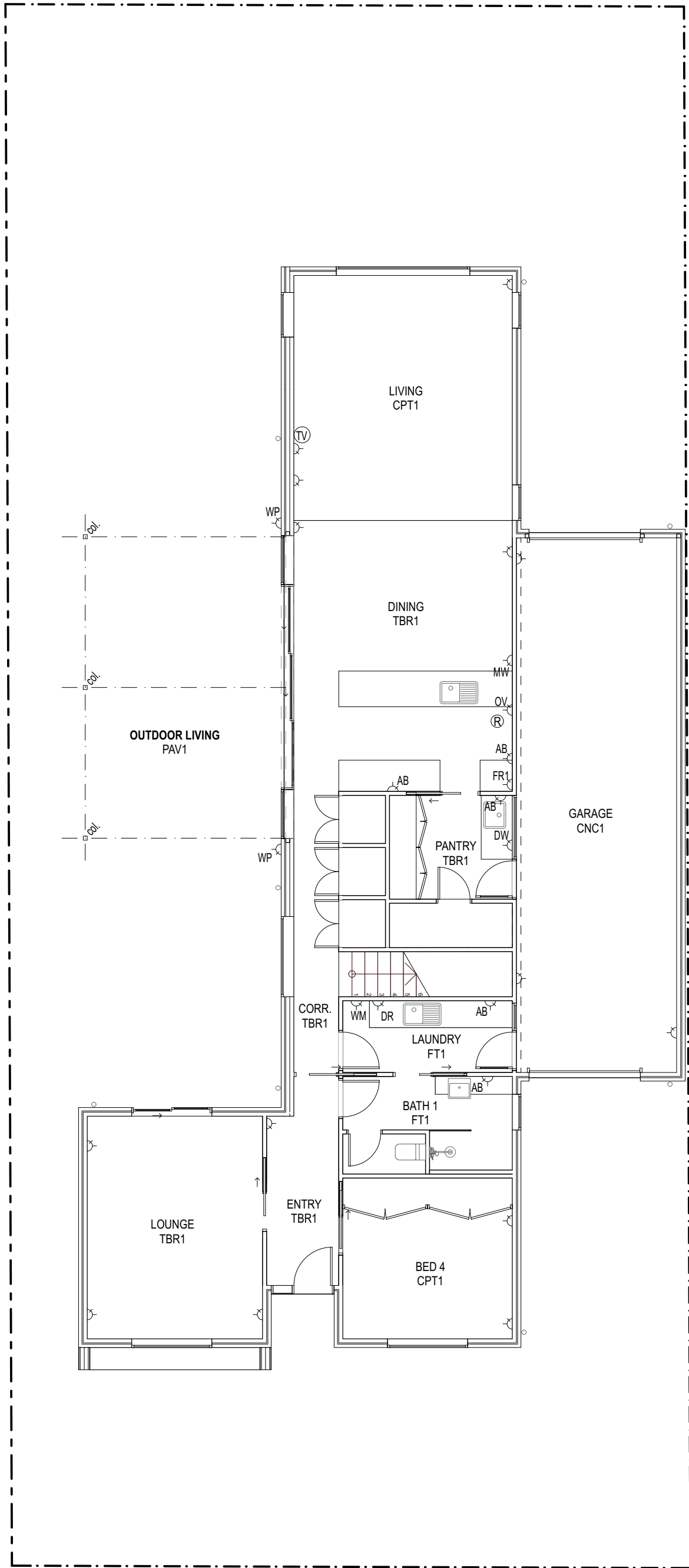
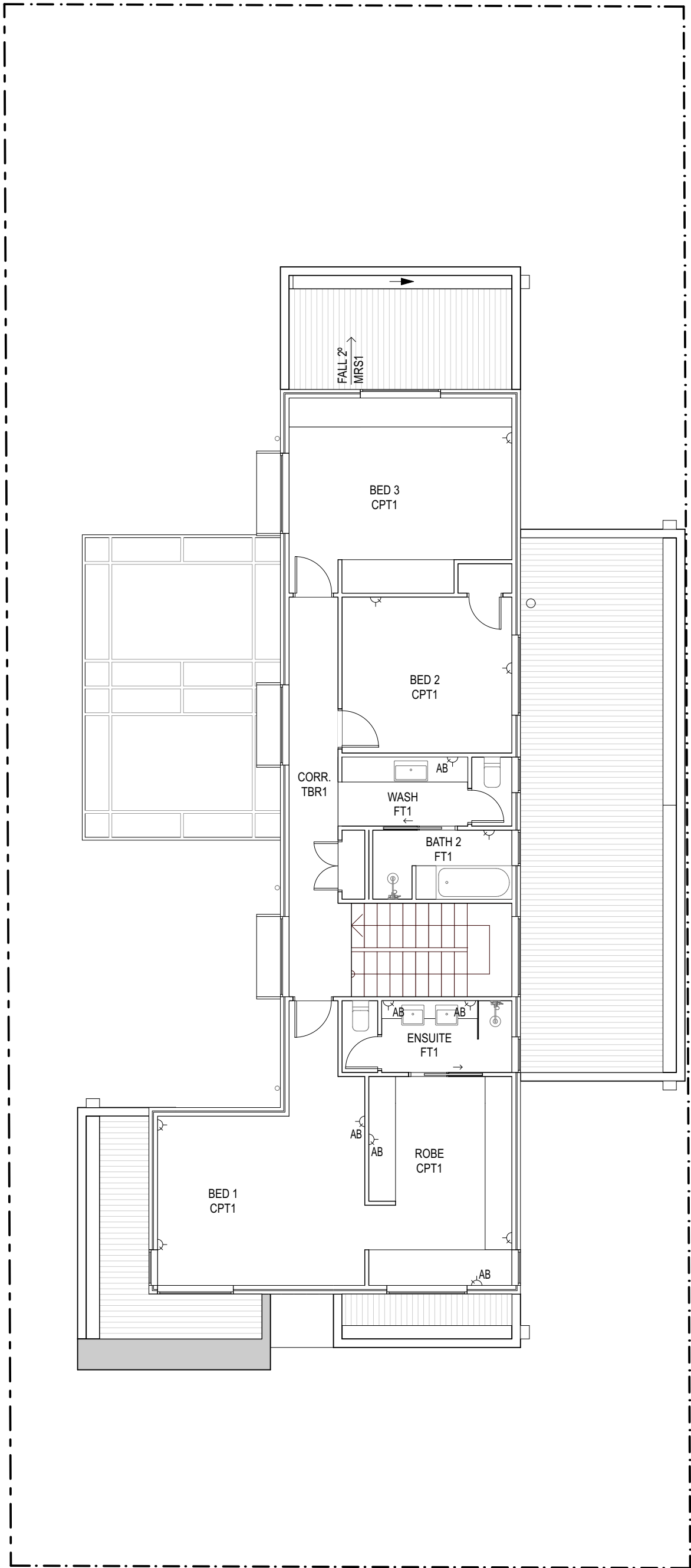


1  
-  
GROUND FLOOR SERVICES PLAN  
1:100



2  
-  
FIRST FLOOR SERVICES PLAN  
1:100



Services Legend:	
	WALL MOUNTED POWER POINT WITH 1no. OUTLET
	WALL MOUNTED POWER POINT WITH 2no. OUTLETS
	WALL MOUNTED DATA POINT WITH 2no. OUTLETS
	ELECTRICAL FUSE UNIT
	GAS OUTLET
	WATER CONNECTION FOR FUTURE USE
	SECURITY INTERCOMM PANEL
	SECURITY SYSTEM KEYPAD
	OUTLET MOUNTED ABOVE BENCH
	POWER POINT DESIGNATED FOR DRYER
	POWER POINT DESIGNATED FOR DISHWASHER
	POWER POINT DESIGNATED FOR FRIDGE
	OUTLET MOUNTED WITHIN JOINERY
	POWER POINT DESIGNATED FOR OVEN
	POWER TO SUIT EXTERNAL ROLLER DOOR
	POWER POINT DESIGNATED FOR WASHING MACHINE
	WATERPROOF POWER OUTLET FOR EXTERNAL USE
	RANGE HOOD OUTLET
	WALL MOUNTED TV OUTLET
	ROOF MOUNTED TV AERIAL
	INTERCONNECTED CEILING MOUNTED SMOKE ALARM
	SINGLE WAY LIGHT SWITCH
	TWO-WAY LIGHT SWITCH
	DOWNLIGHT CEILING LIGHT (DIMMABLE SWITCHING)
	PENDENT CEILING LIGHT
	INTERNAL WALL MOUNTED LIGHT
	EXTERNAL WALL MOUNTED LIGHT
	AUTO LIGHT SENSOR
	BATHROOM EXHAUST
	BATHROOM HEATER & EXHAUST
	CEILING MOUNTED A/C RETURN AIR GRILLE
	CEILING MOUNTED A/C SUPPLY AIR GRILLE
	TAP TYPE #
	CEILING FAN

- 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.

- 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: R2.8 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 AND CIVIL ENGINEER'S WORKING DRAWINGS, SPECIFICATIONS AND NOTES FOR ALL WORKS. MATERIALS, FABRICATION, FINISHES AND INSTALLATION OF STEEL COMPONENTS. SUBMIT STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONFIRM REQUIRED FINISH TO STEEL COMPONENTS WITH ARCHITECT PRIOR TO MANUFACTURE.
  - 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 AS3600. ALL PENETRATIONS TO BUILDING SLAB TO BE PROTECTED AGAINST EGRESS OF TERMITES IN ACCORDANCE WITH AS3600.
  - PROVIDE ROOF COVERINGS, FLASHINGS, CAPPINGS, GUTTERS, RAINWATER HEADS, OUTLETS AND DOWNPIPES NECESSARY FOR A COMPLETE WATERTIGHT 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 CABLEING 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.

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

Legend:

	CEILING LINING MATERIAL
	CEILING HEIGHT
	DOOR NUMBER
	WINDOW NUMBER
	BULKHEAD
	WINDOW BLIND PELMET
	PARTITION TYPE
	SET-OUT REFERENCE POINT

Drawing Revision History			
Issue	Description	Date	Appr.
1	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:  
GROUND AND FIRST FLOOR SERVICES PLANS

Scale: 1:100 @ A1 Date: 25.05.2018

Drawn: CS Approved: SS

Job No.	Orig No.	Fig Issue
14006	A240	-