

## GENERAL NOTES - DOMESTIC

- GN01** DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.
- GN02** THE OWNER, BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.
- GN03** ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS AND ALL BCA REFERENCED DOCUMENTS:
- AS 1288 – GLASS IN BUILDINGS – SELECTION AND INSTALLATION.
  - AS 1562 – DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.
  - AS 1684 – RESIDENTIAL TIMBER FRAMED CONSTRUCTION
  - AS 2047 – INSTALLATION AND SELECTION OF WINDOWS
  - AS 2049 – ROOF TILES.
  - AS 2050 – FIXING OF ROOF TILES.
  - AS 2870 – RESIDENTIAL SLABS AND FOOTINGS.
  - AS 2904 – DAMP PROOF COURSES AND FLASHINGS.
  - AS 3500 – PLUMBING & DRAINAGE
  - AS 3600 – CONCRETE STRUCTURES.
  - AS 3660 – PROTECTION OF BUILDINGS FROM SUBTERANEAN TERMITES.
  - AS 3700 – MASONRY IN BUILDINGS.
  - AS 3740 – WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
  - AS 3959 – CONSTRUCTION IN A BUSHFIRE PRONE AREA
  - AS 3786 – SMOKE ALARMS.
  - AS 4055 – WIND LOADINGS FOR HOUSING.
  - AS 4100 – STEEL STRUCTURES.
  - AS 4654 – WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE.
  - AS 4586 – SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIAL.
- GN04** THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS. ENGINEERING DESIGN TAKES PRECEDENCE OVER ARCHITECTURAL STRUCTURAL DETAILS.
- GN05** WHERE REQUIRED TREAT AREA BENEATH FLOOR AGAINST TERMITE INFESTATION IN ACCORDANCE WITH RELEVANT STANDARD. CONTACT THE RELEVANT MUNICIPAL COUNCIL TO DETERMINE IF THIS IS MANDATORY
- GN06** SAFETY GLASS TO BE USED IN THE FOLLOWING CASES:  
I) ALL ROOMS – WITHIN 500mm VERTICAL OF THE FLOOR.  
II) BATHROOMS – WITHIN 2000mm OF THE FLOOR.  
III) LAUNDRY – WITHIN 1200mm VERTICAL FROM FLOOR AND/OR WITHIN 300mm HORIZONTAL FROM ALL DOORS.  
IV) DOORWAY – WITHIN 300mm HORIZONTAL FROM DOORS.  
SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.
- GN07** WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- GN08** STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE AS ADVISED BY THE MUNICIPAL DRAINAGE ENGINEER. BUILDER TO CONTACT THE COUNCIL IF UNSURE OF POINT OF DISCHARGE.
- GN09** SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.
- GN10** FOOTINGS NOT TO ENCR OACH TITLE BOUNDARIES AND EASEMENT LINES. OWNER AND BUILDER TO ENSURE THIS DOES NOT OCCUR.
- GN11** FOR BUILDINGS IN CLOSE PROXIMITY TO THE BEACH ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES AND STEEL LINTELS, ETC THAT ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH BCA PART 3.4.4.
- GN12** ALL WET AREAS TO COMPLY WITH AS 3740. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800mm ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 300mm ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75mm OF THE WALL. REFER TO CODE FOR ALL REQUIREMENTS.
- GN13** PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.
- GN14** SUB FLOOR VENTS ARE TO PROVIDE A RATE OF 7500mm SQ CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL WALL AND 2200mm SQ CLEAR VENTILATION PER 1000mm RUN OF INTERNAL DWARF WALLS. (LOCATED BELOW BEARER)
- GN15** PROVIDE CLEARANCE FROM UNDERSIDE OF BEARERS TO FINISHED GROUND LEVEL OF 150mm FOR FLOOR WITH STRIP FLOORING OR 200mm FOR FLOORS WITH PARTICLEBOARD FLOORING AND 400mm IN A TERMITE DECLARED AREA.
- GN16** \* DWELLING ADDITIONS PROVIDE THERMAL INSULATION IN ACCORDANCE WITH BCA ENERGY EFFICIENCY REQUIREMENTS  
\* NEW DWELLINGS, TO COMPLY WITH ENERGY RATING REPORT (H.E.R.S.)
- GN17** STAIR REQUIREMENTS: RISERS – 190mm MAXIMUM - 115mm MINIMUM. GOING – 355mm MAXIMUM – 240mm MINIMUM. (DOMESTIC ONLY)  
RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS TO BCA TABLE 3.4.1.1 REQUIREMENTS - PROVIDE CONTINUOUS HANDRAIL 1000mm MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000mm OR MORE ABOVE GROUND LEVEL. 865mm MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS AND LANDINGS. MAXIMUM OPENINGS BETWEEN BALUSTERS NOT TO EXCEED 125mm AND MAXIMUM GAP TO OPEN TREAD NOT TO EXCEED 125mm
- ALL STAIRWAYS TO HAVE A HANDRAIL TO ONE SIDE.
- FOR WIRE BALUSTRADE SEE BCA VOLUME 2 REQUIREMENTS
- GN18** STUMPS EXCEEDING 1200mm ABOVE GROUND TO BE BRACED CONCRETE STUMPS
- 100mm SQ UP TO 1400mm LONG (1 No. HD. WIRE)
  - 100mm SQ 1400mm TO 1800mm LONG (2 No. HD. WIRES)
  - 125mm SQ 1800mm TO 3000mm LONG (2 No. HD. WIRES)
- GN19** THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS.
- GN20** THE BUILDER SHALL ENSURE FOR THE GENERAL WATERTIGHTNESS OF ALL NEW AND EXISTING WORKS.
- GN21** SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786. NEW DWELLINGS AND ADDITIONS WITH SLEEPING ACCOMMODATION TO BE HARD WIRED WITH BATTERY BACK UP. NEW ALARMS MUST BE INTERLINKED.
- GN22** WHERE BUILDING IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA COMPLIANCE WITH AS 3959 - IS REQUIRED TO A LEVEL OF ATTACK AS NOMINATED IN THE BUILDING PERMIT DOCUMENTATION.
- GN23** W.C. DOORS, TO TOILET PANS LOCATED WITHIN 1.2m OF THE DOOR JAMB, LIFT OFF HINGES MUST BE FITTED. OTHERWISE THE DOORS MUST SWING OUTWARDS.
- GN24** TERMITE CERTIFICATE (WHERE REQUIRED) TO BE INSTALLED INSIDE METER BOX PRIOR TO OCCUPANCY PERMIT OR CERTIFICATE OF FINAL INSPECTION ISSUE.
- GN25** THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

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