

WALKWAY EITHER SIDE OF THE BUILDING

SIGNAGE BY OWNER

# OPTIMA

## Building Design

Unit 1 No. 2 Brodie Street (PO Box 464)  
Morisset 2264  
Phone: (02) 4973 5122  
Fax: (02) 4973 5188  
email: [info@optimadesign.net.au](mailto:info@optimadesign.net.au)

PROJECT:

EX. BLDG - CHANGE OF USE

CLIENT:

PEERAPOT PHIYASIRIKUL

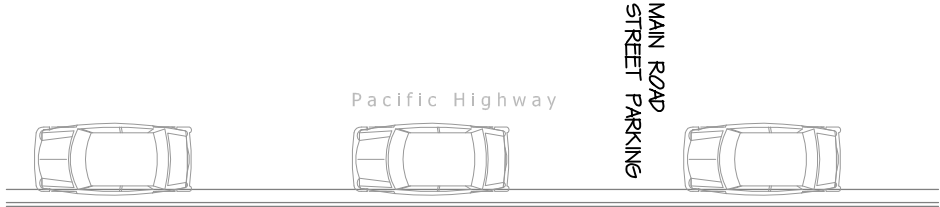
SITE:

585 PACIFIC HWY  
BELMONT, NSW

## Aerial View

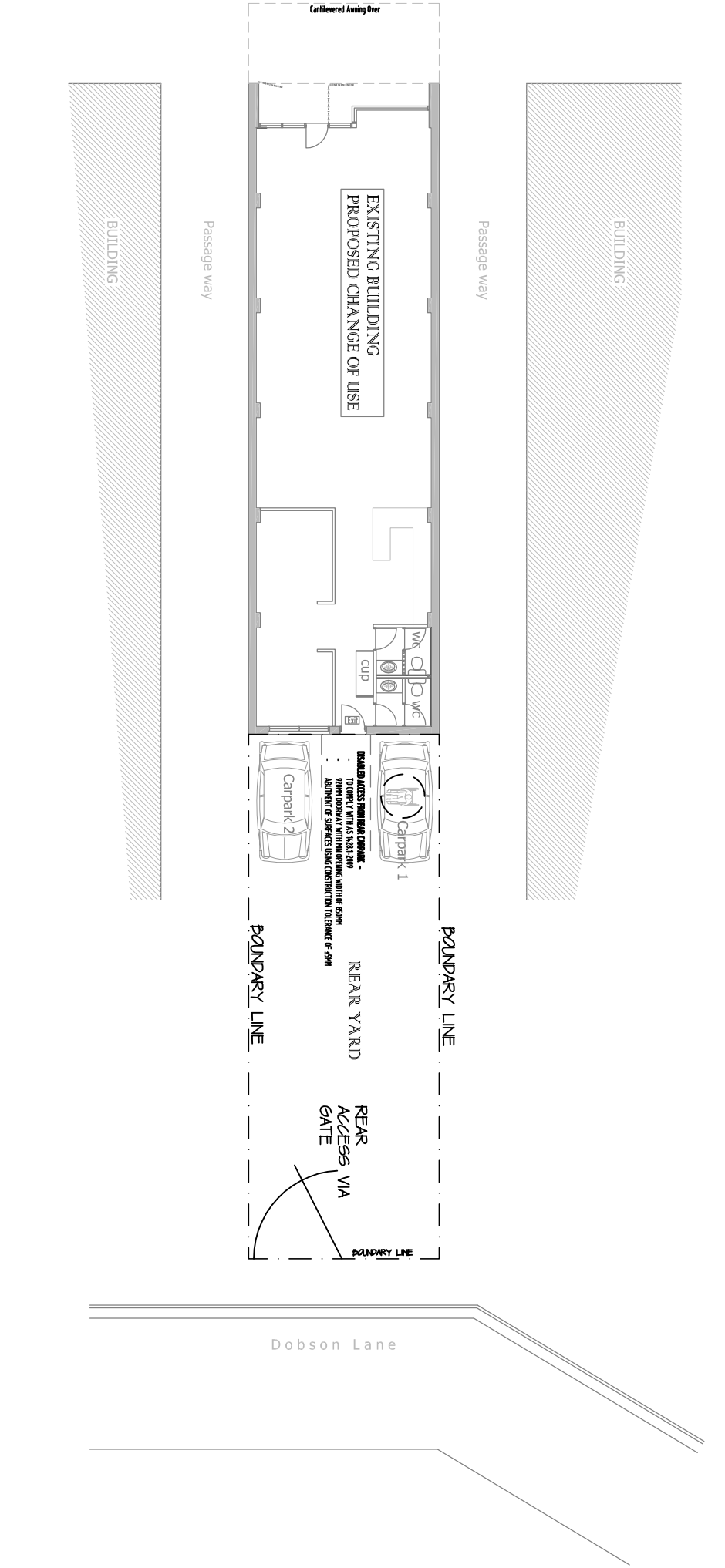
SCALE NTS

MAIN ROAD STREET PARKING



## Front View

SCALE NTS - View from Pacific Highway



BUILDING AREA / LAND USE RATIO	AREA m²	RATIO %
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1	TOTAL AVAILABLE LAND AREA	263.75	
2	EXISTING BUILDING FLOOR AREA	140.00	53.08%
	DINING AREA	88.50	
	KITCHEN	26.50	
	AMENITIES	8.65	
	PASSAGE	3.50	
	RECEPTION	12.85	
3	TOTAL UNOCCUPIED SPACE	123.75	46.92%

DRAWING SCHEDULE		
1	COVER PAGE	WD01
2	FLOOR PLAN	WD02
3	DETAILED KITCHEN LAYOUT	WD03
4	GENERAL FITOUT & WC	WD04

### GENERAL NOTES:

- Dimensions in preference to scale
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## SITE-LOCALITY PLAN

JOB NO: AEI20214

DATE: 1/04/14

SHEET NO.

SCALE: 1:100

WD01

DRAWN: RC

AMENDMENTS:


## Site Plan

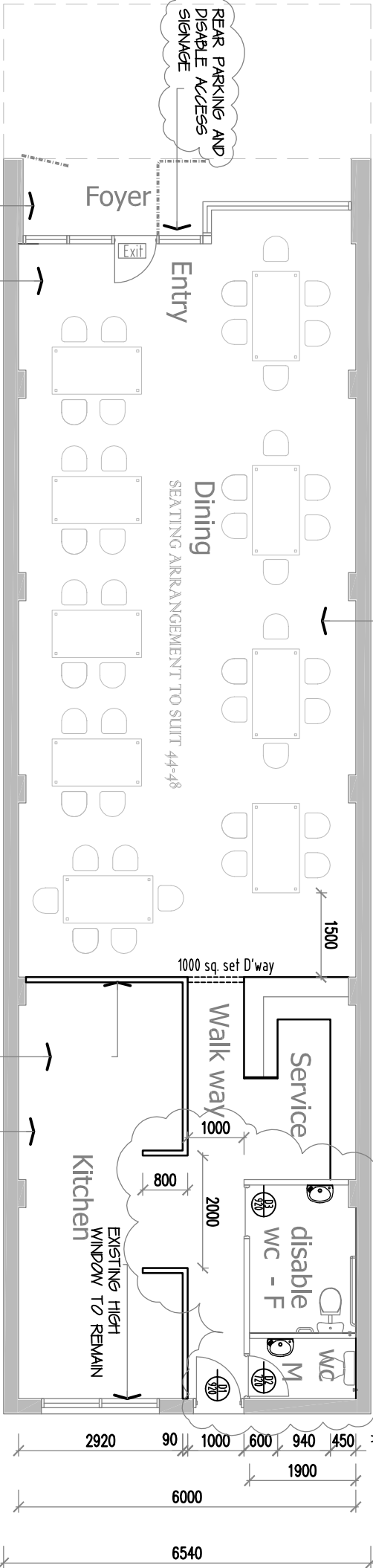
SCALE 1:200

EXISTING AIR CONDITIONING UNITS/SYSTEM AND VENTILATION SYSTEMS TO BE CHECKED AND SERVICED READY TO BE UTILIZED FOR NEW USE

ALL INTERNAL FITOUTS AND DECORATIONS, FEATURE WALLS FOR THE RESTAURANT TO INTERIOR DECORATORS DESIGN DRAWINGS

PROPOSED SERVICE DESK - TAKE AWAY PICK BENCH TO CLIENTS ARRANGEMENT - PAINTING AND INTERNAL DECORATIONS TO CLIENT SELECTION

EXISTING WET AREA REARRANGED TO CREATE DISABLED WC - UNIFEX FACILITY



**FIRE SAFETY**  
CHECK EXIT ACCESS AND EGRESS TO COMPLY WITH BUILDING CODE OF AUSTRALIA  
ALL EXIT SIGNAGE IS CLEARLY VISIBLE AND ILLUMINATED AT ALL TIMES  
ALL DETECTION UNITS TO COMPLY WITH BCA

PROPOSED SEATING ARRANGEMENT TO BE CONFIRMED BY CLIENT WHEN INTERNAL FURNITURE HAS BEEN PURCHASED.

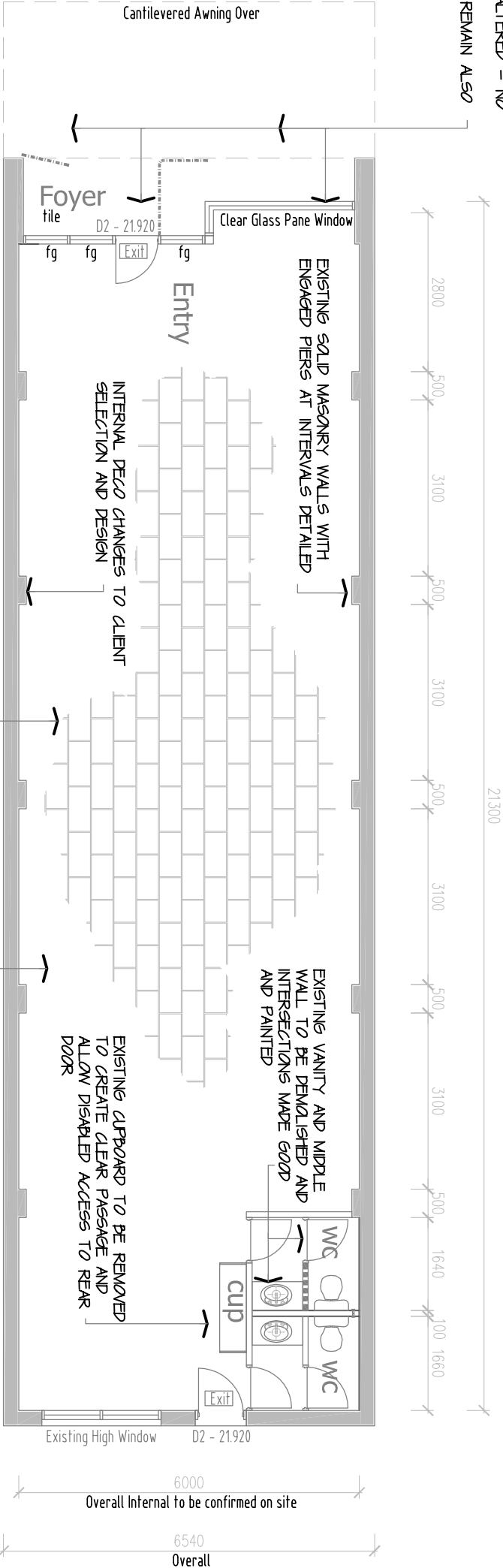
PROPOSED 90MM TIMBER STUD PARTITION WALL WITH 12MM WET AREA BOARD FLUSHED JOINTS AND PAINTED TO CLIENTS ARRANGEMENT - PAINTING AND INTERNAL DECORATIONS TO CLIENT SELECTION  
SPLASH BACKS, TILING SELECTION, HEIGHTS AND DECO TO BE CONFIRMED BY CLIENT

PROPOSED KITCHEN FITOUT AS PER DRAWINGS WD02 FOR FURTHER ARRANGEMENT DETAILS TO MAXIMIZE AVAILABLE SPACE WITH EXISTING PARTITIONED AREA

## Proposed Floor Plan

SCALE 1:1000

EXISTING FRONT ELEVATION FACING PACIFIC HIGHWAY TO REMAIN UNALTERED - NO CHANGES PROPOSED  
EXISTING HANDRAILS TO REMAIN ALSO



## Existing Floor Plan

SCALE 1:1000

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PROJECT:

ADDITION TO EXISTING

CLIENT:

PEERAPOT PHIVASIRIKUL

SITE:

585 PACIFIC HWY  
BELMONT, NSW

SCOPE OF WORKS

- TO BE MODIFIED OR CHANGED

1. CUPBOARD IN HALLWAY TO BE REMOVED
2. WALL AND FLOOR IN HALLWAY TO BE MADE GOOD AND PAINTED
3. EXISTING WC MIDDLE WALL TO BE DEMOLISHED
4. EXISTING WC TO BE CONVERTED TO DISABLED TOILET TO COMPLY WITH BCA REQUIREMENTS - WC POSITION TO BE ALTERED TO SUIT
5. CHECK EXISTING EXIT SIGN - HARD WIRED TO BE ILLUMINATED SIGN
6. CHECK FOR EXISTING FIRE SAFETY
7. PROVIDE NEW ALL PARTITION TO KITCHEN - FLUSHED AND PAINTED
8. PROVIDE NEW SERVICE DESK TO CLIENT SELECTION
9. ALL INTERNAL DECORATIONS TO INTERIOR DECORATORS DETAILS
10. PROVIDE NEW POWER POINTS AND LIGHTING TO KITCHEN AND SERVICE DESK AREAS

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## FLOOR PLANS

JOB NO: AE120214

DATE: 1/04/14

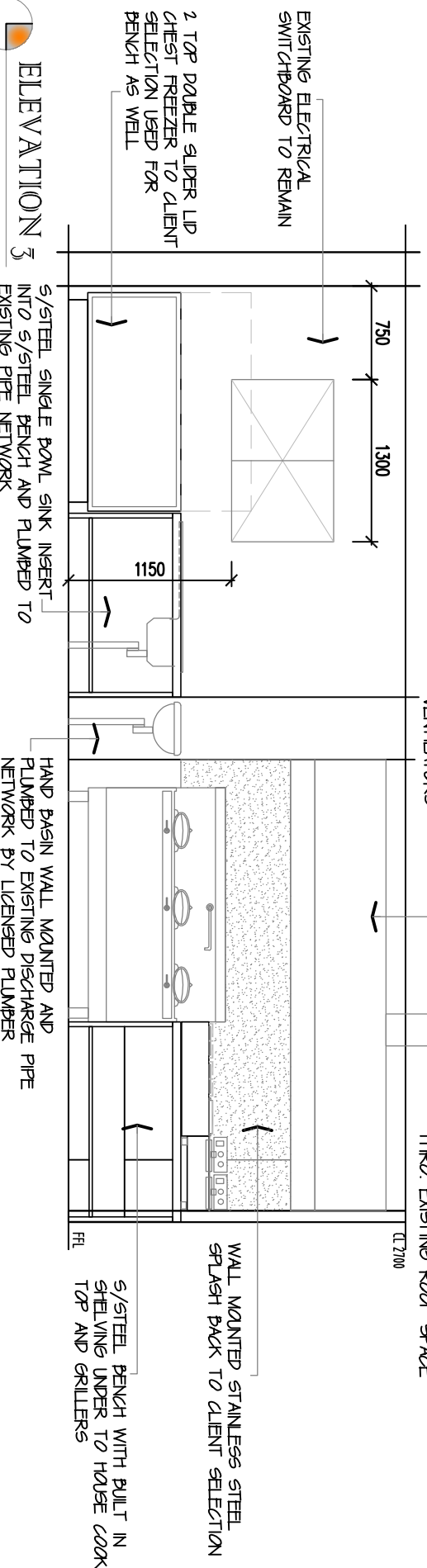
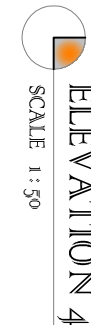
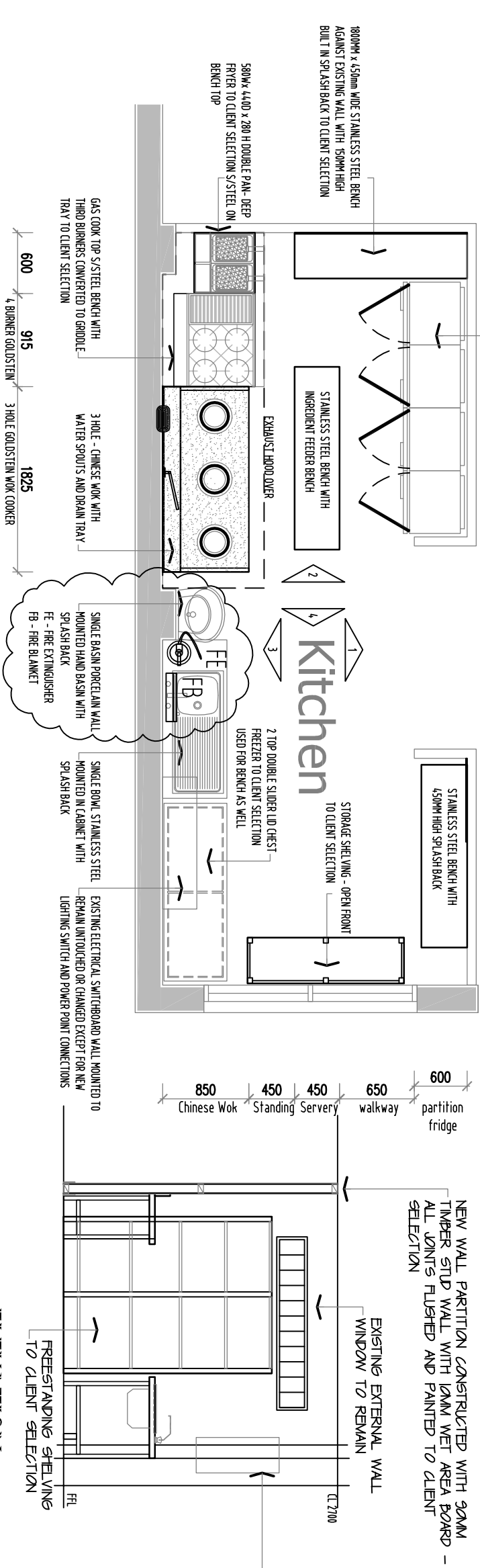
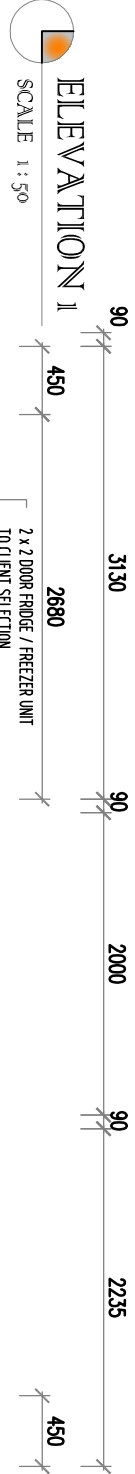
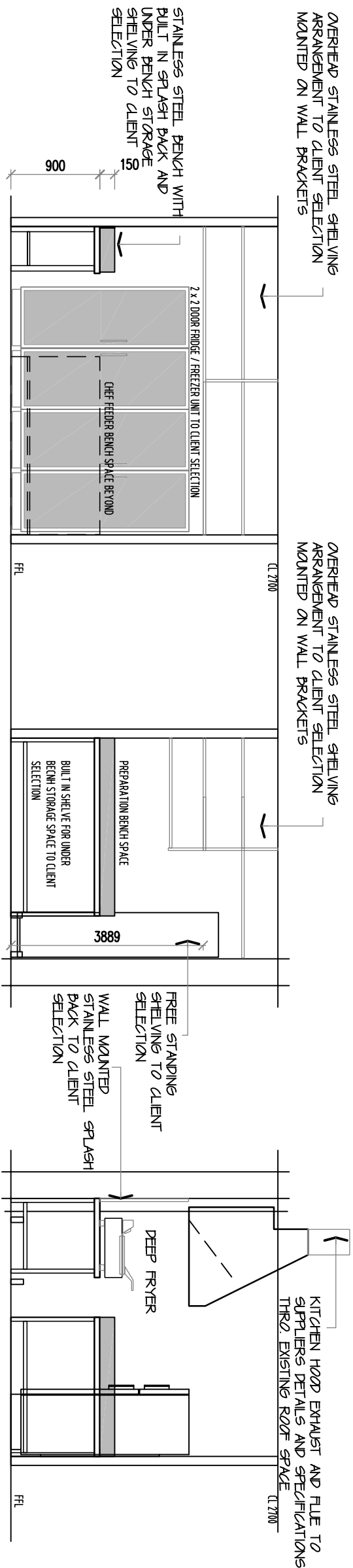
SCALE: 1:100

DRAWN: RC

AMENDMENTS:

A 20 FEB 15 DISABLE TOILETS AND ACCESS CHANGED



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SITE:

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NSW

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KITCHEN DETAILED LAYOUT

JOB NO: AEI20214

DATE: 1/04/14

SCALE: 1:50

DRAWN: RC

AMENDMENTS:

A	20 FEB 15	FIRE EXTINGUISHER AND BLANKET ADDED

SHEET NO.

WD03

PROJECT:

ADDITION TO EXISTING

CLIENT:

PEERAPOT PHIYASIRIKUL

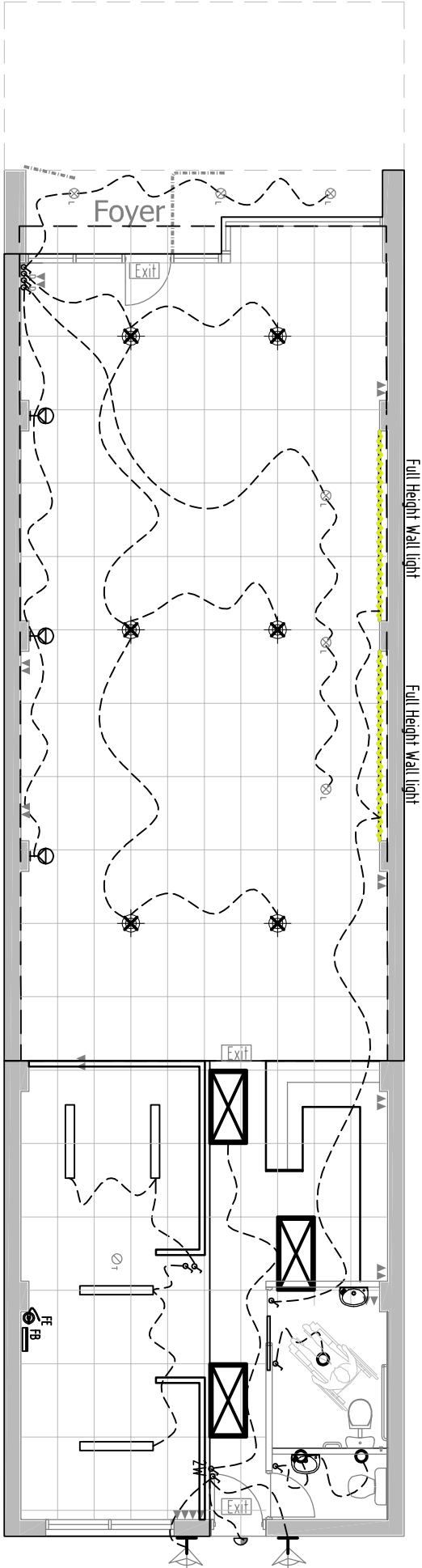
SITE:

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BELMONT, NSW



Electrical Lighting Layout

SCALE 1:100



ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
▼	SINGLE POWER POINT	⊕	EXHAUST FAN
▼▼	DOUBLE POWER POINT	⊕	EXHAUST FAN - DUCTED
▼▼▼	QUAD POWER POINT	⊕	EXHAUST FAN - LIGHT COMBO
▼▼▼	SPP FOR DUCTED VACUUM	⊕	IDL TASTIC 3 IN 1
▼S	SPP FOR SECURITY SYSTEM	⊕	SKYLIGHT
▼G	SPP FOR GARAGE DOOR OPENER	⊕	SKYLIGHT WITH LIGHT
▼▼	SINGLE POWER POINT W/PROOF	⊕	TV-FM OUTLET
▼▼▼	DOUBLE POWER POINT W/PROOF	⊕	TELEPHONE FOR SECURITY SYSTEM
⊕	SPA 15 AMP POWER POINT	⊕	MAIN SWITCHBOARD - SINGLE PHASE
⊕	SINGLE PP FOR GARAGE REMOTE SWITCH	⊕	MAIN SWITCHBOARD - THREE PHASE
×	TWO WAY SWITCH	⊕	SUB-BOARD
3W	THREE WAY SWITCH	⊕	OVERHEAD POWER SUPPLY BRACKET
●	SMOKE DETECTOR	⊕	WALL MOUNTED INSTANTANEOUS HWS
○	CEILING LIGHT - BATTEN FIX	⊕	HOT WATER SER. SINGLE ELEMENT
+○	WALL MOUNTED COACH LIGHT	⊕	HOT WATER SER. DOUBLE ELEMENT
+●	WALL MOUNTED SPOT LIGHT	⊕	CEILING FAN
⊕	CEILING FLUORESCENT - DOUBLE	⊕	CEILING FAN WITH LIGHT
⊕	WALL MOUNTED FLUORO	⊕	NOTE: ALL LIGHT FITTINGS TO BE SUPPLIED BY OWNER, UNLESS OTHERWISE INDICATED ON THIS LAYOUT.
⊕	RECESSED DOWN LIGHT	⊕	
⊕	RECESSED D/LIGHT - LOW VOLTAGE	⊕	
⊕	SENSOR CEILING LIGHT	⊕	
+⊕	SENSOR WALL LIGHT	⊕	
⊕	SENSOR	⊕	
⊕	DOOR BELL	⊕	
⊕	DIMMER SWITCH	⊕	
⊕	FIRE EXTINGUISHER	⊕	
⊕	FIRE BLANKET	⊕	
⊕	THERMAL DETECTOR	⊕	

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ELECTRICAL LAYOUT

JOB NO: AE120214

DATE: 1/04/14

SHEET NO.

SCALE: 1:100

WD04

DRAWN: RC

AMENDMENTS:


**OPTIMA**  
Building Design

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**PROJECT:**

## ADDITION TO EXISTING

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BELMONT,  
NSW

## GENERAL DISBALE CIRCULATION SPACE -

- THE TOILET DISPENSAR - CL.15.2.6
- GRABRAILS - CL.15.2.7
- WASHBASIN LIMITED TO 100MM INTRUSION - FIG 4.3
- SOAP DISPENSAR CL.15.4.3
- SHELVES - CL.15.4.2
- WALL CABINETS SHALL NOT PROTRUDE MORE THAN 150MM TO CIRCULATION SPACE- MOUNTING @ 900MM AFL AND TOP OF SHELVES LIMITED TO 1250MM AFL
- CLOTHES HANGING DEVICES - CL.15.4.4
- PORTABLE SANITARY FIXTURES UNITS - FIG 4.3
- OTHER WALL MOUNTED FIXTURES SHARPS DISPOSAL UNITS SHALL HAVE MIN 900MM HEIGHT CLEARANCE AND PROTECTION OF 150MM FROM FINISHED FLOOR SURFACES

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## DISABLED MC DETAILED PLAN

JOB NO: AEI20214

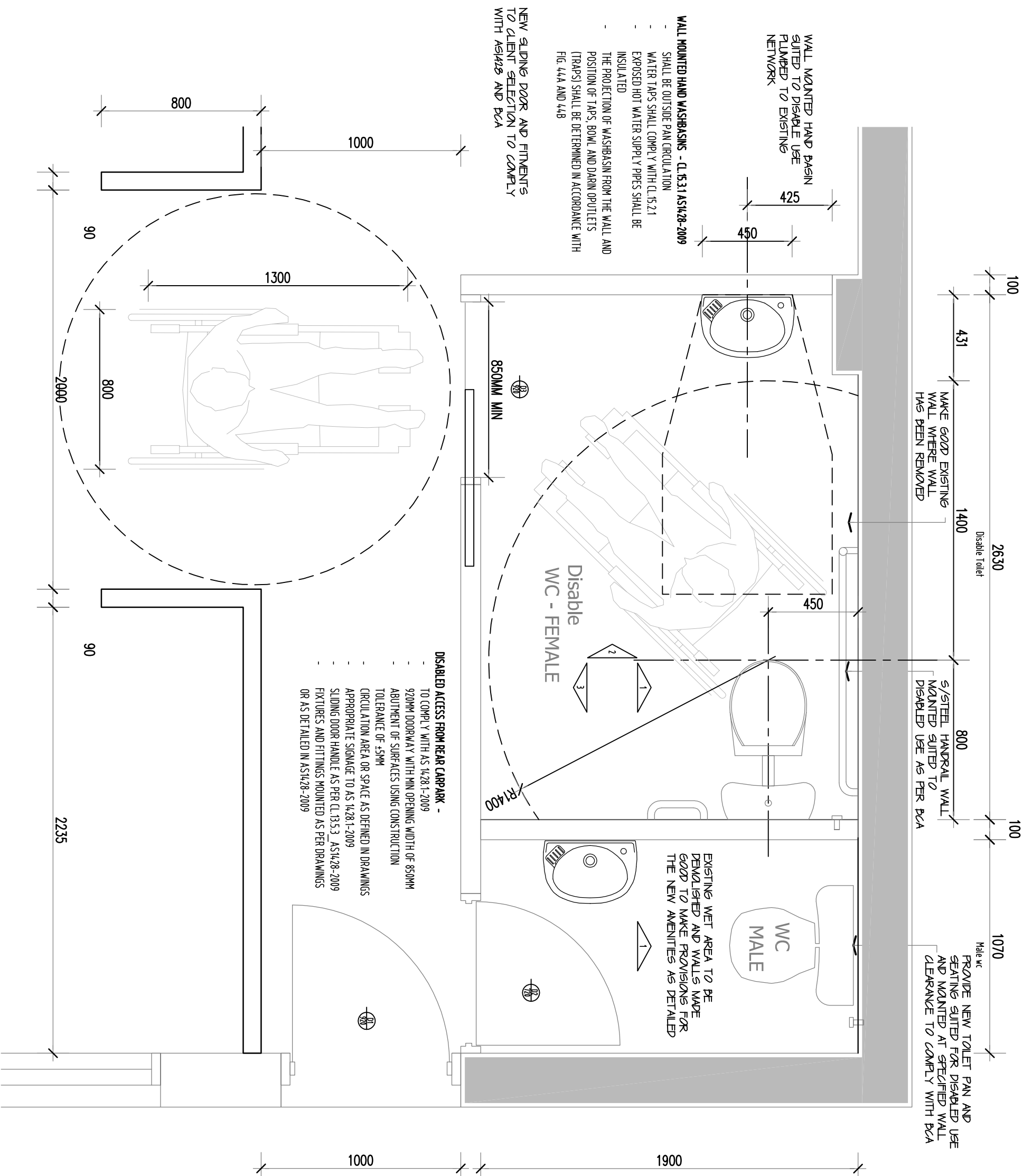
DATE: 1/04/14

DRAWN: 1:2

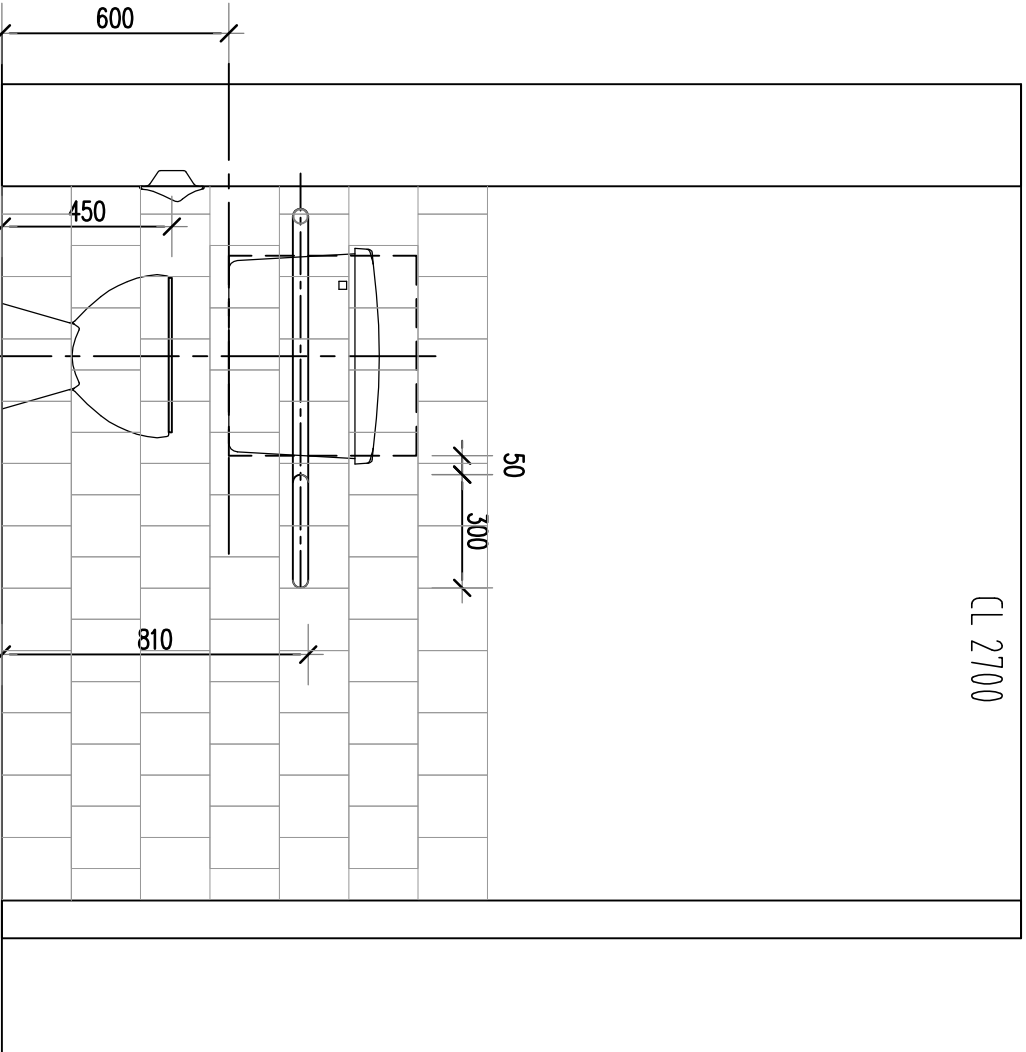
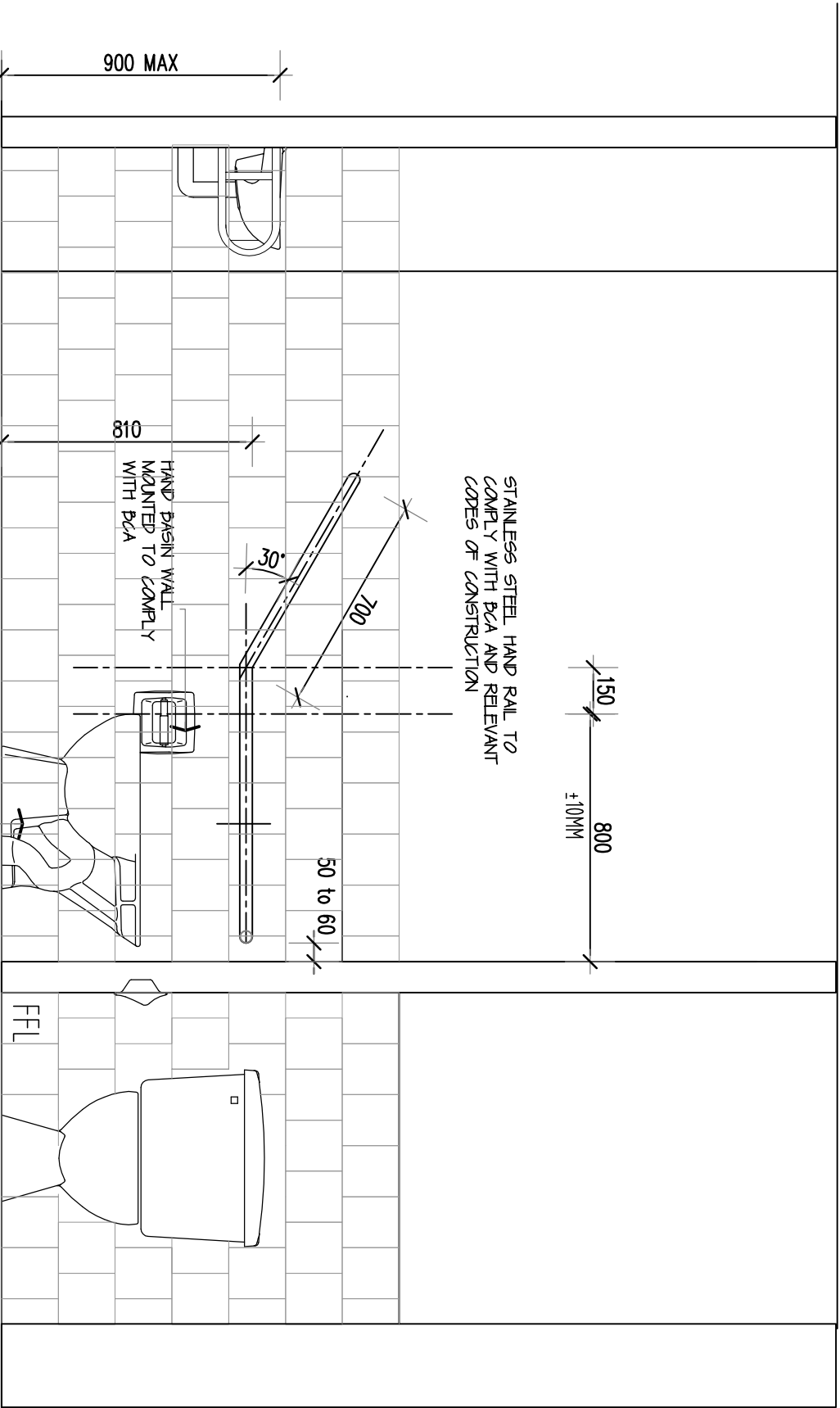
DRAWN: RC

**AMENDMENTS:**

A	20 FEB 15	DISABLE TOILETS AND ACCESS CHANGED
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AMENDMENTS:	
A	20 FEB 15
	DISABLE TOILETS AND ACCESS CHANGED



ELEVATION 1  
SCALE 1 : 20

ELEVATION 2  
SCALE 1 : 20

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ADDITION TO EXISTING

**PROJECT:**  
PEERAPOT PHIYASIRIKUL

**SITE:**  
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NSW

DISABLED WC DETAILED PLAN			
JOB NO:	AE120214	SHEET NO.	WD06
DATE:	1/04/14	REVISION NO.	
SCALE:	1:20		
DRAWN:	RC		
AMENDMENTS:			
A	20 FEB 15	DISABLE TOILETS AND ACCESS CHANGED	

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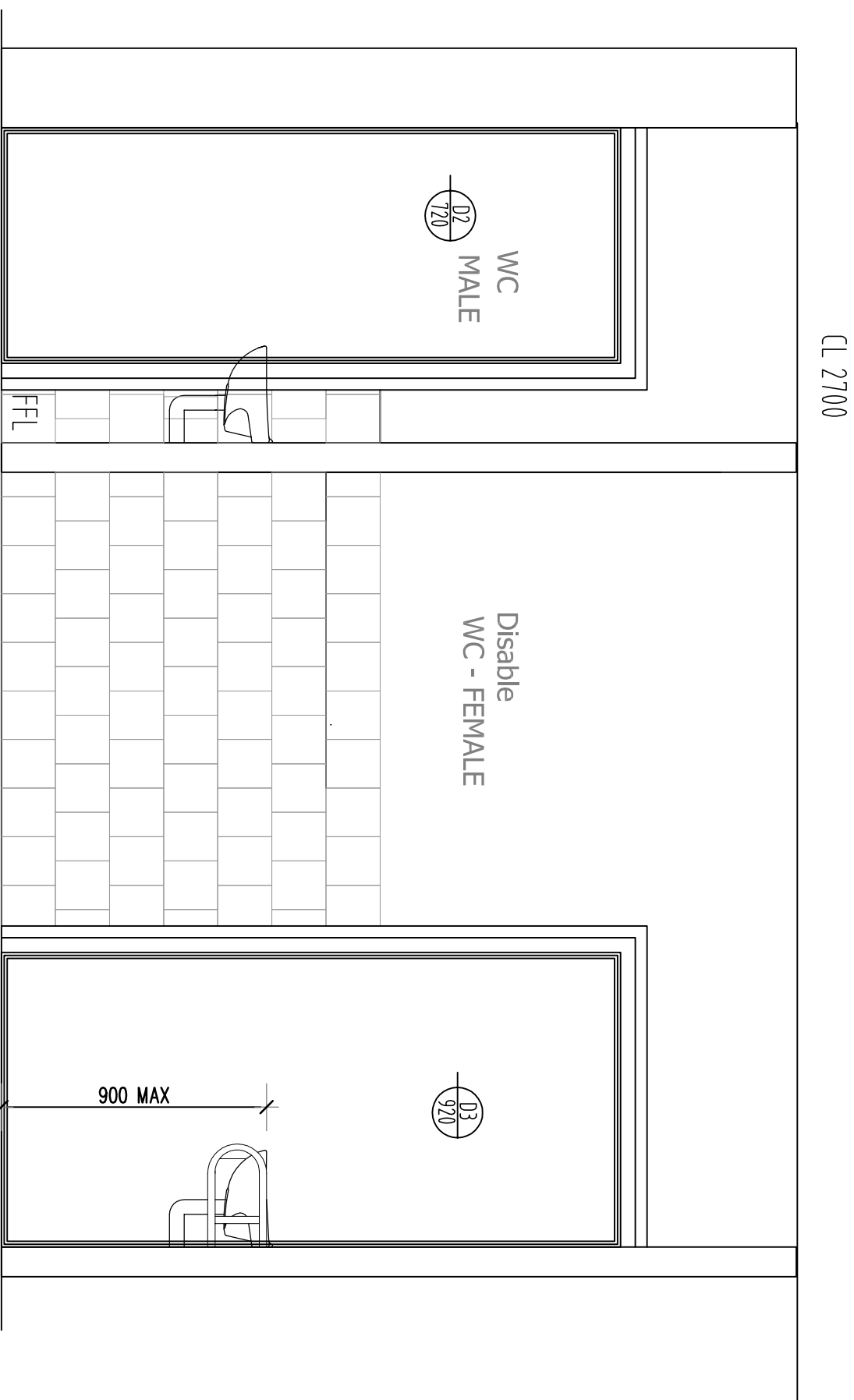
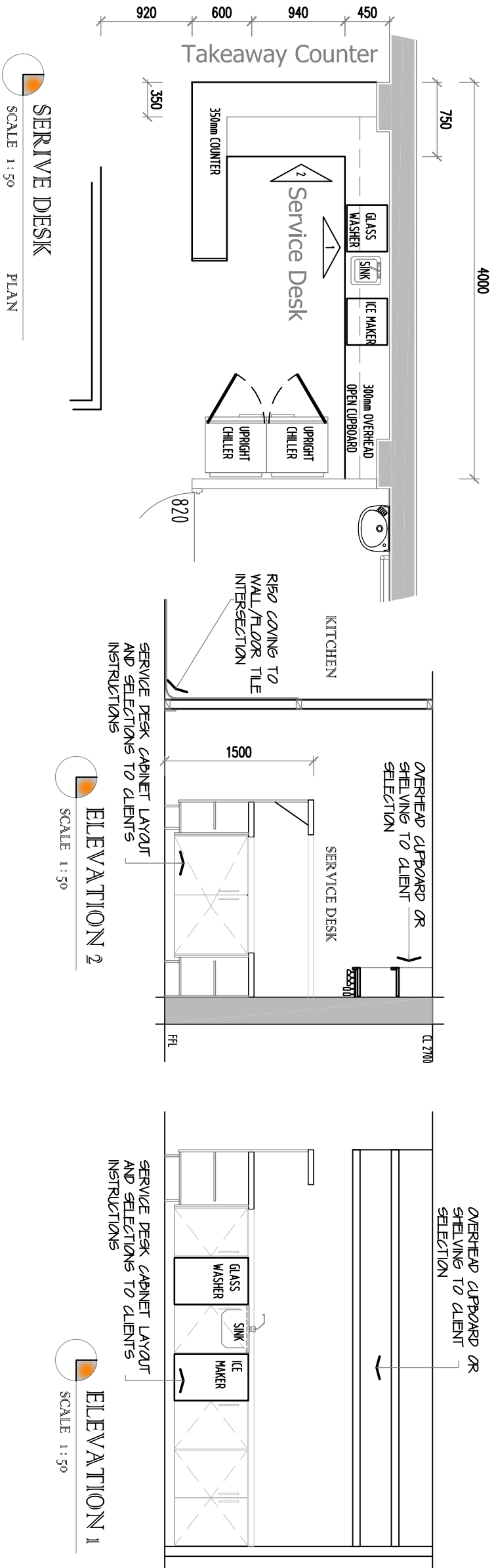
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## GENERAL FITOUT & WC

JOB NO: AEI20214

DATE: 1/04/14

SCALE:

DRAWN: RC

**AMENDMENTS:**
