

FOR REFERENCE ONLY

This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.

Any specific manufacturer, product, material or components shown within this set of drawings has been included for example purposes only.

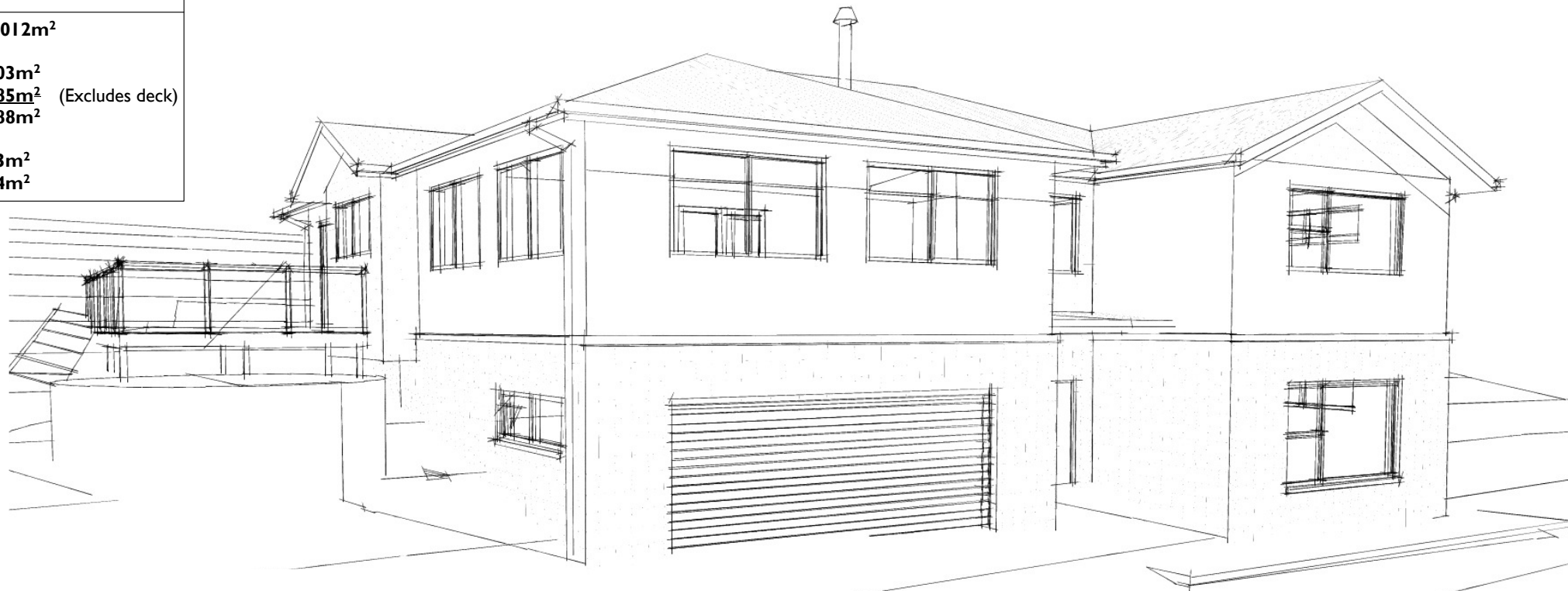
All dimensions in millimetres unless noted otherwise.

Site Information

Land Title Reference:	0000/00	(Certificate volume and folio)
Wind Classification:	N3	Site classification to AS 4055-2006 (Reference report author)
Soil Classification:	H	Site classification to AS 2870-2011 (Reference report author)
Climate Zone:	7	(www.abcb.gov.au map)
BAL Level:	19	As determined by registered Bushfire Assessor (Reference report author)
Alpine or Sub-alpine Area:	N/A	<300m AHD (BCA Figure 3.7.5.2)
Corrosion Environment:	MODERATE	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to BCA section 3.4.2.2 & BCA Table 3.4.4.2. Cladding and fixings to manufacturer's recommendations
Other Hazards:	N/A	High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors

Area Schedule

Site Area:	2,012m²
Ground Floor Area:	103m²
First Floor Area:	185m² (Excludes deck)
Total Floor Area:	288m²
Deck Area:	23m²
Patio Area:	44m²



Proposed Class 1a (two storey) dwelling 2 Example Street, TASMANIA


DRAWING SCHEDULE

- A01 - Cover Page
- A02 - Site Plan
- A03 - Ground Floor Plan
- A04 - First Floor Plan
- A05 - Slab / Footing Plan
- A06 - Floor Framing & Bracing Plan
- A07 - Footing Details
- A08 - Roof Framing & Bracing Plan
- A09 - Roof Plan
- A10 - Ground Floor Drainage Plan
- A11 - First Floor Drainage Plan
- A12 - Ground Floor Reflected Ceiling Plan
- A13 - First Floor Reflected Ceiling Plan
- A14 - Elevations 01
- A15 - Elevations 02
- A16 - Construction Details 01
- A17 - Construction Details 02
- A18 - Section A & Section B
- A19 - Stair Details
- A20 - Waterproofing Details
- A21 - Window & Glazed Door Schedule
- A22 - Glazing Calculator
- A23 - Lighting Calculator
- A24 - Ground Floor Bushfire Protection Plan
- A25 - First Floor Bushfire Protection Plan

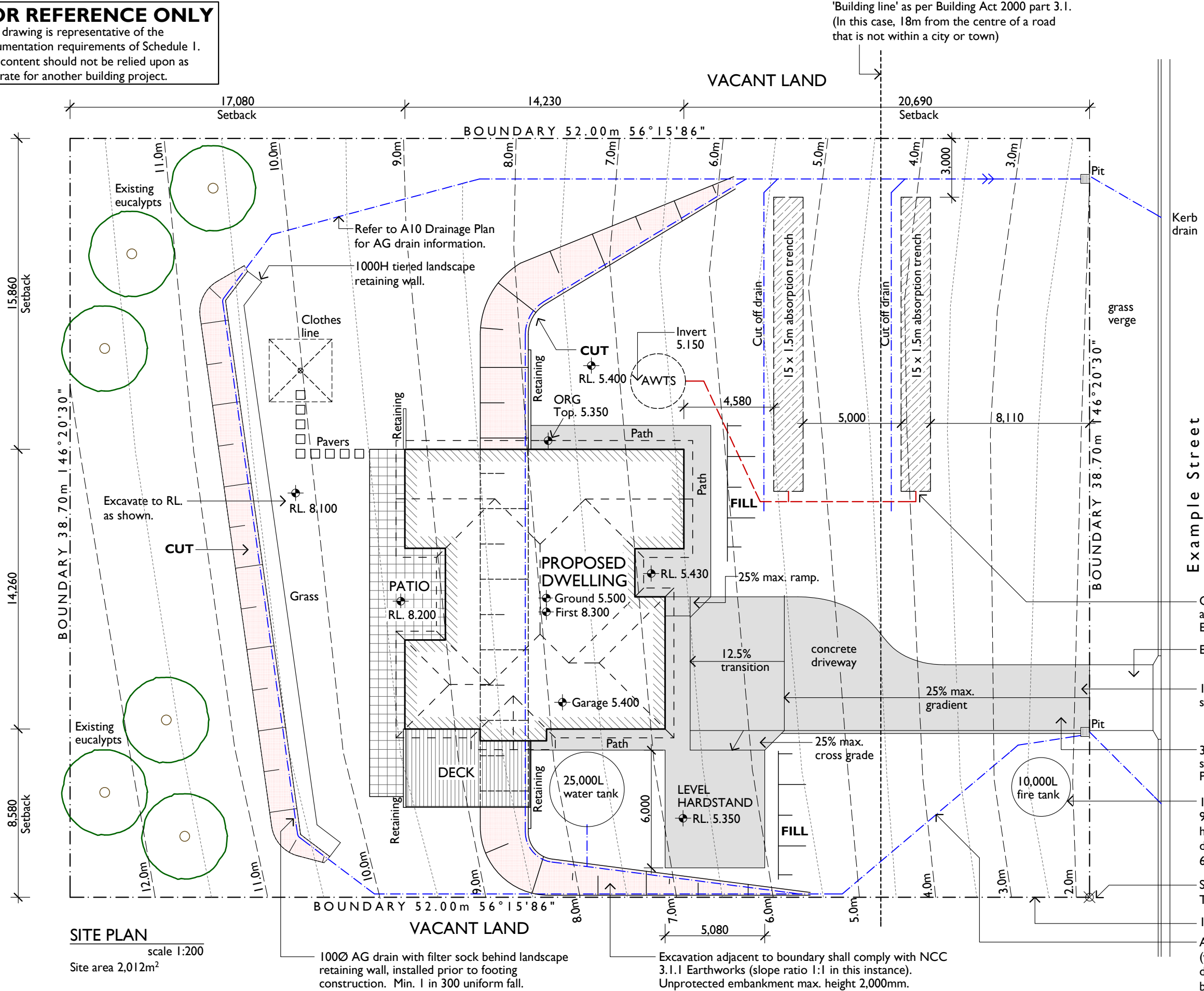
Other required documents (Not supplied with this set)

Site Classification Report / Assessment
Wastewater Assessment
Bushfire Hazard Management Report
Bushfire Hazard Management Plan
Energy Assessment

Accredited Building Designer / Architect	
Designer / Architect name
Accreditation number

		Accredited Practitioner: Name Address Phone number		Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: Cover Page	Date: 2/11/2016	Status: INFORMATION
Rev.	Amendment					Scale @ A3: NTS @ A3	Drawing No.: A01 (1 of 25)

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LEGEND & NOTES

Existing levels
New levels:
RL Reduced Level
Contour interval = 0.5 metre

Soil & Water Management Strategies
Downpipes to be connected into water tank as soon as the roof is installed.

Install AG drain prior to footing excavation. See drawing A10 Ground Floor Drainage Plan for location.

Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

Construction vehicles to be parked on the street or the driveway once concreted, to prevent transferring debris onto Example Street.

Protection Work
(Section 121 of the Building Act)
If excavation is to a level below that of the adjoining owner's footings, along the title boundary or within 3 metres of a building belonging to an adjoining owner, the builder must (as a minimum) provide and maintain a guard to supervise the excavation. Adjoining owner to be notified using Form 6 (Building and Protection Work Notice) by the Building Surveyor.

On-site wastewater treatment system and absorption areas designed by Wastewater Engineer (not supplied with this example set).

Existing concrete crossover.

120mm thick 25MPa concrete driveway with saw cuts @ 4m centres, 24 hours after pour.

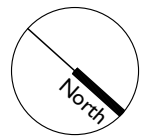

3% cross fall to driveway with 100mm high kerb directing stormwater to 450 x 450 grated pit. Pit invert = 1.600. Pit to discharge to roadway via kerb drain.

10,000L galvanised bushfire fighting tank (must be within 90m hose lay of furthest part of building). Tank must have an opening in the top of not less than 250mm diameter, or be fitted with a DIN or NEN standard Storz 65mm adaptor fitted with a suction washer.

Site Datum
Top of survey peg 1.800

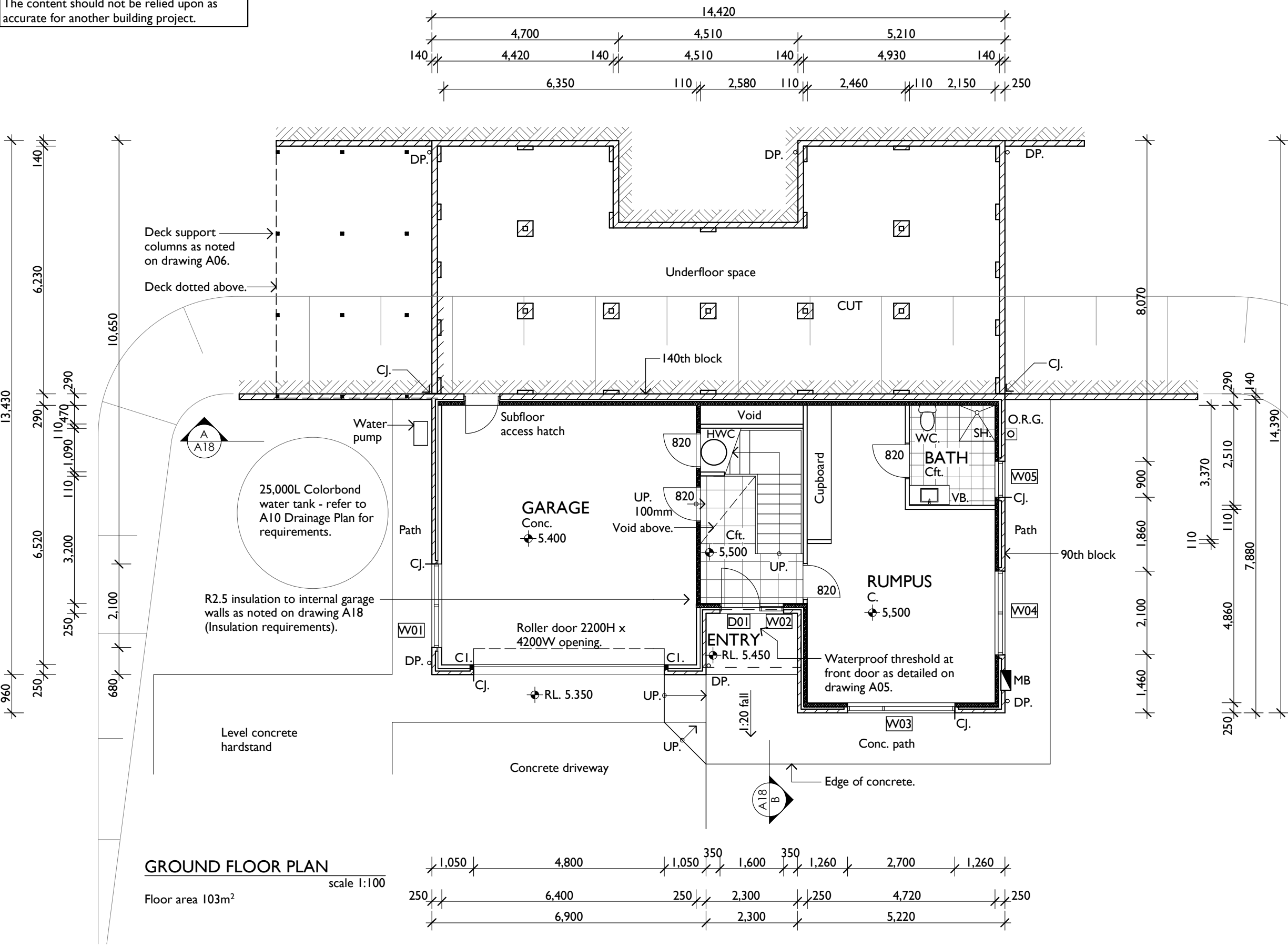
1200H post and wire fence to side & rear boundaries.

AG drains to discharge into point of connection (where available) via a silt trap. Otherwise discharge downslope and well clear of buildings (and within the boundary of the property).

		Accredited Practitioner: Name Address Phone number			Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: Site Plan	Date: 2/11/2016	Status: INFORMATION
							Scale @ A3: 1:200	Drawing No.: A02 (2 of 25) Rev
Rev.	Amendment						Date	

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LEGEND & NOTES

- 140th block wall as described on A16.
- 90th block veneer walls (140th where retaining as indicated). 60mm cavity, 90mm stud wall, R2.5HD batts, plasterboard lining.
- 90mm stud walls with 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)
- New levels
- C. Carpet with Airstep Stepmax foam underlay.
- Cft. Ceramic floor tiles.
- Conc. Concrete floor finish
- CJ. Control joint, refer to drawing A16.
- DP. Downpipe
- MB. Meter box
- General**
Refer to drawing A19 for stair information.

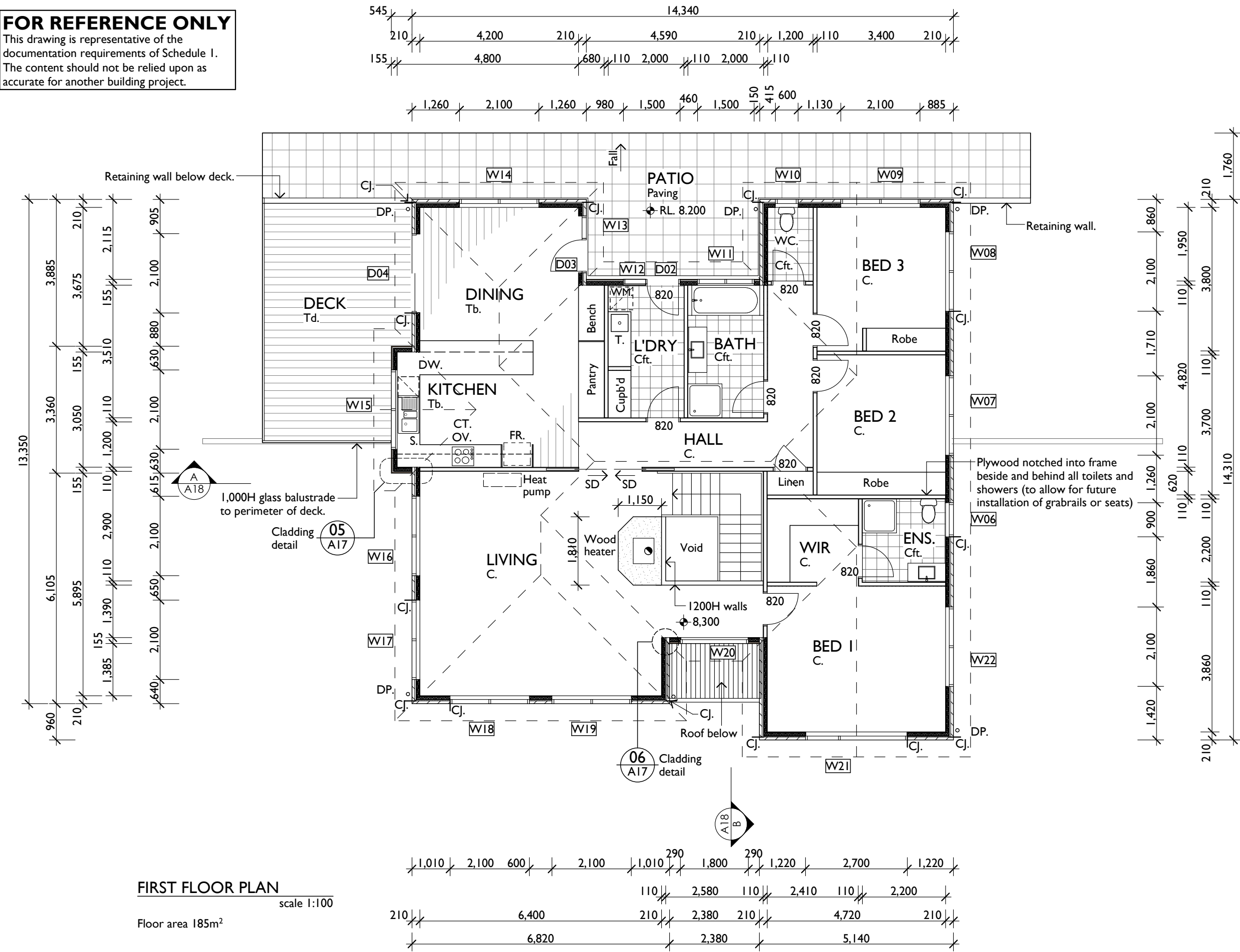
GROUND FLOOR PLAN

Floor area 103m² scale 1:100

			<div>Accredited Practitioner: Name Address Phone number</div>			Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: Ground Floor Plan	Date: 2/11/2016	Status: INFORMATION
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FIRST FLOOR PLAN

scale 1:100

Floor area 185m²

LEGEND & NOTES



- Hebel PowerPanel aerated concrete (refer to drawing A16) 75mm thick, rendered. 35mm cavity, 90mm stud wall, R2.5HD batts, plasterboard lining.
- Cemintel Designer Series 16mm FC sheet cladding; Woodgrain Teak (Refer to drawing A17) 15mm cavity, 90mm stud wall, R2.5HD batts, plasterboard lining.
- 90mm stud walls with 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)
- New levels
- C. Carpet with Airstep Stepmax (or equivalent) foam underlay.
- Cft. Ceramic floor tiles.
- Conc. Concrete floor finish
- Tb. Timber flooring: 85 x 19 tongue and groove Tasmanian Oak overlay floor boards - Select grade (SEL) Two part epoxy finish.
- Td. Timber decking: 136 x 25 Spotted Gum
- CJ. Control joint (refer to Hebel documentation for instructions)
- DP. Downpipe
- MB. Meter box

General

Refer to drawing A19 for stair information.

Wood Heater & Hearth

- Selected heater must be installed as per manufacturer's instructions. Clearances to walls specified within the BCA may be reduced if the appliance has a built-in heat shield and manufacturer's documentation can prove compliance with AS/NZS 2918. (Provide manufacturer's certification to Building Surveyor prior to appliance installation).
- Minimum 400mm clearance between triple skin flue and wall behind.
- If heater manufacturer permits, a proprietary tile / slate hearth overlay may be used. Alternatively hearth can be constructed as follows: 150mm high hearth, with tiled top and side. Height achieved by laying 9mm compressed sheet over sheet flooring, concrete blocks (or bricks), mortar bed and selected tiles.
- The hearth must extend a minimum of 400mm beyond the front and the sides of the heater.

		Accredited Practitioner: Name Address Phone number			Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: First Floor Plan	Date: 2/11/2016	Status: INFORMATION
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LEGEND & NOTES

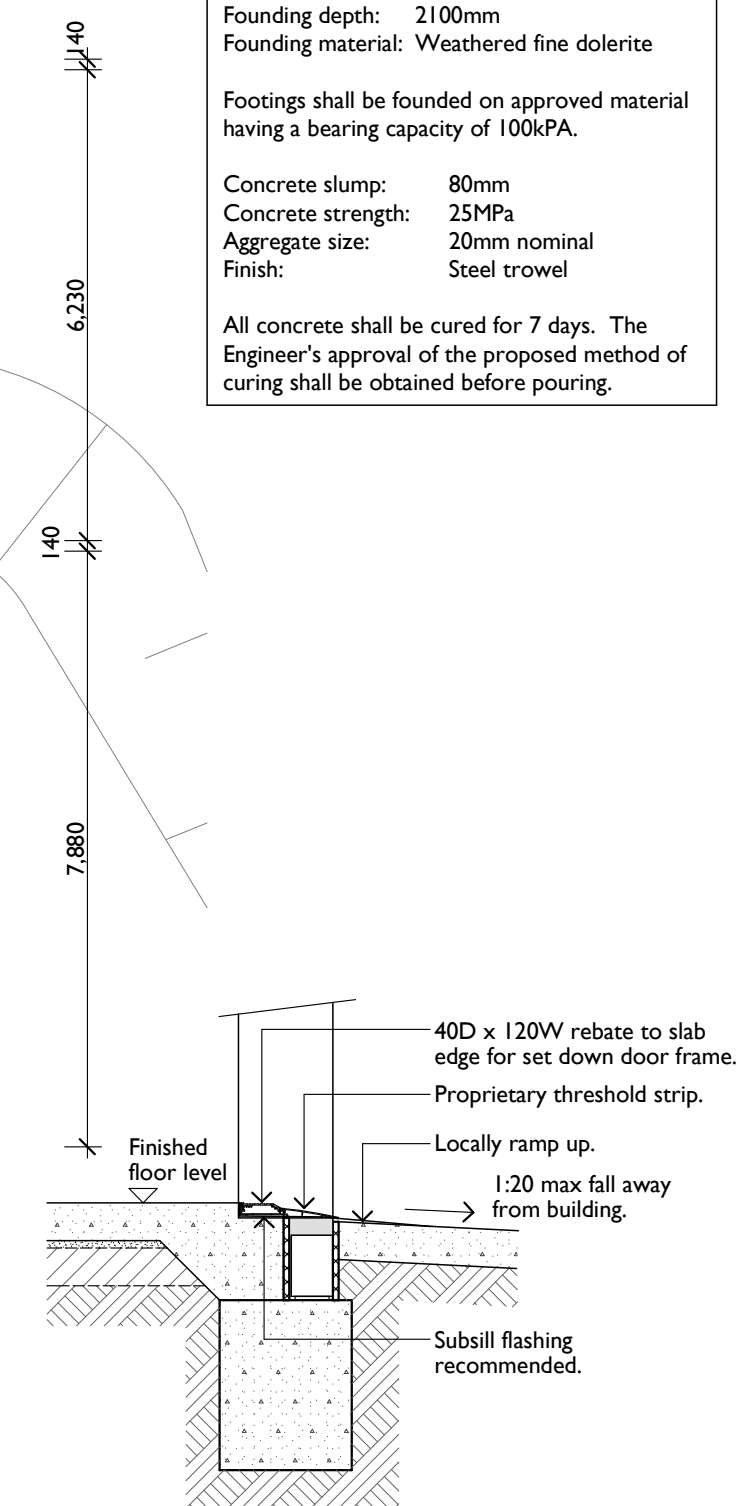
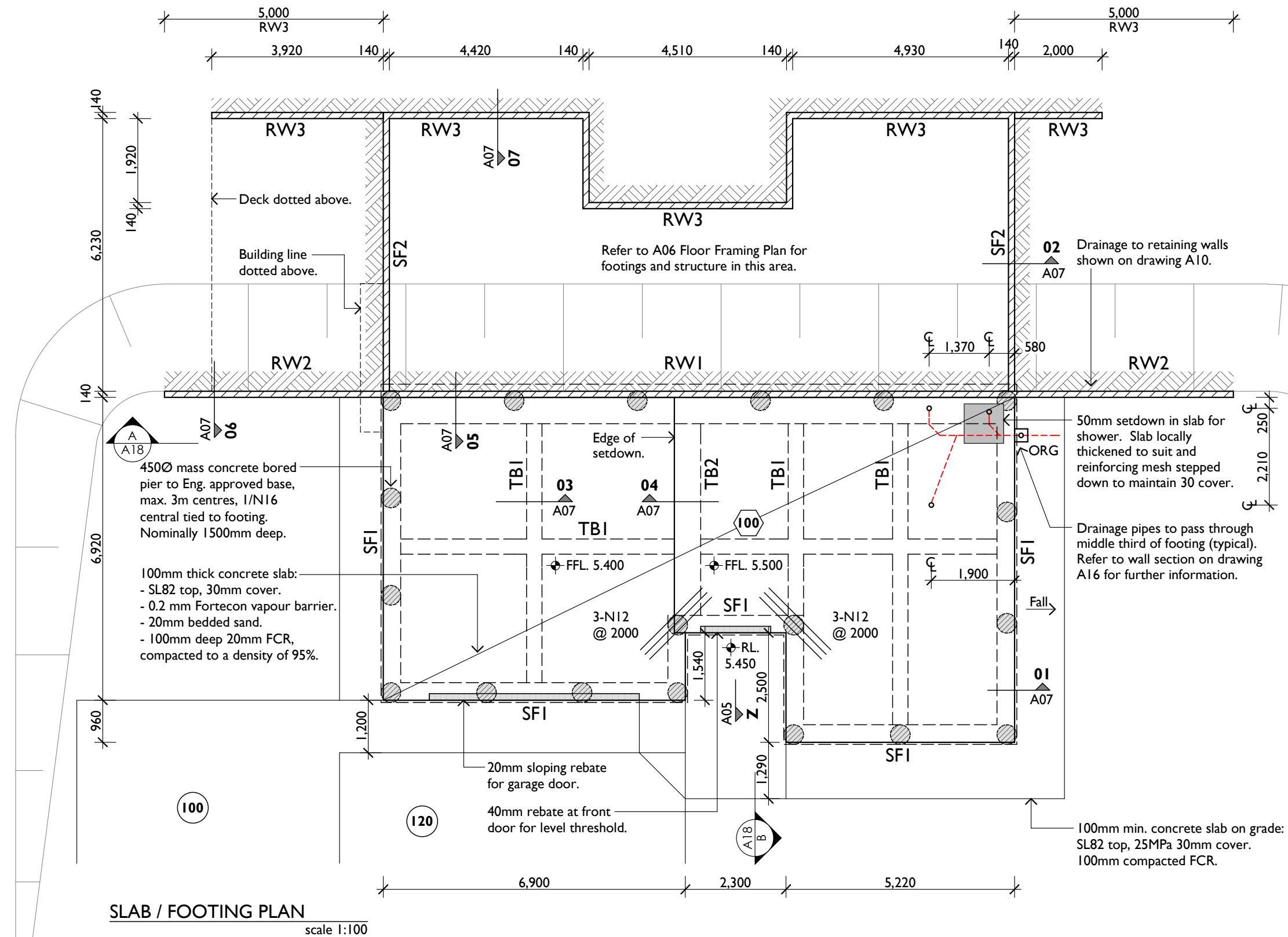
- ◆ New levels
- SF1 Strip footing 1
SF2 Strip footing 2
TB1 Thickening beam 1
TB2 Thickening beam 2
RW1 Retaining wall 1
RW2 Retaining wall 2
RW3 Retaining wall 3
- Refer to A07 for details

Founding depth: 2100mm
Founding material: Weathered fine dolerite

Footings shall be founded on approved material having a bearing capacity of 100kPa.

Concrete slump: 80mm
Concrete strength: 25MPa
Aggregate size: 20mm nominal
Finish: Steel trowel

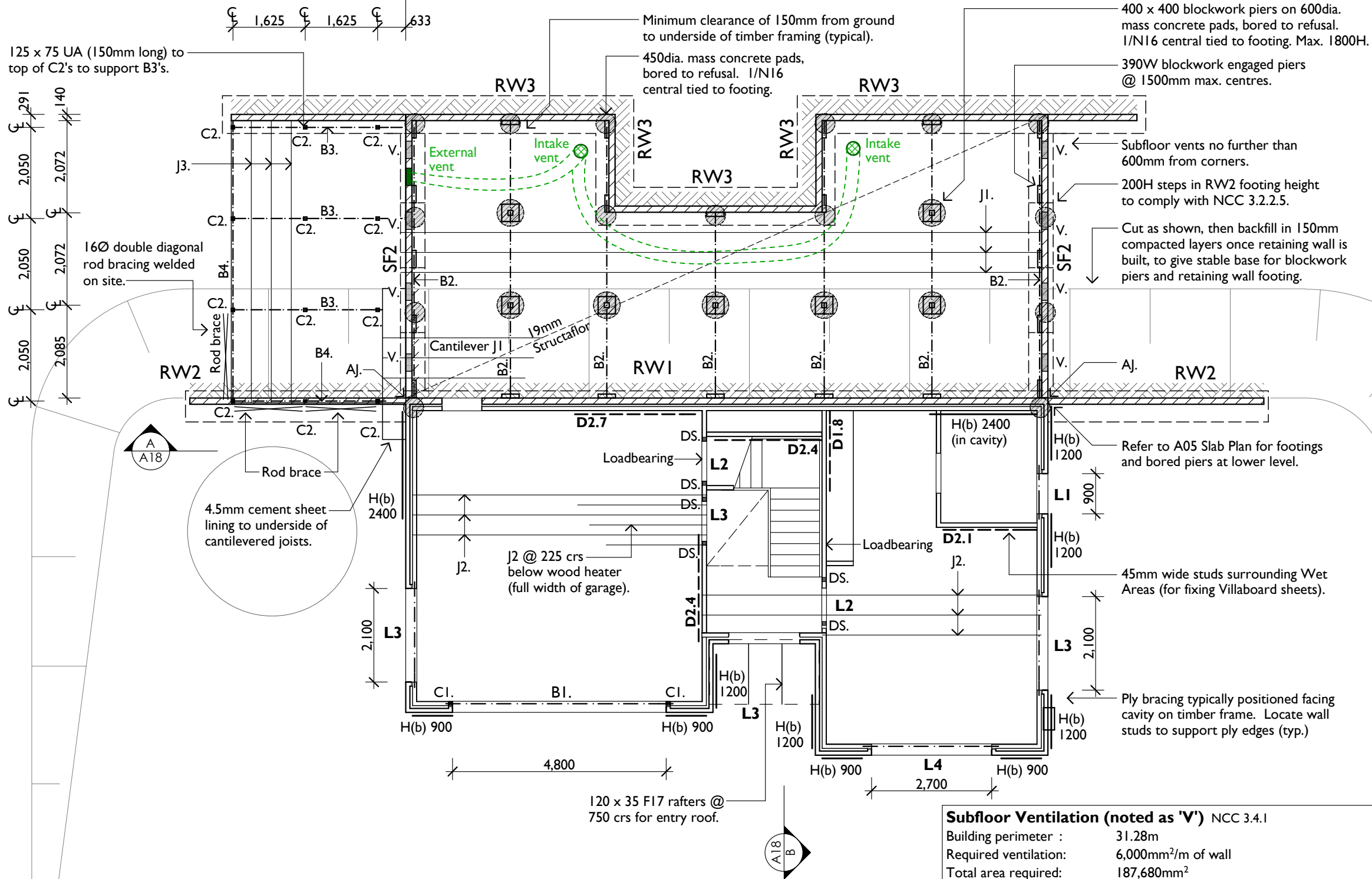
All concrete shall be cured for 7 days. The Engineer's approval of the proposed method of curing shall be obtained before pouring.



		<div>Accredited Practitioner:</div> <div>Name</div> <div>Address</div> <div>Phone number</div>	<div>North</div> <div>Tasmanian Government</div>	<div>Owner / Client:</div> <div>Consumer Building & Occupational Services</div> <div>Project:</div> <div>Class 1a (Two Storey) Example</div> <div>2 Example Street, TASMANIA</div>	<div>Drawing Title:</div> <div>Slab / Footing Plan</div>	<div>Date:</div> <div>2/11/2016</div>	<div>Status:</div> <div>INFORMATION</div>
Rev.	Amendment					<div>Scale @ A3:</div> <div>1:100, 1:20</div>	<div>Drawing No.:</div> <div>A05</div> <div>(5 of 25)</div>

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FLOOR FRAMING & BRACING PLAN

scale 1:100

This layout shows minimum bracing requirements. Additional bracing may be installed during construction.

Refer to Roof Framing Plan for location of loadbearing walls above and requirement for double joists.

Subfloor Ventilation (noted as 'V') NCC 3.4.1

Building perimeter : 31.28m
Required ventilation: 6,000mm²/m of wall
Total area required: 187,680mm²
Specified vent: 390 x 190 blockwork vent galv. louvred vent, with approved bushfire mesh (Provides 23,700mm² of ventilation space per vent).

Vent calculation: 187,680 / 23,700 = **8 vents required**
Vents must be within 600mm from corners. Mechanical subfloor ventilation as described on plan.

LEGEND & NOTES

DS.	Double stud
C1	89 x 5.0 SHS column
C2	75 x 4.0 SHS column
J1	130 x 36 LVL joists @ 450 crs
J2	360 x 42 LVL joists @ 450 crs
J3	140 x 45 F7 K.D. TP joists @ 450 crs
B1	300 PFC. Stitch weld 125 x 125 x 8 EA to back of web to support blockwork.
B2	150 x 63 LVL bearers.
B3	2/170 x 45 F7 K.D. TP bearers
B4	180 PFC deck edge bearer

All timber construction to be in accordance with AS 1684.2 (Residential Timber Framed Construction) and the BCA.

Lintel Schedule

L1	90 x 45 F17
L2	140 x 45 F17
L3	190 x 45 F17
L4	240 x 45 F17

Galvanised Steel Lintels

600 - 1200mm	85 x 7 Flat
900 - 2100mm	100 x 100 x 10 Angle
2100 - 3000mm	150 x 100 x 10 Angle

Wall Framing

Wall framing to be min. F17 kiln dried hardwood.

Common studs	90 x 45 @ 450 crs
Studs around Wet Areas	90 x 45 @ 450 crs
Noggings	90 x 35
Open studs	90 x 35
Top & bottom plates	90 x 45

Specific Tiedowns

Bottom plate to slab	Chemical, expansion or fired proprietry fasteners to manufacturer's recommendations <u>OR</u> I-M10 bolt at 1200 crs max. generally
Top and bottom plates to studs	30 x 0.8mm G.I. strap at 1200 max. crs 6/30 x 2.8mm Ø nails each end of strap
Lintels to studs	1800mm span max. 30 x 0.8mm G.I. strap 4/30 x 2.8mm Ø nails each end
	6000mm span max. 2/30 x 0.8mm G.I. straps 6/30 x 2.8mm Ø nails each end
Refer to AS1684.4	

All nails used for framing anchors & straps shall be corrosion protected flat head connector nails. (Galvanised clouts can be used for this purpose)

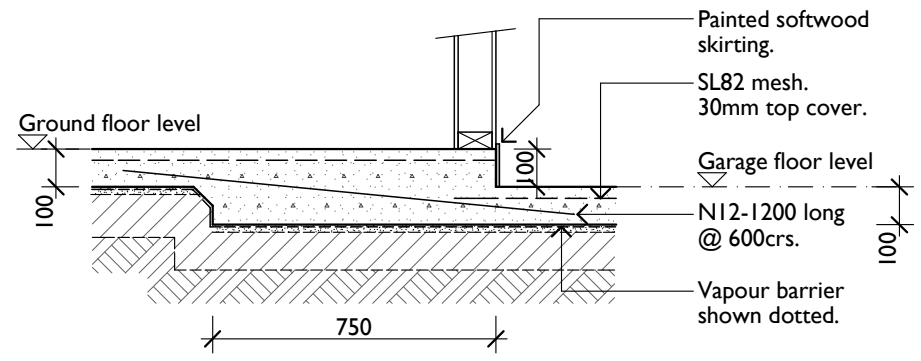
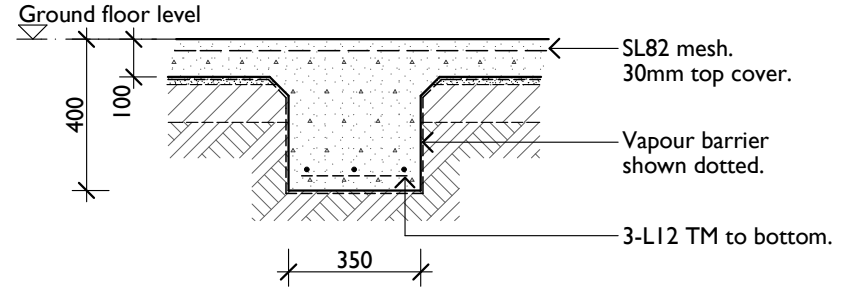
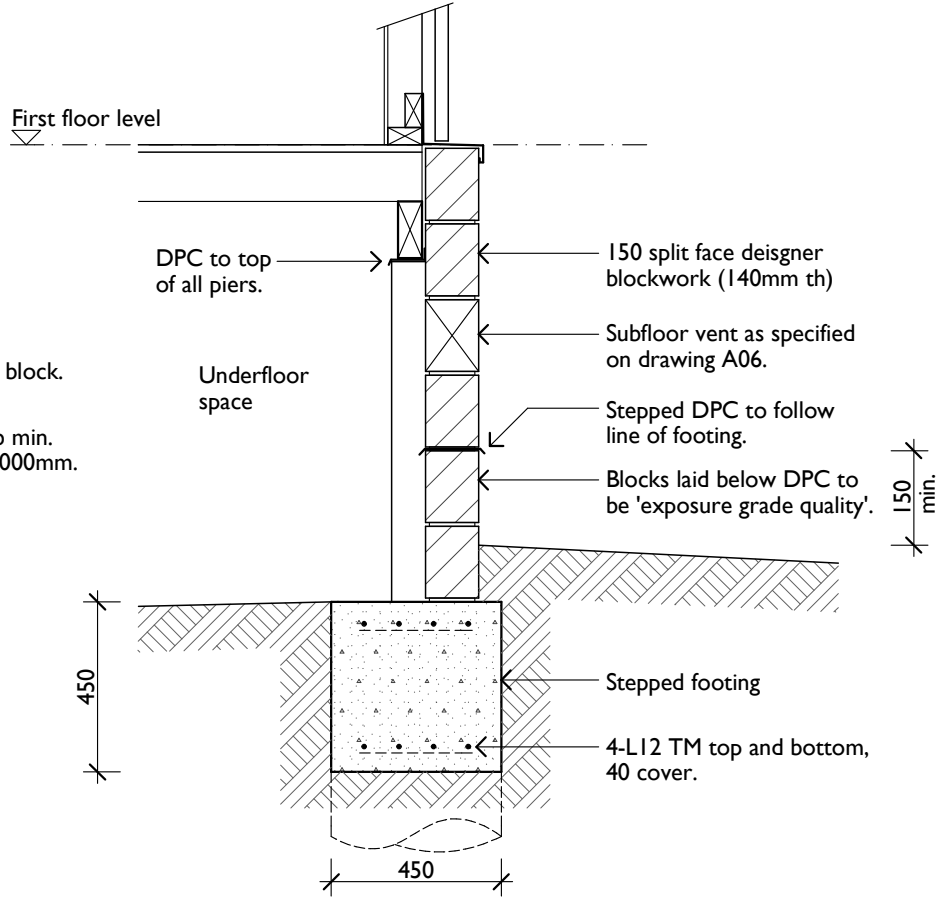
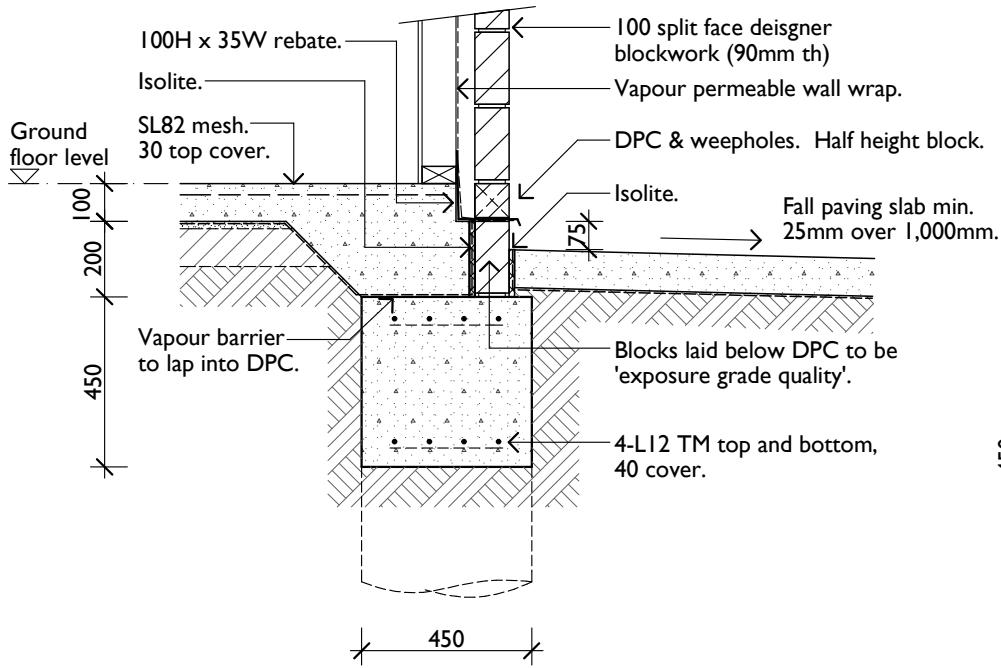
Bracing

H(b) 1200	Ply bracing per AS1684 Table 8.18h, giving 6kN/m. (1.2m indicated)
D(2.4)	Double tensioned metal strap per Table 8.18d, giving 3kN/m. (2.4m indicated)

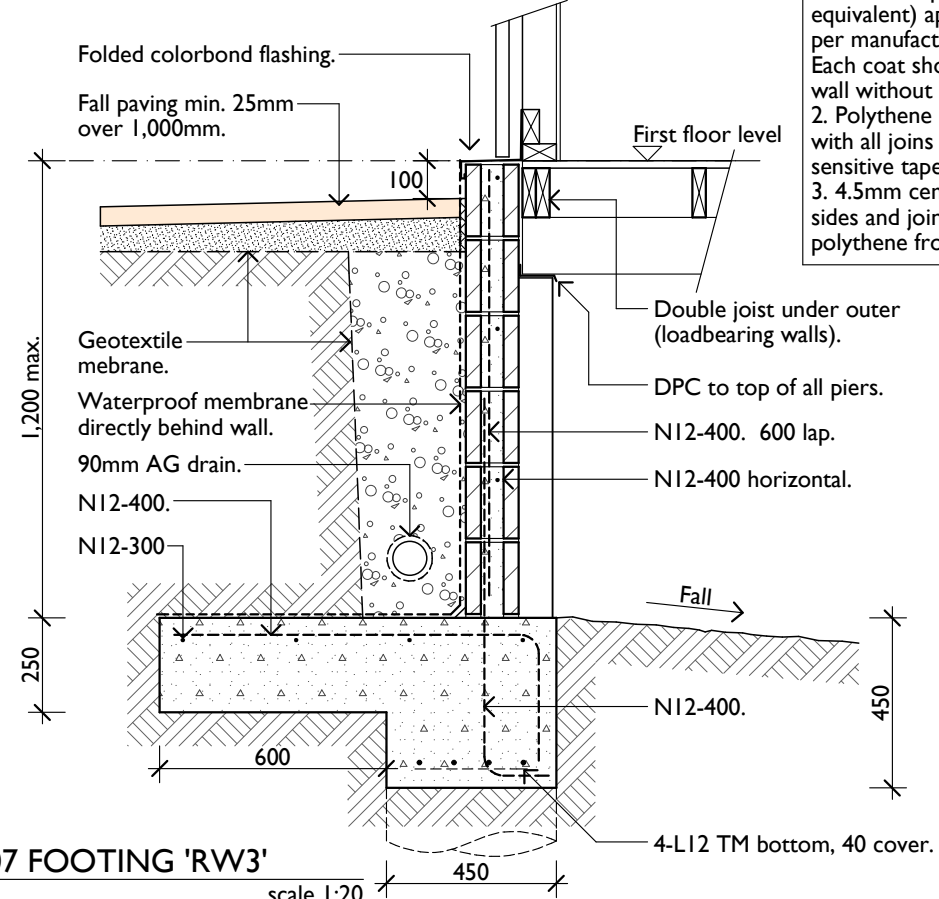
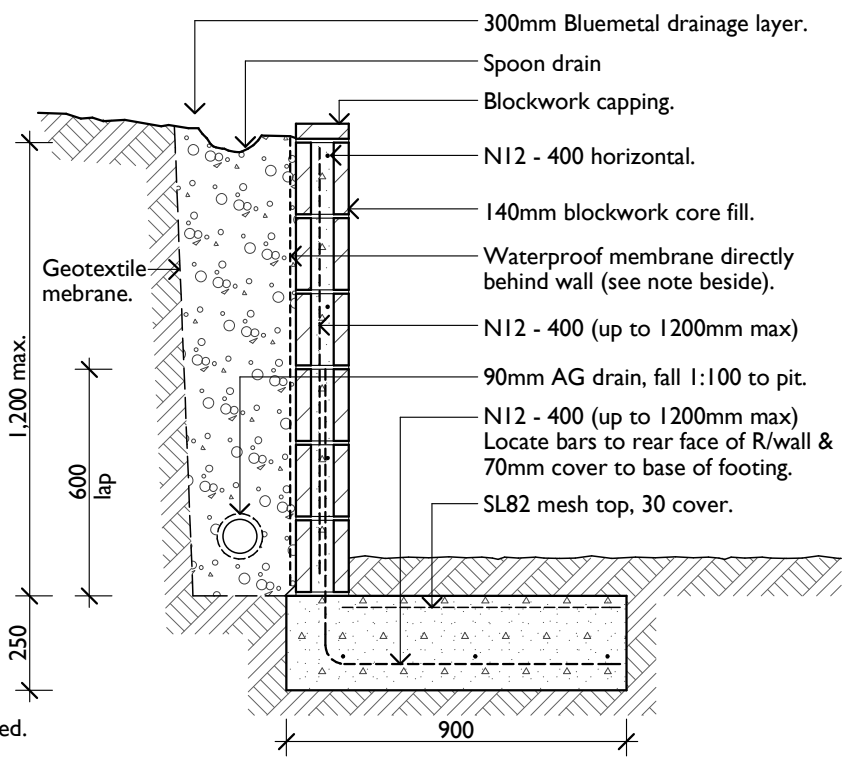
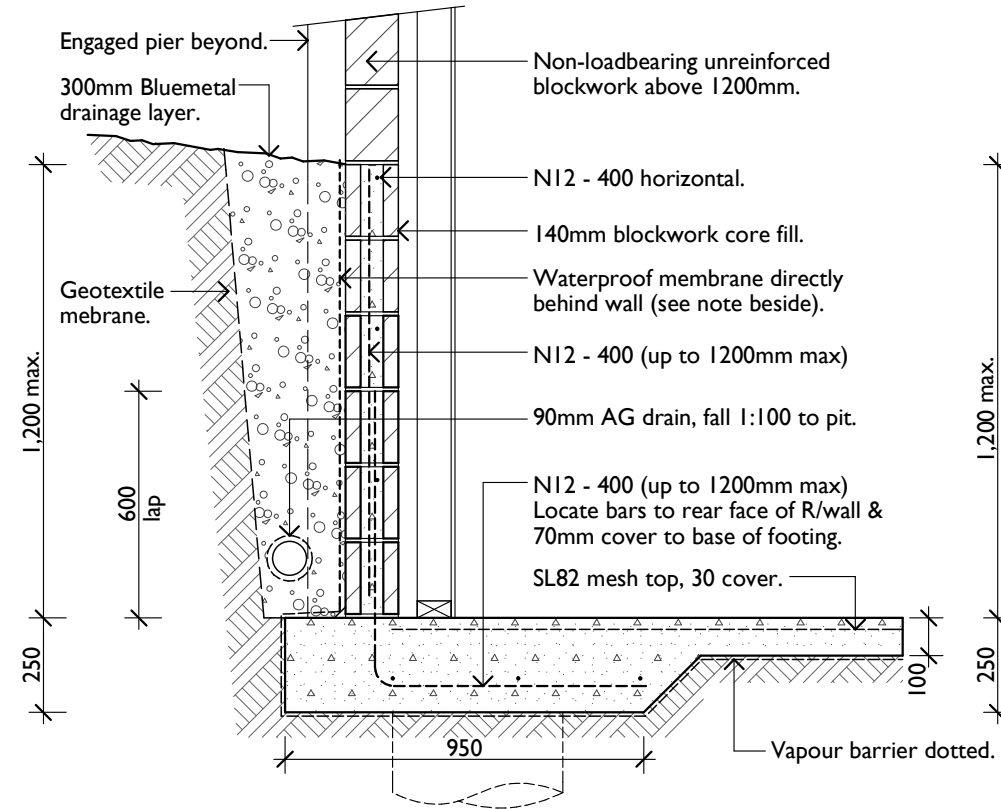
Refer to bracing details on drawing A17 for further information. Bracing & tie downs are to comply with AS 1684.2 and the BCA.


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Blockwork wall waterproofing
1. 3 x coats of SikaTITE BE bitumen based waterproofing membrane (or equivalent) applied to blockwork as per manufacturer's instructions. Each coat should thoroughly cover wall without pinholes showing.
2. Polythene draped over the wall with all joins sealed with pressure sensitive tape.
3. 4.5mm cement sheet (primed both sides and joints) to prevent polythene from being punctured.



		Accredited Practitioner: Name Address Phone number			Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: Footing Details	Date: 2/11/2016	Status: INFORMATION
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Wind direction and bracing calculations to be shown, unless drawings are provided or certified by a Structural Engineer.

Loadbearing walls:
- Double joist below if wall in same orientation. Where wall is perpendicular to joists, 75mm batten screw bottom plate every 2nd joist.
- Stiffen top plate with intermediate vertical blocking between studs. Use 2/90 x 45 F17 with 3 nails at each joint.
- Refer to AS1684.2 for further requirements.

M12 connecting rods from top to bottom plate as per AS1684.2 Table 8.18 (h) Method A.

Wind direction and bracing calculations to be shown, unless drawings are provided or certified by a Structural Engineer.

NOTE:
Dimensions are for openings only and lintels will need to be wider.

LEGEND & NOTES

DS. Double stud
Roof pitch: 22.5°
Ceiling height: 2400mm

Roof battens typically 70 x 35 deep MGP12 @ 900 crs.

All timber construction to be in accordance with AS 1684.2 (Residential Timber Framed Construction) and the BCA.

Lintel Schedule

L1	90 x 45 F17	} Truss manufacturer to confirm lintels
L2	140 x 45 F17	
L3	190 x 45 F17	
L4	240 x 45 F17	

Galvanised Steel Lintels

600 - 1200mm	85 x 7 Flat
900 - 2100mm	100 x 100 x 10 Angle
2100 - 3000mm	150 x 100 x 10 Angle

Wall Framing

Wall framing to be F17 kiln dried hardwood
Common studs 90 x 45 @ 450 crs
Studs around Wet Areas 90 x 45 @ 450 crs
Noggings 90 x 35
Open studs 90 x 35
Top & bottom plates 90 x 45

Specific Tiedowns

Bottom plate floor frame	2/90 x 3.05mm nails through bottom plates into each joist or at 600mm max. centres.
Top and bottom plates to studs	30 x 0.8mm G.I. strap at 1200 max. crs 6/30 x 2.8mm Ø nails each end of strap
Lintels to studs	1800mm span max. 30 x 0.8mm G.I. strap 4/30 x 2.8mm Ø nails each end 6000mm span max. 2/30 x 0.8mm G.I. straps 6/30 x 2.8mm Ø nails each end
Roof trusses to top plates	30 x 0.8mm G.I. strap 4/30 x 2.8mm Ø nails each end OR two framing anchors
Roof battens to trusses	Within 1200mm of any edge: 2/75 x 3.05mm Ø deformed shank nails OR 75 long - No. 14 Type 17 screw OR 1 framing anchor 4-2.8mmØ nails each leg General area: More than 1200mm of any edge 2/75 x 3.05mm Ø deformed shank nails at 900 crs each way
Refer to AS1684.4	

All nails used for framing anchors & straps shall be corrosion protected flat head connector nails. (Galvanised clouts can be used for this purpose)

Bracing

H(b) 1200 Ply bracing per AS1684 Table 8.18h, giving 6kN/m. (1.2m indicated)

D(2.4) Double tensioned metal strap per Table 8.18d, giving 3kN/m. (2.4m indicated)

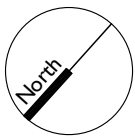
Refer to bracing details on drawing A17 for further information. Bracing & tie downs are to comply with AS 1684.2 and the BCA.

ROOF FRAMING & BRACING PLAN

scale 1:100

Truss layout is shown indicative only.
Truss manufacturer's layout takes precedence over this plan.
This layout shows minimum bracing requirements.
Additional bracing may be installed during construction.

Accredited Practitioner:
Name
Address
Phone number



Owner / Client:
Consumer Building & Occupational Services
Project:
Class 1a (Two Storey) Example
2 Example Street, TASMANIA

Drawing Title:
Roof Framing & Bracing Plan

Date:
2/11/2016

Scale @ A3:
1:100

Status:
INFORMATION

Drawing No.:
A08 (8 of 25)

Rev. Amendment

Date

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LEGEND & NOTES

Eaves vents with aluminium mesh backing at intervals as shown (1800mm max centres).

Refer to A25 Bushfire Protection Plan for sealing requirements.

Colorbond custom orb 0.42 roof sheeting crest fixed at side laps with 3 fixings for internal spans and 5 for end spans. Colour: Basalt.

Fix with RoofZips M6 x 50mm (or equal). Colour: Basalt.

Battens typically 70 x 35 deep MGPI2 @ 900max. centres. (Use F5 KD treated pine if battens on top of sarking).

See BCA Vol. 2 Figure 3.5.1.5 Diagram b for definition of internal and end spans.

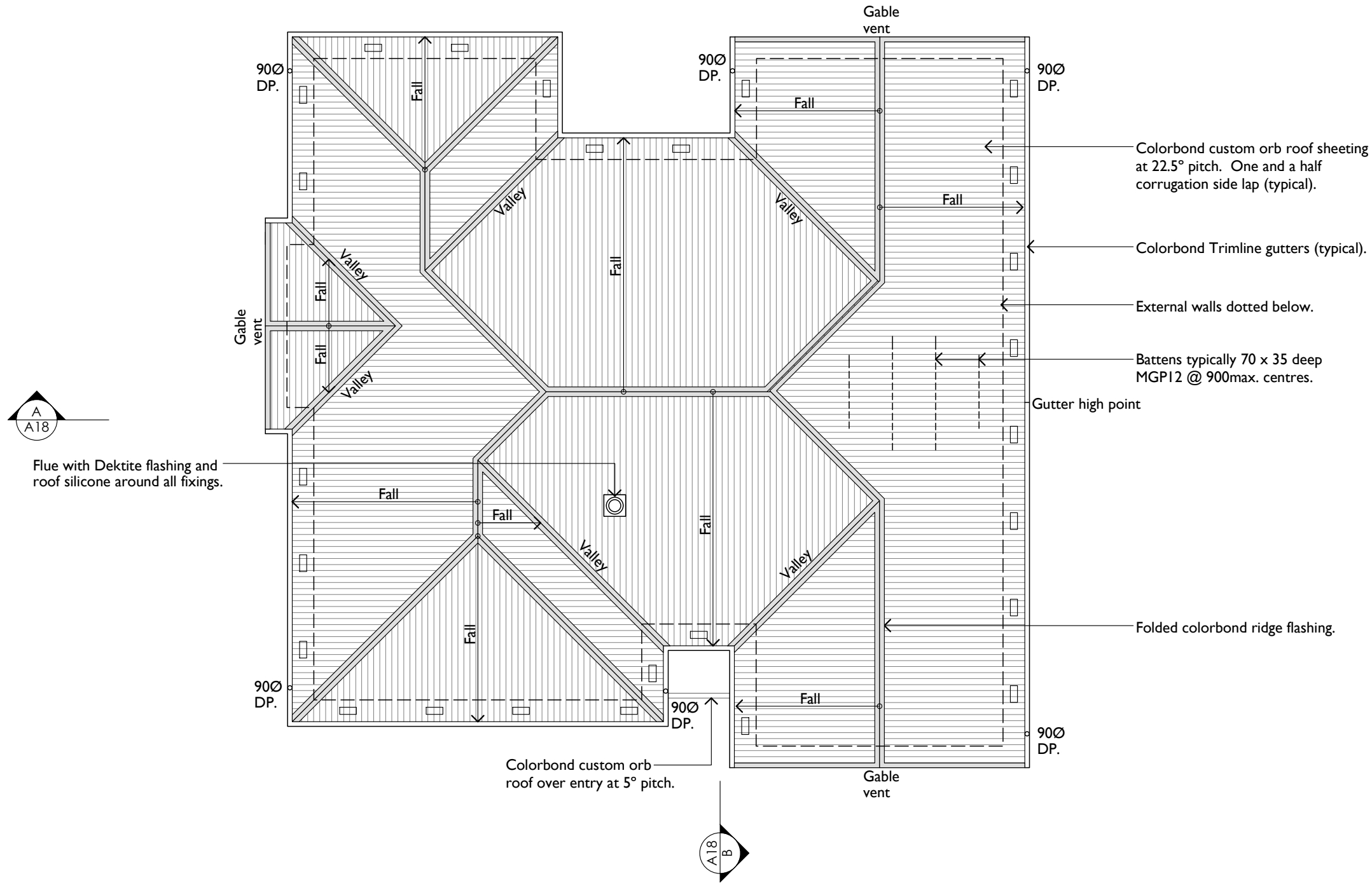
Vapour permeable sarking installed as per manufacturer's instructions. Ensure there is a clear unimpeded path of travel for water to escape from sarking into the eaves gutter. Additional battens or blocking pieces may be required.

Sarking must comply with AS/NZS 4200 parts 1 and 2.

Downpipes must not serve more than 12m of gutter length for each downpipe.

Roof cladding to comply with AS 1562.1.

Roof drainage must comply with:
- Plumbing Code of Australia Part D1
- AS/NZS 3500.3
- BCA Volume 2 parts 3.1.2 and 3.5.2.
(Deemed to Satisfy provisions)

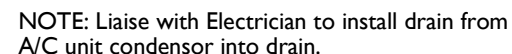


ROOF PLAN



scale 1:100

			Accredited Practitioner:			Owner / Client:	Drawing Title:	Date:	Status:
			Name			Consumer Building & Occupational Services	Roof Plan	2/11/2016	INFORMATION
			Address			Project:		Scale @ A3:	Drawing No.:
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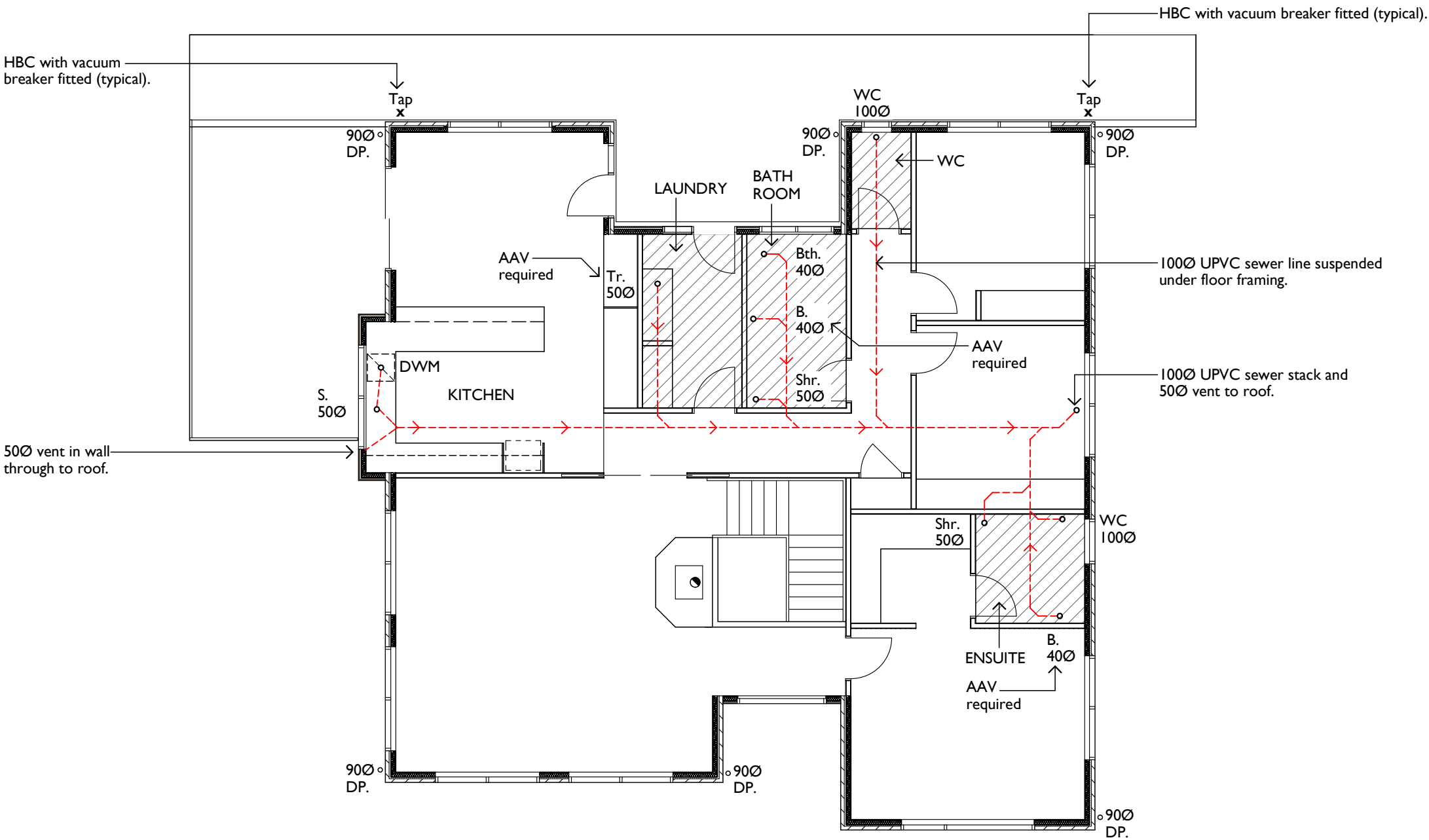


Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

		Accredited Practitioner:		 	Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: Ground Floor Drainage Plan	Date: 2/11/2016	Status: INFORMATION
		Name					Scale @ A3: 1:100	Drawing No.: A10 (10 of 25)
		Address						
		Phone number						
Rev.	Amendment	Date						

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FIRST FLOOR DRAINAGE PLAN
scale 1:100

LEGEND & NOTES

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Wet areas shown hatched. Refer to drawing A20 for waterproofing details.

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:

- a) be protected against the effects of weather and sunlight; and
- b) be able to withstand the temperatures within the piping; and
- c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

- 1. Internal piping**
- a) All flow and return internal piping that is -
 - i) within an unventilated wall space
 - ii) within an internal floor between storeys; or
 - iii) between ceiling insulation and a ceiling
- Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

- 2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space**
- a) All flow and return piping
 - b) Cold water supply piping and Relief valve piping - within 500mm of the connection to central water heating system
- Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

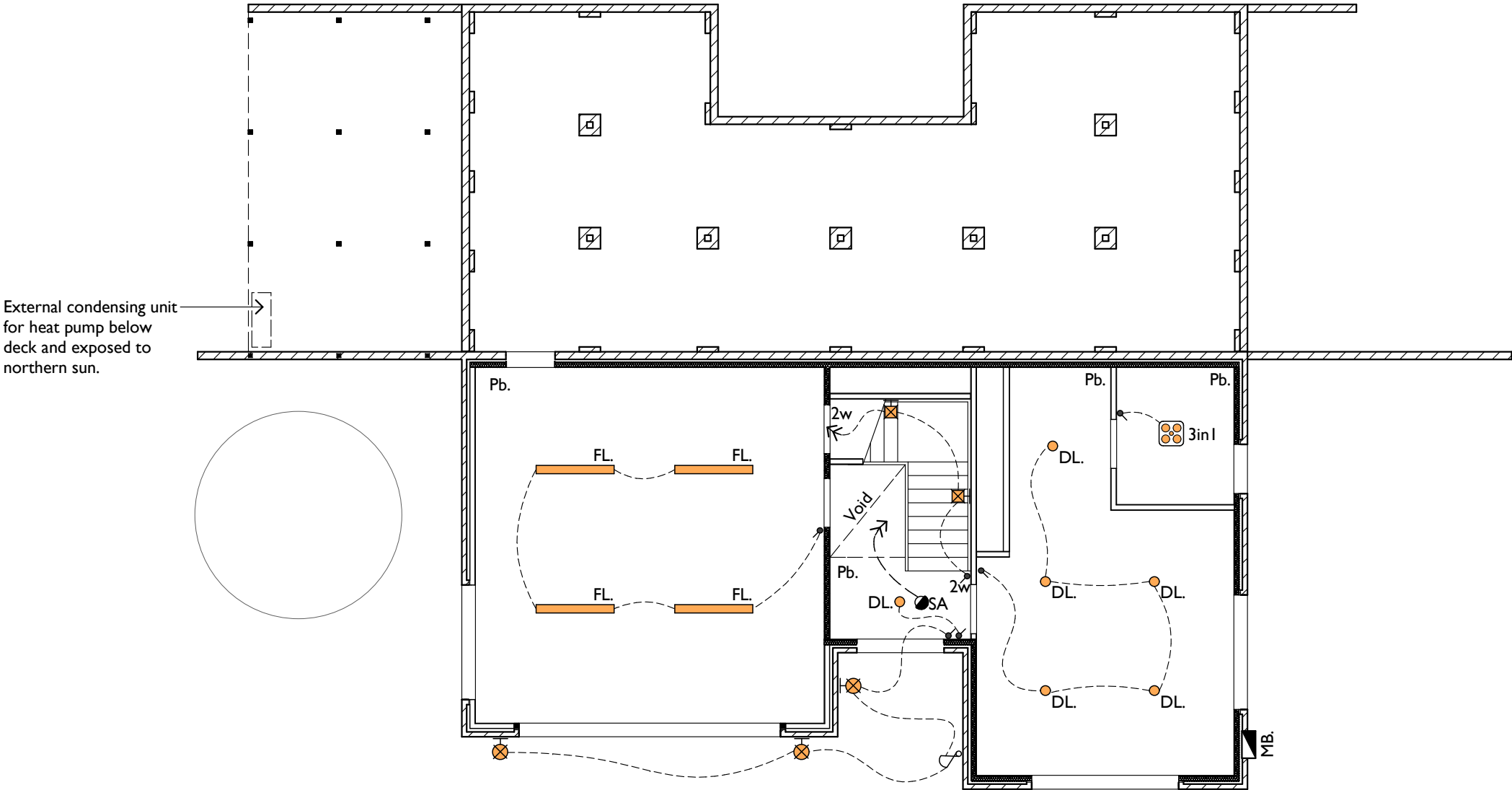
- 3. Piping located outside the building or in an unenclosed building sub-floor or roof space**
- a) All flow and return piping
 - b) Cold water supply piping and Relief valve piping - within 500mm of the connection to central water heating system
- Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

			Accredited Practitioner:			Owner / Client:	Drawing Title:	Date:	Status:
			Name			Consumer Building & Occupational Services	First Floor Drainage Plan	2/11/2016	INFORMATION
			Address			Project:		Scale @ A3:	Drawing No.:
			Phone number			Class 1a (Two Storey) Example		1:100	Rev
Rev.	Amendment	Date				2 Example Street, TASMANIA			AI (11 of 25)

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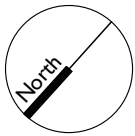


LEGEND & NOTES

- Pb. Plasterboard lining @ 2400AFL (2500AFL in garage)
- Maximum ceiling support spacing = 600mm
- Light switch (2w = 2 way switch)
- MB. Meter box
- SA. Smoke alarm, hard wired with battery backup. To AS 3786 and Part 3.7.2 of current BCA. All smoke alarms to be interconnected.
- External sensor (to meet BCA requirement that external lights be controlled by a daylight sensor)
- DL. Recessed LED downlight (11W)
- 3in1 Combination light, fan & heat lamp unit (4 lamp). 4 x 275W heat lamps (not included in calculation) 1 x 15W fluorescent globe
- FL. Surface mounted 1 x 28W fluorescent fitting
- LED Up/Down exterior wall light (12W) mounted at 1800mm AFL.
- LED Up/Down interior wall light (16W) mounted at 1800mm AFL.
- Dimmer switches to be installed on lights in bedrooms, living and dining areas.
- External lights must be controlled by a daylight sensor (as shown), or have an average light source efficacy of not less than 40 lumens/W.
- Bathroom fans to be fitted with backdraught dampers / shutters and ducted to outside via wall vent.
- See drawing A23 Lighting Calculator for Energy Efficiency compliance.

GROUND FLOOR REFLECTED CEILING PLAN
scale 1:100

			Accredited Practitioner:						
			Name						
			Address						
			Phone number						
Rev.	Amendment		Date						



Owner / Client:
Consumer Building & Occupational Services

Project:
Class 1a (Two Storey) Example
2 Example Street, TASMANIA

Drawing Title:
Ground Floor Reflected Ceiling Plan

Date:
2/11/2016

Scale @ A3:
1:100

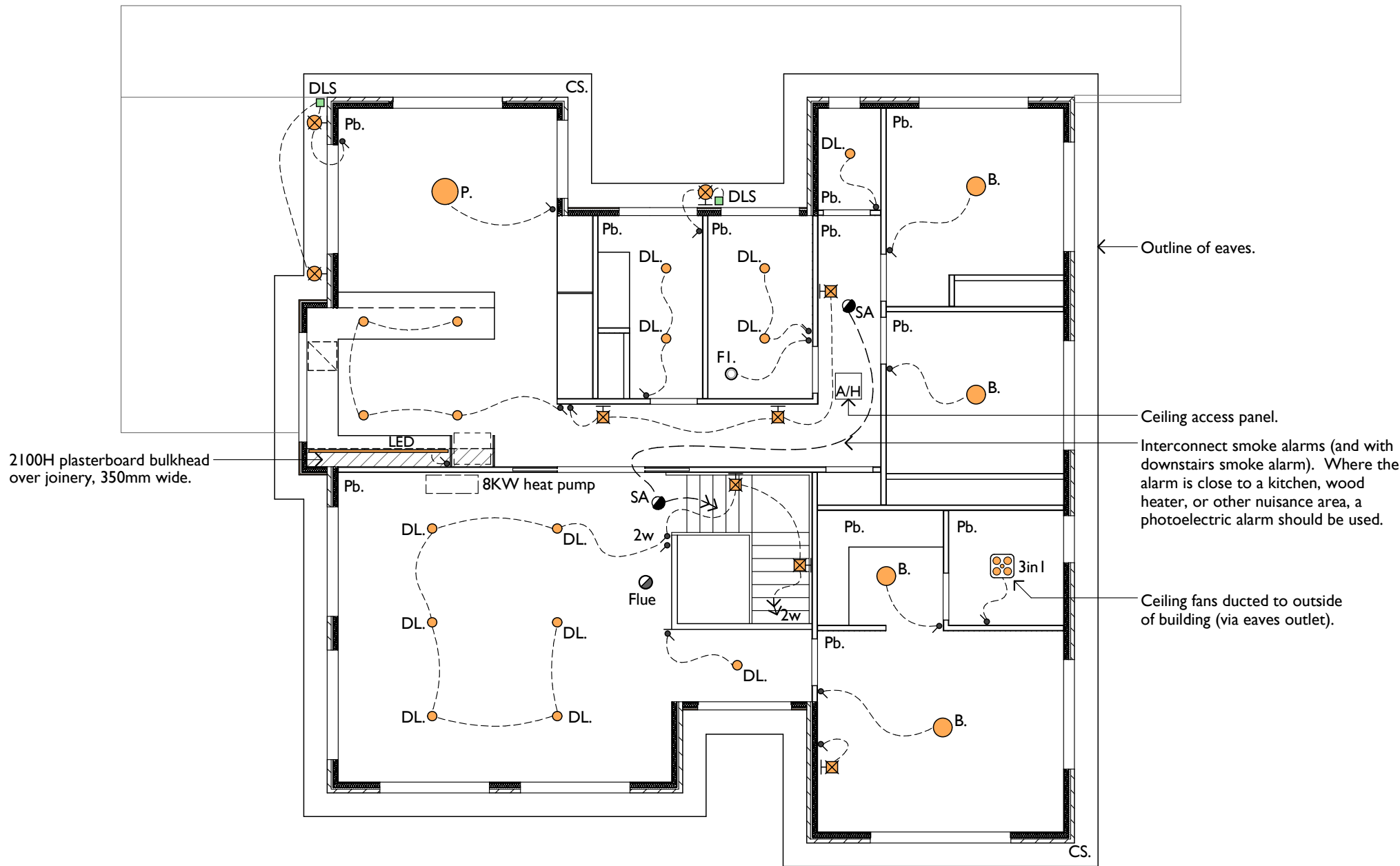
Status:
INFORMATION

Drawing No.:
A12 (12 of 25)

Rev

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FIRST FLOOR REFLECTED CEILING PLAN
scale 1:100

LEGEND & NOTES

- Pb. Plasterboard lining @ 2400AFL
- CS. 4.5mm cement sheet eaves lining with proprietry joining strips
- Maximum ceiling support spacing = 600mm
- Light switch (2w = 2 way switch)
 - SA. Smoke alarm, hard wired with battery backup. To AS 3786 and Part 3.7.2 of current BCA. All smoke alarms to be interconnected.
 - DLS Clipsal 'Sunset Switch' daylight sensor.
 - B. Surface mounted batten light fitting with 11W LED globe
 - P. Suspended pendant light fitting, 11W LED globe
 - DL. Recessed LED downlight (11W)
 - 3in1 Combination light, fan & heat lamp unit (4 lamp). 4 x 275W heat lamps (not included in calculation) 1 x 15W fluorescent globe
 - LED Strip LED lighting below shelf/pelmet (14.4W/m)
 - LED Up/Down exterior wall light (12W) mounted at 1800mm AFL.
 - LED Up/Down interior wall light (16W) mounted at 1800mm AFL.
 - FI. In-line exhaust fan outlet (fan in ceiling), vented to outside via eaves vent.
- Dimmer switches to be installed on lights in bedrooms, living and dining areas.
- External lights must be controlled by a daylight sensor (as shown), or have an average light source efficacy of not less than 40 lumens/W.
- All fans (including kitchen rangehood) vented to outside via eaves and fitted with backdraught dampers / shutters.
- See drawing A23 Lighting Calculator for Energy Efficiency compliance.

Adjustment of minimum R-Value for loss of ceiling insulation (BCA Table 3.12.1.1b):

Minimum R-Value of ceiling insulation required to satisfy BCA 3.12.1.2(a) = R4.6

Total habitable ceiling area:	172m ²
Area of fans / lights:	1.50m ²

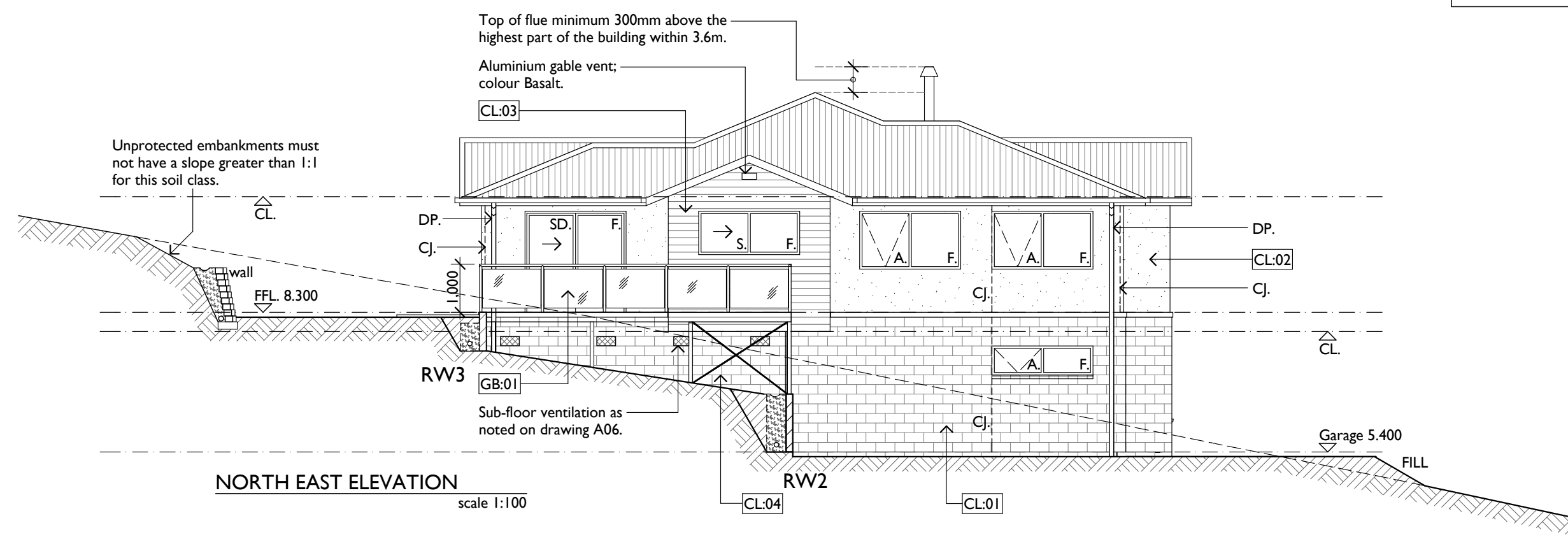
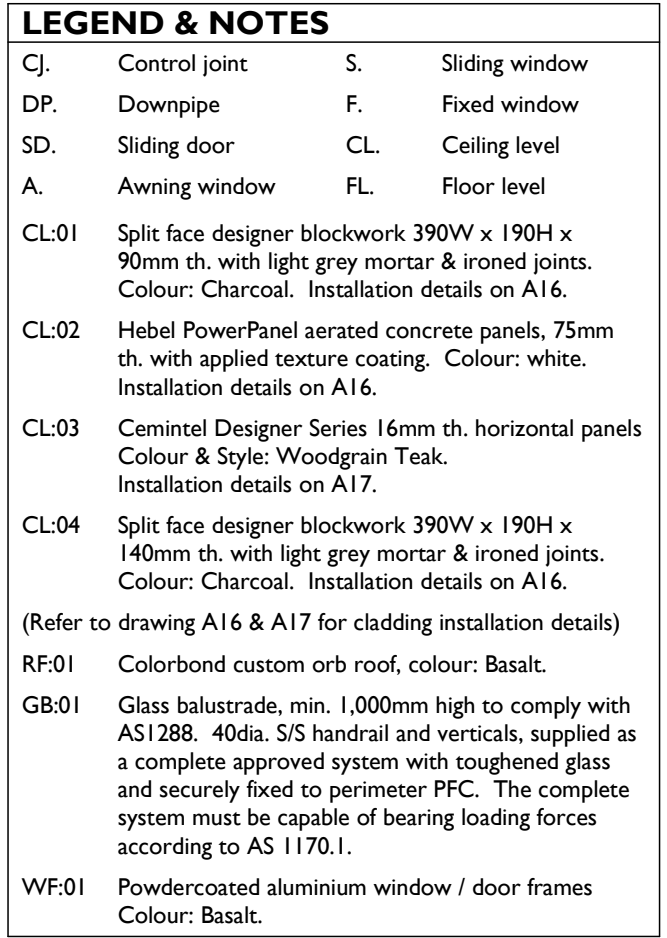
$1.50 / 172 \times 100 = 0.87\%$ of ceiling area uninsulated due to light fittings and fans (see BCA table 3.12.1.1b)


BCA requires upgraded insulation from 4.5 to 5.4.

R6.0 batts required to ceiling

			Accredited Practitioner:			Owner / Client:	Drawing Title:	Date:	Status:
			Name			Consumer Building & Occupational Services	First Floor Reflected Ceiling Plan	2/11/2016	INFORMATION
			Address			Project:		Scale @ A3:	Drawing No.:
			Phone number			Class 1a (Two Storey) Example		1:100	A13
Rev.	Amendment	Date				2 Example Street, TASMANIA			(13 of 25)

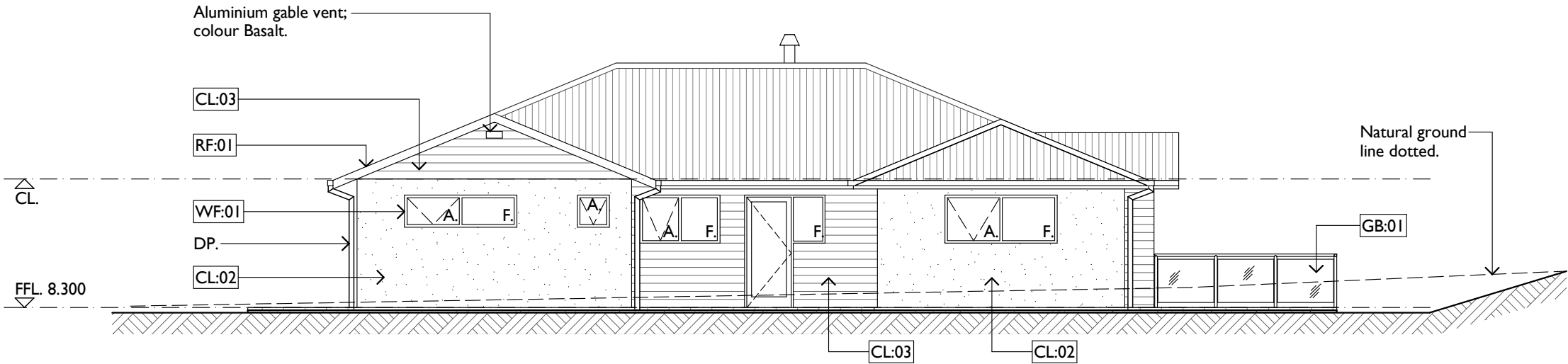
This drawing is representative of the documentation requirements of Schedule I. The content should not be relied upon as accurate for another building project.



			Accredited Practitioner:		 Tasmanian Government	Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: Elevations 01	Date: 2/11/2016	Status: INFORMATION
			Name					Scale @ A3: 1:100	Drawing No.: A14 (14 of 25) <div style="float: right;">Rev</div>
			Address						
			Phone number						
Rev.	Amendment	Date							

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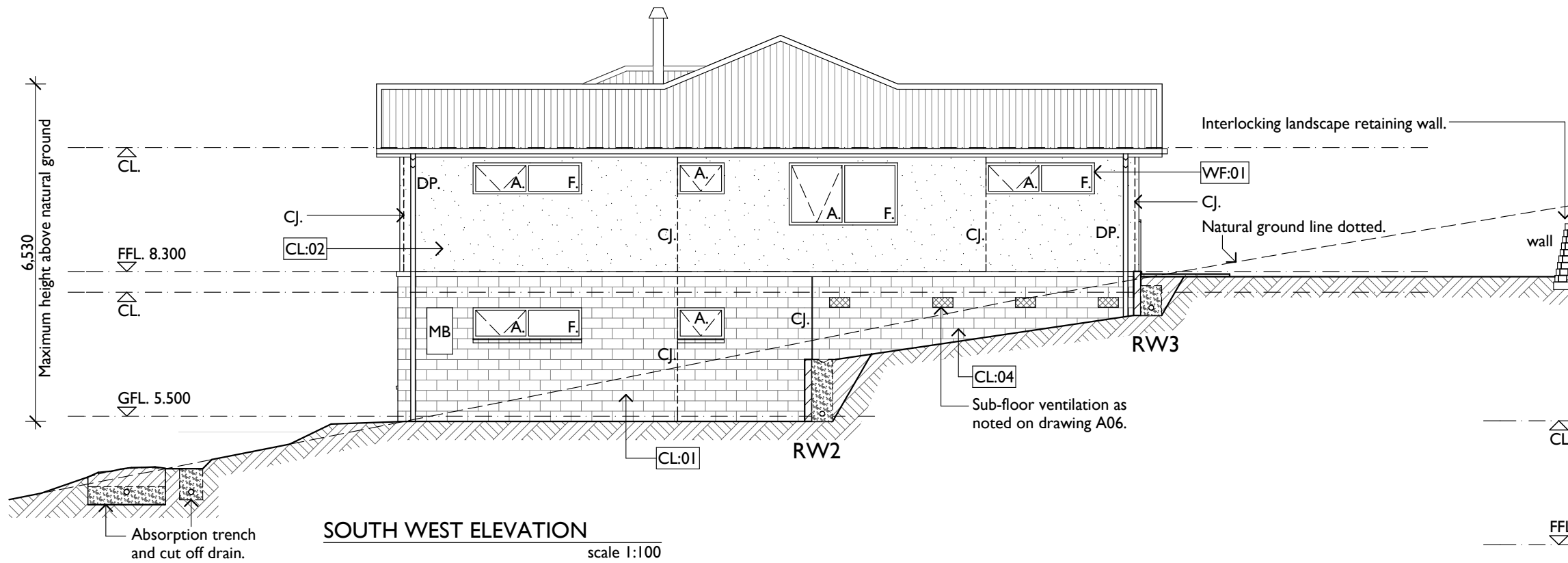


SOUTH EAST ELEVATION

scale 1:100

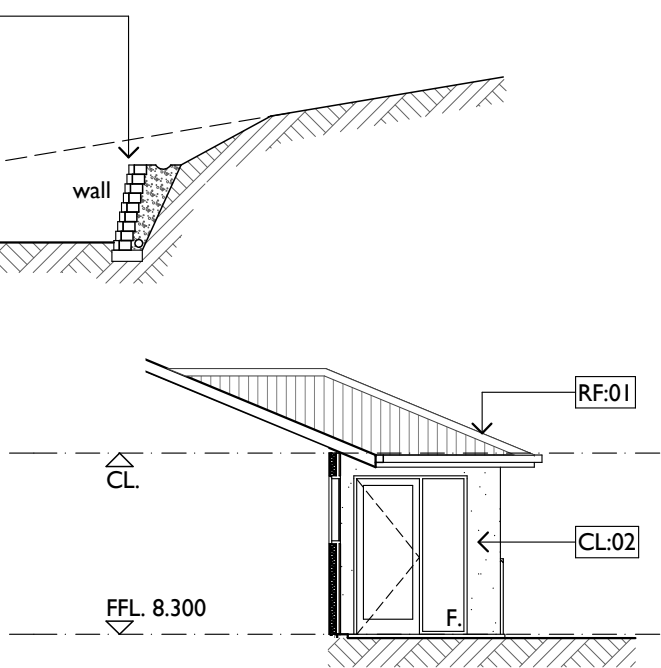
LEGEND & NOTES

- | | | | |
|-----|---------------|-----|----------------|
| CJ. | Control joint | S. | Sliding window |
| DP. | Downpipe | F. | Fixed window |
| SD. | Sliding door | CL. | Ceiling level |
| A. | Awning window | FL. | Floor level |
- CL:01 Split face designer blockwork 390W x 190H x 90mm th. with light grey mortar & ironed joints. Colour: Charcoal. Installation details on A16.
- CL:02 Hebel PowerPanel aerated concrete panels, 75mm th. with applied texture coating. Colour: white. Installation details on A16.
- CL:03 Cemintel Designer Series 16mm th. horizontal panels Colour & Style: Woodgrain Teak. Installation details on A17.
- CL:04 Split face designer blockwork 390W x 190H x 140mm th. with light grey mortar & ironed joints. Colour: Charcoal. Installation details on A16.
- (Refer to drawing A16 & A17 for cladding installation details)
- RF:01 Colorbond custom orb roof, colour: Basalt.
- GB:01 Glass balustrade, min. 1,000mm high to comply with AS1288. 40dia. S/S handrail and verticals, supplied as a complete approved system with toughened glass and securely fixed to perimeter PFC. The complete system must be capable of bearing loading forces according to AS 1170.1.
- WF:01 Powdercoated aluminium window / door frames Colour: Basalt.




SOUTH WEST ELEVATION

scale 1:100



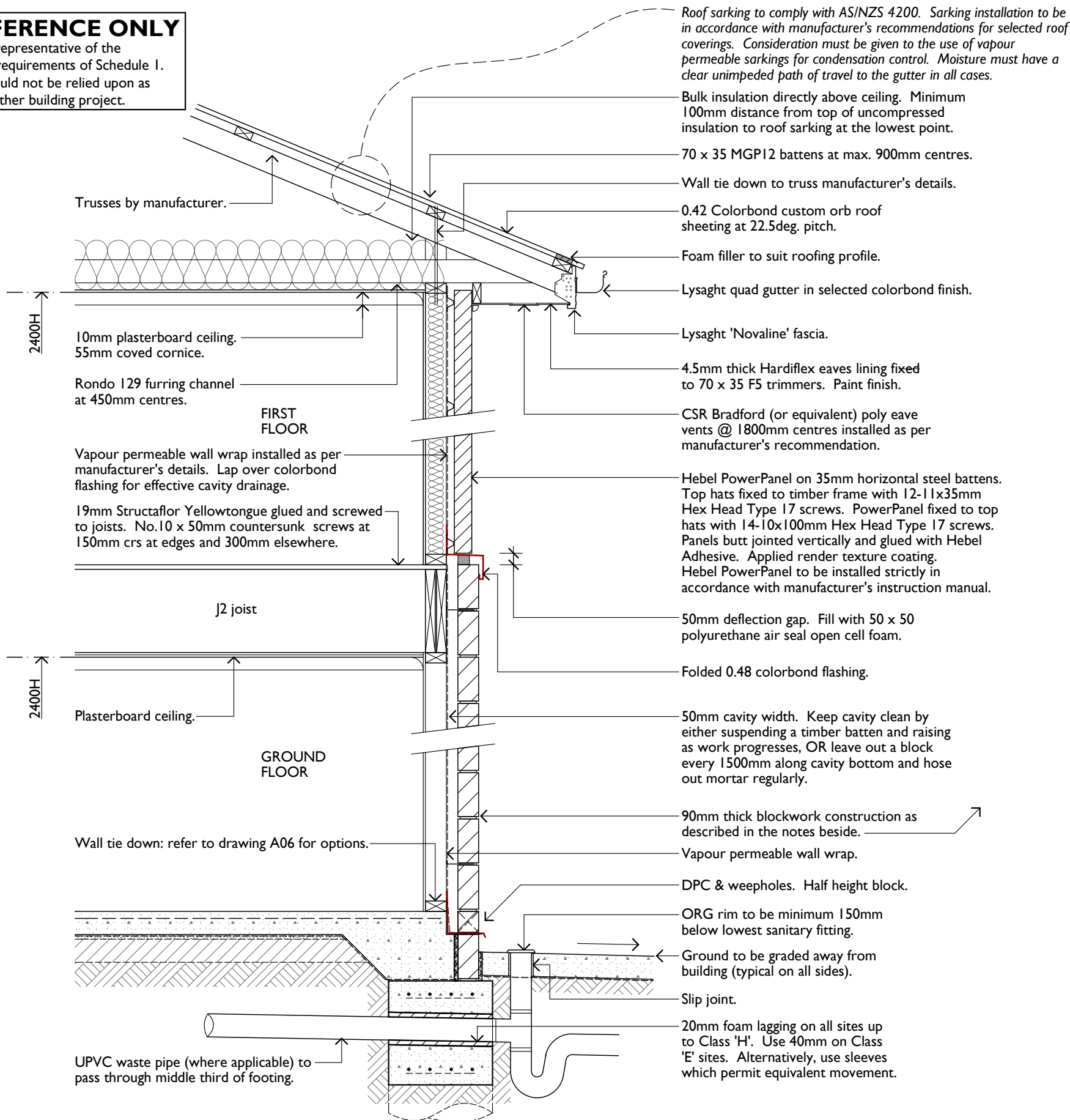
SOUTH WEST PATIO ELEVATION

scale 1:100

Rev.	Amendment	Date	Accredited Practitioner: Name Address Phone number	 Tasmanian Government	Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: Elevations 02	Date: 2/11/2016 Scale @ A3: 1:100	Status: INFORMATION Drawing No.: A15 (15 of 25) Rev
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FOR REFERENCE ONLY

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MASONRY CONSTRUCTION

Blocks and Blocklaying

Blockwork sizes for this building are: 390 x 190 x 90th and 390 x 190 x 140th, as nominated on the plans and elevations. Finish is split face designer block, colour: Charcoal. All blocks to be laid in stretcher bond with ironed joints. (Inside of subfloor walls and rear of retaining walls may have flush joints). Blocks must be kept dry on site and should be laid with the thicker part of the shell uppermost.

Joints

Horizontal and vertical mortar joints should be 10mm thick and should be filled with mortar mix as outlined below.

Mortar Mixtures

M3 applications (above DPC)

1 : 1 : 6 - one part GP cement, one part hydrated lime and six parts block laying sand; or 1 : 0 : 5 with methyl cellulose water thickener.

M4 applications (below DPC)

1 : 1/2 : 4 1/2 - one part GP cement, 1/2 part hydrated lime and 4 1/2 parts block laying sand; or 1 : 0 : 4 with methyl cellulose water thickener.

Do not use brickies loam.

Control / Articulation Joints

10mm wide with compressible backing foam and mastic sealant to AS 3700. Masonry Flexible Anchors at half height and every 600mm above. Blockwork ties either side of joint back to frame at every course. As indicated on plans and elevations, or at no more than 6m centres.

Grouting or Blockfill (Retaining Walls)

Before pouring grout, all mortar droppings should be cleaned out of the vertical cores. Provide clean out openings at the base of the retaining walls for this purpose. Grout to have a compressive strength of 20MPa with cement content not less than 300kg per cubic metre. Placed with a mechanical vibrator.

Wall Ties

R3 Steel ties with 470g/m² galvanising or better. Approved masonry veneer ties are attached to the timber frame at every stud and at the following locations (to comply with AS 3700 clause 4.10):
- Not more than 600mm in each direction
- Adjacent to vertical lateral supports
- Adjacent to control / articulation joints
- Around openings

Screw fix masonry veneer ties to outside of timber frame. The first ties at the bottom should be in the first masonry joint above the timber bottom plate and the last ties at the top should be embedded in the last joint. Double the amount of ties at the top of walls, at intersecting walls and around door and window openings and articulation joints and below an intermediate floor support.

Damp Proof Course (DPC)

Embossed polythene coated aluminium DPC. Laid not less than 150mm above finished ground level or not less than 75mm above finished concrete paths or paving. DPC should extend to be visible at the outer face of the wall.

Weepholes

Provide weepholes to external leaves of cavity walls in the course immediately above flashings, and cavity fill, and at the bottoms of unfilled cavities. Form: Open perpend with corrosion resistant wire mesh inserts, maximum aperture of 2mm. Maximum spacing: 1200mm.

Sub-floor Vents

390 x 190 blockwork vent metal louvred vent @ 1600mm centres, with approved bushfire mesh max. 3mm aperture. Locations as shown on drawing A06, A14 and A15.

Parging & below ground masonry protection

Where masonry walls are located over footings below ground, the junction between footing and masonry should be parged with mortar and the parging and masonry up to just below paving surface (or ground level) given at least two coats of bitumenous sealant such as Hydroseal.

01 TYPICAL WALL SECTION DETAIL

scale 1:20

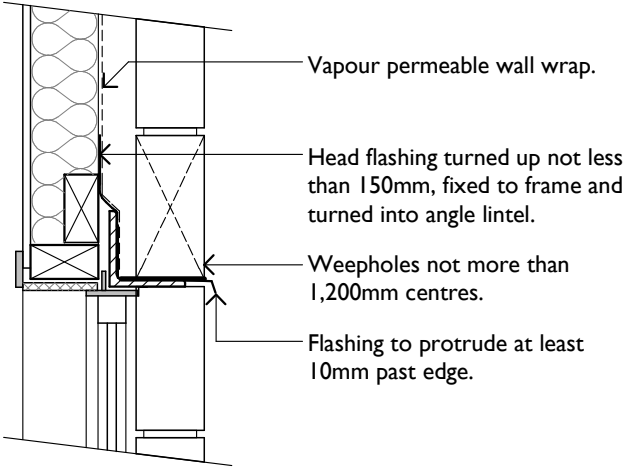
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			Name			Consumer Building & Occupational Services	Construction Details 01	2/11/2016	INFORMATION
			Address			Project:		Scale @ A3:	Drawing No.:
			Phone number			Class 1a (Two Storey) Example		1:20	A16
Rev.	Amendment	Date				2 Example Street, TASMANIA			(16 of 25)

FOR REFERENCE ONLY

This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.

CEMINTEL DESIGNER SERIES (CDS) INSTALLATION DETAILS

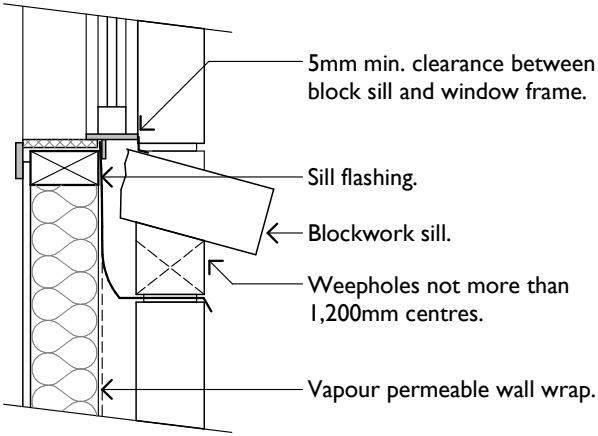
- 1. Base flashing is required to protect the frame / floor junction while allowing ventilation and moisture to freely escape. The flashing must be mitred and sealed and all corners.
 - 2. Steel CDS horizontal panel starter strip over base flashing at the base of the panels. Screwed to base plate at 250mm crs.
 - 3. Install panel fixing clips as per manufacturer's standard details.
 - 4. Leave panels 20mm short of eaves to allow for ventilation and install CDS coloured eaves trim.
 - 5. Refer to manufacturer's standard details for flashings around window and door openings.
- (Cladding system as proposed is compliant to BAL-40)



02 TYPICAL WINDOW HEAD DETAIL

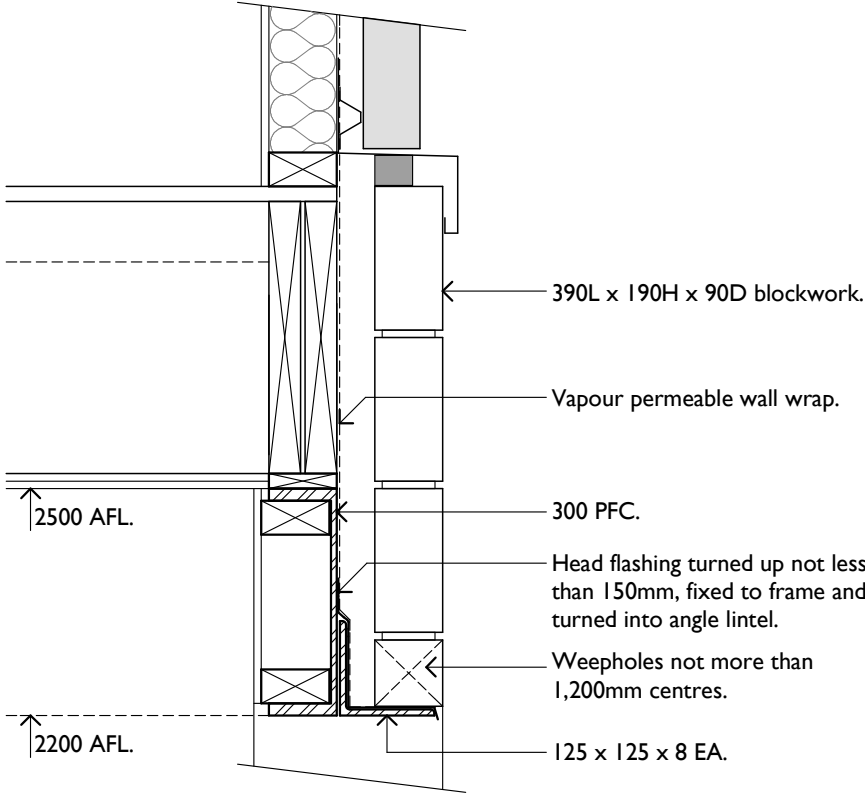
scale 1:10

Weatherproofing of masonry to comply with AS 3700 and AS 4773 Parts 1 and 2.



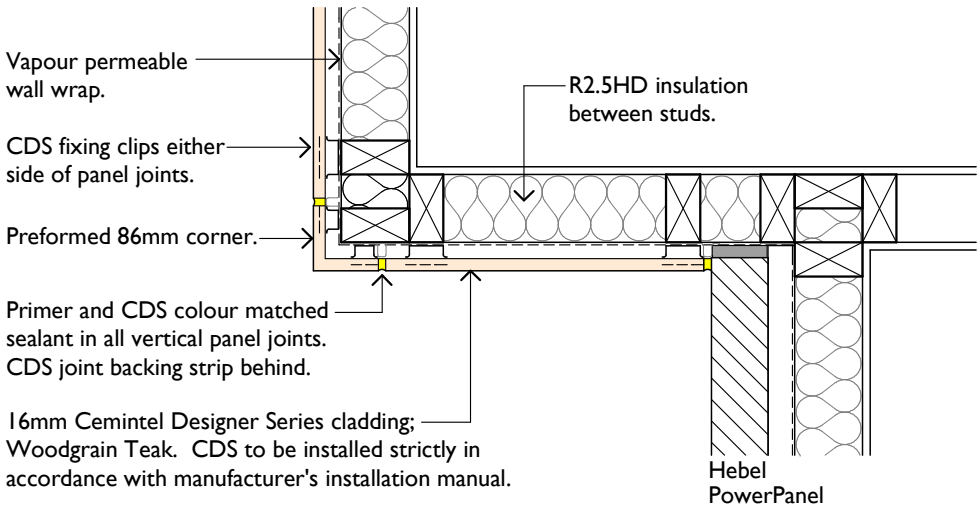
03 TYPICAL WINDOW SILL DETAIL

scale 1:10



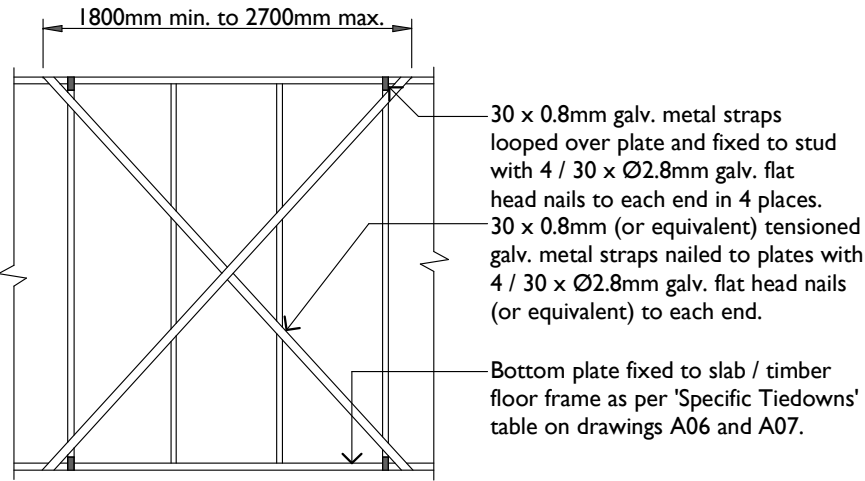
04 GARAGE DOOR HEAD DETAIL

scale 1:10



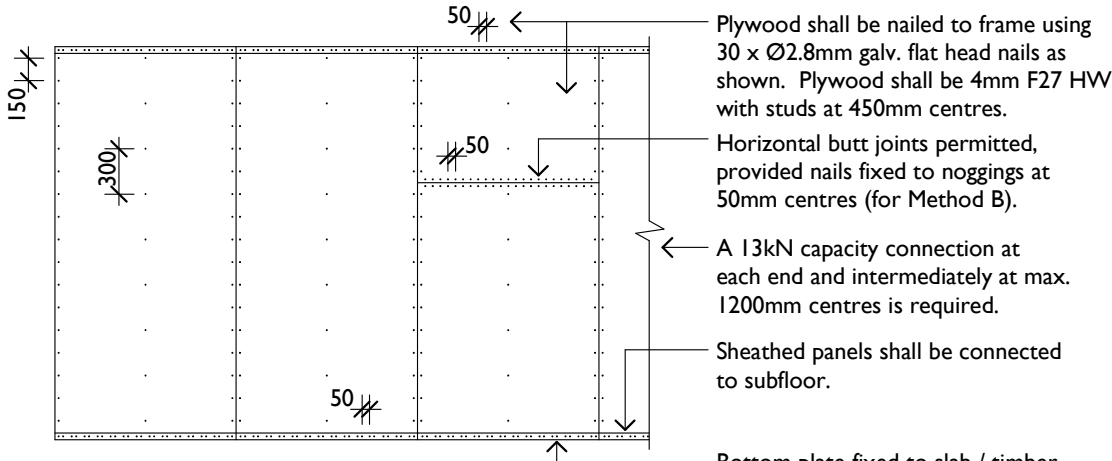
05 CLADDING JUNCTION DETAIL

scale 1:10



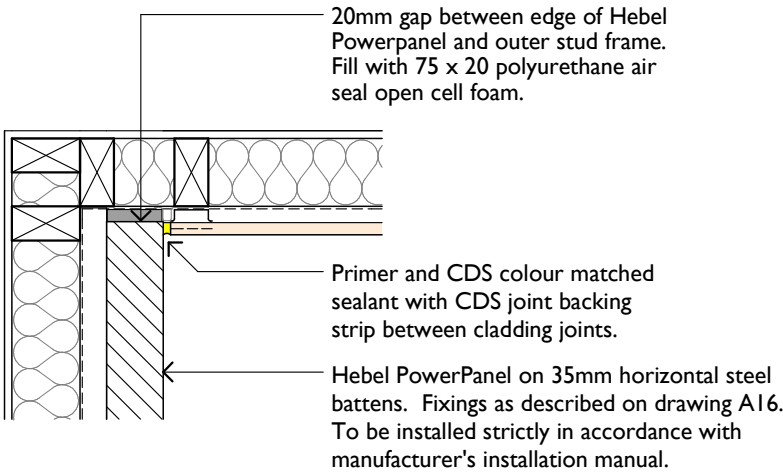
TYPE (d) DOUBLE DIAGONAL TENSIONED METAL STRAP BRACES (3.0kN/m)

scale 1:50



TYPE H(b) PLY BRACING (6.0kN/m)

scale 1:50



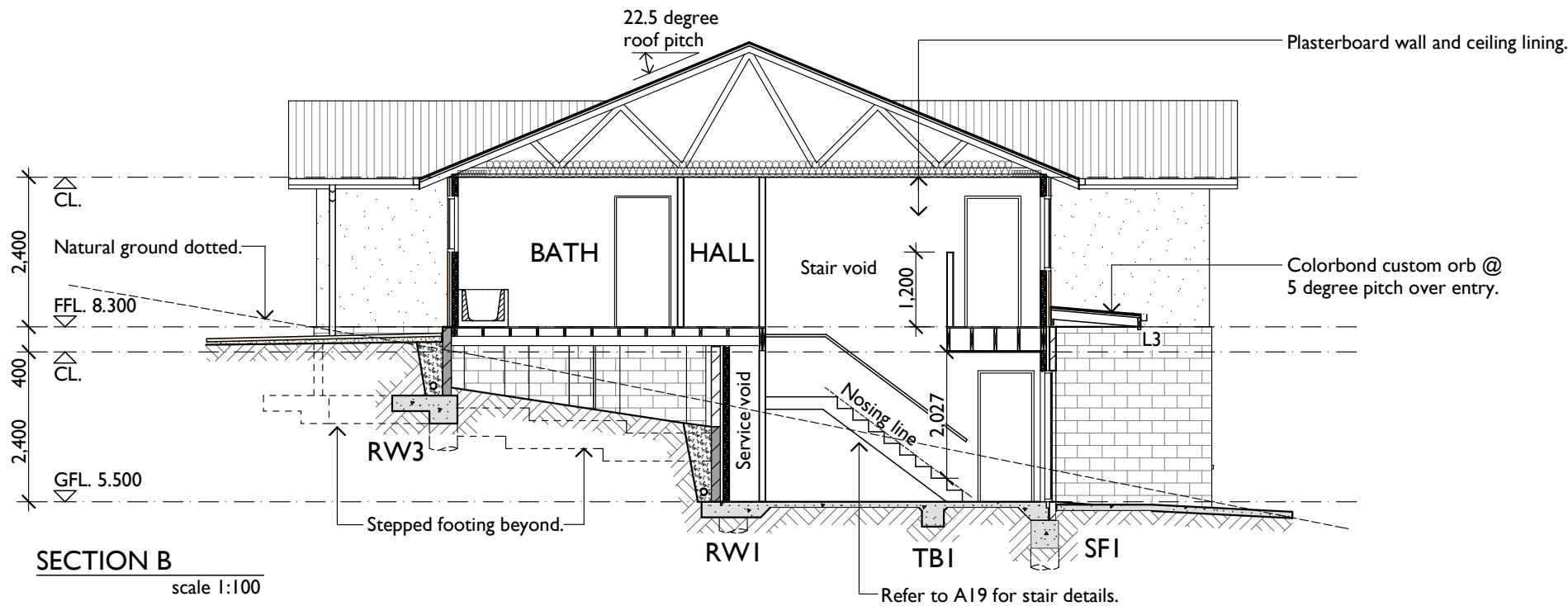
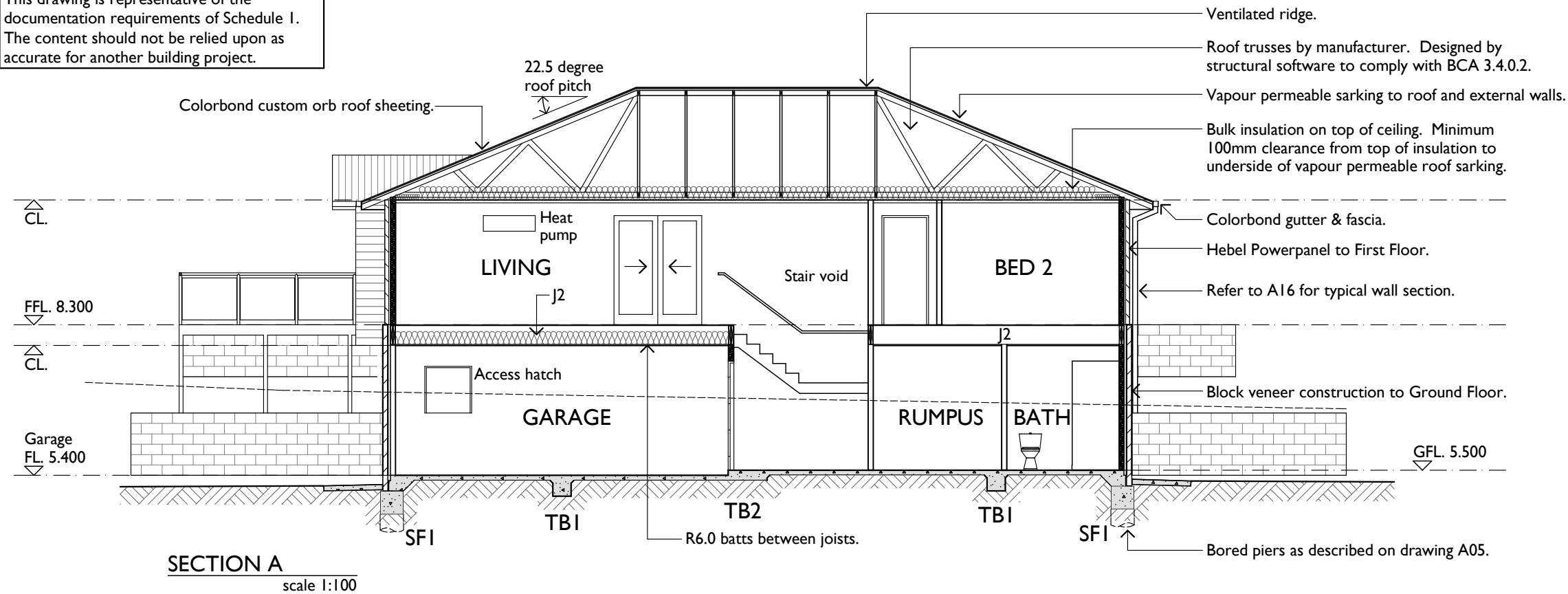
06 CLADDING JUNCTION DETAIL

scale 1:10

			Accredited Practitioner:			Owner / Client:	Drawing Title:	Date:	Status:
			Name			Consumer Building & Occupational Services	Construction Details 02	2/11/2016	INFORMATION
			Address			Project:			
			Phone number			Class 1a (Two Storey) Example			
Rev.	Amendment	Date			2 Example Street, TASMANIA			Scale @ A3: 1:5, 1:10, 1:50	Drawing No.: A17 (17 of 25)

FOR REFERENCE ONLY

This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.



LEGEND & NOTES

Energy Efficiency (Refer BCA 3.12)

A seal to restrict air infiltration must be fitted to each edge of an external door & openable window (including internal garage door). (A window complying with the maximum air infiltration rates specified in AS 2047 need not comply with the above).

A seal for the bottom edge of an external swing door (including internal garage door) must be a draft protection device (Raven or equivalent). Other edges of an external swing door or the edges of an openable window may be a foam or rubber compressible strip, fibrous seal or the like.

Roof, external walls, external floors and openings such as door and window frames must be constructed to minimise air leakage, ie:
- Enclosed by internal lining systems that are close fitting at the ceiling, wall and floor junctions; OR
- Sealed by caulking, skirting, architraves, cornices or the like.

Sarking

Vapour permeable wall wrap installed as per manufacturer's instructions. (Will be specific for different buildings).
Vapour permeable roof sarking installed as per manufacturer's instructions. (Will be specific for different buildings). Water must have a clear unimpeded path of travel to the gutter.

Condensation

Reference should be made to the ABCB Condensation in Buildings Handbook 2014 (download from www.abcb.gov.au), and Condensation in Buildings Tasmanian Designers' Guide (by Building Standards and Occupational Licensing)
It is the Designer / Architect's responsibility to consider condensation control.

Insulation Requirements (Climate Zone 7)


External walls:	R2.8 required
BCA value for block veneer construction:	R0.56
Vapour permeable sarking (facing cavity):	R0.43
R2.5 wall batts:	R2.4
	R3.49 achieved
Roof & ceiling:	R4.6 required
(based on Solar Absorptance value of 0.45):	
BCA value for pitched roof & flat ceiling:	R0.21
Vapour permeable sarking (ventilated roof space):	R0.59
R6.0 batts on top of ceiling:	R6.0
	R6.8 achieved
Concrete slab on ground:	0 required
(Not required unless containing an in-slab heating system)	

Garage

Refer to A03 Floor Plan for location of R2.5 insulation to walls separating Garage from the dwelling. No other insulation is required to external garage walls.
No insulation is required to garage ceiling, but has been shown for this project.

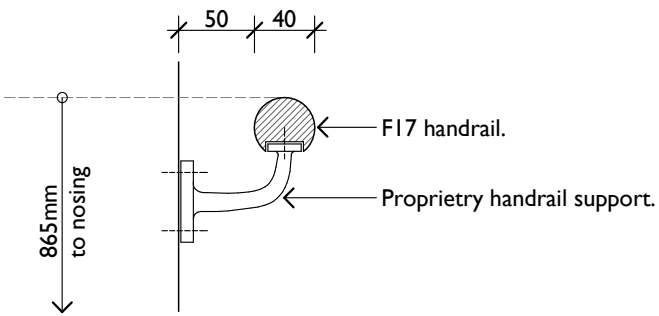
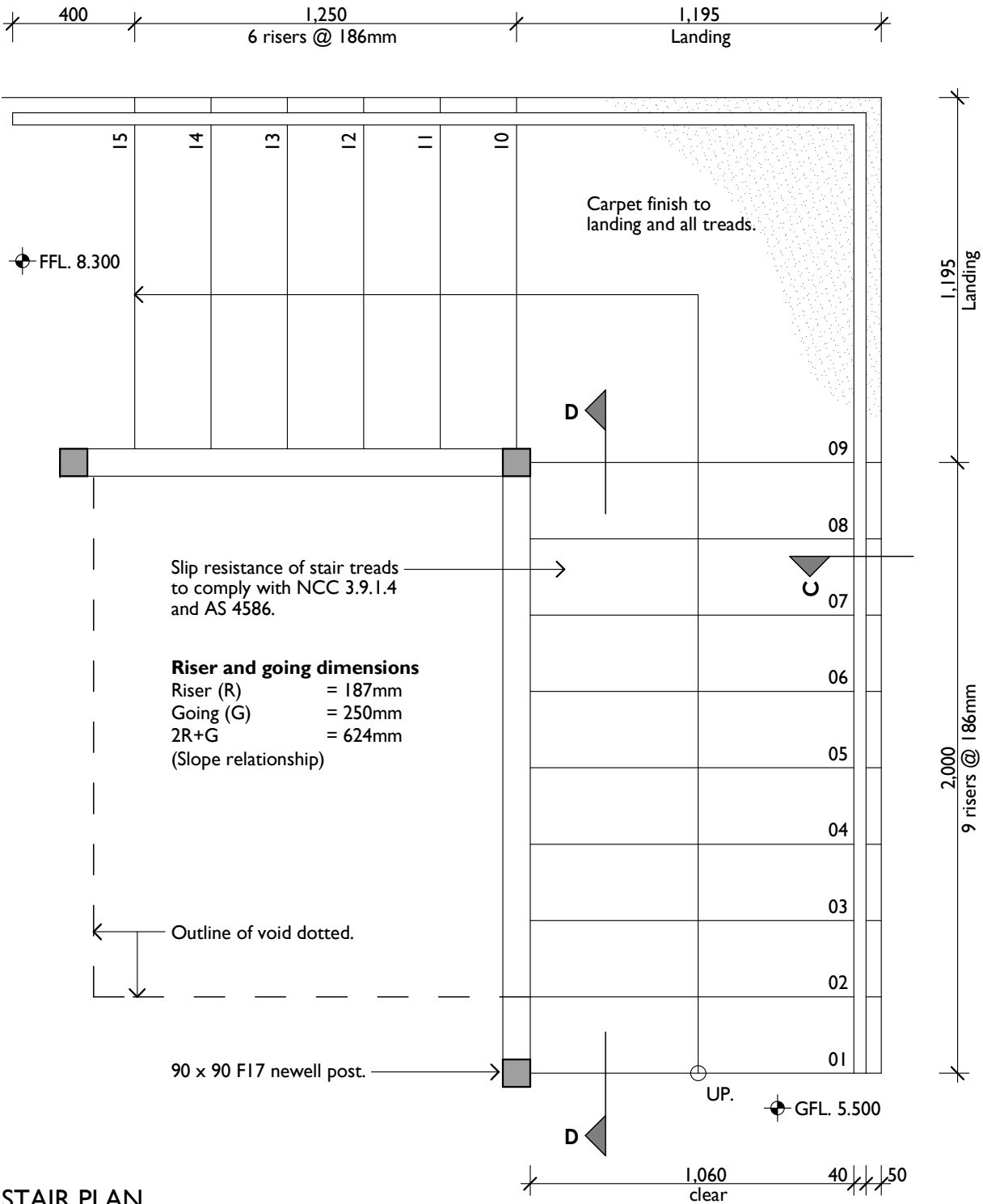
Complies with minimum 6 star requirements of BCA 2014.
Refer also to separate Energy Assessment (required, but not provided with this example drawing set).

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE BUILDING CODE OF AUSTRALIA, COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

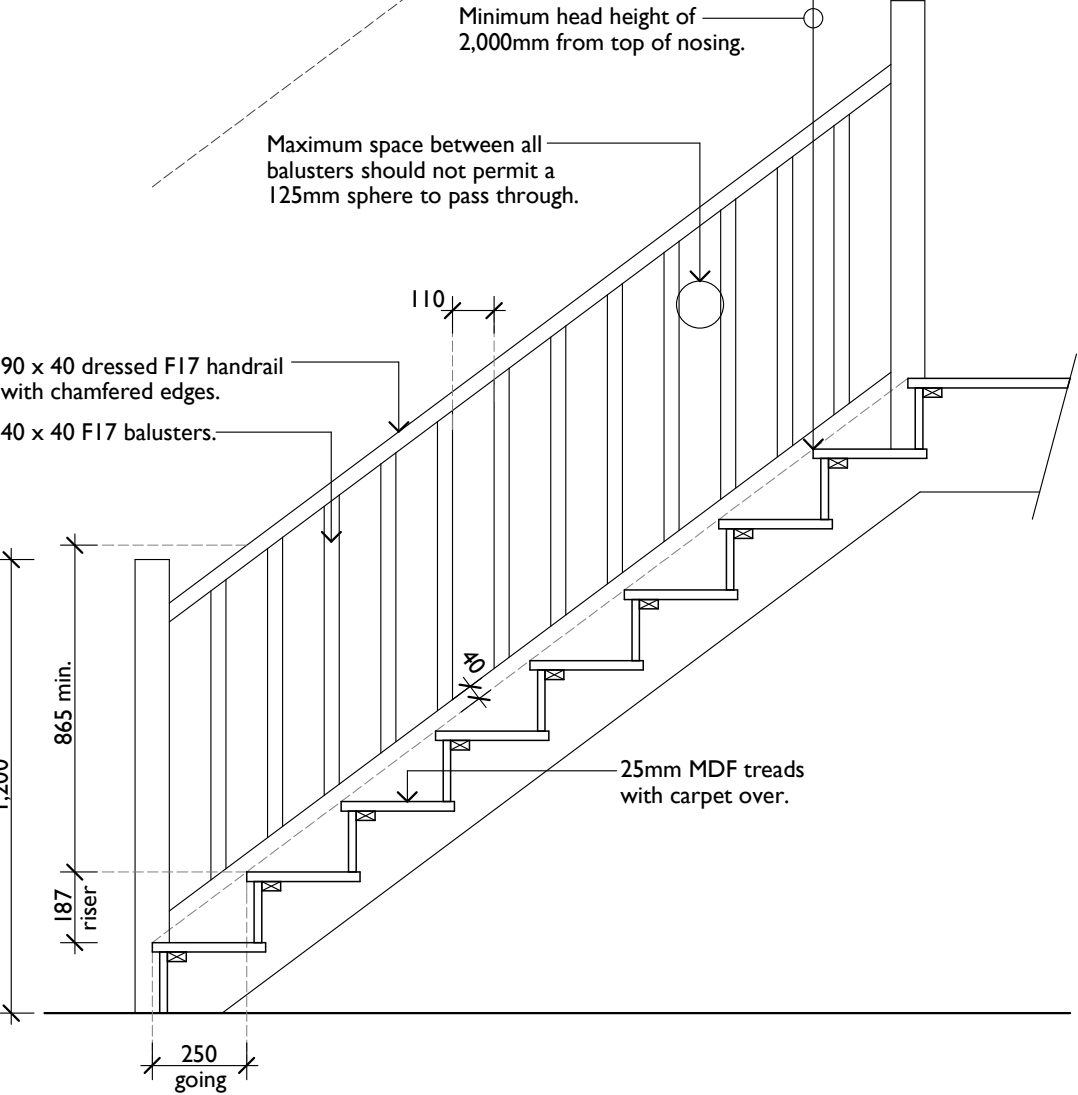
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			Address			Project:			
			Phone number			Class 1a (Two Storey) Example			
Rev.	Amendment	Date			2 Example Street, TASMANIA			Scale @ A3: 1:100	Drawing No.: A18 (18 of 25) Rev

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HANDRAIL SECTION C scale 1:5



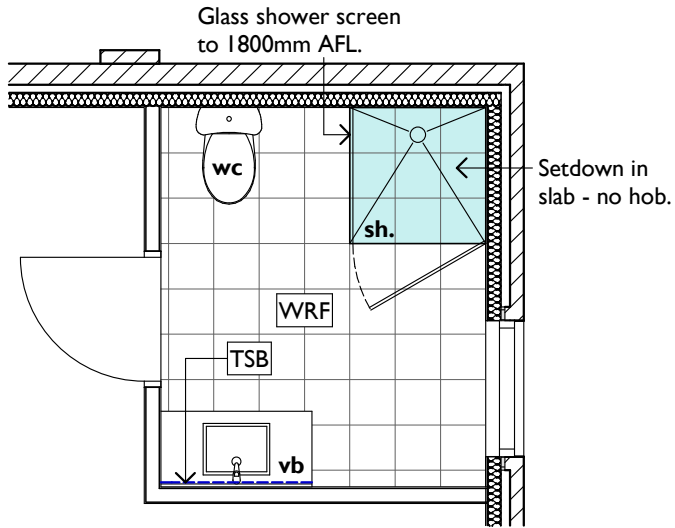
STAIR SECTION D scale 1:20

Note:
The balustrade must be capable of bearing loading forces according to AS 1170.1.

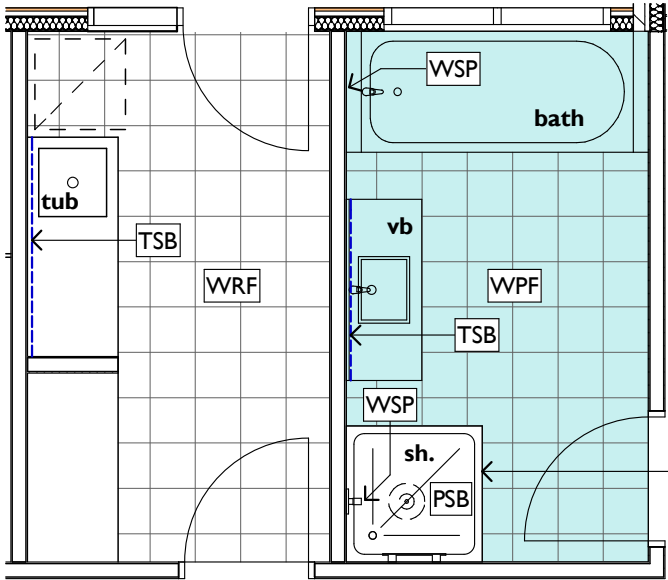
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			Phone number			Class 1a (Two Storey) Example			
Rev.	Amendment	Date				2 Example Street, TASMANIA		Scale @ A3: 1:20, 1:5	Drawing No.: A19 (19 of 25) Rev

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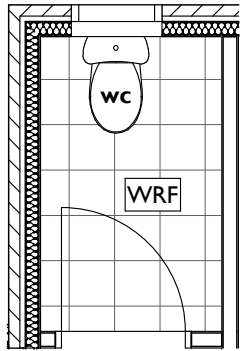


GROUND FLOOR BATHROOM
Concrete floor scale 1:50

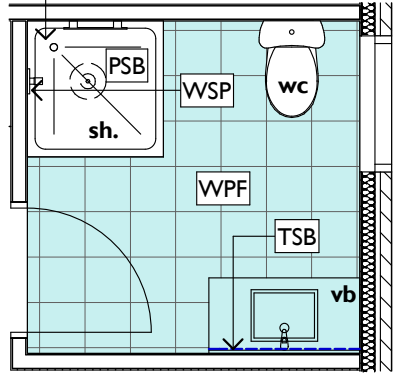


FIRST FLOOR LAUNDRY / BATHROOM
Timber floor scale 1:50

Waterproof membrane not required below pre-formed shower bases, but still required at wall to wall junction, wall to floor junction and penetrations (including floor waste)



FIRST FLOOR WC
Timber floor scale 1:50



FIRST FLOOR ENSUITE
Timber floor scale 1:50

Waterproof means the property of a material that does not allow moisture to penetrate through it.

Water resistant means the property of a system or material that restricts moisture movement and will not degrade under conditions of moisture.

LEGEND & NOTES

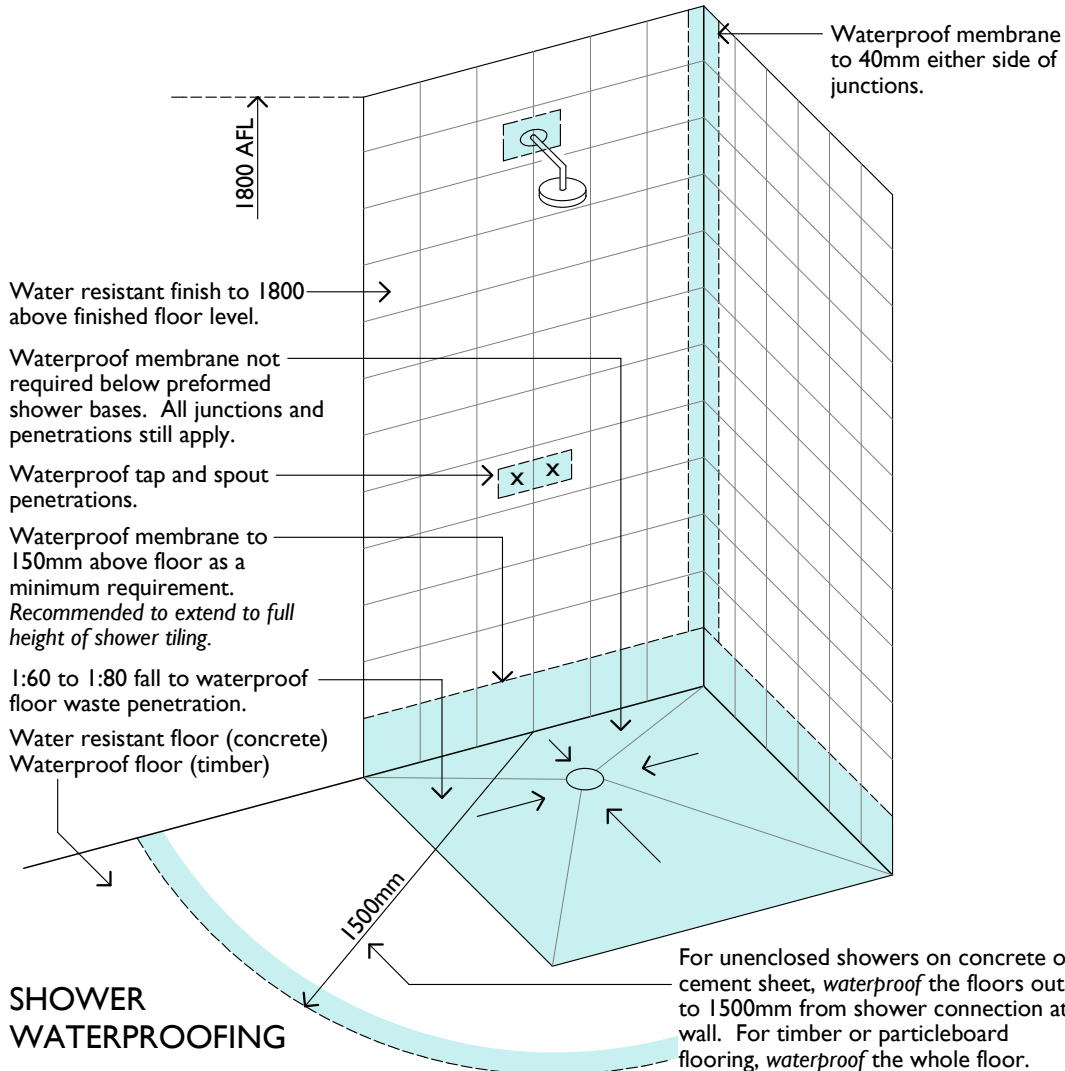
- WRF Water resistant floor
- WPF Waterproof floor
- TSB Tiled splash back (150mm high ceramic)
- WSP Waterproof spout penetration
- PSB Preformed shower base
- Villaboard wall lining to all Wet Area walls.

Wet Areas (To comply with BCA 3.8.1.2 and AS 3740)


Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (applies to Bathrooms and Ensuite)					
With preformed shower base	N/A	Water resistant walls in shower area to 1800mm minimum above FFL. Ceramic tiles.	Waterproof wall junctions within shower area. Membrane 'M01'.	Waterproof wall / floor junctions within shower area. Membrane 'M01'.	Waterproof floor penetrations within shower area with Membrane 'M01'.
With step down	Waterproof floor in shower area including step down (M01)	Waterproof (M01) all walls in shower area to 150mm above FFL. Water resistant to 1800mm AFL.	Waterproof wall junctions within shower area with Membrane 'M01'.	Waterproof wall / floor junctions within shower area with Membrane 'M01'.	Waterproof tap and spout penetrations with 'Waterbar' tap penetration flange and silicone.
Area outside shower area (applies to Bathrooms and Ensuite)					
Timber floor	Waterproof floor of the room. Membrane 'M02'.	N/A	N/A	Waterproof wall / floor junctions. Membrane 'M02'.	N/A
Concrete floor	Water resistant floor of the room. Ceramic floor tiles.	N/A	N/A	Waterproof wall / floor junctions. Membrane 'M02'.	
Area adjacent to bath (applies to Bathroom)					
Timber floor	Waterproof floor of the room. Membrane 'M01'	a) 150mm min. high ceramic tile splashback to perimeter of bath b) Ceramic tile upstand from floor level to underside lip of bath.	White silicone to junctions within 150mm above bath (3 x walls).	Ceramic tile upstand to extent of bath.	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.
Other areas					
Laundry and WC	Water resistant floor of the room. Cf tiles.	N/A	N/A	Waterproof wall / floor junctions. Membrane 'M02'	N/A
Walls adjoining sink, basin or laundry tub	N/A	150mm min. high ceramic tiled splashback for extent of vessel, where the vessel is within 75mm of a wall.	Waterproof wall junction where vessel is fixed to a wall with silicone.	N/A	Waterproof tap and spout penetrations if within splashback with 'Waterbar' tap penetration flange and silicone.

KEY

Membrane 'M01': Dunlop (or similar) shower waterproofing kit complete with reinforcing mat, primer, neutral cure silicone and membrane to manufacturer's recommendations.
Membrane 'M02': Dunlop (or similar) water based acrylic polyurethane membrane applied by either brush or roller in a consistent thickness to manufacturer's recommendations.



SHOWER WATERPROOFING

		Accredited Practitioner: Name Address Phone number		Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: Waterproofing Details	Date: 2/11/2016	Status: INFORMATION
Rev.	Amendment					Scale @ A3: 1:50, 1:20	Drawing No.: A20 (20 of 25)
							Rev

FOR REFERENCE ONLY

This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.

Windows (to be read with Glazing Calculator)					Wind Rating N3				
No.	Window Size	Setout	Operation	Opening size	Glass Values	Glass Type	Frame	Orientation	Notes
W01	600H x 2100W	Sill @ 1500 Head @ 2100	Awning	0.90m ²	Refer to Energy Assessment	Clear double glazing	Themally broken aluminium	North-East	
W02	2100H x 550W	Sill @ FL Head @ 2100	Fixed sidelight (beside door)	0.00m ²		Clear double glazing	Themally broken aluminium	North-West	Sidelight to Entry door
W03	1500H x 2700W	Sill @ 600 Head @ 2100	Awning	0.70m ²		Clear double glazing	Themally broken aluminium	North-West	
W04	600H x 2100W	Sill @ 1500 Head @ 2100	Awning	0.63m ²		Clear double glazing	Themally broken aluminium	South-West	
W05	600H x 900W	Sill @ 1500 Head @ 2100	Awning	0.27m ²		White translucent double glazed Grade A toughened laminated safety glass	Themally broken aluminium	South-West	
W06	600H x 900W	Sill @ 1500 Head @ 2100	Awning	0.27m ²		White translucent double glazed Grade A toughened laminated safety glass	Themally broken aluminium	South-West	
W07	1200H x 2100W	Sill @ 900 Head @ 2100	Awning	0.72m ²		Clear double glazing	Themally broken aluminium	South-West	Protect as described in Legend and Notes.
W08	600H x 2100W	Sill @ 1500 Head @ 2100	Awning	0.36m ²		Clear double glazing	Themally broken aluminium	South-West	
W09	600H x 2100W	Sill @ 1500 Head @ 2100	Awning	0.36m ²		Clear double glazing	Themally broken aluminium	South-East	
W10	600H x 600W	Sill @ 1500 Head @ 2100	Awning	0.35m ²		White translucent double glazing	Themally broken aluminium	South-East	
W11	900H x 1500W	Sill @ 1200 Head @ 2100	Awning	0.67m ²		Clear double glazing	Themally broken aluminium	South-East	
W12	900H x 600W	Sill @ 1200 Head @ 2100	Awning (beside door)	0.54m ²		Clear double glazing	Themally broken aluminium	South-East	Sidelight to Laundry door
W13	2100H x 600W	Sill @ FL Head @ 2100	Fixed sidelight (beside door)	0.00m ²		Clear double glazing	Themally broken aluminium	South-West	Sidelight to Dining door
W14	900H x 2100W	Sill @ 1200 Head @ 2100	Awning	0.94m ²		Clear double glazing	Themally broken aluminium	South-East	
W15	900H x 2100W	Sill @ 1200 Head @ 2100	Sliding	0.94m ²		Clear double glazing	Themally broken aluminium	North-East	
W16	1200H x 2100W	Sill @ 900 Head @ 2100	Awning	1.26m ²		Clear double glazing	Themally broken aluminium	North-East	
W17	1200H x 2100W	Sill @ 900 Head @ 2100	Awning	1.26m ²		Clear double glazing	Themally broken aluminium	North-East	
W18	1200H x 2100W	Sill @ 900 Head @ 2100	Awning	1.26m ²		Clear double glazing	Themally broken aluminium	North-West	
W19	1200H x 2100W	Sill @ 900 Head @ 2100	Awning	1.26m ²		Clear double glazing	Themally broken aluminium	North-West	
W20	1200H x 1800W	Sill @ 900 Head @ 2100	Fixed	0.00m ²		Clear double glazing	Themally broken aluminium	North-West	
W21	1200H x 2700W	Sill @ 900 Head @ 2100	Awning	0.43m ²		Clear double glazing	Themally broken aluminium	North-West	Protect as described in Legend and Notes.
W22	600H x 2100W	Sill @ 1500 Head @ 2100	Awning	0.63m ²		Clear double glazing	Themally broken aluminium	South-West	Protect as described in Legend and Notes.
Glazed Doors									
D01	2100H x 920W	Sill @ FL Head @ 2100	Swinging door	1.93m ²	Refer to Energy Assessment	Clear double glazed Grade A toughened laminated safety glass Outer layer min. 5mm thick.	Themally broken aluminium	North-West	Opaque band (see Typical Notes)
D02	2100H x 820W	Sill @ FL Head @ 2100	Swinging door	1.72m ²		Clear double glazed Grade A toughened laminated safety glass Outer layer min. 5mm thick.	Themally broken aluminium	South-West	Opaque band (see Typical Notes)
D03	2100H x 820W	Sill @ FL Head @ 2100	Swinging door	1.72m ²		Clear double glazed Grade A toughened laminated safety glass Outer layer min. 5mm thick.	Themally broken aluminium	South-East	Opaque band (see Typical Notes)
D04	2100H x 2100W	Sill @ FL Head @ 2100	Sliding door	2.20m ²		Clear double glazed Grade A toughened laminated safety glass Outer layer min. 5mm thick.	Themally broken aluminium	North-East	Opaque band (see Typical Notes)

LEGEND & NOTES

Refer to A14 & A15 Elevations for window positions and styles.

Flyscreens to be fitted to all openable windows and doors.

Refer to Energy Assessment for glazing U-Value and SHGC requirements (required, but not provided with this example drawing set).

Glazing types available in Tasmania can be accessed at www.wers.net.

Shower Screens

1800H Semi-frameless shower screens to comply with BCA Table 3.6.5. & AS1288. Minimum 4mm thick Grade A toughened safety glass, labelled to comply with industry standards.

Opaque Bands

Where glazed doors or side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible as follows:

- Marking in the form of an opaque band not less than 20mm in height;
- The upper edge is not less than 700mm above the floor;
- The lower edge is not more than 1200mm above the floor.

Flashings to Wall Openings

All openings must be adequately flashed using materials that comply with AS/NZS 2904.

Refer to drawing A17 for window head and sill details. Flashing to be installed with glazing manufacturer's specifications for brick veneer construction.

Protection of openable windows

A window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath.

Protect the windows (identified in the table beside) by one of the following methods:


- a) a device capable of restricting the window opening; or
- b) a screen with secure fittings.

The device or screen must:

- a) Not permit a 125mm sphere to pass through the window opening or screen; and
- b) Resist an outward horizontal action of 250N against the:
 - window restrained by a device; or
 - screen protecting the opening; and
- c) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288.

Natural Light and Ventilation						
PART 3.8.4 LIGHT Minimum 10% of the floor area of a habitable room required (natural light).						
PART 3.8.5 VENTILATION Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for a sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).						
Room	Area	Window no.	Light required	Light achieved	Ventilation required	Ventilation achieved
Rumpus Kitchen / Dining	25.50m ² 30.70m ²	W03, W04 D03, W13, W14, D04, W15	2.55m ² 3.07m ²	4.50m ² 11.20m ²	1.27m ² 1.53m ²	1.33m ² 5.80m ²
Living	54.00m ²	W16, W17, W18, W19, W20	5.40m ²	12.24m ²	2.70m ²	5.04m ²
Bedroom 1 Bedroom 2 Bedroom 3	18.20m ² 10.5m ² 11.6m ²	W21, W22 W07 W08, W09	1.82m ² 1.05m ² 1.16m ²	4.50m ² 1.26m ² 2.52m ²	0.91m ² 0.52m ² 0.58m ²	1.34m ² 0.72m ² 0.72m ²

			Accredited Practitioner: Name Address Phone number			Owner / Client: Consumer Building & Occupational Services Project: Class 1a (Two Storey) Example 2 Example Street, TASMANIA	Drawing Title: Window & Glazed Door Schedule	Date: 2/11/2016	Status: INFORMATION
								Scale @ A3: 1:100	Drawing No.: A21 (21 of 25) Rev
Rev.	Amendment	Date							

FOR REFERENCE ONLY

This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.

GROUND FLOOR
GLAZING CALCULATOR

NCC VOLUME TWO GLAZING CALCULATOR (first issued with NCC 2014)

Building name/description
2 Example Street, TAS

Climate zone
7

CONSTANTS

C_U5.486

C_{SHGC}0.189

Storey
Ground

Floor Construction
Direct contact

Area
103m²

Wall insulation option chosen for 3.12.1.4
No wall insulation concession used

Air Movement
Standard

Area of storey
103m²

Area of glazing
10.2m² (10% of area of storey)

ALLOWANCES

C_U (only)5.5

C_{SHGC} X Area19.5

Number of rows for table below11 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS								SHADING		CALCULATION DATA			CALCULATED OUTCOMES - OK (if inputs are valid)			
Glazing element		Orientation		Size		Performance		P&H or device		Exposure		Size	Conductance - PASSED		Solar heat gain - PASSED	
ID	Description (optional)	Facing sector	Height (m)	Width (m)	Area (m²)	Total System U-Value (AFRC)	Total System SHGC (AFRC)	P (m)	H (m)	P/H	Es	Area used (m²)	U x area / winter access	Element share of % of allowance used	SHGC x Es x area	Element share of % of allowance used
1	W01	NE	0.60	2.10		2.60	0.55	0.45	3.60	0.06	1.03	1.26	0.52	12% of 77%	0.7	15% of 25%
2	W02	NW	2.10	0.55		2.60	0.55	1.35	2.40	0.56	0.53	1.16	0.48	11% of 77%	0.3	7% of 25%
3	W03	NW	1.50	2.70		2.60	0.55	0.45	5.10	0.04	1.08	4.05	1.67	40% of 77%	2.4	50% of 25%
4	W04	SW	0.60	2.10		2.60	0.55	0.45	3.50	0.06	0.80	1.26	0.52	12% of 77%	0.6	11% of 25%
5	W05	SW	0.60	0.90		2.60	0.55	0.45	3.50	0.06	0.80	0.54	0.22	5% of 77%	0.2	5% of 25%
6	D01	NW	2.10	0.92		2.60	0.55	1.35	2.40	0.56	0.53	1.93	0.80	19% of 77%	0.6	12% of 25%
7																
8																
9																
10																
11																

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

If inputs (including air movement levels) are valid

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FIRST FLOOR
GLAZING CALCULATOR

Storey
First

Floor Construction
Direct contact

Area
185m²

Wall insulation option chosen for 3.12.1.4
No wall insulation concession used

Air Movement
Standard

Area of storey
185m²

Area of glazing
37.5m² (20% of area of storey)

ALLOWANCES

C_U (only)4.9

C_{SHGC} X Area31.5

Number of rows for table below20 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS							SHADING		CALCULATION DATA			CALCULATED OUTCOMES				
Glazing element		Orientation		Size		Performance		P&H or device		Exposure		Size	Conductance - FAILED		Solar heat gain - PASSED	
						Total System U-Value (AFRC)	Total System SHGC (AFRC)	P (m)	H (m)	P/H	Es	Area used (m²)	U x area / winter access	Element share of % of allowance used	SHGC x Es x area	Element share of % of allowance used
ID	Description (optional)	Facing sector	Height (m)	Width (m)	Area (m²)											
1	W06	SW	0.60	0.90		2.60	0.55	0.45	0.70	0.64	0.46	0.54	0.08	1% of 118%	0.1	1% of 43%
2	W07	SW	1.20	2.10		2.60	0.55	0.45	1.30	0.35	0.59	2.52	0.39	7% of 118%	0.8	6% of 43%
3	W08	SW	0.60	2.10		2.60	0.55	0.45	0.70	0.64	0.46	1.26	0.19	3% of 118%	0.3	2% of 43%
4	W09	SE	0.60	2.10		2.60	0.55	0.45	0.70	0.64	0.49	1.26	0.19	3% of 118%	0.3	3% of 43%
5	W10	SE	0.60	0.60		2.60	0.55	0.45	0.70	0.64	0.49	0.36	0.06	1% of 118%	0.1	1% of 43%
6	W11	SE	0.90	1.50		2.60	0.55	0.45	1.00	0.45	0.56	1.35	0.21	4% of 118%	0.4	3% of 43%
7	W12	SE	0.90	0.60		2.60	0.55	0.45	1.00	0.45	0.56	0.54	0.08	1% of 118%	0.2	1% of 43%
8	W13	SW	2.10	0.60		2.60	0.55	0.45	0.70	0.64	0.46	1.26	0.19	3% of 118%	0.3	2% of 43%
9	W14	SE	0.90	2.10		2.60	0.55	0.45	1.00	0.45	0.56	1.89	0.29	5% of 118%	0.6	4% of 43%
10	W15	NE	0.90	2.10		2.60	0.55	0.45	1.00	0.45	0.62	1.89	0.29	5% of 118%	0.6	5% of 43%
11	W16	NE	1.20	2.10		2.60	0.55	0.45	1.30	0.35	0.70	2.52	0.39	7% of 118%	1.0	7% of 43%
12	W17	NE	1.20	2.10		2.60	0.55	0.45	1.30	0.35	0.70	2.52	0.39	7% of 118%	1.0	7% of 43%
13	W18	NW	1.20	2.10		2.60	0.55	0.45	1.30	0.35	0.70	2.52	0.39	7% of 118%	1.0	7% of 43%
14	W19	NW	1.20	2.10		2.60	0.55	0.45	1.30	0.35	0.70	2.52	0.39	7% of 118%	1.0	7% of 43%
15	W20	NW	1.20	1.80		2.60	0.55	0.45	1.30	0.35	0.70	2.16	0.33	6% of 118%	0.8	6% of 43%
16	W21	NW	1.20	2.70		2.60	0.55	0.45	1.30	0.35	0.70	3.24	0.50	9% of 118%	1.2	9% of 43%
17	W22	SW	0.60	2.10		2.60	0.55	0.45	0.70	0.64	0.46	1.26	0.19	3% of 118%	0.3	2% of 43%
18	D02	SW	2.10	0.82		2.60	0.55	0.45	2.20	0.20	0.68	1.72	0.26	5% of 118%	0.6	5% of 43%
19	D03	SE	2.10	0.82		2.60	0.55	0.45	2.20	0.20	0.70	1.72	0.26	5% of 118%	0.7	5% of 43%
20	D04	NE	2.10	2.10		2.60	0.55	0.45	2.20	0.20	0.85	4.41	0.68	12% of 118%	2.1	15% of 43%

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

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A separate Glazing Calculator is required for each storey.

In this situation of a failed glazing calculator, a separate Energy Assessment is required.

Energy Assessors take a lot of other building factors (ie insulation) into consideration, not available to the Designer / Architect on the standard Glazing Calculator.

Modifying the U-Values and SHGC just to obtain a green tick will often make the cost of the glazing unaffordable to the owner.

			Accredited Practitioner:			Owner / Client:	Drawing Title:	Date:	Status:
			Name			Consumer Building & Occupational Services	Glazing Calculator	2/11/2016	INFORMATION
			Address			Project:		Scale:	Drawing No.:
			Phone number			Class 1a (Two Storey) Example		1:1 @ A3	A22 (22 of 25)
Rev.	Amendment	Date				2 Example Street, TASMANIA			

FOR REFERENCE ONLY

This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.

Main Menu

LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)

Help screen

Building name/description
2 Example Street, TAS

Classification
Class 1

Number of rows preferred in table below
20 (as currently displayed)

Advisory Note
Separate aggregate allowances are calculated for Class 1, 2 or 4 cases; for a verandah or balcony; or for a Class 10 building. The '% of Allowance Used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One			Adjustment Factor Two (n/a for Class 1)			OVERALL DESIGN PASSES				
						Adjustment Factor One	Dimming Percentages		Design Lumen Depreciation Factor	Adjustment Factor Two	Dimming Percentages		Design Lumen Depreciation Factor	Lamp or Illumination Power Density		System Share of % of Aggregate Allowance Used
						Adjustment Factors	% Area	% of full power		Adjustment Factors	% Area	% of full power		System Allowance	System Design	
1	GF Garage	Other	42.0 m²	112 W	Class 10a building								3.0 W/m²	2.7 W/m²	100% of 90%	
2	GF Entry / Stair	Corridor	12.0 m²	43 W	Class 1 building								5.0 W/m²	3.6 W/m²	10% of 44%	
3	GF Rumpus	Lounge room	29.0 m²	55 W	Class 1 building								5.0 W/m²	1.9 W/m²	5% of 44%	
4	GF Bathroom	Bathroom	6.0 m²	15 W	Class 1 building								5.0 W/m²	2.5 W/m²	7% of 44%	
5	GF External Lights	Verandah or balcony	14.5 m²	36 W	Class 1 building								5.0 W/m²	2.5 W/m²	7% of 44%	
6													ROW SKIPPED (OK if intentional)			
7	FF Kitch / Dining	Kitchen	31.0 m²	94 W	Class 1 building								5.0 W/m²	3.0 W/m²	8% of 44%	
8	FF Laundry	Laundry	7.0 m²	22 W	Class 1 building								5.0 W/m²	3.1 W/m²	9% of 44%	
9	FF Bath	Bathroom	7.0 m²	22 W	Class 1 building								5.0 W/m²	3.1 W/m²	9% of 44%	
10	FF Hall	Corridor	12.0 m²	48 W	Class 1 building								5.0 W/m²	4.0 W/m²	11% of 44%	
11	FF WC	Toilet	2.3 m²	11 W	Class 1 building								5.0 W/m²	4.8 W/m²	13% of 44%	
12	FF Bed 1 / WIR	Bedroom	23.8 m²	27 W	Class 1 building								5.0 W/m²	1.1 W/m²	3% of 44%	
13	FF Ensuite	Bathroom	4.8 m²	15 W	Class 1 building								5.0 W/m²	3.1 W/m²	9% of 44%	
14	FF Bed 2	Bedroom	10.5 m²	11 W	Class 1 building								5.0 W/m²	1.0 W/m²	3% of 44%	
15	FF Bed 3	Bedroom	11.6 m²	11 W	Class 1 building								5.0 W/m²	0.9 W/m²	3% of 44%	
16	FF Living	Living room	54.0 m²	77 W	Class 1 building								5.0 W/m²	1.4 W/m²	4% of 44%	
17	FF External Lights	Verandah or balcony	20.0 m²	36 W	Verandah or balcony								4.0 W/m²	1.8 W/m²	100% of 45%	
18																
19																
20																

287.5 m² 635 W

	Allowance	Design Average
Class 1 building	5.0 W/m²	2.2 W/m²
Verandah or balcony	4.0 W/m²	1.8 W/m²
Class 10a building (associated with a Class 1 building)	3.0 W/m²	2.7 W/m²


IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

if inputs are valid



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			Accredited Practitioner:			Owner / Client:	Drawing Title: Lighting Calculator	Date:	Status: INFORMATION
			Name			Consumer Building & Occupational Services		2/11/2016	
			Address			Project:		Scale @ A3:	Drawing No.:
Rev.	Amendment	Date	Phone number			Class 1a (Two Storey) Example 2 Example Street, TASMANIA		1:1	A23 (23 of 25)

FOR REFERENCE ONLY

This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.

Additional information required for a Building Application:

1. BAL Assessment / Report by an Accredited Bushfire Assessor.

2. Bushfire Hazard Management Plan prepared by an Accredited Bushfire Assessor.

Access and Water to comply with 'BCA Tas 3.7.4.1 Vehicular Access' and 'BCA Tas 3.7.4.2 Water Supply' and shall be shown and specified within the above documents.

For current information and further details on the above, refer to Department of Justice website:

http://www.justice.tas.gov.au/building/regulation/building_in_hazardous/bushfire-prone_areas

BUSHFIRE RELATED NOTES (BAL-19)

To comply with Section 6 of AS3959-2009. Including, but not limited to the following:

Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm.

Vents and Weepholes

Vents and weepholes in external walls shall be screened with aluminium mesh with a maximum aperture of 2mm, except where the vents and weepholes have an aperture less than 3mm.

Windows / Glazing

Window frame and supporting frame shall be powdercoated aluminium with toughened glass minimum 5mm thickness. Openable portions of windows to be screened internally or externally with screens as described below.

Screens for Windows

Aluminium screens within powdercoated aluminium frames must have a maximum aperture of 2mm. Gaps between the perimeter of the screen assembly and the window frame shall not exceed 3mm.

Roof

Roof sheeting to be colorbond (ie. non-combustible). The roof / wall junction shall be sealed, to prevent openings greater than 3mm, by the use of fascia and eaves lining.

Roof ventilation openings, such as gable and roof vents, shall be fitted with aluminium ember guards with a maximum aperture of 2mm.

Sheet roof to be fully sarked. The sarking shall:

- be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
- cover the entire roof area including hips - with exception of ridges which should be ventilated to avoid condensation (see approved BSOL details within 'Condensation in Buildings' Tasmanian Designer's Guide); and
- extend into gutters and valleys.

Any gaps greater than 3mm (such as under corrugations or ribs of sheet roofing and between roof components) sealed at the fascia or wall line and at valleys, hips and ridges by -

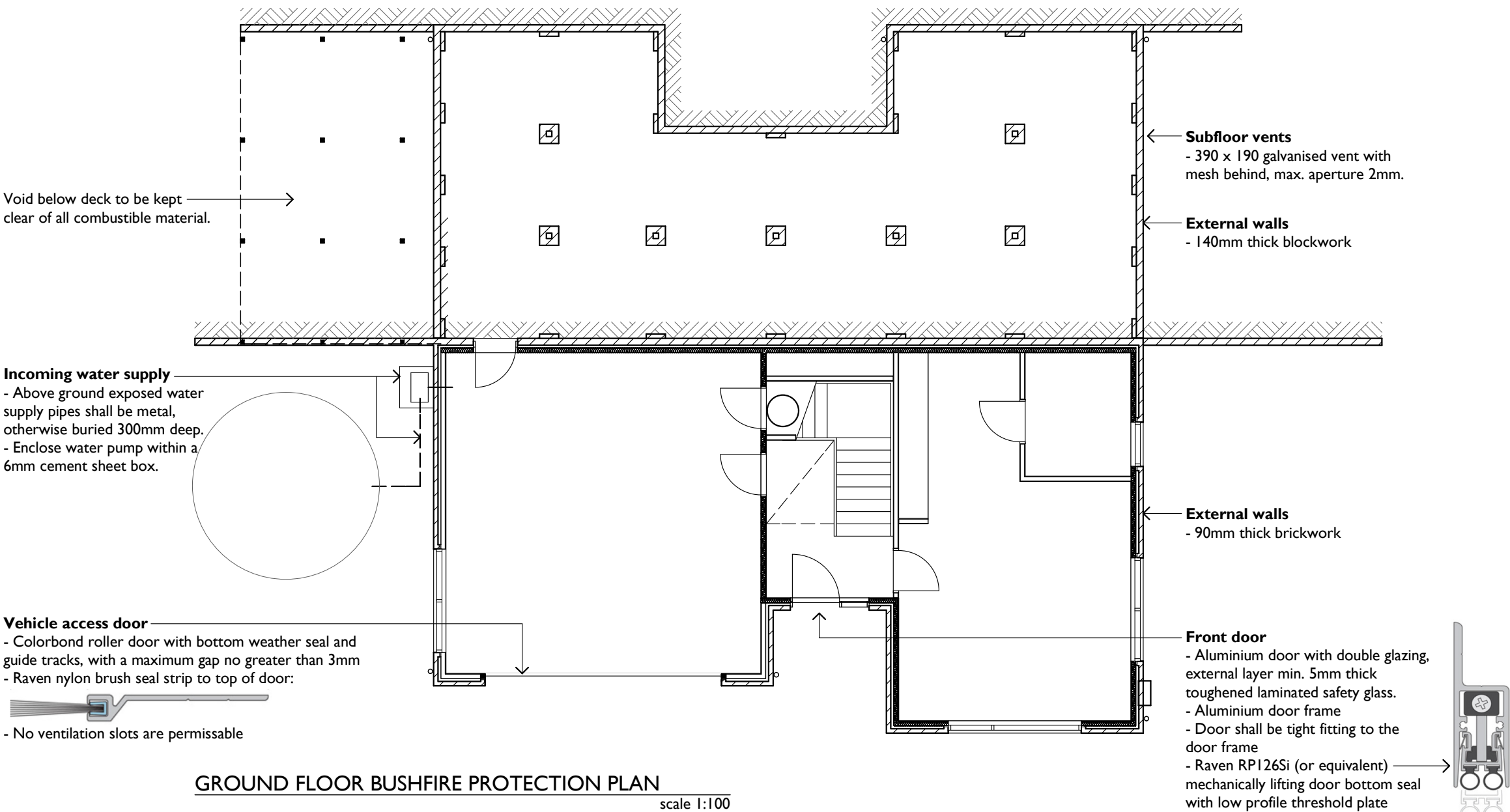
- aluminium mesh with maximum aperture of 2mm; or
- mineral wool; or
- other non-combustible material; or
- a combination of any of the above items.

Roof Penetrations

Roof penetrations, including roof ventilators, roof-mounted evaporative cooler units, aerals, vent pipes and supports for solar collectors shall be adequately sealed at the roof to prevent gaps greater than 3mm. The material used for sealing shall be non-combustible.

Openings in roof ventilators or vent pipes shall be fitted with aluminium ember guards with a maximum aperture of 2mm.

Evaporative cooling units (fitted to the roof) to be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with aluminium mesh or perforated sheet with a maximum aperture of 2mm.



GROUND FLOOR BUSHFIRE PROTECTION PLAN

scale 1:100

			Accredited Practitioner:			Owner / Client:	Drawing Title:	Date:	Status:
			Name			Consumer Building & Occupational Services	Ground Floor Bushfire Protection Plan	2/11/2016	INFORMATION
			Address			Project:		Scale @ A3:	Drawing No.:
			Phone number			Class 1a (Two Storey) Example		1:100	A24 (24 of 25)
Rev.	Amendment		Date			2 Example Street, TASMANIA			Rev

FOR REFERENCE ONLY

This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.

Additional information required for a Building Application:

1. BAL Assessment / Report by an Accredited Bushfire Assessor.

2. Bushfire Hazard Management Plan prepared by an Accredited Bushfire Assessor.

Access and Water to comply with 'BCA Tas 3.7.4.1 Vehicular Access' and 'BCA Tas 3.7.4.2 Water Supply' and shall be shown and specified within the above documents.

For current information and further details on the above, refer to Department of Justice website:

http://www.justice.tas.gov.au/building/regulation/building_in_hazardous/bushfire-prone_areas

Laundry & Dining external doors

- Aluminium door with double glazing, external layer min. 5mm thick toughened laminated safety glass.
- Aluminium door frame
- Door shall be tight fitting to the door frame
- Raven RPI26Si (or equivalent) mechanically lifting door bottom seal with low profile threshold plate

External walls

- Cement sheet cladding, 16mm thick.

External walls

- 75mm thick aerated concrete

Eaves linings, fascias and gables

- Gables lined externally with 9mm thick cement sheet based non-combustible cladding
- Eaves penetrations sealed to prevent any gaps greater than 3mm using non-combustible sealant
- Eaves and gable vents fitted with aluminium ember guards with maximum aperture of 2mm
- Proprietary plastic joining strips to eaves

External walls

- Cement sheet cladding, 16mm thick.

Glass sliding door

- Glazing in sliding doors to be toughened glass min. 5mm
- Aluminium frame
- No requirement to screen the door if the two above criteria are met

Decking

- 136 x 25mm Spotted Gum (bushfire-resisting timber) with 3mm gaps when installed.

FIRST FLOOR BUSHFIRE PROTECTION PLAN

scale 1:100

BUSHFIRE RELATED NOTES (BAL-19)

To comply with Section 6 of AS3959-2009. Including, but not limited to the following:

Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm.

Vents and Weepholes

Vents and weepholes in external walls shall be screened with aluminium mesh with a maximum aperture of 2mm, except where the vents and weepholes have an aperture less than 3mm.

Windows / Glazing

Window frame and supporting frame shall be powdercoated aluminium with toughened glass minimum 5mm thickness. Openable portions of windows to be screened internally or externally with screens as described below.

Screens for Windows

Aluminium screens within powdercoated aluminium frames must have a maximum aperture of 2mm. Gaps between the perimeter of the screen assembly and the window frame shall not exceed 3mm.

Roof

Roof sheeting to be colorbond (ie. non-combustible). The roof / wall junction shall be sealed, to prevent openings greater than 3mm, by the use of fascia and eaves lining.

Roof ventilation openings, such as gable and roof vents, shall be fitted with aluminium ember guards with a maximum aperture of 2mm.

Sheet roof to be fully sarked. The sarking shall:

- a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
- b) cover the entire roof area including hips - with exception of ridges which should be ventilated to avoid condensation (see approved BSOL details within 'Condensation in Buildings' Tasmanian Designer's Guide); and
- c) extend into gutters and valleys.

Any gaps greater than 3mm (such as under corrugations or ribs of sheet roofing and between roof components) sealed at the fascia or wall line and at valleys, hips and ridges by -
(i) aluminium mesh with maximum aperture of 2mm; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of the above items.

Roof Penetrations

Roof penetrations, including roof ventilators, roof-mounted evaporative cooler units, aerals, vent pipes and supports for solar collectors shall be adequately sealed at the roof to prevent gaps greater than 3mm. The material used for sealing shall be non-combustible.

Openings in roof ventilators or vent pipes shall be fitted with aluminium ember guards with a maximum aperture of 2mm.

Evaporative cooling units (fitted to the roof) to be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with aluminium mesh or perforated sheet with a maximum aperture of 2mm.

			Accredited Practitioner:						
			Name						
			Address						
			Phone number						
Rev.	Amendment		Date						

North

Tasmanian Government

Owner / Client:

Consumer Building & Occupational Services

Project:

Class 1a (Two Storey) Example

2 Example Street, TASMANIA

Drawing Title:

First Floor Bushfire Protection Plan

Date:

2/11/2016

Scale @ A3:

1:100

Status:

INFORMATION

Drawing No.:

A25

Rev

(25 of 25)