

BUILDING PERMIT ENDORSED PLAN

This is to certify that the document is substantially in accordance with current Building Regulations of the Building Act

These drawings are to be read in conjunction

with the following documentation:

Red Texas Building Surveyors

Permit No.: 8821105664240

Structural Engineering 4

Job No. 15616-00 by JT Consulting Engineers

Tel: 03 9568 3590 mail@jtce.com.au

proposed alteration & addition
at: 86 cromer rd, beaumaris
for: mr. j. & mrs. v. mcconchie

Job No: 24/1918 Date: AUG '24

w o r k i n g d r a w i n g s

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architectural drafting+design

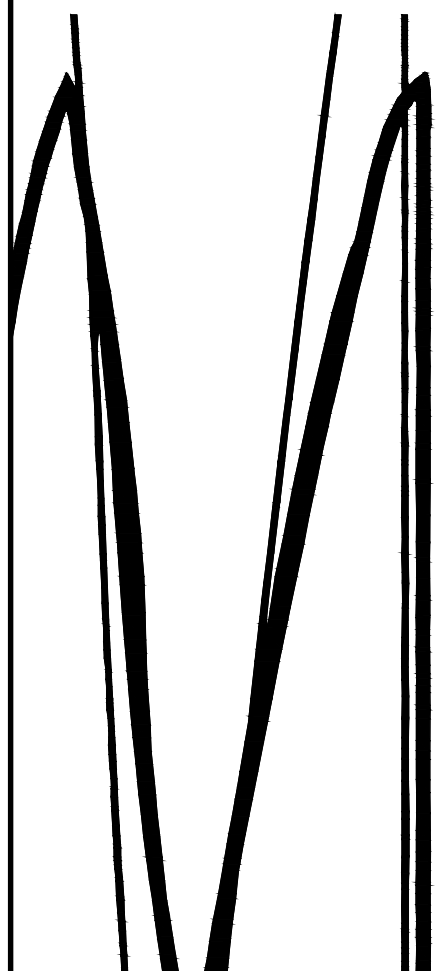
Registered Building Practitioner DP-AD 1746

Suite 3 / 41B Bluff Road Black Rock 3193

Phone : 9 5 8 9 - 3 6 3 5

Fax : 9 5 8 9 - 4 9 5 5

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BUILDING PERMIT ENDORSED PLAN

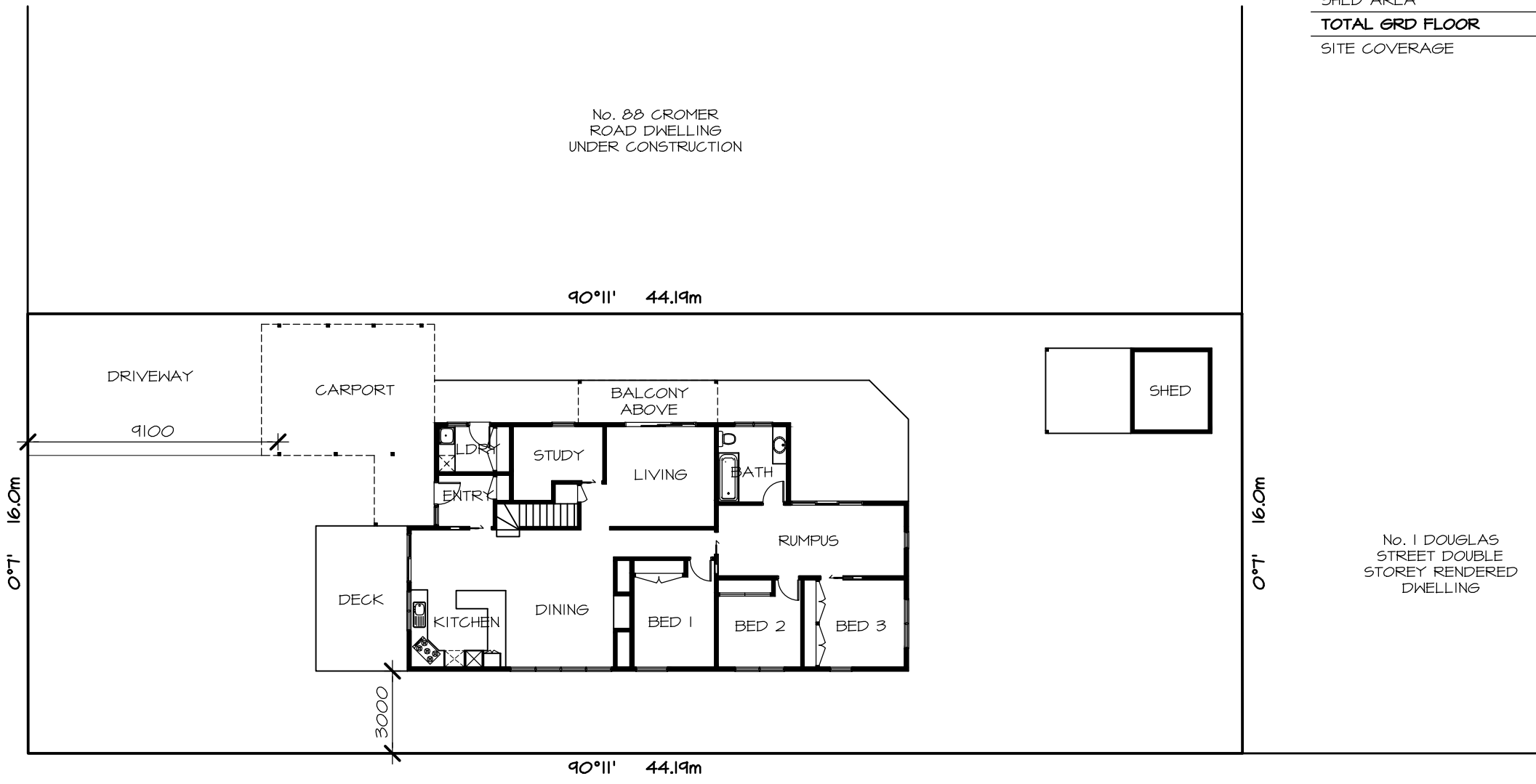
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 Building Surveyor
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 Permit No.: 8821105664240
 Issue Date: 13/09/2024

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SITE ANALYSIS

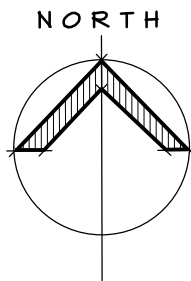
SITE AREA	707.07 m²
GROUND FLOOR AREA	148.74 m ² 16.015Q
CARPORT AREA	35.74 m ² 3.855Q
DECK AREA	17.58 m ² 1.895Q
SHED AREA	18.75 m ² 2.025Q
TOTAL GRD FLOOR	220.81 m²
SITE COVERAGE	31.23 %

CROMER ROAD



DOUGLAS STREET

EXISTING SITE PLAN



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Code	Amendment	Date
A	RESPONSE TO BUILDING SURVEYORS CHECKLIST SHOWN CLOUDED "A"	21.8.24

Title:
**PROPOSED ALTERATION & ADDITION
 86 CROMER RD, BEAUMARIS
 FOR: MR. J. & MRS. V. MCCONCHIE**

Drawing: EXISTING SITE PLAN			
Drawn: L.H	Scale: 1:200	Dwg No: 1918	Rev: WDO1
Job No: 24-1918	Date: AUG '24		

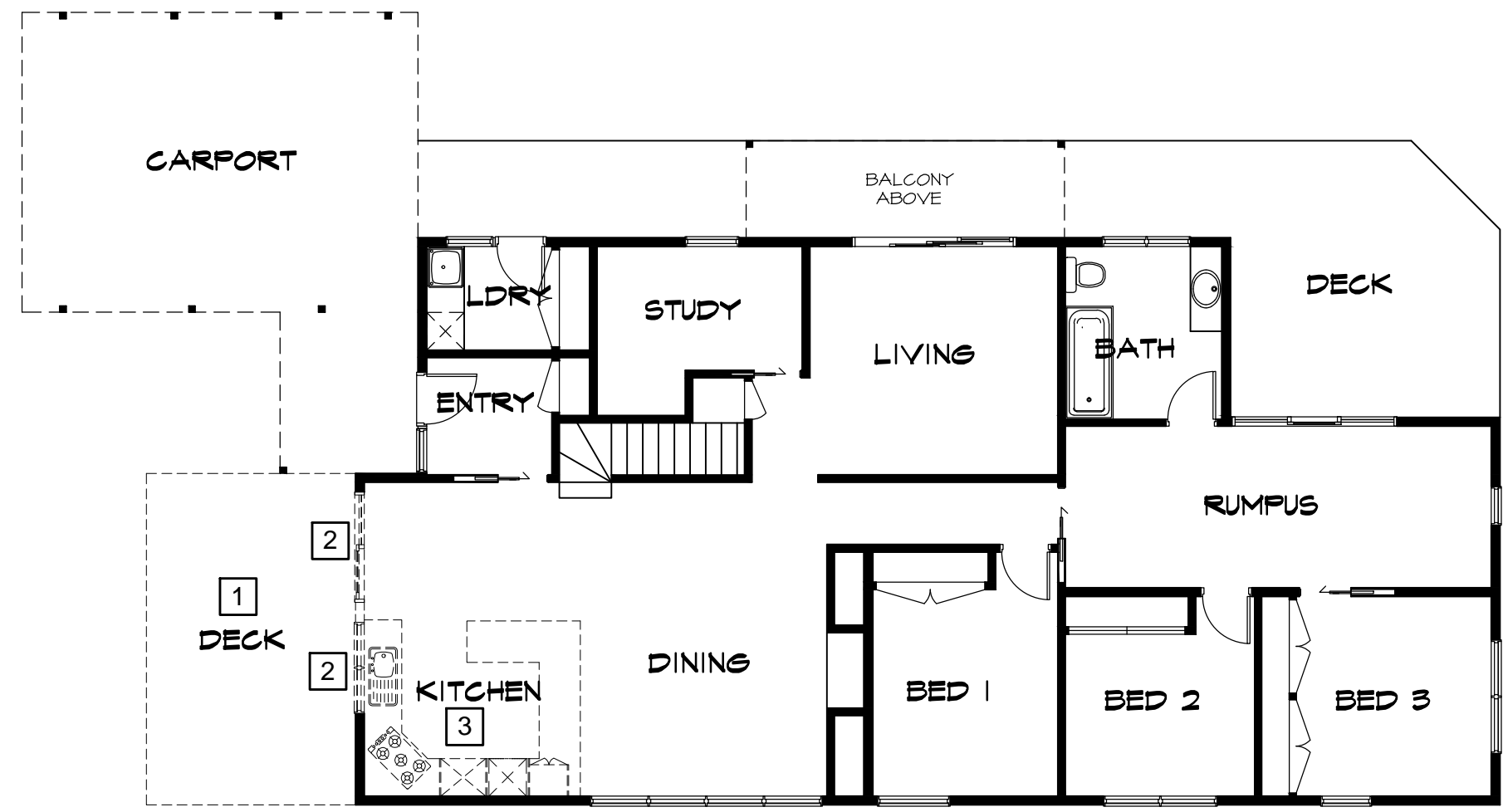
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DEMOLITION LEGEND:

- 1 DEMOLISH EXISTING DECK SHOWN DASHED
- 2 REMOVE EXISTING DOORS AND WINDOWS SHOWN DASHED
- 3 REMOVE EXISTING KITCHEN JOINERY FIXTURES AND FITTINGS SHOWN DASHED



EXISTING DEMOLISH GROUND FLOOR PLAN

<p>murleydesign architectural drafting+design Registered Building Practitioner DP-AD 1746 Suite 3/41B Bluff Road Black Rock 3193 Phone : 9589-3635 Fax : 9589-4955 www.murleydesign.com rohan@murleydesign.com</p>	MEMBER Building Designers Association Victoria	Code	Amendment	Date	Title: PROPOSED ALTERATION & ADDITION 86 CROMER RD, BEAUMARIS FOR: MR. J. & MRS. V. MCCONCHIE	Drawing: EXISTING GRND FLOOR PLAN	
		A	RESPONSE TO BUILDING SURVEYORS CHECKLIST SHOWN CLOUDED "A"	21.8.24		Drawn: L.H Scale: 1:100 Job No: 24-1918 Date: AUG '24	Dwg No: 1918 Rev: (A) WDO2

BUILDING PERMIT ENDORSED PLAN

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Building Surveyor

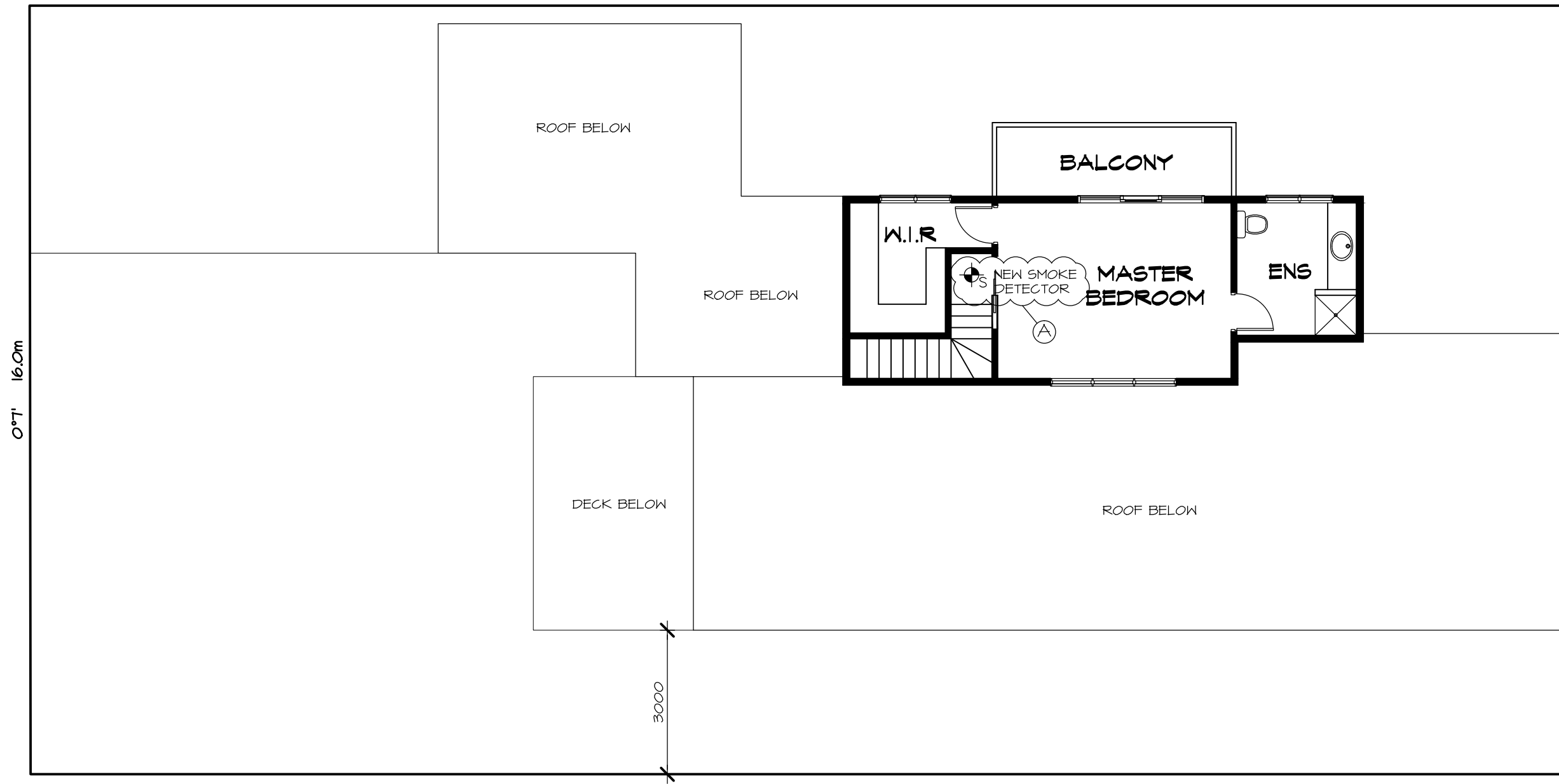
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90°11' 44.19m

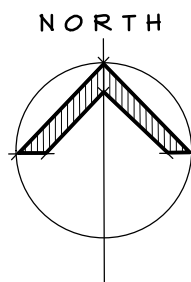


0°7' 16.0m

3000

90°11' 44.19m

EXISTING FIRST FLOOR PLAN



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FOR: MR. J. & MRS. V. MCCONCHIE

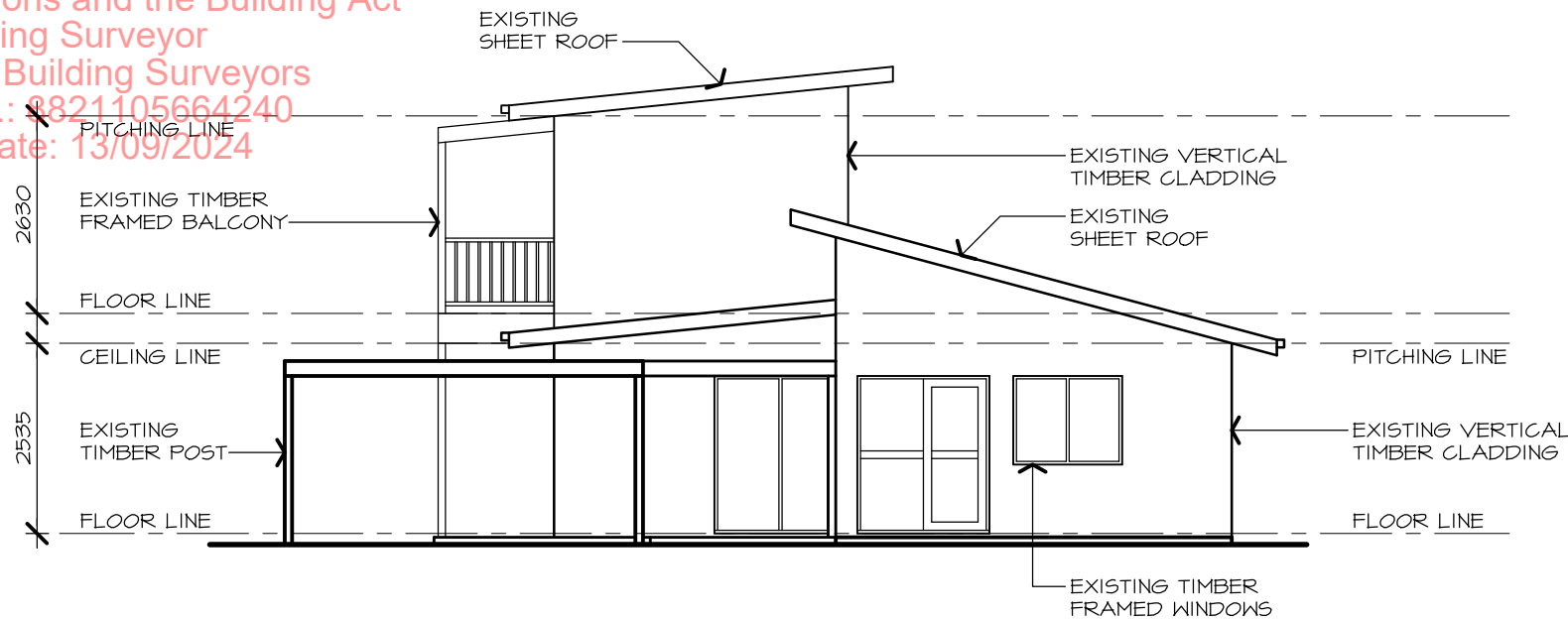
Drawing: EXISTING 1ST FLOOR PLAN			
Drawn: L.H	Scale: 1:100	Dwg No: 1918	Rev: WDO3
Job No: 24-1918	Date: AUG '24		

BUILDING PERMIT ENDORSED PLAN

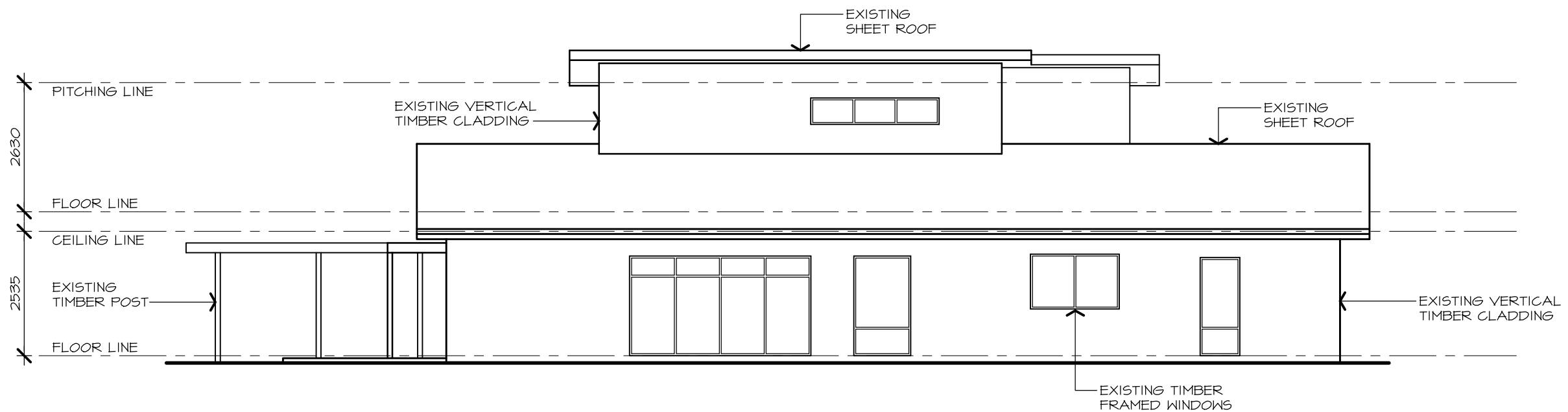
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EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

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PROPOSED ALTERATION & ADDITION
86 CROMER RD, BEAUMARIS
FOR: MR. J. & MRS. V. MCCONCHIE

Drawing:
EXISTING ELEVATIONS

Drawn: L.H	Scale: 1:100	Dwg No: 1918	Rev: A
Job No: 24-1918	Date: AUG '24	W04	

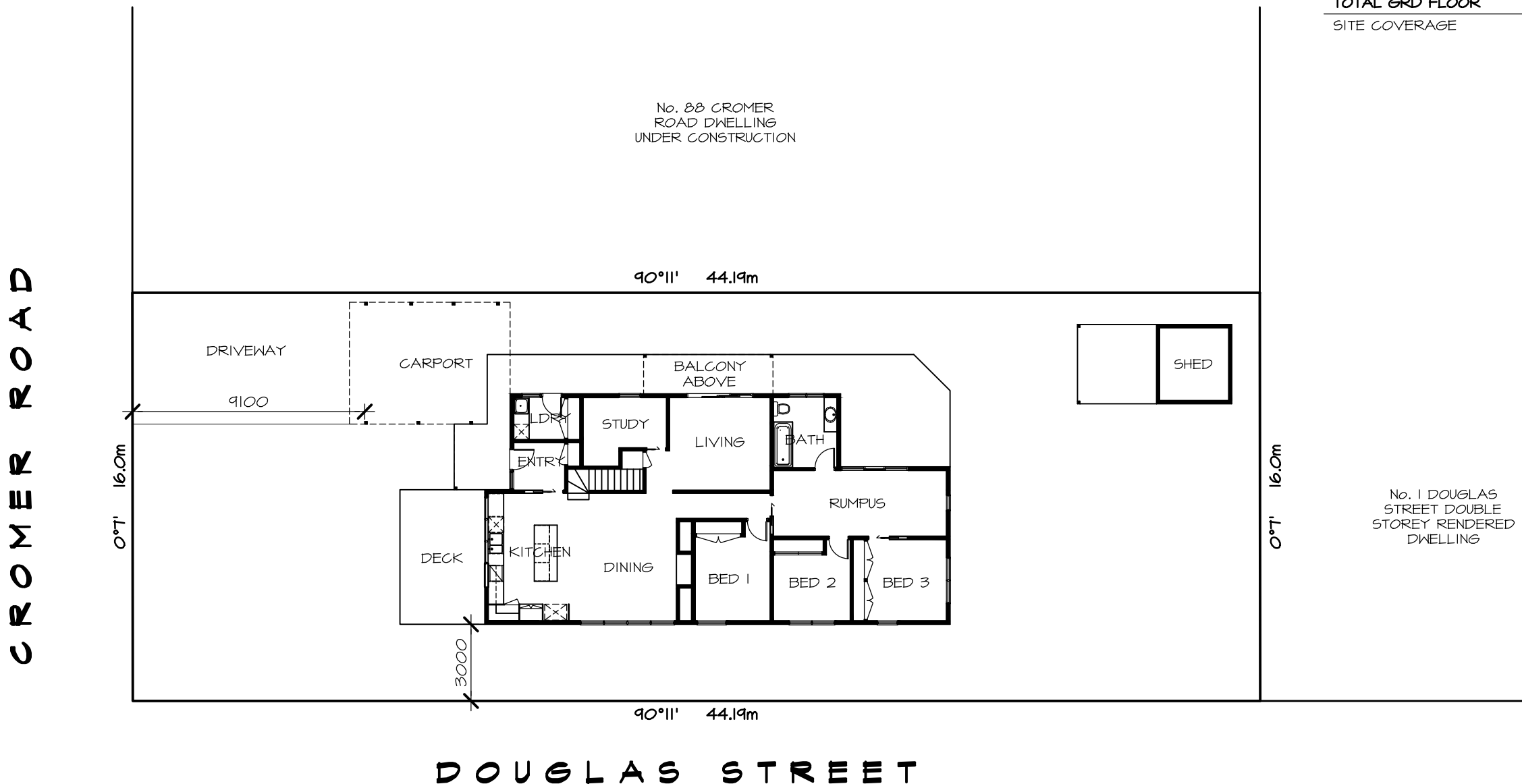
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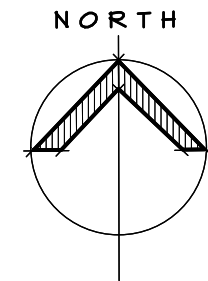
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SITE ANALYSIS

SITE AREA	707.07 m²
GROUND FLOOR AREA	148.74 m ² 16.015Q
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DOUGLAS STREET
PROPOSED SITE PLAN



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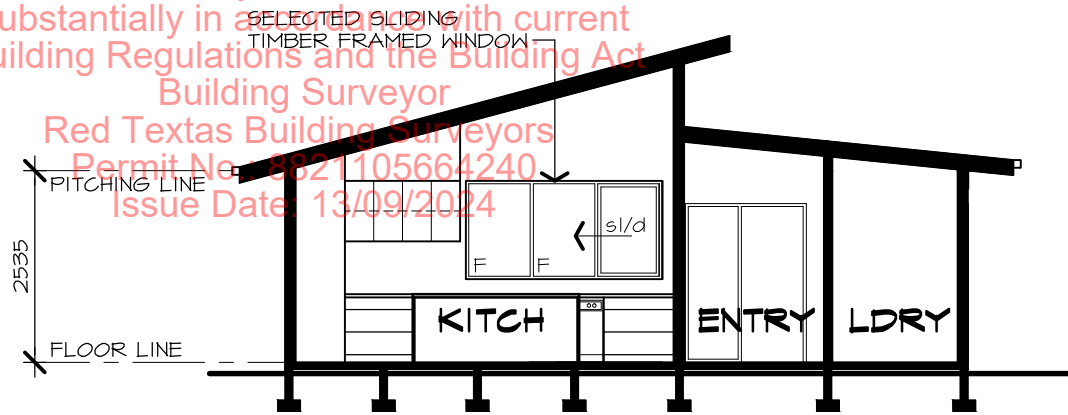
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FOR: MR. J. & MRS. V. MCCONCHIE

Drawing: PROPOSED SITE PLAN			
Drawn: R.D.M	Scale: 1:200	Dwg No: 1918	Rev: (A) WD05
Job No: 24-1918	Date: AUG '24		

BUILDING PERMIT ENDORSED PLAN

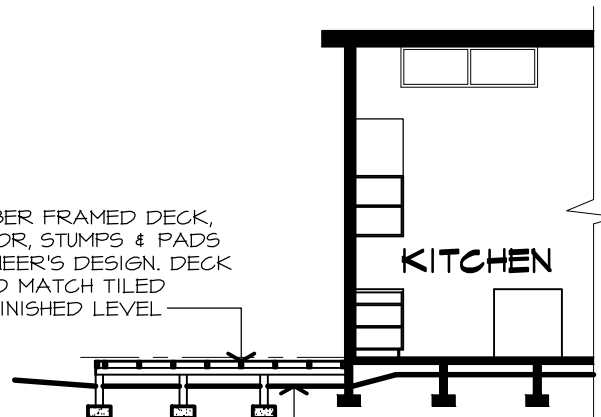
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SECTION A-A

NEW TIMBER FRAMED DECK, SUB-FLOOR, STUMPS & PADS TO ENGINEER'S DESIGN. DECK LEVEL TO MATCH TILED PORCH FINISHED LEVEL.

SCRAP SOIL AWAY TO PROVIDE 150mm CLEARANCE UNDER DECKING BEARERS



SECTION B-B

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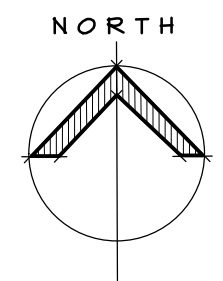
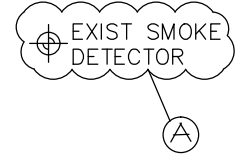
WINDOW SCHEDULE		
No	SIZE W x H	REMARKS
W1	2600 x 1300	TIMBER FRAMED SLIDING WINDOW

ALL WINDOW OPENINGS TO BE FITTED WITH ALUMINIUM FRAMED FLY- SCREENS (CONFIRM POWDERCOTE COLOUR) WITH BLACK MESH.

FRAMING NOTES:

- * ANY ADDITIONAL FRAMING NOT NOTED, AND DEEMED NECESSARY, SHALL BE IN ACCORDANCE WITH THE LIGHT TIMBER FRAMING CODE, AS 1684 AND THE TPC TIMBER FRAMING MANUAL, 2021 EDITION.
- * TOP & BOTTOM PLATES: 90 x 45 F5 RADIATA PINE or MGPI0, MGPI2
- * STUDS : 90 x 35 F5 RADIATA PINE AT 450 CRS. or MGPI0, MGPI2
- * OPENING STUDS : 2/90 x 45 F5 RADIATA PINE or MGPI0, MGPI2
- * NOGGINGS: 90 x 35 F5 RADIATA PINE AT 1350 MM MAXIMUM VERTICALLY or MGPI0, MGPI2.
- * WALL & ROOF BRACING TO BE SHEET PLY & GAL IRON
- * LINTELS: AS PER ENGINEER'S DRAWINGS STRAPPING AS PER AS 1684
- * CEILING BATTENS: 35 x 42 F5 RADIATA PINE AT MAX. 450 CRS
- * ROOF BATTENS : 35 x 70 F5 RADIATA PINE AT MAX. 900 CRS. MUST COMPLY WITH AS 1684.2 NI/N2 SUPP 1 - 2010 TABLE 32
- * RAFTERS : REFER AS PER ENGINEER'S DRAWINGS
- * SIDE BEAMS : REFER AS PER ENGINEER'S DRAWINGS
- * WALL PLATE : REFER AS PER ENGINEER'S DRAWINGS
- * STEEL LINTELS : AS PER ENGINEER'S DRAWINGS
- * ALL EXTERNAL WALLS TO HAVE A DOUBLE TOP PLATE TO ALLOW FOR TRUSS CLEARANCE

SMOKE ALARM NOTE:
 SMOKE DETECTOR, NOTE SMOKE ALARMS TO BE MAINS WIRED & INTER-CONNECTED, WITH BATTERY BACKUP



PROPOSED GROUND FLOOR PLAN

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MEMBER

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86 CROMER RD, BEAUMARIS
FOR: MR. J. & MRS. V. MCCONCHIE

Drawing: PROPOSED GRD FLOOR PLAN			
Drawn: L.H	Scale: 1:100	Dwg No: 1918	Rev: A
Job No: 24-1918	Date: AUG '24	WD06	

BUILDING PERMIT ENDORSED PLAN

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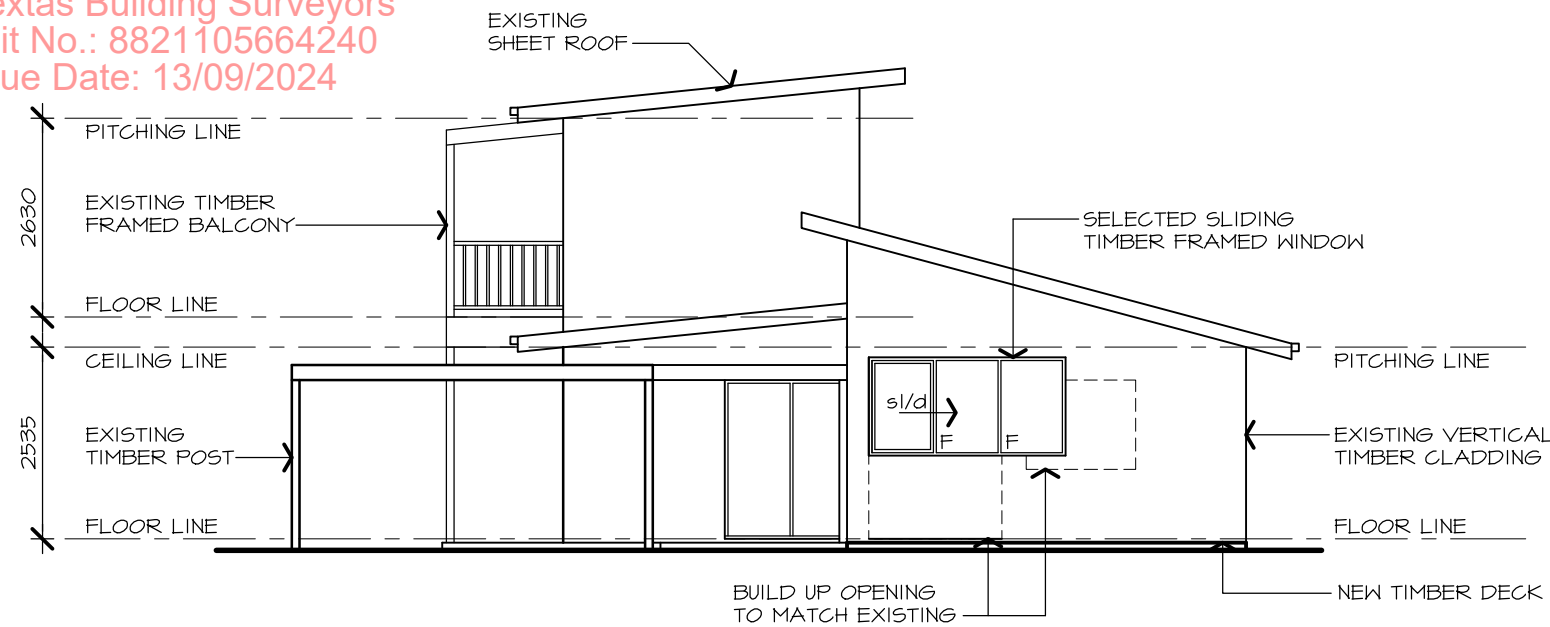
Building Surveyor

Red Texas Building Surveyors

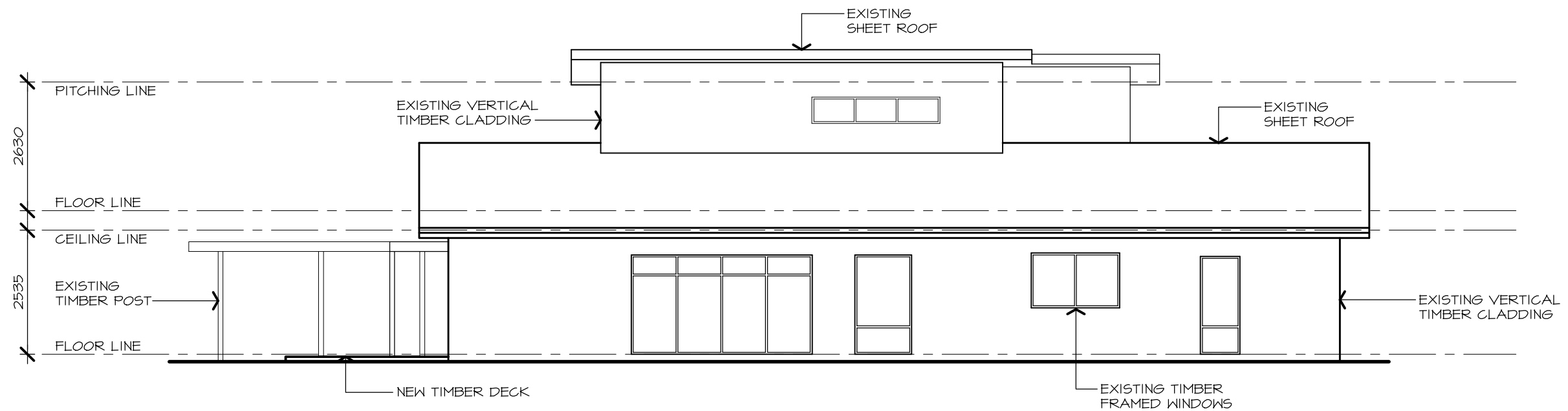
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PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

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PROPOSED ALTERATION & ADDITION
86 CROMER RD, BEAUMARIS
FOR: MR. J. & MRS. V. MCCONCHIE

Drawing: **PROPOSED ELEVATIONS**

Drawn: R.D.M	Scale: 1:100	Dwg No: 1918	Rev: (A)
Job No: 24-1918	Date: AUG '24	WDOT	

BUILDING PERMIT ENDORSED PLAN

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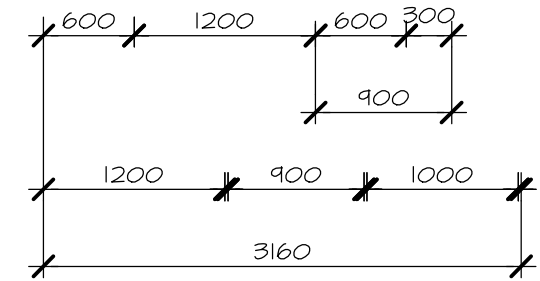
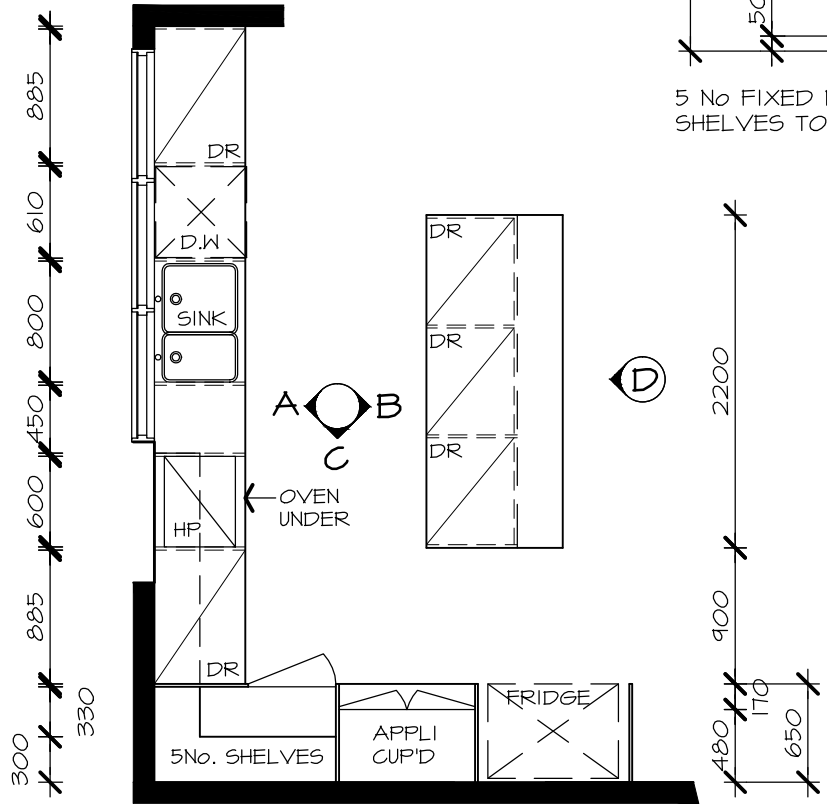
Building Surveyor

Red Texas Building Surveyors

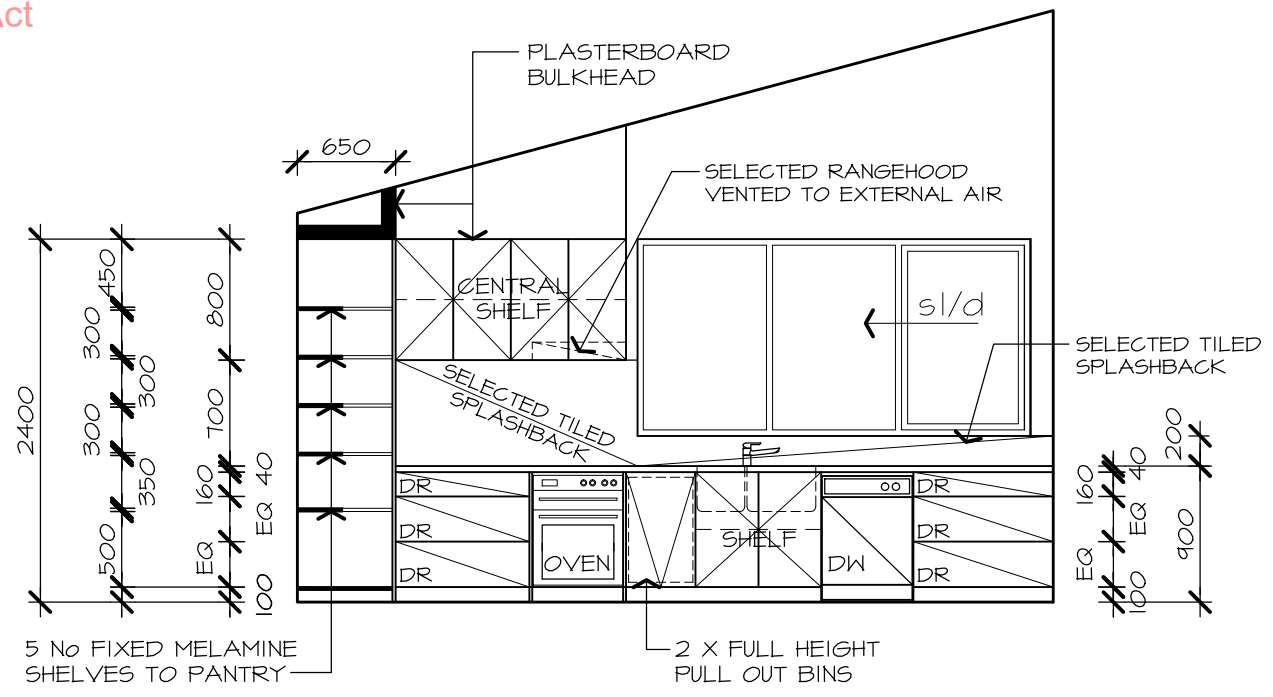
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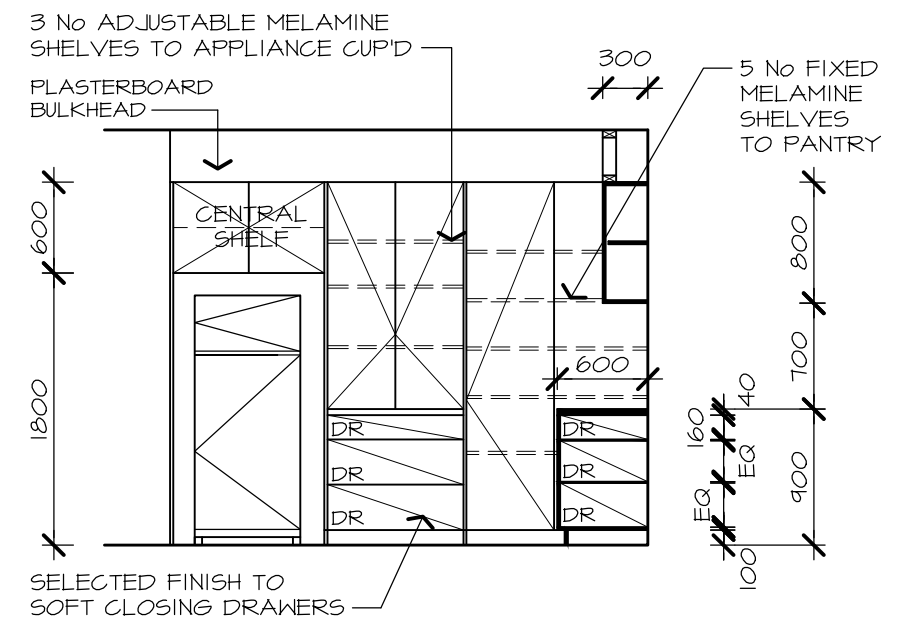
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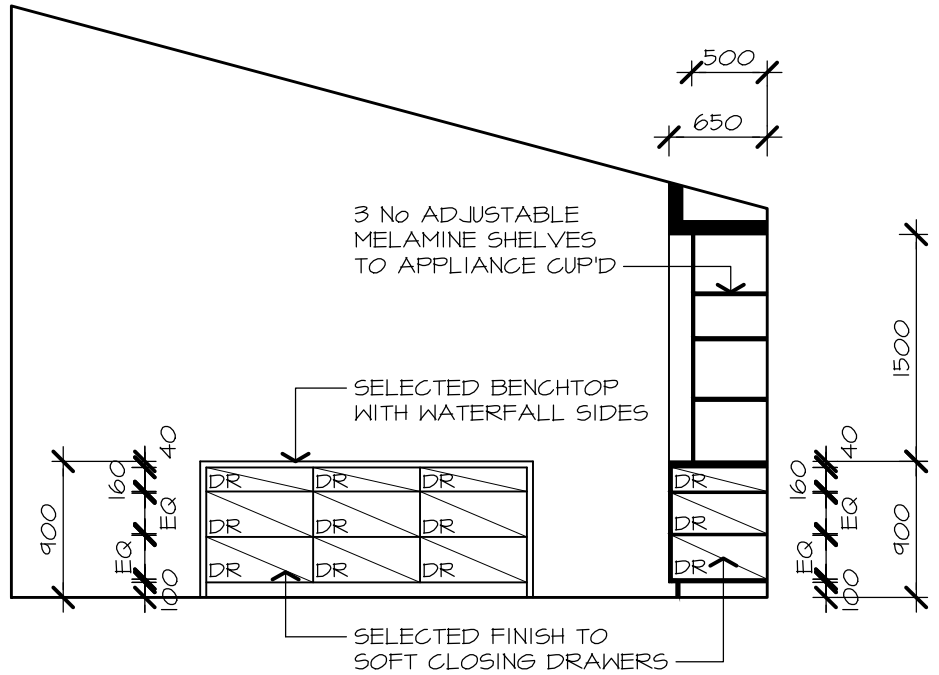
KITCHEN PLAN



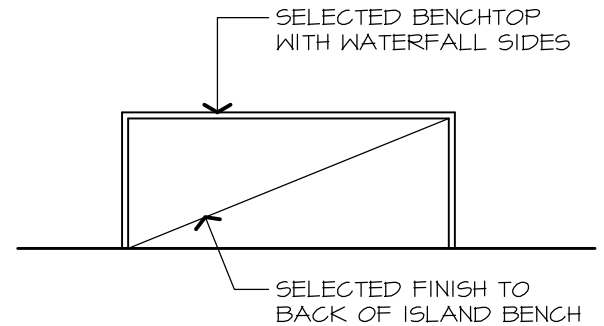
ELEVATION A



ELEVATION C



ELEVATION B



ELEVATION D

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86 CROMER RD, BEAUMARIS
FOR: MR. J. & MRS. V. MCCONCHIE

Drawing:
PROPOSED JOINERY

Drawn: R.D.M	Scale: 1:100	Dwg No: 1918	Rev: A
Job No: 24-1918	Date: AUG '24	WDOB	

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ELECTRICAL LEGEND:

- LIGHTING**
- WIRING CIRCUIT
 - LIGHT SWITCH AT 1000 ABOVE FL
 - FAN SWITCH AT 1000MM ABOVE FL.
 - DIMMER SWITCH
 - SELECTED LED DOWNLIGHT
 - MOTION DETECTOR CONNECTED TO SELECTED LIGHT FITTING
 - BATTEN HOLDER WITH 60W LAMP AND SELECTED LIGHT FITTING
 - EX. EXTERNAL WALL MOUNTED LIGHT FITTING TO BE SELECTED
 - INTERNAL WALL MOUNTED LIGHT FITTING TO BE SELECTED

- PENDANT LIGHT FITTING TO BE SELECTED
- ⊕ E.S.D. EXISTING SMOKE DETECTOR
- ⊕ SMOKE DETECTOR, DIRECT WIRED, SURFACE MOUNTED ON CEILING TO AS 3786

POWER / SERVICES

- ⊕ SINGLE GPO TO MOUNTING HEIGHTS SHOWN
- ⊕⊕ DOUBLE GPO TO MOUNTING HEIGHTS SHOWN
- ⊕⊕ EXT. EXTERNAL DOUBLE GPO TO MOUNTING HEIGHTS SHOWN

MOUNTING HEIGHTS:

A	300MM ABOVE FL	D	1250MM ABOVE FL
B	800MM ABOVE FL	E	1650 ABOVE FL
C	1050MM ABOVE F	F	HEIGHT TO BE SET TO SUIT FITTING

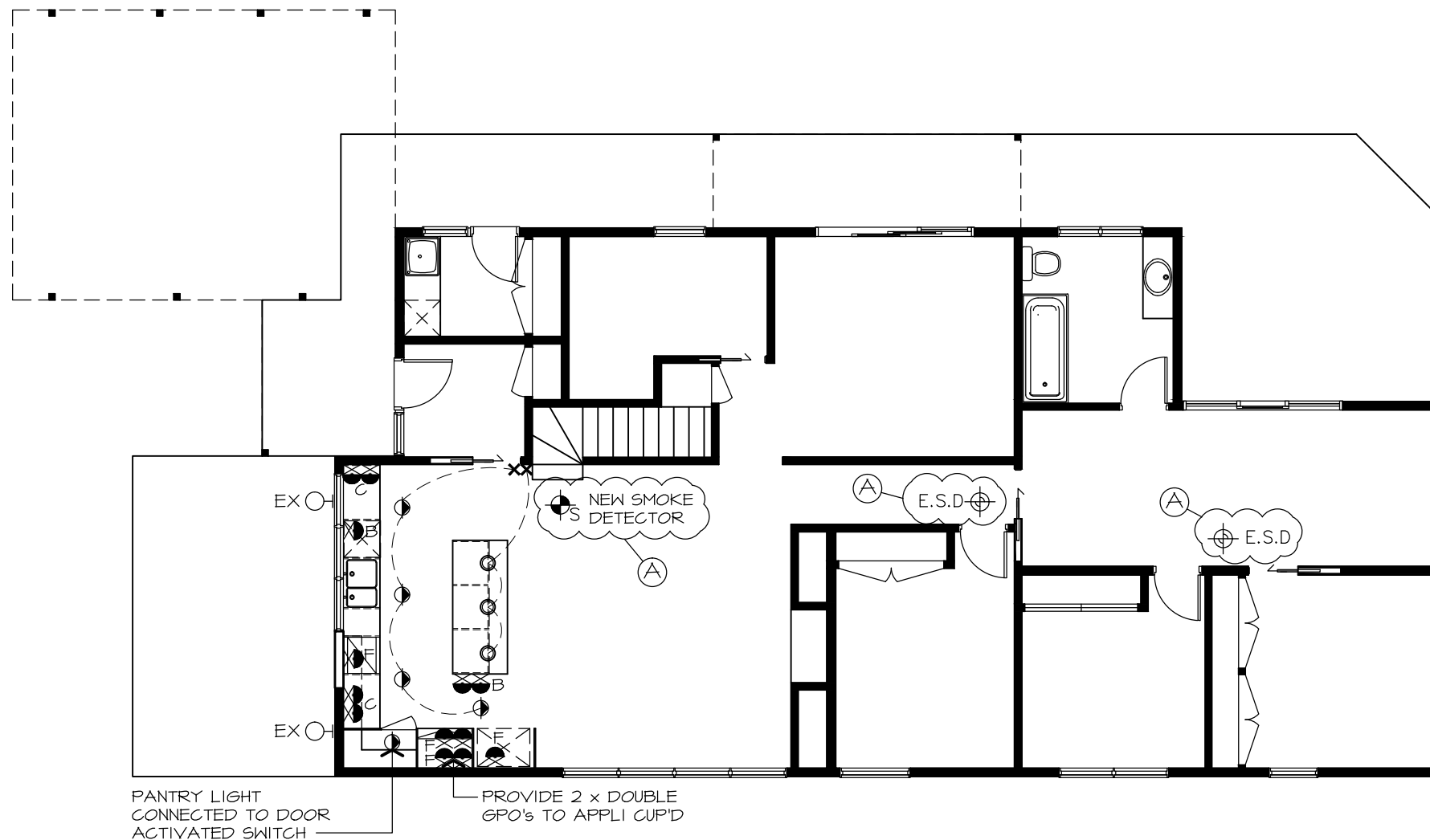
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LIGHT WATTAGE NOTE:

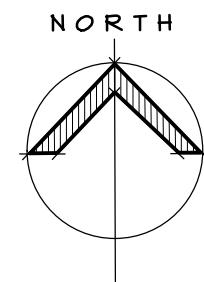
* BUILDER / ELECTRICIAN TO CONFIRM TYPE AND ENERGY CONSUMPTION OF INTERNAL LIGHT FITTINGS. ENERGY CONSUMPTION TO COMPLY WITH 6 STAR ENERGY RATING REQUIREMENTS OF NO MORE THAN 5W/m2 INTERNALLY, 4W/m2 EXTERNALLY AND 3W/m2 TO THE GARAGES AS PER THE REQUIREMENTS OF PART 3.12 OF THE NCC.

NOTE:

FINAL LIGHT FITTING SELECTION TO BE MADE BY CLIENT. BUILDER / ELECTRICIAN TO ENSURE COMPLIANCE WITH THE OUTLINED WATTAGES TO COMPLY WITH PART 3.12 OF THE NCC.



ELECTRICAL PLAN



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FOR: MR. J. & MRS. V. MCCONCHIE**

Drawing: ELECTRICAL PLAN			
Drawn: R.D.M	Scale: 1:100	Dwg No: 1918	Rev: (A) SK09
Job No: 24-1918	Date: AUG '24		

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GENERAL NOTES

Building Surveyor

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH NCC, THE BUILDING CODE OF AUSTRALIA, 2022 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- GLAZING INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:
 - AS1288-2021 & AS2047-2014
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HER) 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
 - GOINGS (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 TO COMPLY WITH NCC CLAUSE 3.9.1.3 & AS 4586-2013.
- 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 2016 VOLUME 2 PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND BCA 2010 VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS
- HAND RAILS TO BE 865MM MINIMUM ABOVE STAIR NOSING AND LANDINGS.
- 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 5.1 OF AS3700-2018 MASONRY STRUCTURES
- SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.
- FOOTINGS NOT TO ENCR OACH TITLE BOUNDARIES AND EASEMENT LINES.
- PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm GRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

- SUB-FLOOR VENTS TO PROVIDE A RATE OF 7300mm SQ. CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL WALL AND BE NOT LESS THAN 150MM IN DEPTH IN EVERY PART.
- PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm FOR FLOORS WITH PARTICLEBOARD FLOORING. UNLESS NOTED OTHERWISE. FOR NEW DWELLINGS OR ADDITIONS TO DWELLINGS PROVIDE THERMAL INSULATION.
- THERMAL INSULATION TO BE PROVIDED AS FOLLOWS:-
 - FOR WALLS: MINIMUM R1.5 BULK INSULATION + FOIL/
 - FOR CEILING:-MINIMUM R3.5 BULK INSULATION. FOR FLOORS: REFER O ENERGY RATING REPORT R.F.L TO HAVE A FLAMMABILITY INDEX NOT EXCEEDING 5.
- DURABLE TIMBERS EXPOSED TO EXTERNAL CONDITIONS - IT IS RECOMMENDED TO USE DURABLE TIMBERS SUCH AS TREATED PINE OR CYPRESS, ETC. OTHER MANUFACTURED BEAMS INCLUDE TREATED LASER PINE & DURA BEAM. IT IS STRONGLY RECOMMENDED THAT OREGON, SHOULD NOT BE STIPULATED TO UNROOFED PERGOLAS, F8 OBHW OR FIT KDHW AS THEY DO NOT HAVE A SUFFICIENT DURABILITY CLASSIFICATION.
- DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786-2014. AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP.
- ALL CYPRESS PINE EMBEDDED IN THE GROUND TO BE WHITE CYPRESS. PAINT PRIME ALL EXPOSED TIMBERS, WEATHERBOARDS, JOISTS TO DECKS ETC. BEFORE FIXING INTO POSITION. ALL TREATED TIMBER IF CUT TO BE RE-TREATED.
- PROVIDE LIFT OFF HINGES TO FULLY ENCLOSED WATER CLOSET DOORS, UNLESS THERE IS A CLEAR SPACE OF 1.2M BETWEEN THE PAN AND THE NEAREST PART OF THE DOOR.
- IT IS RECOMMENDED THAT THE CLIENT ENGAGES THE SERVICES OF A LANDSURVEYOR TO UNDERTAKE A CHECK SURVEY OF ALL PROPERTY BOUNDARIES WHERE THERE ARE ANY DISCREPENCIES WITH EXISTING FENCE LINES.
- BUILDER TO ENSURE NO PART OF BUILDING IS TO ENCR OACH THE TITLE BOUNDARY.
- 3 COPIES OF TRUSS COMPUTATIONS TO BE PROVIDED TO BUILDING SURVEYOR PRIOR TO INSPECTION.
- 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, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

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- 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.

STORMWATER

- MIN. 100 MM 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 3459-2018 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS'
- RELEVANT FIRE DANGER INDEX (FDI)-N/A
- PREDOMINATE VEGETATION:-N/A
- TYPE-N/A
- DISTANCE OF SITE FROM PREDOMINATE VEGETATION-N/A
- EFFECTIVE SLOPE OF LAND-N/A
- DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL)-N/A

DESIGN GUST WIND SPEED / WIND CLASSIFICATION

- BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2021 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF NI (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 2.

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 BCA VOLUME 2 TABLE 3.3.3.2 SUITABLE FOR THE ENVIRONMENT CLASSIFICATION APPLICABLE TO THE SUBJECT SITE.

CORROSION PROTECTION FOR SHEET ROOFING

- PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA VOLUME 2 TABLE 3.5.1.1A SUITABLE FOR THE ENVIRONMENT CLASSIFICATION APPLICABLE TO THE SUBJECT SITE.

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Code	Amendment	Date
A	RESPONSE TO BUILDING SURVEYORS	
	CHECKLIST SHOWN CLOUDED "A"	21.8.24

Title:
PROPOSED ALTERATION & ADDITION
86 CROMER RD, BEAUMARIS
FOR: MR. J. & MRS. V. MCCONCHIE

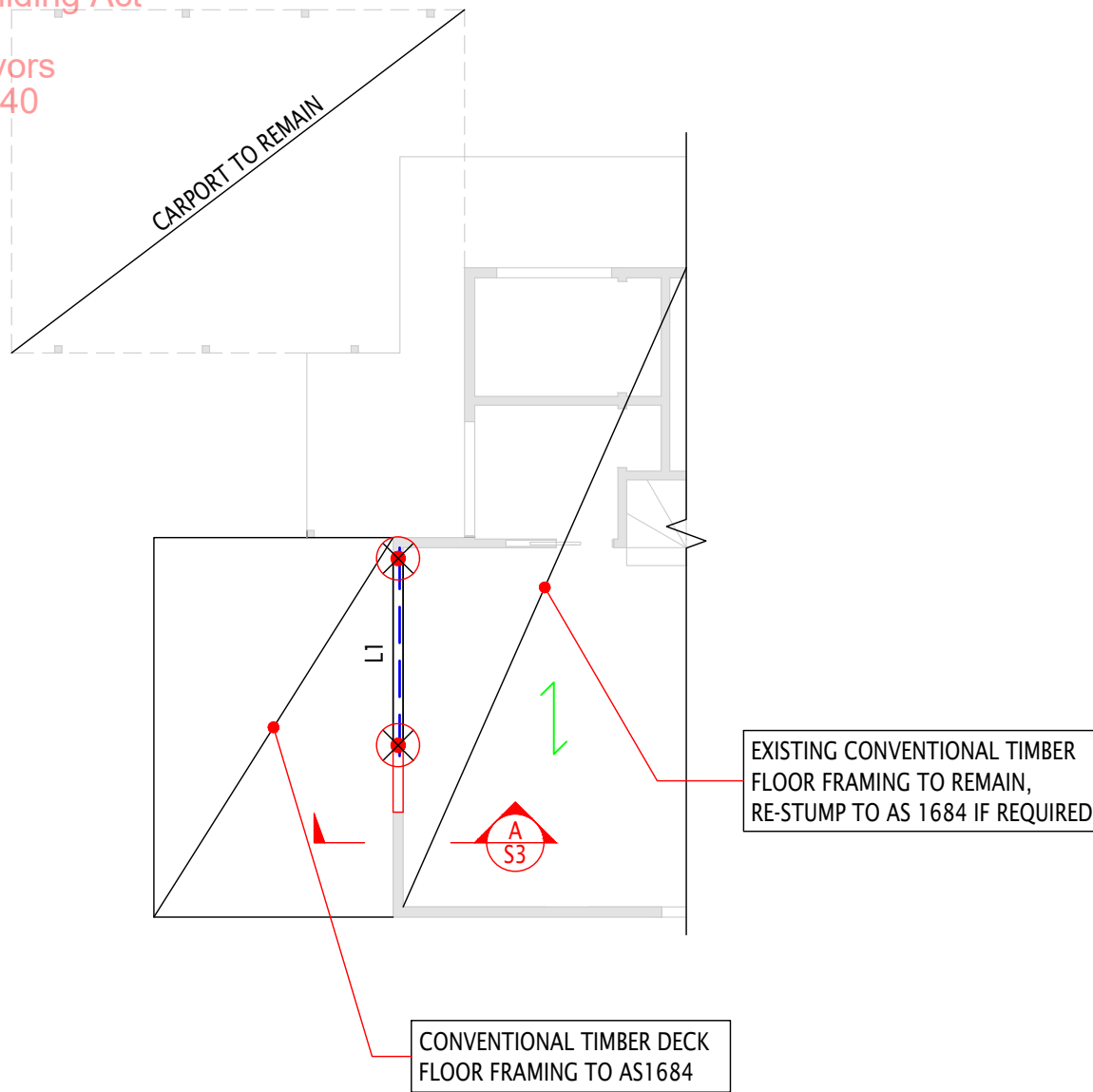
Drawing:
GENERAL NOTES

Drawn: L.H	Scale: 1:100	Dwg No: 1918	Rev: WD10
Job No: 24-1918	Date: AUG '24		

BUILDING PERMIT ENDORSED PLAN

This is to certify that the document is substantially in accordance with current Building Regulations and the Building Act

Building Surveyor
 Red Texas Building Surveyors
 Permit No.: 8821105664240
 Issue Date: 13/09/2024



DECK PLAN & LINTEL PLAN

- EXISTING WALLS
- DIRECTION OF THE ROOF

ALL LINTELS TO BE SUPPORTED BY DOUBLE STUDS EACH END UNLESS NOTED OTHERWISE

ALL OTHER FRAMING OUTSIDE OF 'JT CONSULTING ENGINEERS' SCOPE OF WORKS IS TO BE BUILT TO AS1684 AND/OR OTHER RELEVANT AUSTRALIAN STANDARDS COMPLETED BY OTHERS

ALL EXPOSED TIMBER TO BE TREATED TO SUITABLE LEVEL

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS

THIS EXISTING ROOF HAS BEEN DESIGNED FOR THE FOLLOWING:
 DEAD LOAD - 0.4kPa
 IF DIFFERENT TO ARCHITECTURAL PLANS CONTACT ENGINEER IMMEDIATELY

⊗ DENOTES SPECIFIC LOCATION OF 100 x 100 R.C STUMP ONTO Ø350 x 300 DEEP FOOTING OR AS SPECIFIED ON PLAN

IT HAS BEEN ASSUMED THE EXISTING TIMBER SUB FLOOR HAS PERFORMED SATISFACTORILY OVER TIME. THEREFORE EXISTING IS TO REMAIN. BUILDER TO CHECK AND MAKE AREAS GOOD AS PER AS-1684 AS REQUIRED

ASSUMED CLASS "M" SOIL CLASSIFICATION
 FOUNDING MATERIAL - CLAY
 BEARING CAPACITY - 100 kPa
 BUILDER TO VERIFY SOIL CLASSIFICATION ON SITE.
 IF THIS PROVES TO BE DIFFERENT THIS OFFICE TO BE CONTACTED IMMEDIATELY

CONVENTIONAL TIMBER DECK FRAMING SUPPORTING FLOORING ONLY TO AS1684

FLOOR JOIST	90 x 45 (F7) KD TREATED PINE @ 450 CTS 1400 MAX SPAN
BEARER	2/ 90 x 45 (F7) KD TREATED PINE 1400 MAX SPAN

MEMBER SCHEDULE

ALL SIZES USED WITHIN THIS SCHEDULE ARE MINIMUM SIZES ONLY. BUILDER MAY UPSIZE UNLESS NOTED OTHERWISE, CONTACT ENGINEER IF ANY DISCREPANCY

MARK	SIZE	MAX SPAN
L1	190 x 45 MGP10 OR 170 x 42 SMART LVL 15	2900



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Project:
**PROPOSED LINTEL & DECK
 86 CROMER ROAD
 BEAUMARIS**

Drawing Title:
FOOTING & FRAMING PLAN

DO NOT SCALE DRAWINGS

Rev.	Description:	Date:

Designed: MN

Drawn: RS

Approved: JT

Date: AUGUST, 2024

Scale at A3: 1:100

Status: APPROVAL

Drawing No: S2

Job No: **15616**

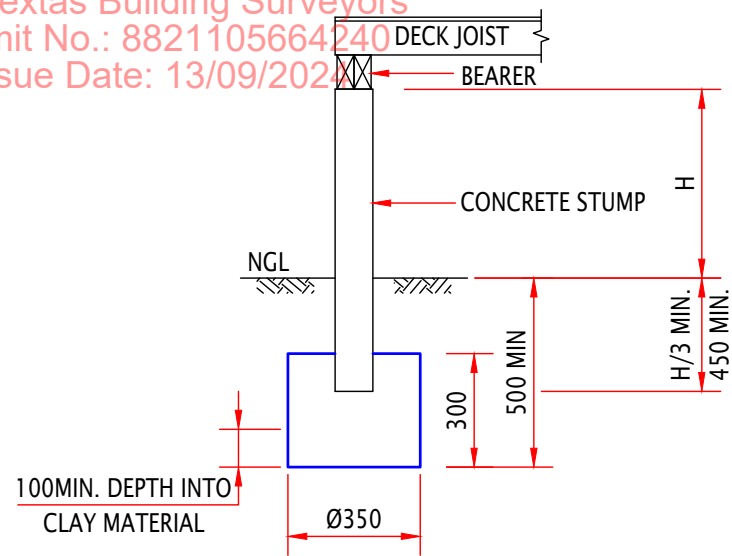
BUILDING PERMIT ENDORSED PLAN

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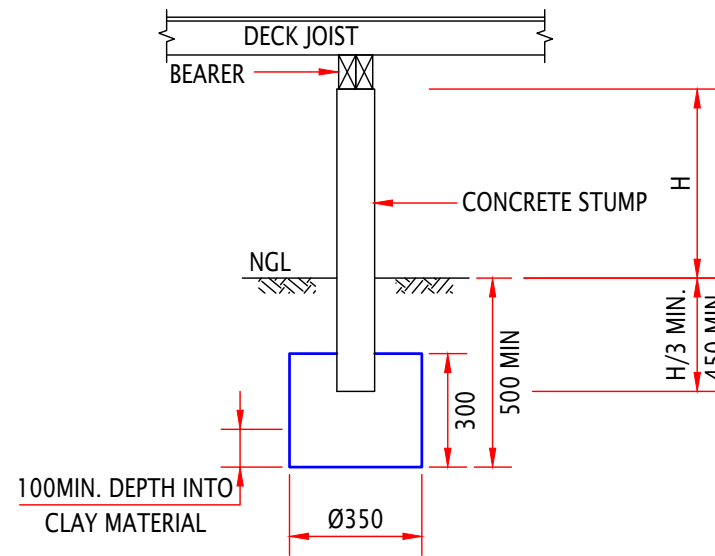
Building Surveyor
Red Texas Building Surveyors

Permit No.: 8821105664240

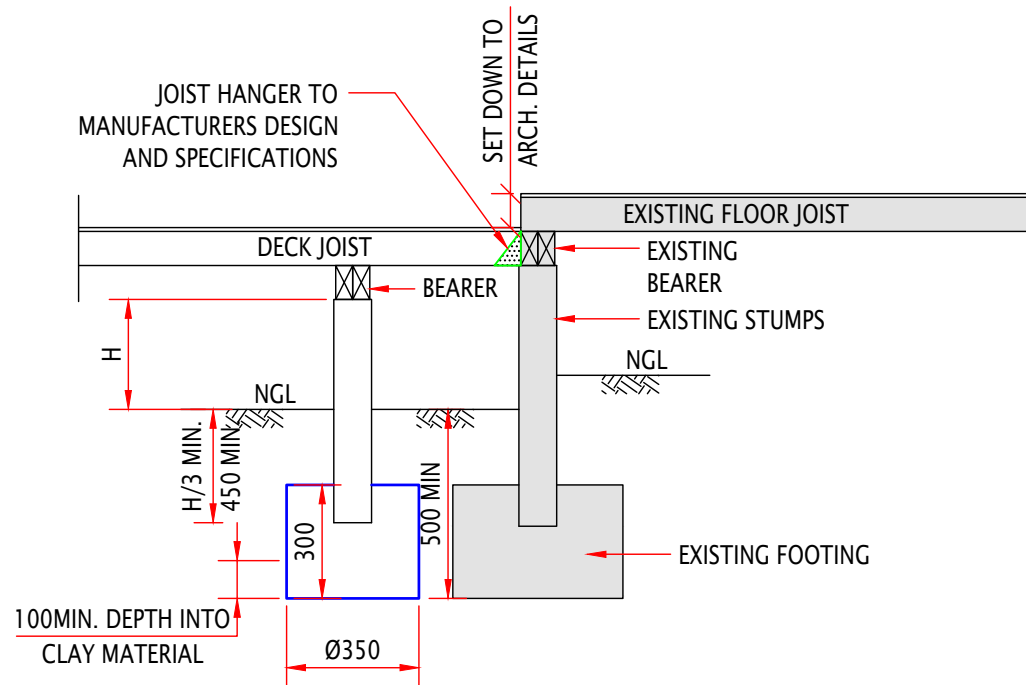
Issue Date: 13/09/2024



TYPICAL EDGE STUMP FOOTING DETAIL



TYPICAL STUMP FOOTING DETAIL



SECTION A

JTCE

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PROPOSED LINTEL & DECK
86 CROMER ROAD
BEAUMARIS

Drawing Title:
FOOTING DETAILS

DO NOT SCALE DRAWINGS

Rev.	Description:	Date:

Designed: MN

Drawn: RS

Approved: JT

Date: AUGUST, 2024

Scale at A3: NTS

Status: APPROVAL

Drawing No: S3

Job No:
15616

BUILDING PERMIT ENDORSED PLAN

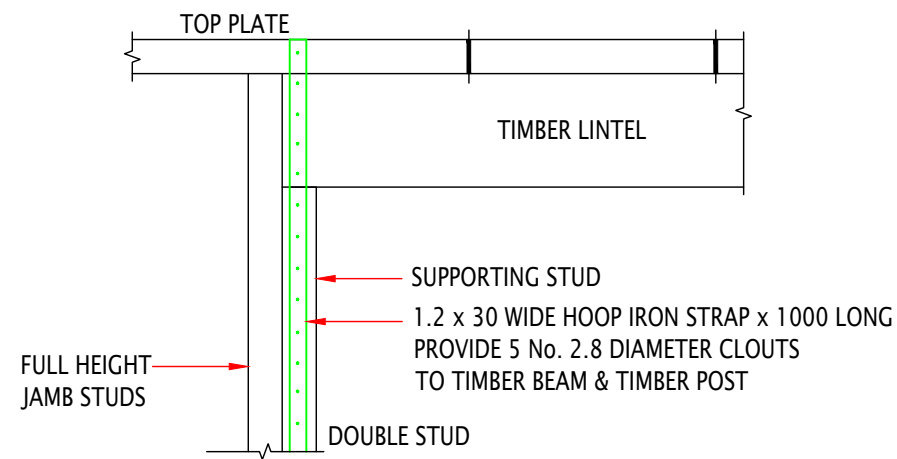
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Building Surveyor

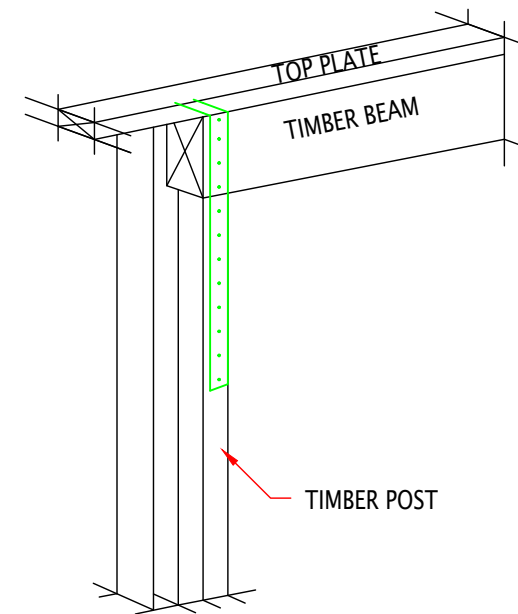
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TIMBER LINTEL TO DOUBLE STUD CONNECTION DETAIL



PERSPECTIVE TIMBER LINTEL TO TIMBER POST CONNECTION DETAIL

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**PROPOSED LINTEL & DECK
86 CROMER ROAD
BEAUMARIS**

Drawing Title:
FRAMING DETAILS

DO NOT SCALE DRAWINGS

Rev:	Description:	Date:
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Designed: **MN**

Drawn: **RS**

Approved: **JT**

Date: **AUGUST, 2024**

Scale at A3: **NTS**

Status: **APPROVAL**

Drawing No: **S4**

Job No: **15616**