FLOOR PLAN / SERVICE LEGEND	
	WATER TAP
	SUB BOARD - 60 AMPS PER BOARD
	N.T.D. BOARD (NBN - TELEPHONE/ DATA)
	36m FIRE HOSE REEL
	1 x 4.5kg DCP FIRE EXTINGUISHER TO BE INSTALLED IN OFFICE
	1 x 9.0kg DCP FIRE EXTINGUISHER TO BE INSTALLED IN WAREHOUSE

VOLUME DATA SHEET:

WAREHOUSE VOLUME : 10,920 m3
FIRST FLOOR OFFICE VOLUME: 452m3

TOTAL BUILDING VOLUME = 11,372m3 - TYPE C CONSTRUCTION

STUD WORK NOTES:

- ALL INTERNAL STUD WORK WALLS TO GROUND FLOOR AREA TO BE TO UNDERSIDE OF SLAB
- ALL INTERNAL WALLS TO FIRST FLOOR UNLESS OTHERWISE NOTED TO UNDERSIDE OF CEILING AT 2700mm HIGH
- ALL STUD WORK DOORS (HOLLOW CORE) TO BE BUILT IN ALUMINUM FRAME 2340mm x 920mm, DOORS THAT ARE NEXT TO FHW HAVE GLASS VIEWING PANEL ABOVE
- FHW = FULL HEIGHT FIXED GLAZED WINDOW BUILT INTO STUD WORK TO UNDERSIDE OF CEILING.
- HHW = HALF HEIGHT FIXED GLAZED WINDOW - 900mm HIGH STUD WALL WITH GLASS ABOVE TO UNDERSIDE OF CEILING

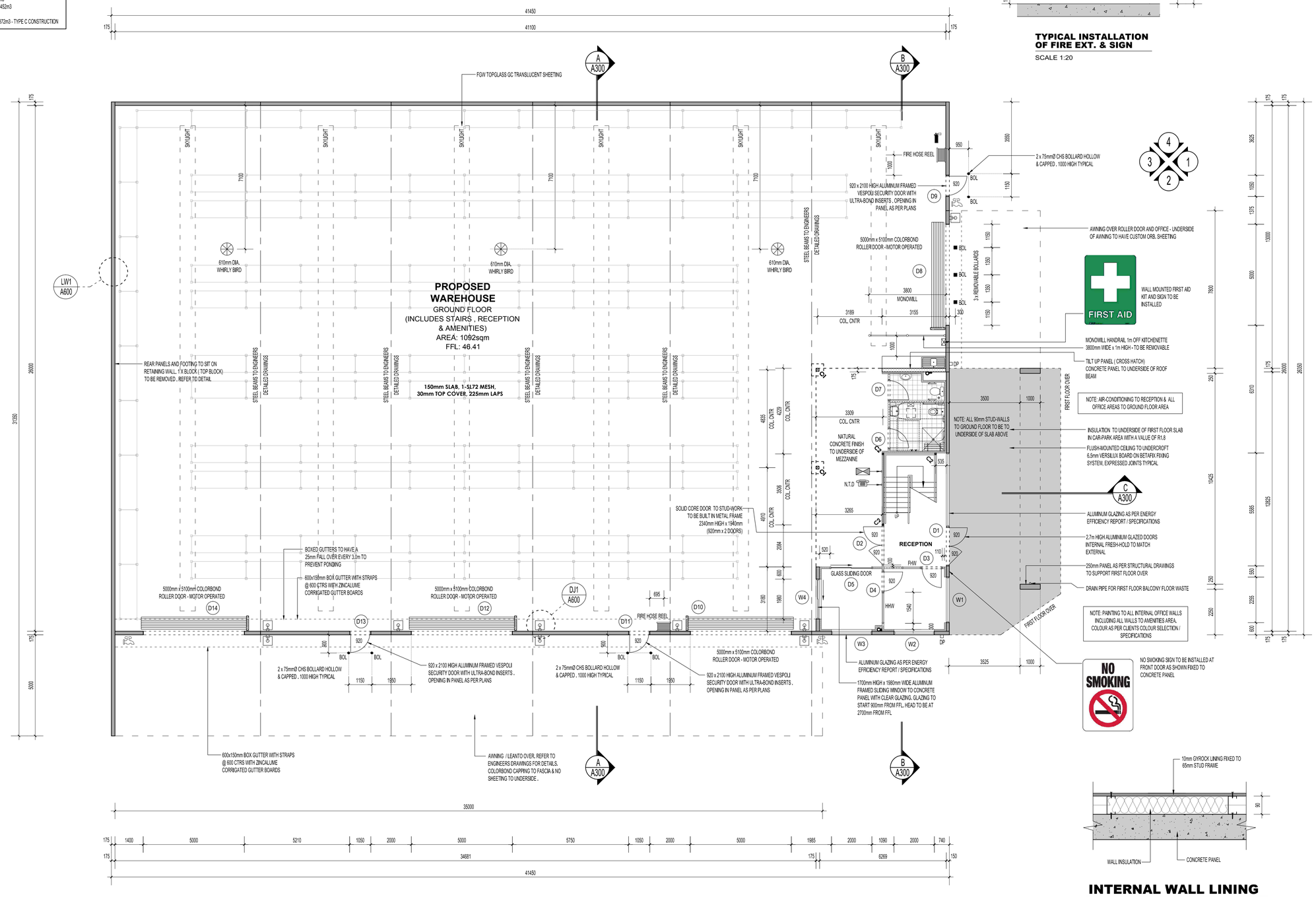
ALL FULL HEIGHT GLASS IN PARTITION WALLS TO HAVE A SOLID NON TRANSPARENT CONTRASTING LINE (FULL WIDTH OF GLASS), SOLID STRIP TO BE 75mm THICK AND START FROM 900mm FROM F.F.L

ANTICON TO ROOF AND R4.1 CEILING INSULATION IS REQUIRED TO FIRST FLOOR OFFICE CEILING.

ALL INSULATION TO BE IN ACCORDANCE WITH AS4859.1 TO THE OFFICE.
CONCRETE EXTERNAL WALLS: R-VALUE OF 2.3 (R2.0 TO BE ADDED).

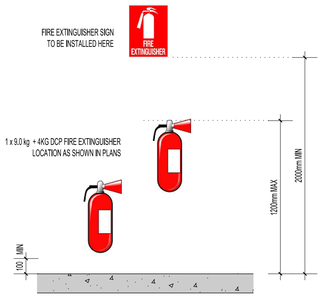
EXTERNAL WALLS FACING SOUTH AND INTERNAL WALLS SEPARATING CONDITIONED SPACE FROM WAREHOUSE: R-VALUE OF 1.8 (R1.5 TO BE ADDED).

OPERATION OF LATCH OF ALL EXIT DOORS TO COMPLY WITH CLAUSE D2.21 OF THE BCA.



GROUND FLOOR PLAN

SCALE 1:100



TYPICAL INSTALLATION OF FIRE EXT. & SIGN

SCALE 1:20

INTERNAL WALL LINING

SCALE 1:10

ENERGY EFFICIENCY NOTES:

MECHANICAL VENTILATION AND AIR-CONDITIONING SYSTEM INSTALLED TO PROVIDE VENTILATION IN ACCORDANCE WITH BCA VOLUME 1 ARE TO BE COMPLIANT WITH AS 1668.2 & AS/NZS 3666.1.
MECHANICAL VENTILATION AND AIR-CONDITIONING BY OWNER

MECHANICAL VENTILATION AND AIR-CONDITIONING SYSTEM INSTALLED TO PROVIDE VENTILATION IN ACCORDANCE WITH BCA VOLUME 1 ARE TO BE COMPLIANT WITH AS 1668.2 & AS/NZS 3666.1

AIR-CONDITIONING/VENTILATION SYSTEMS AND ARTIFICIAL LIGHTING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PARTS J5 & J6 OF THE BCA VOLUME 1 REQUIREMENTS FOR ENERGY EFFRICIENCY

ALL HOT WATER SUPPLY SYSTEMS ARE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH SECTION 8 OF AS 3500.4

GENERAL NOTES FOR ACCESS :

(TO COMPLY WITH SECTIONS AS 1228.1-2009 & PART D3 OF THE BCA)

- ***SECTION 6.6 VISUAL INDICATORS ON GLAZING***

WHERE THERE IS NO HANDRAIL OR TRANSOM ALL FULLY GLAZED DOORS , SIDELIGHTS INCLUDING GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY SHALL BE CLEARLY MARKED THE FULL WIDTH WITH A SOLID CONTRASTING LINE. THE CONTRASTING LINE SHALL BE NOT LESS THAT 75mm WIDE AND SHALL EXTEND ACROSS THE FULL WIDTH OF THE GLAZING, THE LOWER EDGE SHALL BE BETWEEN 900mm & 1000mm ABOVE FLOOR LEVEL. CONTRASTING LINE ON GLAZING SHALL HAVE A 30% LUMINANCE CONTRAST WHEN VIEWED AGAINST THE FLOOR SURFACE.

- ***SECTION 7 FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL***

FLOOR SHALL HAVE A SLIP RESISTANT SURFACE WITH A MAX 5mm VARIATION IN SURFACE. CARPET OR ANY SOFT FLEXIBLE MATERIAL ON THE FLOOR SURFACE SHALL HAVE A PILE HEIGHT OF THICKNESS OF MAX OF 11mm AND CARPET BACKING SHALL BE A MAX OF 4mm IN THICKNESS. EXPOSED EDGES OF FLOOR COVERINGS SHALL HAVE A TRIM FASTENED TO THE FLOOR THE ENTIRE LENGHT OF THE EXPOSED EDGE.

- ***SECTION 8 BRAILLE & TACTILE SIGNS***

BRAILLE AND TACTILES SIGNAGE TO BE PROVIDED FOR SANITARY FACILITIES. SIGNS MUST BE NOT LESS THAN 1200mm AND NOT HIGHER THAN 1600mm ABOVE THE FLOOR SURFACE. SIGNS IDENTIFYING ROOMS MUST BE LOCATED ON THE WALL ON THE LATCH SIDE OF THE DOOR WITH THE LEADING EDGE OF THE SIGN LOCATED BETWEEN 50mm AND 300mm OR ARCHITRAVE OR WHERE NOT POSSIBLE THE SIGN MAY BE PLACED ON THE DOOR.
DOORWAYS & DOOR NOTES:
(TO COMPLY WITH SECTIONS 13 AS 1428.1-2009 & PART D2.19 OF THE BCA)

- ALL EXIT DOORS TO SWING IN DIRECTION OF EGRESS.
- ALL DOORWAYS SHALL HAVE A MIN LUMINANCE CONTRAST OF 30% BETWEEN DOOR SYSTEM COMPONENTS AND WALLS.
- DOORWAYS ON A CONTINUOUS PATH OF TRAVEL SHALL HAVE A 850mm CLEAR OPENING.
- DOORS THAT FORM A CONTINUOUS PATH OF TRAVEL MUST BE OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION.
- DOOR HANDLES TO BE BETWEEN 900mm AND 1100mm FROM THE FLOOR.
- CLEARANCE BETWEEN THE DOOR HAND AND DOOR FACE SHALL BE 35mm & 45mm.

DISABLED TOILET NOTES:
(TO COMPLY WITH SECTIONS 13 AS 1428.1-2009 & PART F2.4 OF THE BCA)

- WATER TAPS TO HAVE LEVER HANDLES WITH A CLEARANCE OF 50mm FROM ADJACENT SURFACES.
- HOT & COLD WATER TO BE DELIVERED THROUGH 1 SPOUT.
- TOILET SEAT TO BE A FULL ROUND TYPE , WITH A LOAD RATING OF 150kg AND A LUMINANCE CONTRAST OF 30% WITH BACKGROUND.
- BACKREST TO BE PROVIDED AS PER DETAILS
- FLUSHING CONTROLS ZONE AS PER SECTION 15.2.5 OF AS 1428.1-2009
- TOILET PAPER DISPENSER ZONE AS PER SECTION 15.2.6 OF AS 1428.1-2009
- GRABRAILS TO BE BETWEEN 30mm & 40mm DIAMETER WITH A CLEARANCE OF BETWEEN 50mm & 60mm FROM ANY SURFACE.
- DOORS TO BE PROVIDED WITH AN IN-USE INDICATOR AND SHALL BE OPENEDED FROM THE OUTSIDE

REV.	DATE	I.N.	DESCRIPTION
0	24.03.2020	J.M	ISSUE FOR CONSTRUCTION
D	05.02.20	J.M	HANDRAIL TO BE REMOVABLE
C	15.10.19	J.M	ISSUE FOR TENDER / CDC APPROVAL
B	2.10.19	J.M	CLIENT CHANGES

VESPOLI CONSTRUCTIONS

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UNLESS OTHERWISE NOTED: RETAINING WALLS, DEMOLITION,SEWER PILING, SUBSOIL DRAINS, BLASTING OR OTHER SITE WORKS ARE ALL AT OWNER'S EXPENSE

PROPOSED OFFICE AND WAREHOUSE PROJECT

LOT 134 # 8 QUARTZ WAY
WANGARA WA

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWING No. A102
JOB No. A19004

drawn	date	PAGE No.
J.MAIOLO	30/08/2019	
checked	scale	REV No. 0
J.MAIOLO	AS SHOWN	

ISSUED FOR CONSTRUCTION