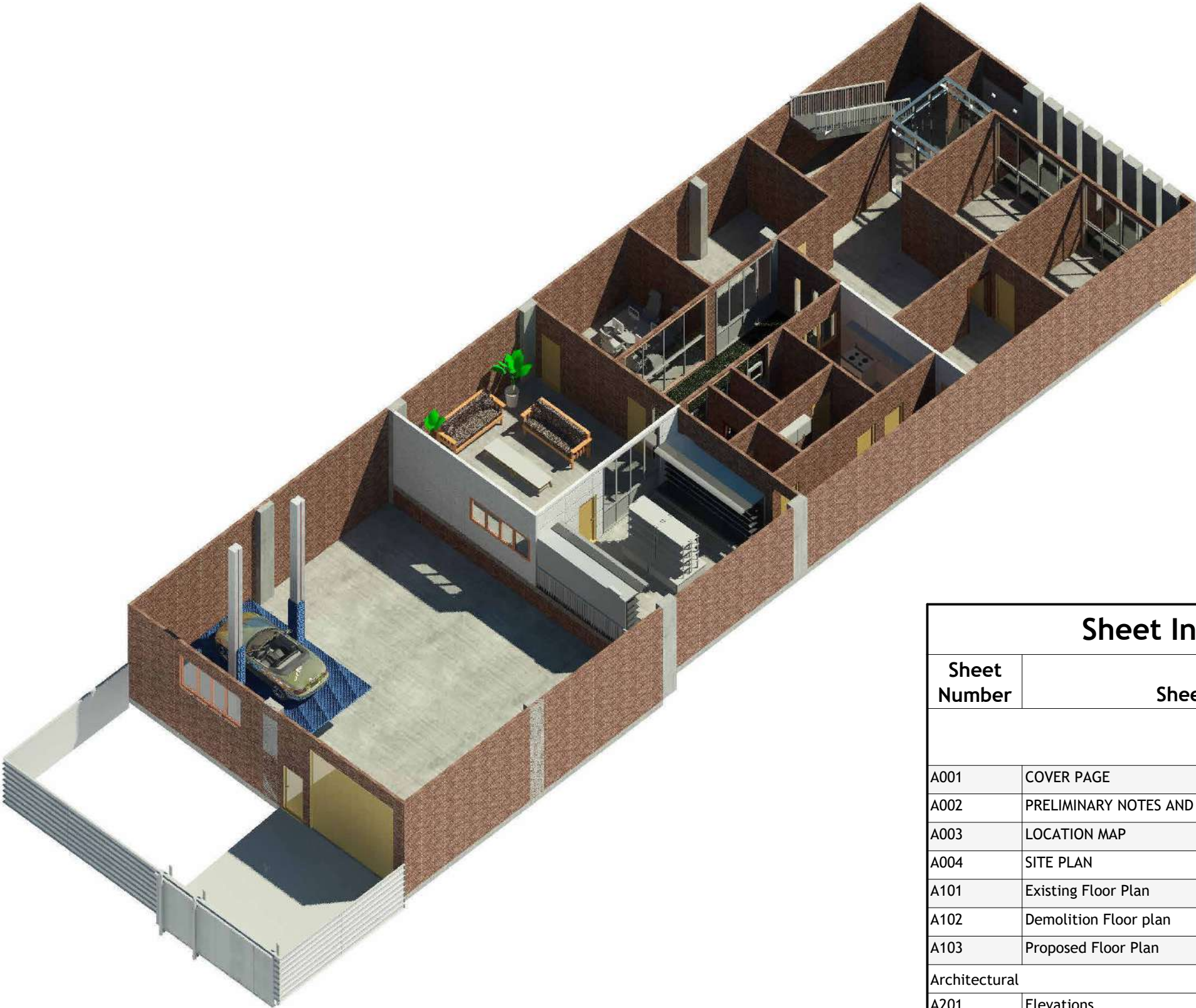
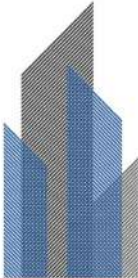


38 A Helen Street, Sefton

NEW INTERIOR ADDITIONS AND ALTERATIONS



Sheet Index	
Sheet Number	Sheet Name
A001	COVER PAGE
A002	PRELIMINARY NOTES AND SPECIFICATIONS
A003	LOCATION MAP
A004	SITE PLAN
A101	Existing Floor Plan
A102	Demolition Floor plan
A103	Proposed Floor Plan
Architectural	
A201	Elevations
A202	Elevations
A301	Sections
A401	Schedule of Doors
A402	Schedule of Windows



DESIGN & APPROVAL GROUP

Phone: 1300 093 713 Email: info@designandapproval.com.auWebsite: www.designandapproval.com.au

DRAWING TITLE:

COVER PAGE

PROJECT/CLIENT:

38 A Helen Street, Sefton

DATE:

17 JULY 2024

DRAWING NUMBER:

A001

REVISION:

PAGE SIZE:

A3

ISSUE:

For Client Review

DRAWN BY:

ANGELICA APIN

APPROVED BY:

CHARBEL GITTANY

Notes:

1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

*DO NOT SCALE THIS DRAWING

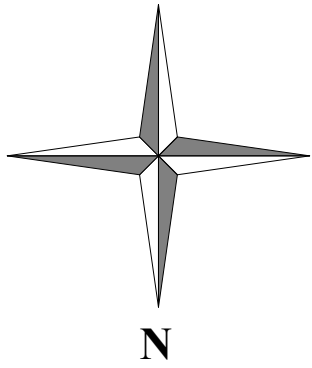
REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

<div><div><div>GENERAL</div><div>ALL WORKS ARE TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS. ALL CONTRACTORS ARE TO COMPLY WITH THE CURRENT HEALTH AND SAFETY REGULATIONS AND OH&S PRACTICES AT ALL TIMES.</div><div>ANY DISCREPANCIES AMONG DRAWINGS, SCHEDULES, SCOPE AND SPECIFICATIONS ARE TO CLARIFY WITH ZONE DESIGN PRIOR TO CONSTRUCTION. VARIATIONS TO PLANS AND/OR SPECIFICATIONS MAY NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE CLIENT OR ZONE DESIGN. CHECK ALL DIMENSIONS ON SITE AGAINST WORKING DRAWINGS BEFORE COMMENCING ANY WORK. NO ASSUMPTIONS TO BE MADE IN READING OF DRAWINGS. IF IN DOUBT ASK.</div><div>A LEGIBLE SET OF CURRENT DOCUMENTATION MUST BE MAINTAINED ON SITE AT ALL TIMES.</div><div>CONTRACTOR TO OBTAIN A COPY OF THE CENTRE MANAGEMENT FITOUT GUIDELINES AND CONDITIONS OF APPROVAL AND COMPLY WITH REQUIREMENTS.</div><div>ALL INSTALLATIONS SHALL BE OF FIRST CLASS TRADESMANSHIP AND DEFECTS ARE TO BE RECTIFIED TO THE SATISFACTION OF ZONE DESIGN</div><div>PREPARE AND MAKE GOOD ALL SURFACES AND SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS PER MANUFACTURER SPECIFICATIONS.</div><div>PROVIDE NEW WATERPROOF MEMBRANE FOR ALL WET AREAS AND AS REQUIRED FOR ALL FLOORS AND WALLS TO COMPLY WITH NATIONAL FOOD CODES.</div><div>CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.</div><div>ALL FIXTURES, FINISHES AND EQUIPMENT IS TO BE INSTALLED ACCORDING TO MANUFACTURER INSTRUCTIONS.</div><div>USE ADHESIVES, FASTENERS & FIXINGS CAPABLE OF TRANSMITTING THE LOADS IMPOSED AND ENSURE THE RIGIDITY OF THE ASSEMBLY WITHOUT DAMAGING MATERIALS. CONCEAL ALL FIXINGS & SCREWS UNLESS INSIDE CUPBOARDS AND CAP ALL FIXINGS INSIDE CUPBOARDS.</div><div>ALL HINGES ARE TO BE HIGH QUALITY METAL FITTINGS OF A CONCEALED NATURE PROVIDED IN NUMBERS & LOCATIONS NECESSARY.</div><div>FIRE EXTINGUISHERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS2444 AND SUPPORTED ON WALL BRACKETS APPROXIMATELY 1m ABOVE FLOOR HEIGHT.</div><div>2A:20B:E DRY CHEMICAL EXTINGUISHER (ADJACENT ELECTRICAL SWITCHBOARD)</div><div>2A:40:B:E DRY CHEMICAL EXTINGUISHER (ADJACENT DEEP FRYER) ALL NEW FIXED SURFACE FINISHES TO COMPLY WITH C2D11:</div><div>SPREAD OF FLAME INDEX <=9 SMOKE DEVELOPED INDEX <= 8 IF THE SPREAD OF FLAME IS MORE THAN 5 OR FLOOR MATERIALS AND FLOOR COVERINGS, HAVE A CRITICAL RADIANT HEAT FLUX (CRF) NOT LESS THAN 1.2kW/M2</div><div>IN A BUILDING NOT PROTECTED BY A SPRINKLER SYSTEM, HAVE A MAXIMUM SMOKE DEVELOPMENT RATE OF 750%/MINUTES</div><div>WALL AND CEILING LINING MATERIALS MUST BE GROUP NUMBER 1, 2 OR 3 AS REQUIRED BY BCA S7C4</div><div>CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH BCA (CLAUSE F4D8)</div><div>INWARD SWINGING TOILET DOORS TO ENCLOSED SANITARY COMPARTMENTS MUST BE READILY REMOVABLE FROM THE OUTSIDE, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.</div><div>ALL NEW DOORWAYS TO MEASURE A MINIMUM OF 850mm CLEAR OPENING WIDTH - LEAF TO JAMB. DOOR APPROACH AND LATCH CLEARANCE TO BE PROVIDED TO SATISFY PROVISIONS FOR DISABLED ACCESS AND CIRCULATION IN ACCORDANCE WITH AS1428.1</div><div>GRAB RAILS TO BE INSTALLED TO DISABLED SANITARY FACILITIES IN ACCORDANCE WITH FIGURE 21 OF AS1428.1. A MINIMUM CLEARANCE OF 1100mm TO BE PROVIDED BETWEEN CLOSEST PAN AND HAND BASIN AND 300mm FROM THE DOOR SWING AND WASH BASIN.</div><div>BRAILLE AND TACTILE SIGNAGE TO BE INSTALLED TO ALL SANITARY FACILITIES THAT COMPLY WITH SPECIFICATION 15 AND INCORPORATE THE INTERNATIONAL SYMBOL OF ACCESS.</div><div>COOLROOM & FREEZER</div><div>(IF APPLICABLE) THE COOL ROOM & FREEZER ROOM TO COMPLY WITH CLAUSE G1D3, BCA 2022 OF THE BUILDING CODE OF AUSTRALIA. A COOL ROOM WHICH IS OF SUFFICIENT SIZE FOR A PERSON TO ENTER MUST HAVE: A DOOR WHICH IS CAPABLE OF BEING OPENED BY HAND FROM INSIDE WITHOUT A KEY. INTERNAL LIGHTING CONTROLLED ONLY BY A SWITCH WHICH IS LOCATED ADJACENT TO THE ENTRANCE DOORWAY. INDICATOR LAMP POSITIONED OUTSIDE THE COOLROOM ILLUMINATED WHEN THE INTERIOR LIGHTS. AN EXTERNAL ALARM WHICH IS OPERATED INTERNALLY THAT ACHIEVES A SOUND PRESSURE LEVEL OF 90dB(A) WHEN MEASURED AT 3m.PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444 - 2001 ALL COOLROOM AND FREEZER INTERNAL FLOOR TO CEILING HEIGHTS TO BE 2.7M UNLESS OTHERWISE SPECIFIED ON RCP AND RELEVANT SECTIONS / ELEVATIONS. BLOWER UNITS TO BE PLACED DIRECTLY ABOVE THE DOORS TO MAXIMISE SHELVING HEIGHTS ALONG ALL PERIMETER WALLS.</div><div>CEILING</div><div>REFLECTED CEILING PLAN ATTACHED IS INDICATIVE ONLY. FIRE PROTECTION AND MECHANICAL LAYOUTS TO BE PROVIDED AND CERTIFIED BY CONSULTANT ENGINEERS.</div><div>EMERGENCY SERVICES AND FIRE PROTECTION SERVICES ARE TO BE DESIGNED AND INSTALLED TO ENSURE COMPLIANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA CLAUSES. CERTIFICATES OF COMPLIANCE ARE TO BE PROVIDED UPON COMPLETION.</div><div>NUMBERS AND LOCATIONS OF ALL FIRE AND EMERGENCY SERVICES OUTLETS ARE TO BE CONFIRMED WITH CONTRACTOR PRIOR TO INSTALLATION AND RATIONALISED WHERE POSSIBLE. DRAWINGS OF THE PROPOSED NEW LOCATIONS ARE TO BE SUBMITTED TO ZONE DESIGN FOR APPROVAL PRIOR TO INSTALLATION.</div><div>EXIT SIGNS AND EMERGENCY LIGHTING TO BE PROVIDED AND INSTALLED TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY OTHER LOCAL STATUTORY AUTHORITY.</div><div>NEW CEILINGS ARE TO BE SUSPENDED FROM EXISTING STRUCTURE WITH RONDO SUSPENSION SYSTEM OR SIMILAR - REFER TO REFLECTED CEILING PLAN FOR CEILING AND BULKHEAD HEIGHTS.</div><div>CEILINGS ARE TO BE STRENGTHENED WHERE NECESSARY TO ENSURE STRUCTURAL ADEQUACY FOR ANY CEILING MOUNTED FIXTURES OR FITTINGS INCLUDING LOADING.</div></div><div>ALL ACCESS PANELS IN CEILING ARE TO BE 'TRAFALGAR APC/WW' OR EQUAL AND ARE TO BE FLUSH WITH CEILING. ADDITIONAL PANELS MAY BE REQUIRED - REFER TO MECHANICAL CONSULTANT DRAWINGS. CONTRACTOR IS TO NOTIFY ZONE DESIGN IF PANEL LOCATION AFFECTS DESIGN</div><div>PARTITIONS & GLAZING</div><div>REFER TO THE APPROPRIATE SYMBOL IN THE WALL TYPE LEGEND.</div><div>WALLS ARE TO BE BUILT FULL HEIGHT UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TAKEN FROM THE EXTERIOR FACE OF THE LINING BOARD.</div><div>SERVICE PIPES TO BE NOTCHED INTO NEW STUD AND EXISTING WALLS. WALLS BEHIND COOKING EQUIPMENT TO BE LINED WITH FIRE RESISTANT BALLIS BOARD AS PER GAS AUTHORITY REQUIREMENTS.</div><div>ALL WALLS TO BE SUPPLIED & INSTALLED BY SHOP FITTER IN ACCORDANCE WITH THE INTERNAL WALL PLAN & WALL TYPE LEGEND.</div><div>THE BUILDER IS TO CO-ORDINATE WITH NOMINATED SERVICES CONTRACTORS TO ENABLE CONCEALED PIPEWORK, POWER AND CABLE RETICULATION WITHIN WALL PARTITIONS. PROVISIONS ARE TO BE MADE FOR ANY SPECIFIC WALL CAVITIES AND VOIDS REQUIRED TO HOUSE EQUIPMENT AND FITTINGS SPECIFIED REFER DRAWING PACKAGE AND SCHEDULES FOR DETAILS. PROVIDE ADDITIONAL SUPPORT IN THE FORM OF NOGGINS, TRIMMERS AND STUDS FOR FIXING LININGS, FIXTURES AND FITTINGS SPECIFIED. BRACE ALL WALLS WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND GOOD BUILDING PRACTICE.</div><div>GLAZING THROUGHOUT SHALL CONFORM TO THE REQUIREMENTS OF AS1288 AND AS2208. ALL WORK TO BE CARRIED OUT BY APPROVED AND QUALIFIED TRADESMEN ONLY AND INSTALLED IN ACCORDANCE WITH BEST TRADE PRACTICE. ALL MATERIALS, GLASS THICKNESSES, APPLICATION AND FINISHES SHALL CONFORM TO THESE CODES. THE CONTRACTOR SHALL SUPPLY A STATEMENT CERTIFYING THAT ALL GLAZING CONFORMS TO ALL REQUIREMENTS AND CODES.</div><div>ELECTRICAL & LIGHTING</div><div>CASH REGISTERS & ASSOCIATED EQUIPMENT TO BE ON A DEDICATED ELECTRICAL CIRCUIT.</div><div>HOT WATER UNIT ELECTRICAL CONNECTION AS PER MANUFACTURER SPECIFICATIONS.</div><div>EACH SIGNAGE FIXTURE TO BE SEPARATELY SWITCHED AT GANG SWITCH PLATE.</div><div>SHOPFITTER TO PROVIDE ELECTRICAL CONNECTION TO COOL ROOM & FREEZER ROOM (IF APPLICABLE).</div><div>LESSEE'S SHOP FITTER TO SUPPLY & INSTALL ALL DATA POINTS & POWER OUTLETS AS PER PROPOSED ELECTRICAL PLAN & ELECTRICAL FIXTURE LEGEND. TO BE READ IN CONJUNCTION WITH EQUIPMENT SCHEDULE TO DETERMINE UTILITIES REQUIREMENTS.</div><div>ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE STANDARDS ASSOCIATION OF AUSTRALIA WIRING RULES, THE SERVICE RULES OF THE LOCAL ELECTRICAL SUPPLY AUTHORITY AND ALL RELEVANT STATUTORY AUTHORITIES.</div><div>ALL FLUORESCENT LAMPS TO USE ELECTRONIC BALLAST & LOW VOLTAGE LAMPS TO USE ELECTRONIC CONTROL GEAR.</div><div>LIGHTING TO COMPLY WITH BCA SECTION J ENERGY EFFICIENCY (PART J7) ARTIFICIAL LIGHTING & POWER.</div><div>ALL WORKS ARE TO BE CERTIFIED BY ELECTRICAL ENGINEER.</div><div>MECHANICAL</div><div>ALL MECHANICAL WORK ARE TO BE DESIGNED AND CERTIFIED TO COMPLY WITH RELEVANT TABLES OF THE BCA AND AUSTRALIAN STANDARDS.</div><div>THE BUILDER IS TO ALLOW FOR FULL CO-ORDINATION OF THE AC CONTRACTOR TO ENSURE ADEQUATE ALLOWANCES ARE INCLUDED FOR ALL REQUIRED BUILDING WORKS AND SERVICES ASSOCIATED WITH THE INSTALLATION. AC CONTRACTOR IS TO CO-ORDINATE THE DESIGN AND LOCATION OF REGISTERS WITHIN THE PROPOSED LIGHTING AND REFLECTED CEILING PLAN AND NOTIFY ZONE DESIGN OF ANY PROPOSED CHANGES TO THE LAYOUT.</div><div>HYDRAULIC</div><div>DIMENSION TO FLOOR WASTES & FALL OUT POINTS ON FLOOR TAKEN FROM FACE OF EXISTING WALLS TO THE CENTRE OF PIPE.</div><div>LESSOR TO SUPPLY & INSTALL ALL FLOOR PENETRATIONS & UNDER SLAB PIPES IN ACCORDANCE WITH THE FLOOR SERVICE PLAN & FLOOR SERVICES LEGEND.</div><div>GREASE INTERCEPTOR TO BE INSTALLED BY LESSOR.</div><div>PLUMBING CONTRACTOR IS REQUIRED TO ENSURE PLUMBING INSTALLATIONS COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS, LOCAL COUNCIL REQUIREMENTS AND ANY OTHER STATUTORY AUTHORITY HAVING JURISDICTION OVER THE PROJECT.</div><div>STRUCTURAL</div><div>IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE STRUCTURAL CERTIFICATION TO VERIFY STRUCTURAL ADEQUACY PRIOR TO CONSTRUCTION FOR ALL STRUCTURAL WORK INCLUDING ELEMENTS OR JOINERY NOTED IN THE DRAWINGS. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE BCA AND AUSTRALIAN STANDARDS. PARTICULAR ATTENTION NEEDS TO BE GIVEN TO THE SUPPORT OF ANY OVERHEAD FITTINGS OR FIXTURES AND WALL SYSTEMS INTENDED TO TAKE LOADING.</div><div>DEMOLITION</div><div>IT IS THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR TO ENSURE THEY ARE AWARE OF THE RELEVANT AUTHORITY REQUIREMENTS AND TO ENSURE THEIR QUALIFICATIONS ARE APPROPRIATE AND CURRENT. ALL WORKS ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601 - THE DEMOLITION OF STRUCTURES. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION.</div><div>JOINERY</div><div>ALL JOINERY SHALL BE PLUMB, SQUARE AND SECURELY FIXED, CAREFULLY PREPARED AND FINISHED AS SPECIFIED. ALL FIXINGS ARE TO BE CONCEALED UNLESS OTHERWISE SPECIFIED AND APPROVED.</div><div>THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY MEASURING THE RELEVANT PARTS OF THE BUILDING INCLUDING FLOOR AND CEILING LEVELS TO FIT THEIR OWN COMPONENTS AND PROVIDE ALL SCRIBING PIECES AND LEVELING DEVICES AS REQUIRED.</div><div>ANY TIMBER AND VENEERS IS TO BE OF THE FIRST QUALITY OF THE SPECIES AND GRADES REQUIRED TO COMPLETE THE WORKS AND BE STRAIGHT, SOUND AND FREE OF DEFECTS OR MACHINE MARKINGS. FINISH IS TO BE ACCORDING TO SUPPLIER SPECIFICATIONS - CLEAR WATER BASED POLYURETHANE OR SIMILAR APPROVED COATING TO MATCH SAMPLES PROVIDED. LAMINATES ARE TO BE A MINIMUM OF 1.5MM ON HORIZONTAL SURFACES AND FIXED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.</div><div>CARCASES OF FIXTURES SHALL GENERALLY BE CONSTRUCTED FROM 18MM THICK WHITE MELAMINE FACED WATER RESISTANT GRADE PARTICLEBOARD, FULLY GLUED AND SCREWED, AND WITH ALL EXPOSED EDGES OF PARTICLEBOARD EDGE STRIPPED IN MATCHING LAMINATE. BACKS SHALL BE 5MM THICK MELAMINE FACED PLYWOOD; FACED ONE SIDE ONLY FACING INSIDE TO CUPBOARD. PROVIDE FIXED SHELVES OF SIMILAR MATERIAL. NUMBER GENERALLY AS SHOWN. SUPPORT ADJUSTABLE SHELVES (WHERE INDICATED) ON BRASS OR PLASTIC PROPRIETARY SHELF SUPPORTS.</div><div>BENCH TOPS SHALL BE FINISHED AS SPECIFIED ON DRAWINGS ON 32MM HMR SUBSTRATE, UNLESS OTHERWISE NOTED. PROVIDE MATCHING SQUARE PVC EDGES TO CABINET DOORS, OPEN SHELVING FOR ALL JOINERY AND BENCH TOPS. PROVIDE CUT-OUTS IN TOPS AS REQUIRED NEATLY CUT OUT WITH A ROUTER. ALL SURFACE LAMINATES ARE TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.</div><div>DOORS AND DRAWER FRONTS SHALL BE CONSTRUCTED OF 18MM THICK WATER RESISTANT GRADE PARTICLEBOARD FINISHED WITH SELECTED LAMINATE TO FUTURE COLOUR SELECTION, WITH MATCHING HEAVY DUTY EDGE STRIPPING ALL ROUND. FULLY EXTENDABLE METAL DRAWER RUNNERS ARE TO BE USED THROUGHOUT UNLESS OTHERWISE NOTED. SOFT CLOSE MECHANISMS ARE TO BE USED ON ALL JOINERY DOORS AND DRAWERS UNLESS OTHERWISE NOTED.</div><div>ALL SHELVING IS TO BE 18MM AND ADJUSTABLE, WITH HOLES AT 50MM CENTRES. ADJUSTABLE SHELF SUPPORTS TO MATCH SURROUNDING JOINERY - OPTIONS FOR SUPPORTS ARE TO BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.</div><div>FLOORING</div><div>ALL NOMINATED FLOORING IS TO BE LAID IN STRICT ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS. ANY SUB-FLOOR PREPARATION OR LEVELING REQUIRED IS TO BE INCLUDED IN THE TENDER. TENDERERS ARE TO VISIT THE SITE TO ESTABLISH EXTENT OF FLOOR PREPARATION REQUIRED. ANY PENETRATIONS TO THE FLOOR MUST BE SUITABLY FIRE STOPPED & SEALED TO COMPLY WITH STATUTORY REGULATIONS, AND SHOULD BE CO-ORDINATED WITH STRUCTURAL ENGINEER TO DETERMINE STRUCTURAL LIMITATIONS.</div><div>PROVIDE AND INSTALL APPROVED ALUMINIUM COVER STRIPS AT JUNCTION OF DIFFERENT FLOOR SURFACES (CARPET / FLOOR MAT / TILE / VINYL JUNCTIONS). EDGES OF STRIPS TO FINISH FLUSH AGAINST FINISHED FLOOR SURFACE. ANGLES AND STRIPS SHALL BE SET SO THAT JOINT BETWEEN MATERIALS SHALL BE MADE CENTRALLY UNDER DOOR OR CENTRALLY IN OPENING WHERE NO DOOR IS FITTED. ANGLES ARE TO BE IN LARGEST POSSIBLE RUNS, SIZED TO SUIT APPLICATION AND NEATLY MITRED AT JUNCTIONS.</div><div>FOOD TENANCY & WET AREA</div><div>THE CONTRACTOR IS TO ENSURE THAT ALL WORKS COMPLY WITH THE CURRENT EDITION OF ALL AUSTRALIAN FOOD REGULATIONS AND ANY OTHER RELEVANT STATUTORY REQUIREMENTS. ALL FINISHES ARE TO BE FREE FROM CREVICES, ALL JOINS TO BE SEALED & VERMIN PROOFED AND COVED SKIRTING PROVIDED TO ALL REQUIRED WALL/FLOOR JUNCTIONS TO COMPLY WITH THE NATIONAL CODE FOR CONSTRUCTION & FITOUT OF FOOD PREMISES.</div><div>PROVIDE WATERPROOF MEMBRANE AND SEAL FOR ALL WALLS AND FLOORS BETWEEN CONCRETE FLOOR SLAB AND NEW FLOOR FINISH AS REQUIRED TO COMPLY WITH AUSTRALIAN STANDARDS & BCA (WITH A MINIMUM MEMBRANE UPTURN OF 300MM AT FLOOR/WALL JUNCTION). SEAL AND WATERPROOF ALL PENETRATIONS WITHIN FULL EXTENT OF TENANCY AND PROVIDE WET BENCH TO ALL SINK AREAS AS REQUIRED TO COMPLY WITH REGULATIONS AND FOOD CODE.</div><div>STAINLESS STEEL</div><div>APPROVAL OF LOCAL HEALTH AUTHORITY MUST BE OBTAINED PRIOR TO MANUFACTURE.</div><div>ALL MEASUREMENTS TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE.</div><div>SUPPLY ADDITIONAL LEG SUPPORT TO REAR OF WET BENCHES IF ADEQUATE FIXING SUPPORT IS NOT POSSIBLE.</div><div>ALL FIXED BENCH LEGS TO BE 32x32x1.6mm STAINLESS STEEL ADJUSTABLE FOOT FIXED TO THE FLOOR.</div><div>OVERALL FINISHED HEIGHT OF BENCHES TO BE 900mm UNLESS OTHERWISE NOTED.</div><div>WET BENCH TOPS TO BE 1.6mm STAINLESS STEEL WELDED TO MILD STEEL FRAMING (RUST PROOFED) WITH SOUND DEADENING TO UNDERSIDE.</div><div>ALL STAINLESS-STEEL WET BENCH SINK BOWLS TO BE 300mm DEEP (INTERNAL DIMENSIONS) COMPLETE WITH PLUG, NO SOUND DEADENING REQUIRED TO BOWL.</div><div>GAP BETWEEN WALL & UPSTAND OF WET BENCHES TO BE SEALED WITH SILICON AS PER LOCAL HEALTH AUTHORITIES STANDARDS.</div><div>ALL EQUIPMENT TO BE ALIGNED AT TOP AND SIDES, TO HAVE LIP OVER AND GAPS SEALED. EQUIPMENT TO BE ALIGNED OVER THE TOP AND BACK AREAS OF THE DISHWASHER AND RELATED EQUIPMENT.</div><div>PROVIDE A MINIMUM 200mm CLEARANCE BELOW LOWEST SHELF AS PER LOCAL HEALTH CODE REQUIREMENTS.</div><div>WALLS BEHIND BESIDE COOKING EQUIPMENT TO BE LINED WITH FIRE RESISTANT BELLIS BOARD AS PER GAS AND FUEL REQUIREMENTS.</div><div>ALL CUSTOM STAINLESS STEEL TO BE SUPPLIED & INSTALLED BY LESSEE'S SHOP FITTER IN ACCORDANCE WITH THE PROPOSED CUSTOM STAINLESS STEEL BENCH PLAN & CUSTOM STAINLESS STEEL FIXTURE LEGEND.</div><div>STAINLESS STEEL CANOPY</div><div>DIMENSIONS SHOWN ARE TO THE FACE OF THE EXTRACTION CANOPIES.</div><div>DIMENSIONS SHOWN ARE TAKEN FROM THE FACE OF THE EXISTING WALLS.</div><div>FANS AND EXTRACTION SYSTEM TO COMPLY WITH AS-1688 PART 1, N2 (CURRENT).</div><div>THE LOWER EDGE OF THE CANOPY MUST BE NOT LESS THAN 2000mm ABOVE FLOOR LEVEL. PROVIDE MINIMUM DISTANCE OF 1350mm FROM TOP OF CHAR GRILL TO BOTTOM OF CANOPY FILTERS.</div><div>THE CANOPY FILTERS MUST BE INSTALLED AT AN ANGLE NO GREATER THAN 30 DEGREES OFF VERTICAL.</div></div>				<div><div><div><div></div><div></div></div><div>DESIGN & APPROVAL GROUP</div></div><div>Phone: 1300 093 713 Email: info@designandapproval.com.auWebsite: www.designandapproval.com.au</div></div>
DRAWING TITLE: PRELIMINARY NOTES AND SPECIFICATIONS				
PROJECT/CLIENT: 38 A Helen Street, Sefton				
DATE: 17 JULY 2024				
DRAWING NUMBER: A002				
REVISION:				
PAGE SIZE: A3				
ISSUE: For Client Review				
DRAWN BY: ANGELICA APIN				
APPROVED BY: CHARBEL GITTANY				
Notes: 1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.				
*DO NOT SCALE THIS DRAWING				
REV	DESCRIPTION	DATE	DESIGNER	
A	FOR CLIENT REVIEW	22/04/2024	-	
B	FOR CLIENT REVIEW	09/05/2024	-	
C	FOR CLIENT REVIEW	14/05/2024	-	
D	FOR CLIENT REVIEW	17/07/2024	-	
COMPLIANCE SIGNOFFS				
DISCIPLINE	NAME	SIGNATURE	DATE	
BCA				
TOWN PLANNING				
COORDINATION (ENGINEERING, SERVICES, ETC)				
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.				



SITE LOCATION



Phone: 1300 093 713 Email: info@designandapproval.com.au Website: www.designandapproval.com.au

DRAWING TITLE: LOCATION MAP

PROJECT/CLIENT: 38 A Helen Street, Sefton

DATE: 17 JULY 2024

DRAWING NUMBER: A003

REVISION:

PAGE SIZE: A3

ISSUE: For Client Review

DRAWN BY: ANGELICA APIN

APPROVED BY: CHARBEL GITTANY

Notes:
1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

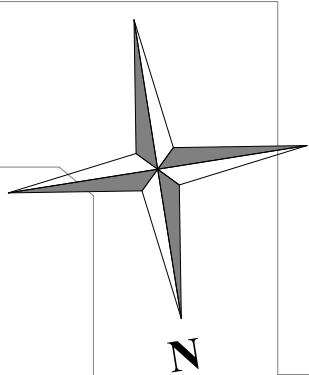
*DO NOT SCALE THIS DRAWING

REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

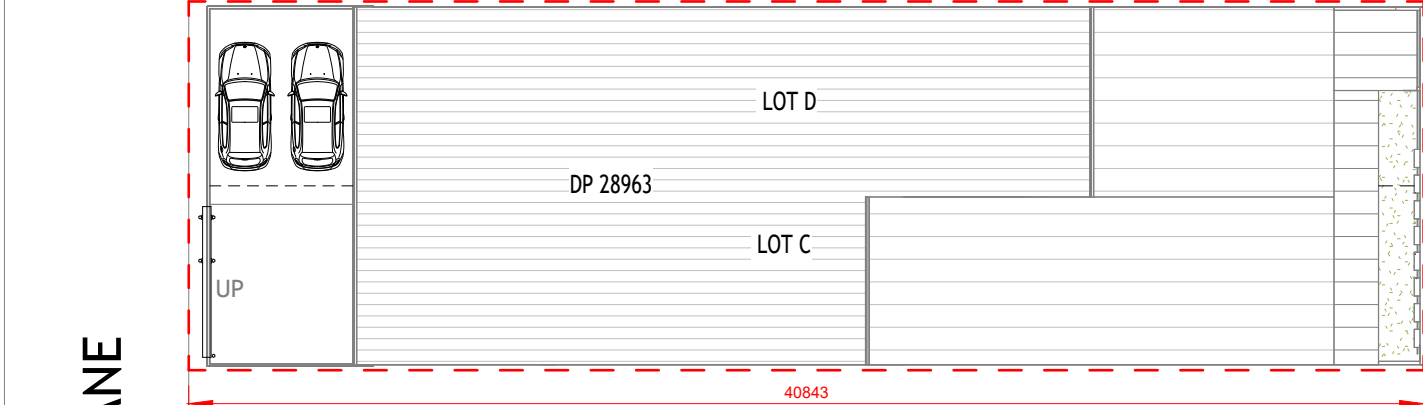
DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



LANE

6096



40843

6096

6096

3556

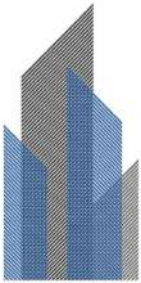
HELEN STREET 66' WIDE

HELEN STREET 66' Wide

20117

KARA St.

KERRINEA RD



DESIGN &
APPROVAL
GROUP

Phone: 1300 093 713 Email: info@designandapproval.com.auWebsite: www.designandapproval.com.au

DRAWING TITLE: SITE PLAN

PROJECT/CLIENT: 38 A Helen Street, Sefton

DATE: 17 JULY 2024

DRAWING NUMBER: A004

REVISION:

PAGE SIZE: A3

ISSUE: For Client Review

DRAWN BY: ANGELICA APIN

APPROVED BY: CHARBEL GITTANY

Notes:
1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

*DO NOT SCALE THIS DRAWING

REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

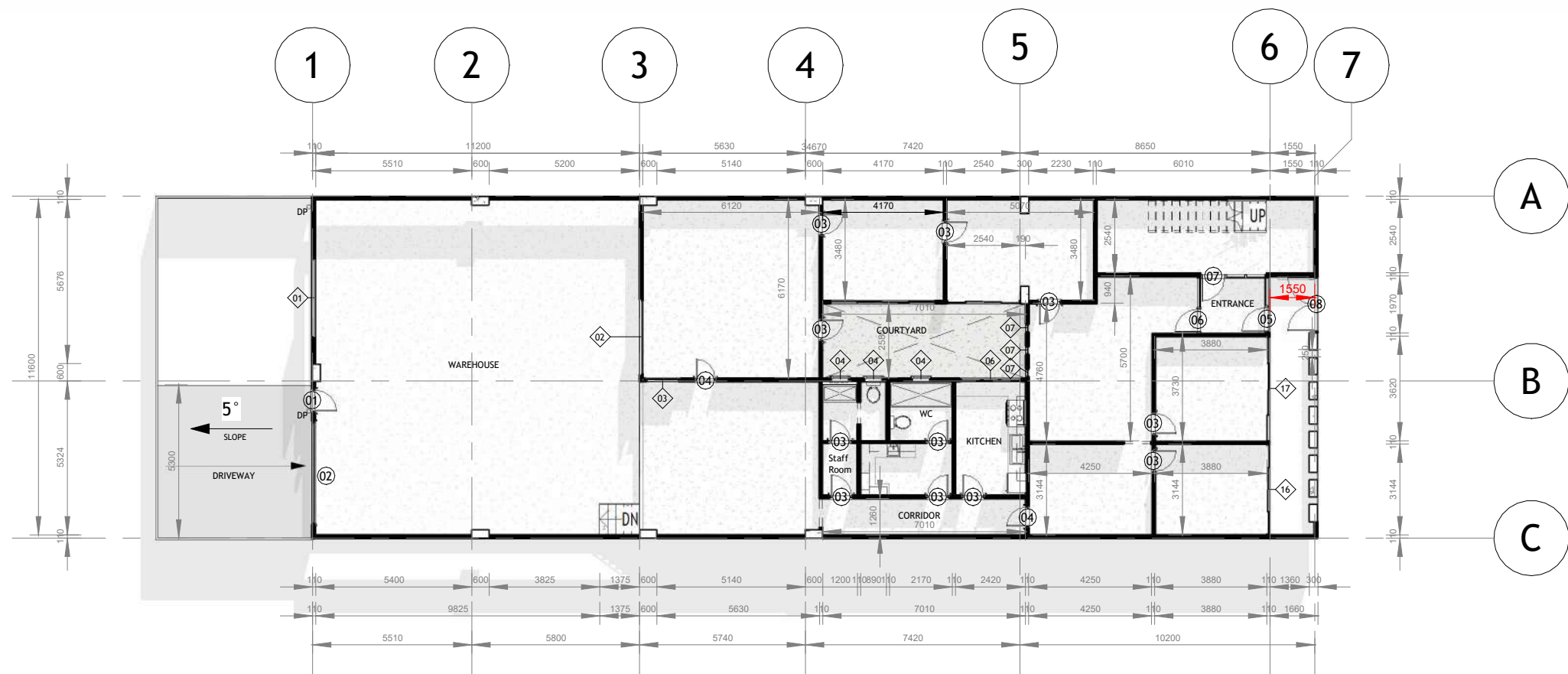
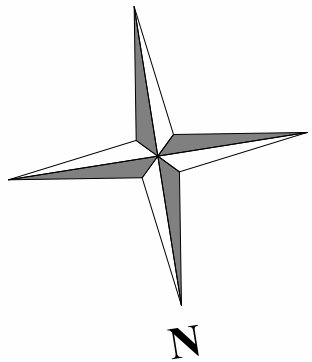
DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

Site Plan

1 : 250

1



1 Existing Floor Plan
1 : 200

DRAWING TITLE: Existing Floor Plan

PROJECT/CLIENT: 38 A Helen Street, Sefton

DATE: 17 JULY 2024

DRAWING NUMBER: A101

REVISION:

PAGE SIZE: A3

ISSUE: For Client Review

DRAWN BY: ANGELICA APIN

APPROVED BY: CHARBEL GITTANY

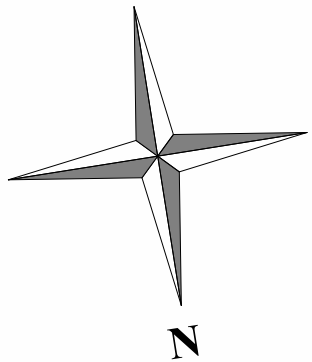
Notes:
1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

*DO NOT SCALE THIS DRAWING

REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS			
DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



DRAWING TITLE:
Demolition Floor plan

PROJECT/CLIENT:
38 A Helen Street, Sefton

DATE:
17 JULY 2024

DRAWING NUMBER:
A102

REVISION:

PAGE SIZE:
A3

ISSUE:
For Client Review

DRAWN BY:
ANGELICA APIN

APPROVED BY:
CHARBEL GITTANY

Notes:
1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

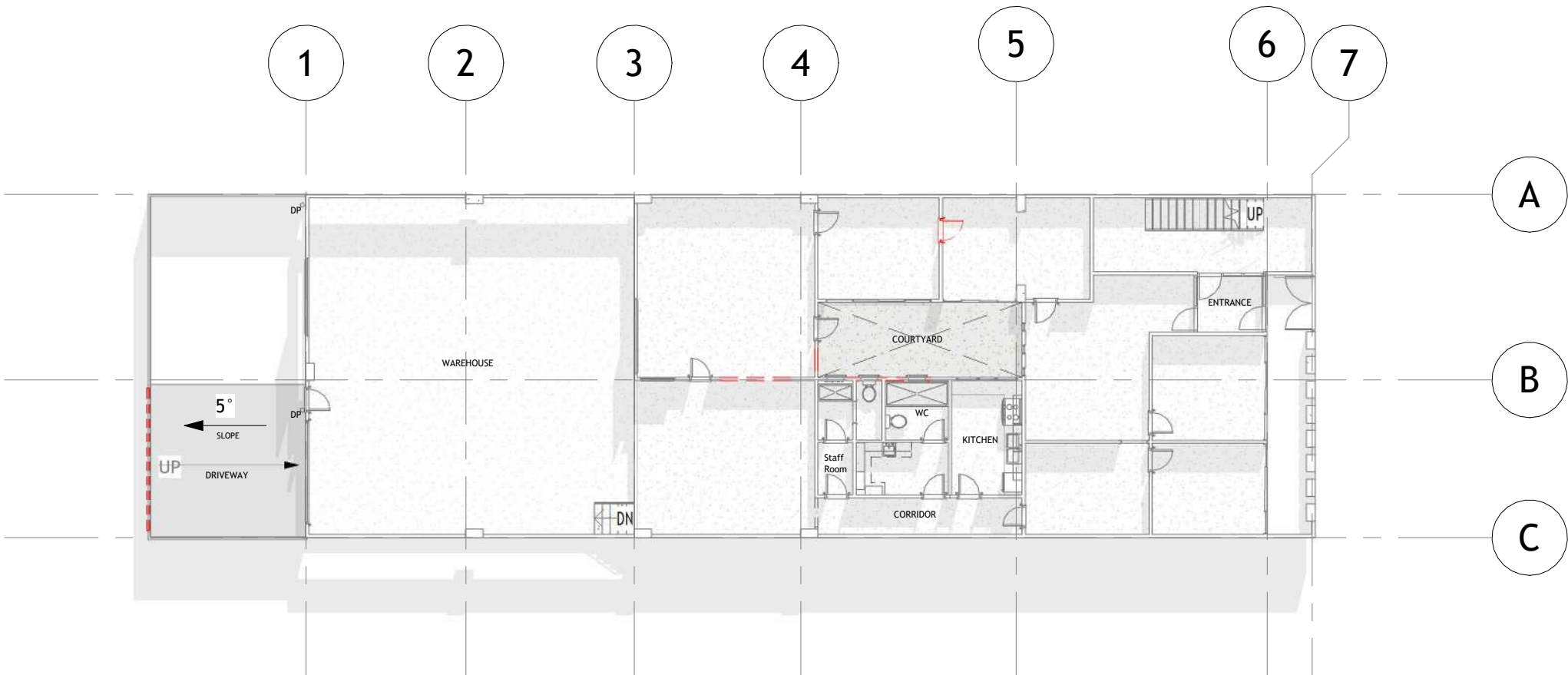
*DO NOT SCALE THIS DRAWING

REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

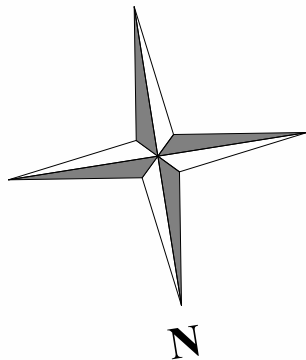
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD.
DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



Demolition Floor Plan

1

1 : 200



Phone: 1300 093 713 Email: info@designandapproval.com.au Website: www.designandapproval.com.au

DRAWING TITLE:
Proposed Floor Plan

PROJECT/CLIENT:
38 A Helen Street, Sefton

DATE:
17 JULY 2024

DRAWING NUMBER:
A103

REVISION:

PAGE SIZE:
A3

ISSUE:
For Client Review

DRAWN BY:
ANGELICA APIN

APPROVED BY:
CHARBEL GITTANY

Notes:
1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

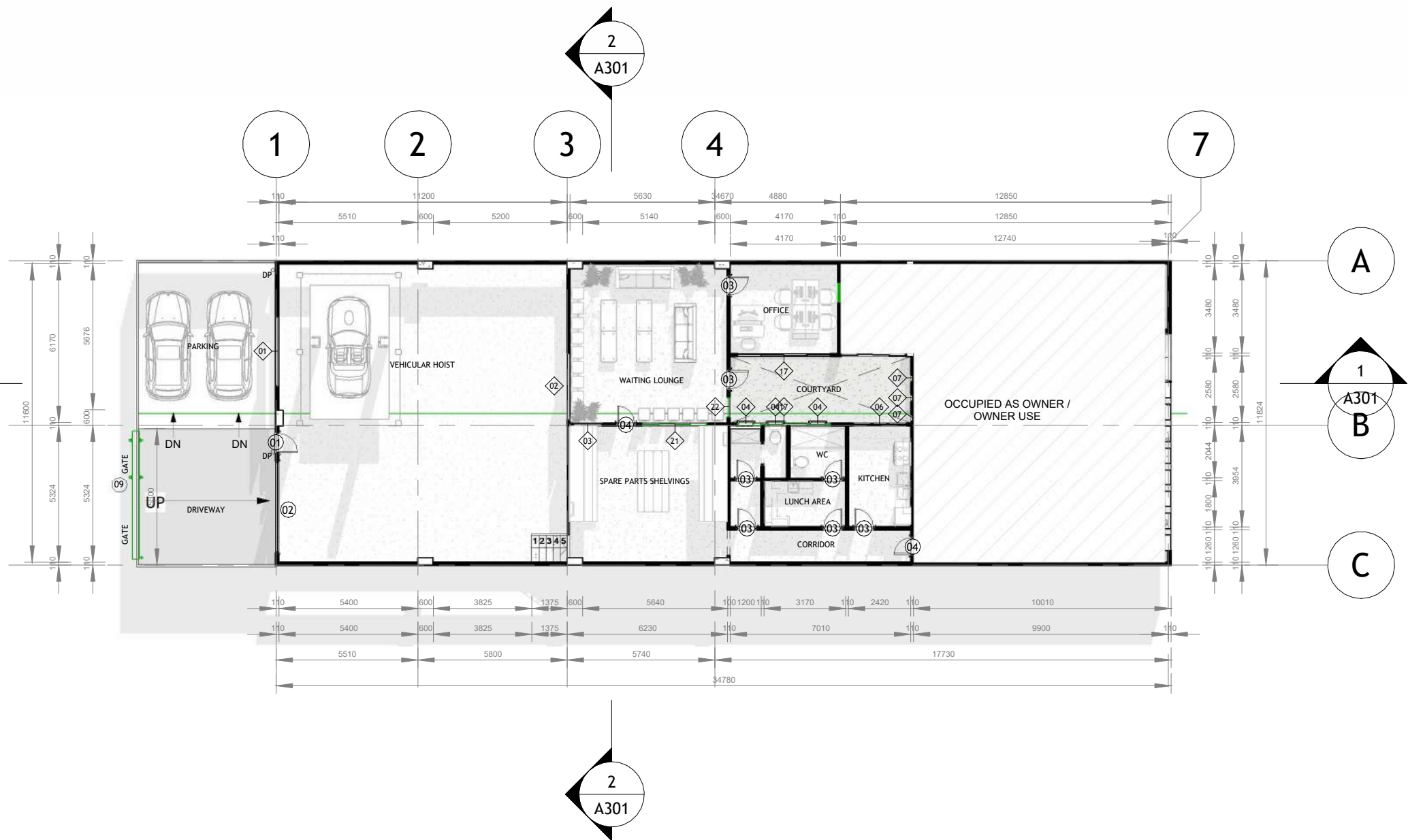
*DO NOT SCALE THIS DRAWING

REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



Proposed Floor Plan

1

1 : 200

DRAWING TITLE:	Elevations
PROJECT/CLIENT:	38 A Helen Street, Sefton
DATE:	17 JULY 2024
DRAWING NUMBER:	A201
REVISION:	
PAGE SIZE:	A3
ISSUE:	For Client Review
DRAWN BY:	ANGELICA APIN
APPROVED BY:	CHARBEL GITTANY

Notes:

- All dimensions are in millimetres.
- All dimensions are to be checked on site.
- Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

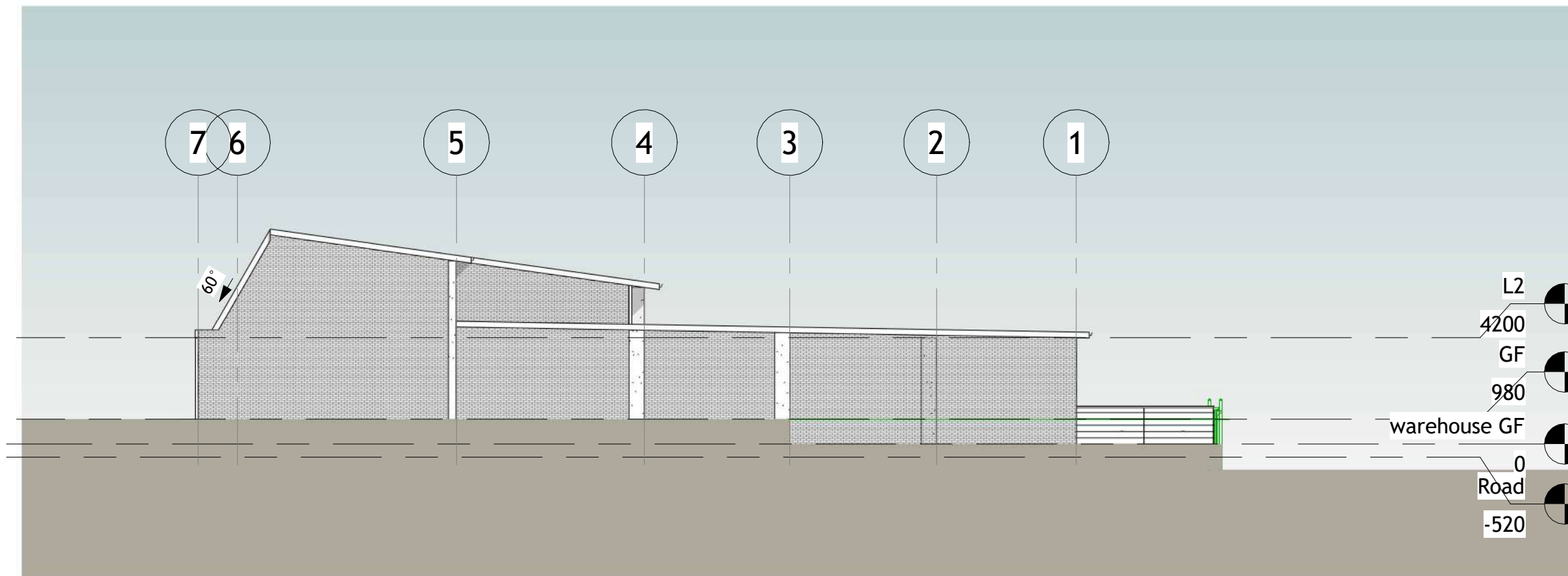
*DO NOT SCALE THIS DRAWING

REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

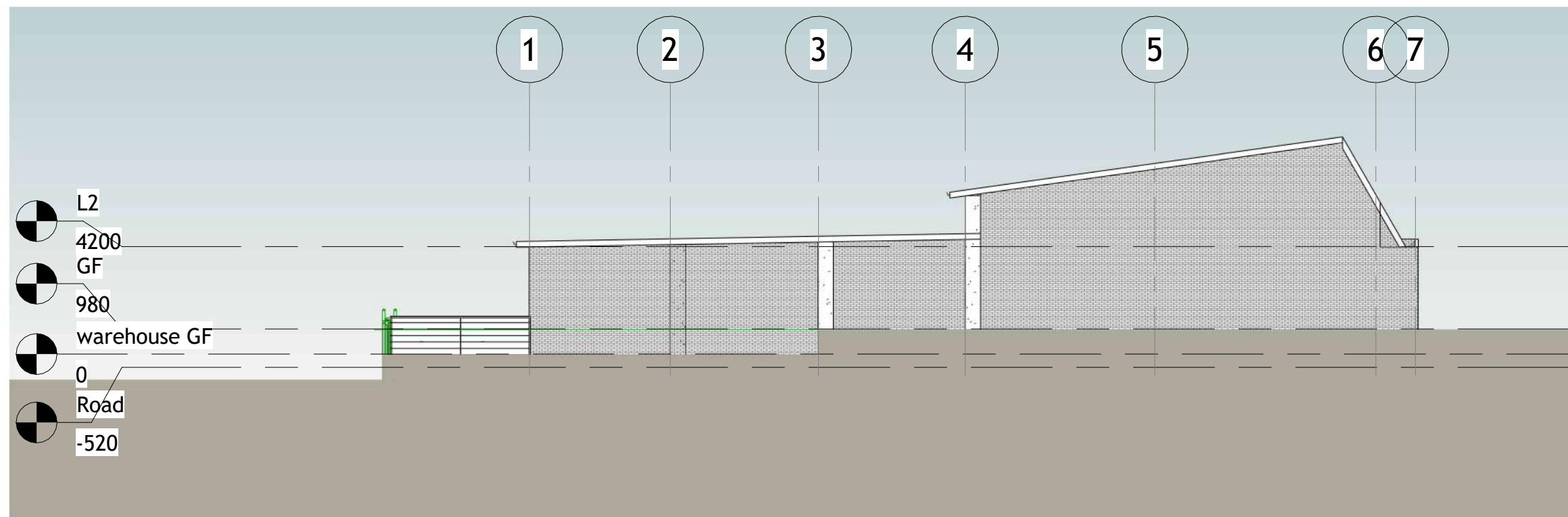
DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



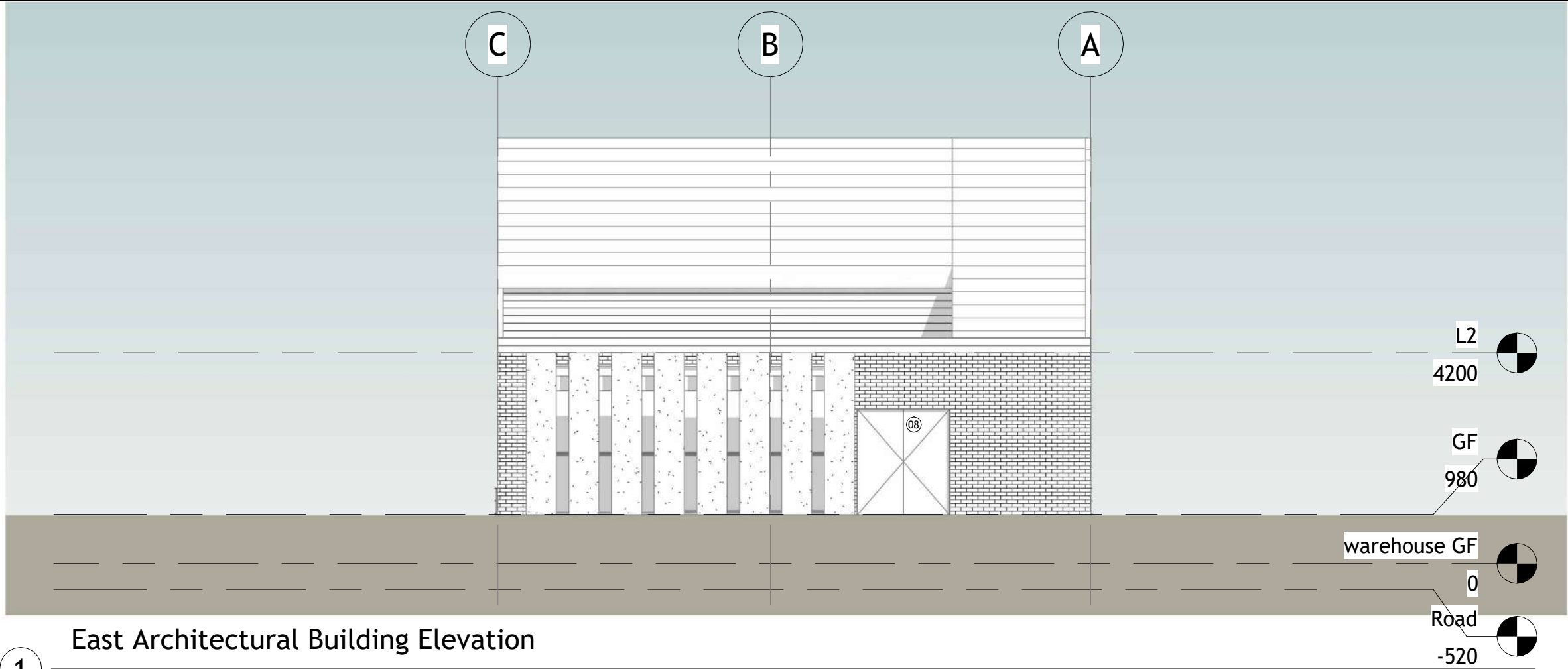
North Architectural Building Elevation

1 : 200



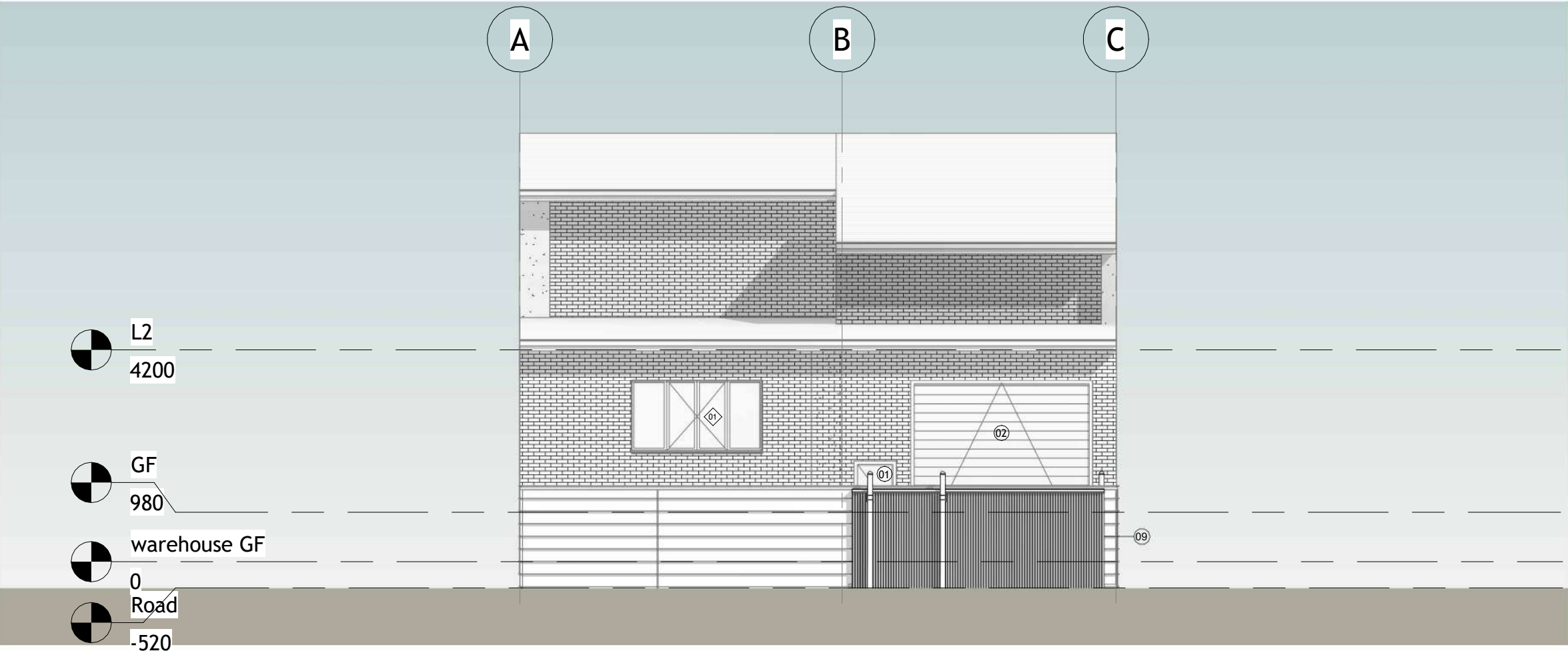
South Architectural Building Elevation

1 : 200



East Architectural Building Elevation

1 : 100



West Architectural Building Elevation

1 : 100

DRAWING TITLE:	Elevations
PROJECT/CLIENT:	38 A Helen Street, Sefton
DATE:	17 JULY 2024
DRAWING NUMBER:	A202
REVISION:	
PAGE SIZE:	A3
ISSUE:	For Client Review
DRAWN BY:	ANGELICA APIN
APPROVED BY:	CHARBEL GITTANY

Notes:

1. All dimensions are in millimetres.

2. All dimensions are to be checked on site.

3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

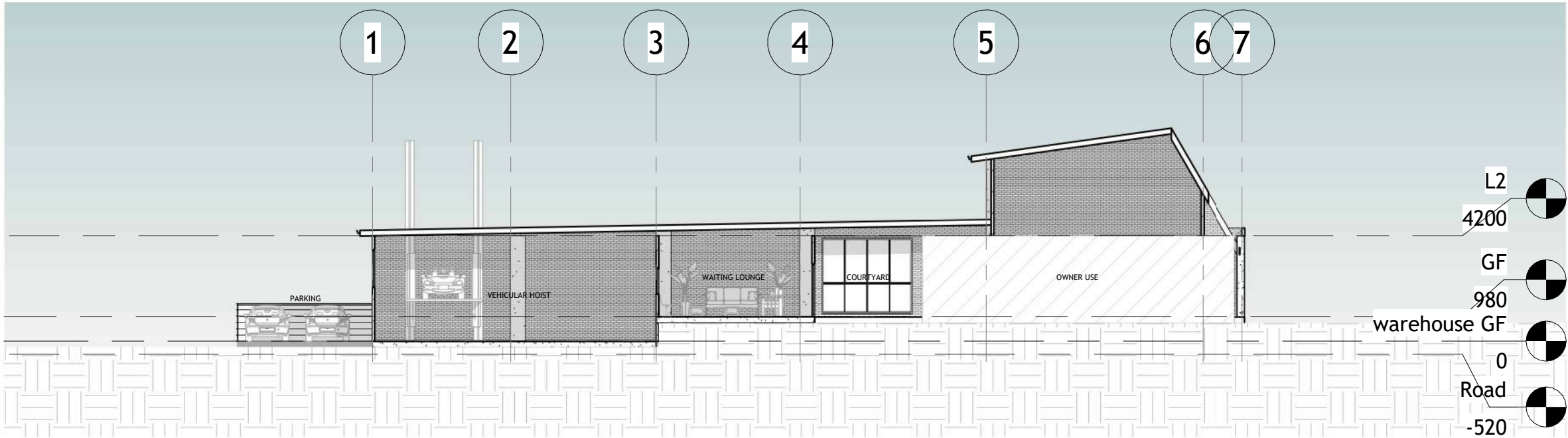
*DO NOT SCALE THIS DRAWING

REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

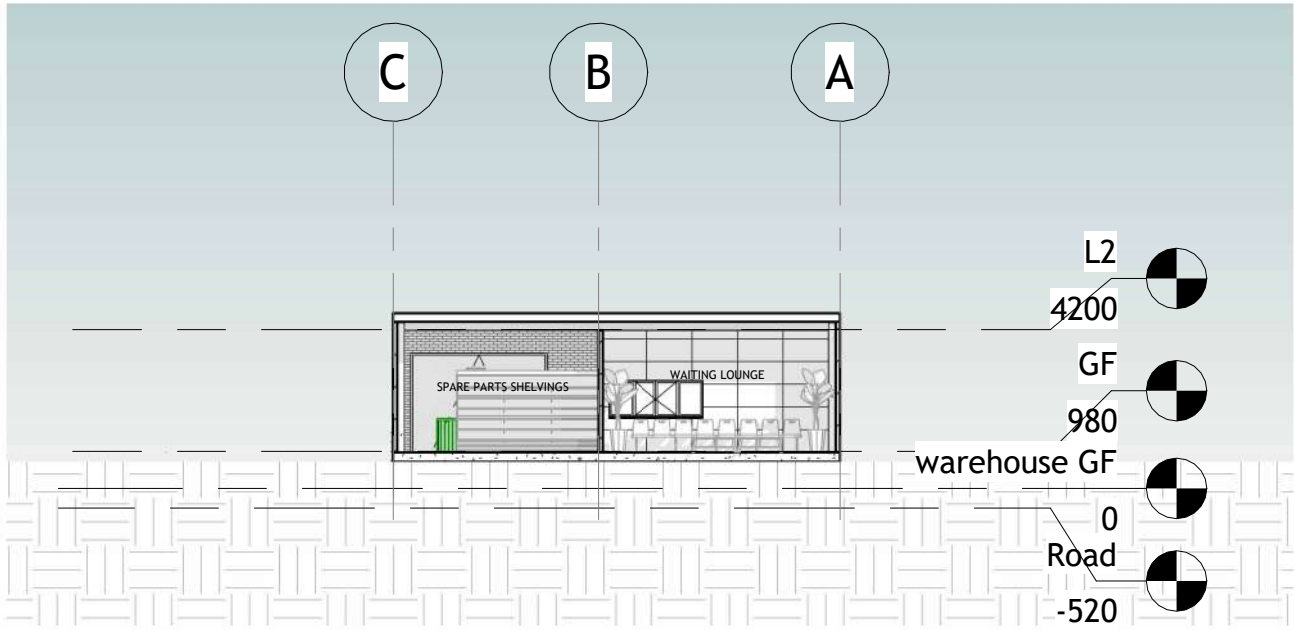
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



Section 2

1

1 : 200



Section 3

2

1 : 200

DRAWING TITLE:	Sections
PROJECT/CLIENT:	38 A Helen Street, Sefton
DATE:	17 JULY 2024
DRAWING NUMBER:	A301
REVISION:	
PAGE SIZE:	A3
ISSUE:	For Client Review
DRAWN BY:	ANGELICA APIN
APPROVED BY:	CHARBEL GITTANY

Notes:

1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

*DO NOT SCALE THIS DRAWING

REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

DRAWING TITLE:
Schedule of Doors

PROJECT/CLIENT:
38 A Helen Street, Sefton

DATE:
17 JULY 2024

DRAWING NUMBER:
A401

REVISION:

PAGE SIZE:
A3

ISSUE:
For Client Review

DRAWN BY:
ANGELICA APIN

APPROVED BY:
CHARBEL GITTANY

Notes:
1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

*DO NOT SCALE THIS DRAWING

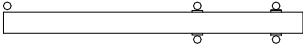
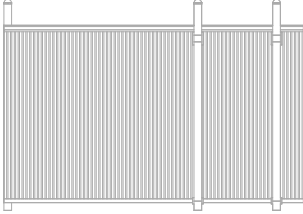
REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

Door Schedule

Mark	Plan view	Elevation view	Family and Type	Width	Height	Count
09			ROLLING GATE STEEL LOUVERED	4983	2110	03

DRAWING TITLE:	Schedule of Windows
PROJECT/CLIENT:	38 A Helen Street, Sefton
DATE:	17 JULY 2024
DRAWING NUMBER:	A402
REVISION:	
PAGE SIZE:	A3
ISSUE:	For Client Review
DRAWN BY:	ANGELICA APIN
APPROVED BY:	CHARBEL GITTANY

Notes:

1. All dimensions are in millimetres.

2. All dimensions are to be checked on site.

3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

*DO NOT SCALE THIS DRAWING


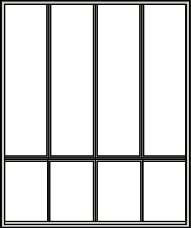


REV	DESCRIPTION	DATE	DESIGNER
A	FOR CLIENT REVIEW	22/04/2024	-
B	FOR CLIENT REVIEW	09/05/2024	-
C	FOR CLIENT REVIEW	14/05/2024	-
D	FOR CLIENT REVIEW	17/07/2024	-

COMPLIANCE SIGNOFFS

DISCIPLINE	NAME	SIGNATURE	DATE
BCA			
TOWN PLANNING			
COORDINATION (ENGINEERING, SERVICES, ETC)			

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD.
DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

Window Schedule

Type Mark	Plan View	Elevation View	Family and Type	Width	Height	Count
21			4-Pane_Sliding_Windows_w_Double_awning_Transom_4527: 250x300cm	2500	3000	1
22			Fixed Multipane3: 600 x 2000mm 2	800	2500	1