

Punthill Apartment Hotels Developers Brief

Issue D March 2024

To be read in conjunction with standard drawings package & all relevant consultants reports

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Overview

Purpose

The Punthill Apartment Hotels Developers Brief (“The Brief”) provides details of the key Design Standards of the Punthill Apartment Hotels brand.

The Brief has been developed to provide Developers with clarity around the expectations of the product which is to be delivered to the Tenant at handover and ensures that there is consistency in the standards of our hotels across the network.

The Developer will be required to complete the works outlined in The Brief (as a minimum brand standard) at the Developer’s cost, in conjunction with or in addition to the obligations set out under the Agreement for Lease.

Confidentiality and Copyright

The Brief is not to be shared, copied, reproduced or used for any other purposes outside the agreement with Punthill Apartment Hotels, without its prior written consent. The contents of The Brief are to be kept confidential and any authorised related party that The Brief is shared with.

The Brief at all times remains the property of Punthill Apartment Hotels.

Signage Requirements

The Developer is to provide to Punthill an artist's impression, site plan and elevations (hard and electronic copies) of the building / development prior to council submission.

Punthill is to provide all graphics with sizing details, material details & designs for signage to Developer prior to supply & install refer to Appendix 1: Punthill Signage Guidelines for details on minimum requirements.

All costs associated with the signage application to authorities and for relevant approvals, manufacture and installation are to be borne by the Developer.

Developer to share final working drawings and Council application and approvals to Punthill for review.

Refer to signage guidelines provided by Punthill below for general design intent & minimum requirements.

External & Corporate Signage

Refer to signage details below for details Appendix 1: Punthill Signage Guidelines for details on minimum requirements

Design

Developer to allow for:

- 3 x High Level Building Signage - LED Light Box single sided signs. The developer is to allow for required exterior weatherproof GPOs connected into timeclock and PE cell for operation. All illuminated signage power consumption should be wired back to common area public light and power meter to be approved by Punthill. Location of signage to be approved by Punthill. Blade signs are to be double sided illuminated.
- 2 x Low Level LED Light Box (or pylon sign), two sided signs. The developer is to allow for required exterior weatherproof GPOs connected into timeclock and PE cell for operation. All illuminated signage power consumption should be wired back to Punthill leased premise Additional Areas public light and power meter to be approved by Punthill.
- Punthill to be involved throughout the design and manufacturing stages of the signage, including factory site visits as appropriate.

Punthill shall provide artwork for all signage.

Installation

All costs associated with the installation of corporate signage are to be borne by the Developer including the provision of all power supplies switching / controls, footings, fixings, cable stays, craneage, engineering certification etc. As required by the signage contractor and the Developer's consultants.

The signs shall be installed at least 4-6 weeks prior to Practical Completion.

Wayfinding

Refer to signage details below for details & Appendix 1: Punthill Signage Guidelines for details on minimum requirements

General

Developer to allow for finishes as outlined in Appendix 1: Punthill Guidelines

Design

Punthill shall provide artwork for directional signage, including but not limited to:

External: Building entrances sliding glass door branding decal, block numbering, reception, loading bay, pool & gym signage (if applicable), directional signage, car park, garbage enclosure and all guest touch points (e.g., intercom/key safe) etc.

Internal: entry door numbering, apartment directional, branding reception, meeting/ conference room, floor directional signage, lift, car park or common area directional, guest services, gym, laundry room and other guest amenities etc.

All other costs associated with the design & documentation are to be borne by the Developer.

Installation

All costs associated with the installation of wayfinding and evacuation/inn-keepers act signage are to be borne by the Developer. (Innkeeper act not required in NSW)

Services Signage

Refer to signage details below for details & Appendix 1: Punthill Signage Guidelines for details on minimum requirements

General

Developer to allow for finishes as outlined in Appendix 1: Punthill Guidelines

Design

Punthill shall provide artwork for services signage.

Installation

All costs associated with the installation of wayfinding signage and evacuation/inn-keepers act are to be borne by the Developer.

Compliance

Statutory signage shall include but not be limited to, the following: fire hose reels, fire hydrant and booster cupboards, fire indicator panels, fire exits, fire extinguishers, communications cupboards, meter cupboards, electrical cupboards, lift motor room (if applicable), public amenities including disabled toilets etc.

Where possible and allowed by relevant regulatory standards and building codes, services cupboard to be made lockable and install relevant (if applicable) statutory signage accordingly.

Developer to be responsible for the supply and install of emergency evacuation procedure and innkeepers act signage within apartments & common areas as required (text to be in accordance with local authority requirements). Punthill to approve design. Located back of apartment entry door.

Developer to be responsible for installation inn-keepers act procedure and Australian consumer law and fair-trading act signage to the back of all apartment entry doors, common areas and back of house areas.

Acoustic Requirements

Developer is to consider acoustic report if provided as priority & BCA requirements. An acoustic report will be required for all projects. Our requirements are to ensure that in the event that the site is located somewhere anticipated by Punthill to attract higher than usual levels of noise as a result of proximity to undue road, aircraft or rail noise for example, appropriate building methods are adopted to ensure that Punthill guests are not adversely impacted.

The Developer is required to provide the higher of the following standards:

- The relevant state & government regulations as these may vary or/
- Punthill standards below

Developer is to ensure that acoustic amenity between sole occupancy units is to a high standard and is not or may not in the future be compromised in any way.

To provide and maintain the acoustic environment, Punthill requires that the appropriate sound attenuating measures and noise level controls be incorporated for all apartments. Please refer to the minimum acoustic requirements below

External Noise

Aircraft noise

Sound levels in the relevant areas of the apartments must not exceed the recommended design sound levels specified in the Australian standard AS2021 acoustics –aircraft noise intrusion – building siting and construction.

Train station noise

Sound levels in the relevant areas of the apartments must not exceed the recommended design sound levels specified in the relevant state government planning document.

To control train noise impacts on apartments, the following criteria for train noise applies. Maximum noise levels of trains should not exceed 55dba in bedroom areas and 60dba in living room areas.

In assessing compliance with this criterion, it is recommended that the l01 parameter be measured instead of the lmax. The l01 is similar in magnitude to the lmax but is a more repeatable measurement.

In addition to the above, train noise impacts on the site must be controlled in accordance with existing noise policies and guidelines for the local jurisdiction, where applicable.

Traffic noise

The following should be the target noise level criteria for various spaces:

Description	**Recommended noise levels, l_{eq} dba**
Living areas (day period 0700-2200hrs)	40
Sleeping areas (night period 2200-0700hrs)	35
Common areas (e.g. foyer, lift lobby)	45

Special consideration must be given to the low frequency performance of the selected glazing systems, especially where thermal double glazing is used. Upgrades to thicker glass, larger air gaps and laminated glass may be required to improve the acoustic performance of the façade glazing.

Vibration

Building services plant and equipment must be appropriately vibration isolated from the building structure to control vibration to within the limits nominated in Australian Standard 2670.2 evaluation of human exposure to whole body vibration, part 2: continuous and shock induced vibration in buildings (1-80hz).

Internal noise levels

Sound levels within an apartment must not exceed the recommended design sound levels specified in the Australian Standard AS2107 acoustics – recommended design sound levels and reverberation times for building interiors.

Apartment air-conditioners should be selected so as to achieve the design criteria, with the unit running on medium speed.

Packaged air-conditioning units such as wall hung split system units which cannot be acoustically treated must be carefully selected to comply with the levels recommended by AS2107.

Hydraulic services pipes must be acoustically treated in accordance with the requirements of the BCA.

Internal Noise

Sound levels within the apartments must not exceed the recommended design sound levels specified in the Australian Standard AS2107 acoustics – recommended design sound levels and reverberation times for building interiors. Refer to section e1.1.4.

Interconnecting walls & doors

Where adjacent apartments have an inter-connecting door between them (twin keys), the separating wall shall be selected / designed to comply with the BCA such that the overall acoustic rating of the separating wall is not degraded. Penetrations through walls and ceilings such as duct work and vents shall maintain compliance with the specified sound rating.

Using readily available and practicable construction methodologies, it is not possible for inter-connecting doors between apartments to achieve the acoustic requirements of the BCA. Inter-connecting doors must achieve the highest practicable sound insulation performance provided by readily available proprietary systems; currently rw46. Dispensation will be required from the Australian building codes board via the project building surveyor to address this non-compliance of the BCA. Raven rp66 threshold plate to be installed to interconnecting door.

Entry doors

For all states and territories other than QLD, any door assembly that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like, must achieve an RW rating not less than 30.

Room and common areas acoustics

Common areas such as lounges meeting rooms, conference rooms, administration areas, offices etc, and gymnasiums must be designed to achieve reverberation times recommended by Australian Standard AS2107-2000 *acoustics – recommended design sound levels and reverberation times for building interiors.*

Security

Developer to provide a complete, integrated security system that conforms to the technical and performance requirements detailed in this specification. Systems proposed by the Developer must be well established in the Australian market with existing installations within Australia and able to be supported by multiple security integrators. The security system will include but not be limited to CCTV, Duress alarm systems, monitors and buttons and PIR sensors.

General

All system locations are to be approved by Punthill prior to installation. Location of all equipment shall be in communication room to the approval of Punthill.

Common areas

Developer to provide a back to base monitored alarm system to serve all back of house areas, including panic/distress alarms at the reception counter.

Developer to provide: 4 zones- reception staff area, managers office, conference room & communications room.

Provide a key pad to be located at reception, location to be confirmed by Punthill.

Provide duress buttons in nominated locations for use by each reception staff member.

Duress alarm systems & buttons

Developer to provide a full duress alarm system with locations & details to be discussed and approved by Punthill, location of duress alarm typically built in the reception desk. Punthill to approve design. Configure each button such that upon activation, the alarm details including location are automatically logged on the alarm system as a high priority alarm shall be parallel to the manager's office. Provide a separate line-in for security monitoring.

The activation of a duress button/alarm shall activate a visual alarm within the Manager's office with the ability to call a third party.

Locations & details of exact mounting heights are to be discussed & approved by Punthill. The devices must be mounted in such a way as to minimise false alarms.

The Developer shall also allow for duress buttons to be linked to a mobile phone number of a nominated contact by Punthill & emergency services (if required).

Wall mounted type button to comply with the following minimum, SENTROL 3045, non-latch type, surface mount.

Under bench type buttons are to comply with the following: DEMCO 270r or similar, latching type (indicator flag to show state), silent action, key re-settable, double pole, double throw type, supplied with lock mounted switch and 2 keys.

Developer to provide passive infrared detectors with the following minimum: ARITECH ev125 or approved equivalent.

CCTV System

The Developer is to provide a CCTV system that complies with the standards required to obtain licensing. The CCTV access points for monitoring Punthill's leased premise should be located within the leased premise (e.g., comms room) and not in a common area of the building.

Where the Development includes other operators and shared CCTV services all separate equipment is required by Punthill to be located within the Punthill communication rooms The Developer is to ensure that the CCTV surveillance cameras are be strategically installed, operating and maintained throughout the premises with particular coverage over:

(i) Principal entrance/s and exit/s and internal fire stair exit points
(ii) All areas within the premise occupied by the public (excluding toilets)
(iii) Staircases of every level of a multilevel premises,; and
(iv) The area within a 10m radius to the public entrance(s) to the premise

It is the Developer's responsibility to provide a CCTV system which

(i) Is suitable with clearly visible signage that shall be displayed at the principal entrance(s) to the premise and in a prominent position on each floor accessible to the public, in lettering not less than 50mm in height with the words "Closed Circuit Television in use on these premises".
(ii) All CCTV recording equipment and cameras shall be of high-grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras. In this respect each surveillance camera shall be capable of recording a minimum rate of 10 frames per second and at high resolution.
(iii) CCTV recording discs or hard drive recordings shall be retained for 28 days before being re-used, destroyed or deleted. Time and date shall be auto recorded on the disc or hard drive. The CCTV recording equipment shall be capable of reproducing a USB or other appropriate digital copy of recorded footage on demand of Council or Police Officers either immediately or within 12 hours of the request being made. Copy files must be handed to Council, Police Officer or Special Inspectors as required.
(iv) The CCTV recording device shall be secured within the premises and only be accessible to senior management personnel so as to maintain the integrity of the recorded footage
(v) Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments

(vi) Is web based for remote access

Within mixed-use buildings, where Punthill is the predominant user of the building, the CCTV will be based in the Comms Room of the hotel.

Window Treatments

Developer to provide and install dual brackets (sheer curtain and block out curtain) and cord safety devices within a pelmet directly into aluminium window frames mullions to ensure durability. If surface mounted plaster ceiling or wall installation is required sufficient timber support structures must be installed behind plaster to ensure reliable fixture points to be approved by Punthill. Fabrics to be a minimum Warwick with full fire rating. Care must be taken by the Developer to ensure that the installation does not allow for any light leakage from edges of window treatment system, as Punthill customers have strict requirements around full block out of light to enable the room to be in darkness during the day (e.g. flight crews etc.)

General

Living areas.
A separate wall-to-wall sheer curtain and a separate block out curtain, fully corded operation to be provided and curtain track to be recessed in bulkhead or concealed in pelmet.

Bedroom utilising borrowed light from living area window.
Single block out roller blinds to provide privacy & chain operated Blinds to be Fire Rated Polyester with a maximum combined shading co-efficient of 0.61

Bedrooms without borrowed light.
A separate wall-to-wall sheer curtain and a separate block out curtain, fully corded operation to be provided and curtain track to be recessed in bulkhead or concealed in pelmet.

Common areas (Conference, Gym, Reception)
Sheer or block-out curtains / roller blinds to be provided as required. Design to be approved by Punthill.

All operable windows are to be keyed alike.

All curtains to be S-fold.

Apartment Requirements

Area Requirements

Apartment	Minimum area
Studio	23-30 sqm
One bedroom	43-50 sqm
Two-bedroom (2 bathroom)	70-80 sqm

Display Apartment

Developer to provide a display apartment allowing for a full review and approval by Punthill, ideally as early as practicable to ensure any errors identified can be updated for yet to be completed floors and apartments.

The display apartment inspection is used, among other things (as noted below), for Punthill to provide its final sign-off and approval of the in-room joinery.

Virtual inspections are not permitted.

Sample Finishes Sign-off Process / Approval

Prior to the Developer or its nominated Builder finalising orders of materials, Punthill is required to signoff on all internal finish selections. This signoff must be undertaken by providing Punthill 14 days in advance of the anticipated signoff, with a combination of:

- Internal renders of all main room types and public areas
- External renders
- Finishes boards and physical samples of all main materials, finishes and fittings.
- Finishes schedules
- Presentation from the nominated Developer, Interior Design Team or Architect.

This must include (but not be limited to) selections of the following items:

- Bathroom tiles and accessories
- Bathroom joinery design and selections
- Sanitary fittings and fixtures
- Shower, basin and bath selections fittings and fixtures
- DDA fittings and fixtures
- All lighting and electrical fittings and fixtures
- Splashback design/colour
- Kitchen joinery design, appliances and selections
- Kitchen tiles
- Robe design and joinery

- All carpet selections
- Paint colours
- Electrical accessories
- Window furnishings
- Mirrors (Bathroom and Living Areas)
- Door hardware and software
- Back of house joinery design and selections
- Guest laundry joinery design and selections
- Skirting
- Wayfinding Signage
- External Signage
- Reception joinery design and selections
- Conference room joinery design and selections
- Gym joinery design and selections
- Staff room / kitchen joinery design and selections
- Public amenities design and selections

The formal approval of finishes and samples shall be obtained through an official sign-off process with Punthill. The specific procedures for sign-off shall be confirmed with Punthill. Verbal or written confirmations via email, letters, or messages shall not be considered as a formal sign-off.

Bedroom

Refer to architectural drawings for minimum electrical, hydraulic & lighting locations, kitchen, bathroom & joinery details

Minimum size

Master bed: 3000mm wide x 3300mm long with 1 x 800mm (Studio) -1500mm (1 & 2 Bedroom) open robe unit (as pictured) & ensuite
Bed 1: 3000mm wide x 3000mm long
Accessible: 3120mm wide x 4010mm long
All bedrooms are to be capable of having king split beds with minimum wall length from wall to wall of 3000mm

Doors

Width minimum 820mm clearance, 850mm minimum clearance for accessible rooms or to current AS1428 requirements
Solid timber core with lever privacy set for 2-bedroom room types only
Timber architraves
Dulux aqua enamel paint finish semi-gloss
Floor or wall mounted door stop to be located away from path of travel and not create trip hazard

Windows

Powder coat aluminium finish
Fly screen
Awning type opening push pull operation (winders not acceptable)

Floor finish

Interface or similar commercial grade carpet tile with CushionBac
Pile weight minimum 950g/sqm with 100% recycled yarn.

Minimum warranty 15 years
Standard design range to be approved by Punthill

Skirting

Aluminium 100mm high
Powder coated finish semi-gloss

Walls

Plaster board walls with Dulux standard wash and wear low sheen

Ceiling

Plasterboard ceilings with square set cornice
Dulux paint finish flat
Developer to provide access panels where required

Minimum 2700mm ceiling height (excluding bulkheads)
Extent of bulkheads to be approved by Punthill

Wardrobe joinery

Minimum 600mm deep x 1200mm wide

Open robe style, with hanging rail, mirror, integrated lighting, luggage shelf and space/cavity for safe. Surface protection from bag damage required.





Noggings

Developer to allow timber noggings behind all TV locations in Bedrooms, Living Areas and Additional Areas as per electrical plan (i.e. to all antenna points) in compliance with the mounting height schedule.

Bedhead joinery

Developer to allow timber noggings behind bedhead as directed by Punthill.

Safe

Developer to provide and install secure in-room safe with digital code pad and internal light
Vintech (Saflok) or Assa Abloy system only.
Master override for management & individual programme set up requirements
High quality solid steel finish
To be located in the robe of the master bedroom (and in all studios) of each apartment minimum.

Living, Dining & Entry

Refer to architectural drawings for minimum electrical, hydraulic & lighting locations, kitchen, bathroom & joinery details

Minimum size:

3500mm wide x 3000mm long

Entry door

Width minimum 820mm clearance
Solid timber core constructed to comply with BCA, Australian standards, acoustic & fire requirements with door closer to be equipped with speed control, latch action, back check and delayed action capability to prevent slamming
Timber architraves
Dulux aqua enamel paint finish semi-gloss
Floor mounted door stop
Electronic mortice locks incorporating RFID/BLE (Bluetooth) technology and all associated hardware for a fully operational system Punthill to provide specification
Peep hole mounted at 1500mm AFFL
Developer to provide evacuation diagrams A4 size and Inn Keeper act A5 size through Emerging Graphics, Punthill to provide content details.

Doors

Width minimum 820mm clearance
Solid timber core with lever passage set
Timber architraves
Dulux aqua enamel paint finish semi-gloss
Floor or wall mounted door stop to be located away from path of travel and not create trip hazard

Interlocking wall

Wall to comply with BCA & acoustic requirements for walls separating sole occupancy units
Plaster board walls with Dulux standard wash and wear low sheen

Interlocking door

Two solid timber core doors, 1 x door accessible from each room
Key locks to both sides with 1 X handle & 1 X snib handle. Punthill to provide specification
Door handles to be offset on each door to prevent clashing
Door A mounted at 935mm AFFL & door B mounted at 1060mm AFFL to be checked on site and approved by Punthill
Dulux aqua enamel paint finish semi-gloss
Doors hinges to be 180 degrees parliament hinges
Doors to achieve equivalent acoustic & fire rating as surrounding interconnecting wall

Windows

Powder coat aluminium finish
Fly screen
Awning type opening push pull operation (winders not acceptable)

Floor finish

Entry

Floor tile Porcelain tile fully vitrified,
Dark grout colour or to match tile
Slip rating to comply with Australian standards
Allow for trim at thresholds to other floor finishes
Tiles to be from same batch

Living, Dining.

Interface or similar commercial grade carpet tile with CushionBac
Pile weight minimum 950g/sqm with 100% recycled yarn
Minimum warranty 15 years
Standard design range to be approved by Punthill

Walls

Plaster board walls with dulux standard wash and wear low sheen

Skirting

Aluminium 100mm high
Powder coated finish semi-gloss

Ceiling

Plasterboard ceilings with square set cornice
Dulux paint finish flat

Minimum 2700mm ceiling height (excluding bulkheads)

Extent of bulkheads to be approved by Punthill

Noggings

Developer to allow timber noggings behind all TV locations in Bedrooms, Living Areas and Additional Areas as per electrical plan (i.e. to all antenna points) in compliance with the mounting height schedule.

Mirror

Developer to provide 1 x full height mirror in aluminium angle frame to all apartments.

Bathrooms

Refer to architectural drawings for electrical, hydraulic & lighting locations, kitchen, bathroom & joinery details

Minimum dimensions

Min 1400mm deep x 2700mm wide

Doors

Cavity sliding door to all bathrooms
Width minimum 820mm clearance
Light weight timber with privacy set
Dulux aqua enamel paint finish semi-gloss
Mould resistant

Waterproofing

Applied waterproof membrane to all floors & walls to meet BCA

Set down

Bathroom finish is to sit flush with floor finish at door threshold. Allow for a minimum 35mm-50mm set down to concrete slab as well as 10mm shower set down.

Caulking

To all internal corners & joins in colour matched waterproof silicone

Ceiling

Plasterboard ceilings with square set cornice
Dulux ceiling white plus kitchen & bathroom paint finish flat
Minimum 2400mm ceiling height (excluding bulkheads)
Extent of bulkheads to be approved by Punthill

Walls

Water resistant plasterboard or villa board construction with full height tiles refer to finishes schedule

Shower

Shower to have a minimum 10mm set down

Vanity unit

900mm wide minimum
Adequate storage with a mixture of open and closed shelves provided for the display of towels and amenities as required by Punthill. Adequate countertop space provided for guests to place their belongings. Punthill to approve design.
High quality laminate finish or timber veneer finish & stone top refer to finishes
All exposed edges to have matching laminate finish

Lighting

Adequate illumination, including both ambient and task/feature lighting (LED strip lighting or feature wall sconces), should be installed in bathroom. Punthill to approve design.

Vanity Mirror

Developer to provide 4mm polished edge mirror.

Laundry

Allow for stacked washing machine & dryer or combination washer/dryer
Floor finish to match bathroom
Developer to provide exhaust, floor waste and waste pipe, fire protection and two 10amp GPO's for laundry

Where laundry units are located outside of bathroom, joinery doors required to conceal and oversize cabinet depth required of minimum 700mm to account for washer/dryer being 650mm in depth

Accessible toilets

Refer to drawing 302 for reference it is the Developers responsibility for designing & constructing accessible bathroom facilities to comply with current AS1428
Developer to provide mirror cabinet 150mm deep above vanity with white melamine carcass & a 20mm finger pull refer to drawings for details allow for adjustable shelves inside

The selection of sanitary fixtures for accessible toilets should adhere to the specified standard of finishes detailed in the bathroom fixtures schedule or be of a comparable quality. Punthill to approve design.

Bathroom fixtures schedule

Refer to architectural drawings for locations of fixtures. All fixtures to include a minimum 3-year commercial warranty

All fixtures to be approved by Punthill during Samples Finishes Signoff process regardless of whether they comply with illustrative below specification:

Code	Item	Specification	Comments
BS1	Basin	Ceramic or vitreous china Undermount no taphole Minimum size 400mm x 400mm Include chrome plug	
BS2	Basin	To comply with current AS1428	
BT1	Bottle trap	Exposed bottle trap 40mm DIA Brushed Nickel / Gold / Gunmetal or similar finish to match taps	

		Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	
FS1	Fixed shower shelf	Wall mounted metal shelf 120mm wide x 110mm deep Brushed Nickel / Gold / Gunmetal or similar finish to match taps Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	Allow for noggins behind
FW	Floor waste	Standard floor waste with easily removable cover 100mm x 100mm Chrome or stainless-steel finish minimum	Developer to allow 2 x floor waste under vanity, in shower & laundry minimum
GB	Grab rail	Wall mounted grab rail to comply with current AS1428 Stainless steel satin finish	Allow for noggins behind
HD	Hand dryer	Wall mounted hand dryer Stainless steel or powder coated finish minimum	Allow for noggins behind To be used in any public toilets
PB	Push button	Wall mounted push button Stainless steel finish minimum	To be used in conjunction with UR To be used in any public toilets
HK	Robe hook	Small wall mounted robe hook x 2 40mm DIA Brushed Nickel / Gold / Gunmetal or similar finish to match taps Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	Allow for noggins behind
MR1	Mirror cabinet above vanity	Refer to Bathrooms- Mirror for details	Allow for noggins behind
SD	Soap dispenser	Wall mounted soap dispenser 500ml minimum size Chrome or powder coated finish minimum	To be used in any public toilets
SCN1	Shower screen	Full height frameless fixed glass shower screen Thickness to comply with Australian standards 800mm minimum width	To be fixed off floor, wall & ceiling with minimum 6 brackets
SR1	Shower	Twin Shower System with 200mm DIA minimum rain head and adjustable handpiece Brushed Nickel / Gold / Gunmetal or similar finish to match taps Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	To be used in conjunction with TP2 & TP3 refer to drawings
SR2	Shower	To comply with current AS1428	
TH1	Toilet roll holder	Wall mounted single toilet roll holder Brushed Nickel / Gold / Gunmetal or similar finish to match taps	Allow for noggins behind

		Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	
TP1	Basin tap	Wall mounted basin mixer set Spout minimum 200mm long Brushed Nickel / Gold / Gunmetal or similar finish to match taps Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	To be used in conjunction with BS1
TP2	Mixer tap for shower	Wall mounted mixer for shower Brushed Nickel / Gold / Gunmetal or similar finish to match taps Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	To be used in conjunction with SR1
TP3	Mixer tap with diverter	Wall mounted mixer with diverter to connect shower over bath tub Brushed Nickel / Gold / Gunmetal or similar finish to match taps Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	To be used in conjunction with SR1 & TP4 & TUB
TP4	Bath tap	Wall mounted bathtub spout Spout minimum 200mm long to suit bathtub Brushed Nickel / Gold / Gunmetal or similar finish to match taps Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	To be used in conjunction with TP3 & TUB
TP5	Accessible basin tap	To comply with current AS1428 Brushed Nickel / Gold / Gunmetal or similar finish in line with standard bathroom finishes	
TR1	Towel rail	Surface mounted single towel rail x 2 refer to Line of heights drawing Minimum 600mm wide Brushed Nickel / Gold / Gunmetal or similar finish to match taps Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	Allow for noggins behind
TUB	Bath tub	Acrylic bath tub 1800mm minimum length 900mm minimum overall width	
UR	Urinal	Wall hung vitreous china with ceiling mounted cistern Allow for access panel cover plate in stainless steel	Allow for noggins behind To be used in conjunction with PB To be used in any public toilets
WC1	Toilet	Vitreous china toilet suite Close coupled back to wall Soft close seat	

		600mm minimum projection White colour finish Reece onsite ROCA range or similar	
WC2	Ambulant toilet	To comply with current AS1428 Include seat & back rest as required	

Bathroom finishes schedule

Refer to architectural drawings for locations of finishes
All finishes to be approved by Punthill

Code	Item	Specification	Comments
FT1	Floor tile	Porcelain tile fully vitrified, Dark grout colour or to match tile Standard 600 x 600 P2 slip rating to comply with Australian standards Allow for trim at thresholds to other floor finishes Tiles to be from same batch	Refer to drawings for tile set out point
LM1	Laminate	Laminate finish to vanity High quality laminate Polytec Woodmatt range or similar Moisture-resistant MDF substrate minimum All exposed edges to be LM1 with matching abs edging 20mm finger pull detail to any cupboards	
ST1	Stone benchtop	Caesarstone porcelain or zero-crystalline silica range or similar 20mm thickness minimum All exposed edges to be polished or mitred with Arris edge refer to drawings	
WT1	Wall tile	Porcelain tile fully vitrified standard 100 x 300mm Cement grout or similar 10mm aluminium trims Tiles to be from same batch	Refer to drawings for tile set out point

Kitchens

Refer to architectural drawings for electrical, hydraulic & lighting locations, kitchen, bathroom & joinery details

Minimum dimensions

Kitchen 1: min 600mm deep x 2450mm wide
Kitchen 2: min 600mm deep x 3650mm wide
Kitchen 3: to comply with current AS1428

Floor Finish

To be FT2

Splashback

Splashback must extend from bench to underside of overhead cupboards and to match full length of bench top including any return walls
Refer to kitchen finishes schedule for details

Waterproofing

Applied waterproof membrane to all floors & walls as required to meet BCA

Caulking

To all internal corners & joins in colour matched waterproof silicone

Ceiling

Plasterboard ceilings with square set cornice
Dulux wash and wear low sheen plus kitchens & bathrooms
Extent of bulkheads to be approved by Punthill

Walls

Water resistant plasterboard or aqua check construction with full height tiles refer to finishes schedule

Joinery

Refer to kitchen finishes schedule for details.
All external and visible surfaces to be laminate or timber veneer finish
Matching abs edging to all edges to match laminate or timber veneer colour
Developer to allow for timber laminate or vinyl wrapped carcass
All cupboard handles are to be a 20mm finger pull design refer to kitchen drawings to be approved by Punthill
All cupboard doors & drawers to have soft close function
Developer to allow for electrical distribution board in cabinet above fridge to comply with Australian Standards

Kitchen fixtures schedule

Refer to architectural drawings for locations of fixtures. All fixtures to include a minimum 3year commercial warranty
All fixtures to be approved by Punthill

Code	Item	Specification	Comments
ADJ	Adjustable shelves	Allow for adjustable shelves within cupboards as noted	

BI	Waste bin	Integrated waste bin system similar to Hafele	
DR	Drawers	Integrated drawer system With soft close feature 20mm shadow line to be used as finger pull handle	
SI1	Sink single bowl	Stainless steel sink single bowl Undermount no tap hole	
SI2	Sink double bowl	Stainless steel sink double bowl Undermount no tap hole	
TP6	Mixer tap	Gooseneck tap with inbuilt mixer Brushed Nickel / Gold / Gunmetal or similar finish to match taps Reece onsite MIZU DRIFT/SILK (HIGHER) range or similar	

Kitchen finishes schedule

Refer to architectural drawings for locations of finishes
All finishes to be approved by Punthill

Code	**Item**	**Specification**	**Comments**
FT2	Floor tile	Vinyl Hybrid Floating Floor BELGOTEX Coventry- Super Core Range or similar P2 slip rating to comply with Australian standards Acoustic backing if required Allow for aluminium trims to other surfaces i.e. carpet 10 Year commercial warranty	To be installed to manufacturers specifications
LM2	Laminate	Laminate finish doors High quality laminate polytec woodmatt range or similar All exposed edges to be lm2 with matching abs edging 20mm finger pull to any cupboards	
SK1	Kick board	100mm high kick board High quality laminate in matching finish to LM2 or smoke mirror or similar All exposed edges to be LM1 with matching abs edging 20mm finger pull to any cupboards	
ST2	Stone benchtop	Caesarstone porcelain or zero-crystalline silica range or similar 20mm thickness minimum All exposed edges to be polished or mitred with Arris edge refer to drawings	

WT2	Glass or stone splashback	To be used as splashback Glass or stone	

Kitchen appliances schedule

Refer to architectural drawings for locations of appliances. All appliances to include a minimum 3 year commercial warranty from Fisher & Paykel
All appliance models to be approved by Punthill

Code	Item	Specification	Comments
CT1	Cook top	Two burner ceramic cooktop 300mm wide minimum Glass top Safety time out function with nob function switches To be installed to manufacturer's specifications	Developer to allow for power
CT2	Cook top	Four burner ceramic cooktop 600mm wide minimum Glass top Safety time out function with nob function switches To be installed to manufacturer's specifications	Developer to allow for power
DW	Dish drawer	Integrated dish drawer 600mm wide Quite operation with easy dry capabilities Integrated laminate panel to front with stainless steel handle To be installed to manufacturer's specifications	Developer to allow for power
OV	Oven	Electrical built in fan forced oven Minimum 600mm wide Pre-set oven functions Black ceramic glass/stainless steel or similar To be installed to manufacturer's specifications	
RH	Range hood	Slide out range hood Ducted to outside Minimum 600mm wide High performance 2 speed fan with light Stainless steel finish To be installed to manufacturer's specifications	Developer to allow for power
MW	Microwave (FF&E item)	33 litre min Specification by others	Developer to allow for power

FR	Fridge (FF&E item)	220-248 litre min Specification by others	Developer to allow for power

Electrical, Mechanical & Fire

Refer to architectural drawings for electrical, hydraulic & lighting locations. All detailed drawings to be submitted to Punthill for review and approval before finalisation.

General

The Developer to complete the total electrical installation, including but not limited to

- Consumer mains & all associated cabling connection, trenching / boring, routing, substation, high voltage works, instrument transformers as required
- Supply two separate 100mm conduits from street/ infrastructure to the COMMS room for NBN and fibre
- Main switchboard
- Distribution boards and apartment load-centres
- Protective devices, controls and sub-circuit cabling for all electrical equipment
- All internal and external lighting including controls
- Sub-mains and protective devices for all switchboards and related plant and equipment
- Emergency lighting to all required areas
- External and internal illuminated signage
- Supply authority metering with separate metering for common areas and rooms. Punthill to confirm if separate metering for each room is required, if so one electrical metre to be provided per room.
- Main switch / circuit breaker board with RCD protection
- All Additional Areas shall be separately metred, and all Communal Areas shall be separately metred.
- Location of meter & all electrical rooms/outlets to be approved by Punthill

The Developer is responsible for the supply electrical installation meeting the requirements of all statutory authorities and other authorities having jurisdiction over the works and shall be in accordance with all relevant codes, Australian standards, AS3900 quality & management & quality assurance standards, BCA, current AS1428, section j and any other applicable regulations

The electricity shall be based on AS3000 and assumption that all apartments will have induction cook tops and ovens together with air-conditioning

The Developer shall provide electromagnetic shielding (EMF) where required details to be approved by Punthill

In the circumstance that the building does not provide openable windows the Developer must provide sufficient fresh air and makeup air intake to each apartment

The Developer shall supply and install an intelligent energy saving (ESD) at the apartment entry door location will be given to the distribution switch board relay or

contactor to switch ‘on’ power to all lighting and air-conditioning/heating. When card is removed and inactive a signal will be given to switch ‘off’ to all ceiling lighting & air-conditioning/heating. Contactor for this wiring shall be no-volt signal. Developer to ensure that no humming shall radiate from the contactor.

Developer is to meet BCA standards for all fire services in addition Multi Criteria detection System to be provided in all apartments.

Air conditioning

The Developer shall provide a full VRV multi split air conditioning system (Daikon or similar) with outlets in each room installed to manufacturer’s specifications and have a 5-year warranty. Split systems are not preferred. Systems must have separate controllers for each apartment with outlets in each bedroom and living area.

Extent of bulkheads required for system to be reviewed and approved by Punthill.

Main switchboard

The main switchboard shall be a minimum form 3bih type cubicle complying with AS3439 with the appropriate fault levels. This section of the main switchboard shall have provision of becoming part unmetered section for future upgrade to apartments individual metering, with riser or sub-mains cables becoming unmetered. The switchboard shall be arranged to provide easy access to removable links for CT’s and provision of providing future CT’s or direct metering to body corporate services.

Provide in-house digital power analyser to the incoming supply section of the main switchboard.

The main switchboard shall comply with authority requirements.

Main switchboard shall have a minimum 20% spare capacity space after fully fitted and be easily extended.

A shared tenancy switchboard shall be provided with physical segregation.

All connected electrical loads shall be balanced over the three-phase supply.

Distribution switchboard

Distribution switchboards shall be a minimum proprietary type form 2 board with the appropriate circuit breakers and control devices.

Distribution switchboards for apartment sub-mains shall be a dedicated type and no other final sub-circuits shall be connected to it.

Protective device for each apartment shall be rated at a minimum of 40 amps single phase. Sub-main shall be the 2c x e 16 mm² PVC/PVC cable to each apartment.

The distribution switchboard can be made redundant and be replaced with a meter panel of adequate size for future strata title apartments.

Acceptable manufacturer of the distribution switchboard shall be the NHP- concept ‘plus’.

Distribution switchboards within apartments shall be the flushed mounted type lockable (001) within the wardrobe of the master bedroom. Twin key type (studio)

shall similarly be provided with a distribution switchboard. These boards shall be a minimum 18 pole load centre type.

Supply for the studio apartment shall be wired from the live side of the main 1-bedroom apartment distribution switchboard isolator in a twin-key scenario, whereby the isolation of one apartment does not affect the other or vice versa.

Provide contactors control of all lighting and air conditioning system within the load centre controlled via a Vintech (Saflok) or Assa Abloy RFID system. Provide further air conditioning controls to BCA requirement. Acceptable manufacturer for load centre type distribution switchboards shall be NHPCSB type, B&R-GOLF VF series.

All distribution switchboards shall have main isolator (top centre for vertical chassis type) and equal number of earth bar terminals to the number of poles.

All connected electrical loads shall be balanced over the three-phase supply.

MATV

Developer to supply, install, test and commission a bi-directional master antenna television system throughout the building, including antenna, for UHF and VHF channels, to ensure ghost free, snow free, clear pictures without cross modulation.

Internet/phone service

Developer to supply, install, test and commission an internet and phone service with the following requirements

(i) Fibre to the building via NBN. Provider Punthill with private fibre conduit access to communications room. Provide Punthill with Cat5e cable from communications room to roof. Punthill will provide the dish.
(ii) Fibre backbone from COMMS room to switch per floor with CAT 6 to multiple data points to each apartment
(iii) IP phone- Alcatel IP phone to be provided per apartment and back of house, Reception, gym and Conference room
(iv) Punthill hosted on site with comms room PBX to be used
(v) Ruckus wireless access point wall switch model H550 to be installed per room and in common areas. Approved location by Punthill
(vi) Adequate WIFI coverage to all apartments, additional areas and communal areas
(vii) Reception to have an Alcatel 8068 IP hand set/console
(viii) Provisions for separate “ADMIN” and “GUEST” network over all WIFI access points. Provision for separate “FUNCTION” network to be provided for function spaces to be approved by Punthill
(ix) Provisions for separate hospitality business network if provided for use in leased area

Lighting schedule

Code	Item	Specification	Comments
DL1	Recessed Downlight	For use in internal dry areas only Minimum 15/25W	

		LED 3000-4000K and colour temperature to be approved by Punthill Powder coat or anodised finish Downlights with a flat diffuser are not acceptable.	
DL2	Recessed Downlight	For use in internal wet areas only IP65 rated Minimum 15/25W 3LED 000-4000K and colour temperature to be approved by Punthill Powder coat or anodised finish Downlights with a flat diffuser are not acceptable.	
LED	Led Strip Light	LED 3000-4000K and colour temperature to be consistent throughout development IP65 rated 6mm thick x 12mm wide flat flex LED strip lighting with diffuser Allow for recessed strips if required Allow for slimline channel in powder coated finish with diffuser, mounting clips & end caps if required	
WL1	Wall light	Surface mounted wall light for external use only IP65 Rated Minimum 15/25W LED 3000-4000K and colour temperature to be approved by Punthill Allow for minimum 1 X WL1 above vanity in all bathrooms Powder coat or anodised finish	
WL2	Wall light	Surface mounted wall light for Internal use only Minimum 15/25W	

		LED 3000-4000K and colour temperature to be approved by Punthill Diffused downlights not acceptable Powder coat or anodised finish	

Electrical schedule

Code	Item	Specification	Comments
SGPO	Single general power outlet	Slimline fitting Clipsal Styl range in Silver / Crowne / Silver Shadow finishes or similar	To be installed to manufacturers specifications
DGPO	Double general power outlet	Slimline fitting Clipsal Styl range in Silver / Crowne / Silver Shadow finishes or similar	To be installed to manufacturers specifications
DGPO + USB	Double general power outlet with USB port & A C port	Slimline fitting Clipsal Styl range in Silver / Crowne / Silver Shadow finishes or similar	To be installed to manufacturers specifications
LS	Light switch	One way/ two-way light switch as noted on drawings	To be installed to manufacturers specifications
COAX	MATV outlet	Slimline fitting Clipsal Styl range in Silver / Crowne / Silver Shadow finishes or similar Refer to Electrical, Mechanical & Fire services MATV notes	To be installed to manufacturers specifications
DATA	Voice & data outlet	Slimline fitting Clipsal Styl range Silver / Crown / Silver Shadow range or similar	To be installed to manufacturers specifications
ESD	Card reader	Refer to Electrical, Mechanical & Fire services General notes	To be installed to manufacturers specifications

Mechanical schedule

Code	Item	Specification	Comments
EH	Exhaust	Standard exhaust fan to bathrooms and laundry areas Ducted to outside 100mm x 100mm Fan to be on timer to turn on after 5 minutes of use	

AC	Air-conditioning	Refer to Electrical, Mechanical & Fire services General notes	

Additional Areas

Area Requirements

Additional Area	**Minimum area guidance**
Main lobby	50 sqm
Reception / Guest Pantry	50 sqm
Luggage store	10 sqm
Communications room	10 sqm
Manager's Office	20 sqm
Staff room / Conference kitchen	30 sqm
Conference Room / Amenities	2 x 50 sqm + 20 sqm store
Main storage area – Linen/Housekeeping	30 sqm
Linen store (linen chute) (each floor)	20 sqm
Main Chemicals Store	20 sqm
Gym	50+ sqm

Developer is to allow for WIFI points to all Additional Areas, Communal Area's & Corridors locations to be approved by Punthill

Sample Finishes Sign-off Process / Approval

Prior to the Developer or its nominated Builder finalising orders of materials, Punthill is required to sign off on all internal finish selections. This signoff must be undertaken by providing Punthill 14 days in advance of the anticipated signoff, with a combination of:

- Internal renders
- Finishes boards and samples of all main materials
- Finishes schedules
- Presentation from the nominated Interior Design Team

This must include (but not be limited to) selections of the following items:

- Reception and Additional Area Tiles
- Additional Area bathroom joinery design and selections

- Additional Area sanitary fittings and fixtures
- Additional Area basin selections fittings and fixtures
- Additional Area DDA fittings and fixtures
- All lighting and electrical fittings and fixtures for Lobby and Public Areas
- Guest Pantry and Conference Kitchen joinery design, appliances and selections including splashback design/colour
- Additional Area Carpet and other flooring selections
- Paint colours
- Electrical accessories
- Window furnishings

The formal approval of finishes and samples shall be obtained through an official sign-off process with Punthill. The specific procedures for sign-off shall be confirmed with Punthill. Verbal or written confirmations via email, letters, or messages shall not be considered as a formal sign-off.

Corridors

All corridor finishes, electrical, service cupboards & layouts are to be approved by Punthill

Developer to allow for all entries including main lobby and guest areas to have afterhours entry system Punthill to provide specification and approve all locations

Minimum size:

Width not less than 1550mm clear
To comply with current AS1428

Floor finish

Interface or similar commercial grade carpet tile with CushionBac
Pile weight minimum 950g/sqm with 100% recycled yarn
Minimum warranty 15 years
Standard design range to be approved by Punthill

Door mat

Provide recessed mat at all external entry points.
Minimum size 1500mm x full width of door/corridor
Carpet inserts to match selected carpet tile colour
Located both internal and external side of the entry door in same material

Smoke doors

Where required to be fitted with “door hold open devices” to close on general fire alarm mode
Developer to is consider fire report with priority refer to fire report for details

Public stairs

To be built in accordance with current BCA & AS1428 requirements

Walls

Plaster board walls with Dulux standard wash and wear low sheen

All external corners to be fitted with stainless steel angle from floor level to height of 1000mm AFFL

Skirting

Aluminium 100mm high
Powder coated finish semi-gloss

Ceiling

Plasterboard ceilings with square set cornice
Dulux paint finish flat
Minimum 2700mm ceiling height (excluding bulkheads)
Extent of bulkheads to be to be approved by Punthill

Service risers & cupboards

All risers & cupboards with services in corridors are to be lockable and keyed alike
Concealed u-channel type door edges for minimal obstruction
To be approved by Punthill
All cupboards, fire hose reels cupboards, electrical cupboards & the like shall be concealed with doors. Open exposed alcoves are not acceptable

Electrical

Provide 1 x DGPO mounted 300mm AFFL every 10 metres in corridor for cleaning
To be approved by Punthill

Porte Cochere

Developer to provide covered area adjacent to reception with minimum 2 car parking bays to allow guests to temporarily park whilst checking in

Location & any alternative design to be approved by Punthill

Main Lobby

Developer to provide high quality fittings and finishes to main lobby & waiting area lounges
Refer to architectural drawings for electrical, hydraulic & lighting locations

Minimum size:

50 sqm

Floor finish

Developer to allow for high quality floor finishes to all Lobby & Reception Area's similar to Hardwood Timber or Polished Concrete to be approved by Punthill
Allow for high quality custom woven carpet insert to lounge area with anodised aluminium trims between floor finishes

Floors

Door & hardware

Developer to provide Saflok, Assa Abloy system to be approved by Punthill

Door mat

Provide recessed mat at all external entry points.
Minimum size 1500mm x full width of door/corridor
Carpet inserts to match selected carpet tile colour
Located both internal and external side of the entry door in same material

Walls

Plaster board walls with Dulux standard wash and wear low sheen
All external corners to be fitted with stainless steel angle from floor level to height of 1000mm AFFL

Skirting

Solid timber pencil round 140mm high
Dulux aqua enamel paint finish semi-gloss

Ceiling

Plasterboard ceilings with square set cornice
Dulux paint finish flat
Minimum 3000mm ceiling height (excluding bulkheads)
Extent of bulkheads to be to be approved by Punthill

Services

All services including but limited to fire indicator panel, fire hose reels to be installed in a discreet location concealed within in a cupboard to be approved by Punthill

Provide minimum 1 x fireplace feature element, DS Series from Escea (Gas) or Flex Series from Ecosmart Fire (Ethanol) single sided fireplace or similar with Natural gas, ethanol or LPG to be approved by Punthill
Allow for custom fascia, fuel bed & background
Provide joinery feature walls to surround with TV above, similar to image below





Electrical

Developer to allow for a custom designed joinery unit with MATV & power to be designed by others and approved by Punthill.
Developer to provide electrical outlets as required locations to be approved by Punthill

Reception

Developer to provide high quality fittings and finishes to reception desk and all joinery behind
Developer to allow for a display unit ‘guest pantry’ near reception with inbuilt shelves & fridges refer to drawings
Refer to architectural drawings for electrical, hydraulic & lighting locations

Minimum size

50 sqm

Location

Directly accessible from main entrance
To be approved by Punthill

Intercom

Developer to provide a system so that when reception desk is called after hours the call is to be re-routed to Punthill head office
Punthill to provide specifications

Key safe

Developer to allow for supply & installation of Key drop safe specifications to be provided by Punthill
To be accessible from lobby, with clear visibility for after hours access location to be approved by Punthill

Reception desk

Developer to allow for supply & installation of Reception Desk with two tiers and a minimum of 3 work stations book ended by lockable drawers keyed alike, design to be approved by Punthill (see below). Reception desk to be predominantly made with stone finish with built in joinery for reception to be in high quality laminate polytec woodmatt range or timber veneer or similar. Feature pendant lighting to be included over reception desk.

Joinery

Developer to allow for custom feature wall within/behind reception area to be textured wall panelling or similar minimum 3000mm X 3000mm. All joinery provided to be high quality laminate polytec woodmatt range or timber veneer or similar to be approved by Punthill

Guest pantry

Developer to allow for high quality custom joinery in the vicinity of reception refer to drawings to display buyable items with glass door fridges below
Developer to allow for required electrical & hydraulic services as required to be approved by Punthill
To be lockable after hours
Design to be approved by Punthill

Electrical

Developer to allow for feature lighting above & provide noggins for support
Developer to allow for integrated sound system with Bluetooth central controls
Developer to provide electrical outlets, data & voice as required locations to be approved by Punthill
Developer to allow for an audio-visual intercom with integrated camera system that must be provided for communication between car park access point and reception desk. Ensure all vehicle access points can be activated from reception desk, specification to be approved by Punthill

Reception finishes schedule

Refer to architectural drawings for locations of finishes

Code	Item	Specification	Comments
LM3	Laminate	Laminate finish to reception (staff side) and Caesarstone standard range finish to customer side. High quality laminate polytec woodmatt range or similar All exposed edges to be LM3 with matching abs edging	

		20mm finger pull to any cupboards	
ST3	Stone benchtop	Caesarstone porcelain or zero-crystalline silica range or similar 20mm thickness minimum All exposed edges to be polished or mitred with Arris edge refer to drawings	

Reception fixtures schedule

Refer to architectural drawings for locations of fixtures

Code	Item	Specification	Comments
SI	Sink	Stainless steel sink single bowl Undermount no tap hole	
TP7	Zip Tap	Purezza Restaurant Series 3 Zip tap with Boiling, Chilled & Sparkling function	To be installed to manufacturers specifications
FR2	Glass lockable door fridge	Specifications to be provided by Punthill	To be installed to manufacturers specifications Developer to allow for power
CM	Coffee Machine	Specifications to be provided by Punthill	To be installed to manufacturers specifications Developer to allow for power

Passenger Lift & BOH Goods Lift

Any lifts within building are to be Schindler, Otis, Kone or similar
All finishes, design & lift services are to be approved by Punthill

Minimum size

2000mm x 2000mm

Location

Directly accessible from main lobby area & reception
Developer to allow for double door passenger lift if service lift is not provided
To be approved by Punthill

Floor finish

To match main lobby area

Doors & hardware

Stainless steel

Finishes to be approved by Punthill

Walls

Finish to be impact resistant
Mirror to back wall with impact protection
Handrails as required to comply with current AS1428

Skirting

Aluminium 100mm high
Powder coated finish semi-gloss

Security

To suppliers' specifications
Developer to allow for card readers to be interfaced with lift controllers & access control interface allowing Guest access restriction floor by floor.
Allow 1 X 16 relay lift card reader per control panel
To be approved by Punthill

Luggage Store

Minimum size

10 sqm

Location

Directly accessible from main lobby area & reception
To be approved by Punthill

Floor finish

To match reception area

Doors & hardware

Width minimum 820mm clearance
Solid timber core
Electronic mortice locks incorporating RFID technology Punthill to provide specification
Timber architraves
Dulux aqua enamel paint finish semi-gloss
Floor or wall mounted door stop to be located away from path of travel and not create trip hazard

Walls

Plaster board walls with Dulux standard wash and wear low sheen

Skirting

Aluminium 100mm high
Powder coated finish semi-gloss

Joinery

Developer to provide heavy duty shelving
Solid timber framing and laminate shelving to support 80kg weight
600mm shelves to be provided from 1000mm AFFL to ceiling
To be approved by Punthill

Communications Room

Communications (COMMS) room is recommended to be constructed as an isolated fire compartment and acoustically treated and sealed

Developer to allow for room to house main switch board, wall mounted meter panel and provision of other distribution switchboards as required

Developer to allow for (1 or 2) RU-45 comms rack

Layout, location and size to be approved by Punthill

Minimum size

10 sqm

Location

To be approved by Punthill

Floor finish

Vinyl anti-static flooring with electrostatic conductive properties
Adhesive fixed with coved skirting
To be approved by Punthill

Doors & hardware

Width minimum 820mm clearance
Solid timber core
Electronic mortice locks incorporating RFID technology Punthill to provide specification
Timber architraves
Dulux aqua enamel paint finish semi-gloss
Lock back-set to allow for fire and acoustic seals to ensure door latches properly

Walls

Plaster board walls with Dulux standard wash and wear low sheen

Skirting

Aluminium 100mm high
Powder coated finish semi-gloss

Joinery

Developer to provide heavy duty shelving
Solid timber framing and laminate shelving to support 80kg weight
600mm shelves to be provided from 1000mm AFFL to ceiling
To be approved by Punthill

Electrical

Developer to provide split system air conditioning units as required
Cooling function only
Daikon or similar
To be approved by Punthill

Manager's Office

Minimum size

20 sqm

Location

Reception counter must be clearly visible when seated at the proposed desk location
To be approved by Punthill

Floor finish

Interface or similar commercial grade carpet tile on CushionBac
Pile weight minimum 950g/sqm with 100% recycled yarn
Minimum warranty 15 years
Standard design range to be approved by Punthill

Doors & hardware

Width minimum 820mm clearance
Solid timber core
Electronic mortice locks incorporating RFID technology Punthill to provide specification
Timber architraves
Dulux aqua enamel paint finish semi-gloss

Walls

Plaster board walls with Dulux standard wash and wear low sheen

Skirting

Aluminium 100mm high
Powder coated finish semi-gloss

Safe

Developer to provide, supply & install secure DCS safe with digital code pad and capacity to log 99 events memory audits on the safe's door with the last 400 events using the had held logger unit by VINTECH systems pty ltd or similar
To be approved by Punthill

Electrical

Developer to allow for feature lighting above & provide noggins for support
Developer to allow for integrated sound system with Bluetooth central controls
Developer to provide electrical outlets, data & voice as required locations to be approved by Punthill

Staff Room / Conference Kitchen

Staff room kitchen to be the equivalent of kitchen type 2 refer to architectural drawings for details

Minimum size

30 sqm

Location

To be accessible from conference room
To be approved by Punthill

Floor finish

Porcelain tile fully vitrified
300 x 600 or similar
P3 slip rating or to comply with Australian standards

Doors & hardware

Width minimum 820mm clearance
Solid timber core
Electronic mortice locks incorporating RFID technology Punthill to provide specification
Timber architraves
Dulux aqua enamel paint finish semi-gloss

Splashback

Splashback must extend from bench to underside of overhead cupboards and to match full length of bench top including any return walls
Refer to kitchen finishes schedule for details

Waterproofing

Applied waterproof membrane to all floors & walls as required

Caulking

To all internal corners & joins in colour matched waterproof silicone

Ceiling

Plasterboard ceilings with square set cornice
Dulux paint finish flat
Extent of bulkheads to be approved by Punthill

Walls

Plaster board walls with Dulux standard wash and wear low sheen

Skirting

Aluminium 100mm high
Powder coated finish semi-gloss

Joinery

Developer to provide a standard kitchen type 2 minimum refer to drawings for details
All external and visible surfaces to be laminate finish
Matching abs edging to all edges to match laminate colour
Developer to allow for timber laminate or vinyl wrapped carcass
Refer to kitchen finishes, fixtures & appliances schedules
Developer to provide lockers for staff use

Electrical

Developer to allow for feature lighting above & provide noggins for support
Developer to allow for integrated sound system with Bluetooth central controls
Developer to provide electrical outlets, data & voice as required locations to be approved by Punthill
Developer to allow for required software & power for staff time & attendance machine by Zambion or similar, specification & location to be approved by Punthill

Conference Room

Minimum size

10,000mm x 10,000mm (2 x 50 sqm rooms with dividing operable wall) with minimum 20 sqm

Location

Central location accessible from common area
To be accessible from staff kitchen room
To be approved by Punthill

Floor finish

Interface or similar commercial grade carpet tile with GlasBac
Pile weight minimum 950g/sqm with 100% recycled yarn
Minimum warranty 15 years
Standard design range to be approved by Punthill

Doors & hardware

Width minimum 1500mm clearance
Double solid timber core
Electronic mortice locks incorporating RFID technology Punthill to provide specification
Timber architraves
Rebated acoustic seals
Door stop with ‘hold open’ function
Flush bolts to inactive leaf
Dulux aqua enamel paint finish semi-gloss

Walls

Plaster board walls with Dulux standard wash and wear low sheen

Skirting

Moduline “in line” skirting duct to be provided to perimeter of meeting room for power, voice & data installation

Operative Wall

Developer to provide dividing panels with acoustic properties as required

Curtains

Refer to Window Treatments for minimum requirements extent, location & material selections to be approved by Punthill

Developer to allow for acoustic sheers if required to be approved by Punthill

Electrical

Developer to provide integrated floor box’s per divided area and electrical outlets as required
Developer to allow for integrated audio system
Developer to allow for dimmable lights
To be approved by Punthill

Joinery

Developer to allow for 3000mm long minimum credenza
To be approved by Punthill

Conference Amenities

Location

Adjacent to conference room and accessible from main corridor

Doors

Width minimum 820mm clearance
Solid timber core with concealed support within door at fixing point for robe hooks, privacy set & door mounted stop
Developer to provide LAMINEX partitions system if required and allow for end of trip facilities to be approved by Punthill

Floor finish

Porcelain tile fully vitrified & sealed
300 x 600 or similar
P3 slip rating or to comply with Australian standards
To be approved by Punthill

Waterproofing

Applied waterproof membrane to all floors & walls

Caulking

To all internal corners & joins in colour matched waterproof silicone

Ceiling

Plasterboard ceilings with square set cornice
Dulux paint finish flat
Extent of bulkheads to be to be approved by Punthill

Walls

Water resistant plasterboard or villa board construction with full height tiles refer to finishes schedule

Vanity unit

900mm wide minimum
Constructed of moisture-resistant MDF with high quality laminate finish & stone top refer to finishes
Developer to allow for sufficient metal framing
All exposed edges to have laminate finish

Mirror

4mm polished edge to align with vanity & top of door refer to drawings

Accessible toilets

Developer to provide accessible/ ambulant toilets as required by the BCA & Australian standards
Developer to ensure design and all fixtures are compliant with current AS1428

The selection of sanitary fixtures for accessible toilets should adhere to the specified standard of finishes detailed in the bathroom fixtures schedule or be of a comparable quality. Punthill to approve design.

Main Storage Areas – Linen, Cleaners, Housekeeping, Chemicals

Minimum size

20 sqm Linen Store + 20 sqm Chemical Store

Location

To be easily accessible from service lift (if provided) or passenger lift, service ramp & loading dock
To be approved by Punthill

Floor finish

Vinyl safety flooring
Adhesive fixed with coved skirting to 150mm high

Doors & hardware

Width minimum 1500mm clearance
Double or 1.5 solid timber core with 180” hinges, opening outwards
Electronic mortice locks incorporating RFID technology Punthill to provide specification
Timber architraves
Dulux paint finish semi-gloss

Walls

Plaster board walls with Dulux standard wash and wear low sheen

Skirting

Solid timber pencil round 95mm high
Dulux aqua enamel paint finish semi-gloss

Access

Clear access for delivery vehicles
Trolley access is required from main linen store to housekeeping stores
Lift and ramp access is acceptable, but steps will not be approved

Joinery

Developer to provide heavy duty shelving
Solid timber framing and laminate shelving to support 80kg weight
600mm deep shelves to be provided at 100mm, 600mm,1100mm, 1600mm & 2100mm AFFL
To be approved by Punthill

Linen / Housekeeping & Cleaners Store

Developer to provide a linen/ housekeeping cupboard & cleaners store to every floor
To be approved by Punthill

Minimum size

Linen/ housekeeping: 4000mm x 2500mm
Cleaners: 3000mm x 2000mm

Location

To be easily accessible from service lift (if provided) or passenger lift,
linen/housekeeping & cleaners store to be adjacent to each other
Location to be consistent on each floor to allow for Linen Shute between floors
To be approved by Punthill

Floor finish

Linen/ housekeeping: vinyl safety flooring
Adhesive fixed with coved skirting to100mm high
Cleaners: porcelain tile fully vitrified
300 x 600 or similar
P3 slip rating or to comply with Australian standards

Doors & hardware

Width minimum 920mm clearance
Solid timber core with 180” hinges, opening outwards
Electronic mortice locks incorporating RFID technology Punthill to provide specification
Timber architraves
External low level door protection using stainless steel sheet. Extent to be approved by Punthill
Dulux paint finish semi-gloss

Waterproofing

Applied waterproof membrane to all floors & walls as required

Caulking

Where required to all internal corners & joins in colour matched waterproof silicone

Ceiling

Plasterboard ceilings with square set cornice
Dulux paint finish flat
Extent of bulkheads to be approved by Punthill

Walls

Plaster board walls with Dulux standard wash and wear low sheen

Skirting

Solid timber pencil round 95mm high
Dulux aqua enamel paint finish semi-gloss

Access

Clear access for delivery vehicles
Trolley access is required from main linen store to housekeeping stores
Lift and ramp access is acceptable, but steps will not be approved

Cleaners trough

Developer to provide commercial grade stainless steel cleaners trough with grate to cleaner's store
Hot and cold taps, spout & ¾" stop tap located in conjunction with cleaner's trough with space below or adjacent for chemical mixing & cleaning bucket

Cleaners trolley

Area's must be able to accommodate cleaners' trolley with the following dimensions 1100mm high x 550mm wide x 1550mm long

Joinery

Developer to provide heavy duty shelving
Solid timber framing and laminate shelving to support 80kg weight
600mm deep shelves to be provided at 100mm, 600mm,1100mm, 1600mm & 2100mm AFFL Shelf width should be 850 centres
To be approved by Punthill

Leisure Facilities (Swimming Pool, Gym)

All leisure facilities for example gym, swimming pool, BBQ, outdoor breakout area, is to be discussed with and documented for approval by Punthill

Loading Dock

Developer to provide covered area adjacent to storage areas & bin enclosure to provide a location for deliveries/ pick-ups/ rubbish removal etc and all back of house requirements

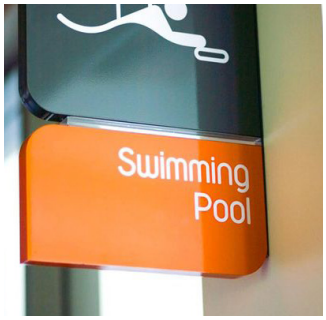
Location & design to be discussed with and documented for approval by Punthill

Appendix 1

Punthill Signage Guidelines

Punthill Inspiration

Stroke / Curve / Cutouts / Colour or timber accents

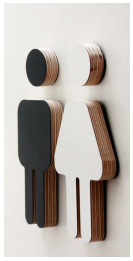


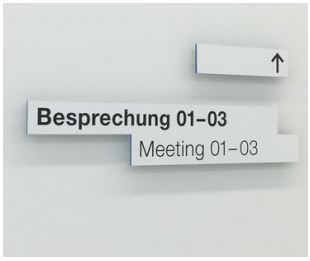












3

PUNTHILL
APARTMENT HOTELS

PUNTHILL
APARTMENT HOTELS





Timber	Black	Orange	Blue	Neutral	Neutral	Grey	Grey
Spec: T.B.C **Match architectural timber finish.**	CMYK — 77, 68, 60, 71 RGB — 30, 33, 38 HEX — #1e2126	CMYK — 0, 75, 100, 0 RGB — 241, 95, 34 HEX —	CMYK — RGB — HEX —	CMYK — RGB — 255, 255, 255 HEX —	CMYK — 0, 0, 0, 0 RGB — 255, 255, 255 HEX —	CMYK — 0, 0, 0, 70/80 RGB — HEX —	CMYK — 0, 0, 0, 90 RGB — HEX —
	2 pack Matte **Vinyl Matte** **Vinyl Gloss**	**2 pack Satin**	**2 pack Satin** Colour TBC refer Brand guidelines doc.	**2 pack Satin** **Vinyl Matte** Colour TBC refer Brand guidelines doc.	**2 pack Satin** **Vinyl Matte**	**2 pack Satin** **Vinyl Matte**	**2 pack Satin** **Vinyl Matte**

CLIENT:
Punthill Apartments

PROJECT NUMBER:
J001197

SHEET TITLE:
Iconography / Finishes

PROJECT:
Signage Guidelines

DATE:
19.07.19

SHEET NUMBER:
PH-02

SCALE @A3:
Shown @A3

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BEST.

4

AaBbCcDdEeFfGgHhIiJjKkLlMm
NnOoPpQqRrSstUuVvWwXxYyZz
1234567890&%$@?

CIRCULAR STD BOOK

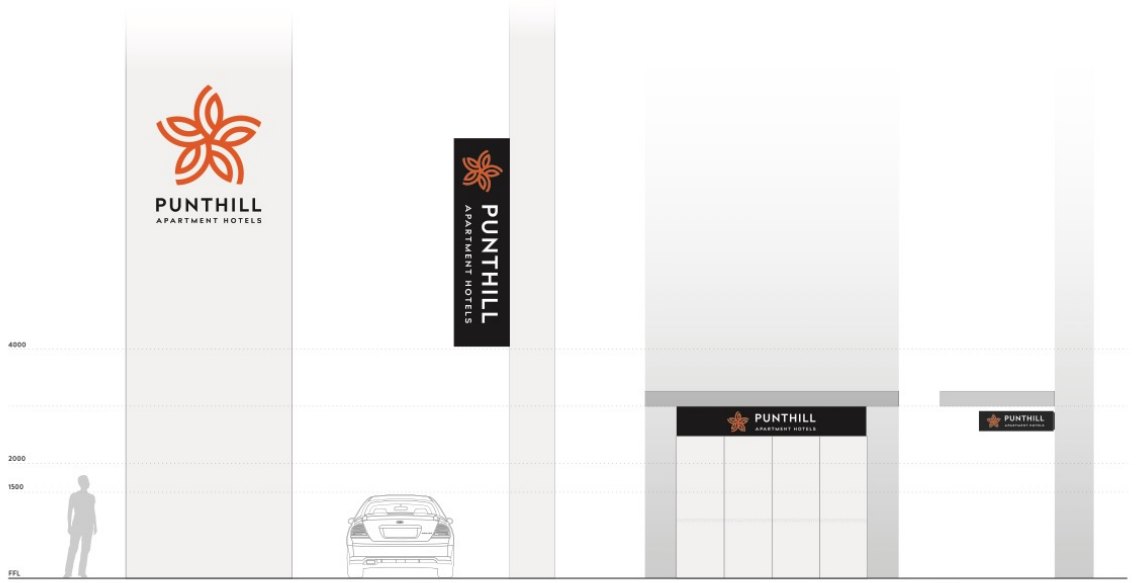
AaBbCcDdEeFfGgHhIiJjKkLlMm
NnOoPpQqRrSstUuVvWwXxYyZz
1234567890&%$@?

CIRCULAR STD BOLD

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Typography	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-03	Shown @A3

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BEST.



BID.1
BUILDING IDENTIFICATION SIGN

FABRICATED LETTERS PIN FIXED FROM FACADE
FACE ILLUMINATED ORANGE LOGO
HALO ILLUMINATION FOR BLACK TEXT

(REFER PAGE 10 FOR CONSTRUCTION INTENT DETAILS)

BID.2
BUILDING IDENTIFICATION SIGN

FABRICATED ALUMINIUM CLADDING TO INTERNAL FRAME
FABRICATED FACE ILLUMINATED LOGO AND LETTERS.

(REFER PAGE 11 FOR CONSTRUCTION INTENT DETAILS)

BID.3
BUILDING IDENTIFICATION SIGN

FABRICATED ALUMINIUM CLADDING TO INTERNAL FRAME
PROFILE CUT FLUSH FIT ILLUMINATED GRAPHICS

(REFER PAGE 12 FOR CONSTRUCTION INTENT DETAILS)

BID.4
BUILDING IDENTIFICATION SIGN

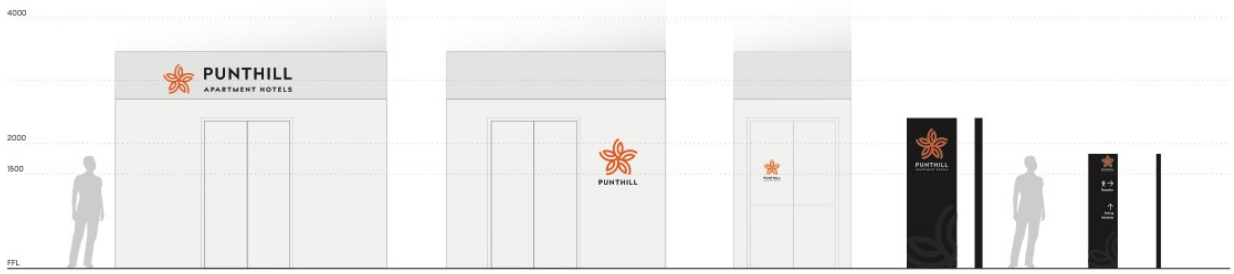
SUSPENED OR CANTILEVERED SIGN
FABRICATED ALUMINIUM CLAD AROUND INTERNAL FRAME
PROFILE CUT FLUSH FIT ILLUMINATED GRAPHICS

(REFER PAGE 13 FOR CONSTRUCTION INTENT DETAILS)

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signsuite	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-04	Shown @A3

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BEST.



BID.5
BUILDING IDENTIFICATION SIGN
PROFILE CUT LETTERS APPLIED TO FASCIA
(REFER PAGE 14 FOR CONSTRUCTION INTENT DETAILS)

BID.6
BUILDING IDENTIFICATION SIGN
FABRICATED LETTERS PIN FIXED FROM FACADE
HALO ILLUMINATION
(REFER PAGE 10 FOR CONSTRUCTION INTENT DETAILS)

SD.1
SAFETY STRIP DECAL
ED.1
ENTRY DECAL
(REFER PAGE 25 FOR CONSTRUCTION INTENT DETAILS)

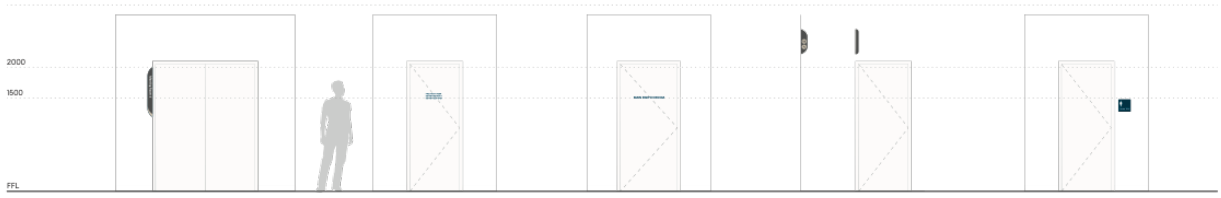
EXD.1
EXTERNAL BRAND ID
FABRICATED ALUMINIUM CLADDING
SLEEVED AROUND INTERNAL STEEL FRAME
ILLUMINATED LOGO.
COMPUTER CUT S.A.V TO FACE
(REFER PAGE 15 FOR CONSTRUCTION INTENT DETAILS)

EXD.2
EXTERNAL DIRECTORY
FABRICATED ALUMINIUM CLADDING
SLEEVED AROUND INTERNAL STEEL FRAME
COMPUTER CUT S.A.V TO FACE
(REFER PAGE 15 FOR CONSTRUCTION INTENT DETAILS)

CLIENT: Punthill Apartments
PROJECT NUMBER: J001197
SHEET TITLE: Signsuite
PROJECT: Signage Guidelines
DATE: 19.07.19
SHEET NUMBER: PH-05
SCALE @A3: Shown @A3

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BEST.



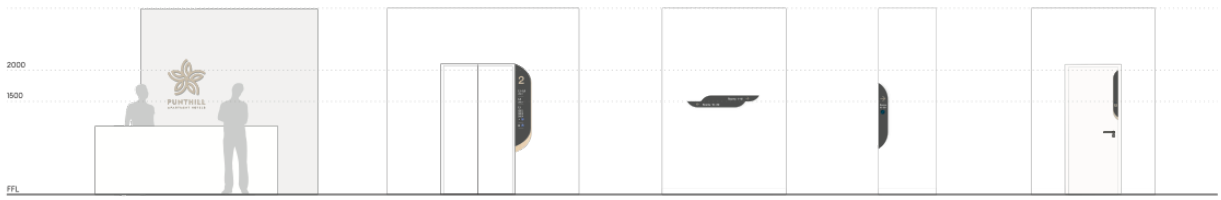
ID.3
FACILITY IDENTIFICATION
(REFER PAGE 21 FOR CONSTRUCTION INTENT DETAILS)

ST.1
STATUTORY ROOM ID
(REFER PAGE 22 FOR CONSTRUCTION INTENT DETAILS)

ST.2
STATUTORY DOOR ID
(REFER PAGE 22FOR CONSTRUCTION INTENT DETAILS)

AM.1
AMENITIES IDENTIFICATION
(REFER PAGE 23 FOR CONSTRUCTION INTENT DETAILS)

AM.2
AMENITIES DDA IDENTIFICATION
(REFER PAGE 24 FOR CONSTRUCTION INTENT DETAILS)



PL.1
CONCIERGE PLACEMAKING
(REFER PAGE 16 FOR CONSTRUCTION INTENT DETAILS)

ID.1
LEVEL IDENTIFICATION
(REFER PAGE 17 FOR CONSTRUCTION INTENT DETAILS)

D.1
INTERNAL DIRECTIONAL
(REFER PAGE 18 FOR CONSTRUCTION INTENT DETAILS)

D.2
INTERNAL DIRECTIONAL
(REFER PAGE 19 FOR CONSTRUCTION INTENT DETAILS)

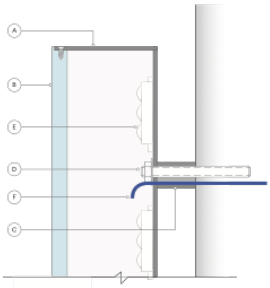
ID.2
ROOM IDENTIFICATION
(REFER PAGE 20 FOR CONSTRUCTION INTENT DETAILS)

CLIENT: Punthill Apartments
PROJECT NUMBER: J001197
SHEET TITLE: Signsuite
PROJECT: Signage Guidelines
DATE: 19.07.19
SHEET NUMBER: PH-06
SCALE @A3: Shown @A3

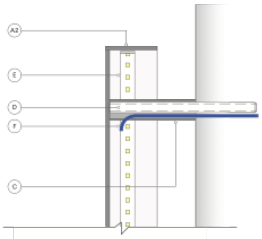
Check all dimensions and site conditions prior to the commencement of any work, the purchase or ordering of any materials, shop drawings and/or the fabrication of any components. Do not scale drawings, refer to figured dimensions only. Any discrepancies shall immediately be referred to BEST. for clarification. All drawings may not be reproduced or distributed without prior permission from BEST. Structural stability and integrity of all components relating to all work is solely the responsibility of the builder or engineer. These drawings relay design intent information only and should not be used as clarification of other. All dimensions noted are to be confirmed on site prior to commencement of work.

BEST.

Signage Construction Intent



TYPICAL SECTION (LOGO)
SCALE N/A



TYPICAL SECTION (LETTERS)
SCALE N/A

SIGNTYPE: **BID.1**
BUILDING IDENTIFICATION SIGN

A1 Fabricated aluminium Logo
Finish: 2 pack orange

A2 Fabricated aluminium Letters
Finish: 2 pack black

B Logo face
12mm opal acrylic
rebatted face with minimal CSK fixings.
Computer cut translucent orange vinyl applied to face.
Fixings painted to match.

C Spacers
20mm CHS
Finish to match logo.letters

D Suitable fixings to substrate

E White LEDs mounted internally
Ensure even illumination
Ensure adequate heat sinking.

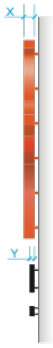
12V power cable through individual penetrations through wall per letter.
Suitable conduit.
Transformer remotely located

NOTE: TYPICAL SMALL LETTER DETAIL ALSO APPLIES TO SIGNTYPE **BID.6.**

NOTE: ALL DETAILS ARE **CONSTRUCTION INTENT ONLY**



FRONT ELEVATION
SCALE 1:25



SIDE ELEVATION
SCALE 1:25



FRONT ELEVATION (NIGHT SHOT)
SCALE 1:25

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype BID.1	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-07	Shown @A3

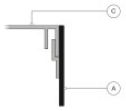
Check all dimensions and site conditions prior to the commencement of any work, the purchase or ordering of any materials, shop drawings and/or the fabrication of any components. Do not scale drawings, refer to figured dimensions only. Any discrepancies shall immediately be referred to BEST. for clarification. All drawings may not be reproduced or distributed without prior permission from BEST. Structural stability and integrity of all components relating to all work is solely the responsibility of the builder or engineer. These drawings relay design intent information only and should not be used as clarification of other. All dimensions noted are to be confirmed on site prior to commencement of work.

BEST.

10



PLAN
SCALE 1:25



TYP. PANEL MOUNTING DETAIL
SCALE 1:2

SIGNTYPE: **BID.2**
BUILDING IDENTIFICATION SIGN

A Sign face
Profile cut aluminium.
Intracut graphics.
Split batten welded to rear to slide into sign body
Finish: 2 pack black

B Graphics
Profile cut opal acrylic
flush to sign face
Computer cut translucent orange SAV applied to face.

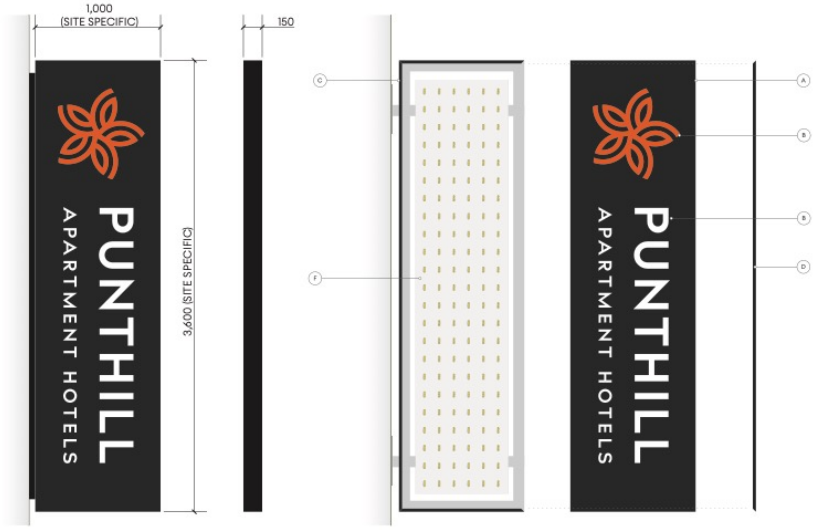
C Signbody
Aluminium sign extrusion
Internal Steel frame pop revitted to extrusion.
Finish: 2 pack black

D Removeable extrusion end piece to slide sign face out.
CSK fixings to frame
Heads painted black to match

E Suitable fixings to substrate

F White LEDs mounted internally to aluminium panel.
Ensure even illumination
12V power cable through penetrations in wall.
Suitable conduit.
Transformer located within sign or remotley

NOTE: ALL DETAILS ARE **CONSTRUCTION INTENT ONLY**



FRONT ELEVATION
SCALE 1:25

SIDE ELEVATION
SCALE 1:25

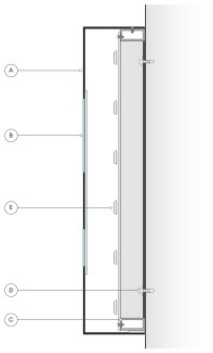
SIDE ELEVATION
SCALE 1:25

TYP. HORIZONTAL SECTION
SCALE 1:5

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype BID.2	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-08	Shown @A3

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BEST.



TYPICAL SECTION
SCALE 1:5

SIGNTYPE: **BID.3**
BUILDING IDENTIFICATION SIGN

A Sign face
Fabricated aluminium.
Intracut graphics.
Screw fixed to frame
Finish: 2 pack black

B Graphics
Profile cut opal acrylic
flush to sign face
Computer cut translucent orange SAV applied to face.

C Sign Frame
Internal aluminium frame bolted to wall

D Suitable fixings to ceiling structural member

E White LEDs mounted internally to aluminium panel.
Ensure even illumination
12V power cable through penetrations in wall.
Suitable conduit.
Transformer located within sign or remotley

NOTE: ALL DETAILS ARE **CONSTRUCTION INTENT ONLY**



FRONT ELEVATION
SCALE 1:10

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype BID.3	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-09	Shown @A3

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BEST.



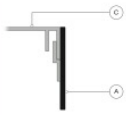
PLAN
SCALE 1:10



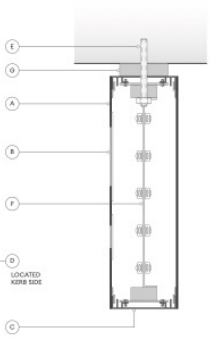
FRONT ELEVATION (CANTILEVERED)
SCALE 1:10



FRONT ELEVATION (UNDERAWNING)
SCALE 1:10



TYP. PANEL MOUNTING DETAIL
SCALE 1:2



TYPICAL SECTION
SCALE 1:5

SIGNTYPE: **BID.4**
BUILDING IDENTIFICATION SIGN

A Sign face
Profile cut aluminium.
Intracut graphics.
Split batten welded to rear to slide into sign body
Finish: 2 pack black

B Graphics
Profile cut opal acrylic
flush to sign face
Computer cut translucent orange SAV applied to face.

C Signbody
Aluminium sign extrusion
Internal Steel frame pop revitted to extrusion.
Finish: 2 pack black

D Removeable extrusion end piece to slide sign face out. (Located Kerb side)
CSK fixings to frame
Heads painted black to match

E Suitable fixings to ceiling structural member

F White LEDs mounted internally to aluminium panel.
Ensure even illumination
12V power cable through penetrations in wall.
Suitable conduit.
Transformer located within sign or remotley

G 20mm spacer
Finish: 2 pack black

NOTE: ALL DETAILS ARE **CONSTRUCTION INTENT ONLY**

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype BID.4	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-10	Shown @A3

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BEST.



FRONT ELEVATION
SCALE 1:25

SIGNTYPE: **BID.5**
BUILDING IDENTIFICATION SIGN

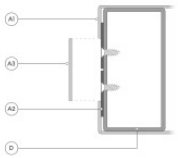
A Profile cut acrylic letters
Adhered to fascia
Finish: 2 pack black and orange

NOTE: ALL DETAILS ARE **CONSTRUCTION INTENT ONLY**

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype BID.5	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-11	Shown @A3

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BEST.



TYPICAL SECTION DETAIL
SCALE N/A

SIGNTYPE: **EXD.1 / EXD.2**
EXTERNAL BRAND ID / DIRECTORY

A1 Sign faces
Fabricated aluminium.
Intracut graphics.
Finish: 2 pack black

A2 Welded fishplates to rear of signface
CSK fixed to frame)

A3 Cover Plate
Aluminium strip applied over fixings once installed

B Illuminated Graphics
Profile cut opal acrylic
flush to sign face
Computer cut translucent orange SAV applied to face.

C Non illuminated graphics
Computer cut SAV applied to face.
Anti-graffiti top coat

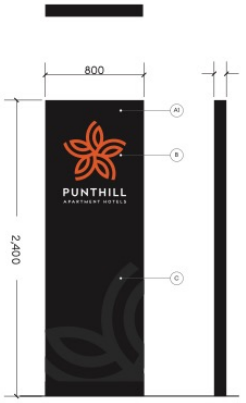
D Sign Frame
Internal aluminium frame bolted to wall

E Below ground base plate with suitabel anchors to poured concrete footing.

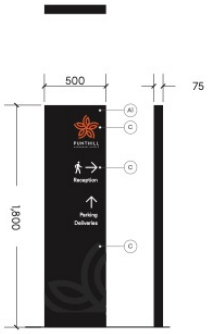
F Existing tile/ground substarte reinstated around sign

G White LEDs mounted internally to aluminium panel.
Ensure even illumination
12V power cable through penetrations in wall.
Suitable conduit.
Transformer located within sign or remotley

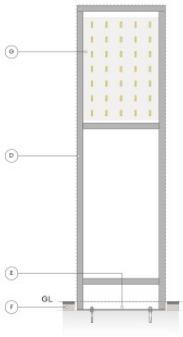
NOTE: ALL DETAILS ARE **CONSTRUCTION INTENT ONLY**



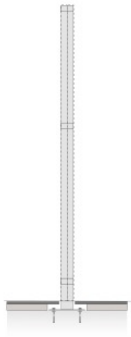
(EXD.1) GENERAL ARRANGEMENT
SCALE 1:25



(EXD.2) GENERAL ARRANGEMENT
SCALE 1:25



TYPICAL FRAME (FRONT)
SCALE N/A



TYPICAL FRAME (SIDE)
SCALE N/A

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype EXD.1 & EXD.2	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-12	Shown @A3

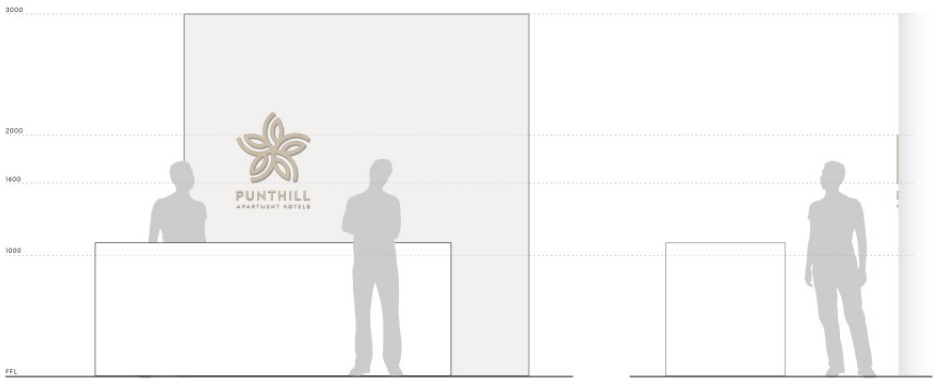
Check all dimensions and site conditions prior to the commencement of any work, the purchase or ordering of any materials, shop drawings and/or the fabrication of any components. Do not scale drawings, refer to figured dimensions only. Any discrepancies shall immediately be referred to BEST. for clarification. All drawings may not be reproduced or distributed without prior permission from BEST. Structural stability and integrity of all components relating to all work is solely the responsibility of the builder or engineer. These drawings relay design intent information only and should not be used as clarification of other. All dimensions noted are to be confirmed on site prior to commencement of work.

BEST.

SIGNTYPE: **PL.1**
CONCIERGE PLACEMAKER

SIZE, HEIGHT AND LAYOUT VARIABLE TO SUIT SITE SPECIFIC REQUIREMENTS

Profile cut logo
Finish: timber
Satin clear coat
Pin fixed and adhered into wall substrate.



FRONT ELEVATION
SCALE 1:25

SIDE ELEVATION
SCALE 1:25

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype PL.1	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-13	Shown @A3

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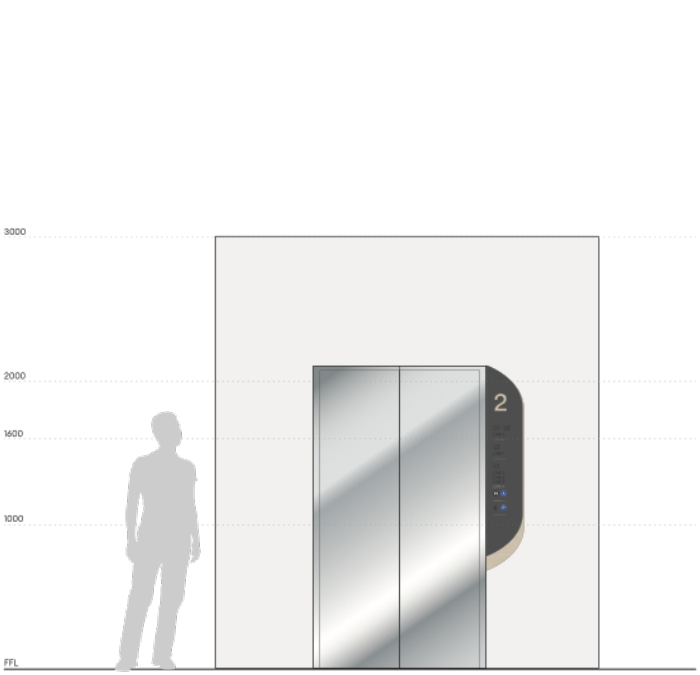
BEST.

SIGNTYPE: ID.1
LEVEL/LIFT IDENTIFICATION SIGN_WALL MOUNTED

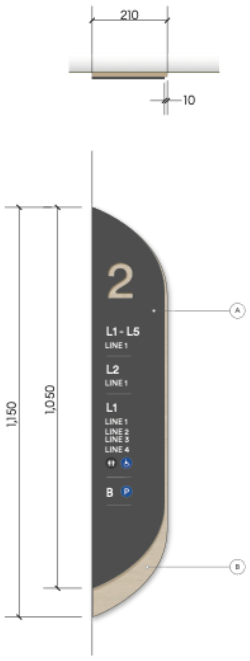
A Profile cut 6mm acrylic or aluminium
adhered to panel behind
Finish: 2 pack satin grey
Level number cut through face to expose timber behind.
Computer cut S.A.V graphics to face
Colour: varies
Font: Circular STD Book

B Backing panel
Profile cut 12mm timber
Adhered or CSK acrylic screw fixed to wall

NOTE: ALL GRAPHICS SHOWN ARE INDICATIVE.



FRONT ELEVATION
SCALE 1:25



FRONT SIGN DETAIL
SCALE 1:10



SIDE DETAIL
SCALE 1:10

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype ID.1	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-14	Shown @A3

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BEST.

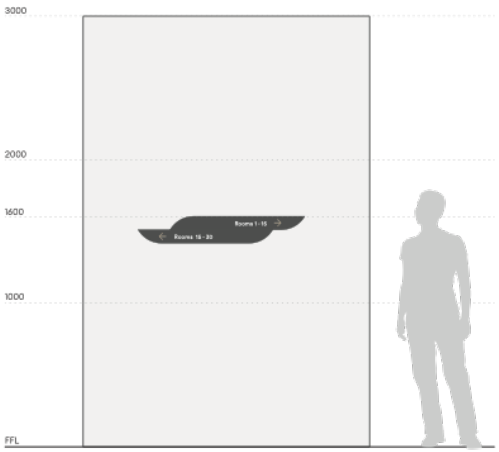
17

SIGNTYPE: D.1
DIRECTIONAL SIGN_WALL MOUNTED

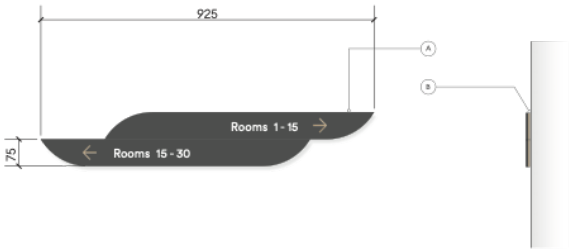
INDIVIDUAL PANELS, STACKED ON EACH OTHER

A Profile cut 2mm acrylic or aluminium
adhered to panel behind
Finish: 2 pack satin grey
Arrows cut through face to expose timber behind
Computer cut S.A.V to face
Finish: Grey
Font: Circular STD Book

B Backing panel
Profile cut 6mm timber
Adhered or CSK acrylic screw fixed to wall
Profile matches front panel



FRONT ELEVATION
SCALE 1:25



FRONT SIGN DETAILS
SCALE 1:10

SIDE DETAILS
SCALE 1:10

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype D.1	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-15	Shown @A3

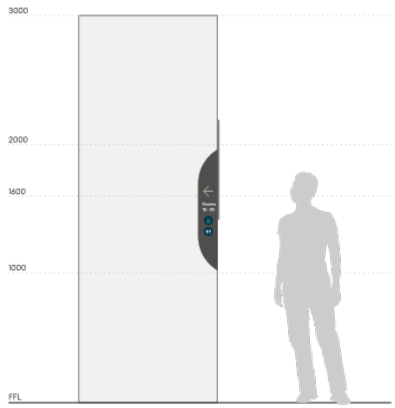
Check all dimensions and site conditions prior to the commencement of any work, the purchase or ordering of any materials, shop drawings and/or the fabrication of any components. Do not scale drawings, refer to figured dimensions only. Any discrepancies shall immediately be referred to BEST. for clarification. All drawings may not be reproduced or distributed without prior permission from BEST. Structural stability and integrity of all components relating to all work is solely the responsibility of the builder or engineer. These drawings relay design intent information only and should not be used as clarification of other. All dimensions noted are to be confirmed on site prior to commencement of work.

BEST.

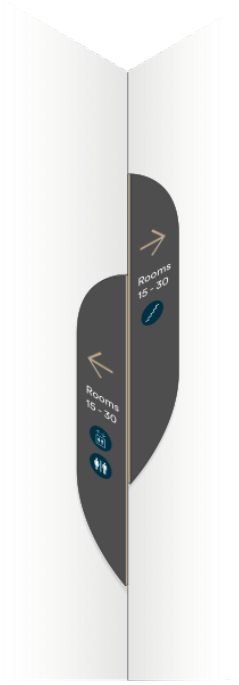
SIGNTYPE: **D.2**
DIRECTIONAL SIGN_WALL MOUNTED

A Profile cut 2mm acrylic or aluminium
adhered to panel behind
Finish: 2 pack grey white
Arrows cut through face to expose timber behind
Computer cut S.A.V to face
Finish: Grey
Font: Circular STD Book

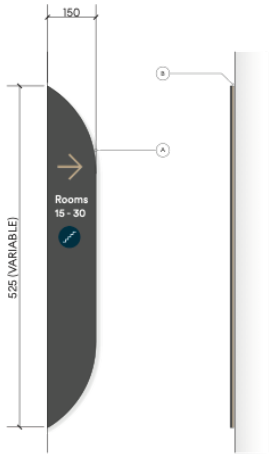
B Backing panel
Profile cut 6mm timber
Adhered or CSK acrylic screw fixed to wall
Profile matches front panel



FRONT ELEVATION
SCALE 1:25



PERSPECTIVE VIEW
SCALE N/A



FRONT DETAILS
SCALE 1:10

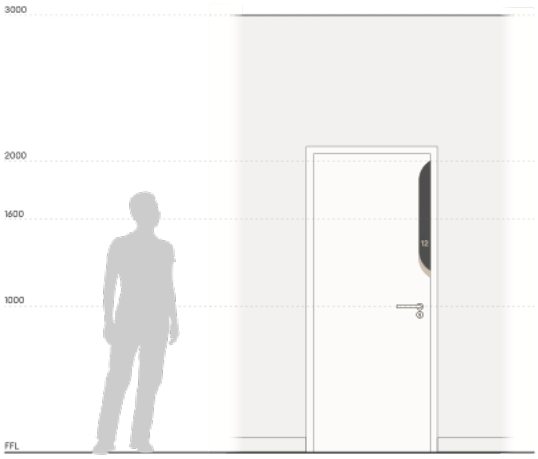
SIDE DETAILS
SCALE 1:10

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype ID.2	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-16	Shown @A3

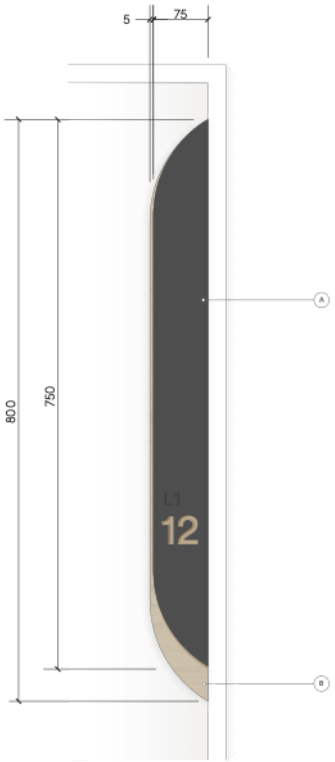
Check all dimensions and site conditions prior to the commencement of any work, the purchase or ordering of any materials, shop drawings and/or the fabrication of any components. Do not scale drawings, refer to figured dimensions only. Any discrepancies shall immediately be referred to BEST. for clarification. All drawings may not be reproduced or distributed without prior permission from BEST. Structural stability and integrity of all components relating to all work is solely the responsibility of the builder or engineer. These drawings relay design intent information only and should not be used as clarification of other. All dimensions noted are to be confirmed on site prior to commencement of work.

BEST.

19



FRONT ELEVATION
SCALE 1:25



TYPICAL SECTION DETAILS
SCALE 1:5

TYPICAL SECTION DETAILS
SCALE 1:5

SIGNTYPE: ID.2
ROOM IDENTIFICATION SIGN

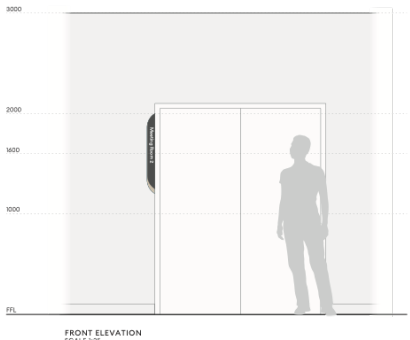
A Profile cut 2mm acrylic or aluminium
adhered to panel behind
Finish: 2 pack grey white
Arrows cut through face to expose timber behind
Computer cut S.A.V to face
Finish: Grey
Font: Circular STD Book

B Backing panel
Profile cut 6mm timber
Adhered or CSK acrylic screw fixed to door.

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype ID.3	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-17	Shown @A3

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BEST.



FRONT ELEVATION
SCALE 1:25



SIDE DETAIL
SCALE 1:5

FRONT SIGN DETAILS
SCALE 1:5

SIGNTYPE: ID.3
FACILITY IDENTIFICATION SIGN

A Profile cut 2mm acrylic or aluminium
adhered to panel behind
Finish: 2 pack satin blue
graphics cut through face to expose timber behind
Font: Circular STD Book

B Backing panel
Profile cut 6mm timber
Adhered or CSK acrylic screw fixed to door.

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype AM.1	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-18	Shown @A3

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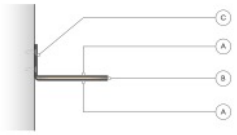
BEST.

SIGNTYPE: **AM.2**
AMENITIES IDENTIFICATION

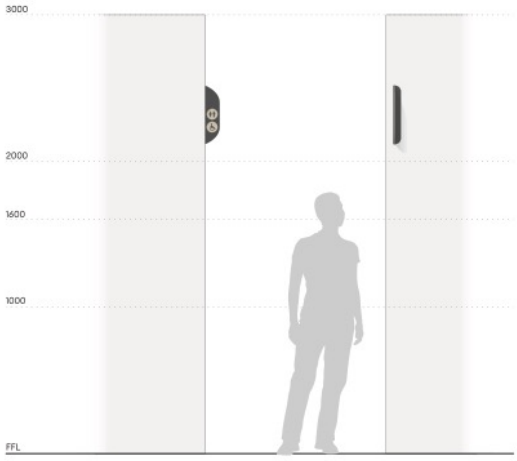
A Profile cut 2mm aluminium
folded return to one side to CSK fix t
Finish: 2 pack satin grey
icons cut through face to expose tim

B Backing panel
Profile cut 3mm timber
sandwiched between face panels
Profile matches front panel

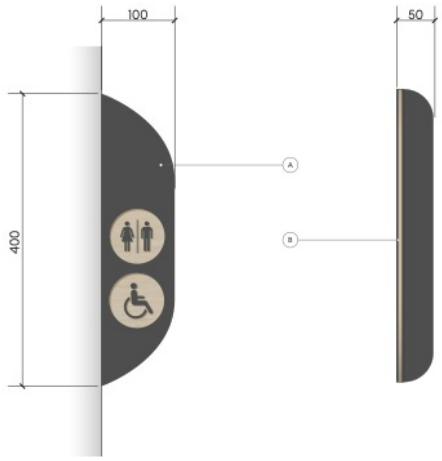
C Cover plate
Profile cut 2mm aluminium
adhered to face of panel once instal
fixings.
Finish: 2 pack satin grey



TYPICAL SECTION DETAIL
SCALE N/A



FRONT ELEVATION
SCALE 1:25



FRONT SIGN DETAIL
SCALE 1:5

SIDE DETAIL
SCALE 1:5

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype AM.2	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-20	Shown @A3

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BE

20
18
20
15
20
FIRE SAFETY DOOR
DO NOT OBSTRUCT
DO NOT KEEP OPEN

ST.1: EXAMPLE/TEMPLATE (20mm)
SCALE 1:5

32
MAIN SWITCH ROOM

ST.2: EXAMPLE/TEMPLATE (32mm)
SCALE 1:5

SIGNTYPES: **ST.1/ST.1-A/ST.2**
STATUTORY SIGNAGE

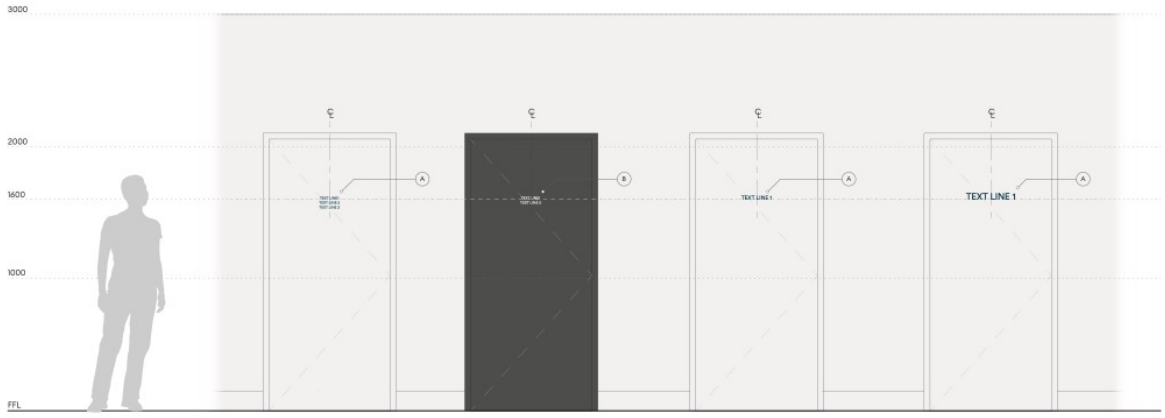
Computer cut matte S.A.V applied to doors
Finish: blue to match corporate colours
(Matte white to be used in instance of dark colour doors)
Font: Circular STD Book

20
18
20
FIRE SAFETY DOOR
DO NOT OBSTRUCT

ST.1-A: EXAMPLE/TEMPLATE (20mm)
SCALE 1:5

50
FIRE HOSE REEL

ST.2 : EXAMPLE/TEMPLATE (50mm)
SCALE 1:5



FRONT ELEVATION
SCALE 1:25

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype GD.1	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-19	Shown @A3

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BEST.

SIGNTYPE: **AM.2**
AMENITIES DDA IDENTIFICATION

A Sign panel
1.2mm profile cut aluminium
Direct adhered to wall.
Finish: 2 pack satin blue

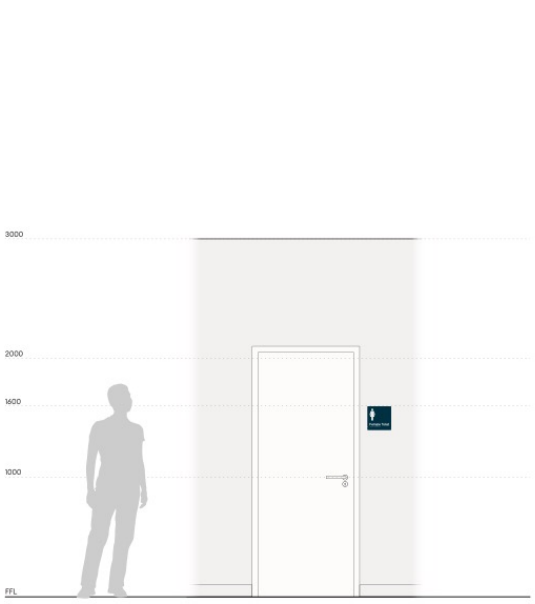
B Raised tactile pictograms
Finish: white

C Raised tactile text
(Indicative content shown)
font: Circular STD Book
Finish: white

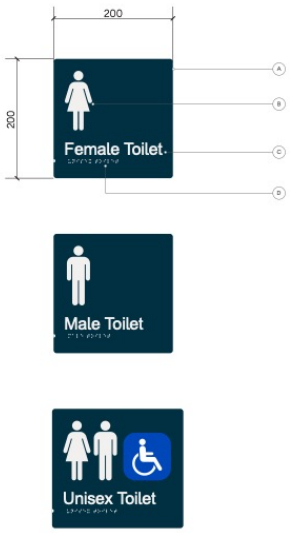
D Tactile graphic
(Indicative content shown)
Finish: white

Note -
Manufacturer to ensure signs are dda compliant to relevant standards.

1. All corners & edges to be rounded.
2. Luminance contrast value between sign & wall surface to be 30% min.
3. Luminance contrast value between signface & graphic to be 30% min.
4. All finishes to be low sheen.
5. Braille must be grade 1 braille (uncontracted).
6. Ensure correct braille message is used.



FRONT ELEVATION
SCALE 1:25



SIGN DETAIL
SCALE 1:5

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype ST.1 / ST.2	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-21	Shown @A3

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BEST.

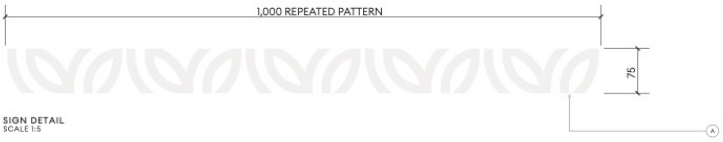
24

SIGNTYPES: **SD.1 & ED.1**
SAFETY DECAL AND ENTRY DECAL

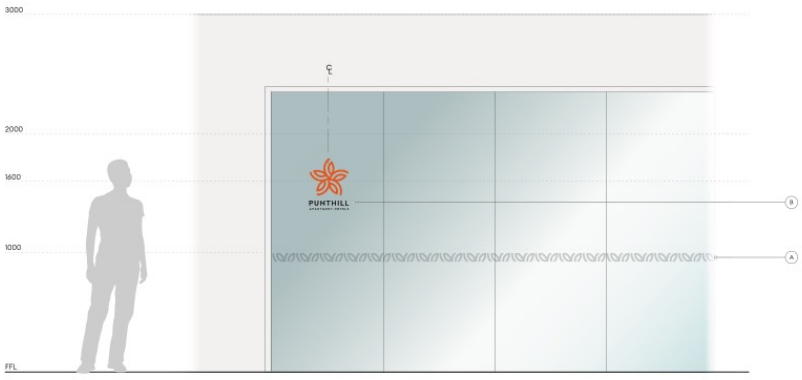
A Computer cut S.A.V inside face of glazing
Finish: Avery frost

B Computer cut S.A.V inside face of glazing
Finish: Black and Orange

SIZE, HEIGHT AND LAYOUT OF ENTRY DECAL VARIABLE TO SUIT SITE SPECIFIC REQUIREMENTS



SIGN DETAIL
SCALE 1:5



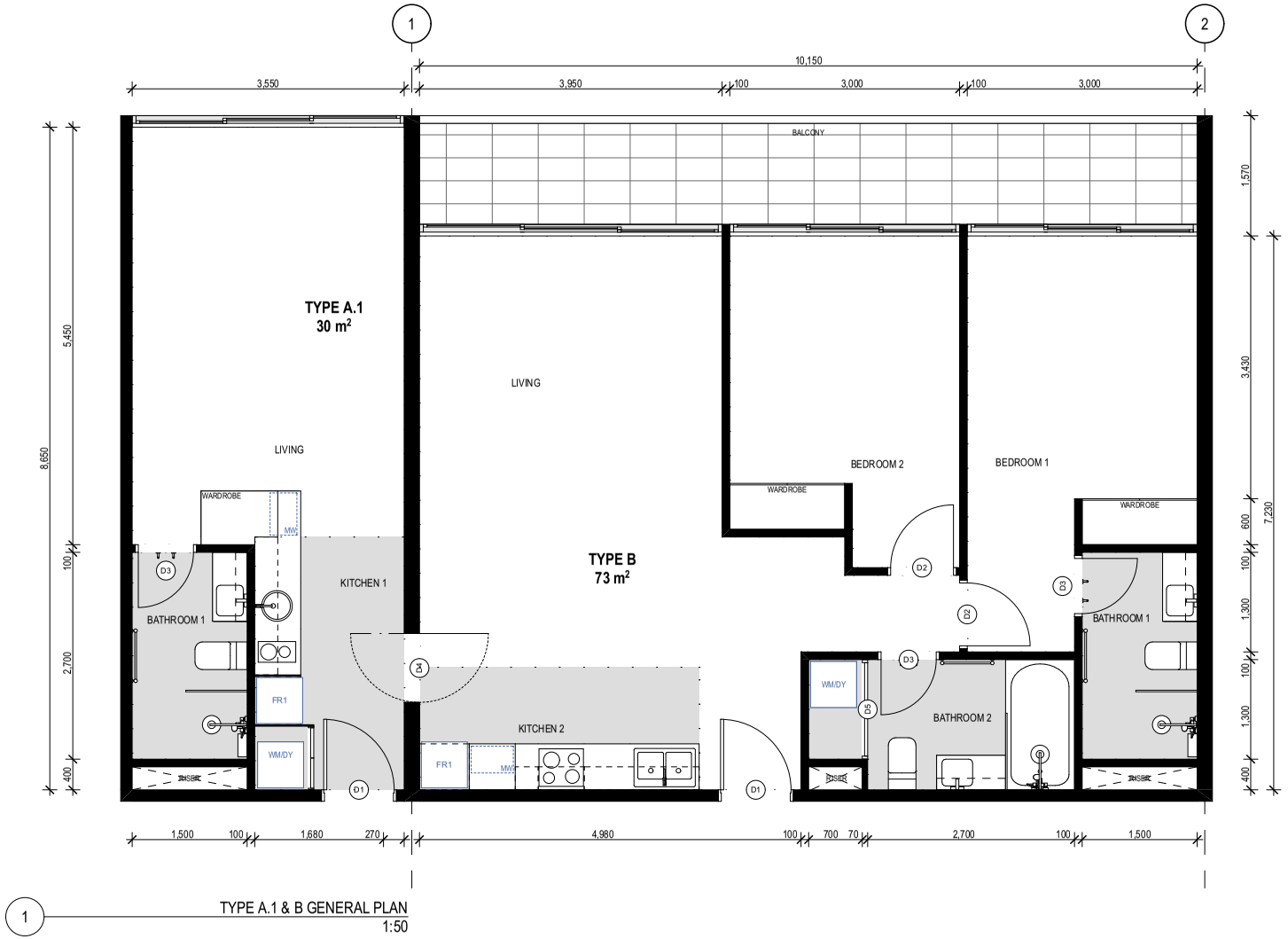
FRONT ELEVATION
SCALE 1:25

CLIENT:	PROJECT NUMBER:	SHEET TITLE:	
Punthill Apartments	J001197	Signtype SD.1 & ED.1	
PROJECT:	DATE:	SHEET NUMBER:	SCALE @A3:
Signage Guidelines	19.07.19	PH-22	Shown @A3

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BEST.

25



1 TYPE A.1 & B GENERAL PLAN
1:50

TYPE A.1 - AREA SUMMARY		
CODE	NAME	AREA
TYPE A.1	BATHROOM 1	4
TYPE A.1	KITCHEN 1	6
TYPE A.1	LIVING	19

TYPE B - AREA SUMMARY		
CODE	NAME	AREA
TYPE B	BATHROOM 1	4
TYPE B	BATHROOM 2	6
TYPE B	BEDROOM 1	14
TYPE B	BEDROOM 2	12
TYPE B	KITCHEN 2	6
TYPE B	LIVING	28

FINISH LEGEND

- FLOOR / WALL TILES / VINYL
- 10mm CONCRETE SETDOWN
- XXF FINISHES CODE
- XX ELECTRICAL SERVICES
- XX FF&E ITEMS

NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PUNT HILL DEVELOPERS BRIEF
- THESE DRAWINGS ARE TO REPRESENT A GENERAL DESIGN INTENT AND ARE NOT TO BE USED FOR THE PURPOSE OF TENDER OR CONSTRUCTION
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING A FULL SET OF DOCUMENTATION THROUGH THEIR DESIGN CONSULTANT TEAM TO BE APPROVED BY PUNT HILL
- DIMENSIONS SHOWN ARE TO APPROXIMATE ONLY
- THE DEVELOPER IS RESPONSIBLE FOR DESIGNING & CONSTRUCTING ACCESSIBLE / PWD/ AMBULANT ROOMS, BATHROOMS & KITCHEN FACILITIES TO COMPLY WITH ALL RELEVANT STANDARDS

NOTE

1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.
2. Any discrepancies between drawings if differing scales or between drawings and specification where appropriate to be notified to superintendent and/or the architects for decision.
3. Figured dimensions to be taken in preference to scaled dimensions.
4. Critical dimensions to be taken from site.
5. This drawing is to be read in conjunction with the specification and engineers drawings.

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REVISION NOTE

REV	DESCRIPTION	BY	DATE
A	FINAL ISSUE	AS & CR	30/11/18

REVISION NOTE

REV	DESCRIPTION	BY	DATE

mostaghim & associates
a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT ADDRESS:

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

DRAWING TITLE: TYPE A.1 & B GENERAL PLAN

DRAWN BY: AS & CR

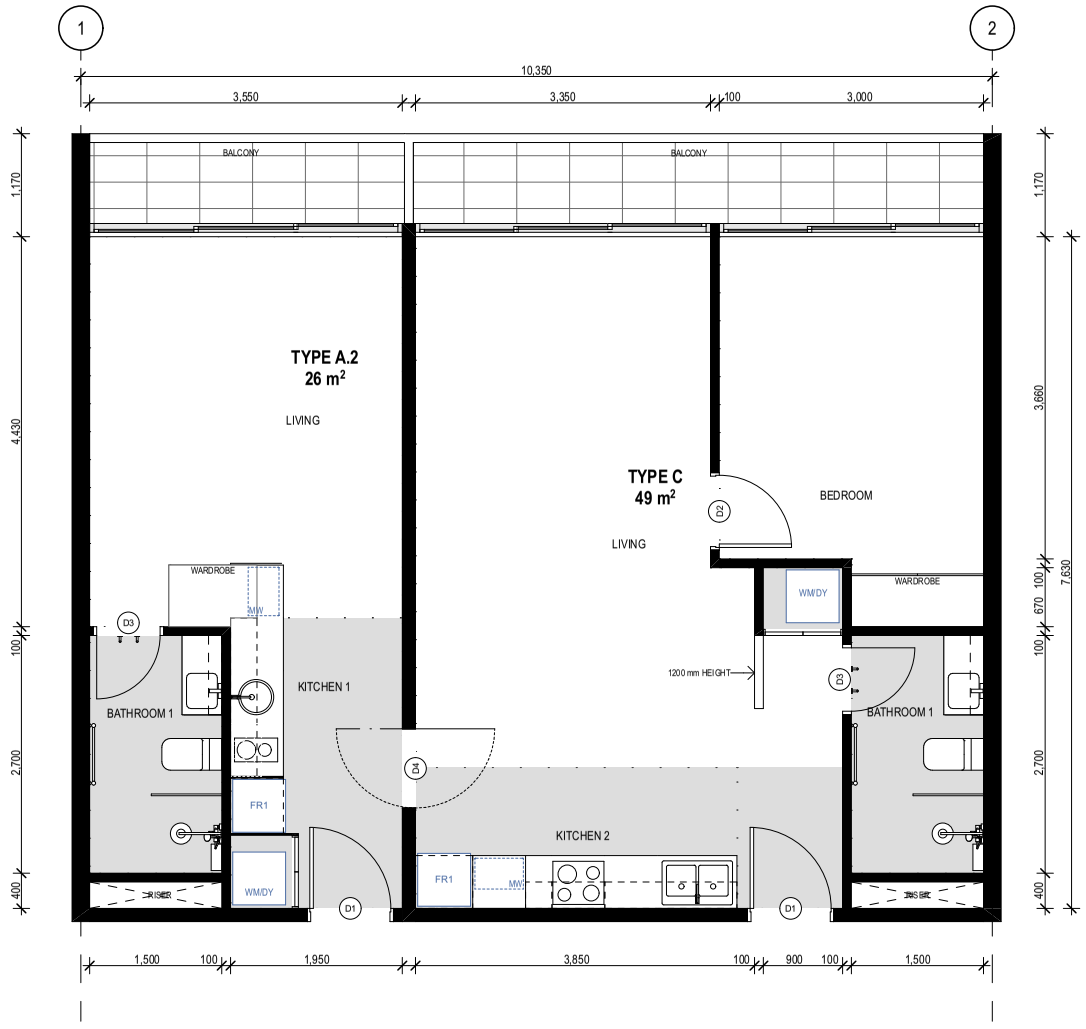
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50 mm ACTUAL

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SCALE: 1:50 @ A3

A	REPORT	100	A
doc.	stage.	dwg no.	revision



1 TYPE A.2 & C GENERAL PLAN
1:50

TYPE A.2 - AREA SUMMARY		
CODE	NAME	AREA
TYPE A.2	BATHROOM 1	4
TYPE A.2	KITCHEN 1	6
TYPE A.2	LIVING	16

TYPE C - AREA SUMMARY		
CODE	NAME	AREA
TYPE C	BATHROOM 1	4
TYPE C	BEDROOM	12
TYPE C	KITCHEN 2	6
TYPE C	LIVING	26

FINISH LEGEND

- FLOOR / WALL TILES / VINYL
- 10mm CONCRETE SETDOWN
- XXF FINISHES CODE
- – – XX ELECTRICAL SERVICES
- – – XX FF&E ITEMS

NOTES

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REVISION NOTE

REV	DESCRIPTION	BY	DATE
A	FINAL ISSUE	AS & CR	30/11/18

REVISION NOTE

REV	DESCRIPTION	BY	DATE

mostaghim & associates
a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

PROJECT ADDRESS:

DRAWING TITLE: TYPE A.2 & C GENERAL PLAN

DRAWN BY: AS & CR

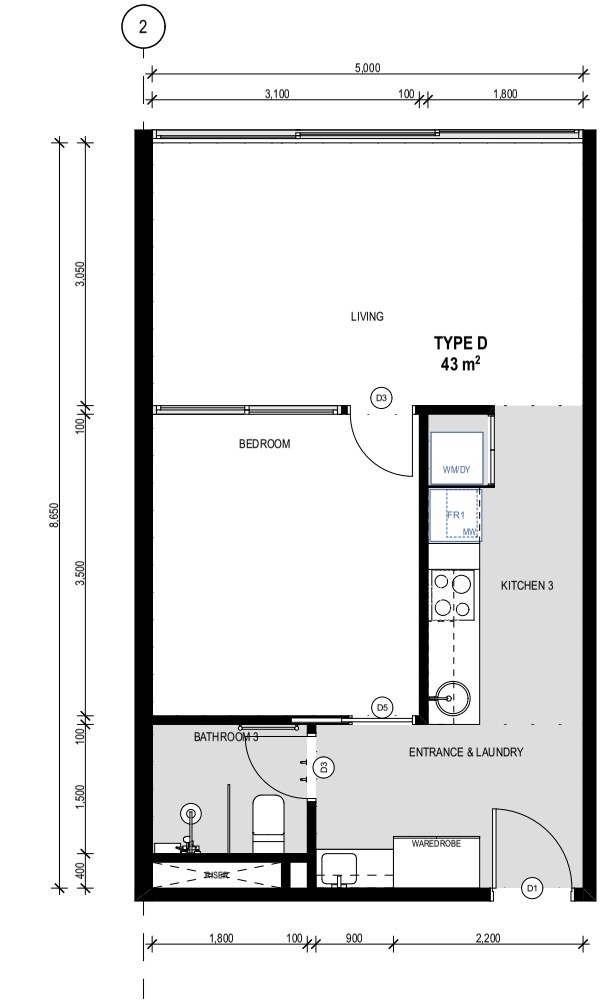
CHECKED BY: AM

50 mm ACTUAL

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SCALE: 1:50 @ A3

A	REPORT	101	A
disc	stage	dwg no.	revision



TYPE D - AREA SUMMARY		
CODE	NAME	AREA
TYPE D	BATHROOM 3	3
TYPE D	BEDROOM	11
TYPE D	ENTRANCE & LAUNDRY	6
TYPE D	KITCHEN 3	7
TYPE D	LIVING	15

FINISH LEGEND

- FLOOR / WALL TILES / VINYL
- 10mm CONCRETE SETDOWN
- XX# FINISHES CODE
- – – XX ELECTRICAL SERVICES
- – – XX FF&E ITEMS

NOTES

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REVISION NOTE

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A	FINAL ISSUE	AS & CR	30/11/18

REVISION NOTE

REV	DESCRIPTION	BY	DATE

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a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT ADDRESS:

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

DRAWING TITLE: TYPE D GENERAL PLAN

DRAWN BY: AS & CR

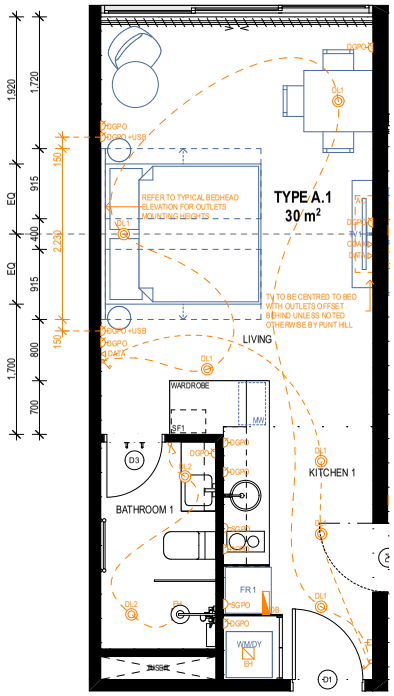
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50 mm ACTUAL

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SCALE: 1:50 @ A3

A | REPORT | 102 | A
doc | stage | dwg no. | revision



1 FURNITURE & ELECTRICAL PLANS
1:50

RCP / ELECTRICAL LEGEND

AC	AIR CONDITIONER
BH	BULKHEAD
CH	CEILING HEIGHT
DL	DOWN LIGHT
PD	PENDANT
WL	WALL LIGHT
EH	EXHAUST FAN
AC	AIR CONDITIONER
	SINGLE GPO
	DOUBLE GPO
	LIGHT SWITCH ONE WAY
	LIGHT SWITCH TWO WAY
	DATA POINT
	CARD READER
	DISTRIBUTION BOARD

FINISH LEGEND

	FLOOR / WALL TILES / VINYL
	10mm CONCRETE SETDOWN
XX#	FINISHES CODE
– – XX	ELECTRICAL SERVICES
– – XX	FF&E ITEMS

NOTES

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REVISION NOTE

REV	DESCRIPTION	BY	DATE
A	FINAL ISSUE	AS & CR	30 / 11 / 15

REVISION NOTE

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a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT:

CLIENT: PUNT HILL

PROJECT ADDRESS:

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

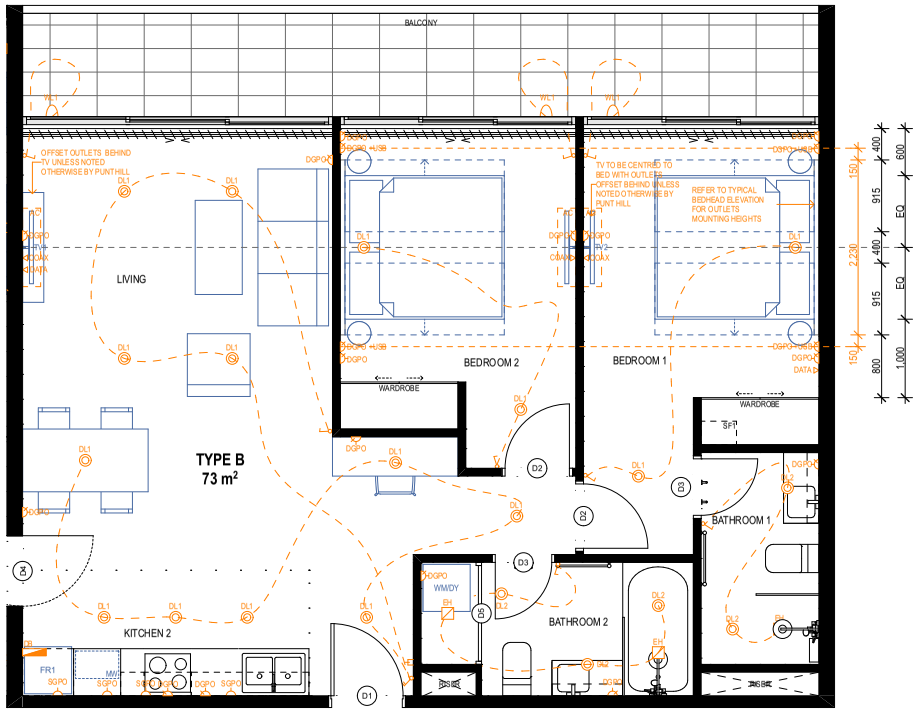
DRAWING TITLE: TYPE A.1 FURNITURE & ELECTRICAL PLAN

DRAWN BY: AS & CR
CHECKED BY: AM

50 mm ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE FIFTY MILLIMETERS (50mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. APPLY TO ALL LABELED SCALES.

SCALE: 1:50 @ A3

A doc. | REPORT stage | 200 dwg no. | A revision



1 FURNITURE & ELECTRICAL PLANS
1:50

RCP / ELECTRICAL LEGEND

AC	AIR CONDITIONER
BH	BULKHEAD
CH	CEILING HEIGHT
DL	DOWN LIGHT
PD	PENDANT
WL	WALL LIGHT
EH	EXHAUST FAN
AC	AIR CONDITIONER
	SINGLE GPO
	DOUBLE GPO
	LIGHT SWITCH ONE WAY
	LIGHT SWITCH TWO WAY
	DATA POINT
	CARD READER
	DISTRIBUTION BOARD

FINISH LEGEND

	FLOOR / WALL TILES / VINYL
	10mm CONCRETE SETDOWN
XX#	FINISHES CODE
XX	ELECTRICAL SERVICES
XX	FF&E ITEMS

NOTES

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a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

PROJECT ADDRESS:

DRAWING TITLE: TYPE B FURNITURE & ELECTRICAL PLAN

DRAWN BY: AS & CR

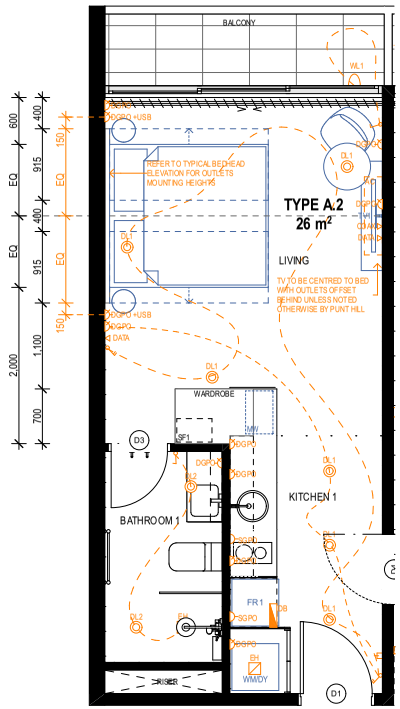
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50 mm ACTUAL

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SCALE: 1:50 @ A3

A | REPORT | 201 | A
doc | stage | dwg no. | rev size



1 FURNITURE & ELECTRICAL PLANS
1:50

RCP / ELECTRICAL LEGEND

AC	AIR CONDITIONER
BH	BULKHEAD
CH	CEILING HEIGHT
DL	DOWN LIGHT
PD	PENDANT
WL	WALL LIGHT
EH	EXHAUST FAN
AC	AIR CONDITIONER
	SINGLE GPO
	DOUBLE GPO
	LIGHT SWITCH ONE WAY
	LIGHT SWITCH TWO WAY
	DATA POINT
	CARD READER
	DISTRIBUTION BOARD

FINISH LEGEND

	FLOOR / WALL TILES / VINYL
	10mm CONCRETE SETDOWN
XX#	FINISHES CODE
– – XX	ELECTRICAL SERVICES
– – XX	FF&E ITEMS

NOTES

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a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT:

CLIENT: PUNT HILL

PROJECT ADDRESS:

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

DRAWING TITLE: TYPE A.2 FURNITURE & ELECTRICAL PLAN

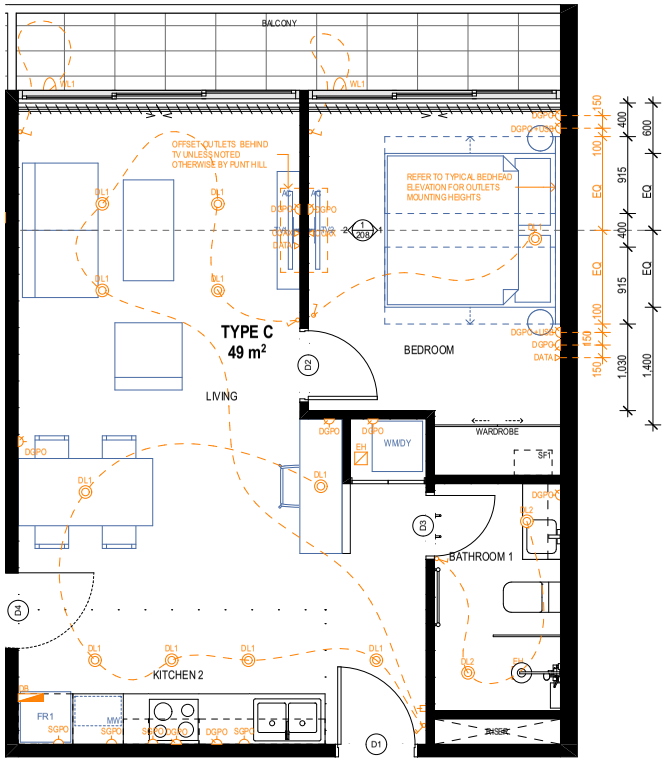
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50 mm ACTUAL
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SCALE: 1:50 @ A3

doc	design	dwg no.	revision
A	REPORT	202	A



1 FURNITURE & ELECTRICAL PLANS
1:50

RCP / ELECTRICAL LEGEND

AC	AIR CONDITIONER
BH	BULKHEAD
CH	CEILING HEIGHT
DL	DOWN LIGHT
PD	PENDANT
WL	WALL LIGHT
EH	EXHAUST FAN
AC	AIR CONDITIONER
	SINGLE GPO
	DOUBLE GPO
	LIGHT SWITCH ONE WAY
	LIGHT SWITCH TWO WAY
	DATA POINT
	CARD READER
	DISTRIBUTION BOARD

FINISH LEGEND

	FLOOR / WALL TILES / VINYL
	10mm CONCRETE SETDOWN
XW	FINISHES CODE
XX	ELECTRICAL SERVICES
XX	FF&E ITEMS

NOTES

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a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

PROJECT ADDRESS:

DRAWING TITLE: TYPE C FURNITURE & ELECTRICAL PLAN

DRAWN BY: AS & CR

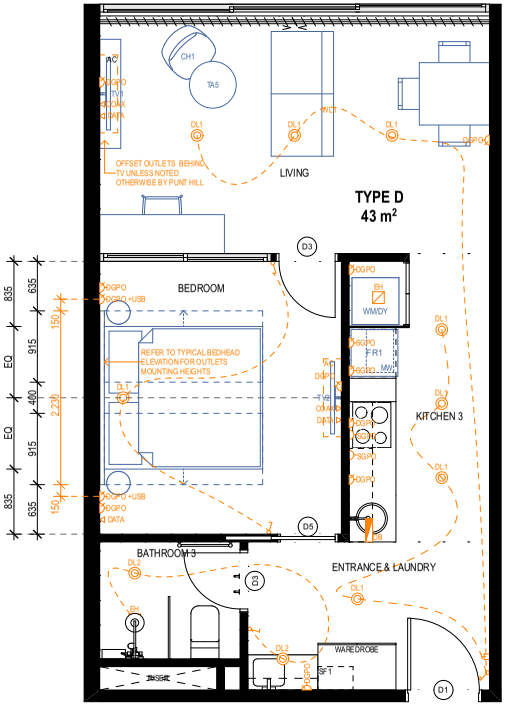
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SCALE: 1:50 @ A3

disc	drwgs	drwg no.	revision
A	REPORT	203	A



1 FURNITURE & ELECTRICAL PLANS
1:50

RCP / ELECTRICAL LEGEND

AC	AIR CONDITIONER
BH	BULKHEAD
CH	CEILING HEIGHT
DL	DOWN LIGHT
PD	PENDANT
WL	WALL LIGHT
EH	EXHAUST FAN
AC	AIR CONDITIONER
	SINGLE GPO
	DOUBLE GPO
	LIGHT SWITCH ONE WAY
	LIGHT SWITCH TWO WAY
	DATA POINT
	CARD READER
	DISTRIBUTION BOARD

FINISH LEGEND

	FLOOR / WALL TILES / VINYL
	10mm CONCRETE SETDOWN
XXM	FINISHES CODE
– – XX	ELECTRICAL SERVICES
– – XX	FF&E ITEMS

NOTES

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REVISION NOTE

REV	DESCRIPTION	BY	DATE

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a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT ADDRESS:

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

DRAWN TITLE: TYPE D FURNITURE & ELECTRICAL PLAN

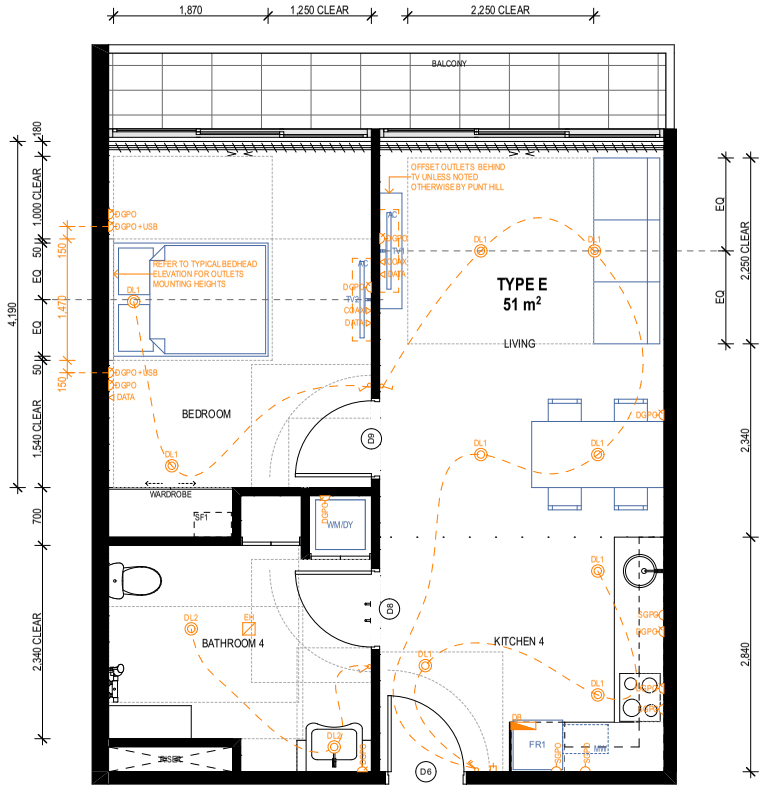
DRAWN BY: AS & CR

CHECKED BY: AM

50 mm ACTUAL
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SCALE: 1:50 @ A3

A doc | REPORT pages | 204 sheets | A status



1 FURNITURE & ELECTRICAL PLANS
1:50

RCP / ELECTRICAL LEGEND

AC BH CH	AIR CONDITIONER BULKHEAD CEILING HEIGHT
DL	DOWN LIGHT
PD	PENDANT
WL	WALL LIGHT
EH	EXHAUST FAN
AC	AIR CONDITIONER
	SINGLE GPO
	DOUBLE GPO
	LIGHT SWITCH ONE WAY
	LIGHT SWITCH TWO WAY
	DATA POINT
	CARD READER
	DISTRIBUTION BOARD

FINISH LEGEND

	FLOOR / WALL TILES / VINYL
	10mm CONCRETE SETDOWN
XX#	FINISHES CODE
XX	ELECTRICAL SERVICES
XX	FF&E ITEMS

NOTES

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TYPE E NOTE [ACCESSIBLE]

1. SANITARY FACILITIES WALL AND FLOOR ELEVATIONS TO COMPLY IN ACCORDANCE WITH AS 1428.1-2009. 2. SWITCHES AND POWER POINTS TO COMPLY WITH ACCORDANCE WITH AS 1428.1-2009.
3. DOOR CONTROLS & CIRCULATION SPACE TO COMPLY IN ACCORDANCE WITH AS 1428.1-2009.
4. DOOR COLOUR TO BE CONTRASTING WITH SURROUND WALLS.

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REVISION NOTE

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REVISION NOTE

REV	DESCRIPTION	BY	DATE

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a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT ADDRESS:

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

DRAWING TITLE: TYPE E FURNITURE & ELECTRICAL PLAN

DRAWN BY: AS & CR

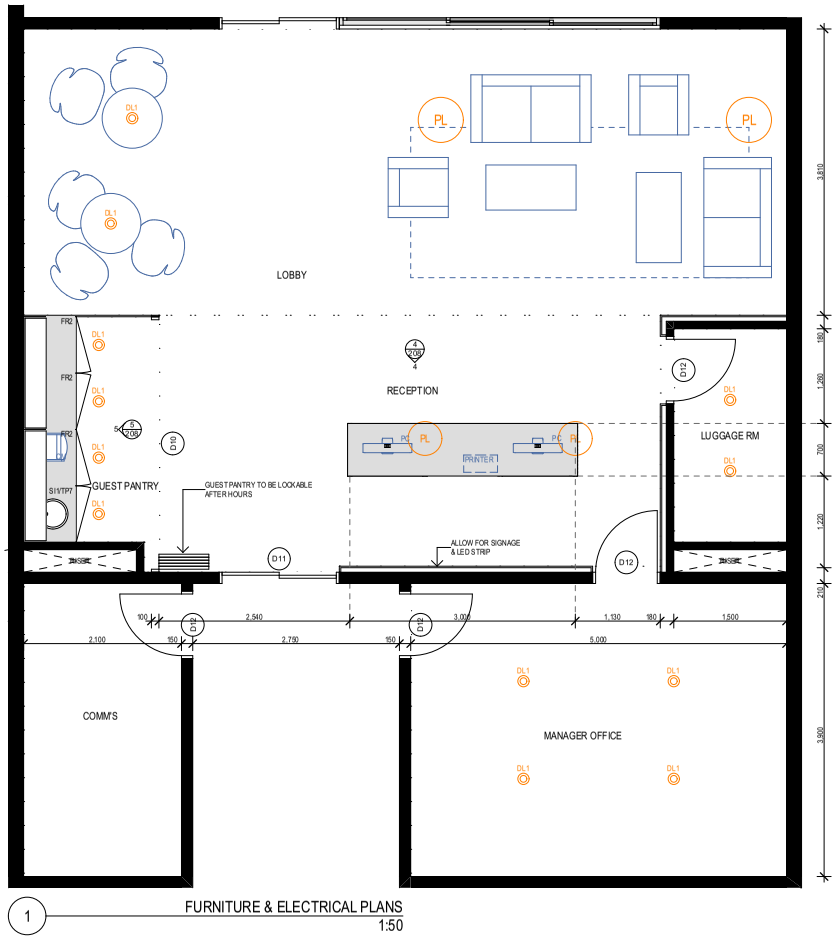
CHECKED BY: AM

50 mm ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE FIFTY MILLIMETRES (50 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES.

SCALE: 1:50 @ A3

A | REPORT | 205 | A
disc | stage | dwg no | revision



1 FURNITURE & ELECTRICAL PLANS
1:50

LOBBY - AREA SUMMARY		
CODE	NAME	AREA
LOBBY	COMM'S	8
LOBBY	GUEST PANTRY	5
LOBBY	LOBBY	39
LOBBY	LUGGAGE RM	4
LOBBY	MANAGER OFFICE	20
LOBBY	RECEPTION	22

RCP / ELECTRICAL LEGEND

- AC AIR CONDITIONER
- BH BULKHEAD
- CH CEILING HEIGHT
- DL DOWN LIGHT
- PD PENDANT
- WL WALL LIGHT
- EH EXHAUST FAN
- AC AIR CONDITIONER
- SINGLE GPO
- DOUBLE GPO
- LIGHT SWITCH ONE WAY
- LIGHT SWITCH TWO WAY
- DATA POINT
- CARD READER
- DISTRIBUTION BOARD

FINISH LEGEND

- FLOOR / WALL TILES / VINYL
- 10mm CONCRETE SETDOWN
- XXF FINISHES CODE
- XX ELECTRICAL SERVICES
- XX FF&E ITEMS

NOTES

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REVISION NOTE

REV	DESCRIPTION	BY	DATE
A	FINAL ISSUE	AS & CR	30/11/18

REVISION NOTE

REV	DESCRIPTION	BY	DATE

mostaghim & associates
a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT:

CLIENT: PUNT HILL

PROJECT/TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

DRAWN BY: AS & CR

CHECKED BY: AM

50 mm ACTUAL

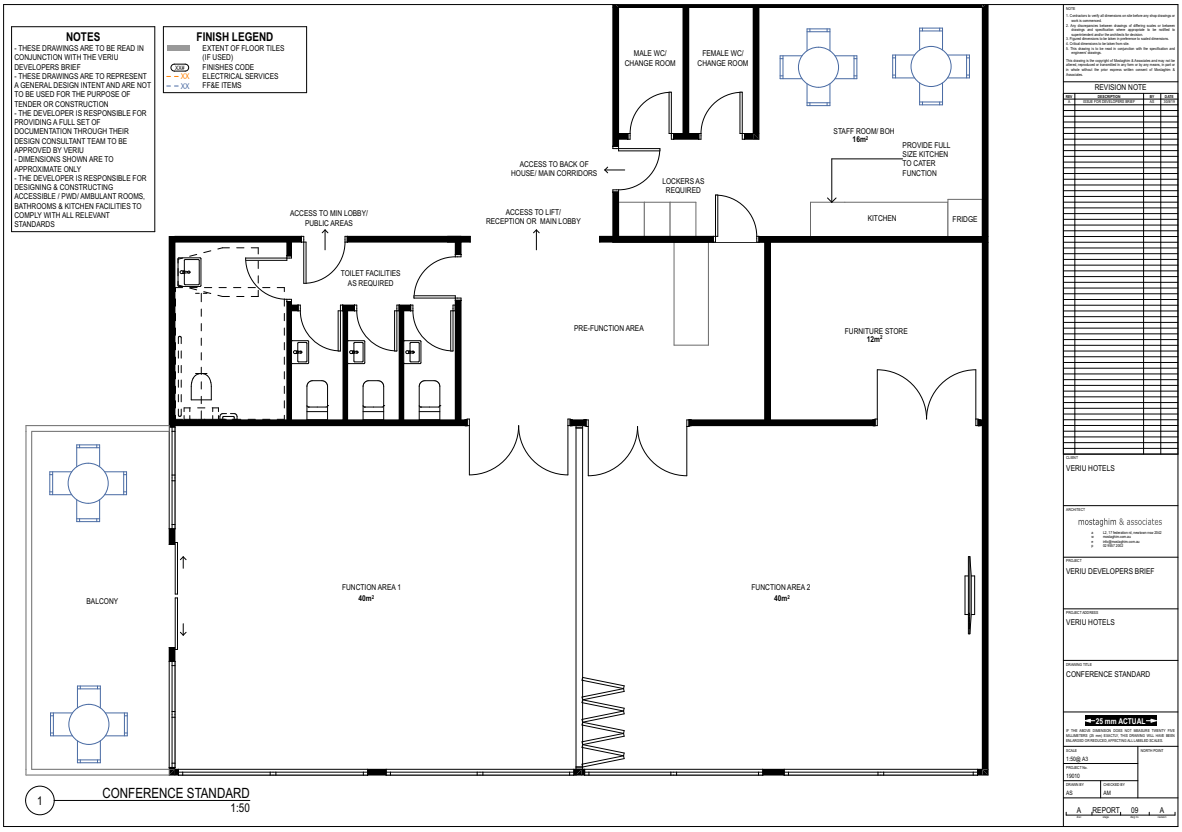
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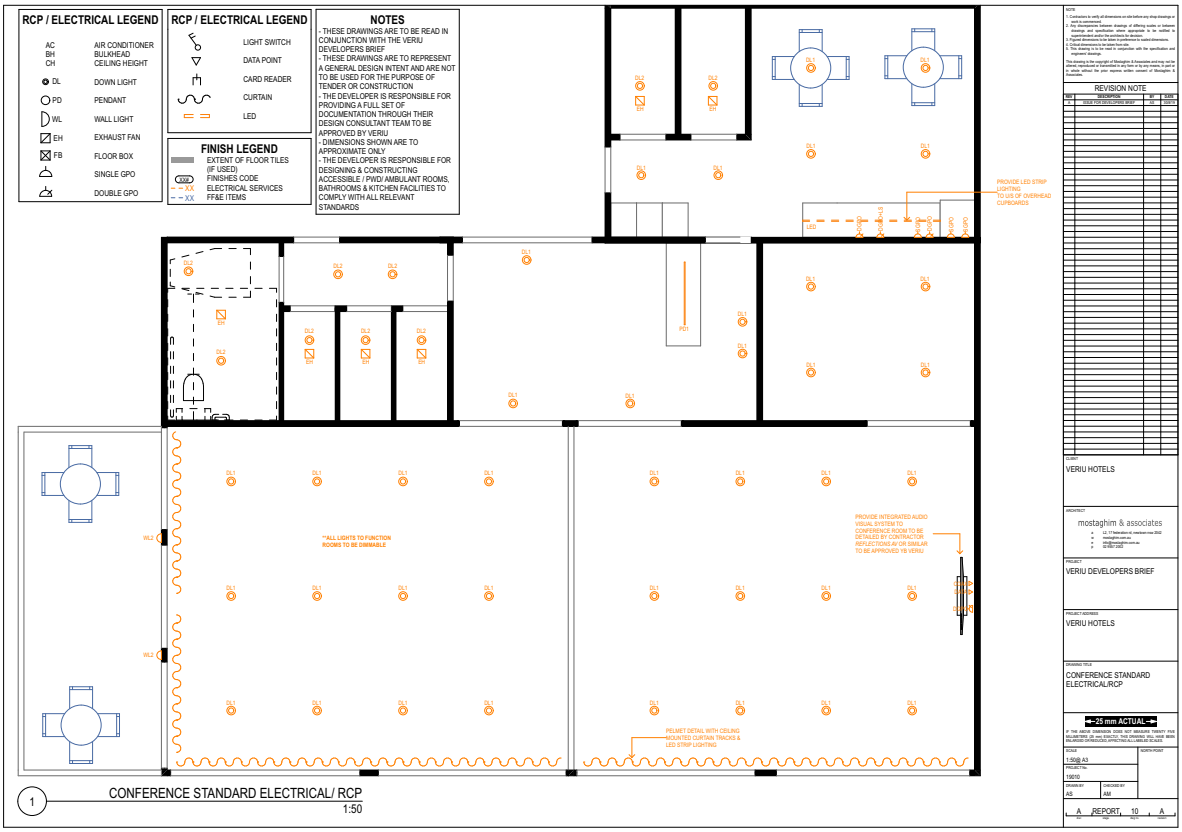
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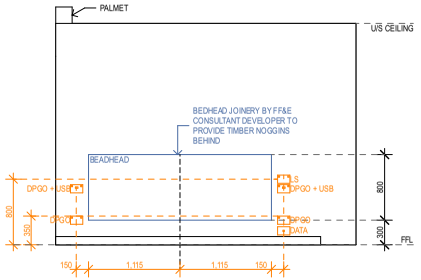
DRAWING TITLE: LOBBY FURNITURE & ELECTRICAL

SCALE: 1:50 @ A3

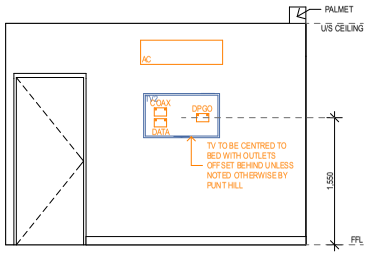
A REPORT 206 A
doc stage dwg no. revision


NOTES
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FINISH LEGEND
EXTENT OF FLOOR TILES (IF USED)
XXF FINISHES CODE
XX ELECTRICAL SERVICES
XX FF&E ITEMS
MALE WC/ CHANGE ROOM
FEMALE WC/ CHANGE ROOM
STAFF ROOM/ BOH 16m²
PROVIDE FULL SIZE KITCHEN TO CATER FUNCTION
ACCESS TO BACK OF HOUSE/ MAIN CORRIDORS
LOCKERS AS REQUIRED
KITCHEN
FRIDGE
ACCESS TO MIN LOBBY/ PUBLIC AREAS
ACCESS TO LIFT/ RECEPTION OR MAIN LOBBY
TOILET FACILITIES AS REQUIRED
PRE-FUNCTION AREA
FURNITURE STORE 12m²
BALCONY
FUNCTION AREA 1 40m²
FUNCTION AREA 2 40m²
1
CONFERENCE STANDARD
1:50
REVISION NOTE
VERIU HOTELS
mostaghim & associates
VERIU DEVELOPERS BRIEF
VERIU HOTELS
CONFERENCE STANDARD
25 mm ACTUAL
1:50@ A3
19010
AS
AM
A REPORT 09 A

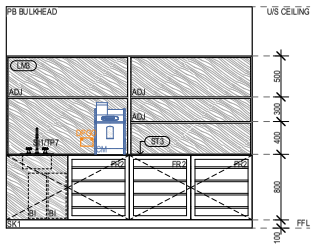

RCP / ELECTRICAL LEGEND
AC AIR CONDITIONER
BH BULKHEAD
CH CEILING HEIGHT
DL DOWN LIGHT
PD PENDANT
WL WALL LIGHT
EH EXHAUST FAN
FB FLOOR BOX
SINGLE GPO
DOUBLE GPO
RCP / ELECTRICAL LEGEND
LIGHT SWITCH
DATA POINT
CARD READER
CURTAIN
LED
FINISH LEGEND
EXTENT OF FLOOR TILES (IF USED)
XXF FINISHES CODE
XX ELECTRICAL SERVICES
XX FF&E ITEMS
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PROVIDE LED STRIP LIGHTING TO U/S OF OVERHEAD CUPBOARDS
** ALL LIGHTS TO FUNCTION ROOMS TO BE DIMMABLE
PROVIDE INTEGRATED AUDIO VISUAL SYSTEM TO CONFERENCE ROOM TO BE DETAILED BY CONTRACTOR REFLECTIONS AV OR SIMILAR TO BE APPROVED YB VERIU
PELMET DETAIL WITH CEILING MOUNTED CURTAIN TRACKS & LED STRIP LIGHTING
1
CONFERENCE STANDARD ELECTRICAL/ RCP
1:50
REVISION NOTE
VERIU HOTELS
mostaghim & associates
VERIU DEVELOPERS BRIEF
VERIU HOTELS
CONFERENCE STANDARD ELECTRICAL/RCP
25 mm ACTUAL
1:50@ A3
19010
AS
AM
A REPORT 10 A



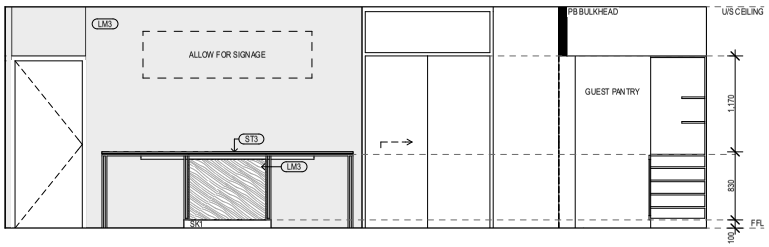
1 TYPICAL BEDHEAD DETAIL
1:50



2 TYPICAL TV UNIT DETAIL
1:50



5 LOBBY GUEST PANTRY
1:50



4 LOBBY RECEPTION
1:50

RCP / ELECTRICAL LEGEND

AC BH CH	AIR CONDITIONER BULKHEAD CEILING HEIGHT
DL	DOWN LIGHT
PD	PENDANT
WL	WALL LIGHT
EH	EXHAUST FAN
AC	AIR CONDITIONER
	SINGLE GPO
	DOUBLE GPO
	LIGHT SWITCH ONE WAY
	LIGHT SWITCH TWO WAY
	DATA POINT
	CARD READER
	DISTRIBUTION BOARD

FINISH LEGEND

	FLOOR / WALL TILES / VINYL
	10mm CONCRETE SETDOWN
XX#	FINISHES CODE
– – XX	ELECTRICAL SERVICES
– – XX	FF&E ITEMS

NOTES

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A	FINAL ISSUE	AS & CR	30/11/18

REVISION NOTE

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mostaghim & associates
a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT ADDRESS:

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

DRAWING TITLE: TYPICAL ELEVATIONS FURNITURE & ELECTRICAL

DRAWN BY: AS & CR

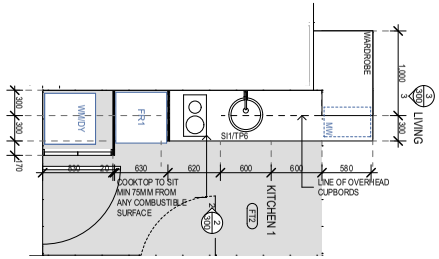
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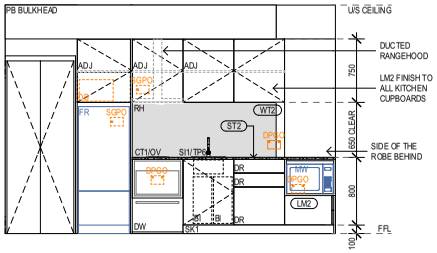
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SCALE: 1:50 @ A3

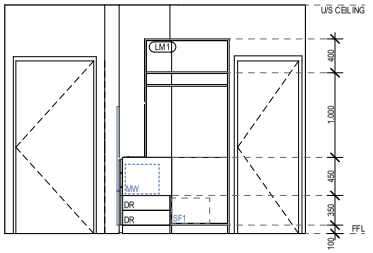
A	REPORT	208	A
disc	drgs.	dwg no.	revision



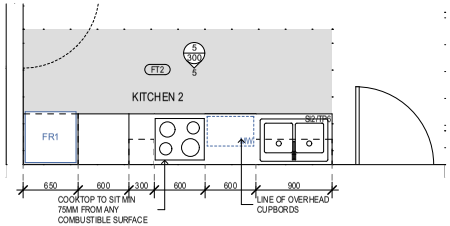
1 KITCHEN 1 PLAN
1:50



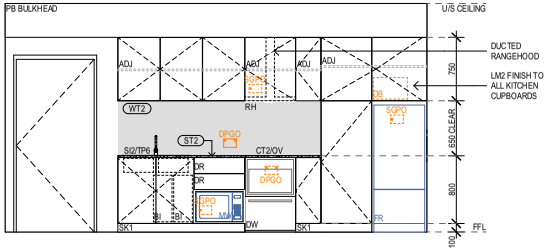
2 KITCHEN 1 ELEVATION
1:50



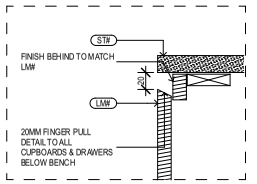
3 KITCHEN 1 ELEVATION
1:50



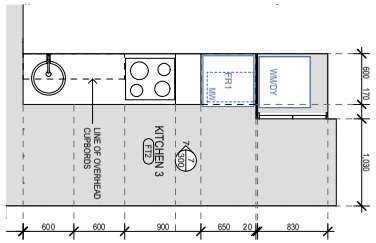
4 KITCHEN 2 PLAN
1:50



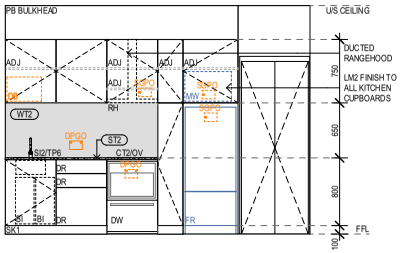
5 KITCHEN 2 ELEVATION
1:50



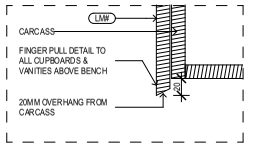
9 HANDLE DETAIL BELOW BENCH
1:5



6 KITCHEN 3 PLAN
1:50



7 KITCHEN 3 ELEVATION
1:50



10 HANDLE DETAIL ABOVE BENCH
1:5

CHANGES:
1. AMENDED KITCHEN DESIGN TO INCLUDE FISHER & PAYKEL 'LOFT PACKS'

FF&E / JOINERY LEGEND

AS	AJUSTABLE SHELF
BIN	WASTE BIN
BLD	BLIND
CH	CHAIR
CU	CURTAIN
CT	COOKTOP
DH	DOOR HANDLE
DR	DRAWER
DY	DRYER
DW	DISH WASHER
FR	FRIDGE / FREEZER
FS	FIXED SHELF
LK	LOCKER
MR	MIRROR
MW	MICROWAVE
OV	OVEN
RH	RANGE HOOD
SF	SAFE
TA	TABLE
TL	TABLE LAMP
WM	WASHING MACHINE

SANITARY LEGEND

BS	BASIN
BT	BOTTLE TRAP
CU	SHOWER CURTAIN
FS	FIXED SHELF
FW	FLOOR WASTE
GB	GRAB RAIL
HD	HAND DRYER
HR	HAND RAIL
PAR	TOILET PARTITION
PPB	PUSH PLATE BUTTON
PGW	PLUG & WASTE
HK	ROBE HOOK
SB	SHOWER BENCH
SI	SINK
SCN	SHOWER SCREEN
SR	SHOWER ROSE / HEAD
SD	SOAP DISPENSER
TH	TOILET ROLL HOLDER
TP	TAP / MIXER
TR	TOWEL RAIL
WC	WATER CLOSET

FINISH LEGEND

	FLOOR / WALL TILES / VINYL
	10mm CONCRETE SETDOWN
XX#	FINISHES CODE
-- XX	ELECTRICAL SERVICES
-- XX	FF&E ITEMS

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REVISION NOTE

REV	DESCRIPTION	BY	DATE
A	FINAL ISSUE	AS & CR	30/7/18
B	FINAL ISSUE	AS	28/9/18

REVISION NOTE

REV	DESCRIPTION	BY	DATE

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a L2, 17 federation rd, newtown nsw 2042
w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

PROJECT ADDRESS:

DRAWING TITLE: KITCHENS DETAILS PLAN & ELEVATIONS

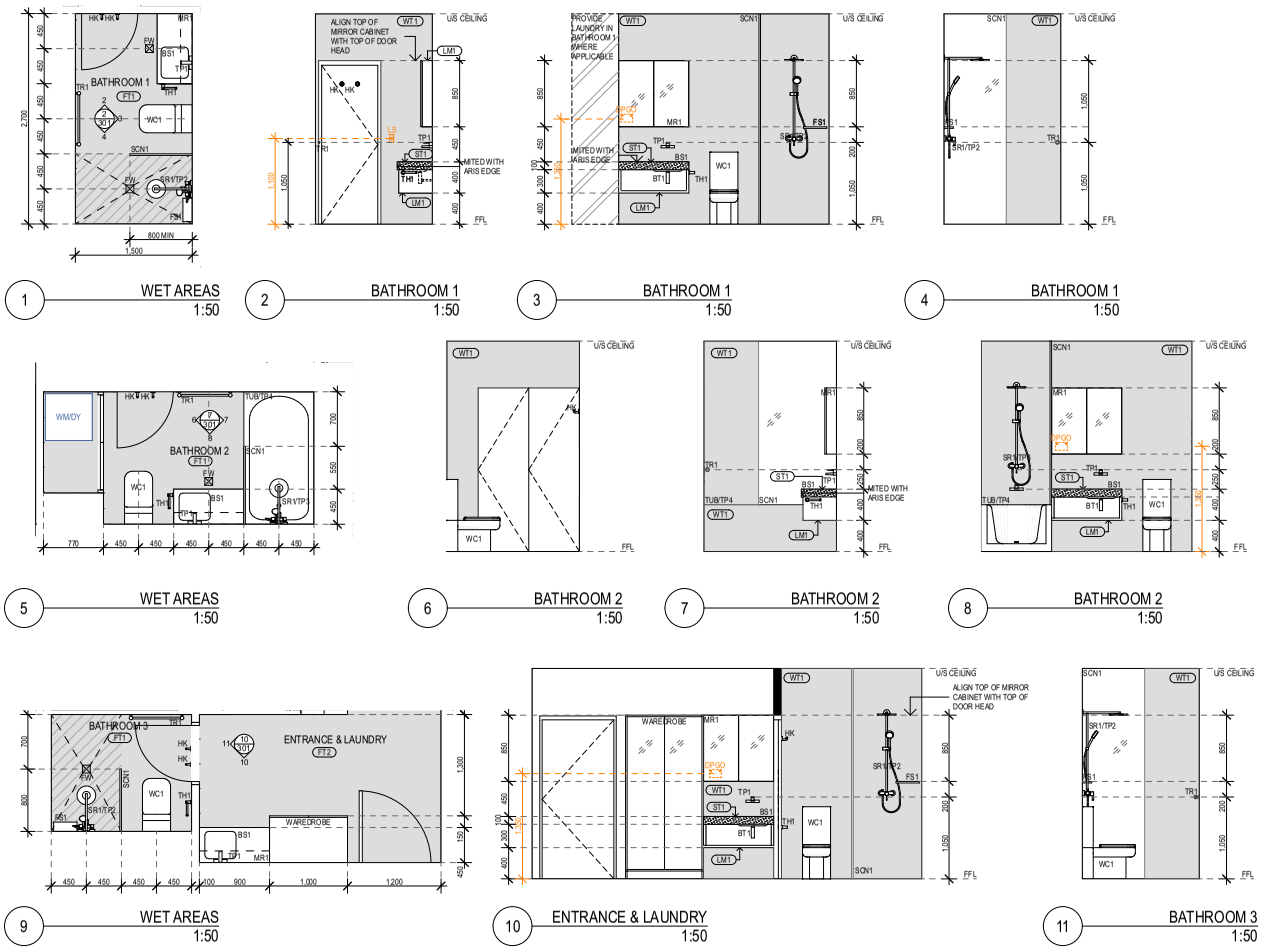
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CHECKED BY:

50 mm ACTUAL
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SCALE: 1:50, 1:5 @ A3

A (doc) | REPORT (stage) | 300 (dwg no) | B (revision)



FF&E / JOINERY LEGEND

AS	AJUSTABLE SHELF
BIN	WASTE BIN
BLD	BLIND
CH	CHAIR
CU	CURTAIN
CT	COOKTOP
DH	DOOR HANDLE
DR	DRAWER
DY	DRYER
DW	DISH WASHER
FR	FRIDGE / FREEZER
FS	FIXED SHELF
LK	LOCKER
MR	MIRROR
MW	MICROWAVE
OV	OVEN
RH	RANGE HOOD
SF	SAFE
TA	TABLE
TL	TABLE LAMP
WM	WASHING MACHINE

SANITARY LEGEND

BS	BASIN
BT	BOTTLE TRAP
CU	SHOWER CURTAIN
FS	FIXED SHELF
FW	FLOOR WASTE
GB	GRAB RAIL
HD	HAND DRYER
HR	HAND RAIL
PAR	TOILET PARTITION
PPB	PUSH PLATE BUTTON
PGW	PLUG & WASTE
HK	ROBE HOOK
SB	SHOWER BENCH
SI	SINK
SCN	SHOWER SCREEN
SR	SHOWER ROSE / HEAD
SD	SOAP DISPENSER
TH	TOILET ROLL HOLDER
TP	TAP / MIXER
TR	TOWEL RAIL
WC	WATER CLOSET

FINISH LEGEND

	FLOOR / WALL TILES / VINYL
	10mm CONCRETE SETDOWN
XXW	FINISHES CODE
– – XX	ELECTRICAL SERVICES
– – XX	FF&E ITEMS

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w mostaghim.com.au
e info@mostaghim.com.au
p 02 9557 2002

NORTH POINT

CLIENT: PUNT HILL

PROJECT ADDRESS:

PROJECT TITLE: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

DRAWING TITLE: BATHROOMS DETAILS PLAN & ELEVATIONS

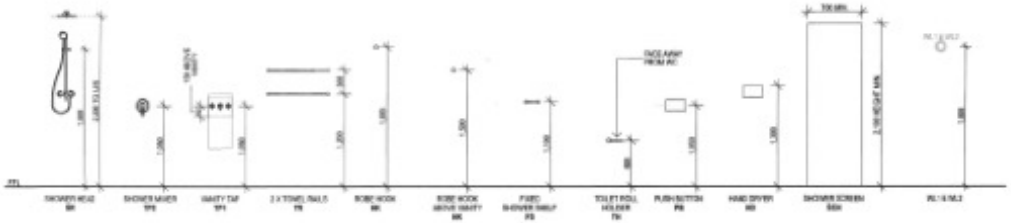
DRAWN BY: AS & CR | CHECKED BY: AM

50 mm ACTUAL

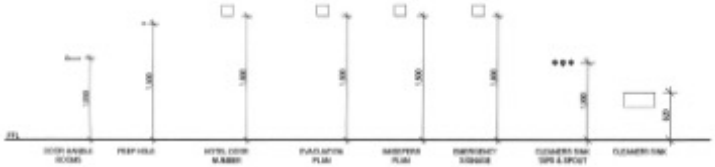
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SCALE: 1:50 @ A3

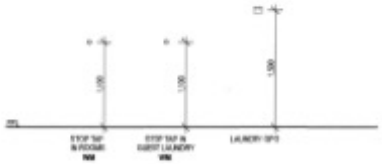
A (size) | REPORT (drgtn) | 301 (drgno) | A (revision)



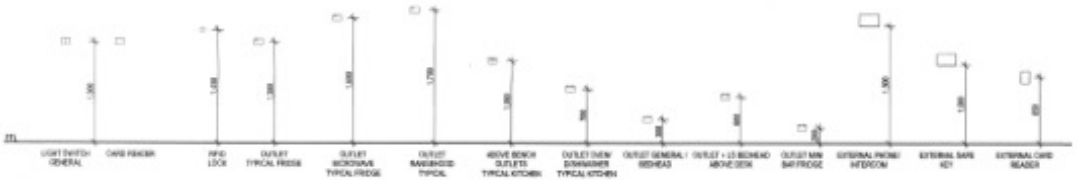
1 LINE OF HEIGHTS BATHROOM
1:50



2 LINE OF HEIGHTS GENERAL
1:50



4 LINE OF HEIGHTS LAUNDRY-HOTEL ROOM
1:50



3 LINE OF HEIGHTS GENERAL
1:50

SANITARY LEGEND

BS	BASIN
BT	BOTTLE TRAP
FS	FIXED SHELF
FW	FLOOR WASTE
GB	GRAB RAIL
HD	HAND DRYER
HR	HAND RAIL
MR	MIRROR
PB	PUSH PLATE BUTTON
RH	ROBE HOOK
SI	SINK
SCN	SHOWER SCREEN
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SD	SOAP DISPENSER
TD	TOWEL DISPENSER
TH	TOILET ROLL HOLDER
TP	TAP / MIXER
TR	TOWEL RAIL
UR	URINAL
WC	WATER CLOSET

RCP / ELECTRICAL LEGEND

AC	AIR CONDITIONER
BH	BULKHEAD
CH	CEILING HEIGHT
DL	DOWN LIGHT
PD	PENDANT
WL	WALL LIGHT
EH	EXHAUST FAN
FB	FLOOR BOX
	SINGLE GPO
	DOUBLE GPO
	LIGHT SWITCH
	DATA POINT
	CARD READER
	CURTAIN
	LED

FINISH LEGEND

- EXTENT OF FLOOR TILES (IF USED)
- FINISHES CODE
- ELECTRICAL SERVICES
- FF&E ITEMS

NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PUNT HILL DEVELOPERS BRIEF
- THESE DRAWINGS ARE TO REPRESENT A GENERAL DESIGN INTENT AND ARE NOT TO BE USED FOR THE PURPOSE OF TENDER OR CONSTRUCTION
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING A FULL SET OF DOCUMENTATION THROUGH THEIR DESIGN CONSULTANT TEAM TO BE APPROVED BY PUNT HILL
- DIMENSIONS SHOWN ARE TO APPROXIMATE ONLY
- THE DEVELOPER IS RESPONSIBLE FOR DESIGNING & CONSTRUCTING ACCESSIBLE / PWD/ AMBULANT ROOMS, BATHROOMS & KITCHEN FACILITIES TO COMPLY WITH ALL RELEVANT STANDARDS

** IF LOCATED IN ACCESSIBLE ROOM/ AREA DEVELOPER TO ENSURE ALL SWITCHES/ OUTLETS, SANITARY ITEMS, FIXTURES & FITTINGS TO COMPLY WITH CURRENT AS1428

NOTE

REVISION NOTE

REV	DESCRIPTION	BY	YYMMDD
A	ISSUE FOR DEVELOPER BRIEF		

REVISION NOTE

REV	DESCRIPTION	BY	YYMMDD

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CLIENT: PUNT HILL

PROJECT: PUNT HILL SERVICED APARTMENTS DEVELOPERS BRIEF

DRAWING TITLE: LINE OF HEIGHTS

DRAWN: AS & CR

CHECKED: AM

50 mm ACTUAL

SCALE: 1:50 @ A3

A REPORT