GENERAL NOTES FOR RESIDENTIAL WORKS

- All materials and work practices shall comply with, but not limited to the Building Regulations 2018, the National Construction Code Series 2019 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

- Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Volume 2.

- All materials and construction practice shall meet the Performance Requirements of the BCA. Where an alternative solution is proposed then prior to implementation or installation it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

- Glazing including safety glazing shall be installed to a size, type and thickness so as to comply with:
  - BCA Part 3.6 for Class 1 and 10 buildings within a design wind speed of not more than N3, and
  - NCC 2019 BCA Vol 1 Part B1.4 for Class 2 to 9 buildings

- Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Wet Areas in Residential Buildings.

- These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration

- Step sizes (other than for spiral stairs) to be:
  - Risers (R) 190mm maximum and 115mm minimum
  - Going (G) 355mm maximum and 240mm minimum
  - 2R + 1G = 700mm maximum and 550mm minimum
  - with less than 125mm gap between open treads

- All treads, landings and the like to have non slip finish or suitable non-skid strip near edge of nosing.

- Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be:
  - 1000mm min. above finished surface level of balconies, landings or the like, and
  - 865mm min. above finished surface level of stair nosing or ramp, and
  - vertical with less than 125mm gap between, and
  - any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
  - Wire balustrade construction to comply with BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 BCA Volume 1 Part D2.16 for other Classes of Buildings.

- Top of hand rails to be minimum 865mm above stair nosing and floor surface of ramps.

- Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

- Where the building (excludes a detached Class 10) is located in a termite prone area the area to underside of building and perimeter is to be treated against termite attack.

- Concrete stumps:
  up to 1400mm long to be 100mm x 100mm (1 No. H.D. Wire)
  1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires)
  1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
  100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.

- For buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS4773.1-2010 'Masonry in small buildings' Part 1: Design

- All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

- These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

- Site plan measurements in metres - all other measurements in millimetres u.n.o.

- Figured dimensions take precedence over scaled dimensions.

- The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

- The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

- Installation of all services shall comply with the respective supply authority requirements.

- The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

ARTIFICIAL LIGHTING			NATURAL LIGHTING & VENTILATION			
ROOM	AREA (m²)	MAX. WATTS PER ROOM (W)	Nat. Lighting Required (m²)	Nat. Lighting Achieved (m²)	Nat. Ventilation Required (m²)	Nat. Ventilation Achieved (m²)
MASTER BED	16.48	82	1.64	3.0	0.82	1.5
BED 2	16.89	84	1.68	3.0	0.84	1.5
GYM	16.89	84	1.68	3.0	0.84	1.5
STUDY	10.34	51	1.03	1.5	0.51	0.75
KITCHEN, DINING & LIVING	101.6	508	10.1	31.7	5.05	9.2
PANTRY	7.94	39	N/A	N/A	N/A	N/A
LAUNDRY	10.3	51	N/A	N/A	N/A	N/A
ENSUITE	9.88	49	N/A	N/A	N/A	N/A
WIR	7.41	37	N/A	N/A	N/A	N/A
BATH	9.06	45	N/A	N/A	N/A	N/A
HALL	15.8	79	N/A	N/A	N/A	N/A
GARAGE	66.47	265	N/A	N/A	N/A	N/A
VERANDAH	155.28	465	N/A	N/A	N/A	N/A

- These plans have been prepared for the exclusive use by the Client of Jessica Northway for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.

- The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.

Condensation Management
- All exhaust systems to Kitchen, Bathroom, Sanitary Compartment or Laundry must be discharged directly or via a shaft or duct to outside air.
- Flow rate of an exhaust system to NCC 2019 BCA Vol 2 Part 3.8.7.3.

STORMWATER

100mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drains shall be not less than
- 100mm under soil
- 50mm under paved or concrete areas
- 100mm under unreinforced concrete or paved driveways
- 75mm under reinforced concrete driveways

SITE ENVIRONMENT DESIGN INFORMATION

Site Bushfire Attack Assessment (simplified method)
Reference document 'AS 3959-2009 construction of buildings in bush fire prone areas'
Determination of Bushfire Attack Level (BAL)- 19
Refer to Bushfire Management Statement by: Effective Thermal Solutions
By: Bruce St Clair

Site Classification
Site classification as Class: M
Refer to soil report No: 2024_130
By: Simon Anderson Consultants

Design gust wind speed / wind classification
Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of N3 as specified on Soil Report (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Climate Zone
Climate zone for thermal design / thermal performance assessment : Zone 6.

Corrosion protection of built-in structural members
Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2010 Masonry in Small Buildings Part 1: Design suitable for an Environment Classification of Mild - area remote from coast, industrial activity and the tropics (inc. rural communities not on coast)

Corrosion protection for sheet roofing
Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an Environment Classification of Low - typically remote inland areas of more than 1km from sheltered bays.

BAL 19 CONSTRUCTION NOTES:

- FLOORS
SUBFLOOR SUPPORTS - THERE ARE NO CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORT POSTS, COLUMNS, PIERS & POLES.
CONCRETE SLABS ON GROUND - THERE ARE NO CONSTRUCTION REQUIREMENTS FOR CONCRETE SLABS ON GROUND.
- WALLS (INCLUDING GABLES)
AN EXTERNAL WALL SURFACE THAT IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS OF NON-COMBUSTIBLE MATERIAL. MIN. 6mm FIBRE CEMENT SHEET OR BUSHFIRE-RESISTING TIMBER.
- VENTS, WEEPHOLES AND GAPS
WHERE A CIRCULAR PROBE OF 3mm DIAMETER IS CAPABLE OF BEING PASSED THROUGH EXTERNAL VENTS, WEEPHOLES OR GAPS, THE VENTS, WEEPHOLES OR GAPS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL OR BRONZE.
- JOINTS
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTTJOINTED TO PREVENT GAPS GREATER THAN 3mm.
- WINDOWS
WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, THE GLAZING SHALL BE TOUGHENED GLASS MIN. 5mm OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS.
FOR ALL OTHER GLASS NOT SPECIFIED ABOVE, ANNEALED GLASS MAY BE USED.
WHERE DOUBLE GLAZED UNITS ARE USED THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE ASSEMBLY ONLY.
THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH A METAL FRAME SUPPORTING MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- DOORS (EXTERNAL SIDE HUNG)
HINGE DOORS SHALL BE NON-COMBUSTIBLE OR SOLID TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD. WHERE PART OF THE DOOR ASSEMBLY IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS,THAT PART OF THE DOOR ASSEMBLY SHALL BE MADE FROM BUSHFIRE RESISTING TIMBER OR METAL. WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS MIN. 5mm IN THISCKNESS
- SLIDING DOORS
GLAZING INCORPORATED IN SLIDING DOORS SHALL BE TOUGHENED GLASS MIN. 5mm. THE FRAME SUPPORTING THE SLIDING DOOR AND THE FRAMING SURROUNDING THE GLAZING SHALL BE METAL.
IF SCREENED, SCREENS SHALL MEET THE SCREEN REQUIREMENTS FOR WINDOWS.
- GARAGE DOORS (VEHICLE ACCESS DOORS)
THE LOWER PORTION OF A VEHICLE ACCESS DOOR WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM NON-COMBUSTIBLE MATERIAL OR BUSHFIRE-RESISTING TIMBER.PANEL LIFT OR TILT DOORS SHALL BE FITTED WITH APPROPRIATE WEATHER STRIPS, DRAUGHT SEALS OR GUIDE TRACKS WITH A MAX. NO GREATER THAN 3mm. ROLLER DORS SHALL HAVE GUIDE TRACKS WITH A MAX. GAP NO GREATER THAN 3mm AND BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR. VEHICLE ACCES DOORS SHALL NOT INCLUDE VENTILATION SLOTS.
- ROOFS
SHEET ROOFS SHALL BE FULLY SARKED. SARKING IS TO BE LOCATED DIRECTLY BELOW THE ROOF BATTENS AND COVER THE ENTIRE ROOF AREA INCLUDING THE RIDGE. ENSURE THAT THERE ARE NO GAPS THAT WOULD ALLOW THE ENTRY OF EMBERS WHERE THE SARKING MEETS FASCIAS, GUTTERS, VALLEYS AND THE LIKE. A VERANDAH, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF.
ROOF COVERING.
- ROOF PENETRATIONS
ALL ROOF PENETRATIONS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
- EAVES LININGS, FASCIAS AND GABLES
JOINTS IN EAVES LININGS, FASCIAS AND GABLES SHALL BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.
- GUTTERS AND DOWNPIPES
THERE ARE NO REQUIREMENTS FOR GUTTERS, WITH THE EXCEPTION OF BOX GUTTERS, AND DOWNPIPES. BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF WITH NON-COMBUSTIBLE MATERIAL. IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE.
- WATER AND GAS SUPPLY PIPES
ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.

SITE CLASSIFICATION
CLASS 'M'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

WIND CLASSIFICATION
CLASS 'N3'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

THIS SITE IS DESIGNATED BUSHFIRE PRONE
BAL 19
CONSTRUCTION REQUIREMENTS APPLY AS PER AS 3959

DRAWING INDEX

M. GRAHAM - LOT 2 RAUTMANS RD, NEWRY 3859
PROPOSED NEW DWELLING

TITLE: GENERAL NOTES | DWG: A0

DATE: SEPT 2022 SCALE: NTS REV. D
DRAWN: JN CHECKED: JN

NORTHWAY DESIGN
PH: 0419 008 394
EMAIL: jess@northway.design

SITE PLAN
SCALE 1:4000

SITE CLASSIFICATION
CLASS 'M'
REFER TO REPORT BY
SIMON ANDERSON CONSULT.

WIND CLASSIFICATION
CLASS 'N3'
REFER TO REPORT BY
SIMON ANDERSON CONSULT.

THIS SITE IS DESIGNATED
BUSHFIRE PRONE
BAL 19
CONSTRUCTION REQUIREMENTS
APPLY AS PER AS 3959

LEGEND

- PROPOSED DWELLING LOCATION
- PROPOSED 18m x 24m SHED LOCATION (PLANS BY OTHERS)
- 10,000L STATIC WATER SUPPLY IN ACCORD. WITH BMS ADD. 2000L FOR ENERGY EFFICIENCY REQUIREMENTS IF REQUIRED (SEE ENERGY EFFICIENC NOTES ON INSULATION PLAN)

NOTE: STORMWATER DISCHARGE TO CONNECT TO EXISTING.

PLEASE NOTE: 'ALL' PROPERTY INFORMATION INCLUDING EASEMENT LOCATION, PROPERTY DIMENSIONS, ANGLES ETC. MUST BE CONFIRMED USING A COPY OF TITLE, PLAN OF SUBDIVISION, PLAN OF SURVEY OR THE LIKE.

M. GRAHAM - LOT 2 RAUTMANS RD, NEWRY 3859
PROPOSED NEW DWELLING

TITLE: PROPOSED SITE PLAN	DWG: A1

DATE: SEPT 2022 SCALE: 1:4000@A2 REV. D
DRAWN: JN CHECKED: JN

NORTHWAY DESIGN
PH: 0419 008 394
EMAIL: jess@northway.design

NORTH

LIVABLE FLOOR AREA = 235.2m² OR 25.31SQ
GARAGE FLOOR AREA = 68.6m² OR 7.38SQ
VERANDAH AREA = 153.84m² OR 16.56SQ

PLANS TO BE READ IN CONJUNCTION WITH CABINETRY, ENGINEERING & ALL OTHER EXTERNAL SPECIALIST PLANS & REPORTS

STRUCTURAL DETAILS, CONCRETE SLAB, FOOTINGS, BRACING, LINTELS, BEAMS, BRICK TIES & ARTICULATION JOINTS TO ENGINEER'S COMPUTATIONS & SPECIFICATIONS

SITE CLASSIFICATION
CLASS 'M'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

WIND CLASSIFICATION
CLASS 'N3'
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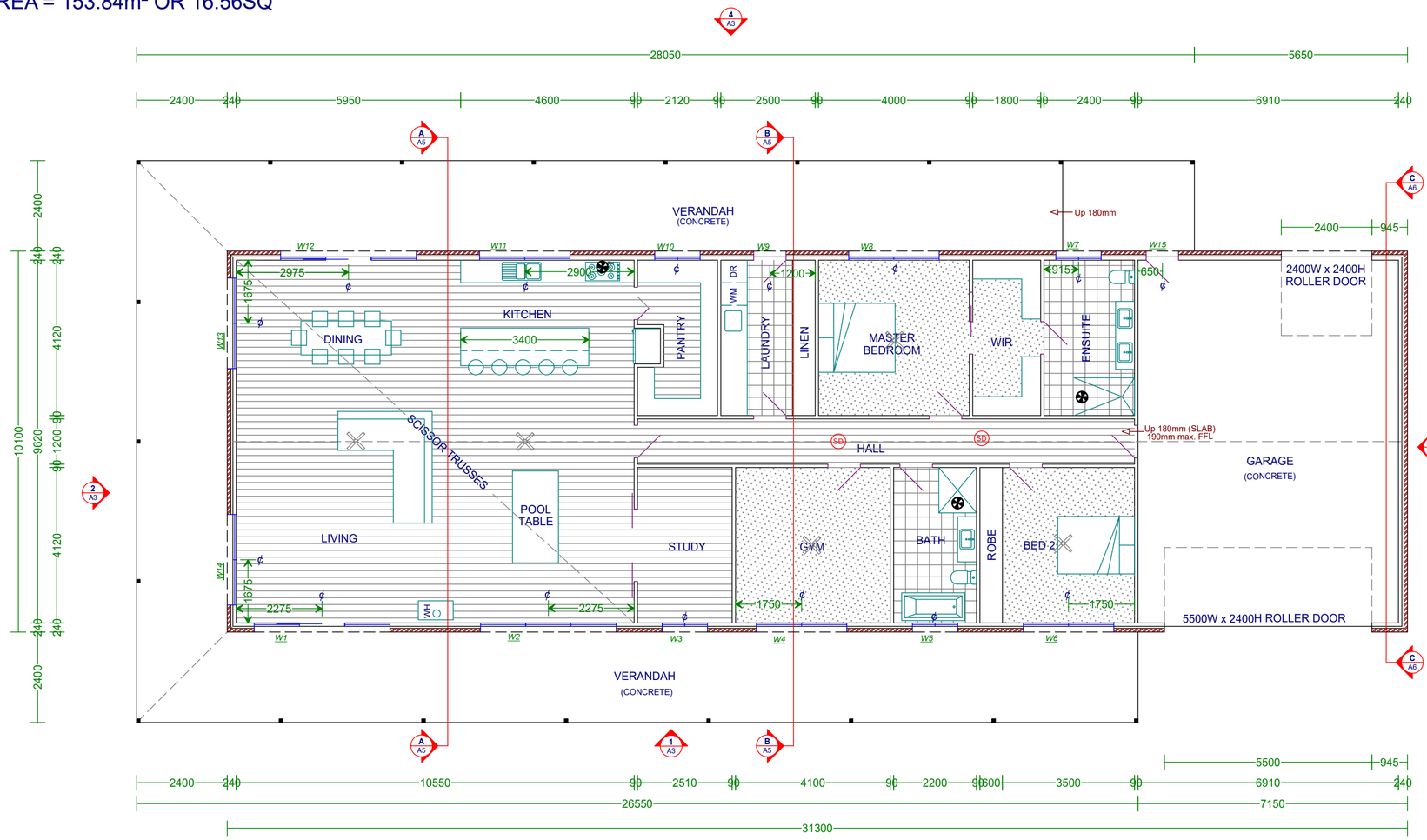
THIS SITE IS DESIGNATED BUSHFIRE PRONE
BAL 19
CONSTRUCTION REQUIREMENTS APPLY AS PER AS 3959

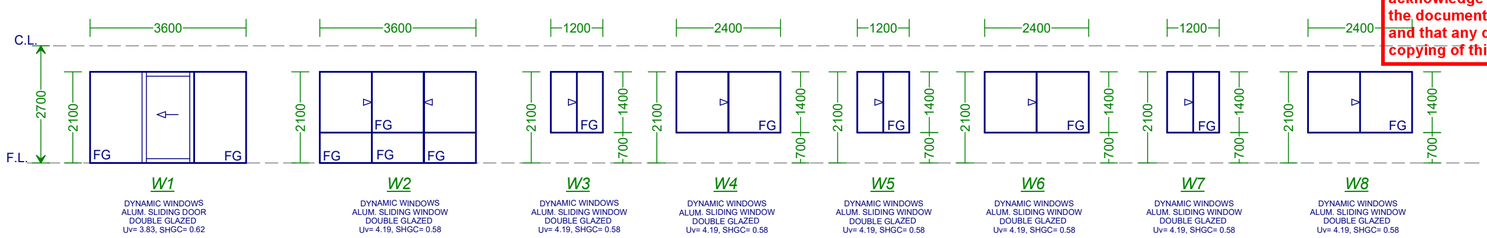


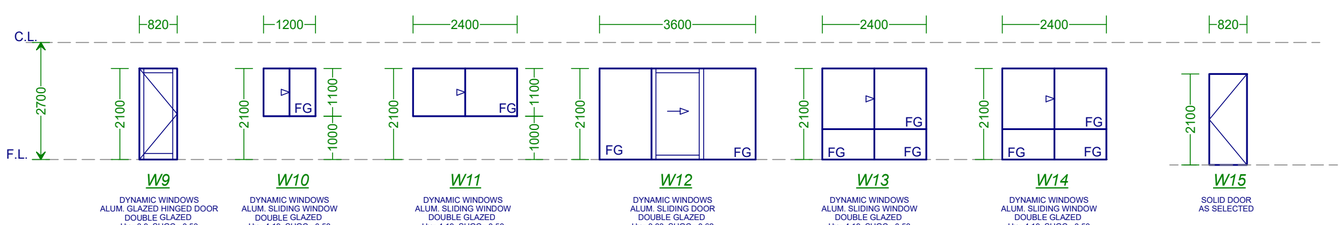
FLOOR PLAN
SCALE 1:100

FLOORING LEGEND
- VINYL PLANK
- CARPET
- TILES

	PROPOSED INTERNAL WALLS
	PROPOSED EXTERNAL WALLS
SD	HARD-WIRED SMOKE DETECTORS
	300 DIA. EXHAUST DUCTED DIRECTLY TO OUTSIDE AIR
WH	150 DIA. EXHAUST DUCTED DIRECTLY TO OUTSIDE AIR VIA CEILING
	CEILING MOUNTED FAN

WINDOW SCHEDULE
SCALE 1:100





NOTE: SAFETY GLAZING IN ACCORD. WITH VOL. 2 PART 3.6 OF THE BCA.

NOTE: DIMENSIONS SHOWN ARE NOMINAL OPENING SIZES ONLY. PRIOR TO PLACEMENT OF ORDER AND OR MANUFACTURE, ALL WINDOW SIZES ARE TO BE VERIFIED ON SITE.

LEGEND:
FG = FIXED GLAZING

FRAME COLOUR: COLOURBOND NIGHT SKY SA = 0.95

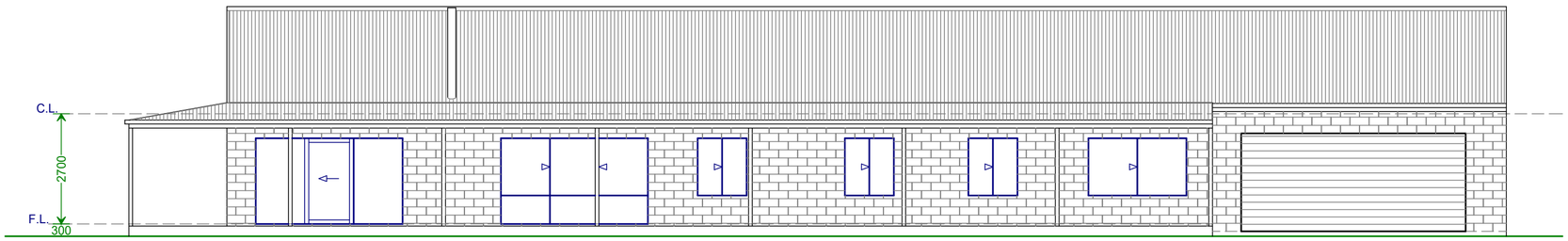
M. GRAHAM - LOT 2 RAUTMANS RD, NEWRY 3859
PROPOSED NEW DWELLING
TITLE: FLOOR PLAN | DWG: A2
DATE: SEPT 2022 SCALE: 1:100@A2 REV. D
DRAWN: JN CHECKED: JN
NORTHWAY DESIGN
PH: 0419 008 394
EMAIL: jess@northway.design

SITE CLASSIFICATION
CLASS 'M'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

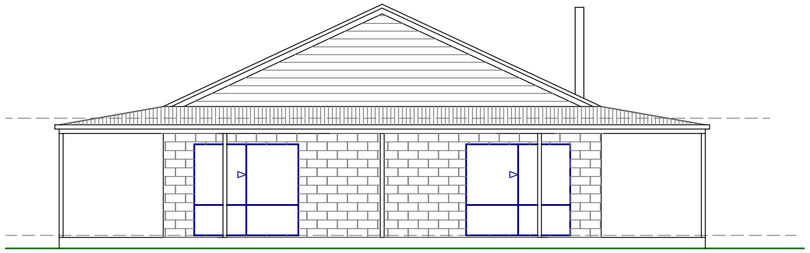
WIND CLASSIFICATION
CLASS 'N3'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

THIS SITE IS DESIGNATED BUSHFIRE PRONE
BAL 19
CONSTRUCTION REQUIREMENTS APPLY AS PER AS 3959

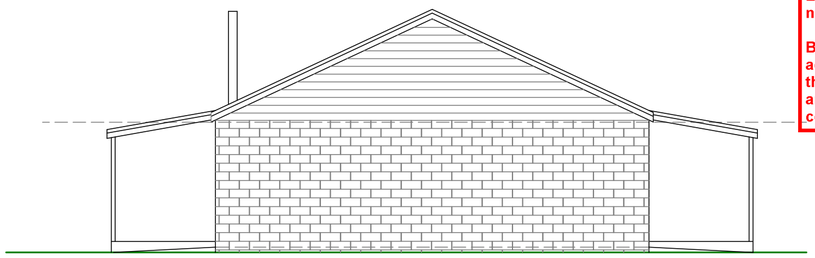
STRUCTURAL DETAILS, CONCRETE SLAB, FOOTINGS, BRACING, LINTELS, BEAMS, BRICK TIES & ARTICULATION JOINTS TO ENGINEER'S COMPUTATIONS & SPECIFICATIONS



1 A2 SOUTH ELEVATION
SCALE 1:100



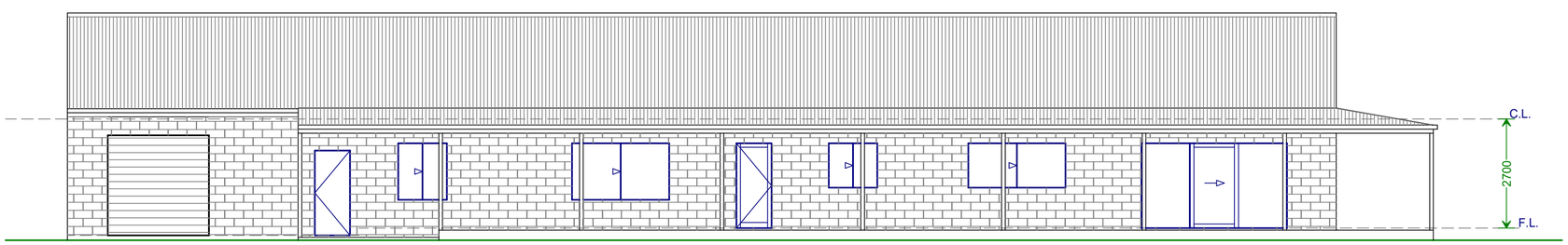
2 A2 WEST ELEVATION
SCALE 1:100



3 A2 EAST ELEVATION
SCALE 1:100

LEGEND

- COLORBOND ROOF SA = 0.73
- SELKIRK SPLIT FACE BLOCKS 100mm SERIES (OATMEAL)
- JAMES HARDIE PRIMLINE WEATHERBOARDS (OATMEAL OR SIMILAR)



4 A2 NORTH ELEVATION
SCALE 1:100

M. GRAHAM - LOT 2 RAUTMANS RD, NEWRY 3859
PROPOSED NEW DWELLING

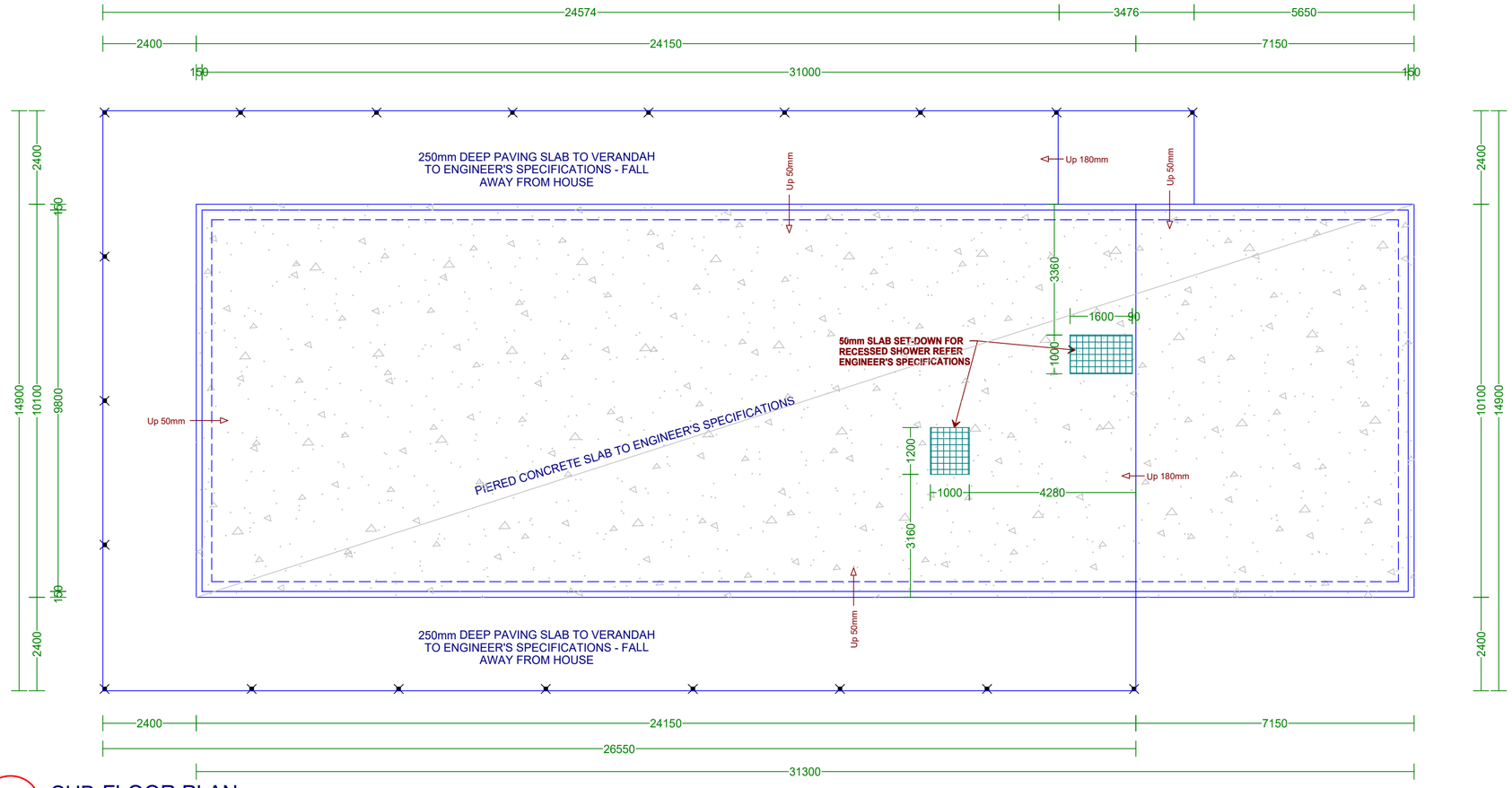
TITLE: ELEVATIONS	DWG: A3

DATE: SEPT 2022 SCALE: 1:100@A2 REV. D
DRAWN: JN CHECKED: JN

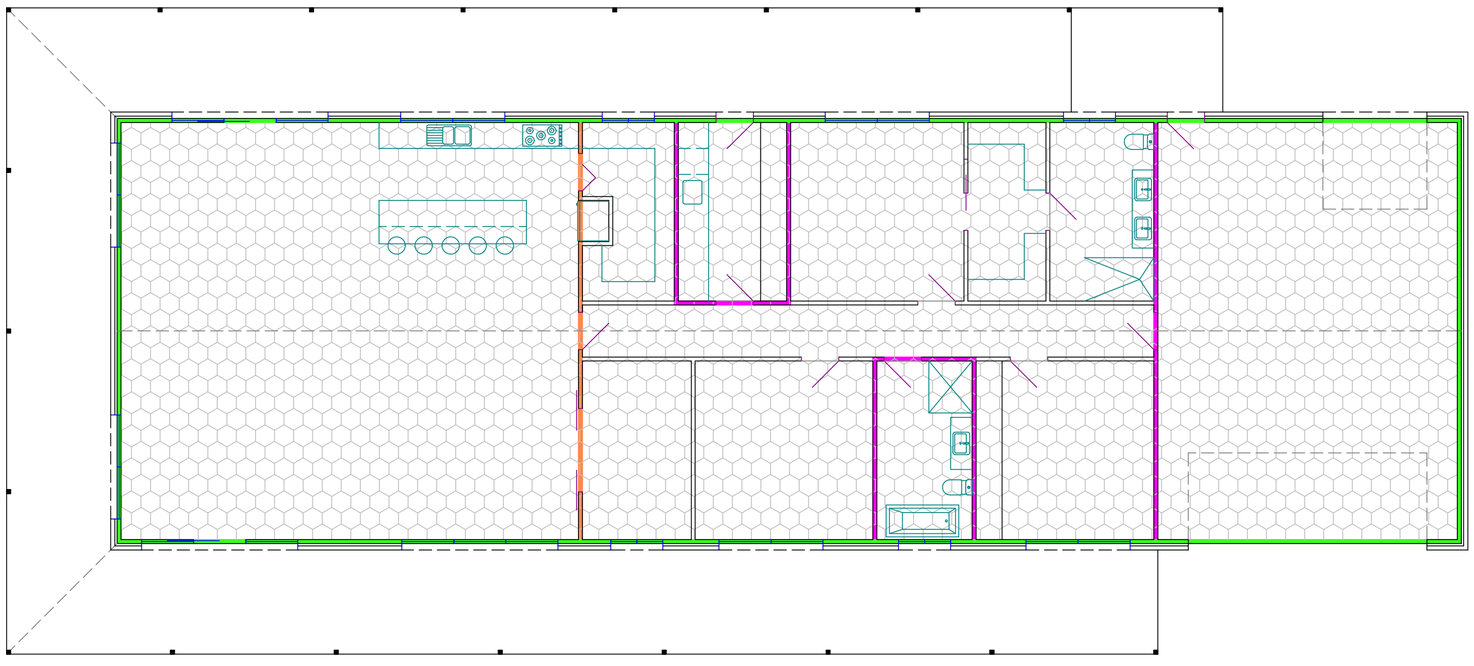
NORTHWAY DESIGN
PH: 0419 008 394
EMAIL: jess@northway.design

NORTH

GROUND FLOOR LEVELS.	
✳	POST ON STIRRUPS AS PER ENGINEER'S SPECS



SUB-FLOOR PLAN
SCALE 1:100



INSULATION PLAN
SCALE 1:100

SITE CLASSIFICATION
CLASS 'M'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

WIND CLASSIFICATION
CLASS 'N3'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

THIS SITE IS DESIGNATED BUSHFIRE PRONE
BAL 19
CONSTRUCTION REQUIREMENTS APPLY AS PER AS 3959

STRUCTURAL DETAILS, CONCRETE SLAB, FOOTINGS, BRACING, LINTELS, BEAMS, BRICK TIES & ARTICULATION JOINTS TO ENGINEER'S COMPUTATIONS & SPECIFICATIONS

ENERGY EFFICIENCY NOTES

- Insulation as specified on Insulation Plan
- All external windows to be weatherstripped
- Building Sealing to comply with Part 3.12.3 of the BCA.
- All proposed downlights to be Non-Vented (allow insulation over)

Artificial lighting must be in accordance with 3.12.5.5 of the NCC 2019 - (a) The lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed –
(i) in a Class 1 building, 5W/m²; and
(ii) on a verandah or balcony attached to a Class 1 building, 4W/m²; and
(iii) in a Class 10 building, 3W/m².

Class 1 buildings also require:
i. a rainwater tank receiving rainfall from a minimum catchment area of 50m² and having a min. capacity of 2000L connected to all toilets in the proposed building for the purpose of sanitary flushing, or
ii. A solar water heat system (which may include a heat pump water heater system) installed in accordance with the Plumbing Regulations 2008.

LEGEND

- R2.5 TO EXTERNAL WALLS
- R2.5 TO INTERNAL WALLS
- R2.5 TO INTERNAL WALLS ADJACENT ROOF SPACE
- R6.0 + R1.3 ANTICON60 TO ALL ROOFS
  R1.1 SLABMATE 40mm UNDER SLAB INSULATION
  R1.09 FOILBOARD 10mm SLAB EDGE INSULATION

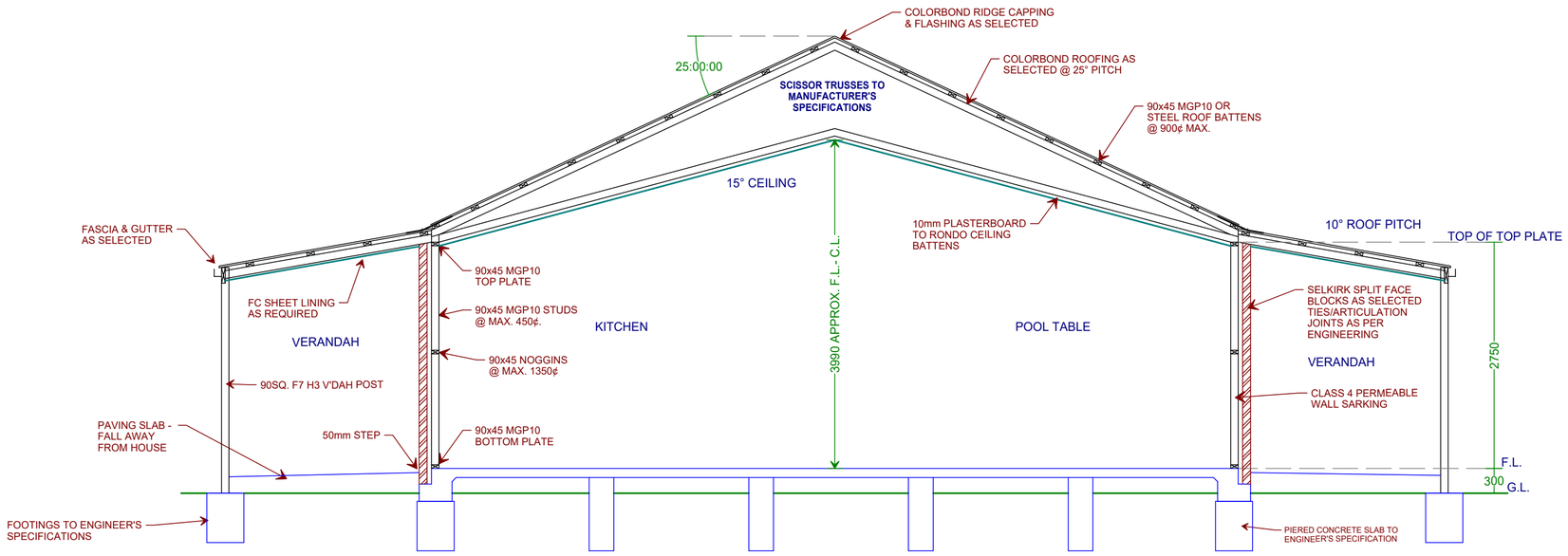
M. GRAHAM - LOT 2 RAUTMANS RD, NEWRY 3859
PROPOSED NEW DWELLING

TITLE: SUB-FLOOR/INSULATION PLAN	DWG: A4

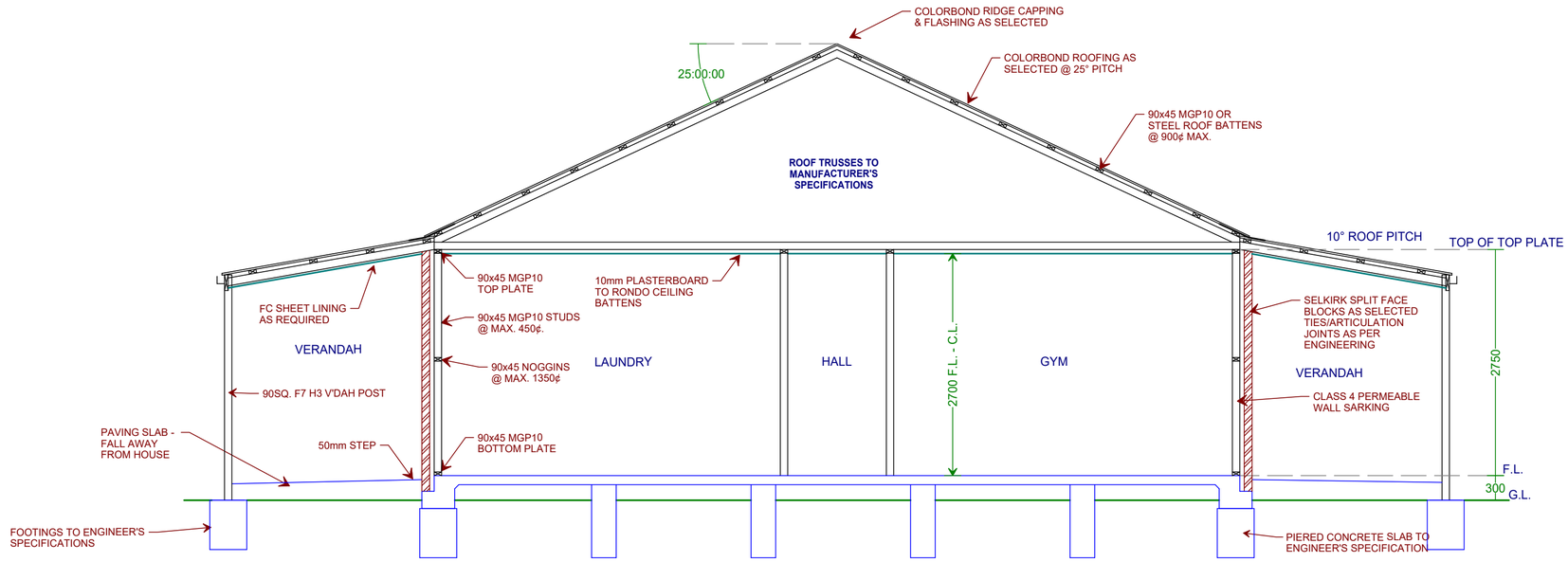
DATE: SEPT 2022 SCALE: 1:100@A2 REV. D
DRAWN: JN CHECKED: JN

NORTHWAY DESIGN
PH: 0419 008 394
EMAIL: jess@northway.design

NORTH



1 / A1 SECTION A - A
SCALE 1:50



2 / A1 SECTION B - B
SCALE 1:50

SITE CLASSIFICATION
CLASS 'M'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

WIND CLASSIFICATION
CLASS 'N3'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

THIS SITE IS DESIGNATED BUSHFIRE PRONE
BAL 19
CONSTRUCTION REQUIREMENTS APPLY AS PER AS 3959

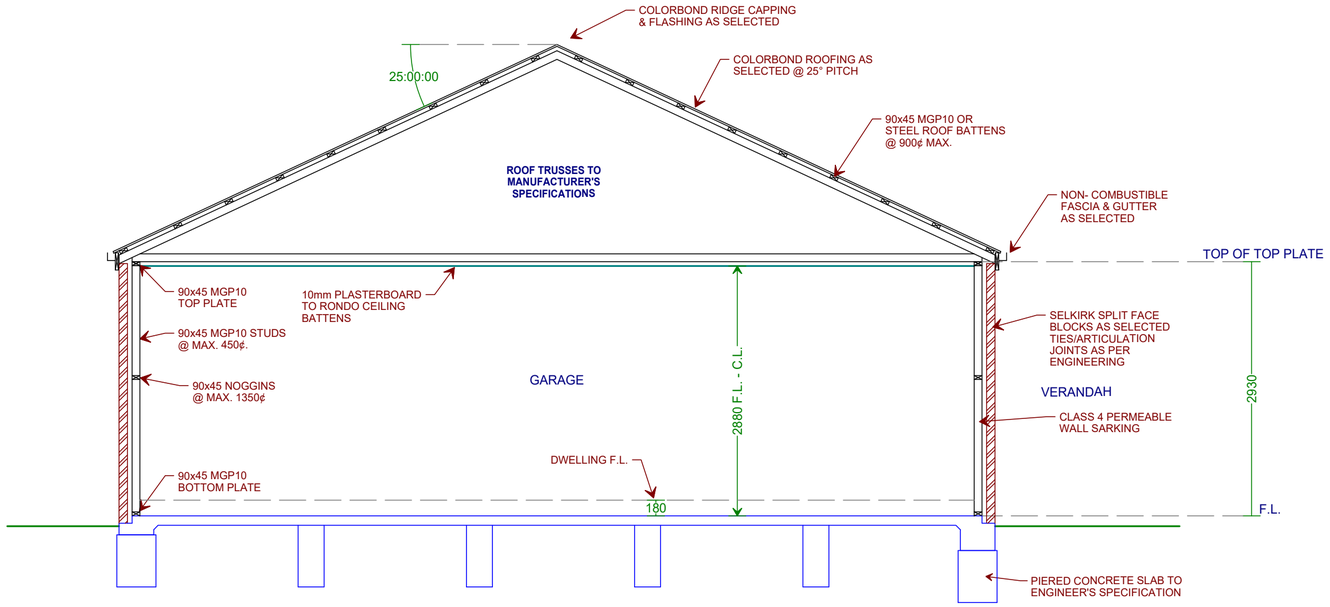
STRUCTURAL DETAILS, CONCRETE SLAB, FOOTINGS, BRACING, LINTELS, BEAMS, BRICK TIES & ARTICULATION JOINTS TO ENGINEER'S COMPUTATIONS & SPECIFICATIONS

M. GRAHAM - LOT 2 RAUTMANS RD, NEWRY 3859
PROPOSED NEW DWELLING

TITLE: SECTIONS	DWG: A5

DATE: SEPT 2022 SCALE: 1:50@A2 REV. D
DRAWN: JN CHECKED: JN

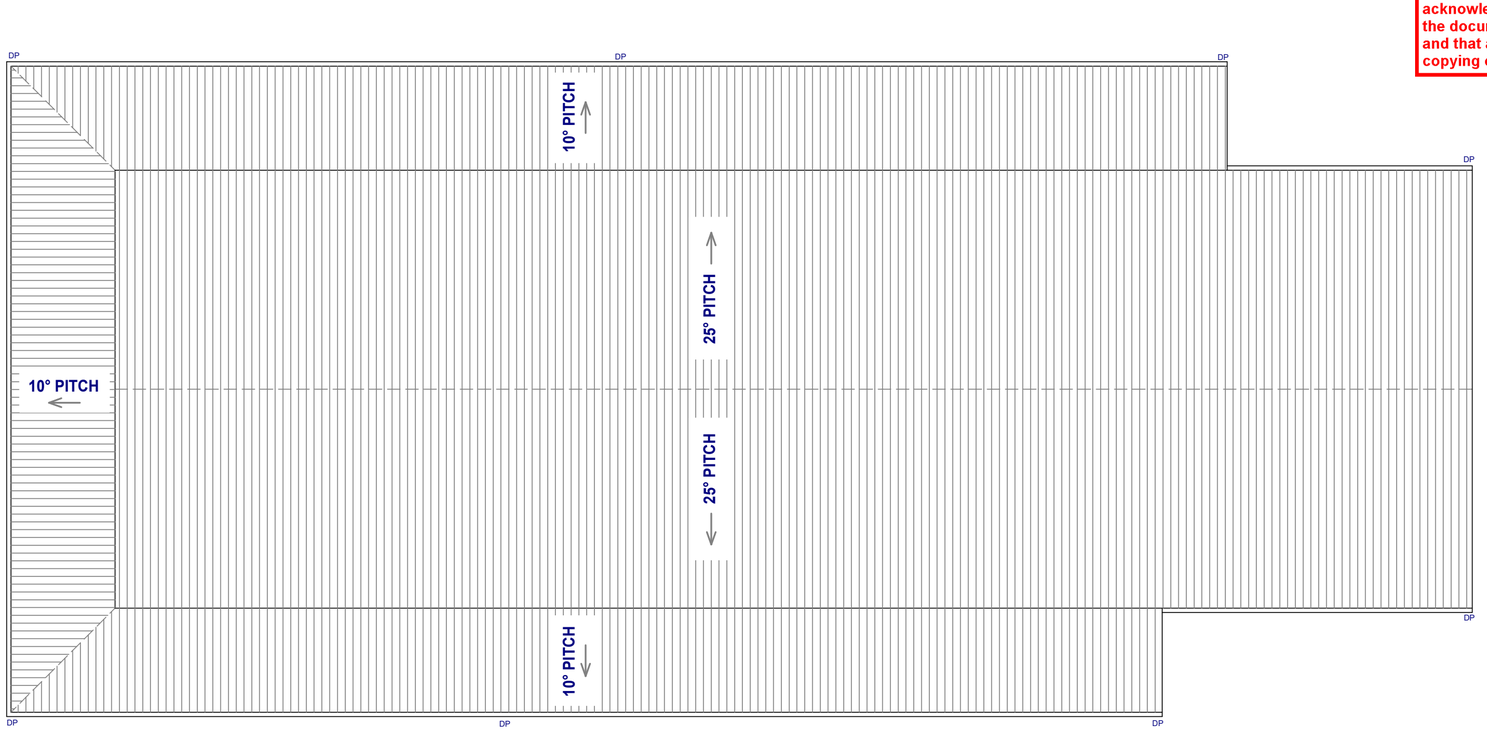
NORTHWAY DESIGN
PH: 0419 008 394
EMAIL: jess@northway.design



3
A2

SECTION C - C

SCALE 1:50



-
-

ROOF PLAN

SCALE 1:100

DP	PROPOSED DOWNPIPE

SITE CLASSIFICATION
CLASS 'M'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

WIND CLASSIFICATION
CLASS 'N3'
REFER TO REPORT BY SIMON ANDERSON CONSULT.

THIS SITE IS DESIGNATED BUSHFIRE PRONE
BAL 19
CONSTRUCTION REQUIREMENTS APPLY AS PER AS 3959

STRUCTURAL DETAILS, CONCRETE SLAB, FOOTINGS, BRACING, LINTELS, BEAMS, BRICK TIES & ARTICULATION JOINTS TO ENGINEER'S COMPUTATIONS & SPECIFICATIONS

M. GRAHAM - LOT 2 RAUTMANS RD, NEWRY 3859

PROPOSED NEW DWELLING

TITLE: SECTION/ROOF PLAN	DWG: A6

DATE: SEPT 2022 SCALE: 1:100@A2 REV. D

DRAWN: JN CHECKED: JN

NORTHWAY DESIGN
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NORTH