

NOTE: REPLACE EXISTING EXTERNAL DOOR HARDWARE WITH COMPLYING EGRESS (E LEVER DOOR HARDWARE ALLOWING EGRESS VIA A SINGLE HANDED DOWNWARD ACTION AND WITHOUT THE USE OF A KEY.

NOTE: UPGRADE THE BALUSTRADES TO EXISTING STAIRS AS REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE BCA (E MAX. 125mm SPACING, 1M HEIGHT ABOVE LANDINGS).

**TENANCY SEPARATING WALLS**  
TENANCY SEPARATING WALLS LOCATED ON BOUNDARIES ARE TO CONFORM WITH BCA REQUIREMENTS SPEC C1.1.1 (TABLE 5) FOR BOUNDARY WALLS (WHETHER SEPARATE OR SHARED) TO ACHIEVE AN RFL 90/90/90.

NOTE: UPGRADE FRONT STAIR TO COMPLY WITH AS 1428.1 FOR STAIRS OCCUPANCY (E.I. INSTALL TACTILE IN-CORNER HANDRAIL STRIPS ON TREADS, 300mm HANDRAIL EXTENSIONS ETC.).

NOTE: ALTER ALL TENANCY DOORS TO SWING OUTWARDS IN THE DIRECTION OF EGRESS (EAVE), AND ENSURE THAT THESE DOORS ARE FITTED TO LOCK THE EGRESS HARDWARE ALLOWING OPERATION FROM WITHIN WITHOUT THE USE OF A KEY.

**FLOOR BETWEEN STOREYS**  
FLOORS BETWEEN STOREYS ARE TO ACHIEVE AN RFL OF 90/90/90 AND ANY PENETRATIONS OF FLOOR OF SEPARATING WALLS ARE TO BE SUBSEQUENTIALLY PROTECTED.

NOTE: UPGRADE EXISTING EXTERNAL FIRE PROBRANTS TO DUAL HEAD WITH STOREZ 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 PROPRIETARY SYSTEM CHOSEN TO ACHIEVE A 90/90/90 FIRE RATING.

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

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

EXIT 1500

TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED TO ALL STAIR WAYS, 600x900 AT TOP & BOTTOM, 300x900 ON LANDINGS AS PER AS 1428.1

DOOR TO BE ALTERED TO SWING OUTWARDS IN DIRECTION OF EGRESS

UPGRADE THE BALUSTRADES TO STAIRWAY AS REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE BCA (E.I. MAX. 125mm SPACING, 1M HEIGHT ABOVE LANDINGS).

TENANCY No 3 OFFICE

7 CAR SPACES

TENANCY No 4 OFFICE

7 CAR SPACES

FLOOR OPENING TO BE BLOCKED UP

NEW 90/90/90 FIRE RATED STUD WALLS

1890

DOOR TO BE ALTERED TO SWING OUTWARDS IN DIRECTION OF EGRESS

KITCHENETTE

FEMALE

MALE

UR

CH

VB

OV

DN

UP

DN

UP

DN

UP

DN

UP

DN

UP

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UP

DN

UP

DN

UP

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DN

UP

EXIT 1660 1315 900

EXIT 1000 900 150

1890

3600

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3600

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3600

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1890

3600

1890

3600

1890

3600

1890

EX

18120

90

17890

90

17890

90

17890

90

17890

90

NEW CANTILEVERED CANOPY AND SIGNAGE

17890

90

17890

90

17890

90

17890

90

17890

90

TENANCY No 7 OFFICE

6 CAR SPACES

UPGRADE DOORWAY TO BE BLOCKED OFF TO BE FIRE RATED AND SEALED TO ACHIEVE RFL 90/90/90

NEW 90/90/90 FIRE RATED STUD WALLS

WALKWAY

STAIRS TO BE REMOVED IF POSSIBLE

EXISTING METAL SHEETING ON PARAPET TO BE REPLACED WITH BLUEBOARD WITH ORANGE PAINTED FINISH

SELECTED CHARCOAL GREY RENDER TO EXISTING FACADE

NEW FIRE HOSE REEL

1215

190

90

1215

190

90

1215

190

90

1215

190

**NET FLOOR AREA (OFFICES)**

TENANCY No 3:	192.20 sqm
TENANCY No 4:	234.59 sqm
TENANCY No 5:	271.73 sqm
TENANCY No 6:	120.16 sqm
TENANCY No 7:	182.47 sqm

**COMMON AREAS (FIRST FLOOR)**

TOILETS	27.26 sqm
COORIDORS	185.66 sqm
STAIRS	40.62 sqm
LINCHROOM	17.71 sqm

**LEGEND:**

[Symbol]	NEW FIRE HOSE REEL
[Symbol]	FIRE HYDRANT
[Symbol]	NEW CHEMICAL FIRE EXTINGUISHER
[Symbol]	NEW WATER FIRE EXTINGUISHER
[Symbol]	300 x 900 TACTILE SURFACE INDICATOR
[Symbol]	600 x 900 TACTILE SURFACE INDICATOR

**PROPOSED FIRST FLOOR PLAN**

SCALE 1:100

PROP. ALTERATIONS TO EXIST.  
AT No. 205 A MIDDLEBOROUGH ROAD, BOX HILL

Rev. No.	Author/Date	Date	By
Rev. A	NEW FIRST FLOOR LAYOUT AS INSTRUCTED BY CLIENT	10/07/07	
Rev. B	CALCULATED NET FLOOR AREAS, RE-NUMBERED PROPOSED CAR PARKING SPACES	16/08/07	

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