

GENERAL NOTES

Certificate of Design Compliance

1. All Dimensions, Angles and Levels must be checked and verified on site.

Issue Date: 16/07/2025

2. All Dimensions are in Metric mm (unless otherwise noted).

Registered Person:

Eden Leach Registration No. B5P2156

3. Do NOT scale from drawings. If in doubt, contact this office

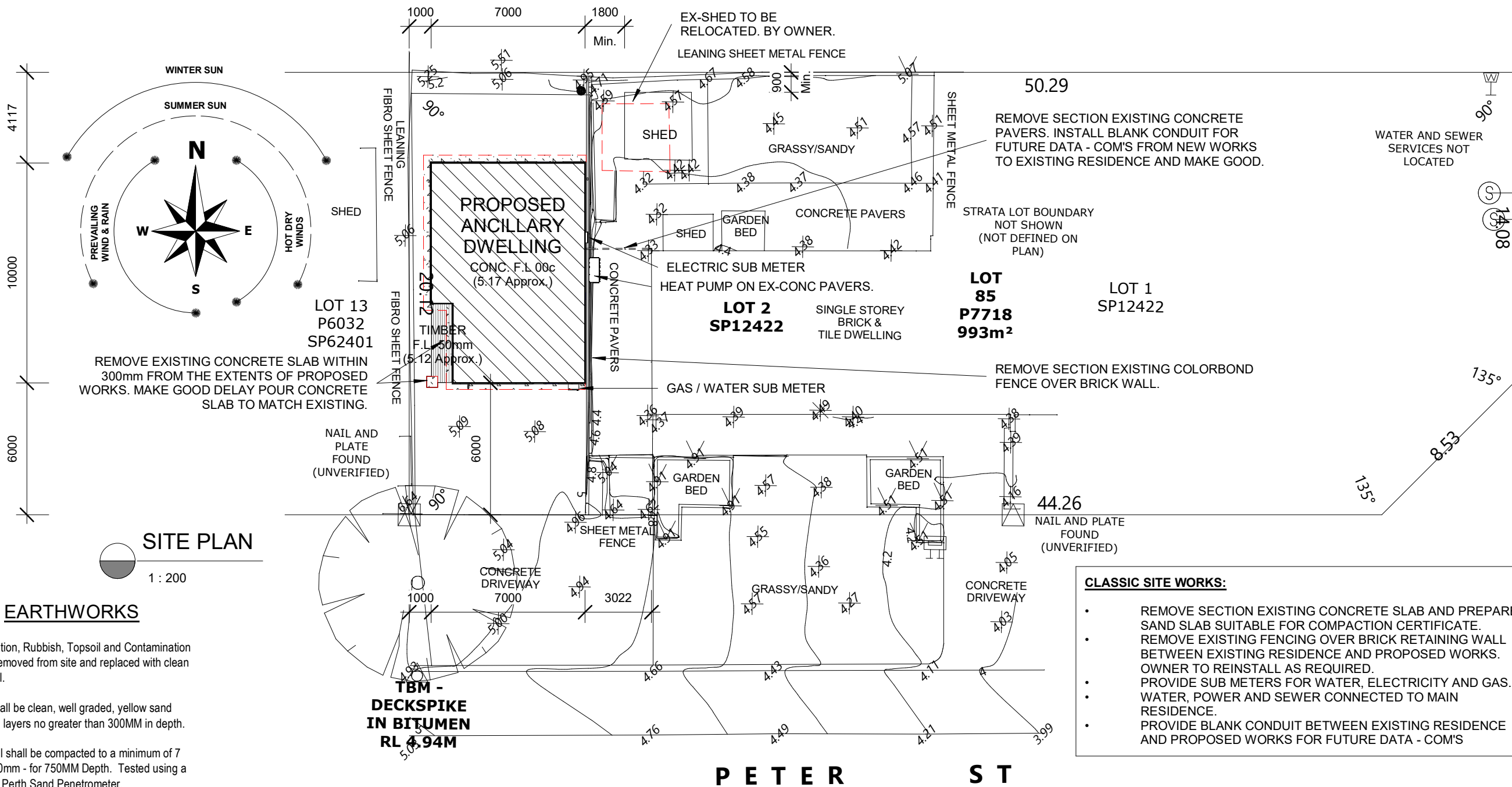
4. All Materials and Workmanship to be in accordance with the B.C.A. and relevant Australian Standards.

5(a). Drawings must be read with all other relevant documents, including conditions of approval etc.

5(b). Any discrepancies or conflicting information must be resolved with this office prior to commencing any works.



LOT 84
P7718
SP14379



ITEM 'A'

STANDARD STUD 1.20mm (nts)

CONSTRUCTION NOTES

SITE PREPARATION:
CLEAR ENTIRE SITE TO SANDY LEVEL. CLEAR ALL ORGANIC MATTER UNDER THE SITE TO A DEPTH OF 300mm BELOW THE SLAB LEVEL.

SAND PAD:
UNDER FOOTINGS AND SLAB TO BE CLEAN FILL AND COMPACTED TO GIVE 7 BLOWS PER 300mm TO A DEPTH OF 750mm ON A STANDARD PERTH 9Kg FALLING WEIGHT PENETROMETER.

POISON:
PROVIDE TERMITE TREATMENT FOR SOIL UNDER SLAB IN ACCORDANCE WITH AS3660.1. TERMITE PROTECTION IS REQUIRED WHERE ADJOINING TIMBERS ARE EXPOSED. TIMBER TO BE TREATED TO AS3660.1.

VAPOUR PROOF MEMBRANE (VPM):
VPM TO BE 200pm PVC-VPM WITH ALL EDGES LAPPED AND SEALED.

CONCRETE:
FOR SLAB Min GRADE N20/20/80 AT 28 DAYS. REINFORCEMENT TO BE SL72 MESH PLACED AT TOP OF SLAB WITH COVER 25mm.

BASE CHANNEL:
TO BE ITEM (A) LAID ON DPC AND BOLTED TO SLAB @ 1200mm C'trs UNDER PANEL JOINTS WITH 12 Ø DYNA BOLTS.

INTERNAL LINING:
10mm PLASTERBOARD (GYPROCK) LINING WITH TAPE AND FLUSHED JOINTS FASTENED TO METAL STUDWORK AT 600mm C'trs. WHITE FINISH (PAINTED) AS SELECTED.

CONNECTORS:
PANEL CONNECTORS WITH FLANGERS TO BE FITTED OVER AND SCREWED TO THE TOP LID OF THE BASE CHANNEL WITH ONE No.10 TEKS PER EXTERNAL FIN.

BEAM:
ALUMINIUM BEAM TO BE FIXED WITH CLEATS AS DETAILED. BOLTS TO BE 8 Ø MILD STEEL GALVANISED BOLTS. SCREWS TO BE 880mm No.10 TEKS.

PURLINS:
TO BE FIXED EACH END WITH CLEATS AS DETAILED AND FASTENED AS PER THE BEAM ABOVE.

EXTERNAL LINING:
TO BE NON-COMBUSTIBLE CLADDING OVER INSULATION ONTO METAL CLADDING AS SELECTED. FASTENED TO THE VERTICAL STUDS. FINISH AS SELECTED.

WINDOWS AND DOORS:
WINDOWS AND DOORS AS PER PLAN.
TO BE SLIDING AND HINGED AS SPECIFIED. MODULES IN ALUMINIUM FRAMES.
EXTERNAL GLASS SERVICES SUITABLE FOR CATEGORY 3 TERRAIN. POP RIVET FIXED THROUGH THE FLASHING LIP TO ITEM (B) SURROUND AND SEALED WITH A SILICON BEAD.

INSULATION:
INSULBREAK 65 INSERTED BEHIND EXTERNAL WALL CLADDING AND UNDER ROOF SHEETS. R2.0 INSULATION BATTS IN ALL WALLS AND R2.5 INSULATION CEILING BATTS ABOVE PLASTERBOARD TO FLAT CEILINGS AND RAKED CEILINGS.

GUTTERS:
TO BE COLORBOND OR ZINCALUME FINISHING AS SELECTED.

DOWNPIPES AND SOAKWELLS:
PROVIDE ONE 100x50mm DOWNPIPE PER 55m² OF ROOF DRAINED. CONNECTED TO SOAKWELL BY OWNER AND LOCATED AWAY FROM THE SLAB EDGES.

ELECTRICAL:
TO BE PROVIDED TO CLIENTS REQUIREMENTS AND INSTALLED IN ACCORDANCE WITH WESTERN POWER REGULATIONS.

MODIFICATIONS TO STRUCTURE:
MODIFICATIONS TO THE PROPOSED APPROVED STRUCTURE REQUIRES THE APPROVAL OF A CONSULTING STRUCTURAL ENGINEER.

