

### BUILDING SERVICE

**WASTE PIPES**  
Waste pipes are to collect and discharge through allocated wall ducts. Refer to floor plan for wall duct locations.

**EXHAUST FANS**  
All exhaust fans are to be mechanically ducted externally to a weatherproof cowl.

**HEATING AND COOLING**  
Ducted heating and cooling have not been coordinated in these plans. Vertical shafts shown on the first floor plan create opportunities for ducting between the ceiling space of the first floor to the ceiling space of the ground floor. Builder is to coordinate with supplier.

Builder is to ensure the vertical shafts allocated for the heating and cooling is clear of posistrut joists to ensure maximum use of the shaft.

**BULKHEADS**  
2400mm high ceilings are to be provided to act as a bulkhead to conceal services. Alternative methods may be adopted.

Bulkhead is to be provided above overhead cupboards in the kitchen and laundry.

**STRUCTURAL MEMEBERS**  
Builder to check on site that structural members are not in the way of waste pipes or exhaust ducts and is to conceal services within bulkheads.

**DOWNLIGHTS**  
Downlights are required to have a 200mm clearance from posistruts or structural members in accordance to manufacturers specification. Location shown are indicative only and are generally:

- 10 watt led light in living areas area generally 1m away from outside walls and 1.2m-1.5m spacing
- 2.8 watt led lights in kitchen spaces generally 800mm away from walls and 850mm-1150mm spacing

Actual wattage to be determined by electrician and are not to exceed 5 watts/m<sup>2</sup>

**CEILING FINISH**  
10mm continuous plasterboard ceiling

**INSULATION**  
Insulation is required to be provided to all ceilings exposed to roof spaces and to the underside of the elevated floor in accordance to the insulation schedule

### FLOOR PLAN NOTES

**STAIRWAY AND RAMP CONSTRUCTION**  
Stair construction shall comply with relevant clauses of the NCC Part 3.9.1 & typical stair detail.

**Riser & Going Dimensions**

- Risers (R) 190mm maximum and 115mm minimum
- Going (G) 355mm maximum and 240mm minimum
- 2R + 1G = 700mm maximum and 550mm minimum
- with less than 125mm gap between open treads.

All treads, landings and the like to have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.

**Balustrades & Landings**  
Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be:

- 1000mm min. above finished surface level of balconies or landings and
- 865mm min. above finished surface level of stair nosing or ramp, and
- vertical with less than 125mm gap between, and
- any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 400mm above the surface beneath landings, ramps and/or tread
- Wire balustrade construction to comply with NCC Part 3.9.2.3 for Class 1 and 10 Buildings and NCC Volume 1 Part D2.16 for other Classes of Buildings
- Top of hand rails to be a minimum 865mm vertically above stair nosing and floor surface of ramps

Balustrades must be constructed to take loading forces in accordance with AS 1170.1 and refer to engineer's design.

Ensure that any balustrade fixing does not penetrate waterproof membrane.

**Thresholds**  
Comply with NCC Part 3.9.1.6. Ensure that floor level at external doorways does not exceed 230mm.

**Stairs & Platform Servicing Non-Habitable Room**  
Stairs, platform and walkway servicing plant room, store room, roof top etc. for maintenance purposes must be constructed in accordance with AS 1657 and NCC Volume 1 Clause D2.18.

**PLASTERING**  
Refer to notes in plans, sections & detail drawings for wall & ceiling fire rating requirements. Sheet plastering to walls shall be plasterboard, flush jointed throughout. Provide water-resistant plasterboard to all areas that are required by the NCC to be impervious. All labour and materials shall be in accordance with AS/NZS 2589-2007. Provide control joints in accordance with manufacturer's installation reference manual and in locations opposite control joints in panel walls.

**TILING**  
All wet areas shall be waterproofed in accordance with AS 3740. Whenever possible align joints in floor tiles at right angles to each other and to wall tiles. Leave an 8mm gap where tiles meet vertical surfaces and fill with a compressible silicon rubber. Provide expansion joints as recommended by manufacturer. Colour of all visible grout and silicon rubber shall match selected tiles. Also provide flexible sealants over wall & floor corners. Provide corner strips, colour to match tile or as selected to all external corners.

Where installed, provide an impervious substrate and select surface finish to floors within 1500mm of an unenclosed shower and same to walls at 1800mm above floors and 150mm above bath, sinks, basins and trough splash backs and the like.

**WATERPROOFING**  
The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures and all essential services to be maintained during all works.

**Waterproofing Wet Areas**  
Waterproofing of wet areas to be covered by impervious surfaces to walls and floors of bathrooms, showers, shower rooms, laundries, sanitary compartments and the like in accordance to Part 3.8.1 of the NCC 2016 and shall be provided in accordance with AS 3740-2012: Waterproofing of domestic wet areas.

**Tanking**  
Provide waterproofing membrane to all walls abutting rooms where floor is below ground level, both internally and externally. Install strictly in accordance with manufacturer's instructions. Collect water at base of footing by means of Geofabrics Mega drain and connect to storm water system via a silt pit. Ensure that these drains do not project over Title Boundary. Provide Geofabrics Geosheet to full height and total perimeter of carpark retaining wall. Fill in remaining trench with washed river sand or as per engineer's details.

**Waterproofing to Balconies**  
Provide 1.5mm thick Ardex Butynol roofing membrane or other approved guaranteed waterproofing system to upper decks/balconies. Membrane must be installed strictly in accordance with manufacturers specification.

Provide a minimum 120mm step down at the door sill above the finished tiled surface and ensure that the membrane is turned up above top of high line. Call accredited installers early in the construction process to discuss installation and co-ordination of trades, as sequencing is critical. Balconies must always be tiled, using a waterproof mortar and having a minimum 1:100 fall, drainage and overflow drainage. Where discharging into a floor waste use a plunge flange. Provide a drip groove galvanneal angle to the end of balconies/decks to divert water away from building. Ensure that any balustrade fixing does not puncture waterproof membrane.

**ELECTRICAL**  
All electrical work shall be carried out by a registered electrical contractor in accordance with the requirements of the SECV and Australian Standard 3000-SAA Wiring Rules. Prior to commencing any work liaise with Power Authority to obtain preliminary approval and to ensure that the design requirements can be realized in practice.

**FIRE SAFETY**  
Automatic smoke detectors shall be installed where shown on the plans in accordance with NCC Part 3.7.2 Smoke Alarms.

### ABBREVIATIONS

CBD CUPBOARD  
CL CEILING HEIGHT  
DW DISH WASHER  
DR DRYER  
EDB ENG. DESIGNED BEAM  
LDY LAUNDRY  
MW MICROWAVE  
OH OVERHEAD CBD  
OV OVEN  
PTY PANTRY  
RF REFRIGERATOR  
RH RANGE HOOD  
RL RELATIVE LEVEL  
ST STOVE  
SK SKIN UNIT  
TUB LAUNDRY TUB  
WC TOILET SUITE  
WM WASHING MACHINE  
WO WALL OVEN  
COL REFER TO ENG. DWG.

### SYMBOLS

SMK SMOKE DETECTORS TO BE HARDWIRED TO DWELLING POWER, WITH A BATTERY BACKUP & INTERCONNECTED

ODP REFER TO ENGINEERS DRAWINGS FOR DOWNPIPE LOCATIONS

AJ ARTICULATION JOINT

MECHANICAL VENTILATION FOR EXHAUST FAN TO DISCHARGE EXTERNALLY

AC AIR CONDITIONING AND/OR DUCTED HEATING

TILING TO ALL WET AREAS IN ACCORDANCE TO NCC 3.8.1

W1 WINDOW SCHEDULE

W15 POLYSTYRENE CLADDING

W16 WALL INSULATION

MB METER BOX

GAS GAS METER

DL DOWNLIGHTS

COL COLUMNS (REFER TO ENG)

SKY SKYLIGHT

MH MANHOLE

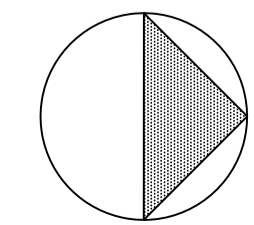
REV. NO.	DATE	ISSUE
A	13.07.16	ADDITIONAL INFORMATION PROVIDED AND CLOUDED AS REQUESTED BY BUILDING SURVEYOR
	03.06.16	WORKING DRAWINGS ISSUED TO CLIENT FOR BUILDING PERMIT
	13.07.16	ISSUE OF REVISION A TO BUILDING SURVEYOR

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## WORKING DRAWINGS



**AKAY ARCHITECTS**  
0425 282 926

PROJECT <b>THREE UNIT DEVELOPMENT</b>		DRAWING TITLE <b>FLOOR PLANS</b>	
ADDRESS 337 OHEA STREET PASCOE VALE SOUTH	SCALE 1:100	DATE 13.07.16	
FOR H.K.	SHEET NO A03	OF B	REVISION A