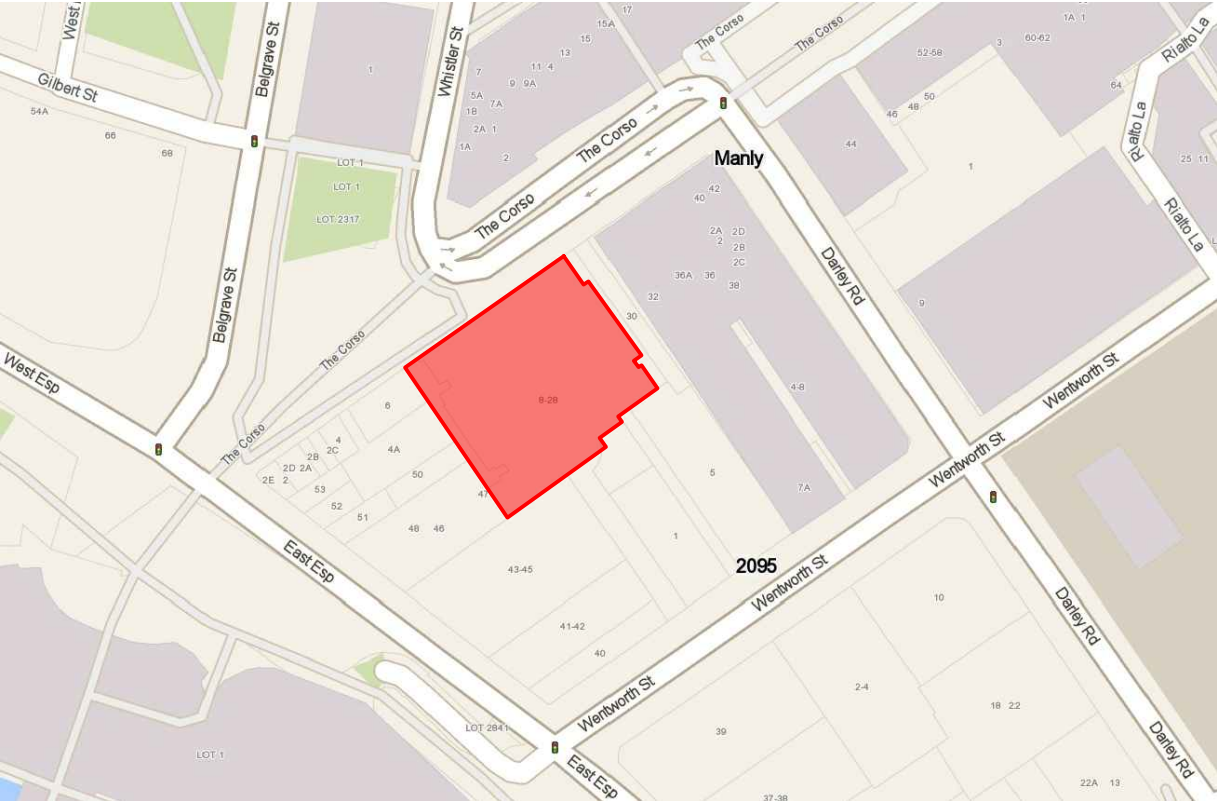


LESSOR'S WORKS

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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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:
P5

Scale: NTS
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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Project:	
LESSOR'S WORKS SHOPS 4-7, 8-28 THE CORSO, MANLY NSW	
FIRE SERVICES	
Title: LEGEND & GENERAL NOTES	Drawing No: F-101
	Issue: P5
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 AFTHER 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: P5
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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LESSOR'S WORKS
SHOPS 4-7,
8-28 THE CORSO, MANLY NSW

FIRE SERVICES

Title:
FIRE SERVICES LAYOUT

Drawing No:
F-103

Issue:
P5

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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