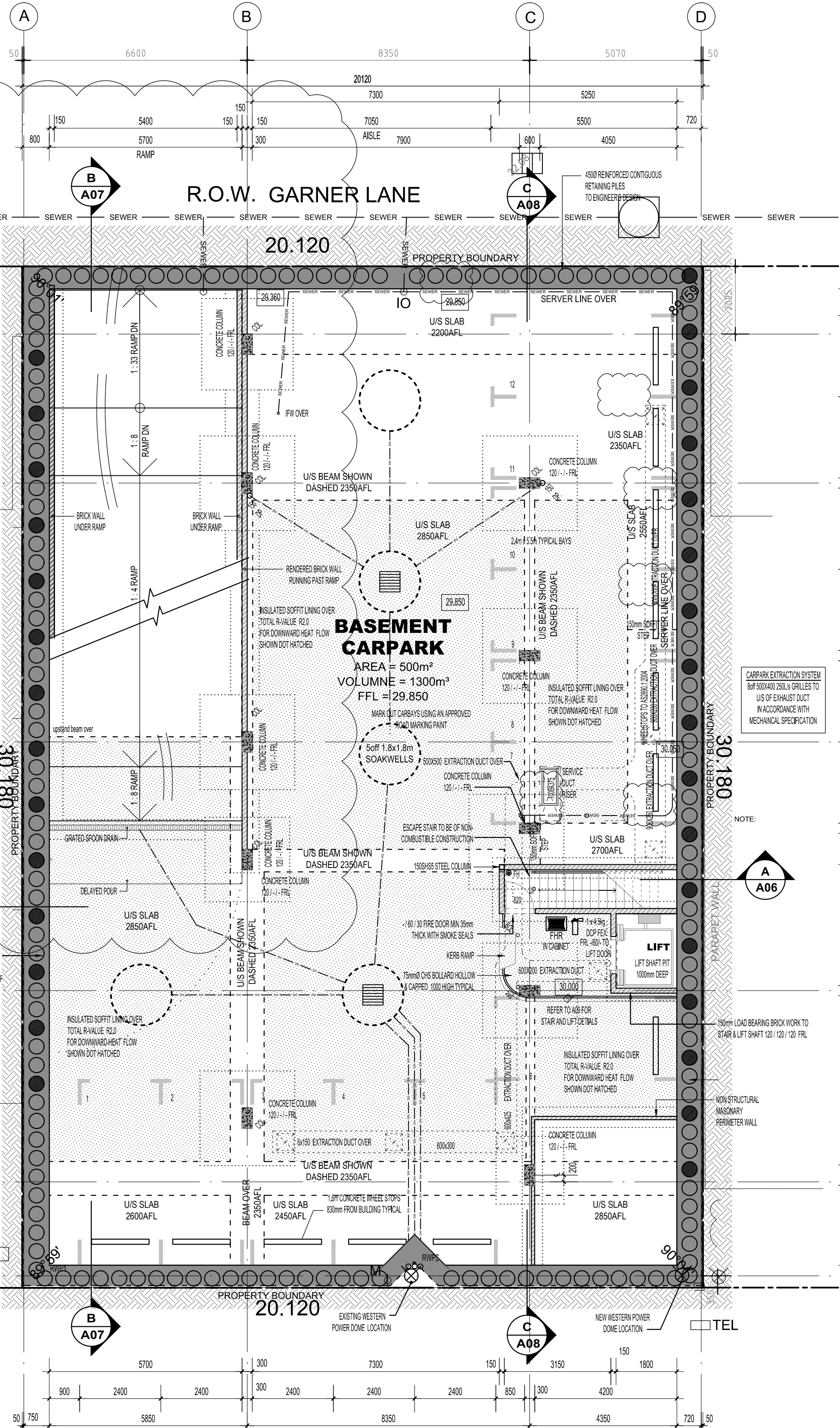


**GENERAL NOTES**

- ALL FLOOR, WALL AND CEILING LININGS TO BE INSTALLED AND COMPLY WITH CLAUSE C1.10 AND SPECIFICATIONS C1.10 OF THE BCA. NOTE ALL FLOOR COVERINGS TO BE A COMMERCIAL GRADE.
- PENETRATIONS OF BUILDING ELEMENTS REQUIRED TO ACHIEVE FRL TO BE PROTECTED IN ACCORDANCE WITH CLAUSE C3.12 AND C3.15 OR HOUSED IN A FIRE RATED SHAFT WITH OPENINGS PROTECTED IN ACCORDANCE WITH SPECIFICATIONS C1.1.



**BASEMENT PLAN**  
SCALE 1:100

**GENERAL NOTES FOR ACCESS:**  
(TO COMPLY WITH SECTIONS 13 AS 1428.1-2009 & PART D2.19 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 THAN 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 LENGTH OF THE EXPOSED EDGE.
- SECTION 8 BRAILLE & TACTILE SIGNS**  
BRAILLE AND TACTILE SIGNAGE TO BE PROVIDED FOR SANITARY FACILITIES. SIGNS MUST BE NOT LESS THAN 120mm AND NOT HIGHER THAN 160mm 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 ARCHITECTURAL 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)

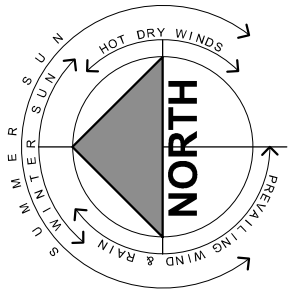
- ALL EXIT DOORS TO SWING IN DIRECTION OF EGRESS.
- ALL DOORWAYS SHALL HAVE A MIN LUMINANCE CONTRAST OF 30% BETWEEN DOOR SYSTEM COMPONENTS AND WALLS.
- DOORWAYS ON A CONTINUOUS PATH OF TRAVEL SHALL HAVE A 850mm CLEAR OPENING.
- DOORS THAT FORM A CONTINUOUS PATH OF TRAVEL MUST BE OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION.
- DOOR HANDLES TO BE BETWEEN 800mm AND 1100mm FROM THE FLOOR.

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

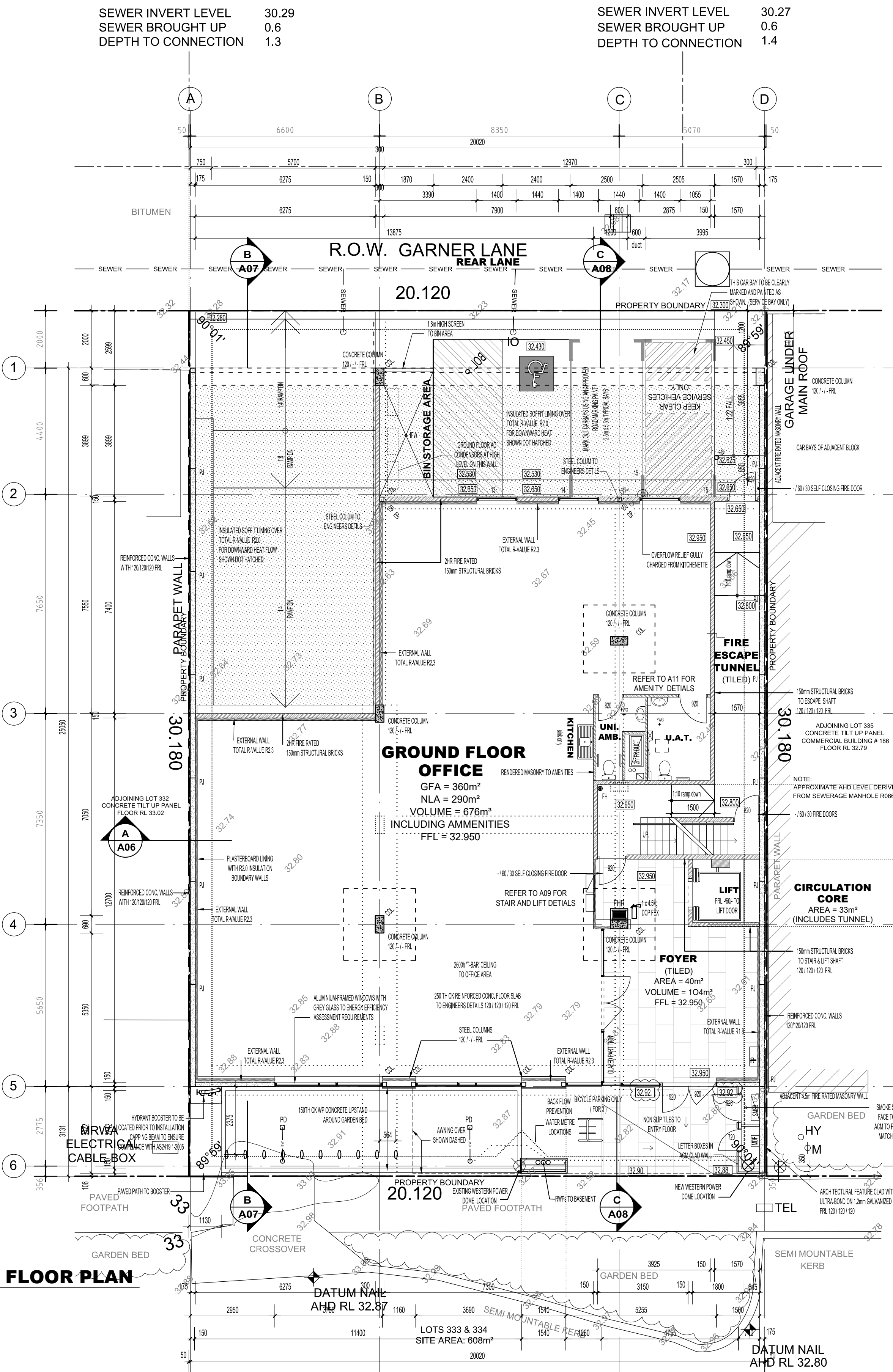
- CLEARANCE BETWEEN THE DOOR HAND AND DOOR FACE SHALL BE 30mm & 45mm.
- TOILET PAPER DISPENSER ZONE AS PER SECTION 15.2.6 OF AS 1428.1-2009
- GRABRAILS TO BE BETWEEN 30mm & 40mm DIAMETER WITH A CLEARANCE OF BETWEEN 50mm & 80mm FROM ANY SURFACE.
- DOORS TO BE PROVIDED WITH AN IN-USE INDICATOR AND SHALL BE OPENED FROM THE OUTSIDE
- 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

**1428.1-2009**

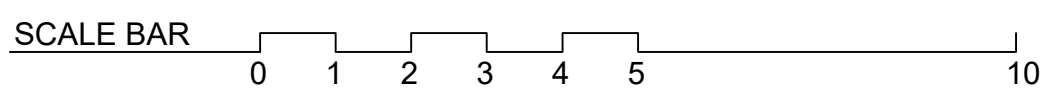
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- BACKREST TO BE PROVIDED AS PER DETAILS
- FLUSHING CONTROLS ZONE AS PER SECTION 15.2.5 OF AS 1428.1-2009



**GROUND FLOOR PLAN**  
SCALE 1:100



GLAZING CALCULATIONS ARE INCLUDED IN THE ENERGY EFFICIENCY REPORT (APPENDIX A). GLAZING U-VALUE & SHGC MUST BE CONFIRMED TO BE WHOLE WINDOW COMPLIANCE. VALUES ARE SELECTED FOR ASSESSMENT FOR DESIGN, HOWEVER FINAL GLAZING/WINDOW SELECTIONS MAY REQUIRE RE-ASSESSMENT TO ENSURE BCA COMPLIANCE



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**PROPOSED OFFICE AND WAREHOUSE DEVELOPMENT**  
LOT 333-334 MAIN STREET OSBORNE PARK

DRAWING TITLE:  
FLOOR PLANS  
BASEMENT &  
GROUND FLOOR

REV.	DATE	I.N.	DESCRIPTION	REV.	DATE	I.N.	DESCRIPTION
4	30.04.19	MWS	AS PER DESIGN AND APPROVALS AS PER THE DESIGNER'S REVISIONS TO THE ORIGINAL DESIGN.	2	30.04.19	MWS	AS PER DESIGN AND APPROVALS AS PER THE DESIGNER'S REVISIONS TO THE ORIGINAL DESIGN.
3	15.05.18	MWS	OF REAR CARPARK LEVELS AMENDED.	1	15.05.18	MWS	OF REAR CARPARK LEVELS AMENDED.
2	12.18	MWS	BASEMENT SOFFIT LEVELS AMENDED.	1	12.18	MWS	BASEMENT SOFFIT LEVELS AMENDED.
1	24.10.17	MWS	ISSUE FOR CONSTRUCTION.	1	24.10.17	MWS	ISSUE FOR CONSTRUCTION.
0	27.04.17	MWS	BUILDING LICENCE.	0	27.04.17	MWS	BUILDING LICENCE.

DRAWING No. **A03**  
JOB No. **A10034**  
PAGE No. 3  
REV No. 4