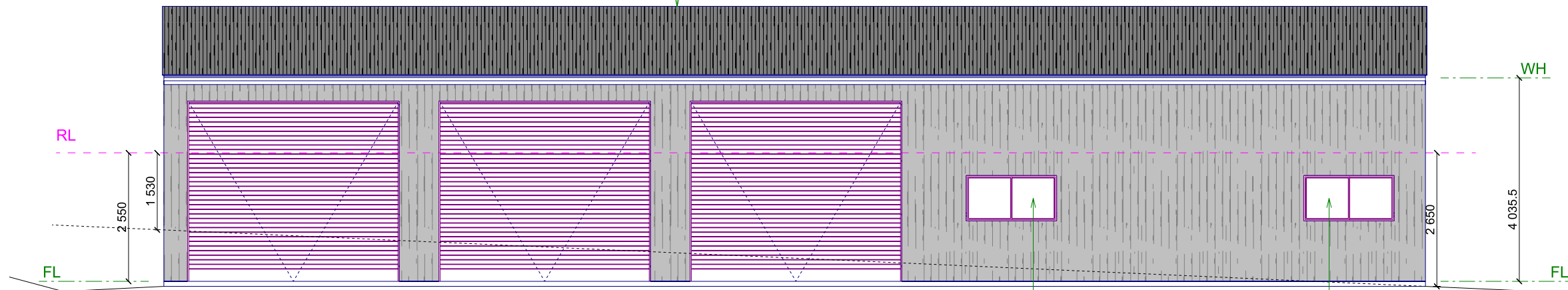


Building Envelope

All roof openings to be fitted with non combustible ember guards as per BAL Requirements

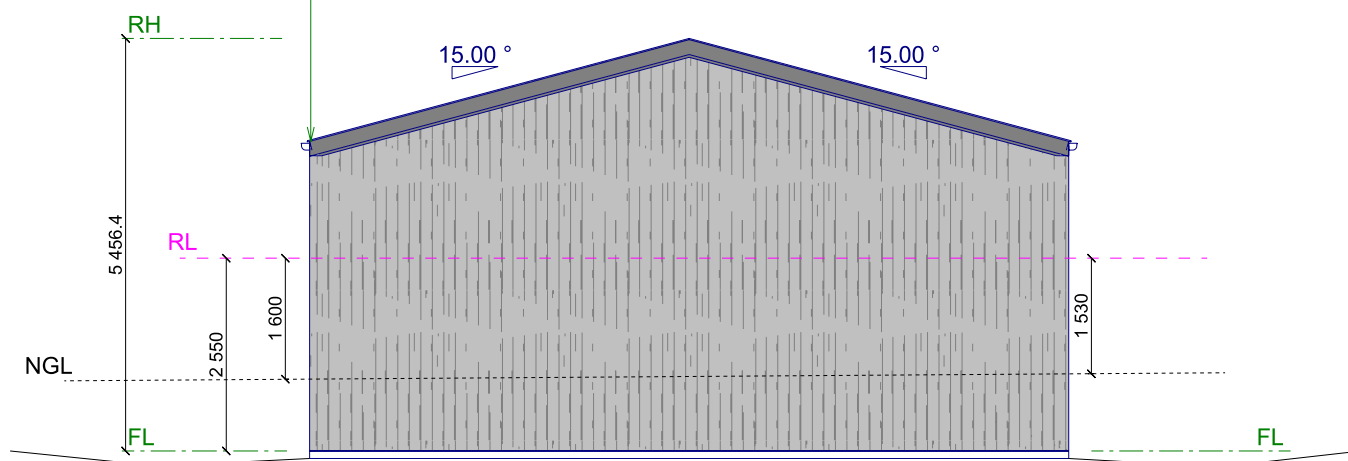


NORTH ELEVATION

SCALE: 1:100

All Screens to comply with BAL Requirements

Roof to Wall Junctions to be sealed as per BAL Requirements



EAST ELEVATION

SCALE: 1:100

Bal-12.5 Requirements

Subfloor Supports:
Enclosure by external awall or by steel, bronze or aluminium mesh. Non combustible or naturally fire resistant timber supports where the subfloor is unenclosed

Floors:
Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustable, naturally fire resistant timber or protectant on the underside with sarking or mineral wool insulation.

External Walls:
External walls – Parts less than 400 mm above ground or decks etc to be of non- combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber.

External Windows:
4mm grade A safety glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber.

External Doors:
Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non- combustible or 35 mm solid timber for 400mm above threshold, metal or naturally fire resistant (high density) timber framed for 400mm above ground, decking, etc, tight-fitting with weather strips at base.

Roof:
Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.

Verandas and Decks Etc:
Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400 mm vertically from a glazed element.

BAL

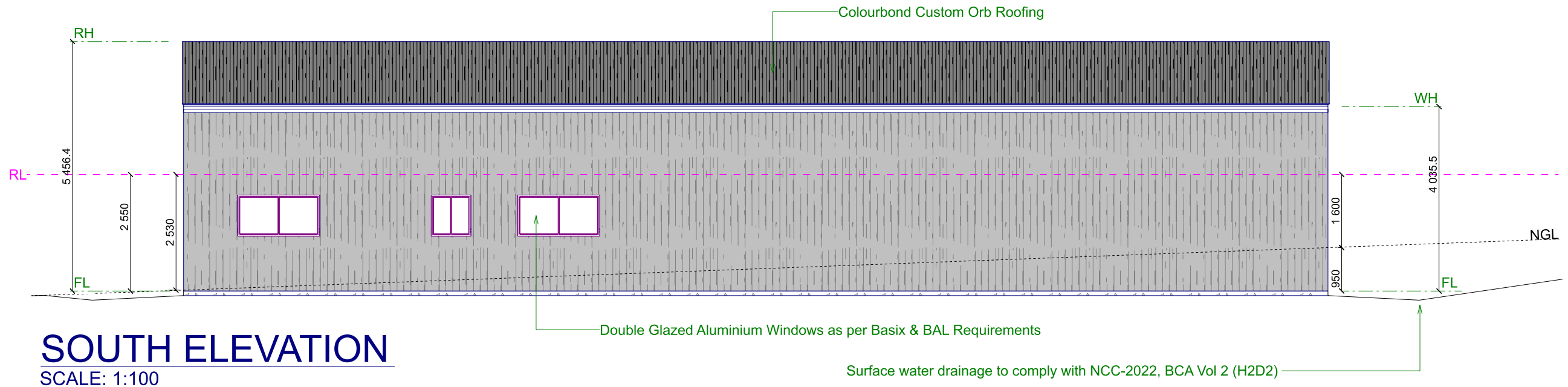


COPYRIGHT
THE DRAWING AND THE DESIGN DEPICTED
REMAIN THE PROPERTY OF THE AUTHOR.
REPRODUCTION IN PART OR IN WHOLE IS
PROHIBITED UNLESS WRITTEN PERMISSION
IS OBTAINED FROM THE AUTHOR.
PLANS ARE FOR USE ONLY ON THE JOB
SPECIFIED IN THE TITLE BOX.

04/03/24 For Client Consideration/Approval
13/03/24 For Final Approval
19/03/24 For Submission

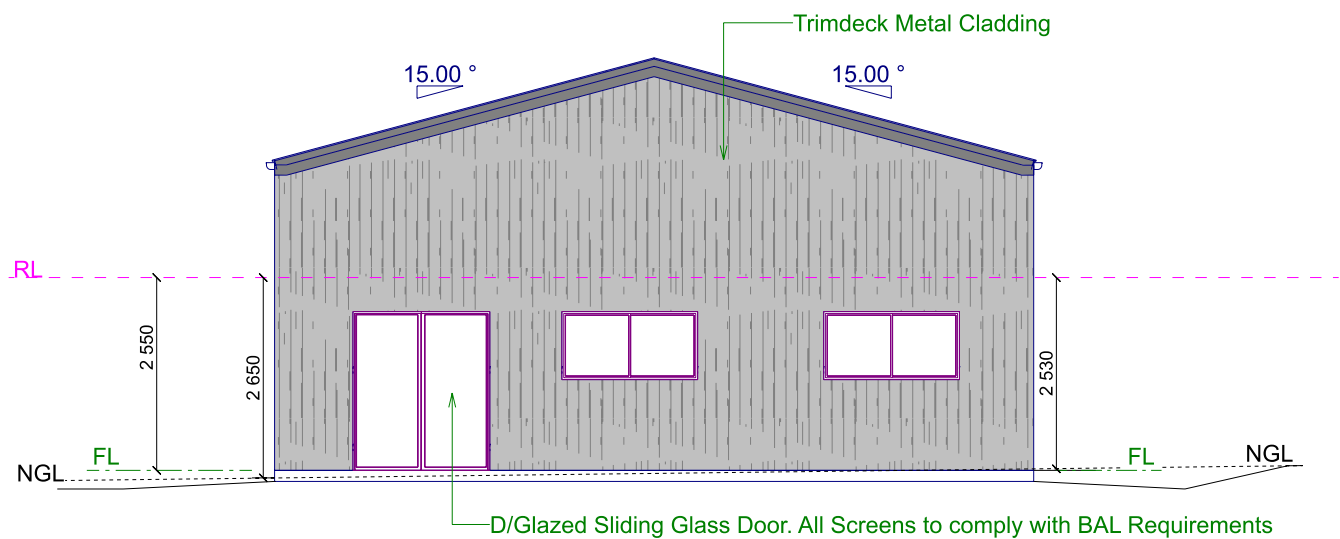
Customer: John Whiteley
Site Address: Cnr Rowena & Retreat Roads (Lot 2 Kingstown Road), BALALA, NSW 2358
PH: 0408 659 603 E: JDW0805@hotmail.com
Reference No:
2024-006 New Residence

ELEVATIONS 1
New England Drafting
PHONE: 0417 303 343 Email: info@newenglanddrafting.com
Printed: 28/03/2024 Page: 3 DRAWN BY: S. SELBY



SOUTH ELEVATION
SCALE: 1:100

Building Envelope



WEST ELEVATION
SCALE: 1:100



COPYRIGHT
THE DRAWING AND THE DESIGN DEPICTED
REMAIN THE PROPERTY OF THE AUTHOR.
REPRODUCTION IN PART OR IN WHOLE IS
PROHIBITED UNLESS WRITTEN PERMISSION
IS OBTAINED FROM THE AUTHOR.
PLANS ARE FOR USE ONLY ON THE JOB
SPECIFIED IN THE TITLE BOX.

13/03/24 For Final Approval
19/03/24 For Submission

Customer: John Whiteley
Site Address: Cnr Rowena & Retreat Roads (Lot 2 Kingstown Road), BALALA, NSW 2358
PH: 0408 659 603 E: JDW0805@hotmail.com
Reference No:
2024-006 New Residence

ELEVATIONS 2
New England Drafting
PHONE: 0417 303 343 Email: info@newenglanddrafting.com
Printed: 28/03/2024 Page: 4 DRAWN BY: S. SELBY