GENERAL NOTES

1. DRAWING COMPILED USING LANDLORD SUPPLIED INFORMATION AND INITIAL SURVEY. COLUMNS AND STRUCTURAL SLAB HEIGHTS TO BE CONFIRMED ON SITE.

2. GC TO MAKE ALLOWANCE FOR TOLERANCES FOR INSTALLATION OF TSM PRE-CONSTRUCTED ITEMS.

3. ALL PLASTERBOARD JOINTS TO BE TAPED, SEALED AND FILLED TO MAKE SMOOTH PRIOR TO FINAL FINISH AS SPECIFIED ELSEWHERE.

4. FLOOR AND CEILING FINISH TO BE CLEANED AND DUST-FREE.

5. GC TO PROVIDE SPECIFIC FIRE RATING CERTIFICATE FOR ALL FIRE RATED ELEMENTS INSTALLED.

6. ALL EXPOSED DB WALL TIMBER SURFACES SHALL BE TREATED WITH ENVIROGRAF ES/VFR/P CLEAR BASECOAT AND ENVIROGRAF Q/VFR TOP COAT FIRE RETARDANT (CLEAR MATT FINISH) TO ACHIEVE MINIMUM CLASS B-S1 SURFACE SPREAD OF FLAME FIRE RATING.
GC TO PROVIDE CERTIFICATION AND WARRANTY.

KEY NOTES

101 INSTALL 18MM ENGINEERED WHITE OAK FLOORING WITH MATT SEALER ADHERED TO SLAB/SCREED WITH SUITABLE ADHESIVE AS RECOMMENDED BY MANUFACTURER.

102 SUPPLY AND INSTALL 140X18MM PAINTED TULIPWOOD SKIRTING TO ALL SALES AREA PERMIETER WALLS. SECURE WITH LOST HEAD NAILS, FILL AND RUB BACK ALL FIXING HOLES AND PREPARE FOR DECORATION.

103 CONSTRUCT 60 MINUTE FIRE RATED INFILL PARTITION TO EXISTING OPENING COMPRISING 2No, ROWS GYPFRAME 70 S 50 'C' METAL STUDS LINED EXTERNALLY WITH 15MM GYPROC FIRELINE BOARD. 50MM ISOVER APR INSULATION FRICTION FITTED BETWEEN STUDS. ALL BOARD JOINTS TO BE SEAMLESS FINISHED AND PREPARED FOR DECORATION.

104 CONSTRUCT RAISED FLOOR TO SUIT CHANGE IN FLOOR LEVEL AS 150X50MM SOFTWOOD TIMBER JOISTS SUPPORTED ON WALLBARN UNIVERSAL PEDESTALS (ADJUSTABLE TO 310MM) CLAD WITH 22MM FLOORING GRADE T&G CHIPBOARD DECK AND PREPARED TO RECEIVE TIMBER FLOOR FINISH.

105 CONSTRUCT FULL HEIGHT 60 MINUTE FIRE RATED PARTITION BETWEEN FLOOR SLAB AND UNDERSIDE OF SOFFIT WITH IN WALL MERCHANDISING STANDARDS COMPRISING GYPFRAME 70 S 50 'C' METAL STUDS AT 600MM CENTRES LINED INTERNALLY WITH 15MM GYPROC FIRELINE BOARD AND EXTERNALLY WITH 15MM PLYWOOD SHEATHING AND 15MM GYPROC FIRELINE BOARD. 50MM ISOVER APR INSULATION FRICTION FITTED BETWEEN STUDS. ADDITIONAL 12.5MM GYPROC WALLBOARD FACE INSTALLED ON 25X75MM SOFTWOOD TIMBER BATTENS. ALL BOARD JOINTS TO BE SEAMLESS FINISHED AND PREPARED FOR DECORATION. ALL PERIMETER JUNCTIONS TO BE INTUMESCENT SEALED. REFER TO DRAWING LB855 FOR DETAILS.

106 CONSTRUCT FULL HEIGHT STUD PARTITON BETWEEN FLOOR SLAB AND UNDERSIDE OF STAIR COMPLETE WITH IN WALL MERCHANDISING STANDARDS COMPRISING GYPFRAME 70 S 50 'C' METAL STUDS AT 600MM CENTRES LINED EXTERNALLY WITH 15MM PLYWOOD SHEATHING AND 12.5MM TAPERED EDGE GYPROC WALLBOARD. EXTERNAL PLASTERBOARD FACE TO BE INSTALLED ON 25X75MM SOFTWOOD TIMBER BATTENS. ALL BOARD JOINTS TO BE SEAMLESS FINISHED AND PREPARED FOR DECORATION. REFER TO DRAWING LB858 FOR DETAILS.

107 CONSTRUCT 2650MM HIGH PLASTER FINISHED WALL PANEL 150MM OFF FFL WITH IN WALL MERCHANDISING STANDARDS COMPRISING 75X25MM SOFTWOOD TIMBER BATTENS AT 600MM CENTRES SECURED TO WALL WITH M4X50MM STAINLESS STEEL SCREWS AND ASSOCIATED RAWL PLUGS AT 400MM VERTICAL CENTRES LINED WITH 15MM TAPERED EDGE GYPROC WALLBOARD. ALL BOARD JOINTS AND FIXING HOLES SEAMLESS FINISHED AND PREPARE FOR FINAL FINISH. PANEL FRAMED WITH 65X50X5MM HOT ROLLED STEEL ANGLE WITH NATURAL FINISH. REFER TO DRAWING LB854 FOR DETAILS.

108 2895MM HIGH MERCHANDISING STANDARDS SECURED BACK TO DEMISE WALL. REFER TO DRAWING LB859 FOR DETAILS.

109 2590MM HIGH MERCHANDISING STANDARDS SECURED BACK TO DEMISE WALL. REFER TO DRAWING LB856 FOR DETAILS.

110 CONSTRUCT FULL HEIGHT 60 MINUTE FIRE RATED PARTITION BETWEEN FLOOR SLAB AND UNDERSIDE OF SOFFIT COMPRISING GYPFRAME 70 S 50 'C' METAL STUDS AT 600MM CENTRES LINED BOTH SIDES WITH 15MM GYPROC FIRELINE BOARD. 50MM ISOVER APR INSULATION FRICTION FITTED BETWEEN STUDS. ALL BOARD JOINTS TO BE SEAMLESS FINISHED AND PREPARED FOR DECORATION. ALL PERIMETER JUNCTIONS TO BE INTUMESCENT SEALED. ALLOW FOR 15MM PLYWOOD PATTRESSING BETWEEN STUDS TO TAKE WALL MOUNTED FIXTURES AND FITTINGS.

111 WHERE WALL LINING REMOVED INSTALL IN WALL MERCHANDISING STANDARDS LINED EXTERNALLY WITH 12.5MM TAPERED EDGE GYPROC WALLBOARD. PLASTERBOARD TO BE INSTALLED ON 25X75MM SOFTWOOD TIMBER BATTENS. REFER TO DRAWING LB856 FOR DETAILS.

112 RECESSED DOUBLE POWER OUTLET AT 450MM ABOVE FFL.

113 NEW 826X2040X54MM PAINTED TIMBER 60 MINUTES FIRE RATED DOORSET TO SUIT 910X2100MM STRUCTURAL OPENING. REFER TO DRAWING LB600 FOR DETAILS AND IRONMONGERY.

114 OVERCLAD EXISTING STAIR TREADS AND RISERS WITH WHITE OAK TO MATCH FLOORNG COMPLETE WITH 1300X50X6MM WHITE STEEL NOSING INSERTS.

115 50MM DIA. WHITE OAK HANDRAIL TO TOP EDGE OF EXISTING GLAZED BALUSTRADE. SECURE WITH CLEAR SILICONE SEALANT.

116 50MM DIA. WHITE OAK HANDRAIL ON WALL MOUNTED BRACKETS AS 82MM POWDER COATED WHITE HEAVY DUTY HANDRAIL BRACKET (ZAS45-PCW) BY IRONMONGERY DIRECT OR SIMILAR APPROVED. SECURE WITH CLEAR SILICONE SEALANT.

117 FLOOR TRANSITION PROFILE AS 20X89MM SCHLUTER RENO RAMP AE RP 200 B90 IN ANODISED ALUMINIUM. ALLOW TO SCREW/ADHESIVE FIX AS REQUIRED.

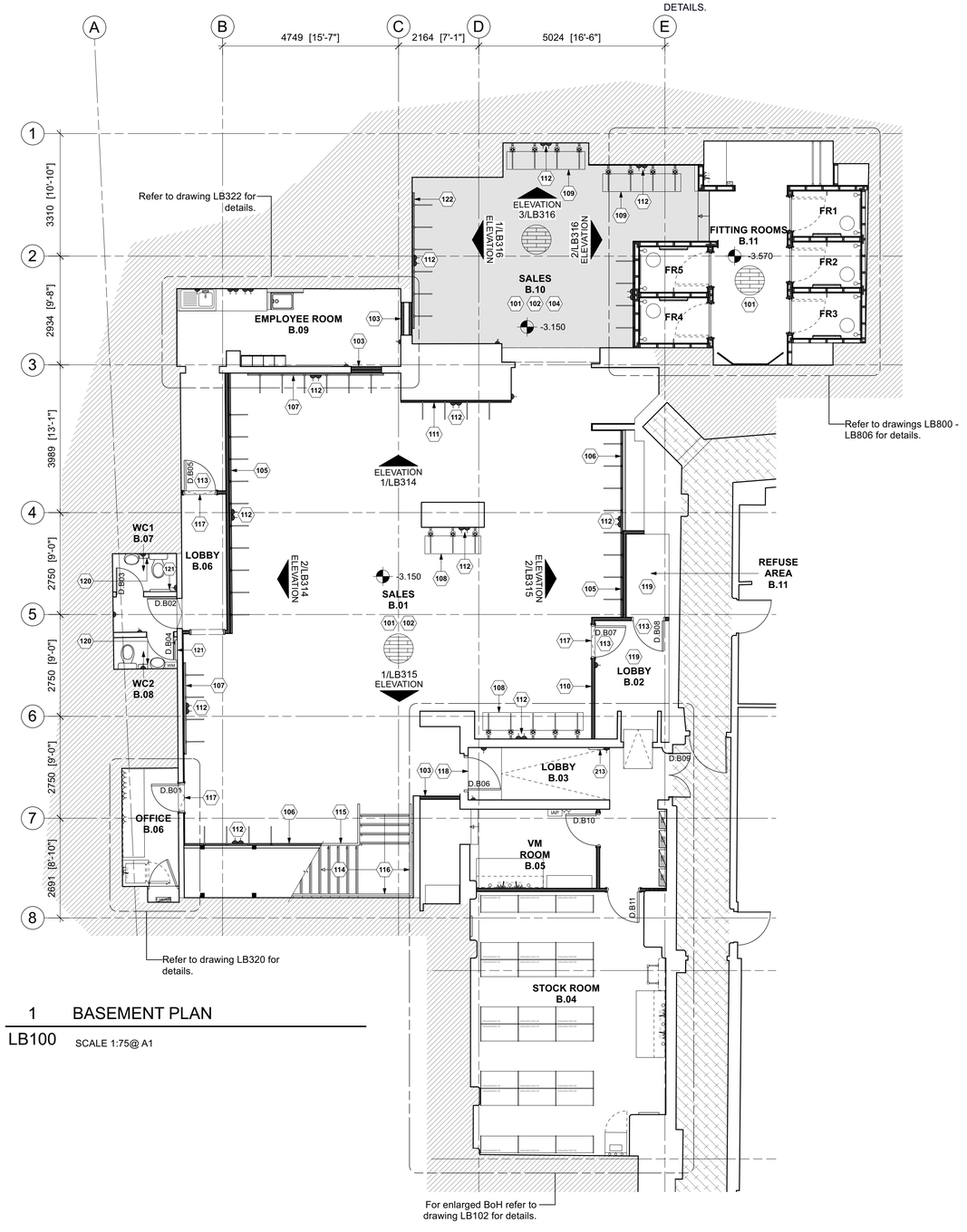
118 FLOOR ANGLE PROFILE AS 20X20X2MM SCHLUTER WINKEL-A AW 20X20X2 IN BRUSHED ALUMINIUM. ALLOW TO SCREW/ADHESIVE FIX AS REQUIRED.

119 2.5MM THICK 1220MM HIGH ALTRO WHITROCK WHITE WALL PROTECTION WITH ASSOCIATED INTERNAL AND EXTERNAL CORNER GUARDS AND TRIM. ADHERE TO WALL WITH ALTRO ALTROFIX W139 ADHESIVE.

120 NEW HAND DRYER AS WARNER HOWARD AIRFORCE 1.1 (WHITE) AT 1150MM ABOVE FFL (TO UNDERSIDE OF UNIT). ALLOW TO INSTALL ELECTRICAL FUSED SPUR SWITCH ABOVE HAND DRYER.

121 NEW WALL MOUNTED ELECTRIC PANEL HEATER.

122 CONSTRUCT 2500MM HIGH PLASTER FINISHED WALL PANEL 150MM OFF FFL WITH IN WALL MERCHANDISING STANDARDS COMPRISING 75X25MM SOFTWOOD TIMBER BATTENS AT 600MM CENTRES SECURED TO WALL WITH M4X50MM STAINLESS STEEL SCREWS AND ASSOCIATED RAWL PLUGS AT 400MM VERTICAL CENTRES LINED WITH 15MM TAPERED EDGE GYPROC WALLBOARD. ALL BOARD JOINTS AND FIXING HOLES SEAMLESS FINISHED AND PREPARE FOR FINAL FINISH. PANEL FRAMED WITH 65X50X5MM HOT ROLLED STEEL ANGLE WITH NATURAL FINISH. REFER TO DRAWING LB854 FOR DETAILS.



1 BASEMENT PLAN

LB100 SCALE 1:75@ A1

LEGEND

OUTSIDE OF DEMISE AREA.

SERVICE CORRIDOR / SHARED SPACE

0 1 2 3 4 5 6 7 7.5

Scale bar (metres) 1:75

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CC

ISSUE / DATE:

LISTED BUILDING CONSENT	18.08.2025

REVISION :

SHEET TITLE :

BASEMENT PLAN

SHEET NO. :

LB100

Figured dimensions shall be taken in preference to scaled dimensions and any discrepancies or errors are to be referred to the Designer. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing work or making any fabrication drawings. © Copyright Reserved