

SAFETY NOTES

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

wherever possible, components of this building should be pre-fabricated off site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS:HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they may become uneven and present a trip hazard.

Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Present or restrict access to areas below where the work is being carried out.
2. Provide toe boards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and may other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, renovation or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided.

Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used, and where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached with lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and

where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rock wool, ceramic and other materials used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavation. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance, or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with Small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDING

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using plant should be carried out in accordance with Code of Practice: Managing Risks of plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



PROPOSED FARMSTAY HOLIDAY CABINS - 57G WARD ROAD, MEGALONG VALLEY

PLANS:

- 1 Cover Sheet and Notes
- 2 Locality Plan
- 3 Location Plan
- 4 Site Plan and Analysis
- 5 Site Plan Detail
- 6 Soil, Water and Landscape
- 7 Accessible Cabin Plan

Cabin Plans by Appalachian

A1 Ground Floor Plan

A2 Section and 3D views

A3 Construction Details

A4 Construction Details

A5 Environmental Impact

Analysis

AREA CALCULATIONS:

Total lot area 111.54 ha

Proposed building lot area 24.82 ha

Cabin Area 51 m²

Deck Area 14.3m²

Bushfire shelter area 27.81m²

Site coverage of proposed

buildings 493 m²

LEP 2014

Zone RU1 Primary Production

Bushfire Zone BAL 29

NOTES:

- All dimensions to be confirmed on site prior to commencement of work, ordering or manufacture of materials.

- Do not scale off drawings, use figured dimensions.

All work to be in accordance with NCC (National Construction Code) and relevant Australian Standards.

- This plan must be read in conjunction with Council approved, development Approval and Construction Certificate, approved specification, documents by other consultants referred to in these plans, statement of Environmental Effects and Bushfire Assessment.



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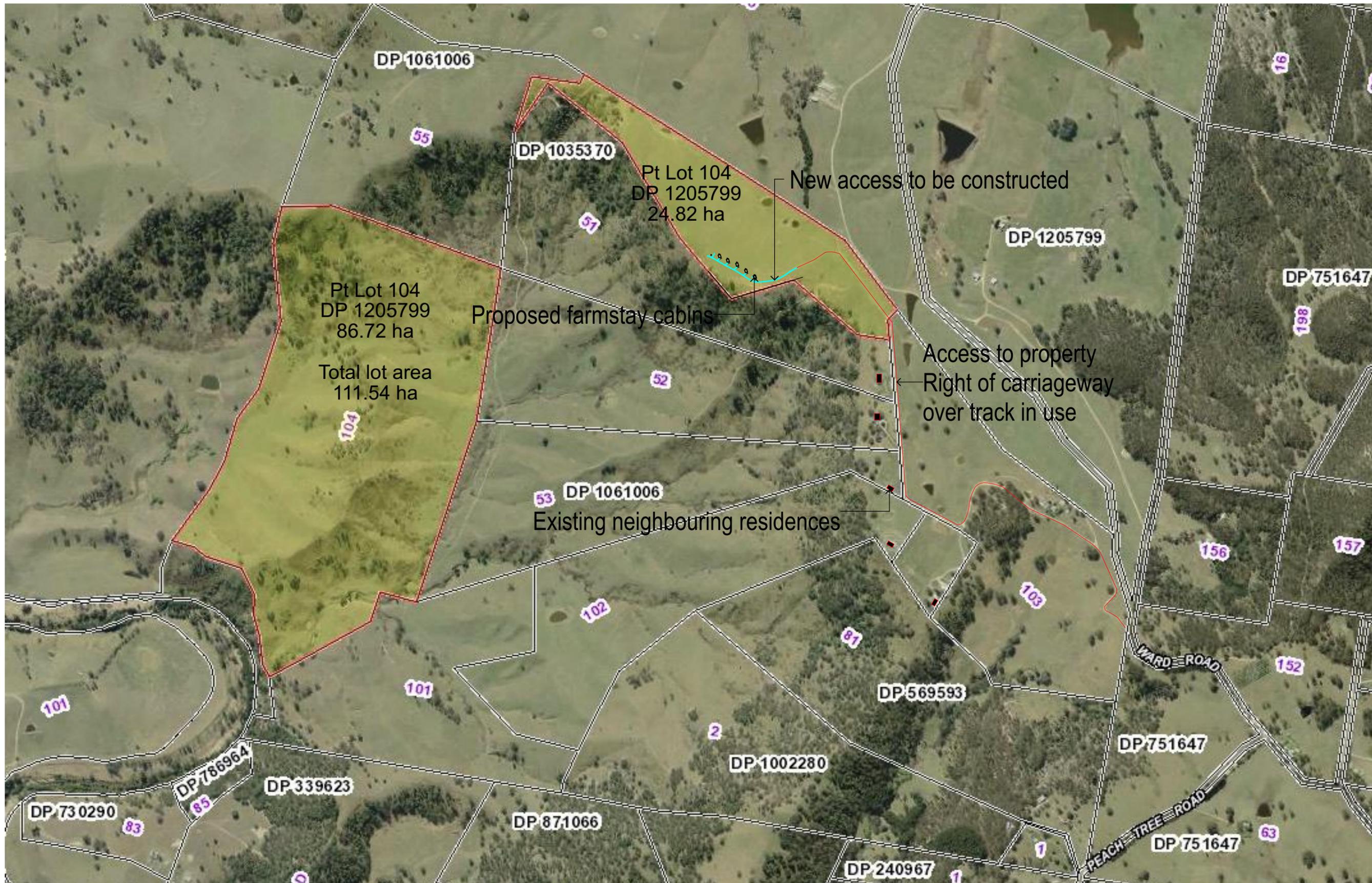
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ABN 37 100 661 236

Drawn	Kirstie Wulf	Client	Richard and Cheryl Harris
Plot Date:	21/2/20	Site:	57G Ward Road Megalong Valley
Status	DA		

PROJECT NAME :

Farmstay Holiday Cabins



NOTE

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All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

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 Site: 57G Ward Road Megalong Valley

Drawn: Kirstie Wulf
 Plot Date: 21/2/20
 Status: DA

DRAWING TITLE :

LOCALITY PLAN

PROJECT NAME :

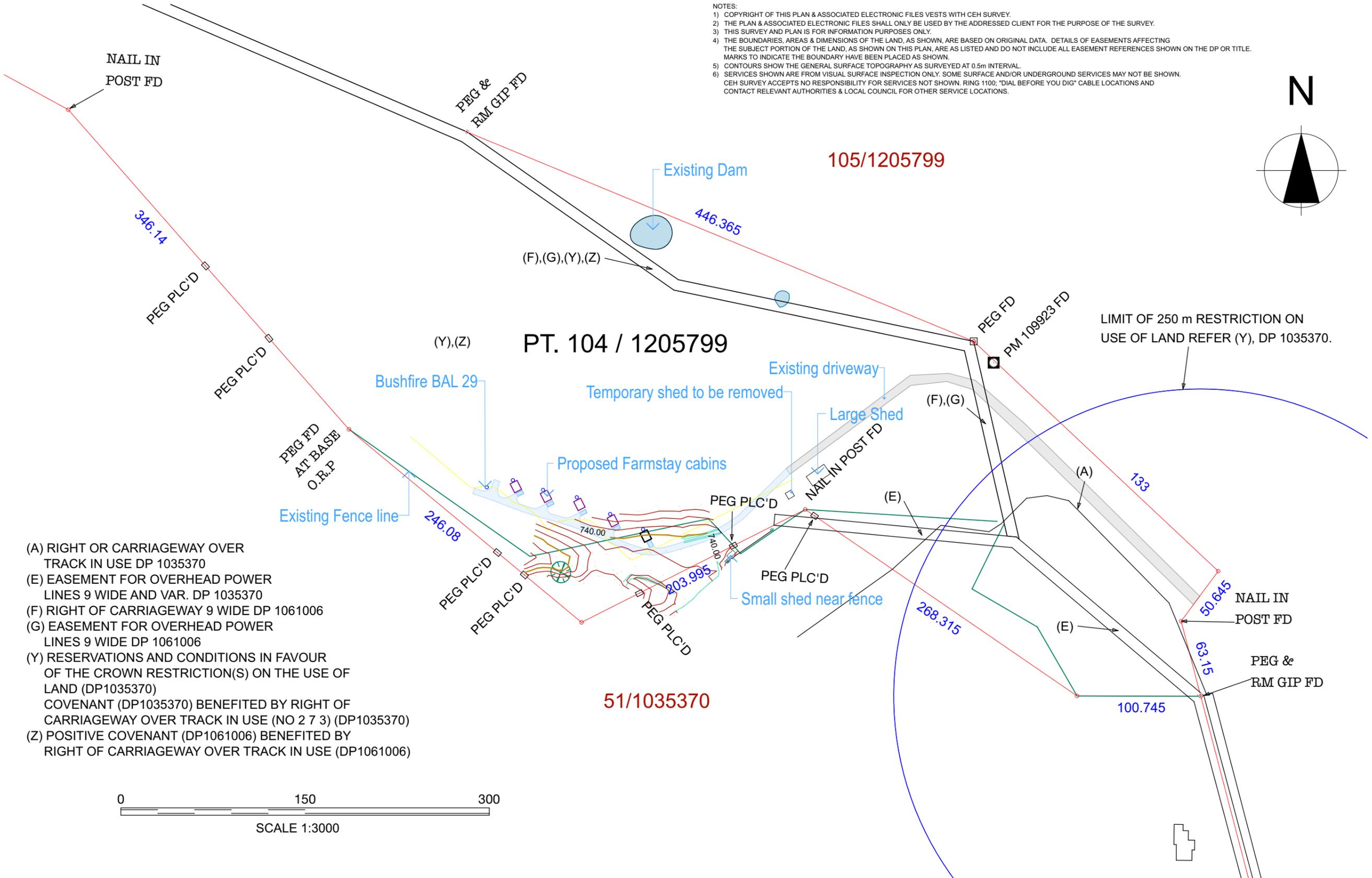
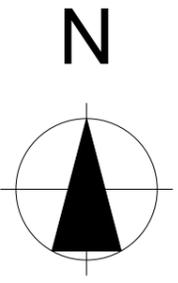
Farmstay Holiday Cabins

REVISION NO.

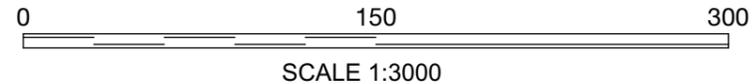
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A001

NOTES:
 1) COPYRIGHT OF THIS PLAN & ASSOCIATED ELECTRONIC FILES VESTS WITH CEH SURVEY.
 2) THE PLAN & ASSOCIATED ELECTRONIC FILES SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE OF THE SURVEY.
 3) THIS SURVEY AND PLAN IS FOR INFORMATION PURPOSES ONLY.
 4) THE BOUNDARIES, AREAS & DIMENSIONS OF THE LAND, AS SHOWN, ARE BASED ON ORIGINAL DATA. DETAILS OF EASEMENTS AFFECTING THE SUBJECT PORTION OF THE LAND, AS SHOWN ON THIS PLAN, ARE AS LISTED AND DO NOT INCLUDE ALL EASEMENT REFERENCES SHOWN ON THE DP OR TITLE. MARKS TO INDICATE THE BOUNDARY HAVE BEEN PLACED AS SHOWN.
 5) CONTOURS SHOW THE GENERAL SURFACE TOPOGRAPHY AS SURVEYED AT 0.5m INTERVAL.
 6) SERVICES SHOWN ARE FROM VISUAL SURFACE INSPECTION ONLY. SOME SURFACE AND/OR UNDERGROUND SERVICES MAY NOT BE SHOWN. CEH SURVEY ACCEPTS NO RESPONSIBILITY FOR SERVICES NOT SHOWN. RING 1100; "DIAL BEFORE YOU DIG" CABLE LOCATIONS AND CONTACT RELEVANT AUTHORITIES & LOCAL COUNCIL FOR OTHER SERVICE LOCATIONS.



- (A) RIGHT OR CARRIAGEWAY OVER TRACK IN USE DP 1035370
- (E) EASEMENT FOR OVERHEAD POWER LINES 9 WIDE AND VAR. DP 1035370
- (F) RIGHT OF CARRIAGEWAY 9 WIDE DP 1061006
- (G) EASEMENT FOR OVERHEAD POWER LINES 9 WIDE DP 1061006
- (Y) RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN RESTRICTION(S) ON THE USE OF LAND (DP1035370) COVENANT (DP1035370) BENEFITED BY RIGHT OF CARRIAGEWAY OVER TRACK IN USE (NO 2 7 3) (DP1035370)
- (Z) POSITIVE COVENANT (DP1061006) BENEFITED BY RIGHT OF CARRIAGEWAY OVER TRACK IN USE (DP1061006)



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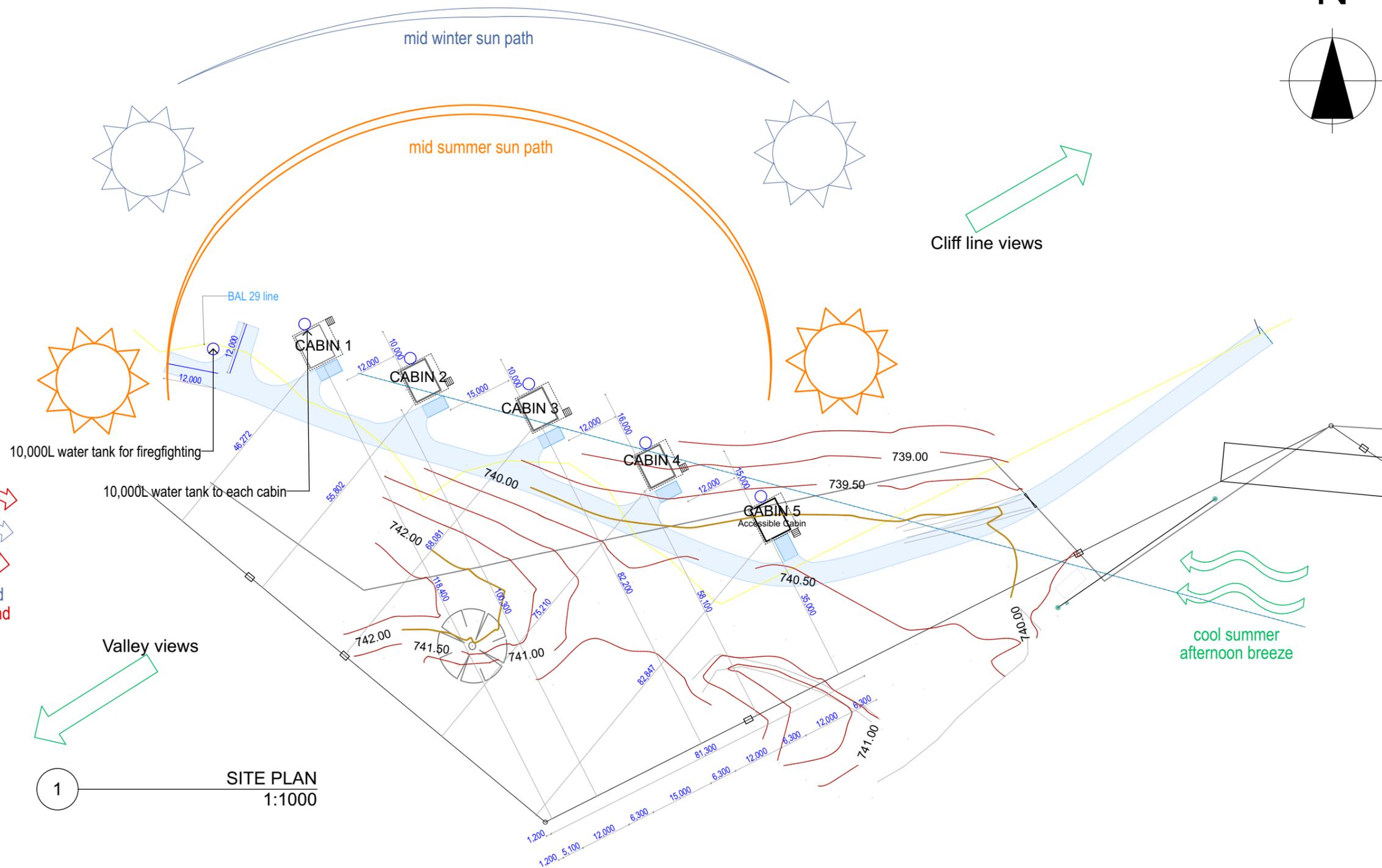
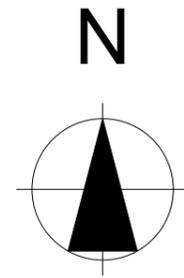


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 Status: DA

DRAWING TITLE :
LOCATION PLAN
PROJECT NAME :
Farmstay Holiday Cabins

REVISION NO.
 DRAWING NO.
A002



DRAWING SCALE 1:200

0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m

A3 PAPER SCALE

0mm 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

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Site: 57G Ward Road Megalong Valley

Drawn Kirstie Wulf
Plot Date: 21/2/20
Status DA

DRAWING TITLE :

SITE PLAN AND ANALYSIS

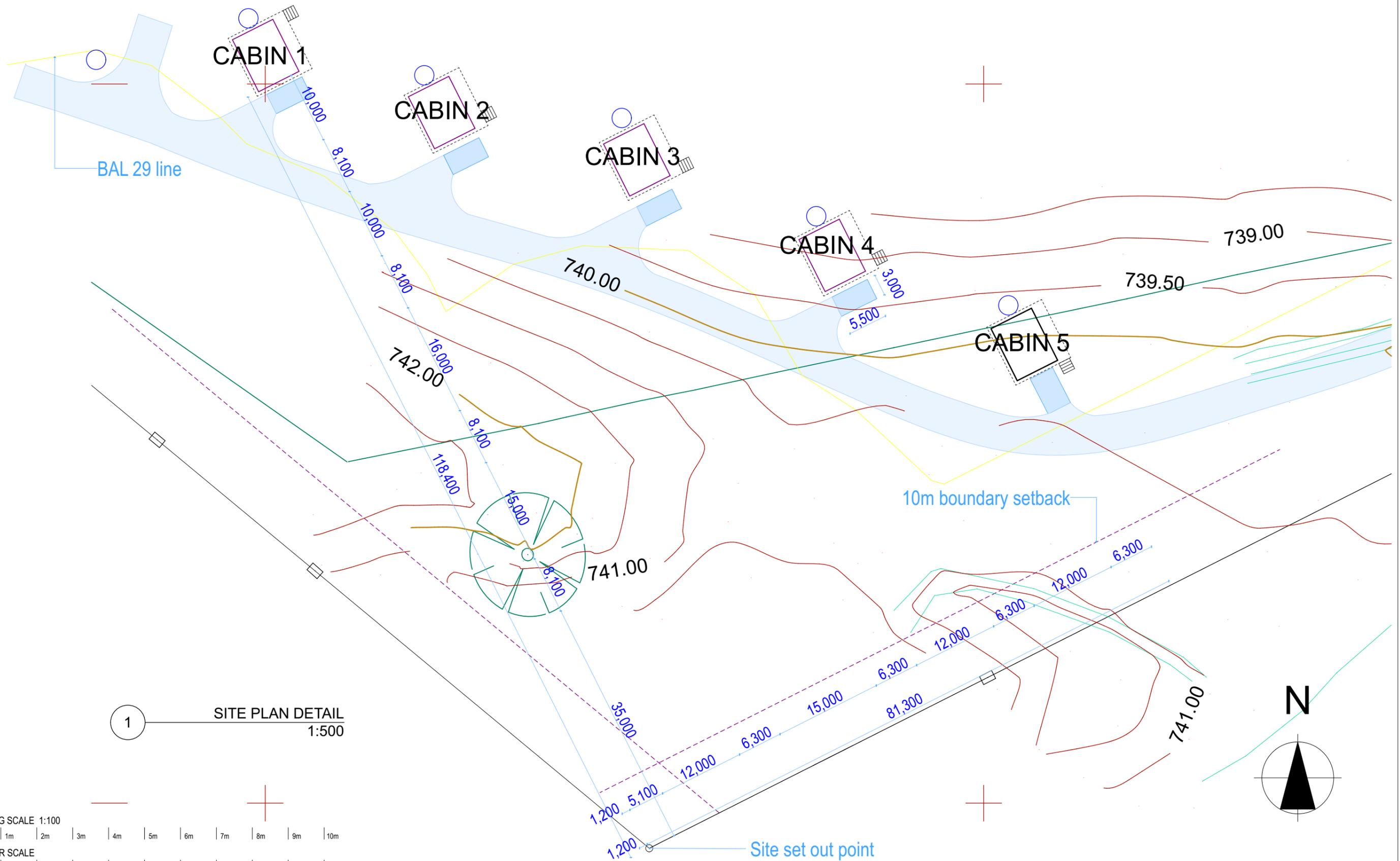
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Farmstay Holiday Cabins

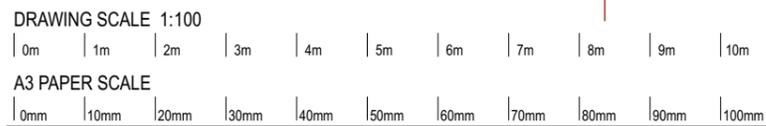
REVISION NO.

DRAWING NO.

A003



1 SITE PLAN DETAIL
1:500



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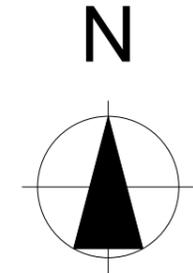
Client Richard and Cheryl Harris
Site: 57G Ward Road Megalong Valley
Drawn Kirstie Wulf
Plot Date: 21/2/20
Status DA

DRAWING TITLE :
PROJECT NAME :

SITE PLAN DETAIL
Farmstay Holiday Cabins

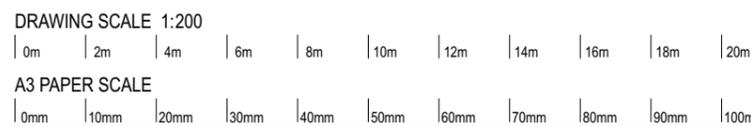
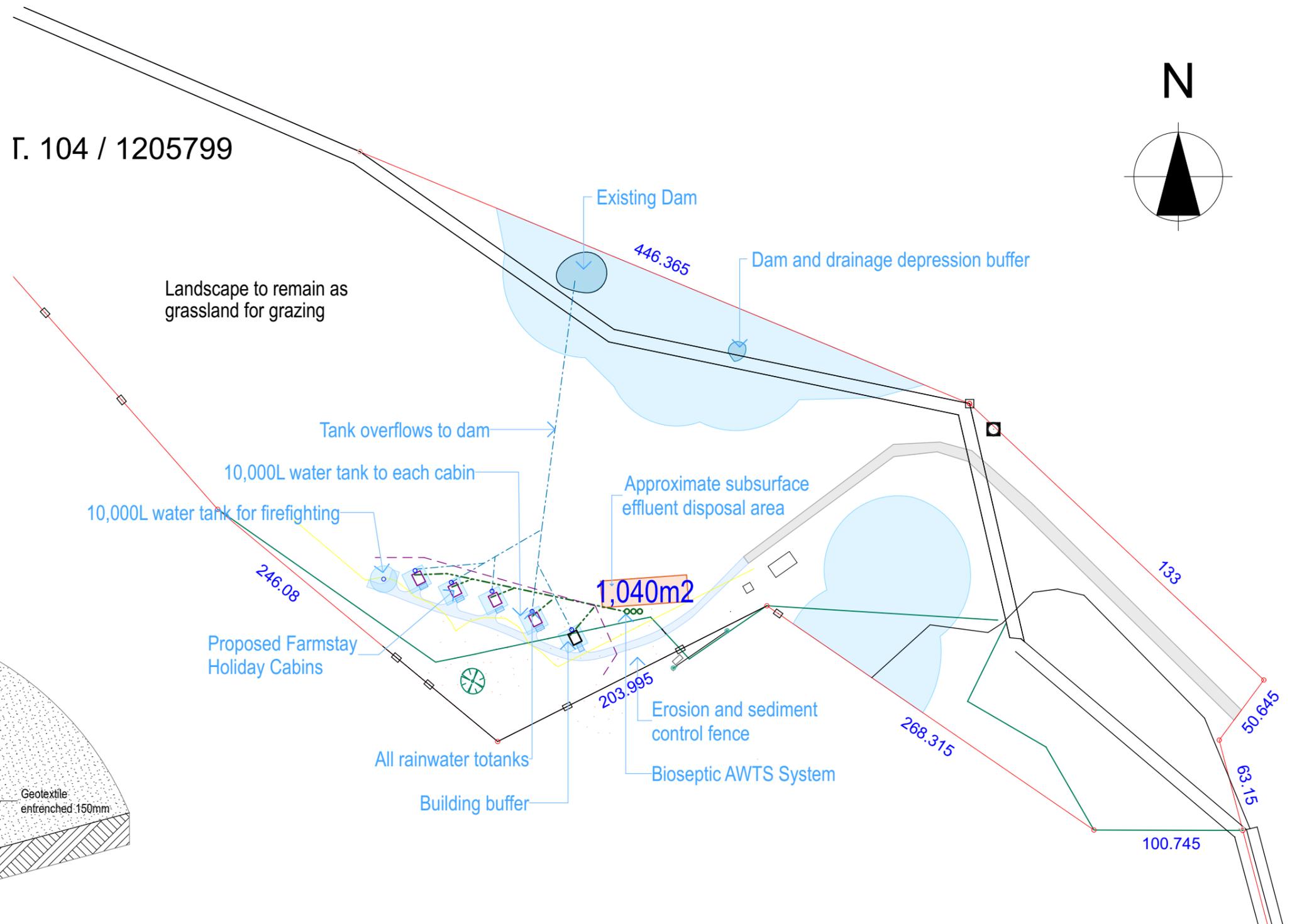
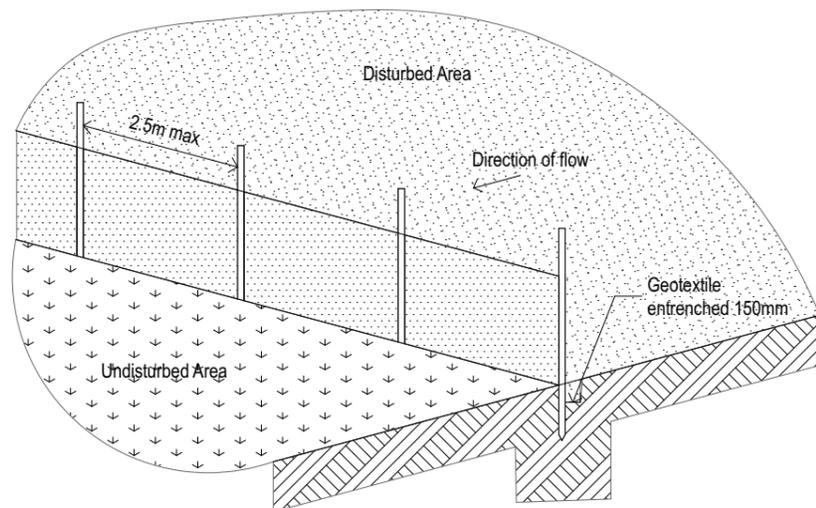
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DRAWING NO. **A004**

T. 104 / 1205799



SEDIMENT AND EROSION CONTROL:

- Construct sediment fence as close as possible to parallel to the contours of the site
- Drive 1.5m long star pickets into ground, 2.5m apart (max)
- Dig a 150mm trench along the upslope line of the fence for the bottom of the fabric to be entrenched
- Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer
- Join sections of fabric at a support post with a 150mm overlap
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile



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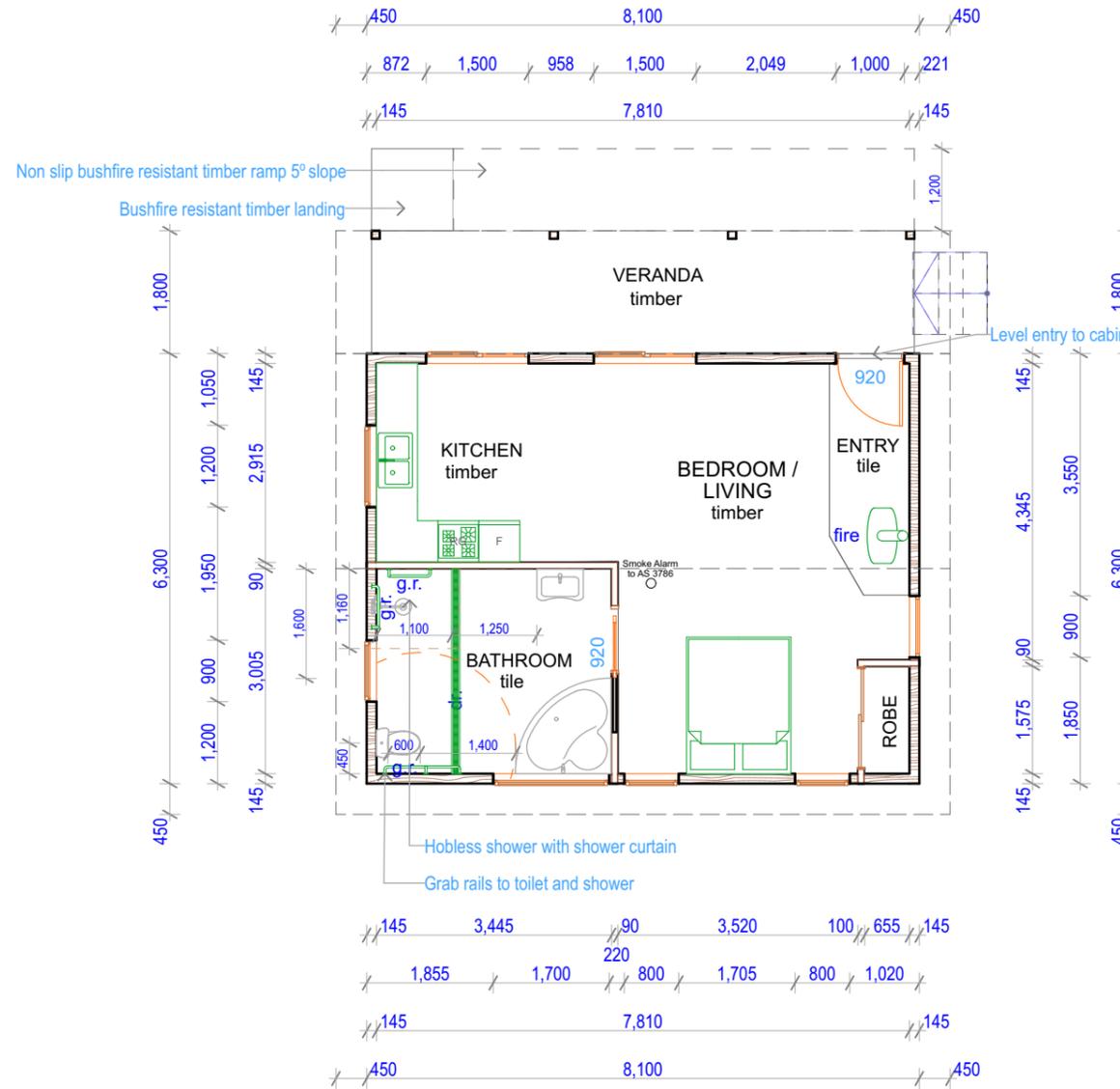
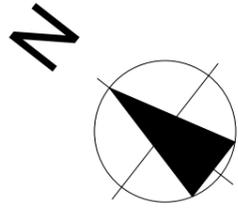


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 Status: DA

DRAWING TITLE : SOIL, WATER AND LANDSCAPE PLAN
PROJECT NAME : Farmstay Holiday Cabins

REVISION NO.
 DRAWING NO. **A005**



1 ACCESSIBLE CABIN FLOOR PLAN
1:100

DRAWING SCALE 1:100



A3 PAPER SCALE



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Client Richard and Cheryl Harris
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Drawn Kirstie Wulf
Plot Date: 21/2/20
Status DA

DRAWING TITLE :

**ACCESSIBLE CABIN
FLOOR PLAN**

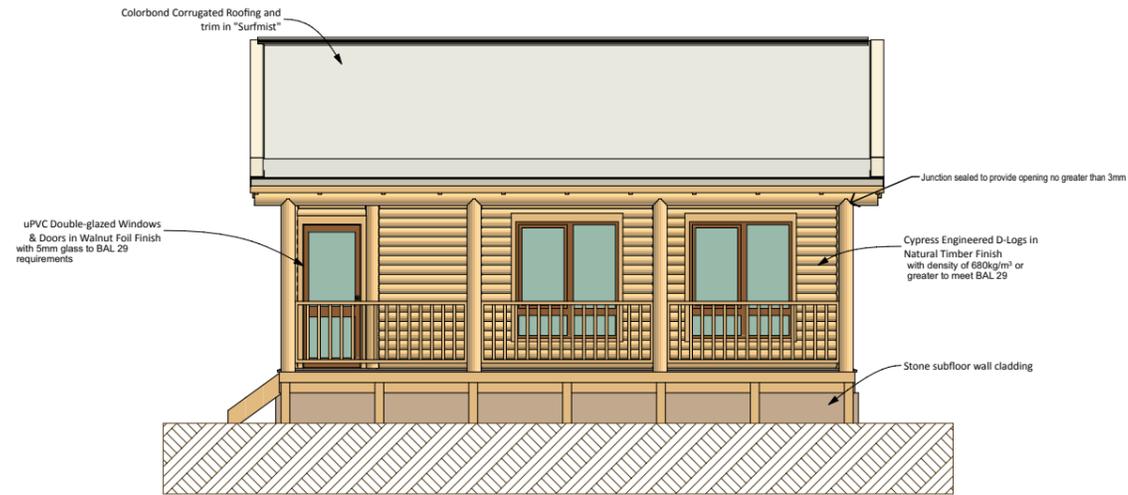
PROJECT NAME :

Farmstay Holiday Cabins

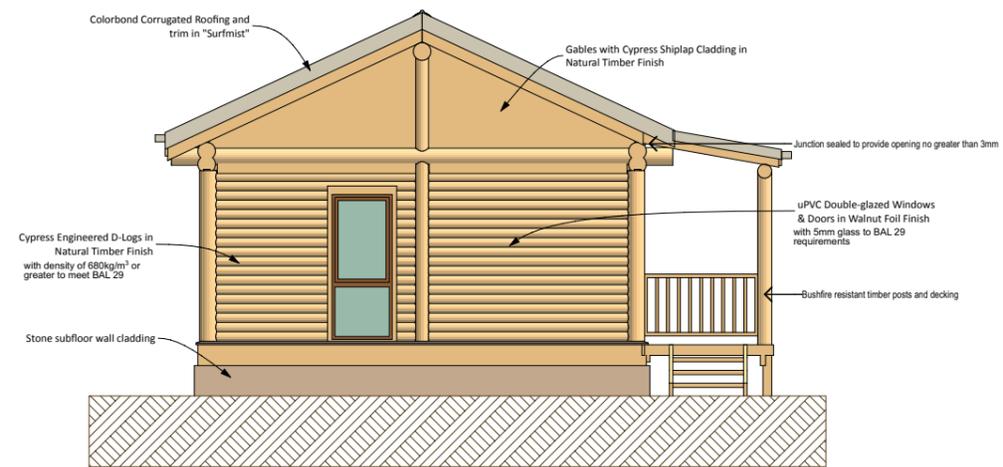
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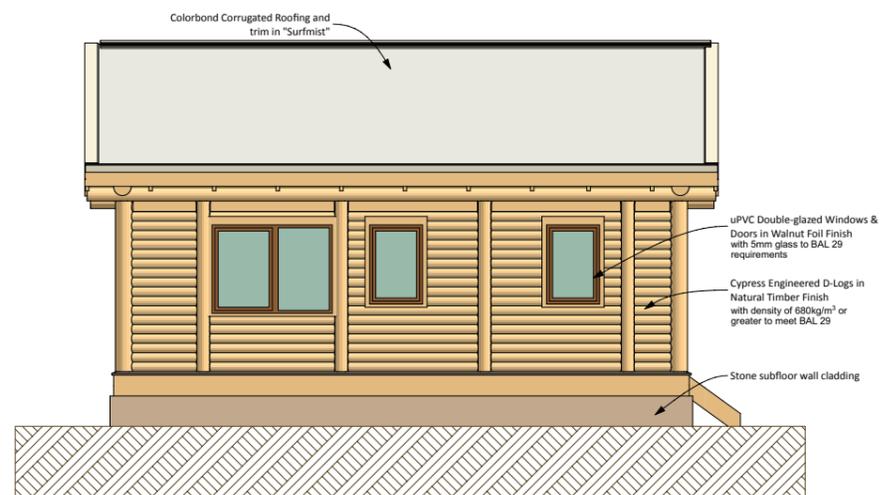
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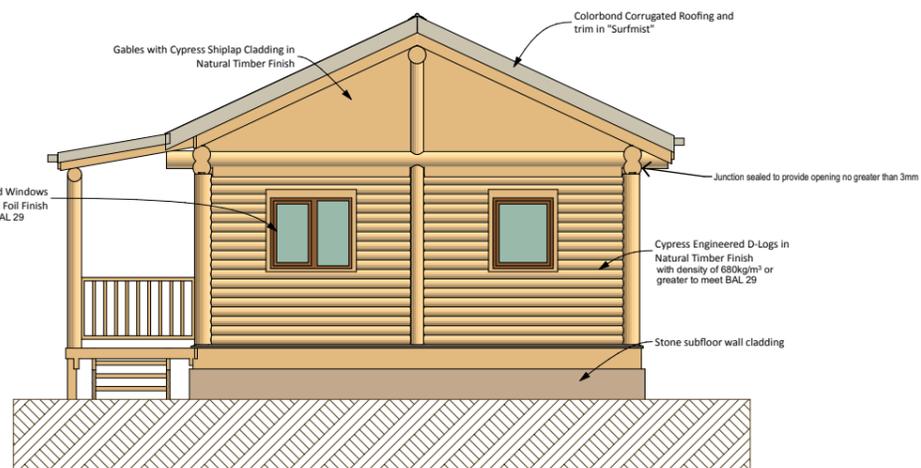
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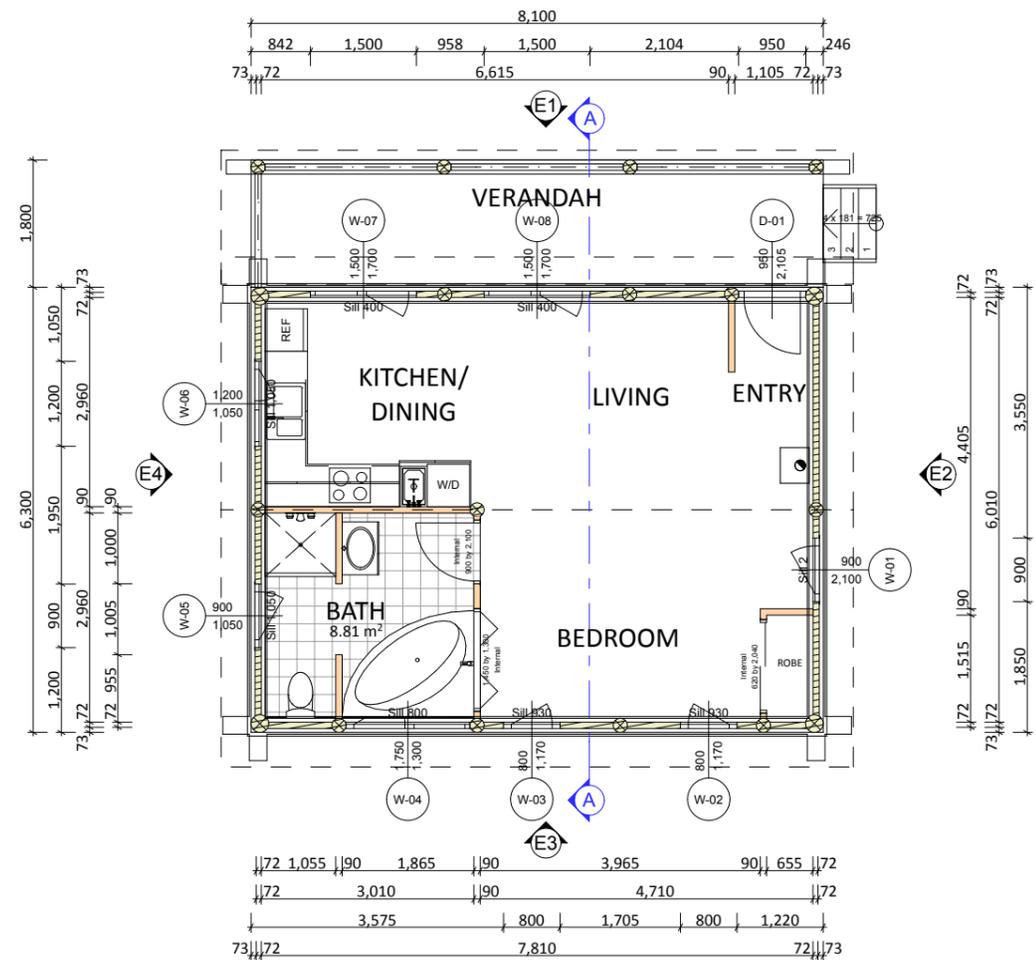
2 E2 Elevation 1:100



4 E3 Elevation 1:100



5 E4 Elevation 1:100



3 Ground Floor Plan 1:100



Floor Plans & Elevations



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Project Name:
Richard & Cheryl Harris
57G Ward Road
Megalong Valley, NSW 2785

- All dimensions and sizes are in millimetres.
- Scale is correct when printed at A3 size.
- All plans remain the property of Appalachian Log Homes and are protected by copyright (c) 2019

Job No:

1901

Date: 8 July 2019

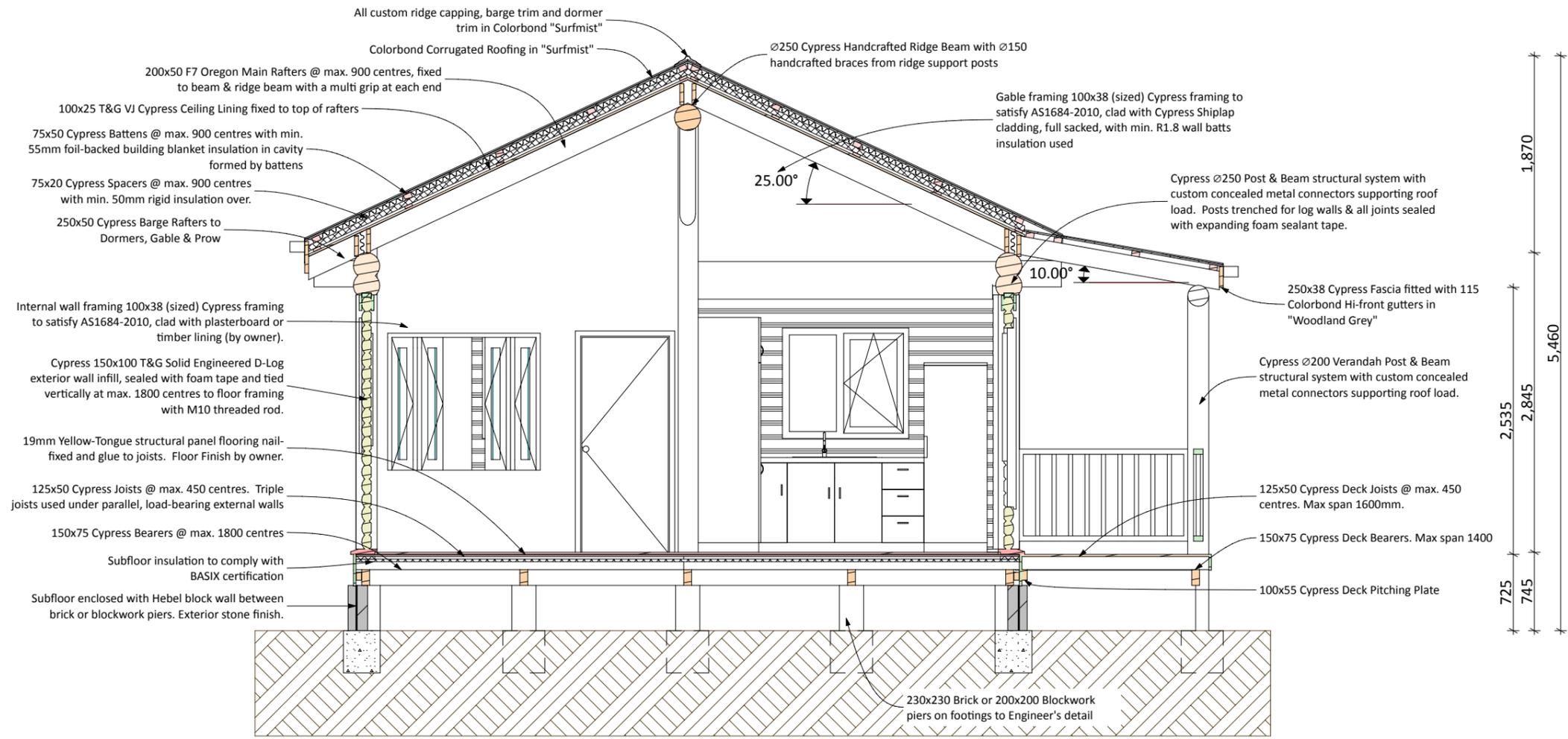
Version: B

Drawn By: KH

Drawing No.:

A.1

Plot Date: 8/7/19



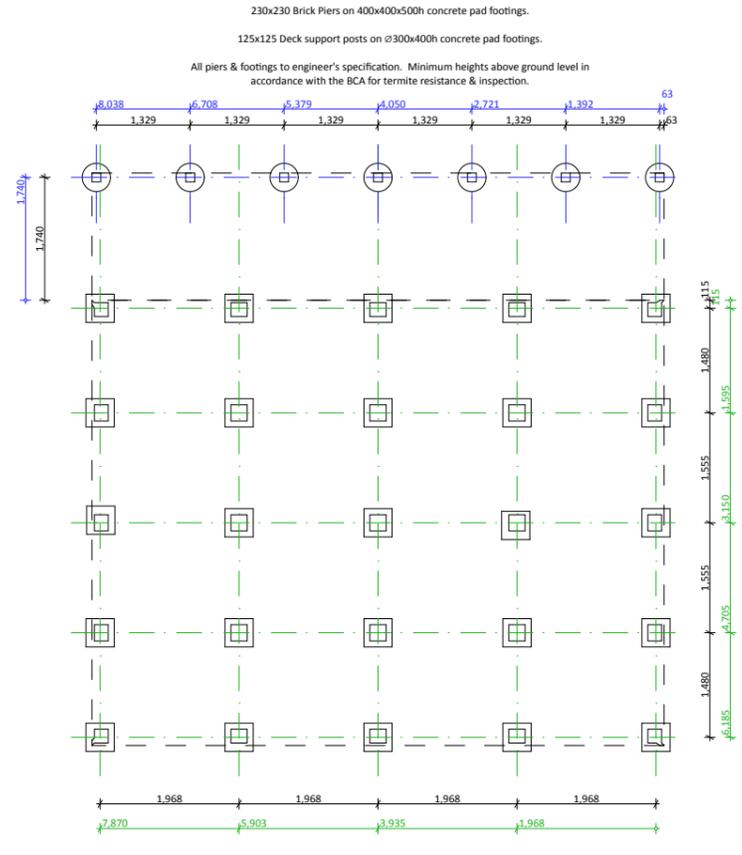
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Section A-A

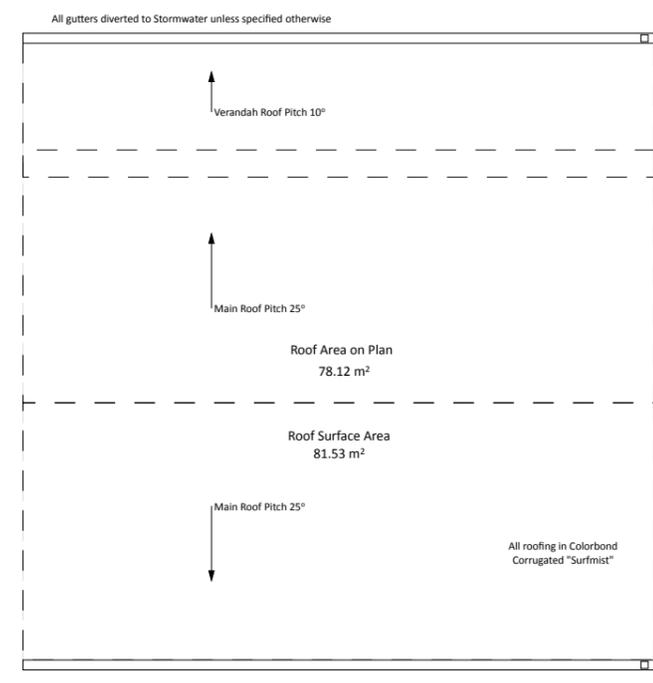
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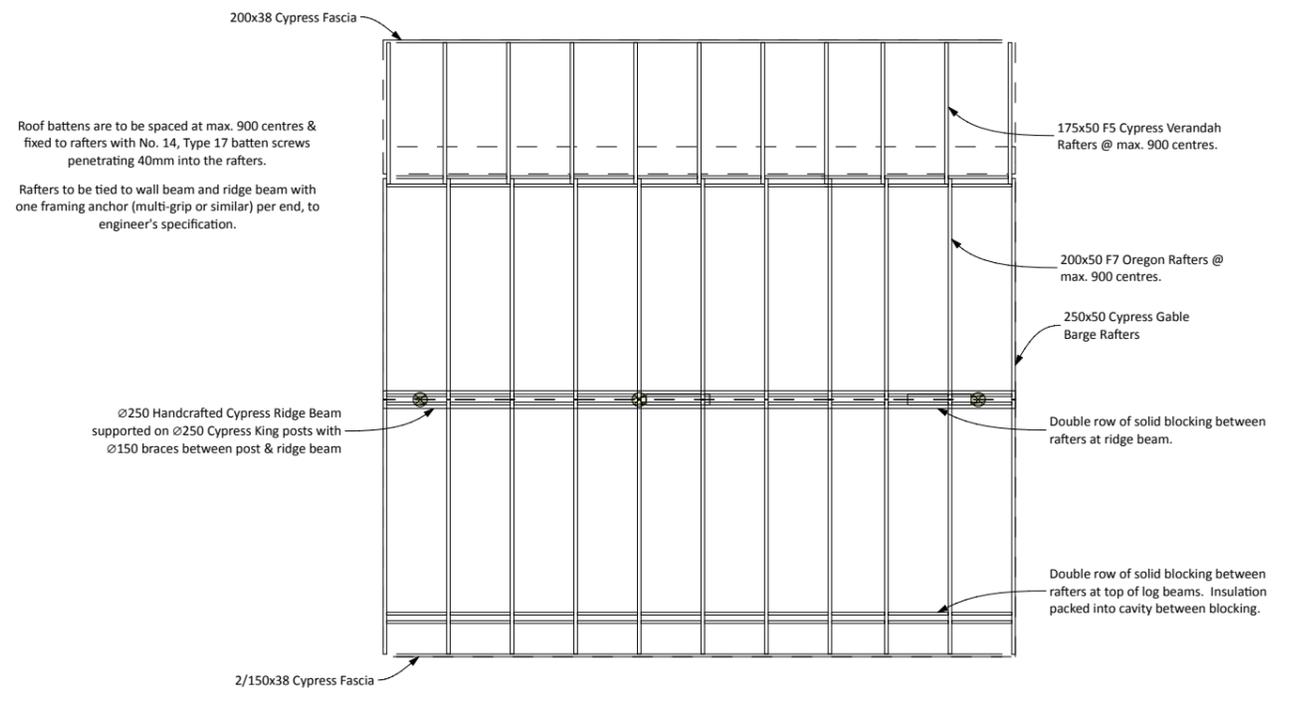
Section & 3D Views		
	Project Name:	Job No:
	Richard & Cheryl Harris 57G Ward Road Megalong Valley, NSW 2785	1901
	Date: 8 July 2019	Version: B
	Drawn By: KH	Drawing No.:
		A.2
20 Pullman Place, Emu Plains NSW 2750 Ph: 02 4735 7044 sales@appalachianloghomes.com.au	1. All dimensions and sizes are in millimetres. 2. Scale is correct when printed at A3 size. 3. All plans remain the property of Appalachian Log Homes and are protected by copyright (c) 2019	Plot Date: 8/7/19



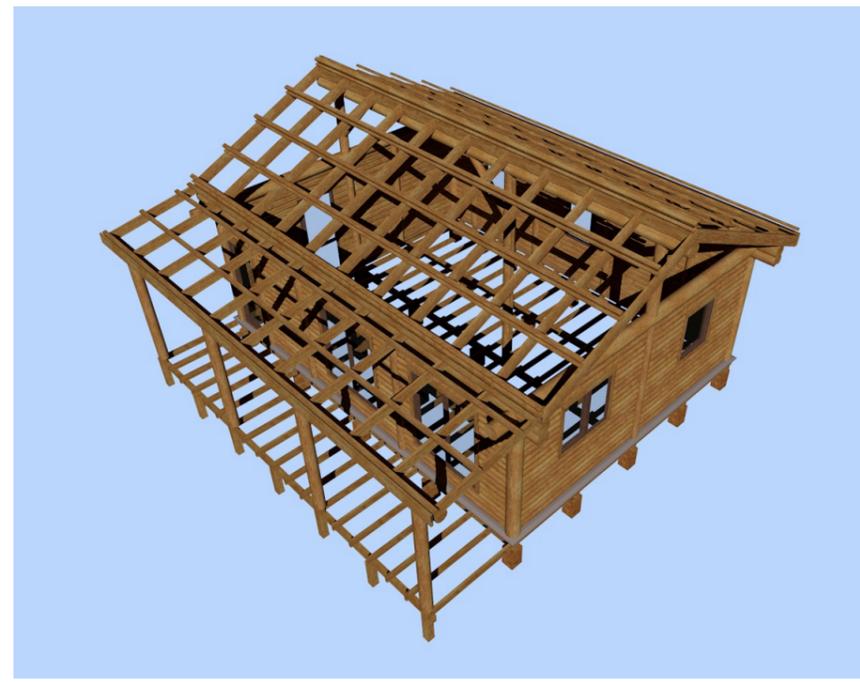
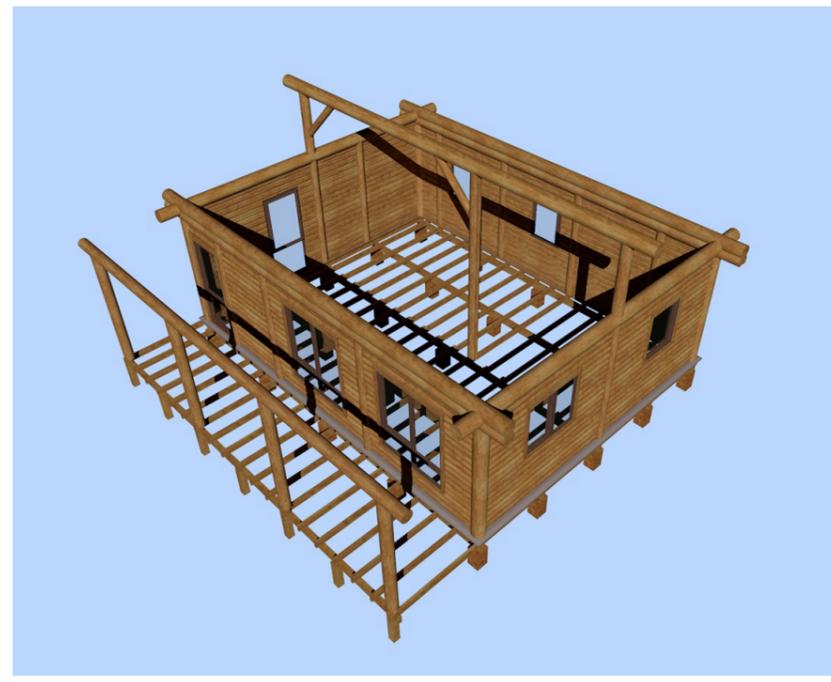
1 Pier & Footing Plan 1:100



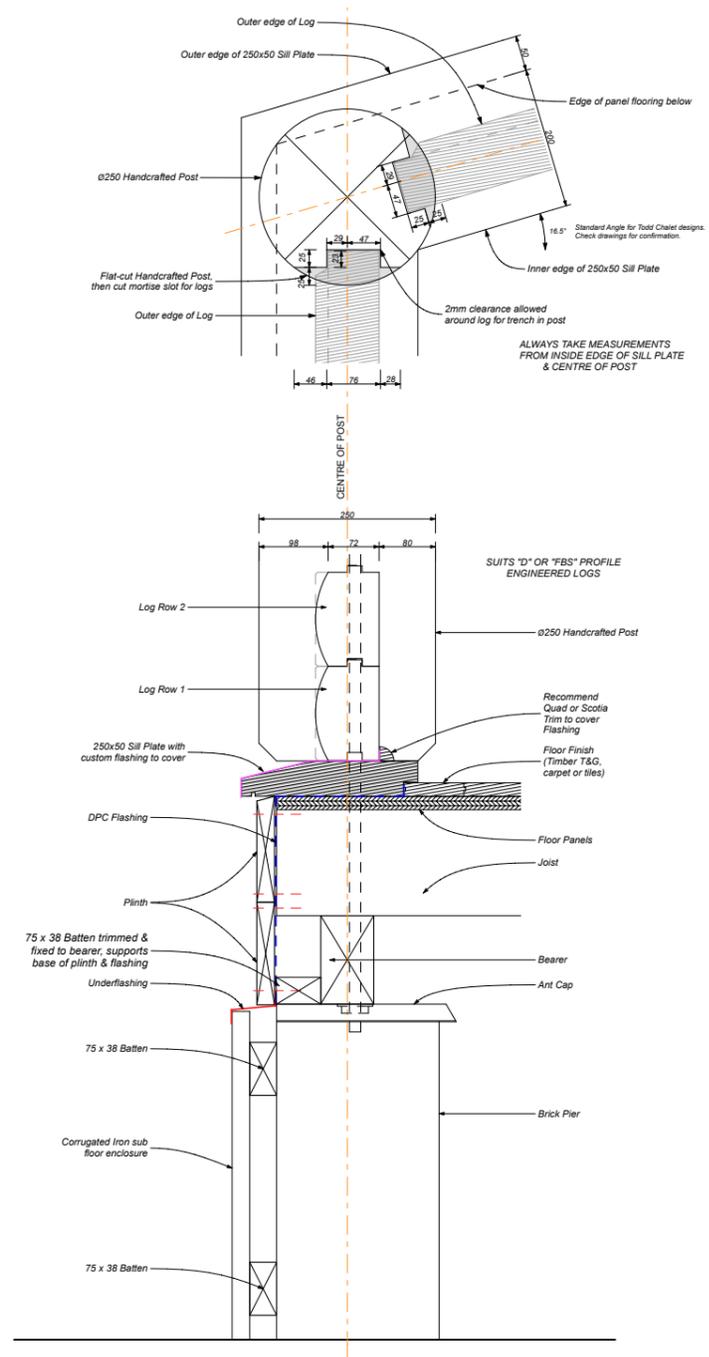
2 Roof Plan 1:100



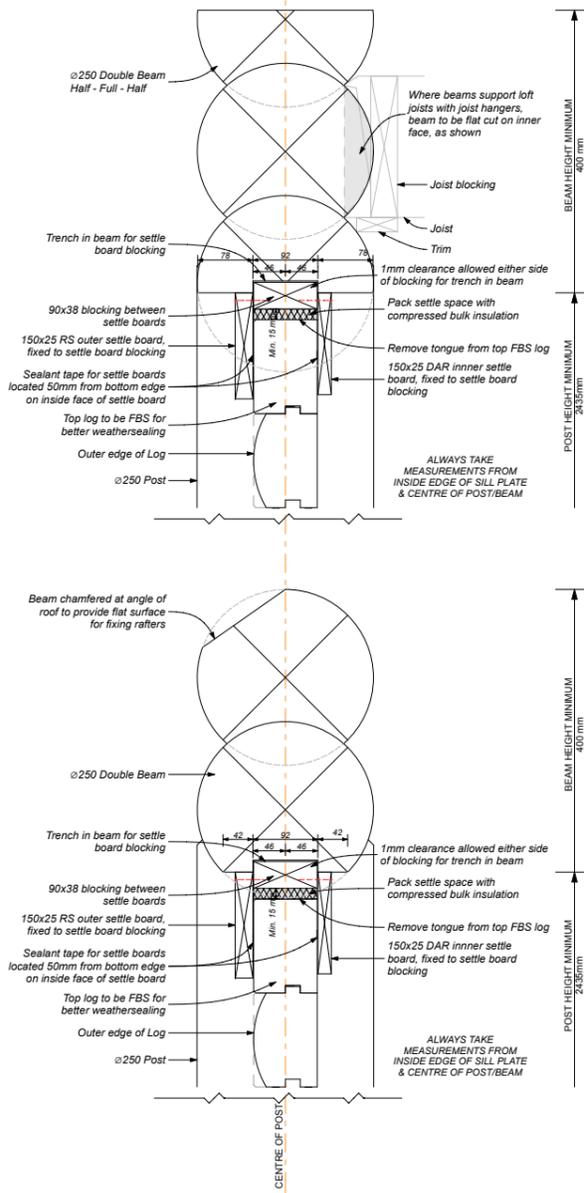
3 Roof Framing Plan 1:100



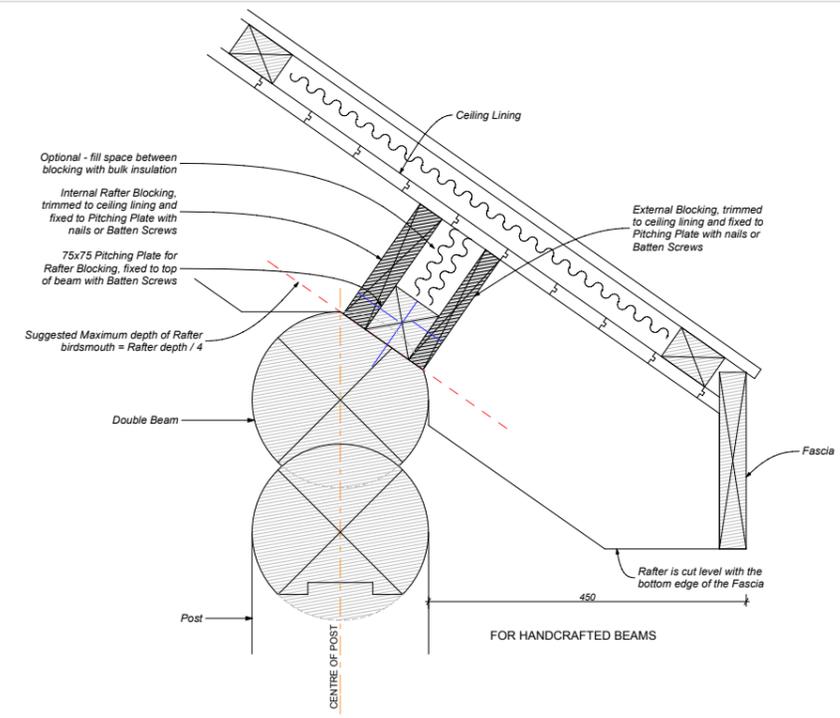
Construction Details		
<p>20 Pullman Place, Emu Plains NSW 2750 Ph: 02 4735 7044 sales@appalachianloghomes.com.au</p>	Project Name: Richard & Cheryl Harris 57G Ward Road Megalong Valley, NSW 2785	Job No: 1901
		Date: 8 July 2019 Version: B Drawn By: KH
	1. All dimensions and sizes are in millimetres. 2. Scale is correct when printed at A3 size. 3. All plans remain the property of Appalachian Log Homes and are protected by copyright (c) 2019	Drawing No.: A.3
		Plot Date: 8/7/19



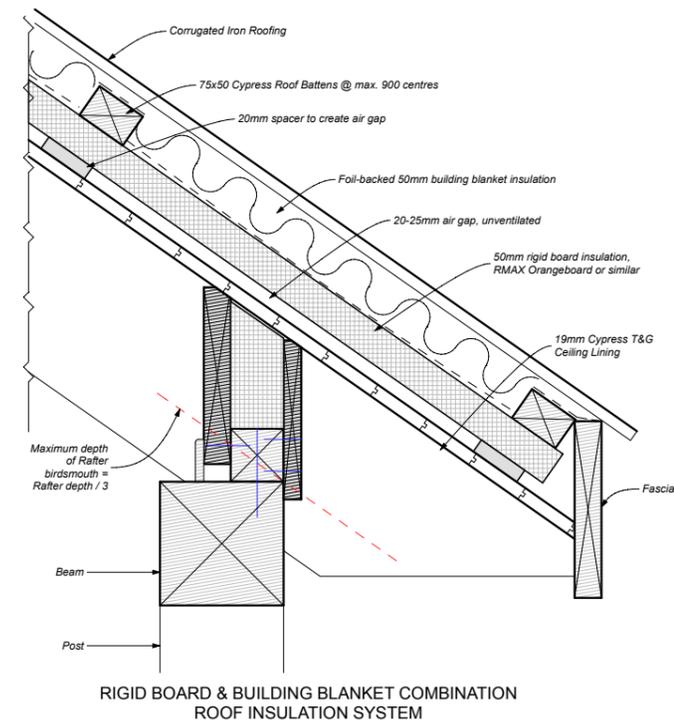
1 250 Handcrafted Post & Beam 1:10



2 250 Handcrafted Post & Beam 1:10

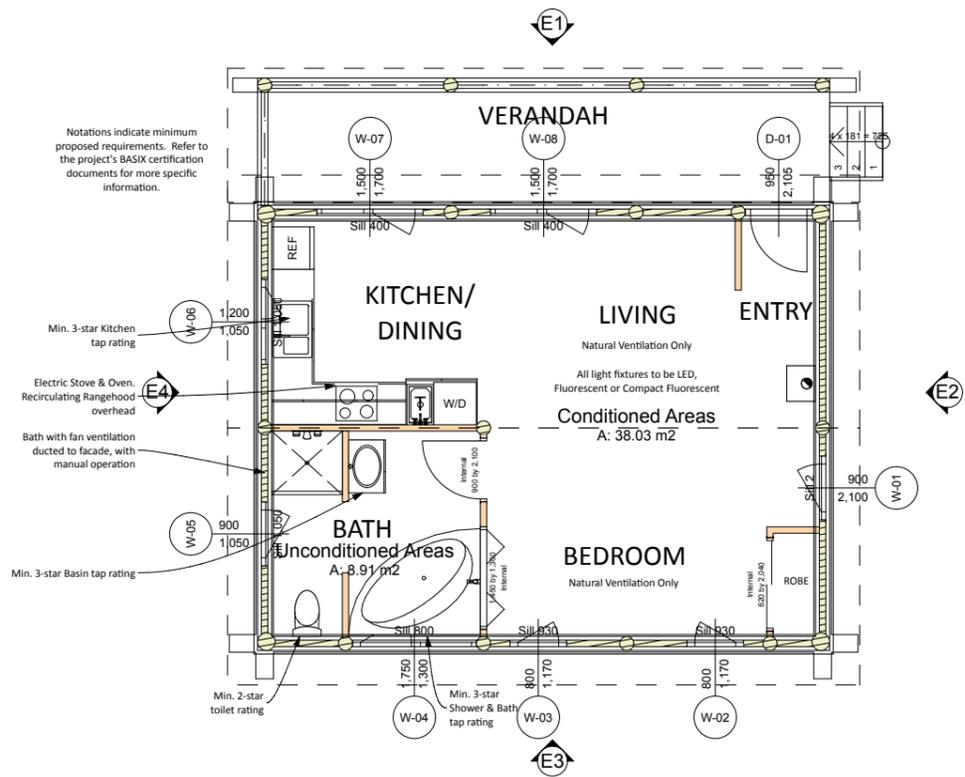


3 Rafter Blocking Detail for Handcrafted Beams 1:10



4 Roof Insulation Systems 1:10

Construction Details		
 <p>20 Pullman Place, Emu Plains NSW 2750 Ph: 02 4735 7044 sales@appalachianloghomes.com.au</p>	Project Name: Richard & Cheryl Harris 57G Ward Road Megalong Valley, NSW 2785	Job No: 1901
		Date: 8 July 2019
		Version: B
		Drawn By: KH
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		Plot Date: 8/7/19



1 Ground Floor Plan 1:100



Glazing Analysis									
Storey	ID	Type	Width	Height	Surface Area	Orientation	Room/Location	Glazing Requirements	Frame Type
Ground Floor Level									
	D-01	Door	0.95	2.11	2.00	E1	Entry	Double glazed unit - Lightbridge high performance : argon : clear	uPVC Frame in Walnut on white
	W-01	Window	0.90	2.10	1.89	E2	Entry	Double glazed unit - Lightbridge high performance : argon : clear	uPVC Frame in Walnut on white
	W-02	Window	0.80	1.17	0.94	E3	Bedroom	Double glazed unit - Lightbridge high performance : argon : clear	uPVC Frame in Walnut on white
	W-03	Window	0.80	1.17	0.94	E3	Bedroom	Double glazed unit - Lightbridge high performance : argon : clear	uPVC Frame in Walnut on white
	W-04	Window	1.75	1.30	2.28	E3	Bath	Double glazed unit - Lightbridge high performance : argon : clear	uPVC Frame in Walnut on white
	W-05	Window	0.90	1.05	0.95	E4	Bath	Double glazed unit - Lightbridge high performance : argon : clear	uPVC Frame in Walnut on white
	W-06	Window	1.20	1.05	1.26	E4	Kitchen	Double glazed unit - Lightbridge high performance : argon : clear	uPVC Frame in Walnut on white
	W-07	Window	1.50	1.70	2.55	E1	Dining	Double glazed unit - Lightbridge high performance : argon : clear	uPVC Frame in Walnut on white
	W-08	Window	1.50	1.70	2.55	E1	Living	Double glazed unit - Lightbridge high performance : argon : clear	uPVC Frame in Walnut on white

Conditioned Areas			
Area Type	Story	Room Name	Measured Area
Habitable			
	Ground Floor Level	Conditioned Areas	38.03
			38.03 m ²
Non-Habitable			
	Ground Floor Level	Unconditioned Areas	8.91
			8.91 m ²
			46.94 m ²



Environmental Impact Analysis

<p>20 Pullman Place, Emu Plains NSW 2750 Ph: 02 4735 7044 sales@appalachianloghomes.com.au</p>	Project Name: Richard & Cheryl Harris 57G Ward Road Megalong Valley, NSW 2785	Job No: 1901
		Date: 8 July 2019
		Version: B
		Drawn By: KH
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		Plot Date: 8/7/19