



TENANCY 55 - FLOOR PLAN
SCALE 1:100

WALL TYPE LEGEND

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

GENERAL LEGEND

DB	ELECTRICAL DIST BOARD
T	TELEPHONE DIST FRAME
W	WASTE POINT
DP	DOWNPIPE
TW	TRADE WASTE POINT
SP	SPRINKLER HEAD
W	WATER TAP (IN CEILING)
G	GAS (IN CEILING)

GENERAL LEGEND

- 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.
- ALL FITOUTS MUST BE DESIGNED AND INSTALLED TO COMPLY WITH CHARTER HALL 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 FIOUT WORKS. ANY DISCREPANCIES MUST BE ADVISED TO CHARTER HALL 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 CHARTER HALL.
- EXTENSION TO THE INTER-TENANCY WALLS ARE NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY CHARTER HALL.
- 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 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.
- GAS SUPPLY (WHERE APPLICABLE) IS AT HIGH LEVEL. TO BE CONFIRMED ON SITE.
- ANY WORKS AFFECTING THE BASE BUILDING OR STRUCTURE TO BE APPROVED BY THE LESSOR (IN WRITING) PRIOR TO INSTALLATION.
- NO OUTGOS 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 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 TENANCY FITOUT AT LESSEE'S COST.
- LESSEE TO ENSURE TENANCY FITOUT DOES NOT INTRUDE INTO THE LESSOR'S SERVICE ZONE WITHOUT CHARTER HALL APPROVAL.
- AREAS BASED ON PROPERTY COUNCIL OF AUSTRALIAN STANDARDS ARE SUBJECT TO FINAL SURVEY.
- ALL WALLS ARE NOT TO BE PENETRATED .

PLEASE NOTE:

THIS PLAN IS CURRENT AS PER REVISION AND IS INDICATIVE ONLY. CHARTER HALL AND ITS AGENTS RESERVE THE RIGHT TO CHANGE THIS INDICATIVE PLAN AT ANY TIME IN THEIR ABSOLUTE DISCRETION INCLUDING BUT NOT LIMITED TO THE FOLLOWING ELEMENTS:

- COLUMN SIZES AND LOCATIONS
- FHR LOCATIONS
- ROP 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.

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.

CHARTER HALL, 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.

No.	DATE	REVISION	BY	CHK
A	10.04.19	PRELIMINARY ISSUE	RA	



CLIENT/PROJECT
ROSEBUD PLAZA
TENANCY PLANS
CNR BONEO RD & McCOMBE ST
ROSEBUD VIC

DRAWING
TENANCY 55
FLOOR PLAN

	SCALE	DATE
	1:100 @ A3	10.04.19
	DRAWN	JOB No.
	RA	18021
REVISION	DRAWING No.	
A	TC55	