

01 LOCATION PLAN - SHOP 1272/3 1: 1500

## Rev Date By Chk Description 21/02/2022 LL VT ISSUED AS PRELIMINARY LEASE PLAN 01/03/2022 LL VT RE-ISSUED PRELIMINARY LEASE PLAN - TENANCY SHOPFRONT AMENDED 31/03/2022 LL VT ISSUED AS LEASE PLAN 22/04/2022 LL VT ISSUED AS LEASE PLAN











CONFIRM ALL DIMENSIONS ON SITE.

**TENANCY STANDARD NOTES** 

ALL FITOUTS SHALL COMPLY WITH RELEVANT HEALTH & FOOD CODES AND NCC (NATIONAL CONSTRUCTION CODE) PLUS THE CENTRE FIRE ENGINEERING REPORT IF APPLICABLE. SUBJECT

2. THE LESSEE SHALL CHECK ALL DIMENSIONS & DETAILS ON ALL RELEVANT DRAWINGS (STRUCTURAL, MECHANICAL & SERVICES) ON SITE BEFORE COMMENCING ANY WORKS. CONFIRM POSITION OF ALL EXISTING STRUCTURE & SERVICES ON SITE. THE LESSEE SHOULD, BEFORE PROCEEDING WITH FITOUT DESIGN, SITE SURVEY THE PREMISES AND ADVISE SCENTRE GROUP RETAIL DESIGN MANAGEMENT OF ANY DISCREPANCIES THAT MAY AFFECT THEIR DESIGN. 3. THE LESSEE MUST REFER TO THE SCENTRE GROUP FITOUT REQUIREMENTS FOR SPECIALITY SHOPS AND THE SPECIFIC SITE GUIDELINES FOR SPECIFIC PRECINCTS ISSUED BY SCENTRE GROUP RETAIL DESIGN MANAGEMENT (RDM). NO SHOP OUTGO IS PERMITTED UNLESS

4. THE LESSEE SHALL REFER TO THE SCENTRE GROUP FITOUT REQUIREMENTS FOR TENANCY

5. STRUCTURAL MEMBERS, SERVICES LOCATION AND THE EXTENT OF THE OVERHEAD LESSOR'S SERVICES ZONE ARE REPRESENTATIVE OF THE DESIGN AT THE TIME OF DRAWING ISSUE AND ARE SUBJECT TO DESIGN DEVELOPMENT AND CHANGE WITHOUT NOTICE. THIS ALSO INCLUDES BUT IS NOT LIMITED TO, MALL FINISHES, VOID, ESCALATOR & TRAVELATOR LOCATIONS, MALL & DIGITAL SIGNAGE, CASUAL MALL LEASE SITES, BALUSTRADES AND KIOSK SIZES &

6. FINISHES TO TENANCY FLOOR, WALLS, CEILING, STEEL BRACING MEMBERS, AND STEEL/CONCRETE COLUMNS BY LESSEE UNLESS NOTED OTHERWISE. STEEL COLUMNS AND BEAMS HAVE 2HR FIRE PROTECTION BY LESSOR OF EITHER BOARD OR SPRAY TYPE, THE INTEGRITY OF THIS FIRE RATING CAN NOT BE AFFECTED BY THE LESSEE'S WORK IN ANY 7. FINISHES TO END OF INTER-TENANCY WALL BY LESSOR, UNLESS NOTED OTHERWISE. 8. LESSEE'S SHOPFRONT CAN NOT ATTACH TO THE LESSOR'S BULKHEAD FOR ANY SUPPORT. ALL LESSEE'S WORKS SHALL BE INDEPENDENTLY SUPPORTED FROM THE MAIN BUILDING STRUCTURE ONLY, WHERE A STRUCTURAL STEEL HEAD SUPPORT IS PROVIDED BY LESSOR THIS IS DESIGNED ONLY FOR LATERAL SUPPORT AND NO HANGING LOADS ARE PERMITTED. PRIOR TO TRADING THE LESSEE MUST PROVIDE THE LESSOR'S NOMINATED REPRESENTATIVE THE STRUCTURAL DESIGN & INSTALLATION CERTIFICATE CERTIFIED BY A REGISTERED STRUCTURAL ENGINEER CONFIRMING THE STRUCTURAL INTEGRITY OF ALL SHOPFRONTS AND

9. DO NOT CHASE OR PENETRATE STRUCTURAL COMPONENTS, COLUMNS OR SLABS. ALL
PENETRATIONS BY LESSOR AT LESSEE'S COST SUBJECT TO APPROVAL BY LESSOR'S STRUCTURAL ENGINEER. ALL SLAB PENETRATIONS WITHIN TENANCY ARE TO BE CO-

10. THE LESSORS SERVICE ZONE IS INDICATED ON THE SECTION WITH THE BOTTOM LINE & HATCHED AREA INDICATING THE MAXIMUM HEIGHT OF ANY LESSEES CEILING (UNLESS APPROVED BY THE LESSOR). THE LESSORS SERVICES WILL BE KEPT A MINIMUM OF 100MM

11. TENANCY LAYOUT SHOULD MAINTAIN FIRE HOSE REEL (36m) AND HYDRANT (30+10m SPRAY)

13. SHOPFRONT DOORS SHALL PROVIDE FREE ACCESS FROM THE INSIDE WHEN THE TENANCY IS OCCUPIED UNLESS AN EXIT DOOR COMPLYING WITH THE NCC, CLAUSES D2.19 & D2.20, IS 14. EMERGENCY LIGHTING TO SUIT THE TENANCY LAYOUT IS TO BE PROVIDED TO AS 2293 BY

15. EXIT SIGNS, IF REQUIRED WITHIN TENANCY, ARE PROVIDED BY THE LESSOR AT LESSEE'S 16. EWIS SPEAKERS BY THE LESSOR AT LESSEE'S COST ARE REQUIRED WITHIN TENANCY TO SUIT

17. SPRINKLER SETOUT TO SUIT THE TENANCY LAYOUT BY LESSOR AT LESSEE'S COST. 18. LESSEE SHALL CERTIFY THAT ALL FLOOR FINISHES ARE NON-SLIP AS REQUIRED UNDER AS

19. ALL CEILING SERVICES ACCESS PANELS REQUIRED BY THE SERVICES CONTRACTORS FOR LESSORS SERVICES ARE BY THE LESSEE AT LESSEE'S COST. NUMBER AND LOCATION TO BE

20. FOR FOOD TENANCIES: LESSEE SHOULD PROVIDE A PORTABLE FIRE EXTINGUISHER LOCATED

1. SERVICES: FOR SERVICE PROVISION BY LESSOR SEE SCENTRE GROUP REQUIREMENTS FOR

3. EXPANSION JOINT COVER PLATES BY LESSEE, UNLESS OTHERWISE NOTED, TO FLOOR WALLS

4. STEP DOWN FROM MALL FLOOR FINISH TO STRUCTURAL SLAB LEVEL 20mm-50mm TYPICALLY, UNLESS OTHERWISE NOTED. LESSEE TO CHECK ON SITE FOR SPECIFIC STEP DOWN.

22. SERVICES: WATER & WASTE: SINK, PIPEWORK, BENCH & CABINET BY LESSEE. SINK BOWL MUST BE 1000 mm MINIMUM FROM SWITCH BOARD. ALTERNATIVELY ENCLOSE SWITCHBOARD IN

WITHIN 15 METERS OF ALL POINTS OF THE TENANCY AS REQUIRED BY THE NCC. THE LESSEE SHALL PROVIDE A WATERPROOF MEMBRANE TO THE FLOOR, 300 mm UP ALL WALLS & COLUMNS AND INTO FLOOR WASTES AT LESSEE'S COST. GAS CONNECTION POINT BY LESSOR AT HIGH LEVEL TO REAR OF TENANCY. EXTRA CAPACITY, IF AVAILABLE, BY LESSOR AT LESSEE'S COST. REGULATOR/METER WITHIN TENANCY BY THE LESSEE. KITCHEN EXHAUST CONNECTION POINT BY LESSOR AT HIGH LEVEL IN TENANCY. HOODS, BOOSTER SYSTEM WITH MAKE UP AIR, FIRE ALARM SYSTEM, NON - RETURN DAMPER & DUCTING BY LESSEE.

12. THE NCC REQUIRES A SECOND CHOICE OF EXIT FOR TENANCY OCCUPANTS WHO ARE NOT WITHIN 20 METERS OF THE EXIT TO THE MALL OR A FIRE RATED CORRIDOR UNLESS NOTED

ABOVE THIS BOTTOM LINE TO ALLOW FOR LESSEE'S CEILING STRUCTURE.

OTHERWISE OR WHERE A FIRE ENGINEERING SOLUTION APPLIES.

TO COUNCIL DISPENSATION IN SPECIFIC CASES ONLY.

SPECIFICALLY ALLOWED IN THE PRECINCT GUIDELINES.

STANDARD SERVICES PROVIDED BY LESSOR.

POSITIONS.

SUSPENDED ELEMENTS.

COVERAGE WITHIN TENANCY.

LESSOR AT LESSEE'S COST.

THE FINAL TENANCY LAYOUT.

TENANCY STANDARD SERVICES.

AND CEILING AS PER DETAILS PROVIDED.

DEMOLITION

NEW WORKS

\_\_\_\_ LEASE LINE

---- EXTENT OF TENANCY

EXISTING OVERHEAD PIPES

EXTENT OF TENANCY

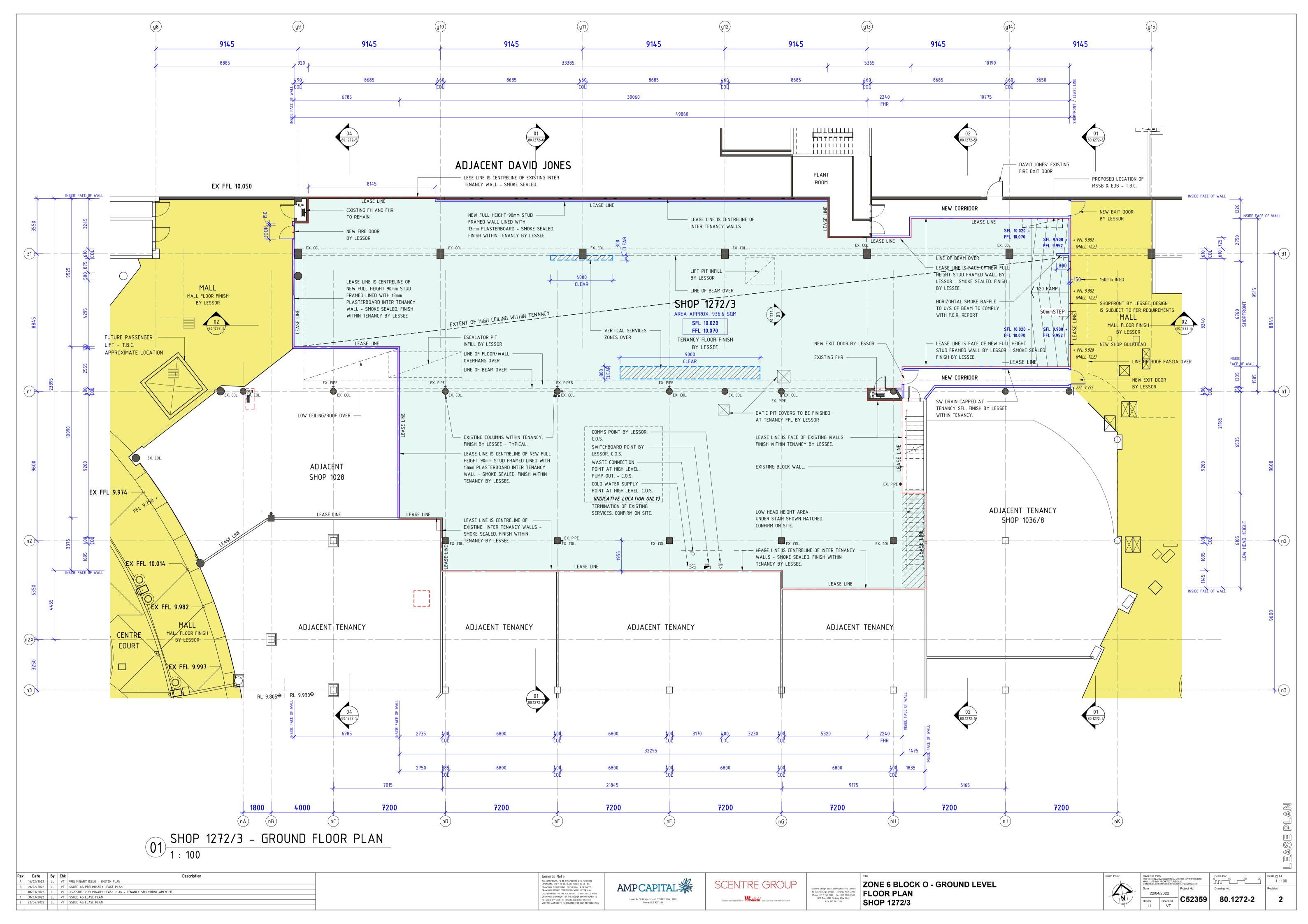
WATER RESISTANT COVER.

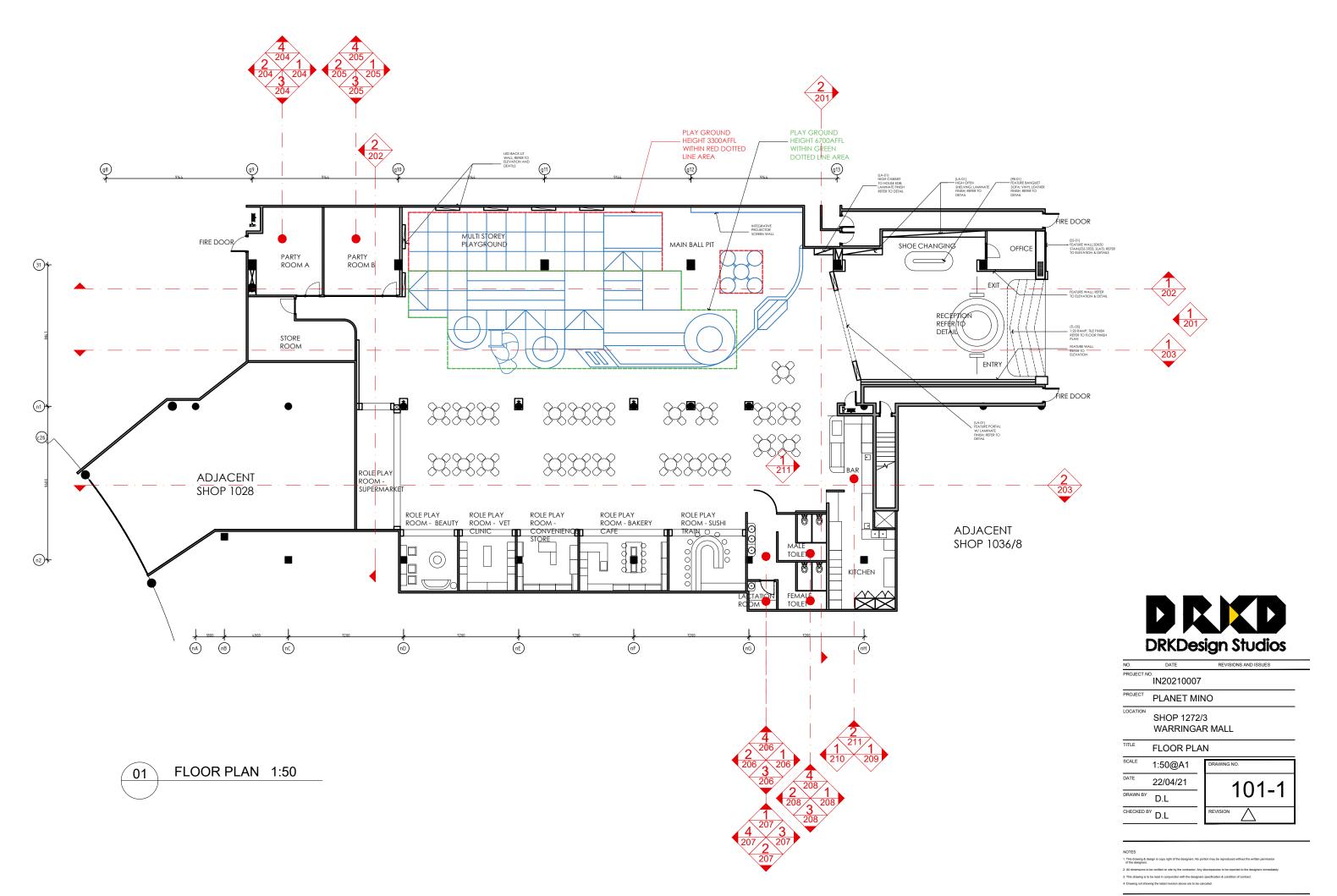
LEGEND:

CONFIRMED ON SITE TO LESSOR'S REQUIREMENTS.

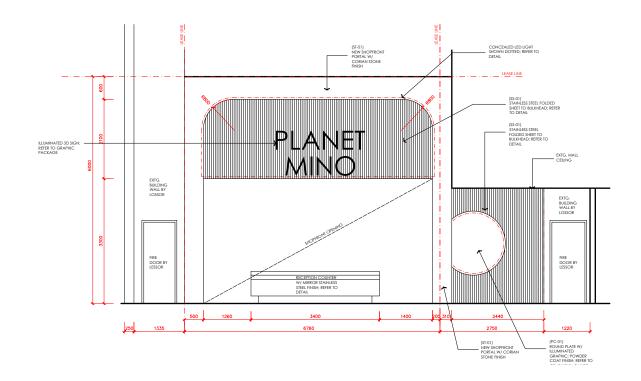
4586:1999 & AS 3661.

COORDINATED WITH STRUCTURAL CONDITIONS.

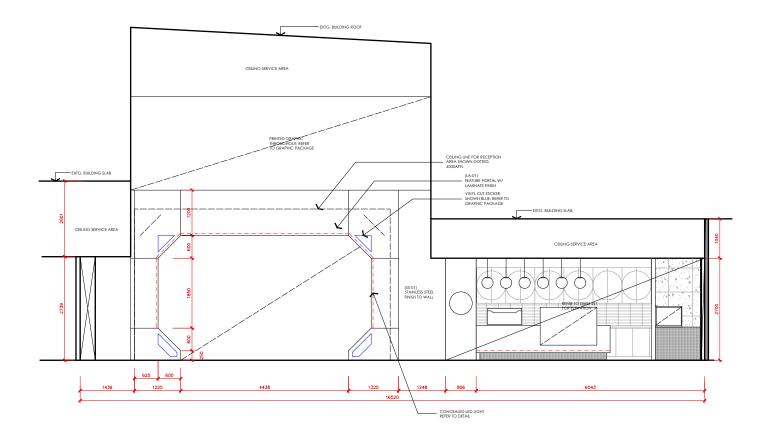




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01 ELEVATION 1:50 SHOPFRONT





NO. DATE REVISIONS AND ISSUES
PROJECT NO. IN20210007
PROJECT PLANET MINO

LOCATION SHOP 1272/3
WARRINGAR MALL

ELEVATION

1:50@A1

DATE 22/04/21

D.L CHECKED BY D.L

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NOTES

NOTES

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2. All dimensions to be verified on site by the contractor. Any discrepancies to be reported to the designers immediately

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