

GENERAL NOTES

GENERAL

- DO NOT SCALE FROM THESE DRAWINGS.
- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS & COMMENCEMENT OF WORKS.
- ALL DIMENSIONS IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT, ENGINEERING, MANUFACTURERS DOCUMENTATION, SPECIFICATION & MATERIAL SAFETY DATA SHEETS.
- TO COMPLY WITH ALL RELEVANT BUILDING REGULATIONS, CURRENT NCC, AUSTRALIAN STANDARDS, STATUTORY & COUNCIL REQUIREMENTS.
- ALL DISCREPANCIES ARE TO BE REFERRED TO THE CLIENT FOR A DECISION PRIOR TO COMMENCING WORK.
- REFER TO SITE PLAN FOR BUILDING ORIENTATION.
- SMOKE DETECTORS TO BE HARD WIRED WITH EMERGENCY BACK-UP. INSTALL TO AS3766. ELECTRICIAN TO CONFIRM LOCATION.

FLOOR

- REINFORCED CONCRETE SLAB with EDGE THICKENING AS REQUIRED BY ENGINEER.
- FLOOR FINISHES & SKIRTING REFER TO FLOOR PLAN
- NON SLIP TILED FLOOR FINISH TO ALL WET AREAS
- SET DOWN FLOOR LEVELS 30mm TO BATHROOM FOR CONC SCREED & TILED FLOOR FINISH. PROVIDE FALLS TO FLOOR WASTES AS REQUIRED
- WATERPROOFING IN WET AREAS TO BE INSTALLED TO COMPLY WITH ALL RELEVANT BUILDING REGULATIONS

WALLS

- FRAMED WALLS TO BE 90 THICK TIMBER FRAMING CONSTRUCTED TO AS 1684.
- MATRIX BOARD EXTERNAL CLADDING (FIX TO MANUFACTURER,S REQUIREMENTS) WITH SISALATION FOIL UNDER & R2.5 INSULATION. PROVIDE EXTRA FRAMING MEMBERS AS REQUIRED TO SUPPORT FITTING / FIXTURES.
- 10 THICK PLASTERBOARD WALL LININGS INTERNALLY WITH R2.5 BULK INSULATION.
- WATERPROOFING IN WET AREAS TO BE INSTALLED TO COMPLY WITH ALL RELEVANT BUILDING REGULATIONS
- WALL TILES, TO CLIENTS DETAILS, TO COMPLY WITH BCA REQUIREMENTS
- REFER TO ELEVATIONS FOR DETAIL ON WALL CLADDINGS. WALL CLADDING SYSTEM WITH TRIMS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

ROOF

- TIMBER FRAMED ROOF STRUCTURE TO AS 1684.
- TRIMDEK ROOF SHEETING.
- INSTALL ANTI-CONDENSATION BLANKET UNDER ROOF SHEETS. INSTALLED OVER BATTENS
- ALL ROOF PLUMBING TO BE CERTIFIED BY BUILDERS
- ALL ROOF PENETRATION & WALL / ROOF FLASHING TO BE IN ACCORDANCE WITH AS1562.1-1992

CEILING

- 10 PLASTERBOARD CEILINGS WITH SELECTED CORNICES, INTERNALLY
- R2.5 BULK CEILING INSULATION THROUGHOUT

TERMITE BARRIER

- INSTALL CHEMICAL SOIL BARRIER IN ACCORDANCE WITH BUILDING REGULATIONS & RELEVANT AUSTRALIAN STANDARDS

DOORS

- ALL SWING DOORS TO BE TIMBER. FRAMING TO BE AS SELECTED.
- EXTERNAL DOORS TO HAVE SECURITY / FLYSCREEN AS SELECTED.

WINDOWS

- ALUMINIUM FRAMING (POWDER COATED)
- SECURITY / FLYSCREENS AS SELECTED.

 ABN: 123 456 789 UP Building and Construction T 1300 100 200 E admin@upconstructionandbuilding.com.au	Notes. 1. Proposed new Granny Flat.	Client. Mr and Mrs McArthur	GENERAL NOTES		
		Address. 15 Boronia street, Springwood NSW 2777	Scale. NTS@A3	Date. 22.02.21	Drawing No. A.02