KWA

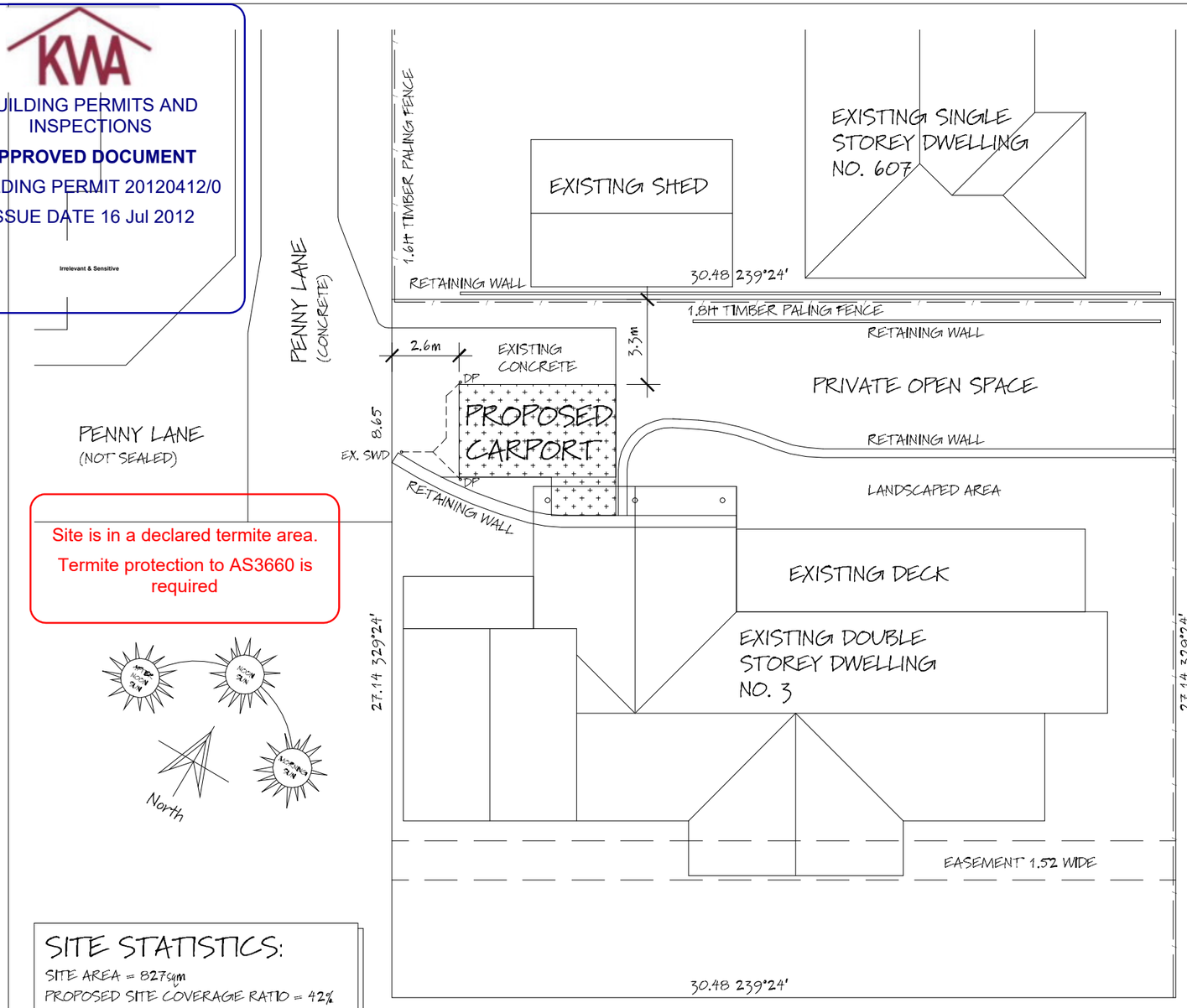
BUILDING PERMITS AND INSPECTIONS

APPROVED DOCUMENT

BUILDING PERMIT 20120412/0

ISSUE DATE 16 Jul 2012

Irrelevant & Sensitive



Site is in a declared termite area.

Termite protection to AS3660 is required

SITE STATISTICS:

SITE AREA = 827sqm
PROPOSED SITE COVERAGE RATIO = 42%
PROPOSED SITE PERMEABILITY = 50%
CARSPACES = 2 / 1 COVERED
PRIVATE OPEN SPACE = >40sqm

STORMWATER DRAINAGE:

CONNECT NEW DOWNPIPES, IN LOCATIONS AS SHOWN ON PLAN, TO EXISTING STORMWATER SYSTEM & LEGAL POINT OF DISCHARGE

SITE SETBACKS AND LEVELS ARE THE RESPONSIBILITY OF THE OWNER AND BUILDER

CONDITIONS LISTED ON BUILDING PERMIT MUST BE COMPLIED WITH

GENERAL NOTES:

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT BE LIMITED TO THE BUILDING REGULATIONS 2006, THE BUILDING CODE OF AUSTRALIA 2012 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS3700 MASONRY STRUCTURES.
ALL STORM WATER SHALL 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.
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 RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ANY DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITIES REQUIREMENTS.
THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER 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.
THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF WESTERN PORT BUILDING DESIGN FOR THE PURPOSE EXPRESSLY NOTIFIED TO THIS DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNERS WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THIS DESIGNER FOR SUCH USE AND/OR RELIANCE.
THE APPROVAL BY WESTERN PORT BUILDING DESIGN OF SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORIZATION FOR ITS USE OR A CONTRACT VARIATION AND 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.
SITE CLASSIFICATION: CLASS P SOIL REPORT NO. RM0997-98 PREPARED BY CIVILTEST PTY LTD
STORMWATER: 100ØUPVC CLASS 6 STORM WATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORM WATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm CTRS AND AT EACH CHANGE OF DIRECTION. THE COVER OF THE STORM WATER DRAINS SHALL BE NOT LESS THAN 100mm UNDER SOIL 50mm UNDER PAVED OR CONCRETE AREAS, 100mm UNDER REINFORCED CONCRETE OR PAVED DRIVEWAYS, 75mm UNDER REINFORCED CONCRETE DRIVEWAYS.
DESIGN GUST WIND SPEED / WIND CLASSIFICATION: N2
BUILDING TIE DOWNS SHALL BE PROVIDED IN ACCORDANCE WITH AS 1684 FOR AN ASSUMED DESIGN GUST WIND SPEED/WIND CLASSIFICATION OF N2. (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION). REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.
ALL EXPOSED TIMBERS SHALL BE TREATED WITH AMMONIACAL COPPER QUAT TREATMENT TO H3 MINIMUM - UNO.

MUNICIPALITY: MPSC PH: 1300 850 600
SEWERAGE AUTHORITY: SE WATER 131 694
RELEVANT BUILDING SURVEYOR: KWA BUILDING PERMITS & INSPECTIONS PH: 0359 77 1994
CONSULTING STRUCTURAL ENGINEER: JV CONSULTING ENGINEERS PH: 0359759333
GEOTECHNICAL ENGINEER: CIVILTEST PTY LTD PH: 0359756644

DPAD 24177 BDAV No. 1448
Western Port Building Design
m: 0407 871157 e: wpbdoffice@gmail.com

CLIENT: B WELLS

ADDRESS: 3 PENNY LANE McCRAE

PROJECT: PROPOSED CARPORT

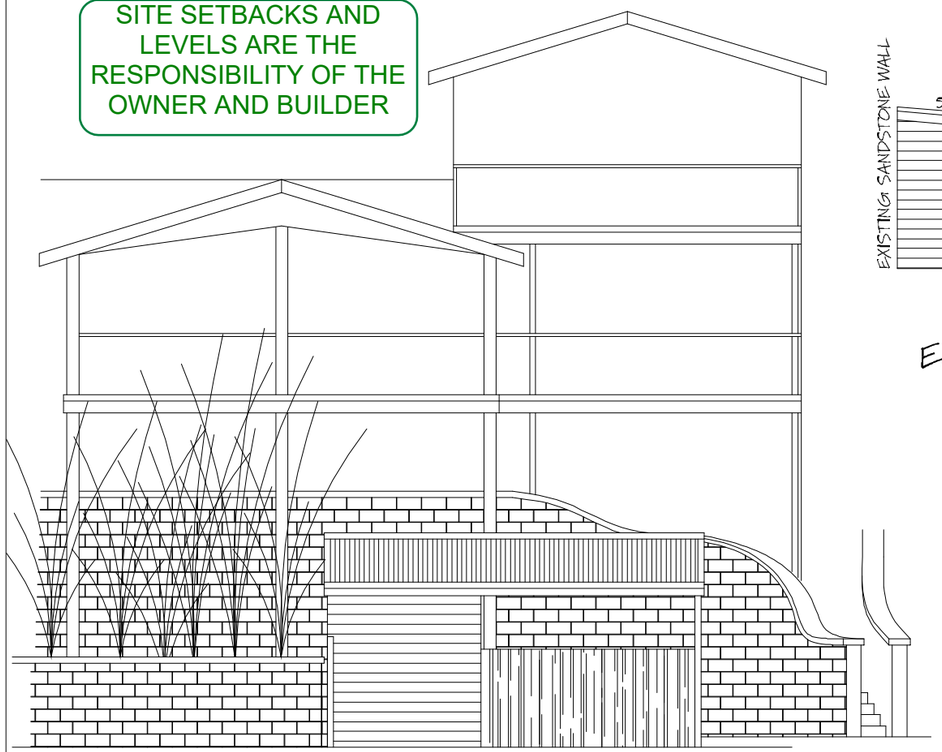
ISSUE: BUILDING PERMIT ISSUE 300612

bdav

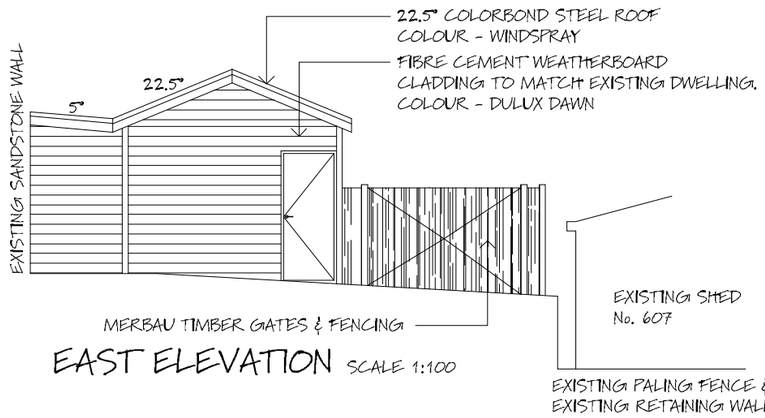
DRAWN: RW
DATE: JUNE 2012
SCALE: 1:200
DWG No: 1 OF 3
JOB No: 12-13

North

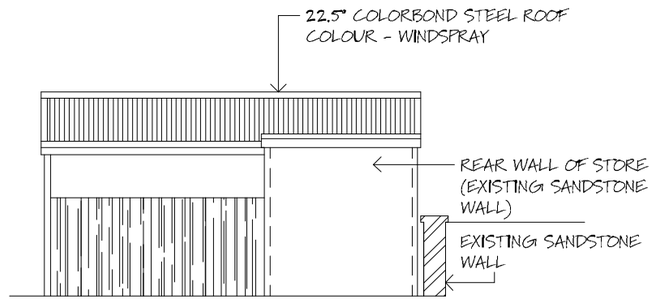
SITE SETBACKS AND LEVELS ARE THE RESPONSIBILITY OF THE OWNER AND BUILDER



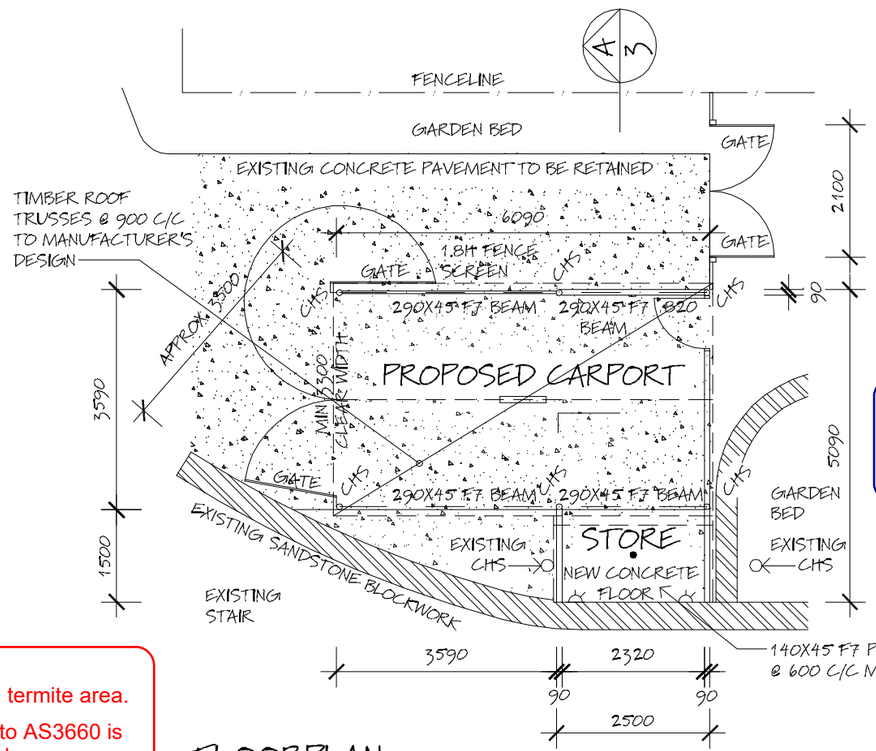
NORTH ELEVATION SCALE 1:100



EAST ELEVATION SCALE 1:100

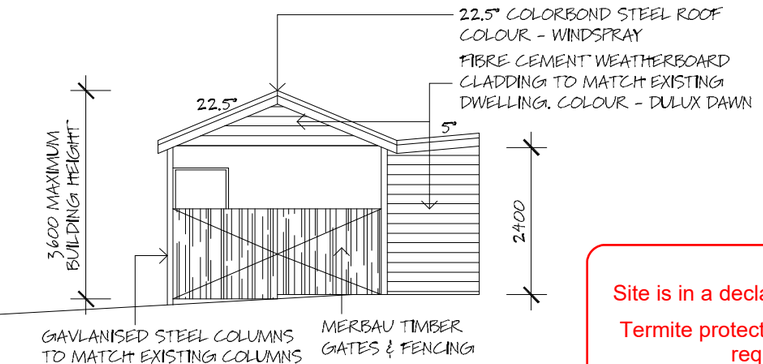


SOUTH ELEVATION SCALE 1:100



FLOORPLAN SCALE 1:100 AREA = 25.6sqm

- COMPACT FLOURO LIGHT
- FLOURO TUBE LIGHT
- DOUBLE GPO
(BENCH HEIGHT)



WEST ELEVATION SCALE 1:100

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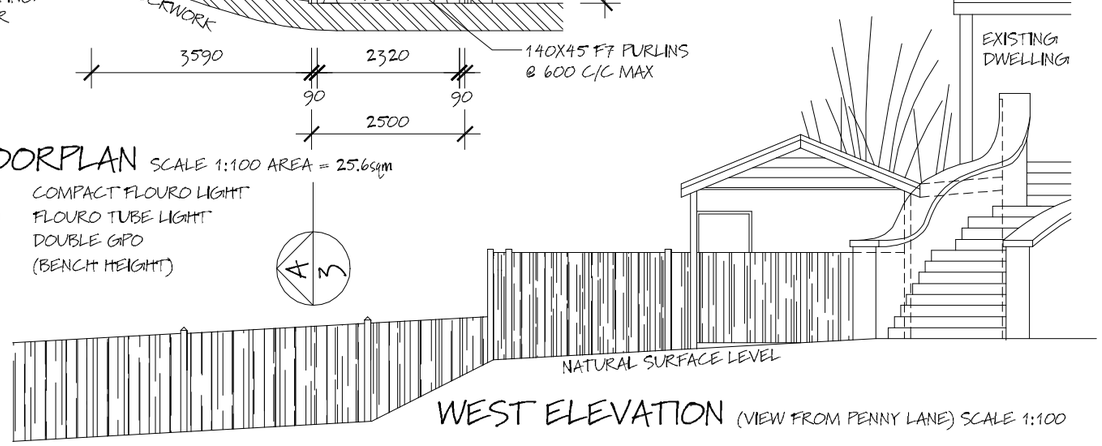
Termite protection to AS3660 is required



WEST ELEVATION (VIEW FROM PENNY LANE) SCALE 1:100

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SITE CLASSIFICATION: CLASS 'P'

REFER SOIL TEST No. RM0997-98 PREPARED BY CIVILTEST PTY LTD

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North

TIMBER FRAMING SCHEDULE			WIND SPEED - N2 SHEET ROOF - 40kg/sqm			
MEMBER	STRESS GRADE	SIZE	SPACING CTRS MAX.	SINGLE SPAN MAX	CONTINUOUS SPAN - MAX	NOTES
COLUMNS	CHS	100				TO ENGINEERS DESIGN
BOTTOM PLATES	F7	2/45X90				H3 TREATED PINE
WALL STUDS	F7	90X35	450			STUD HEIGHT TO 3000, H3 TREATED PINE
NOGGINGS	F7	90X35	1350			H3 TREATED PINE
TOP PLATES	F7	2/45X90				H3 TREATED PINE
PITCHING BEAMS	F7	290X45	3600			H3 TREATED PINE
ROOF TRUSSES	TO MANUF	ACTURER'S	SPEC'S	@ 900 C/C	900	SHEET ROOF OVER
ROOF BATTENS	F7	45X90	900	900	900	SHEET ROOF OVER, H3 TREATED PINE
PURLINS	F7	140X45	600	1400		SHEET ROOF OVER
BRACING	GALV. STEEL SPEED BRACE / 900mm PLYWOOD SHEET PANEL TO AS 1684 - 2010					
TIE DOWNS	TO AS 1684 - 2010					

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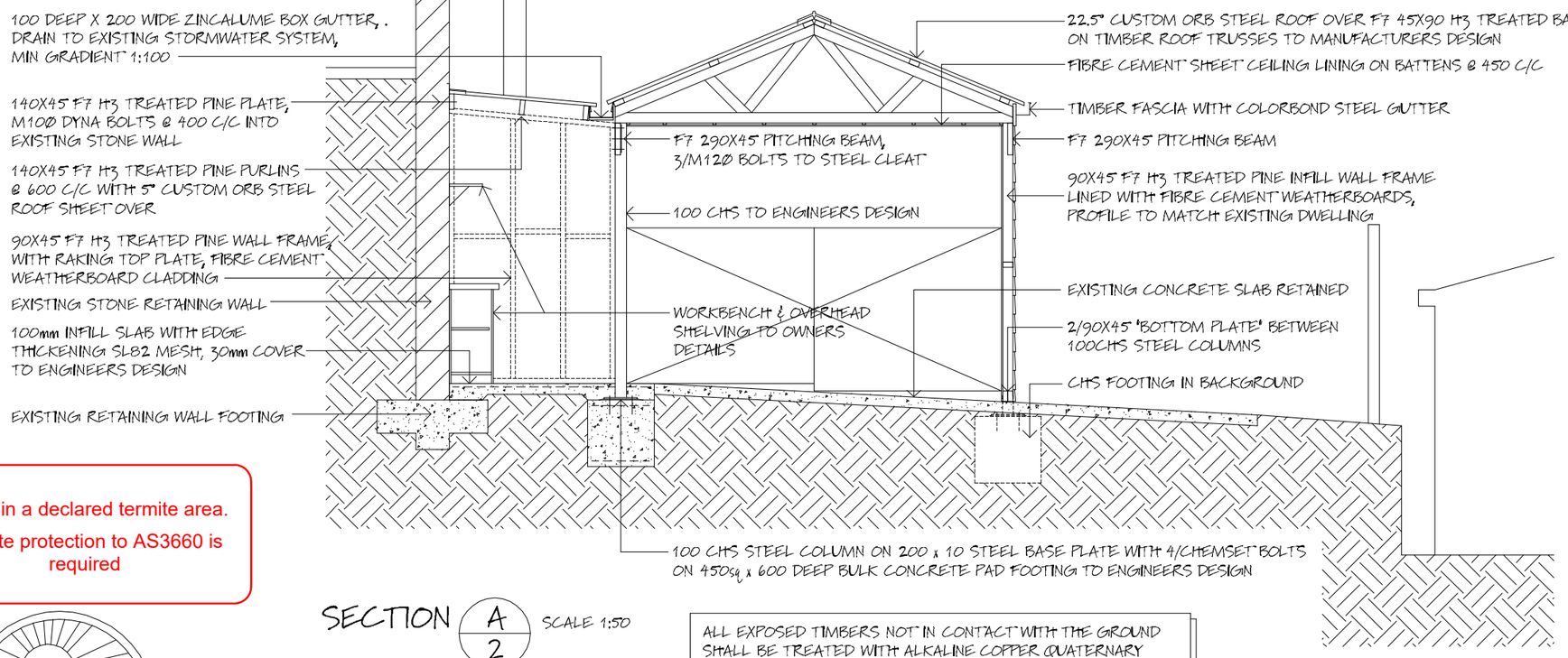

SECTION A/2 SCALE 1:50

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ALL EXPOSED TIMBERS NOT IN CONTACT WITH THE GROUND SHALL BE TREATED WITH ALKALINE COPPER QUATERNARY TREATMENT TO H3 MINIMUM. WHERE IN CONTACT WITH THE GROUND, TREATMENT SHALL BE TO ACHIEVE H5 MINIMUM.

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JOB No: 12-13