

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, SIDLIGHTS 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 6mm 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 MUST BE PROVIDED FOR SANITARY FACILITIES. SIGNS MUST BE NOT LESS THAN 1200mm AND NOT HIGHER THAN 1800mm 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-JUSE INDICATOR AND SHALL BE OPENED FROM THE OUTSIDE

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 1988.2 & AS/NZS 3686.1. 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 1988.2 & AS/NZS 3686.1

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 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.

ANTICON TO ROOF AND R3.0 CEILING INSULATION IS REQUIRED TO FIRST FLOOR OFFICE CEILING.

ALL INSULATION TO BE IN ACCORDANCE WITH AS4689.1 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).

AWNING / CANOPY OVER. REFER TO ENGINEERS DRAWINGS FOR DETAILS. AWNING TO HAVE COLORBOND FASCIA CAPPING AND CUSTOM ORB SHEETING TO UNDERSIDE

90mm STEEL STUD WALL TO OFFICE AREAS TO BE TO UNDERSIDE OF CEILING

100mm x 100mm ALUMINUM COLUMN BY WINDOW INSTALLER

ALUMINUM GLAZING. REFER TO ELEVATIONS AND ENERGY EFFICIENCY REPORT

175mm CONCRETE PANEL - REFER TO STRUCTURAL ENGINEERS DRAWINGS

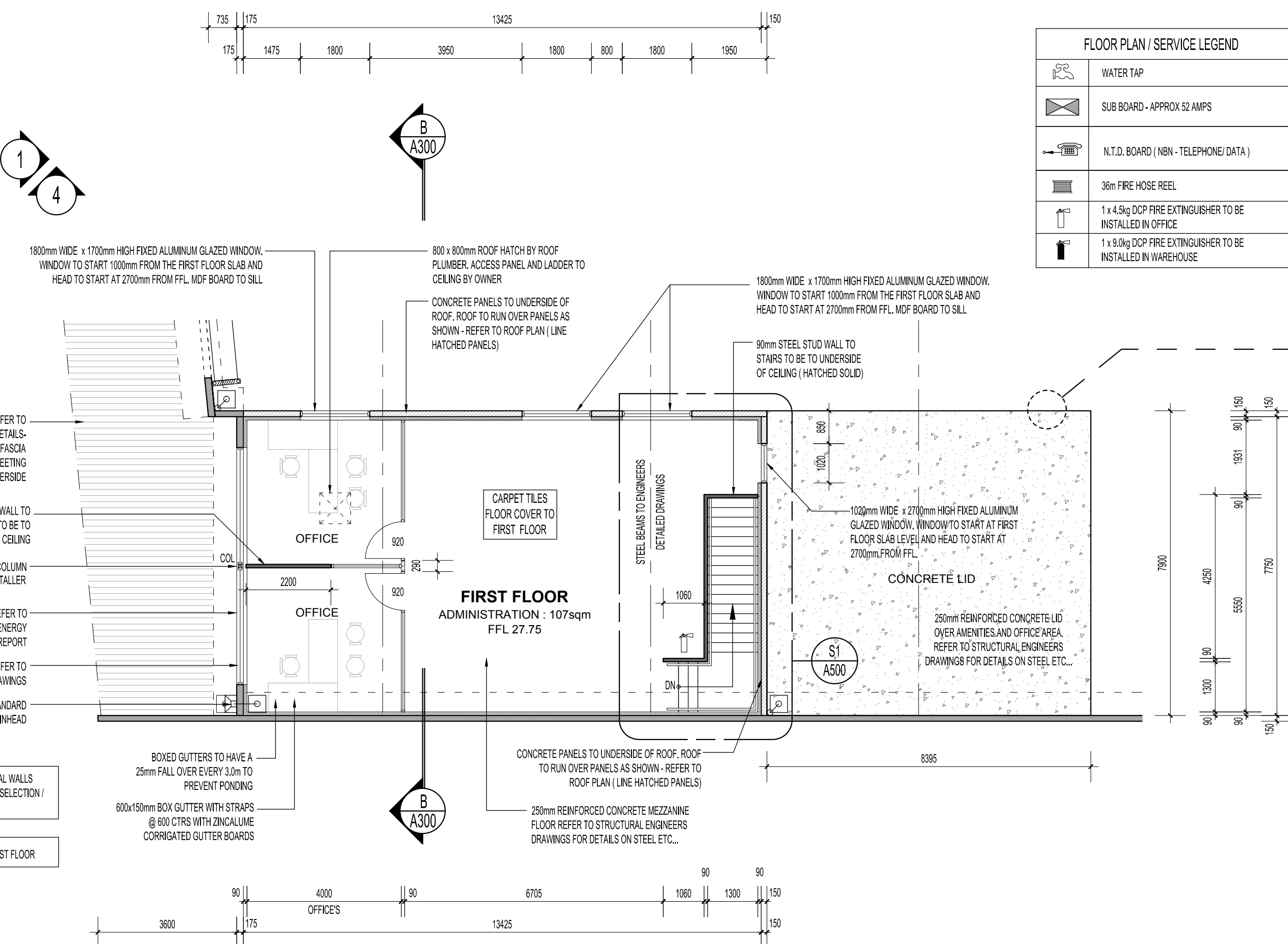
100 x 100 DP WITH STANDARD RAIRHEAD

NOTE: PAINTING TO ALL INTERNAL WALLS COLOUR AS PER CLIENTS COLOUR SELECTION / SPECIFICATIONS

NOTE: AIR-CONDITIONING TO FIRST FLOOR

FIRST FLOOR PLAN

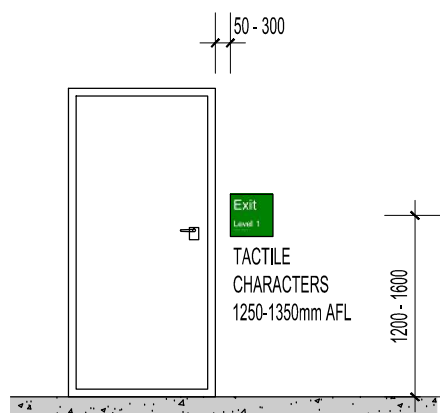
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FLOOR PLAN / SERVICE LEGEND	
	WATER TAP
	SUB BOARD - APPROX 32 AMPS
	N.T.D. BOARD (NBN - TELEPHONE / DATA)
	36m FIRE HOSE REEL
	1 x 4.5kg DCP FIRE EXTINGUISHER TO BE INSTALLED IN OFFICE
	1 x 9.0kg DCP FIRE EXTINGUISHER TO BE INSTALLED IN WAREHOUSE

SLAB EDGE DETAIL

SCALE 1:10



LOCATION OF TACTILE EXIT SIGNS

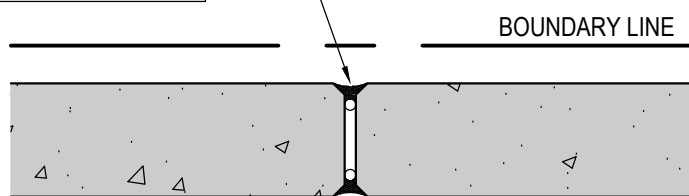
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BRAILLE AND TACTILE SIGNAGE COMPLYING WITH SPECIFICATION D3.6 MUST IDENTIFY EACH DOOR REQUIRED BY E4.5 TO BE PROVIDED WITH AN EXIT SIGN AND STATE - 'EXIT'; AND 'LEVEL' FOLLOWED BY THE FLOOR NUMBER.

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

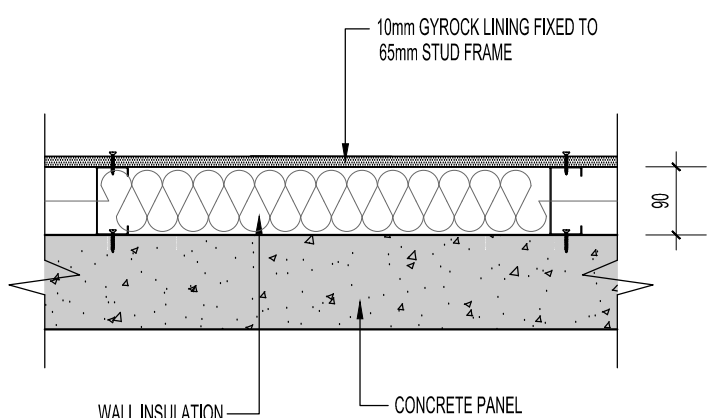
SIGNS MUST BE LOCATED NOT LESS THAN 1200mm AND NOT HIGHER THAN 1800mm ABOVE THE FLOOR OR GROUND SURFACE. SIGNS WITH SINGLE LINES OF CHARACTERS MUST HAVE THE LINE OF TACTILE CHARACTERS NOT LESS THAN 1250mm AND NOT HIGHER THAN 1350mm ABOVE THE FLOOR OR GROUND SURFACE. SIGNS IDENTIFYING ROOMS CONTAINING FEATURES OR FACILITIES LISTED IN D3.6 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 ARCHITRAVE. 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.

BOUNDARY WALLS
FILL PANEL JOINTS WITH FIRE RESISTANT SEALANT TO SUIT TYPE OF CONSTRUCTION
TYPE OF CONSTRUCTION
TYPE C- 90 / 90 / 90 FRL
TYPE B- 240 / 240 / 240 FRL
TYPE A- 240 / 240 / 240 FRL



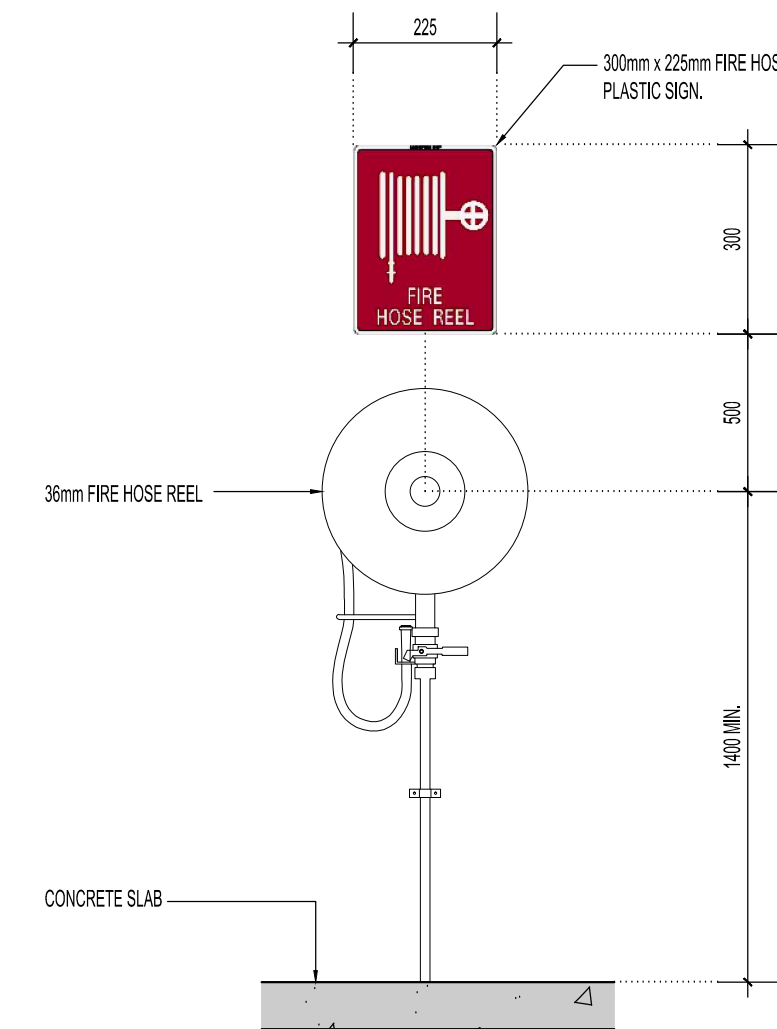
BOUNDARY PANEL JOINT DETAIL

SCALE 1:10



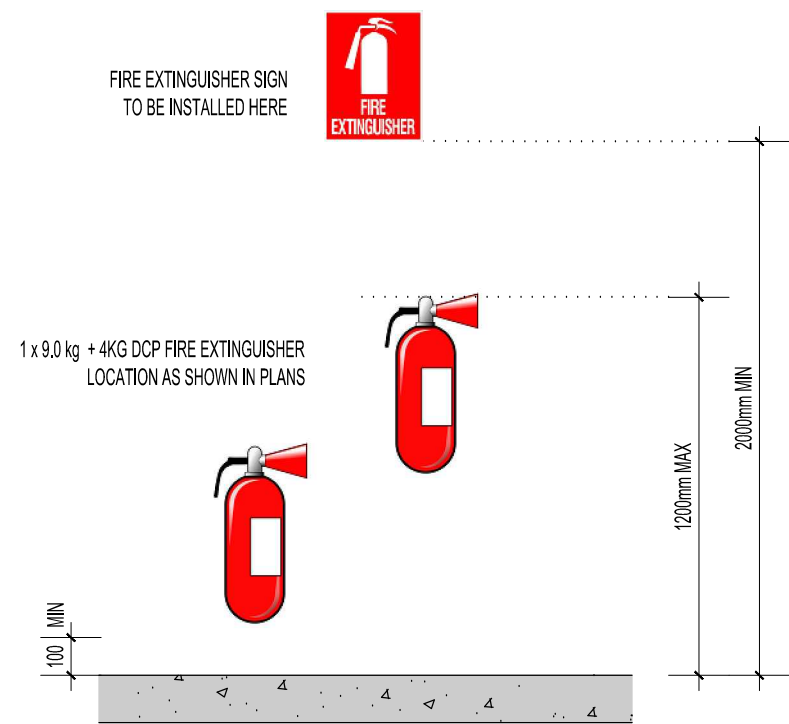
INTERNAL WALL LINING

SCALE 1:10



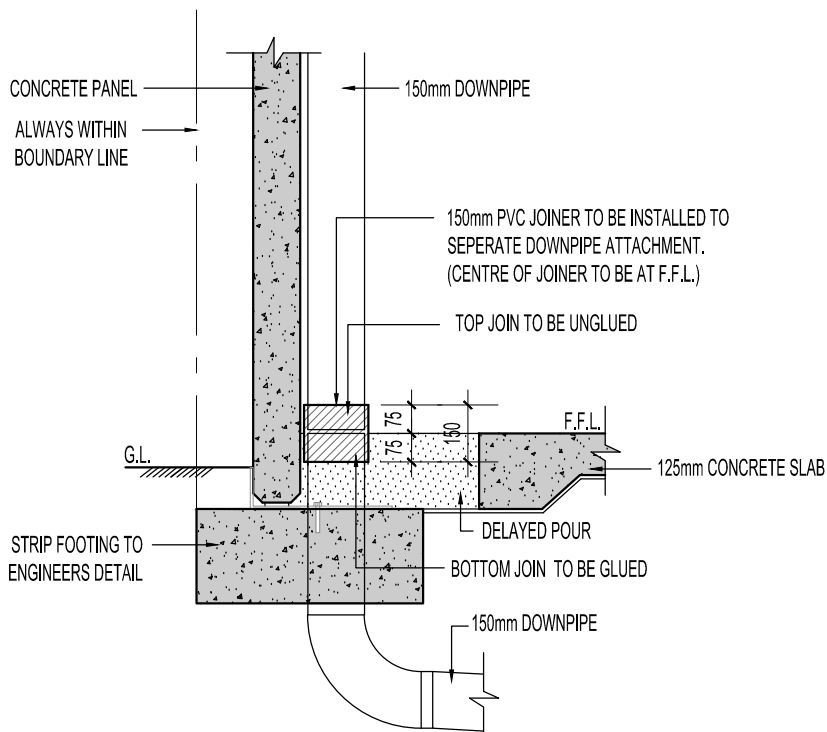
FIRE HOSE REEL SIGN

SCALE 1:20



TYPICAL INSTALLATION OF FIRE EXT. & SIGN

SCALE 1:20



DOWNPIPE JOINER DETAIL

SCALE 1:20

REV.	DATE	I.N.	DESCRIPTION
0	13.01.2020	J.M	ISSUE FOR CONSTRUCTION
A	13.12.2019	J.M	ISSUE FOR CDC APPROVAL / TENDER



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PROPOSED OFFICE AND WAREHOUSE PROJECT

LOT 411 (#25C) BAILE ROAD
CANNING VALE WA

DRAWING TITLE:
FIRST FLOOR PLAN
& DETAILS

DRAWING No. **A103**
JOB No. **A19014**

Drawn J.MAIOLO date 01/11/2019 PAGE No.
checked AS SHOWN REV No. 0

ISSUED FOR CONSTRUCTION