BAL 12.5 - WALLS TO DWELLING 1A-Part of an external wall surface that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall shall be fibre-cement external cladding, a minimum of 6 mm in thickness WALLS TO DWELLING 1B- to be of a noncombustable material i.e- Brick-veneer Construction.

BUSHFIRE REQUIRMENT NOTES

Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3 mm, or are located in an external wall of a subfloor space.

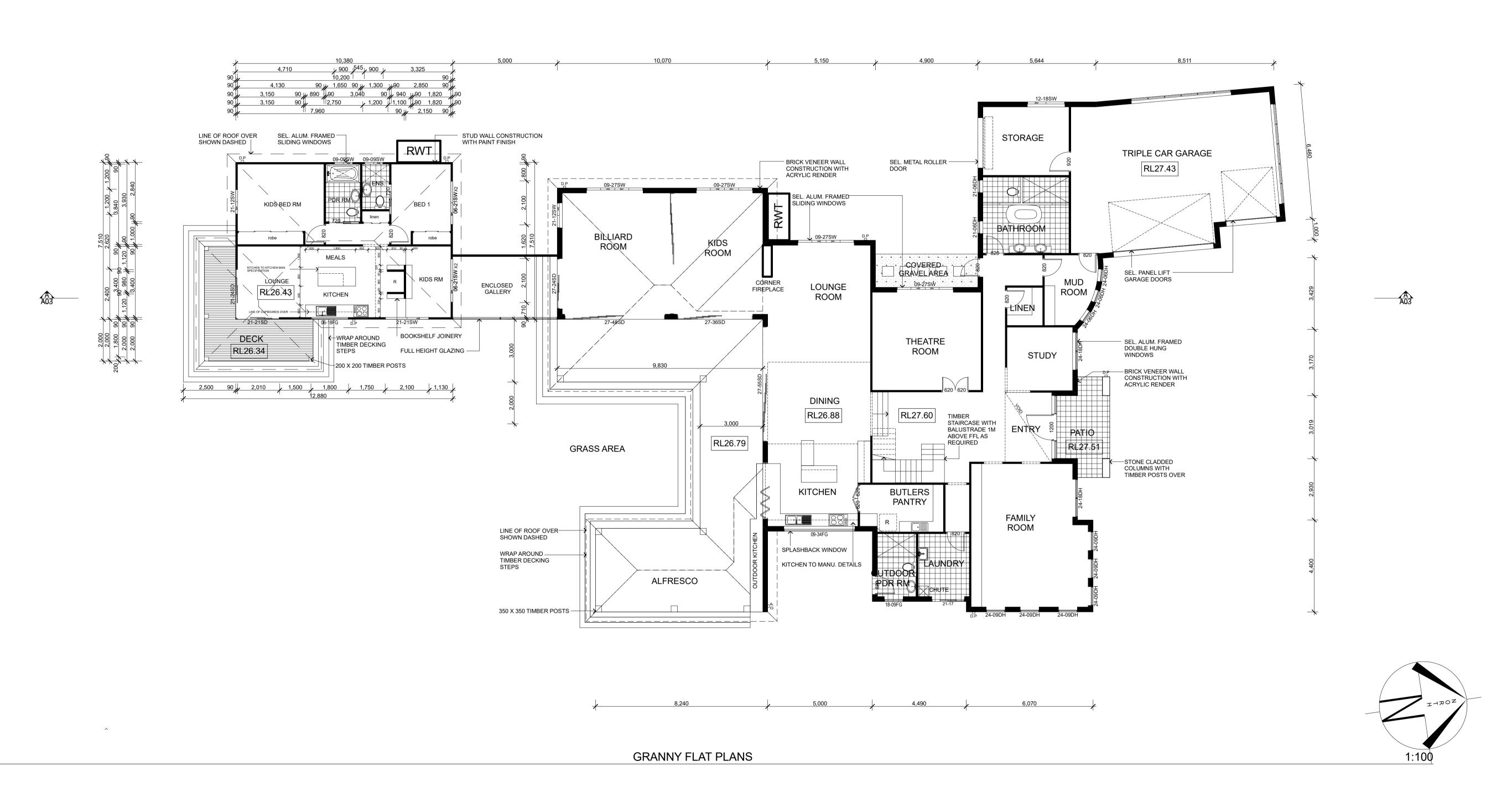
EXTERNAL DOORS TO BE • Fitted with door screens that meet the requirements for 'vents and weepholes'; or • Solid core door • Hollow door with non-combustible kick-plate; or • Fully framed glazed door meeting glazing and frame requirements External doors shall be fitted with draught excluders

GUTTERS- Gutter and valley leaf guards shall be non-combustible. Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material. Gables shall comply with the requirements of 'external walls'. Eaves shall comply with the requirements of 'roof penetrations'. Eaves ventilation holes greater than 3mm in width to be screened to comply with 'vents and weepholes'.

DECKING- Within 300mm horizontally and 400mm vertically of a glazed element must be non-combustible or bushfire resistant timber. Spaced decking is recommended to have a 3mm gap between timbers. In enclosed subfloor spaces decking that is within 400mm of the ground is to comply with the specifications for 'walls'.

WINDOWS TO BE • Protected by shutters: or • External screens meeting the requirements of 'vents and weepholes'; or • If within 400mm of the ground or surface glazing is to be a minimum of 4mm thick and openable windows are to be screened and frames shall be bushfire resistant timber, metal or reinforced PVC-U.

ROOF SHEETING – only metal or fibre-cement sheet shall be used. Gaps are to be sealed or protected by; • Fully sarking the roof (sarking must have a flammability index of not more than 5) or • Providing corrosion resistant steel or bronze mesh, profiled metal sheet, neoprence seal, compressed mineral wool or similar material • Rib caps and ridge caps shall be sealed using methods outlined in the AS3959



All dimensions and floor areas are to be verified prior to the commencement of works by the Builder Any discrepancies are to be brought to the attention of SR House of Design

All stormwater to be discharged to Councils' requirements and AS 3500.3-1990.

All boundary clearances must be verified prior to the commencement of any works by the surveyor Any dimensions shown on Figured drawings & details must be taken in preference to scaling. Levels shown are as approximates

All services to be located and verified by the Builder with relevant authorities before any building work commences

Engineering & Stormwater drawings detailing must take preference to architectural plans.

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MR & MRS. SHOGHI Project PROPOSED DOUBLE STOREY DWELLING 308 MATCHAM ROAD, MATCHAM GROUND FLOOR PLAN

A3 SHEET FOR DA APPROVAL 24.03.16 P1559 SK 2706-1 A02