

Drawing Schedule

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Shop # 031/030
Stockland Balgowlah

CITY PLAN SERVICES

CDC No. Approved Date:

1 1 1 6 6 7 0 2 MAY 2011

Certifying Authority: Brendan Bennett

Accreditation No: BPB 0027

Working Drawings

ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING OF ANY ITEM. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

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☒ FOR CONSTRUCTION

issue	amendment description	date
C	Design Approval, Lighting Revisions	15/04/11
B	Preliminary Approvals	06/04/11
A	Preliminary Approvals	01/04/11


Design Remedy

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project name and address:

ROBINS KITCHEN

SHOP # 031/030
STOCKLAND
BALGOWLAH NSW

drawing title:

Cover Page

scale @ A3

N/A

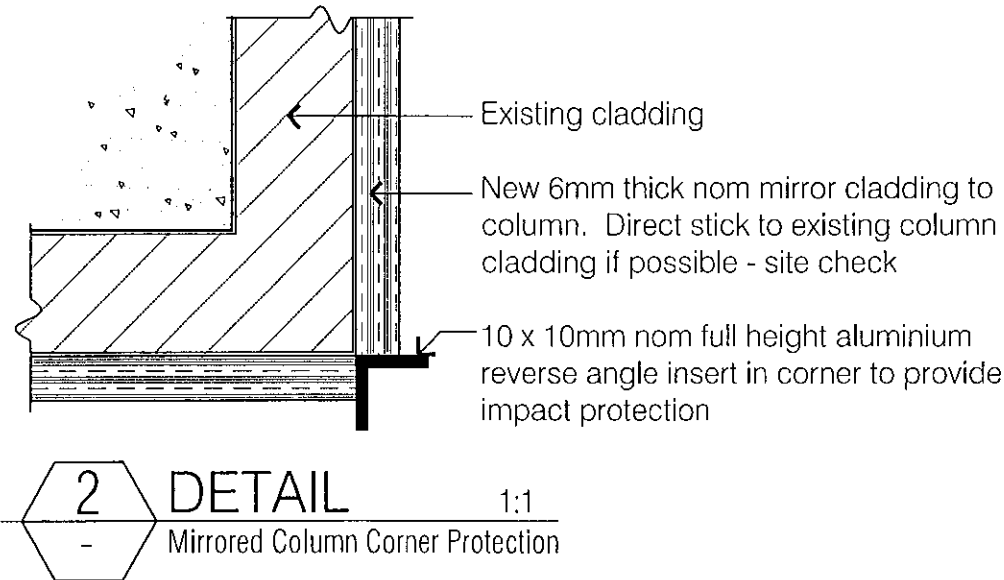
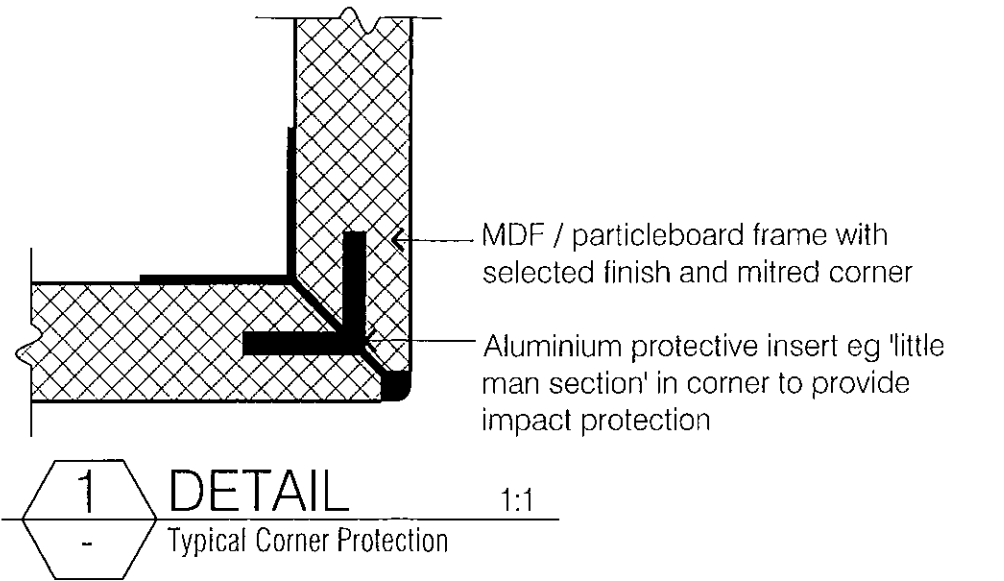
area 107 m² page number 1 OF 14

drawing number issue

GN-01 C

General Notes

- 1. Lessee to check all dimensions and details shown on lease plans prior to construction. Lessor is to be advised of any discrepancies.
- 2. Disabled access is, where required, to comply with AS1428.2:2001, and is to be maintained at all times
- 3. Fire fighting equipment and signage to be provided and to comply with BCA & AS2444. Certificate of Compliance to be obtained.
- 4. All glazing to be selected and installed to accordance with AS1288. Certificate of Compliance to be obtained.
- 5. Shopfront, signage and bulkhead to be supported independently of lessor's ceiling, bulkhead and in-ceiling services. A structural engineer's Certificate of Compliance is to be provided to the lessor on completion of tenancy fitout and prior to opening for trading.
- 6. The lessee to make adequate provision in the within the tenancy fitout for all control and expansion joints within the tenancy.
- 7. Fire sprinklers to be installed in accordance with AS2118. Maintain a minimum clear distance of 500mm below all sprinkler heads. Do not paint sprinkler heads. Any changes to position to be approved prior to construction.
- 8. Lessee's entry floor to finish flush with lessor's mall floor via metal flat bar or similar. No cover strips or the like will be acceptable.
- 9. Flooring finishes to be non-slip as required under AS4586:1999 & AS3661.
- 10. Do not chase or penetrate structural components without liaison with lessor.
- 11. Confirm positions of services prior to construction.
- 12. Fire hazard properties of all materials to comply with C1.10 of the BCA
- 13. Any timber used in the construction of this shop is not to have been sourced from old growth forests
- 14. Note that all carpets, paints and laminates are to be low or no voc.
- 15. All MDF used in the construction of this shop is to be Laminex E1 or E0 MDF.



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project name and address: ROBINS KITCHEN
SHOP # 031/030
STOCKLAND
BALGOWLAH NSW

drawing title: General Notes

scale @ A3
N/A
area 107 m²
page number 2 OF 14
drawing number GN-02
issue C

FINISHES SCHEDULE

<u>2-PAC</u>	
2P1	Dulux 'Hot Lips' 2-pac polyurethane high gloss
2P2	Black high gloss 2-pac polyurethane. Colour to match black gloss laminate
2P3	Dulux 'White on white' 2-Pac polyurethane high gloss

<u>PAINT</u>	
P1	Dulux 'Hot Lips' low sheen acrylic
P2	Black low sheen acrylic. Colour to match black gloss laminate
P3	Dulux 'Lexicon' 1/2 strength' low sheen acrylic - all walls
P31	Dulux 'Lexicon' 1/2 strength' flat acrylic - ceiling only
P32	Dulux 'Lexicon' 1/2 strength' gloss enamel - Reserve Area door

<u>FLOORING</u>	
F1	Existing mall terrazzo ingo to remain
F2	Floating timber flooring. Quick-Step Elegance Range 'Merbau' planks 190mm. Code: UF1032 Approx Area: 65m²
F3	Reserve area. Existing tiles to remain

<u>LAMINATE</u>	
L1	Red Gloss
L1.1	Red Melamine
L2	Black Gloss
L2.1	Black Melamine
L2.2	Black Matt
L3	White Gloss
L3.1	White Melamine
L5	Brushed Silver - joinery

<u>SLATWALL</u>	
All slatwall to have 100mm pitch and clear anodised inserts	
SW1	Red Gloss laminate slatwall panel
SW11	Red Gloss 2-pac slatwall panel (behind counter only)
SW2	Black Gloss laminate slatwall panel
SW3	White Gloss laminate slatwall panel

<u>MISCELLANEOUS FINISHES</u>	
CG1	Colourback glass. Red
CT3	Ceramic Tiles. Gloss white laid brick bond TMW1532 SCMWH6X3PL Colour: white gloss 150 x 75mm Available from 'The Tile Mob' 07 3355 5055
EB	Solid PVC edge band to match adjacent colour.
M	Mirror cladding to column to ASA standards
SC	Solid countertop eg Corian, marble - to be confirmed
SS	1.6mm Linished stainless steel sheet with folded corners - shopfront skirting
T1	Recycled timber slats 120 x 20mm. Mitred corners.
T2	20 x 40mm timber batten on edge. Mitred corners.

SIGNAGE SCHEDULE

S1	Shopfront Sign. Illuminated. 1 only. Sign box 3200mm w x 650mm h x 200mm thick with black gloss Dibond finish to all faces. 350mm high x 30mm thick opal acrylic letters to be individually illuminated with LED lights. 'ROBINS' to have red vinyl face. Shadowline to top. Robin logo to right-hand end. Red breast and squiggle, remainder of logo to be white.
S2	Shopfront Sign. Illuminated. 1 only. Suspended sign box 3500mm w x 650mm h x 200mm thick with black gloss Dibond finish to all faces. 350mm high x 30mm thick opal acrylic letters to be individually illuminated with LED lights. 'ROBINS' to have red vinyl face. Shadowline to top. Robin logo to right-hand end. Red breast and squiggle, remainder of logo to be white.
S3	DELETED
S4	Slogan '...inspiring great home cooking.' (Fixed to timber slat) 1 only. Letters to be 6mm thick black acrylic letters. Lower case letters to be 60mm high. Letters to be direct fixed to timber slat
S5	Slogan '...inspiring great home cooking.' (Shopfront bulkhead) 1 only. Letters to be 6mm thick black acrylic letters. Lower case letters to be 75mm high. Letters to be direct fixed to bulkhead
S6	DELETED
S7	Robin Logo (Red 2-pac backing panel) - Logo to be routed 5mm nom into red 2-pac panel. Bird to be 300mm nom high, including line under bird.
S8	Slogan '...inspiring great home cooking.' (Red 2-pac backing panel behind Counter) 1 only. Letters to be 2mm thick white acrylic. Lower case letters to be 50mm high. Letters to be direct fixed to red 2-pac panel
S9	Point-of-Sale - 'Robins Kitchen' to front face of shrouds. 2 off. Letters to be 2mm thick white acrylic. Lower case letters to be 50mm high. Letters to be direct fixed to red acrylic panel

FIXTURES LEGEND

Baccarat	Display Table supplied by others. 800mm wide x 1800mm long
DTD	Dining Display Table. 750mm wide x 1500mm long x 720mm high. Table + 4 chairs as selected
GU	Gondola Unit . 750mm wide x 1500mm long x 930mm high (note that height includes 100mm dia lockable non-marking castors)
SPU	Salt & Pepper Unit 900mm x 900mm
SW1	2350mm high slatwall panel. Red gloss laminate with 100mm pitch clear anodised inserts
SW2	2350mm high slatwall panel. Black gloss laminate with 100mm pitch clear anodised inserts
TU	Table Unit. 600mm x 750mm
W1	Standard wall units with gloss red laminate slatwall to rear face, adjustable white melamine shelves and black melamine drawer to base. Confirm number of shelves required for each bay with Client
W3	Standard wall units with gloss white laminate slatwall to rear face, adjustable white melamine shelves and black melamine drawer to base. Confirm number of shelves required for each bay with Client
WK	Knife Unit to standard details

CITY PLAN SERVICES

CDC No. 111667

Approved Date: 02 MAY 2011

Certifying Authority: Brendan Bennett

Accreditation No: BPB 0027

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project name and address:	SHOP # 031/030 STOCKLAND BALGOWLAH NSW	scale (to A3) N/A
drawing title:	Schedules & Legends	area 107 m²
		page number 3 OF 14
		issue GN-03 C

LIGHTING LEGEND

SYMBOL	DESCRIPTION	CODE
	GENERAL LIGHTING 70 Watt adjustable recessed metal halide complete with electronic control gear. Trim colour: Silver. Available from Ambience Lighting. Ph: 03 9486 7055	SEDE 180 6011-3 70W G12 x 1
	GENERAL LIGHTING 140 Watt adjustable recessed metal halide complete with electronic control gear. Trim colour: Silver. Available from Ambience Lighting. Ph: 03 9486 7055	SEDE 180 6012-3 70W G12 x 2
	POINT-OF-SALE PENDANTS 'Colander Cluster' low voltage pendants. 5 off 12W compact fluoro pendants at various levels, minimum 2100mm AFFL. Silver colanders suspended on black cords. Fitting to be approved by client and designer prior to installation	
	SHOPFRONT PENDANTS Grater Pendants x 3. 6 off total 12W compact fluoro pendants @ 1800mm AFFL. Interior of silver graters to be painted red and suspended on red cords. Fitting to be approved by client and designer prior to installation	
	EXISTING LIGHTS Clean and relamp using Phillips 10W Master LED 3000K 12V MR16 36° lamps. Available from Ambience Lighting. Ph: 03 9486 7055	
	CONTINUOUS LED STRIP Self-adhesive double LED strip. 2x6W per metre. 3000K Code: IM-R15WW-3S. Power supply: 240VAC input 12VDC 5A output. 60 Watt power supply Available from Ambience Lighting. Ph: 03 9486 7055.	LED: IM-R15WW-3S Power Supply: MI-MP3242

CITY PLAN SERVICES

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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	Ceiling height indicator
	Flush mounted ceiling speakers
	Double GPO at height nominated. Letter denotes colour of colour plate - R=red, B=black, W=white
	Double GPO to be installed on the floor under floor merchandisers. Provide floor chase to points
	Telephone point
	Eftpos point - provide 50mm Ø cable port entry hole
	Data / comms point
	Light switch @ 1200mm AFFL
	EDB - existing location unless otherwise nominated
	Dedicated circuit for motorised roller shutter

NOTE:-

- All electrical items area to be installed in compliance with the BCA & Australian Standards.
- Confirm with client if additional GPO's are required.
- Existing GPO's to be reused wherever possible.
- Shopfitter is to ensure that amperage to all GPO's is adequate for equipment.
- Shopfitter to allow for cable ports in counter to access GPO's as required. Colour of ports to match counter joinery colour.
- Confirm with lessor prior to chasing floor slab or drilling core holes to determine structural limitations on size and location of chases where applicable.
- Manual exit chain to be installed to motorised roller shutter

LIGHTING NOTES:-

- All fittings to have # 830 Warm White lamps
- Lighting to comply with AS 3000 & Electrical Safety Act 2002.
- Lighting to comply with BCA 2009 Part J6.2 Lighting.
- Shopfront lighting to be separately switched to a timer programmed to centre hours.
- Reserve Area lights to be on separate circuit.
- Install a motion sensor in Reserve Area.
- Note that store manager is to be made aware that energy consumption figures need to be issued to centre management monthly.
- All fluorescent lamps for lighting and signage to have electronic ballasts.
- Positions of new lights to be dictated by existing on-site services ie sprinklers & air con registers. Check on site prior to installation.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	Sprinkler
	Air conditioning registers
	Return air grille
	Access panels must be flush mounted frameless type

NOTE:-

- Any positions nominated on drawings are indicative only - site check.
- Trim colour to be white
- Registers are to be installed / relocated to mechanical engineer details.
- Ceiling access panels (not shown) must be flush fitting with allen key locks. All fixings & fittings to be concealed.
- Shopfitter to contact the centre's nominated mechanical contractor to review any alterations required to suit tenant layout. Each tenancy fitout is to provide a mechanical certificate from the centre's contractor prior to the commencement of trade
- Fire sprinklers to be installed to satisfy AS2118.
- Ewis speakers to be installed to satisfy AS2118 (if required)
- Fire extinguisher to be installed in accordance to ASA standards.
- Shopfitter to contact centre's nominated fire contractor to review the alterations required to suit tenant layout. Each tenancy fit out is to provide a fire certificate from the centre's contractor prior to commencement of trade.

EMERGENCY LIGHTING LEGEND

SYMBOL	DESCRIPTION
	Illuminated slimline 'Running Man' emergency exit sign to be installed to Australian Standards. New exit signs are to be edgelit blade type not acrylic box.
	Emergency lighting eg Spitfire to be installed to Australian Standards.

NOTE:-

- Positions nominated on drawings are indicative only - to be determined by appropriate authority.
- Exit lights and emergency lights are to be on separate circuit and have a test switch

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B	Preliminary Approvals	06/04/11
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Design Remedy

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project name and address:
ROBINS KITCHEN

SHOP # 031/030
STOCKLAND
BALGOWLAH NSW

drawing title:

Ceiling Legends & Schedules

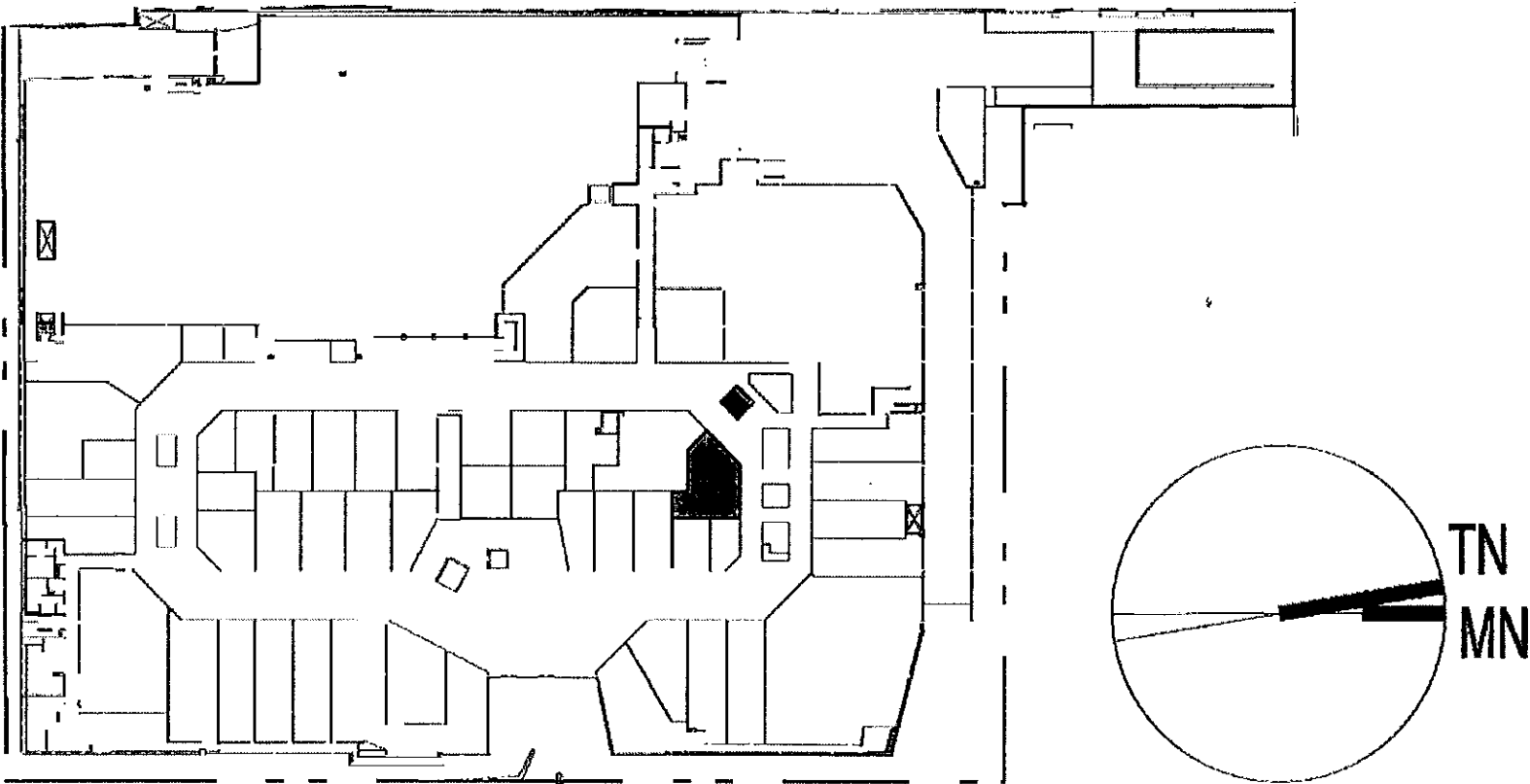
scale @ A3

N/A
area 107 m² page number 4 OF 14
drawing number issue

GN-04 C

ZONE 4 TENANCY 06

Location Key



CITY PLAN SERVICES	
CDC No.	Approved Date:
111667	02 MAY 2011
Certifying Authority:	Brendan Bennett
Accreditation No:	BPB 0027

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Issue	amendment description	date

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Design Remedy

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M 0123 596 661 T 07 5514 0406

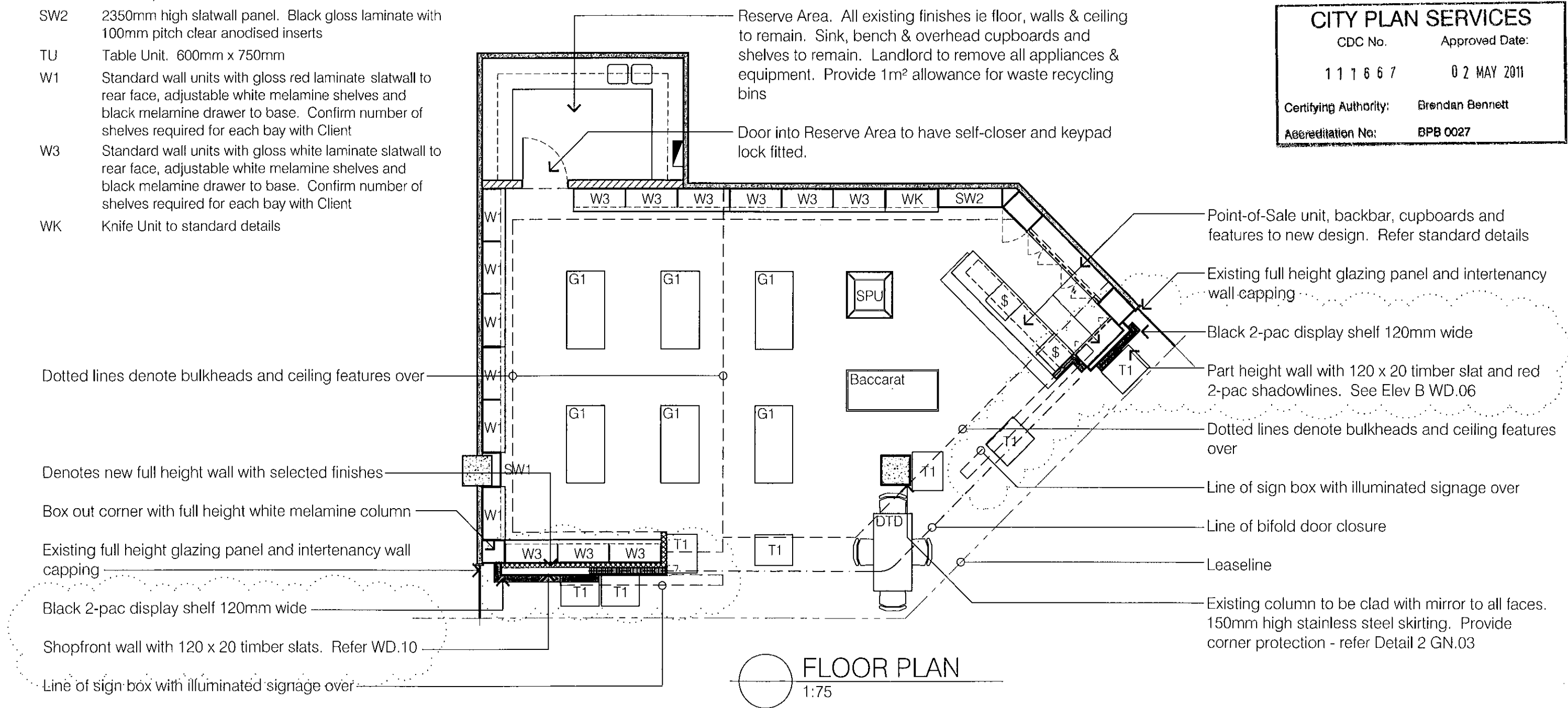
F 07 5514 0740 E retailresq@bigpond.com

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project name and address:	SHOP # 031/030 STOCKLAND BALGOWLAH NSW	scale @ A3 N/A
drawing title:	Location Plan	area 107 m ²
		page number 5 OF 14
		drawing number WD-01 C

FIXTURES LEGEND

- Baccarat Display Table supplied by others. 800mm wide x 1800mm long
- DTD Dining Display Table. 750mm wide x 1500mm long x 720mm high. Table + 4 chairs as selected
- GU Gondola Unit . 750mm wide x 1500mm long x 930mm high (note that height includes 100mm dia lockable non-marking castors)
- SPU Salt & Pepper Unit 900mm x 900mm
- SW1 2350mm high slatwall panel. Red gloss laminate with 100mm pitch clear anodised inserts
- SW2 2350mm high slatwall panel. Black gloss laminate with 100mm pitch clear anodised inserts
- TU Table Unit. 600mm x 750mm
- W1 Standard wall units with gloss red laminate slatwall to rear face, adjustable white melamine shelves and black melamine drawer to base. Confirm number of shelves required for each bay with Client
- W3 Standard wall units with gloss white laminate slatwall to rear face, adjustable white melamine shelves and black melamine drawer to base. Confirm number of shelves required for each bay with Client
- WK Knife Unit to standard details



CITY PLAN SERVICES

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FLOOR PLAN
1:75

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project name and address:
ROBINS KITCHEN
SHOP # 031/030
STOCKLAND
BALGOWLAH NSW

drawing title:
Floor & Fixtures Plan

scale @ A3
1:75
area
107 m²
page number
6 OF 14
drawing number
WD-02 C
issue

• SITE CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION

• ALL PAGES TO BE READ IN CONJUNCTION WITH GN.03 FOR FINISHES SCHEDULE

• APPROXIMATE AREA SUMMARIES:

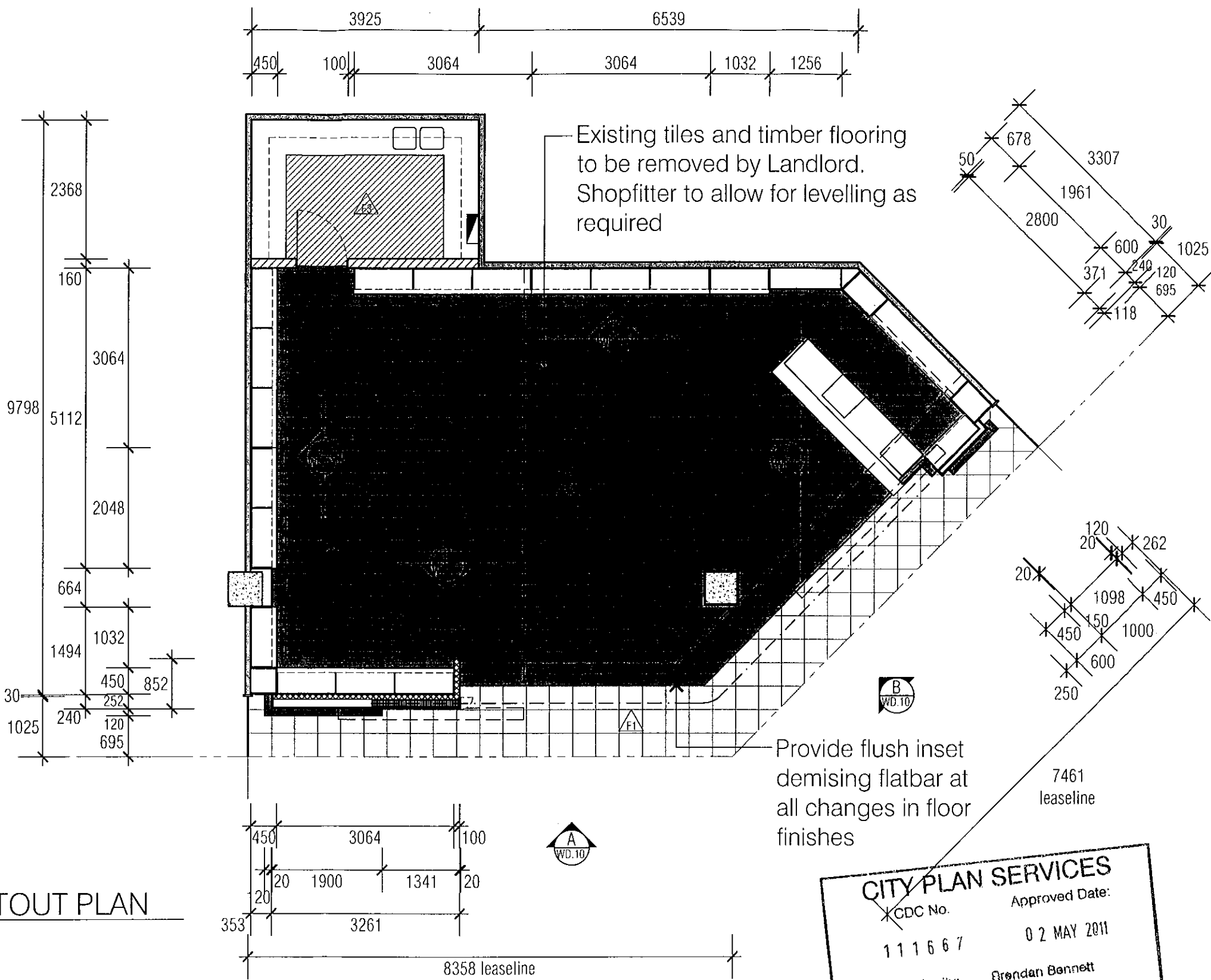
Sales Area: 94.4m²
Reserve Area: 9.3m²
Total Area: 107m²

• APPROXIMATE FLOORING AREA SUMMARIES:

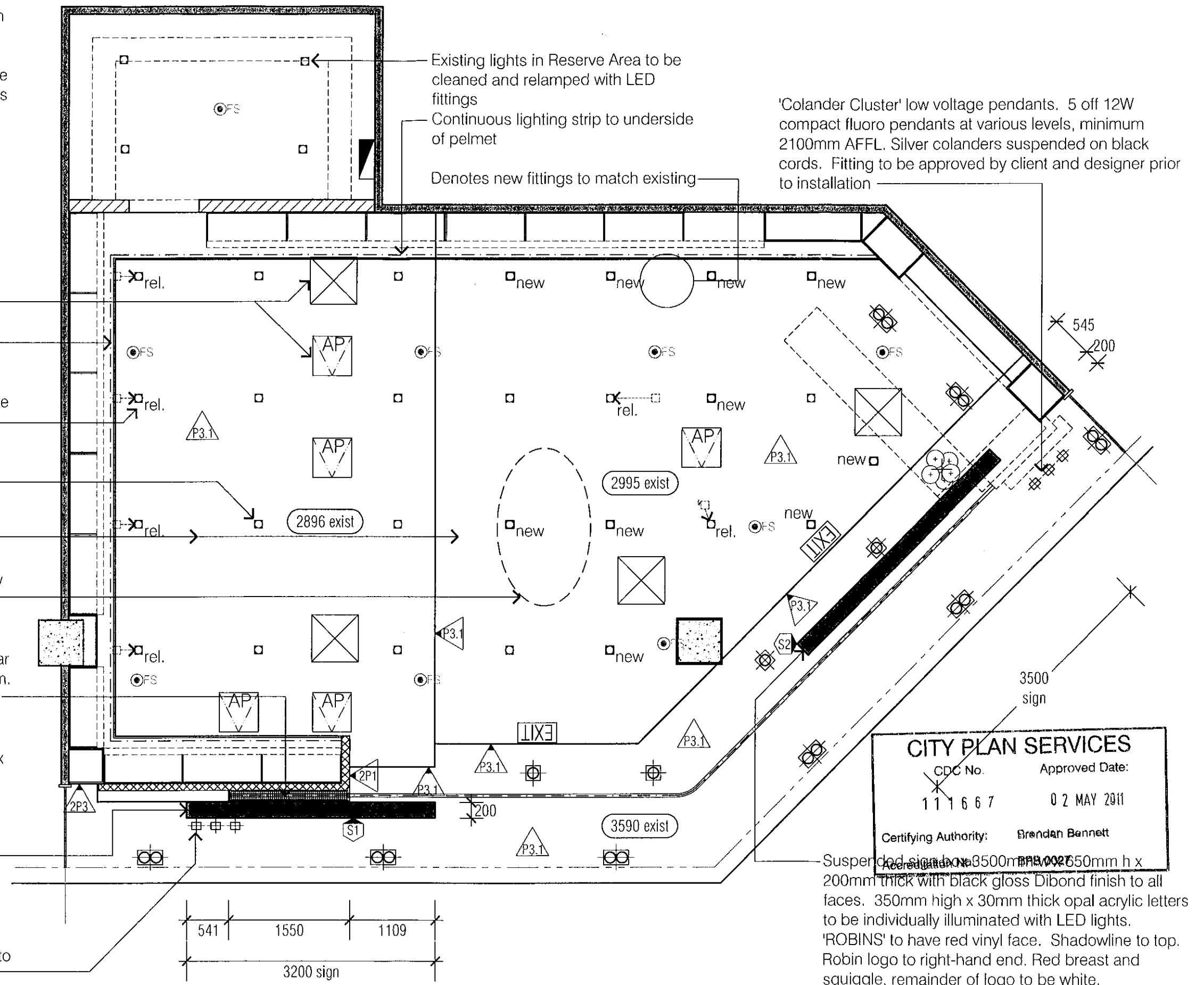
F1 Existing mall terrazzo in go to remain

F2 Floating timber flooring. Quick-Step Elegance Range 'Merbau' planks 190mm. UF1032
Approx Area: 65m²

F3 Reserve area. Existing tiles to remain

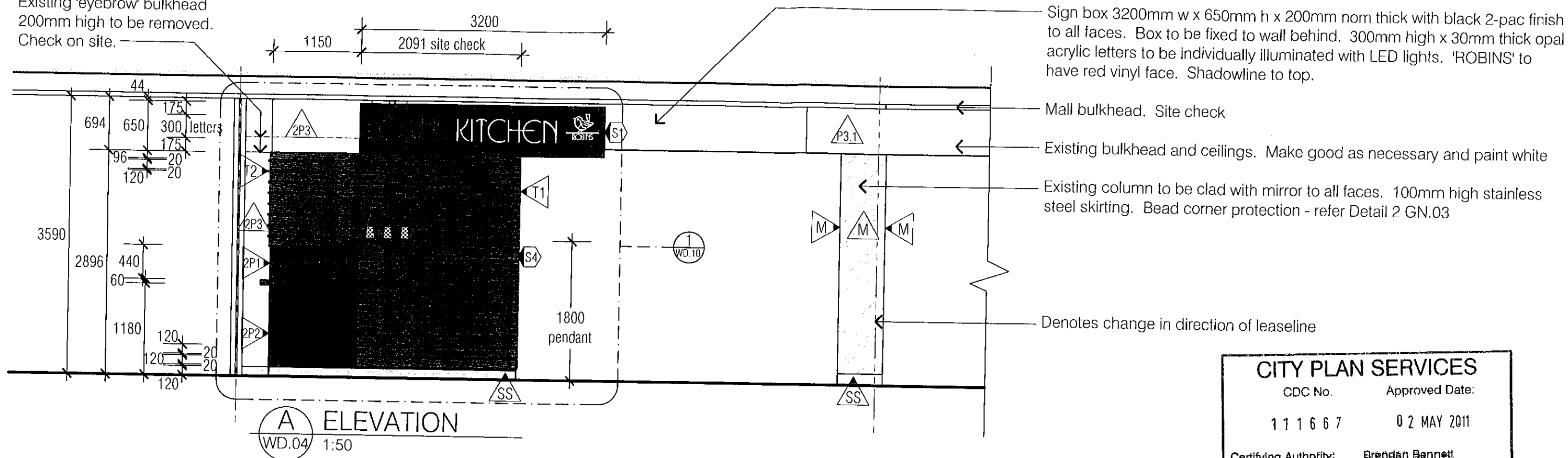


- Grater Pendants x 3. 6 off total 12W compact fluoro pendants @ 1800mm AFFL. Interior of silver graters to be painted red and suspended on red cords. Fittings to be approved by client and designer prior to installation _____



WD-04 C ✓

Existing 'eyebrow' bulkhead
200mm high to be removed.
Check on site.



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Suspended sign box. Refer Signage Legend GN.03

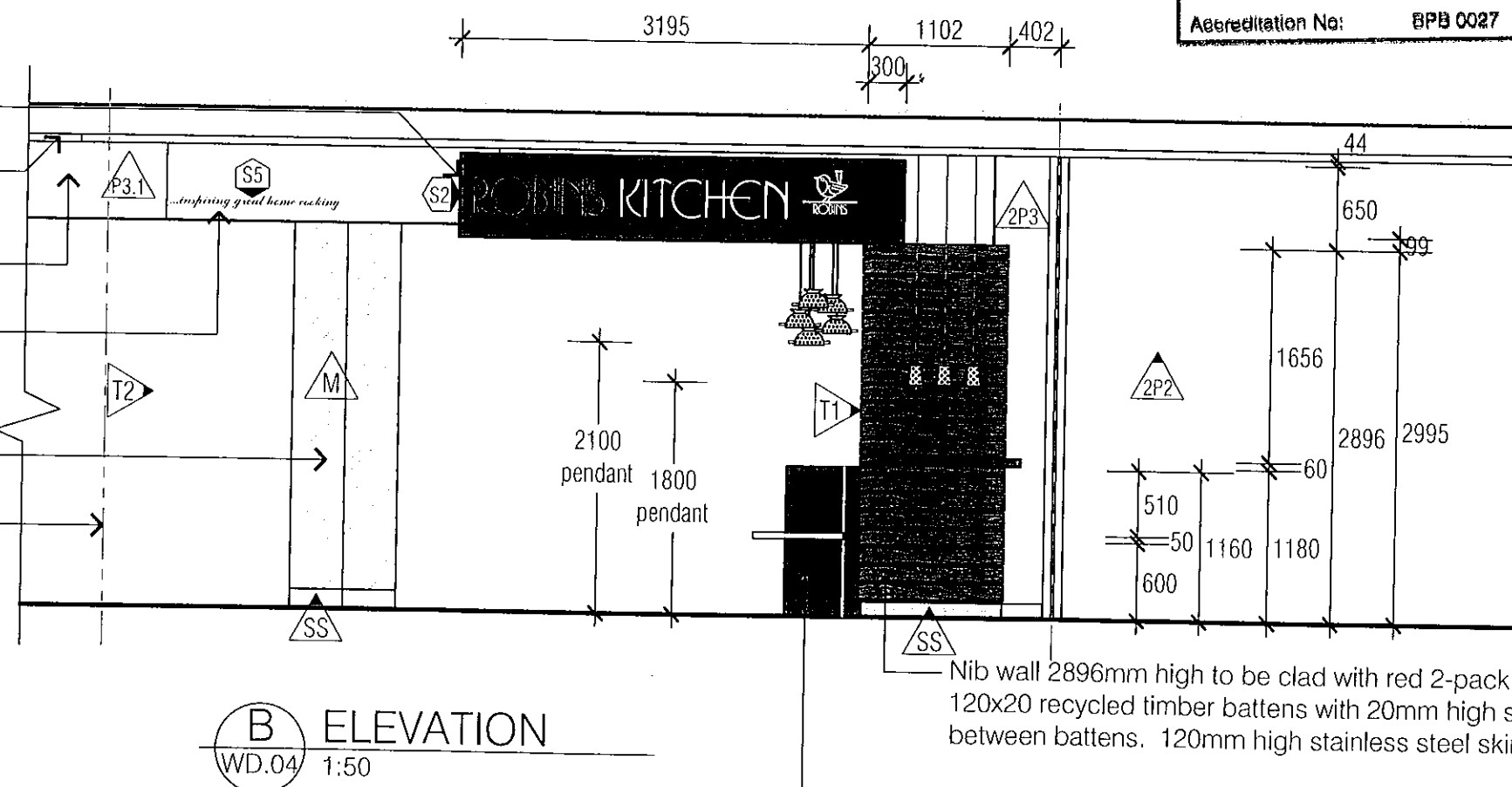
Mall bulkhead. Site check

Existing bulkhead and ceilings. Make good as necessary and paint white

Corporate tag line. 3D black letters

Existing column to be clad with mirror to all faces. 150mm high stainless steel skirting. Provide corner protection - refer Detail 2 GN.03

Denotes change in direction of lease line



Nib wall 2896mm high to be clad with red 2-pack and overlaid with 120x20 recycled timber battens with 20mm high shadowline between battens. 120mm high stainless steel skirting

Point-of-Sale unit, backbar, cupboards and features to new design. Refer standard details

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C	Design Approval, Lighting Revisions	15/04/11
B	Preliminary Approvals	06/04/11
A	Preliminary Approvals	01/04/11

Design Remedy

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Project name and address:

ROBINS KITCHEN

drawing title:

SHOP # 031/030
STOCKLAND
BALGOWLAH NSW

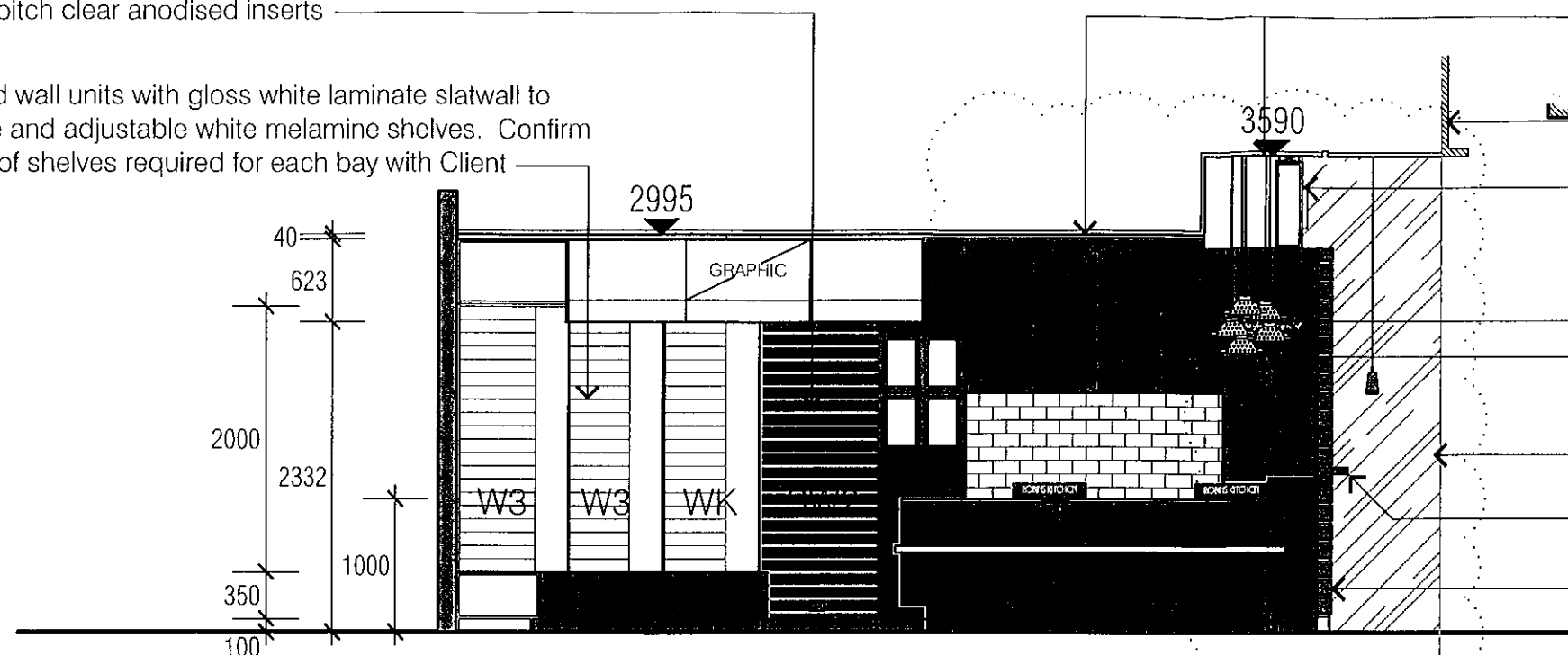
Shopfront Elevations

scale @ A3
1:50
area 107 m²
page number 10 OF 14
drawing number
issue

WD-06 C

2350mm high slatwall panel. Black gloss laminate with 100mm pitch clear anodised inserts

Standard wall units with gloss white laminate slatwall to rear face and adjustable white melamine shelves. Confirm number of shelves required for each bay with Client

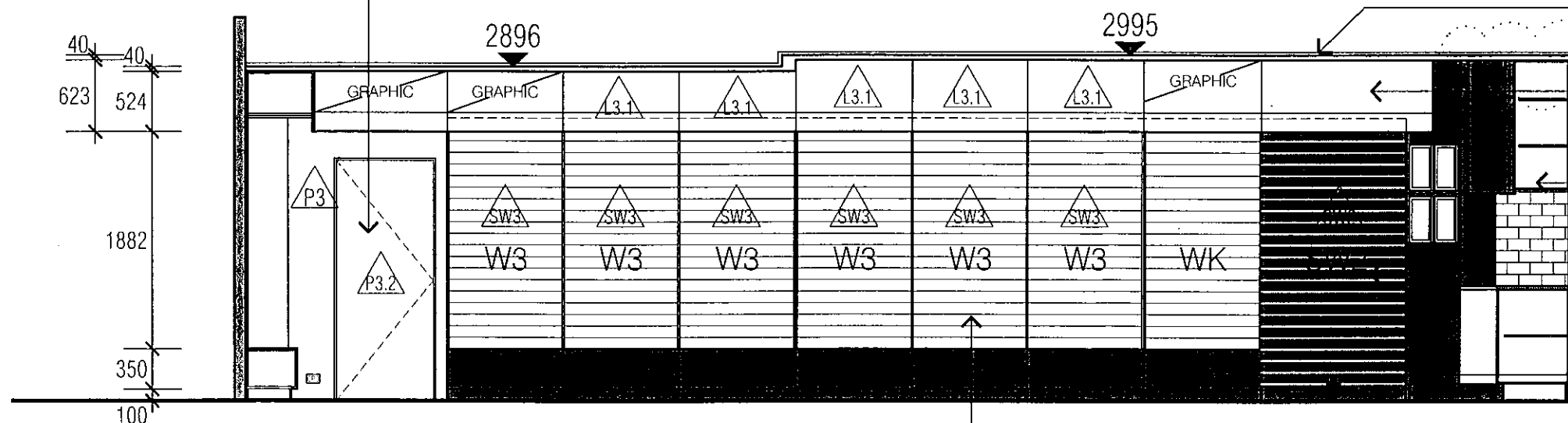


C ELEVATION
WD.04 1:50

- Existing ceilings and bulkheads to remain. Make good as necessary and paint white
- Mall bulkhead
- Suspended sign box 3500mm w x 650mm h x 200mm nom thick with black gloss Dibond finish to all faces. 300mm high x 30mm thick opal acrylic letters to be individually illuminated with LED lights. 'ROBINS' to have red vinyl face. Matt black shadowline to top.
- Feature colander pendants at minimum 2100mm AFFL
- Point-of-Sale unit, backbar, cupboards and features to new design. Refer standard details
- Existing full height glazing panel
- Black 2-pac display shelf 120mm wide x 50mm high
- Nib wall 2896mm high to be clad with red 2-pack and overlaid with 120x20 recycled timber battens with 20mm high shadowline between battens. 120mm high stainless steel skirting
- Leaseline

CITY PLAN SERVICES	
CDC No.	Approved Date:
111667	02 MAY 2011
Certifying Authority:	Brendan Bennett
Accreditation No:	BPB 0027

Door into Reserve Area to have self-closer and keypad lock fitted



D ELEVATION
WD.04 1:50

- Existing ceilings and bulkheads to remain. Make good as necessary and paint white
- Overhead storage pelmet to continue over black slatwall panel and reserve area door
- Point-of-Sale unit, backbar, cupboards and features to new design. Refer standard details
- 2350mm high slatwall panel. Black gloss laminate with 100mm pitch clear anodised inserts
- Knife Unit to standard details
- Standard wall units with gloss white laminate slatwall to rear face, overhead storage, black melamine drawer in base unit and adjustable white melamine shelves. Confirm number of shelves required for each bay with Client

ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING OF ANY ITEM. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

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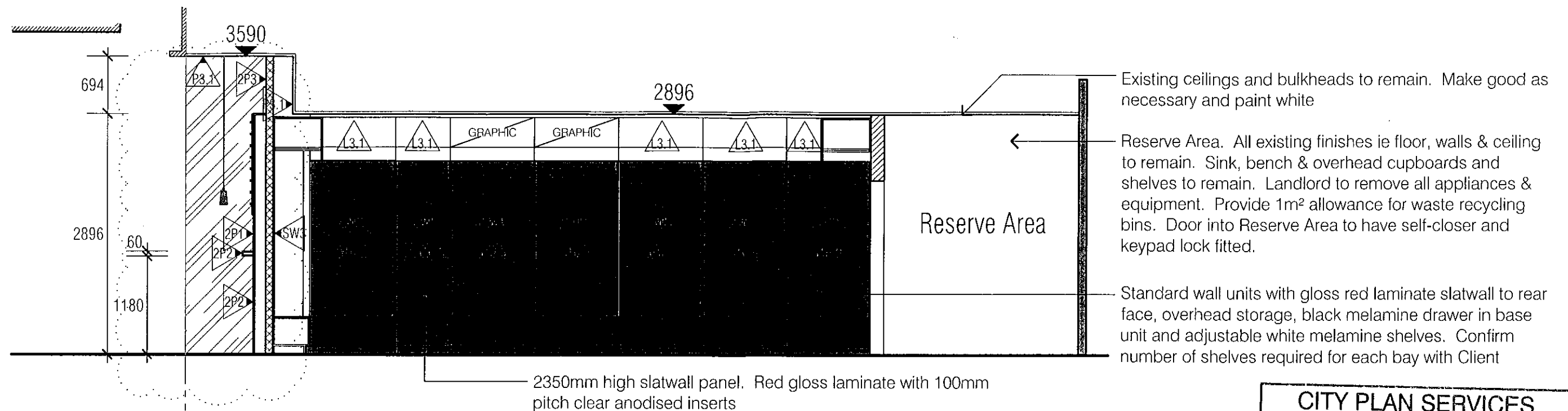
- ☐ FOR DISCUSSION
- ☐ SETOUT APPROVAL
- ☐ PRELIMINARY ONLY
- ☐ DESIGN APPROVAL
- ☒ FOR CONSTRUCTION

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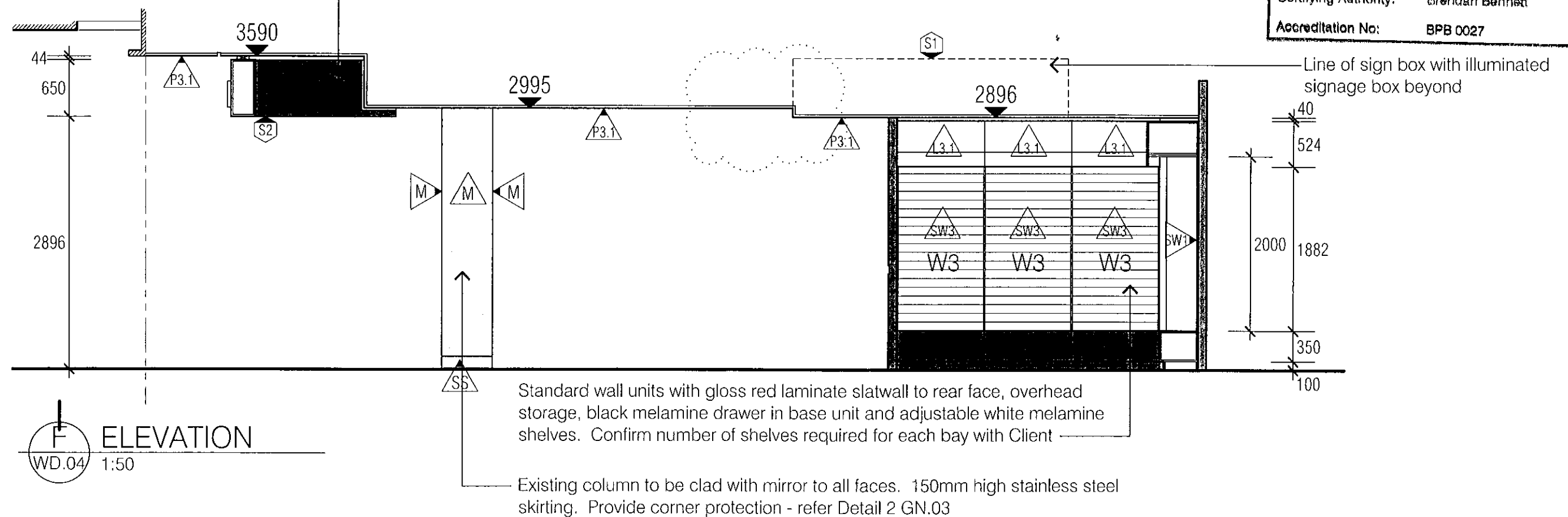
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project name and address:	SHOP # 031/030 STOCKLAND BALGOWLAH NSW	scale @ A3 1:50
drawing title:	Internal Elevations	area 107 m ²
		page number 11 OF 14
		drawing number WD-07 C



E ELEVATION
WD.04 1:50

CITY PLAN SERVICES	
CDC No.	Approved Date:
111667	02 MAY 2011
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Accreditation No:	BPB 0027



F ELEVATION
WD.04 1:50

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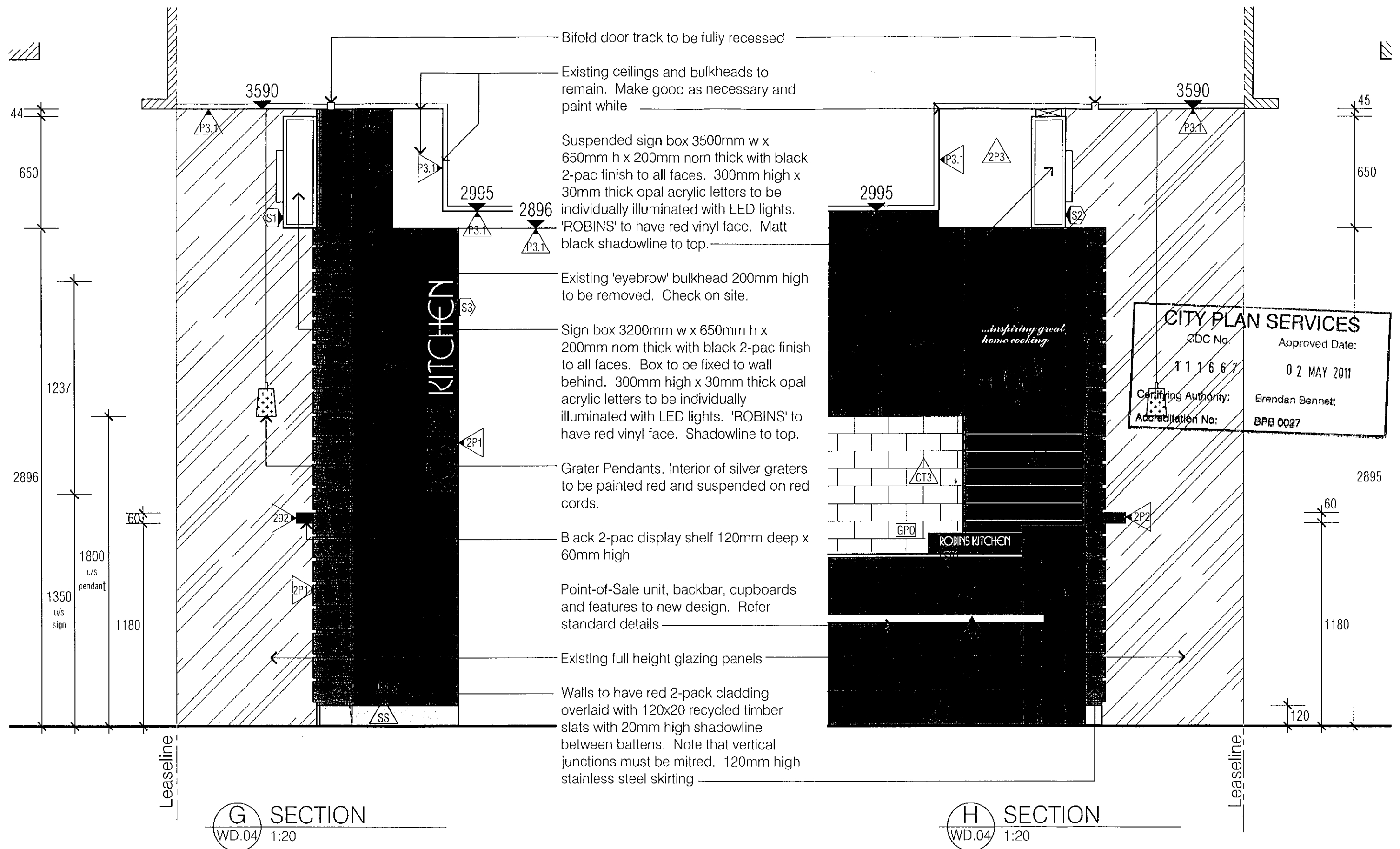
Design Remedy

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project name and address:
ROBINS KITCHEN
SHOP # 031/030
STOCKLAND
BALGOWLAH NSW

drawing title:
Internal Elevations

scale @ A3
1:50
area
107 m²
page number
12 OF 14
drawing number
WD-08
issue
C



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project name and address:

ROBINS KITCHEN

SHOP # 031/030
STOCKLAND
BALGOWLAH NSW

drawing title:

Shopfront Sections

scale (A3)

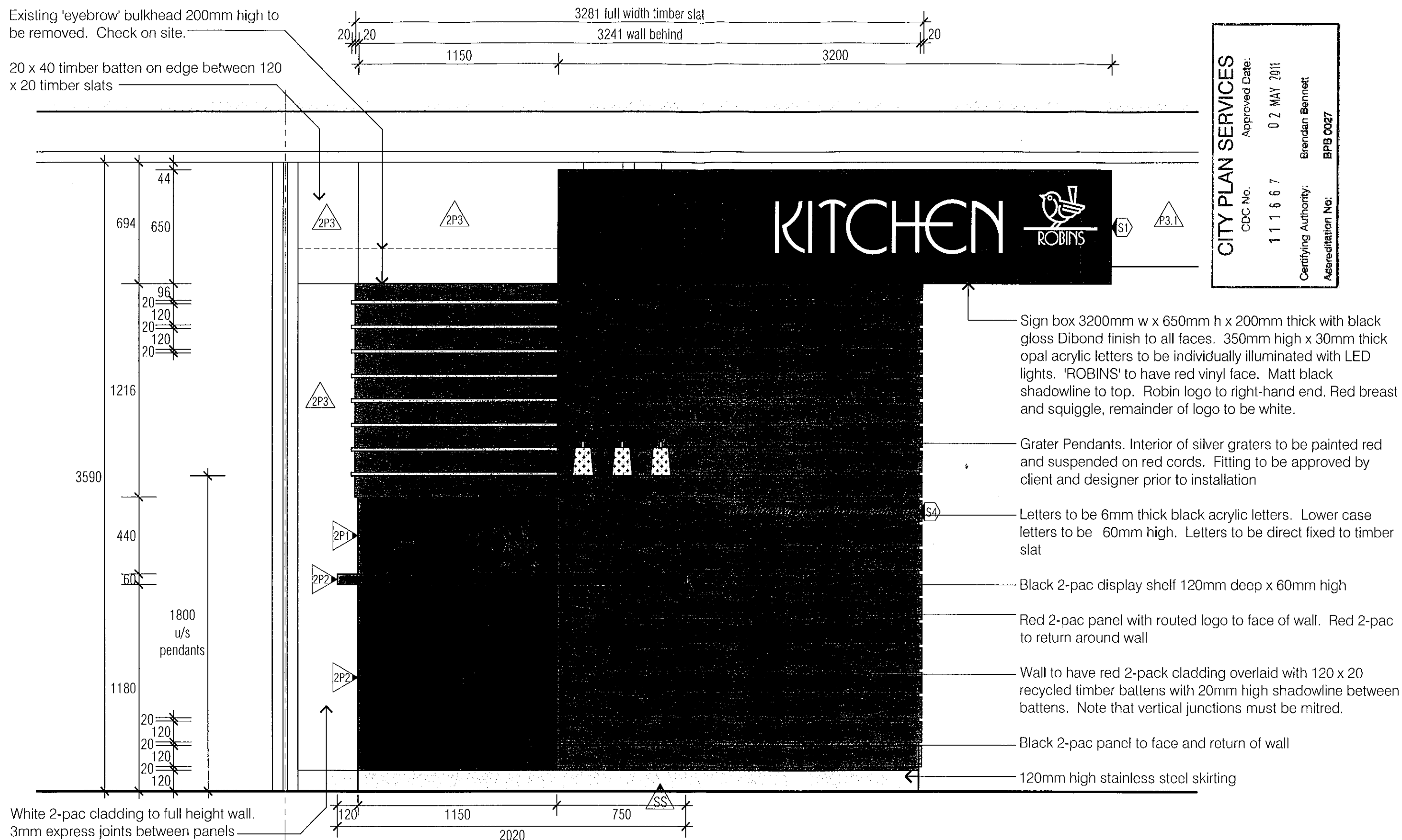
1:20

area 107 m² page number 13 OF 14

drawing number issue

WD-09 C

20 x 40 timber batten on edge between 120 x 20 timber slats



CITY PLAN SERVICES

CDC No. _____ Approved Date: _____

111667 02 MAY 2011

Certifying Authority: Brendan Bennett

Accreditation No: B23 0027

1 ELEVATION
WD.06 1:20

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project name and address:

ROBINS KITCHEN

SHOP # 031/030
STOCKLAND
BALGOWLAH NSW

crawling title:

Shopfront Detail

scale (a) A3

1:20

area	page number
107 m ²	14 OF 14
drawing number	issue

WD-10 C