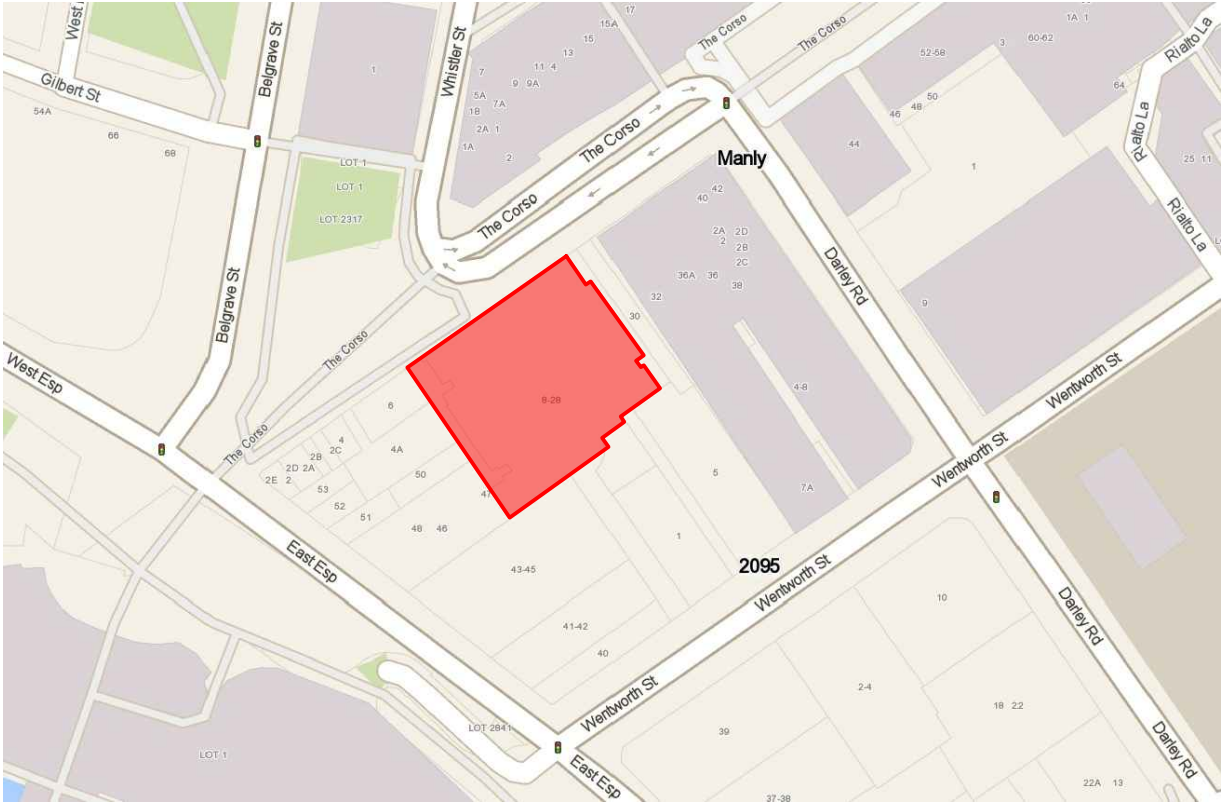


LESSOR'S WORKS

SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

ELECTRICAL SERVICES

DRAWING LIST	
E-100	COVER SHEET & DRAWING LIST
E-101	LEGEND
E-102	GENERAL NOTES & SCOPE OF WORKS
E-103	LIGHTING LAYOUT
E-104	POWER, DATA & SECURITY LAYOUT



LOCATION - SITE PLAN

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P2	30/11/2023	PRELIMINARY ISSUE	JTIGY
P3	4/12/2023	PRELIMINARY ISSUE	JTIGY

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
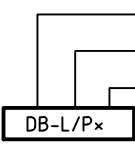
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







Project:

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

ELECTRICAL SERVICES

Title: COVER SHEET & DRAWING LIST	Drawing No: E-100
	Issue: P3
Scale: NTS @A3	Date Set Up: 11/1/2023
Project Manager: PM	CTL: EC
Project No: 22.6118	

POWER LEGEND	
	SINGLE 230V 10A SWITCHED SOCKET OUTLET
	DOUBLE 230V 10A SWITCHED SOCKET OUTLET
	230V PERMANENT CONNECTION VIA ISOLATOR RATING
	DISTRIBUTION BOARD
	CONTROL PANEL / MECHANICAL SWITCHBOARD (BY OTHERS)
	DISTRIBUTION BOARD LIGHTING / POWER CIRCUIT NUMBER CIRCUIT REFERENCE TAG

LIGHTING LEGEND	
	SURFACE MOUNTED LED BATTEN, 40W, 4000K. TREND LIGHTING NERO WP1201 OR APPROVED EQUIVALENT.
	E2 SURFACE MOUNTED EMERGENCY LIGHT TO MATCH EXISTING
	LIGHT SWITCH
	LIGHT SWITCHING
	RELOCATE EXISTING EXIT FITTING, ENSURE FED FROM CORRESPONDING DB TEST SWITCH.
	EXISTING EXIT FITTING TO REMAIN, ENSURE FED FROM CORRESPONDING DB TEST SWITCH.
	ILLUMINATED RUNNING MAN LED EXIT SIGN. EXIT, TO MATCH EXISTING MOUNTING TO SUIT SITE CONDITIONS.
	EXIT SIGN DIRECTIONAL ARROW ILLUMINATED SIDE

ABBREVIATIONS	
24HR	= 24 HOUR LIGHT
AB	= ABOVE BENCH
C	= CLEANER
CBWU	= CHILLED / BOILING WATER UNIT
CM	= CEILING MOUNTED
CS	= CEILING SPACE
D	= EXISTING TO BE REMOVED
E	= EXISTING
DW	= DISH WASHER
F	= FRIDGE
MW	= MICROWAVE
UB	= UNDER BENCH
WAP	= WIRELESS ACCESS POINT
WP	= WEATHERPROOF

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Project:

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

ELECTRICAL SERVICES

Title:
LEGEND

Drawing No:
E-101

Issue:
P3

Scale:
NTS
@A3

Date Set Up:
11/2023

Project Manager:
PM

CTL:
EC

Project No:
22.6118

GENERAL NOTES

- ELECTRICAL SERVICES DRAWINGS SHALL BE READ IN CONJUNCTION WITH LATEST ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS.
- FOR ANY DISCREPANCY SHOWN ON THE ELECTRICAL SERVICES DRAWINGS THE CONTRACTOR SHALL ALLOW FOR GREATER. ALL DISCREPANCIES SHALL BE REFERRED TO SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT AS/NZS 3000, THE NSW SERVICES AND INSTALLATION RULES AND THE NATIONAL CONSTRUCTION CODE. THE ELECTRICAL INSTALLATION SHALL ALSO COMPLY WITH AS 3008 AND AS 2293.
- DISTRIBUTION BOARD CIRCUIT BREAKERS SHALL BE TESTED FOR SAFE OPERATIONAL ORDER PRIOR TO CONNECTION OF THE ELECTRICAL EQUIPMENT AND ACCESSORIES. ALL TEMPORARY CONNECTIONS FOR CONSTRUCTION USE OR SITE TESTS SHALL BE PROVIDED WITH RESIDUAL CURRENT DEVICES 30 mA TYPE.
- ALL DIMENSIONS SHOWN SHALL BE VERIFIED ON SITE. ENGINEER'S DRAWINGS MUST NOT BE SCALED.
- ANY EQUIPMENT SUBSTITUTION NOMINATED IN THE TENDER SUBMISSION MUST BE APPROVED BY THE ENGINEER. ADDITIONAL CHARGES MAY APPLY FOR THE ENGINEERING ASSESSMENT ASSOCIATED WITH THE PROPOSED ALTERNATIVES AND SUBSTITUTIONS.
- THE EXTENT OF THE WORK IS SHOWN IN GENERAL TERMS ONLY. THE ELECTRICAL CONTRACTOR SHALL INCLUDE FOR ALL WORK OBVIOUSLY REQUIRED TO COMPLETE THE ELECTRICAL INSTALLATION IN ACCORDANCE WITH AS/NZS 3000 WIRING RULES AND AUTHORITIES HAVING JURISDICTION WHETHER INDICATED IN DETAIL OR NOT ON THE ELECTRICAL SERVICES DRAWINGS.
- TENDERERS SHALL INSPECT THE SITE AND MAKE ANY FIELD SURVEY NECESSARY FOR PROPER PLANNING AND EXECUTION OF THE WORK. NO PRICE VARIATION OR EXTENSION OF TIME WILL BE ALLOWED ON THE GROUNDS OF LACK OF SITE KNOWLEDGE, UNFORSEEN DIFFICULTIES OR PROVISION OF INSUFFICIENT INFORMATION DURING THE TENDER PERIOD.
- ALL REDUNDANT EQUIPMENT, CABLING AND PERIPHERALS ASSOCIATED WITH ELECTRICAL SERVICES TO BE REMOVED AND DISPOSED OF OFF-SITE.
- THE LOCATIONS SHOWN ON THE DESIGN DRAWINGS FOR LIGHTS, POWER, FLOOR BOXES, TABLE BOXES AND COMMUNICATIONS OUTLETS ARE INDICATIVE ONLY. BEFORE FINAL INSTALLATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT WITH THE PROJECT MANAGER AND ARCHITECT. THE RELOCATION OF EQUIPMENT AND OUTLETS, BEFORE INSTALLATION OF UP TO TWO METRES SHALL NOT GIVE RISE TO A VARIATION.
- EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH AS2293 AND THE NATIONAL CONSTRUCTION CODE. SELF-CONTAINED UNITS WITH INBUILT INVERTER, NICD BATTERIES AND CHARGER SHALL BE EMPLOYED WITH BATTERY LIFE BETTER THAN FIVE YEARS.
- SUBMAIN AND FINAL SUB-CIRCUIT CABLING FOR EQUIPMENT BY OTHER TRADES SHALL BE INSTALLED TO SUIT RATING OF RESPECTIVE EQUIPMENT. TERMINATION OF CABLING SHALL BE VIA OUTLETS OR ISOLATORS AS NOMINATED BY THE RESPECTIVE TRADE. POWER CABLING SHALL BE SUITABLY SEGREGATED FROM COMMUNICATIONS AND SECURITY CABLING.
- CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION PRIOR TO ANY ELECTRICAL SHUT DOWN TO THE BUILDING IS SCHEDULED. THE CONTRACTOR SHALL ALLOW FOR AFTER HOURS WORK TO BE CARRIED OUT WHEN REQUIRED.
- CONTRACTOR SHALL PROVIDE FOR ALL PENETRATIONS, CHASING, CONDUITS AND CABLE SUPPORT SYSTEMS. ALL PENETRATIONS SHALL BE SUITABLY FIRE SEALED IN ACCORDANCE WITH BCA & ALL RELEVANT AUSTRALIAN STANDARDS. ALL PENETRATIONS TO BE APPROVED BY STRUCTURAL ENGINEER.
- LIGHT AND GENERAL POWER OUTLET CIRCUITS SHALL BE PROTECTED BY 30 mA RCD CIRCUIT BREAKERS AT THE ELECTRICAL SWITCHBOARD WHERE INDICATED ON LAYOUT DRAWINGS. POWER CIRCUITS TO IT RACKS SHALL BE NON-RCD CIRCUITS.
- ALLOW FOR MINOR RELOCATIONS OF LIGHT FITTINGS AND ELECTRICAL EQUIPMENT DUE TO UNFORSEEN OBSTRUCTION OF PLANT AND OTHER SERVICES EQUIPMENT THAT MAY NOT BE RELOCATED AS A COURSE OF THIS FIT-OUT.
- THE FINAL LOCATION AND HEIGHT OF ALL OUTLETS AND DRAWING EQUIPMENT SHALL BE VERIFIED FROM THE ARCHITECTURAL JOINERY DRAWINGS PRIOR TO FINAL INSTALLATION. COLOUR AND FINISH OF POWER OUTLETS SHALL BE AS NOMINATED BY THE ARCHITECT.
- LABEL ALL POWER OUTLETS AND ISOLATING SWITCHES WITH CIRCUIT BREAKER NUMBER AND DISTRIBUTION BOARD OF ORIGIN. LABEL ALL SOCKET OUTLETS WITH DISTRIBUTION BOARD NUMBER AND CIRCUIT BREAKER NUMBER.
- ALL GENERAL SOCKET OUTLETS IN THE WET AREAS, AMENITIES, AND KITCHEN BENCHES SHALL HAVE RED NEON INDICATORS.
- OBTAIN FINAL EQUIPMENT LOCATIONS AND RATINGS OF OTHER SERVICES EQUIPMENT AND PANELS PRIOR TO INSTALLATION OF THEIR POWER SUPPLIES.
- ALL WIRING FOR LIGHTING AND POWER SHALL BE RUN IN CONDUITS, IN RISER LOCATIONS OR FALSE CEILINGS, FLOOR AND WALL CAVITIES OR CHASED IN WALLS. NO WIRING SHALL BE EXPOSED TO VIEW.
- PROVIDE OPERATION AND MAINTENANCE MANUALS.
- PROVIDE WORKSHOP DRAWINGS FOR APPROVAL.
- PROVIDE AS INSTALLED DRAWINGS.
- PROVIDE 52 WEEKS DEFECT LIABILITY PERIOD.

SCOPE OF WORKS

ELECTRICAL SERVICES:

THE EXTENT OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- ALL WORKS SHALL COMPLY WITH NATIONAL CONSTRUCTION CODE, AS/NZS 3000, AND ALL OTHER RELEVANT STANDARDS.
- ELECTRICAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND CLIENT DESIGN BRIEF.
- RELOCATE AND REUSE EXISTING TENANCY DISTRIBUTION BOARD. FOR SHOP 7, EXTEND SUBMAIN TO SUIT. REFER TO LAYOUT.
- REMOVE ALL REDUNDANT EQUIPMENT, WIRING ETC.
- CO-ORDINATE AND LIAISE WITH THE POWER SUPPLY AUTHORITIES AND PAY ALL RELEVANT FEES.
- PROVIDE ALL GENERAL PURPOSE OUTLETS, SPECIFIC PURPOSE OUTLETS LIGHTING, LIGHTING CONTROL, EMERGENCY AND EXIT LIGHTING SYSTEM AND RESIDUAL CURRENT DEVICE.
- PROVIDE ALL SUB MAINS, FINAL SUBCIRCUIT WIRING AND CIRCUIT BREAKERS.
- PROVIDE ALL CABLE SUPPORT SYSTEMS.
- PROVIDE POWER SUPPLY TO MECHANICAL SERVICES.

EMERGENCY LIGHTING AND EXIT SIGNS:

THE EXTENT OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- ALL WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE, AS/NZS 3000, AND ALL OTHER RELEVANT STANDARDS.
- EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS SHALL COMPLY WITH AS 2293 SERIES.
- PROVIDE NEW EXIT SIGNS OF PICTOGRAM TYPE TO COMPLY WITH AS 2293. EXIT SIGNS SHALL BE MAINTAINED TYPE EQUIPPED WITH LINEAR LED LIGHT SOURCE.
- COMMISSIONING OF EMERGENCY ESCAPE AND EXIT LIGHT SYSTEM SHALL BE CARRIED OUT. TEST RESULTS SHALL BE KEPT AS PER AS 2293.

COMMUNICATIONS SERVICES:

THE EXTENT OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- COORDINATE AND LIAISE WITH OTHER TRADES AND CARRIERS INCLUDING APPLICATION TO NBN FOR FIBRE CONNECTION IF REQUIRED.
- ALL COMMUNICATIONS WORK PERFORMED MUST BE CARRIED OUT BY CABLING CONTRACTORS REGISTERED WITH AN ACMA ACCREDITED REGISTER.
- RELOCATE EXISTING TPF/FTB FROM SHOP 4 TO SHOP 7. ALLOW NEW 20-PAIR TELEPHONE CABLE/FIBRE FROM BASEMENT ELECTRICAL ROOM.
- PROVIDE CABLE SUPPORT SYSTEM.
- PROVIDE SEGREGATION BETWEEN POWER AND COMMUNICATIONS SERVICES TO AS/ACIF S009.

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P3	4/12/2023	PRELIMINARY ISSUE	JTIGY

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Project:

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

ELECTRICAL SERVICES

Title: GENERAL NOTES & SCOPE OF WORKS	Drawing No: E-102
	Issue: P3
Scale: NTS @A3	Date Set Up: 11/2023 Project Manager: PM CTL: EC Project No: 22.6118

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NOTES

- ALL LIGHTING IN SHOP 7 TO BE FED FROM DB-SHOP 7. ALL LIGHTING IN SHOP 456 TO BE FED FROM DB-SHOP456. ALLOW TIME CLOCK AND WALL MOUNTED SWITCH TO CONTROL LIGHTING WITHIN.
- UTILISE EXISTING EMERGENCY TEST SWITCH WITHIN BOARD FOR THE EXIT AND EMERGENCY LUMINAIRE. TEST, COMMISSION AND RECORD TO BE KEPT TO COMPLY WITH AS/NZS 2293.
- REMOVE ALL REDUNDANT LIGHTING WITHIN SHOP 456 AND SHOP 7.

RELOCATE EXISTING
BATTEN ON WALL
DUE TO NEW DOOR.

EXISTING DB-456
AND EMERGENCY TEST SWITCH

DB-SHOP456

ALL LIGHTING IN THE AREA TO SUPPLY
FROM DB-456, INCLUDING EMERGENCY
AND EXIT SIGNS, UTILISING TEST
SWITCH WITHIN BOARD.

DB-SHOP 7

DB-SHOP 7

WALL MOUNT ABOVE DOOR

TYPICAL:
COORDINATE ON SITE FOR EXACT
LOCATION TO AVOID OTHER CEILING
SERVICES, INCLUDING MECHANICAL UNITS.

ARCHITECTURAL DRAWINGS	DRAWINGS No.	REVISION	ARCHITECTS ISSUE DATE	RECEIVED DATE	RECEIVED FOLDER
GA PLAN	A3.00	B	09.11.23	23.11.23	r-014
RCP	A5.00	F	19.10.23	23.11.23	r-014

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Project:

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

ELECTRICAL SERVICES

Title:
LIGHTING LAYOUT

Drawing No:
E-103

Issue:
P3

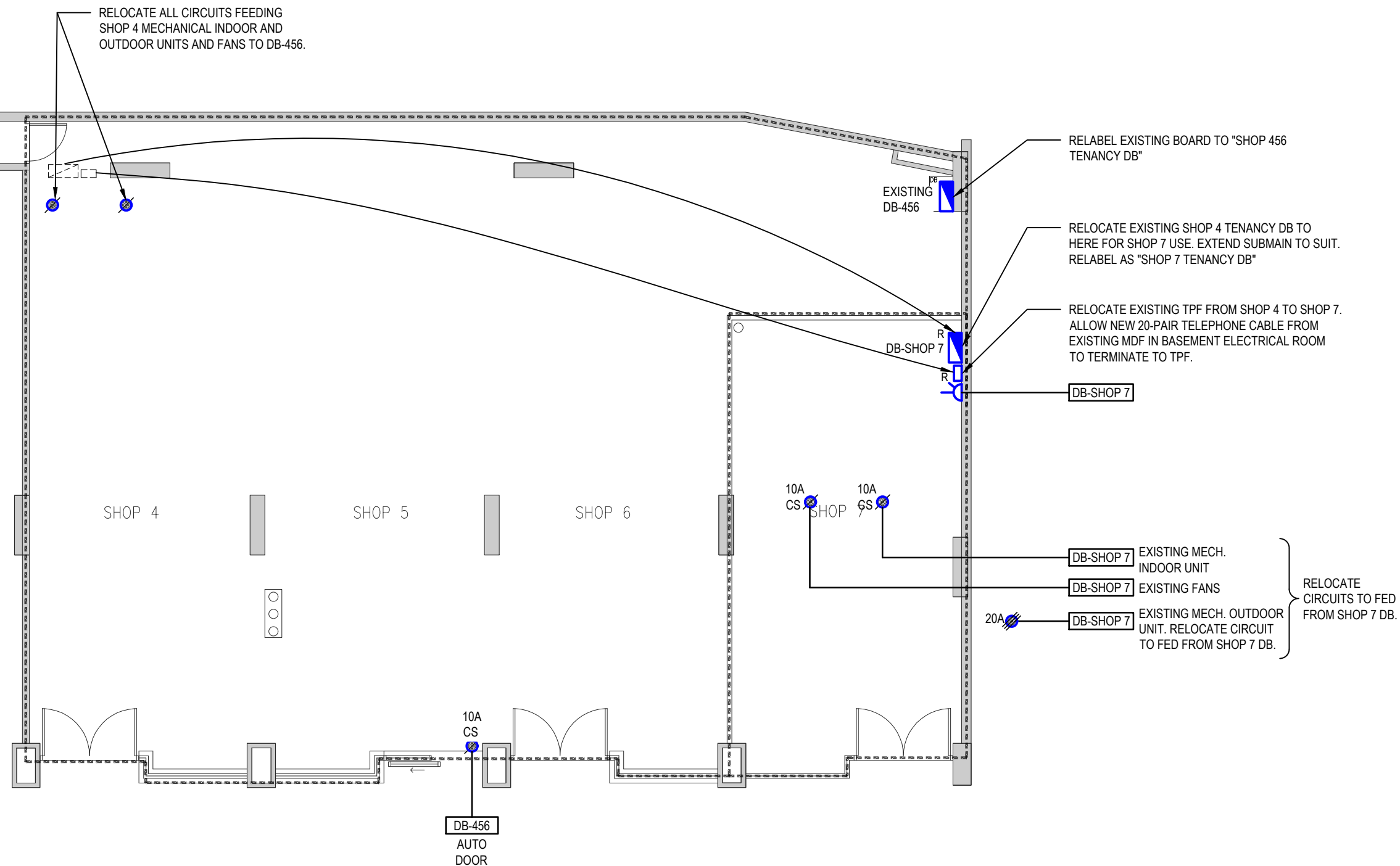
Scale: 1 - 100 @A3
Date Set Up: 11/2023
Project Manager: PM
CTL: EC
Project No: 22.6118

NOTES	
1.	COORDINATE WITH MECHANICAL TRADE FOR EXACT LOCATION AND POWER REQUIREMENTS.

NOTES	
1.	COORDINATE WITH MECHANICAL TRADE FOR EXACT LOCATION AND POWER REQUIREMENTS.

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ARCHITECTURAL DRAWINGS	DRAWINGS No.	REVISION	ARCHITECTS ISSUE DATE	RECEIVED DATE	RECEIVED FOLDER
GA PLAN	A3.00	B	09.11.23	23.11.23	r-014
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North Point:



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Project: _____

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

ELECTRICAL SERVICES

Title: POWER, DATA & SECURITY LAYOUT Drawing No: E-104

Title: POWER, DATA & SECURITY LAYOUT Drawing No: E-104

Issue: P3

Scale:	Date Set Up:	Project Manager:	CTL:	Project No:
1 - 100	11//2023	PM	EC	22.6118
@A3				

Scale:	Date Set Up:	Project Manager:	CTL:	Project No:
1 - 100	11//2023	PM	EC	22.6118
@A3				

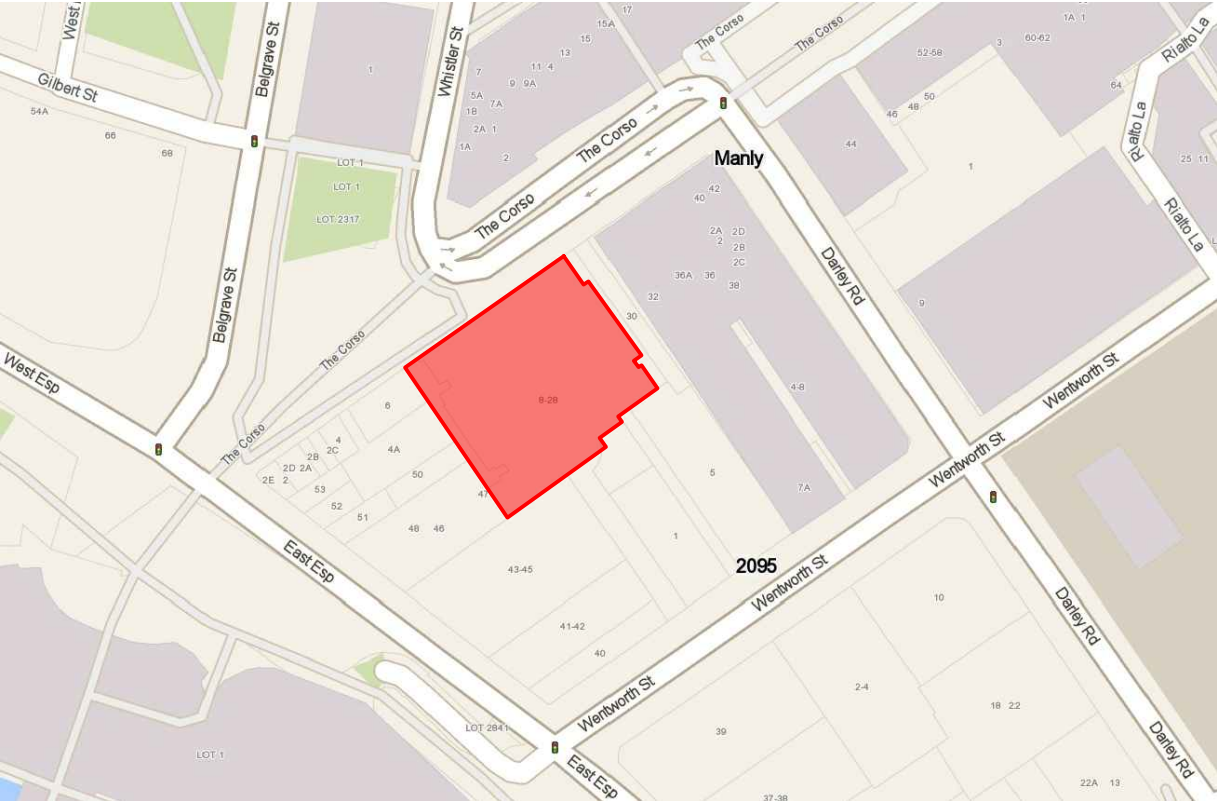
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LESSOR'S WORKS

SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

FIRE SERVICES

DRAWING LIST	
F-100	COVER SHEET AND DRAWING LIST
F-101	LEGEND & GENERAL NOTES
F-102	SCOPE OF WORKS
F-103	FIRE SERVICES LAYOUT



LOCATION - SITE PLAN

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P4	5/12/2023	PRELIMINARY ISSUE	N/GY

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

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Project:

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

FIRE SERVICES

Title: COVER SHEET & DRAWING LIST	Drawing No: F-100	Issue: P4
Scale: NTS @A3	Date Set Up: Nov-23	Project Manager: PM
CTL: EC	Project No: 22.6118	

LEGEND	
	NEW SEMI-RECESSED FIRE SPRINKLER
	EXPOSED FIRE SPRINKLER HEAD
	SMOKE DETECTOR
	CONCEALED SPACE SMOKE DETECTOR
	CEILING SPEAKER
 4.5kg	PORTABLE FIRE EXTINGUISHER (4.5kg DRY CHEMICAL AB(E))
 FHR	FIRE HOSE REEL
 FH	FIRE HYDRANT
	NEW PORTABLE FIRE EXTINGUISHER (5kg CARBON DIOXIDE (CO ₂))

GENERAL NOTES	
1.	ALL NEW WORKS TO BE INSTALLED FULLY IN ACCORDANCE WITH AS 2118.1-2017, AS 1670.1-2018, AS 2444-2001, AND CURRENT AFSS.
2.	THE SCOPE OF WORKS COMPRISES FIRE SPRINKLER SYSTEM, FIRE DETECTION AND ALARM SYSTEM, BUILDING OCCUPANT WARNING SYSTEM, FIRE EXTINGUISHERS AND FIRE BLANKETS.
3.	TENDERERS SHALL INSPECT THE SITE, EXAMINE CONSTRUCTION AND ARCHITECTURAL DRAWINGS, MAKE ANY FIELD SURVEY NECESSARY TO PROVIDE A DETAILED AND COMPREHENSIVE TENDER. NO PRICE VARIATION OR EXTENSION OF TIME WILL BE ALLOWED ON THE GROUNDS OF LACK OF SITE KNOWLEDGE.
4.	TENDERERS TO PAY ALL COSTS ASSOCIATED WITH OBTAINING LOCAL AUTHORITY SUBMISSIONS AND APPROVALS.
5.	THIS DRAWING INDICATES THE APPROXIMATE POSITIONS AND NUMBER OF FIRE SERVICES DEVICES.. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF EQUIPMENT AND CO-ORDINATE WITH OTHER SERVICES WHERE APPLICABLE.
6.	A SET OF DRAWINGS SHALL BE KEPT ON SITE.
7.	UPON COMPLETION OF THE PROJECT, SUBMIT 4 (FOUR) COPIES AND ELECTRICAL FORMAT OF AS-INSTALLED DRAWINGS.
8.	COMPLETION OF CONSTRUCTION: AT COMPLETION OF CONSTRUCTION FURNISH CERTIFICATE OF APPROVAL FROM ALL RELEVANT GOVERNING AUTHORITIES. PROVIDE 12 MONTHS WARRANTY AND PREVENTATIVE MAINTENANCE.

DUTY OF CARE	
VOS GROUP ARE NOT RESPONSIBLE FOR ANY EXISTING FIRE SERVICES NON-COMPLIANCES WITHIN THE FIRE EXTINGUISHERS WHICH ARE EVIDENT WITHIN THIS TENANCY AND THE BUILDING WHERE AN INSPECTION MAY HAVE IDENTIFIED THEM.	
THE BUILDING OWNER AND THEIR INSURERS, IRREVOCABLY DISCHARGE US FROM OUR DUTY OF CARE IN RELATION TO THESE NON-COMPLIANCES, WHICH ARE REQUIRED TO BE IDENTIFIED BY THE TESTING AND MAINTENANCE CONTRACTOR WITHIN AS1851 (2012).	

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P3	4/12/2023	PRELIMINARY ISSUE	N/GY
P4	5/12/2023	PRELIMINARY ISSUE	N/GY

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Project:	
LESSOR'S WORKS SHOPS 4-7, 8-28 THE CORSO, MANLY NSW	
FIRE SERVICES	
Title: LEGEND & GENERAL NOTES	Drawing No: F-101
Issue: P4	
Scale: NTS @A3	Date Set Up: Nov-23 Project Manager: PM CTL: EC Project No: 22.6118

SCOPE OF WORKS

FIRE DETECTION AND ALARM SYSTEM:

1. PROVIDE FULLY COMPLIANT , FUNCTIONING FIRE DETECTION AND ALARM SYSTEM MODIFICATIONS TO THE EXISTING INSTALLATION AS REQUIRED TO COMPLY WITH THE BCA 2022 E2 S20C4, CURRENT AFSS WITH EXISTING FIRE DETECTION AND ALARM SYSTEM COMPLYING WITH AS1670.1-2018 AND AS1668.1-2015.
2. ALL NEW DETECTORS TO COMPLY WITH AS 1603 AND CSIRO ACTIVFIRE SCHEME LISTED.
3. ALL DETECTORS SHALL BE ALIGNED IN UNIFORM MANNER. COORDINATE LOCATIONS OF SPEAKERS WITH CEILING TILES AND FEATURES, LIGHT FIXTURES, MECHANICAL DUCTWORK/DIFFUSERS AND THE LIKE.
4. SMOKE DETECTORS TO BE SPACED AS REQUIRED BY AS 1670.1-2018.

- 10m MAXIMUM BETWEEN DETECTORS.

- 5m FROM WALLS OR PARTITIONS

- 900mm MINIMUM FROM SUPPLY AIR OUTLETS.

- 300mm MINIMUM FROM WALLS OR PARTITIONS.

- A CLEAR SPACE OF AT LEAST 300mm RADIUS, TO A DEPTH OF 600mm SHALL BE MAINTAINED FROM THE DETECTOR.
5. FIRE SERVICES CONTRACTOR SHALL RUN CONTROL AND SIGNAL WIRING TO THE RELATIVE SERVICES INTERFACES. INCLUDING:

- DIRECT TO LOCAL SECURITY FIELD PANEL(S).

- DIRECT TO DEVICES SUCH AS SMOKE DOOR(S) OR THE LIKE.

- DIRECT TO THE MECHANICAL SERVICES SWITCHBOARD.

FINAL TERMINATION TO THE ABOVE INTERFACES BY THE RELATIVE SERVICES TRADES PERSONS. ALLOWANCE SHALL BE MADE FOR REPROGRAMMING OF THE FIP, COMMISSIONING AND WITNESS TESTING OF ALL THE FIRE MODE OPERATIONS. FIRE RATED CABLING TO BE USED FOR ALL ESSENTIAL SERVICES.
6. PROVIDE FIRE DETECTION DEVICES AS REQUIRED FOR COORDINATION WITH STRUCTURE, ARCHITECTURE AND OTHER BUILDING SERVICES AND TO MAINTAIN COMPLIANT SPACING. THE CONTRACTOR SHALL ALLOW TO RELOCATE TWO (2) FIRE DETECTION DEVICES SHOWN ON THE DRAWINGS AND ALLOW TO PROVIDE TWO (2) FIRE DETECTION DEVICES IN ADDITION TO THOSE SHOWN ON THE DRAWINGS TO ACCOMMODATE COORDINATION AND ADJUSTMENT.
7. THE CONTRACTOR SHALL ALLOW FOR 2.5m WIRING AND ALL NECESSARY FITTINGS AND FIXINGS FOR EACH NEW AND RELOCATED FIRE DETECTION DEVICE.
8. ENSURE CONCEALED SPACE FIRE DETECTION SPACING REMAINS COMPLIANT WITH THE REQUIREMENTS OF AS 1670.1-2018 CLAUSE 3.27.4.
9. THE CONTRACTOR SHALL ALLOW TO ASSESS THE FIRE DETECTION AND ALARM SYSTEM BATTERY CAPACITY PRIOR TO COMMENCEMENT AND AT COMPLETION OF WORKS TO ENSURE THAT THE STANDBY POWER CAPACITY OF THE EXISTING BATTERY/ BATTERIES IS CAPABLE OF MAINTAINING THE SYSTEM IN NORMAL (QUIESCENT) CONDITION FOR THE TIME SPECIFIED IN AS1670.1 WHERE THE BATTERY CAPACITY IS FOUND TO BE INADEQUATE TO MAINTAIN THE SYSTEM IN NORMAL (QUIESCENT) CONDITION FOR THE REQUIRED STAND-BY TIME. THE CONTRACTOR SHALL ALLOW TO UPSIZE/ UPGRADE THE BATTERY AS NECESSARY TO ENSURE THE SYSTEM CAN OPERATE IN NORMAL (QUIESCENT) CONDITION FOR THE NECESSARY STANDBY TIME TO MEET THE REQUIREMENTS OF AS 1670.1.
10. ALLOW TO ASSESS THE CURRENT SPARE CAPACITY OF THE FIP AND UPGRADE / PROVIDE EXTENSION CARDS AS NECESSARY.
11. ENGAGE THE MAINTENANCE FIRE SERVICES CONTRACTOR TO REPROGRAM THE FIRE DETECTION AND ALARM SYSTEM TO SUIT THE MODIFICATIONS TO THE SMOKE DETECTION SYSTEM.
12. PROVIDE THE COMMISSIONING DOCUMENTATION REQUIRED BY AS 1670.1-2018.

SCOPE OF WORKS

FIRE SPRINKLER SERVICES:

1. PROVIDE A FULLY COMPLIANT , FUNCTIONING FIRE SPRINKLER SYSTEM INCORPORATING THE INSTALLATION OF NEW FIRE SPRINKLERS, PIPEWORK AND ANCILLARY ITEMS AS REQUIRED TO COMPLY WITH THE BCA 2022 E1D5, AS2118.1-2017 AND CURRENT AFSS FOR SPRINKLERS POSITION AND PERFORMANCE WITH EXISTING FIRE SPRINKLER SYSTEM COMPLYING WITH AS2118.1-1999.
2. SPRINKLER SYSTEM DESIGN GUIDELINES:

- HAZARD CLASS - ORDINARY HAZARD 3;

- FAST RESPONSE 68°C ACTIVATION FIRE SPRINKLER HEADS.

- FIRE SPRINKLERS WITHIN CONCEALED SPACES SHALL BE FAST RESPONSE 79°C ACTIVATION FIRE SPRINKLER HEAD.
3. ALL PIPEWORK SHALL BE INSTALLED TO AS2118.1-2017.
4. ALL COMPONENTS SHALL BE NEW, COMPLIANT WITH RELEVANT AUSTRALIAN STANDARDS AND LISTED ON THE CSIRO ACTIVFIRE SCHEME.
5. ALL FIRE SPRINKLERS SHALL BE ALIGNED IN UNIFORM MANNER. COORDINATE LOCATIONS OF SPRINKLERS WITH CEILING TILES AND FEATURES, LIGHT FIXTURES, MECHANICAL DUCTWORK/DIFFUSERS AND THE LIKE.
6. PROVIDE NEW FIRE SPRINKLERS AS REQUIRED FOR COORDINATION WITH STRUCTURE, ARCHITECTURE AND OTHER BUILDING SERVICES AND TO MAINTAIN COMPLIANT COVERAGE. THE CONTRACTOR SHALL ALLOW FOR FIVE (5) NEW BELOW CEILING, FIVE (5) NEW EXPOSED FIRE SPRINKLER HEADS, FIVE (5) CONCEALED SPACE FIRE SPRINKLER HEADS AND FIVE (5) RELOCATIONS OF EXISTING SPRINKLERS IN ADDITION TO THOSE SHOWN ON THE DRAWINGS TO ACCOMMODATE COORDINATION AND ADJUSTMENT.
7. THE CONTRACTOR SHALL ALLOW FOR 2.5M FOR NEW RANGE PIPE AND ALL NECESSARY FITTINGS AND FIXINGS FOR EACH FIRE SPRINKLER HEAD.
8. ENSURE 500MM CLEAR SPACE BELOW FIRE SPRINKLERS IN ALL AREAS. COORDINATE WITH JOINERY AND PARTITIONS
9. ALL HANGERS AND PIPEWORK SHALL BE ALIGNED IN A UNIFORM MANNER.
10. EXPOSED FIRE SPRINKLER HEADS SHALL BE COORDINATED WITH BEAMS, DUCTWORK AND OTHER SERVICES TO PROVIDE COMPLIANT COVERAGE.
11. UNLESS OTHERWISE NOTED, PIPEWORK SIZE IS TO BE DESIGNED ACCORDING TO AS2118.1-2017 SECTION 14. FULL HYDRAULICALLY CALCULATED SYSTEMS SHALL BE DESIGNED UTILISING 'HYENA' SOFTWARE OR AN APPROVED EQUAL. ASSOCIATED ISOMETRIC DIAGRAMS SHALL ALSO BE SUBMITTED ALONG WITH THE FULL CALCULATIONS.
12. ALLOW FOR DAILY DRAIN DOWN AND SYSTEM RECHARGING DURING THE INSTALLATION PROCESS.
13. COORDINATE WITH AND NOTIFY FIRE & RESCUE NSW WHEN THE FIRE SPRINKLER OR HYDRANT SYSTEM IS OUT OF SERVICE.

SCOPE OF WORKS

FIRE EXTINGUISHERS AND FIRE BLANKETS:

1. ALL WORKS TO COMPLY WITH BCA 2022 E1D14, AS2444-2001 AND CURRENT AFSS.
2. FIRE EXTINGUISHERS TO BE INSTALLED COMPLETE WITH SIGNAGE AND MOUNTING BRACKETS.
3. EACH EXTINGUISHER SHALL BE LOCATED IN A CONSPICUOUS AND READILY ACCESSIBLE POSITION.
4. WHERE PRACTICABLE, EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATH OF TRAVEL, AND NEAR EXITS.
5. ALL FIRE EXTINGUISHERS SHALL HAVE THEIR LOCATIONS CLEARLY INDICATED BY PLACEMENT OF THE LOCATION SIGN ABOVE THE FIRE EXTINGUISHER AND BE MOUNTED AT THE APPROPRIATE HEIGHT IN ACCORDANCE TO AS2444-2001 CLAUSE 3.3,4,
6. EVERY EXTINGUISHER SHALL BE PROVIDED WITH A SUPPORT FITTING FOR AT LEAST STATIC MOUNTING. ANY SUPPORT FITTING SHALL BE CAPABLE OF SUPPORTING NOTE LESS THAN 5 TIMES THE GROSS MASS OF THE EXTINGUISHER.
7. EXTINGUISHER HAVING A GROSS MASS GREATER THAN 1.5kg SHALL BE PROVIDED WITH A CARRY HANDLE OR GRIP.
8. THE EXTINGUISHER, OR EXTINGUISHER LOCATION SIGN, SHALL BE CLEARLY VISIBLE FROM DISTANCE UP TO 20m IN ALL DIRECTIONS OF APPROACH,
9. ALLOW FOR THE WORKS TO BE CARRIED OUT TO SUIT THE BUILDERS CONSTRUCTION PROGRAMME INCLUDING AFTHET HOURS WORKS.
10. FINAL LOCATIONS OF PORTABLE FIRE EXTINGUISHERS TO BE CO-ORDINATED WITH JOINERY ON
11. FIRE SERVICES CONTRACTOR TO CO-ORDINATE SIGNAGE REQUIREMENTS. PROCUREMENT OF SIGNAGE AND FINAL LOCATION OF SIGNAGE WITH ARCHITECT PRIOR TO INSTALLATION.

BUILDING OCCUPANT WARNING SYSTEM (BOWS)

1. PROVIDE A FULLY COMPLIANT, FUNCTIONING BUILDING OCCUPANT WARNING SYSTEM (BOWS) INCORPORATING THE INSTALLATION OF NEW SPEAKERS AS REQUIRED TO COMPLY WITH THE BCA, AS 1670.1: 2018, AS 3000:2007 AND AS / ACIF S009. THE EXISTING BUILDING OCCUPANT WARNING SYSTEM IS ACCORDANCE WITH AS1670.1-2018 CLAUSE 3.22
2. ALL NEW SPEAKERS TO MEET ALL RELEVANT AUSTRALIAN STANDARDS AND CSIRO ACTIVFIRE SCHEME LISTED.
3. ALL SPEAKERS SHALL BE ALIGNED IN UNIFORM MANNER. COORDINATE LOCATIONS OF SPEAKERS WITH CEILING TILES AND FEATURES, LIGHT FIXTURES, MECHANICAL DUCTWORK/DIFFUSERS AND THE LIKE.
- RELOCATE SPEAKERS AND PROVIDE NEW SPEAKERS AS REQUIRED FOR COORDINATION WITH STRUCTURE, ARCHITECTURE AND OTHER BUILDING SERVICES AND TO MAINTAIN COMPLIANT SPACING.
4. THE CONTRACTOR SHALL ALLOW FOR 2.5m WIRING AND ALL NECESSARY FITTINGS AND FIXINGS FOR EACH NEW AND RELOCATED SPEAKER.
5. ALLOW TO UPGRADE, INTERFACE WITH AND REPROGRAMME THE BUILDING FIP PANEL AS REQUIRED. ADDITIONAL TENANCY SPEAKERS SHALL NOT COMPROMISE THE PERFORMANCE OF THE BOWS. CALCULATE THE CAPACITY AND PROVIDE AN ADDITIONAL AMPLIFIER WHERE REQUIRED. ANY ADDITIONAL AMPLIFIERS REQUIRED SHALL BE PROVIDED BY THE TENANT INCLUDING WORKS AT THE FDCIE (FIP) AND EWCIE (MECP).
6. FIRE SERVICES CONTRACTOR TO ALLOW FOR COMMISSIONING AND TESTING OF COMPLETED INSTALLATION TO CONFIRM REQUIRED SOUND PRESSURE LEVELS OF 10dBA ABOVE AMBIENT LEVEL, AND BETWEEN 75dBA AND 105dBA ARE ACHIEVED IN OCCUPIED AREAS WITH AN STI OF GREATER THAN OR EQUAL TO 0.5.
7. PROVIDE ALL COMMISSIONING AND TEST DOCUMENTATION AS REQUIRED BY AS 1670.1: 2018

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Project:

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

FIRE SERVICES

Title:
SCOPE OF WORKS

Drawing No:
F-102

Issue:
P4

Scale: NTS @A3	Date Set Up: Nov-23	Project Manager: PM	CTL: EC	Project No: 22.6118
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P3	4/12/2023	PRELIMINARY ISSUE	N/IGY
P4	5/12/2023	PRELIMINARY ISSUE	N/IGY

ARCHITECTURAL DRAWINGS	DRAWINGS No.	REVISION	ARCHITECTS ISSUE DATE	RECEIVED DATE	RECEIVED FOLDER
GA PLAN	A3.00	B	09.11.23	23.11.23	r-014
RCP	A5.00	F	19.10.23	23.11.23	r-014

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Project:

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

FIRE SERVICES

Title:
FIRE SERVICES LAYOUT

Drawing No:
F-103

Issue:
P4

Scale: 1 - 100 @A3 Date Set Up: Nov-23 Project Manager: PM CTL: EC Project No: 22.6118

NOTES

- ALL NEW SPRINKLERS TO BE SEMI RECESSED AND TO BE FAST RESPONSE WITH 68°C.
- ALLOW FOR COORDINATION OF CONCEALED SPRINKLERS WITH FULL HEIGHT WALLS.
- ALLOW FOR PROVISION OF CONCEALED SMOKE DETECTORS AND CS SPRINKLERS WITHIN 1.5m FROM MECHANICAL FAN UNITS.

FIRE CONTRACTOR TO INSTALL KITCHEN EXHAUST DUCT HIGH TEMPERATURE SPRINKLERS. COORDINATE INSTALLATION WITH MECHANICAL CONTRACTOR. SPRINKLERS TO BE ACCESSIBLE FROM DUCTWORK ACCESS PANELS. CONNECT KITCHEN EXHAUST SPRINKLERS INTO ON FLOOR SPRINKLER SYSTEM.

DUCTWORK LOCATED MORE THAN 500mm BELOW EXPOSED SPRINKLERS.

EXISTING FIRE HOSE REEL AND FIRE HYDRANT.

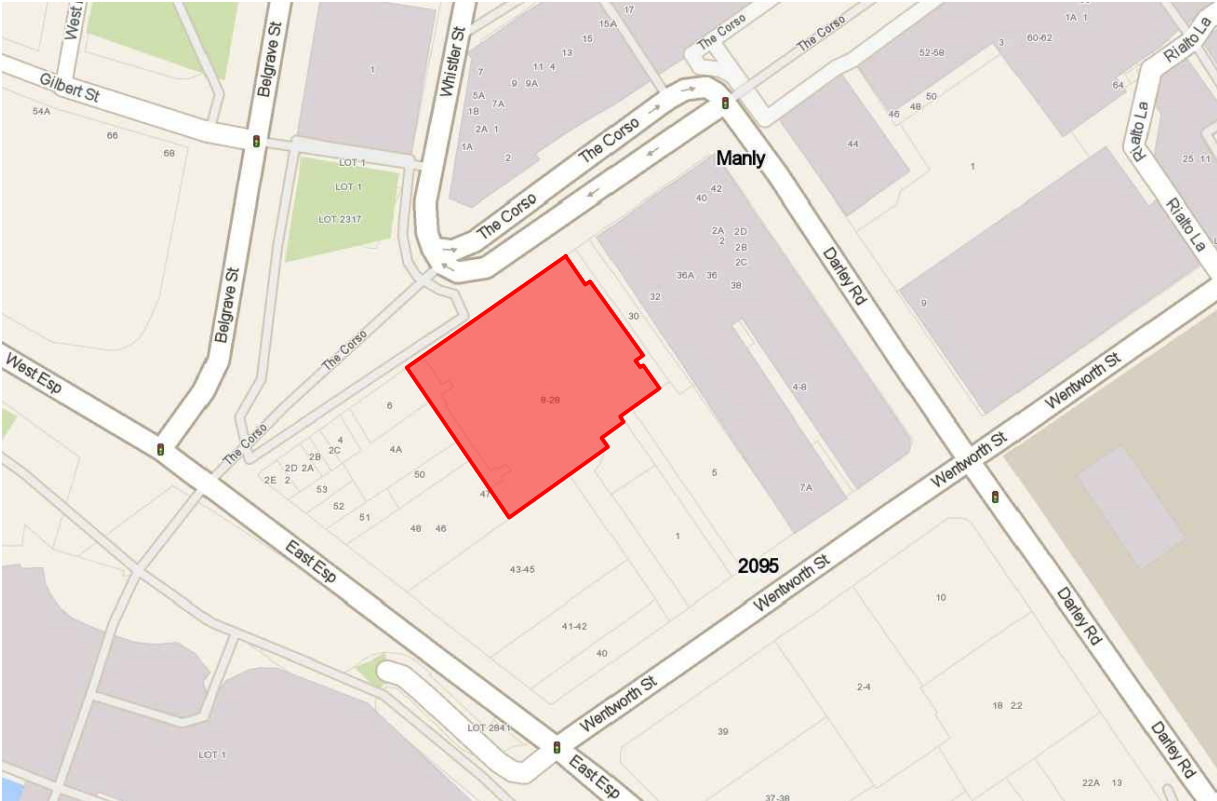
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LESSOR'S WORKS

SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

MECHANICAL SERVICES

DRAWING LIST	
M-100	COVER SHEET & DRAWING LIST
M-101	LEGEND & SCHEDULES
M-102	GENERAL NOTES & SCOPE OF WORKS
M-103	MECHANICAL LAYOUT



LOCATION - SITE PLAN

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Project:

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

MECHANICAL SERVICES


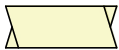




Title:
COVER SHEET & DRAWING LIST


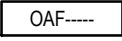
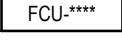
Drawing No:
M-100

Issue:
P3

Scale: NTS @A3	Date Set Up: Nov-23	Project Manager: PM	CTL: EC	Project No: 22.6118
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LEGEND	
	NEW DUCTWORK (see specification for details of any insulation requirements)
	EXISTING DUCTWORK TO REMAIN
	NEW FLEXIBLE DUCTWORK
	THERMOSTAT
	THERMOSTAT + A/C CONTROLLER ON WALL
	NATURAL VENTILATION

ABBREVIATIONS	
	CONDENSING UNIT
	OUTSIDE AIR FAN
	FAN COIL UNIT

FLEXIBLE DUCT SIZING SCHEDULE							
MAX. FLOW	l/s	DUCT DIA	mm	MAX. FLOW	l/s	DUCT DIA	mm
45		Ø150		290		Ø350	
90		Ø200		380		Ø400	
150		Ø250		490		Ø450	
210		Ø300		600		Ø500	
NOTES:							
1. ALL FLEXIBLE DUCTWORK SHALL BE OF "ISODEC" TYPE AS MANUFACTURED BY BRADFLO AIR, OR APPROVED EQUAL.							
2. FLEXIBLE DUCT TO BE SIZED BASED ON ABOVE SCHEDULE, UNLESS NOTED OTHERWISE.							
3. MAXIMUM AGGREGATE DEGREES OF ROTATION, IN COLLECTIVE NUMBER OF TURNS. IN ANY ONE CONNECTION (TOTAL LENGTH FROM EQUIPMENT, DUCT BRANCH, OUTLET DEVICE AND INCLUDING RIGID DUCT SECTIONS) TO BE NO MORE THAN 180° THE MAXIMUM CROSS SECTIONAL DEFLECTION (COMPRESSION OR EXTENSION) IN ANY ONE DIRECTION MUST NOT EXCEED 50mm							
4. FLEXIBLE DUCTWORK SHALL NOT EXCEED MORE THAN 6.0M IN LENGTH FROM A DUCT BRANCH OR OUTLET DEVICE TO AN OUTLET. SUPPLY AIR FLEXIBLE DUCTWORK SHALL ACHIEVE A MINIMUM "R" VALUE AS DEPICTED IN INSULATION TABLES ON THIS DOCUMENT.							
5. FLEXIBLE DUCT SHALL BE SUPPORTED BY HANGING SADDLES AND LOAD DISTRIBUTION SUPPORT SYSTEMS IN ACCORDANCE WITH AS4254.1 2012.							

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Project:

LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

MECHANICAL SERVICES

Title:
LEGEND & SCHEDULES

Drawing No:
M-101

Issue:
P3

Scale: NTS
@A3
Date Set Up: Nov-23
Project Manager: PM
CTL: EC
Project No:
22.6118

SCOPE OF WORKS

THE WORK INCLUDES BUT IS NOT LIMITED TO THE SUPPLY, DELIVERY, INSTALLATION, TESTING, COMMISSIONING, SETTING TO WORK AND 12 MONTHS WARRANTY AND MAINTENANCE OF THE FOLLOWING

1. DEMOLISH AND REMOVE ALL EXISTING REDUNDANT SYSTEMS ASSOCIATED WITH THE WORKS INCLUDING DUCT, PIPE, ELECTRICS - LEAVE NO TRACE.
2. LOCATE AND PROTECT ALL EXISTING TEMPERATURE SENSORS AND CONTROL EQUIPMENT PRIOR TO THE COMMENCEMENT OF DEMOLITION.
3. PROVIDE SHOP DRAWINGS AND TECHNICAL SUBMISSIONS OF THE PROPOSED SYSTEMS PRIOR TO COMMENCEMENT OF WORKS FOR ENGINEER'S ASSESSMENT.
4. RELOCATE INDOOR FAN COIL UNIT FROM EX-CHEMIST TENANCY AND INSTALL IN TENANCY 7. CLIENT TO NOMINATE WHICH OF THE EXISTING UNITS TO RELOCATE. DISCONNECT AND MODIFY PIPEWORK. ENSURE REFRIGERANT CIRCUIT IS SEALED AND EVACUATED TO MANUFACTURERS RECOMMENDATIONS.
5. DEMOLISH AND REMOVE THE REMAINING EXISTING AC UNITS.
6. COIL UP THERMOSTAT AND CONTROLLER AT HIGH LEVEL ADJACENT INDOOR UNIT. PROVIDE 4m OF CABLING COILED UP AND CABLE THE TO UNIT.
7. EXTEND COMMERCIAL KITCHEN EXHASUT DUCT TO PERIMETER OF SHOP 7. THIS IS FOR FUTURE TENANT USE. DUCT TO MEET AS1668.1 REQUIREMENTS.
8. CARRY OUT AIR FLOW READINGS OF THE RETAINED AC UNIT. AIR FLOW RATES SHALL BE SHOWN ON A REPORT FOR ENGINEER'S REVIEW. ALLOW TO DEMONSTRATE THE COMMISSIONED EQUIPMENT TO THE ENGINEER.
9. PROVIDE TWELVE MONTHS MAINTENANCE AND WARRANTY ON THE INSTALLATION.
10. PROVIDE THREE COPIES OF O&M MANUALS. THE MANUALS SHALL INCLUDE:

10.1 AS BUILT DRAWINGS

10.2 ALL AS BALANCED AIR QUANTITIES.

GENERAL NOTES

1. INFORMATION SHOWN IS FOR TENDER PURPOSES ONLY. THE CONTRACTOR SHALL CO-ORDINATE WITH ALL SERVICES ON SITE PRIOR TO MANUFACTURE AND SITE-INSTALLATION.
2. ALL WORKS TO MEET CURRENT BCA/NCC REQUIREMENTS
3. ALL WORKS TO MEET THE LESSORS FITOUT GUIDE REQUIREMENTS. TENDERERS TO OBTAIN A COPY WHEN TENDERING THE WORKS.
4. VERIFY ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE.
5. ALL DUCTWORK SHALL COMPLY WITH AS 1668 AND AS 4254.
6. ALL DUCT DIMENSIONS INDICATED ON THE DRAWINGS REPRESENT CLEAR INTERNAL AIRWAY SIZES UNLESS NOTED OTHERWISE.
7. ALL DUCT INSULATION INCLUDING FLEXIBLE DUCTWORK SHALL BE NON COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH AS 1530 AND HAVE A MINIMUM THERMAL RESISTANCE (R) THAT CORRESPONDS TO THE RELEVANT PROJECT CLIMATE ZONE AND SYSTEM CAPACITY. REFER TO INSULATION TABLES NOTED ON THIS DOCUMENT. ALL LINING SHOULD ALSO BE FACED WITH PERFORATED SISALATION 450.
8. REFER TO SCHEDULE FOR FLEXIBLE DUCT DIAMETERS. THE LENGTH OF FLEXIBLE DUCT SHALL NOT EXCEED 6.0m.
9. ALL FLEXIBLE AIR CONDITIONING DUCTWORK SHALL BE MANUFACTURED BY "WESTAFLEX, BRADFLO" OR APPROVED EQUAL.
10. PAINT ALL VISIBLE SURFACES BEHIND GRILLES MATT BLACK.
11. FILTRATION SHALL BE G4 GRADE FILTERS MOUNTED IN CARDBOARD FRAMED 50mm V-FORM FILTERS.
12. SUSPEND ALL FLEXIBLE DUCTWORK INDEPENDENT OF THE FALSE CEILING. GUTTER GUARD OR KWIKFLEX SIMILAR TO BE USED TO SUPPORT FLEX AND HELP IT MAINTAIN ITS CROSS-SECTIONAL AREA.
13. WHERE THE DIAMETER OF THE FLEXIBLE DUCT EXCEEDS THE DEPTH OF THE RIGID DUCT IT ORIGINATES FROM, AN OVAL SPIGOT HAVING THE SAME CIRCUMFERENCE AS THE FLEXIBLE DUCT, MAY BE USED.
14. SEPARATE SERVICES COMPONENT ARE NOT TO TOUCH ONE ANOTHER TO AVOID VIBRATION.
15. ALL SUPPLY AIR DIFFUSERS ARE TO BE INSTALLED COMPLETE WITH PLENUM BOXES INTERNALLY LINED WITH 38mm THICK ACOUSTIC INSULATION.
16. ALL TEMPERATURE CONTROLS SHALL BE TAMPER PROOF. SET POINT ADJUSTMENT BY TECHNICIAN ONLY .
17. ALL CONDENSATE DRAINS SHALL BE IN Ø25mm PVC PRESSURE PIPE OR COPPER AND INSULATED IN FIRE PROOF ARMAFLEX INSULATION FOR AT LEAST THE FIRST 6m FROM THE UNIT. SECURE DRAIN LINE WITH BOOKER ROD & PIPE SADDLE EVERY 3m. THE TUNDISH SHALL BE PROVIDED BY THE HYDRAULIC TRADE.
18. ALL REFRIGERANT PIPEWORK INSULATION SHALL BE A CLOSED-CELL, FLEXIBLE ELASTOMERIC FOAM. THE INSULATION SHALL BE COMPLIANT WITH THE REQUIREMENTS OF MATERIALS FOR THERMAL INSULATION OF BUILDINGS, ACCORDING TO AS/NZS 4859.1. INSULATION MUST HAVE THERMAL CONDUCTIVITY 0.035 W/(m²K) AT 23°C FOR THICKNESS 25MM. INSULATION SHALL HAVE A WATER-VAPOUR DIFFUSION RESISTANCE FACTOR u 5,000 ACCORDING TO EN 12086 OR EN 13469. ALL INSULATION LOCATED EXTERNALLY MUST BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT, AS PER THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE, VOLUME 1, BUILDING CODE OF AUSTRALIA (BCA), SPECIFICATION J5.2C.INSULATION SHALL BE ARMAFLEX FRV, ARMAFLEX FRV PAIRCOIL, OR APPROVED EQUIVALENT. ALL JOINTING SHALL BE TAPED.
19. ALL EQUIPMENT SHALL BE MOUNTED & SECURED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS
20. THE INSTALLATION SHALL MEET THE SEISMIC RESTRAINT REQUIREMENT OF SECTION 8 OF AS1170.4.
21. THE CONTRACTOR SHALL PROVIDE "AS INSTALLED" DRAWINGS INCLUDING CAD FILES IN DWG FORMAT. DRAWINGS AND COMMISSIONING DATA ARE TO BE INCLUDED IN OPERATION AND MAINTENANCE MANUALS.
22. EXACT LOCATIONS OF IN CEILING EQUIPMENT TO BE SELECTED TO ENSURE LADDER ACCESS IS NOT BLOCKED BY FURNITURE OR WORKSTATIONS.
23. THE TENDER PRICE SHALL BE SUBMITTED AS A FIXED LUMP SUM NOT SUBJECT TO ADJUSTMENT DUE TO VARIATIONS IN COSTS.
24. TENDERS SUBMITTED SHALL INCLUDE FOR ALL WORK, INCIDENTAL OR OTHERWISE NECESSARY, SUCH THAT THE COMPLETED WORK IS TO THE ENTIRE SATISFACTION OF THE PROPRIETOR, ARCHITECT, ENGINEER AND PROJECT MANAGER.
25. TENDER SHALL INCLUDE PRIME COSTS SUMS, CONTINGENCY SUMS, GOODS AND SERVICES TAX (WHERE APPLICABLE), CUSTOMS AND OTHER DUTIES, STAMP DUTY, PAYMENTS FOR ROYALTIES, PATENT RIGHTS AND ALL OTHER FEES APPLICABLE TO THE WORK.
26. TENDERERS SHALL INSPECT THE SITE, EXAMINE CONSTRUCTION AND ARCHITECTURAL DRAWINGS, MAKE ANY FIELD SURVEY NECESSARY FOR PROPER PLANNING AND EXECUTION OF THE WORK. NO PRICE VARIATION OR EXTENSION OF TIME WILL BE ALLOWED ON THE GROUNDS OF LACK OF SITE KNOWLEDGE, UNFORESEEN DIFFICULTIES OR PROVISION OF INSUFFICIENT INFORMATION DURING THE TENDER PERIOD.

ELECTRICAL SERVICES WORK:

THE FOLLOWING ELECTRICAL WORK SHALL BE PROVIDED:

1. PROVIDE A POWER SUPPLY TO MECHANICAL EQUIPMENT.

HYDRAULIC SERVICES WORK:

THE FOLLOWING HYDRAULIC SERVICES WORKS SHALL BE PROVIDED:

1. PROVIDE TUNDISHES FOR MECHANICAL CONDENSATE DRAINS.

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Rev:	Date:	Description:	Checked:
P1	23/11/2023	PRELIMINARY ISSUE	PM/GY
P2	30/11/2023	PRELIMINARY ISSUE	PM/GY
P3	4/12/2023	PRELIMINARY ISSUE	PM/GY

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LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

MECHANICAL SERVICES

Title: GENERAL NOTES & SCOPE OF WORKS			Drawing No: M-102	
			Issue: P3	
Scale: NTS @A3	Date Set Up: Nov-23	Project Manager: PM	CTL: EC	Project No: 22.6118

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ARCHITECTURAL DRAWINGS	DRAWINGS No.	REVISION	ARCHITECTS ISSUE DATE	RECEIVED DATE	RECEIVED FOLDER
GA PLAN	A3.00	B	09.11.23	23.11.23	r-014
RCP	A5.00	F	19.10.23	23.11.23	r-014

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8-28 THE CORSO, MANLY NSW

MECHANICAL SERVICES

Title:
MECHANICAL LAYOUT

Drawing No:
M-103

Issue:
P3

Scale: 1 - 100 @A3 Date Set Up: Nov-23 Project Manager: PM CTL: EC Project No: 22.6118

