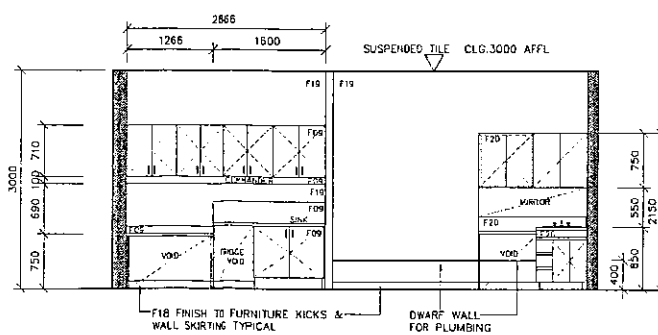
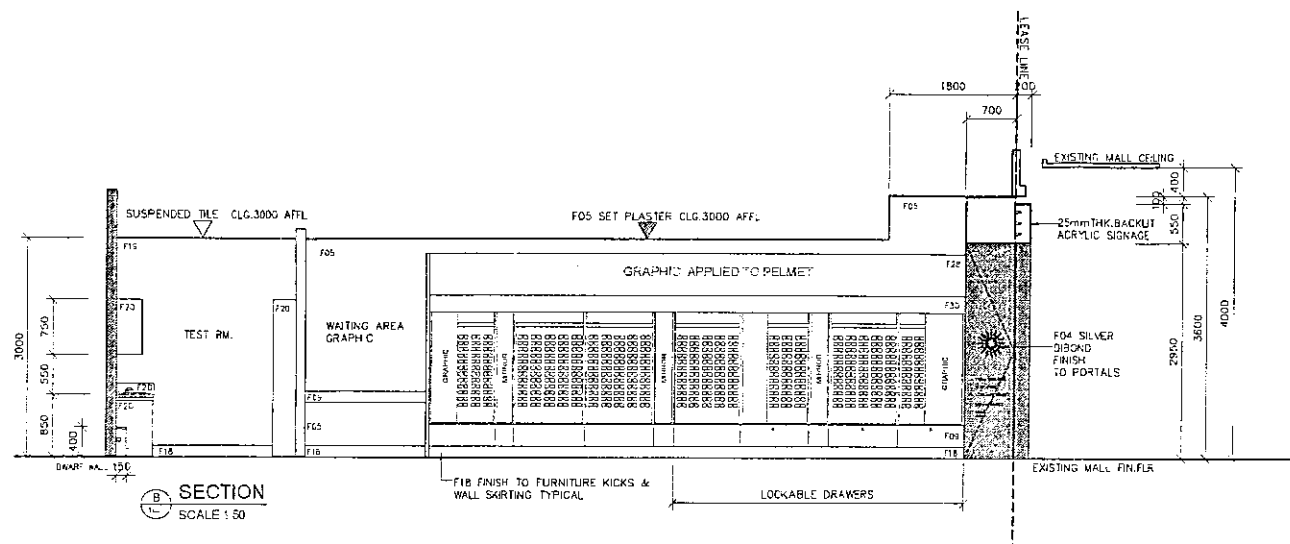
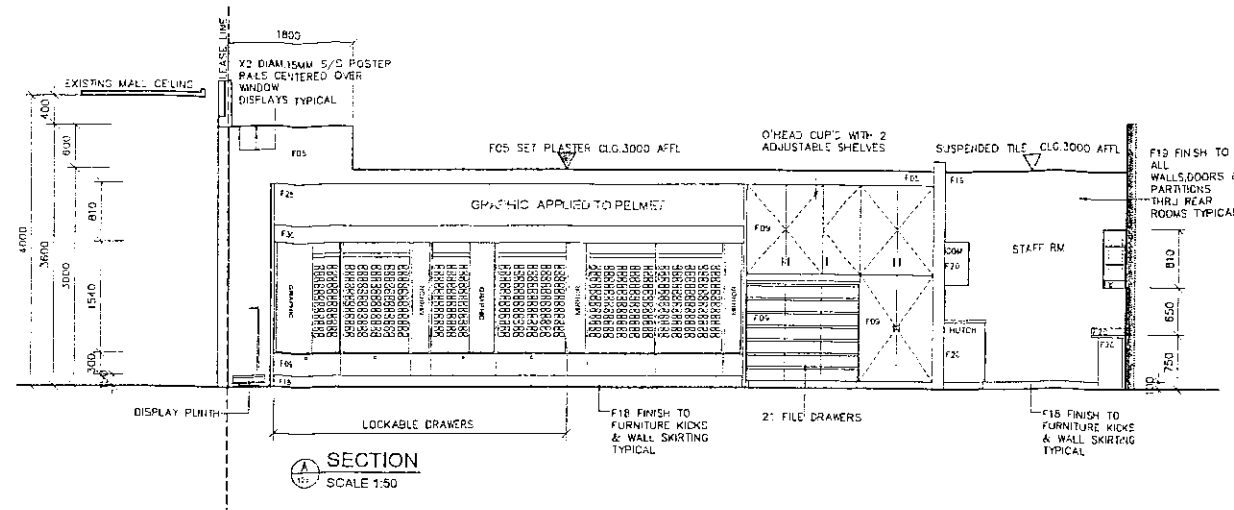
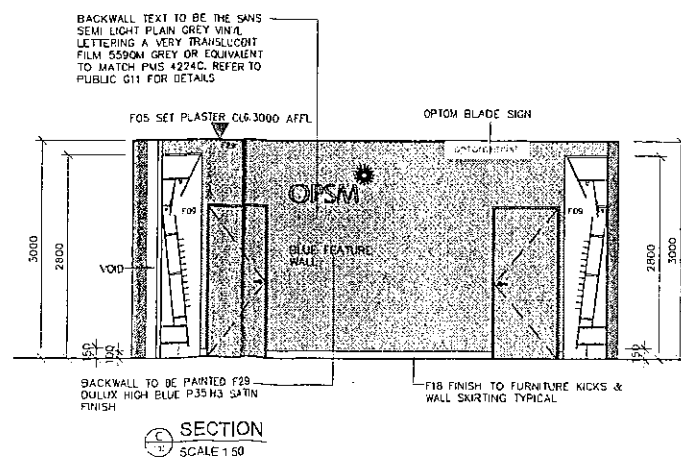


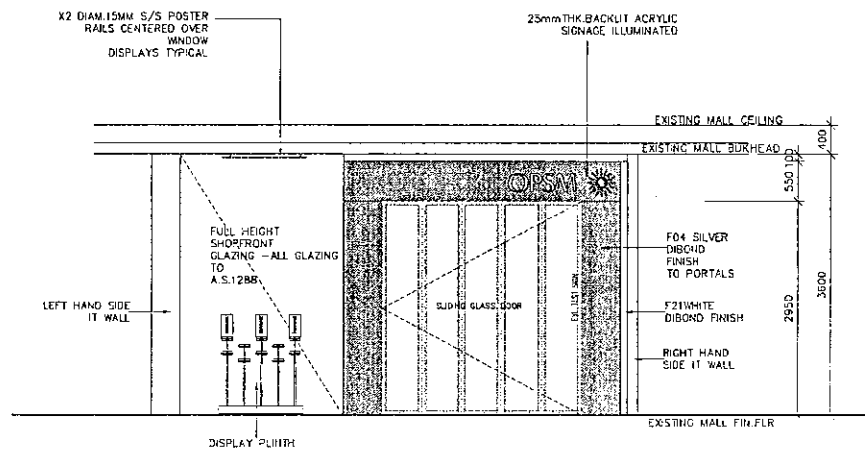
LAYOUT PLAN
SCALE 1:50



SECTION
SCALE 1:50



SECTION
SCALE 1:50



SHOPFRONT ELEVATION
SCALE 1:50

CITY PLAN SERVICES
 CDC No. Approved Date:
 2 9 6 1 4 2 7 FEB 2009
 Certifying Authority: Grendan Bennett
 Accreditation No: BRB 0027

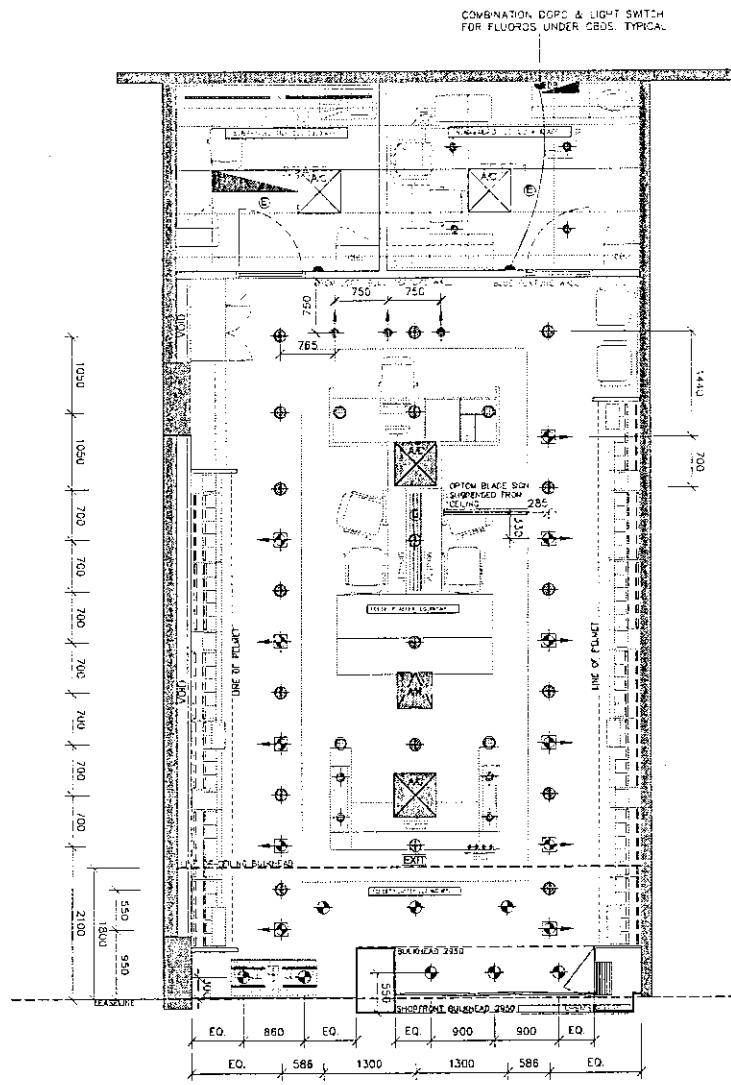
SPECIFICATIONS FOR THE PROPOSED WORKS

- ALL FLOOR WALL & CEILING MATERIALS & LININGS WILL HAVE FIRE HAZARD RISKIES COMPLYING WITH SPEC.1.10 OF THE BCA (BUILDING CODE OF AUSTRALIA)
- ALL DOOR HANDLES & LOCKS WILL COMPLY WITH CLAUSE D1.21 OF THE BCA
- ALL GLAZING WILL COMPLY WITH A.S.1288 & 2047 NO FULL HEIGHT FINS
- DISABLED ACCESS FACILITIES & CIRCULATION SPACE WILL COMPLY WITH PART D3 OF THE BCA & A.S.1428.1 & A.S.1428.4
- ALL EXITS & PATHS OF TRAVEL TO AN EXIT FROM ANY POINT ON THE FLOOR WILL COMPLY WITH G1 D1.6 OF THE BCA
- ALL PELMETS TO HAVE BISCUIT JOINTS & CLAMPED AT THE JOINTS SO THEY ARE FLUSH & DO NOT SEPARATE AFTER INSTALLATION



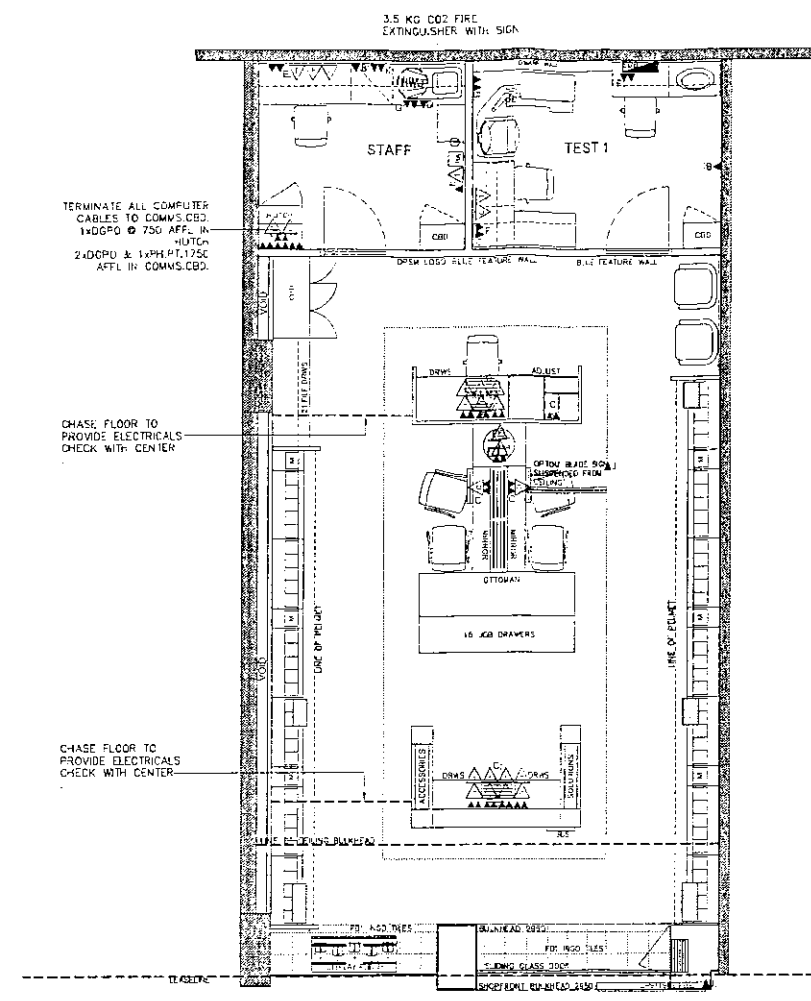
AMMENDMENTS				
LUXOTTICA RETAIL LTD				
LEVEL 4 - GOODMAN FIELDS BUILDING 75 TALAVERA RD - MACQUEBIE PARK - NORTH RYDE - NSW 2115 +61 2 9815 2333 +61 2 9815 2301				
Project OPSM SHOP # 037 STOCKLAND BALGOWLAH 197-215 CONDOMINE ST. BALGOWLAH NSW 2093				
Title OPSM BALGOWLAH				
Staff	7.4	m2	Retail	58.4
Test 1	5.7	m2	Test 2	NA
Waiting	NA	m2	Pre-Test	NA
Frame Stock	480		S/G Stock	120
Description FLOOR PLAN ELEVATIONS SECTIONS		Design DE MRA BALGOWLAH		
DRAWING		1 CF 3		
APPROVED		Scale 1:50		
Date 07/11/08		Issue A		

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE.
FOR FURNITURE DETAILS REFER LANDPLAN DETAIL DRAWINGS.



RCP/LIGHTING LAYOUT
SCALE 1:50

- ### LIGHTING LEGEND
- DOUBLE RFF RECESSED FLUOROC. 72 WATT
 - FLUORESCENT BATTEN PELMET MOUNTED 18 WATT
 - FLUORESCENT BATTEN PELMET MOUNTED 30 WATT
 - FLUORESCENT BATTEN PELMET MOUNTED 36 WATT
 - FLUORESCENT BATTEN MOUNTED VERTICALLY AT 150 MM ON CENTERS REFER TO PUBLIC DRAWINGS FOR DETAILS & MOUNTS
 - LOW VOLTAGE ADJUSTABLE DOWNLIGHT WITH WHITE TRIM. 35 WATT
 - RECESSED DOWNLIGHT WITH INTEGRAL COV. TRIC. CEAR. 2 x 18W FLC COMPACT FLUORESCENT LAMPS 3000K WITH WHITE TRIM. 36 WATT
 - METAL HALIDE RECESSED DOWNLIGHT WITH OPA. GLASS PROTECTIVE LENS IN A POWDER COAT WHITE FINISH 35 WATT
 - M16 DIRECTIONAL RECESSED DOWNLIGHTS WITH O/CROIC FILTERS-COLOUR: PRIMARY BLUE 1080 CONTACT: HAMISH LITTLE AT JOB LIGHTING 0425 344 460 35 WATT
 - METAL HALIDE RECESSED DOWNLIGHT TILE ADJUSTABLE WITH OPA. GLASS PROTECTIVE LENS IN POWDER COAT WHITE FINISH 35 WATT
 - LIGHT SWITCH
 - EXIT SIGN
 - EMERGENCY LIGHTING
 - CEILING
 - NEW CEILING GRID 1200x600 DROP IN THE ARMSTRONG SECOND LOOK II TO BACK OF HOUSE INSTALLED CLG. HEIGHT 3000 AFF.
 - NEW SET PLASTER CEILING TO RETAIL AREA INSTALLED CLG. HEIGHT AS SHOWN.
 - SPRINKLERS & A/C (BY CENTRE)
EXISTING SPRINKLERS & A/C TO BE ADJUSTED TO SUIT NEW PARTITION & BULKHEAD LAYOUT & ADDED AS REQUIRED
LOCATE SPRINKLERS IN LINE WITH LIGHTING ROWS IF POSSIBLE
ALSO SUPPLY A COMPLIANCE CERTIFICATE FOR SPRINKLERS & A/C UPON COMPLETION
 - AIR CONDITIONING REGISTER, WHITE
 - TRAFALGAR ACCESS HATCHES, WHITE
 - SPEAKERS & CABLE SUPPLIED BY OPSM & INSTALLED BY ELECTRICIAN
- ### ELECTRICAL LEGEND
- SINGLE G.P.O. - FLUSH MOUNTED WHERE POSSIBLE
 - DOUBLE G.P.O. - FLUSH MOUNTED WHERE POSSIBLE
 - SINGLE G.P.O. - MOUNTED ON CEILING
 - TELECOM POINT
 - COMPUTER POINT
 - FAX POINT TO RUN DIRECT TO COMMS HUTCH
 - BURGLAR ALARM SUPPLIED AND INSTALLED BY OPSM
 - TELECOM COMMANDER UNIT CENTERED 1500 AFF.
 - ELECTRICAL DISTRIBUTION BOARD E.D.S. TO BE COVERED BY E.I.C.B.
 - 3.5 KG CO2 FIRE EXTINGUISHER WITH SIGN
- NOTE
WINDOW DISPLAY LIGHTING & BULKHEAD SIGNAGE LIGHTING TO BE CONTROLLED BY A 24HR TIME CLOCK, 8AM - 9:30PM.
- DATA CABLE TERMINATION
- ALL CABLEING TO BE TERMINATED AT THE COMMS HUTCH END IN CAT 5, RJ45 PATCH PANELS (KRONH. HIGHWAY 16 PORT OR EQUIVALENT). LARGE STORES WILL NEED MULTIPLES.
PATCH PANELS TO BE MOUNTED IN A 4RU WALL MOUNTED MOUNTING BRACKET (COM 100-300-02 FROM LAWRENCE HANSEN) INSTALLED IN THE COMMS HUTCH LOCATED ABOVE THE COMPUTER HUTCH.
CABLES AT THE TERMINAL END TO BE TERMINATED IN RJ45 SOCKET ON A WALL MOUNTING PLATE.
ALL CABLES TO BE CHECKED & NUMBERED BOTH ENDS.
FOR EVERY DATA POINT SHOWN ON PLAN SUPPLY:-
1 x 1m PATCH LEAD
1 x 500mm PATCH LEAD
COLOURS FOR BOTH ENDS
- | | |
|-------|--------------|
| PIN 1 | GREEN/WHITE |
| PIN 2 | GREEN |
| PIN 3 | ORANGE/WHITE |
| PIN 4 | BLUE |
| PIN 5 | BLUE/WHITE |
| PIN 6 | ORANGE |
| PIN 7 | BROWN/WHITE |
| PIN 8 | BROWN |
- G.P.O., COMPUTER & TELECOM POINT HEIGHTS
- WHERE G.P.O. & COMPUTER POINTS ARE CLOSE THEN MOUNT COMPUTER POINT ABOVE G.P.O.
- | | |
|--|----------------|
| A: MOUNTED TO WALL SKIRTING OR UNIT KICKPLATE, NATURAL ANODISED ALUMINIUM FINISH | 100 ABOVE FFL |
| B: MOUNTED TO WALL OR UNIT | 300 ABOVE FFL |
| C: MOUNTED INSIDE UNIT CUPBOARD | |
| D: MOUNTED HARD UNDER DESKTOP REFER SHOP DRAWING | |
| E: MOUNTED ON WALL | 900 ABOVE FFL |
| F: MOUNTED TO UNIT SPLASHBACK | 900 ABOVE FFL |
| G: MOUNTED TO UNIT SPLASHBACK OR WALL | 1100 ABOVE FFL |
| H: MOUNTED TO WALL | 1150 ABOVE FFL |
| I: MOUNTED TO WALL OR UNIT | 1500 ABOVE FFL |
| J: SIGNAGE G.P.O. IN CEILING, BULKHEAD OR PELMET CAVITY | |
| K: MOUNTED IN CUPBOARD AT 1600 ABOVE FFL | |



DATA/ELECTRICAL LAYOUT
SCALE 1:50

CITY PLAN SERVICES

CDC No. 2 9 6 1 4

Approved Date: 2 7 FEB 2009

Certifying Authority: Brendan Bennett

Accreditation No: BPP 0027



AMMENDMENTS			
LUXOTTICA RETAIL LTD			
LEVEL 4 - GOODMAN FIELDER BUILDING 75 TALAVERA RD - MACQUARIE PARK - NORTH RYDE - NSW 2113 T +61 2 9815 2333 F +61 2 9815 2301			
Project OPSM SHOP # 037 STOCKLAND BALGOWLAH 197-215 CONDOMINE ST, BALGOWLAH NSW 2093			
Title OPSM BALGOWLAH			
Start	7.4 m2	Retail	66.4 m2
Test 1	3.2 m2	Test 2	NA m2
Waiting	NA m2	Pre-Test	NA m2
Frame Stock	480	S/G Stock	120
Demographics	UPPER METRO		
Design	MRA	Drawn	CAID FILE
DE		BALGOWLAH	
APPROVED		Scale	1:50

SPECIFICATIONS FOR THE PROPOSED WORKS

- ALL FLOOR, WALL & CEILING MATERIALS & FINISHES WILL HAVE FIRE HAZARD INDICES COMPLYING WITH SPEC. C1.13 OF THE BCA (BUILDING CODE OF AUSTRALIA)
- ALL DOOR HANDLES & LOCKS WILL COMPLY WITH CLAUSE D0.21 OF THE BCA
- ALL GLAZINGS WILL COMPLY WITH A.S.1338 & 2047 NO FULL HEIGHT FIBS
- DISABLED ACCESS FACILITIES & CIRCULATION SPACE WALL COMPLY WITH PART D0 OF THE BCA & A.S.1422.1 & A.S.1422.4
- ALL EXITS & PATHS OF TRAVEL TO AN EXIT FROM ANY POINT ON THE FLOOR WILL COMPLY WITH C1 DLS OF THE BCA
- ALL PELMETS TO HAVE BISCUIT JOINTS & CLAMPED AT THE JOINTS SO THEY ARE FLUSH & DO NOT SEPARATE AFTER INSTALLATION

PARTITION LEGEND

LINE PARTITION TO TEST ROOMS WITH 18mm THICK GYPSUM. ALL OTHER PARTITIONS TO BE 13mm GYPSUM.
 FULLY INSULATE WALLS & CEILING OF TEST ROOMS WITH ROCKWOOL INSULATION 400 WIDE.
 76mm STEEL STUDS MAXIMUM 450mm CENTRES.
 ALL BLOCK WALLS TO BE SHEETED WITH 10mm THICK GYPSUM.
 PRESSED METAL DOOR JAMBS 200 x 876.
 DOOR HARDWARE TEST/PRE-TEST ROOMS

LOCK SETS - ALL TEST ROOMS & PRE-TEST ROOM KEYS ALIKE.
 90° LEVER DOOR HANDLES.
 DOOR STOP.
 600x150 RETURN AIR GRILLE.

DOOR HARDWARE STAFF ROOM

LOCK SET
 90° HOLD OPEN DOOR CLOSER.
 90° LEVER DOOR HANDLES.
 DOOR STOP.
 600x150 RETURN AIR GRILLE.

EXISTING WALLS TO REMAIN
 EXISTING COLUMNS
 NEW WALLS
 NEW DWARF WALLS TO BE MINT. & LAMINATE CARPED

PLUMBING LEGEND

TEST ROOMS
 REFER DETAIL DRG 044 VANITY BASIN SUPPLIED & INSTALLED BY SHOPFRONT & CONNECTED BY PLUMBER.
 KITCHEN DRAINAGE
 SIS KITCHEN SINK WITH FLOORWATER REQUIRED
 EXISTING DRAINAGE
 CONNECT TO EXISTING DRAINAGE OR CAP OFF AS REQD.

PROVIDE NEW HWU
 HWU TO BE RHEEM 250L WITH A 2.0W ELEMENT
 385 x 380 HIGH & LOCATED UNDER SINK/BENCH
 STOP COCK TO BE ACCESSIBLE & LOCATED UNDER SINK/BENCH UNIT
 HOT & COLD WATER TO ALL POINTS.

FLOOR NOTES

PROVIDE TOPPING TO FLOOR AS REQUIRED TO ACHIEVE SMOOTH LEVEL SURFACE READY TO ACCEPT INDENTED FLOOR FINISHES.
 ALL FINISHED SURFACES OF NEW FLOOR COVERING TO BE LEVEL & EVEN WITH EACH OTHER AT JOINTS.
 PROVIDE CONTINUOUS 3mm WIDE ALUMINIUM STRIP BETWEEN MALL FLOOR FINISH & ENTRY TILE FLOOR.
 ALL NEW FLOOR FINISHES SHALL MEET LEVEL & EVEN WITH MALL FLOOR FINISHES.

INTERNAL FINISHES

ALL UNSPECIFIED RETAIL AREA WALLS
 F05: DULUX "BERKSHIRE" WHITE 50Y 65/057 LOW SHEEN

LOUNGE TEST & STAFF ROOM DOORS, DOOR FRAMES & WALLS

F16: DULUX "NEW FAWN" P12.02 LOW SHEEN

INTERNAL SKIRTINGS

F18: NATURAL ANODISED ALUMINIUM LAMINATE 100mm HL

RETAIL AREA FURNITURE

F06: WHITE RESIN FRAME DISPLAY PANELS
 F09: LAMINEX "PARCHMENT" 202 FLINT FINISH
 F20: FORMEX LEMON TREE

TEST ROOM FURNITURE

F20: FORMEX LEMON TREE

STAFF ROOM LAMINATES

F09: LAMINEX "PARCHMENT" 202 FLINT FINISH

CEILING TILES

NEW SUSPENDED TILE CEILING
 1200x600 EXPOSED T BAR GRID
 TO ALL REAR ROOMS

SET PLASTER CEILING

PAINT F05 "BERKSHIRE" WHITE

FLOORING FINISHES

F01: INGO TILES "MORY OASIS" 300 X 300 FROM GRANITO

F03A: CARPET TILES BY ONTERA
 830-79828

F03B: CARPET TILES BY ONTERA
 824-79852

EXTERNAL FINISHES

DIBOND PANELS

USE 4mm DIBOND PLATINUM WHITE METALLIC ALUMINIUM REVERSIBLE PANELS & EXPOSE APPROPRIATE FACE ACCORDING TO SPECIFIED FINISH FROM ALUCOBOND ARCHITECTURAL PTY.
 02 9575 8886

INTERNAL/EXTERNAL PORTAL FRAME

F04: 4mm DIBOND METALLIC ALUMINIUM FACE ALL VISIBLE INTERNAL OR EXTERNAL SURFACES OF PORTAL FRAME FROM ALUCOBOND ARCHITECTURAL PTY.
 02 9575 8886

MDF SHOPFRONT FRAMING PANELS

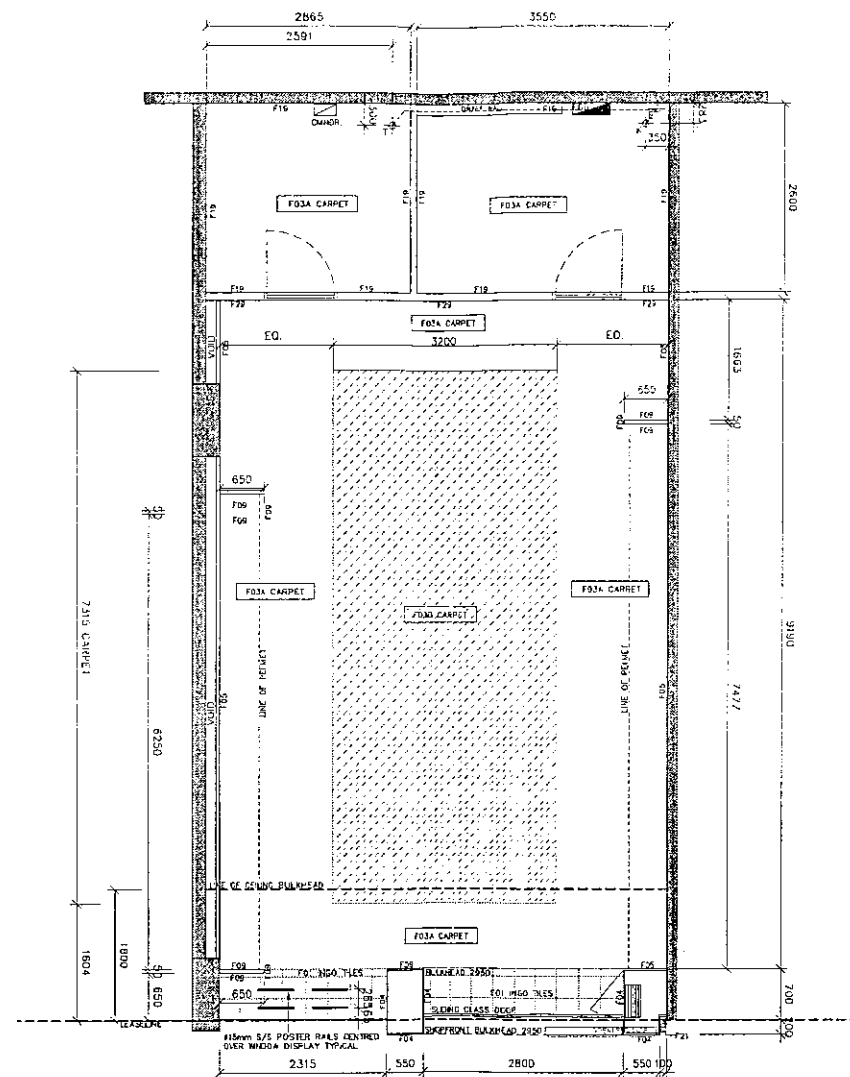
F21: 4mm DIBOND PLATINUM WHITE FACE ALL EXTERNAL FRAMING PANELS FROM ALUCOBOND ARCHITECTURAL PTY.
 02 9575 8886

SHOPFRONT SLIDING GLASS DOOR

SLIDING DOOR TO BE DYTASTY MODEL 9100 WIDE BODY SLIDING GLASS DOOR WITH POLY CARBONATE INSERTS AND NATURAL ANODISED ALUMINIUM FRAME

NOTES

ALL PELMETS TO HAVE BISCUIT JOINTS SO JOINTS ARE FLUSH & DO NOT SEPARATE AFTER INSTALLATION
 ALL DIBOND TO BE FOLDED - NO BUTT JOINTS OR PATRES



DRAINAGE/BULKHEADS/PARTITIONS LAYOUT
 SCALE 1:50

CITY PLAN SERVICES
 CDC No. 29614 Approved Date: 27 FEB 2009
 Certifying Authority: Brendan Bennett
 Accreditation No: BPS 0027

SPECIFICATIONS FOR THE PROPOSED WORKS

- ALL FLOOR WALL & CEILING MATERIALS & LININGS WILL HAVE FIRE HAZARD INDICIES COMPLYING WITH SPEC. C.1.16 OF THE BCA (BUILDING CODE OF AUSTRALIA)
- ALL DOOR HANDLES & LOCKS WILL COMPLY WITH CLAUSE 02.21 OF THE BCA
- ALL GLAZING WILL COMPLY WITH A.S. 1288 & 2047 NO FULL HEIGHT FINIS
- DISABLED ACCESS FACILITIES & CIRCULATION SPACE WILL COMPLY WITH PART D3 OF THE BCA & A.S. 1428.1 & A.S. 1428.4
- ALL EXITS & PATHS OF TRAVEL TO AN EXIT FROM ANY POINT ON THE FLOOR WILL COMPLY WITH D1 D1.6 OF THE BCA
- ALL PELMETS TO HAVE BISCUIT JOINTS & CLAIMED AT THE JOINTS SO THEY ARE FLUSH & DO NOT SEPARATE AFTER INSTALLATION

LUXOTTICA RETAIL

AMENDMENTS

LUXOTTICA RETAIL LTD
 LEVEL 4 - GOODMAY FELDER BUILDING
 75 TALavera RD - MARQUARTS PARK - NORTHRYDE - NSW 2113
 1 461 2 5835 2333 1 461 2 9515 2301

Project
 OPSP SHOP # 037
 STOCKLAND BALGOWLAH
 197-215 CONDOMINE ST. BALGOWLAH
 NSW 2093

Title **OPSP BALGOWLAH**

Staff	7.4	m2	Retail	66.4	m2	Total Area	83	m2
Test 1	9.2	m2	Test 2	NA	m2	Test 3	NA	m2
Waiting	104	m2	Pre-Test	NA	m2	Other Area	NA	m2
Frame Stock	480		S/G Stock	100		Demographics		
Description	DRAINAGE PARTITION LAYOUT		Design	MBA BALGOWLAH		Drawn	CAG file	
			APPROVED			Scale	1:50	