared opening: Countersunk flush or concealed screws not less than 4mm diameter at 600mm centres into masonry anchors in masonry structures and into frame members of timber or metal structures.

Standard flush doors and joinery doors are to comply with AS 2688.

All new doors to have full clearance of 850mm to comply with AS 1428.1:2009

- Allow for 35mm MDF paint finish to match existing
- Allow to reuse existing hardware – builder to review existing hardware on site during his tender
- If any relocated doors do not comply with AS 1428.1:2009, replace with new compliant door and hardware to match existing

Door thickness: (refer to door schedule)

- Generally 35mm (nom);
- External doors and doors over 900mm wide: 40mm (nom).

Laminated plastic facings to AS 2924, 0.8mm thick, bonded to door facings as required by AS 2688.

Where openings are required in flush doors for louvres, glazing or the like make the cutouts not closer than 120mm to the door edge. Provide viewing panel to doors as indicated in door schedule refer to [A3-07] for details.

Use solid flush doors for internal use comprising a single sheet of MDF board without edge strips. Provide the same surface finish to both faces of the door.

Prime timber doors on all surfaces for the paint system.

Provide purpose made proprietary seals to meet requirements for weather, draught, smoke and acoustic sealing. Provide fixings, rebates, grooves, clearances and the like as necessary for installation and operation of the seal.

Allow for coat hooks to be mounted central to rear of door at 1800mm above FFL. Coat hook to be as specified.

Builder is to submit door hardware sample for approval prior to order and installation

Tenancy walls and tenancy entry doors are by the building owner. Locks to be changed by builder

Confirm all heights on site.

WC Doors, both accessible and ambulant:

- 1) Must be provided with an in use indicator and a bolt/catch
- 2) Where a snib catch is used, the snib handle shall have minimum length of 45mm from centre of the spindle
- 3) The latch mechanism must be operable from the outside
- 4) Door handles and hardware shall be in accordance with clause 13.5 of AS 1428.1

Statutory requirements:

- 1) Ensure that the Newton force required to operate the new door leaf does not exceed 20N
- 2) Colour of door to have a 30% luminance contrast to the adjacent wall. Adjust existing door colour as necessary
- 3) All glazed doors/sections to have a minimum 75mm strip of minimum 30% luminance contrast @ 1000 AFFL. Refer to Signage Notes and drawing A1.04 for further details

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Comply with all statutory BCA and DDA standards.
2. Builder must provide certificate or statement that all complies with AS1428.1-2009, BCA Clause D2.19 & BCA Clause D2.21.
3. All door hardware to comply with BCA Clause D2.21.
4. All new door locks to be keyed by builder.
5. Allow for 5 sets of keys.
6. All door heights full height of partition.
7. Fail secure locks cannot be used in exit paths.

DOOR SCHEDULE LEGEND

DOOR TYPES				
Code	Leaf	Thickness (nom)	Material (all solid)	Action
A	Single	35mm	MDF with 100x50mm (Nom) Aluminium frame.	swing

HARDWARE TYPES:						
Code	Lever / Handle	Latch set	Finish	Hinge (to suit size and weight of door)	Lock	Action
H01	Madinoz MDZ L70 Lever Handles	Kaba MS2 Mortice	s/s	4 x McCallum Al Interfold 100x75 Natural Anodized	No Free levers to both sides	Single
H02	Madinoz MDZ L70 Lever Handles	Kaba MS2 Mortice	Satin s/s	4 x McCallum Al Interfold 100x75 Natural Anodized	Free egress from room. Keypad/key to retract only EXTERNAL to room. Keypad (key override)	Single
H03	Madinoz MDZ L70Lever Handles	Kaba MS2 Mortice	Satin s/s	4 x McCallum Al Interfold 100x75 Natural Anodized	Oval Cylinder - Office Lock Turn snib lock inside, Key Lock outside	Single
H04	Madinoz MDZ L70 Lever Handles	Kaba MS2 Mortice	Satin s/s	4 x McCallum Al Interfold 100x75 Natural Anodized	Kaba Turn Snib FA272 DA (internal) & Kaba Privacy Indicator FA278 (external) Free egress from room	Single

OTHER	
Code	
DC	Door closer to be Kaba 73035 SIL (include hold open device as noted on schedule)
DS	Door stop in satin stainless steel MDZ DS102-SSS
CH	Coat Hook in satin stainless steel MDZ CH7701-SSS
AS	Acoustic raven RP8 (or equivalent) bottom seal & drop seal and raven RP10 (or equivalent) seal around the door. Seals to full perimeter of door. Trim door leaf as close as possible to finished floor
Signage	Refer to Signage Schedule
EAC	Electronic Access Control - by client, co-ordinated by builder

DOOR SCHEDULE									
LOCATION (ROOM NAME & NUMBER)	DOOR #	DOOR TYPE	DIMENSIONS HxW	HARD- WARE	FINISHES	SEAL	DOOR CLOSER	DOOR STOP	OTHER
Entry (G.00)	D01	Ex	-	-	-	-	-	-	Signage by M&PS
Reception (G.02)	D02	A	H 2700 (nom) x W (850 clear)	H02	PT2	AS	no	yes	EAC
Office (G.03)	D03	A	H 2700 (nom) x W (850 clear)	H03	PT2	AS	no	yes	-
Meeting (G.04)	D04	A	H 2700 (nom) x W (850 clear)	H03	PT2	AS	no	yes	-
Airlock (G.06)	D05	A	H 2700 (nom) x W (850 clear)	H01	PT2	AS	no	yes	-
WC (G.07)	D06	A	H 2700 (nom) x W (850 clear)	H04	PT2	AS	no	yes	-
Store (G.08)	D07	A	H 2700 (nom) x W (850 clear)	H01	PT2	AS	no	yes	-
Accessible WC (G.09)	D08	A	H 2700 (nom) x W (850 clear)	H04	PT2	AS	no	yes	-
Boardroom (G.12)	D09	A	H 2700 (nom) x W (850 clear)	H03	PT2	AS	no	yes	-
Boardroom (G.12)	D10	A	H 2700 (nom) x W (850 clear)	H02	PT2	AS	no	yes	-

JOINERY	Section	JN
	Page	JN-01

GENERAL NOTES

For all fixed furniture items fabricated off site, give sufficient notice so that inspection may be made of these prior to delivery.

Supply the following samples prior to commencing construction:

- each type of board to be used complete with finish and edge detail
- each type of joint
- each type of hardware

Supply details of proposed location of benchtop joints.

Plywood for general interior use to AS 2270.

Plywood for general interior use exposed to moisture to AS 2271.

Hardboard to AS 2458.

Particleboard to AS 1859.

Medium density fibreboard (MDF): fine grained uniform density resin bonded board.

High moisture resistant MDF: designated by the manufacturer as having improved moisture resistance.

Melamine overlaid MDF: MDF overlaid on both sides with low pressure melamine.

Decorative laminated sheets to AS 2924.

All components shall be built square and installed plumb.

Use materials in single lengths whenever possible. If joints are necessary make them over supports.

Frame and trim where necessary for openings, including those required by other trades.

Provide all accessories and trims necessary to complete the installation.

Use fasteners to transmit the loads imposed and to ensure the rigidity of the assembly, without splitting or otherwise damaging timber or sheets.

Do not use visible fixings except in the following locations:

- Inside cupboards and drawer units;
- Inside open units in which case use proprietary caps to conceal fixings.

Use adhesives to transmit the loads imposed and to ensure the rigidity of the assembly without causing discolouration of finished surfaces.

At junctions with the structure, scribe benchtops, splashbacks, ends of cupboards, kickboards and returns to follow the line of the structure.

Finish all exposed edges of sheets with edge strips which match sheet faces.

Construct plinths from 18mm moisture resistant MDF finished with decorative laminated sheet colour as specified in finishes schedule. Form up with front and back members and full height cross members at not more than 900mm centres. Scribe to floor and secure to wall to provide level platform for carcass.

Carcasses, 18mm (nom) thickness, are to be constructed from one of the following unless noted otherwise:

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- melamine overlaid high moisture resistant particleboard;
- melamine overlaid high moisture resistant MDF.

Select from one of the following jointing methods:

- proprietary mechanical connections;
- dowels and glue;
- screws and glue;
- proprietary joining plates and glue.

Adjustable shelves are to be from 25mm thick particle board.

Support shelves on proprietary stainless steel shelf pins in holes bored at 32mm centres vertically and fitted with a proprietary stainless steel sleeve.

Finish to carcass and shelves are to be decorative laminated sheet or veneer as specified.

Secure carcass to wall at not more than 600mm centres.

Drawer fronts and doors, 18mm (nom) thickness, are to be from one of the following unless noted otherwise:

- Melamine or veneered overlaid high moisture resistant particleboard;
- Melamine or veneered overlaid high moisture resistant MDF.

Drawer back and sides are to be 12mm thick melamine high moisture resistant MDF.

All hinges are to be concealed all metal hinges with the following features:

- Adjustable for height, side and depth location of door;
- Self-closing action;
- Hold open function;
- Nickel plated.

All slides are to be metal runners and plastic rollers with the following features:

- 30kg loading capacity;
- Closure retention;
- White thermostat powder coating.

Bench top substrate to be from high moisture resistant 18mm MDF or high moisture resistant particleboard unless noted otherwise.

Caesarstone or equivalent finishes to bench tops with bullnose edges are to be confirmed by the client prior to fabrication. Seal the underside of bench tops if the top is subject to excessive moisture from equipment or if the top is not restrained against warping by cupboard carcass or support framing.

Scribe bench top to walls and fix to carcass at not less than twice per 600mm length of bench top.

Fill joint with sealant matching finish and clamp with proprietary mechanical connectors.

All joinery construction is subject to a shop drawing approved by AriiSmits. It is the responsibility of the builder to arrange shop drawings. Contractor / joiner shall verify all dimensions, including all white goods and equipment dimensions, on the job before preparing shop drawings. Existing white goods and equipment are to be checked by builder prior to shop drawings.

Bench top edge to be square PVC to match benchtop finish

ADDITIONAL NOTES

In addition, the fit out contractor / joiner is to allow for the following:

1. Refer to joinery drawings & Finishes section of this document for finishes legend.
2. Joinery subject to approved shop drawings.

FINISHES	Section	FN
	Page	FN-01

GENERAL NOTES

Provide all necessary labour and materials to complete the carpet + vinyl laying as indicated. All work shall be in strict accordance with the manufacturer's written instructions and the relevant codes and standards.

The whole of the work shall be carried out by an approved specialist firm.

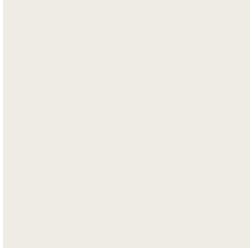
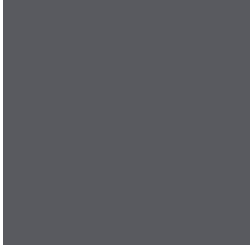
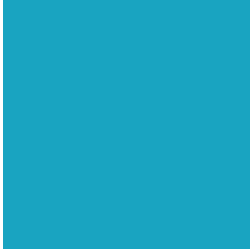

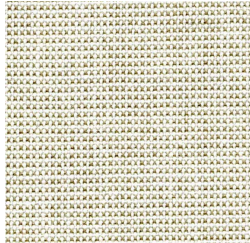
Prior to commencement of work, the whole of the area to be covered shall be inspected to ensure that the surfaces are ready to receive floor covering. Protruding nails and similar objects shall be removed. Sub floor shall be level, clean, dry, and free from dirt, grease, wax, oil, paint and all other foreign matter. Defects shall be patched and uneven surfaces ground back or levelled. Levelling shall be carried out using approved brand of levelling compound.


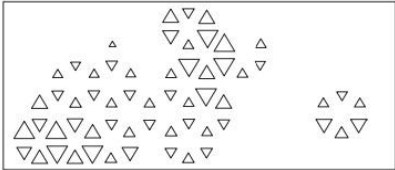

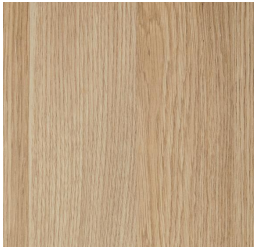

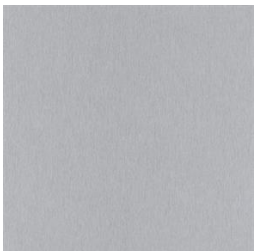
ADDITIONAL NOTES




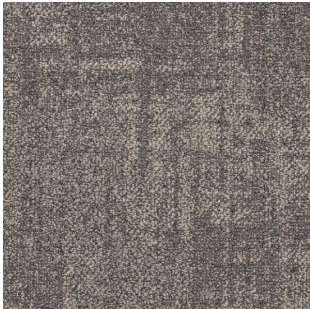

In addition, the fit out contractor is to allow for the following:

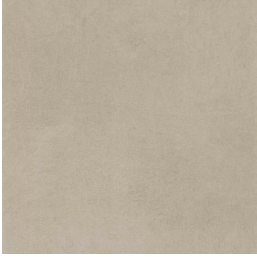


1. Allow to make good existing base building walls and doors where affected by works.
2. Paint all identified wall surfaces as required (refer to Painting Notes for further details).
3. All floor preparation works as required for new floor finishes, check site for extent.
4. Samples of all finishes to be issued to Project Manager for client's approval prior to works.
5. All floor, wall and ceiling materials and linings to comply with BCA Clause C1.10; Specification C1.10 & C1.10a.

FINISHES SCHEDULE

CODE	ITEM	TYPE/ DESCRIPTION	FINISH	SUPPLIER	LOCATION
WALLS / PAINT					
PT1	General wall paint	Colour: Natural White Code: SW1F4 	Low sheen washable acrylic	Dulux	General
PT2	Door paint	Colour: Leadman Code: GR14 	Aquanamel (water based)	Dulux	Doors
PT3	Feature paint	Colour: Delos Blue Code: S33H4 	Low sheen washable acrylic	Dulux	Feature walls
FABRICS					
FB1	Upholstery fabric	Range: Mezzo Colour: Western 	Fabric	Instyle	Chair
FB2	Screen fabric	Range: Source Colour: Natural 	Fabric	Instyle	Workstation screen

PB	Acoustic panel	Range: Ecoustic EC Panel Colour: SC12 Ecru 	Fabric	Instyle	Acoustic panel
AP	Acoustic panel	Range: Patterns Panels- Prose Colour: Ivory/Milky Size: 610H x 1200L x 12 thick Installation: Install with cable system, 100mm from FCL.  	Fabric	Baresque	Acoustic panel
LAMINATE / STONE / ACRYLIC					
L1	General Laminate	Colour: Classic Oak Finish: Natural 	Laminate	Laminex	Joinery
L2	General Laminate	Colour: Parchment 202 Finish: Natural 	Laminate	Laminex	Joinery
SK	Joinery	Brushed Aluminium 	Laminate	Laminex	Joinery Skirting

ST	Joinery	Colour: Ocean Foam 6141 Size: 20mm (pencil edge) 	Solid Surface	Caesarstone	Reception benchtop
SB	Joinery	Colour: Warm Sand 	Colourback glass	Decoglaze	Breakout splashback
METAL / TIMBER					
H1	Handles	Type: Stainless Cabinet Handle Code: MDZ 142 Finish: Satin stainless steel Size: 200 	Stainless Steel	Madinoz	Joinery
FLOORING / TILES / VINYL					
CT	Carpet tiles	Range: Bedrock- Raw elements Colour: Mudstone 5-000-000CB 	Carpet	Signature Floors	Throughout
V1	Vinyl	Range: Expona Commercial Colour: 4085 Light Classic Oak 	Vinyl	Polyflor	Kitchen (G.06) Airlock (G.07)

T1	Tile Floor	Range: Felix Colour: Terra Size: 300 x 300 Finish: External (R11 / P4) Grout colour: to match 	Tile	Classic Ceramics	WC (G.08) Accessible WC (G.09)
T2	Tile Walls	Range: Futuro Colour: Super White Polished Size: 300H x 300W Finish: Gloss Grout colour: white 	Tile	Classic Ceramics	WC (G.08) Accessible WC (G.09)
EM	Entry matt	Range: Tread 1 carpet, recessed mounted Colour: Clear anodised tread rails and black carpet inserts Size: 1430W x 500D 	Aluminium and carpet	Clearview Tactiles	Entry

PAINTING	Section	PP
	Page	PP-01

GENERAL NOTES

All painting is to comply with the recommendations of those parts of AS 2311 and AS/NZS 2312 referenced below.

All paint definitions are to AS 2310.

GPC specifications: The Government Paint Committee (GPC) is a duly constituted authority representing federal and state governments and their instrumentalities for the purpose of specifying standards for paint materials and listing approved products.

GPC identification number: Use a paint type specified in a paint system by a GPC number which conforms to the GPC specification represented by that number.

Inspection: Builder is to give sufficient notice so that the designer may make inspection of work at the following stages:

Painting stages:

- Completion of surface preparation
- After application of prime or seal coats
- After application of undercoat
- After application of each subsequent coat

Clear finishing stages

- Before surface preparation of timber
- Completion of surface preparation
- After staining
- After sanding of sealer
- After application of each clear finishing coat.

Samples:

- Clear finish coated samples: Provide pieces of timber or timber veneer matching the timber to be used in the works, prepared, puttied, stained, sealed and coated in accordance with the specified system, and of sufficient size so that, upon approval. Each piece may be cut into four segments, marked for identification and distributed as directed.

Paint materials generally: Use only premium quality lines from approved manufacturers. Supply containers of materials specified by GPC numbers (or relevant specification numbers) which are labelled as such by the manufacturer.

Proprietary materials generally: If the brand has not been specified or if an alternative to the specified brand is proposed, submit for approval, not less than three weeks before the paint is required, the proposed brand of paint and paint line and change neither without further approval.

Combinations: Do not combine paints from different manufacturers in a paint system.

Clear timber finish systems: Use only the combinations of putty, paint and sealer recommended by the manufacturer of the top coats.

Deliver paints to site in the manufacturer's labelled and unopened containers.

Comply with the prohibitions on use of First Schedule Paints given in Appendix P of the Standard for Uniform Scheduling of Drugs and Poisons No. 9.

Use only the type and quantity of thinners recommended by the manufacturer.

Tinting: Provide colour tinting which is by the manufacturer or supplier unless tinting by the contractor is approved.

Tinting by the contractor: Add tints or stains only in accordance with the manufacturer's recommendations as to type, quality and tinting formula, and provided the tinting produces the required colour without detriment to the durability or aesthetic performance of the product.

Putty for timber finishes: Lacquer or water based, or 2K inert putty. Do not use oil based or glazing putty. Colour selection: From the standard colour chart of the specified manufacturer or of the manufacturer proposed by the contractor and approved.

From the Australian standard colour range specified in AS 2700.

Standard of work generally to AS 2311 Sections 2, 3, 6 and 7 and clause 1.5, as applicable

Before commencing to paint, complete the work of all other trades as far as is practicable within the area to be painted, except for installation of fittings, floor sanding, laying flooring materials and the like. Complete clear timber finishes before commencing opaque paint finishes in the same area.

During preparation of surfaces, painting and inspection, maintain light levels such that the luminance of the surface is equal to the specified permanent artificial illumination conditions or 400 lux, whichever is greater.

Protect adjacent finished surfaces, liable to damage from painting operations, by suitable means including the following:

- Do not store or mix paint in areas or on surfaces liable to damage;
- Remove fittings such as door furniture, switch plates and light fittings before starting to paint, and replace upon completion;
- Use drop sheets of adequate size and thickness.

Clean off marks, paint spots and stains progressively and restore damaged surfaces to their original condition. Where necessary for aesthetic reasons, touch up damaged paintwork or misses only with the paint batch used in the original application.

Place 'wet paint' notices conspicuously and do not remove them until paint is dry, unless approval is given and precautions are taken to deny access to all but painting staff.

Substrate preparation: Prepare substrates to receive the painting systems in accordance with the relevant recommendations of AS 2311.

Clean down the substrate surface in a manner which causes neither undue damage to the substrate nor damage to, or contamination of, surroundings.

Fill cracks and holes with fillers, sealants, putties or grouting cements as appropriate for the finishing system and substrate, and smooth. Tint the filler to match the substrate if the finish is transparent.

Clear timber finish systems: Prepare the surface so that its attributes will show through the clear finish without blemish, by methods which may involve:

- Removal of bruises;
- Removal of discolouration including staining by oil, grease, nailheads or the like;
- Bleaching where necessary to match the timber colour sample;
- Puttying or fine sanding to show no scratches across the grain.

If required, demonstrate with a moisture meter that the moisture content of the substrate is at or below the recommended maximum level for the type of paint and the substrate material.

Mix and apply paint, clear finishes and related materials in accordance with the manufacturers' recommendations. Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur. Ensure each coat of paint or clear finish is uniform in colour, gloss, thickness, and free of runs, sags, blisters or other discontinuities.

Where recommended by the manufacturer, sand between coats from top to bottom and remove dust (if necessary by vacuum cleaning) before recoating.

Where paint application is by spraying, use conventional or airless equipment which:

- Satisfactorily atomises the paint being applied;
- Does not require the paint to be thinned beyond the maximum amount recommended by the manufacturer;
- Does not mix oil, water or other contaminants into the applied paint.

Do not use airless spray for clear finishes unless approved.

Use paint or clear finish system referred to only by its final coat name (e.g. by the manufacturer's brand name or the generic name) which comprises, in addition to the final coat, the appropriate stains, primers, sealers and undercoats suitable for the substrate and compatible with the finish coat and each other.

Unless specified as one or two coat systems, each paint system consists of not less than three coats.

Provide additional coats without extra charge if necessary to:

- Prepare porous or reactive substrates with prime or seal coats consistent with the manufacturer's recommendations;
- Achieve a specified total film thickness or texture;
- Achieve a satisfactory opacity in a specified colour.

Provide a noticeably different tint from the preceding coat for each coat of an opaque coating system, except for top coats in systems with more than one.

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Paint new plasterboard walls, doors and ceiling.
2. Paint all existing base building walls, columns and doors.

CARPET	Section	CA
	Page	CA-01

GENERAL NOTES

Provide all necessary labour and materials to complete the carpet laying as indicated. All work shall be in strict accordance with the manufacturer's written instructions and the relevant codes and standards.

Carpet shall be commercial grade extra heavy duty fibre bonded laid on an approved rubberised underlay.

The whole of the work shall be carried out by an approved specialist firm.

Prior to commencement of work, the whole of the area to be covered shall be inspected to ensure that the surfaces are ready to receive floor covering. Protruding nails and similar objects shall be removed. Sub floor shall be level, clean, dry, and free from dirt, grease, wax, oil, paint and all other foreign matter. Defects shall be patched and uneven surfaces ground back or levelled. Levelling shall be carried out using approved brand of levelling compound.

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Refer to finishes plan and finishes schedule.
2. Ardit so that adjacent floor finishes finish flush.
3. Builder is to provide certification of floor covering with respect to the requirements of wall, ceiling and floor linings in accordance with specification of C1.10 of the BCA.
4. Builder is to confirm on site during tender process that the height of the specified carpet matches the height of the existing base building carpet and to advise Project Manager.
5. All carpet / resilient floor junctions to be levelled and and have a 3mm clear natural anodised aluminium angle to sit flush with floor finish.

RESILIENT FLOOR FINISHES	Section	RF
	Page	RF-01

GENERAL NOTES

Provide all necessary labour and materials to complete the resilient floor laying as indicated. All work shall be in strict accordance with the manufacturer's written instructions and the relevant codes and standards.

The whole of the work shall be carried out by an approved specialist firm.

Prior to commencement of work, the whole of the area to be covered shall be inspected to ensure that the surfaces are ready to receive floor covering. Protruding nails and similar objects shall be removed. Sub floor shall be level, clean, dry, free from dirt, grease, wax, oil, paint and all other foreign matter. Defects shall be patched and uneven surfaces ground back or levelled. Levelling shall be carried out using approved brand of levelling compound.

All vinyl floor finishes to finish flush

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Resilient flooring to be laid in accordance with manufacturer's recommendations.
2. Ardit so that adjacent floor finishes finish flush.
3. Builder is to provide certification of floor covering with respect to the requirements of wall, ceiling and floor linings in accordance with specification of C1.10 of the BCA.
4. All carpet / resilient floor junctions to be levelled and have a 3mm clear natural anodised aluminium angle to sit flush with floor finish.

TILING	Section	TN
	Page	TN-01

GENERAL NOTES

Give sufficient notice so that the following may be inspected:

- Background immediately prior to commencement of tiling,
- Initial or trial set out
- Completion of tiling.

Submit the following samples:

- Tiles; including accessories, illustrating the range of variation in colour and finish,
- Tile fittings.

Materials generally:

- Sand to AS CA27, graded to Table 1 of the Appendix to that code.
- Cement to AS 3972, Type GP – general purpose Portland cement.
- White cement to AS 3972, Type GP, with iron salts content not exceeding 1%.
- Lime to AS 1672.
- Water to AS CA27.

Adhesives are to comply with AS 2358.

Generally, use adhesives compatible with the materials and surfaces to be adhered, and in accordance with the adhesive manufacturer's recommendations for the conditions for use.

Do not use the following combinations:

- Cement based adhesives on wood, metal, painted or glazed surfaces, gypsum based plaster.
- Organic solvent based adhesives on painted surfaces.
- Organic PVC based adhesives and organic natural rubber latex adhesives in damp or wet conditions.

Bedding mortars are to be mixed to AS CA27, from sand and cement with minimum mortar.

Select proportions from the range 1:3 to 1:4 cement:sand to obtain satisfactory adhesion.

Cement based proprietary grout mixed with water. Fine sand may be added as a filler in wider joints.

Epoxy based proprietary grout to be a proprietary product mixed and used to manufacturer's recommendations.

Portland cement based grout: Mix with fine sand. Use minimum water consistent with workability.

- For narrow joints (up to 3mm) 1:2, cement:sand.
- For wider joints (over 3mm) 1:3, cement:sand.

Pigments for coloured grout: Colourfast fillers compatible with the grout material.

For cement based grouts, lime proof natural or synthetic metallic oxides compatible with cement. Pigment proportions are to be to manufacturer's recommendations.

Use a proprietary non-hardening, mould resistant, one-part silicone or polyurethane sealant.

Use tile type, size, colour, surface and general appearance which conform to approved sample.

If necessary distribute variations in hue, colour, or pattern uniformly, by mixing tiles or tile batches before laying.

Grade floor tiling to even and correct falls to floor wastes and elsewhere as required. Make level junctions with walls. Where falls are not required lay level.

Maximum deviation of the finished floor level between points of contact under a 2m straight edge laid in any direction on an area of uniform grade – 1:300 or 3mm, whichever is the lesser.

Maintain finished floor level across changes of floor finish, including carpet.

Suitably prepare substrates to receive the bedded finish, including but not limited to the following:

- Remove deleterious and loose material and leave the surface dust free and clean.
- For mortar bedding wet the background as necessary to achieve suitable suction. Alternatively apply a bonding agent to the background to improve adhesion.

Set out tiling accurately aligned in both directions.

Use whole or purpose made tiles at margins where practicable; otherwise set out to give equal margins of cut tiles. If margins less than a half tile width are unavoidable, locate the cut tiles where they are least conspicuous. If it appears that minor variations in joint widths or overall dimensions will avoid cut tiles, submit a proposal for approval. Do not vary unless approved.

Adhesive bedding: fix tiles dry, do not soak.

Mortar bedding: Soak porous tiles in water for half an hour and then drain until the surface water has disappeared.

Use bedding methods and materials which are appropriate to the tile, the background, the conditions of service, and the like so that the tile is firmly and solidly bedded in the bedding material and adhered to the background.

Thin bed: Minimum thickness 1.5mm, maximum 3mm. May be used when the background deviation does not exceed 3mm when tested with 2M straight edge. The entire tile back shall be covered with adhesive when the tile is bedded.

Thick bed: Minimum thickness 3mm, maximum 12mm, except that mortar beds for floor tiles may be up to 20 mm thick. Use on backgrounds with deviations up to 6mm when tested with a straight edge, and with tiles having deep keys or frogs.

Mortar beds for floor tiles: Where floor tiles are to be bedded in cement mortar, lightly dust the screeded bed surface with dry cement and trowel level until the cement is damp. Alternatively, spread a thin slurry of neat cement, or cement based thin bed adhesive, onto the tile back.

Reinforced beds: Where the mortar bed is required to be reinforced, place it in two layers, and incorporate the mesh reinforcement in the first layer.

Where tiles are to be mechanically fixed, provide a proprietary system of support and fixing appropriate to the type of tile and the substrate conditions.

Tile joints: Set out tiles to give uniform joint widths within the following limits:

- Internal ceramic tiling: Minimum 1.6mm – maximum 3mm.
- External ceramic tiling: Minimum 4mm – maximum 9 mm.
- Mosaic tiling: Nominal 2mm or as directed by pattern.
- Chemical resistant epoxy-jointed floor tiles: Minimum 5mm – 6mm.
- Vitrified floor tiles: Minimum 3mm – maximum 5mm.

Generally, before grouting, obtain approval for the proposed grouting methods and materials. Commence grouting as soon as practicable after bedding has set. Clean out joints as necessary before grouting.

Epoxy grouted joints: Ensure that the tile edge surfaces are free of extraneous matter such as cement films or waxing, before grouting.

Face grouting: Fill joints solid and tool flush. Clean off surplus grout. Wash down when the grout has set. Grout exposed edge joints as for face joints.

Generally, keep the work clean as it proceeds and protect finished work from damage. Keep traffic off floors until the bedding has set and attained its working strength.

On completion clean the tiled surface with an appropriate tile cleaning agent, and polish.

Provide movement joints:

- Over structural movement joints;
- At junctions between different background materials;
- To divide large tiled areas into bays, maximum 5m width.

Extend joints right through the tile and bed to the background.

Provide caulked joints as follows:

- Where tiling is to be cut around sanitary fixtures.
- Around fixtures interrupting the tile surface, for example pipes, brackets, bolts and nibs.
- At junctions with window and door frames, built in cupboards and the like.

Caulked joints should be 5mm wide; depth equal to the tile thickness and the joint should be filled with sealant and finished flush with the tile surface.

Finish tiled floors at junctions with differing floor finishes with a non-corrosive metal dividing strip suitably fixed to the substrate, with top edge flush with the finished floor – refer detail drawing FID-01. Where changes of floor finish occur at doorways make the junction directly below the closed door. Coordinate set out where applicable with acoustic door seals.

Provide all necessary labour and materials to complete the floor tiling as indicated. All work shall be in strict accordance with the manufacturer's written instructions and the relevant codes and standards.

Set out tiling with a minimum of cutting and with straight joints in each direction.

Ensure that the background surfaces are suitable to receive the tiles.

Existing carpet and vinyl finishes are to be removed and affected areas of the floor slab made good. Where necessary apply an approved floor filling compound equal to "Ardit" to ensure an even level surface throughout.

Tiles to be laid strictly in accordance with manufacturer's written instructions using only approved adhesives and materials including cover strips and accessories such as nosings, coves and edge covers strip, etc.

Roll floor tiles on completion after fixing with a suitable roller, clean and apply three thin coats of a recommended wax polish approved by the manufacturer, buffing between coats.

Clean all finishes thoroughly on completion. Use methods approved as appropriate to the particular finish and to the manufacturer's recommendation.

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Tanking of all wet areas as required - Builder is to provide certification of all tanked wet areas.
2. Refer to Finishes Notes for details of tile specifications.

FURNITURE /FITTINGS/ WORKSTATIONS	Section	FF
	Page	FF-01

GENERAL NOTES

Nominated furniture suppliers: refer to Furniture Schedule

Nominate workstation supplier: refer to Furniture Schedule

The fit out contractor is to allow for the following for all **furniture, fittings and workstations (FFW)**:

The coordination is to include but not limited to:


- 1) Confirm with PM within 5 working days of successful tender of any items that would not meet programming.
- 2) Place orders on successful tender Inclusion of delivery in the construction program
- 3) Confirmation of delivery direct with the supplier
- 4) Coordinate all services associated with the FFW
- 5) Correct placement of all goods as per the furniture plan
- 6) Cleaning of all goods and removal of packaging of goods
- 7) Defect inspection of goods and managing defective goods and missing goods
- 8) Monitoring the status of all FFW during the course of the project and reporting on details on a weekly basis.






ADDITIONAL NOTES




In addition, the fit out contractor is to allow for the following:




1. Supply and install the following furniture, fixtures and fittings (refer to Furniture & FFE Schedules below).
2. Refer to A3.00 Furniture Plan for layout of workstations. Check onsite prior to manufacture of all workstation screens. Subject to approval of shop drawings.
3. All exits and paths of travel to an exit including spaces between workstations to have a minimum unobstructed width of 1m, in accordance with BCA clause D1.6.
4. SUPPLIER IS TO CHECK ALL QUANTITIES AGAINST THE PLAN AND REPORT BACK ON ANY DISCREPANCIES.
5. Power modules (4x power point plus USB) on top of all work stations. Se. [CMS Athena Power Rail | CMS Electracom - Australia](#)



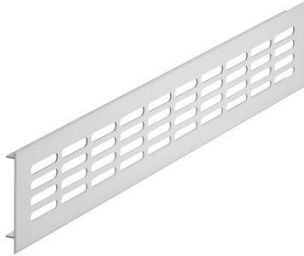

FS.01 FURNITURE SCHEDULE

CODE	ITEM	LOCATION	QTY	DETAILS	DIMENSIONS	FINISH	SUPPLIER
C1	Task chair	Through out	9	Product: Tone Chair Type: mesh back no arms. Adjustable height Base: Black nylon, five castors 	586W x 540D x 823- 903H (seat height: 435-515 mm)	Upholstery: Black	Workspace Commercial Furniture Contact: Peter Byrnes Ph: (02) 9381 2300
C2	Arm chair	Waiting (G.01) Office (G.03)	5	Product: Felix Tub Chair Base: Timber 4 leg base 	650W x 545D x 845H (seat height: 475)	Upholstery: FB1 Legs: Timber in natural finish	Workspace Commercial Furniture Contact: Peter Byrnes Ph: (02) 9381 2300
C3	Chair	Meeting (G.04), Work stations (G.05)	8	Product: Felix Chair Base: Timber 4 leg base 	550W x 580D x 850H (seat height: 475)	Upholstery: FB1 Legs: Timber in natural finish	Workspace Commercial Furniture Contact: Peter Byrnes Ph: (02) 9381 2300

C4	Chair	Kitchen (G.10)	3	Product: Glove Sled Chair Type: perforated polypropylene seat (not upholstered) Base: sled 	520W x 520D x 780H (seat height: 460mm)	Seat: White Base: Chrome	Workspace Commercial Furniture Contact: Peter Byrnes Ph: (02) 9381 2300
C5	Chair	Board-room (G.12)	12	Product: Flow Chair 	460W x 540D x 890H (seat height: 490mm)	Upholstery: House black leather	Workspace Commercial Furniture Contact: Peter Byrnes Ph: (02) 9381 2300
T1	Meeting table	Office (G.03) Meeting (G.04)	2	Product: Elan Fixed Table 	800 DIA x 750H	Top and base: L2	Workspace Commercial Furniture Contact: Peter Byrnes Ph: 02 9381 2300
T2	Meeting table	Work stations (G.05)	1	Product: Elan Fixed Table 	1000 DIA x 750H	Top: L2 Base: Black column with aluminium feet	Workspace Commercial Furniture Contact: Peter Byrnes Ph: 02 9381 2300
T3	Board room Table	Board-room (G.12)	4	Product: Elan Flip table With linking mechanisms. Table box in 1 table 	1500W x 800D	Top: L2 Base: Black column with aluminium feet	Workspace Commercial Furniture Contact: Peter Byrnes Ph: 02 9381 2300

D-01	Desk	Reception (G.02)	1	<p>Product: Track workstation L-shape Scallop for cable access Services: 4 x GPO, 3 x Data In cable tray below worktop. Soft wiring. Accessories: Single monitor arms</p> 	2330W x 2650D x 800D	<p>Worktop: 25mm L2 matching ABS edge detail</p> <p>Frames, legs & accessories : White Powdercoat</p> <p>Power modules (4x power point plus USB) on top</p>	<p>Workspace Commercial Furniture</p> <p>Contact: Peter Byrnes</p> <p>Ph: 02 9381 2300</p>
D-02	Desk	Office (G.03)	1	<p>Product: Travel C-Leg sit-to stand electric. Scallop for cable access Services: 4 x GPO, 3 x Data In cable tray below worktop. Soft wiring. Accessories: Dual monitor arms</p> 	<p>2100W x 850D x 645- 1295H</p> <p>With 1150W x 700D fixed height return</p>	<p>Worktop: 25mm L2 matching ABS edge detail</p> <p>Frames, legs & accessories : White Powdercoat</p>	<p>Workspace Commercial Furniture</p> <p>Contact: Peter Byrnes</p> <p>Ph: 02 9381 2300</p>
WS. 01 & WS. 02	Hot Desks	Meeting (G.04)	2	<p>Product: Travel C-Leg sit-to stand electric. Scallop for cable access</p>  <p>Services: 4 x GPO, 3 x Data In cable tray below worktop. Soft wiring.</p>	1800W x 750D x 645- 1295H	<p>Worktop: 25mm L2 matching ABS edge detail</p> <p>Frames, legs & accessories : White Powdercoat</p> <p>Power modules (4x power point plus USB) on top</p>	<p>Workspace Commercial Furniture</p> <p>Contact: Peter Byrnes</p> <p>Ph: 02 9381 2300</p>

WS. 03 - WS. 10	Work station	Work stations (G.05)	8	<p>Product: Travel C-Leg sit-to stand electric. Scalloped for cable access</p>  <p>Services: 4 x GPO, 3 x Data In cable tray below worktop. Soft wiring.</p> <p>Screens: 480mm above desk 36mm thick frameless screens mounted above workstation frame - pinnable fabric.</p>  <p>Accessories: 4 x workstations with single monitor arms 4 x workstations with double monitor arms</p>	1800W x 850D x 645- 1295H Screen height: 1200 AFFL	<p>Worktops: 25mm L2 matching ABS edge detail</p> <p>Frames, legs & accessories : White Powdercoat</p> <p>Screen fabric: FB2</p> <p>Power modules (4x power point plus USB) on top</p>	Workspace Commercial Furniture Contact: Peter Byrnes Ph: 02 9381 2300
ST1	Storage	Work stations (G.05)	4	<p>Product: M Collection Tambour Unit Type: 2 adjustable shelves, 2 x dividers per shelf level, lockable</p> 	900W x 500D x 1200H	Powder coat: White	Workspace Commercial Furniture Contact: Peter Byrnes Ph: 02 9381 2300
ST2	Storage	Work stations (G.05)	1		1200W x 500D x 1200H		

ST3	Storage	Work stations (G.05)	3	Product: Alpine Credenza 	909W x 504D x 720H	White	Workspace Commercial Furniture Contact: Peter Byrnes Ph: 02 9381 2300
MP	Mobile Pedestal	Through out	10	Product: M Collection - Mobile Pedestal Type: solid steel construction, 2 x stationery drawers and 1 x filing drawer with group lock, lockable castors 	400W x 520D x 620H	Powder coat: White	Workspace Commercial Furniture Contact: Peter Byrnes Ph: 02 9381 2300
VG	Ventilation Grille	Board Room (G.12)	1	Product: recess mounted slotted ventilation grille Code: 575.20.931 	250W x 100H	To match L3	Hafele
Trolley		Store (G.08)	1	Product: Raskog Trolley 	450W x 350D x 780H	White	Ikea

FFE SCHEDULE 01 (GENERAL)

CODE	TYPE	LOCATION	CODE / MAKE / SUPPLIER	QTY
COMMS	Communications rack	Utility (G.11)	Communications rack Dimensions: 600W x 1000D x 2100H	1
FRANKING MACHINE	Franking machine	Utility (G.11)	Existing to be relocated	1
FOLDING MACHINE	Folding machine	Utility (G.11)	Existing to be relocated	1
MFD	Multi-function Device	Utility (G.11)	Existing to be relocated	1
SH	Shredder	Utility (G.11)	Existing to be relocated	1
DESKTOP PRINTER		Reception (G.02)	Existing to be relocated	1
BIN	Secure Waste Bin	Utility (G.11)	Existing to be relocated	1
TV	Television	Workstations (G.05)	Existing to be relocated	1
CCTV	CCTV screen	Workstations (G.05)	Existing to be relocated	1
PINBOARD	Pinboard	Waiting (G.01)	Pinboard Finish: PB 3mm anodised aluminium frame. Mounted 400mm from FFL. Dimensions: 1200W x 1100H	1
SLATWALL	Slatwall	Waiting (G.01)	Shopfittings Direct Slat panels display walls - White Slatwalls Dimensions: 1200W x 1100H Colour: White	1
BROCHURE HOLDERS	Brochure Holders	Waiting (G.01)	Shopfittings Direct 12no. A4 clear acrylic holders to suit slatwall 12no. DL clear acrylic holders to suit Slatwall Colour: Clear acrylic Confirm qty fits on slatwall	24
WB1	Whiteboard	Meeting (G.04)	White Glass Board with Fixings 2400W x 1200H	1
WB2	Planner Whiteboard	Workstations (G.05)	Existing to be relocated 2400W x 1200H	
HEARING LOOP	Hearing Loop	Reception (G.02)	Univox by Edin Univox CTC	1
METAL KEYSAFE	Metal Keysafe	Utility (G.05)	Metal Keysafe	1






Note: All fixtures and fittings are to be installed according to manufacturer's instructions / specification and to Australian Standards AS1428.1

FFE SCHEDULE 02 (KITCHEN)

CODE	IMAGE	TYPE	LOCATION	CODE / MAKE / SUPPLIER	QTY
SK		Sink	Kitchen (G.10)	Oliveri Ultraform UF01 (right hand bowl) Dimensions:890W x 470D	1
SM + ZIP		Sink Mixer and Zip	Kitchen (G.06)	Caroma Kip sink mixer - 872880C5A Finish: Chrome	1
ZIP		Boiling & chilled water unit	Kitchen (G.06)	Billi Eco - 901000LCH Finish: Chrome	1
CT		Cutlery tray insert	Kitchen (G.06)	Size to suit	1
FR		Fridge / Freezer	Kitchen (G.06)	LG GT-442WDC Dimensions: 700W x 730D x 1680H Colour: White	1
DW		Dishwasher	Kitchen (G.06)	Bosch SMS46GW01A Serie 4 Dimensions: 850 x 600 x 600mm Colour: White	1
MW		Microwave	Kitchen (G.06)	Panasonic NN-ST253W 20L Dimensions: 443W x 340D x 258H Colour: White	1
B2		Bin	Kitchen (G.06)	Eurofit KRB-06 Kimberley Double Bin	1

Note: All fixtures and fittings are to be installed according to manufacturer's instructions / specification and to Australian Standards AS1428.1

FFE SCHEDULE 03 (SANITARY FACILITIES)

CODE	IMAGE	TYPE	LOCATION	CODE / MAKE / SUPPLIER	QTY
TS2		Toilet Suite	WC (G.07)	Caroma Luna Clean Flush Wall Faced - 844820W	1
TS2		Accessible Toilet Suite	Accessible WC (G.09)	Caroma Care 300 Connector Suite with Backrest and Caravelle Care Single Flap Seat in Anthracite Grey Code: 987904BAG	1
GR1		WC Grab rail	Accessible WC (G.09)	Care Support Grab Rail 140 degree angled 870 x 700 Supplier: Caroma Code: 687466SS	1
GR2		W/C Grab rail	Accessible WC (G.09)	Caroma Virtu comfort grab rail 450mm Finish: Stainless steel	1
TP		Toilet roll dispenser	Accessible WC (G.09)	Metlam Lawson double toilet roll holder	2
SR		Shower	Accessible WC (G.09)	Virtu Plus Starsafe II Inverted T Accessible Shower Set - Right Hand Code: 782741A Supplier: Caroma	1

MX		Shower Mixer	Accessible WC (G.09)	Skandic Bath/Shower Mixer Supplier: Caroma	1
SD2		Soap Dish	Accessible WC (G.09)	Soap Dish with drain holes, Code: 10-7320 Supplier: JD Macdonald	1
FS		Foldable shower seat	Accessible WC (G.09)	8203MAU Phenolic Seat	1
BSN1		Vanity unit	WC (G.07)	Basa Inset basin Code: 633315W Dimensions: 520W x 385D x 157H Colour: White	1
BSN2		Basin	Accessible WC (G.09)	Caroma Opal Sole 550 Wall basin Code: 631710W Install to comply with AS1428.1-2009	1
BM1		Basin mixer	WC (G.07)	Caroma Skandic Basin Mixer - 90958C5A	1
BM2		Basin mixer	Accessible WC (G.09)	Caroma Pin levercare basin mixer - 872563C5A	1
MR	-	Mirror	WC (G.07), Accessible WC (G.09)	Mirra Trust, 4mm thick, Dim:1000 x 400mm Supplier: Viridian	2

SD1		Soap Dispenser	WC (G.07), Accessible WC (G.09)	Metlam Square soap dispenser (ML603AS)	2
SH		Shelf	Accessible WC (G.09)	Metlam Utility Shelf - ML951_300	1
PTD		Paper towel dispenser & Waste Bin	WC (G.08), Accessible WC (G.09)	Paper Towel Dispenser BoBrick (B-369)	2
CH		Coat Hook	WC (G.08), Accessible WC (G.09)	Reece Scala Robe Hook - 2261357	4
FW1		Floor waste	WC (G.08)	Mizu Square Floor Waste, 80mm Leak Control Flange Code: 9502500 Supplier: Reece	1
FW2		Floor waste	Accessible WC (G.09)	Veitch RX100 Shower Channel 1500 (Fitzroy) Code: 202799 Supplier: Reece	1

Note: All fixtures and fittings are to be installed according to manufacturer's instructions / specification and to Australian Standards AS1428.1

SIGNAGE	Section	SN
	Page	SN-01

GENERAL NOTES Provide all necessary labour and materials to complete works indicated. All work shall be in strict accordance with the manufacturer's written instructions and the relevant codes and standards.

The whole of the work shall be carried out by an approved specialist firm.

Shop drawings: fabrication of signage can only occur after AriiSmits' approval of shop drawing of each sign type.

Prototype samples are to be issued for approval of each sign type prior to fabrication run.

Fixing: As per signage contractors recommendation and Project Management approval

Statutory Signage:

- All signage to be in accordance to AS 1428.1
- Braille and tactile signage incorporate the international symbol of access or deafness to all sanitary facilities
- Signage to ambulant accessible facilities must be on the door.
- Braille and tactile signage to be located not less than 1.2m or greater than 1.6m.
- Single line signs to have tactile characters not less than 1.2m or greater than 1.35m.
- Signs identifying room features or facilities located on wall on the latch side with edge of sign 50mm to 300mm from the architrave or on the door itself.
- Fire exit door signage on all existing fire exit doors if not currently installed. To be mounted on both sides of the door.



Luminance contrast:

- Background, negative space and fill to be min. 30% luminance contrast to the mounted surface.
- Tactile characters, icons and symbols to be min. 30% luminance contrast to the background or mounted surface.
- Luminance contrasts must be met under the lighting conditions of its surrounds.
- Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Signage to full height glass panels to have decals complying with AS 1428.1-2009.
2. All film, tint and vinyl signage subject to approval of shop drawings and samples by Project manager prior to manufacture.
3. All signage supplied and installed by client, co-ordinated by builder.

TYPE	LOCATION	IMAGE	DETAILS	QUANTITY
F1	New glazed entry side panel		Signage by M&PS	-
F2	New glazed doors and partitions		White Frosted Film decal to glazing between 400mm and 1800mm AFFL	-
F3	Half height glazed partition		White Frosted Film decal to glazing Full height	-
Sign	Accessible W/C Door Signage (Door 11)	 <p>Unisex Toilet & Shower</p>	Unisex Accessible Toilet & Shower Code: UATS-235X180-SB Size: 235mm wide x 180mm high	1
Sign	Unisex W/C Door Signage (Door 10)	 <p>Unisex Toilet</p>	Unisex Toilet braille sign Code: UT-210X180-SB Size: 210mm wide x 180mm high	1

NOTE: All signage to approved samples and shop drawings prior to fabrication

SECURITY	Section	SE
	Page	SE-01

GENERAL NOTES

Security is provided by the client and coordinated by the builder

Base building security contractor: TBC

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Prior to cutting any security cables, the security contractor must isolate the floor and decommission the readers.
2. EAC Controls and associated works to nominated doors.
3. Full shop drawings of Security installation must be approved by the Project Manager prior to installation.

CLEANER	Section	CL
	Page	CL-01

GENERAL NOTES

Refer to the works schedule for extent, external and internal

Protection: Protect the work as it proceeds, to avoid damage and deterioration. Protect the carpet. Protect any relocated existing furniture and equipment to avoid damage and deterioration.

Progressive cleaning: Keep the work clean and tidy as it proceeds and regularly remove from the site rubbish and surplus material arising from the execution of the works including any work performed during the defects rectification period.

Inspect all new carpet and clean off as required

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. As per best practice.
2. Daily removal of rubbish.
3. Full cleaning of all works at completion of each stage and prior to hand over and to the full satisfaction of the client. Ensure cleaning of common areas, glazing and external areas.
4. Clean all sills new and existing.
5. Clean windows on completion of project.
6. Clean existing sanitary facilities on completion of project.

SERVICES SPECIFICATION

ELECTRICAL	Section	EL
	Page	EL-01

GENERAL NOTES

Refer to the engineering documentation

Allow for all builders work associated with Electrical Services works and make good all affected areas

The builder is to provide a data "turnkey installation"

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Where near a wash basin switches and GPOs must be located in accordance with clause 14 of AS 1428.1.
2. Power modules (4x power point plus USB) on top of all work stations. Se. [CMS Athena Power Rail | CMS Electracom - Australia](#)

MECHANICAL	Section	ME
	Page	ME-01

GENERAL NOTES

Refer to the engineering documentation

All work is to be in accordance with relevant statutory authority's requirements and relevant Australian Standards.

Supply and install all fittings & fixtures as scheduled and as required to complete the installation.

Allow for all builders works associated with Mechanical works and make good all affected areas

Provide certification, as built and air balance figures on completion

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. All mechanical works to be a minimum 12 months warranty.

FIRE SERVICES	Section	FS
	Page	FS-01

GENERAL NOTES

Refer to the engineering documentation

All work to be in accordance with Statutory Authorities regulations and relevant Australian Standards.

Contractor to provide compliance certificates, as built drawings on completion.

Allow for all builders work associated with Fire Services works and make good all affected areas

Allow to adjust existing fire services affected by the works – site inspection is mandatory to establish scope

Allow to make good all ceilings affected by service changes

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. Allow for smoke detectors to meet BCA Code.
2. Liaise with Building Management to replace and update fire extinguishers throughout the new works.
It is the builder's responsibility to collect compliance certificates.

HYDRAULICS	Section	HY
	Page	HY-01

GENERAL NOTES

Refer to the engineering documentation

All work is to be in accordance with relevant Statutory Authorities requirements and relevant Australian Standards.

Allow for new floor wastes, waste and water reticulation for all fixtures indicated on the drawings and fixtures schedule.

Supply and install all fittings & fixtures as scheduled and as required to complete the installation.

Allow for all builders works associated with Hydraulics works and make good all affected areas

Provide certification, as built and on completion

ADDITIONAL NOTES

In addition, the fit out contractor is to allow for the following:

1. All waterproofing to be certified.

