
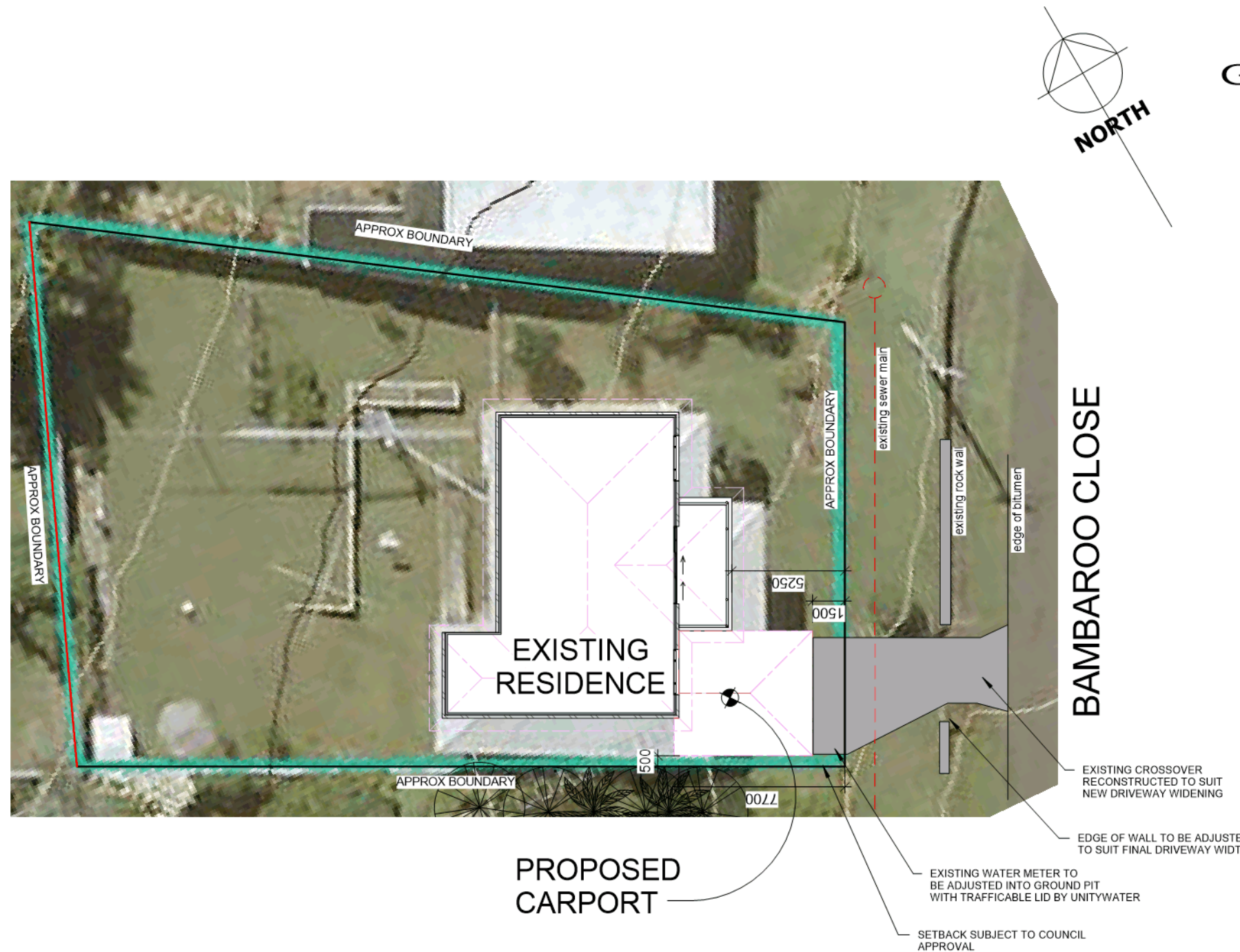


PROPOSED CARPORT

FOR
 JOHN & JILL CHIVERTON
 AT
 3 BAMBAROO CLOSE, NAMBOUR, QLD



ISSUE	DESCRIPTION	DATE	 GRAHAM GREEN (B.Tech, A.D.C. Eng., QBCC656975) PO Box 5166 SCMC Nambour Qld 4560 Mob 0438786080	DRAWING TITLE:	PROJECT:	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. © 2019.	PROJECT No.	REV
A	ORIGINAL ISSUE	05.09.19		TITLE	PROPOSED CARPORT		219-104	A
			SCALE:	DATE:	SITE ADDRESS:	OWNER/S:	SHEET No.:	
			N.T.S	SEPT. 2019	3 BAMBAROO CLOSE, NAMBOUR, QLD	J & J CHIVERTON	1 OF 6	





GENERAL NOTES:

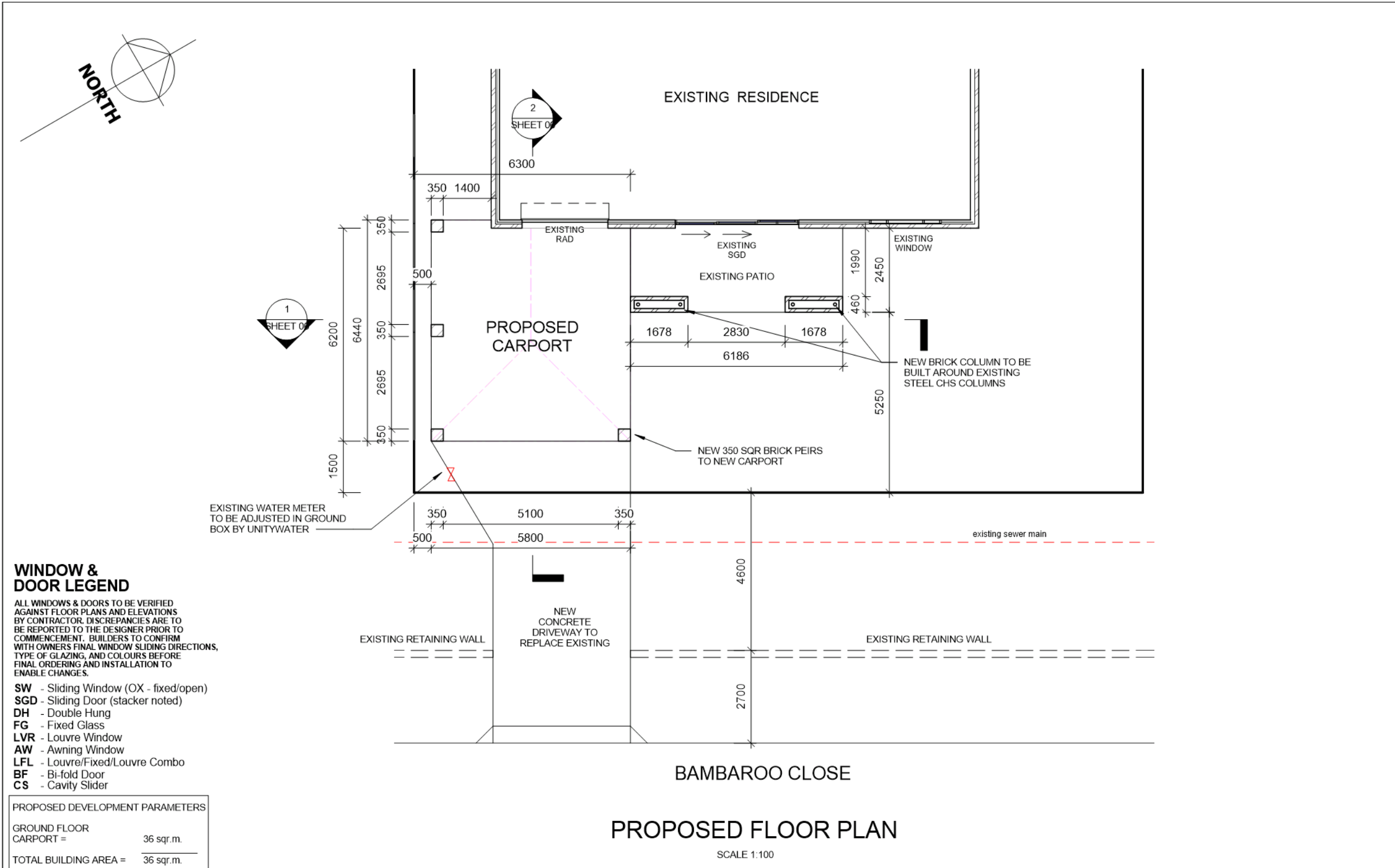
1. This structure has been designed in accordance with the current editions of the Building Code of Australia (NCC-2019) and the Queensland Building Act - Standard Building Law,
2. All building work shall comply with the current editions of the relevant Australian and New Zealand Standards and other documents as called up in the NCC-2019.
3. Unless stated otherwise, all materials shall be as listed in the Accredited Building Products Register.
4. The builder shall check and verify all dimensions, fixings, fittings and finishes before commencement of works.
5. Reduced levels (RL's) and ground contours as shown have not been measured by the author of these documents and may only indicate the approximate general shape of the terrain and heights of the various building elements. Unless stated otherwise, actual accurate levels shall be determined either by the builder or a land surveyor prior to commencement.
6. Written dimensions as show on the drawings take precedence. DO NOT SCALE DIRECT FROM THE DRAWINGS!. In the event that questions arise, discrepancies or errors are noticed, please do not proceed with the work without requesting further instructions from the builder and/or the building designer.
7. Construction must not vary from these drawings without the written approval of the owner/s, licensed certifier and the building designer.
8. Unless stated otherwise, these drawings have been prepared either for client approval, planning approval or building permit approval only. No responsibility will be accepted by the building designer for drawings or further construction (shop) drawings prepared by others.
9. Any anchor rods/bolts and roof truss tie-down details shown are for standard trusses only. The builder shall obtain tie-down details for any non-standard trusses such as hips, girders, valleys etc. from the truss manufacturer or structural engineer. This information shall be made available to the Local Government or Licensed Certifier at the time of lodgement of the Building Permit Application.
10. Refer to the structural and/or geochemical engineering report/s for footings and slab details not shown.
11. Unless stated otherwise, rainwater discharge either shall be directed to the road kerb or dispersed within the property boundaries to Local Government requirements.

OVERALL SITE PLAN

RPD
 LOT 25 on RP113353
 AREA = 812 m2

SCALE 1:200

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			 DESIGN DRAFTING Gagman Pty Ltd QBCC No 1261742 Email - gagman71@optusnet.com.au	SCALE:	DATE:	OWNER'S:	SHEET No.:
				1:200 (A3)	SEPT. 2019	3 BAMBAROO CLOSE, NAMBOUR, QLD	J & J CHIVERTON



WINDOW & DOOR LEGEND



ALL WINDOWS & DOORS TO BE VERIFIED AGAINST FLOOR PLANS AND ELEVATIONS BY CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT. BUILDERS TO CONFIRM WITH OWNERS FINAL WINDOW SLIDING DIRECTIONS, TYPE OF GLAZING, AND COLOURS BEFORE FINAL ORDERING AND INSTALLATION TO ENABLE CHANGES.

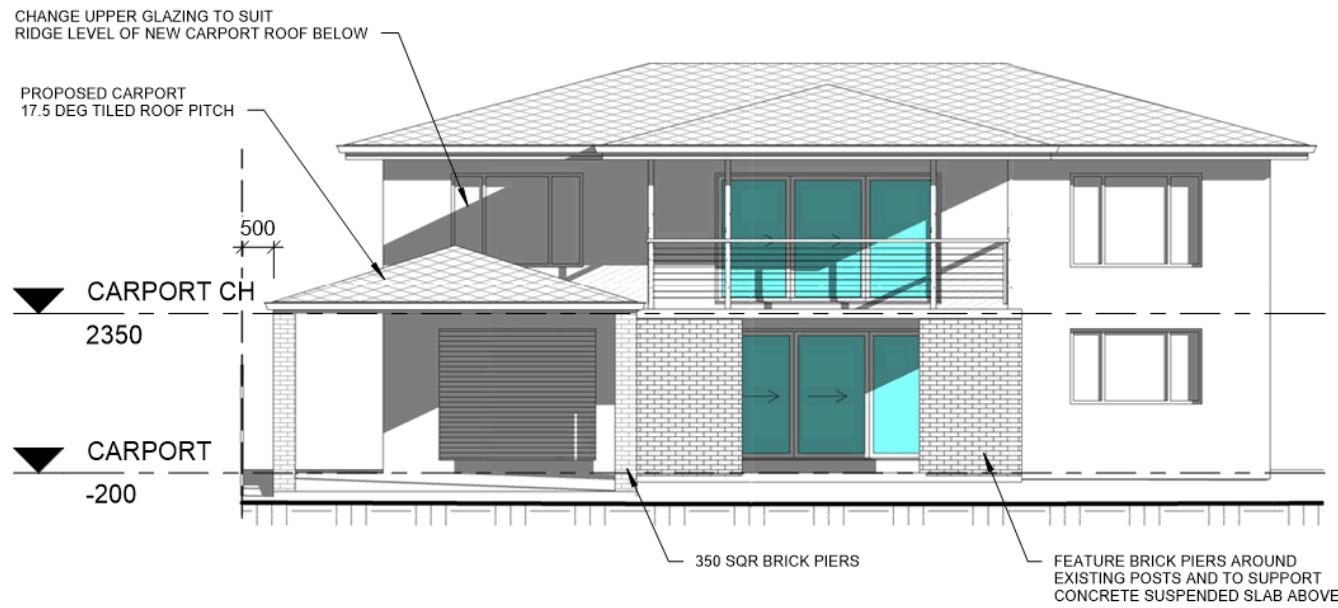
- SW - Sliding Window (OX - fixed/open)
- SGD - Sliding Door (stacker noted)
- DH - Double Hung
- FG - Fixed Glass
- LVR - Louvre Window
- AW - Awning Window
- LFL - Louvre/Fixed/Louvre Combo
- BF - Bi-fold Door
- CS - Cavity Slider

PROPOSED DEVELOPMENT PARAMETERS	
GROUND FLOOR CARPORT =	36 sq.m.
TOTAL BUILDING AREA =	36 sq.m.

PROPOSED FLOOR PLAN

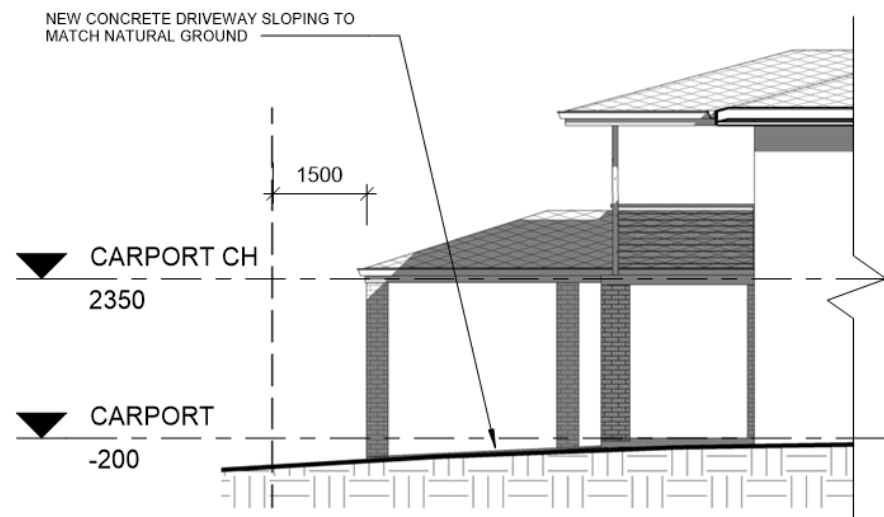
SCALE 1:100

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					J & J CHIVERTON	3 OF 6	



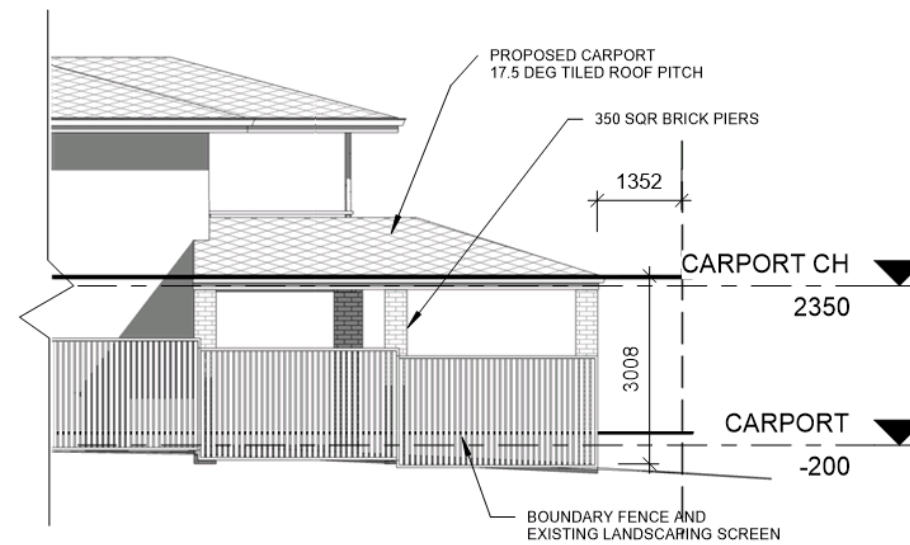
PROPOSED EAST ELEVATION

SCALE 1:100



PROPOSED NORTH ELEVATION

SCALE 1:100



PROPOSED SOUTH ELEVATION

SCALE 1:100

TERMITE PROTECTION

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.01 - 2000 USING LICENSED CONTRACTOR. INSTALL A "PHYSICAL BARRIER" TO PERIMETER OF SLAB & TO ALL PENETRATIONS & PART B SPRAY IN ACCORDANCE WITH AMENDMENT 8 OF BCA.


ATTACHMENTS TO BUILDINGS: ATTACHMENTS TO BUILDING, SUCH AS DOWNPIPES AND SERVICE PIPES SHALL HAVE A NOMINAL GAP, TO ALLOW CLEAR AND UNINTERRUPTED INSPECTION ACROSS THE INSPECTION ZONE.

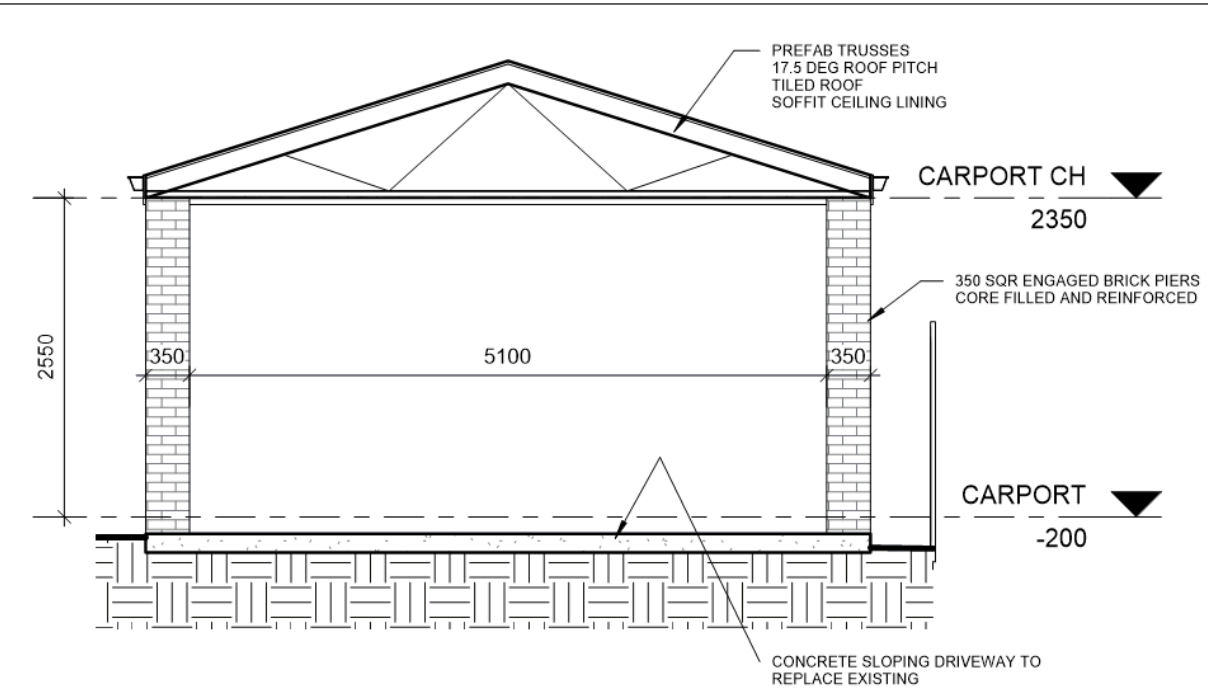
STRUCTURES SUCH AS STEPS, VERANDAHS, PORCHES, ACCESS RAMPS, CARPORTS, TRELLISES, DECKS, HOT WATER SYSTEMS, AIR CONDITIONERS, OR SIMILAR, WHICH ARE NOT PROVIDED WITH ONE OF THE BARRIER SYSTEMS DESCRIBED IN THE AS 3660.1-200, SHALL BE SEPARATED FROM THE BUILDING BY A GAP OF AT LEAST 25mm, TO ALLOW CLEAR AND UNINTERRUPTED VISUAL INSPECTION ACROSS THE INSPECTION ZONE.

WHERE ATTACHMENTS OR STRUCTURES, AS OUTLINED ABOVE, ABUT A BUILDING AND THERE IS NO CLEAR GAP, THEN A BARRIER SHALL BE PROVIDED TO THE ATTACHMENT, REGARDLESS OF THE SIZE OF THE ATTACHMENT.

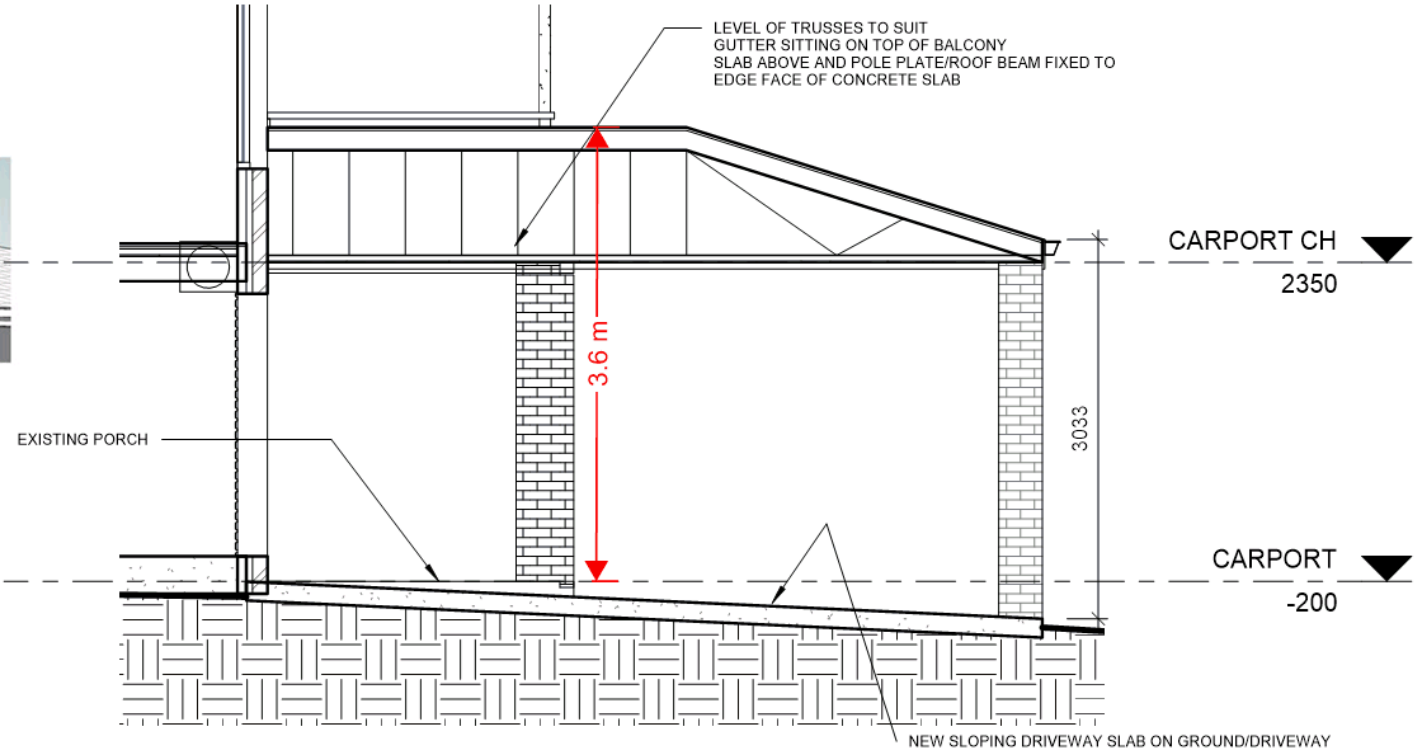
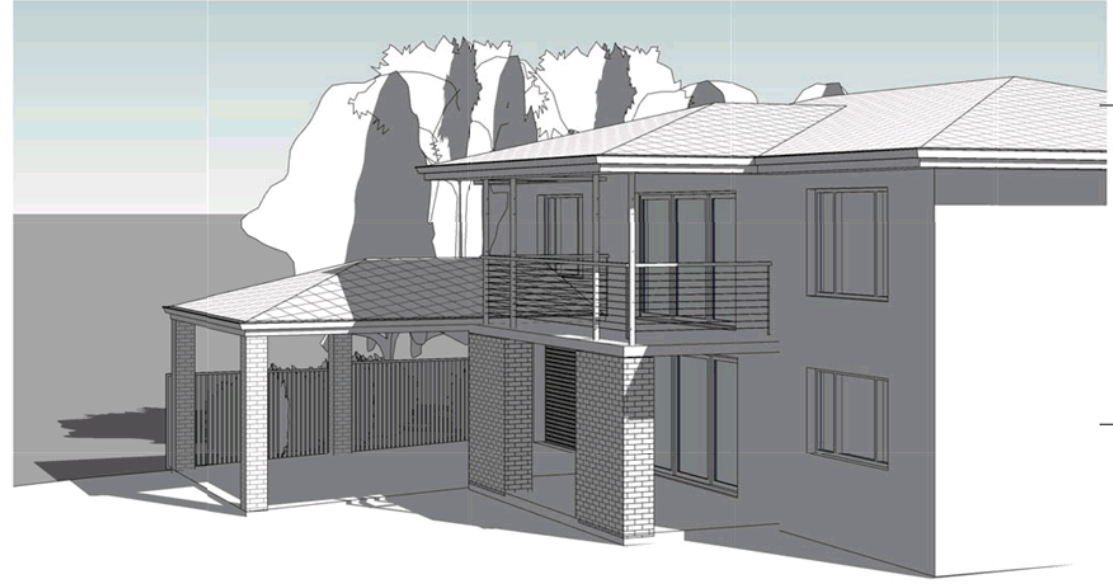
BRIDGING AND BREACHING.

BARRIERS SHALL NOT BE BRIDGED BY STRUCTURES, FIXTURES OR FITTINGS ATTACHED TO THE MAIN BUILDING (E.G. HOT-WATER SYSTEMS, STEPS, VERANDAHS ACCESS RAMPS CLADDINGS, CARPORTS, TRELLISES OR SIMILAR STRUCTURES), NOR SHALL THEY BE BREACHED BY THE INSTALLATION OF SERVICE ENTRY POINTS, DOWN PIPES, AN ADDITIONAL SLAB, PATHWAYS, LANDSCAPING, GARDENING, OR SIMILAR, UNLESS ADDITIONAL BARRIERS ARE USED TO DETER CONCEALED ACCESS BY TERMITES TO THE STRUCTURE.


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				SCALE:	SITE ADDRESS:	OWNER/S:	SHEET No.:	
				1:100 (A3)	3 BAMBAROO CLOSE, NAMBOUR, QLD	J & J CHIVERTON	5 OF 6	
				DATE:				
				SEPT. 2019				



1 CROSS SECTION
 1 : 50



2 LONG SECTION
 1 : 50

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