

welcome home.

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## PROPOSED RESIDENCE

Client:

Site Address:

LOT 2 BARLINGS ROAD, CROSSLEY

Date:

27-02-2026

### OWNER/S FINAL APPROVAL

I/We accept these plans as per our requests and can be used as the final set to construct our home.

I understand that any variations requested after this final set is processed will incur a re-drafting/administration fee.

SIGNATURE/S

BRYAN & PETERSEN QUALITY BUILDERS



PLANNING ONLY



# BRYAN AND PETERSEN HOMES

## 1. GENERAL NOTES

- 1.1 WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE
- 1.2 WORK PRACTICES AND MATERIALS USED SHALL COMPLY TO LOCAL COUNCIL REGULATIONS, THE 'BUILDING CODE OF AUSTRALIA' AND ANY RELEVANT CODES REFERRED TO IN THE NCC2022
- 1.3 THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND/OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS RELATING TO THIS PROJECT
- 1.4 ALL INTERNAL WALLS SHALL BE 90mm UNLESS OTHERWISE STATED, ALL EXTERNAL WALLS SHALL BE 250mm UNLESS OTHERWISE STATED
- 1.5 LOCATION OF MANHOLES TO BE CONFIRMED BY BUILDING SUPERVISOR IN CONJUNCTION TO PLACEMENT OF CENTRAL HEATING UNIT
- 1.6 WATERPROOF WET AREAS AS PER AS3740 & NCC 10.2
- 1.7 INSTALL TERMITE BARRIERS AS PER AS 3660.1-2000 & NNC

## 2. SLAB & FOOTINGS

- 2.1 SOIL CLASSIFICATION AS PER SOIL REPORT IS CLASS: 'M' - N3
- 2.2 CONCRETE FOOTINGS AND SLAB SHALL BE LAID IN ACCORDANCE WITH THE ENGINEERS DESIGN SPECIFICATIONS, AS2870-2011 & NCC, AS APPLICABLE
- 2.3 FOOTING DIMENSIONS AND REINFORCEMENTS SHOWN ARE MINIMUM REQUIREMENTS
- 2.4 FOOTINGS SHALL NOT ENCROACH TITLE BOUNDARIES AND EASEMENT LINES
- 2.5 THE OWNERS ATTENTION IS DRAWN TO APPENDIX 'A' OF AS2870 "PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE"

## 3. CARPENTRY

- 3.1 ALL FRAMING IS FACTORY FABRICATED USING 90mm F5 PINUS, MADE AND INSTALLED TO MANUFACTURERS SPECIFICATIONS, THE NCC 2022, A.S 1684 AND LOCAL COUNCIL REGULATIONS
- 3.2 ALL ROOF TRUSSES ARE FACTORY FABRICATED USING F5 PINUS, MADE AND INSTALLED TO MANUFACTURERS SPECIFICATIONS, NCC PART 3.4.3 AND LOCAL COUNCIL REGULATIONS
- 3.3 BRACING AND TIE-DOWN REQUIREMENTS SHALL BE IN ACCORDANCE WITH FRAMING AND TRUSS MANUFACTURERS RECOMMENDATIONS AND CURRENT BUILDING REGULATIONS

## 4. BRICKWORK

- 4.1 ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH THE NCC, AS.4773.1, AS.4773.2 + AS3700
- 4.2 A CONTINUOUS DAMP COURSE SHALL BE LAID THROUGH THE FULL THICKNESS OF THE BASE STRUCTURE WITH A COURSE OF WEEP HOLES AT 1200mm CENTERS IMMEDIATELY ABOVE DAMP COURSE  
NOTE: ISOLATED PIERS SUPPORTING SHEET ROOFS MUST HAVE —(A) A BUILT -IN 32 X 0.8 MM GALVANISED STEEL STRAP FIXED TO THE ROOF STRUCTURE EXTENDING THE FULL HEIGHT OF THE PIER WHICH IS LOOPED AND FIXED AROUND A 4.6 GRADE 16 MM DIAMETER GALVANISED STEEL ROD CAST INTO THE FOOTING WHEN POURED;  
OR  
(B) A 4.6 GRADE M16 GALVANISED STEEL ROD CAST INTO THE FOOTING, THREADED AT THE TOP AND EXTENDING THE FULL HEIGHT OF THE PIER TO CONNECT TO THE ROOF STRUCTURE.

## 5. WALL CLADDING

- 5.1 ALL OTHER WALL CLADDINGS TO BE INSTALLED TO THE NCC PART 3.5.3/3.5.4, MANUFACTURERS SPECIFICATIONS AND LOCAL COUNCIL REGULATIONS

## 6. ROOFING

- 6.1 ROOFING MATERIALS ARE TO COMPLY TO LOCAL COUNCIL REGULATIONS AND ANY COVENANTS IMPOSED BY LAND DEVELOPERS & ROOF CLADDING SHALL BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND THE NCC VOL 2 PART 3.5.1 , ROOFING VENTILATION TO COMPLY WITH NCC BCA VOL2 PART 3.8.7.4

## 7. ROOF PLUMBING

- 7.1 ALL ROOF PLUMBING SHALL BE INSTALLED TO THE NCC VOL 2 PART 3.5.2 AND LOCAL COUNCIL REQUIREMENTS
- 7.2 ROOF PLUMBING SHALL BE COLORBOND FASCIA, COLORBOND 100mm QUAD GUTTERS WITH (PAINTED) ZINCALUME 100mm x 50mm RECTANGULAR DOWNPIPES AS PER AS3500 WITH OVERFLOW PROVISIONS

## 8. GLAZING

- 8.1 ALL GLAZING SHALL MEET THE REQUIREMENTS OF THE NCC - & AS1288-2006/AS2047 INCLUDING MOTIFS TO GLAZING PANELS AS1288, GLASS BALUSTRADES IN ACCORDANCE WITH AS1288 AND NCC VOL2 2019 PART 3.9.2

## 9. PLUMBING (AS3500 & Volume Three - NCC)

- 9.1 ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED AND/OR REGISTERED PLUMBER
- 9.2 WATER SERVICE SHALL BE 19mm POLYBUTYLENE OR COPPER PIPING 9.3 WASTE FROM ALL SANITARY FITTINGS SHALL BE IN PVC PIPING

## 10. ELECTRICAL

- 10.1 ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICAL CONTRACTOR
- 10.2 A WATER-PROOF STEEL METERBOX SHALL BE INSTALLED AT APPROX. 1900mm ABOVE FINISHED GROUND LEVEL CONTAINING METERS AND SWITCHBOARD WITH PROVISION FOR TWO (2) ADDITIONAL CIRCUITS
- 10.3 SMOKE DETECTORS SHALL BE ADEQUATELY INSTALLED TO COMPLY TO THE NCC Part 3.7.2, AND LOCAL COUNCIL REQUIREMENTS

## 11. PLASTER

- 11.1 CEILINGS TO HAVE 10mm 'SUPA-CEIL' PLASTER SHEETS, WALLS TO HAVE 10mm PLASTER SHEETS, (CORNICE SUPPLIED AS PER SPECIFICATION) ALL AFFIXED TO MANUFACTURERS RECOMMENDATIONS
- 11.2 ALL PLASTER HAMPERS AND BULKHEADS TO BE 300mm DEEP UNLESS OTHERWISE SPECIFIED

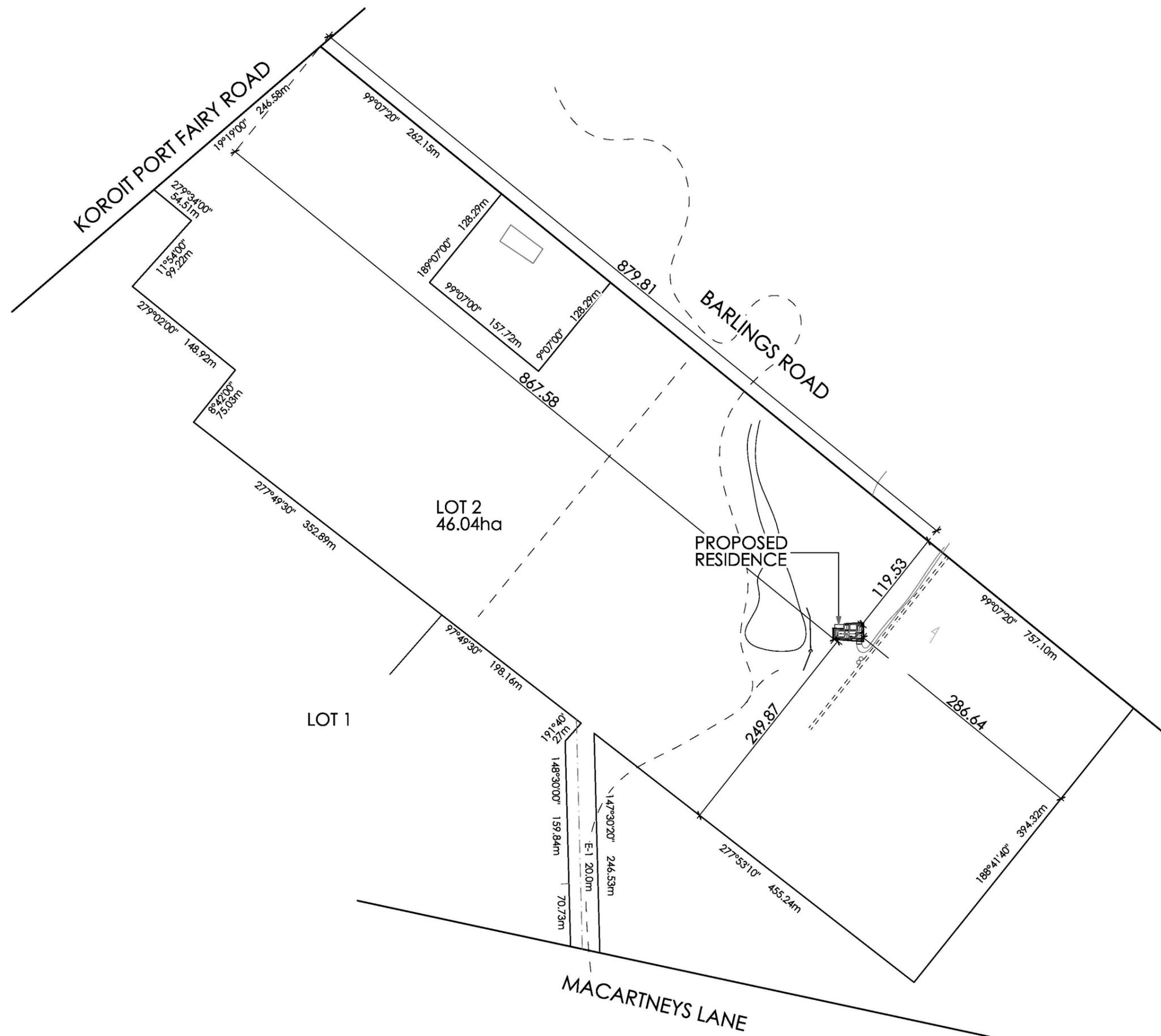
## 12. INSULATION

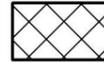
- 12.1 INSULATION TO HOME SHALL BE AS FOLLOWS:- REFER TO SECTION DETAILS
- 12.2 ANY SARKING TO BE INSTALLED MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.0

## FLOOR PLAN LEGEND

	ARTICULATION JOINTS
	EXTERNAL TAP
	CAPPED GAS POINT
	SMOKE DETECTOR
	DENOTES DOUBLE GLAZING
	DOOR WIDTH & TYPE F = FLUSH PANEL DOOR P = MOLDED PANEL DOOR ALL DOORS 2040mm HIGH UNLESS MARKED WITH a 2340mm HIGH.
	DOWNPIPE
	SPREADER
OHC	OVERHEAD CUPBOARDS
MW	MICROWAVE CAVITY
D/W	DISHWASHER
R/H	RANGEHOOD
CAN	CANOPY
W/O	WALL OVEN
FR	FRIDGE SPACE
VAN	VANITY
T/R	TOWEL RAIL / RING
T/H	TOILET ROLL HOLDER
TR	TROUGH
P	PAN
Br.	BROOM CUPBOARD
P/H	PLASTER HAMPER
B/H	PLASTER BULKHEAD

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-  DENOTES CUT
-  DENOTES FILL



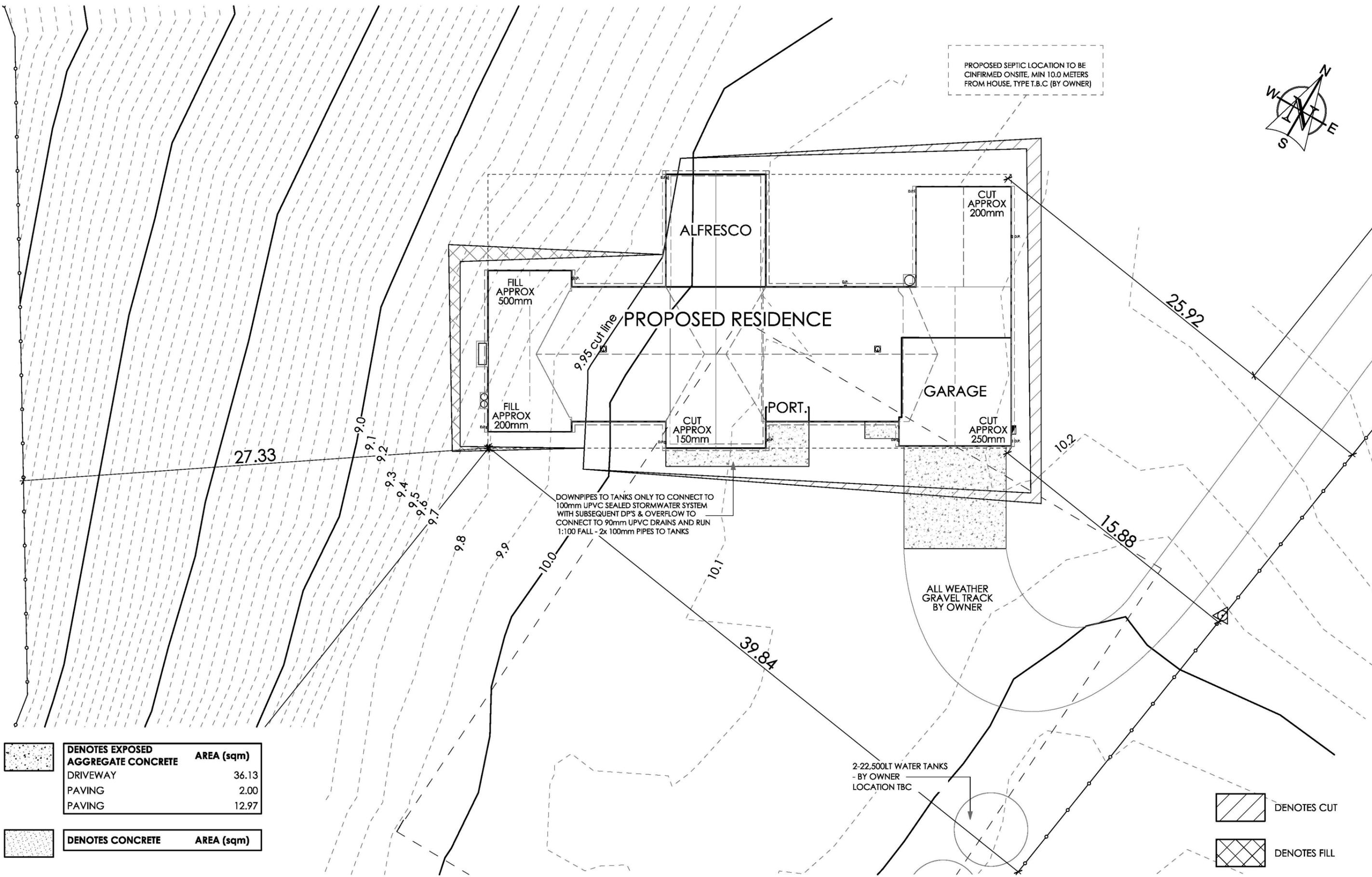
**PROPOSED RESIDENCE**  
 Client:  
 Site Address:  
 LOT 2 BARLINGS ROAD, CROSSLEY

House Title: CUSTOM  
 Specification: LIFESTYLE 25  
 Project ID:  
 Project Status: PLANNING  
 Drawn Date: 15-08-2025

Drawn by: B J GUYETT  
 Checked by:  
 Authorised by:  
 Consultant: A FENTON  
 Revised Date: 27-02-2026

Drawing Title:  
**FULL SITE PLAN**  
 Drawing Scale:  
**1:4500**

Drawing No. **3** Sheet Size: **A3**  
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DENOTES EXPOSED AGGREGATE CONCRETE		AREA (sqm)
DRIVEWAY		36.13
PAVING		2.00
PAVING		12.97

DENOTES CONCRETE		AREA (sqm)

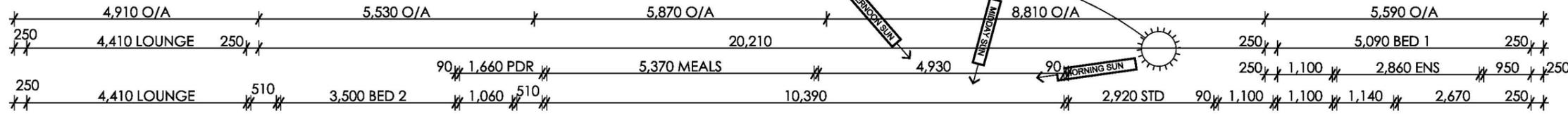
	DENOTES CUT
	DENOTES FILL

ALL INTERNAL DOORS 2040mm HIGH **FLUSH PANEL**  
UNLESS MARKED WITH □ 2340mm HIGH.

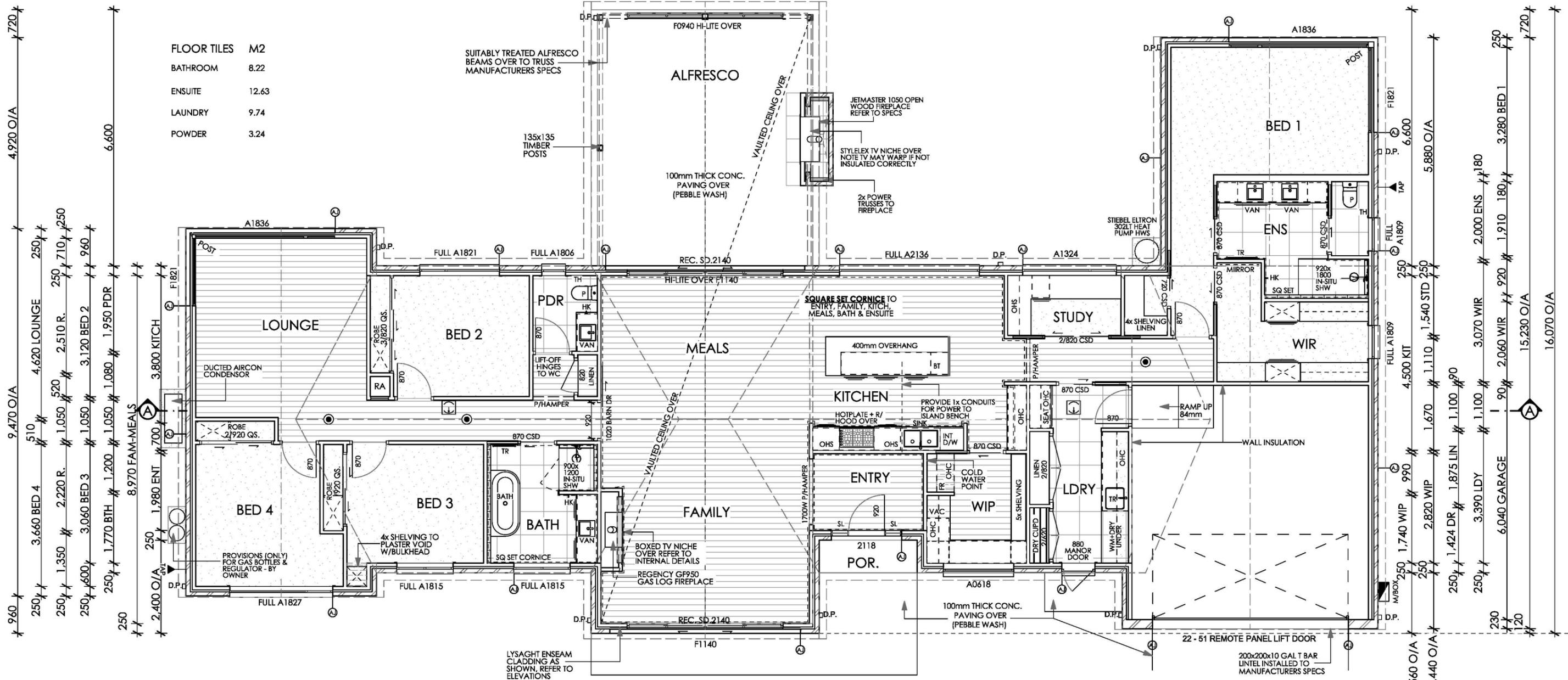
NOTE: ALL INTERNAL **CAVITY**  
**SLIDING DOORS TO BE FULLY**  
**CONCEALED**

T DENOTES WINDOW TINT

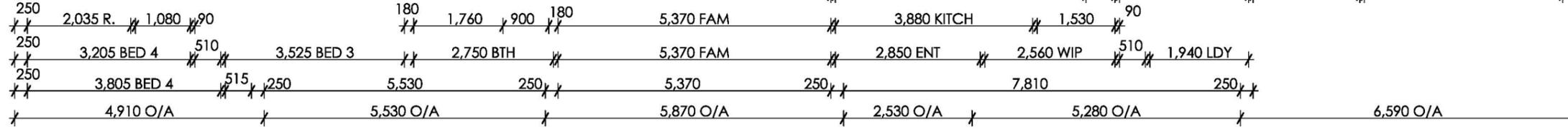
\* DENOTES DOUBLE GLAZING



FLOOR TILES	M2
BATHROOM	8.22
ENSUITE	12.63
LAUNDRY	9.74
POWDER	3.24



- DENOTES CARPET  
74.59 sq.m
- DENOTES VINYL PLANKING  
sq.m
- DENOTES POLISHED CONCRETE  
sq.m
- DENOTES TIMBER FLOORING  
119.06 sq.m



	AREA (sqm)	AREA (sq's)
PORTICO	2.13	0.23
ALFRESCO	38.74	4.17
GARAGE	41.18	4.43
GROUND FLOOR	258.80	27.86
<b>TOTAL</b>	<b>340.85</b>	<b>36.69</b>



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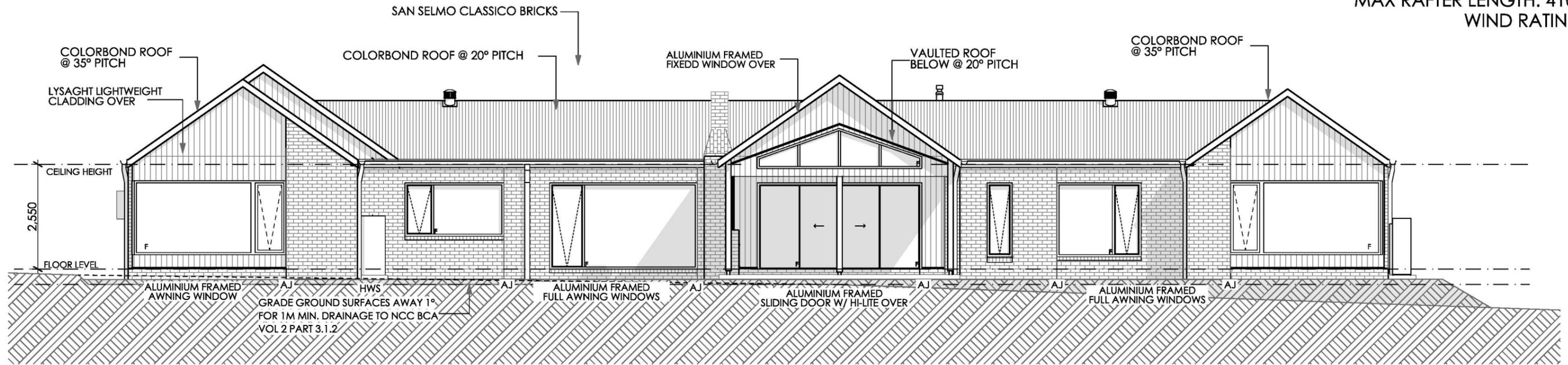
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Consultant: A FENTON  
Revised Date: 27-02-2026

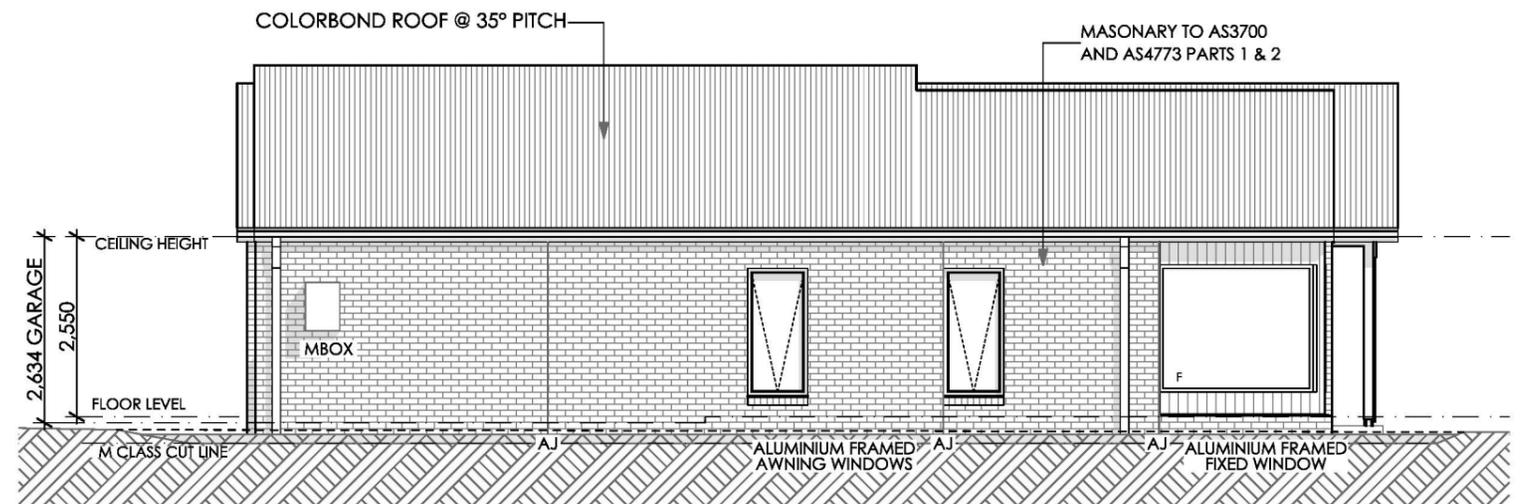
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**FLOOR PLAN**  
Drawing Scale:  
**1:100**

Drawing No. **5** Sheet Size: **A3**  
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MAX RAFTER LENGTH: 4100mm  
WIND RATING: N2



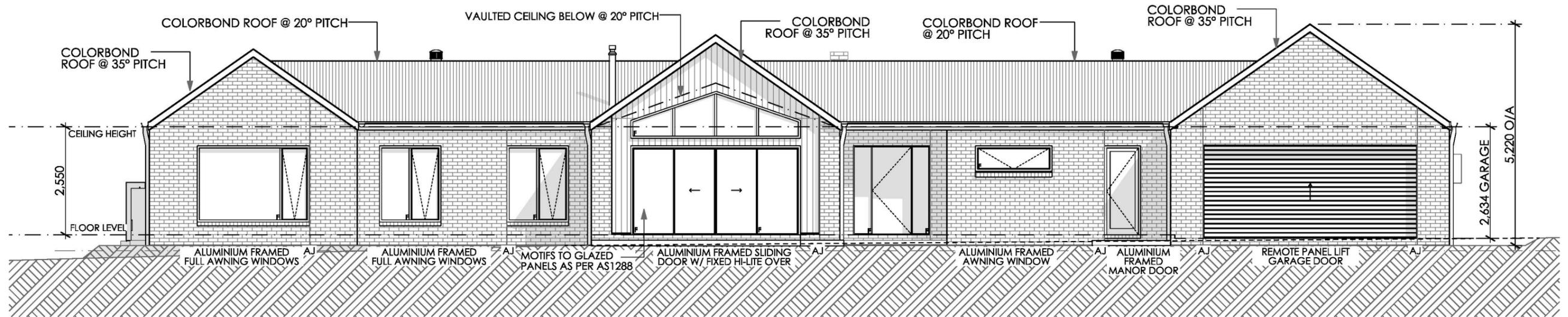
NORTH ELEVATION



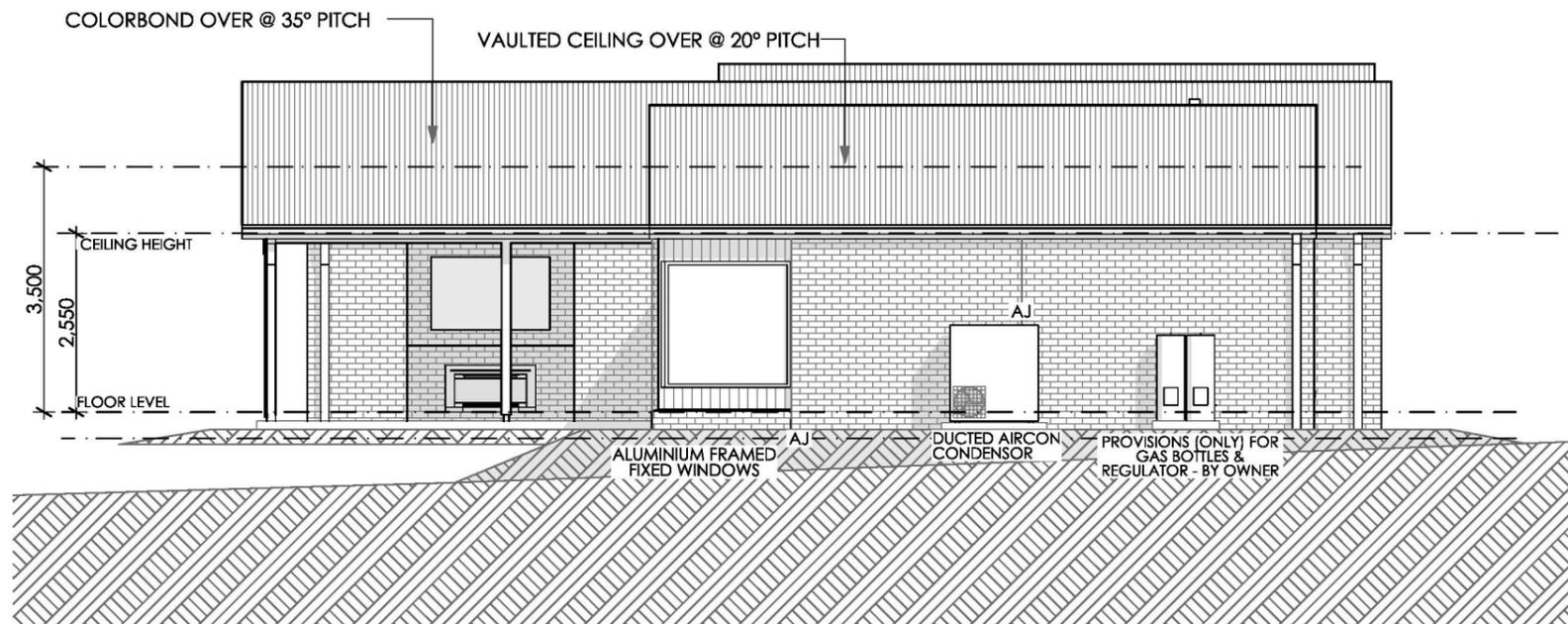
EAST ELEVATION

PROVIDE MASONRY ARTICULATION JOINTS IN ACCORDANCE WITH NCC & TECHNICAL NOTE 61.

MAX RAFTER LENGTH: 4100mm  
WIND RATING: N2



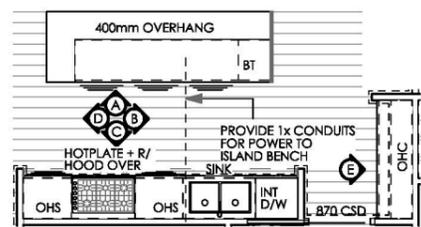
SOUTH ELEVATION



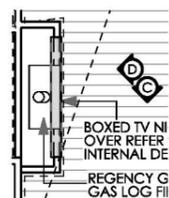
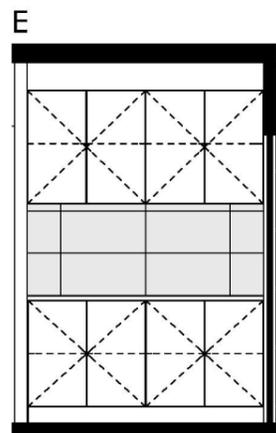
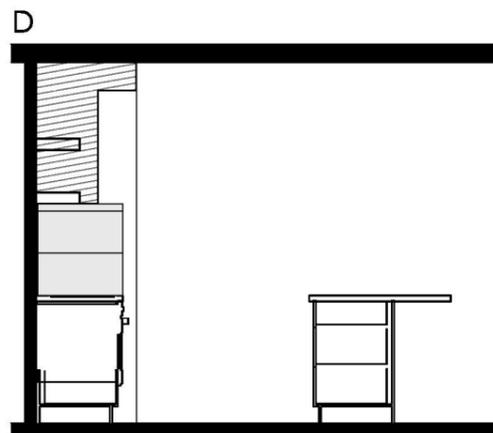
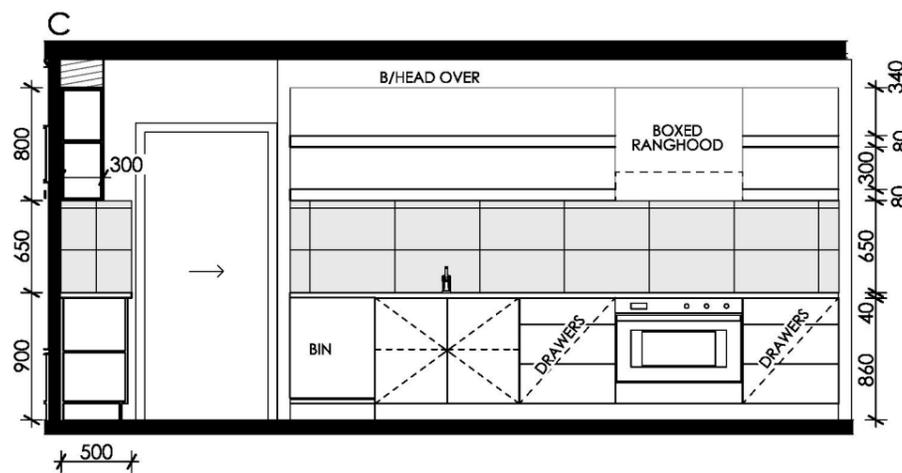
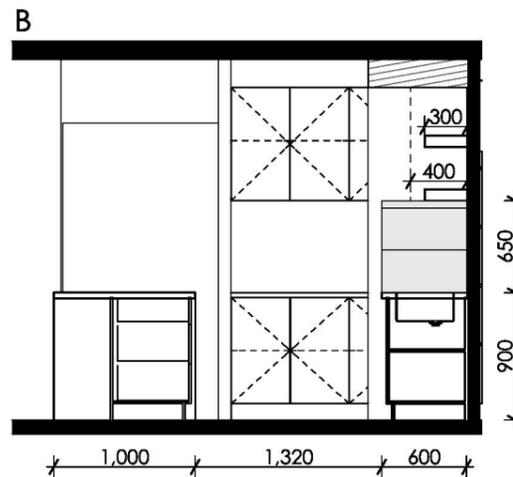
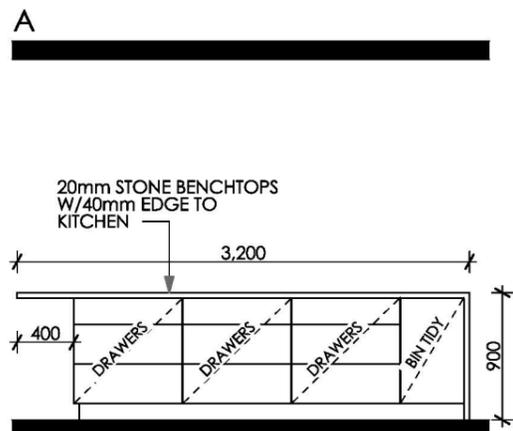
WEST ELEVATION



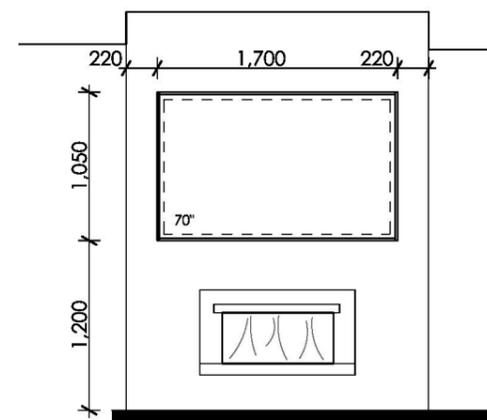
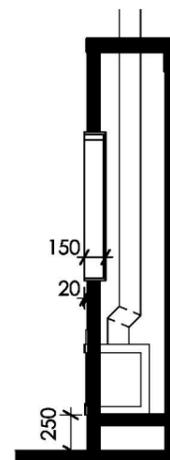
PROVIDE MASONARY ARTICULATION JOINTS IN ACCORDANCE WITH NCC & TECHNICAL NOTE 61.



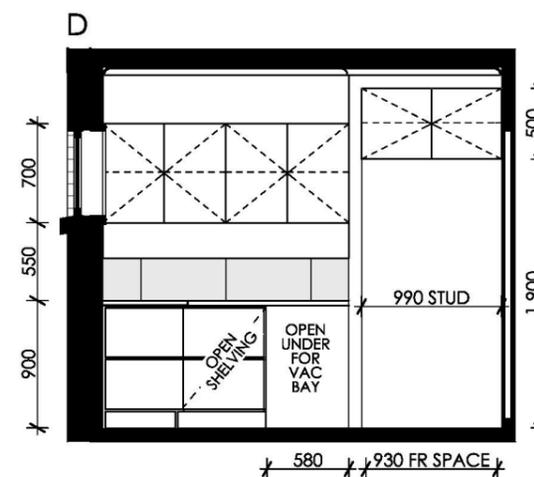
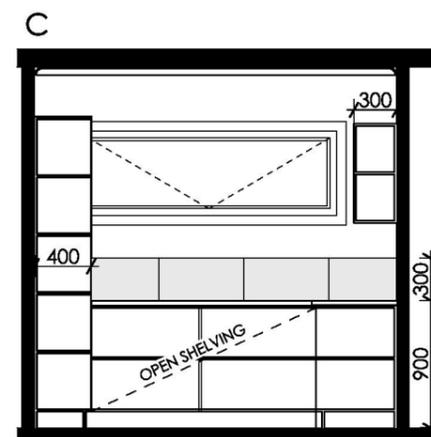
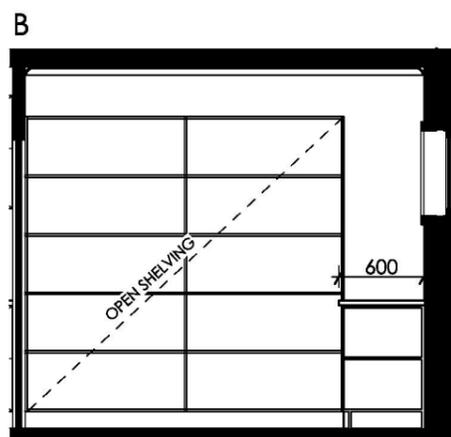
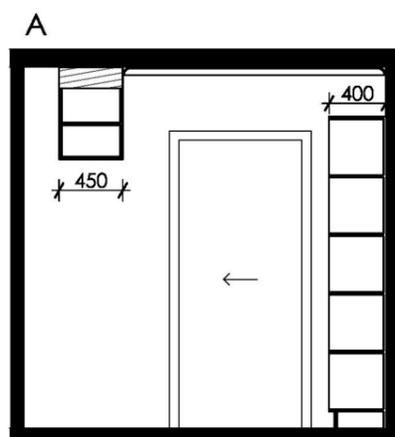
KITCHEN



FAMILY FIREPLACE



WALK IN PANTRY

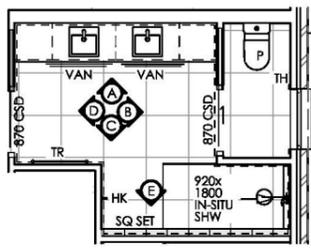


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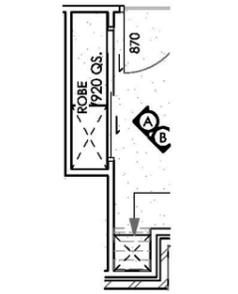
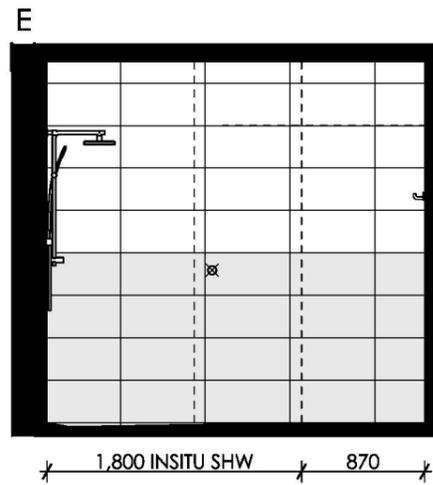
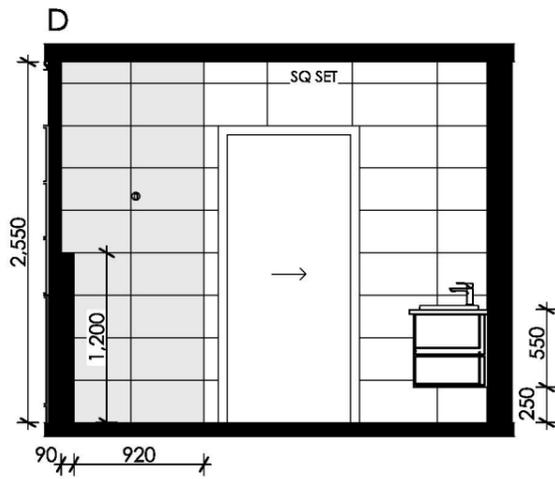
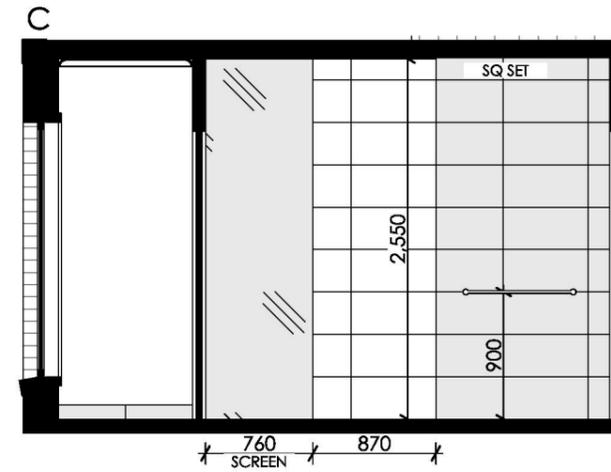
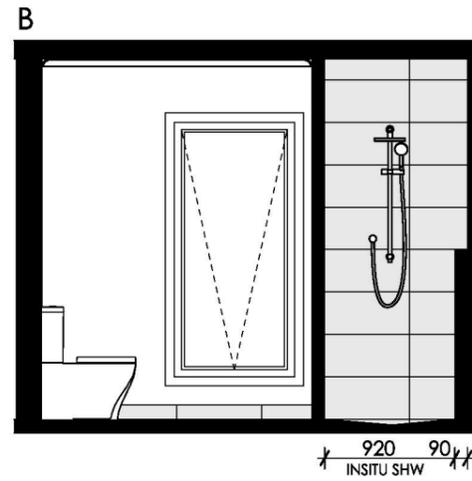
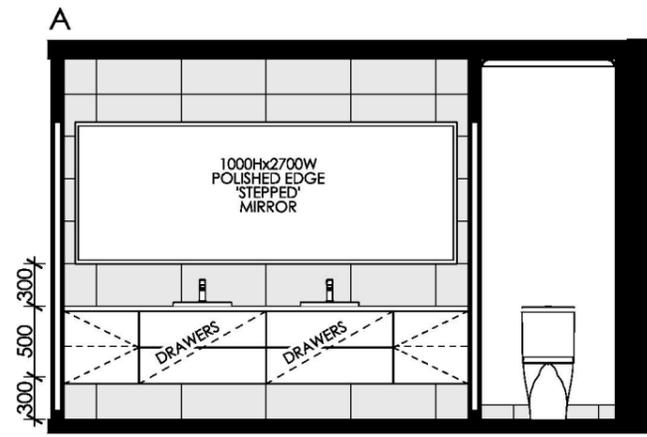
PROVIDE SUPPORT TO **SHOWER** SCREENS AS PER AS.1288  
 PROVIDE FLOOR FALL TO INSITU SHOWERS MIN 1 IN 80, 1500mm FROM SHOWER ROSE, INSTALL WATERSTOP @ PERIMETER

GRADE A SAFETY GLAZING AS PER NCC 22 VOLUME 2 CLAUSE 3.6.4

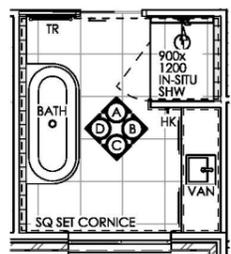
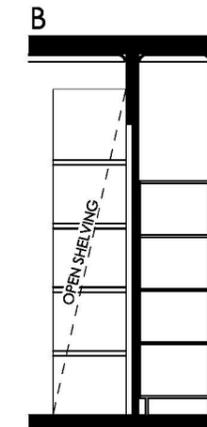
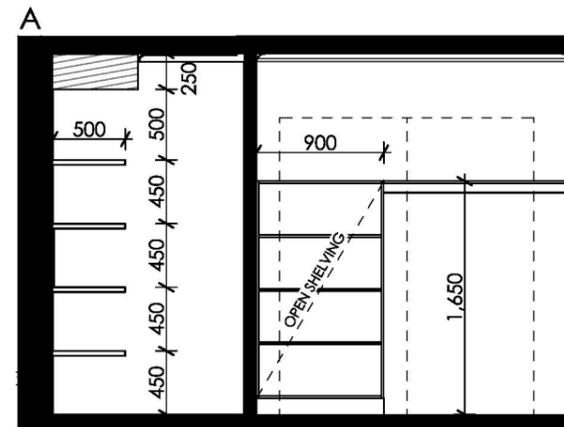
ALL WET AREAS TO BE CONSTRUCTED AS PER AS3740 AND NCC REQUIREMENTS



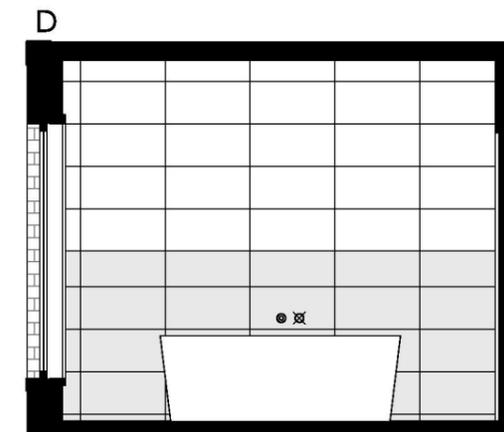
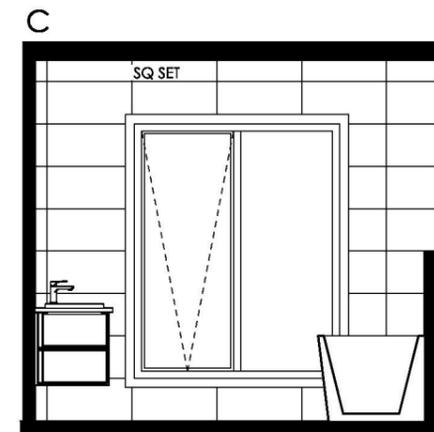
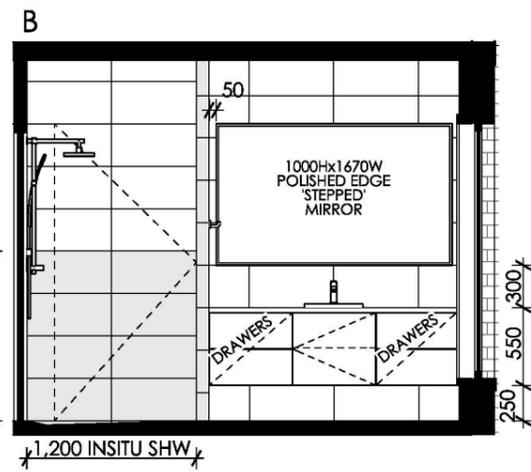
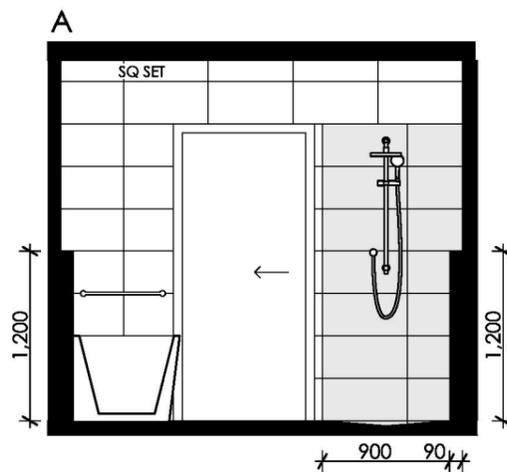
ENSUITE



BED 3 ROBE



BATHROOM

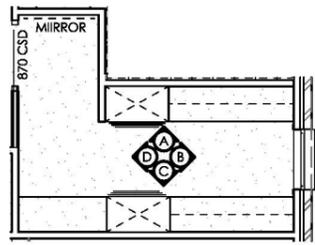


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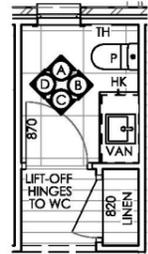
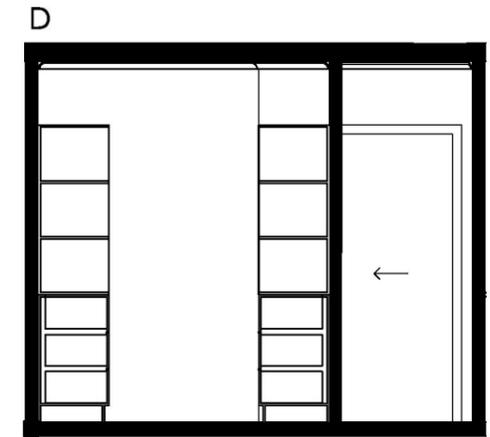
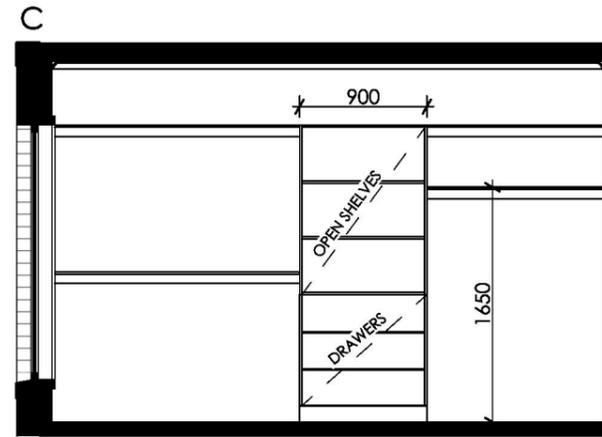
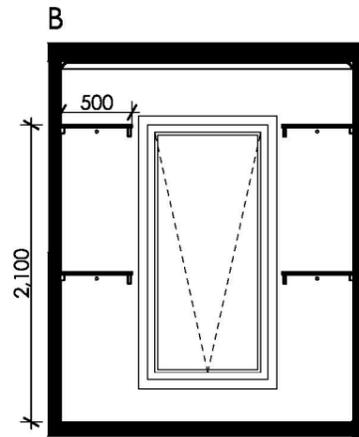
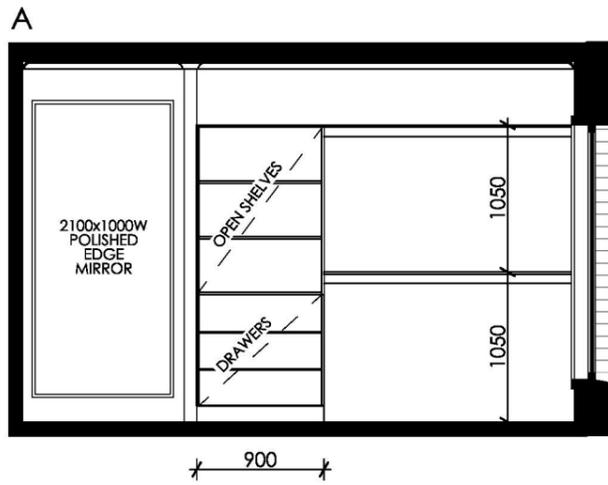
PROVIDE SUPPORT TO **SHOWER** SCREENS AS PER AS.1288  
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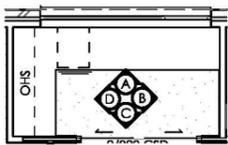
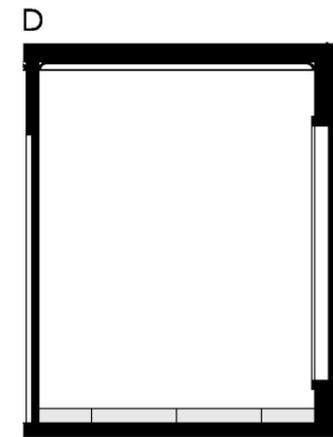
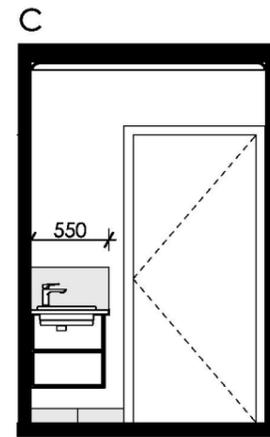
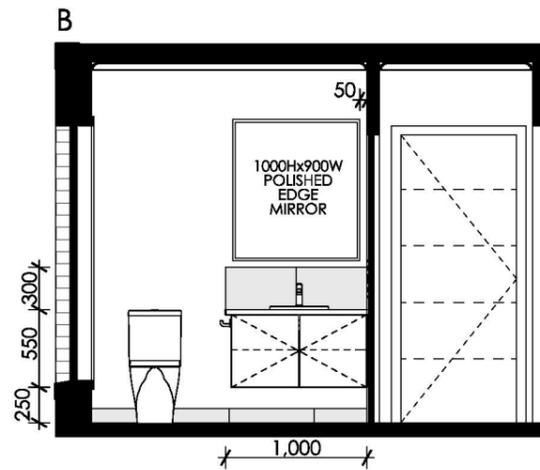
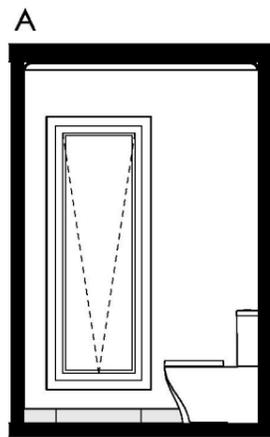
ALL WET AREAS TO BE CONSTRUCTED AS PER AS3740 AND NCC REQUIREMENTS



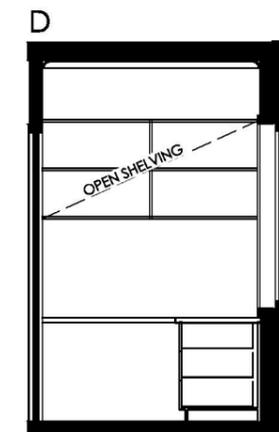
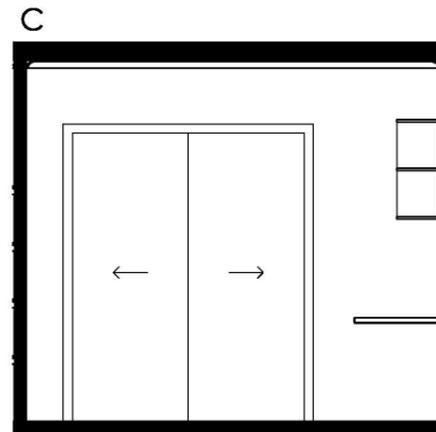
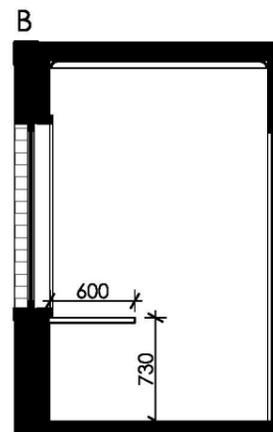
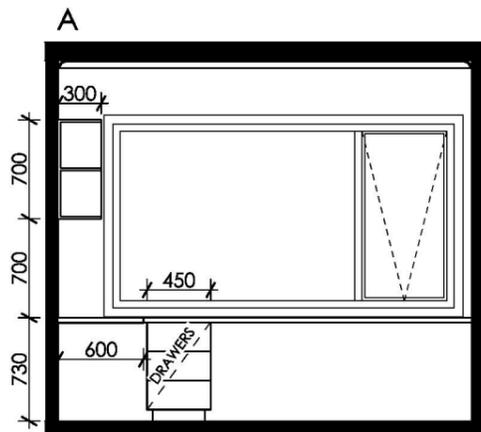
WALK IN ROBE



POWDER ROOM



STUDY

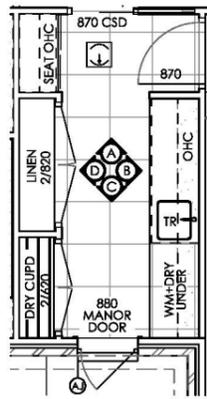


NOTE: Due to constraints of scale, these internal plans are to be considered a GUIDE ONLY, and the measurements are to be confirmed on site. (TAP LOCATIONS INDICATIVE ONLY)

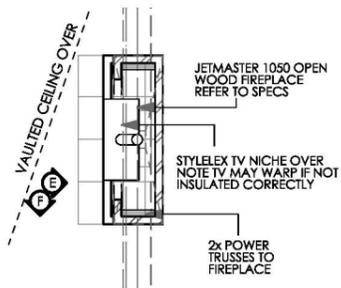
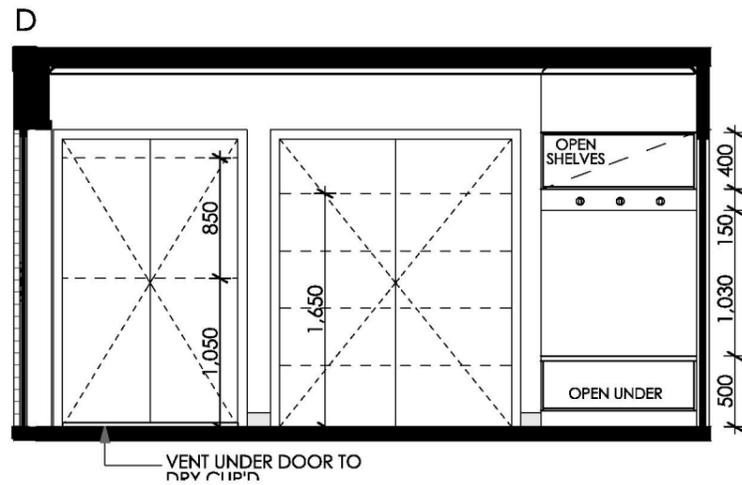
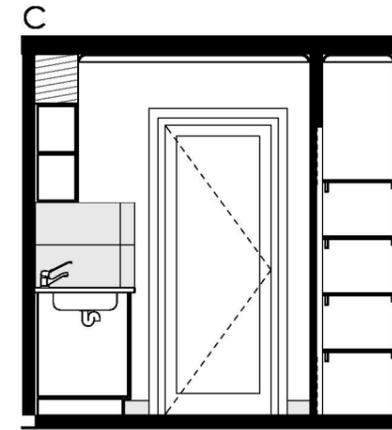
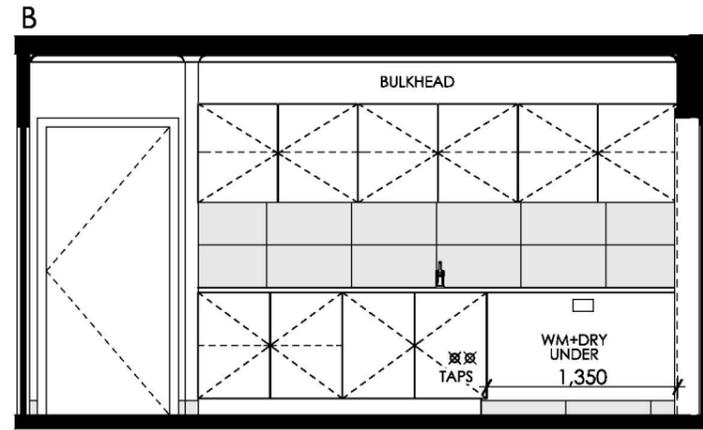
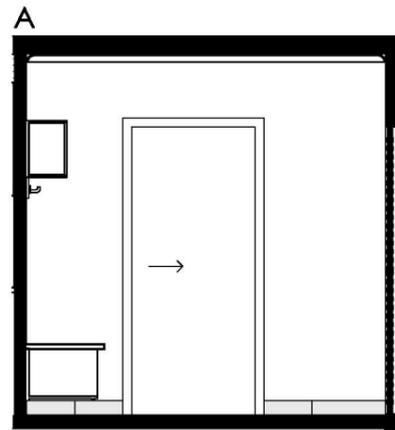
PROVIDE SUPPORT TO **SHOWER** SCREENS AS PER AS.1288  
 PROVIDE FLOOR FALL TO INSITU SHOWERS MIN 1 IN 80, 1500mm FROM SHOWER ROSE, INSTALL WATERSTOP @ PERIMETER

GRADE A SAFETY GLAZING AS PER NCC 22 VOLUME 2 CLAUSE 3.6.4

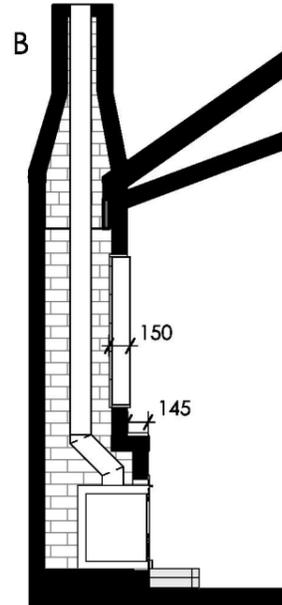
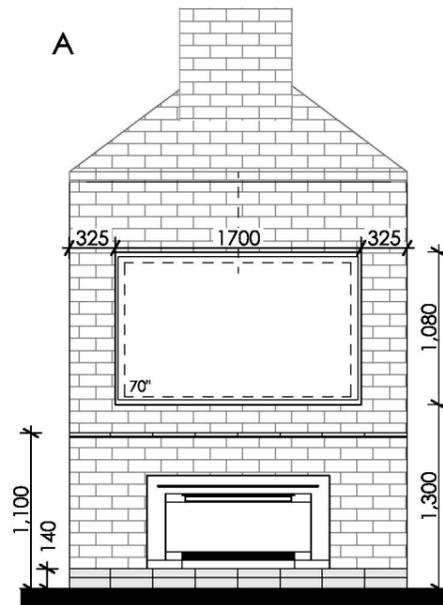
ALL WET AREAS TO BE CONSTRUCTED AS PER AS3740 AND NCC REQUIREMENTS



LAUNDRY



ALFRESCO



GRADE A SAFETY GLAZING  
AS PER NCC 22 VOLUME  
2 CLAUSE 3.6.4

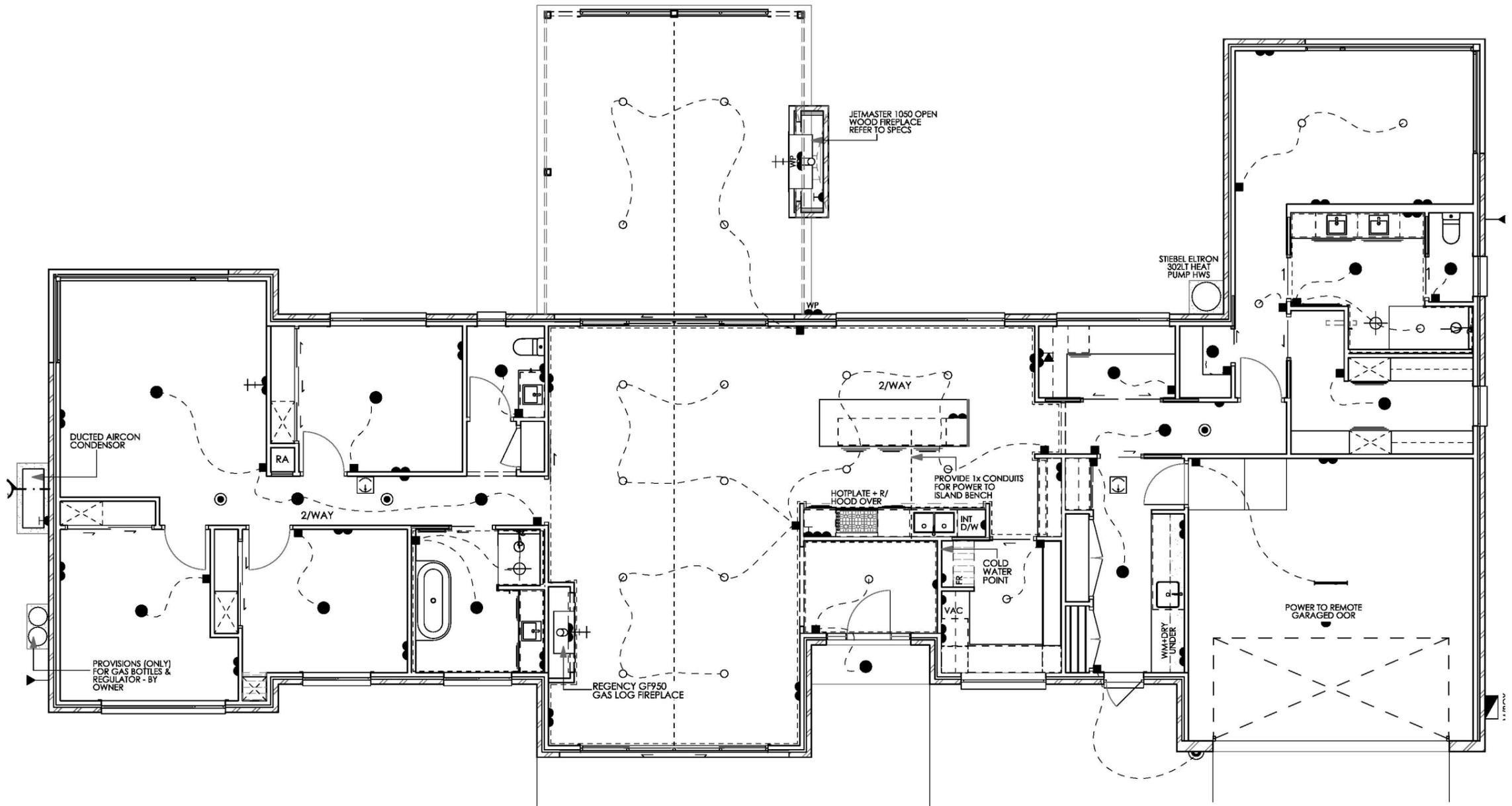
ALL WET AREAS TO BE CONSTRUCTED AS  
PER AS3740 AND NCC REQUIREMENTS

NOTE: Due to constraints of scale, these  
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(TAP LOCATIONS INDICATIVE ONLY)

PROVIDE SUPPORT TO **SHOWER** SCREENS AS PER AS.1288  
PROVIDE FLOOR FALL TO INSITU SHOWERS MIN 1 IN  
80, 1500mm FROM SHOWER ROSE, INSTALL  
WATERSTOP @ PERIMETER

# ELECTRICAL SCHEDULE

⊕	AUTO CLOSE EXHAUST FAN	2
●	CEILING LIGHT POINT	16
⚡	ISOLATION SWITCH	3
○	LED DOWNLIGHT FITTING	22
—	LED TUBE LIGHT	1
■	LIGHT SWITCH POSITION	23
⊞	METER BOX	1
▲	PHONE POINT	1
⌚	POWER POINT DOUBLE	27
⌚	POWER POINT SINGLE	7
⊙	SMOKE DETECTOR	3
2/WAY	SWITCHING 2 WAY	2
⊕	TV ANTENNA POINT	3
⌚	WALL LIGHT FITTING	1
WP	WEATHERPROOF GPO DBL	2



## GENERAL NOTES:

-LIGHT SWITCHES TO BE MOUNTED 1055mm ABOVE FLOOR LEVEL.

-ALL WIRING AND ELECTRICAL WORK TO COMPLY TO AS3000 + AS 3786.

-ALL EXHAUST FANS TO COMPLY WITH NCC BCA VOL2 PART 3.8.7.3

-METER BOX LOCATION TO BE ADVISED. TOP OF METER BOX TO BE APPROX 1900mm ABOVE GROUND LEVEL.

-THE POSITIONING OF ELECTRICAL OUTLETS AS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO PHYSICAL CONSTRUCTION LIMITATIONS EG. STUD POSITIONS.

## EXHAUST SYSTEMS:

An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—

- (1) 25 L/s for a bathroom or sanitary compartment; and 40 L/s for a kitchen or laundry.
- (2) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
- (3) Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
- (4) An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must—  
be interlocked with the room's light switch; and include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.
- (5) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air—  
via openings to an adjacent room with a free area of 14,000 mm<sup>2</sup>; or in accordance with AS 1668.2.
- (6) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.

## PROVIDE 'SINGLE' PHASE POWER TO RESIDENCE

**SMOKE ALARMS** - REQUIREMENTS FOR SMOKE ALARMS, MUST BE LOCATED IN—

1. CLASS 1A BUILDINGS IN ACCORDANCE WITH PART 9.5 AND
  - A. COMPLY WITH AS 3786 , EXCEPT THAT IN A CLASS 10 A PRIVATE GARAGE WHERE THE USE OF THE AREA IS LIKELY TO RESULT IN SMOKE ALARMS CAUSING SPURIOUS SIGNALS , ANY OTHER ALARM DEEMED SUITABLE IN ACCORDANCE WITH AS 1670.1 MAY BE INSTALLED PROVIDED THAT SMOKE ALARMS COMPLYING AS 3786 ARE INSTALLED ELSEWHERE IN THE CLASS 1 BUILDING; AND
  - B. BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING ; AND
  - C. BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM .

## PROVIDE MECHANICAL VENTILATION SYSTEMS TO BATHROOMS & LAUNDRY

-NOTE: ARTIFICIAL LIGHTING 3.12.5.5

- A. THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING , EXCLUDING HEATER THAT EMIT LIGHT , MUST NOT EXCEED THE ALLOWANCE OF
  1. 5 W/M<sup>2</sup> IN CLASS 1 BUILDING ; AND
  2. 4 W/M<sup>2</sup> ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING ; AND
  3. 3 W/M<sup>2</sup> IN A CLASS 10 A BUILDING ASSOCIATED IN (A) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE IN TABLE 3.12.5.3 AS APPLICABLE .



## PROPOSED RESIDENCE

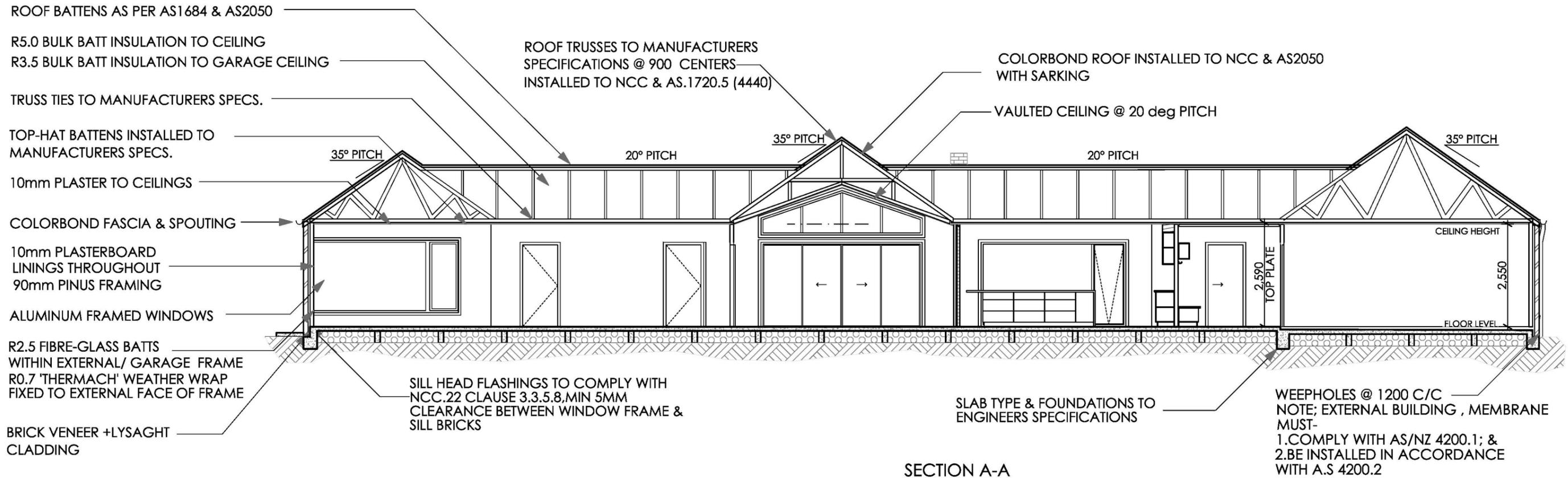
Client:  
Site Address:  
LOT 2 BARLINGS ROAD, CROSSLEY

House Title: CUSTOM  
Specification: LIFESTYLE 25  
Project ID:  
Project Status: PLANNING  
Drawn Date: 15-08-2025

Drawn by: B J GUYETT  
Checked by:  
Authorised by:  
Consultant: A FENTON  
Revised Date: 27-02-2026

Drawing Title:  
**ELECTRICAL PLAN**  
Drawing Scale:  
1:100, 1:114.65

Drawing No. 12  
Sheet Size: A3



BAL 12.5

**WINDOW LINTEL SCHEDULE - SHEET ROOF**

TRUSS SPAN (mm)	OPENING WIDTH (mm)	SEASONED TIMBER		TRUSS SPAN (mm)	OPENING WIDTH (mm)	SEASONED TIMBER		TRUSS SPAN (mm)	OPENING WIDTH (mm)	SEASONED TIMBER		TRUSS SPAN (mm)	OPENING WIDTH (mm)	SEASONED TIMBER	
		F17	F27			F17	F27			F17	F27			F17	F27
UP TO 3000	900	90 x 35	90 x 35	3000 TO 6000	900	90 x 35	90 x 35	6000 TO 9000	900	90 x 35	90 x 35	9000 TO 12000	900	90 x 35	90 x 35
	1200	90 x 35	90 x 35		1200	90 x 35	90 x 35		1200	90 x 45	90 x 35				
	1500	90 x 35	90 x 35		1500	2/90 x 35	90 x 45		1500	2/90 x 45	2/90 x 35				
	1800	90 x 45	90 x 35		1800	2/90 x 45	2/90 x 35		1800	140 x 35	2/90 x 45				
	2100	2/90 x 35	90 x 45		2100	2/120 x 35	2/120 x 35		2100	2/120 x 45	2/120 x 35				
	2400	120 x 45	2/90 x 35		2400	2/120 x 45	2/120 x 35		2400	2/140 x 45	2/120 x 45				
	3000	2/140 x 35	2/120 x 35		3000	2/170 x 35	2/140 x 45		3000	2/170 x 45	2/170 x 35				
	3600	2/190 x 35	2/170 x 35		3600	2/240 x 35	2/190 x 45		3600	2/240 x 35	2/240 x 35				

**Note: All new homes in bushfire prone areas to be constructed to a minimum bushfire attack level (BAL) of 12.5. in accordance with Australian Standards® AS3959-2009**

- NOTES:
- LINTELS SUPPORTING CONCENTRATED LOADS SHALL BE DESIGNED IN ACCORDANCE WITH AS- 1684.
  - MULTIPLE MEMBERS SHALL BE VERTICALLY NAIL-LAMINATED
  - LINTELS IN SKILLION OR GABLE END WALLS, NOT SUPPORTING ROOF LOADS, SHALL BE DETERMINED AS PER AS. 1684
  - MINIMUM BEARING LENGTH AT SUPPORTS SHALL BE 35MM
  - ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684 & MANUFACTURERS DESIGN FOR N1 DESIGN WIND SPEED
  - MASONRY LINTELS TO BE AS PER NCC22, AS.4773.1, AS.4773.2 & AS.3700 ABCB HOUSING PROVISIONS PART 5.2