

### AREA SCHEDULE

TOTAL NETT FLOOR AREA	264 SQM
DISPLAY AREA	204 SQM 77%
BACK OF HOUSE	60 SQM 23%

ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE

### LEGEND

	NEW STUD + FC / PLASTERBOARD WALLS
	EXISTING WALLS
	EXISTING WALLS TO BE DEMOLISHED BY LESSOR

### BCA Compliance Specification

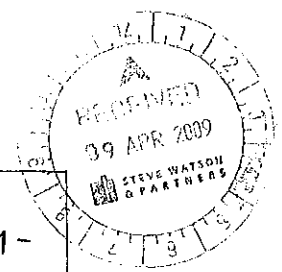
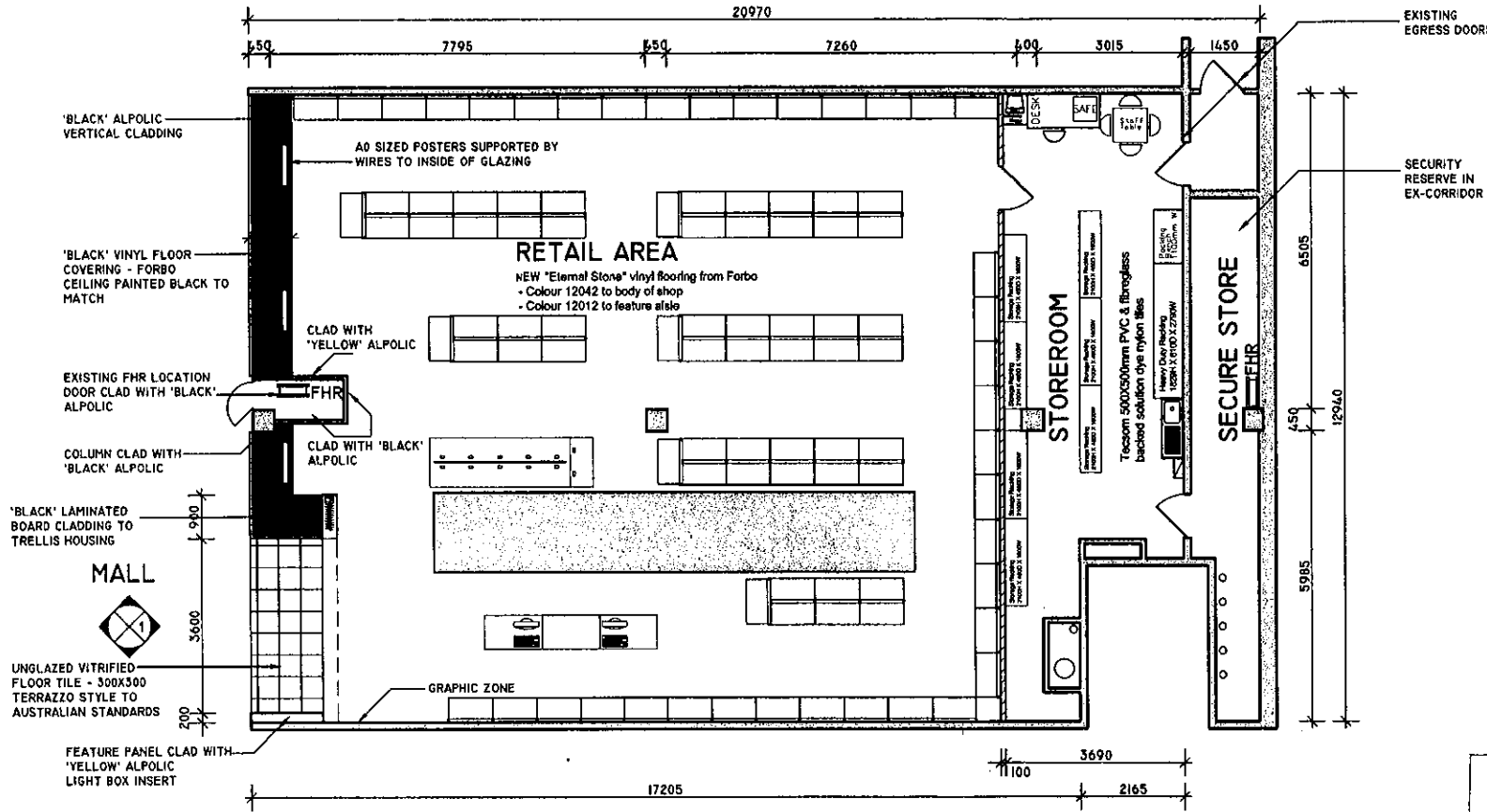
Note that compliance with the following BCA clauses must be satisfied.

Clause C1.10	Fire Hazard Properties
Clause D1.6	Unobstructed width of Exits
Clause D1.10	Discharge from Exits
Clause D2.15, 2.19, 2.20, 2.21	Exit Doors
Part D3 & AS 1428.1&4	Disabled Access
Clause E1.6	Portable Fire Extinguishers
Clause E 4.2, 4.4	Emergency Lighting
Clause E 4.5, 4.6 & 4.8	Exit Signage
Clause E1.5 and AS 2118	Relocation of Sprinklers

### NOTES

All exit doors to have electronic locks that are disabled on activation of the smoke alarm.

NOTE - ALL COLUMN & WALL CLADDING FINISHED WITH S/STEEL TRIM AT BASE



STEVE WATSON & PARTNERS  
**09/231/01-**  
 Complying Development Certificate  
 Steve Watson Reg # BPB0432

PROPOSED FLOOR PLAN  
 1:100

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	03/02/09
B	ISSUED FOR REVIEW	04/03/09
C	INDICATIVE PLANNING PROGRAM - ISSUED FOR REVIEW	10/03/09
D	NOTES ADDED - ISSUED FOR REVIEW	25/03/09
E	STOREROOM AMENDED - ISSUED FOR REVIEW	27/03/09
F	DESIGNERS COMMENTS - ISSUED FOR REVIEW	03/04/09



### PROPOSED NEW DSE STORE

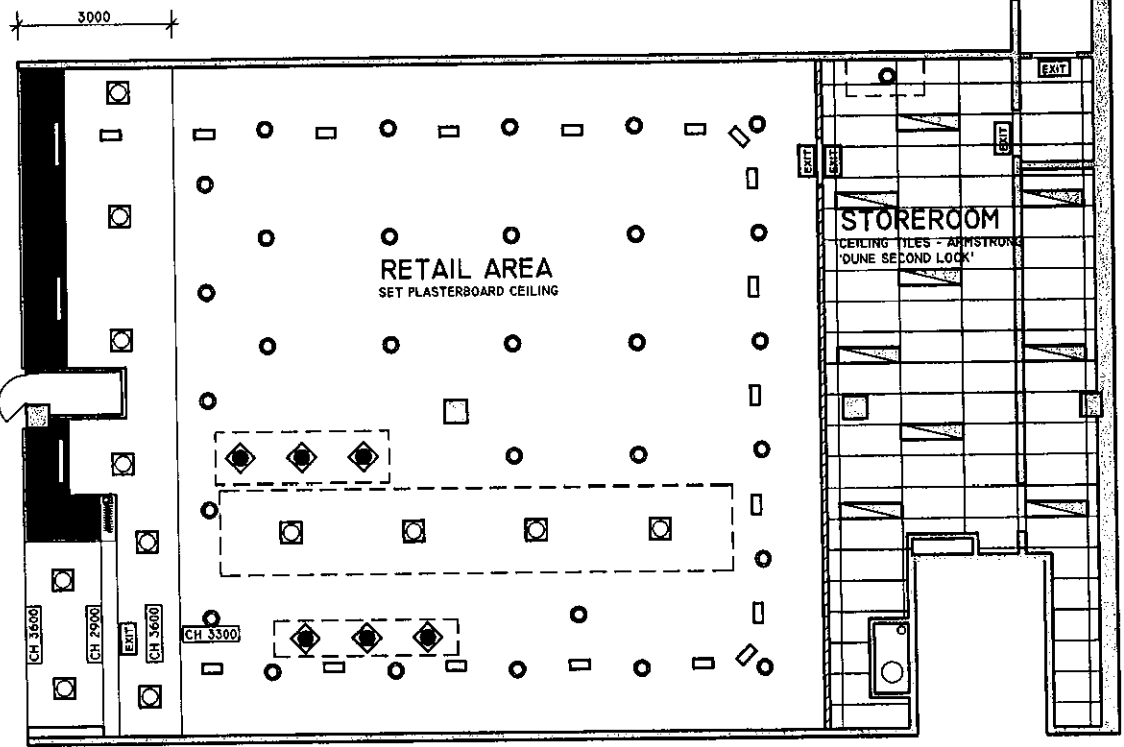
	NBW Registration No.	Victorian Registration No.
Murdon Jago Architects	97557	602
Stephen J. Jordon	4724	6127
Graham P. Jago	4928	6128



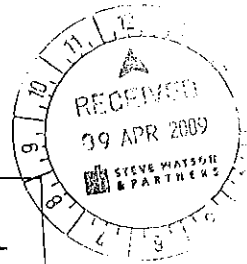
Shop 021/022 197-215 Condamine Street, BALGOWLAH, NSW, 1939

FLOOR PLAN	DATE	02 FEB 2009
	SCALE	1:100
	DRAWING	A-01F

PO BOX 254 ANNANDALE NSW 2038 T. 02 9 517 2832 F. 02 9 517 2833



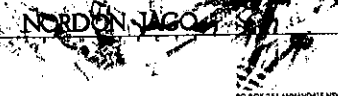
- LEGEND**
- PROPOSED SERVICES**
- 1200 X 300 RECESSED T5 FLUORO (2 X 28w) - TO RETAIL AREA
  - 1200 X 300 (2 X 36w) BATTEN FITTING FOR 'RESERVE' AREA (9 OFF)
  - TWIN COMPACT 32w DOWNLIGHT (3) OFF
  - 70w METAL HALIDE ROUND RECESSED SPOTLIGHT
  - G/12 70w METAL HALIDE SPOTLIGHT WITH CERAMIC LAMP (12 OFF)
  - 70w METAL HALIDE WITH LAMP COVER (9 OFF)
  - 70w METAL HALIDE 'WALL WASHERS' RECESSED FITTING (18 OFF)
  - EMERGENCY EXIT SIGN (BACK-LIT TYPE)
- NOTE:**
- MINIMUM POWER REQUIREMENT TO BE 100 AMP SINGLE PHASE OR 63 AMP 3-PHASE SUPPLY.
  - SWITCHBOARD TO BE A MINIMUM OF 36 POLE BOARD AND BE A DIN STYLE RATED BOARD.
  - ALL EMERGENCY AND EXIT LIGHTING BY LESSEE'S ELECTRICIAN



STEVE WATSON & PARTNERS  
**09/231/01-**  
 Complying Development Certificate  
 Steve Watson Reg # BPB0432

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	25/03/09
B	STOREROOM AMENDED - ISSUED FOR REVIEW	27/03/09
C	DESIGNERS COMMENTS - ISSUED FOR REVIEW	03/04/09

PROPOSED REFLECTED CEILING PLAN  
 1:100



PROPOSED NEW DSE STORE

	NSW Registration No.	Victoria Registration No.
Nordon Jago Architects	87557	428
Duncan J Nordon	4704	4127
Graham P Jago	4926	5126



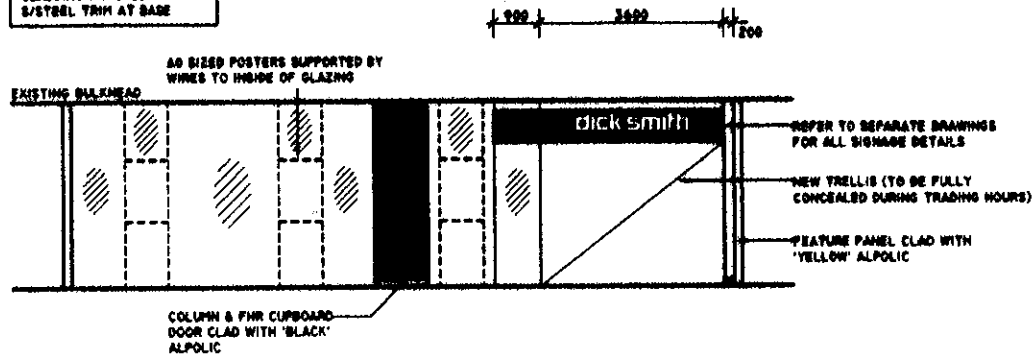
Shop 021/022 197-215 Condamine Street, BALGOWLAH, NSW, 2093

REFLECTED CEILING PLAN

JOB NUMBER	DATE
051004006	02 FEB 2009
SCALE	DRAWING
1:100	A-02C

PO BOX 234 ANNANDALE NSW 2038 T. 02 9 517 2822 F. 02 9 517 2833

NOTE - ALL COLUMN & WALL CLADDING FINISHED WITH S/STEEL TRIM AT BASE



1 SHOPFRONT ELEVATION  
1:100

NOTES

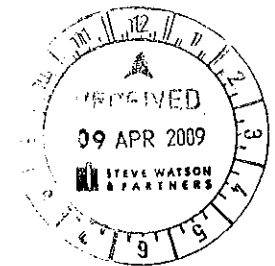
- Refer to Signage Elevations / Montages for details of Graphics



Denotes Clear Glass

Denotes Opaque Glass

Denotes Vinyl Graphic to Glass



STEVE WATSON & PARTNERS  
09/231/01-  
Complying Development Certificate  
Steve Watson Reg # BPB0432

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	28/03/09
B	FOR MODIFIED COMMENTS - ISSUED FOR REVIEW	05/04/09

**NORDON JACOBS** PROPOSED NEW DSE STORE

PROJECT NO.	10000000000000000000
DATE	11/03/09
PROJECT NAME	PROPOSED NEW DSE STORE
PROJECT ADDRESS	201/202 CONDOMINE STREET, BALGOWLAH, NSW, 2093

PO BOX 734 ANNANDALE NSW 2038 T: 02 9 517 9022 F: 02 9 517 9023



Shop 021/022 197-215 Condamine Street, BALGOWLAH, NSW, 2093

ELEVATIONS

JOB NUMBER	DATE
10000000000000000000	28/03/09
SCALE	1:100
DRAWN BY	
CHECKED BY	

A-03B