

MOON MOUNTAIN CELLAR DOOR - STAGE 1

ARCHITECTURAL	JOINERY	LANDSCAPE
SHEET 1 - A00 - COVER PAGE	SHEET 1 - JDO0 - FURNITURE/JOINERY LAYOUT	SHEET 1 - LO1 - MASTERPLAN
SHEET 2 - A01 - SITE PLAN	SHEET 2 - JDO1 - BAR JOINERY	SHEET 2 - LO2 - PLANTING AND FINISHES SCHEDULE
SHEET 3 - A02 - FLOOR PLANS	SHEET 3 - JDO2 - KITCHEN JOINERY	SHEET 3 - LO3 - CONSTRUCTION DETAILS
SHEET 4 - A03 - ELEVATIONS AND SECTIONS	SHEET 4 - JDO3 - LAUNDRY JOINERY	
SHEET 5 - A04 - EVD LAYOUTS	SHEET 5 - JDO4 - OFFICE STORAGE JOINERY	
SHEET 6 - A05 - RCP LAYOUTS		
SHEET 7 - A06 - FINISHES LAYOUTS		
SHEET 8 - A07 - TYPICAL DETAILS		

HEREIN THE FOLLOWING REFERENCES ARE MADE:
 'CONTRACTOR' REFERS TO NOMINATED PRINCIPAL CONTRACTOR
 'HDB' REFERS TO HDB TOWN PLANNING AND DESIGN
 'CLIENT' REFERS TO BTA HOLDINGS PTY LTD
 'COUNCIL' REFERS TO CESSNOCK CITY COUNCIL

GENERAL NOTES

COMPLIANCE WITH CODES AND AUTHORITIES

1. ALL BUILDING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND PLUMBING CODE OF AUSTRALIA (PCA) AND ANY RELEVANT AUSTRALIAN STANDARDS THAT THE WORK APPLIES TO.

2. ALL WORKS SHALL COMPLY WITH THE MINIMUM STANDARDS OF THE DISABILITY (ACCESS TO PREMISES - BUILDINGS) STANDARDS 2010 AND AS 1428.1-2008.

3. ALL WORKS SHALL COMPLY WITH THE LATEST EDITIONS OF CESSNOCK CITY COUNCIL REGULATIONS, CODES AND AUTHORITIES INCLUDING ENGINEERING STANDARDS, PUBLIC HEALTH STANDARDS AND ENVIRONMENTAL HEALTH STANDARDS.

4. THE CONSTRUCTION OF THE CELLAR DOOR STORAGE, BAR, KITCHEN AND TASTING AREAS SHALL COMPLY WITH THE FOOD ACT OF 2003 AND AS 4674-2004.

5. CONTRACTOR TO INFORM HDB OF ANY ISSUES OF NON-COMFORMITY IMMEDIATELY.

CONTRACTOR RESPONSIBILITIES

1. THE CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTATION AND SHALL NOTIFY HDB OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.

2. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO HDB BEFORE PROCEEDING WITH THE WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CO-ORDINATING THE WORK AND OPERATIONS OF ALL TRADES AND DISCIPLINES. THE CONTRACTOR SHALL:

A) SCHEDULE CONSTRUCTION OPERATION IN SEQUENCE REQUIRED TO OBTAIN THE BEST RESULTS WHERE INSTALLATION OF ONE PART OF THE WORK DEPENDS ON INSTALLATION OF OTHER COMPONENTS, BEFORE OR AFTER ITS INSTALLATION.

B) CO-ORDINATE INSTALLATION OF DIFFERENT COMPONENTS WITH OTHER CONTRACTORS TO ENSURE MAXIMUM ACCESSIBILITY FOR REQUIRED MAINTENANCE, SERVICE AND REPAIR.

C) MAKE ADEQUATE PROVISIONS TO ACCOMMODATE ITEMS SCHEDULED FOR LATER INSTALLATION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CO-ORDINATING THE INSTALLATION OF ALL MANUFACTURED EQUIPMENT AND BUILDING COMPONENTS WHICH INCLUDES BUT IS NOT LIMITED TO: MECHANICAL AND FOOD SERVICE EQUIPMENT AND FIXTURES, PLUMBING FIXTURES, MANUFACTURED TRUSSES, SHOP FABRICATED ITEMS, JOINERY AND CLIENT SUPPLIED ITEMS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW SHOP DRAWINGS AND VERIFY AND CO-ORDINATE ALL DIMENSIONS PRIOR TO FABRICATION.

5. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE CO-ORDINATED BY THE CONTRACTOR BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

6. ACCESS DOORS AND PANELS SHALL BE PROVIDED BY THE MECHANICAL, FIRE SERVICES AND PLUMBING CONTRACTORS AT ALL VALVES, DUCTWORK, FIRE DAMPERS ETC. AS REQUIRED BY CODE. MAINTAIN REQUIRED CLEARANCES IN ATTICS FOR ACCESSWAYS TO ALL VALVES AND DAMPERS ABOVE CEILINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CO-ORDINATE OPENING SIZES AND LOCATIONS ON SITE WITH SUBCONTRACTORS.

7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY.

8. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, AND SHORES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT-OF-WAYS MAY BE SUBJECT DURING CONSTRUCTION.

9. A SIGN MUST BE ERECTED IN A PROMINENT POSITION ON SITE:

- A) SHOWING THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE NOMINATED PCA;
- B) SHOWING THE NAME AND OUT-OF-HOURS TELEPHONE NUMBER OF THE PRINCIPAL CONTRACTOR; AND
- C) STATING THAT UNAUTHORISED ENTRY TO THE WORK SITE IS PROHIBITED.

10. TOILET FACILITIES ARE TO BE PROVIDED AT A RATE OF 1 TOILET FOR EVERY 20 PERSONS EMPLOYED AT THE SITE. EXISTING AMENITIES MAY BE USED ON SITE AND MUST BE MAINTAINED TO A CLEAN AND SANITARY STANDARD.

11. CONSTRUCTION, DEMOLITION AND ASSOCIATED WORK SHALL BE CARRIED OUT ONLY BETWEEN THE TIMES STATED AS FOLLOWS:
 MONDAYS TO FRIDAYS: 7:00AM TO 6:00PM
 SATURDAYS: 8:00AM TO 1:00PM
 SUNDAYS & PUBLIC HOLS: NO CONSTRUCTION WORK TO TAKE PLACE

12. THE CONSTRUCTION WORKS SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE DETAILS SET OUT IN THIS CONSTRUCTION DRAWING SET. ANY DEVIATIONS MUST BE REQUESTED TO HDB IN WRITING, OR WILL BE ISSUED BY HDB THROUGH AN ARCHITECT'S INSTRUCTION.

13. A CONTAINER OF AT LEAST ONE (1) CUBIC METRE CAPACITY SHALL BE PROVIDED AND MAINTAINED FROM THE COMMENCEMENT OF OPERATIONS UNTIL THE COMPLETION OF THE BUILDING FOR THE RECEPTION AND STORAGE OF WASTE GENERATED BY THE CONSTRUCTION OF THE BUILDING AND ASSOCIATED WASTE.

14. EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS AND SHALL BE MAINTAINED UNTIL SATISFACTORY COMPLETION AND RESTORATION OF SITE EARTHWORKS, INCLUDING REVEGETATION OF ALL EXPOSED AREAS.

15. ALL EXCAVATIONS AND BACKFILLING ASSOCIATED WITH THE ERECTION OR DEMOLITION OF A BUILDING MUST BE EXECUTED SAFELY AND IN ACCORDANCE WITH THE APPROPRIATE PROFESSIONAL STANDARDS.

16. ALL EXCAVATIONS ASSOCIATED WITH THE ERECTION OR DEMOLITION OF A BUILDING MUST BE PROPERLY GUARDED AND PROTECTED TO PREVENT THEM FROM BEING DANGEROUS TO LIFE OR PROPERTY.

17. THE BUILDING MUST COMPLY WITH THE FIRE SAFETY PROVISIONS APPLICABLE TO THE APPROVED USE. THE CONTRACTOR SHALL PROVIDE HDB WITH A COPY OF THE FINAL FIRE SAFETY CERTIFICATE AND FIRE SAFETY SCHEDULE RELATING TO THE REQUIRED FIRE SAFETY MEASURES.

18. ALL PARKING AND LOADING BAYS SHALL BE PERMANENTLY MARKED OUT ON THE PAVEMENT SURFACE.

CONSTRUCTION DOCUMENTS

1. ALL PROJECT DRAWINGS, SCHEDULES AND THE CONSTRUCTION SPECIFICATION ARE A PART OF THE CONTRACT DOCUMENTS.

2. ITEMS MARKED "N.I.C." ARE "NOT IN CONTRACT". SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS AND REQUIRE CONTRACTOR'S CO-ORDINATION FOR CONSTRUCTION.

3. DIMENSIONS.

- A) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- B) ALL DIMENSIONS TO OPENINGS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.
- C) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- D) CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISHED UNDERSIDE OF CEILING FINISH.
- E) ALL ELEVATIONS ARE REFERENCED FROM TOP OF FINISHED FLOOR BEING EQUAL TO +0.00m
- F) ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
- G) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL FROM HDB IN WRITING.
- H) MINIMUM CLEARANCE AND OTHER DISABLED ACCESS DIMENSIONAL REQUIREMENTS SHALL TAKE PRECEDENCE IN ALL CASES. NOTIFY HDB OF ANY DISCREPANCIES.
- I) DIMENSIONS AND GRAPHIC REPRESENTATIONS OCCURRING ON LARGER SCALED DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- J) WHERE "C.O.S." IS NOTED THIS REFERS TO AN EXISTING DIMENSION THAT CONTRACTOR IS TO CHECK ON SITE.

4. DETAILS MARKED "TYPICAL" (TYP) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.

5. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION IN THE PROJECT.

6. DETAILS MARKED "SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY SIMILAR DIMENSIONS OR NOTES ON THE PLAN.

7. FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.

8. ALL INTERIOR FINISH MATERIALS SHALL HAVE A CRITICAL RADIANT FLUX THAT COMPLIES WITH SPECIFICATION C1.10 OF THE BCA.

9. PROVIDE FIRE EXTINGUISHERS AS PER AS 2444 AND TABLE E1.6 OF THE BCA.

10. ROOF COVERING AND ROOFING MATERIALS SHALL BE FIRE RETARDANT AND SHALL COMPLY WITH THE REQUIREMENTS OF TYPE C CONSTRUCTION IN SPECIFICATION C1.1 OF THE BCA.

11. INTERNAL WALLS REQUIRED TO BE FIRE-RATED SHALL COMPLY WITH THE REQUIREMENTS OF TYPE C CONSTRUCTION IN SPECIFICATION C1.1 OF THE BCA.

12. INTERNAL WALLS REQUIRED TO BE FIRE-RATED SHALL EXTEND FROM CONCRETE FLOOR SLAB TO UNDERSIDE OF STRUCTURE ABOVE OR TERMINATE AT A RATED CEILING ASSEMBLY.

13. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONS LOCATING FIXTURES AND SMOKE DETECTORS. ARCHITECTURAL REFLECTED CEILING PLANS DO NOT INDICATE WALL MOUNTED FIXTURES. REFER TO ELECTRICAL DRAWINGS FOR ALL SURFACE OR WALL MOUNTED LIGHTING FIXTURES.

14. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING AND FRAMING FOR PIPING, LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, BLIND CEILING TRACKS, ETC., AS REQUIRED FOR A COMPLETE INSTALLATION.

15. PLASTERBOARD TO BE 13mm THICK UNLESS OTHERWISE NOTED.



16. USE WATER RESISTANT PLASTERBOARD ON ALL VERTICAL FACES WHICH ARE EXPOSED TO WATER OR MOISTURE AS WELL AS THOSE USED FOR BATHROOM WALLS.

17. PROVIDE ADEQUATE BLOCKING AND ANCHORAGE FOR CEILING AND WALL MOUNTED EQUIPMENT (E.G FIRE EXTINGUISHERS, CABINETS, HANDRAILS AND LIGHT FIXTURES).

18. SLOPE FLOOR TO DRAIN WHERE INDICATED ON DRAWINGS.

19. SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS A MAXIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.

COVER PAGE

REV.	DATE	DESCRIPTION	INITIAL										
B	13 JUL 12	CC APPLICATION	JV	 DIAL 1100 BEFORE YOU DIG	 <h1 style="margin: 0;">HDB</h1> <p style="margin: 0;">TownPlanning & Design</p> <p style="margin: 0;">1st Floor, 44 Church Street, PO Box 40, MAITLAND NSW 2320</p> <p style="margin: 0;">P: (02) 4933 6682 F: (02) 4933 6683</p> <p style="margin: 0;">E: admin@hdb.com.au W: www.hdb.com.au</p> <p style="margin: 0;">ABN 35 078 017 508</p>	© COPYRIGHT 2012 - HUNTER DEVELOPMENT BROKERAGE PTY LTD All rights reserved. Hunter Development Brokerage Pty Ltd advises that this document and all information contained therein is protected by copyright under the Australian Copyright Act 1968. Reproduction of this document in part or whole and/or use without the written permission from Hunter Development Brokerage Pty Ltd constitutes a breach of copyright. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Any reference to the document must include the document in its entirety and also include reference to Hunter Development Brokerage Pty Ltd.	ARCHITECTURAL	CLIENT:	BTA HOLDINGS STEVE ALLEN/CRAIG BROWN-THOMAS P.O. BOX 484 RUTHERFORD NSW 2320	TITLE:	COVER PAGE		
A	06 JUL 12	FOR CLIENT APPROVAL	JV				SCALE:	NTS	PROJECT:	MOON MOUNTAIN CELLAR DOOR 1733 BROKE ROAD, POKOLBIN LOT 21 DP 543682	SHEET NO:	1 OF 8	DATE:
				DRAWING NO:	A00								
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