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

Site Information

Land Title Reference:	**.....**	(Certificate folio and volume)
Wind Classification:	**N3**	Site classification to AS 4055-2006
Soil Classification:	**M**	Site classification to AS 2870-2011
Climate Zone:	**7**	(www.abcb.gov.au map)
BAL Level:	**LOW**	No areas of bushfire prone vegetation >1ha within 100m of the building
Alpine Area:	**N/A**	BCA Figure 3.7.5.2
Corrosion Environment:	**N/A**	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
Floor Area:	**213.5m²**	
Patio Area:	**16m²**	

DRAWING SCHEDULE

Proposed Class 1a dwelling @:
1 Example Street, TASMANIA

Accredited Building Designer / Architect
Designer / Architect name .....
Accreditation number .....

Rev.	Amendment	Date
A	Drawing Schedule updated.	11.07.16

Accredited Practitioner:
Name
Address
Phone number

Tasmanian Government

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

Drawing Title:
Cover Page

Date:
27/07/2016

Scale:
NTS @ A3

Status:
INFORMATION

Drawing No.: **A01** (1 of 14) Rev **-**

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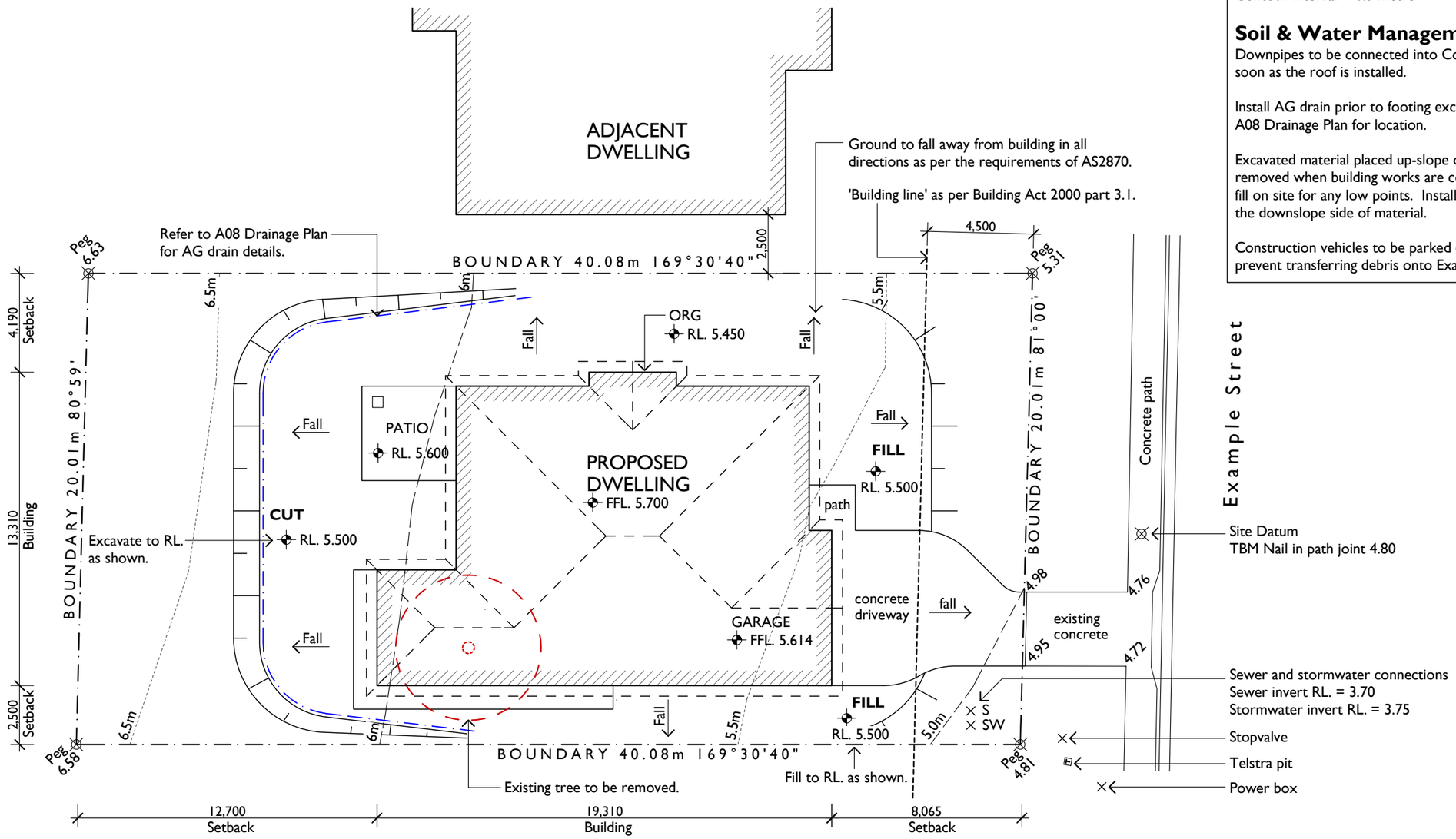

SITE PLAN
scale 1:200

Site area 802m^2

LEGEND & NOTES

Existing levels

New levels

Contour interval = 0.5 metre

Soil & Water Management Strategies

Downpipes to be connected into Council stormwater as soon as the roof is installed.

Install AG drain prior to footing excavation. See drawing A08 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 only, to prevent transferring debris onto Example Street.

Rev.	Amendment	Date
A	Building line added.	11.07.16

Accredited Practitioner:
Name
Address
Phone number

North

Tasmanian Government

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

Drawing Title:
Site Plan

Date: 27/07/2016

Scale: 1:200 @ A3

Status: INFORMATION

Drawing No.: **A02** (2 of 14) Rev -

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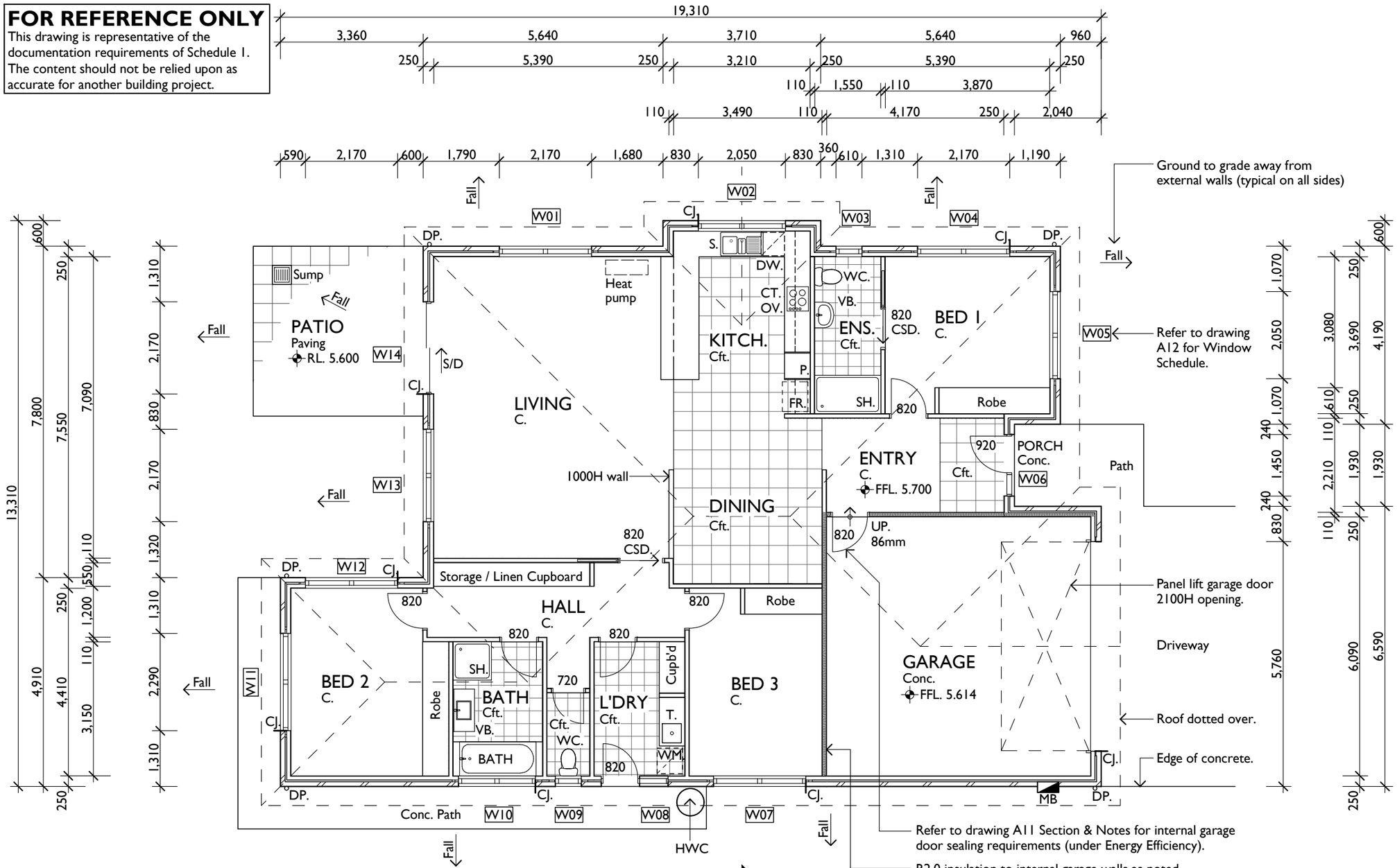
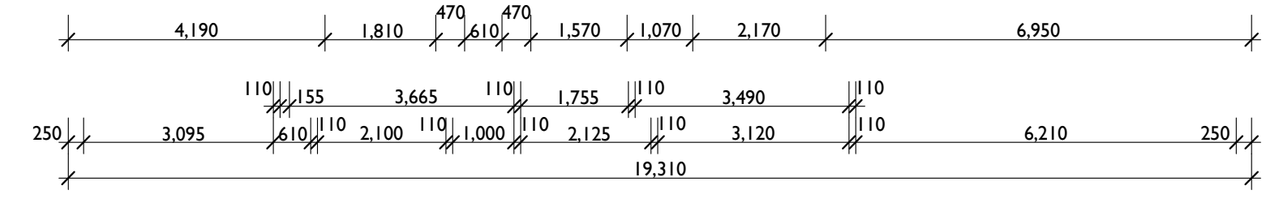


FLOOR PLAN
scale 1:100

Floor area 213.5m²



LEGEND & NOTES

- Brick veneer walls
- 90mm stud walls with 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)
- New levels
- C. Carpet as selected by client with Airstep Stepmax (or equivalent) foam underlay.
- Cft. Ceramic floor tiles selected by client.
- Conc. Concrete floor finish
- CJ. Control joint
- DP. Downpipe
- MB. Meter box

Rev.	Amendment	Date

Accredited Practitioner:
Name
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Owner / Client:
Consumer Building & Occupational Services
Project:
Class 1a (Single Storey) Example
1 Example Street, TASMANIA

Drawing Title:
Floor Plan

Date: 27/07/2016
Scale: 1:100 @ A3
Status: INFORMATION
Drawing No.: **A03** (3 of 14)
Rev: -

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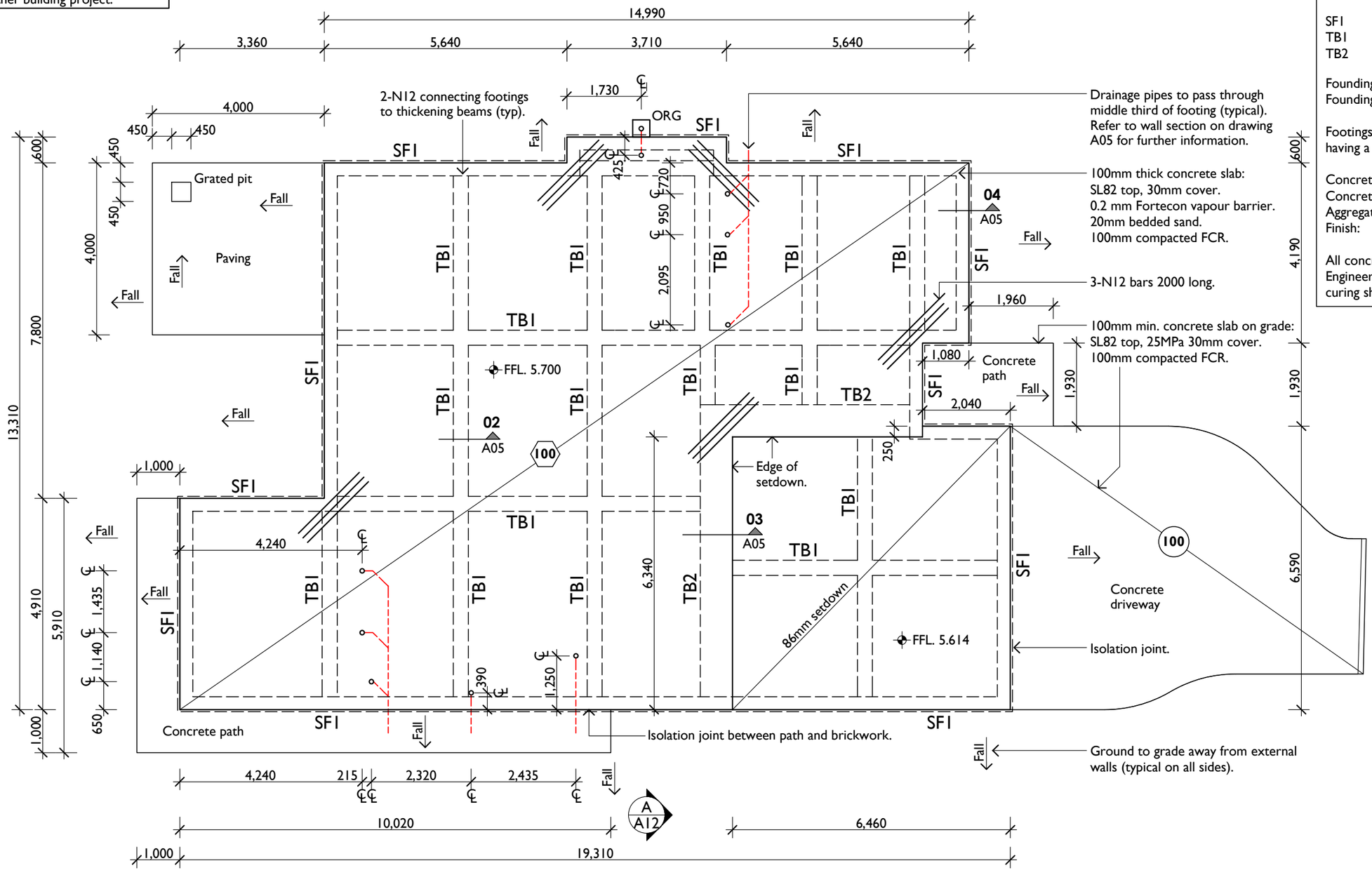

FOOTING / SLAB PLAN

scale 1:100

Refer to drawing A08 for AG drains to be installed prior to footings.

LEGEND & NOTES

- Existing levels
- New levels

SF1	Strip footing 1	Refer to A05 for details
TB1	Thickening beam 1	
TB2	Thickening beam 2	

Founding depth: 500mm
Founding material: Weathered rock

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.

Rev.	Amendment	Date

Accredited Practitioner:
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Project:
Class 1a (Single Storey) Example
1 Example Street, TASMANIA

Drawing Title:
Footing / Slab Plan

Date: 27/07/2016
Scale: 1:100 @ A3
Status: INFORMATION
Drawing No.: **A04** (4 of 14)
Rev: -

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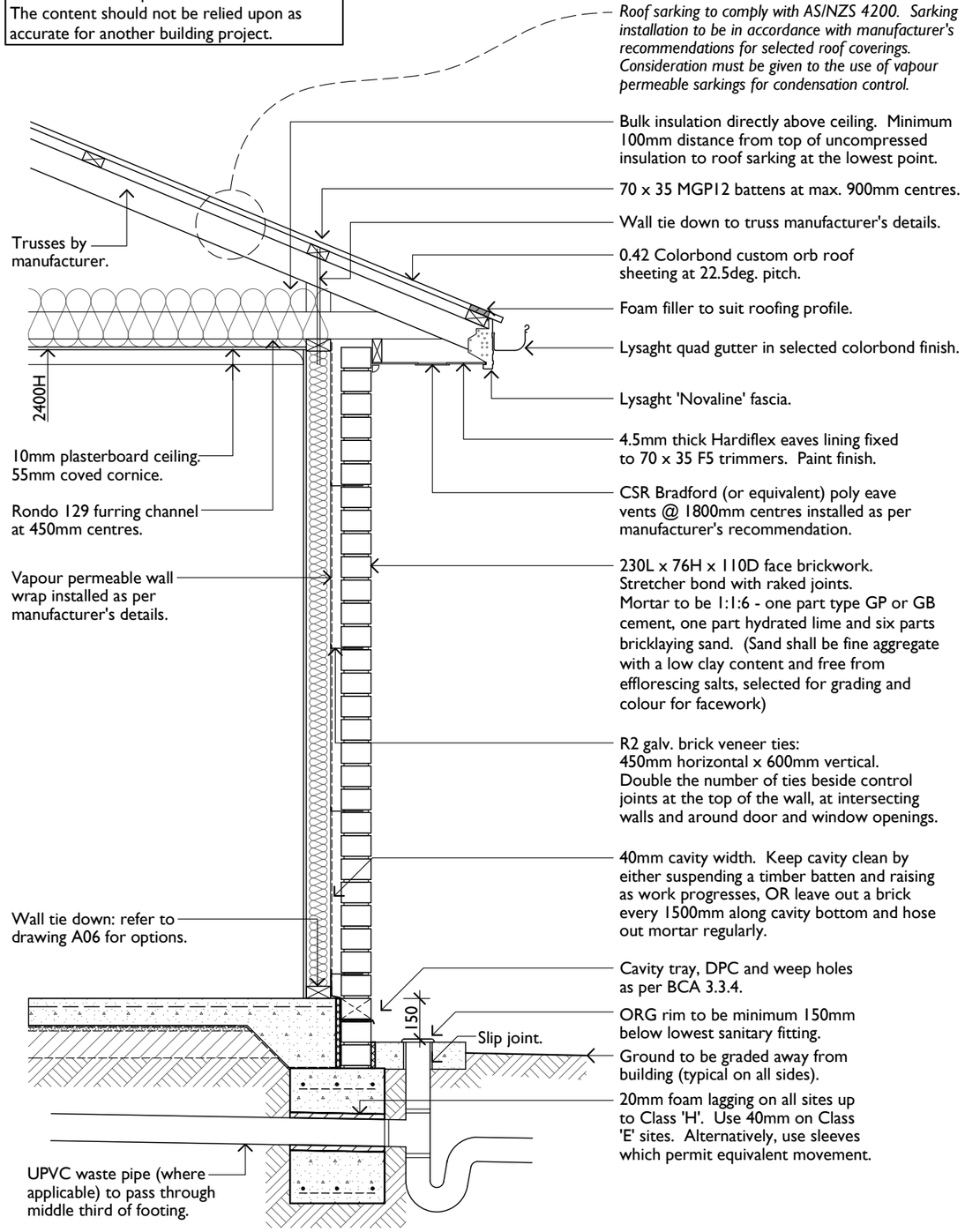
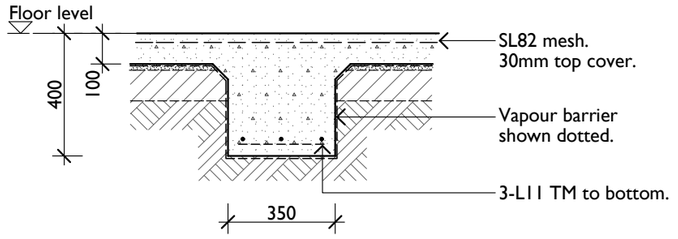
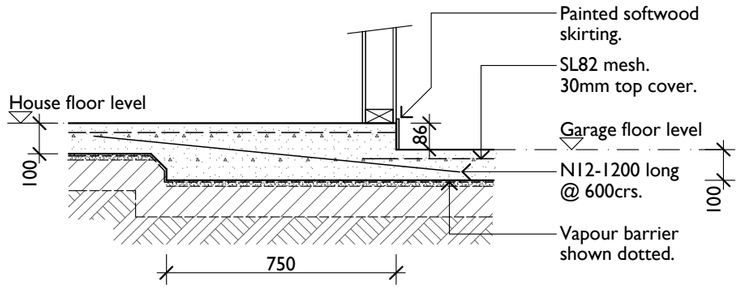


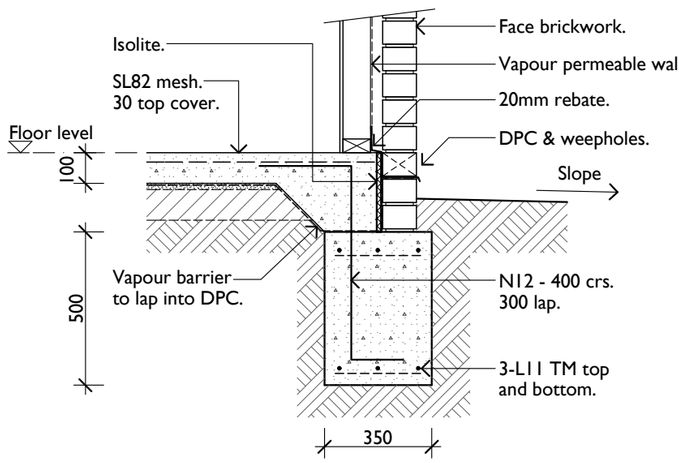
01 TYPICAL WALL SECTION DETAIL
scale 1:20



02 THICKENING BEAM 'TB1'
scale 1:20

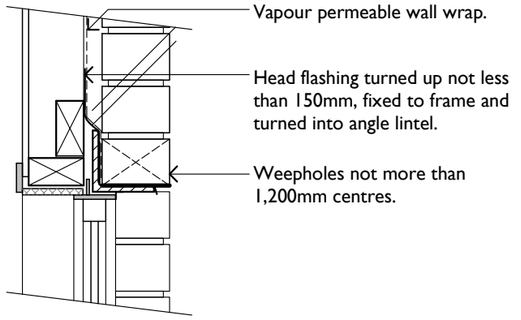


03 THICKENING BEAM 'TB2'
scale 1:20

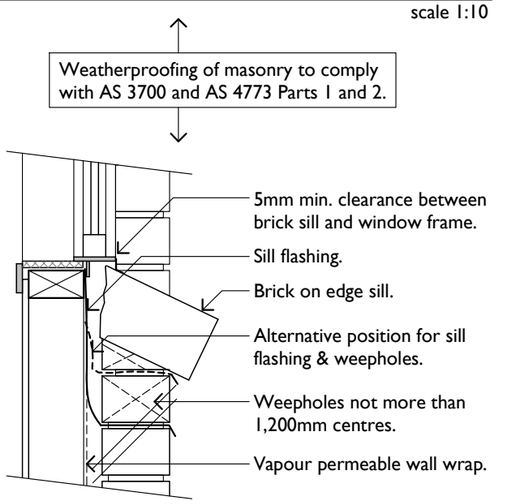


04 FOOTING DETAIL 'SF1'
scale 1:20

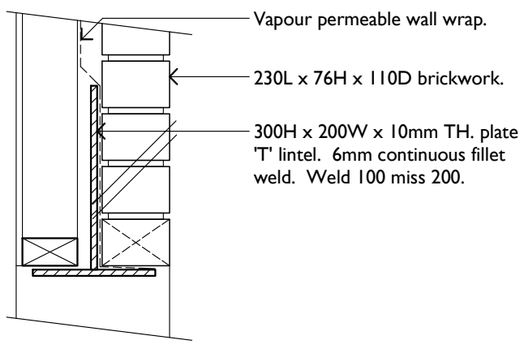
Footing to comply with BCA 3.2.2.7, Figure 3.2.2.3. Alternative footing with slab rebate may be used with the Designer's approval.



05 TYPICAL WINDOW HEAD DETAIL
scale 1:10



06 TYPICAL WINDOW SILL DETAIL
scale 1:10



07 GARAGE DOOR HEAD DETAIL
scale 1:10

Rev.	Amendment	Date

Accredited Practitioner:
Name
Address
Phone number

North

Tasmanian Government

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

Drawing Title:
Details

Date: 27/07/2016
Scale: 1:20,1:10 @ A3
Status: INFORMATION
Drawing No.: **A05** (5 of 14)
Rev: -

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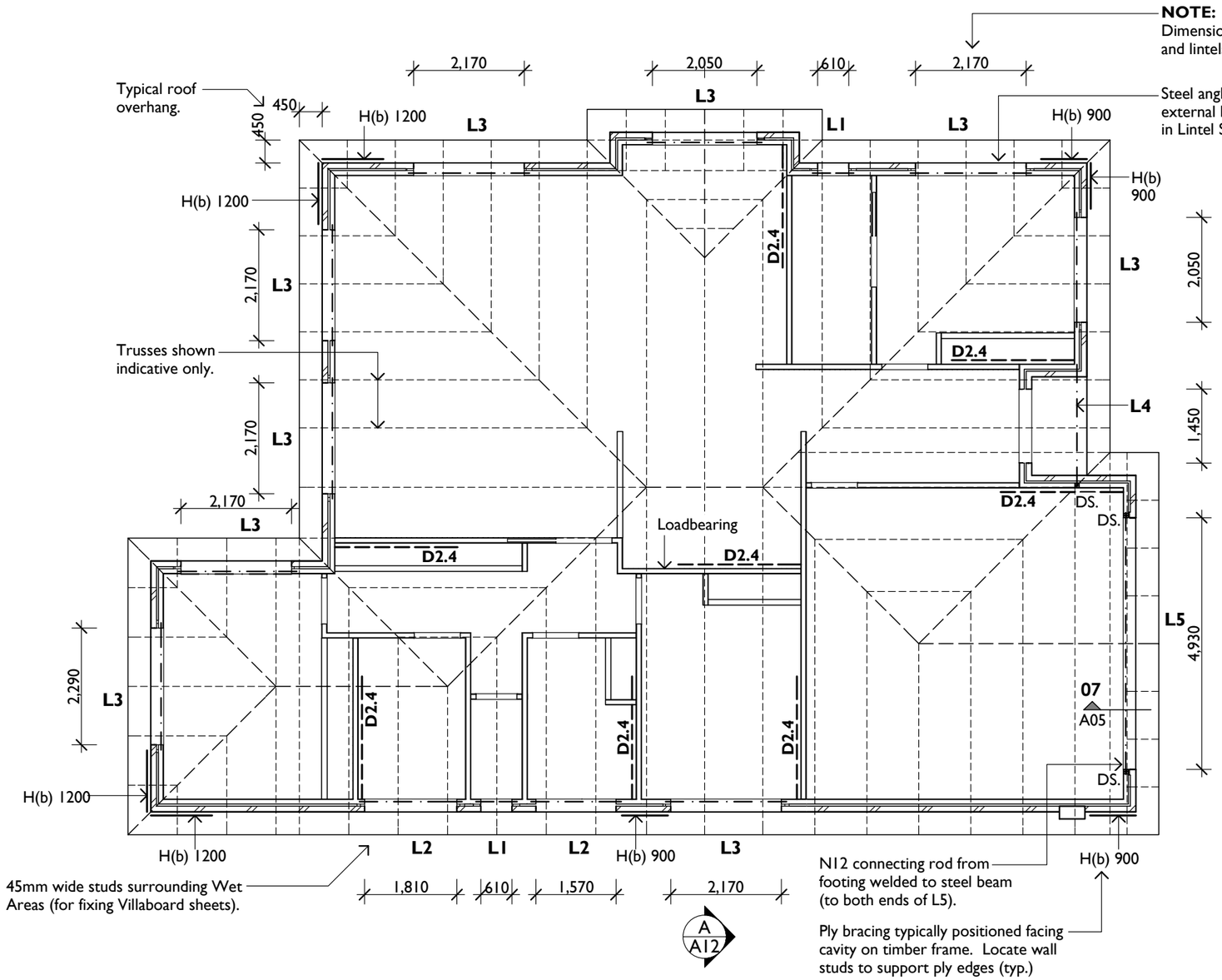

ROOF FRAMING & BRACING PLAN

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.

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
L2	140 x 45 F17
L3	190 x 45 F17
L4	240 x 45 F17
L5	300 x 200 x 10mm T-lintel (see A05)

Steel Angles

0 - 1500mm	75 x 100 x 10 Angle
1500 - 2000mm	100 x 100 x 10 Angle
2000 - 2400mm	150 x 100 x 10 Angle

Wall Framing

Wall framing to be min. MGP10 radiata pine

Common studs	90 x 35 @ 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 (Softwood JD4)

Bottom plate to slab	Chemical, expansion or fired proprietry fasteners to manufacturer's recommendations OR 1-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
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)

Bracing & tie downs are to comply with AS 1684.2 and the BCA.

Rev.	Amendment	Date

Accredited Practitioner:
Name
Address
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Consumer Building & Occupational Services
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Class 1a (Single Storey) Example
1 Example Street, TASMANIA

Drawing Title:
Roof Framing & Bracing Plan

Date: 27/07/2016
Scale: 1:100 @ A3
Status: INFORMATION
Drawing No.: **A06** (6 of 14)
Rev: -

FOR REFERENCE ONLY
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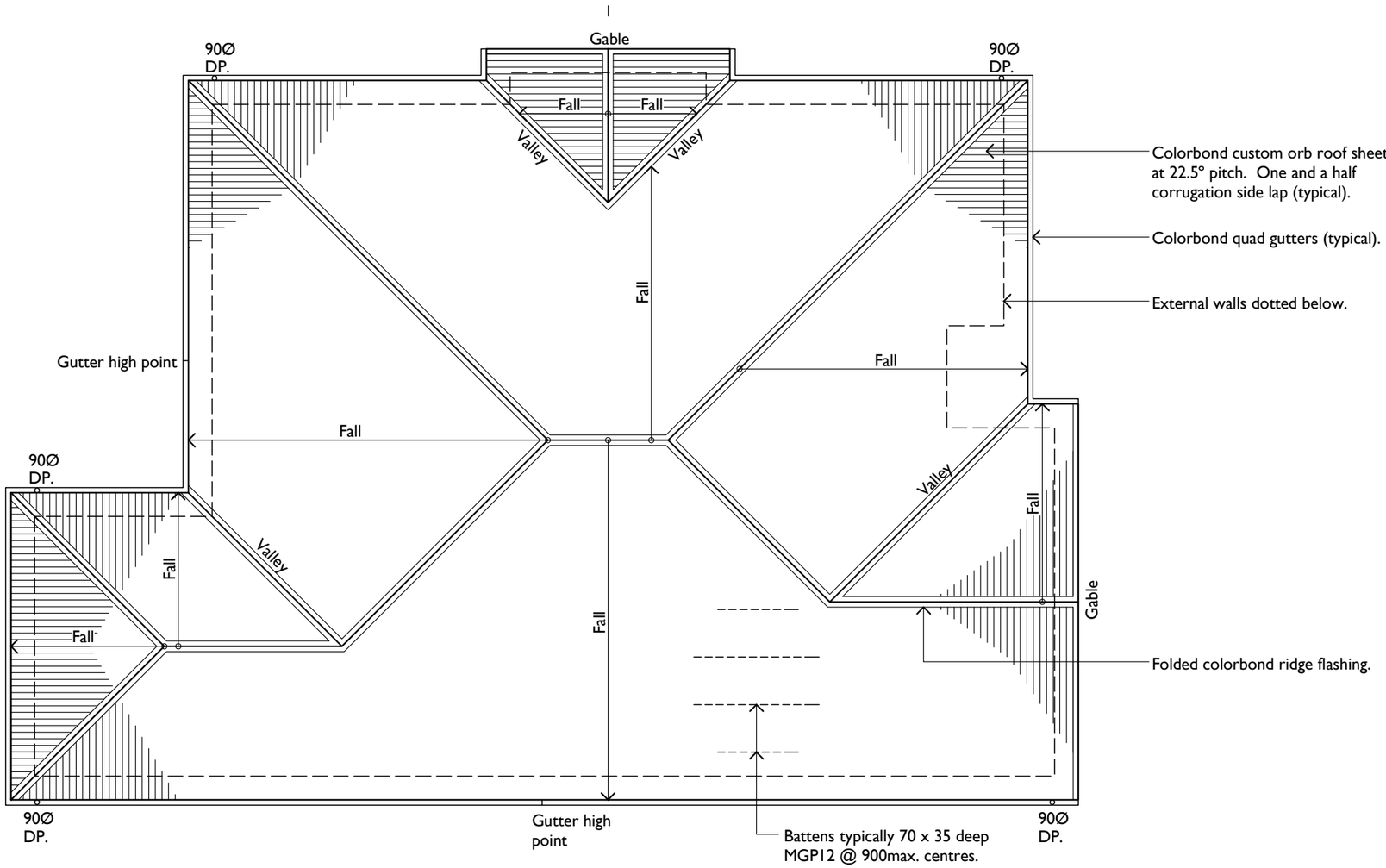
LEGEND & NOTES

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

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



ROOF PLAN
scale 1:100

Rev.	Amendment	Date

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

Drawing Title:
Roof Plan

Date:
27/07/2016

Scale:
1:100 @ A3

Status:
INFORMATION

Drawing No.: **A07** (7 of 14)

Rev: -

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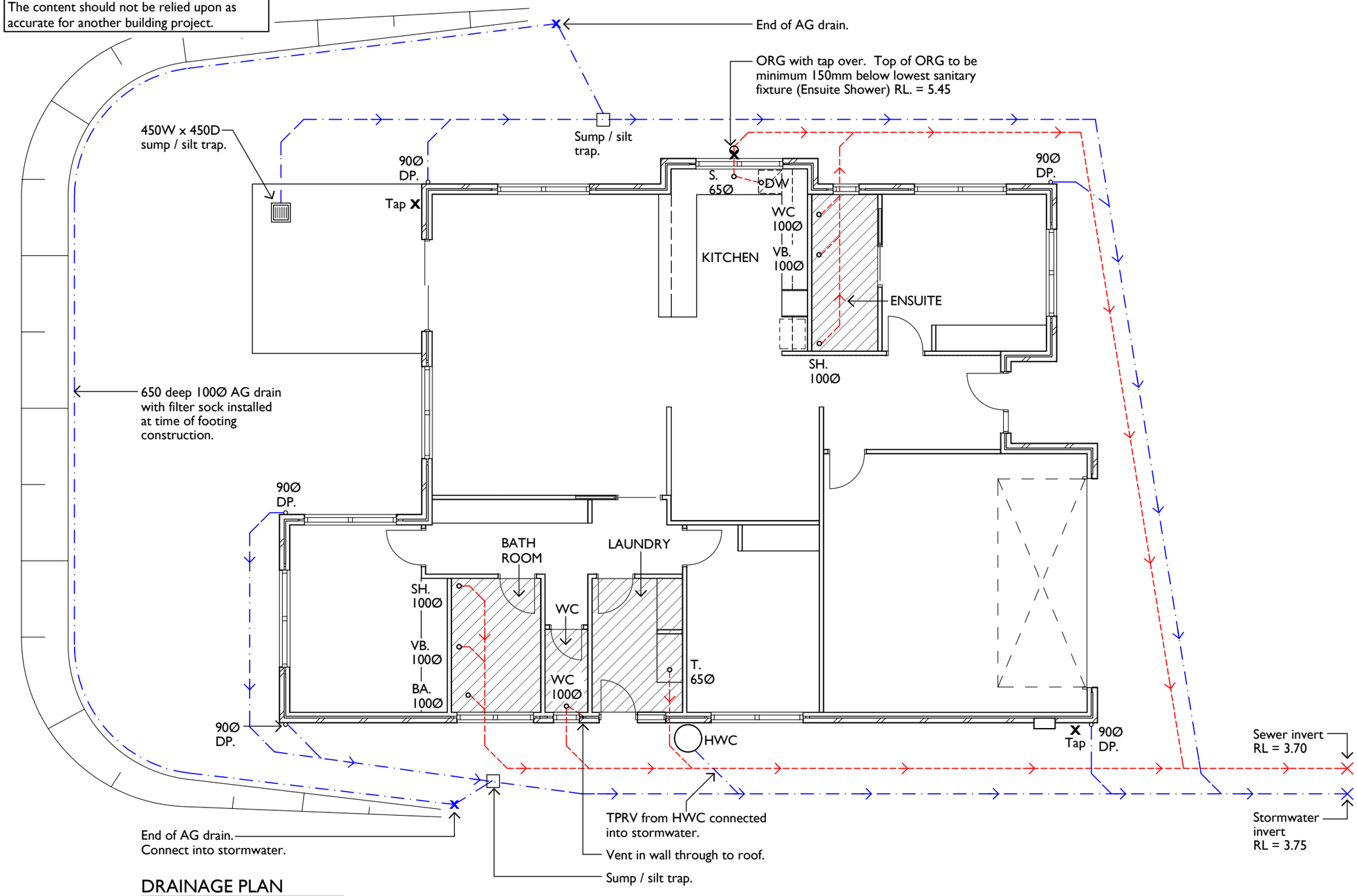

DRAINAGE PLAN
scale 1:100

NOTE: Liaise with Electrician to install drain from A/C unit condensor into stormwater drain.

LEGEND & NOTES

Stormwater line (100mm UPVC)

Sewer line (100mm UPVC)

Wet areas shown hatched. Refer to notes on drawing A11 for waterproofing information.

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.

Rev.	Amendment	Date

Accredited Practitioner:
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Tasmanian Government

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

Drawing Title:
Drainage Plan

Date: 27/07/2016
Scale: 1:100 @ A3
Status: INFORMATION
Drawing No.: **A08** (8 of 14)
Rev: -

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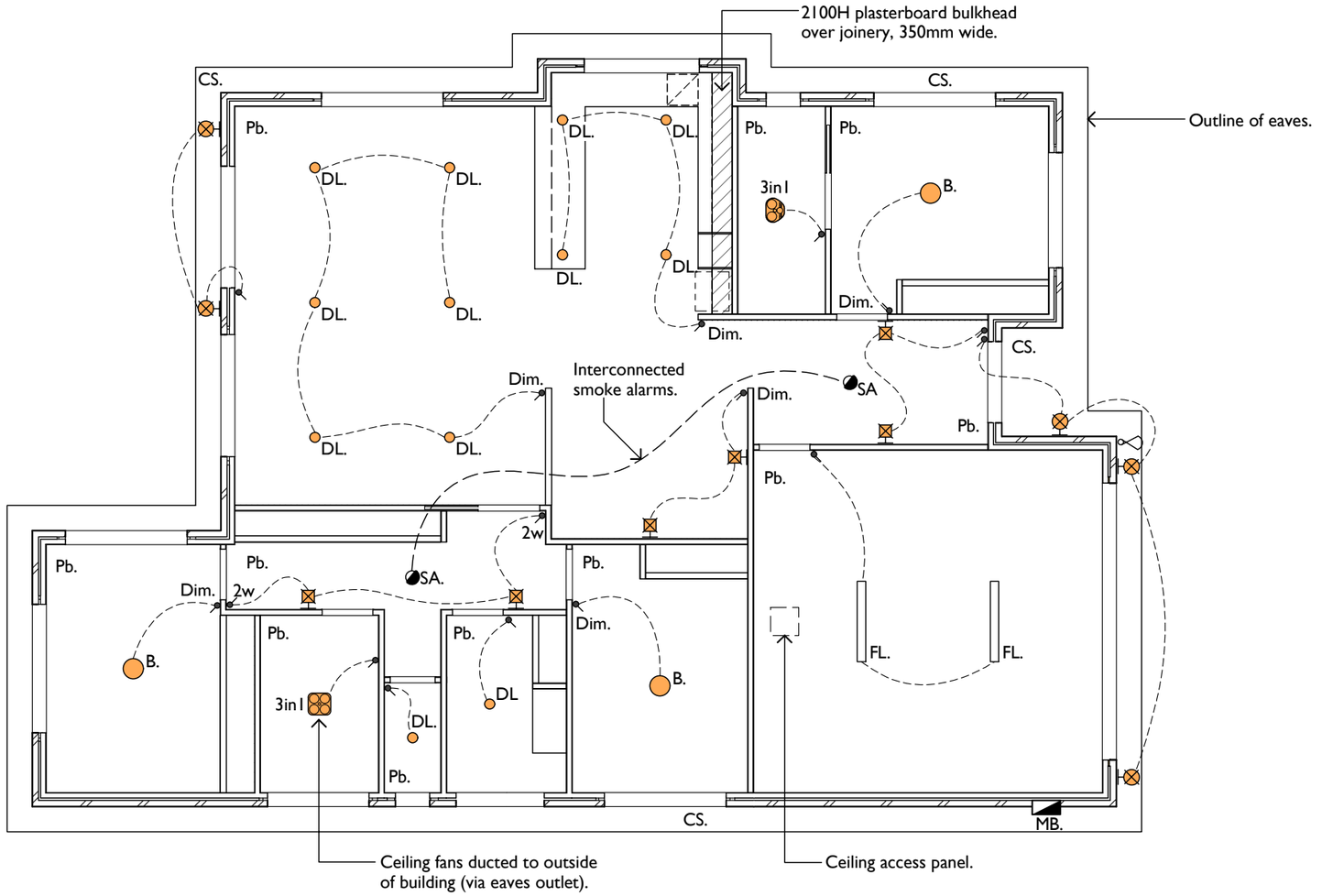

REFLECTED CEILING PLAN
scale 1:100

LEGEND & NOTES

Pb. Plasterboard lining
CS. 4.5mm cement sheet eaves lining with proprietry joining strips

Maximum ceiling support spacing = 600mm

Light switch (2w = 2 way switch) (Dim = dimmer)

MB. Meter box

SA. Smoke alarm, hard wired with battery backup. To AS 3786 and Part 3.7.2 of current BCA.

External sensor (to meet BCA requirement that external lights be controlled by a daylight sensor)

B. Surface mounted batten light fitting with 11W LED globes

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

3in1 Combination light, fan & heat lamp unit (2 lamp). 2 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.

All bathroom fans to be fitted with backdraught dampers / shutters.

See attached Lighting Calculator (A4 document) for Energy Efficiency compliance.

Adjustment of minimum R-Value for loss of ceiling insulation (BCA 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: 158m²
Area of fans / lights: 0.70m²

0.70 / 158 x 100 = **0.44%** of ceiling area uninsulated due to light fittings and fans (see BCA table 3.12.1.1b)
No adjustment of ceiling insulation is required
(if percentage uninsulated is less than 0.5%)

R5.0 batts required to ceiling

Rev.	Amendment	Date

Accredited Practitioner:
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Phone number

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Tasmanian Government

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

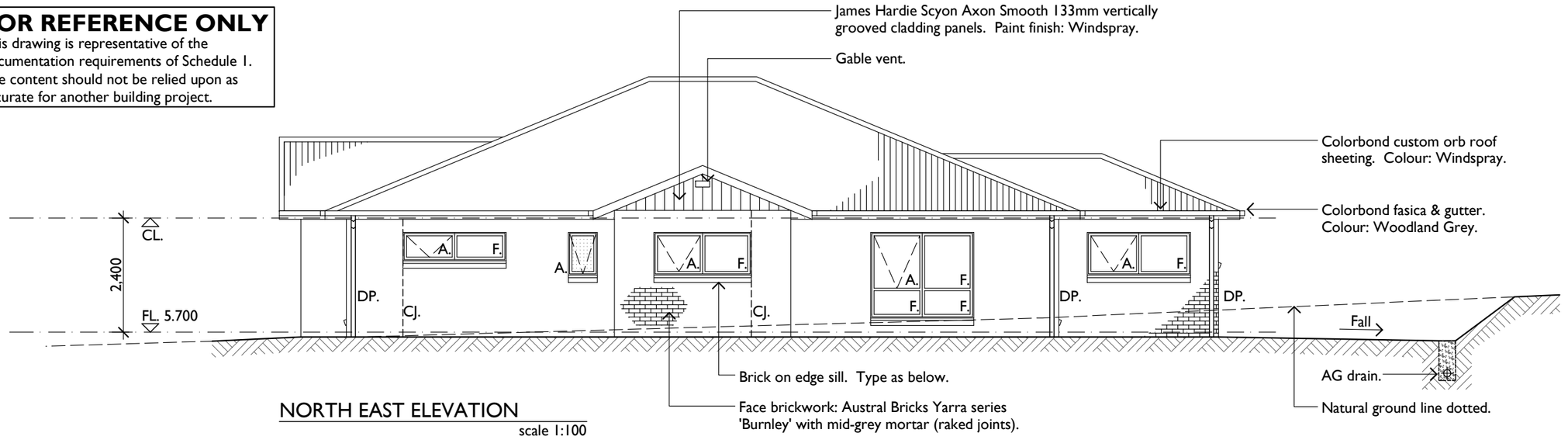
Drawing Title:
Reflected Ceiling Plan

Date: 27/07/2016
Scale: 1:100 @ A3
Status: INFORMATION
Drawing No.: **A09** (9 of 14) Rev -

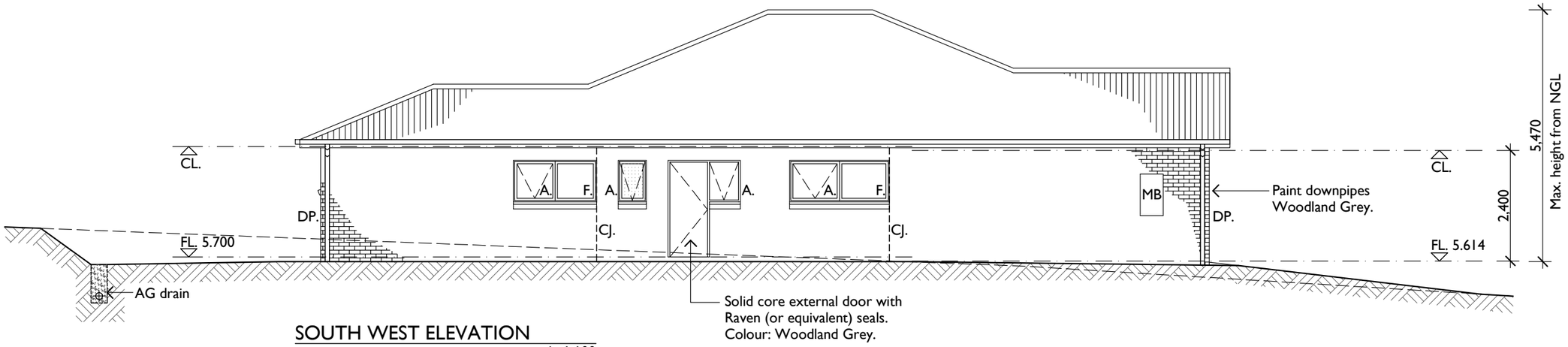
FOR REFERENCE ONLY
This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.

LEGEND & NOTES

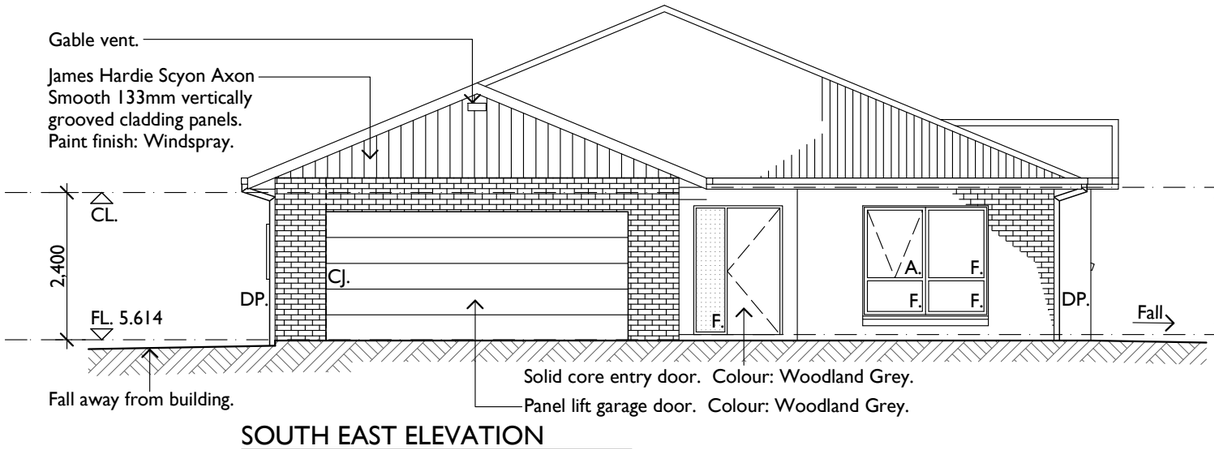
CJ.	Control joint
DP.	Downpipe
SD.	Sliding door
A.	Awning window
F.	Fixed window
CL.	Ceiling level
FL.	Floor level



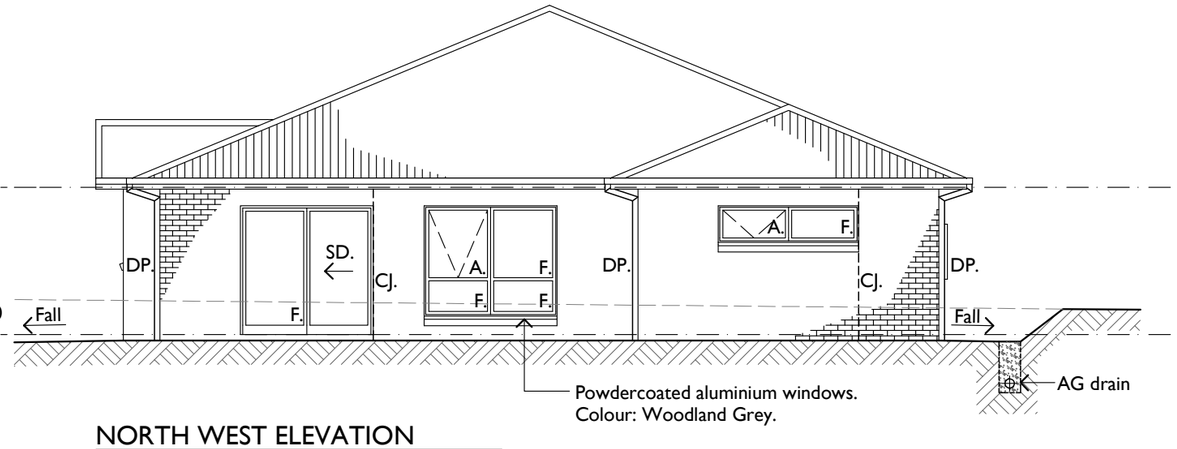
NORTH EAST ELEVATION
scale 1:100



SOUTH WEST ELEVATION
scale 1:100



SOUTH EAST ELEVATION
scale 1:100



NORTH WEST ELEVATION
scale 1:100

Rev.	Amendment	Date

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Class 1a (Single Storey) Example
1 Example Street, TASMANIA

Drawing Title:
Elevations

Date: 27/07/2016
Scale: 1:100 @ A3
Status: INFORMATION
Drawing No.: **A10** (10 of 14)
Rev: -

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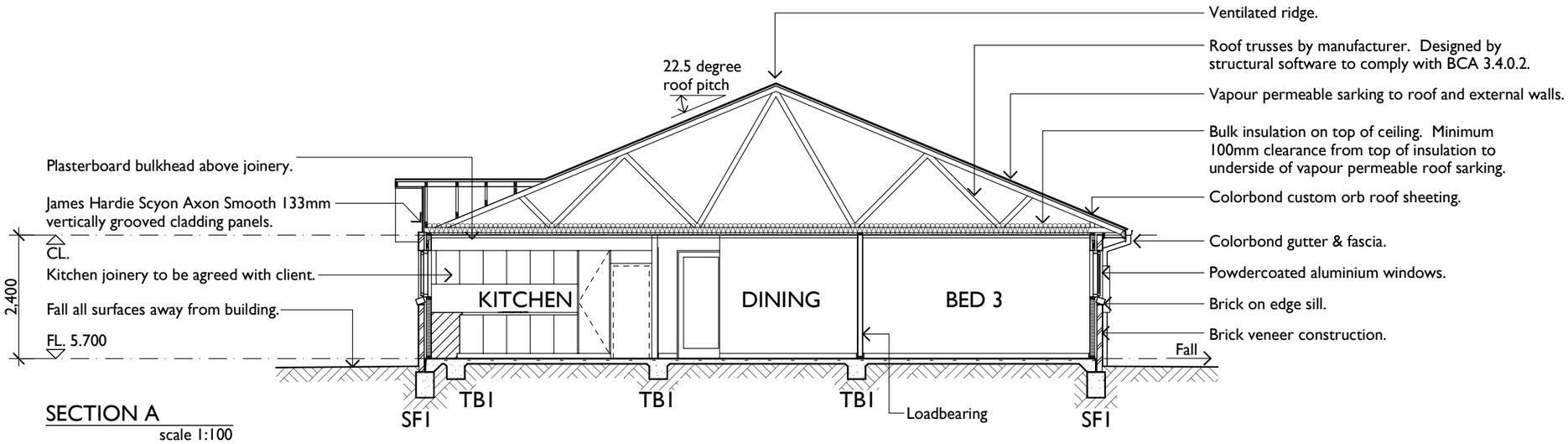


SECTION A
scale 1:100

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 Ensuite and Bathroom)					
With preformed shower base	N/A	Ceramic tiles to shower walls 1800mm above finished floor level of the shower.	Membrane 'M01'.	Membrane 'M01'.	Waterproof tap and spout penetrations in vertical surfaces with 'Waterbar' tap penetration flange and silicone.
Area outside shower area (applies to Ensuite and Bathroom)					
Concrete floor	Membrane 'M01' to entire floor of room. Ceramic floor tiles.	N/A	N/A	Membrane 'M02'.	N/A
Area adjacent to bath (applies to Bathroom)					
Concrete floor	Membrane 'M01' to entire floor of room. Ceramic floor tiles.	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	Ceramic floor tiles.	N/A	N/A	Membrane 'M02' + Ceramic tile skirting.	
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.

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).

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 brick veneer construction:	R0.56
Reflective sarking (facing cavity):	R0.43
R2.0 wall batts:	R2.0
	R2.99 achieved
Roof & Ceiling:	R4.6 required
(based on Solar Absorptance value of 0.45):	
BCA value for pitched roof & flat ceiling:	R0.21
Reflective sarking (in a ventilated roof space):	R0.59
R5.0 batts on top of ceiling:	R5.0
	R5.8 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 R2.0 insulation to walls separating Garage from the dwelling. No other insulation is required to external garage walls.
No insulation is required to garage ceiling.

Complies with minimum 6 star requirements of BCA 2014.
Refer also to drawing A12 Window Schedule and attached A4 Glazing Calculator.

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.

Rev.	Amendment	Date

Accredited Practitioner:
Name
Address
Phone number

North

Tasmanian Government

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

Drawing Title:
Section & Notes

Date: 27/07/2016
Scale: 1:100 @ A3
Status: INFORMATION
Drawing No.: **A11** (11 of 14) 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.

Window Schedule (to be read with A4 Glazing Calculator document)

No.	Window Size	Setout	Operation	Opening size	Glass Values	Glass Type	Frame	Orientation	Notes
W01	1800H x 2170W	Sill @ 300 Head @ 2100	Awning	1.06m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	North-East	
W02	900H x 2050W	Sill @ 1200 Head @ 2100	Awning	0.92m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	North-East	
W03	900H x 610W	Sill @ 1200 Head @ 2100	Awning	0.35m²	U-Value = 2.6 or less SHGC = 0.55 or less	White translucent double glazing	Themally broken aluminium	North-East	
W04	600H x 2170W	Sill @ 1500 Head @ 2100	Awning	0.65m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	North-East	
W05	1800H x 2050W	Sill @ 300 Head @ 2100	Awning	1.00m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	South-East	
W06	2100H x 550W	Sill @ FL Head @ 2100	Fixed sidelight (beside door)	0.58m²	U-Value = 2.8 or less SHGC = 0.62 or less	White translucent double glazed Grade A toughened laminated safety glass	Themally broken aluminium	South-East	Sidelight to Entry door
W07	900H x 2170W	Sill @ 1200 Head @ 2100	Awning	0.98m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	South-West	
W08	900H x 670W	Sill @ 1200 Head @ 2100	Awning (beside door)	0.52m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	South-West	Sidelight to Laundry door
W09	900H x 610W	Sill @ 1200 Head @ 2100	Awning	0.35m²	U-Value = 2.6 or less SHGC = 0.55 or less	White translucent double glazing	Themally broken aluminium	South-West	
W10	900H x 1810W	Sill @ 1200 Head @ 2100	Awning	0.81m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	South-West	
W11	600H x 2290W	Sill @ 1500 Head @ 2100	Awning	0.68m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	North-West	
W12	900H x 2170W	Sill @ 1200 Head @ 2100	Awning	0.97m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	North-East	
W13	1800H x 2170W	Sill @ 300 Head @ 2100	Awning	1.06m²	U-Value = 2.6 or less SHGC = 0.55 or less	Clear double glazing	Themally broken aluminium	North-West	
W14	2100H x 2170W	Sill @ FL Head @ 2100	Sliding door	2.28m²	U-Value = 2.7 or less SHGC = 0.60 or less	Clear double glazed Grade A toughened laminated safety glass	Themally broken aluminium	North-West	Opaque band (see Typical Notes)

All frames to be powdercoated aluminium, colour: Woodland Grey

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
Living/Kitchen/Dining	67.69m²	W01, W02 W13, W14	6.77m²	14.2m²	3.38m²	5.32m²
Bedroom 1	13.3m²	W04, W05	1.33m²	4.99m²	0.67m²	1.65m²
Bedroom 2	13.65m²	W11, W12	1.37m²	3.33m²	0.68m²	1.65m²
Bedroom 3	12.5m²	W07	1.25m²	1.95m²	0.63m²	0.98m²

LEGEND & NOTES

Refer to A10 Elevations for window positions and styles.

Flyscreens to be fitted to all openable windows and doors.

Glazing requirement as outlined in the attached Glazing Calculator can be achieved with the following within a thermally broken aluminium frame:

Type	Glazing	U-Value	SHGC
Awning	4Clr / 12Ar / 4Clr	2.6	0.55
Fixed window	4 / 12Ar / 4	2.8	0.62
Sliding door	5Clr / 12Ar / 5Clr	2.7	0.6

Alternative options from glazing supplier may be presented to the Designer and Building Surveyor in the form of a new Glazing Calculator.

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 A05 for window head and sill details. Flashing to be installed with glazing manufacturer's specifications for brick veneer construction.

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

Rev.	Amendment	Date

Accredited Practitioner:
Name
Address
Phone number

Tasmanian Government

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

Drawing Title:
Window Schedule

Date: 27/07/2016
Scale: NTS @ A3
Status: INFORMATION
Drawing No.: **A12** (12 of 14)
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.

Report from 14.017 - Glazing Calculator.xlsx *printed 13/09/2014*

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

Building name/description: **1 Example Street, TAS**

Climate zone: **7**

	C_U	C_{SHGC}
CONSTANTS	5.486	0.191

Storey: **1**

Air Movement: **1.1 x Std**

Floor Construction	Area
Direct contact	**214m²**
Suspended	
Area of storey	**214m²**
Area of glazing	*29.0m²* *(14% of area of storey)*

Wall insulation option chosen for 3.12.1.4: ***No wall insulation concession used***

	C_U (only)	C_{SHGC} x Area
ALLOWANCES	**5.5**	**40.9**

Number of rows for table below: **14** *(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	1.80	2.17		2.60	0.55	0.45	1.90	0.24	0.81	3.91	0.69	13% of 95%	1.7	16% of 27%
2	W02	NE	0.90	2.05		2.60	0.55	0.45	0.70	0.64	0.49	1.85	0.33	6% of 95%	0.5	4% of 27%
3	W03	NE	0.90	0.61		2.60	0.55	0.45	1.00	0.45	0.62	0.55	0.10	2% of 95%	0.2	2% of 27%
4	W04	NE	0.60	2.17		2.60	0.55	0.45	0.70	0.64	0.49	1.30	0.23	4% of 95%	0.3	3% of 27%
5	W05	SE	1.80	2.05		2.60	0.55	0.45	1.90	0.24	0.68	3.69	0.66	13% of 95%	1.4	13% of 27%
6	W06	SE	2.10	0.55		2.80	0.62	1.50	2.20	0.68	0.48	1.16	0.22	4% of 95%	0.3	3% of 27%
7	W07	SW	0.90	2.17		2.60	0.55	0.45	1.00	0.45	0.53	1.95	0.35	7% of 95%	0.6	5% of 27%
8	W08	SW	0.90	0.67		2.60	0.55	0.45	1.00	0.45	0.53	0.60	0.11	2% of 95%	0.2	2% of 27%
9	W09	SW	0.90	0.61		2.60	0.55	0.45	1.00	0.45	0.53	0.55	0.10	2% of 95%	0.2	1% of 27%
10	W10	SW	0.90	1.81		2.60	0.55	0.45	1.00	0.45	0.53	1.63	0.29	6% of 95%	0.5	4% of 27%
11	W11	NW	0.60	2.29		2.60	0.55	0.45	0.70	0.64	0.49	1.37	0.24	5% of 95%	0.4	3% of 27%
12	W12	NE	0.90	2.17		2.60	0.55	0.45	1.00	0.45	0.62	1.95	0.35	7% of 95%	0.7	6% of 27%
13	W13	NW	1.80	2.17		2.60	0.55	0.45	1.90	0.24	0.82	3.91	0.69	13% of 95%	1.8	16% of 27%
14	W14	NW	2.10	2.17		2.70	0.60	0.45	2.20	0.20	0.86	4.56	0.84	16% of 95%	2.3	21% of 27%

If inputs (including air movement levels) are valid

Rev.	Amendment	Date

Accredited Practitioner:
Name
Address
Phone number

North

Tasmanian Government

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

Drawing Title: **Glazing Calculator**

Date: 27/07/2016

Scale: NTS @ A3

Status: INFORMATION

Drawing No.: A13 (13 of 14) 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.

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: Single Storey Building Example

Classification: Class 1

Number of rows preferred in table below: 14 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One	Dimming Percentages		Design Lumen Depreciation Factor	Adjustment Factor Two (n/a for Class 1)	Dimming Percentages		Design Lumen Depreciation Factor	OVERALL DESIGN PASSES		
						Adjustment Factors	% Area	% of full power		Adjustment Factors	% Area	% of full power		Lamp or Illumination Power Density		System Share of % of Aggregate Allowance Used
														System Allowance	System Design	
1	Living	Living room	40.0 m²	66 W	Class 1 building	e)Manual dimming system	95%							5.3 W/m²	1.7 W/m²	**5% of 39%**
2	Kitchen	Kitchen	14.1 m²	44 W	Class 1 building									5.0 W/m²	3.1 W/m²	**8% of 39%**
3	Dining	Living room	13.6 m²	32 W	Class 1 building	e)Manual dimming system	95%							5.3 W/m²	2.4 W/m²	**7% of 39%**
4	Ensuite	Bathroom	5.0 m²	15 W	Class 1 building									5.0 W/m²	3.0 W/m²	**8% of 39%**
5	Entry	Corridor	9.5 m²	32 W	Class 1 building									5.0 W/m²	3.4 W/m²	**9% of 39%**
6	Bedroom 1	Bedroom	15.0 m²	11 W	Class 1 building	e)Manual dimming system	95%							5.3 W/m²	0.7 W/m²	**2% of 39%**
7	Bedroom 2	Bedroom	15.6 m²	11 W	Class 1 building	e)Manual dimming system	95%							5.3 W/m²	0.7 W/m²	**2% of 39%**
8	Bedroom 3	Bedroom	13.7 m²	11 W	Class 1 building	e)Manual dimming	95%							5.3 W/m²	0.8 W/m²	**2% of 39%**
9	Bathroom	Bathroom	6.6 m²	15 W	Class 1 building									5.0 W/m²	2.3 W/m²	**6% of 39%**
10	WC	Toilet	2.0 m²	11 W	Class 1 building									5.0 W/m²	***5.5 W/m²***	**15% of 39%**
11	Laundry	Laundry	6.7 m²	11 W	Class 1 building									5.0 W/m²	1.6 W/m²	**4% of 39%**
12	Hall	Corridor	10.3 m²	32 W	Class 1 building									5.0 W/m²	3.1 W/m²	**8% of 39%**
13	Garage	Other	37.8 m²	56 W	Class 1 building									5.0 W/m²	1.5 W/m²	**4% of 39%**
14	Outdoor Lights	Other	8.8 m²	60 W	Class 1 building									5.0 W/m²	***6.8 W/m²***	**19% of 39%**

198.7 m²	407 W

	Allowance	***Design Average***
Class 1 building	5.1 W/m²	2.0 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

Rev.	Amendment	Date

Accredited Practitioner:
Name
Address
Phone number

North

Tasmanian Government

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

Drawing Title: **Lighting Calculator**

Date: 27/07/2016

Scale: NTS @ A3

Status: INFORMATION

Drawing No.: **A14** (14 of 14) 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.

This drawing has been included as an example of how to present the relevant AS 3959 requirements for a BAL-19 building. Note that the example single storey dwelling is not deemed to be within a Bushfire-Prone area, and as such the information on this drawing has not been applied to drawings A01 through A12.

Additional information required for a Building Application:

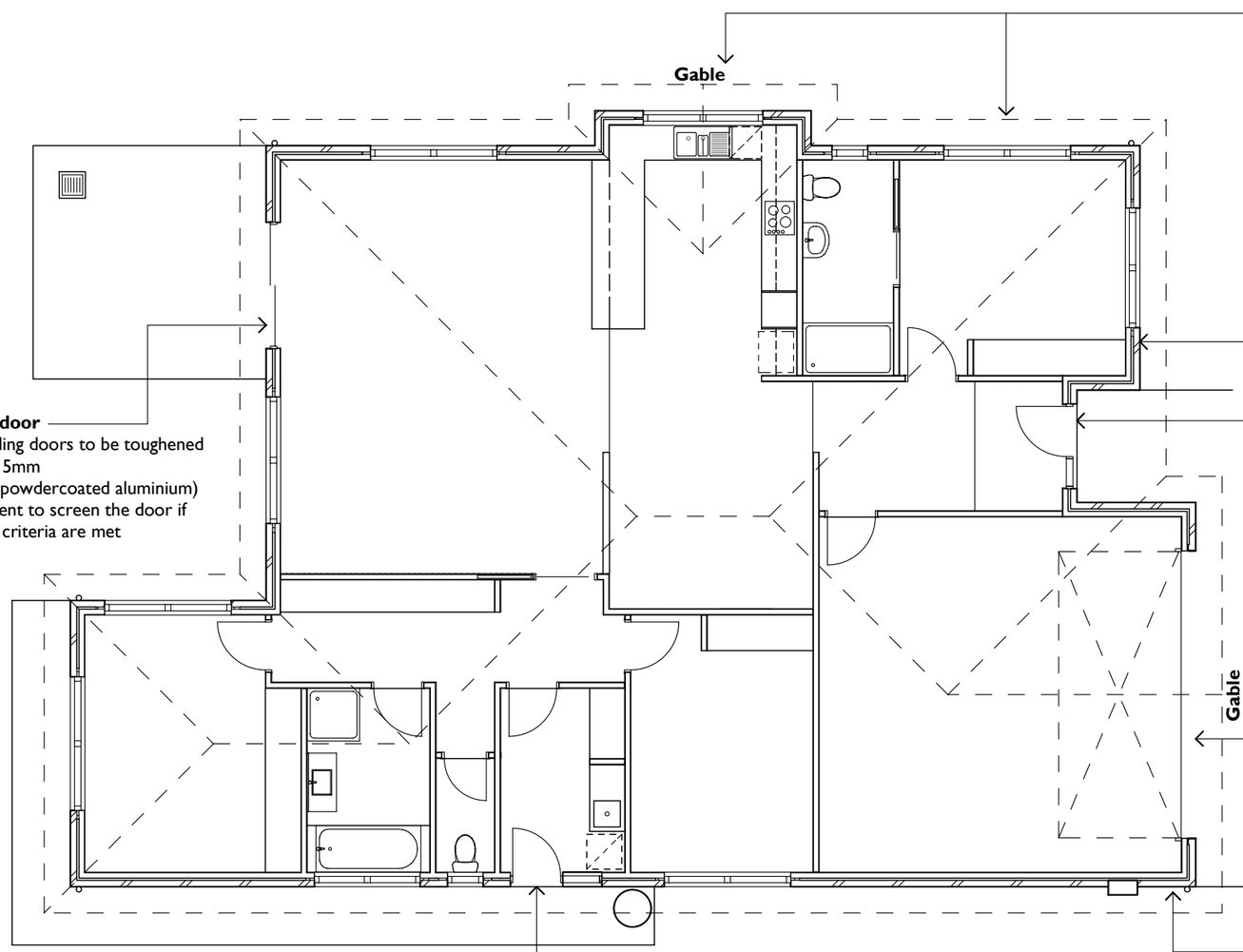
1. BAL Assessment / Report by an Accredited Bushfire Assessor.

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

Alternatively (for Building Applications only) a competent Designer / Architect may complete their own BAL Assessment and BHMP using the 'Bushfire Attack Level Assessment Report' as published by the Australian Institute of Building Surveyors.

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



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
- Proprietry plastic joining strips to eaves

External walls
- 110mm thick brickwork

Front door
- Solid core timber door (min. 35mm thickness)
- Metal door frame
- Door shall be tight fitting to the door frame
- Raven 126Si (or equal) mechanically lifting door bottom seal with low profile threshold plate

Glass sliding door
- Glazing in sliding doors to be toughened glass minimum 5mm
- Metal frame (powdercoated aluminium)
- No requirement to screen the door if the two above criteria are met

Vehicle access door
- Colorbond panel lift door with bottom weather seal and guide tracks, with a maximum gap no greater than 3mm
- No ventilation slots are permissable

Laundry door
- Solid core timber door (min. 35mm thickness)
- Metal door frame
- Door shall be tight fitting to the door frame
- Raven 126Si (or equivalent) mechanically lifting door bottom seal with low profile threshold plate

Incoming water and gas supply
- Above ground, exposed water and gas supply pipes shall be metal

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, aerials, 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.

Rev.	Amendment	Date

Accredited Practitioner:
Name
Address
Phone number

Tasmanian Government

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

Drawing Title:
Bushfire Protection Plan
BAL-19 Construction

Date: 27/07/2016
Scale: 1:100 @ A3
Status: INFORMATION
Drawing No.: **BP01** Rev **-**

NON-MANDATORY DOCUMENT

The content of this drawing is for recommendation purposes only. There is no requirement under the Building Act or Building Code of Australia to implement these recommendations. This drawing should be read in conjunction with CBOS Fact Sheet ' Universal Access - Non Mandatory Suggestions 2016', where more specific recommendations are made.
Further information is available on the CBOS Fact Sheet dated December 2016; and the Livable Housing Design guidelines at: www.livablehousingaustralia.org.au.

GENERAL CONSIDERATIONS

The location and design of these specific parts of a building may provide benefits:

- Provide a toilet at entry level, close to the entry door.
- Provide zones in the kitchen to allow a person with a mobility aid to access bench space at appropriate height and leg room.
- Provide lever or flick mixer taps throughout.
- Limit changes in adjacent floor surface finishes to a maximum of 5mm, and install trims between different floor finishes to keep transitions as level as possible.
- Provide slip resistance floor finishes throughout (a rating of R10 is ideal).

CIRCULATION AND DOORS

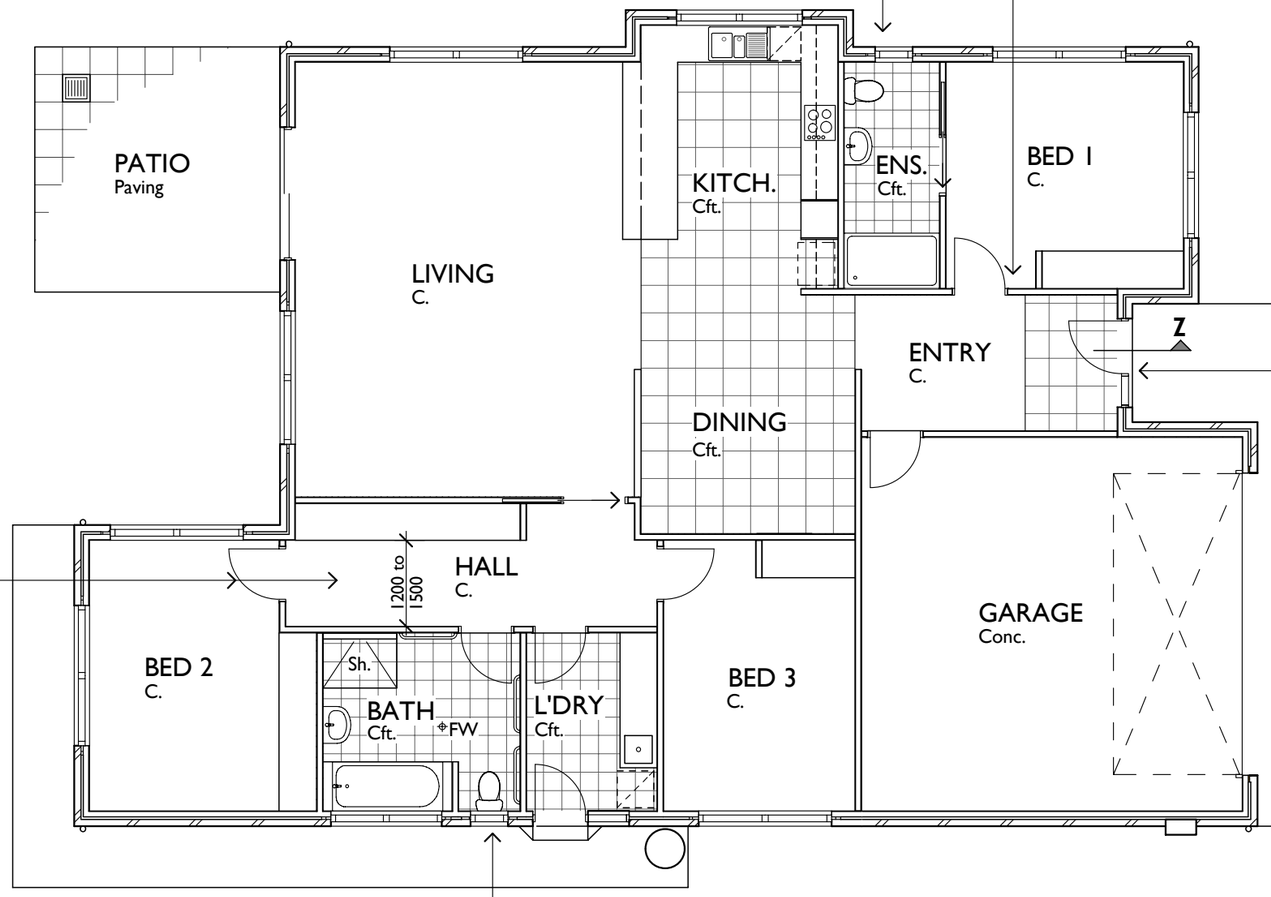
Accessing specific rooms and transiting the building to access various rooms requires that doorways, passages, and room sizes can accommodate persons with or without mobility aids.

- Avoid narrow corridors, consider width of 1200mm to 1500mm to allow for circulation at door entry points in the passage.
- Provide standard door widths of at least 820mm throughout, instead of using narrow width doors for wet areas.
- Provide luminance contrast between doors and frames / architraves for the visually impaired.

FRAMING AND CONSTRUCTION

Provide framing or other inclusions to allow immediate or future installation of fixtures within the building.

- Install timber blocking in wall frames to allow the installation of hand/grab rails in areas such as bathrooms and toilets. For greater flexibility, fully sheet the internal walls with 12mm ply (which can be incorporated in the structural bracing of the building, and notched into the studs).



BATHROOM / TOILET AREAS

Bathrooms and toilets have specific requirements to support different needs.

- Allow internal bathroom circulation for a person with a mobility aid to enter and turn around.
- Provide a minimum width of 1200mm for a walk-in shower where assistant showering is required (larger if multiple assistants required).
- Position toilets adjacent to a wall where possible, at an adequate distance to allow for grab rail installation.
- Maintain a clear space in front of toilet for circulation.
- Consider the use of full strength grab rails to act as towel rails in bathroom.

LIGHTING AND ELECTRICAL

The primary focus for good lighting design is to limit glare from wall mounted fittings and to ensure that the surface of where the person is transiting has sufficient illumination.

- Wall fittings to be shaded at the illumination point to limit side glare.
- Provide entry path lighting that illuminates directly down/across the path with no upward illumination.
- Provide sensor lighting at entry points to the building.
- Provide sensor lighting in bathrooms.
- Position light switches and power outlets at an appropriate height for both able-bodied and mobility aid users.

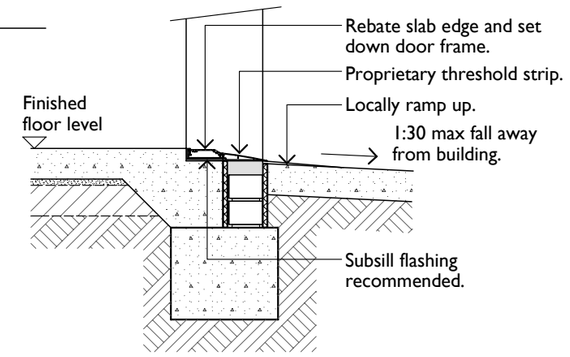
ENTRY AND PATHS

Access path
The access pathway to the main entry of the residence should provide a smooth, stable surface with no steps and limited changes of direction and changes of surface.

- Provide a pathway width that allows ease of mobility aid travel, and allows an able bodied person to accompany a person with a mobility aid.

Access to the building
The access point to the residence should be a relatively level, evenly flat surface with roof protection. The door should have adequate circulation at the latch side of the door, and provide a system of entry that is easy to use and smooth to traverse.

- Landing with a gradient of no more than 1:40 slope for the first 1200mm.
- A clear circulation space of around 500mm from the latch side of the door.
- Provide a roof over the landing area.
- Limit changes in height of floor surface to no more than 5mm by setting the door fame into the slab or timber floor frame.



'Z' WATERPROOF THRESHOLD SECTION
scale 1:20

Rev.	Amendment	Date

Accredited Practitioner:
Name
Address
Phone number

North

Tasmanian Government

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

Drawing Title:
Universal Access Plan

Date: 08/12/2016
Scale: 1:100,1:20@A3
Status: INFORMATION
Drawing No.: **UA01**
Rev: -