

AC	AIR CONDITIONING UNIT	MR	MOISTURE RESISTANT
AP	ACCESS PANEL	MRS#	METAL ROOF SHEETING
BA	BATH	OF	OVERFLOW
BAL	BALUSTRADE	OP	OPAQUE FILM
BG	BOX GUTTER	OV	OVEN
CH	CLOTHES HOOK	PAV	PAVING
CJ	CONTROL JOINT	PB	PLASTERBOARD
CL	CENTRE LINE	PF	PAINT FINISH
CNC	CONCRETE FINISH	POP	PULL OUT PANTRY
col.	COLUMN	PWR	PROPRIETARY WARDROBE
CT	CARPET	R	RAKED CEILING
CPT	COOKTOP	RL	REDUCED LEVEL
DB	DISTRIBUTION BOARD	RWH	RAIN WATER HEAD
DP	DOWNPIPE	SB	SPLASHBACK
DPIS	DOWNPIPE WITH SPREADER	SH	SHELF
DR	DRYER	SHD	SUN SHADE
EG	EAVES GUTTER	SHR	SHOWER UNIT
EW	EXTERNAL WALL CLADDING	SL	SLAB LEVEL
FC	FIBRE CEMENT	SK	SKIRTING
FG	FIXED GLASS	SNK	SINK
FR	FRIDGE	SSC	SHOWER SCREEN
FT	FLOOR TILES	ST	STONE TOP
FW	FLOOR WASTE	TBR	TIMBER FINISH
G#	GLASS	TP	TAP
HA	HANDLE	TR	TOWEL RAIL
HR	HAND RAIL	TRH	TOILET ROLL HOLDER
J#	HOT WATER SYSTEM	TV	TELEVISION
JW	JOINERY UNIT	US	UNDERSIDE OF STRUCTURE
JSF	JOINERY STEEL FRAME	WC	TOILET
LM	LAMINATE FINISH	WM	WASHING MACHINE
MIR	MIRROR	WT	WALL TILES

FBT	CEILING LINING MATERIAL	BH	BULKHEAD
R	CEILING HEIGHT	BP	WINDOW BLIND PELMET
D01	DOOR NUMBER	P1	PARTITION TYPE
W01	WINDOW NUMBER		SET-OUT REFERENCE POINT



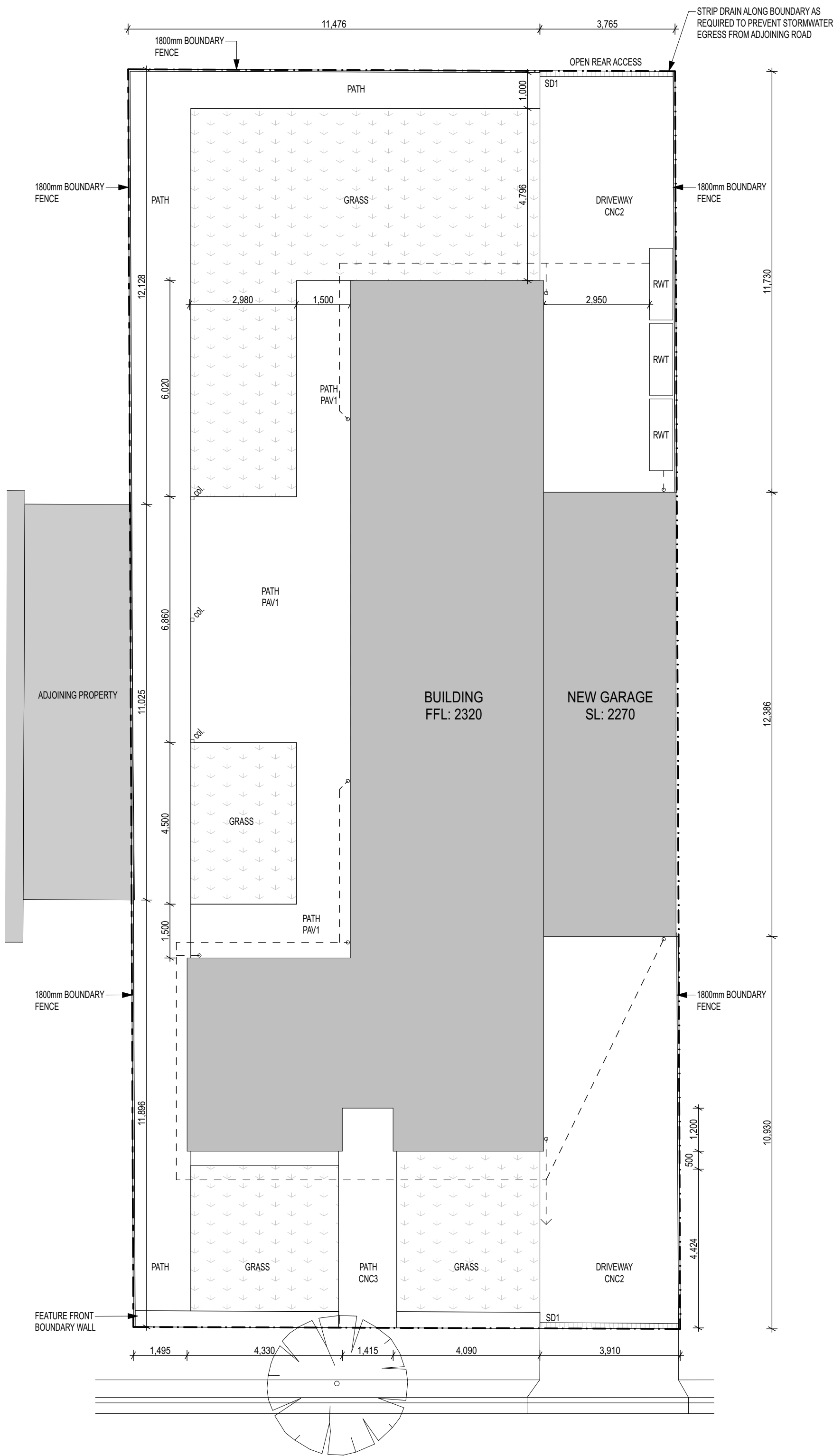
2 3D IMAGE 1



3 3D IMAGE 2



4 3D IMAGE 3



1 SITE PLAN
1:100

GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS, ARCHITECTURAL SPECIFICATION AND MATERIALS AND FINISHES SCHEDULE AND ALL OTHER INFORMATION PROVIDED BY THE ARCHITECT.
- DO NOT SCALE OFF DRAWINGS. CONSULT WITH THE ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED.
- ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO THE STARTING OF WORKS, COMMENCEMENT OF SHOP DRAWINGS AND MANUFACTURE OF COMPONENTS.
- SITE AND BUILDING SET-OUT TO BE TAKEN FROM KNOWN AND APPROVED ALLOTMENT BOUNDARIES AND NOT EXISTING FENCE LINES.
- THE CONTRACTOR IS TO CHECK ALL LEVELS ON SITE PRIOR TO COMMENCING WORKS.
- SETTING OUT OF THE WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE WORKS SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL REGULATIONS, CODES AND STANDARDS AND COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS AND STATE CODES.
- ALL MATERIALS AND SELECTIONS ARE TO BE HANDLED, STORED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND RELEVANT AUSTRALIAN STANDARD.
- AT FIRST FIX STAGE CONTRACTOR IS TO VERIFY ON-SITE WITH THE ARCHITECT THE SET-OUT OF ALL PLUMBING LINES, FIXTURES, FITTINGS AND JOINERY AND RESOLVE ANY CONFLICTS BETWEEN SERVICES AND JOINERY, FIXTURES AND FITTINGS.
- LOCATION OF ALL LIGHT FITTINGS, WALL SWITCHES AND SENSORS TO BE VERIFIED ON-SITE WITH THE ARCHITECT.
- CONTRACTOR TO PROVIDE ADDITIONAL NOGGINGS WITHIN PARTITIONS WHERE SUPPORT IS REQUIRED FOR JOINERY, FITTINGS AND FIXTURES.
- CONSTRUCTION, MATERIALS AND FIXTURES OF WET AREAS TO COMPLY WITH NCC AND AS3740.
- SET-OUT OF WALL AND FLOOR TILES TO BE APPROVED BY ARCHITECT ON-SITE. ALL FLOOR TILES TO FALL TO FLOOR WASTES.

DOOR AND WINDOW CONSTRUCTION NOTES

- ALL SCHEDULED WINDOWS ARE VIEWED FROM OUTSIDE AND ALL SCHEDULED DOORS ARE VIEWED FROM THE HINGED SIDE.
- WINDOWS & GLAZED DOORS TO COMPLY WITH AS2047.
- ALL GLASS COMPONENTS TO COMPLY WITH AS1288.
- SUBMIT DOOR AND WINDOW SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURE.
- ALL DOOR AND WINDOW HARDWARE AND KEYING TO BE CO-ORDINATED AND CONFIRMED WITH ARCHITECT PRIOR TO INSTALLATION.
- HINGES TO BE STAINLESS STEEL, FIXED PIN TYPE, MINIMUM 300 PER DOOR, UNLESS OTHERWISE NOTED.
- DOOR LEVER AND PULL HANDLES TO BE MOUNTED AT 1050 AFFL TO CENTRE POINT.
- FIBROUS OR RUBBER WEATHER SEALS TO BE PROVIDED TO EACH EDGE OF ALL EXTERNAL DOORS.
- INTERNAL ALUMINIUM DIMINISHING STRIPS TO BE INSTALLED DIRECTLY UNDER DOOR LEAFS WHERE TWO FLOOR FINISHES JOIN. PRODUCT SELECTION AND FINISH TO BE CONFIRMED WITH ARCHITECT.
- ALUMINIUM THRESHOLD PLATES TO BE INSTALLED UNDER ALL EXTERNAL DOORS. PRODUCT SELECTION AND FINISH TO BE CONFIRMED WITH ARCHITECT.

BUILDING RULES CONSENT

TO COMPLY WITH BUILDING RULES CONSENT AND THE DEVELOPMENT APPROVAL THE CONTRACTOR IS TO ENSURE THAT THE FOLLOWING ITEMS ARE INCLUDED IN THE WORKS & FOR THE REQUESTED INFORMATION IS SUPPLIED FOR VERIFICATION BY THE ARCHITECT AND CERTIFIER:

- ARTIFICIAL LIGHTING TO CLASS 1 BUILDINGS MUST NOT EXCEED 5W/m² AND ARTIFICIAL LIGHTING TO CLASS 10a BUILDINGS MUST NOT EXCEED 3W/m².
- ALL OPENABLE WINDOWS ARE TO BE FITTED WITH RESTRICTORS TO ENSURE THAT THE OPENING IS NOT GREATER THAN 100mm AND INTERNAL INTEGRAL FLYSCREENS ARE INSTALLED.
- ROOF DRAINAGE SYSTEM TO BE CONNECTED TO RAINWATER TANKS FOR RETICULATION TO GROUND FLOOR TOILETS AND GENERAL EXTERNAL USE. OVERFLOW AND ROOF DRAINAGE SYSTEM TO FRONT OF BUILDING TO BE CONNECTED TO EXISTING STREET SYSTEM IN ACCORDANCE WITH BCA AND AS 3500.
- CONTRACTOR TO ENSURE THAT ALL WET AREA EXHAUST FANS INCLUDE A SELF-CLOSER DAMPER OR EQUAL SEALING DEVICE.

CONSTRUCTION NOTES

- THE BUILDINGS ON THE NOMINATED SITE ARE TO BE DESIGNED AND CONSTRUCTED TO THE FOLLOWING PARAMETERS:
 - BCA BUILDING CLASSIFICATION: CLASS 1
 - BCA CLIMATE ZONE CATEGORY: ZONE 5
 - DESIGN RAINFALL INTENSITY (mm/h): 190
 - THERMAL ROOF CONSTRUCTION: R4.1 MINIMUM
 - THERMAL WALL CONSTRUCTION: R2.9 MINIMUM
- ALL ADHESIVES, SEALANTS AND FASTENERS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARD. PREPARE AND APPLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL METALS AND PRE-FINISHES TO COMPLY WITH RELEVANT AUSTRALIAN STANDARD. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ENSURE INCOMPATIBLE METALS ARE SEPARATED.
- REFER TO STRUCTURAL ENGINEER'S WORKING DRAWINGS, SPECIFICATIONS AND NOTES FOR ALL WORKS. MATERIALS AND INSTALLATION OF CONCRETE COMPONENTS. CONFIRM REQUIRED FINISH TO CONCRETE SURFACES WITH ARCHITECT PRIOR TO INSTALLATION.
- DAMP PROOF MEMBRANES TO BE INSTALLED UNDER ALL ON-GROUND STUD FRAMING AND TO RETAINING WALLS TO CREATE A COMPLETE PROTECTIVE MOISTURE BARRIER.
- TERMITE PROTECTION TO BE INSTALLED AROUND PERIMETER OF BUILDING WORK OR TO EXTERNAL PERIMETER OF BUILDING IN STRICT ACCORDANCE WITH AS3660. ALL PENETRATIONS TO BUILDING SLAB TO BE PROTECTED AGAINST EGRESS OF TERMITES IN ACCORDANCE WITH AS3660.
- PROVIDE ROOF COVERINGS, FLASHINGS, CAPPINGS, GUTTERS, RAINWATER HEADS, OUTLETS AND DOWNPIPES NECESSARY FOR A COMPLETE WATER-TIGHT ROOF SYSTEM. ROOFING DESIGN AND INSTALLATION TO COMPLY WITH AS1562.1. ROOF PLUMBING TO COMPLY WITH AS3500.3.
- SANITARY PLUMBING AND DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE NCC AND LOCAL AUTHORITY REQUIREMENTS.
- ALL SMOKE DETECTORS TO BE INTERCONNECTED.
- LIGHT SWITCHES TO BE LOCATED AT 1050mm ABOVE FFL TO CENTRE AND POWER UNITS TO BE LOCATED AT 300mm ABOVE FFL TO CENTRE, UNLESS NOTED OTHERWISE.
- ALL INTERNAL LIGHTS TO BE DIMMABLE. CONTRACTOR TO ENSURE ALL CABLING INFRASTRUCTURE IS INSTALLED TO SUIT DIMMING REQUIREMENTS OF SPECIFIED LIGHTING UNITS AND LED LIGHTING UNITS IN GENERAL.
- CONTRACTOR TO ALLOW FOR FUTURE CONNECTION OF ROOF MOUNTED SOLAR PANELS INCLUDING BUT NOT LIMITED TO WEIGHT ALLOWANCE IN ROOF TRUSS DESIGN AND 3-PHASE ELECTRICAL POWER.
- ALL INTERNAL FLOOR FINISHES, WALL AND CEILING FINISHES AND OTHER INTERNAL MATERIALS TO COMPLY WITH THE FIRE HAZARD PROPERTIES IN BCA CLAUSE C1.10. SPECIFICATION C1.10a AND SPECIFICATION C1.10.2.
- THE CONTRACTOR IS TO CONFIRM THE 'LEAD TIME' OF ALL MATERIALS AND SELECTIONS. ALTERNATIVE SELECTIONS WILL NOT BE CONSIDERED DUE TO LATE ORDERING.
- CONTRACTOR TO MODIFY EXISTING FOOTPATH SURFACE, VERGE & VEHICLE ENTRY POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS TO SUIT EXTENTS OF NEW SITE ENTRANCE.

JOINERY CONSTRUCTION NOTES

- CONTRACTOR TO SITE MEASURE AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF ANY JOINERY.
- ALL SHELVING PANELS WITH JOINERY TO BE CONSTRUCTED OF 18mm THICK BOARD, UNLESS OTHERWISE NOTED.
- ALL NON-EXPOSED INTERNAL CARCASSES TO BE FINISHED WHITE MELAMINE WITH MATCHING ABS EDGE, UNLESS OTHERWISE NOTED.
- ALL EXPOSED EDGES OF LAMINATE JOINERY TO BE FINISHED WITH MATCHING ABS EDGING, UNLESS OTHERWISE NOTED.
- ALL DOORS AND DRAWERS TO BE FITTED WITH SELF-DAMPENING CLOSERS.

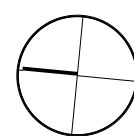
DRAWING LIST

- | | |
|------|---|
| A100 | SITE PLAN AND COVER SHEET |
| A200 | GROUND FLOOR PLAN AND FIRST FLOOR PLAN |
| A203 | ROOF PLAN AND SLAB SETOUT PLAN |
| A220 | GROUND AND FIRST FLOOR SETOUT PLANS |
| A230 | GROUND AND FIRST FLOOR REFLECTED CEILING PLANS |
| A240 | GROUND AND FIRST FLOOR SERVICES PLANS |
| A300 | ELEVATIONS AND SECTIONS |
| A401 | CONSTRUCTION DETAILS - SHEET 1 |
| A402 | CONSTRUCTION DETAILS - SHEET 2 |
| A500 | INTERNAL ELEVATIONS AND JOINERY DETAILS SHEET 1 |
| A501 | INTERNAL ELEVATIONS AND JOINERY DETAILS SHEET 2 |
| A600 | DOOR AND WINDOW SCHEDULE |

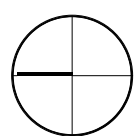
Drawing Revision History

Issue	Description	Date	Appr.
-	CONSTRUCTION ISSUE	07.02.19	SS

True North



Project North



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Client:

Michelle Zanon and Brendan Clover

Job:

Zanon and Clover Residence

Address:

12 Anthony Street,
Henley Beach, SA, 5022

Title:

SITE PLAN AND COVER SHEET

Scale: 1:100 @ A1 Date: 25.05.2018

Drawn: CS Approved: SS

Job No.	Dwg No.	Proj Issue
14006	A100	-