

BUSHFIRE ATTACK LEVEL 12.5 (BAL 12.5)

EXTERNAL WALLS

WALLS

WALLS SHALL BE SARKED ON THE OUTSIDE OF THE FRAME AND CLAD WITH FIBRE-CEMENT EXTERNAL CLADDING, A MINIMUM OF 6MM IN THICKNESS.
THIS WILL NOT APPLY IF THE EXTERNAL WALL IS MORE THAN 400MM FROM THE GROUND, DECK OR LANDING.

EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS

SCREENS FOR WINDOWS AND DOORS

WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION-RESISTANT STEEL (STAINLESS STEEL).

WINDOWS

THE OPENABLE PORTION OF THE WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY THAT COMPLY WITH "SCREENS FOR WINDOWS AND DOORS".

DOORS- SIDE HUNG EXTERNAL DOORS

DOORS SHALL BE A SOLID TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35MM FOR THE FIRST 400MM ABOVE THE THRESHOLD.
DOOR FRAMES SHALL BE MADE FROM BUSHFIRE-RESISTANT TIMBER (MERBAU).
WEATHER STRIPS, DRAUGHT EXCLUDERS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.

ROOFS

GUTTERS AND DOWNPIPES

GUTTER AND VALLEY LEAF GUARDS SHALL BE INSTALLED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION-RESISTANT STEEL (STAINLESS STEEL).

DECKS, STEPS, RAMPS AND LANDINGS

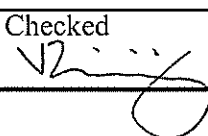
UNENCLOSED SUBFLOOR SPACED OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

DECKING, STAIR TREADS, STRINGERS AND TRAFFICABLE SURFACES OF RAMPS AND LANDINGS SHALL BE OF BUSHFIRE-RESISTANT TIMBER (MERBAU).
THIS WILL NOT APPLY IF THERE ARE NO GLAZED ELEMENTS LESS THAN 300MM (MEASURED HORIZONTALLY AT DECK LEVEL) OR 400MM (MEASURED VERTICALLY) FROM THE DECK OR LANDING.

WATER AND GAS SUPPLY PIPES

ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.

This drawing supersedes any previous concept drawings. Please check carefully prior to signing.
Figured dimensions only to be used. DO NOT SCALE from drawing. All dimensions are to be verified on site prior to commencement of work. This drawing remains the property of Ian Cubitts Classic Home Improvements and is subject to copyright.

C U R R E N T I S S U E				E		Checked 	Drawn E.Reyes	At Site Address 31A QUEENS AVENUE, AVALON	Proposed SECONDARY DWELLING for BORIS PANOV	Lot No. 31	DP No. 789083
17/05/16	DA ISSUE	MY	E	E							
18/12/15	DA ISSUE	DI	D	D							
30/09/15	DA ISSUE	MY	C	C							
19/08/15	DA ISSUE	ER	B	B							
21/04/15	DA ISSUE	MY	A	A							
Date	Amendment	Drawn	Issue							Job no. 20743	Drg No. 20743 06

