THE BELLS ROAD SOCIAL

1 BELLS ROAD, OATLANDS

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PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T. / CHECKED BY: S.J./D.V.	DWG DATE: 25.09.2017 / SCALE: AS STATED

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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 SUB TRADES 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 ONFIRM 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 MANUFATURE.

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

FOR FINISHES SPECIFICATION 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 UNOBSTRUCTURED WIDTH OF 800MM IN ACCORDANCE WITH CLAUSE D1.6 OF THE BCA. THE UNOBSTRUCTED WIDTH IN THE REQUIRED EXISTS AND IN THE PATHS OF TRAVEL TO THE REQUIRED EXISTS, 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

SNOKE 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 AS2293.1 - 2005.

EXIT SIGNS AND EMERGENCY LIGHTS TO BE PROVIDED IN ACCORDANCE WITH CLAUSES E4.5, E4.6 AND E4.8 OF THE BCA AND AS2293.1 - 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 CONDITIONING AND VENTALIATION 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.

BCA PART J COMPLIANCE REQUIREMENTS:

LIGHTING & EQUIPMENT

LOW VOLTAGE LIGHTING MUST HAVE ELECTRONIC CONTROL GEAR. MOTION SENSORS ON LIGHTING CIRCUITS TO STORE AND BACK OF HOUSE ROOMS.
EMERGENCY AND EXIT LIGHTING CIRCUITS TO STORE AND BACK OF HOUSE ROOMS.
ALL EQUIPMENT SPECIFIED MUST MEET MEPS REQUIREMENTS.
ALL REFRIGERATION IS CERTIFIED WITH A MINIMUM 4 STAR ENERGY RATING.
INSULTATION 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.
LCD TO BE SPECIFIED AS A SUBSTITUTE FOR PLASMA SCREENS
DIMMING SWITCHES ARE SPECIFIED FOR GENERAL LIGHTING 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 PRODUCTS 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 FITOUT BY SHOPFITTER/CONTRACTOR.
LEFT-OVER FITOUT MATERIALS ARE TO BE RECYCLED BY SHOPFITTER/CONTRACTOR.

LIGHTING NOTES

LIGHTING LAYOUT TO TAKE PRECEDENCE OVER LOCATION OF OTHER SERVICES. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF GURU HOSPITALITY DESIGN BEFORE THE COMMENCEMENT OF SITE INSTALLATION.

SECURITY MONITOR EQUIPMENT & DEVICES TO BE DETERMINED BY CLIENT, ON SITE.
SYSTEM TBA BY CLIENT & TO BE INSTALLED BY NOMINATED SECURITY CONTRACTOR.

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 FIRE SERVICES WORKS TO BE INCLUDED IN CONTRACTORS SCOPE. SHOPFITTER TO COORDINATE 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.

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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 VY SITE INSPECTION OR BY OTHER MEANS AS REQUIRED PRIOR TO TENDERING. ALL CONTRACTORS ARE REQUIRED TO CONTACT GURU PROJECTS DESIGN/CLIENT FOR VERBAL BRIEFING CLARIFICATIONS 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 SYSTEM 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 WIH 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 & 2.5MM + E CAB;OMG SJA;; BE 3000VA PR AS DETERMINED BY VOLTAGE DROP CALCULATION.
TOTAL LOAD PER FINAL SUB-CIRCUIT PROTECTED BY 16A CORCIOT BREALER & 2.5MM + 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 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, SWITCHING SYSTEM.
(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 LUMINARIES & 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 FO RTHE 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 COLOURS COPIES OF ALL LUMINAIRES, LAMP REQUIREMENTS FOR ALL LUMINAIRES, EXCEPTED LAMP LIFE AND TRADE PRICE OF LAMP SPECIFIED. ORIGINAL COPIES OF DIMING MANUALS AND CONTROL PROGRAMS ARE REQUIRED.

13. ALTERNATIVE LUMINARIES/SWITCH PLATES
(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.
© 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.
(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 OT THE ABOVE SPECIFICATION CONTRACT THE NOMINATED LIGHTING CONSULTANT.

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 DIMENSIONS TAKEN FROM FFL (FINISHED FLOOR LEVEL). 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.

EXTERNAL CARCASE
SHALL BE CONSTRUCTED OF 16MM THICK PRELAMINATED PARTICLE BOARD AS NOTED, UNLESS OTHERWISE SPECIFIED, ALL EXPOSED EDGES TO BE LAMINATED, COLOUR/FINISH AS NOMINATED.

INTERNAL CARCASE
SHALL BE CONSTRUCTED OF 16MM THICK PRELAMINATED PARTICLE BOARD UNLESS SPECIFIED OTHERWISE INCLUDING ALL INTERNAL SURFACES & EDGES UNLESS NOTED OTHERWISE, BACKS SHALL BE CONSTRCUTED OF PRELAMINATED 6MM PARTICLE BOARD WHERE LOCATED AGAINST A PARTITION. CONSTRUCT EXPOSED BACKS OF 18MM PRELAMINATED PARTICLE BOARD.

DOORS TO CUPBOARD & DRAWER FRONTS
SHALL BE CONSTRUCTED OF 16MM THICK PRELIMAINATED BOARD FOR UNDER BENCH AND OVERHEAD CUPBOARDS.

TIMBER
REFER TO FINISHES SCHEDULE FOR TIMBER FINISHING DETAILS

SHELVES
SHALL BE CONSTRUCTED OF 18MM THICK PRELAMINATED PARTICLE BOARD UP TO 800MM WIDE SPAN UNLESS NOTED OTHERWISE. AREAS OVER 800MM WIDE SPAN TO HAVE 25MM THICK PRELAMINATED PARTICLE BOARD SHELVES.

BNECHTOPS - (BACK OF HOUSE AREAS)
TO BE 32MM THICK LAMINATE PARTICLE BOARD (HMR PARTICLE BOARD IN WET AREAS) WITH EDGE AS DETAILED , UNLESS NOTED OTHERWISE. LAMINATE JOINTS AS INDICATED ON PLAN. NO OTHER JOINTS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL.

DRAWER LOCK (BACK OF HOUSE AREAS)
HAFELE SYMO 200 LOCKING SYSTEM, SINGLE SIDED CD CENTRAL LOCKING SYSTEM OR EQUIVALENT.

DRAWER RUNNERS (BACK OF HOUSE AREAS)
CONCEALED, METAL & FULLY EXTENSION TYPE RUNNERS TO SUIT SIZE & WEIGHT OF DRAWERS - 'HAFELE WVA' OR 'HETTICH QUADRO' OR SIMILAR APPROVED.

SHELF SUPPORT
HAFELE SHELF SUPPORTS CAT NO. 282.04.711 NICKEL PLATED FINISH.

GLAZING
GLAZING TO AS 1288.

HINGES
SHALL BE FULLY CONCEALED SELF CLOSING METAL HINGES WITH 90˚ OPENING - 'BLUM CLIP' OR 'HETTICH EUROMATT TOP SAFE' OR SIMILAR APPROVED.

HANDLES (BACK OF HOUSE AREAS)
CUPBOARD & DRAWER - HOWARD SILVERS 10MM DOOR PULL (128X10X35MM)
ORDER CODE: 054272 STAINLESS STEEL FINISH. CENTRED HORIZONTALLY 40MM FROM TOP EDGE ON DRAWERS. SET IN 40MM FROM TOP & SIDE EDGE OF CUPBOARDS.

DOOR CATCHES
CUPBOARDS - HAFELE TOUCH CATCH/AUTOMATIC SPRING CATCH OR EQUIVALENT CAT NO. 245.55.913 IN BRIGHT GALVANISED STEEL.

CABLE HOLES (BACK OF HOUSE AREAS)
CABLE HOLES TO BE 60MM WITH HAFELE CABLE CAP INSERT (CAT NO. 429.99.520)
COLOUR - LIGHT GREY POSITION AS INDICATED ON PLAN. CASH DRAWER PROPRIETRY DRAWER CONNECTED TO POS COMPUTER SUPPLIER TBC INSTALLED BY JOINER.

EQUIPMENT
ALL EQUIPMENT SHALL BE SUPPLIED BY CLIENT.

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*CONTRACTOR ARE TO LIAISE WITH THIRD PARTY SUPPLIERS TO CONFIRM EXACT REQUIRMENTS.

NO.	DATE	BY	REVISION NOTES
C	25.09.17	ET	ADJUSTED EXISTING WALL DIMENSIONS. CHANGED 3 DOOR FRIDGE IN BAR TO 1X2DOOR FRIDGE/FREEZER COMBO. CHANGED SHAPE AND DIMENSIONS OF DISPLAY UNIT ABD STAIRS.
B	19.09.17	ET	RECONFIG. KITCHEN LAYOUT. ADDED ZIP TO BAR.
A	11.08.17	ET	ADDED DRY STORAGE. ADDED DESK UNDER STAIRS. ADDED CUSTOM COOL ROOM EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: GENERAL NOTES	DRAWING NUMBER: CC 02	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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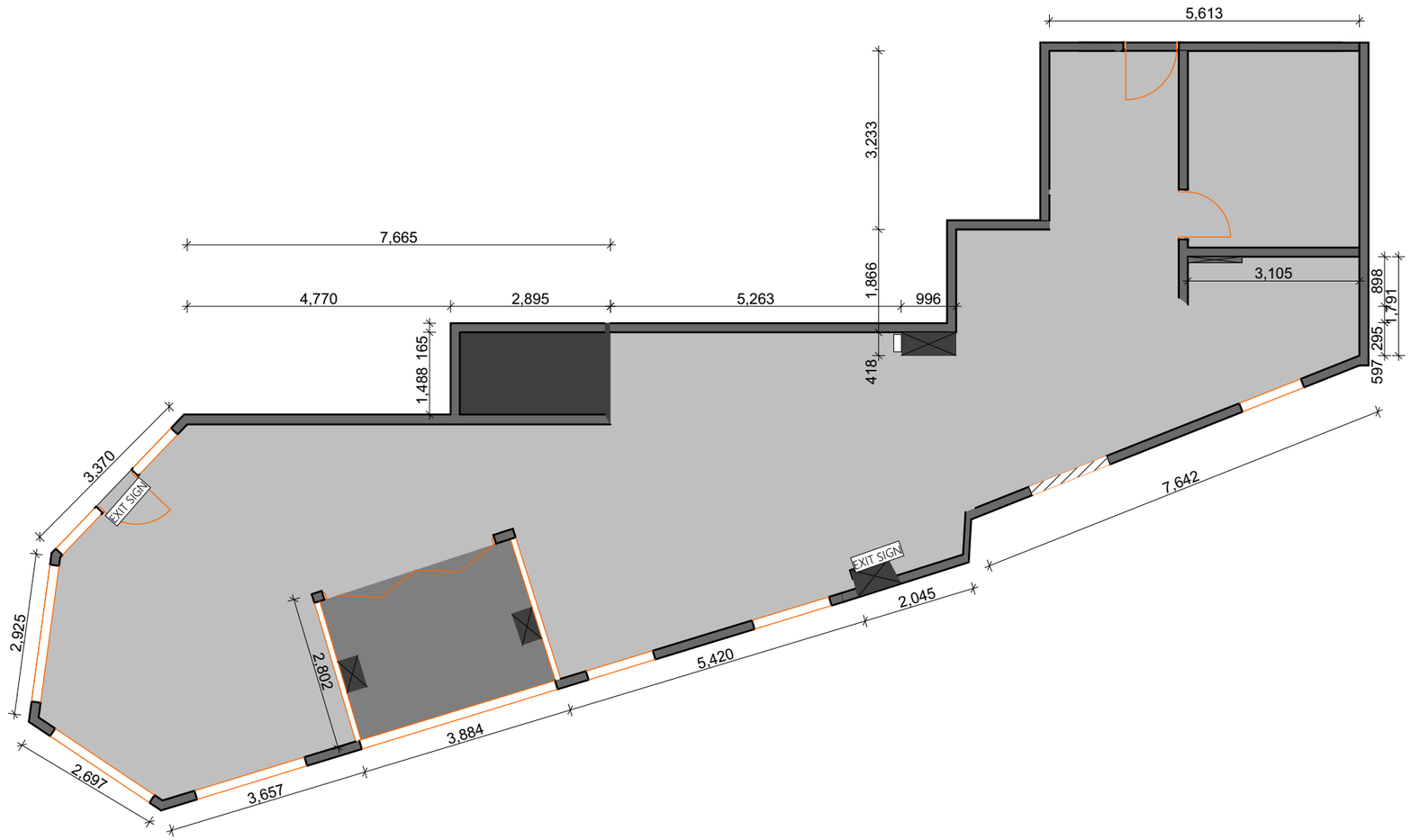

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Ground Floor (20)
1:100

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A	11.08.17	ET	ADDED DRY STORAGE. ADDED DESK UNDER STAIRS. ADDED CUSTOM COOL ROOM EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: EXISTING FLOOR PLAN	DRAWING NUMBER: CC 03
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017
	CHECKED BY: S.J./D.V.	SCALE: AS STATED

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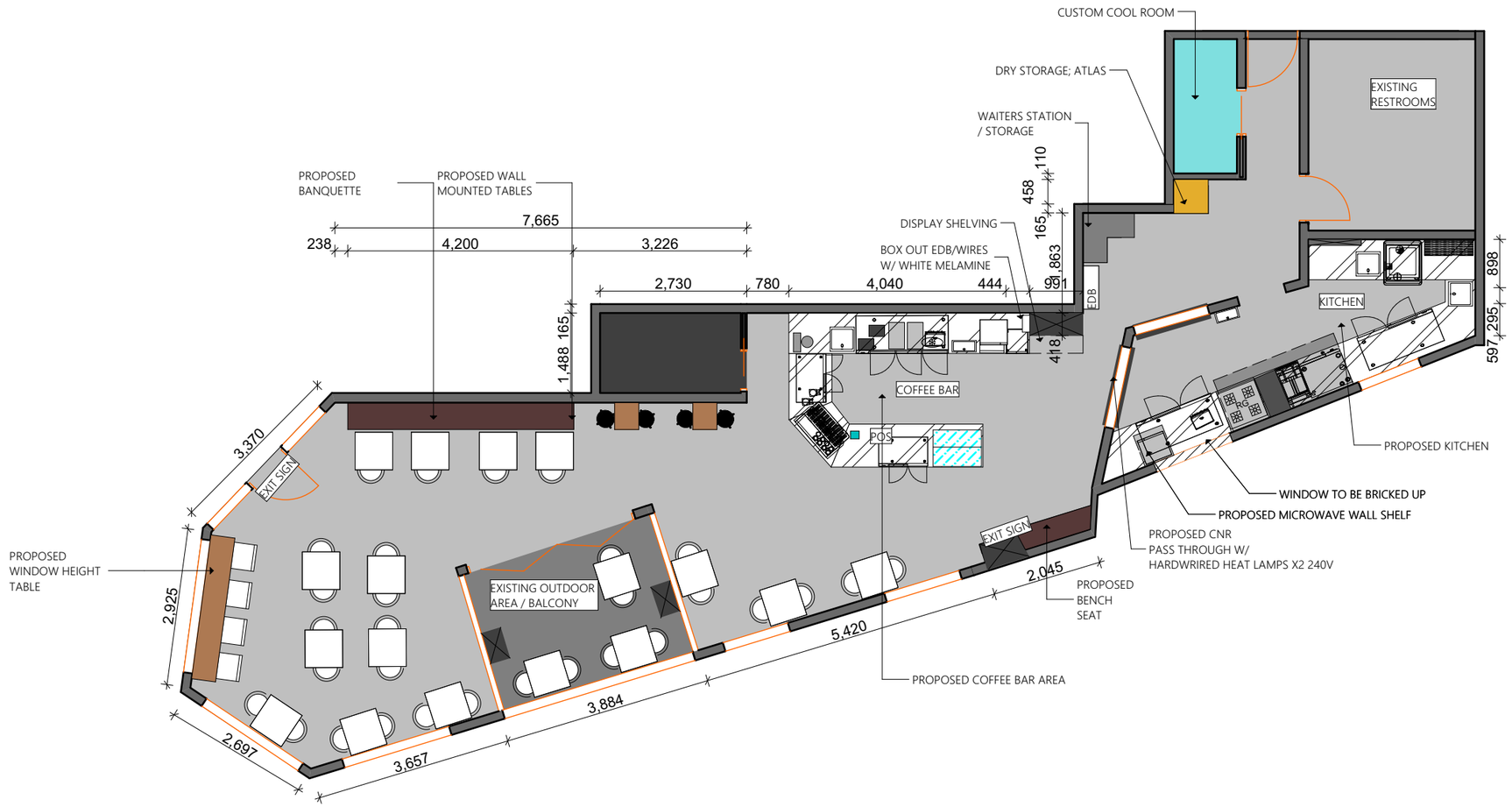

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Ground Floor (28)
1:100

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A	11.08.17	ET	ADDED DRY STORAGE. ADDED DESK UNDER STAIRS. ADDED CUSTOM COOL ROOM EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: PROPOSED FLOOR PLAN	DRAWING NUMBER: CC 04	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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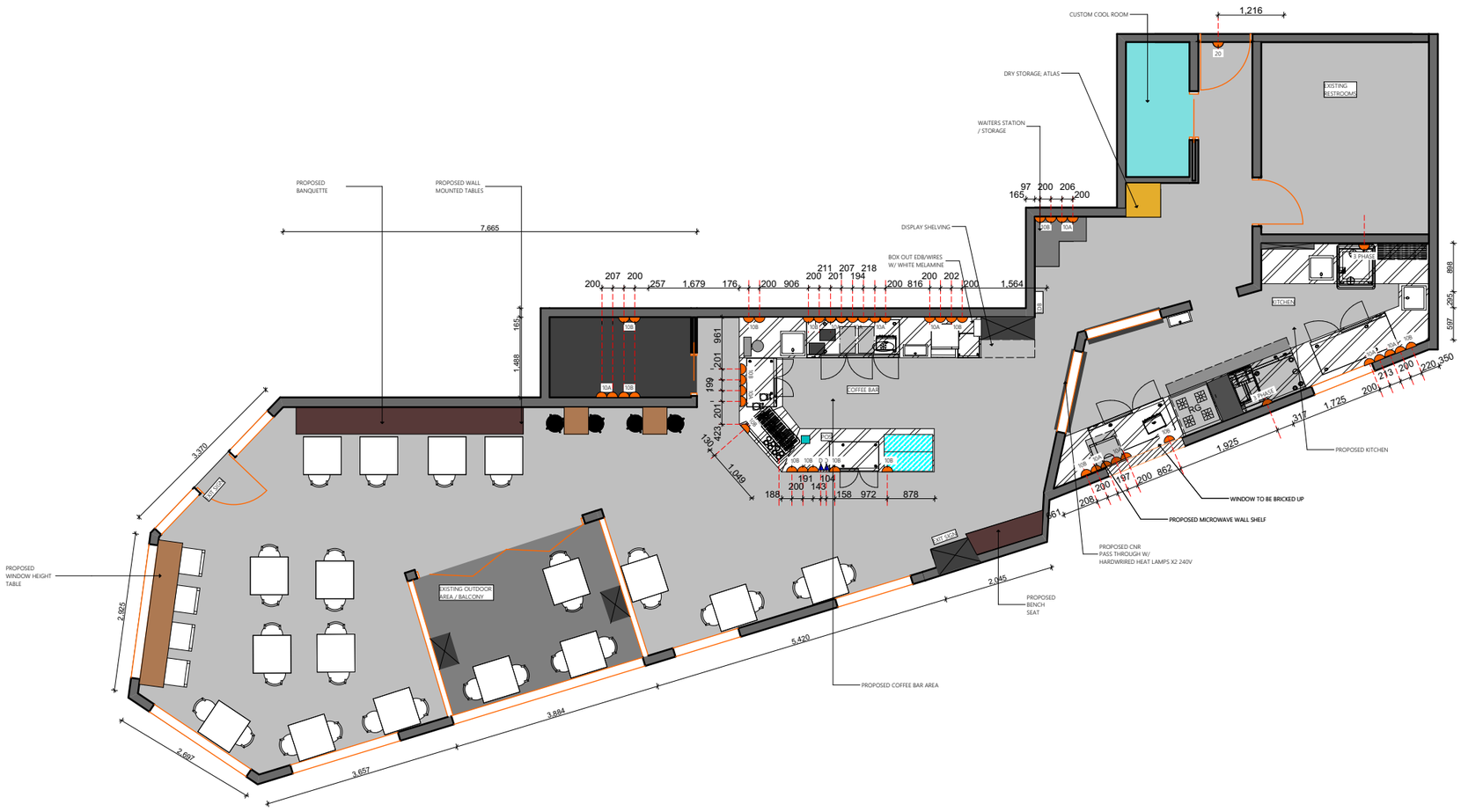

LIGHTING LEGEND

	6	KITCHEN RECESSED DOWNLIGHTS
		SURFACE MOUNTED DOWNLIGHTS ON DIMMERS
		TRACK LIGHTS ON DIMMERS SAL: 4 WIRE THREE CIRCUIT LED TRACK LIGHT STR4886 SPOCK WHITE STR4886WW/WH
F	F	FRONT OF HOUSE LIGHT SWITCHW/ DIMMER
F	B	BACK OF HOUSE LIGHT SWITCH W/ DIMMER
EXIT SIGN		EXIT LIGHT
		PENDANT: CAGE PENDANT ON DIMMER BLACK
		WALL LIGHTS ON DIMMERS: COPPER PIPE WALL LIGHT The copper shade tube is 55mm in diameter and 120mm long.The wall plate is 80mm in diameter and 40mm high.The projection from the wall is 120m
		FLORABELLE: SUCCULENT HANGING BALL GREEN

ELECTRICALS LEGEND

10A	10 Amps SINGLE GPO ABOVE BENCH APPROX 1200 AFL
10B	10 Amps SINGLE GPO BELOW BENCH APPROX 750 AFL
10A	10 Amps DOUBLE GPO ABOVE BENCH APPROX 1200 AFL
10B	10 Amps DOUBLE GPO BELOW BENCH APPROX 750 AFL
15	15 Amps SINGLE GPO ABOVE BENCH APPROX 1200 AFL
20	20 Amps SINGLE GPO BELOW BENCH APPROX 750 AFL
32	32 Amps SINGLE GPO BELOW BENCH APPROX 750 AFL
25	25 Amps THREE PHASE BELOW BENCH APPROX 750 AFL
32	32 Amps THREE PHASE BELOW BENCH APPROX 750 AFL
D	DATA POINT TELEPHONE, EFTPOS

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ELECTRICAL PLAN
1:100

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: ELECTRICAL PLAN	DRAWING NUMBER: CC 05	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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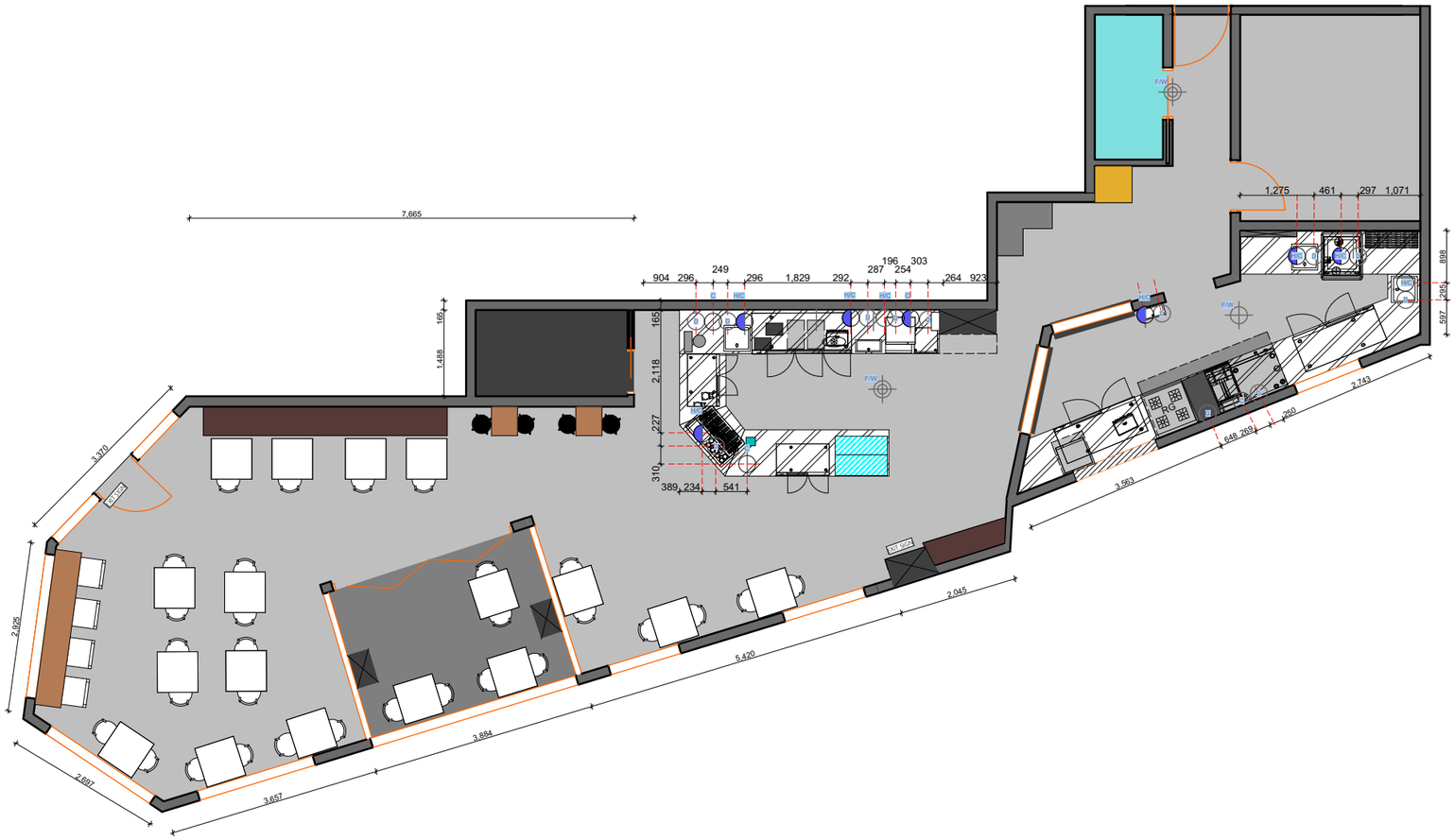

HYDRAULIC PLAN

CODE	DESCRIPTION
H/C	HOT / COLD WATER CONNECTION
C	COLD WATER CONNECTION
F/W	FLOOR WASTE
G	LPG GAS
D	DRAIN

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HYDRAULIC PLAN
1:100

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A	11.08.17	ET	EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: HYDRAULIC PLAN	DRAWING NUMBER: CC 06
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T. / CHECKED BY: S.J./D.V.	DWG DATE: 25.09.2017 / SCALE: AS STATED

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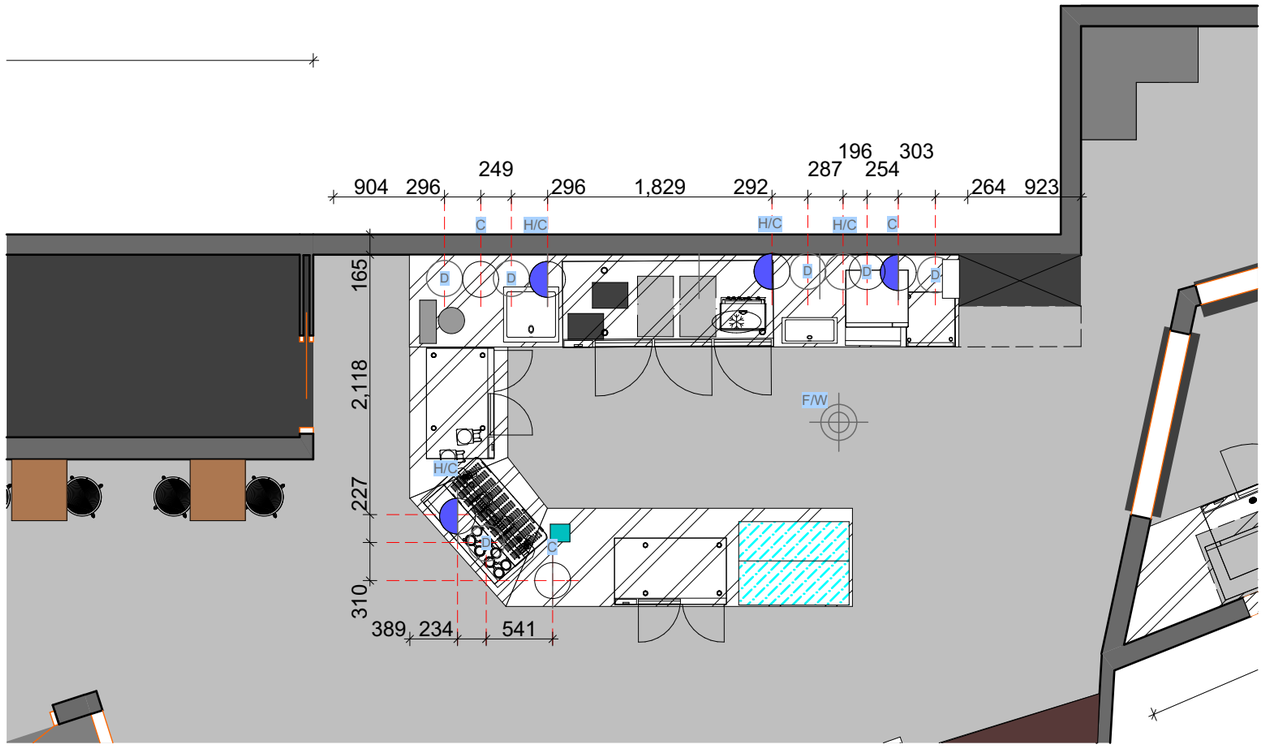

HYDRAULIC PLAN

CODE	DESCRIPTION
H/C	HOT / COLD WATER CONNECTION
C	COLD WATER CONNECTION
F/W	FLOOR WASTE
G	LPG GAS
D	DRAIN

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HYDRALUIC PLAN BAR

1:50

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A	11.08.17	ET	EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: HYDRAULIC PLAN BAR	DRAWING NUMBER: CC 07	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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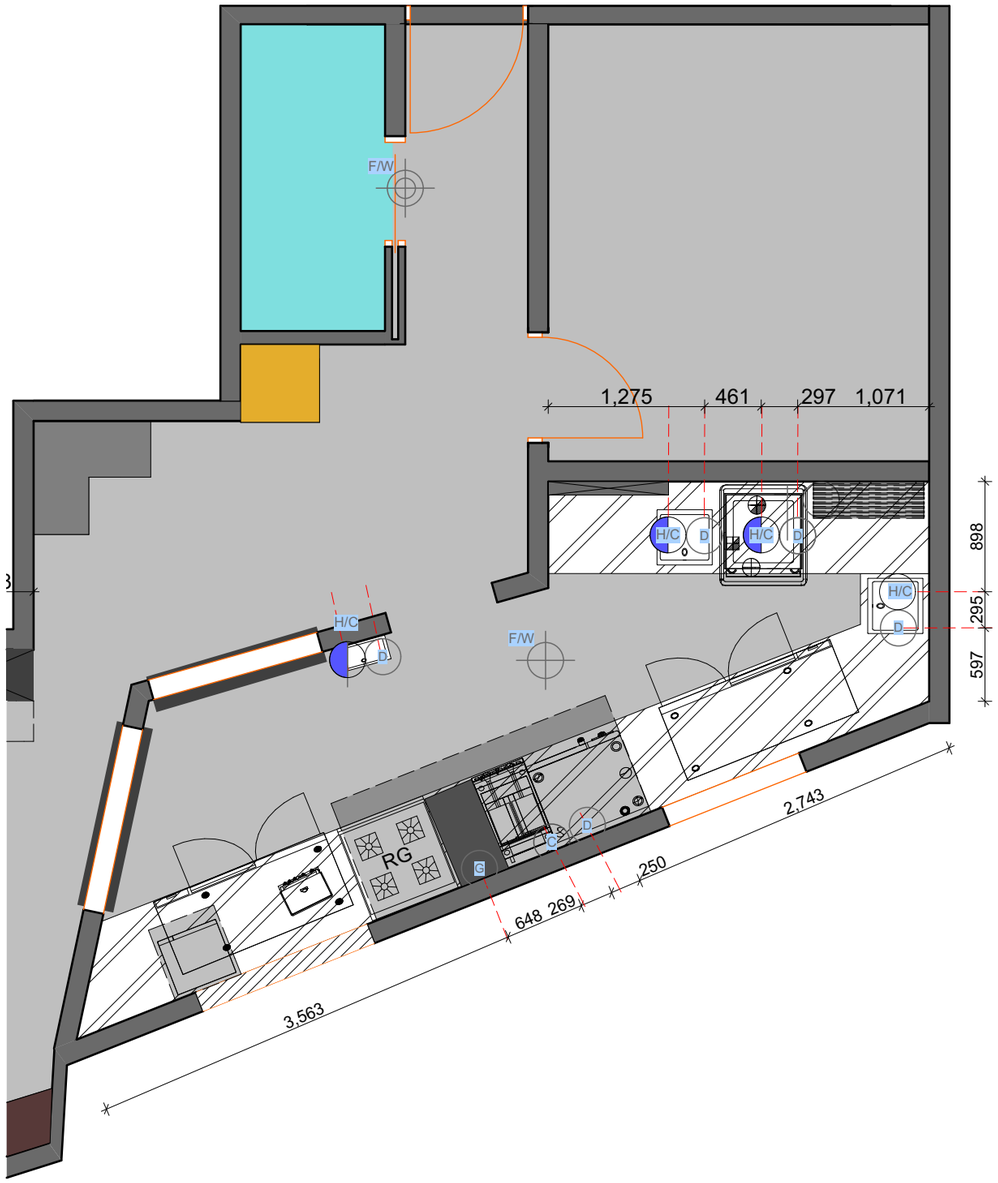

HYDRAULIC PLAN

CODE	DESCRIPTION
H/C	HOT / COLD WATER CONNECTION
C	COLD WATER CONNECTION
F/W	FLOOR WASTE
G	LPG GAS
D	DRAIN

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HYDRAULIC PLAN KITCHEN

1:50

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: HYDRAULIC PLAN KITCHEN	DRAWING NUMBER: CC 08
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017
	CHECKED BY: S.J./D.V.	SCALE: AS STATED

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NOTES:

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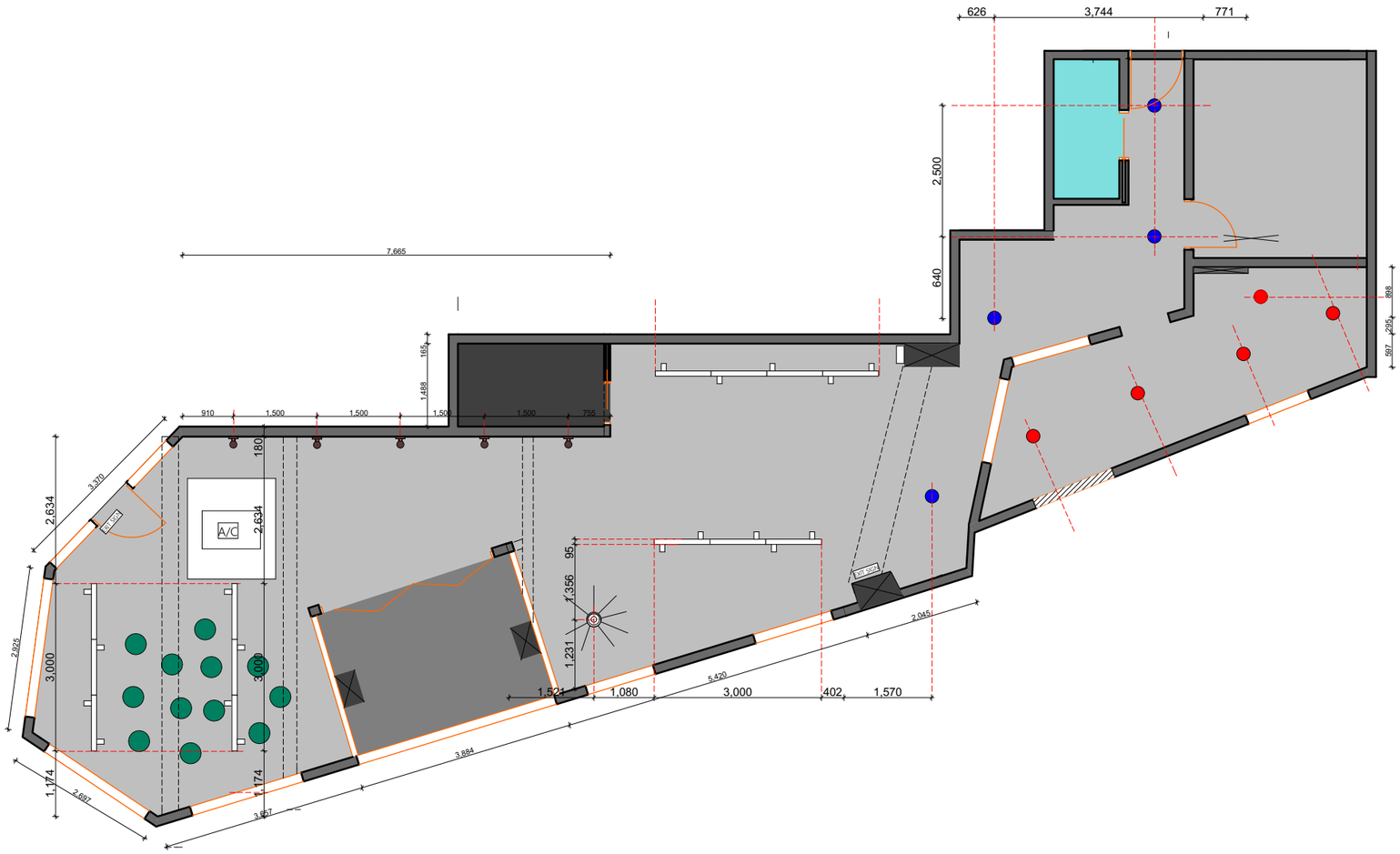

	KITCHEN RECESSED DOWNLIGHTS
	SURFACE MOUNTED DOWNLIGHTS ON DIMMERS
	TRACK LIGHTS ON DIMMERS SAL: 4 WIRE THREE CIRCUIT LED TRACK LIGHT STR4886 SPOCK WHITE STR4886WW/WH
F	FRONT OF HOUSE LIGHT SWITCHW/ DIMMER
B	BACK OF HOUSE LIGHT SWITCH W/ DIMMER
EXIT SIGN	EXIT LIGHT
	PENDANT: CAGE PENDANT ON DIMMER BLACK
	WALL LIGHTS ON DIMMERS: COPPER PIPE WALL LIGHT The copper shade tube is 55mm in diameter and 120mm long.The wall plate is 80mm in diameter and 40mm high.The projection from the wall is 120m
	FLORABELLE: SUCCULENT HANGING BALL GREEN

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REFLECTED CEILING PLAN
1:100

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: REFLECTED CEILING PLAN	DRAWING NUMBER: CC 09	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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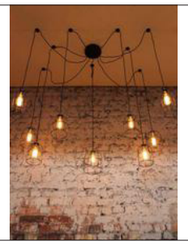
1 BELLS RD, OATLANDS

FURNITURE, FINISHES & FIXTURES SCHEDULE

FAT SHACK VINTAGE
COPPER WALL LIGHT
CLIENT TO ORDER
X5



FAT SHACK VINTAGE
CAGE PENDANT
CLIENT TO ORDER
X1

RUSTIX
VERNIER TABLE TOP
CLIENT TO ORDER
X17

INDUSTRIAL SWIVEL STOOL
BRONZE
CLIENT TO ORDER
X4

THORNET BAR STOOL
CLIENT TO ORDER
X6

HAVEASEAT
FRENCH CHAIR IN WALNUT
X30

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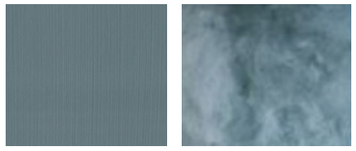

PORTERS PAINT
GUN METAL GREY
P01

DULUX
WHITE ON WHITE WASH
P02

VICTORIAN ASH, NATURAL
OAK STAIN
P03

BEAUMONT TILES
MELODY MIX GLOSS
P04
CLIENT TO ORDER

BEAUMONT TILES
DEVONSHIRE GRIS GLOSS
P05
CLIENT TO ORDER

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hospitality projects

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NO.	DATE	BY	REVISION NOTES
C	25.09.17	ET	ADJUSTED EXISTING WALL DIMENSIONS. CHANGED 3 DOOR FRIDGE IN BAR TO 1X2DOOR FRIDGE/FREEZER COMBO. CHANGED SHAPE AND DIMENSIONS OF DISPLAY UNIT ABD STAIRS.
B	19.09.17	ET	RECONFIG. KITCHEN LAYOUT. ADDED ZIP TO BAR.
A	11.08.17	ET	ADDED DRY STORAGE. ADDED DESK UNDER STAIRS. ADDED CUSTOM COOL ROOM EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: FINISHES SCHEDULE	DRAWING NUMBER: CC 10
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017
	CHECKED BY: S.J./D.V.	SCALE: AS STATED

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hospitality projects
GURU PROJECTS PTY LTD
UNIT 303, 30-40 HARCOURT
PARADE,ROSEBERY NSW
ABN: 69 600 911 082 Tel: 0416 648 751

Guru Projects Pty Ltd
ABN 69 600 911 082 - ACN 600 911 082
303/30-40 Harcourt Pde, Rosebery NSW 2018
02 8338 1940 | info@guruprojects.com
www.guruprojects.com

Dear DANIEL & MELISSA FARR
Thank you very much for your quote request for equipment from Guru Projects, please see below a breakdown of items based you requested.

PROECT NAME	THE BELLS ROAD SOCIAL	**MOBILE**	424248565
CONTACT	DANIEL & MELISSA FARR	**ADDRESS**	BELLS RD, OATLANDS
COMPANY NAME	BELLS ROAD SOCIAL	**POSITION**	PROPRIETOR

ITEM	PAGE	DESCRIPTION OF ITEM	QTY	PRICE ex. GST	LEAD TIME	WARRANTY	BRAND	MODEL	POWER SPECS	GAS	HYDRAULICS	SIZE
COOKING & APPLIANCES												
C02	BOH	4 B. STOVE TOP W/ GRIDDLE W/ OVEN UNDERNEATH	1		4 WEEKS	1YR	GOLDSTEIN	PF24G440	172MJ			1220X800X1120
C03	BOH	COMBI OVEN 5 TRAY	1		4 WEEKS	1YR	UNOX	XEVC-0511-E1R	3 PHASE, 50/60HZ, 400V-3N,9.2KW		H/C WATER, DRAIN	750X773X675
C04	BOH	DEEP FRYER SPLIT PAN LPG	1		4 WEEKS	1YR	GOLDSTEIN	VFGTL V SERIES		LPG 100MJ	N/A	450X762X1180
C05	BOH	SANDWICH PRESS 6 SLICE, SMOOTH PLATES, NON-STICK	1		4 WEEKS	1YR	ROBAND	GSA610ST	2200WATTS, 9.6AMPS	N/A	N/A	375X275
C06	BOH	MICROWAVE	1		2 WEEKS	1YR	BONN	CM1024T	10A	N/A	N/A	500X464X325
C07	BOH	FOOD PROCESSOR (SUPPLIED BY CLIENT)	1		N/A	N/A	TBD			N/A	N/A	
C08	BOH	STICK BLENDER (SUPPLIED BY CLIENT)	1		N/A	N/A	TBD			N/A	N/A	
C09	BOH	MIXER (SUPPLIED BY CLIENT)	1		N/A	N/A	TBD			N/A	N/A	
C10	FOH	COFFEE MACHINE (SUPPLIED BY CLIENT)	1		N/A	N/A	LA MARZOCCO	LINEA PB CLASSIC	3 PHASE 6100WATTS	N/A	N/A	950x590x534
C11	FOH	GRINDERS (SUPPLIED BY CLIENT)	2		N/A	N/A	TBC	TBC		N/A	N/A	
C12	FOH	DELI GRINDER (SUPPLIED BY CLIENT)	1		N/A	N/A	TBC	TBC		N/A	N/A	
C13	FOH	JUG RINSER (IN BENCH)	1		2 WEEKS	1 YR	BARISTA SUPPLIES	BPG-FMR		N/A	COLD WATER ONLY, 350KPA PRESSURE LIMITING VAL	160X145
C14	FOH	URN CONSTANT FLOW (BENCH OR WALL HUNG)	1		2 WEEKS	1YR	CROWN	SU40TC		N/A	N/A	
C15	FOH	MILKSHAKE MIXER (SUPPLIED BY CLIENT)	1		N/A	N/A	TBD			N/A	N/A	
C16	FOH	JUICER	1		4 WEEKS	1YR	ZUMEX	SOUL	42W, 0.06HP, 220-240V	N/A	N/A	260X430X435
C17	FOH	COLD PRESS JUICER (SUPPLIED BY CLIENT)	1		N/A	N/A	TBD	TBD		N/A	N/A	
C18	FOH	BLENDER / SMOOTHIE MAKER (IN-BENCH)	1		2 WEEKS	1YR	ICE	ECLIPSE	3HP. 2.2KW	N/A	N/A	210X290X470
C19	FOH	SANDWICH PRESS	1		4 WEEKS	1YR	ROBAND	GSA610ST	2200WATTS, 9.6AMPS	N/A	N/A	375X275
C20	FOH	MICROWAVE	1		2 WEEKS	1YR	BONN	CM1024T	10A	N/A	N/A	500X464X325
REFRIGERATION												
R01	BOH	UNDERBENCH FRIDGE 3 DOOR (GLASS DOORS)***	1		2 WEEKS	1 YR	AUSTUNE	KGR18-3	3AMP,240V 50HZ 1PH 366W	N/A	N/A	1800X800X700
R02	BOH	UNDERBENCH FREEZER	1		2 WEEKS	1 YR	AUSTUNE	KUF15-2	3AMP,220V 50HZ 1PH 366W	N/A	N/A	1500X700X850
R03	FOH	UNDER BENCH ICE MACHINE 11.5KG CAPACITY	1		2 WEEKS	1 YR	HOSHIZAKI	IM-30CNE-25	10AMP, 220-240V/50HZ	N/A	N/A	398X446X695
R04	FOH	CAKE DISPLAY,HEATED GLASS	1		2 WEEKS	1 YR	ICE	NDSJ2730	240V, 0.701KW	N/A	N/A	900X680X1000
R05	FOH	MILK FRIDGE, 2 DOOR, UNDERCOUNTER, BLACK	1		2 WEEKS	1 YR	AUSTUNE	TB9-2G	2.5AMPS 314W	N/A	N/A	900X550X800
R06	FOH	DRINK FRIDGE	1		2 WEEKS	1 YR	AUSTUNE	TB9-2G	2.5AMPS 314W	N/A	N/A	900X550X800
R07	FOH	AMBIENT DISPLAY 2 TIER	1		2 WEEKS	1 YR	ICE	ADS0036		N/A	N/A	920X360X360
R08	FOH	COOL ROOM	1		2 WEEKS	1 YR	SKOPE	M-2A20-C MISA	DOOR HEATER ON SEPARATE CIRCUIT, 230V.a.c., SINGLE PHASE, FREEBL		DRAIN, WASTE OUTLET,	1750X1350X2150
R09	FOH	3 DOOR DUAL FRIDGE/FREEZER	1			1 YR	AUSTUNE	KURF18-3	220V/50HZ/10AMP PLUG			1800X700X850
		COOL ROOM ASSEMBLY	1		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WASH AND STORAGE												
W01	BOH	DISHWASHER PASS THROUGH	1		4 WEEKS	1 YR	HOBART	ECOMAX H603	7.1kW 425/50/3 [fuse at 3x15A]	N/A	PUMP DRAIN, H/C WATER,50-1000KPA, 3/4"BSP	713X820X1480
W02	FOH	GLASSWASHER ECO 2 W/ DRAIN PUMP OPTION	1		4 WEEKS	1 YR	CLASSEQ	E208	2.75KW, 13AMP, 220/50/1	N/A	DRAIN 35MM, WATER INLET 40MM FL, 3/4"BSP	450X550X750
MISC	M02	HEAT LAMP COPPER FINISH	2		2 WEEKS	1 YR	ICE	HLS2250	240V O.275KW	N/A		190MM DIAMETER

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: EQUIPMENT SCHEDULE	DRAWING NUMBER:
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017
	CHECKED BY: S.J./D.V.	SCALE: AS STATED

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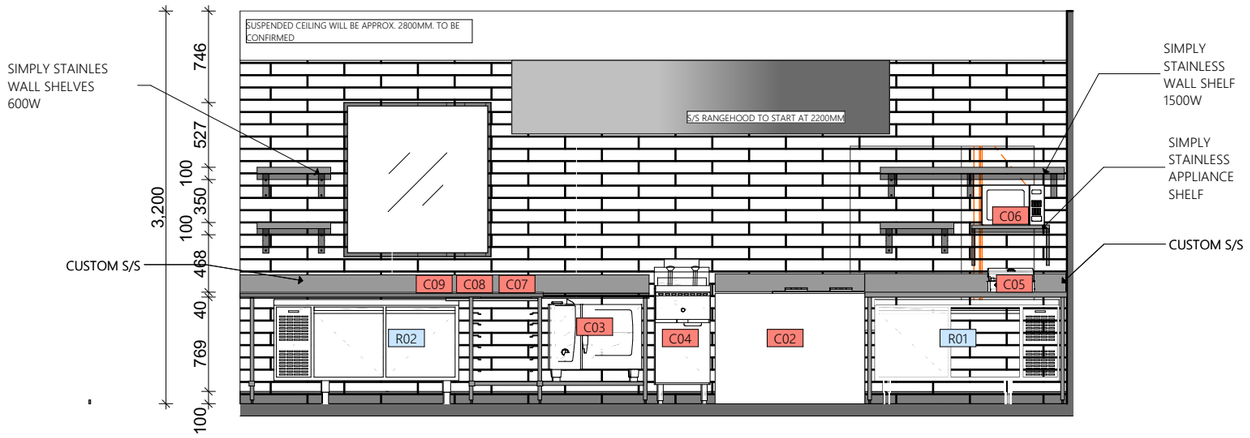
UNIT 303, 30-40 HARCOURT PARADE,ROSEBERY NSW
ABN: 69 600 911 082 Tel: 0416 648 751



BACK OF HOUSE EQUIPMENT SCHEDULE

COOKING & APPLIANCES

C02: 4 BURNER HOB W/OVEN UNDER & 4 BURNER GRIDDLE: GOLDSTEIN
C03: COMBI OVEN, ELECTRIC: UNOX
C04: DEEP FRYER SPLIT PAN, LPG: GOLDSTEIN
C05: SANDWICH PRESS: ROBAND
C06: MICROWAVE: BONN
C07: FOOD PROCESSOR
C08: STICK BLENDER
C09: MIXER

REFRIDGERATION

R01: UNDERCOUNTER 2 DOOR FRIDGE (GLASS DOORS): AUSTUNE
R02: UNDERCOUNTER 2 DOOR FREEZER, AUSTUNE

WASH & STORAGE

W01: DISHWASHER, PASSTHROUGH: HOBART

E-28
-

KITCHEN ELEVATION A
1:50

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: KITCHEN ELEVATION A	DRAWING NUMBER: CC 11	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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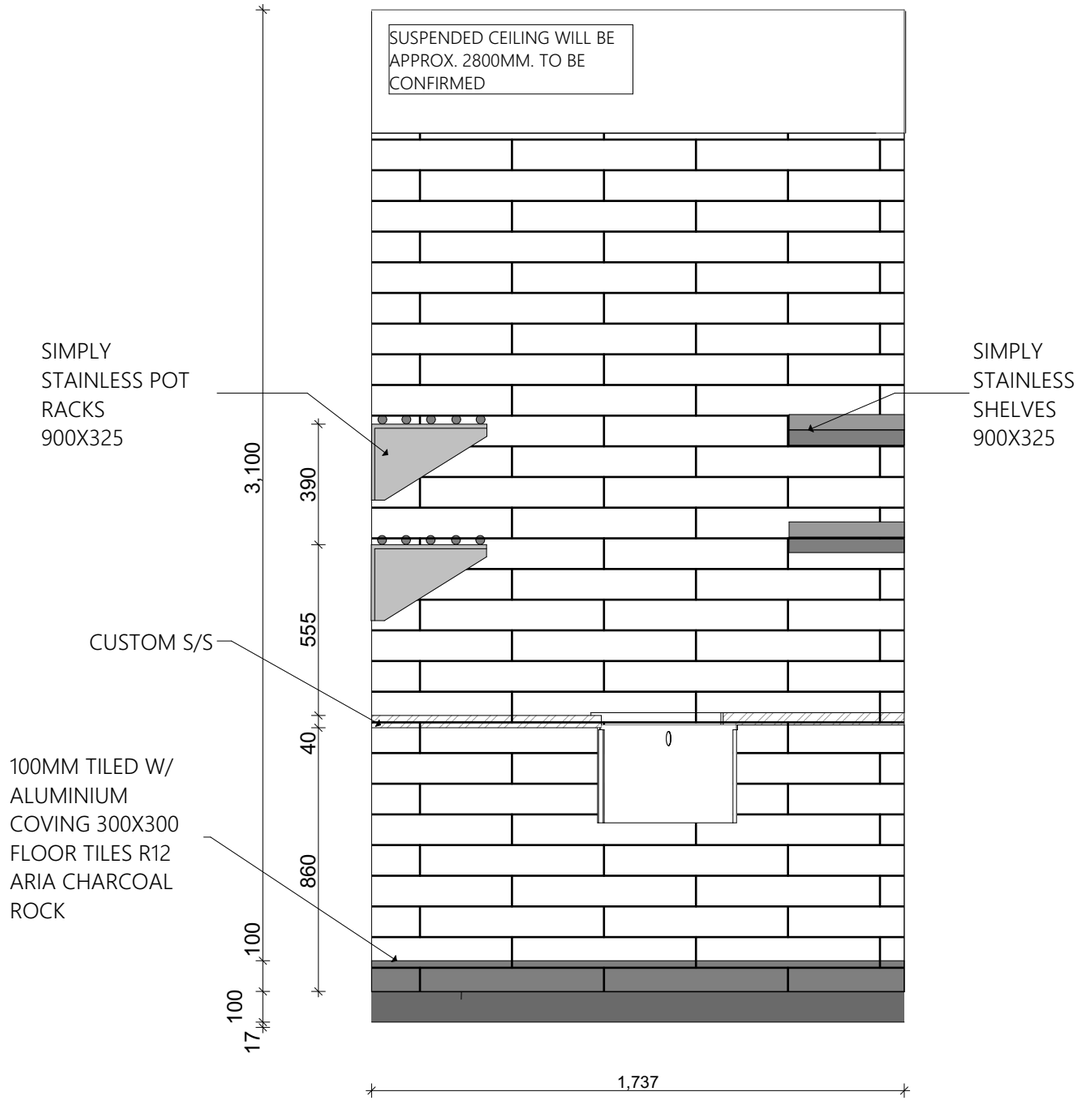

BACK OF HOUSE EQUIPMENT SCHEDULE

COOKING & APPLIANCES

C01: GRIDDLE W/ TOASTER/GRILL UNDERNEATH, LPG: GOLSTEIN
C02: 4 BURNER STOVE TOP W/OVEN UNDERNEATH, LPG: GOLDSTEIN
C03: COMBI OVEN, ELECTRIC: TURBOFAN
C04: DEEP FRYER SPLIT PAN, LPG: GOLDSTEIN
C05: SANDWICH PRESS: ROBAND
C06: MICROWAVE: BONN
C07: FOOD PROCESSOR
C08: STICK BLENDER
C09: MIXER

REFRIDGERATION

R01: UNDERCOUNTER 3 DOOR FRIDGE (GLASS DOORS): AUSTUNE
R02: UNDERCOUNTER 2 DOOR FREEZER, AUSTUNE

WASH & STORAGE

W01: DISHWASHER, PASSTHROUGH: HOBART

E-30
-

KITCHEN ELEVATION B
1:20

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: KITCHEN ELEVATION B	DRAWING NUMBER: CC 12	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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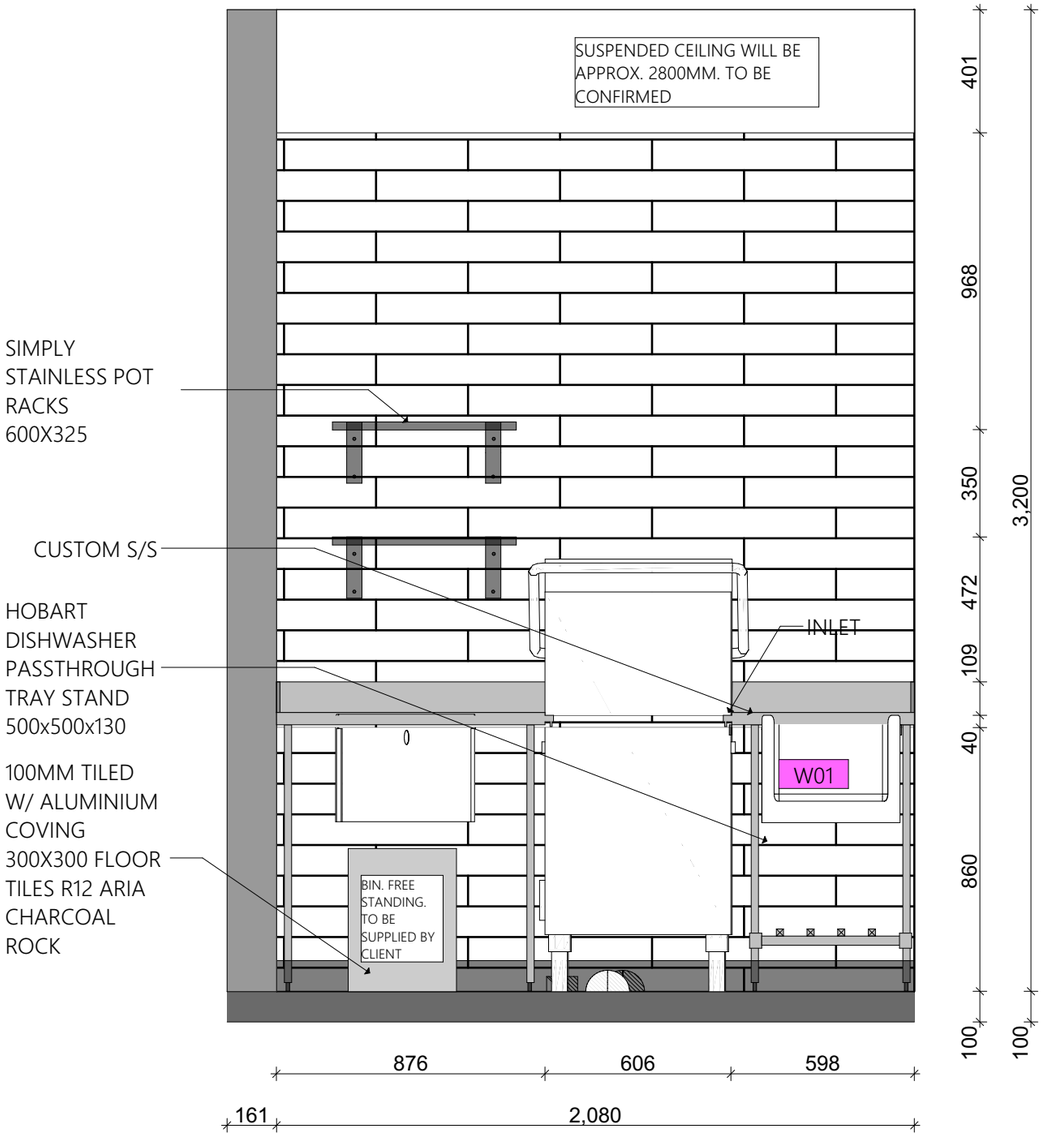

BACK OF HOUSE EQUIPMENT SCHEDULE

COOKING & APPLIANCES

C01: GRIDDLE W/ TOASTER/GRILL UNDERNEATH: GOLSTEIN
C02: 4 BURNER STOVE TOP W/OVEN UNDERNEATH, LPG: GOLDSTEIN
C03: COMBI OVEN, ELECTRIC: TURBOFAN
C04: DEEP FRYER SPLIT PAN, LPG: GOLDSTEIN
C05: SANDWICH PRESS: ROBAND
C06: MICROWAVE: BONN
C07: FOOD PROCESSOR
C08: STICK BLENDER
C09: MIXER

REFRIDGERATION

R01: UNDERCOUNTER 3 DOOR FRIDGE (GLASS DOORS): AUSTUNE
R02: UNDERCOUNTER 2 DOOR FREEZER, AUSTUNE

WASH & STORAGE

W01: DISHWASHER, PASSTHROUGH: HOBART

E-29
-

KITCHEN ELEVATION C
1:20

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: KITCHEN ELEVATION C	DRAWING NUMBER: CC 13	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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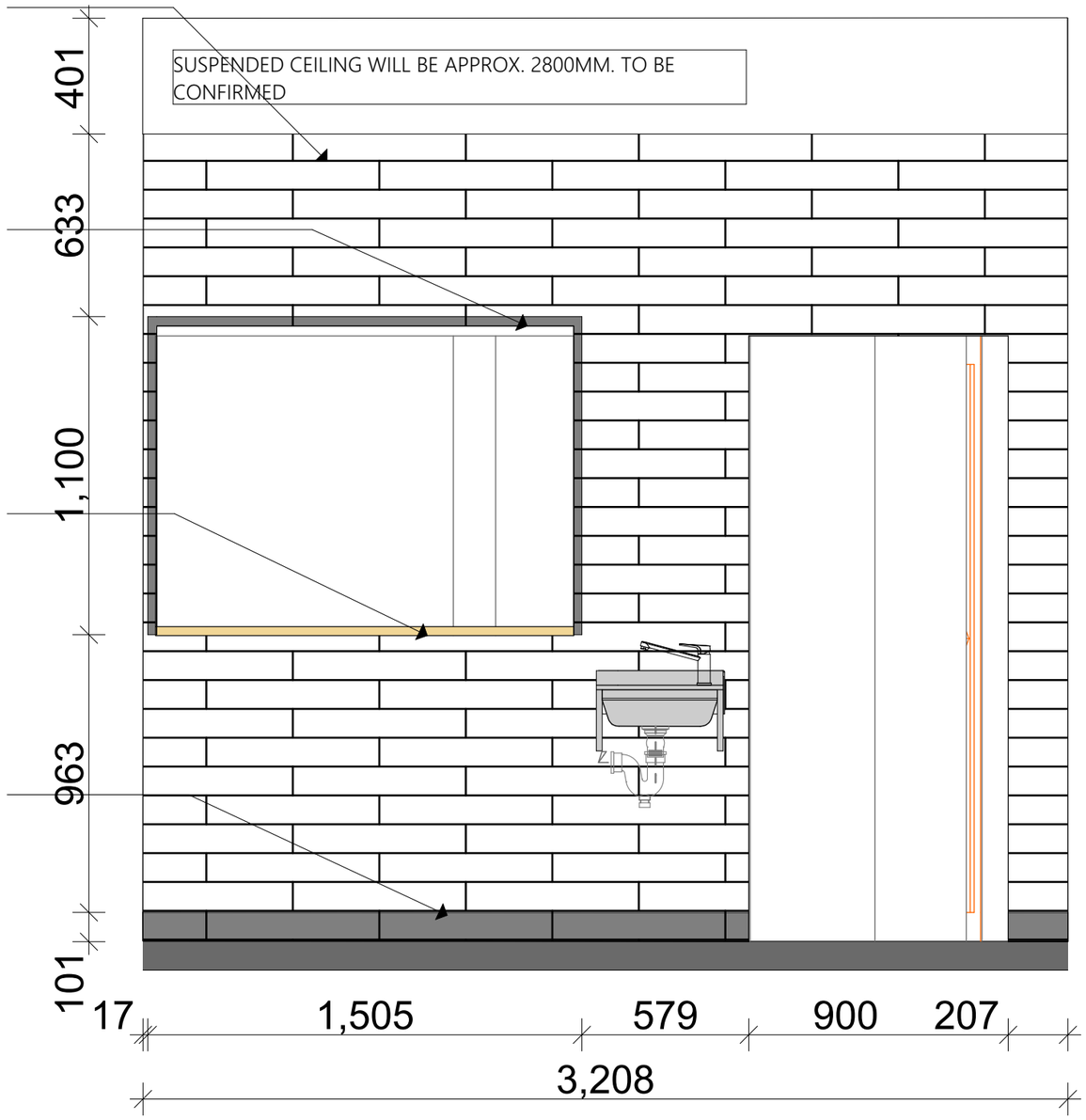
UNIT 303, 30-40 HARCOURT PARADE,ROSEBERY NSW
ABN: 69 600 911 082 Tel: 0416 648 751

TILES: TILE AFFAIR
300X75
WHITE GLOSS

PASSTHROUGH
1600X1100
CHARCOAL POWDERCOATED U-CHANNEL

PASSTHROUGH- VICTORIAN ASH 30MM, NATURAL OAK STAIN

100MM TILED W/ ALUMINIUM COVING
300X300 FLOOR TILES R12 ARIA
CHARCOAL ROCK



E-31
-

KITCHEN ELEVATION D
1:20

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A	11.08.17	ET	EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: KITCHEN ELEVATION D	DRAWING NUMBER: CC 14
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T. / CHECKED BY: S.J./D.V.	DWG DATE: 25.09.2017 / SCALE: AS STATED

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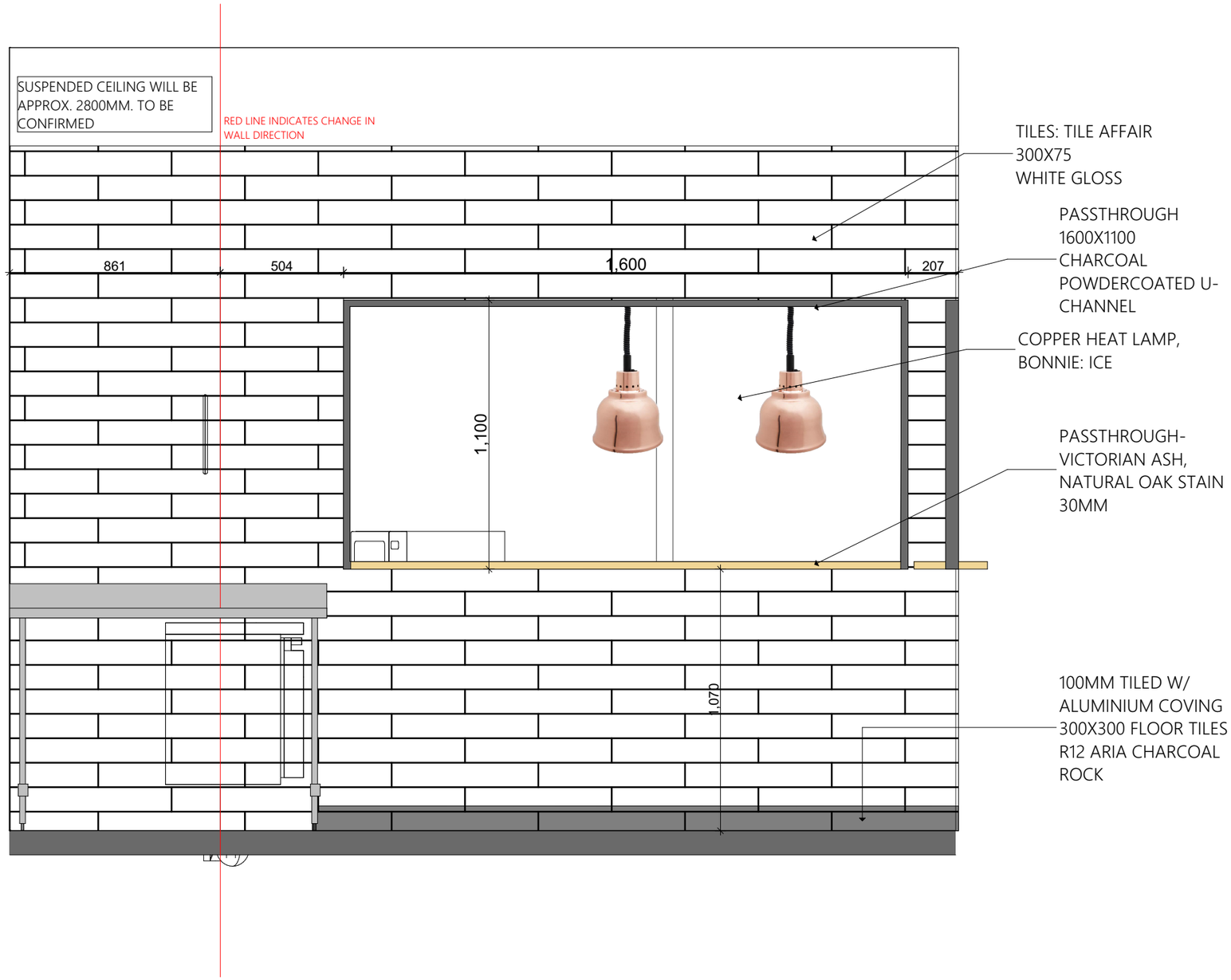

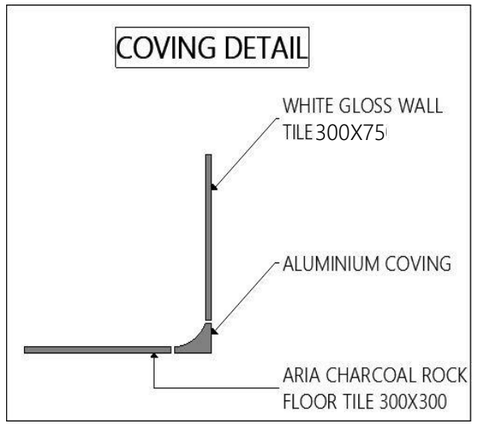

E-40
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KITCHEN ELEVATION E
1:20

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NO.	DATE	BY	REVISION NOTES
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B	19.09.17	ET	RECONFIG. KITCHEN LAYOUT. ADDED ZIP TO BAR.
A	11.08.17	ET	ADDED DRY STORAGE. ADDED DESK UNDER STAIRS. ADDED CUSTOM COOL ROOM EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: KITCHEN ELEVATION E	DRAWING NUMBER: CC 15	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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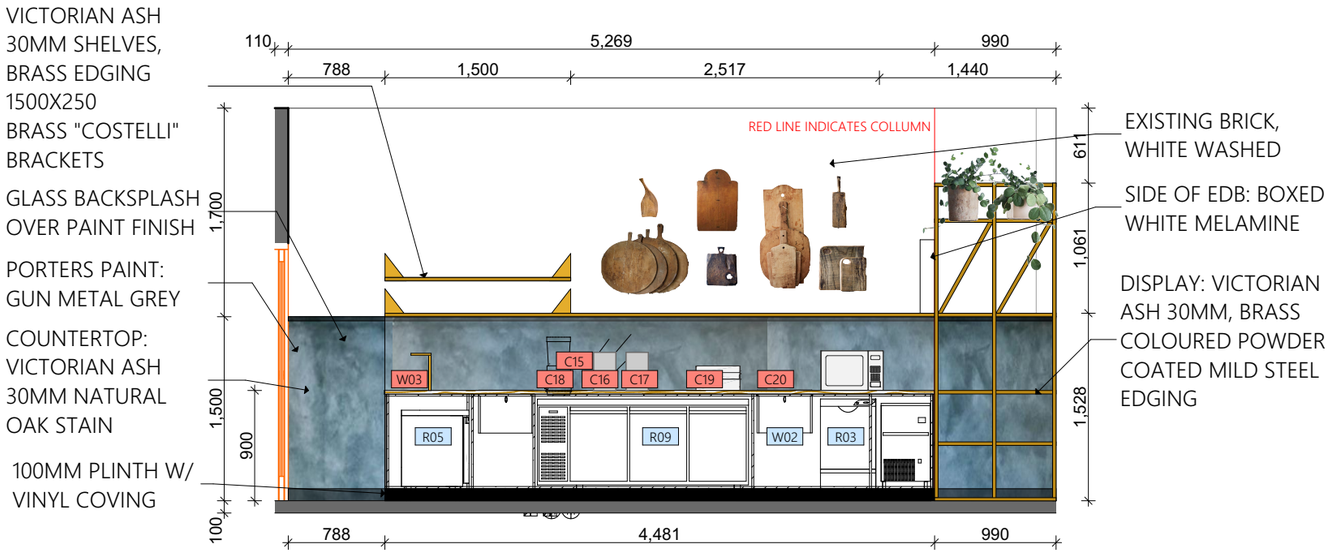

FRONT OF HOUSE EQUIPMENT SCHEDULE

COOKING & APPLIANCES

C10: COFFEE MACHINE (SUPPLIED BY CLIENT)
C11: GRINDERS (SUPPLIED BY CLIENT)
C12: DELI GRINDER (SUPPLIED BY CLIENT)
C13: JUG RINSER, IN BENCH: BARISTA SUPPLIES
C14: URN, BENCH: CROWN
C15: MILKSHAKE MIXER (SUPPLIED BY CLIENT)
C16: JUICER: ZUMEX
C17: COLD PRESS JUICER (SUPPLIED BY CLIENT)
C18: BLENDER/SMOOTHIE MAKER, IN BENCH: ICE
C19: SANDWICH PRESS: ROBAND
C20: MICROWAVE: BONN

REFRIDGERATION

R03: UNDER BENCH ICE MACHINE: HOSHIZAKI
R04: CAKE DISPLAY DRAWERS, TRIPPLE GLAZED HEATED GLASS: ICE
R05: MILK FRIDGE, 2 DOOR, UNDERCOUNTER: AUSTUNE
R06: DRINK FRIDGE, 2 DOOR, UNDERCOUNTER: AUSTUNE
R07: AMBIENT DISPLAY 2 TIER: ICE
R08: COOL ROOM: CUSTOM
R09: 3 DOOR DUAL (2XDOOR FRIDGE/1XDOOR FREEZER):AUSTUNE

WASH & STORAGE

W02: GLASSWASHER W/ DRAIN PUMP OPTION: CLASSEQ
W03: INSTANT HOT/COLD TAP TBD BY CLIENT

E-32
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Elevation (6)
1:50

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: BAR ELEVATION A	DRAWING NUMBER: CC 16
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017
	CHECKED BY: S.J./D.V.	SCALE: AS STATED

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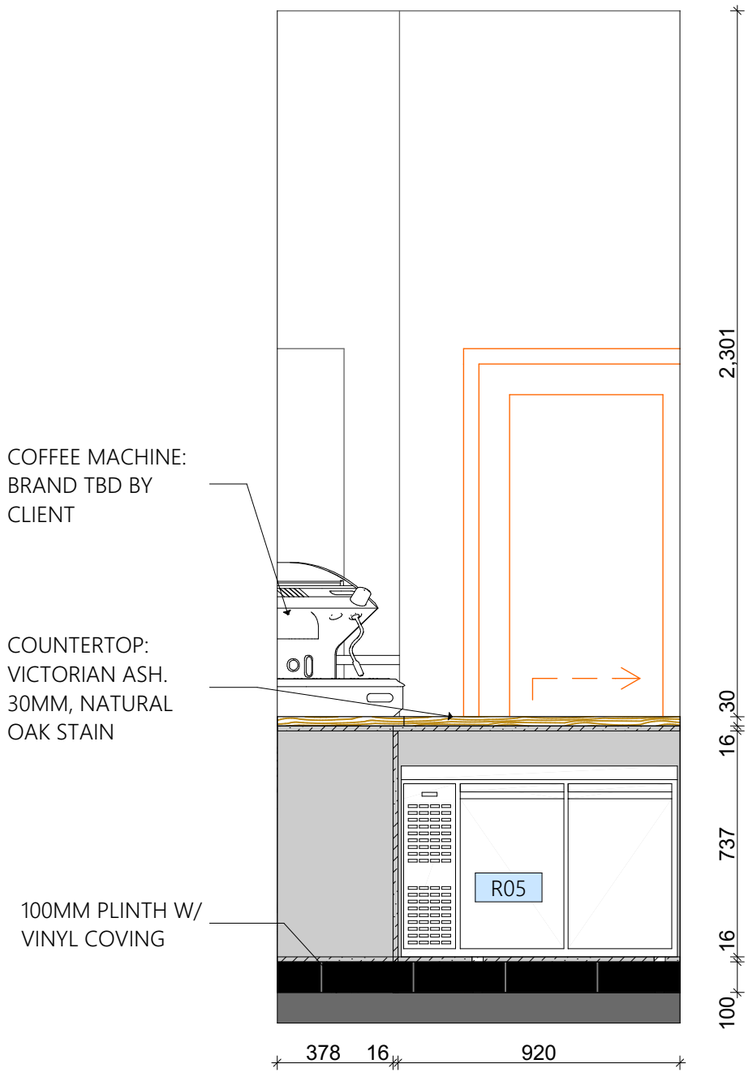

E-35
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BAR ELEVATION B
1:20

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A	11.08.17	ET	EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: BAR ELEVATION B	DRAWING NUMBER: CC 17	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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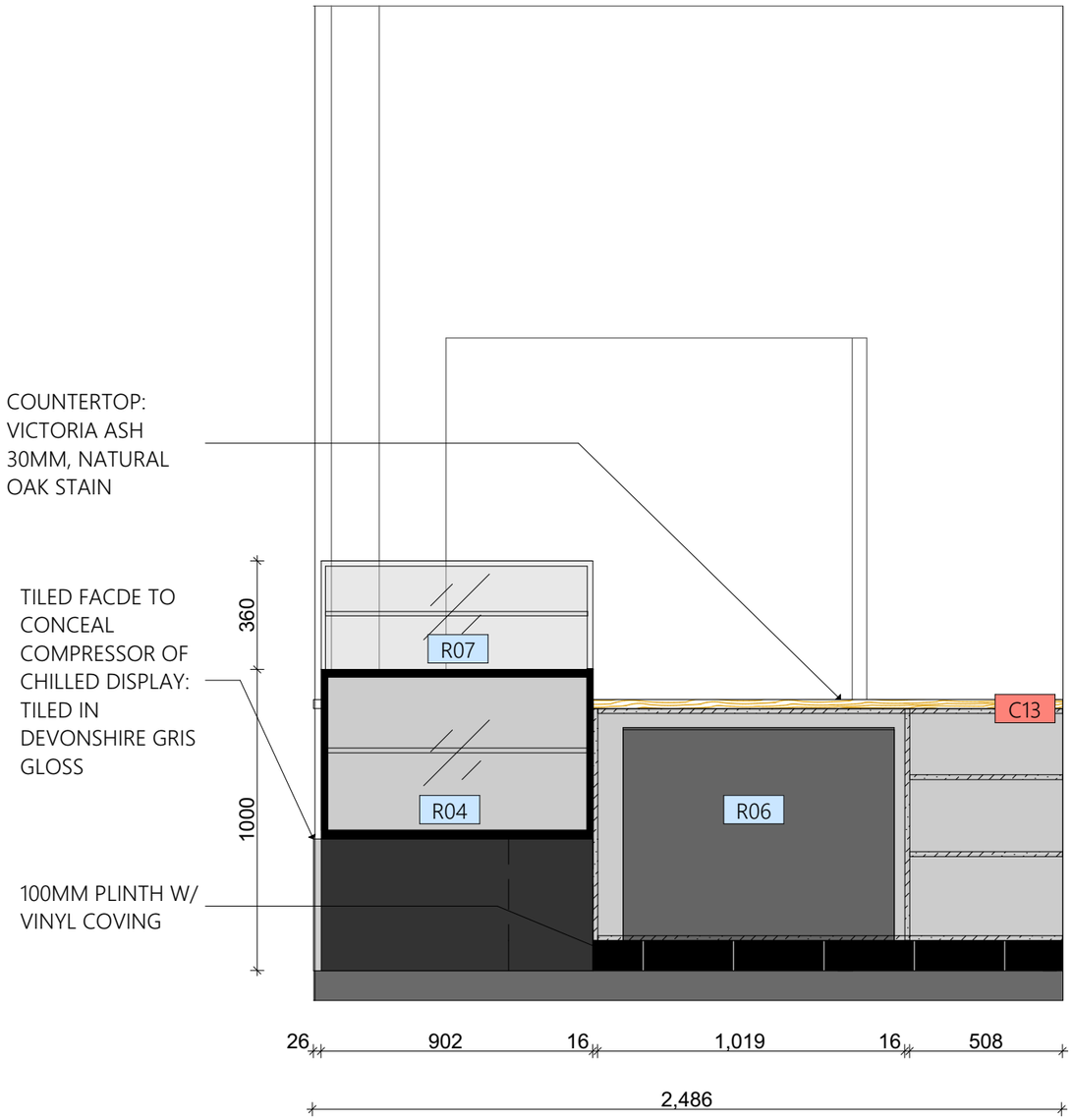

E-34
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BAR ELEVATION C
1:20

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: BAR ELEVATION C	DRAWING NUMBER: CC 18
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T. / CHECKED BY: S.J./D.V.	DWG DATE: 25.09.2017 / SCALE: AS STATED

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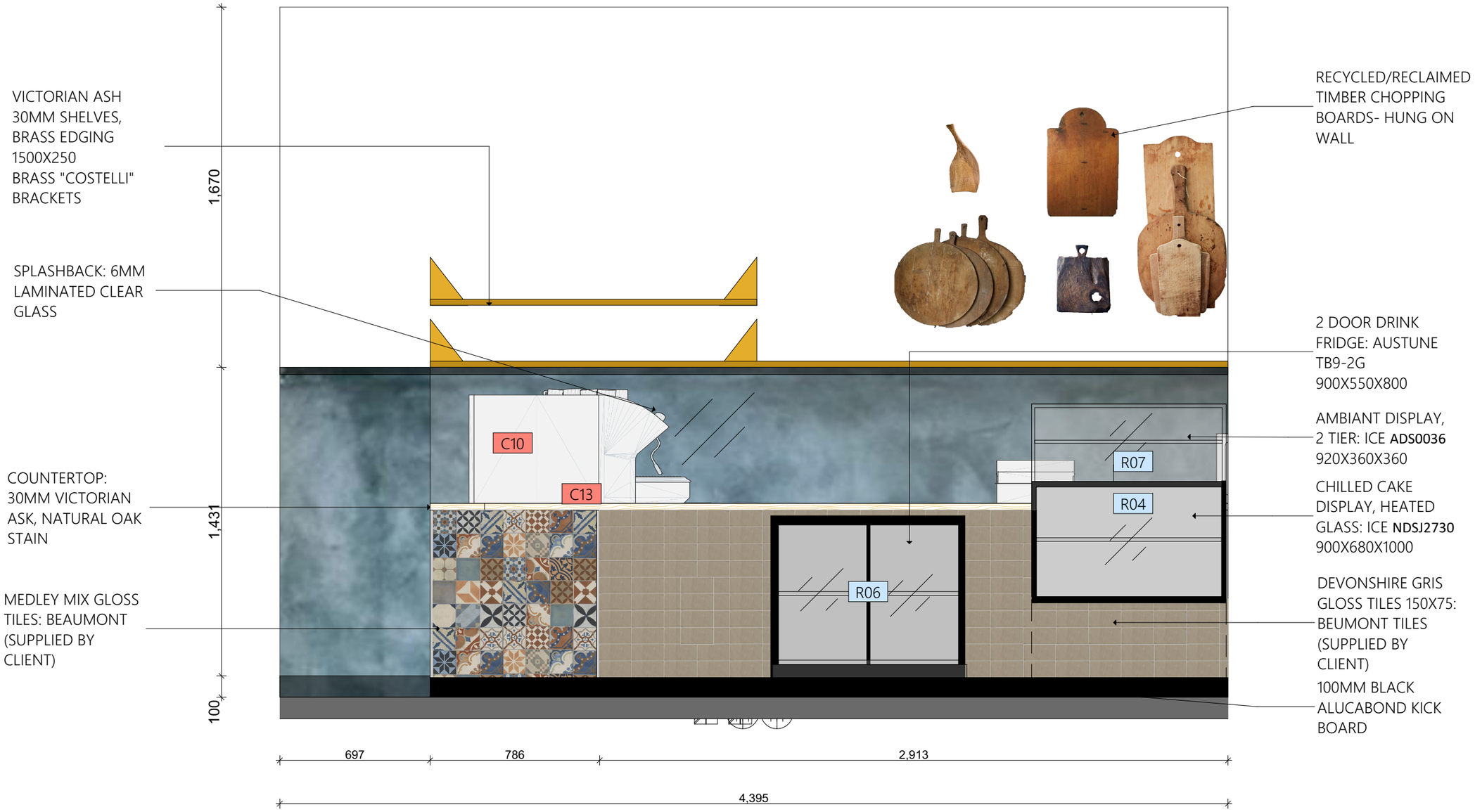

E-39
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Elevation (5)
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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: BAR ELEVATION D	DRAWING NUMBER: CC 19	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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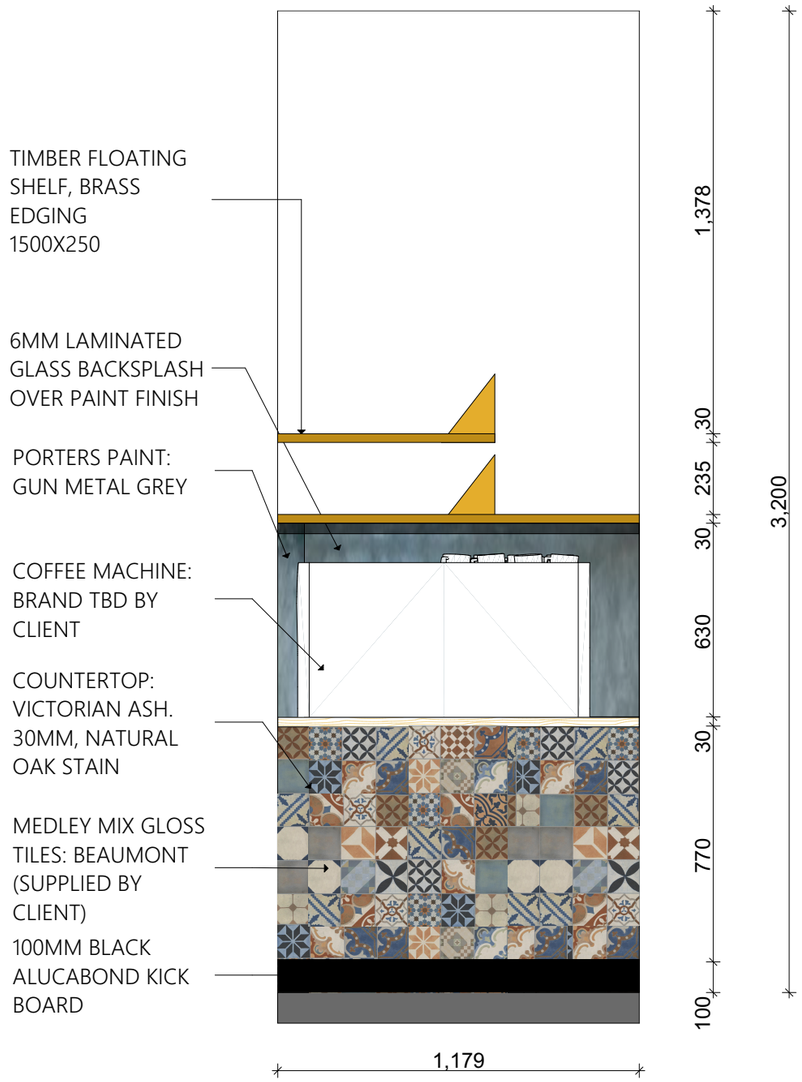

E-38
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BAR ELEVATION E
1:20

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A	11.08.17	ET	

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: BAR ELEVATION E	DRAWING NUMBER: CC 20	
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B	
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017	
	CHECKED BY: S.J./D.V.	SCALE: AS STATED	

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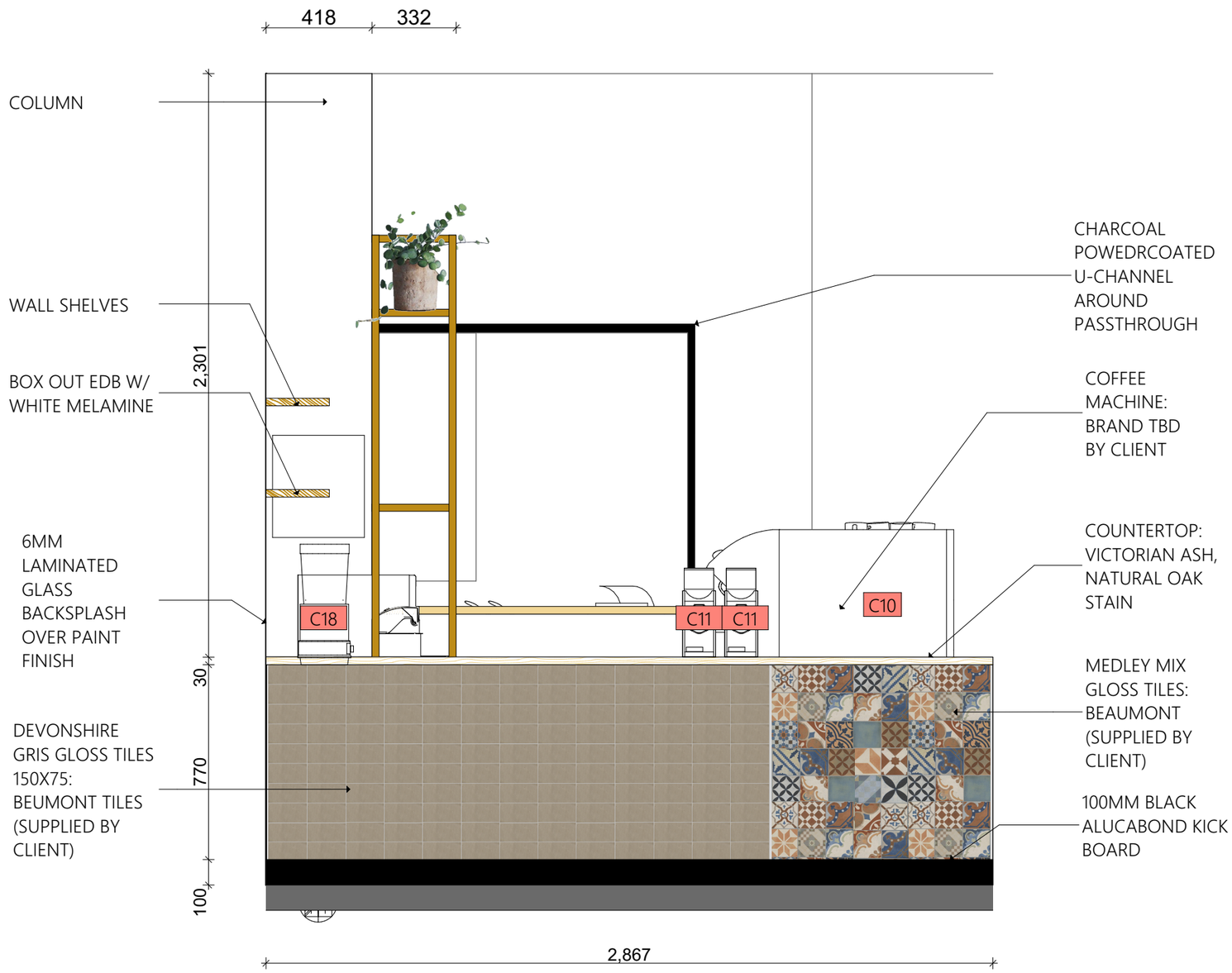

E-37
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BAR ELEVATION F
1:20

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: BAR ELEVATION F	DRAWING NUMBER: CC 21
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T. / CHECKED BY: S.J./D.V.	DWG DATE: 25.09.2017 / SCALE: AS STATED

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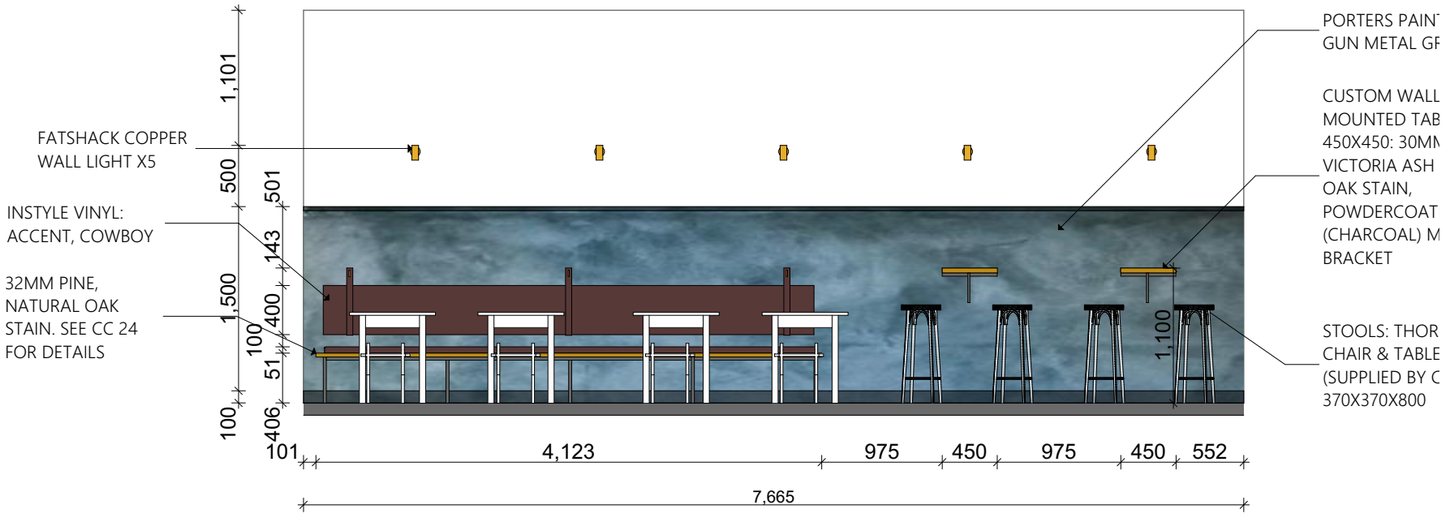

E-36
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FOH ELEVATION A
1:50

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: FOH ELEVATION A	DRAWING NUMBER: CC 22
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017
	CHECKED BY: S.J./D.V.	SCALE: AS STATED

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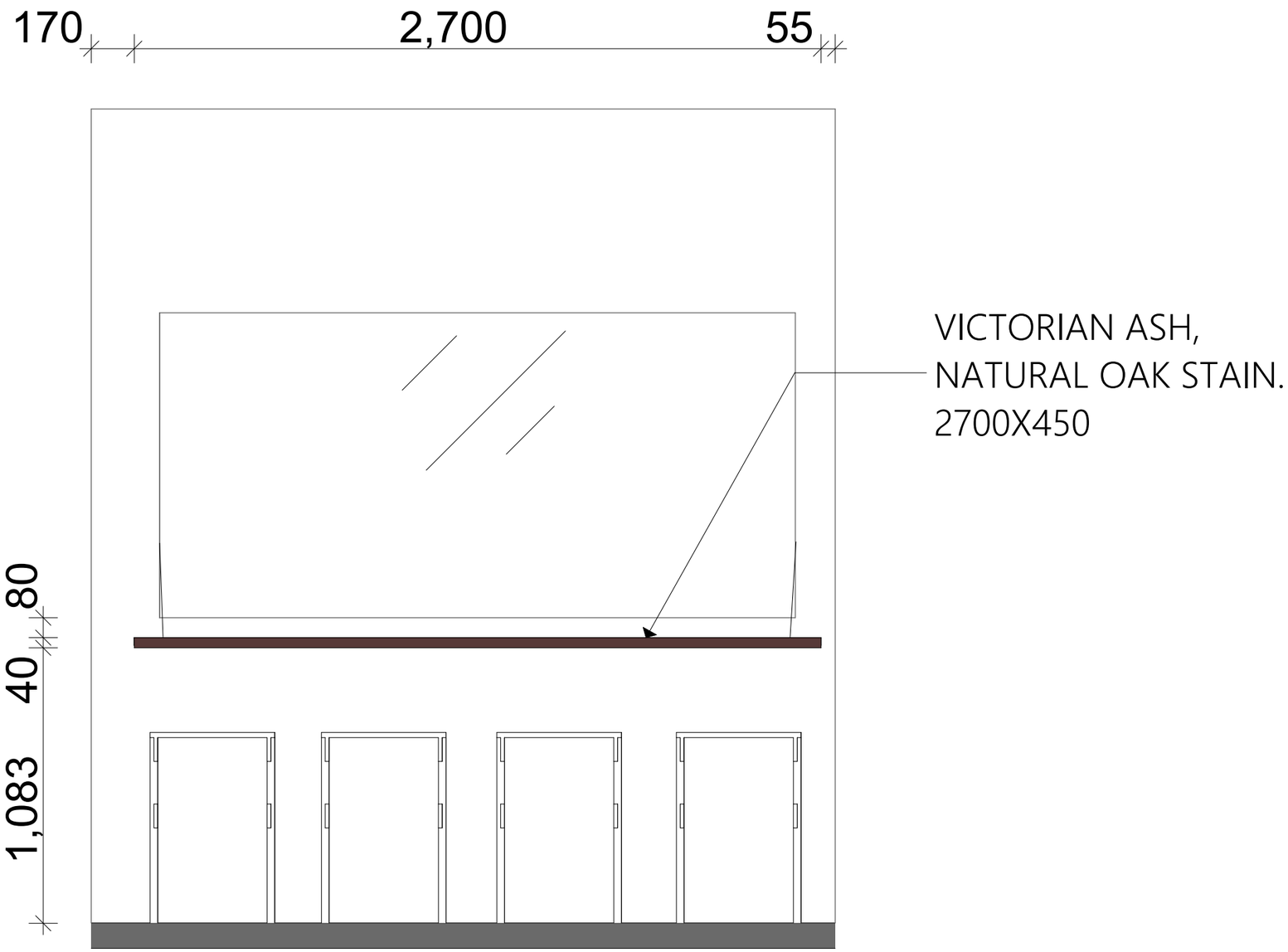

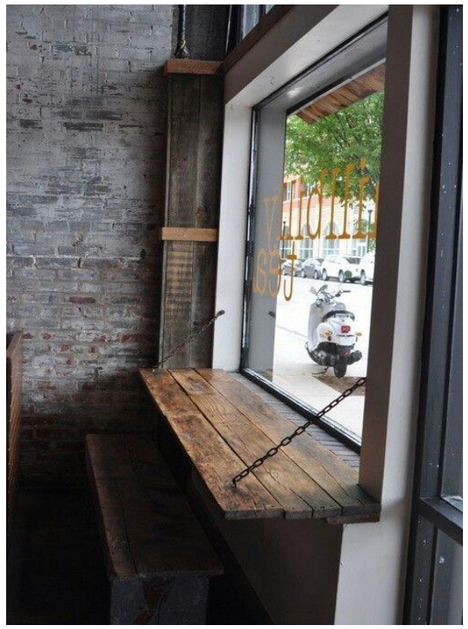

REFERENCE IMAGE

E-41
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WINDOW SEAT
1:20

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CLIENT: DANIEL AND MELISSA	DRAWING TITLE: FOH ELEVATION 2	DRAWING NUMBER: CC 23
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017
	CHECKED BY: S.J./D.V.	SCALE: AS STATED

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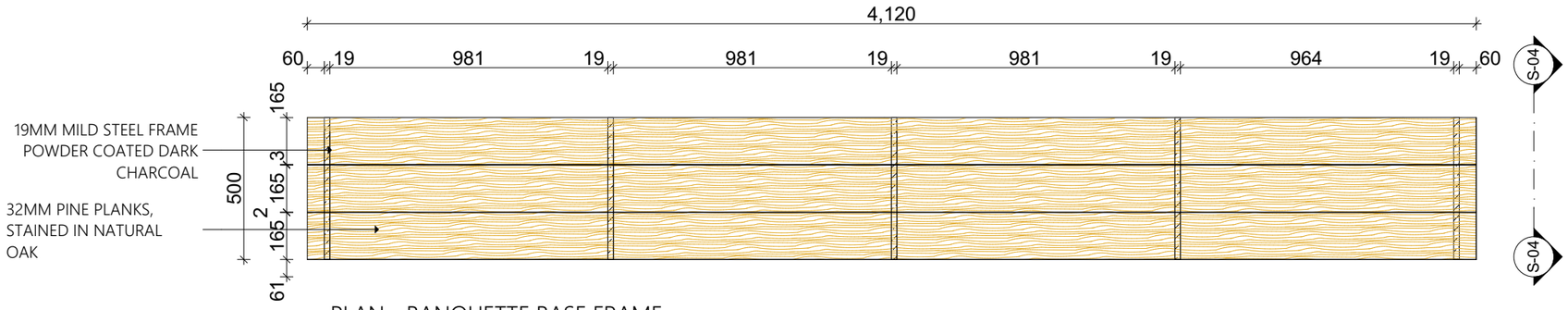
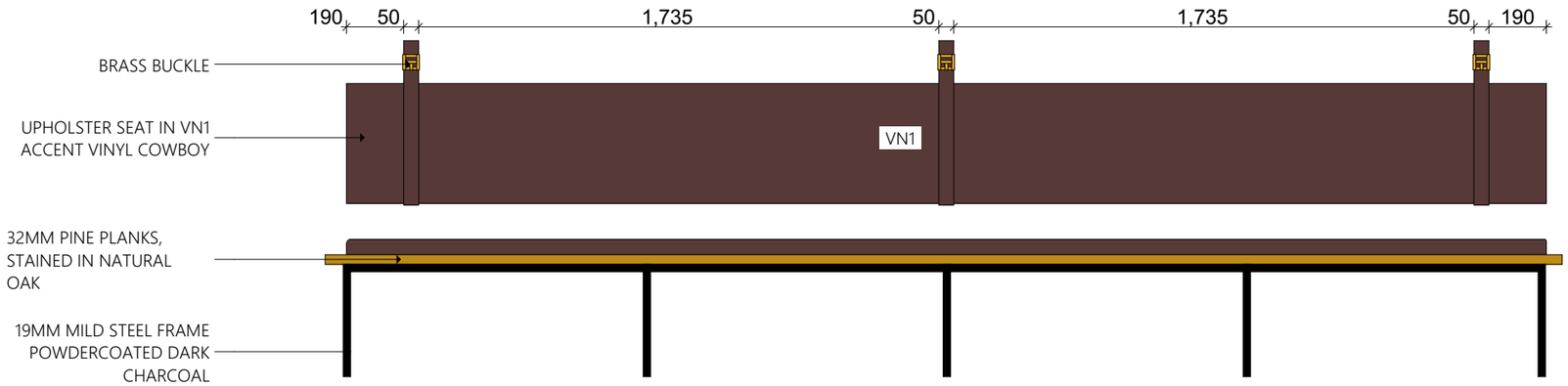
ABN: 69 600 911 082 Tel: 0416 648 751

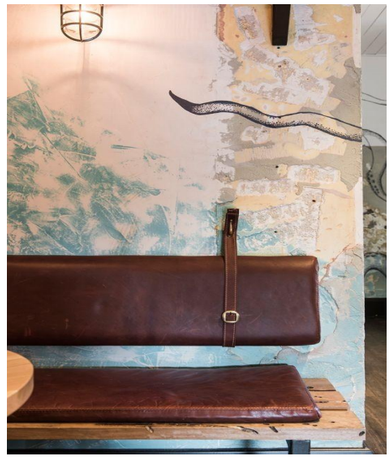


PLAN - BANQUETTE BASE FRAME

PLAN - BANQUETTE UPHOLSTERY



D-05 - BANQUETTE SEATING DETAILS 1:20



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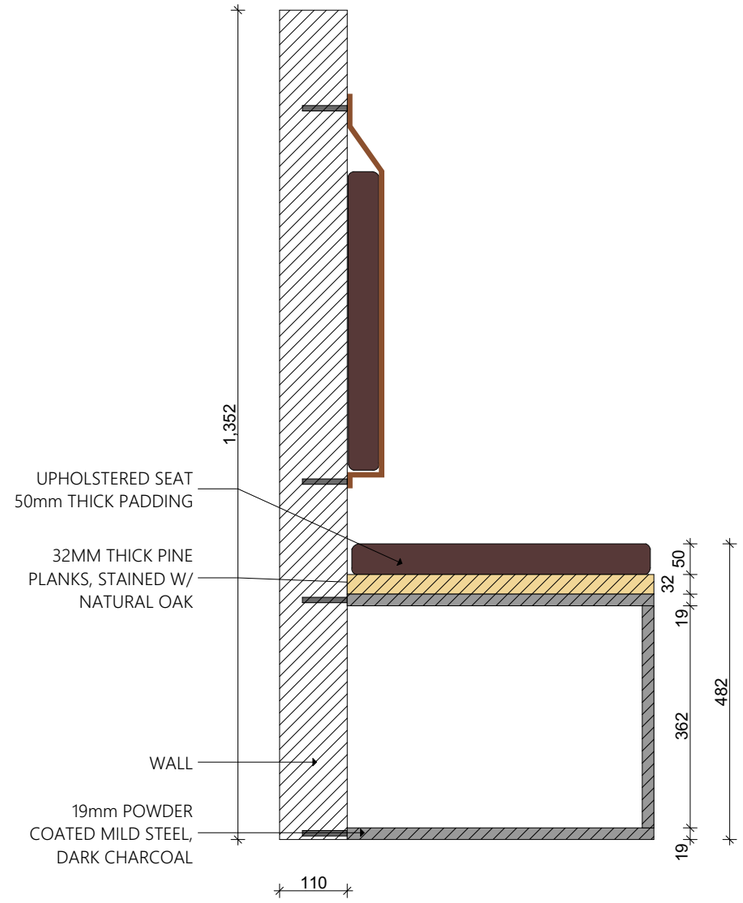

S-04 - BANQUETTE SECTION DETAIL 1:10

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NO.	DATE	BY	REVISION NOTES
C	25.09.17	ET	ADJUSTED EXISTING WALL DIMENSIONS. CHANGED 3 DOOR FRIDGE IN BAR TO 1X2DOOR FRIDGE/FREEZER COMBO. CHANGED SHAPE AND DIMENSIONS OF DISPLAY UNIT ABD STAIRS.
B	19.09.17	ET	RECONFIG. KITCHEN LAYOUT. ADDED ZIP TO BAR.
A	11.08.17	ET	ADDED DRY STORAGE. ADDED DESK UNDER STAIRS. ADDED CUSTOM COOL ROOM EXTENDED BANQUETTE. CHANGED DOORS. MADE BAR & KITCHEN LARGER

CLIENT: DANIEL AND MELISSA	DRAWING TITLE: BANQUETTE SEATING DETAILS	DRAWING NUMBER: CC 24
PROJECT: THE BELLS RD SOCIAL	STATUS: DEVELOPMENT APPLICATION	REVISION: B
LOCATION: 1 BELLS ROAD, OATLANDS	DRAWN BY: E.T.	DWG DATE: 25.09.2017
	CHECKED BY: S.J./D.V.	SCALE: AS STATED

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