

NOTE: REPLACE EXISTING EXTERNAL DOOR HARDWARE WITH COMPLIANT EGRESS (IE LEVER DOOR HARDWARE) ACTION AND WITHOUT THE USE OF A KEY.

NOTE: UPGRADE THE BALUSTRADING TO BISTING STAIRS AS PER BOUNDARY 1 WITH THE REQUIREMENTS OF THE BCA (IE MAX. 125mm SPACING, 1M HEIGHT ABOVE LANDINGS).

TENANCY SEPARATING WALLS
TENANCY SEPARATING WALLS LOCATED ON BOUNDARIES ARE TO CONFORM WITH BCA REQUIREMENTS (SPEC C.1.1 TABLE 5) FOR BOUNDARY WALLS (WHETHER SEPARATE OR SHARED) TO ACHIEVE AN FRL 90/90/90.

NOTE: UPGRADE EXISTING EXTERNAL FIRE HYDRANTS TO DUAL HEAD WITH STORZ COUPLINGS AND REPLACE DAMAGED CABINETS AS PER AS 2419.1

NOTE: ALTER ALL TENANCY DOORS TO SWING OUTWARDS IN THE DIRECTION OF EGRESS, RAWG, AND REPAIR THAT THESE DOORS ARE FITTED WITH LIVER TYPE EGRESS HARDWARE ALLOWING OPERATION FROM WITHIN WITHOUT THE USE OF A KEY.

FLOOR BETWEEN STOREYS
FLOORS BETWEEN STOREYS ARE TO ACHIEVE AN FRL OF 90/90/90 AND ANY PENETRATIONS OF THE FLOOR OR SEPARATING WALLS ARE TO BE SUBSEQUENTLY PROTECTED.

NOTE: UPGRADE EXISTING EXTERNAL FIRE HYDRANTS TO DUAL HEAD WITH STORZ COUPLINGS AND REPLACE DAMAGED CABINETS AS PER AS 2419.1

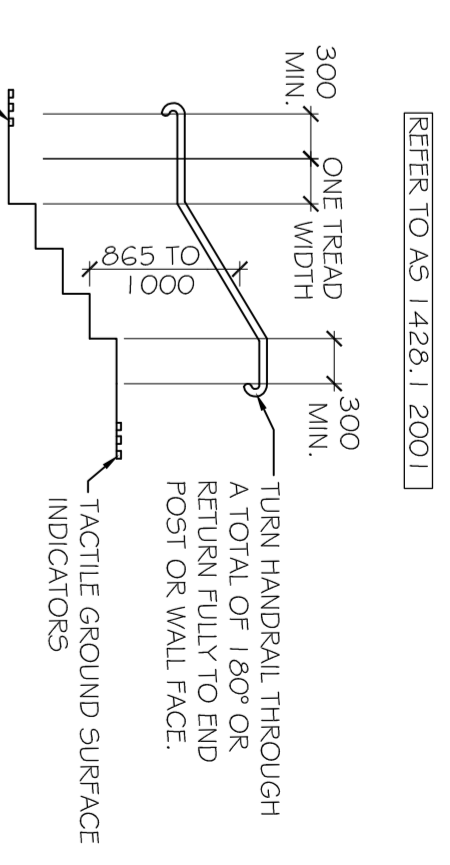
NOTE: PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH AS 2444. (A MINIMUM OF 1 PER TENANCY PLUS COMMON AREA EXTINGUISHERS AND SPECIAL HAZARD AS APPROPRIATE).

FIRE RATING
LIGHTWEIGHT CONSTRUCTION SUBJECT TO COMPLY WITH THE PROPERLY SYSTEM CHOSEN TO ACHIEVE A 90/90/90 FIRE RATING.

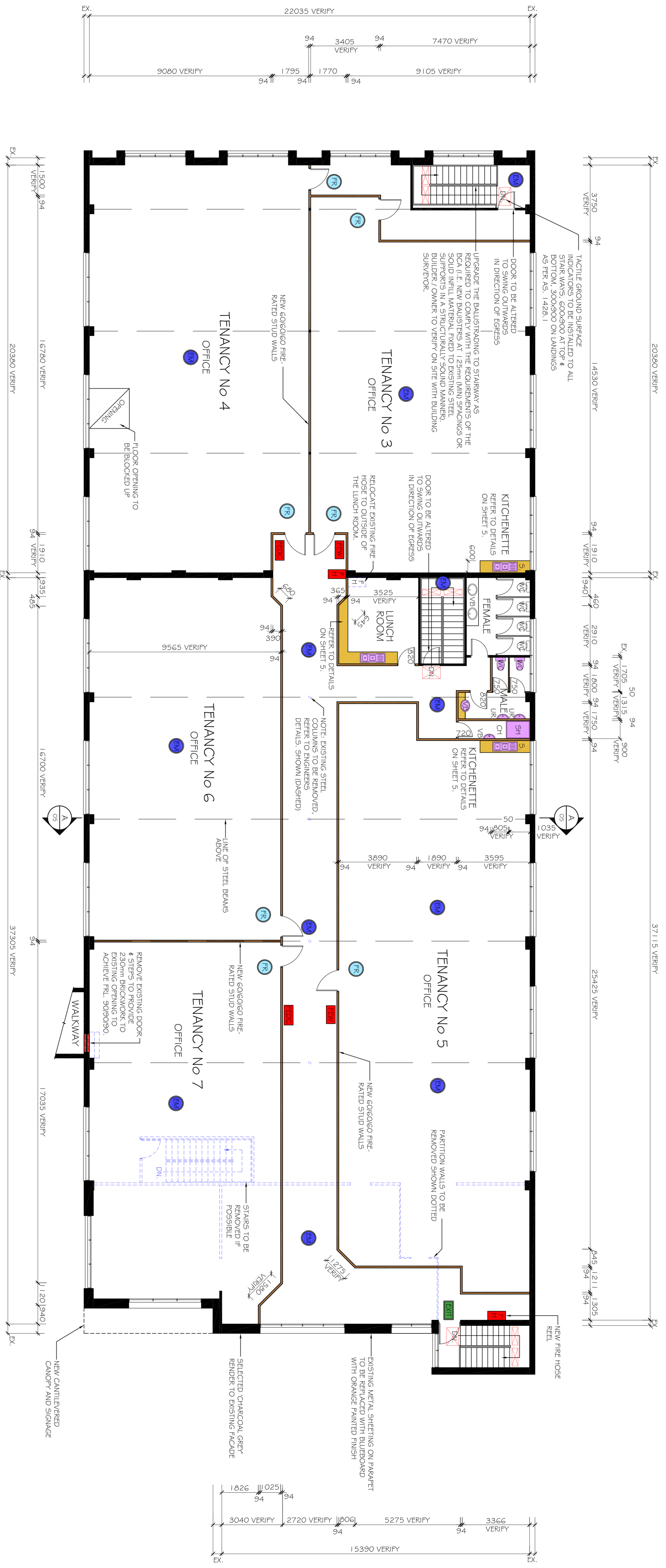
NOTE: UPGRADE EXISTING EXTERNAL FIRE HYDRANTS TO DUAL HEAD WITH STORZ COUPLINGS AND REPLACE DAMAGED CABINETS AS PER AS 2419.1

NOTE: ALL DOORS, WINDOWS AND EXHAUST FANS TO BE SEALED AS PER BCA REQUIREMENTS

WALL STUDS
ALL 94mm THICK WALLS TO BE 62mm STEEL STUDS @ 600 CTS MAX. WITH 1 LAYER OF 150 GYPROCK PROCEER PLASTERBOARD EACH SIDE OF STEEL STUD. REFER TO CSR 055 STEEL FRAME WALL SYSTEMS FOR FURTHER INFORMATION. ALSO SELECTED 50mm BRADWOOD GLASSWOOL PARTITION BATTIS OR SIMILAR, BUILDER TO VERIFY ON SITE.



STAIR HANDRAIL EXTENSION SCALE 1:50



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

DOOR SCHEDULE
SELECTED 2340 HEIGHT x 1020 WIDE x 38 THICK FIRE RATED DOOR, FIRE RATED DOORS TO COMPLY WITH MANUFACTURERS SPECIFICATIONS AND DETAILS, BUILDER TO VERIFY ON SITE.
SELECTED HARDWARE DOOR HANDLES AND HINGERS, BUILDER TO VERIFY ON SITE.

NOTE: SELECTED CARPET TYPE, COMMERCIAL TACTILE BUILDER TO VERIFY ON SITE IN TENANCY NO. 3, 4, 5, 6 & 7.

NET FLOOR AREA (OFFICES)	
TENANCY No. 3:	192,220 sqm
TENANCY No. 4:	234,339 sqm
TENANCY No. 5:	271,773 sqm
TENANCY No. 6:	180,116 sqm
TENANCY No. 7:	183,471 sqm

COMMON AREAS (FIRST FLOOR)	
TOILETS	27,226 sqm
CORRIDORS	185,666 sqm
STAIRS	40,622 sqm
LUNCHROOM	17,771 sqm

LEGEND:

[Red Box]	= NEW FIRE HOSE REEL	[Red Box]	= NEW FIRE EXTINGUISHERS (WATERS)
[Green Box]	= NEW EXIT SIGNS	[Red Box]	= NEW FIRE EXTINGUISHERS (DRY CHEMICAL)
[Blue Box]	= NEW EMERGENCY LIGHTING	[Green Box]	= FIRE HYDRANT
[Red Box]	= NEW 1020 WIDE FIRE RATED DOORS	[Blue Box]	= NEW CHEMICAL FIRE EXTINGUISHER
[Green Box]	= FIRE HYDRANT	[Blue Box]	= NEW WATER FIRE EXTINGUISHER
[Green Box]	= NEW CHEMICAL FIRE EXTINGUISHER	[Blue Box]	= 300 x 900 TACTILE SURFACE INDICATOR
[Green Box]	= NEW WATER FIRE EXTINGUISHER	[Blue Box]	= 600 x 900 TACTILE SURFACE INDICATOR

Project: **PROP. ALTERATIONS TO EXIST. FACTORY / WAREHOUSE**
 AT No. 205 A MIDDLEBOROUGH ROAD, BOX HILL
 Client: **MR. TSOBANIS**

Rev. No.	Amendments	Date

MEMBER
Building Designers Association Victoria

THE CONTRACTOR/OWNER SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES TO BE REFERRED TO THE DESIGNER FOR DIRECTION. THESE DRAWINGS CONSULTANTS PTY LTD AND CANNOT BE COPIED WITHOUT AUTHORITY IN WRITING.
 © - COPYRIGHT

dwc
DESIGN WISE CONSULTANTS PTY LTD
 RISINGHILL & BUILDING DESIGN
 TEL: 9888 8888 FAX: 9888 8877
 24 BURWOOD HWY, BURWOOD 3125
 EMAIL: info@designwise.net.au
 WEB: www.designwise.net.au
 AON: 105335888
 ABR: 62 95 11 079

Date	Scale
13.03.08	AS SHOWN

Drawn	Sheet	Build / Fract. No.	Drawing No.
CHRIS TASSELL	4 OF 8	DP - AD 2387	EXT - 567