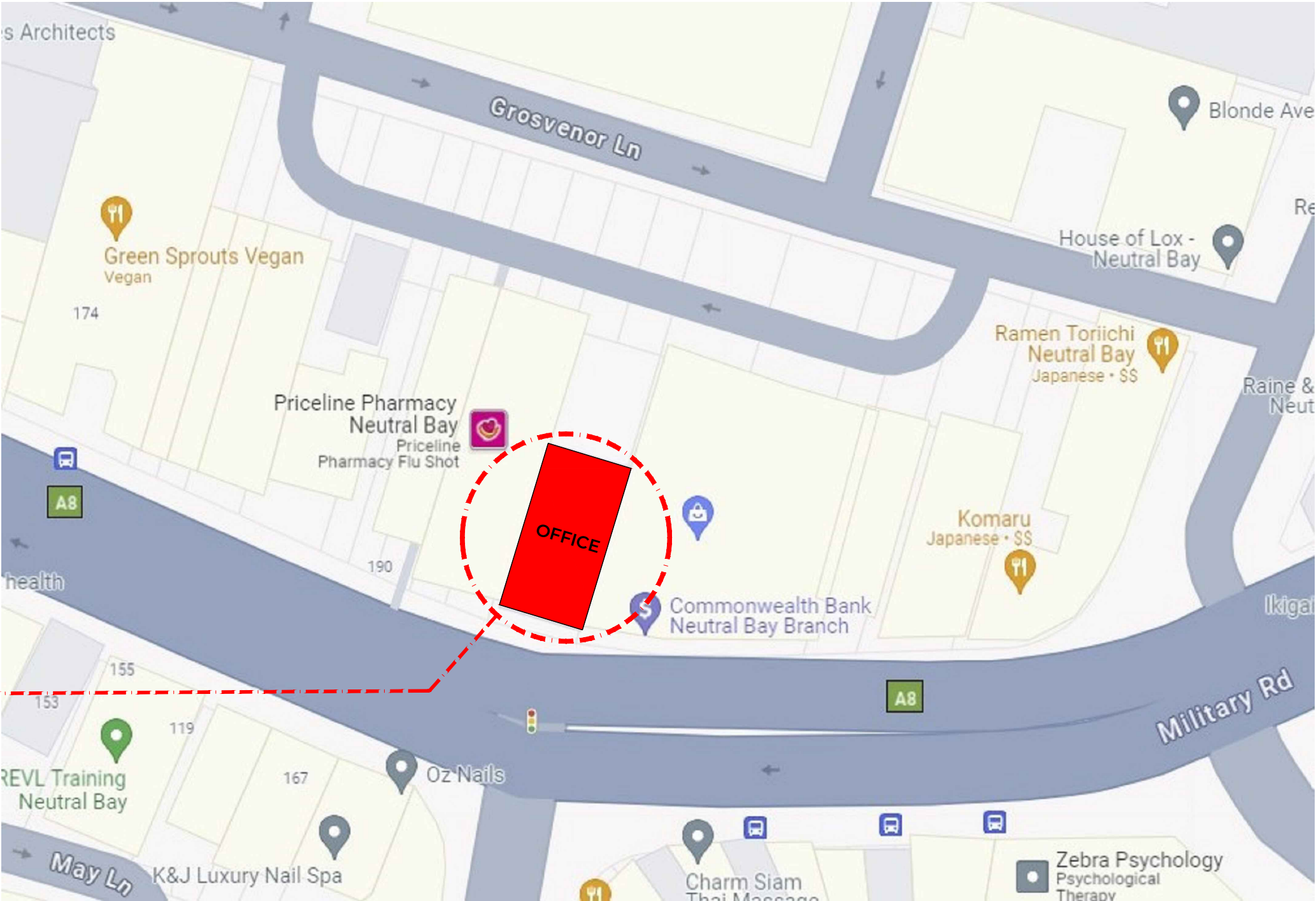


ARKADIA

OFFICE TENANCY PLAN
198 Military Rd, Neutral Bay NSW 2089

OFFICE
LOCATION



T: +61 (0) 451 519 066
E: info@newtonretail.com.au

Level 1 201/30-40 Harcourt Pde.
Rosebery, NSW, 2018

www.newtonretail.com.au

CLIENT **ARKADIA**

A: Level 1, 02 Military Road,
Neutral Bay, NSW 2089
P: (02) 9908 0321

PROJECT

OFFICE TENANCY PLAN
198 Military Rd, Neutral Bay NSW 2089

DRAWING TITLE:
LOCATION

DRAWING No.
TP-000

PROJECT No.: OFFICE
DRAWN: HB
CHECKED: MD

ISSUE
A

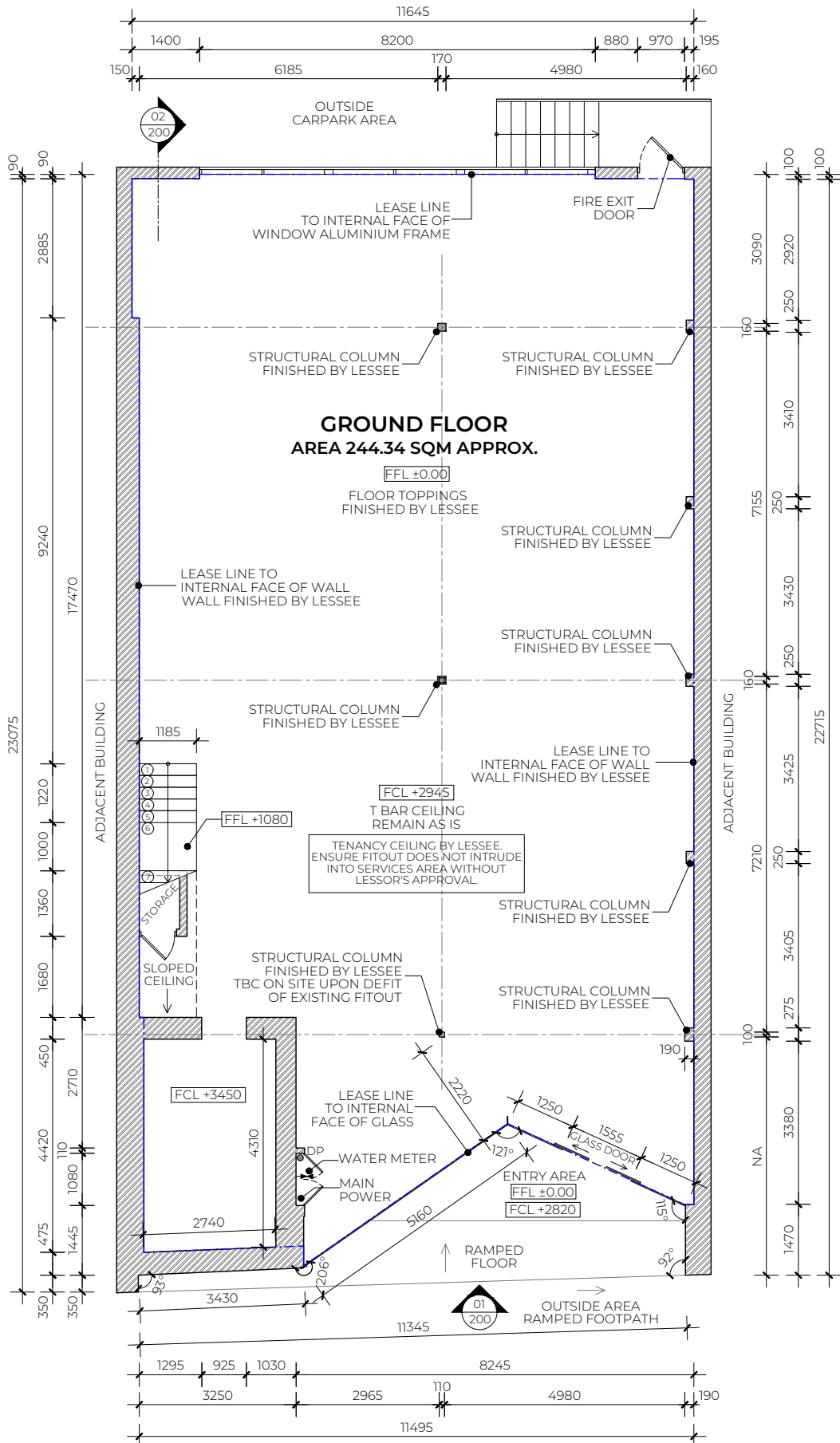
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SCALE: NTS @ A3

PRELIMINARY
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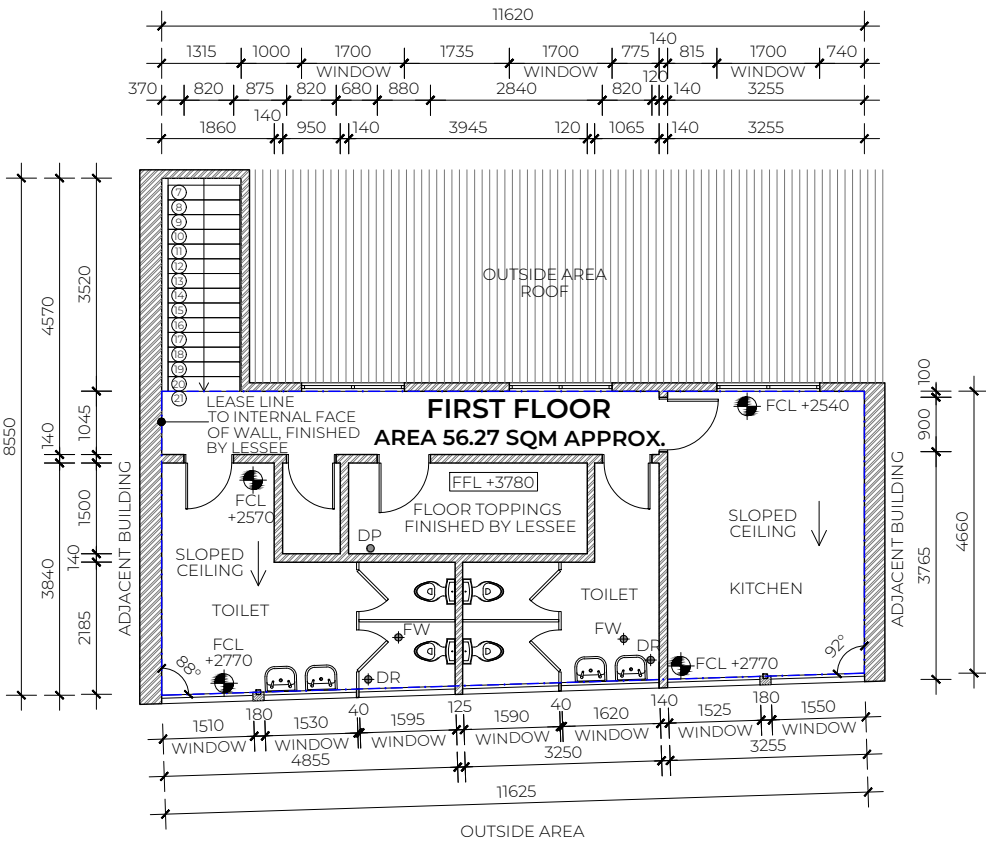
- Document Control Status:
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 - ☐ CLIENT APPROVAL
 - ☐ CENTRE APPROVAL
 - ☐ COUNCIL SUBMISSION
 - ☐ TENDER
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☒ EXISTING

REV	DESCRIPTION	BY	CHK	DATE
A	ISSUE - A	HB	MD	11.06.24

- NOTES
- All fitouts must be designed and installed to comply with the latest Local Council Requirements, the Building Code of Australia, Australian Standards and the Disability Discrimination Act.
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 - Any works affecting the Base Building or Structure to be approved by the Lessor (in writing) prior to installation.
 - Shopfitter to supply & install a portable fire extinguisher. To be located within 15m of all points of the tenancy as required by the BCA.
 - Lessee to certify that all floor finishes are non-slip as required in accordance with AS4586:1999 & AS3661.
 - Allow for exit signs within the tenancy in accordance with the BCA.
 - Stated FCLs are available heights only. To be confirmed on site. Final FCLs to be determined by Shopfitter.



01 GROUND FLOOR/CEILING PLAN
1:125 @A3



02 FIRST FLOOR/CEILING PLAN
1:125 @A3

- GENERAL NOTES:
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 - ALL FITOUTS MUST BE DESIGNED AND INSTALLED TO COMPLY WITH ARKADIA FITOUT & DESIGN GUIDE.
 - ALL DIMENSIONS AND SERVICES LOCATIONS BOTH VERTICAL AND HORIZONTAL SHOWN ON THESE PLANS AND ELEVATIONS MUST BE CONFIRMED ON SITE BY THE LESSEE PRIOR TO COMMENCING ANY JOINERY OR FITOUT WORKS. ANY DISCREPANCIES MUST BE ADVISED TO ARKADIA IMMEDIATELY.
 - ALL STRUCTURAL ELEMENTS IN THE FITOUT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER. NOT FITOUT ITEMS CAN BE SUPPORTED FROM THE BASE BUILDING SHOPFRONT BULKHEAD AND INTERNAL WALLS MOUNTED.
 - CORE HOLES IN OR CHASING OF THE STRUCTURAL SLAB, BASE BUILDING WALLS OR STRUCTURAL COLUMNS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED IN WRITING BY ARKADIA.
 - EXTENSION TO THE INTER-TENANCY WALLS ARE NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY ARKADIA.
 - LESSEE MUST ALLOW FOR EMERGENCY LIGHTS IN ALL ROOMS WITHIN THE FITOUT IN ACCORDANCE WITH THE BCA.
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 - AN EMERGENCY EXIT DOOR MUST BE LOCATED IN THE SHOPFRONT OF TENANCIES OVER 200 METRES SQUARE.
 - AS REQUIRED BY THE BCA SHOPFRONT DOORS MUST NOT BE LOCKED FROM THE INSIDE WHEN OCCUPIED UNLESS AN ALTERNATIVE EXIT DOOR EXISTS WITHIN THE TENANCY.
 - ACCESS PANELS MUST BE INSTALLED BY THE LESSEE DURING THE FITOUT TO SUIT THE BASE BUILDING SERVICES LAYOUT.
 - LOW LEVEL WASTE POINT AND HIGH LEVEL COLD WATER SUPPLY POINT BY LESSOR TO BE CONFIRMED ON SITE. EDGE OF SINK BOWL TO BE GREATER THAN 300MM FROM ELECTRICAL DISTRIBUTION BOARD.
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 - LESSEE TO CERTIFY THAT ALL FLOOR FINISHES ARE NON-SLIP AS REQUIRED IN ACCORDANCE WITH AS4586:1999 & AS3661.
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SERVICES LEGEND			
COS	CHECK ON SITE	EXIT	EXIT LIGHT
CW	COLD WATER	AP	A/P ACCESS PANEL
G	GAS	AC	A/C GRILLES OR UNITS
DR	DRAIN	WALL A/C REGISTER	
EDB	ELECTRICAL DISTRIBUTION BOARD	FHR	FIRE HOSE REEL
IDF	FINAL DISTRIBUTION FRAME	RA	R/A RETURN AIR
SP	SPRINKLER		
EL	EMERGENCY LIGHT		

- COLUMN SIZES AND LOCATIONS
- FHR LOCATIONS
- RCP AND EXTENT OF REAR ZONE
- SERVICE RISER LOCATIONS
- LOCATIONS OF SERVICE CONTROL BOXES INCLUDING BUT NOT LIMITED TO ELECTRICAL DISTRIBUTION BOARDS, MECHANICAL CONTROL BOXES, COMMUNICATION BOXES AND HYDRAULIC WATER POINTS
- LOCATION OF DRAINAGE POINTS
- SHOPFRONT PIER LOCATIONS, OVERHEAD BEAM LOCATION DETAILS AND MATERIAL DETAILS.

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P: (02) 9908 0321
PROJECT **OFFICE TENANCY PLAN**
198 Military Rd, Neutral Bay NSW 2089

DRAWING TITLE:
FLOOR/CEILING PLAN

DRAWING No.
TP-100

PROJECT No.: OFFICE
DRAWN: HB
CHECKED: MD

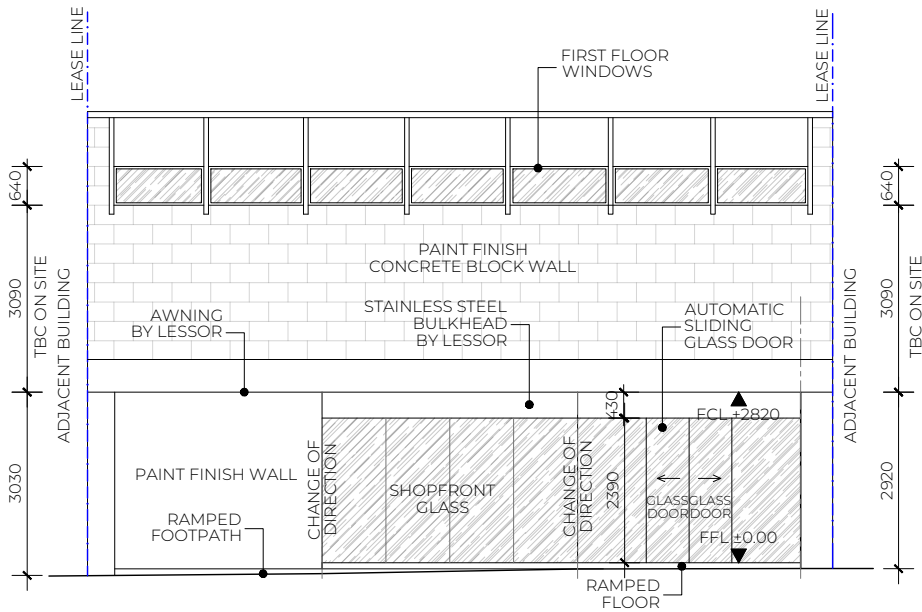
ISSUE
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DATE: 11.06.24
SCALE: 1:125 @ A3

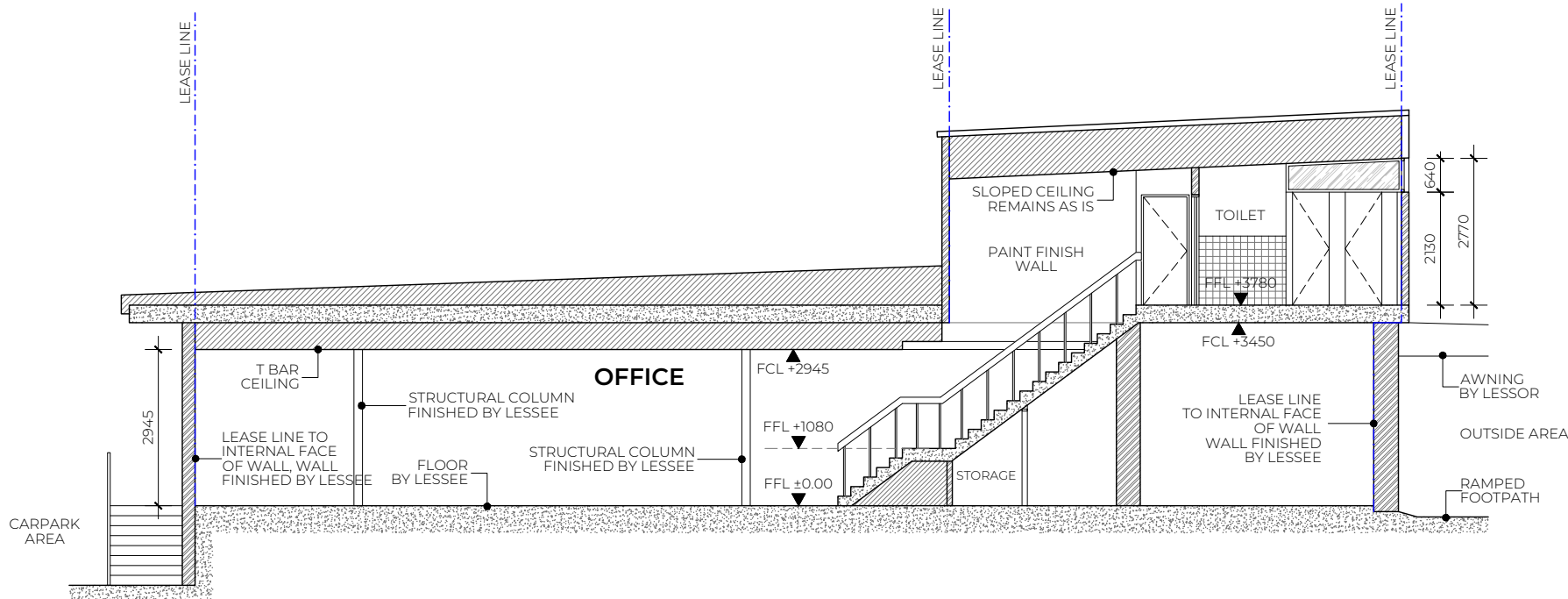
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REV	DESCRIPTION	BY	CHK	DATE
A	ISSUE - A	HB	MD	11.06.24



01 SHOPFRONT ELEVATION
- 1:125 @A3



02 SECTION
- 1:125 @A3

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P: (02) 9908 0321

PROJECT

OFFICE TENANCY PLAN
198 Military Rd, Neutral Bay NSW 2089

DRAWING TITLE:
**SHOPFRONT ELEVATION
SECTION**

DRAWING No.
TP-200

PROJECT No.: OFFICE
DRAWN: HB
CHECKED: MD

DATE: 11.06.24
SCALE: 1:125 @ A3

ISSUE
A

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