

AMENDMENTS:		
19.08.18	A	ISSUE FOR DA APPROVAL
Document Set ID: 8256688		
Version: 1, Version Date: 26/06/2018		

Proposal for:

NEW CAFE / PIZZA BAR - TENANCY 9

LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW

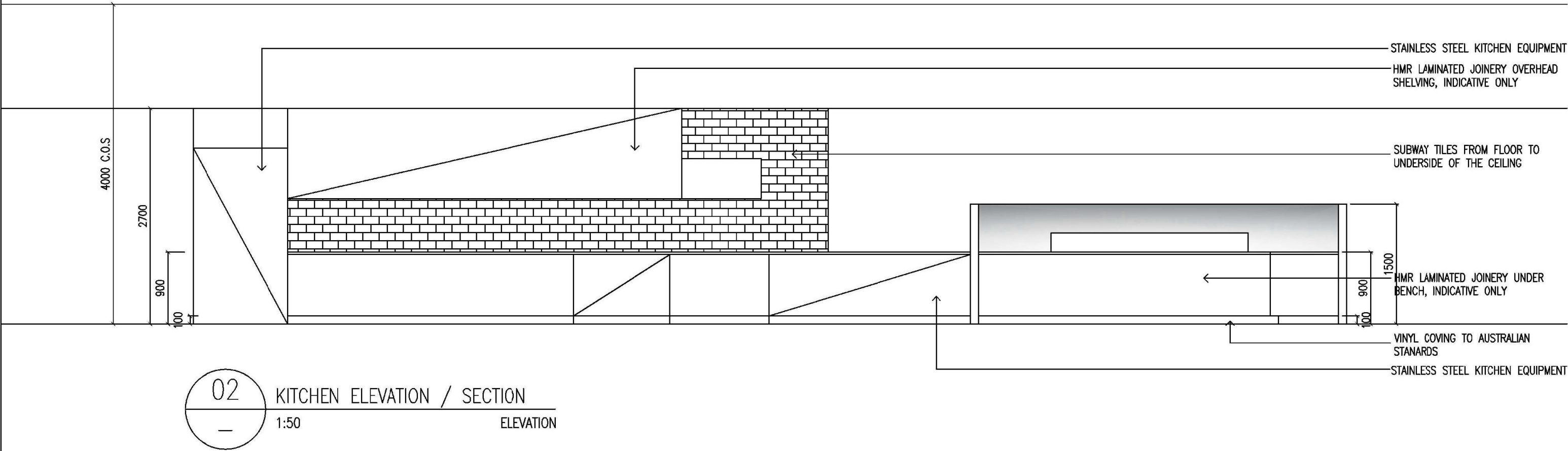
KITCHEN ELEVATION / SECTION - EL01

JOB NO.:0318 DATE: JUNE 18 SCALE: 1:50@ A3

DISEGNO-marco

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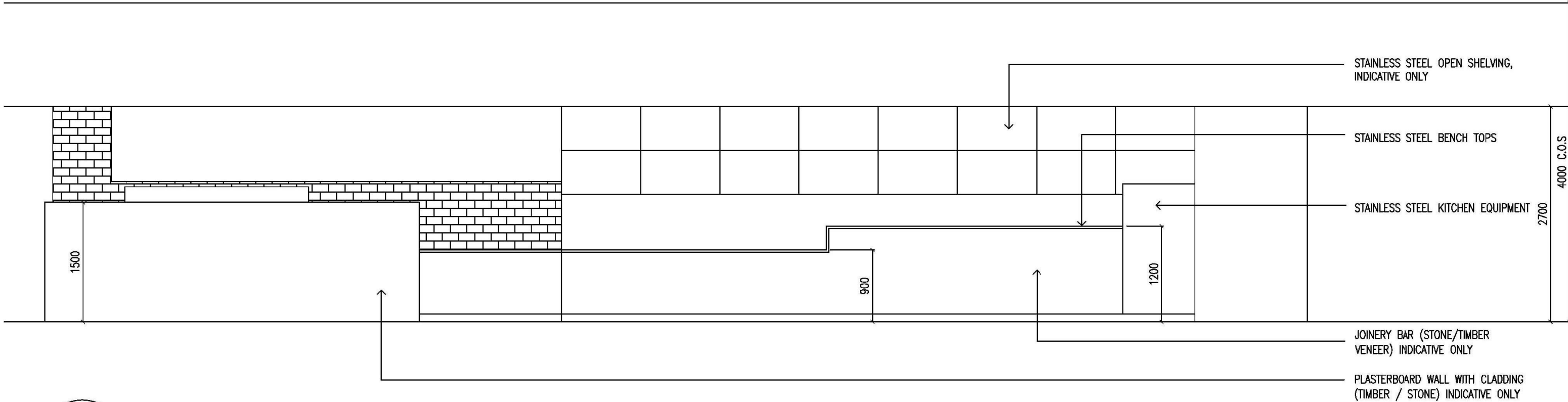


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Proposal for:  
**NEW CAFE / PIZZA BAR - TENANCY 9**  
LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW  
**KITCHEN ELEVATION / SECTION - EL02**  
**JOB NO.:0318 DATE: JUNE 18 SCALE: 1:50@ A3**

**DISEGNO-marco**  
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03

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BAR ELEVATION / SECTION

1:50

ELEVATION

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NEW CAFE / PIZZA BAR - TENANCY 9

LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW

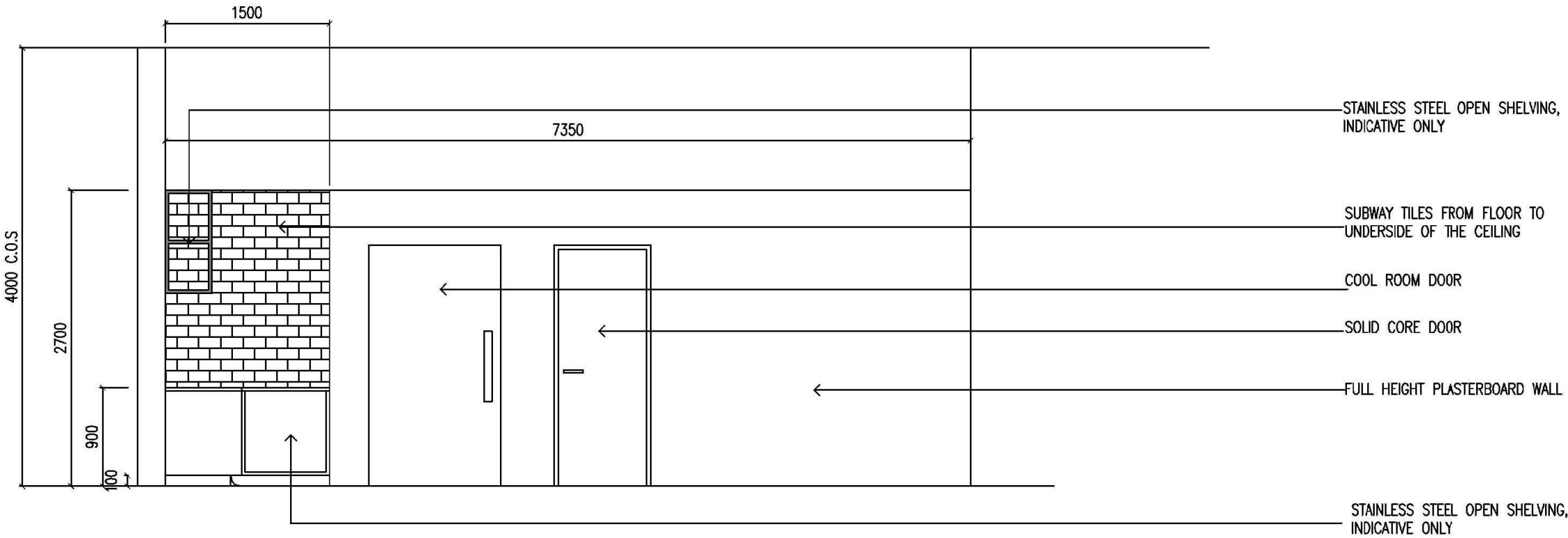
BAR ELEVATION / SECTION - EL03

JOB NO.:0318 DATE: JUNE 18 SCALE: 1:50@ A3

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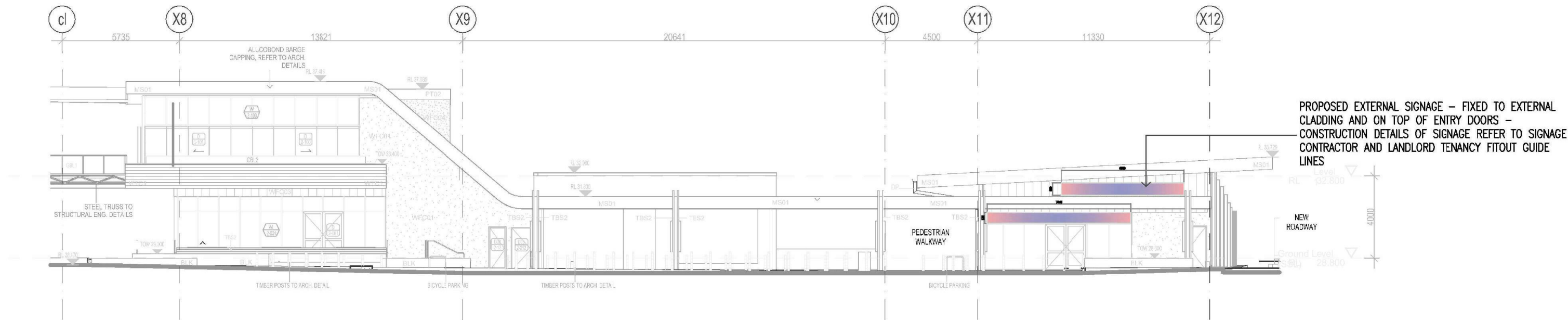
04 KITCHEN ELEVATION / SECTION  
— 1:50 ELEVATION

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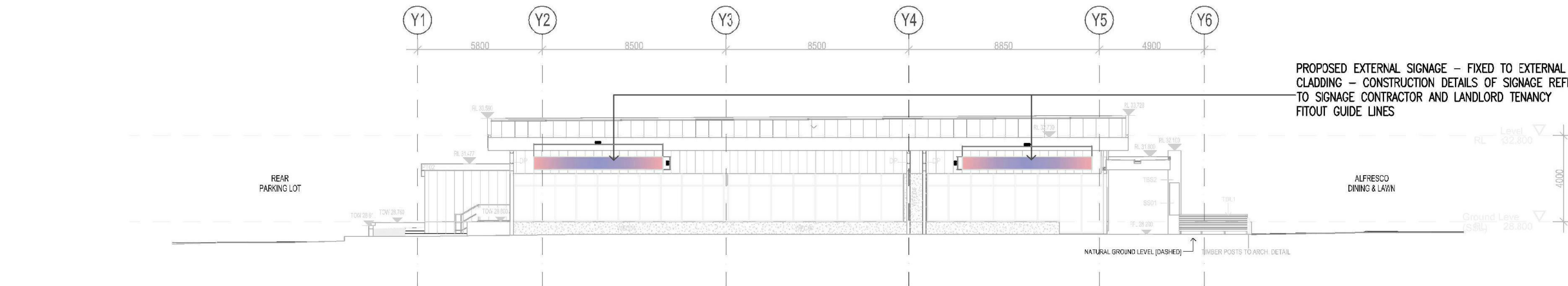
Proposal for:  
**NEW CAFE / PIZZA BAR - TENANCY 9**  
LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW  
**KITCHEN LAYOUT PLAN - EL04**  
**JOB NO.:0318 DATE: JUNE 18 SCALE: 1:50@ A3**

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02  
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1:200  
ELEVATION



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1:200  
ELEVATION

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Proposal for:  
**NEW CAFE / PIZZA BAR - TENANCY 9**  
LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW  
**EXTERNAL ELEVATIONS AND PROPOSED SIGNAGE - EL05**  
JOB NO.:0318 DATE: JUNE 18 SCALE: 1:200@ A3

**DISEGNO-marco**  
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GENERAL NOTES

THIS SHEET MUST BE CIRCULATED WITH ALL ISSUED DOCUMENTATION.

THE INFORMATION CONTAINED WITHIN THIS DOCUMENTATION IS TO THE BEST OF OUR KNOWLEDGE ACCURATE AND CORRECT. HOWEVER ALL INFORMATION IS INDICATIVE AND EXACT DIMENSIONS, SPECIFICATIONS, AND OTHER RELEVANT INFORMATION SHOULD BE SOUGHT FROM THE APPROPRIATE SOURCE.

IF IN DOUBT ASK.

IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO COORDINATE ALL SUBTRADES TO ENSURE DETAILS PERFORM AS INTENDED. IT IS ALSO THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO COORDINATE ALL PROPRIETARY ITEMS TO ENSURE DETAILS PERFORM AS INTENDED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE EXACT STRUCTURAL DETAILS AND SECURE STRUCTURAL ENGINEER'S CERTIFICATION FOR ALL STRUCTURAL WORKS INCLUDING (BUT NOT LIMITED TO) GLAZING, SIGNAGE, HANGING FIXTURES AND ALL BUILT ELEMENTS.

IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO SECURE ALL REQUIRED CERTIFICATIONS TO ENABLE RELEASE OF THE OCCUPATION CERTIFICATE. IT IS ALSO THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO CORRESPOND WITH THE COUNCIL OR PRINCIPLE CERTIFYING AUTHORITY AS REQUIRED TO SECURE THE RELEASE OF THE OCCUPATION CERTIFICATE.

ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION - DO NOT SCALE.

CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER,DATA,COMMUNICATION REQUIREMENTS ARE APPROPRIATE AND ACCESSIBLE. CONTRACTOR TO LIAISE WITH THIRD PARTY SUPPLIERS TO CONFIRM EXACT REQUIREMENTS.

CONTRACTOR TO ENSURE CONSISTENCY BETWEEN SIMILAR MATERIALS IS MAINTAINED. CONTRACTOR TO NOTIFY DESIGNER/CLIENT OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURE/CONSTRUCTION.

CONTRACTOR TO CONFIRM STABILITY AND FEASIBILITY OF ALL UNITS/COMPONENTS PRIOR TO MANUFACTURE.

IF IN DOUBT OF SUPPLY RESPONSIBILITY ALLOW FOR BY SHOPFITTER AND SEEK CLARIFICATION.

FOR FINISHES SPECIFICATIONS REFER TO FINISHES SCHEDULE.

DESIGNER/ CLIENT TO APPROVE ALL CONTRACTORS DETAILED DRAWINGS AND SET OUT PRIOR TO CONSTRUCTION.

CONSTRUCTION SHALL BE OF CONTRACT QUALITY. ANY COST VARIATIONS MUST BE APPROVED BY CLIENT PRIOR TO EXECUTION BY SHOPFITTER.

NON APPROVED COST VARIATIONS WILL NOT BE MET.

ANY AS BUILT DRAWING REQUIREMENT IS TO BE MET BY MAIN CONTRACTOR.

ALL PIPES, CONDUITS AND REFRIGERATION CONDENSATE PIPES SHOULD BE CONCEALED OUT OF CUSTOMER SITE AND SHOULD BE CHASED IN WALLS, FLOORS, PLINTHS OR CEILINGS AND COMPLY WITH ALL REQUIRED STANDARDS.

WHERE FITTINGS ARE BUTT JOINED TOGETHER THEY MUST BE SEALED TO ELIMINATE ANY CAVITIES OR CREVICES. ALTERNATIVELY A CLEAR SPACE OF AT LEAST 75MM IS TO BE PROVIDED BETWEEN FITTINGS.

SHOPFITTER TO PROVIDE APPROPRIATE & APPROVED CUTOUTS IN BENCHING AND FIXTURES AS REQUIRED TO ALLOW FOR CABLE ACCESS.

ALL FITTINGS, MECHANISMS & EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS & INSTRUCTIONS.

SHOPFITTER SHALL REQUEST TO BE FREE ISSUED WITH EQUIPMENT SUCH AS POS EQUIPMENT ETC TO ENSURE FIXTURES ARE MANUFACTURED TO SUIT.

UNLESS NOTED OTHERWISE ALL FIXINGS ARE TO BE CONCEALED. CONTRACTOR TO ENSURE SAFETY, STABILITY AND SUITABILITY OF ALL CONSTRUCTION AND FIXINGS.

GENERAL BCA COMPLIANCE

ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA), ALL RELEVANT AUSTRALIAN STANDARDS, THE CODE FOR THE FITOUT OF FOOD PREMISES, STATUTORY REGULATIONS, LOCAL AUTHORITY REQUIREMENTS AND ALL CONDITIONS OF COUNCIL'S OR PCA'S DEVELOPMENT/PLANNING CONSENT AND THE CONDITIONS OF THE CONSTRUCTION CERTIFICATE/BUILDING PERMIT.

ACCESS FOR PEOPLE WITH DISABILITIES TO BE IN ACCORDANCE WITH BCA CLAUSE PART D3 AND AS1428.1

ALL WORK TO COMPLY WITH BCA PART C1 FIRE RESISTANCE AND STABILITY. FIRE INDICES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH SPECIFICATIONS C1.10 AND C1.10A OF THE BUILDING CODE OF AUSTRALIA.AT COMPLETION OF THE PROJECT CERTIFICATES ARE TO BE SUBMITTED BY THE CONTRACTOR DETAILING COMPLIANCE WITH THIS SPECIFICATION.

OPENINGS IN FLOORS, SHAFTS, OPENINGS FOR SERVICE INSTALLATIONS, AND CONSTRUCTION JOINTS WILL BE PROTECTED IN ACCORDANCE WITH C3 OF THE BCA. ALL FLOOR PENETRATIONS TO BE TREATED IN ACCORDANCE WITH CLAUSE C3.15 OF THE BUILDING CODE OF AUSTRALIA IN ORDER TO MAINTAIN THE FIRE RESISTANCE LEVEL OF THE EXISTING FLOOR. ALL OPENINGS TO BE VERMIN PROOF.

THE PROVISIONS FOR EGRESS WILL COMPLY WITH PART D1 OF THE BCA ALL REQUIRED EXIT DOORS WILL HAVE AN UNOBSTRUCTED HEIGHT OF 1,980MM AND AN UNOBSTRUCTED WIDTH OF 800MM IN ACCORDANCE WITH CLAUSE D1.6 OF THE BCA. THE UNOBSTRUCTED WIDTHS IN THE REQUIRED EXITS AND IN THE PATHS OF TRAVEL TO THE REQUIRED EXITS, EXCEPT FOR DOORWAYS, WILL BE NOT LESS THAN 1M.

ALL ELECTRICITY / DISTRIBUTION BOARDS, OR CENTRAL, TELECOMMUNICATION DISTRIBUTION BOARDS LOCATED IN THE PATHS OF TRAVEL, WILL BE ENCLOSED IN NON-COMBUSTIBLE CONSTRUCTION OR A FIRE PROTECTIVE COVERING, WITH DOORS PROVIDED WITH SMOKE SEALS IN ACCORDANCE WITH CLAUSE D2.7 OF THE BCA.

REQUIRED EXIT DOORS WILL BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE HANDED DOWNWARD ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1.2M ABOVE THE FLOOR, IN ACCORDANCE WITH CLAUSE D2.21 OF THE BCA.

SPRINKLER LOCATIONS TO BE ALTERED TO SUIT THE NEW DESIGN AS REQUIRED IN ACCORDANCE WITH BCA CLAUSE E1.5

SMOKE HAZARD MANAGEMENT SYSTEMS TO BE ALTERED TO SUIT THE NEW DESIGN AS REQUIRED IN ACCORDANCE WITH BCA CLAUSE E2.2. AT THE COMPLETION OF THE BUILDING PROJECT, CERTIFICATES CERTIFYING THAT ALL FIRE SAFETY MEASURES HAVE BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIRED STANDARDS TO BE PROVIDED BY SUITABLE QUALIFIED PERSONS.

EMERGENCY LIGHTING TO BE PROVIDED IN ACCORDANCE WITH CLAUSES E4.2 AND E4.4 OF THE BCA AS AS 2293.1 - 2005

EXIT SIGNS AND EMERGENCY LIGHTS TO BE PROVIDED IN ACCORDANCE WITH CLAUSES E4.5, E4.6 AND E4.8 OF THE BCA AND AS 2293.1 - 2005  
EWIS LOCATIONS ARE TO BE ALTERED TO SUIT THE DESIGN AS REQUIRED IN ACCORDANCE WITH BCA CLAUSE E4.9.

VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART F4 OF THE BCA AND AS1668.1-1998 AND AS1668.2 - 1991. ENERGY EFFICIENCY OF AIR CONDITIOING AND VENTILATION TO BE IN ACCORDANCE WITH PART J5 OF THE BCA.

ARTIFICIAL LIGHT AND ENERGY EFFICIENCY TO BE PROVIDED IN ACCORDANCE WITH PART F4.4 AND SECTION J6 OF THE BCA.

HOT WATER SERVICE TO BE PROVIDED IN ACCORDANCE WITH SECTION J7.2 OF THE BCA.

ALL FOOD PRODUCTION AND PREPARATION AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 4674-2004 CONSTRUCTION AND FIT OUT OF FOOD PREMISES.

WALLS CONSTRUCTED IN AND AROUND AREAS OF FOOD STORAGE AND PREPARATION MUST BE OF SOLID CONSTRUCTION WITH IMPERVIOUS FINISHES. EPOXY GROUTS TO BE USED FOR ALL TILED FINISHES. MIN r25mm COVE DETAIL TO BE PROVIDED TO ALL FLOOR TO WALL/PLINTH JUNCTIONS (INCLUDING COOLROOMS).

COOL ROOM PANELS USED MUST BE FIRE RATED. COOL ROOMS TO BE CONSTRUCTED IN ACCORDANCE WITH BCA PART G1.2. TUNDISH POINT TO BE MADE ACCESSIBLE. FLOOR WASTE TO BE PROVIDED WITHIN 1m OF COOLROOM DOOR.

ALL PIPEWORK AND CABLES TO BE FULLY CHASED IN WALLS/FOORS WHERE POSSIBLE. SURFACE MOUNTED PIPEWORK TO BE BRACKET MOUNTED 25mm OFF WALL AS LAST RESORT.

ALL FLOORS TO FALL TO FLOOR WASTES WITH STAINLESS BUCKET TRAPS CONNECTED TO TRADE WASTE.

ALL HAND WASH SINKS TO BE HANDSFREE OPERATION, TEMPERATURE CONTROLLED HOT WATER SUPPLY, LIQUID SOAP AND PAPER TOWEL DISPENSERS AND BIN PROVIDED. HANDWASH SINKS TO BE SEPERATED FROM PREP AND WASH-UP BENCHES, AND LOCATED WITHIN 5m OF ANY FOOD HANDLING AREA.

A SEPERATE PREP SINK TO BE PROVIDED SPECIFICALLY FOR RINSING OF FRESH PRODUCE.

A MINIMUM OF 2 WASH-UP SINKS TO BE PROVIDED UNLESS A DISHWASHER CAPABLE OF WASHING ALL USED UTLENSILS IS PROVIDED, IN WHICH CASE 1 SINK IS REQUIRED.

BCA PART J COMPLIANCE REQUIREMENTS:

**LIGHTING & EQUIPMENT.**  
LED LIGHTING MUST HAVE ELECTRONIC CONTROL GEAR.  
MOTION SENSORS ON LIGHTING CIRCUITS TO STORE AND BACK OF HOUSE ROOMS.  
EMERGENCY AND EXIT LIGHTING ON SEPERATE CIRCUIT.  
ALL EQUIPMENT SPECIFIED MUST MEET MEPS REQUIREMENTS.  
ALL REFRIGERATION IS CERTIFIED WITH A MINIMUM 4 STAR ENERGY RATING.  
INSULATION REQUIRED TO HOT AND COLD FOOD CASES AND WATER HEATERS.  
ALL WHITE GOODS USED TO BE 4 STAR RATING OR HIGHER.  
TIMERS TO LIGHTING AND EQUIPMENT ALLOWING SWITCH-OFF AFTER TRADING HOURS.  
EXTERIOR SIGNAGE TO BE ON SEPERATE CIRCUIT WITH TIMER.  
DIMMING SWITCHES ARE SPECIFIED FOR ALL LIGHTING CIRCUITS WHERE POSSIBLE.

WATER USAGE

PLUMBING ITEMS TO ACHIEVE A HIGH WELS RATING  
6 STAR FOR TAPS AND FLOW CONTROLLERS  
4 STAR FOR DISHWASHING MACHINES.  
4 STAR FOR LAVATORY EQUIPMENT. WATERLESS URINALS WHERE REQUIRED.  
3 STAR SHOWERS  
TRIGGER NOZZLES TO ALL WASH-DOWN EQUIPMENT.  
AIR COOLED ICE MACHINE SUBSTITUTED FOR WATER COOLED WHERE POSSIBLE.  
WATERLESS WOK COOKING SYSTEM SPECIFIED IF REQUIRED.

MATERIALS

GREEN FIRST LAMINEX PRODUCTS SOURCED.  
FSC CERTIFIED TIMBER VENEERS OR TIMBER PRODUCTS SOURCED.  
LOW VOC PRODUCTS (EG. PAINT) SOURCED.  
MDF AND PARTICLE BOARD PROCUSTS MUST BE E0 RATED.  
FIXTURES AND MATERIALS SOURCED AND USED TO MINIMISE WASTAGE.  
HIGH DENSITY POLYETHYLENE MATERIALS SPECIFIED FOR WATER/WASTE PIPE AND CONDUIT.

WASTE & RECYCLING:

MATERIAL WASTAGE TO BE MINIMISED IN FIT-OUT BY SHOPFITTER/CONTRACTOR. LEFT-OVER FIT-OUT MATERIALS ARE TO BE RECYCLED BY SHOPFITTER/CONTRACTOR.

LIGHTING & ELECTRICAL:

SECURITY MONITOR EQUIPMENT & DEVICES TO BE DETERMINED BY CLIENT, ON SITE. SYSTEM TBA BY CLIENT & TO BE INSTALLED BY NOMINATED SECURITY CONTRACTOR (AS NOTED ON **DWG L101**).

PROVIDE CONCEALED FLUSH ACCESS PANELS AS REQUIRED. LOCATION AND DETAIL TO BE APPROVED BY LANDLORD.

CONTRACTOR TO ANGLE ALL LIGHT FITTINGS TOWARD WALL FIXTURES AS INDICATED ON LIGHTING CONSULTANTS PLAN PRIOR TO STORE OPENING.

SMOKE DETECTORS TO BE INSTALLED TO SUIT LIGHTING LAYOUT - BY CENTRE CONTRACTORS. SHOPFITTER TO COORDINATE CENTRE CONTRACTORS.

REFER TO LANDLORDS ENGINEERS DRAWINGS FOR MECHANICAL SERVICES.

REFER TO LANDLORDS FIRE SERVICES ENGINEER FOR SPRINKLER LAYOUT. FIRE PROTECTION SYSTEM TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.

ALL MECHANICAL AND FIFE SERVICES WORKS TO BE INCLUDED IN CONTRACTORS SCOPE. SHOPFITTER TO COORDINATE CONTRACTORS.

RIGID AND FLEXIBLE DUCTWORK TO COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN THE BUILDING CODE OF AUSTRALIA.

EXIT SIGNS AND EMERGENCY LIGHTING TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA - BY CENTRE CONTRACTORS. SHOPFITTER TO COORDINATE CENTRE CONTRACTORS.

ARTIFICIAL LIGHTING TO BE PROVIDED TO ALL ROOMS IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA

NEW SPEAKER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH CLIENTS SPECIFICATION. BY MAIN CONTRACTOR.

CONTRACTOR TO CONFIRM HEIGHT OF CEILING TO TENANCY PRIOR TO CONSTRUCTION OF WORKS AND ADVISE CLIENT OF ANY DISCREPENCIES PRIOR TO CONSTRUCTION.

Proposal for:

NEW CAFE / PIZZA BAR - TENANCY 9

LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW

GENERAL NOTES - GN01

JOB NO.:0318 DATE: JUNE 18 SCALE: NTS@ A3

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ELECTRICAL NOTES

1. NECESSARY APPROVALS  
OBTAIN ALL NECESSARY APPROVALS FOR THE WORKS PRIOR TO COMMENCEMENT AND PAY ALL FEES REQUIRED. ALLOW FOR AND COORDINATE STAGING OF THE WORKS, OUT OF NORMAL HOURS WORK AND POWER INTERRUPTIONS TO THE PROJECT.

2. ELECTRICAL SERVICES LAYOUT  
ACCURACY OF SITE CONDITIONS SHALL BE DETERMINED BY SITE INSPECTION OR BY OTHER MEANS AS REQUIRED PRIOR TO TENDERING. ALL CONTRACTORS ARE REQUIRED TO CONTACT MIMA DESIGN / CLIENT FOR VERBAL BRIEFING CLARIFICATION AND LIAISE WITH MAIN CONTRACTOR TO COORDINATE ANY SITE VISITS.

3. THE WORK  
THE WORK TO BE CARRIED OUT COMPRISES THE SUPPLY, DELIVERY, INSTALLATION, TESTING, COMMISSIONING, WARRANTY AND MAINTENANCE OF THE ELECTRICAL SERVICES FOR THE PROJECT, ALONG WITH ALL MINOR INCIDENTAL WORK ASSOCIATED THERE WITH INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

4. PERFORMANCE DESIGN CRITERIA  
THE SYSTEMS SHALL BE DESIGNED BASED ON THE FOLLOWING PARAMETERS:

4.1 MAXIMUM DEMAND  
IN ACCORDANCE WITH THE AS3000.

4.2 VOLTAGE DROP  
TO ANY POINT IN THE INSTALLATION LESS THAN 5%.  
TO END OF SUBMAINS LESS THAN 3.5%.

4.3 SHORT CIRCUIT FAULT RATING  
DISTRIBUTION SWITCHBOARD BUSBARS AS COMPUTED AT THE INCOMING TERMINATIONS AND LIMITED BY THE PROTECTION DEVICES ON THE MAIN SWITCHBOARD, BUT NOT LESS THAN 18KA RMS FOR 1 SEC.  
DISTRIBUTION SWITCHBOARD FINAL SUBCIRCUIT PROTECTION DEVICES SHALL BE SIZED TO WITHSTAND THE COMPUTED FAULT LEVEL AT THE RESPECTIVE SWITCHBOARD BUT SHALL BE NOT LESS THAN 6KA.

4.4 EMERGENCY AND EXIT LIGHTING  
DESIGNED AND INSTALLED IN ACCORDANCE WITH AS2293.1 AND MAINTAINED IN ACCORDANCE WITH AS2293.2.

4.5 LIGHTING  
STANDARDS: AS1680.1, AS1680.2.0, AS1680.2.1 MINIMUM LLF:0.7 GENERALLY (TRIPHOSPHOR LAMPS)  
ALL WORKS SHALL COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF AT LEAST THE FOLLOWING AUTHORITIES AND ANY OTHERS HAVING JURISDICTION OVER THE WORKS:  
- METROPOLITAN FIRE BRIGADE.  
- RELEVANT BUILDING SURVEYOR.  
- ELECTRICITY SUPPLY AUTHORITIES.  
- ACA.

4.6 LIGHTING FINAL SUB-CIRCUITS  
TOTAL LOAD PER FINAL SUB-CIRCUIT PROTECTED BY 20A CIRCUIT BREAKER & 2.5MM² + E CABLING SHALL BE 3000VA OR AS DETERMINED BY VOLTAGE DROP CALCULATION.  
TOTAL LOAD PER FINAL SUB-CIRCUIT PROTECTED BY 16A CIRCUIT BREAKER & 2.5MM² + E CABLING SHALL BE 2500VA OR AS DETERMINED BY VOLTAGE DROP CALCULATION.  
DIMMERS SHALL BE SIZED TO ACCOMMODATE LUMINAIRE LOADS.

4.7 DEMOLITION, TEMPORARY AND AFTER-HOURS WORKS  
WHERE THE WORKS, INCLUDING IN AREAS ADJACENT THE MAIN WORK AREAS, REQUIRE ALTERATIONS TO EXISTING WIRING, SWITCHBOARDS, COMMUNICATIONS FRAMES, ETC. IN A MATTER SUCH THAT THE EXISTING WIRING AND CIRCUITS ARE SATISFACTORY IN EVERY PARTICULAR.

EXISTING WIRING, CONDUITS, FITTINGS, EQUIPMENT, APPARATUS AND THE LIKE IF ENCOUNTERED, OBSTRUCTED, OR DAMAGED IN THE COURSE OF THE WORK SHALL BE DEALT WITH AS FOLLOWS:

(A) IF TO REMAIN: REPAIR, DIVERT, RELOCATE AS REQUIRED TO ACHIEVE AND EQUIVALENT INSTALLATION AS EXISTING.  
(B) IF TO BE ABANDONED: UNLESS SPECIFIED OTHERWISE, DISCONNECT ELECTRICALLY AND MAKE SAFE, DISMANTLE AND REMOVE IN A NEAT WORKMANLIKE MANNER, CONSISTENT WITH MINIMISING DAMAGE TO SURFACES WHICH WOULD NEED TO BE MADE GOOD.

IN EITHER CASE, TO SATISFY THE AUTHORITIES CONCERNED AND TO APPROVAL AND WITHOUT COST VARIATION TO THE CONTRACT.

4.8 EXIT & EMERGENCY LIGHTING  
REFER TO ELECTRICAL SUB CONTRACTORS DRAWINGS.

4.9 SWITCHING  
THE CONTRACTOR IS REQUIRED TO SUBMIT SCHEMATICS TO THE ARCHITECT FOR REVIEW AND APPROVAL BASED ON THE FOLLOWING DESIGN PARAMETERS:

(A) ALL FITTINGS ARE TO BE SWITCHED/ DIMMED VIA LIKE TYPES I.E. ALL A'S, ALL B'S, ETC.  
(B) TRAINING TO BE PROVIDED TO CLIENTS STAFF IN THE OPERATION OF THE SWITCHING SYSTEM.  
(C) SWITCHING PLATES TO BE LOCATED AS SHOWN ON THE PLANS, PLATES TO BE SUBMITTED FOR APPROVAL AND SHOULD BE SILVER IN COLOUR UNLESS OTHERWISE STATED ON ARCHITECTURAL DRAWINGS.

5. BUILDING PENETRATIONS  
SEAL ALL PENETRATIONS TO BCA C3.15 AND AS3000 REQUIREMENTS.

6. SAMPLES  
SUBMIT SAMPLES OF ALL LUMINAIRES, SWITCHES, DIMMING PLATES, POWER OUTLETS ETC. FOR APPROVAL BY THE ARCHITECT AND CLIENT PRIOR TO ORDERING AND INSTALLATION.

7. REDUNDANT LUMINAIRES & EQUIPMENT  
REDUNDANT LUMINAIRES & EQUIPMENT SHALL BE RETURNED TO CLIENT UNLESS NOTED OTHERWISE. REMOVE REDUNDANT WIRING CAUSED BY ALTERATIONS TO MALL AREAS.

8. EQUIPMENT  
ALL EQUIPMENT SHALL BE NEW UNLESS STATED OTHERWISE. ALL WORK TIMES AND ACCESS SHALL BE COORDINATED WITH THE ARCHITECT AND THE CONSTRUCTION MANAGER.

9. OUTLETS  
ALLOW FOR MOVEMENT OF THE OUTLETS UP TO 2 METRES PRIOR TO INSTALLATION, WITHOUT COST VARIATION.

10. FLOOR CHASING, DRILLING ETC.  
FLOOR CHASING, DRILLING, ETC. SHALL BE CARRIED OUT IN 'OUT OF NORMAL' HOURS TO APPROVAL.

11. RE-COMMISSIONING  
RE-COMMISSION ALL ELECTRICAL SERVICES & DEMONSTRATE SATISFACTORY PERFORMANCE TO APPROVAL. PROVIDE MAINTENANCE AND WARRANTY FOR THE DEFECTS LIABILITY PERIOD SET OUT IN THE CONTRACT.

12. MANUALS AND "AS INSTALLED" DRAWINGS  
3 BUSINESS DAYS BEFORE THE DATE OF PRACTICAL COMPLETION SUPPLY 4 COPIES OF OPERATING SERVICE AND MAINTENANCE MANUALS AND CAD DISK COPIES OF "AS INSTALLED" DRAWINGS. INFORMATION SHALL BE RECORDED GENERALLY IN ACCORDANCE WITH ARCHITECTS STANDARD REQUIREMENTS. MANUALS TO INCLUDE COLOUR COPIES OF ALL LUMINAIRES, LAMP REQUIREMENTS FOR ALL LUMINAIRES, EXPECTED LAMP LIFE AND TRADE PRICE OF LAMP SPECIFIED. ORIGINAL COPIES OF DIMMING MANUALS AND CONTROL PROGRAMS ARE REQUIRED.

13. ALTERNATIVE LUMINARIES/ SWITCHPLATES  
(A) NO ALTERNATIVES WILL BE ACCEPTED WITHOUT THE WRITTEN APPROVAL OF ARCHITECT. COMPANY SUBMITTING ALTERNATIVES FOR REVIEW MUST SUPPLY THE FOLLOWING INFORMATION OR FITTING MAY BE REJECTED WITHOUT REVIEW.  
(B) CALCULATIONS OF FITTING BEING OFFERED INCLUDING CALCULATION OF LUMINAIRES IN THE GENERAL AREA THAT EFFECT THE OVERALL CALCULATION.  
(C) CALCULATIONS MUST BE PROVIDED/ PERFORMED BY AN INDEPENDENT COMPANY WITH NO ASSOCIATION TO THE COMPANY SUBMITTING THE ALTERNATIVE FOR REVIEW OR THE MANUFACTURER OF THE FITTING BEING OFFERED.  
(D) COMPANY OFFERING ALTERNATIVE MAY INCUR CHARGES FROM ARCHITECT AND/ OR ENGINEER FOR THE REVIEW OF LUMINAIRES.  
(E) WORKING SAMPLE MUST BE PROVIDED FOR REVIEW.  
(F) ORIGINAL OR NOTORISED COPIES OF ALL RELEVANT APPROVALS MUST BE PROVIDED, I.E. IP RATING, C-TICK, PHOTOMETRICS, ETC.  
(G) COST SAVINGS MUST BE INCLUDED WITH ANY ALTERNATIVE SUBMISSION INCLUDING UNIT RATE.

SHOULD YOU HAVE QUESTIONS IN RELATIONS TO THE ABOVE SPECIFICATION CONTACT THE NOMINATED LIGHTING CONSULTANT OR MIMA DESIGN.

14. ALL FITTINGS TO BE SUPPLIED AS SPECIFIED.

15. SWITCHBOARDS ARE TO BE INSTALLED IN ACCORDANCE WITH  
BCA-02.7

16. ALL DATA/PHONE CABLING TO BE COMPLETED TO THE AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY (ACMA) CABLING STANDARDS. AS/ACIF S009"2001. ALL CABLING WORK MUST BE PERFORMED OR SUPERVISED BY A PERSON WITH THE APPROPRIATE CABLING PROVIDER REGISTRATION.  
- THIS STANDARD APPLIES TO THE INSTALLATION AND MAINTENANCE OF FIXED OR CONCEALED CABLING OR EQUIPMENT THAT IS CONNECTED, OR IS CONNECTED AS FIXED OR CONCEALED CABLING.  
- ALL CABLING IS TO BE CAT5 E MINIMUM, AND EACH PHONE AND DATA POINT IS TO BE PROVIDED WITH 4 PAIR.

JOINERY NOTES

ALL FIXINGS TO OPEN SHELVES AND CUPBOARDS SHALL BE ALIGNED WITHIN JOINERY & CONCEALED FROM SIGHT IN FINISHED WORKS. VENEERS & LAMINATE FINISHES TO HAVE APPROPRIATE COMPENSATORY MATERIAL TO OTHER SIDE OF BOARD.

SITE SPECIFIC DIMENSIONS TAKE PRECEDENCE OVER STANDARD DETAIL DRAWINGS.

ALL FINISHES TO BE SEALED AGAINST INGRESS OF MOISTURE.

ALL SUBSTRATES TO BE OF A HIGH MOSITURE RESISTANT SPECIFICATION.

ALL JOINERY TO BE RAISED ON STAINLESS STEEL LEGS OF 150mm MINIMUM HEIGHT OR PLACED ON A SOLID FILLED PLINTH WITH r25mm COVE DETAIL TO FLOOR JUNCTION.

ALL HINGES TO BE HEAVY DUTY CONCEALED TYPE UNLESS OTHERWISE NOTED.

AMENDMENTS:		
19.06.18	A	ISSUED FOR DA APPROVAL

Proposal for:

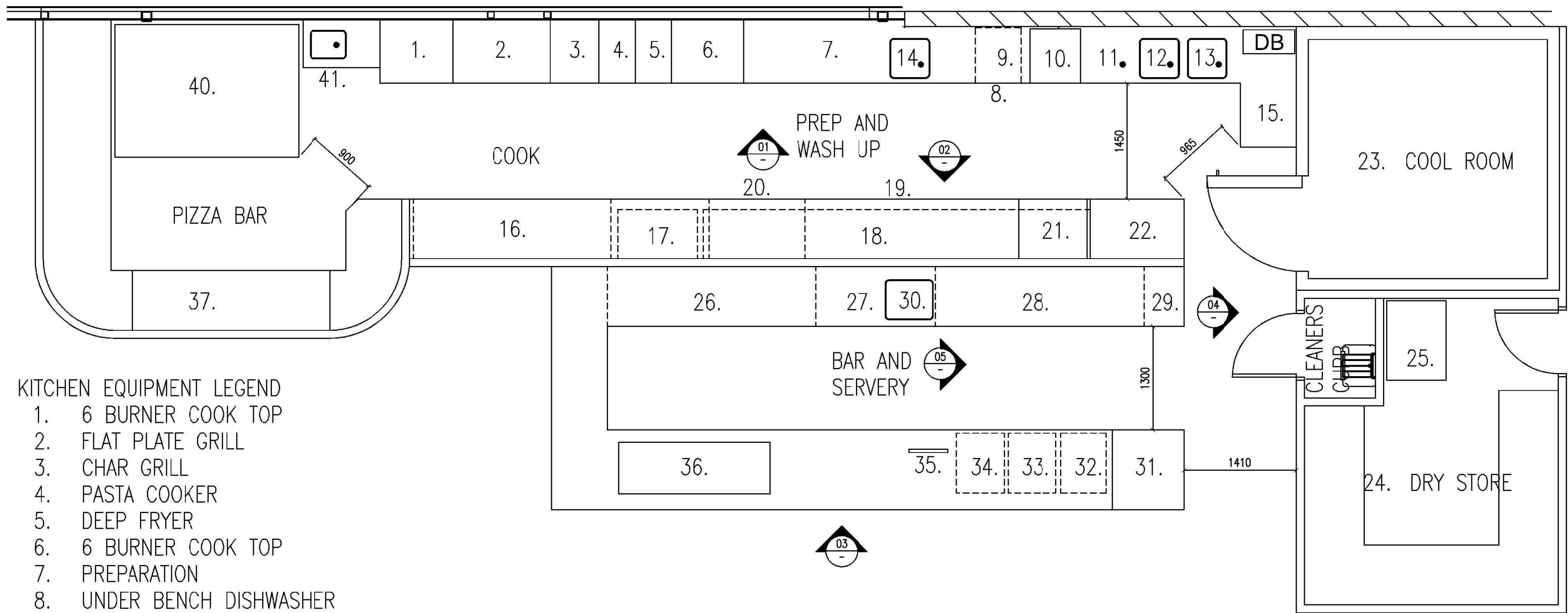
NEW CAFE / PIZZA BAR - TENANCY 9  
LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW

GENERAL NOTES 2 - GN02  
JOB NO.:0318 DATE: JUNE 18 SCALE: NTS@ A3

DISEGNO-marco

2 rawson road, fairfield west - 0414 820 885  
tmtagliavento@optusnet.com.au





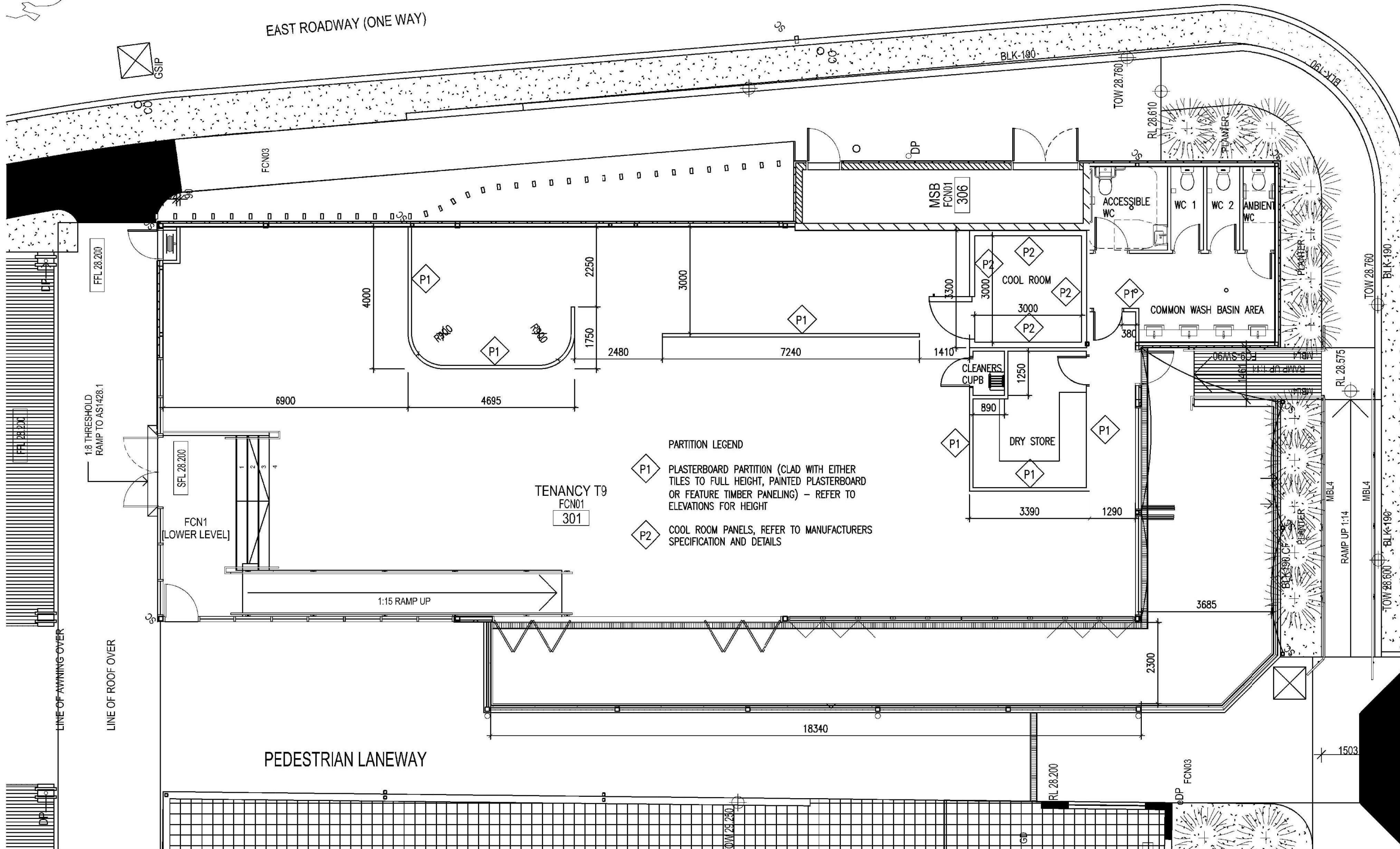
KITCHEN EQUIPMENT LEGEND

- |                               |                            |                         |
|-------------------------------|----------------------------|-------------------------|
| 1. 6 BURNER COOK TOP          | 21. DOUGH MIXER            | 31. CAKE DISPLAY        |
| 2. FLAT PLATE GRILL           | 22. UPRIGHT FREEZER        | 32. GLASS WASHER        |
| 3. CHAR GRILL                 | 23. COOL ROOM              | 33. ICE MACHINE         |
| 4. PASTA COOKER               | 24. STORE ROOM             | 34. ICE MACHINE         |
| 5. DEEP FRYER                 | 25. CHEST FREEZER          | 35. POS                 |
| 6. 6 BURNER COOK TOP          | 26. BAR FRIDGE             | 36. COFFEE MACHINE      |
| 7. PREPARATION                | 27. ICE CREAM FREEZER      | 37. COLD BAR            |
| 8. UNDER BENCH DISHWASHER     | 28. UNDER BENCH BAR FRIDGE | 38. 4 DRAWERS           |
| 9. SINK                       | 29. GLASS RACKS            | 39. 4 DRAWERS           |
| 10. ABOVE BENCH DISHWASHER    | 30. SINK                   | 40. PIZZA CONVEYOR OVEN |
| 11. FLAT SINK                 |                            | 41. HAND WASH UP SINK   |
| 12. SINK                      |                            |                         |
| 13. SINK                      |                            |                         |
| 14. SINK                      |                            |                         |
| 15. DIRTY DISHES BENCH        |                            |                         |
| 16. COLD BAR                  |                            |                         |
| 17. 2 GRILLS WALL MOUNTED     |                            |                         |
| 18. WALL HUNG SHELVEING       |                            |                         |
| 19. PREPARATION AREA          |                            |                         |
| 20. 2 DOOR UNDER BENCH FRIDGE |                            |                         |

AMENDMENTS:		
19.08.18	A	ISSUE FOR DA APPROVAL
Document Set ID: 8256688		
Version: 1, Version Date: 26/06/2018		

Proposal for:  
**NEW CAFE / PIZZA BAR - TENANCY 9**  
LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW  
**KITCHEN LAYOUT PLAN - KLP01**  
JOB NO.:0318 DATE: JUNE 18 SCALE: 1:50@ A3

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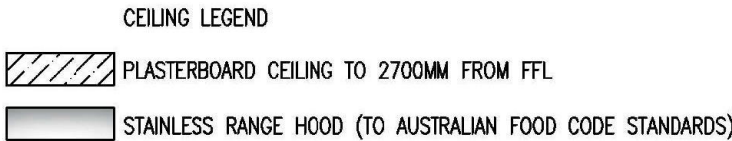


AMENDMENTS:	
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Version: 1, Version Date: 26/06/2018	

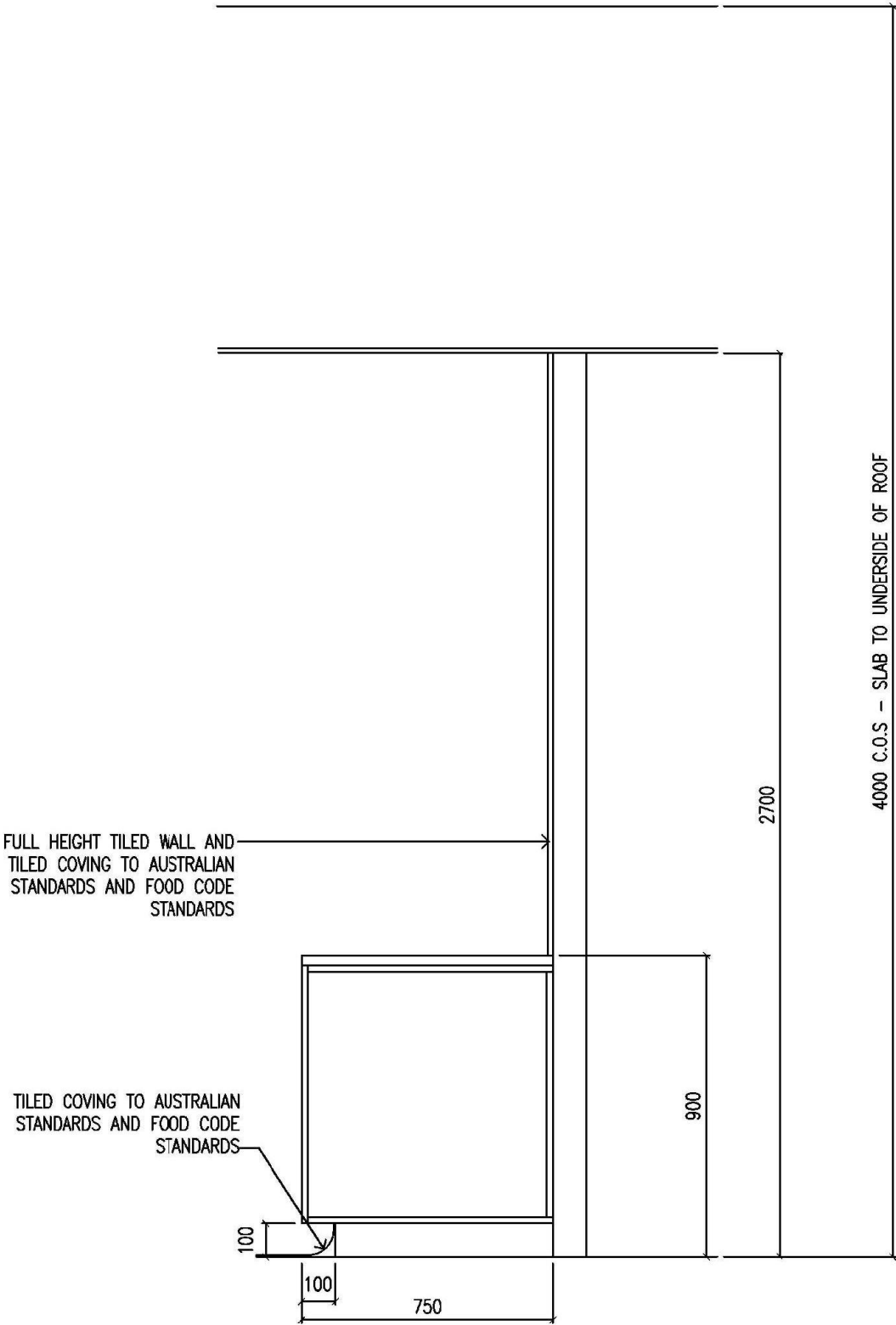
Proposal for:  
**NEW CAFE / PIZZA BAR - TENANCY 9**  
LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW  
**PARTITION PLAN - PP01**  
JOB NO.:0318 DATE: JUNE 18 SCALE: 1:100@ A3

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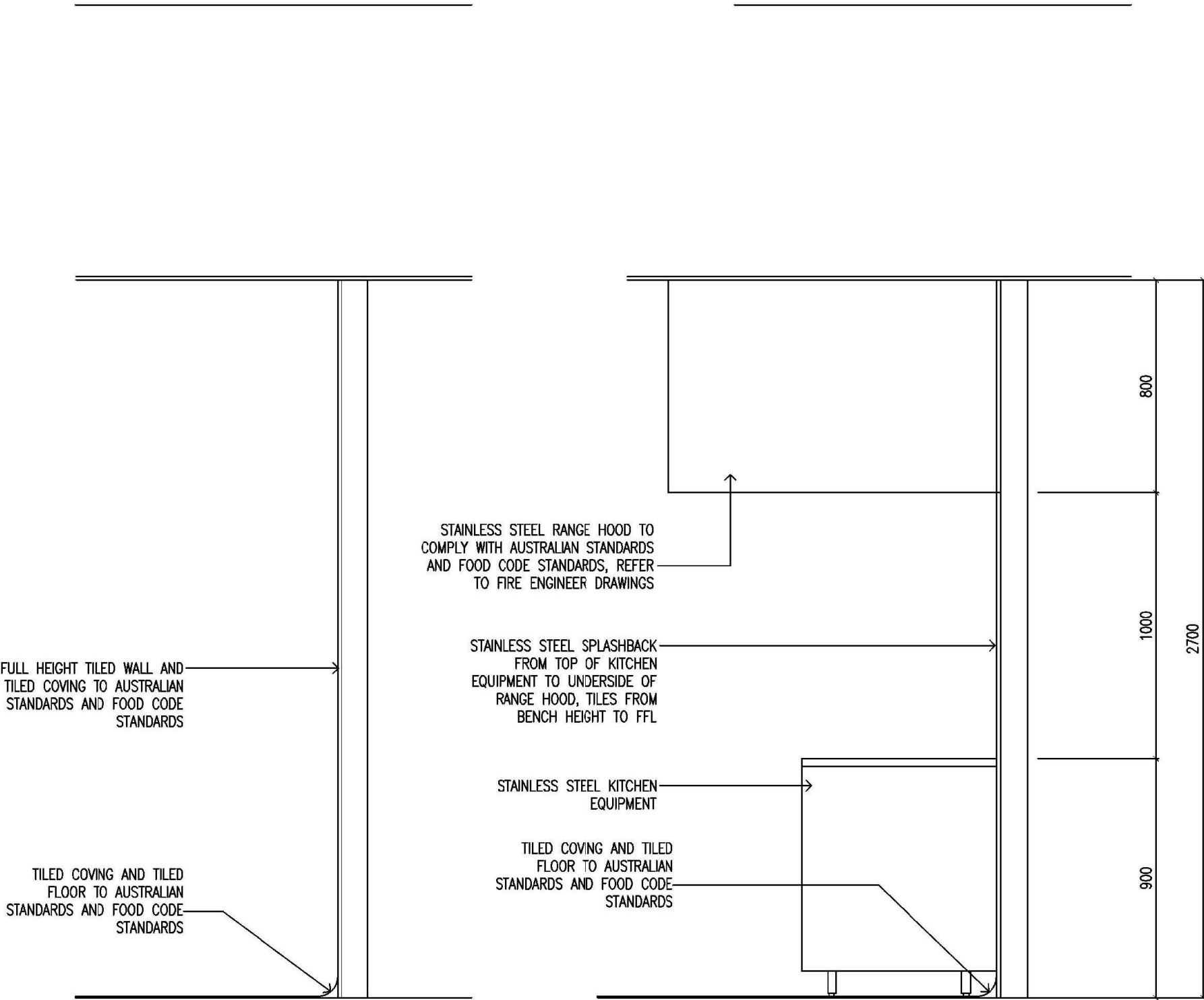




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01  
—  
TYPICAL SECTION – JOINERY  
1:20 SECTION



02  
—  
TYPICAL SECTION – KITCHEN WALLS  
1:20 SECTION

03  
—  
TYP. SEC. – KIT. EQUIP AND RANGE HOOD  
1:20 SECTION

AMENDMENTS:		
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NEW CAFE / PIZZA BAR - TENANCY 9  
LOT 3, 78-88 TENCH AVE, JAMISONTOWN, NSW  
JOINERY AND WALL SECTIONS - SEC01  
JOB NO.:0318 DATE: JUNE 18 SCALE: 1:50@ A3

Proposal for:  
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