

**GENERAL NOTES:**

SMOKE ALARMS ARE TO BE INSTALLED ON EACH LEVEL ADJACENT BEDROOMS AS PER AS3786, BE POWERED FROM CONSUMER MAINS & BE INTERCONNECTED.

TIMBER FRAMING IN ACCORDANCE WITH AS1684.

ALL MECHANICAL EXHAUSTS TO DISCHARGE EXTERNALLY AND BE INSTALLED WITH SELF-SEALING BAFFLE VENTS IN ACCORDANCE WITH ENERY EFFICIENCY REQUIREMENTS.

GRADE 'A' TOUGHENED SAFETY GLASS TO BE USED FOR ALL WINDOWS IN BATHROOMS & ENSUITES WITHIN 2M ABOVE FFL AS PER AS1288-2006.

ALL WATERPROOFING DETAILS IN ACCORDANCE WITH AS3740-2010.

UFL WINDOWS WITHIN 1.7M OF FFL ARE TO BE RESTRICTED TO MAXIMUM OPENING OF 125MM OR HAVE A SECURE SCREEN FITTING. NO CLIMBABLE ELEMENTS BETWEEN 150-760MM ABOVE FFL AS PER BCA REQUIREMENTS.

ALL BALUSTRADES ARE TO BE 1M HIGH MINIMUM AND NOT BE CLIMBABLE ELEMENTS BETWEEN 150-760MM ABOVE FFL AS PER BCA REQUIREMENTS.

ARTIFICIAL LIGHTING SHALL NOT EXCEED 5W/M<sup>2</sup> IN DWELLING & 3W/M<sup>2</sup> IN GARAGES AS PER BCA REQUIREMENTS.

STAIRS TO BE PROVIDED WITH A CONTINUOUS HANDRAIL IN ACCORDANCE WITH BCA REQUIREMENTS.

STAIR TREADS & LANDINGS TO HAVE SLIP RESISTANCE NOT LESS THAN P3 FOR DRY CONDITIONS (INTERNAL) OR P4 FOR WET CONDITIONS (EXTERNAL).

A MINIMUM 50MM SETDOWN IS REQUIRED TO ALL EXTERNAL AREAS. THRESHOLDS LEADING EXTERNALLY SHALL NOT EXCEED 230MM HIGH.

LAND SURROUNDING BUILDING FOOTINGS IS TO SLOPE AWAY FROM BUILDING A MINIMUM OF 50MM OVER 1M.

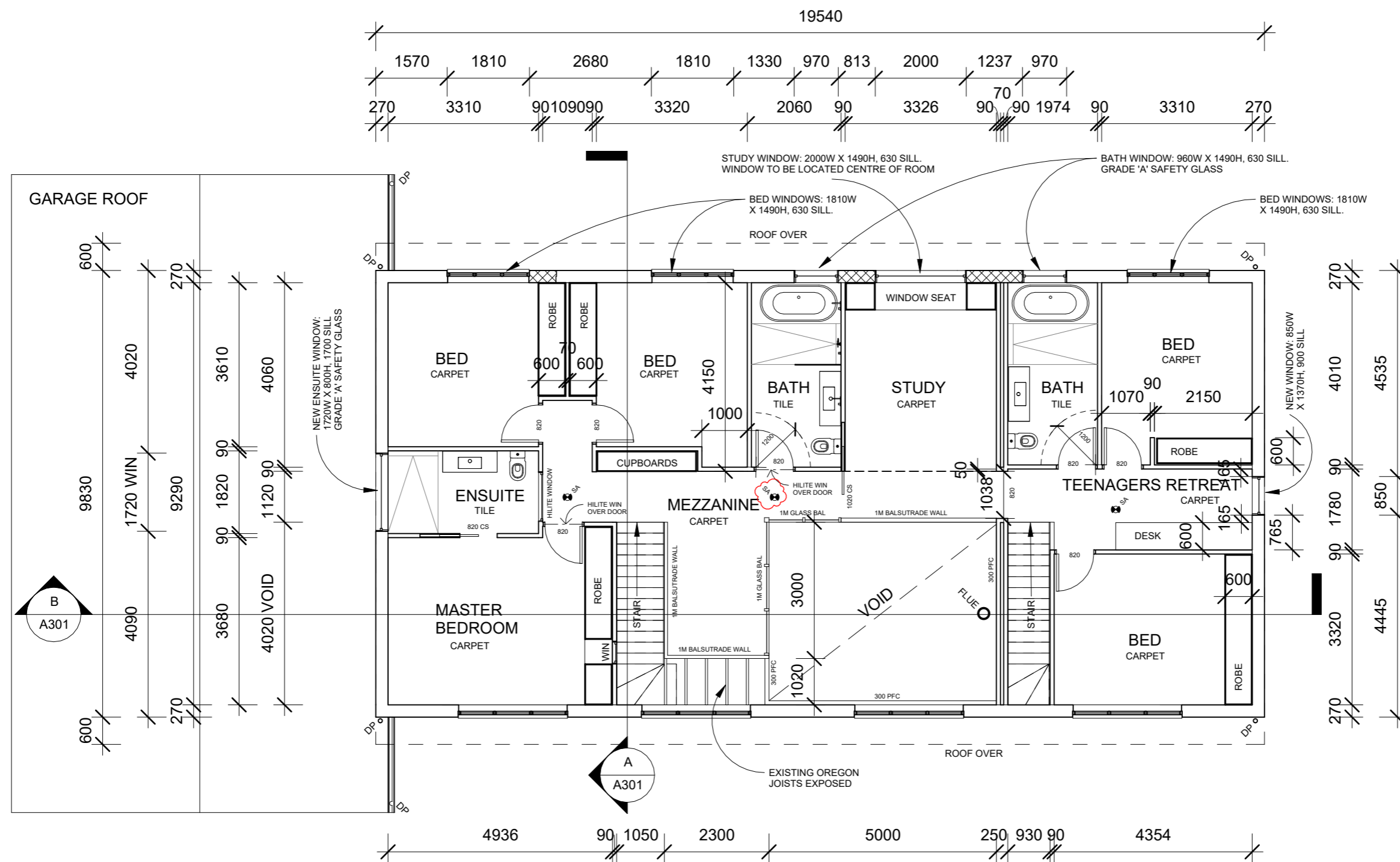
**BUSHFIRE NOTES:**

**BAL-29** ALL NEW EXTERNAL WINDOW & DOOR CONSTRUCTION TO BAL-29 BUSHFIRE DESIGN REQUIREMENTS AS PER AS3959-2018. SUMMERIZED AS FOLLOWS:

**WINDOWS & DOORS**

- EXTERNAL PANES OF GLAZING SHALL BE MIN 5MM TOUGHED GLASS.
- FRAMES SHALL BE MADE OF METAL, uPVC OR BUSHFIRE-RESISTING TIMBER.
- SCREENS FITTED TO ALL OPENABLE WINDOW SASHES.

**SCREENS** ALL SCREENS SHALL HAVE A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR AL.



DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. NOT TO BE USED OR COPIED WITHOUT EXPRESS PERMISSION FROM ODA.

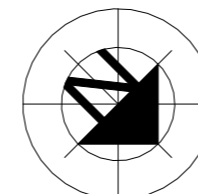


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#	DESCRIPTION	BY	DATE
1	DRAFT PLANS FOR APPROVALS		28/04/2021
2	FOR BUILDING APPROVAL		03/05/2021
3	FOR BUILDING APPROVAL		17/05/2021



Scale @ A3:  
Printed:  
**4/06/2021  
8:28:01  
AM**

Project address:  
**44 OSBORNE RD**

Suburb: **WARRANDYTE** Lot: **10** LP: **116321**

Client:  
**LISA & PIERS**

Job No: **2102** Project Name: **WARRANDYTE HOUSE**

Dwg No: **A102** Drawing Title: **UFL PLAN**

Revision: **3** Stage: **WORKING DRAWINGS**