



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 3066.1.

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 3066.1.

AIR-CONDITIONING/VENTILATION SYSTEMS AND ARTIFICIAL LIGHTING
TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PARTS 3 & 46 OF THE BCA VOLUME 1 REQUIREMENTS FOR ENERGY EFFICIENCY

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

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



BRaille AND TACTILE SIGNAGE COMPLYING WITH SPECIFICATION D3.6 MUST IDENTIFY EACH DOOR REQUIRED BY E4.5 TO BE PROVIDED WITH AN EXIT SIGN AND STATE - "EXIT"; AND "LEVEL" FOLLOWED BY THE FLOOR NUMBER.

LOCATION OF BRAILLE AND TACTILE SIGNS
SIGNS INCLUDING SYMBOLS, NUMBERING AND LETTERING MUST BE DESIGNED AND INSTALLED AS FOLLOWS:

SIGNS MUST BE LOCATED NOT LESS THAN 1200MM AND NOT HIGHER THAN 1600MM ABOVE THE FLOOR OR GROUND SURFACE.

SIGNS WITH SINGLE LINES OF CHARACTERS MUST HAVE THE LINE OF TACTILE CHARACTERS NOT LESS THAN 1250MM AND NOT HIGHER THAN 1350MM ABOVE THE FLOOR OR GROUND SURFACE.

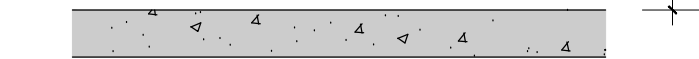
SIGNS IDENTIFYING ROOMS CONTAINING FEATURES OR FACILITIES LISTED IN D.6.5 MUST BE LOCATED:

ON THE WALL ON THE LATCH SIDE OF THE DOOR WITH THE LEADING EDGE OF THE SIGN LOCATED BETWEEN 50MM AND 300MM FROM THE ARCHITECTURE

IN THE EVENT OF INSUFFICIENT LATCH SIDE DIMENSION, A SIGN MAY BE PLACED ON THE NON-LATCH SIDE OF THE DOOR

WHERE (I) AND (II) IS NOT POSSIBLE, THE SIGN MAY BE PLACED ON THE DOOR ITSELF.

SIGNS IDENTIFYING PATHS OF TRAVEL MUST BE PLACED SO THEY ARE LOCATED DIRECTLY AHEAD IN THE DIRECTION OF TRAVEL. WHERE ONE WALL CONTINUES IN THE DIRECTION OF TRAVEL AND THE OTHER FORMS A CORNER, THE SIGN MUST BE PLACED ON THE CONTINUING WALL.



TYPICAL INSTALLATION OF FIRE EXT. & SIGN

SCALE 1:20



SCALE 1:10

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 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 TACTILES 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 ARCHITRAVE OR WHEN 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 CONTRAS 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 REVER FROM THE SIDE THAT FACE 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 COMPLETE THIS SECTION IS AS FOLLOWS: 1.2005-01 ARTICLE 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 INUSE INDICATOR AND SHALL BE OPENED FROM THE OUTSIDE

0	17.03.20	J.M	ISSUE FOR CONSTRUCTION
3	29.10.19	J.M	ISSUED FOR TENDER
2	05.07.19	MWS	columns and louvers remove
1	18.06.19	MWS	ISSUED FOR TENDER
0	11.06.19	MWS	ISSUED FOR APPROVALS
REV.	DATE	I.N.	DESCRIPTION

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 WORKSHOP PROJECT

LOT 205 + 206 NARDINE CLOSE
HIGH WYCOMBE WA

DRAWING TITLE:
FIRST FLOOR PLAN

DRAWING No. **A104**

JOB No. **A18016**

drawn	date	PAGE No.
J.MAIOLO	25.04.2019	
checked	scale	REV No. 0
	1:100	

ISSUED FOR CONSTRUCTION