

215 ADELAIDE STREET

treats • warm bowls • salads • baguettes • smoothies • wraps



SEE A BRIGHTER WAY

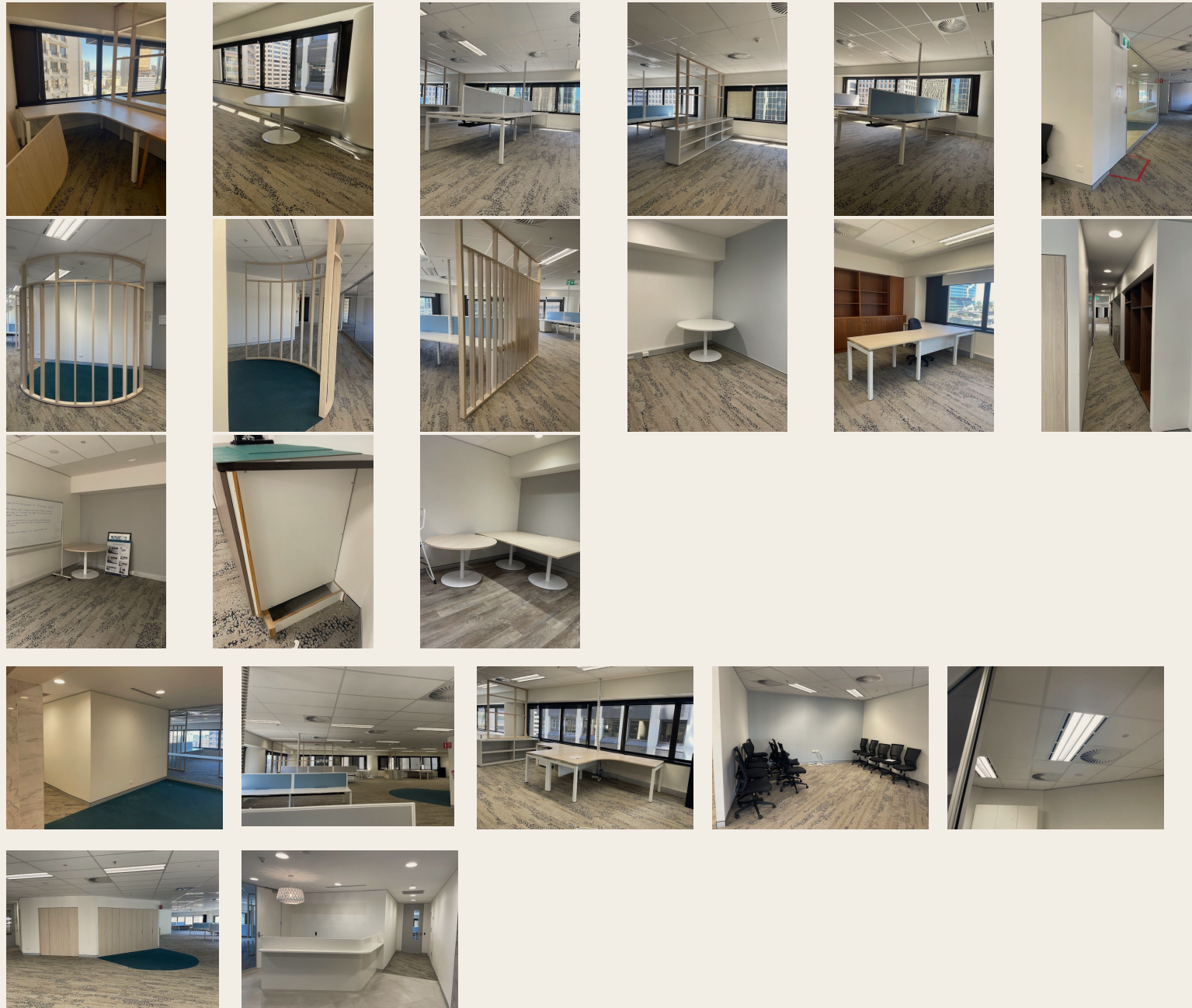
CONCEPT DESIGN



DOCUMENT CONTROL

ISSUE	DESCRIPTION	DATE	INITIALS
[01]	RENDERS	15/11/23	LN
[02]	MC WORKS	23/11/23	LN
[03]	MC WORKS	12/12/23	LN
[04]	UPDATED WS NO.	18/12/23	LN

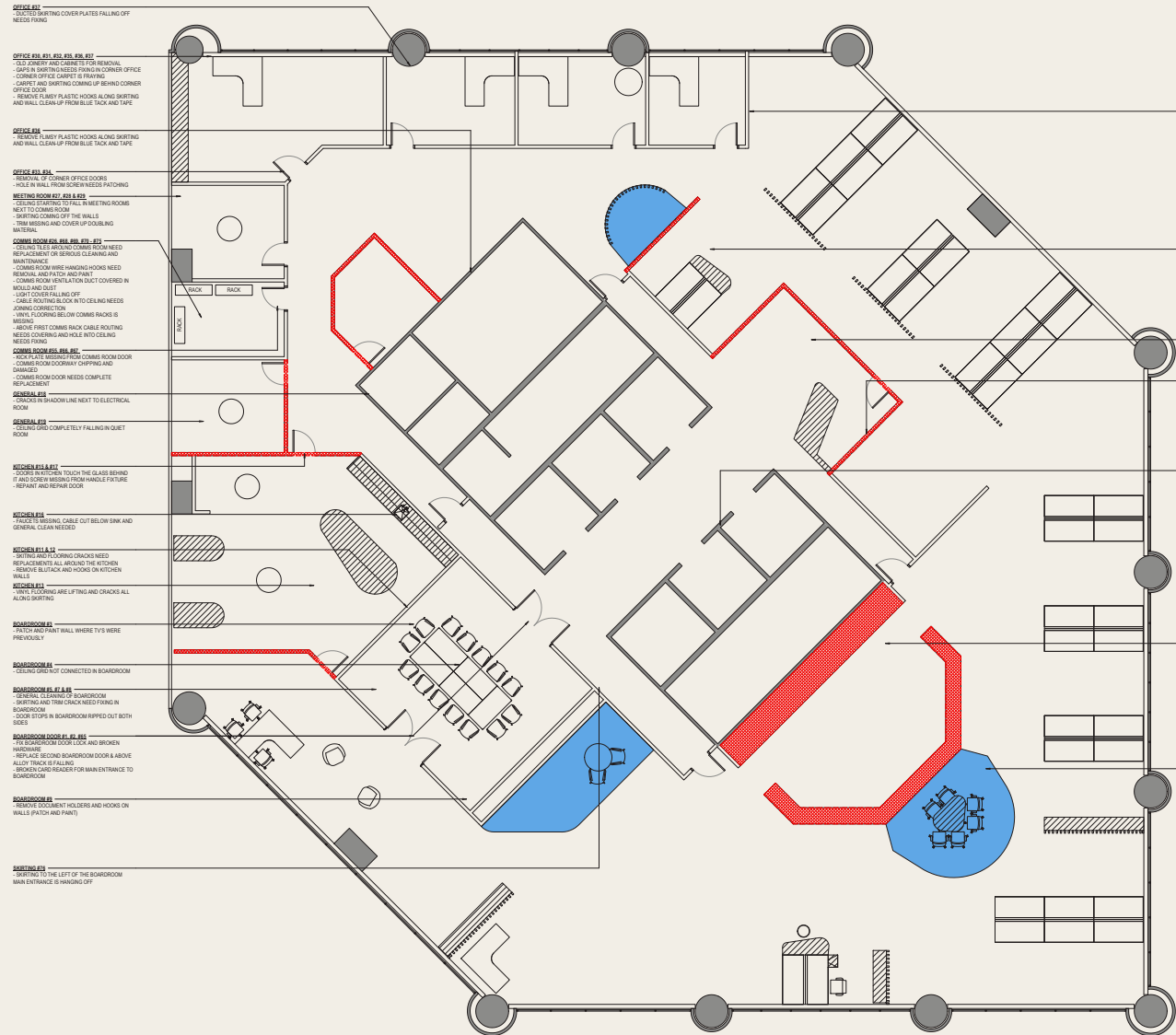
L18 EXISTING IMAGES



L18 DILAP PLAN

GENERAL DILAPIDATION NOTES

- #1 GLAZING FILM ISSUES THROUGHOUT OFFICE SPACE WITH BLASES
- #10 REPLACE DIFFERENT CEILING JOINERY FINE DETAIL WHERE MISSING ON OFFICE FLOOR
- #20 REMOVE ALL DIRTY WALLS IN EVERY ROOM AND CHIP DAMAGE REPAIR
- #21 WINDOW BLINDS ARE DIRTY
- #22 WINDOW BLINDS ARE DIRTY
- #23 CEILING TILE MISSING AND CRACKS IN WALL MEETING ROOM 18.4
- #24 CRACKS IN METAL ROOM 18.4 DOOR
- #25 ALL WALLS NEED CLEANING AND REMOVAL OF BLUETACK AND TAPE
- #26 CARPET TILES BEING DOORS IN ALL STANDARD OFFICE SPACES NEEDS
- #27 ATTENTION
- #28 RUBBER SKirting COMING OFF
- #29 CEILING TILES OUT SHORT AND DAMAGED
- #30 CARPET STAINS IN THE WETTABLE WALL AREA
- #31 CRACK AND POSSIBLE WATER DAMAGE ON WINDOW
- #32 RILE CARPETING USE AND PAINT ON WINDOW
- #33 OLD CARPETING NEEDS REMOVAL AND BLUETACK ON NEW DOORS NEEDS REMOVAL
- #34 REMOVE ALL GRANITE
- #35 LIQUID WALL PATCHING UP POSSIBLE PROBLEMS
- #36 RUBBER FROM WINDOW HAS COME OFF
- #37 POSSIBLE WEATHER DAMAGE FROM BROKEN SEAL
- #38 COMMON SPACE BATHROOM AND SHOWER SPACE WILL NEED REPLACING
- #39 CEILING TILES OUTSIDE COMMON SPACE
- #40 TILES NEED REPLACING
- #41 WALL AROUND COMMON AREA FIRE ALARM CHIRPER
- #42 EXT SIGN COVERING MISSED PAINTING ABOVE DOORWAY



L18 - DILAPIDATION PLAN
SCALE: 1 : 100

SHEET NOTES

DEMOLITION NOTES

1. EXISTING FLOORING SHOWN TO BE REMOVED. MAKE GOOD BASE BUILDING FLOOR STRUCTURE TO ACCEPT NEW FLOORING AS PER MANUFACTURERS SPECIFICATIONS.
2. BASE BUILDING FLOOR STRUCTURE TO BE MADE LEVEL.
3. EXISTING CEILING TILES & GRID TO REMAIN WHERE INDICATED.
4. EXISTING SUSPENDED CEILING LIGHT FITTINGS TO REMAIN AND/OR REPOSITIONED TO SUIT PROPOSED FLOOR PLAN LAYOUT.
5. ALL BASE BUILDING WALL / COLUMN SURFACES TO BE MADE GOOD (INCLUDING PATCHING TO MATCH EXISTING & TO ACCEPT NEW FINISHES AS PER MANUFACTURERS SPECIFICATIONS).
6. TERMINATE & CONCEAL ALL UNUSED SERVICES.
7. DEMOLITION WORKS TO COMPLY WITH STATUTORY REGULATIONS.
8. REMOVE FROM SITE & LEGALLY DISPOSE OF ALL REDUNDANT MATERIALS FROM DEMOLITION WORKS.
9. ALL AREAS TO BE MADE GOOD & RECTIFIED AS REQUIRED TO RECEIVE NEW WORKS.
10. REMOVE ALL FLOOR WASTES & MAKE GOOD TO RECEIVE NEW ONES.
11. REMOVE ALL TOILET PANS & MAKE GOOD TO RECEIVE NEW ONES.
12. REMOVE 4x PUSH PLATES FROM ENTRY DOORS & MAKE GOOD READY TO RECEIVE NEW.

GENERAL ARRANGEMENT NOTES

1. THE DIMENSIONS INDICATED ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
3. ALL NON STRUCTURAL COMPONENTS ARE TO BE ADEQUATELY RESTRAINED IN ACCORDANCE WITH THE DESIGN REQUIREMENTS STIPULATED IN AS1170.4 - EARTHQUAKE ACTIONS IN AUSTRALIA. PROVISIONS ARE TO BE MADE FOR PARTITIONS, CEILING, JOINERY, MECHANICAL, ELECTRICAL COMPONENTS AND THEIR CONNECTIONS. FASTENERS AND FIXINGS UNLESS EXEMPTED, TO RESIST SEISMIC LOADS IN ACCORDANCE WITH AS1170.4. CONTRACTOR TO ENGAGE WITH PROPERLY SYSTEM MANUFACTURERS RIGID OR SIMILAR TO MEET REQUIREMENTS STIPULATED IN AS1170.4 - EARTHQUAKE ACTIONS IN AUSTRALIA.
4. ALL SPECIFIED ITEMS TO BE COMPLIANT TO HAZARD PROPERTIES OF SPECIFICATION 7 OF THE NCC 2022 FOR ALL BUILDING MATERIALS AND ASSEMBLIES INCLUDING BUT NOT LIMITED TO FLOOR FINISHES, COVERINGS, WALL AND CEILING LININGS, AIR-HANDLING DUCTWORK, INSULATION MATERIALS, SARKING MATERIALS.
5. ALL SPECS TO COMPLY WITH VARIOUS AUSTRALIAN STANDARDS AND NCC REQUIREMENTS FOR MATERIALS, ASSEMBLIES INVOLVED IN THE WORKS, INCLUDING THE FOLLOWING:
 - * WATERPROOFING OF WET AREAS TO CLAUSES F202 AND F203 OF NCC 2022 AND AS3740-2021.

FINISHES NOTES:

1. TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE & ELEVATIONS PACKAGE.
2. ALL NEW AND EXISTING WALLS PAINT FINISH TO MATCH THOSE ON EXISTING WALLS, UNLESS OTHERWISE SPECIFIED.
3. PAINTING A SURFACE PRIOR TO INSTALLATION SOME PAINTS SUCH AS WASH AND WEAR CONTAIN INGREDIENTS SUCH AS SILICON OR TEFLON, WHICH REPEL SELF-ADHESIVE VINYL WHICH MAKES THEM UNSUITABLE FOR THE BEST RESULTS USE A WHITE ACRYLIC BASED LOW SHEEN PAINT. WE RECOMMEND DULUX 1* STEP PREP COAT. ALL SURFACES SHOULD BE Sanded PRIOR TO EACH COAT BEING APPLIED. ENOUGH TIME NEEDS TO BE ALLOWED FOR THE SURFACE TO DWELL AT ROOM TEMPERATURE AND HUMIDITY CONDITIONS TO ENSURE THE PAINT IS THOROUGHLY DRY PRIOR TO INSTALLATION. WE RECOMMEND THAT WALLS BE LEFT FOR A WEEK PRIOR TO INSTALLATION.
4. DIRECTION AS SHOWN ON PLAN. TILER TO ALLOW FOR COMPLIANT FALLS TO EXISTING FLOOR WASTE.

CEILING NOTES:

1. ALL LIGHTING & SERVICES THAT CONFLICT WITH NEW WALLS ARE TO BE RELOCATED. VALUANT TO CONFIRM POSITIONS ON SITE.
2. LIGHTING SETOUT TO TAKE PRECEDENCE. MECHANICAL AND FIRE SETOUTS TO FOLLOW LIGHTING. BULDER TO COORDINATE SETOUTS FOR APPROVAL BY ALL.
3. CONFIRM ALL LIGHTING HEIGHTS AND LOCATIONS ON SITE WITH ALL CONTRACTOR TO ADVISE LOCATION OF ACCESS PANELS AND FIRE SERVICES PRIOR TO INSTALLATION. ALL TO APPROVE.
5. MAKE GOOD ALL CEILING FACES AS REQUIRED TO AREA OF WORKS.
6. REFER TO SERVICES ENGINEERS DOCUMENTATION TO COORDINATE CEILING TYPES WITH SERVICES ENGINEERS REQUIREMENTS.
7. ALLOW TO CHASE CORE WALL AS REQUIRED FOR NEW WALL LIGHT INSTALLATION.
8. BATHROOM CEILING TO BE MADE GOOD AROUND PERIMETER WHERE AFFECTED BY TILING DEMOLITION. ALLOW NEW BORDER OF PLASTERBOARD AS REQUIRED TO ALL BATHROOM CEILING.

GENERAL NOTES:

- ALL EXISTING BASE WALLS, ALL ALMENTIES, ALL PLUMBING & ALL CEILING TO BE CONFIRMED ONSITE
- ALL SITE DIMENSIONS TO BE CONFIRMED ONSITE

LEGEND

- EXISTING CONSTRUCTION
- NOT IN CONTRACT
- DEMOLITION OF EXISTING UNCLUT ON PLAN (EG. FLOOR FINISHES). REFER TO FLOOR FINISHES PLAN FOR FURTHER DETAILS.
- DEMOLITION OF EXISTING CLUT ON PLAN (EG. FULL HEIGHT PARTITION, JOINERY ETC)

L18 PLAN - OPTION 01



SPACE MATRIX

73 1800W WORKPOINTS

1 RECEPTION
4 QUIET BOOTHS

78 TOTAL WORKPOINTS

1 2P FOCUS
3 4P MEET
2 6P MEET
1 8P MEET
1 14P MEET

1 BREAKOUT
1 UTILITY
1 STORAGE
1 COMMS
6 COLLAB AREAS

L18 PLAN - OPTION 02



SPACE MATRIX

44 1800W WORKPOINTS

- 1 RECEPTION
- 4 QUIET BOOTHS
- 5 OFFICES

54 TOTAL WORKPOINTS

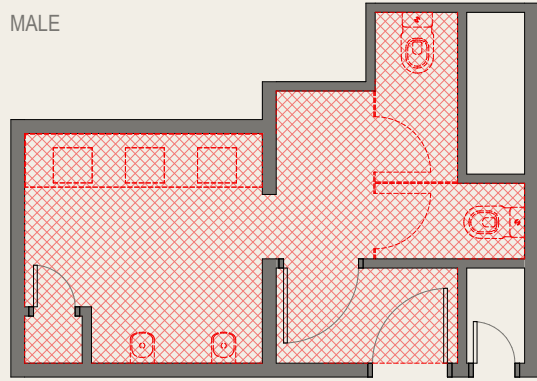
- 1 2P FOCUS
- 3 4P MEET
- 2 6P MEET
- 1 8P MEET
- 1 14P MEET

- 1 BREAKOUT
- 1 UTILITY
- 1 STORAGE
- 1 COMMS
- 1 HOTDESK AREA
- 5 COLLAB AREAS

APPENDIX

L27 PLAN

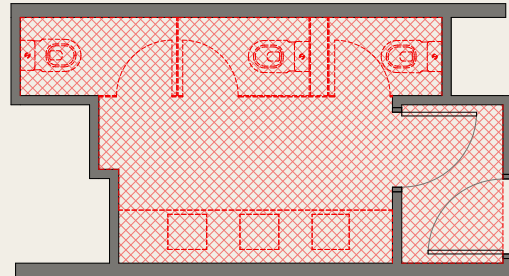
MALE



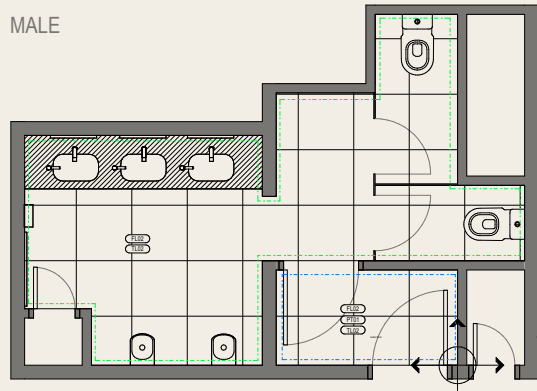
L27 DEMO PLAN
SCALE: 1 : 25

MALE & FEMALE
REMOVE TOILET & FITTINGS. MAKE GOOD TO RECEIVE NEW TOILET & FITTINGS.
REMOVE ALL FITTINGS. MAKE GOOD TO RECEIVE NEW FITTINGS.
REMOVE ALL OF EXISTING LAMINATE PARTITIONING & DOORS. MAKE GOOD FOR NEW CUBICLES.
REMOVE ALL PORCELAIN UNDERMOUNT BASINS. FITTINGS & STONE BENCH TOP MAKE GOOD TO RECEIVE NEW BENCH, BASINS & FITTINGS.
REMOVE EXISTING FLOOR WASTE COVER. C.O.S
REMOVE ALL OF EXISTING FLOOR & WALL TILING. PREPARE TO MAKE GOOD FOR NEW TILES INSTALLMENT.
REMOVE ALL EXISTING URINAL THROUGH OR WALL HUNG URINALS. MAKE GOOD TO RECEIVE NEW ONES.
NOTE - SITE INSPECTION REQUIRED FOR EXISTING URINAL TYPE AND EXISTING PLUMBING.
REMOVE PUSH PLATES FOR NEW PUSH PLATES ON DOORS.

FEMALE



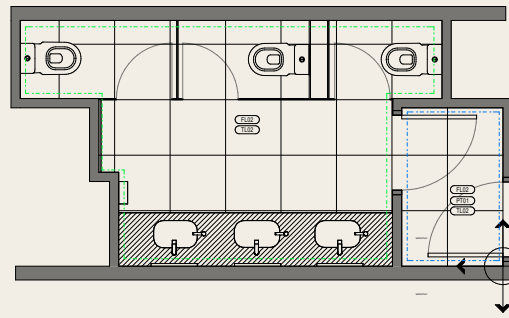
MALE



L27 PROPOSED & FINISHES PLAN
SCALE: 1 : 25

FLOOR FINISHES PT02
WALL FINISHES T102
SKIRTING TILE T102 100mm HIGH (WHERE SPECIFIED)
PT01 WALL AND FINISHES WHERE SPECIFIED
PAINT DOORS PT02
WALL TILES TO STACK / ALIGN WITH FLOOR TILES

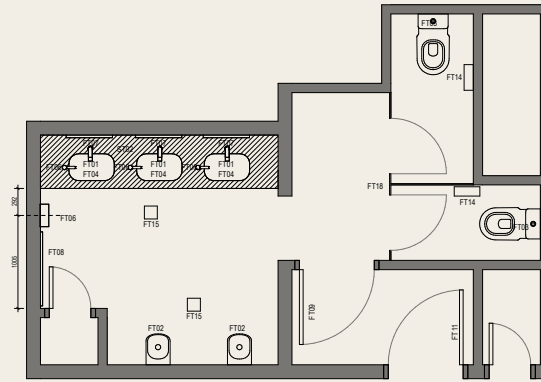
FEMALE



ALL BATHROOMS:
EXISTING PLASTERBOARD CEILING TO BE FINISHED IN PT01 PAINT

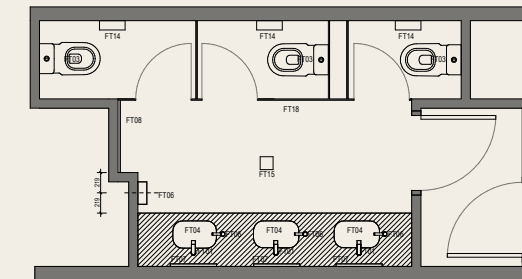
L27 RCP

SCALE: 1 : 25



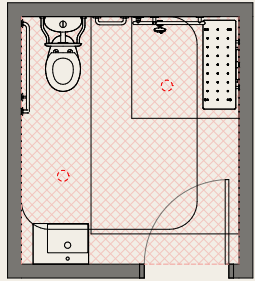
L27 MALE DETAILED PLAN
SCALE: 1 : 25

REFER TO L28 AND OTHER RENOVATED FLOORS FOR FIXTURE SET OUTS



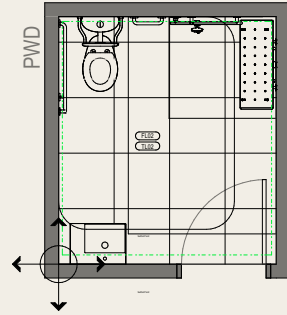
L27 FEMALE DETAILED PLAN
SCALE: 1 : 25

L27 PWD



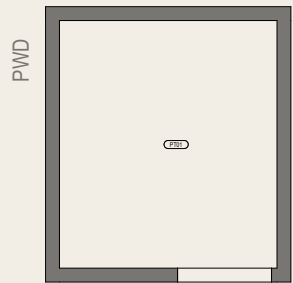
REMOVE ALL OF EXISTING FLOOR & WALL TILING. PREPARE TO MAKE GOOD FOR NEW TILES INSTALLMENT.

L27 DEMOLITION PLAN
SCALE: 1 : 25



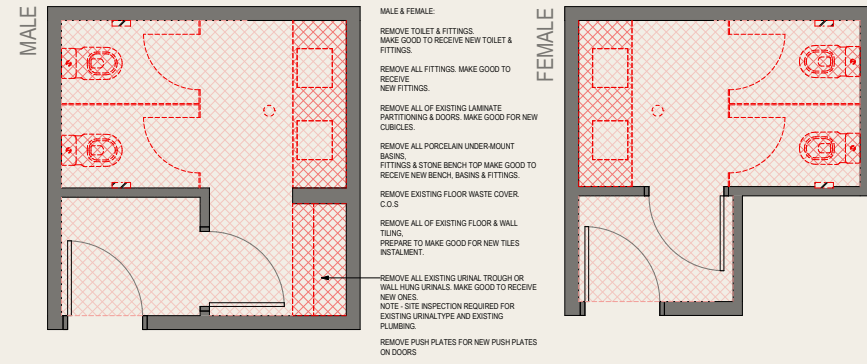
WALL TILES TO STACK / ALIGN WITH FLOOR TILES

L27 PWD FINISHES PLAN
SCALE: 1 : 25

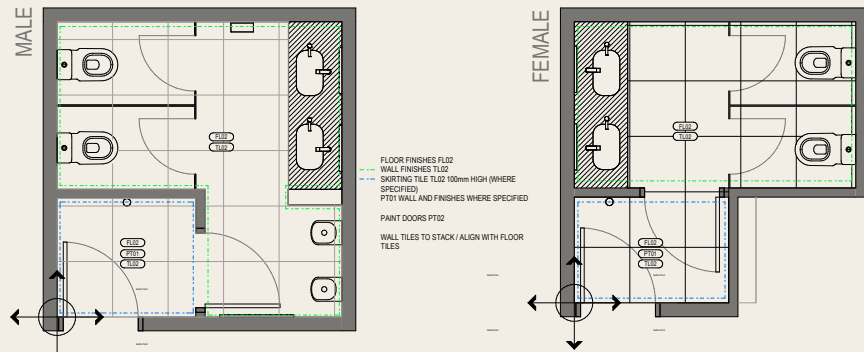


L27 REFLECTED CEILING PLAN
SCALE: 1 : 25

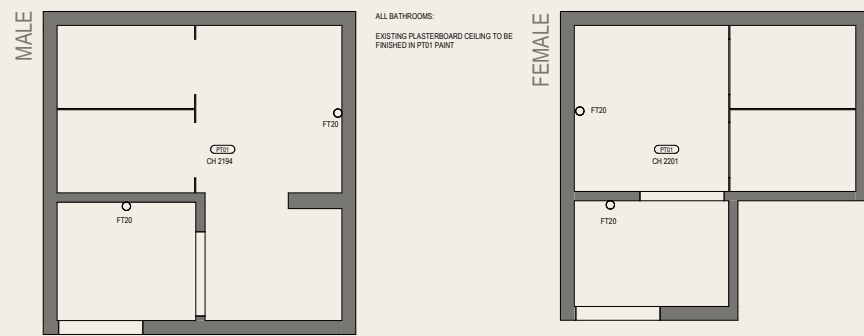
L28 PWD



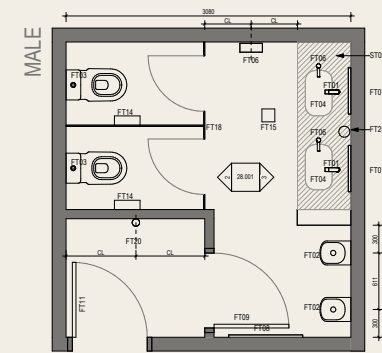
L28 DEMOLITION PLAN
SCALE: 1 : 25



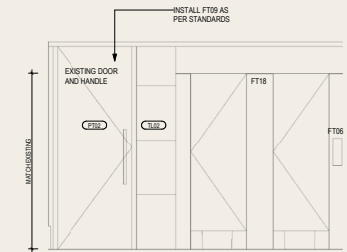
L28 PROPOSED & FINISHES PLAN
SCALE: 1 : 25



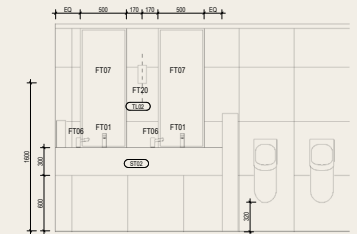
L28 REFLECTED CEILING PLAN
SCALE: 1 : 25



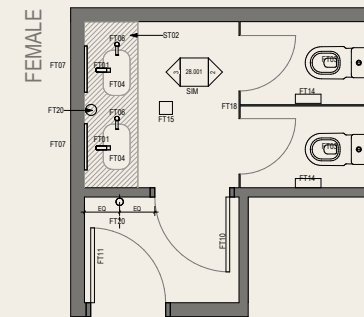
L28 DETAILED PLAN - MALE
SCALE: 1 : 25



TYPICAL ELEVATION 01
SCALE: 1 : 25



FEMALE ELEVATION 03
SCALE: 1 : 25

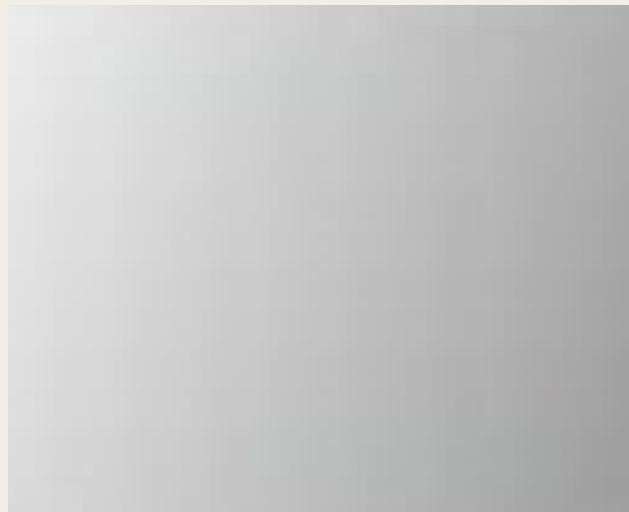
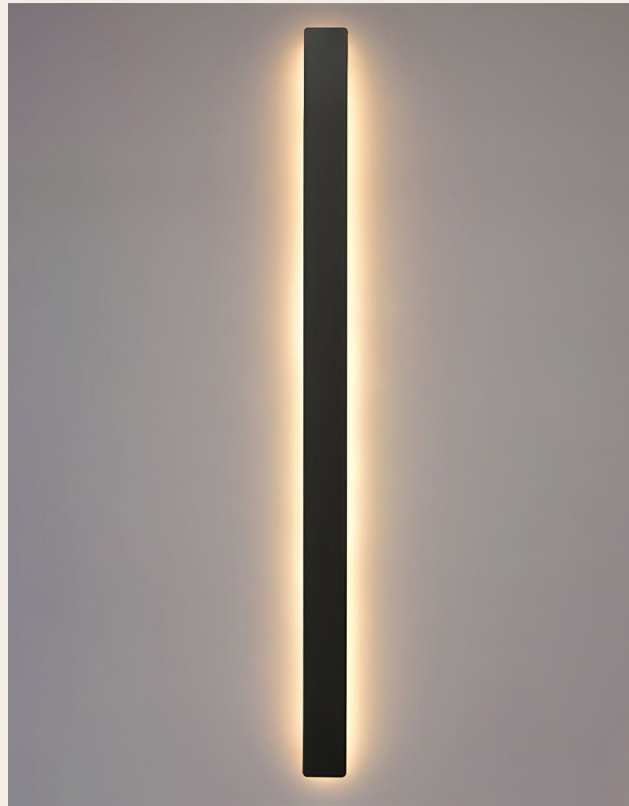
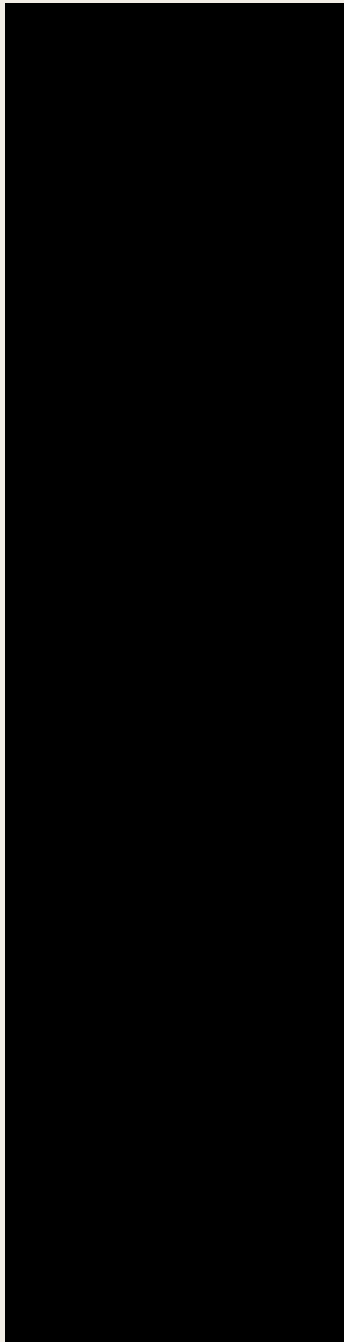
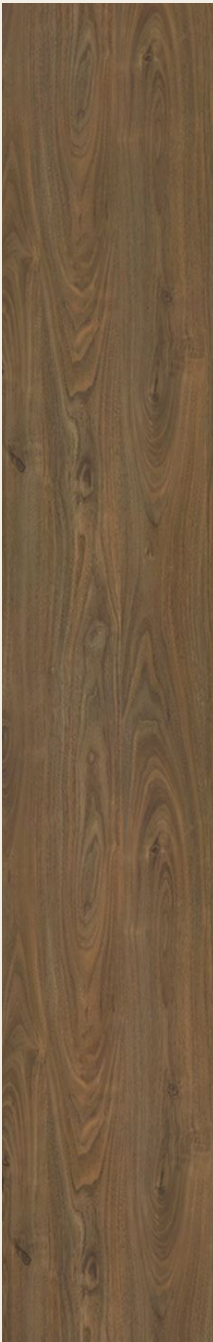
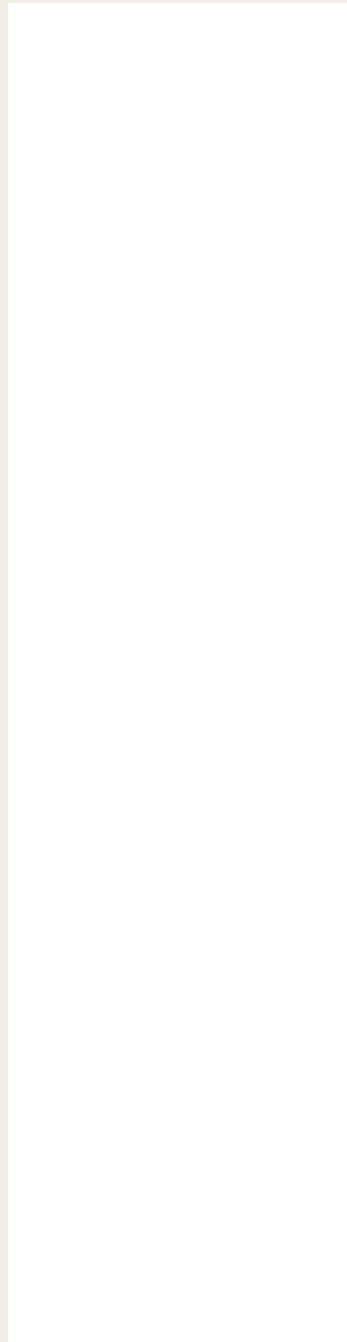


L28 DETAILED PLAN - FEMALE
SCALE: 1 : 25

3D VIEW



FINISHES



THANK YOU