

NOTE:  
SPRINKLER SYSTEM INSTALLED TO AS2118.1/1999 OH3. LESSEE TO REVISE SPRINKLERS TO SUIT ANY ADDITIONS THAT AFFECT THE SYSTEM.

THIS TENANCY WILL REQUIRE 2X 600X600 ACCESS PANELS TO BE INSTALLED BY THE LESSEE FOR ACCESS TO MECHANICAL SERVICES. SETOUT TO BE PROVIDED BY LESSOR

NOTE:

THESE PLANS ARE ILLUSTRATIVE ONLY AND DO NOT CONSTITUTE ANY OFFER WARRANTY OR REPRESENTATION AS TO THE PROPOSED DESIGN, MIX, PROFITABILITY, STYLE, LAYOUT OR APPEARANCE OF THE SHOPPING CENTRE. THE OWNER RESERVES THE RIGHT TO VARY ITS PLANS FOR THE TENANCY MIX OF THE SHOPPING CENTRE AT ANY TIME.

THE INFORMATION CONTAINED IN THESE DRAWINGS IS PROVIDED IN GOOD FAITH AND IS BELIEVED TO BE CORRECT AS AT AUGUST 2008. THE INFORMATION HOWEVER CANNOT BE RELIED UPON AS A STATEMENT OR REPRESENTATION OF FACT AND THEREFORE THE LESSEE MUST SATISFY ITSELF AS TO THE CORRECTNESS OF EACH PARTICULAR.

POTENTIAL LESSEE SHOULD ALSO BE AWARE THAT ALL LEASES (INCLUDING THOSE OF THE MAJOR STORES) CONTAIN CLAUSES ALLOWING TENANTS TO ASSIGN THEIR LEASE AND SUCH EVENTS MAY OCCUR WITHOUT ANY INSTIGATION BY THE LESSOR.

CHECK AND VERIFY ALL DIMENSIONS AND GENERAL CONFIGURATION ON SITE PRIOR TO COMMENCEMENT OF WORK. CHECK AND VERIFY ALL AREAS ON SITE THROUGH FINAL SURVEY BY LESSEE.

NOTE:

VERIFY THE EXACT LOCATION OF ALL SERVICES ON SITE. LEGEND IS GENERAL AND MAY INDICATE SOME SERVICES THAT ARE NOT IN THE TENANCY

FUTURE TENANTS OR AGENTS THEREOF ARE TO VISIT SITE, CHECK PLAN DETAILS PRIOR TO ANY DESIGN OR FITOUT MANUFACTURE OCCURRING AND REPORT ANY DISCREPANCIES TO LESSOR

DO NOT CUT OR CORE DRILL CONCRETE SLABS WITHOUT THE LESSOR'S STRUCTURAL ENGINEER'S ADVICE

THE LOCATION, HEIGHT, SIZE ETC OF ALL SERVICES ARE NOMINAL ONLY AND SUBJECT TO CHANGE. FINAL DETAILS TO BE ADVISED BY LESSORS PRINCIPAL CONTRACTOR

SERVICES TO/FROM OTHER TENANCIES OR STRATA MAY BE INSTALLED IN THE CEILING SPACE ABOVE MIN. CEILING HEIGHT. LESSEE TO CONFIRM FINAL LOCATION, DETAIL & EXTENT OF AND NOT INTERFERE WITH THESE SERVICES.

Lessee Information

**NOT FOR CONSTRUCTION**

Do not scale drawings. Use figures wherever applicable. Check & verify levels and dimensions on site prior to the commencement of any work, the preparation of shop drawings or the fabrication of components.

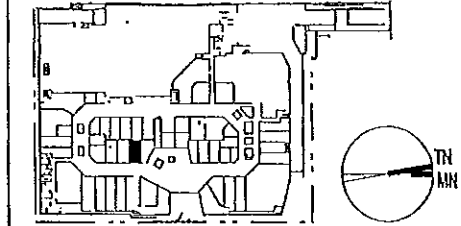
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Registered Architects: Keith Cottier, JM 2164, Ryan N Evans 2833, Michael Peters 5264, Peter Ireland 6551, Stephen Smith 3315, Peter Strohach 3372.

No	Date	Description	Ver	App'd
01	17.07.08	ISSUE FOR CLIENT REVIEW		
02	21.08.08	ISSUE FOR CLIENT REVIEW		
03	01.09.08	ISSUE FOR CLIENT REVIEW		
04	28.10.08	ISSUE FOR CLIENT REVIEW		

**ZONE 3 TENANCY 02**

Location Key



Architect  
**ALLEN JACK+COTTIER**

Project Manager  
**CAVERSTOCK GROUP PTY LTD**

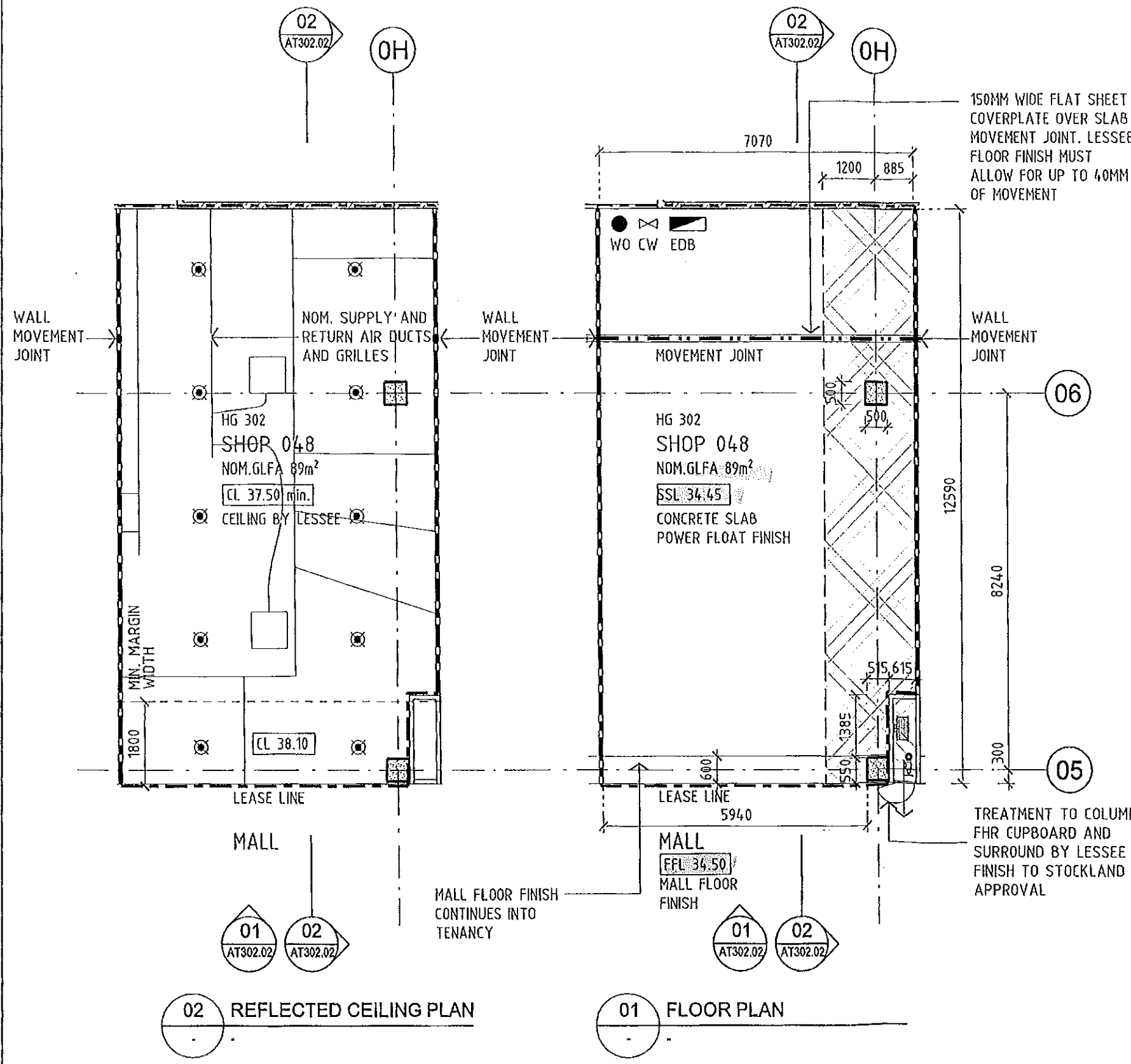
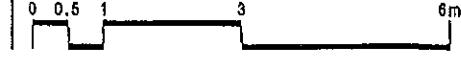
Client  
**STOCKLAND DEVELOPMENT PTY LTD**

Project  
**STOCKLAND BALGOWLAH**  
197-215 CONDOMINE STREET BALGOWLAH NSW 2093

Drawing Title  
**SHOP 048**  
**FLOOR PLAN & RCP PLAN**

Drawing No | Issue  
**A T 302.01 | 04**

Proj No | Scale at AS  
**04097 | 1:100**

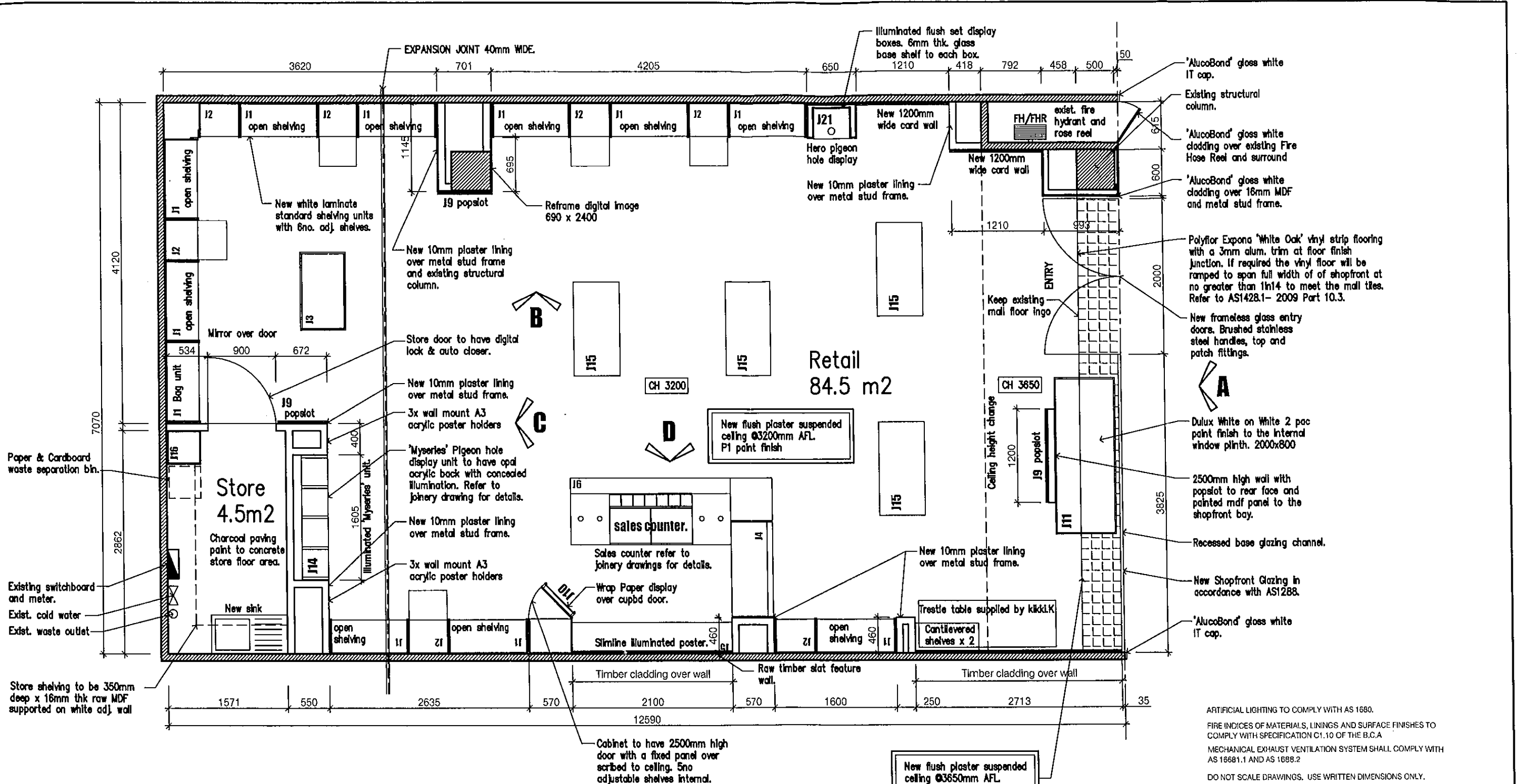


**LEGEND**

- STRUCTURAL COLUMN (UNPAINTED OFF FORM CONCRETE)
- MALL FLOOR FINISH
- MASONRY WALL (FAIRFACED UNPAINTED)
- STUD FRAME/ SHEET LINING WALL (UNPAINTED)
- LEASE LINE
- MOVEMENT JOINT
- STRUCTURAL BEAMS BELOW SLAB. NO PENETRATIONS PERMITTED IN THIS ZONE
- CW COLD WATER STOP VALVE (HIGH LEVEL UNO)
- EDB ELECTRICAL DISTRIBUTION BOARD
- FH/ FHR FIRE HYDRANT/ FIRE HOSE REEL
- TW TRADE WASTE TURN UP
- WO WASTE OUTLET
- IDF TELEPHONE POINT
- GPO DOUBLE GPO
- AC AIR GRILLE
- AP ACCESS PANEL
- FSH FIRE SPRINKLER HEAD
- FS FIRE SPRINKLER ABOVE CEILING
- DR DRAINAGE POINT
- GA GAS POINT (HIGH LEVEL UNO)
- DP DOWN PIPE
- TOZ TRADE OUT ZONE

02 REFLECTED CEILING PLAN

01 FLOOR PLAN



ARTIFICIAL LIGHTING TO COMPLY WITH AS 1680.  
 FIRE INDICES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH SPECIFICATION C1.10 OF THE B.C.A  
 MECHANICAL EXHAUST VENTILATION SYSTEM SHALL COMPLY WITH AS 1688.1 AND AS 1688.2  
 DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.  
 ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY-LAWS AND CURRENT BUILDING CODE OF AUSTRALIA (BCA) AND LATEST AUSTRALIAN STANDARDS AND CODES WHERE APPLICABLE.  
 ALL FITTINGS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION.  
 EXIT SIGNS AND EMERGENCY LIGHTS TO COMPLY WITH AS 2293.  
 PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS 2444. PROVIDE A 2a20b(E) DRY CHEMICAL PORTABLE FIRE EXTINGUISHER WITHIN 1.5m OF ALL ELECTRICAL SWITCHBOARDS.

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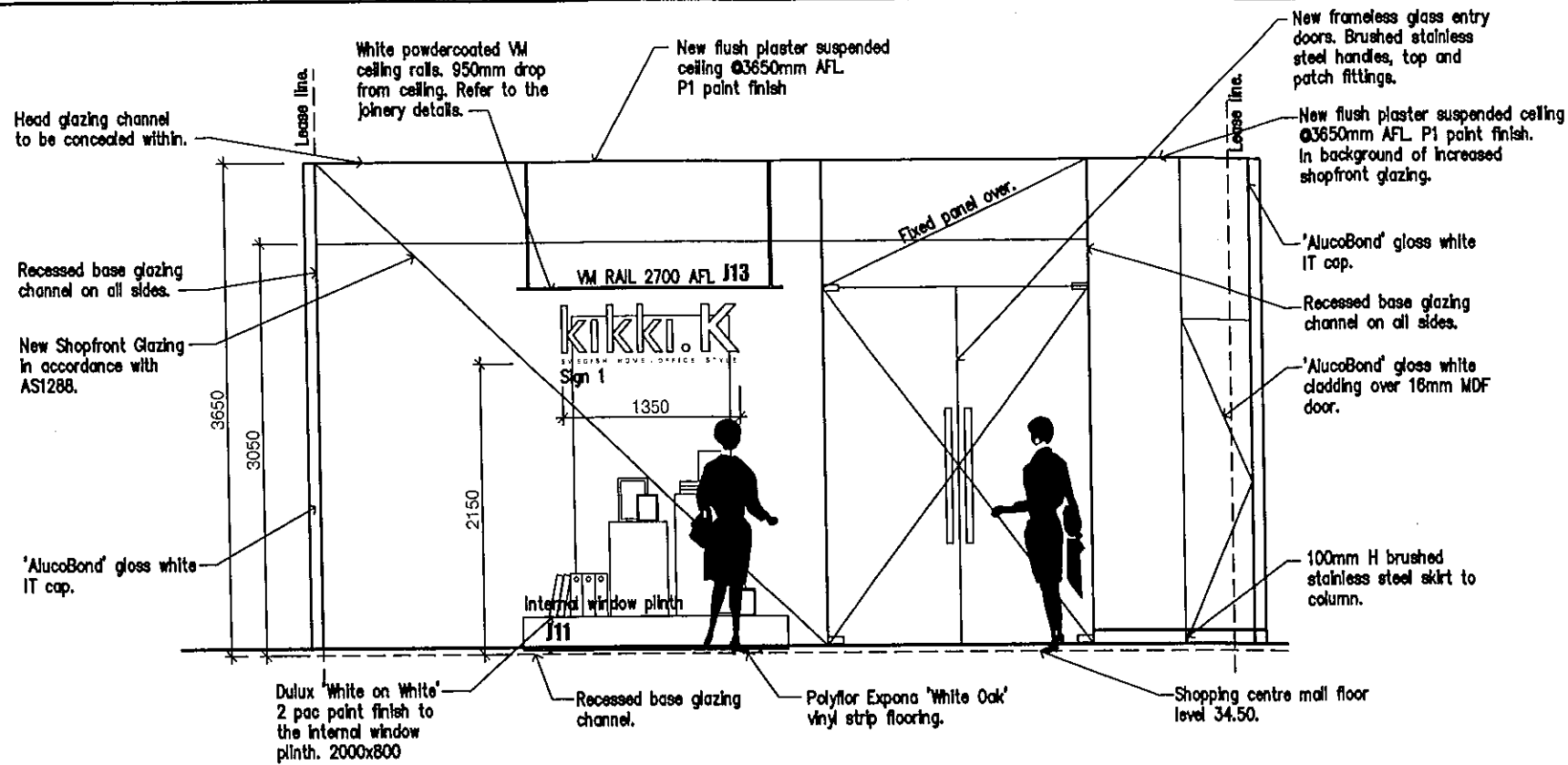
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 ABN 52 856 119 925  
 14 - 16 Redwood Drive, Notting Hill, Victoria, Australia. 3168  
 Phone: (61 3) 9562 7222 Fax: (61 3) 9562 8333  
 Email: info@facultyshopfitting.com.au

PROJECT:  
**Proposed kikki.K Retail Store - Shop 048**  
**Stockland Balgowlah, 197-215 Condamine Street, Balgowlah NSW**  
**for kikki.K Pty Ltd**

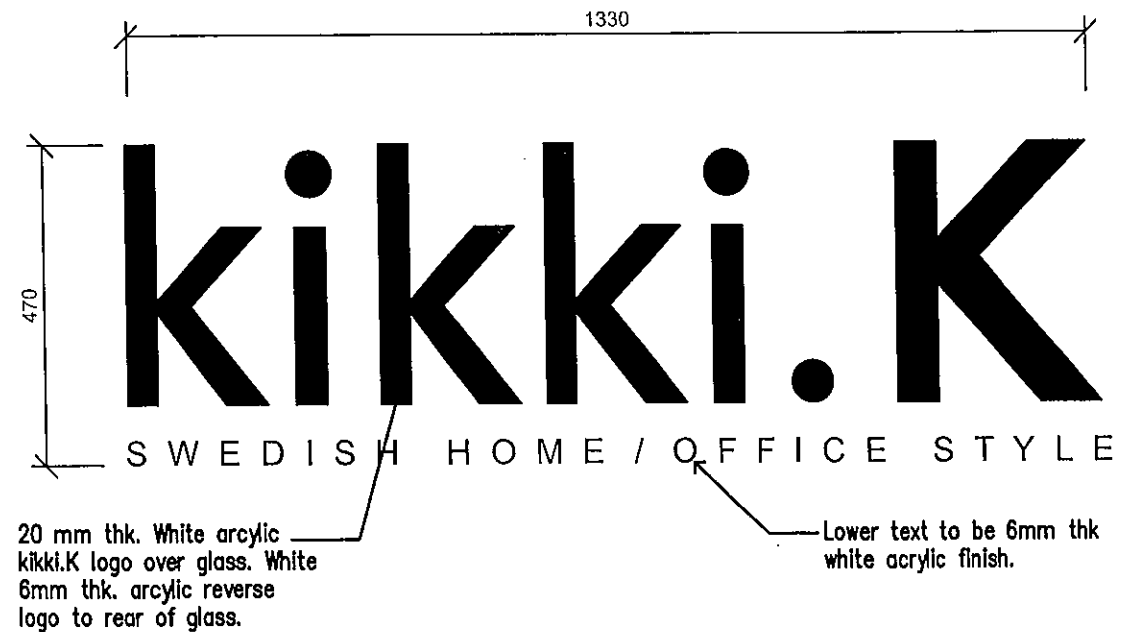
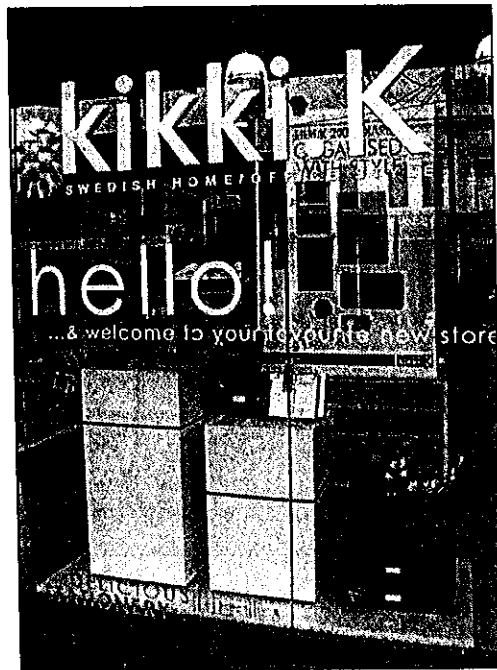
TITLE: **Proposed Floor Plan.**

SCALE: 1:50 -	DATE: 08-11-11
DRAWN: DB	ISSUE: SK-2
SHEET OF	JOB No: -

**01**



**ELEVATION A. - 1:50 Shopfront Elevation**



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**for kikki.K Pty Ltd**

TITLE: **Shopfront Elevation A**

SCALE: 1:50

DATE: 08-11-11

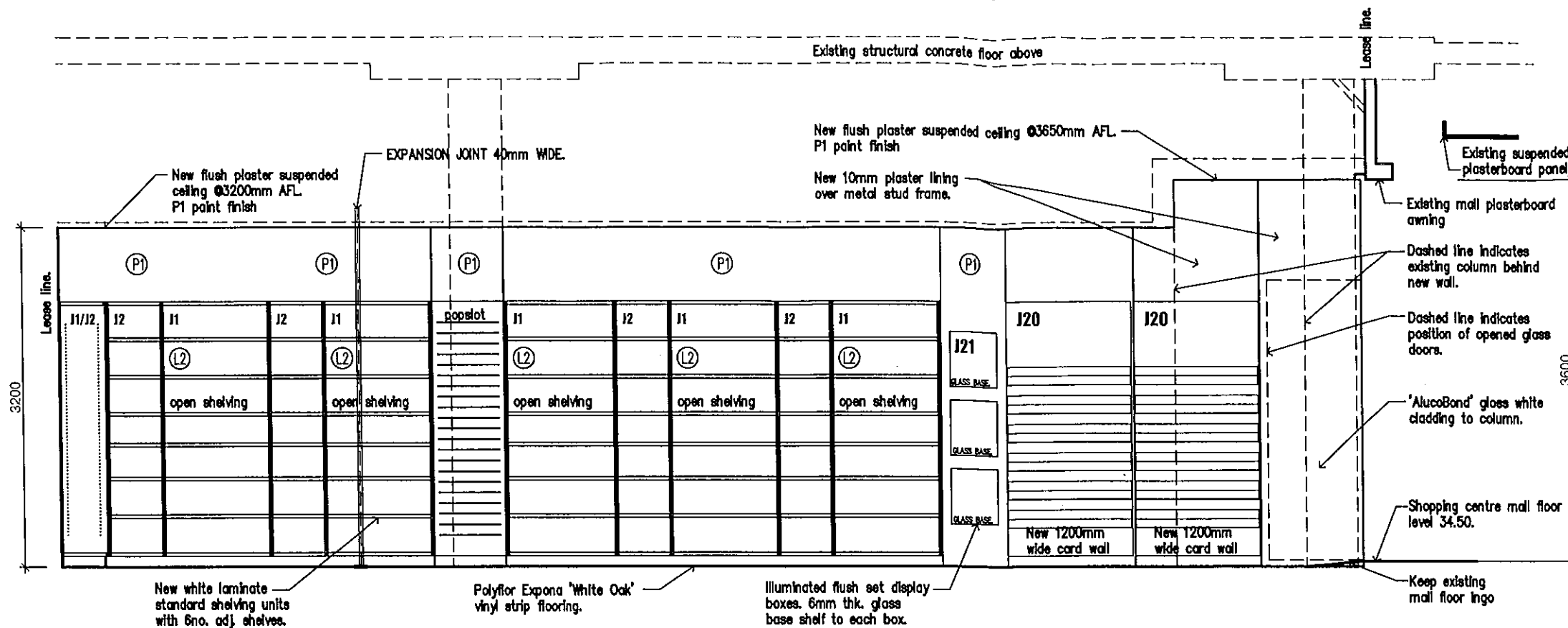
DRAWN: A.M

ISSUE: SK-2

SHEET OF

JOB No: -

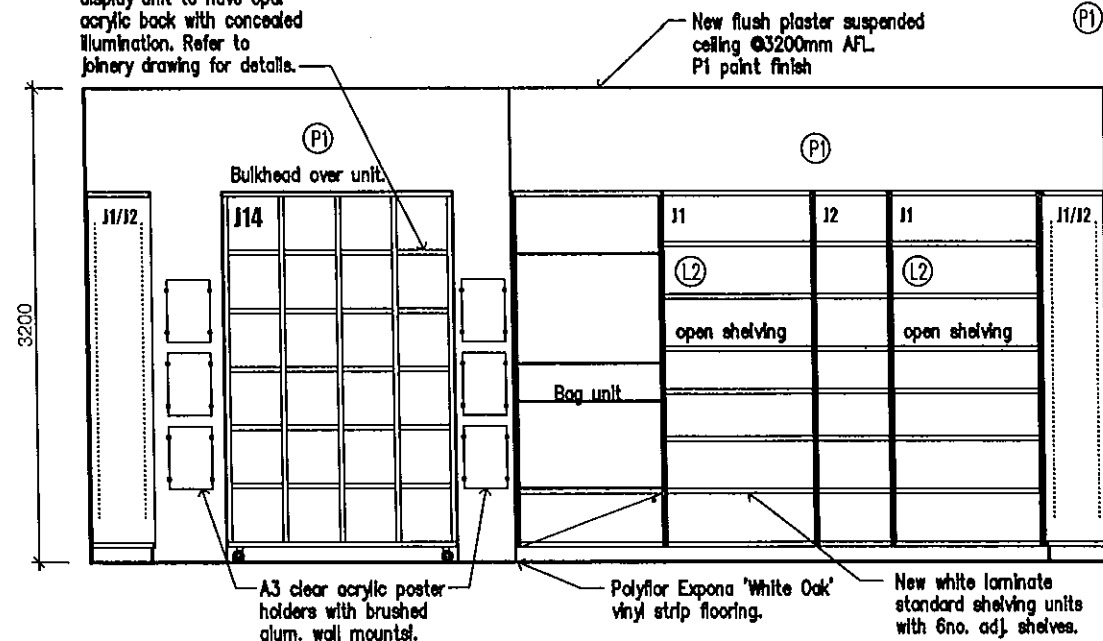
**02**



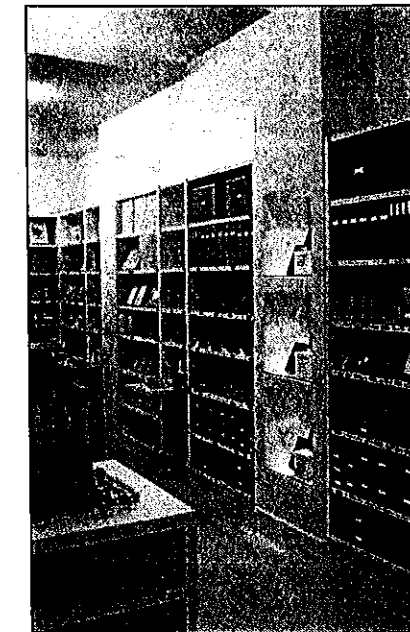
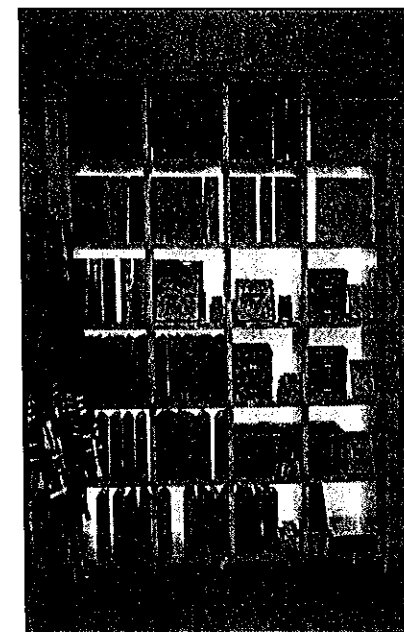
**ELEVATION B. 1:50**

'Myseries' Pigeon hole display unit to have opal acrylic back with concealed illumination. Refer to joinery drawing for details.

- (L2) LAMINATE TYPE 2 - WHITE VELVET LAMINATE FINISH.
- (P1) PAINTED PLASTERBOARD - LOW SHEEN ACRYLIC ROLLER FINISH. DULUX 'WHITE ON WHITE'



**ELEVATION C. 1:50**



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TITLE:

**ELEVATION B & C.**

SCALE:

1:50 -

DATE:

08-11-11

DRAWN:

A.M

ISSUE:

SK-2

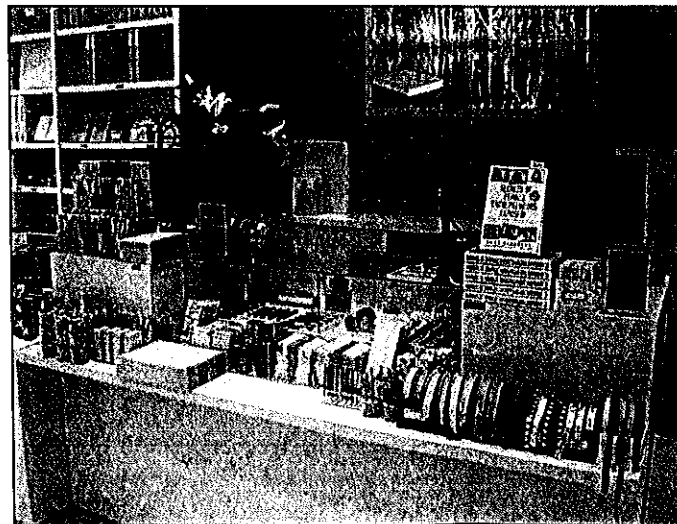
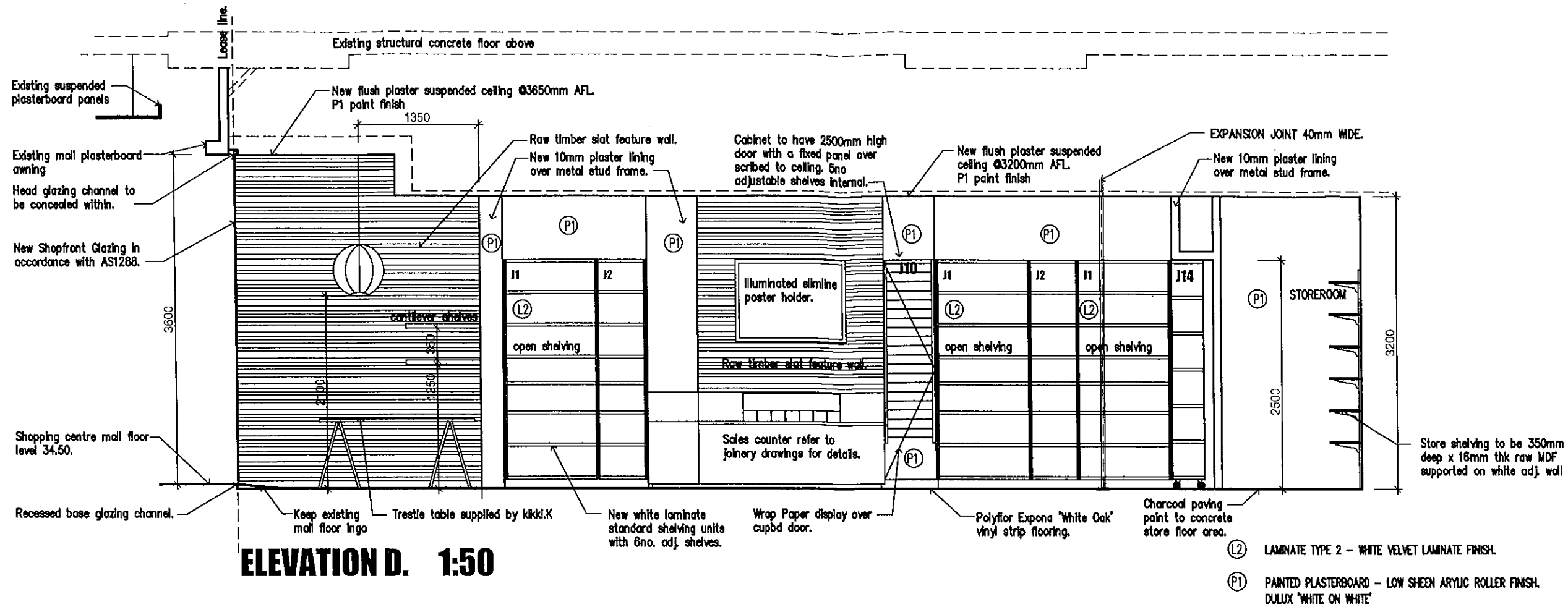
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**03**



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**for kikki.K Pty Ltd**

TITLE: **ELEVATION D**

SCALE: 1:50

DATE: 08-11-11

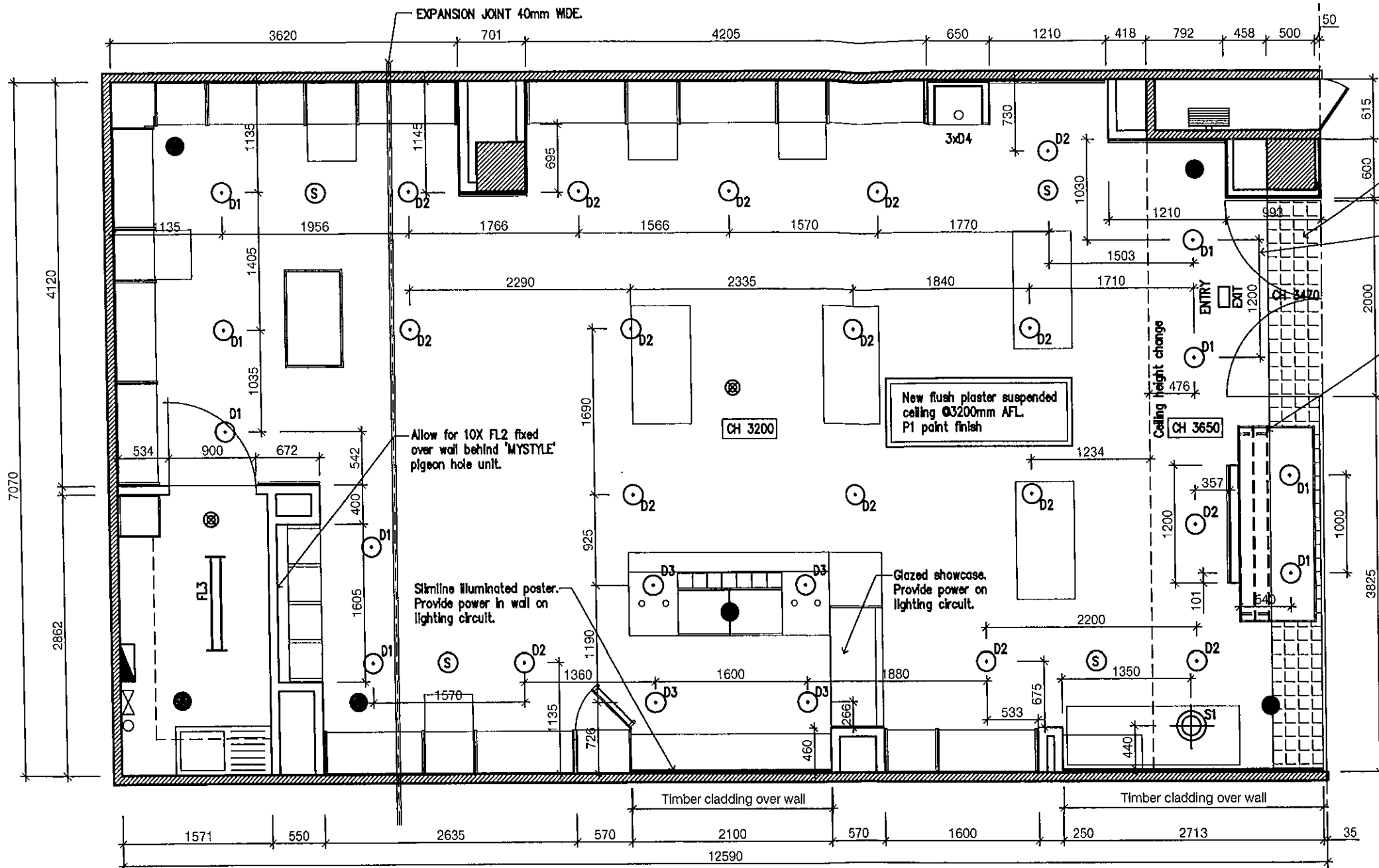
DRAWN: A.M

ISSUE: SK-2

SHEET OF

JOB No: -

**04**



**PROPOSED REFLECTED CEILING PLAN.**

**LIGHTING SUPPLIED BY:**

LPA - LIGHTING PARTNERS AUSTRALIA  
 HEAD OFFICE VICTORIA  
 133 CREMORNE STREET,  
 RICHMOND VIC 3121  
 Ph: (03) 8416 1500  
 Fx: (03) 8416 1550  
 CONTACT: DAVID BYRNE  
 email : sales@lpaust.com.au

**Lighting Schedule.**

- FL2 1200MM - 28W T5 BARE BATTEN
- FL3 2X1200MM - 28W T5 DIFFUSED BATTEN
- D1 LPA 5134.11 70w MH ADJUSTABLE DOWNLIGHT- AIMED TO PRODUCTS AS REQUIRED.
- D2 LPA 5134.11 35w MH ADJUSTABLE DOWNLIGHT - AIMED TO PRODUCTS AS REQUIRED.
- D3 LPA 5573.11 2x18w PLC DOWNLIGHT.

- D4 LPA 5088.11 12x20w IRC RECESSED DOWNLIGHT.
- EXT SINGLE SIDED EXIT SIGN. (blade type)
- EMERGENCY LIGHT.
- S WHITE 8" DAUL CONE AUDIO SPEAKER.
- 90mm DIA. DUMMY CAMERA DOME.
- S1 S1 - FEATURE PENDANT - SUPPLIED BY KIKKI.K. ELECTRICIAN TO SUPPLY WHITE CEILING ROSE, BATTEN FITTING AND 60W CLEAR LAMP.

- FLUSH SET CEILING ACCESS PANEL.
- SUSPENDED DIRECTIONAL SPOT LIGHT. SILVER. 70W G8.5 METAL HALIDE 45DEG REFLECTOR ALLOW FOR DROPPER RODS TO SUSPEND FITTINGS FROM CEILING OVER. FITTINGS TO BE 2700 AFL. SUPPLIED BY LPA. MODEL NO. 302 201

Note:  
 1. All lighting to be controlled by a 7 day timer programmed to trading hours. Ensure timer control instructions are left on site with the store manager.  
 2. Store lighting to be controlled by a motion sensor.  
 3. All control gear to be electronic.

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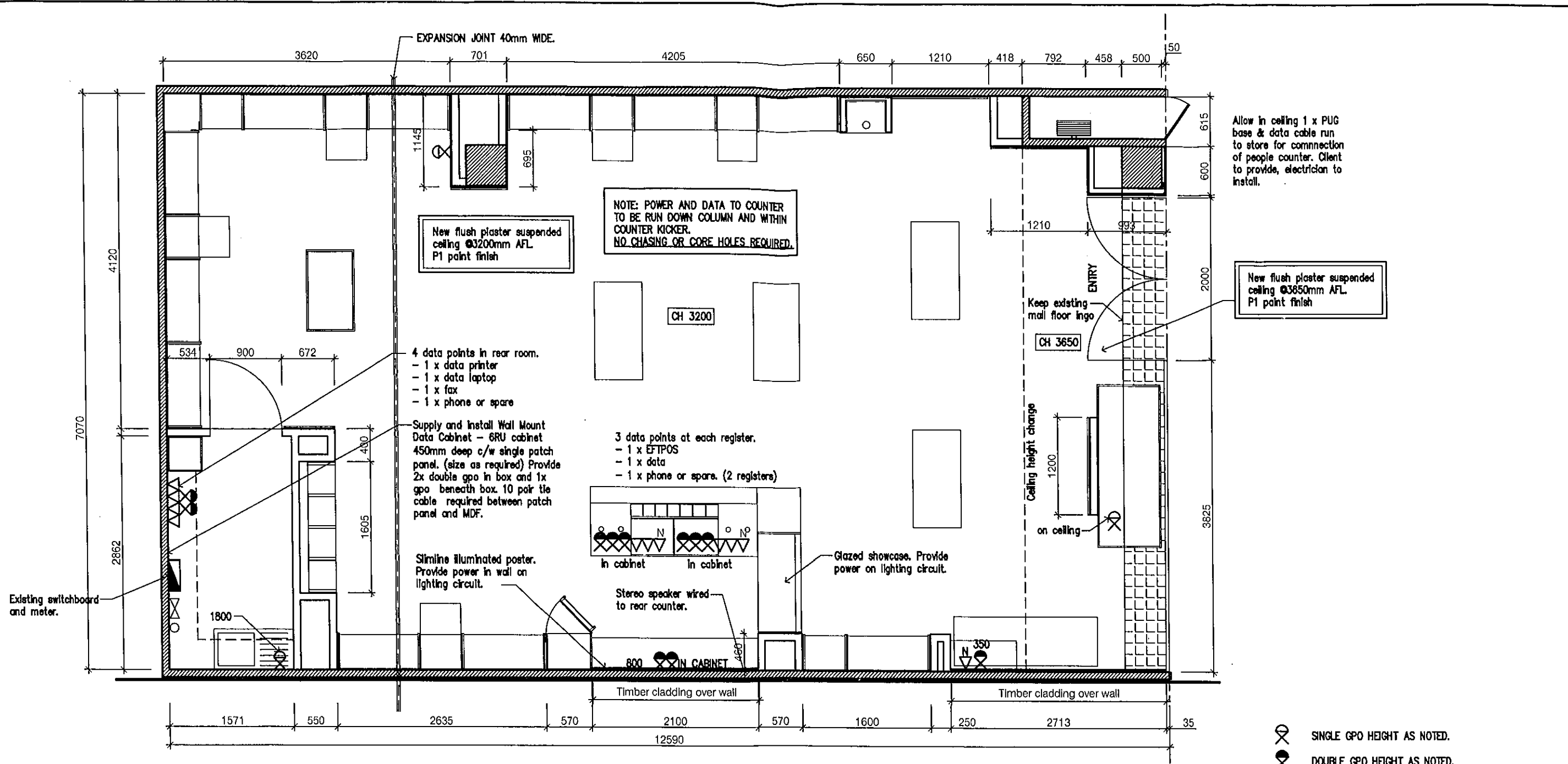
TITLE: **REFLECTED CEILING PLAN.**

SCALE: 1:50 - DATE: 08-11-11

DRAWN: A.M ISSUE: SK-2

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**05**



NOTE: ALL EXPOSED GPO'S IN THE RETAIL AREA TO HAVE BRUSHED ALUM. COVER PLATES.

**PROPOSED POWER PLAN.**

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TITLE: **POWER AND DATA PLAN**

SCALE: 1:50 -	DATE: 08-11-11
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**06**