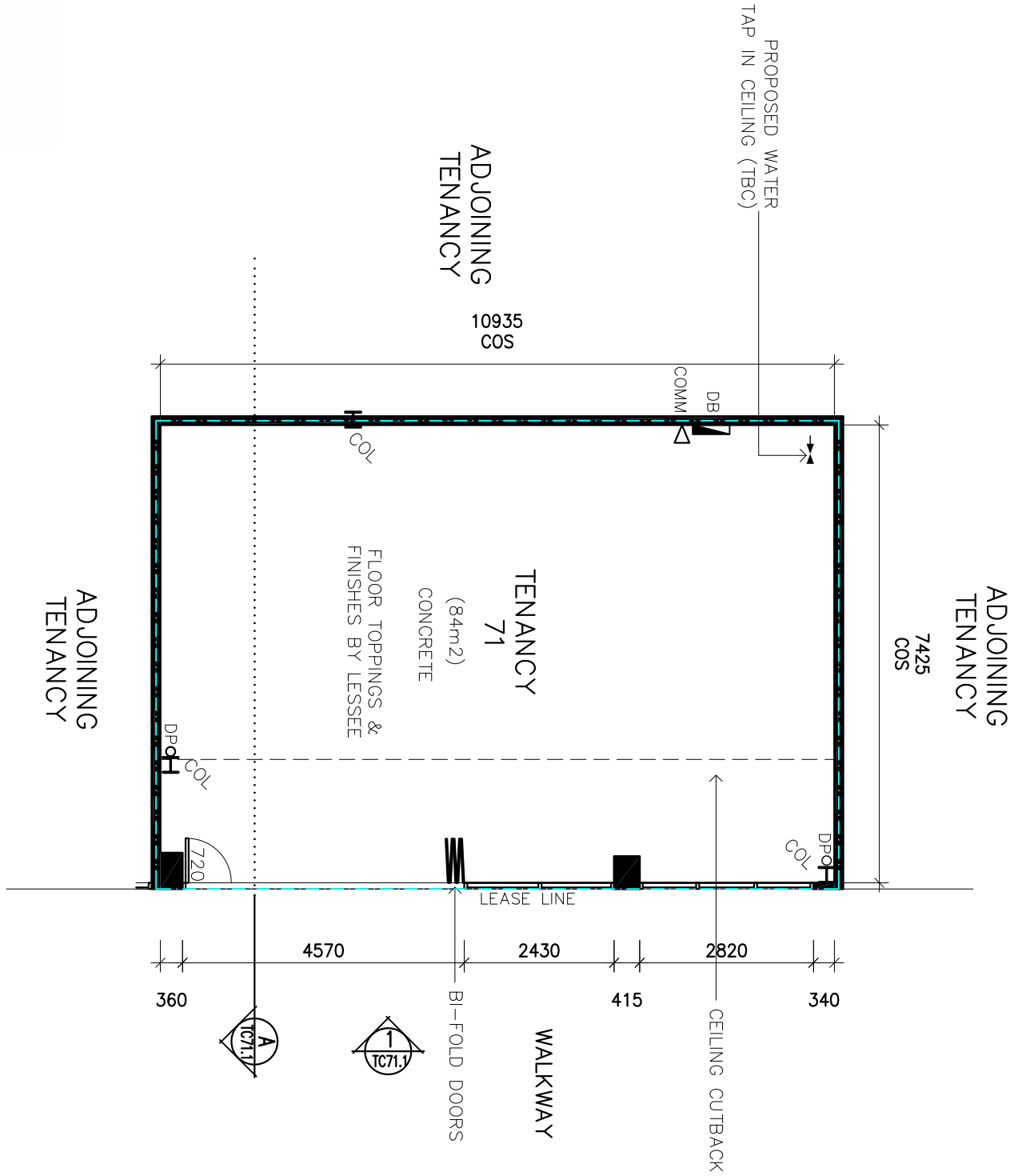
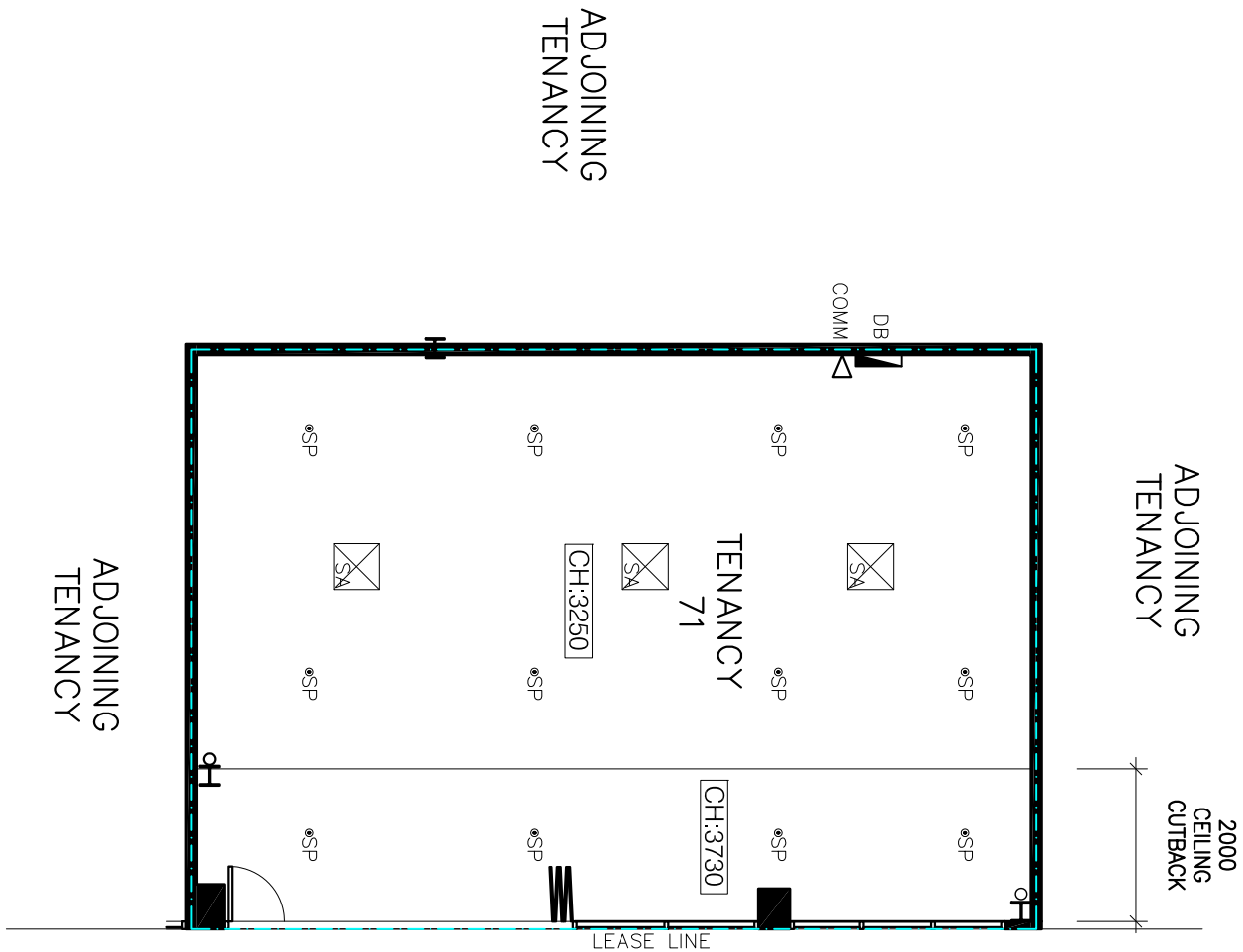




1 LOCATION PLAN



2 TENANCY 71 - FLOOR



3 TENANCY 71 - RCP

GENERAL LEGEND

SB	ELECTRICAL DIST BOARD
CD	COMMONS DISTRIBUTION BOARD
W	WASTE POINT
DP	DOWNPIPE
TW	TRADE WASTE POINT
SP	SPRINKLER HEAD
W	WATER TAP
W	WATER TAP (IN CEILING)
W	GAS TAP (IN CEILING)
BA	RETURN AIR
BA	GRILLE
SA	SUPPLY AIR
SA	GRILLE

WALL TYPE LEGEND

PB	PLASTERBOARD
CB	CONCRETE BLOCKWORK
PC	PRECAST PANEL
BR	BRICKWORK
FC	FIBRE CEMENT SHEET
GL	GLAZING
MD	MID
BN	BLOCKWORK

SERVICES LOCATIONS

LOCATION OF FIRE SPRINKLERS, MECHANICAL RETURN & SUPPLY AIR REGISTERS LOCATED ON THE TENANCY PLANS ARE INDICATIVE ONLY AND WILL NEED TO BE VERIFIED ON SITE.

GENERAL LEGEND

- ALL FITTINGS MUST BE DESIGNED AND INSTALLED TO COMPLY WITH THE LATEST LOCAL CODE REQUIREMENTS, THE BUILDING CODE OF PRACTICE, THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AND THE DISABILITY DISCRIMINATION ACT.
- ALL FITTINGS MUST BE DESIGNED AND INSTALLED TO COMPLY WITH ARKADIA FITOUT & DESIGN GUIDE.
- ALL DIMENSIONS AND SERVICES LOCATIONS SHOWN HEREIN, AND ANY DIMENSIONS AND SERVICES LOCATIONS SHOWN ON ANY OTHER DRAWING, SHALL BE THE RESPONSIBILITY OF THE LESSEE. THE LESSEE MUST BE ADVISED TO ARKADIA IMMEDIATELY.
- ALL STRUCTURAL ELEMENTS IN THE FITOUT MUST BE DESIGNED AND INSTALLED TO COMPLY WITH THE LATEST LOCAL CODE REQUIREMENTS, THE BUILDING CODE OF PRACTICE, THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AND THE DISABILITY DISCRIMINATION ACT.
- 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.
- AN ALTERNATIVE CHOICE OF EXIT MUST BE PROVIDED FOR ALL AREAS WITHIN THE FITOUT THAT ARE GREATER THAN 20 METRES DISTANCE FROM AN EXIT TO THE PUBLIC REALM OR AN EGRESS CORRIDOR.
- 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 (ELECTRICITY).
- LOW LEVEL WASTE POINT AND HIGH LEVEL CO/D WATER SUPPLY POINTS MUST BE LOCATED ON THE SITE EDGE OF SINK BASINS TO BE GREATER THAN 300MM FROM ELECTRICAL DISTRIBUTION BOARD.
- GAS SUPPLY (WHERE APPLICABLE) IS AT HIGH LEVEL, TO BE CONFIRMED ON SITE.
- ANY WORKING AFFECTING THE BASE BUILDING OR STRUCTURE TO BE APPROVED BY THE LESSOR (IN WRITING) PRIOR TO INSTALLATION.
- NO OUTGOING PERMITTED.
- LESSEE 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 AS4686:1999 & AS3681.
- ALLOW FOR EXIT SIGNS WITHIN THE TENANCY IN ACCORDANCE WITH THE BCA.
- STATED FOLS ARE AVAILABLE HEIGHTS ONLY, TO BE CONFIRMED ON SITE. FINAL FOLS TO BE DETERMINED BY TENANCY FITOUT AT LESSEES COST.
- LESSEE TO ENSURE TENANCY FITOUT DOES NOT INTRUDE INTO THE LESSORS SERVICE ZONE WITHOUT ARKADIA APPROVAL.
- AREAS BASED ON PROPERTY COUNCIL OF AUSTRALIAN STANDARDS ARE SUBJECT TO FINAL SURVEY.
- ALL WALLS ARE NOT TO BE PENETRATED.

PLEASE NOTE:

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- 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 PERI LOCATIONS, OVERHEAD BEAM LOCATION DETAILS AND MATERIAL DETAILS.

BEFORE COMMENCING SHOP DESIGN/FITOUT YOU SHOULD ENSURE THAT YOU HAVE THE MOST UP TO DATE INFORMATION ABOUT THE PREMISES AND THE FINAL LEASE OUTLINE DRAWING FOR THIS TENANCY.

ARKADIA, ON ITS OWN BEHALF AND ON BEHALF OF ITS AGENTS DISCLAIM ANY LIABILITY AND RESPONSIBILITY FOR ANY COST, LOSS, DAMAGE OR CLAIM OF WHATEVER NATURE OR KIND (INCLUDING NEGLIGENCE) SUFFERED OR SUSTAINED OR INCURRED BY ANY PERSON, CORPORATION OR OTHER LEGAL ENTITY WHICH ARISES OUT OF ANY ALLEGED RELIANCE ON THIS INDICATIVE PLAN.

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LEVEL 1, 20 HOLMES ROAD
MOONEE PONDS VICTORIA 3039
info@amatodesign.com.au
0433 083 988
amatodesign.com.au

2 TENANCY 71 - FLOOR

3 TENANCY 71 - RCP

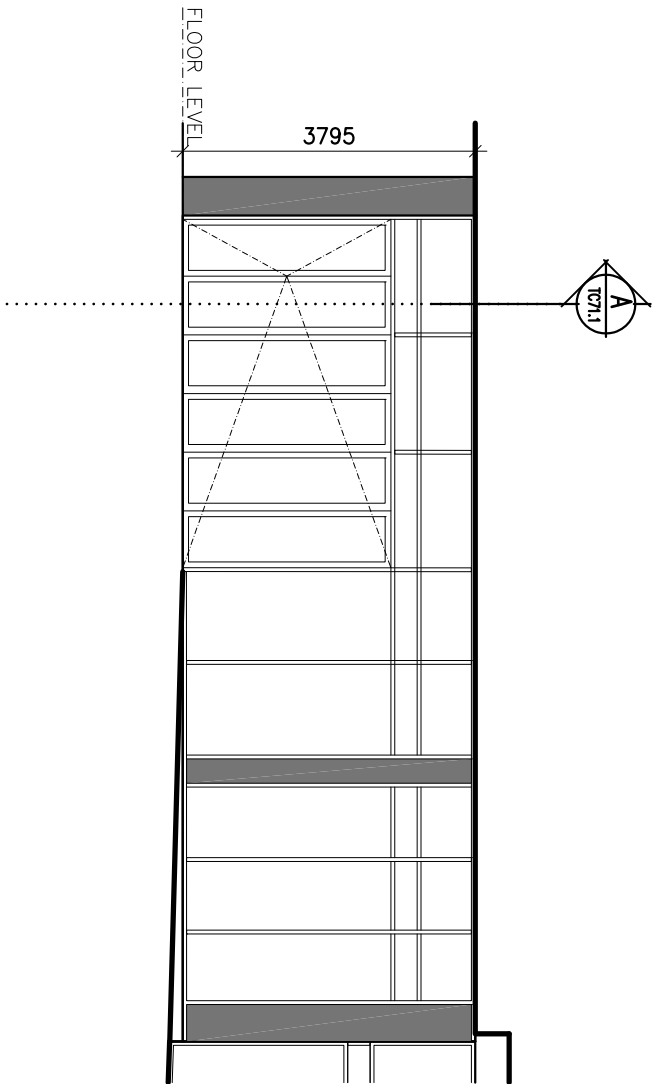
ROSEBUD
PLAZA

ARKADIA

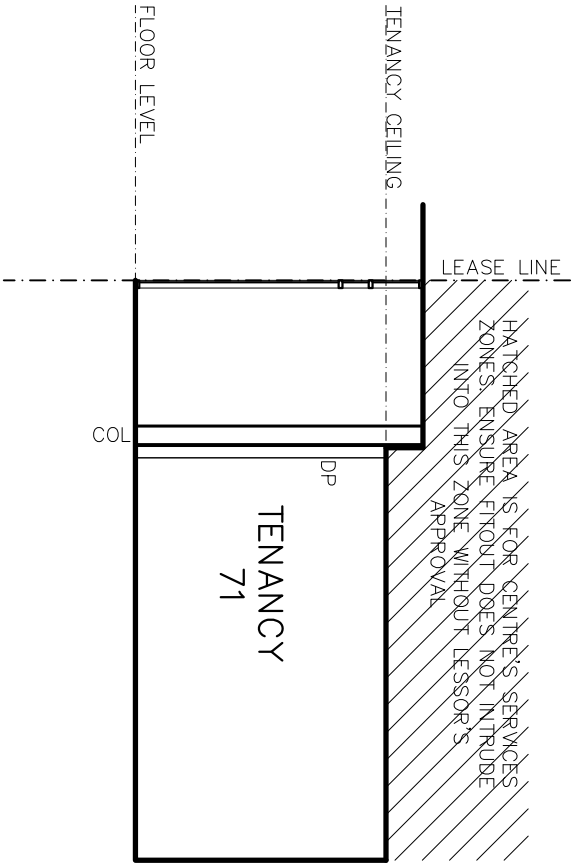
TENANCY 71
ROSEBUD PLAZA
CNR BORNEO RD & MCCOMBE ST
ROSEBUD, VIC 3039

FLOOR PLAN & RCP

SCALE	DATE
1:100 @ A2	19.08.24
DATE	DATE
24022	24022
RA	RA
A	A
TC	TC
71	71



1 TENANCY 71 - ELEV 1
SCALE 1:100



2 TENANCY 71 - SECTION AA
SCALE 1:100



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NO.	DATE	REVISION	PRELIMINARY ISSUE	BY	CHK
1	07/05/24				
2					
3					
4					
5					
6					
7					
8					
9					
10					

ROSEBUD
PLAZA

GENERAL LEGEND

SB	ELECTRICAL DIST BOARD
CD	COMMONS DISTRIBUTION BOARD
WP	WASTE POINT
DP	DRAINAGE POINT
TP	TRADE WASTE POINT
SP	SPRINKLER HEAD
WT	WATER TAP
CT	COLD TAP
HA	RETURN AIR
SA	SUPPLY AIR

WALL TYPE LEGEND

PB	PLASTERBOARD
CB	CONCRETE BLOCKWORK
PC	PRECAST PANEL
BR	BRICKWORK
FC	FIBRE CEMENT SHEET
GL	GLAZING
MD	MID BLOCKWORK
BW	BLOCKWORK

SERVICES LOCATIONS

LOCATION OF FIRE SPRINKLERS, MECHANICAL RETURN & SUPPLY AIR
REGISTERS LOCATED ON THE TENANCY PLANS ARE INDICATIVE ONLY AND
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GENERAL LEGEND

- ALL FITTINGS MUST BE DESIGNED AND INSTALLED TO COMPLY WITH THE LATEST LOCAL CONTROL REQUIREMENTS, THE BUILDING CODE OF PRACTICE, THE NATIONAL FIRE SAFETY STANDARDS AND THE DISABILITY DISCRIMINATION ACT.
- ALL FITTINGS MUST BE DESIGNED AND INSTALLED TO COMPLY WITH ARKADIA FITOUT & DESIGN GUIDE.
- ALL DIMENSIONS AND SERVICES LOCATIONS SHOWN HEREIN, AND ANY DIMENSIONS AND SERVICES LOCATIONS SHOWN ON ANY OTHER DOCUMENTS, MUST BE VERIFIED PRIOR TO COMMENCING ANY WORK OR FITOUT WORKS. ANY DISCREPANCIES MUST BE ADVISED TO ARKADIA IMMEDIATELY.
- ALL STRUCTURAL ELEMENTS IN THE FITOUT MUST BE DESIGNED AND INSTALLED TO SUPPORT THE FITOUT AND ITS SERVICES. ALL STRUCTURAL ELEMENTS 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.
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- 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 POINTS MUST BE CONFINED TO THE SITE EDGE OF SINK BASIN AND BE GREATER THAN 300MM FROM ELECTRICAL DISTRIBUTION BOARD.
- GAS SUPPLY (WHERE APPLICABLE) IS AT HIGH LEVEL, TO BE CONFINED ON SITE.
- ANY WORKS AFFECTING THE BASE BUILDING OR STRUCTURE TO BE APPROVED BY THE LESSOR (IN WRITING) PRIOR TO INSTALLATION.
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- 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 PERI LOCATIONS, OVERHEAD BEAM LOCATION DETAILS AND MATERIAL DETAILS.

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DATE/PROJECT	DRAWING
TENANCY 71	ELEVATIONS
ROSEBUD PLAZA	
CNR BONEO RD & MCCOMBE ST	
ROSEBUD, VIC 3039	

SCALE	DATE
1:100 @ A2	19.08.24
JAB/RA	24022
ATC 71.1	