

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026289
Assess No: A13830
PID No: 9351857

Applicant Name:	N Plus B Design					
Applicant Contact Name						
Postal Address:						
Contact Phone:	Home		Work		Mobile	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: N Plus B Design

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title) Paul & Megan Buchanan

Location / Address: 24 Thorne Avenue, Legana

Title Reference: 187077/105

Zone(s): General Residential

Existing Development/Use: Vacant block

Existing Developed Area:

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐

NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
Description of Use: Shed			

Development Type:

Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
Description of development: Proposed Shed			

New or Additional Area: 70m2

Estimated construction cost of the proposed development: \$20,000

Building Materials:	Wall Type:	Colour:
	Roof Type:	Colour:

Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Owner_Name

Name (print)

Signed

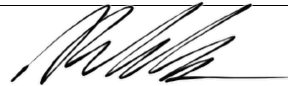
Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,

(if not the owner)

Nicholas Brandsema
Applicant_Name

Name (print)



Signed

14/09/2026

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**

(if required)

Name (print)

Signed

Date

**Chief
Executive
Officer**

(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Nicholas Brandsema

Name (print)



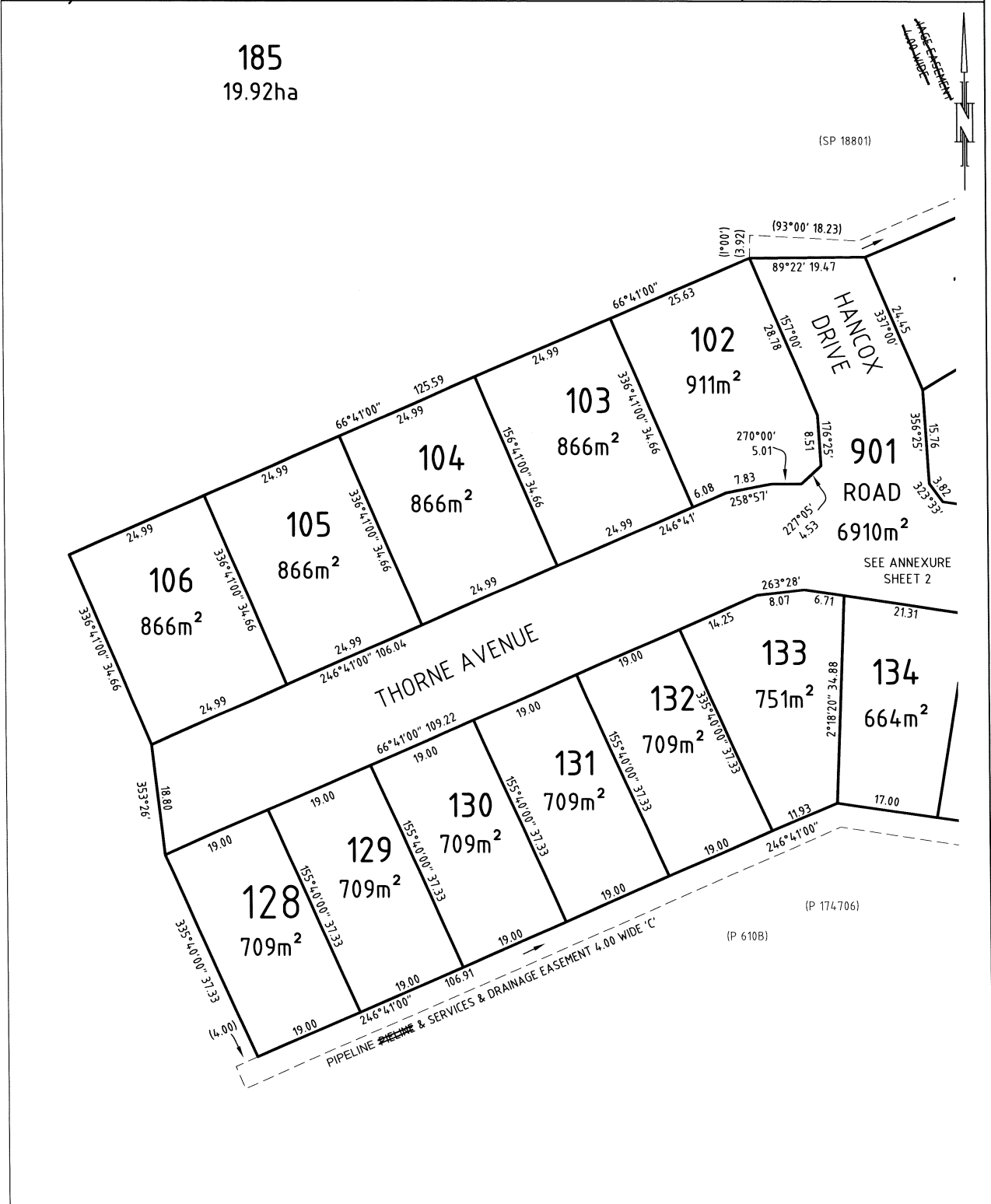
Signed

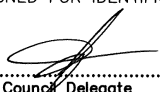
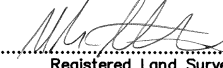
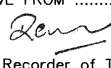
14/09/2026

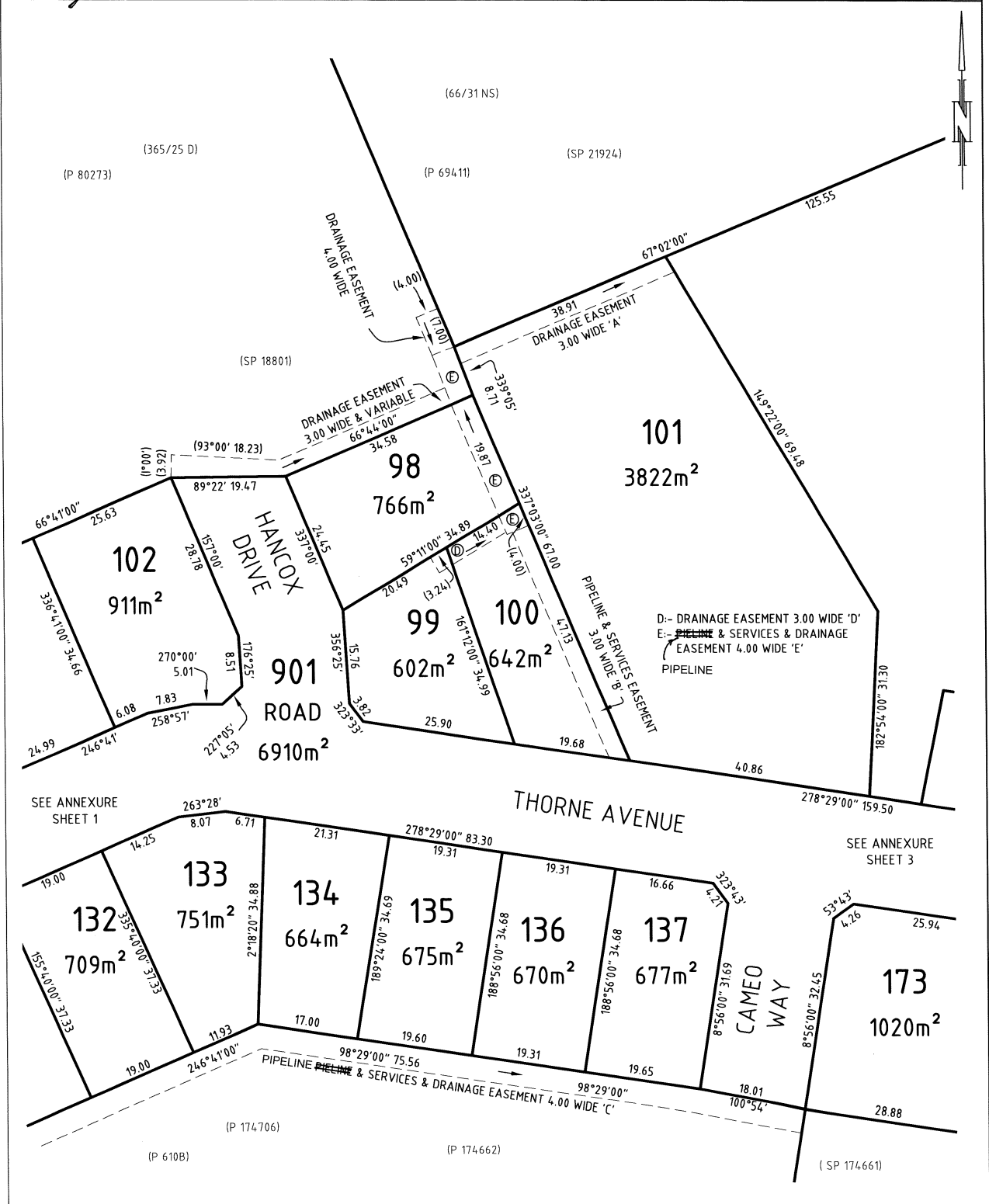
Date

OWNER : VOS CONSTRUCTION & JOINERY PTY LTD FOLIO REFERENCE : F.R.174662/1 & 174706/1 GRANTEE : PART OF 2500 ACRES GRANTED TO JOHN GRIFFITHS	PLAN OF SURVEY BY SURVEYOR: M.R. HEATLEY of OPDA SURVEYORS, ENGINEERS & PLANNERS 3/23 BRISBANE STREET, LAUNCESTON TOWN OF LEGANA LOCATION: LAND DISTRICT OF DEVON PARISH OF STANLEY SCALE 1:2500 LENGTHS IN METRES	REGISTERED NUMBER SP187077 APPROVED 13 DEC 2024 EFFECTIVE FROM <i>Ren</i> Recorder of Titles
PRIORITY FINAL PLAN SURVEYORS REF: 51920DP ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
INDEX PLAN (SP21924)		
<i>[Signature]</i> Registered Land Surveyor 08/04/2024 Date 185 19.92ha <i>[Signature]</i> Council Delegate 27/4/24 Date		

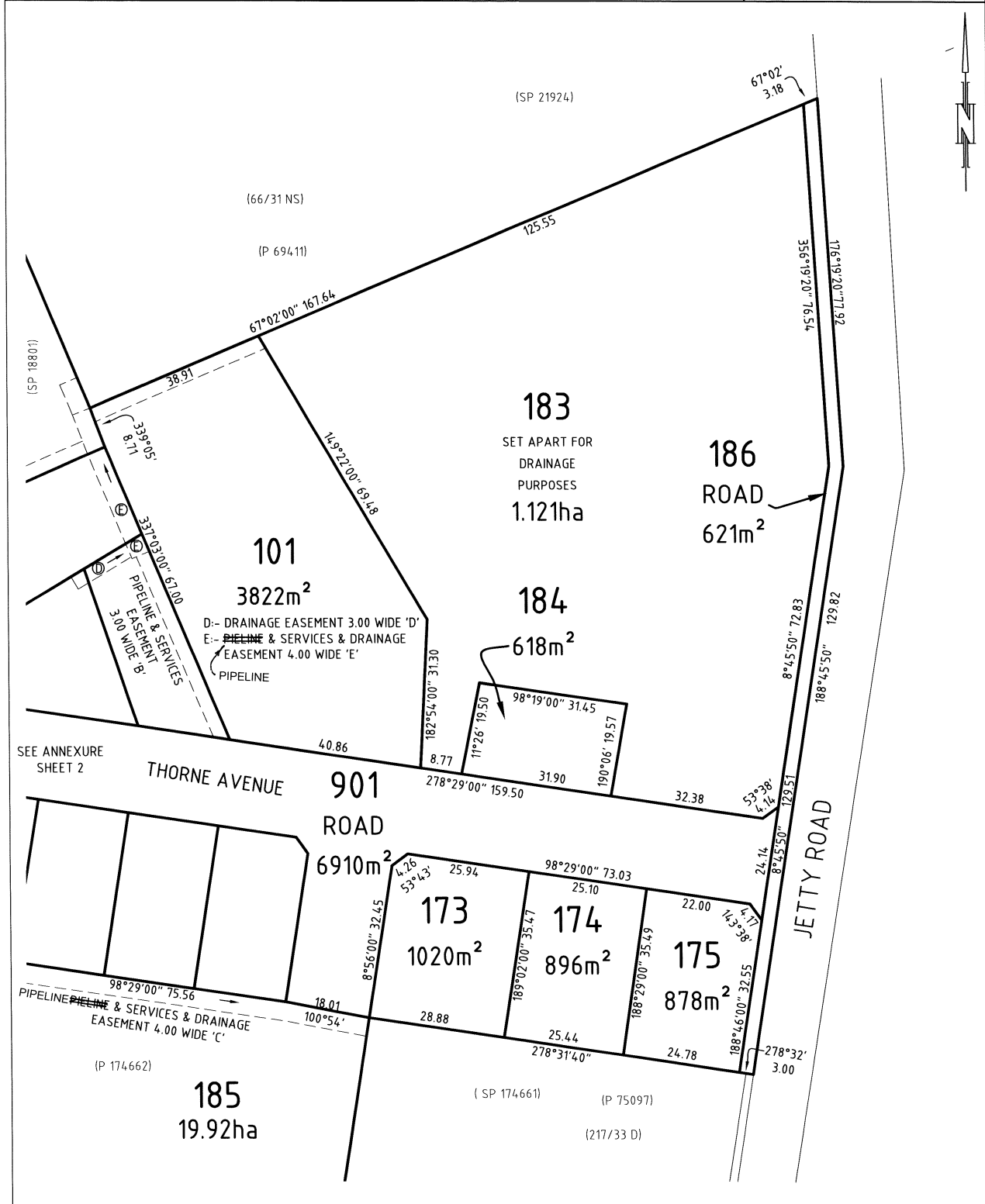
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER: VOS CONSTRUCTION & JOINERY PTY LTD FOLIO REFERENCE: F.R.174662/1 & 174706/1 SCALE 1:600 LENGTH IN METRES	Registered Number SP 187077
SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 27/11/24 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 08/04/2024 Registered Land Surveyor Date	APPROVED 13 DEC 2024 EFFECTIVE FROM <i>[Signature]</i> Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER: VOS CONSTRUCTION & JOINERY PTY LTD FOLIO REFERENCE: F.R.174662/1 & 174706/1 SCALE 1:600 LENGTH IN METRES	Registered Number SP187077
SIGNED FOR IDENTIFICATION PURPOSES  <u>27/11/24</u> Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  <u>08/04/2024</u> Registered Land Surveyor Date	APPROVED EFFECTIVE FROM <u>13 DEC 2024</u>  Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: VOS CONSTRUCTION & JOINERY PTY LTD FOLIO REFERENCE: F.R.174662/1 & 174706/1 SCALE 1:750 LENGTH IN METRES	Registered Number SP187077
SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 27/11/24 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 08/04/2024 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM 13 DEC 2024 <i>[Signature]</i> Recorder of Titles



SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP187077
---	--------------------------------------

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 98, 100 and 185 on the Plan are subject to a Right of Drainage ~~of the~~ in favour of the West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'E'" shown passing through those lots on the Plan.

Lots 98, 100 and 185 on the Plan ("the Lot") are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'E'" shown on the Plan ("the Easement Land").

Lots 99 and 100 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE 'D'" shown passing through those lots on the Plan.

Lot 100 ("the Lot") on the Plan is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE 'B'" shown on the Plan ("the Easement Land").

Lot 101 on the Plan is subject to a Right of Drainage ~~of the~~ in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE 'A'" shown passing through Lot 101 on the Plan.

Lot 185 on the Plan is subject to a Right of Drainage ~~of the~~ in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE & VARIABLE" shown passing through Lot 185 on the Plan.

Lot 185 on the Plan is subject to a Right of Drainage ~~of the~~ in favour of the West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'C'" shown passing through Lot 185 on the Plan.

Lot 185 on the Plan ("the Lot") is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'C'" shown on the Plan ("the Easement Land").

Lot 185 on the Plan is subject to a Right of Drainage ~~of the~~ in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 4.00 WIDE" shown passing through Lot 185 on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Vos Construction & Joinery Pty Ltd FOLIO REF: Volume 174662 Folio 1 and Volume 174706 Folio 1 SOLICITOR & REFERENCE: Penny Sproal - 246482	PLAN SEALED BY: West Tamar Council DATE: 27/11/2024 PA2021064 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP. 187077
SUBDIVIDER: Vos Construction & Joinery Pty Ltd FOLIO REFERENCE: Volume 174662 Folio 1 and Volume 174706 Folio 1	

That part of each lot on the plan formerly comprised in Lot 1 on Plan 174662 is together with a right of carriage way over all the Roadways shown on Plan No. 610 other ~~than~~ the Roadway marked thereon as "Track from West Tamar Road to Homestead".

INTERPRETATION

In this Schedule of Easements:

"Pipeline Easement" means:

The full and free right and liberty to draw water through pipes now or to be installed as hereinafter appears within that portion of each Lot subject thereto marked pipeline easement on the plan and for that purpose to enter thereon and to lay in, under and upon the pipeline easement such pipe or pipes as shall from time to time be necessary for the purposes aforesaid and to draw water through such pipes and at all times to enter into and upon the pipeline easement for the purpose of maintaining any pumping system and inspecting, cleaning, maintaining, removing and renewing such pipes and to carry out all necessary work thereon causing as little damage as possible and making reasonable compensation for all damage done or caused thereby.

"Pipeline & Services Easement" means:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorized by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorized to do or undertake
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure
- (4) run and pass sewerage, water and electricity through and along the Infrastructure
- (5) do all works reasonably required in connection with such activities or as may be authorized or required by any law:
 - (a) without doing unnecessary damage to the Easement Land, and
 - (b) leaving the Easement Land in a clean and tidy condition.
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorized by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land, and
- (7) use the Easement Land as a right of carriage way for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 187077
SUBDIVIDER: Vos Construction & Joinery Pty Ltd FOLIO REFERENCE: Volume 174662 Folio 1 and Volume 174706 Folio 1	

Interpretation:

"Infrastructure" means infrastructure owned on for which TasWater is responsible and includes but is not limited to:

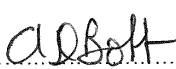
- (a) Sewer pipes and water pipes and associated valves,
- (b) Telemetry and monitoring devices,
- (c) Inspection and access pits,
- (d) Electricity assets and other conducting media (excluding telemetry and monitoring devices),
- (e) Markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure,
- (f) Anything reasonably require to support, protect or cover any other Infrastructure,
- (g) Any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewerage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity, and
- (h) Where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

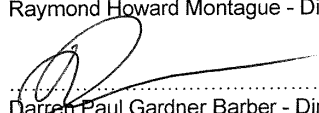
FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Vos Construction & Joinery Pty Ltd) that the Vendor shall not be required to fence.

EXECUTED by VOS CONSTRUCTION & JOINERY PTY LTD (ACN 009 558 258) being the registered proprietor of the lands comprised in Folio of the Register Volume 174706 Folio 1 and Folio of the Register Volume 174662 Folio 1 in accordance with Section 127 of the Corporations Act 2001:


.....
Darren Roelf Vos - Director
.....
Adrian Donald Bott - Secretary

LEGANA ORCHARDS PTY LTD (ACN 009 520 852) as mortgagee under Mortgage No. E308992 hereby consents to this Schedule of Easements:


.....
Raymond Howard Montague - Director
.....
Darren Paul Gardner Barber - Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

PAUL DAVID & MEGAN LEIGH-ANNE BUCHANAN

PROPOSED RESIDENCE & SHED

24 THORNE AVENUE, LEGANA

Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	J	13/09/26
A101	SITE PLAN	J	13/09/26
A102	ELEVATIONS 1 OF 2	J	13/09/26
A103	ELEVATIONS 2 OF 2	J	13/09/26
A104	FLOOR PLAN	J	13/09/26
A105	SHED FLOOR PLAN	J	13/09/26
A106	SETOUT PLAN	J	13/09/26
A107	DRAINAGE PLAN	J	13/09/26
A108	WALL FRAMING PLAN	J	13/09/26
A109	ELECTRICAL PLAN	J	13/09/26
A110	REFLECTED CEILING PLAN	J	13/09/26
A111	ROOF FRAMING PLAN	J	13/09/26
A112	ROOF PLAN	J	13/09/26
A113	SECTION A-A	J	13/09/26
A114	DETAILS	J	13/09/26
A115	LHA DETAILS	J	13/09/26
A116	WALL TYPES	J	13/09/26
A117	WATERPROOFING 1 OF 2	J	13/09/26
A118	WATERPROOFING 2 OF 2	J	13/09/26
A119	WINDOW & DOOR SCHEDULE	J	13/09/26
A120	NCC COMPLIANCE CALCULATORS	J	13/09/26
A121	CONSTRUCTION NOTES 1 OF 2	J	13/09/26
A122	CONSTRUCTION NOTES 2 OF 2	J	13/09/26
A123	ENGINEERING NOTES	J	13/09/26
A124	SLAB & FOOTING LAYOUT PLAN	J	13/09/26
A125	SLAB & FOOTING DETAILS 1 OF 2	J	13/09/26
A126	SLAB & FOOTING DETAILS 2 OF 2	J	13/09/26
A127	WIND BRACING LAYOUT PLAN	J	13/09/26
A128	BRACING & TIEDOWN DETAILS	J	13/09/26
A129	SHED ELEVATIONS	J	13/09/26
A130	SHADOW DIAGRAMS	J	13/09/26

GENERAL INFORMATION

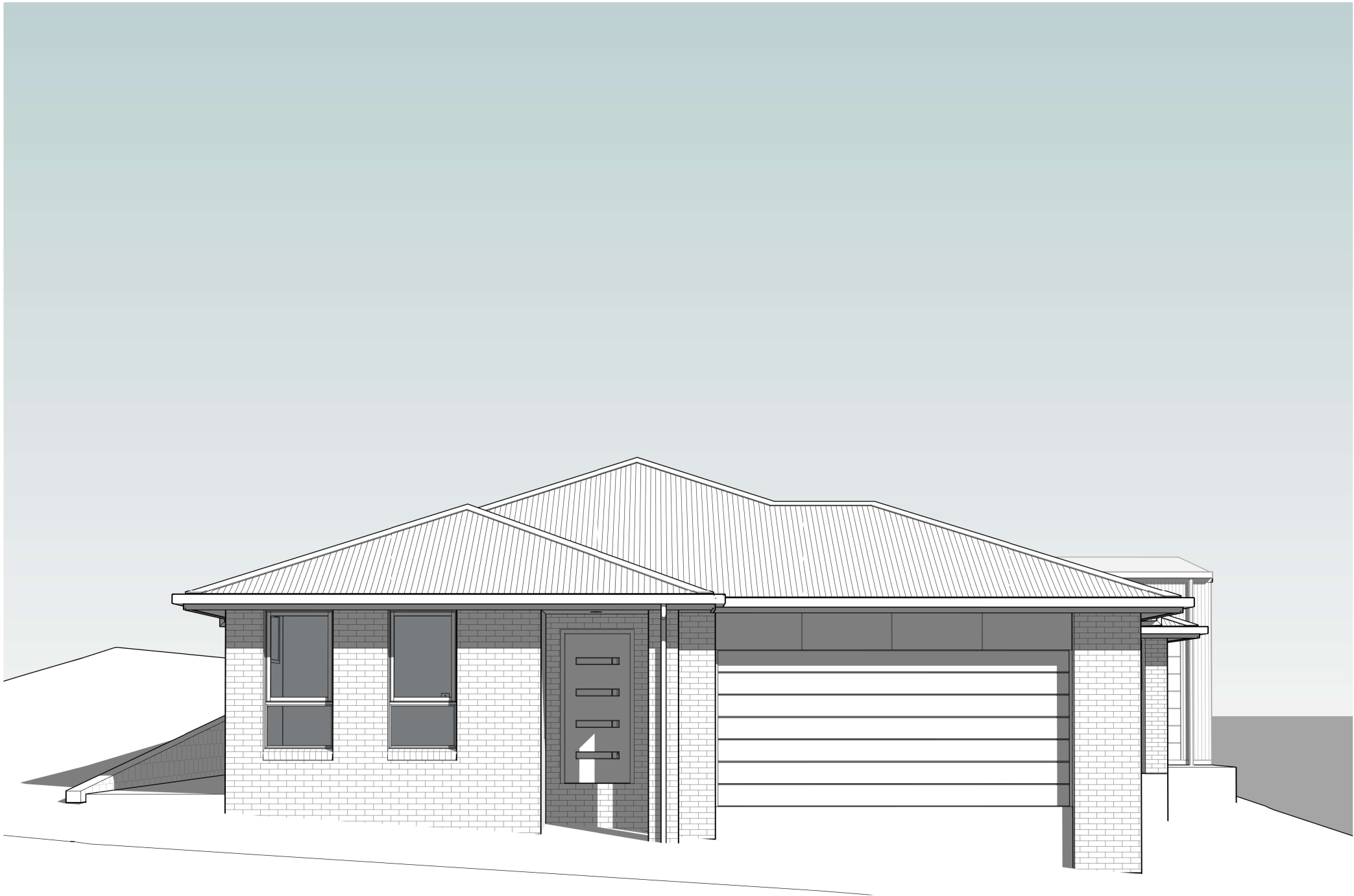
ACCREDITED DESIGNER:	NICHOLAS BRANDSEMA
ACCREDITATION NUMBER:	047538582
LAND TITLE REFERENCE NUMBER:	PID9351857, TITLE REF 187077/105
ENERGY ASSESSMENT:	6.1 STARS
COUNCIL ZONE:	GENERAL RESIDENTIAL
COUNCIL:	WEST TAMAR COUNCIL

FLOOR AREAS

RESIDENCE FLOOR AREA:	199m2 (21 SQUARES)
SHED FLOOR AREA:	70m2 (7 SQUARES)

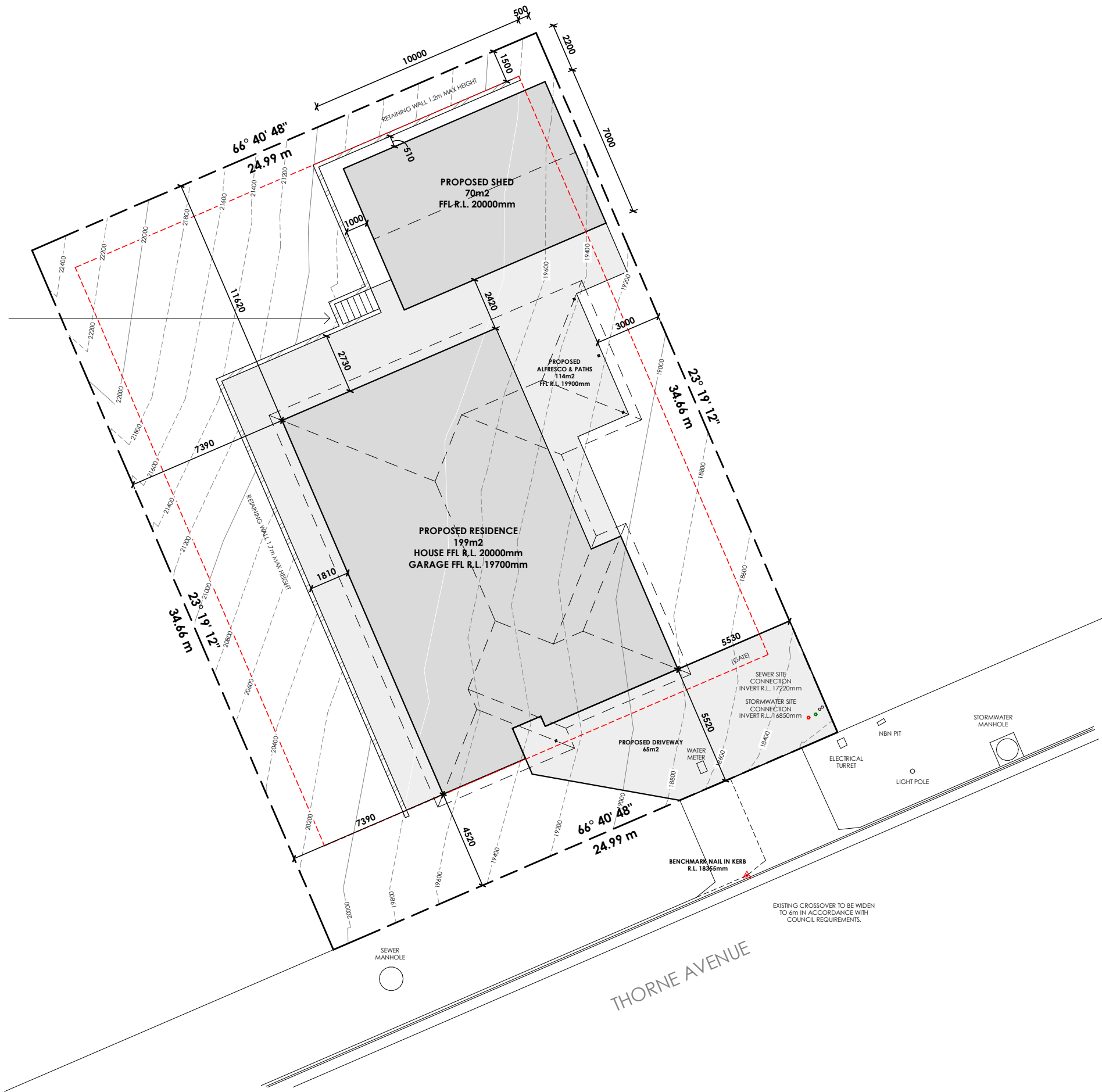
SITE INFORMATION

SITE AREA:	866m2
DESIGN WIND SPEED:	N3
SOIL CLASSIFICATION:	CLASS P
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	C2
BUSHFIRE ATTACK LEVEL:	BAL LOW
CLIMATE ZONE:	7



CONCRETE STEPS TO COMPLY WITH HOUSING PROVISIONS PART 11.2
REFER ENGINEERING DETAIL ON SHEET A126 FOR ADDITION DETAIL.

SUP RESISTANCE OF STAIR TREADS TO
COMPLY WITH NCC 11.2.2, AS/NZS1 170.1 & AS4586.



SITE PLAN

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
SECONDARY CONTOURS SHOWN AT 200mm INTERVALS

**ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT
BENCHMARK NAIL IN KERB R.L. 18355mm**

DRIVEWAY

120mm THICK 25MPa 50/50 SALT & PEPPER EXPOSED
AGGREGATE CONCRETE WITH SAW CUTS AT
4000mm CRS, 24 HOURS AFTER POURING. STYLE AND
FINISH TO BE CONFIRMED BY OWNER.

GENERAL NOTES:

DURING CONSTRUCTION SOIL AND WATER IS TO BE
APPROPRIATLY MANAGED. THIS INCLUDES THE
PROVISION OF SILT FENCING, FILTER SCREENS OR
DEDICATED SILT TRAPS TO PREVENT THE
DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS
TO ANY EXISTING WATER COURSE OR ADJOINING
PROPERTY DURING THE COSTRUCTION PROCESS.

EXCAVATION:

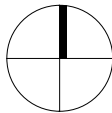
ALLOW FOR BULK EXCAVATION WHERE REQUIRED
AND ALL EXCAVATION, FILLING, BACK FILLING
AND CONSOLIDATION REQUIRED FOR THE
FOOTINGS AND SLAB. RETAIN ALL ACCESES
AND SERVICES AS INDICATED. MAKE GOOD.

SETTING OUT:

THE BUILDER SHALL ACCURATLEY SET-OUT THE
WORKS AND VERIFY ALL DIMENSIONS AND LEVELS
BEFORE COMENCING ANY WORKS, AND SHALL
MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS
ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK

(PART 6 - PROTECTION WORK OF THE BUILDING ACT 2016)
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
SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6
(NOTICE FOR PROPOSED PROTECTION WORK).



SITE PLAN
Scale 1 : 200

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
DESIGN REVIEW
Scale A3
1 : 200

©COPYRIGHT These drawings and designs and the
copyright there of are the property of nplusb and
must not be used, retained or copied without the
written permission of nplusb. ABN 946 222 219 16

Revision
No. Date Description
J 13/09/26 Issued as DESIGN REVIEW

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
24 THORNE AVENUE, LEGANA
Client
PAUL & MEGAN BUCHANAN

Sheet Title
SITE PLAN

Drawn Issue Date Project No. Revision
NJB 13/09/26 P12525 J

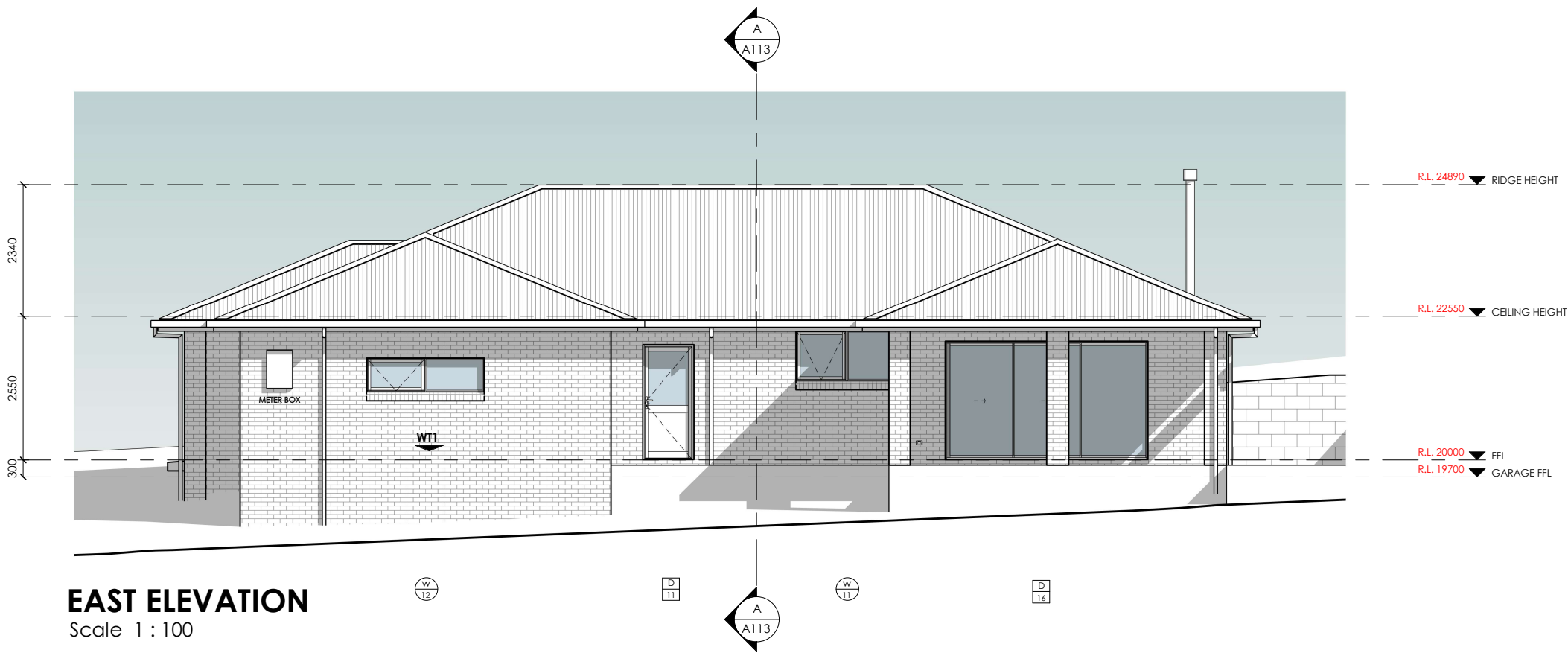
Sheet Number

A101
/A130

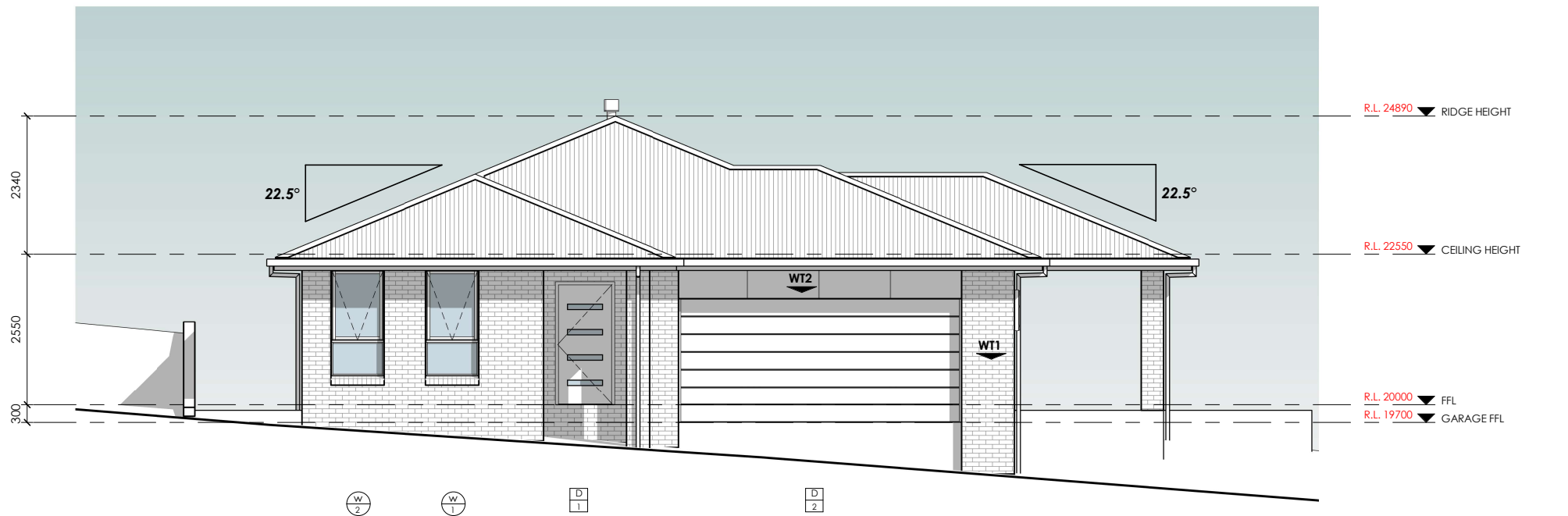


NORTH ELEVATION
Scale 1 : 100

- WALL | FACADE MATERIALS & FINISHES**
- WT-1** BRICK VENEER, COLOUR & STYE BY OWNER.
- WT-2** JAMES HARDIE SCYON EASYTEX, PAINT TO FINISH. INSTALLED AS PER MANUFACTURERS SPECIFICATION
- 0 5 m
- EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5**
EAVE WIDTH OVERHANG - 600mm
- EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm of
EXTERNAL CORNERS TO BE SPACED @ 500mm
CENTERS. REMAINDER OF SHEET - 700mm CENTERS
- FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS
- COLORBOND CUSTOM ORB ROOF CLADDING**
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
- SELECTED ALUMINIUM FRAMED WINDOWS & DOORS**
NCC PART 8.2 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS
- GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



EAST ELEVATION
Scale 1 : 100

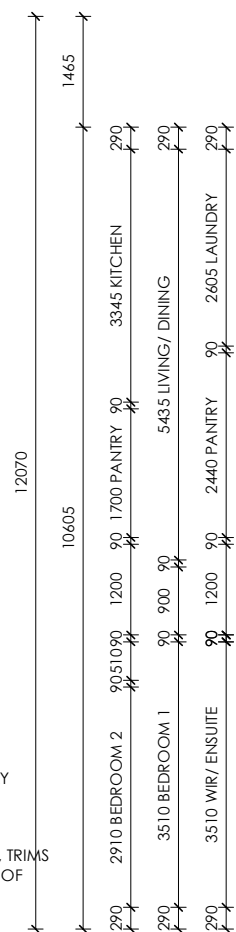


SOUTH ELEVATION
Scale 1 : 100

- WALL | FACADE MATERIALS & FINISHES**
- WT-1** BRICK VENEER, COLOUR & STYE BY OWNER.
- WT-2** JAMES HARDIE SCYON EASYTEX, PAINT TO FINISH.
INSTALLED AS PER MANUFACTURERS SPECIFICATION
- 0 5 m
- EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5**
EAVE WIDTH OVERHANG - 600mm
- EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm OF
EXTERNAL CORNERS TO BE SPACED @ 500mm
CENTERS. REMAINDER OF SHEET - 700mm CENTERS
- FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS
- COLORBOND CUSTOM ORB ROOF CLADDING**
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
- SELECTED ALUMINIUM FRAMED WINDOWS & DOORS**
NCC PART 8.2 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS
- GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



WEST ELEVATION
Scale 1 : 100



This is a detailed architectural floor plan of a residential property, showing rooms, dimensions, and structural elements. The plan is oriented with North at the top, indicated by a north arrow pointing towards the top-left.

Overall Dimensions: The property measures 6000 units in width and 2530 units in depth.

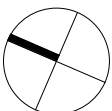
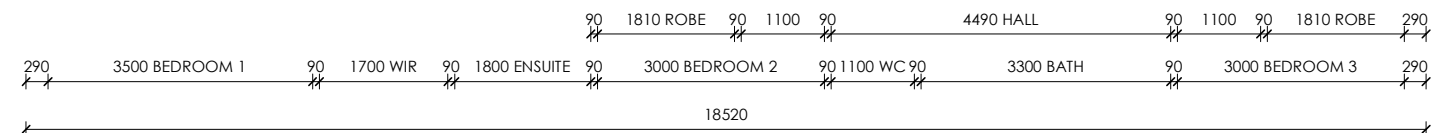
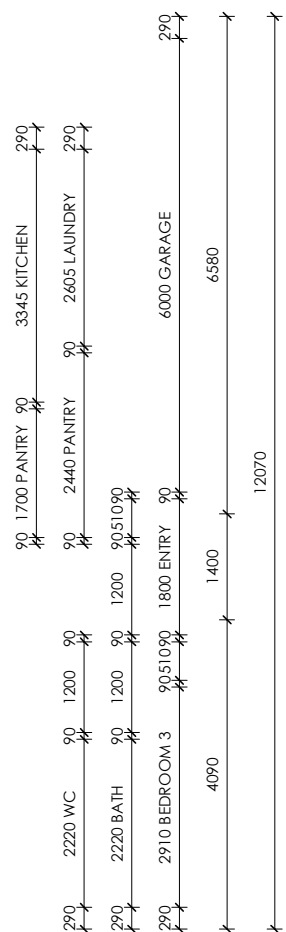
Rooms and Dimensions:

- Living Room:** Carpet, 18 m².
- Dining Room:** Vinyl, 13 m².
- Kitchen:** Vinyl, 20 m².
- Pantry:** Vinyl, 7 m².
- Laundry:** Vinyl, 5 m².
- Garage:** Concrete, 37 m².
- Entry:** Vinyl, 4 m².
- Bedroom 1:** Carpet, 12 m².
- Bedroom 2:** Carpet, 11 m².
- Bedroom 3:** Carpet, 11 m².
- Ensuite:** Tiles, 5 m².
- Bath:** Tiles, 7 m².
- WC:** Tiles, 2 m².
- WIR (Walk-in Robe):** Carpet, 6 m².
- Hall:** Vinyl, 5 m².
- Alfresco:** Concrete, 24 m².

Structural Elements and Features:

- Windows:** Labeled with 'W' and numbers (e.g., W 8, W 7, W 6, W 5, W 4, W 3, W 12, W 11, W 10, W 9, W 8, W 7, W 6, W 5, W 4, W 3).
- Doors:** Labeled with 'D' and numbers (e.g., D 13, D 14, D 15, D 16, D 17, D 18, D 19, D 20, D 21, D 22, D 23, D 24, D 25, D 26, D 27, D 28, D 29, D 30, D 31, D 32, D 33, D 34, D 35, D 36, D 37, D 38, D 39, D 40, D 41, D 42, D 43, D 44, D 45, D 46, D 47, D 48, D 49, D 50, D 51, D 52, D 53, D 54, D 55, D 56, D 57, D 58, D 59, D 60, D 61, D 62, D 63, D 64, D 65, D 66, D 67, D 68, D 69, D 70, D 71, D 72, D 73, D 74, D 75, D 76, D 77, D 78, D 79, D 80, D 81, D 82, D 83, D 84, D 85, D 86, D 87, D 88, D 89, D 90, D 91, D 92, D 93, D 94, D 95, D 96, D 97, D 98, D 99, D 100).
- Roofs:** Labeled with 'R.L.' and numbers (e.g., R.L. 19900, R.L. 19700, R.L. 20000).
- Other Features:** Includes a 'METER BOX' and 'SHS POST' (Shedding Shed Structure Post).

Orientation and Access: The plan shows access points from the street (labeled 'A' and 'A102') and from the garage area.

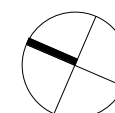
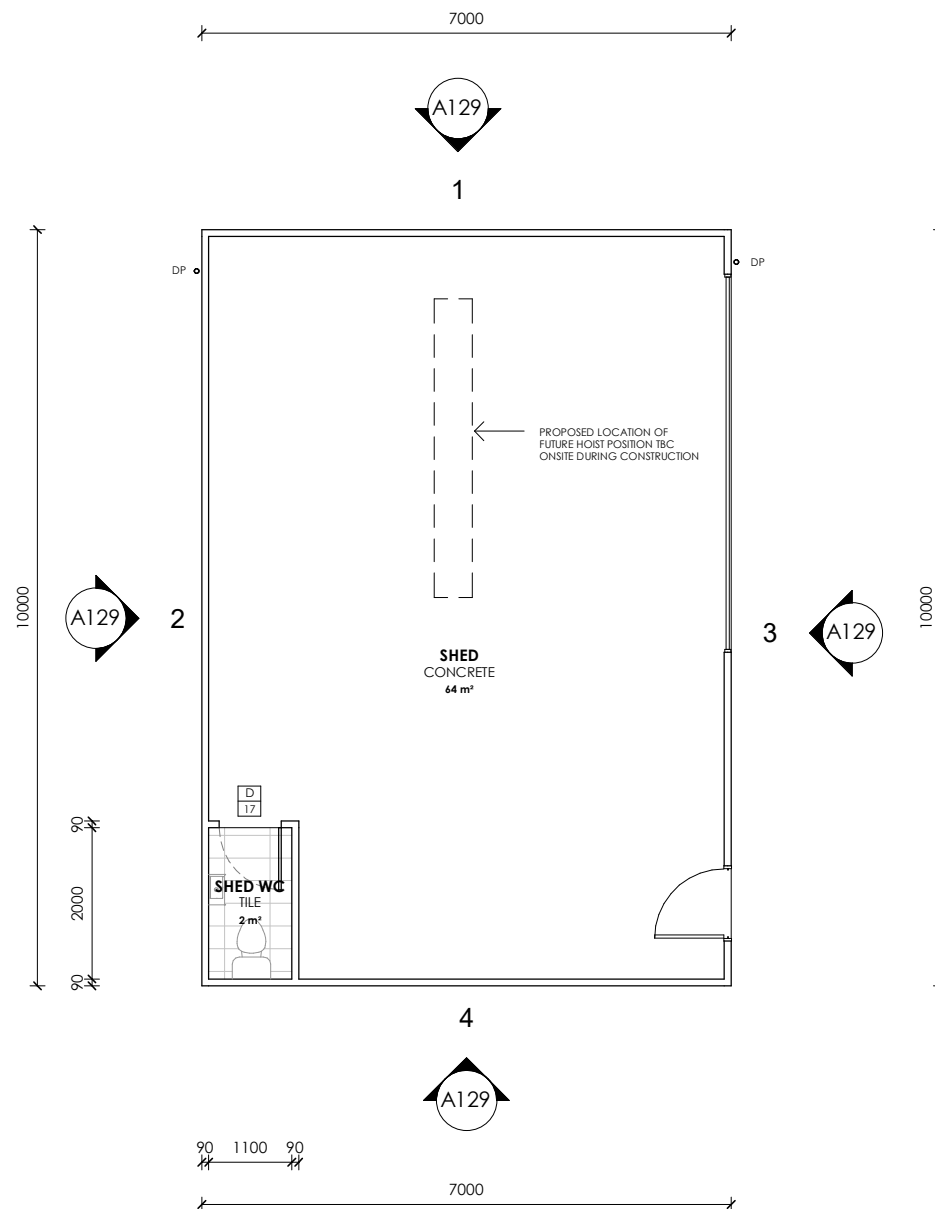


FLOOR PLAN

Scale 1 : 100

$$n + b$$

/A130



SHED FLOOR PLAN
Scale 1 : 100

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
DESIGN REVIEW
Scale A3
1 : 100

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

No.	Date	Description
J	13/09/26	Issued as DESIGN REVIEW

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
24 THORNE AVENUE, LEGANA
Client
PAUL & MEGAN BUCHANAN

Sheet Title
SHED FLOOR PLAN

Drawn	Issue Date	Project No.	Revision
NJB	13/09/26	P12525	J

Sheet Number

A105
/A130

DRAINAGE PLAN LEGEND

SEWER LINE (100mm DIA UPVC PIPE)	—
STORMWATER LINE (100mm DIA UPVC PIPE)	—
AG DRAIN (100mm SOCKET SLOTTED PIPE)	- - -
INSPECTION OPENING	I.O.
RODDING END	R.E
OVERFLOW RELIEF GULLY	ORG
VENT	VENT
SWIVEL JOINT	SJ
FLOOR WASTE GULLY (WITH TRAP)	FWG
DOWNPIPE (90mm)	D.P.
WET AREA (REFER TO WATERPROOFING NOTES)	▨

DRAINAGE PLAN NOTES

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH LOCALCOUNCIL 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.

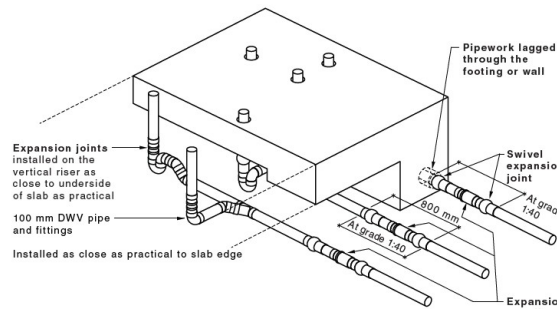
DOWNPIPES MUST NOT SERVE MORE THAN 12M GUTTER LENGTH FOR ACH DOWNPIPE. AS PER NCC PART 7.4.5.
DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY UTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2M FROM A VALLEY, ROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

HOT WATER CYLINDER INSTALLATION

INSTALLATION OF HOT WATER CYLINDERS TO COMPLY WITH AS3500.4 - SECTION 5. ALL HOT WATER CYLINDERS TO BE INSTALLED WITH STAINLESS STEEL SAFE TRAYS AND SAFE WASTES TO COMPLY WITH AS3500.4- 5.4.1. SAFE WASTES ARE TO BE PLUMBED INTO SEWER DRAINAGE NETWORK AS SHOWN. POSITIONING OF HOT WATER CYLINDERS IS TO BE CONFIRMED WITH CLIENT.

AS/NZS 3500.2:2021

214



[SOURCE: ©Moreton Bay Council 2020. Reproduced with permission from Moreton Bay Regional Council, Queensland.]

NOTE 1 Drain grade should be 1:40 for the first 800 mm external to the slab.

NOTE 2 Swivel expansion joints installed on grade should not be used to correct pipe misalignment.

NOTE 3 Swivel expansion joints and expansion joints should be installed at 50 % of their telescopic movement.

NOTE 4 Expansion joints installed on vertical risers should have a minimum of 40 mm telescopic movement.

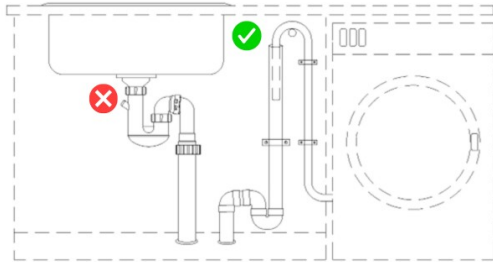
Figure G.5(A) — Potential locations of below-ground swivel and expansion joints for sites classified as H

SWIVEL JOINT NOTES

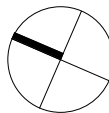
SWIVEL JOINT TO BE LOCATED AT ALL EXTERNAL SERVICE PENETRATIONS THROUGH FOOTING AS SHOWN. LOCATE AS CLOSE AS PRACTICAL TO SLAB EDGE.

JOINT TO BE INSTALLED AT 50% OF TELESCOPIC MOVEMENT.

JOINT TO ALLOW FOR MOVEMENT OF UP TO:
40mm FOR CLASS H1 SITES
60mm FOR CLASS H2 SITES
75mm FOR CLASS E SITES



WASHING MACHINE INSTALLTION



DRAINAGE PLAN
Scale 1 : 100

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
DESIGN REVIEW
Scale A3
1 : 100

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

Revision
No. Date Description
J 13/09/26 Issued as DESIGN REVIEW

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
24 THORNE AVENUE, LEGANA
Client
PAUL & MEGAN BUCHANAN

Sheet Title
DRAINAGE PLAN

Drawn Issue Date Project No. Revision
NJB 13/09/26 P12525 J

Sheet Number

A107
/A130

- 

1 GANG LIGHT SWITCH - CLIPSAL ICONIC FLUSH SERIES

2 GANG LIGHT SWITCH - CLIPSAL ICONIC FLUSH SERIES

3 GANG LIGHT SWITCH - CLIPSAL ICONIC FLUSH SERIES

4 GANG LIGHT SWITCH - CLIPSAL ICONIC FLUSH SERIES

LIGHT SWITCH WITH DIMMER - CLIPSAL ICONIC FLUSH SERIES

15A DUAL POWER SOCKET - CLIPSAL ICONIC SERIES

15A DUAL POWER SOCKET + 2xUSB - CLIPSAL ICONIC SERIES

10A DUAL POWER SOCKET - CLIPSAL OUTDOOR W.P. SOCKET

TV ANTENNA 75 OHMS - CLIPSAL ICONIC SERIES

TELEPHONE SOCKET - CLIPSAL ICONIC SERIES

BATTEN LIGHT - CLIPSAL SERIES 2530

10W LED DOWNLIGHT (SEALED)

FLOODLIGHT LED 20W - CLIPSAL FLS20LED 4000K SLIM

12W ENERGY SAVER PENDANT LIGHT - STYLE BY OWNER.

CLIPSAL ARCHITECTURAL BATTEN LED, 40W, 1200MM

CLIPSAL INFRASCAN OUTDOOR MOTION SENSOR IP66

CLIPSAL 753R MOTION INFRARED INDOOR SENSOR

16W OUTDOOR FEATURE LIGHT - STYLE BY OWNER.

SMOKE ALARM, HARD WIRED WITH BATTERY BACKUP.
TO AS 3786 AND PART 9.5.1 OF CURRENT BCA.
ALL SMOKE ALARMS TO BE INTERCONNECTED

TASTIC HEAT/FAN UNIT - 2X 270W THERMALITE HEAT GLOBES
WITH 2X 18W AMBIENCE BULBS OR SIMILAR, FAN TO EXHAUST
AIR TO OUTSIDE IN ACCORDANCE WITH NCC PART 10.8.2

HEATED TOWEL RAIL - STYLE BY OWNER.

IN-LINE EXHAUST FAN OUTLET (FAN IN CEILING), VENTED TO
OUTSIDE VIA EAVES VENT. FITTED WITH 20 MIN RUN-ON TIMER

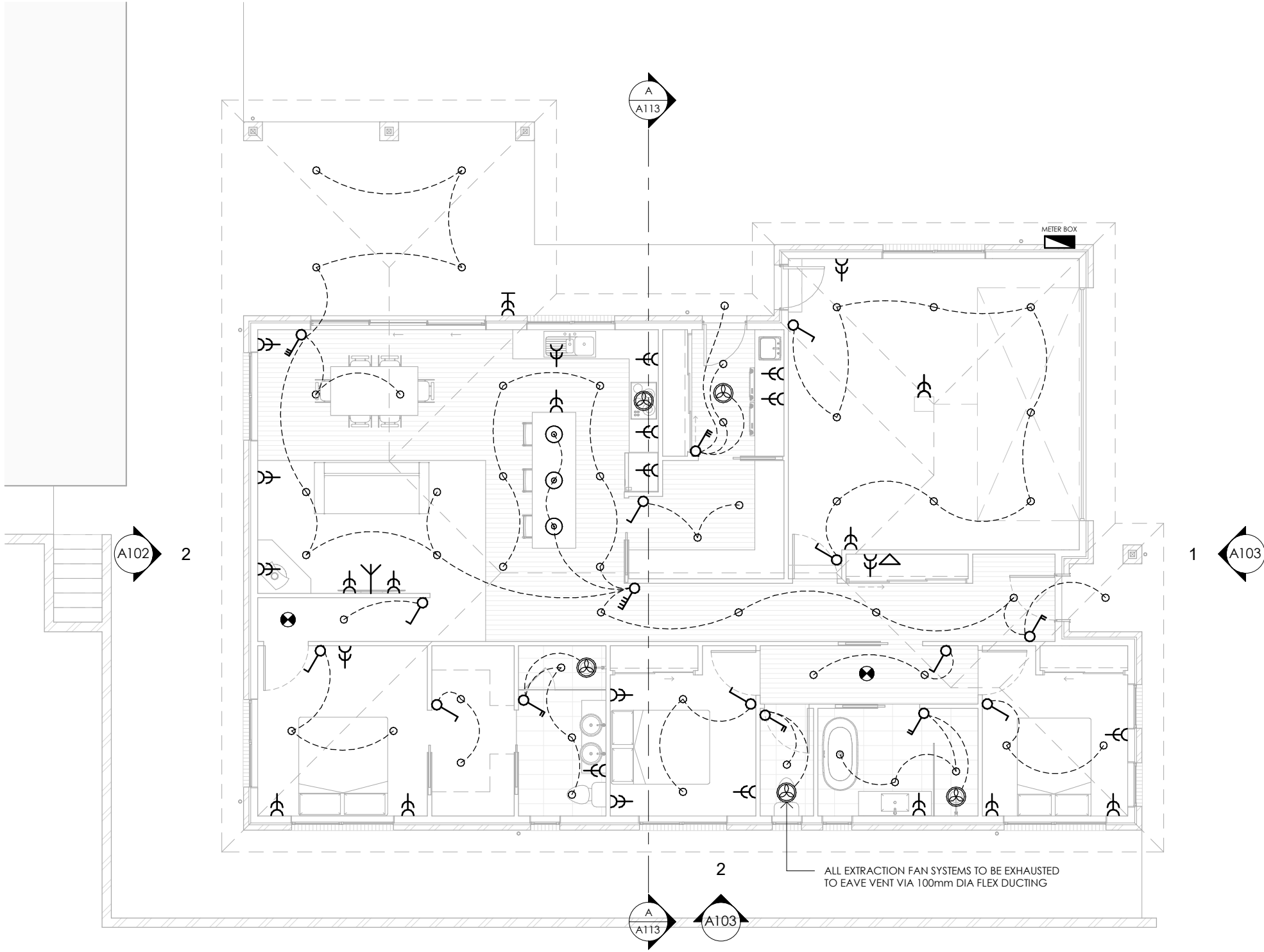
SUBMETER, LOCATION TBC WITH OWNER.

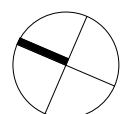
SECURITY CAMERA - SPECIFICATION BY CLIENT.
- EXTERNAL LIGHTS MUST BE CONTROLLED BY A DAYLIGHT
SENSOR, OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF
NOT LESS THAN 40 LUMENS/W.

ALL FANS (INCLUDING KITCHEN RANGEHOOD) VENTED TO
OUTSIDE VIA EAVES AND FITTED WITH BACKDRAUGHT
DAMPERS / SHUTTERS.

REFER TO LIGHTING CALCULATOR FOR LIGHTING
COMPLIANCE.

ALL LIGHTING AND POWER POINT FITTINGS (INCLUDING
MODEL NUMBERS) ARE REPRESENTED AS SUGGESTION ONLY.
THIS LAYOUT SHOULD BE REVIEWED BY BOTH THE CLIENT &
ELECTRICIAN PRIOR TO INSTALLATION ONSITE.





ELECTRICAL PLAN

Scale 1 : 100

REFLECTED CEILING PLAN

- PB

1 LAYER OF 10mm PLASTER BOARD
AT HEIGHTS SHOWN, PAINT FINISH
- RPB

1 LAYER OF 10mm PLASTER BOARD
RAKED CEILING, PAINT FINISH
- BHPB

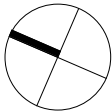
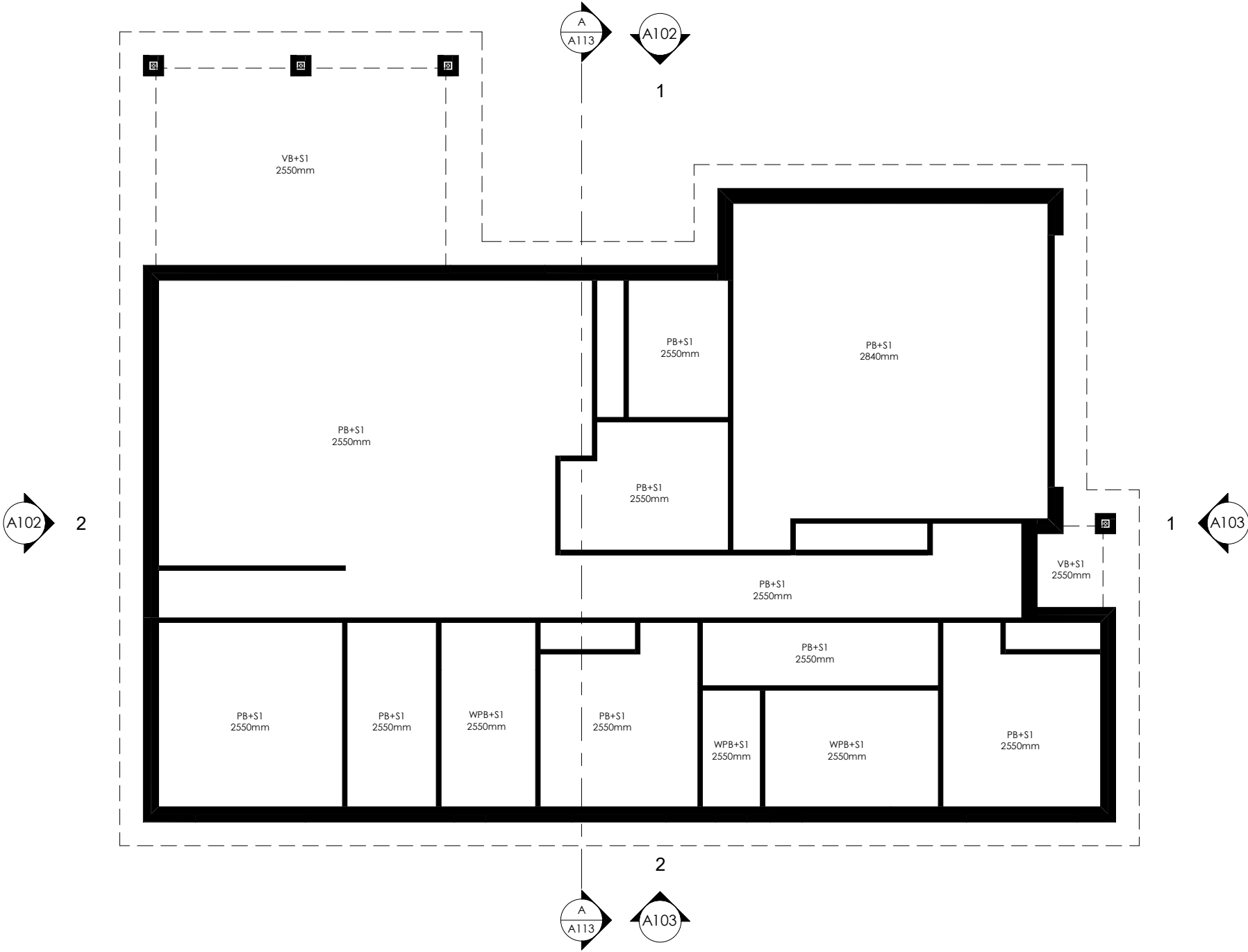
1 LAYER OF 10mm PLASTER BOARD
BULK HEAD, PAINT FINISH
- WPB

1 LAYER OF 10mm AQUACHEK PLASTER BOARD
AT HEIGHTS SHOWN, PAINT FINISH
- +C1

90mm GYPROCK COVE CORNICE, PAINT FINISH
- +S1

SQAURE SET PLASTERBOARD, PAINT FINISH
- VB

1 LAYER OF 6mm VILLABOARD (TROWEL JOINTS)
AT HEIGHTS SHOWN, PAINT FINISH



REFLECTED CEILING PLAN
Scale 1 : 100

ROOF FRAMING LEGEND & NOTES:

ROOF PITCH - 22.5 DEGREES
CEILING HEIGHT - 2550mm

ROOF BATTENS 70x35 MGP10 BATTENS AT 450 MAX CRS.

WINDOW & DOOR LINTELS

L1 - 90x45 meySPAN14
L2 - 120x45 meySPAN14
L3 - 140x45 meySPAN14
L4 - 190x45 meySPAN14
L5 - 270x85 GL15C
L6 - 300x85 GL15C

C1 - 89x3.5 SHS POST

GT - GIRDER TRUSS
POSITION OF GIRDER TRUSSES TO BE CONFIRMED PRIOR TO CONSUTRCTION.
THE DESIGNER/ENGINEER SHOULD BE CONTACTED IF GIRDER LOCATION VARIES FROM LAYOUT PROVIDED.

GALVANISED STEEL BRICK LINTELS

MAXIMUM CLEAR SPAN OF LINTEL (mm):
≤ 600 mm OF MASONRY OVER OPENING
FLAT 75 X 8 700
FLAT 100 X 10 900
ANGLE 90 X 90 X 6EA 3000
ANGLE 90 X 90 X 8EA 3200

MAXIMUM CLEAR SPAN OF LINTEL (mm):
> 600 mm OF MASONRY OVER OPENING
FLAT 75 X 8 700
FLAT 100 X 10 900
ANGLE 90 X 90 X 6EA 2450
ANGLE 90 X 90 X 8EA 2800

WALL FRAMING

WALL FRAMING TO BE MGP10 MACHINE GRADED PINE

COMMON STUDS	140x35 MGP10 @ 450 CRS
STUDS AROUND WET AREAS	140x35 MGP10 @ 450 CRS
NOGGINGS	140x35 MGP10
JAMB & JACK STUDS	140x35 MGP10
TOP, RIBBON & BOTTOM PLATES	140x35 MGP10

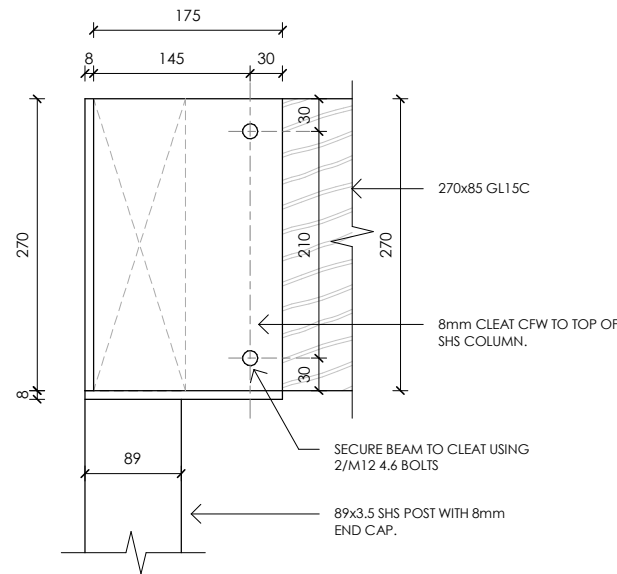
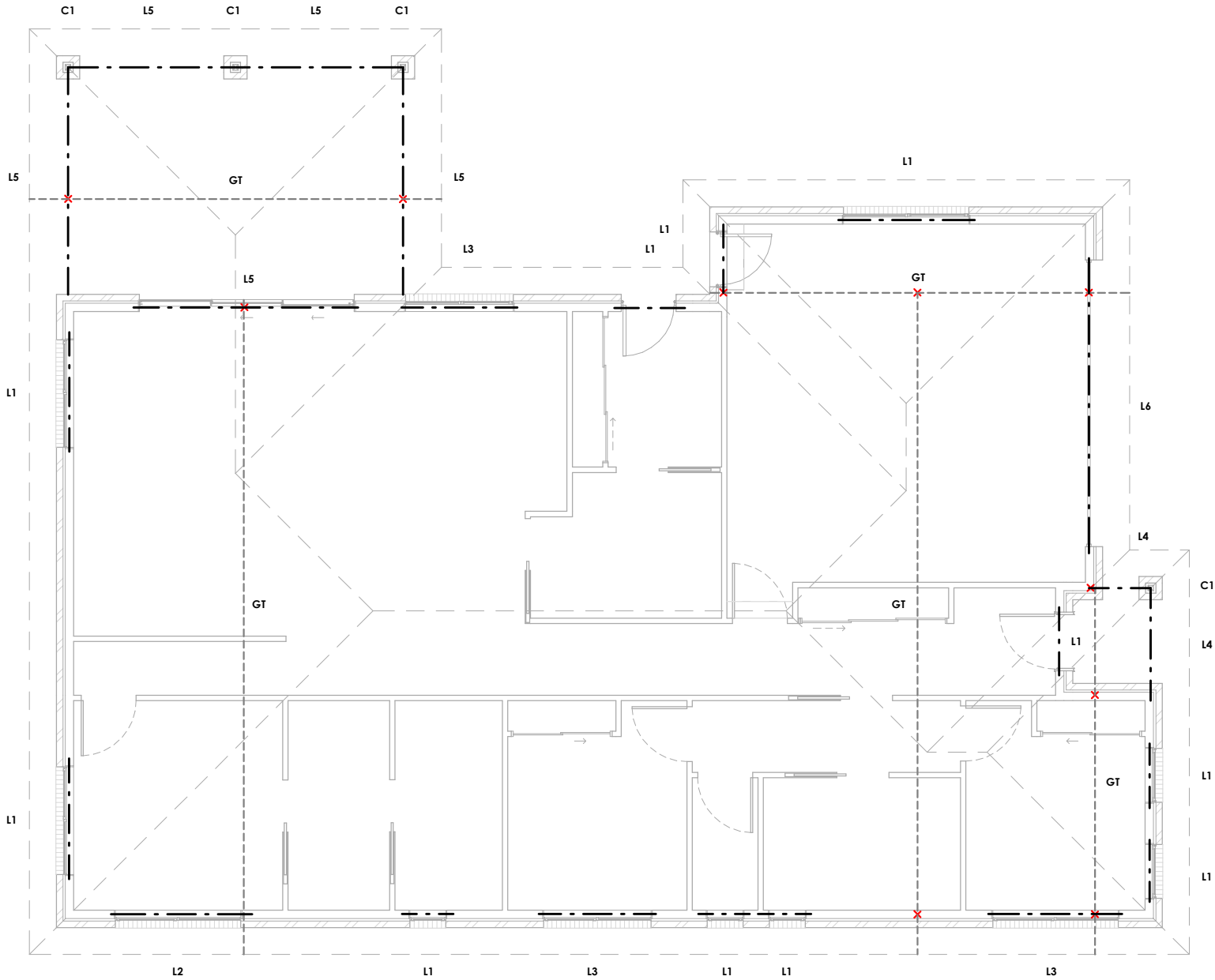
DOUBLE STUD ADJACENT TO OPENINGS UP TO 2400mm
TRIPPLE STUD ADJACENT TO OPENINGS GREATER THAN 2400mm

BRACING & TIE-DOWN DETAILS

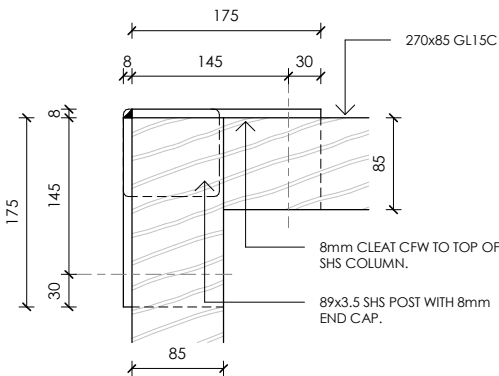
AS PER ENGINEERING DOCUMENTATION

ROOF FRAMING

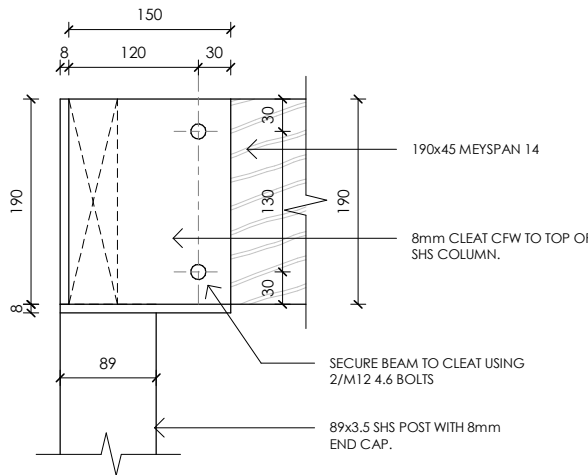
ROOF TRUSSES SPACED AT 900 CRS MAX, AS PER TRUSS MANUFACTURERS SPECIFICATION, RAKED ROOF FRAMING AS PER ENGEERING DOCUMENTATION.



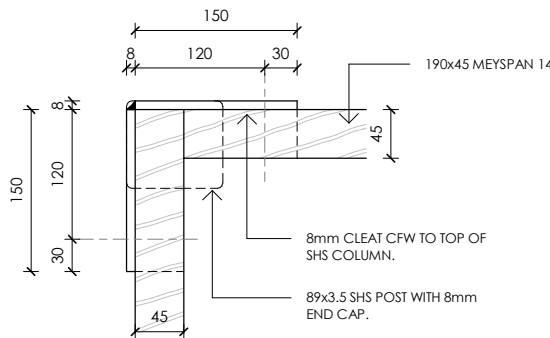
C1 TO L5 CONNECTION DETAIL (ELEVATION)



C1 TO L5 CONNECTION DETAIL (PLAN)



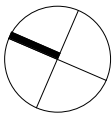
C1 TO L4 CONNECTION DETAIL (ELEVATION)



C1 TO L4 CONNECTION DETAIL (PLAN)



ROOF FRAMING PLAN
Scale 1 : 100



ROOF PLAN LEGEND & NOTES:

D.P. 90mm UPVC STORMWATER DOWN PIPE

ROOF CLADDING: NCC PART 7.2.1
METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART AS1562.1 AND MANUFACTURERS SPECIFICATIONS REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

CORROSION PROTECTION IN ACCORDANCE WITH NCC 7.2.2

END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200mm
ABOVE 15 DEGREES - MINIMUM 150mm

- 1) RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED)
- 2) FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- 3) CREST FIXINGS OF END SPAN @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- 4) WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- 5) REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

RECOMMENDED FIXINGS FOR SEVERE WEATHER EXPOSURE TO AS 3566 USE CLASS 4 MATERIALS FOR SEVERE WEATHER EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

BATTENS TYPICALLY 70x35 DEEP MGP10 @ 450 CRS
SEE NCC PART 7.2.4 FIGURE 7.2.4 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.

GUTTERS & DOWNPIPES TO BE SELECTED IN ACCORDANCE WITH NCC PART 7.4

DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE. EAVE GUTTER INSTALLED WITH A FALL OF 1:500 (NORMALLY). DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2M FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

ROOF CLADDING TO COMPLY WITH AS 1562.1.

ROOF DRAINAGE MUST COMPLY WITH:
- PLUMBING CODE OF AUSTRALIA PART D1
- AS/NZS 3500.3
- NCC VOLUME 2 PARTS 3.3 AND 7.4

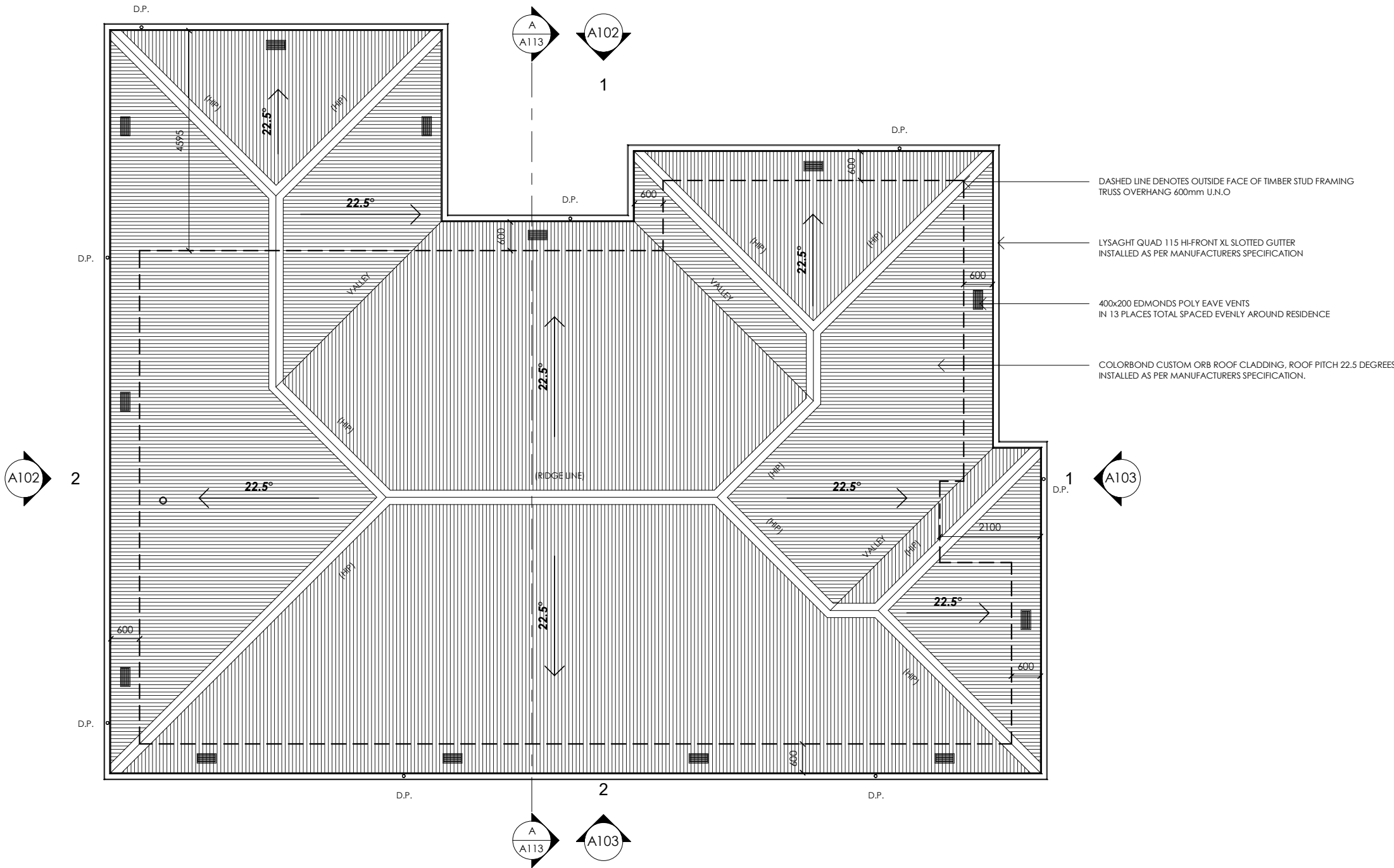
2022 NCC PART 10.8 CONDENSATION MANAGEMENT

ROOF PITCH - 22.5 DEGREES

VENTILATION REQUIREMENT
7,000 mm2/m PROVIDED AT THE EAVES AND 5,000 mm2/m AT HIGH LEVEL
TOTAL EAVE PERIMETER (ROUNDED UP) 73m, VENTILATION PROVIDED BY SPECIFIED EAVE VENTS 40,000mm2 PER VENT.

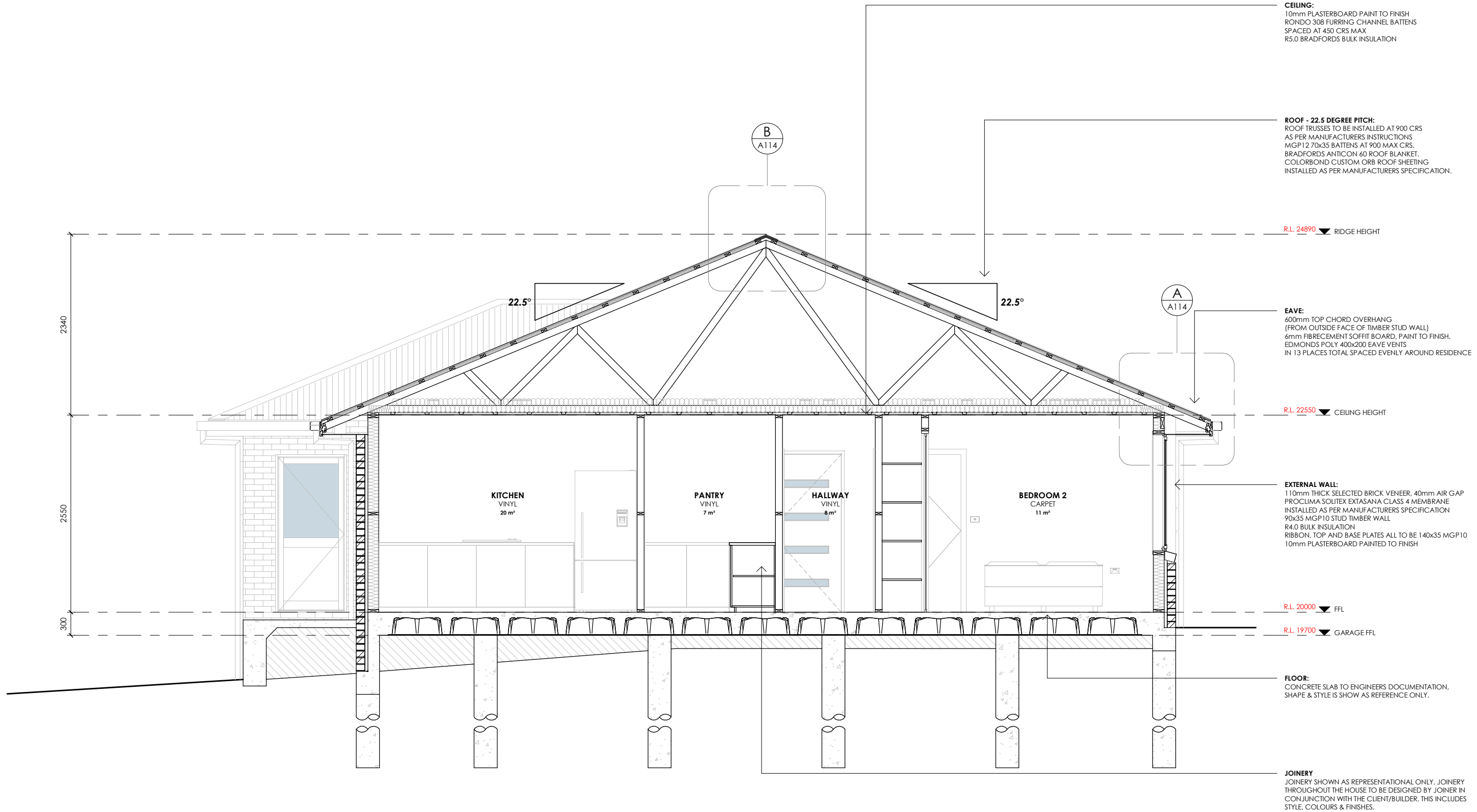
REQUIRED EAVE VENTS **13 TOTAL**, SPACED EVENLY AROUND RESIDENCE.

ALLOWANCE OF 5,000 mm2/m ALONG RIDGE LIDE, ENSURE ROOF SARKING / ROOF BLANKET DOES NOT CONTINUE OVER RIDGE LINE



ROOF PLAN
Scale 1 : 100

n+b 22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16	Issued As DESIGN REVIEW Scale A3 1 : 100 ©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16	Revision <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>J</td><td>13/09/26</td><td>Issued as DESIGN REVIEW</td></tr></table> do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS	No.	Date	Description	J	13/09/26	Issued as DESIGN REVIEW	Project PROPOSED RESIDENCE & SHED Location 24 THORNE AVENUE, LEGANA Client PAUL & MEGAN BUCHANAN	Sheet Title ROOF PLAN				Sheet Number A112 /A130
	No.	Date	Description											
	J	13/09/26	Issued as DESIGN REVIEW											
Drawn	Issue Date	Project No.	Revision											
NJB	13/09/26	P12525	J											



SECTION A-A
Scale 1 : 50

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
DESIGN REVIEW
Scale A3
1 : 50

©COPYRIGHT These drawings and designs and the
copyright there of are the property of nplusb and
must not be used, retained or copied without the
written permission of nplusb. ABN 946 222 219 16

Revision
No. Date Description
J 13/09/26 Issued as DESIGN REVIEW

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

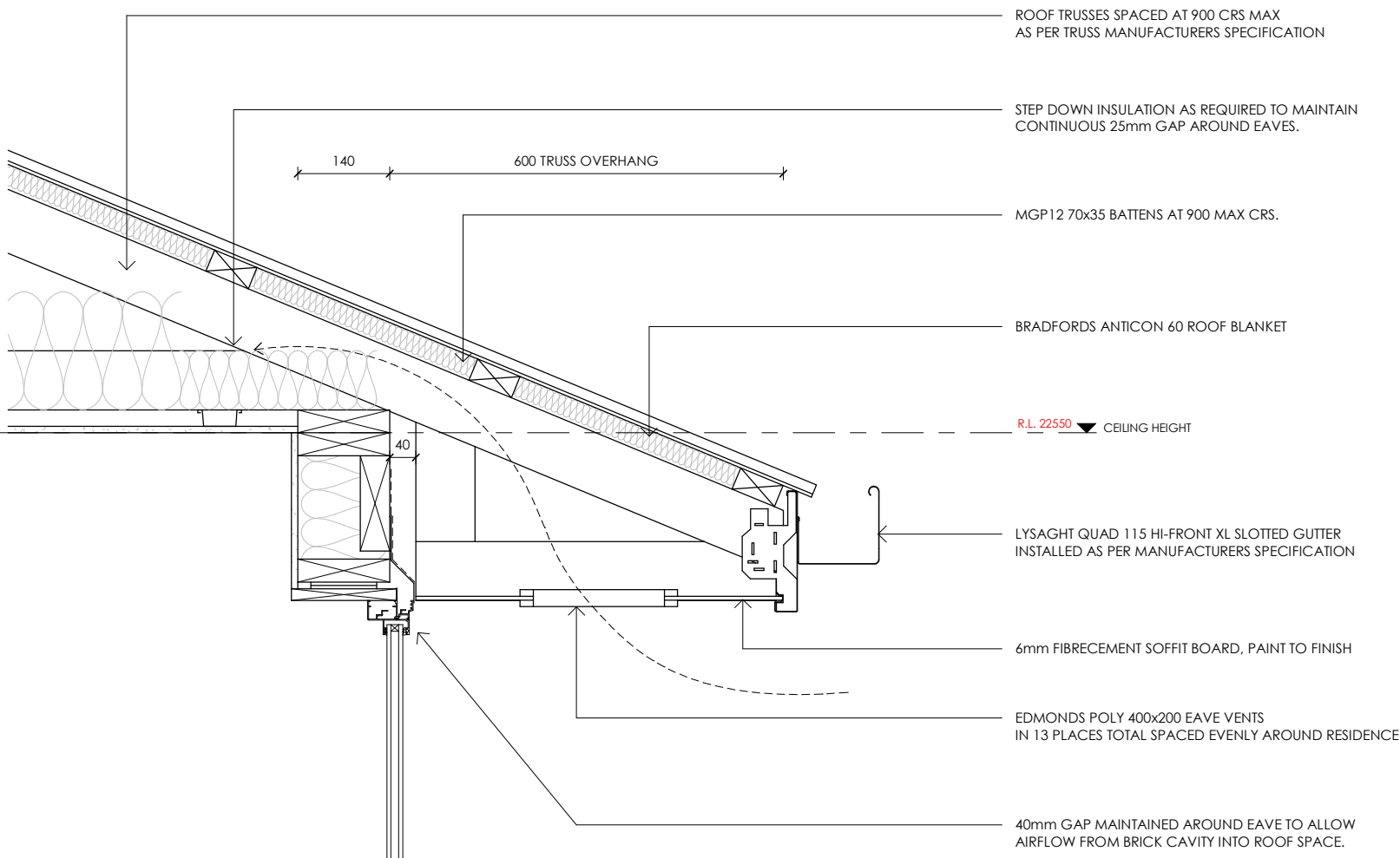
Project
PROPOSED RESIDENCE & SHED
Location
24 THORNE AVENUE, LEGANA
Client
PAUL & MEGAN BUCHANAN

Sheet Title
SECTION A-A

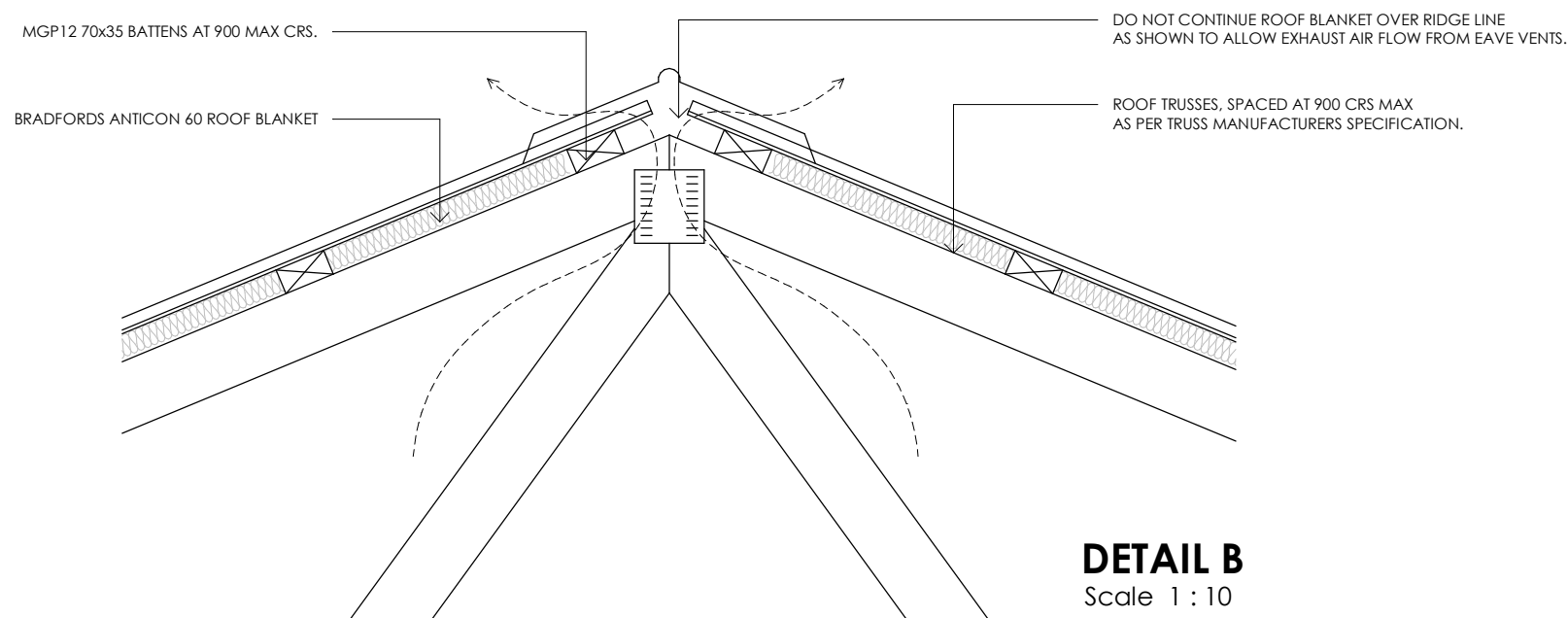
Drawn Issue Date Project No. Revision
NJB 13/09/26 P12525 J

Sheet Number

A113
/A130



DETAIL A
Scale 1 : 10



DETAIL B
Scale 1 : 10

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
DESIGN REVIEW
Scale A3
1 : 10

©COPYRIGHT These drawings and designs and the
copyright there of are the property of nplusb and
must not be used, retained or copied without the
written permission of nplusb. ABN 946 222 219 16

Revision
No. Date Description
J 13/09/26 Issued as DESIGN REVIEW

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
24 THORNE AVENUE, LEGANA
Client
PAUL & MEGAN BUCHANAN

Sheet Title
DETAILS

Drawn Issue Date Project No. Revision
NJB 13/09/26 P12525 J

Sheet Number
A114
/A130

(1) REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN

(2) REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL REFERRED TO IN (1)(A) OR (B)

(A) IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR

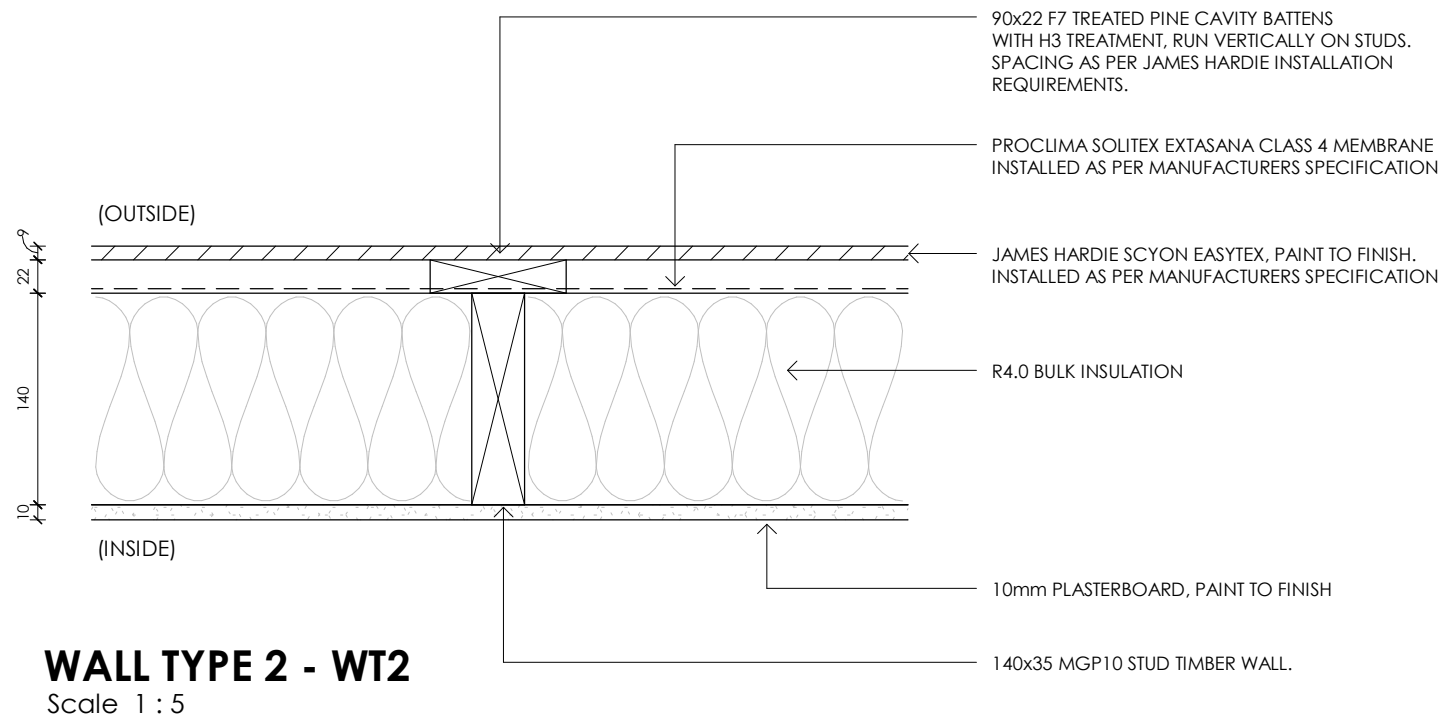
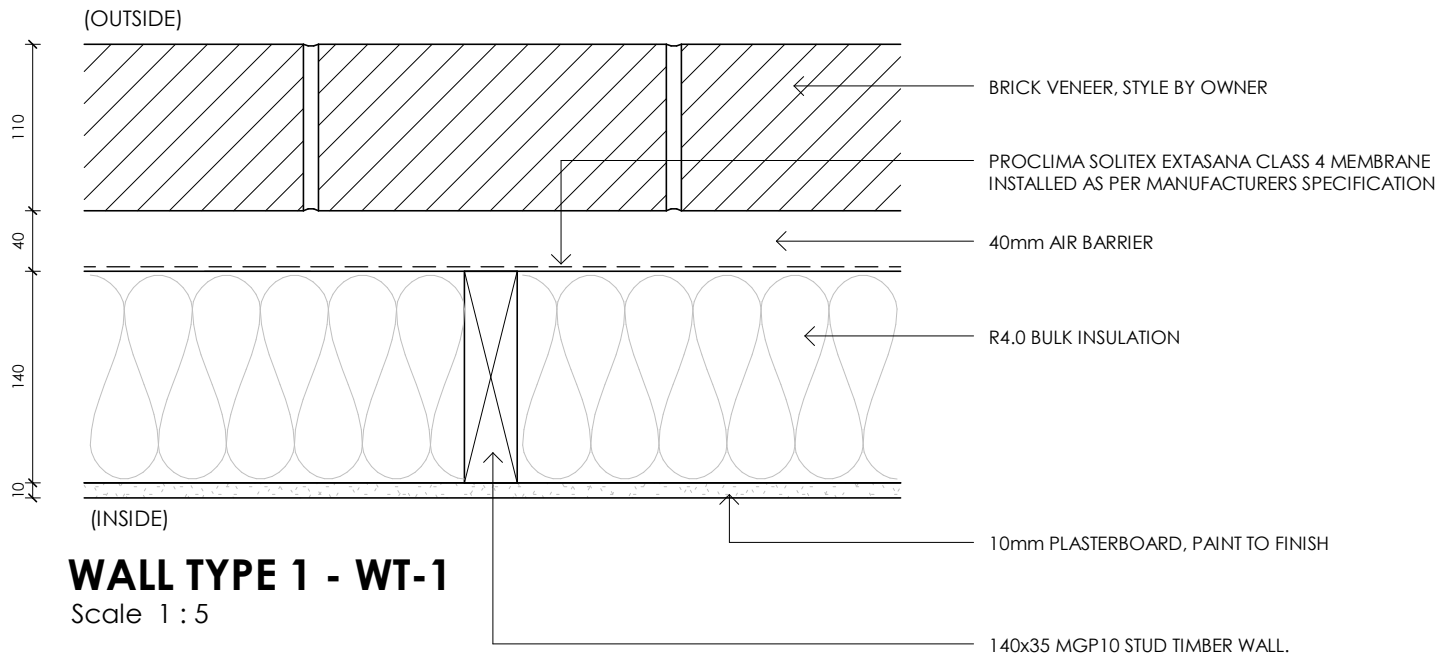
(B) TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OR THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING.

(A) A MINIMUM OF 12 MM THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
(B) TIMBER NOGGINGS WITH A MINIMUM THICKNESS OF 25 MM.



FIGURE 6.2E: MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN





n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
DESIGN REVIEW
Scale A3
1 : 5

©COPYRIGHT These drawings and designs and the
copyright there of are the property of nplusb and
must not be used, retained or copied without the
written permission of nplusb. ABN 946 222 219 16

Revision
No. Date Description
J 13/09/26 Issued as DESIGN REVIEW

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
24 THORNE AVENUE, LEGANA
Client
PAUL & MEGAN BUCHANAN

Sheet Title
WALL TYPES

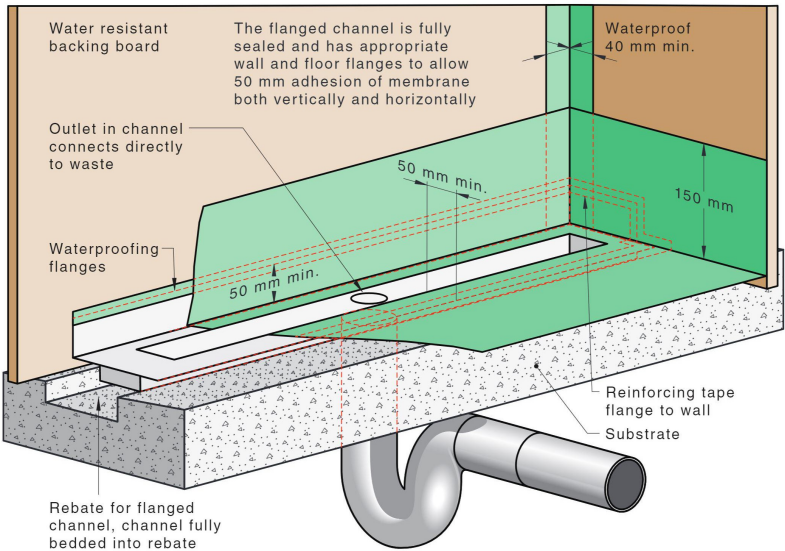
Drawn Issue Date Project No. Revision
NJB 13/09/26 P12525 J

Sheet Number

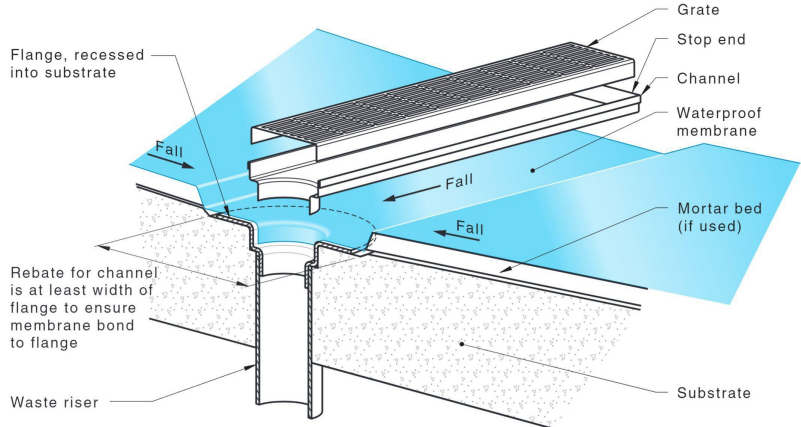
A116

/A130

WET AREAS (TO COMPLY WITH NCC 10.2 AND AS 3740)					
VESSEL OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS	WALL/FLOOR JUNCTIONS	PENETRATIONS
SHOWER AREA (APPLIES TO ENSUITE & BATHROOM) WITH STEPDOWN OR HOB WITH PREFORMED SHOWER BASE	WATERPROOF FLOOR IN SHOWER AREA (INCLUDING ANY HOB OR STEP-DOWN) N/A	CERAMIC TILES TO SHOWER WALLS 1800mm ABOVE FINISHED FLOOR LEVEL OF SHOWER WATER-RESISTANT WALLS IN SHOWER AREA TO NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL OF THE SHOWER	WATERPROOF WALL JUNCTIONS WITHIN SHOWER AREA WITH SELECTED CLASS 3 MEMBRANE WATERPROOF WALL JUNCTIONS WITHIN SHOWER AREA WITH SELECTED CLASS 3 MEMBRANE	WATERPROOF WALL/FLOOR JUNCTIONS WITHIN SHOWER AREA WITH SELECTED CLASS 3 MEMBRANE WATERPROOF WALL/FLOOR JUNCTIONS WITHIN SHOWER AREA WITH SELECTED CLASS 3 MEMBRANE	WATERPROOF PENETRATIONS WITHIN SHOWER AREA WITH SELECTED CLASS 3 MEMBRANE WATERPROOF PENETRATIONS WITHIN SHOWER AREA WITH SELECTED CLASS 3 MEMBRANE
AREA OUTSIDE SHOWER AREA (APPLIES TO ENSUITE AND BATHROOM) CONCRETE FLOOR OR 19mm JAMES HARDIE SECURA FLOORING	SELECTED CLASS 3 MEMBRANE TO ENTIRE FLOOR OF ROOM. WATER RESISTANT FLOOR COVERING.	N/A	N/A	WATERPROOFING TO 25mm ABOVE FINISHED FLOOR LEVEL OR 150mm ABOVE THE STRUCTURAL FLOOR LEVEL	N/A
AREA ADJACENT TO BATH (APPLIES TO ENSUITE AND BATHROOM) CONCRETE FLOOR OR 19mm JAMES HARDIE SECURA FLOORING	SELECTED CLASS 3 MEMBRANE TO ENTIRE FLOOR OF ROOM. WATER RESISTANT FLOOR COVERING.	(a) WATER-RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75mm OF A WALL (b) WATER-RESISTANT ALL EXPOSED SURFACES BELOW VESSEL LIP	WATER-RESISTANT JUNCTIONS WITHIN 150mm ABOVE A VESSEL FOR THE EXTENT OF THE VESSEL	WATER-RESISTANT WALL/FLOOR JUNCTIONS FOR THE EXTENT OF THE VESSEL	WATERPROOF TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN HORIZONTAL SURFACES
OTHER AREAS LAUNDRY & WC WALLS ADJOINING OTHER VESSEL (E.G. SINK, BASIN OR LAUNDRY TUB)	WATER RESISTANT FLOOR COVERING. N/A	N/A WATER-RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75mm OF A WALL	N/A WATERPROOF WALL JUNCTIONS WHERE A VESSEL IS FIXED TO A WALL	WATERPROOF WALL/FLOOR JUNCTIONS WITH SELECTED CLASS 3 MEMBRANE N/A	N/A WATERPROOF TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN SURFACES REQUIRED TO BE WATERPROOF OR WATER RESISTANT

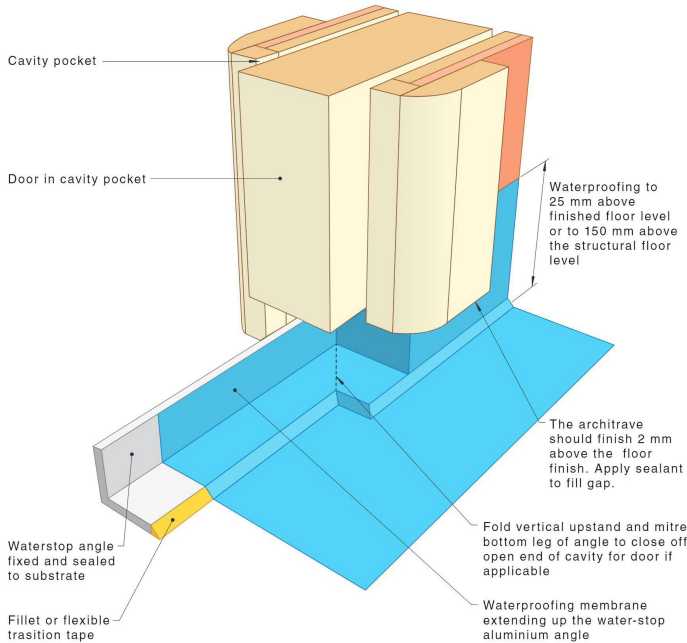


CUSTOM SHOWER TRAY DETAIL

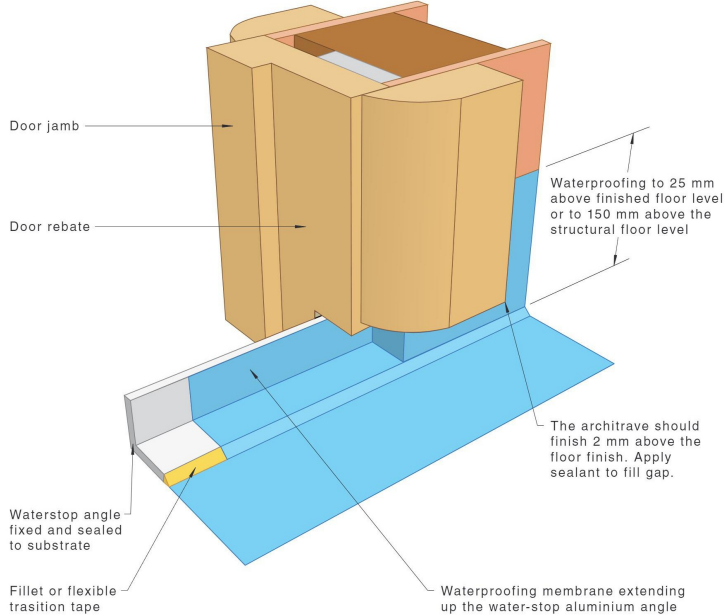


NOTE Trim should not restrict substrate drainage at linear drain.

SHOWER GRATE DETAIL

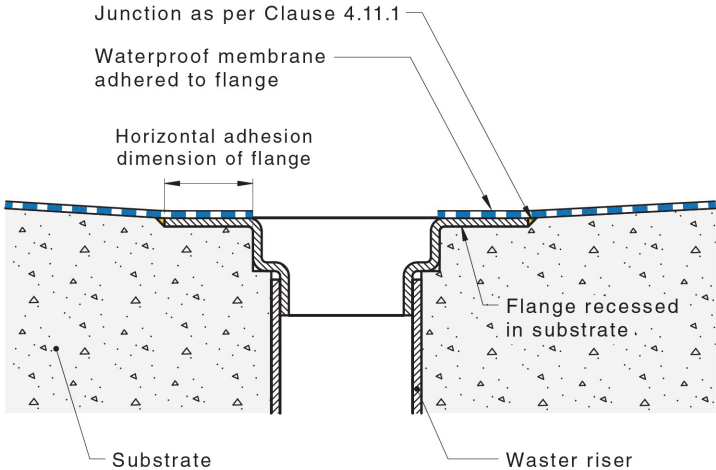


CAVITY SLIDER / WALL JUNCTION DETAIL



NOTE The waterstop angle may be located at the face of the door jamb or at the rebate.

HINGED DOOR / WALL JUNCTION DETAIL



FLOOR WASTE DETAIL

WPF - WATERPROOF FLOOR

WRF - WATER RESISTANT FLOOR

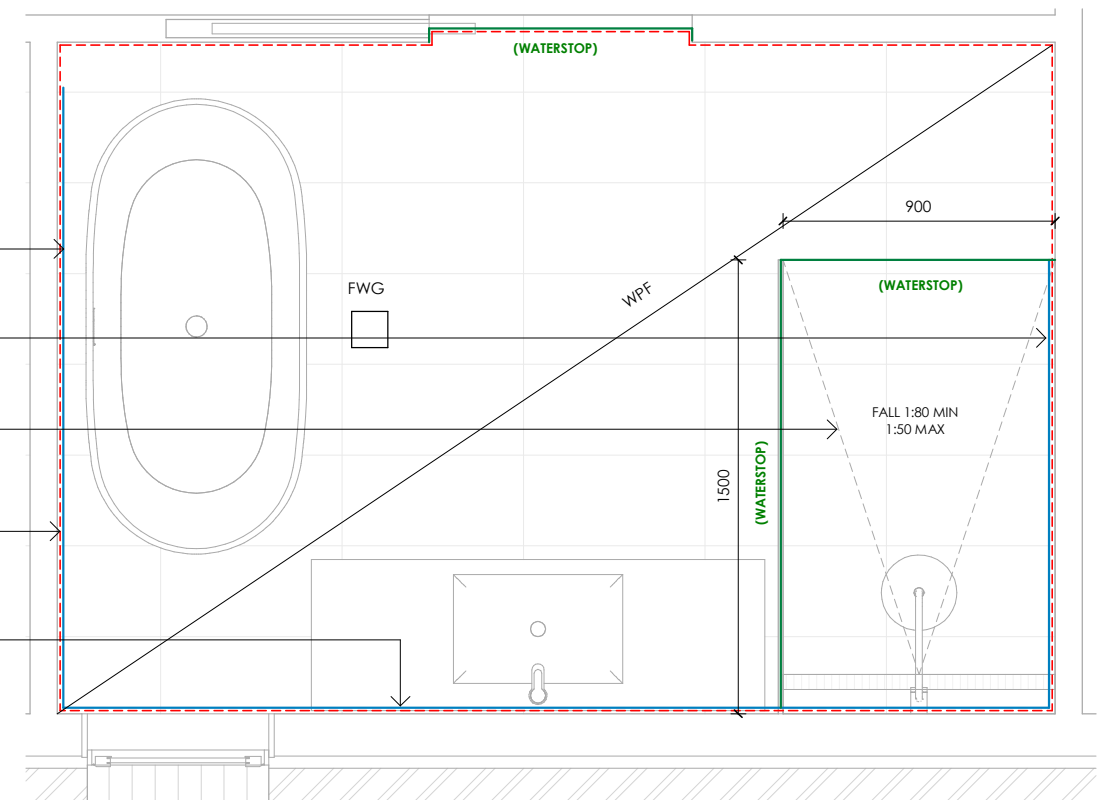
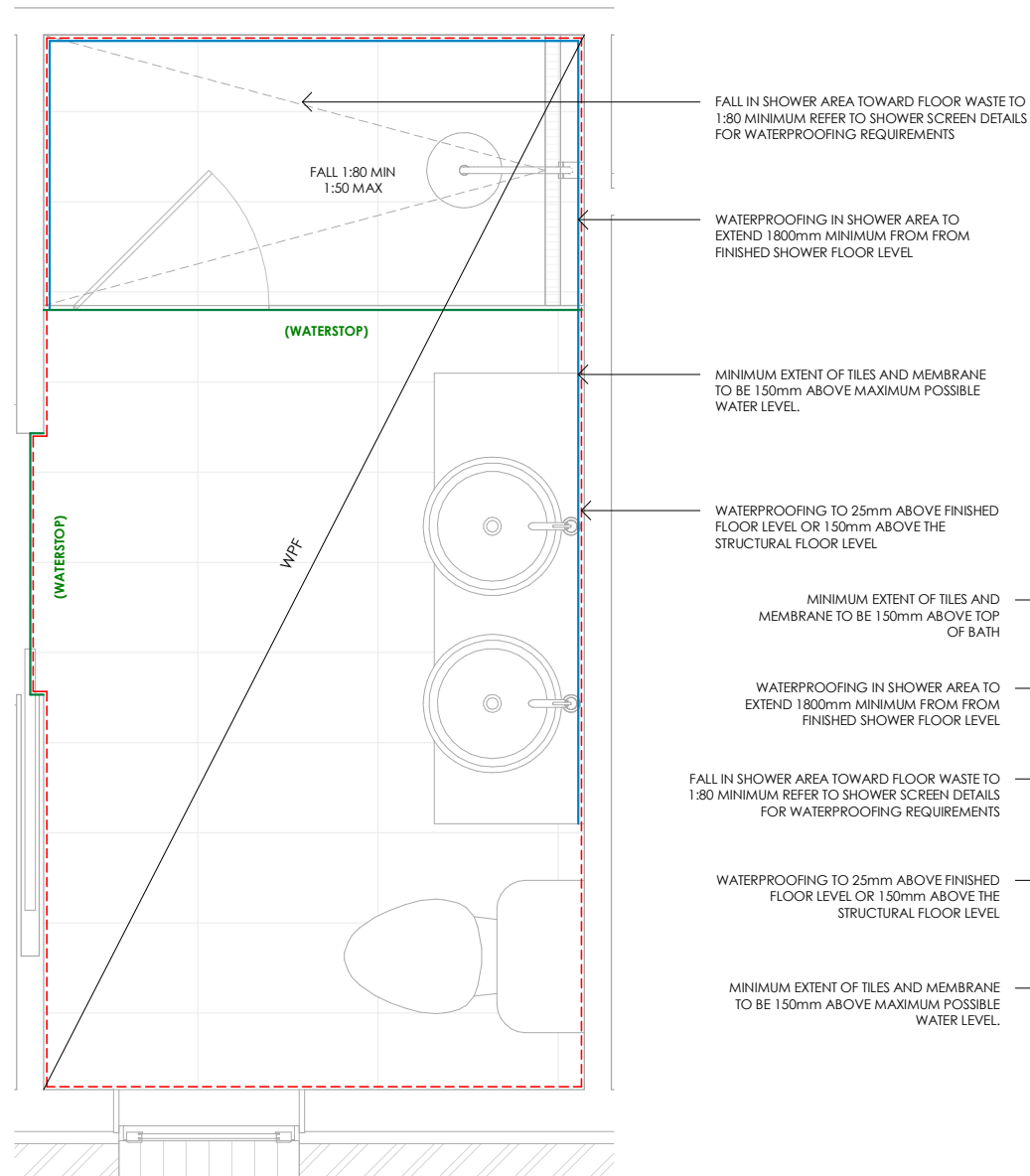
FWG - FLOOR WASTE GULLY

FLOOR TO WALL WATERPROOF JUNCTION

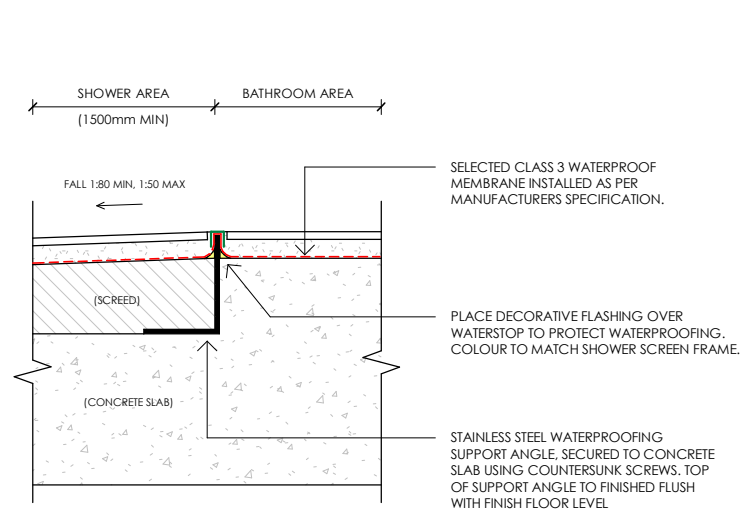
WATERSTOP

WALL WATERPROOFING
(REFER TO TABLE FOR HEIGHT REQUIREMENTS)

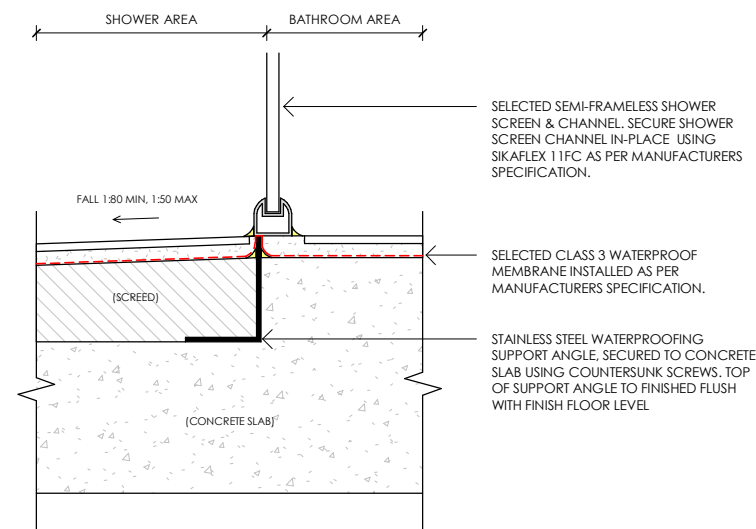
SCREEN SUPPORT INSTALLED WHERE REQUIRED, TYPE TO BE CONFIRMED BY CLIENT AND/OR SUPERINTENDENT OF THE PROJECT BEFORE PURCHASING AND/OR INSTALLING OF PRODUCT.



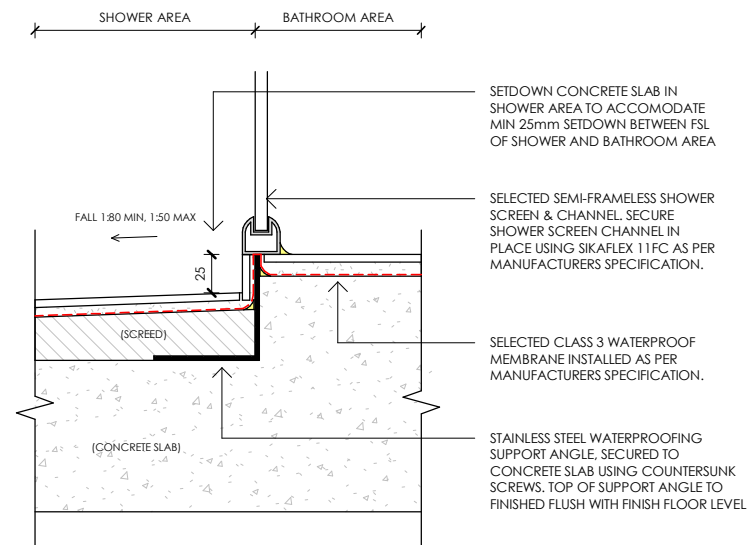
Scale 1 : 25



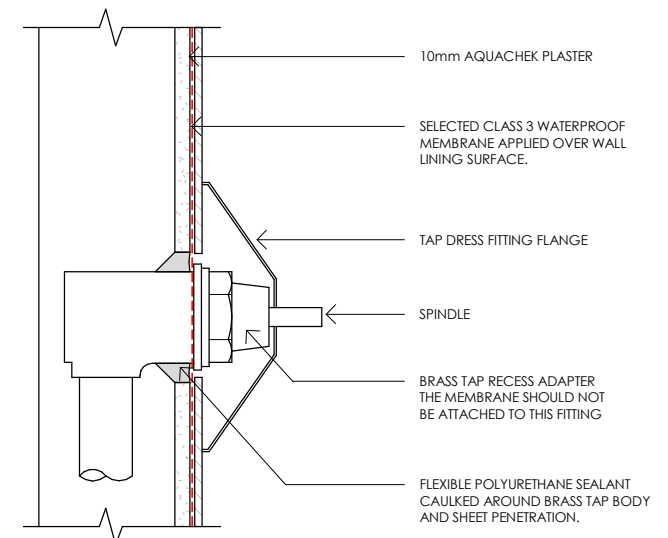
Scale 1 : 5



Scale 1 : 5



Scale 1 : 5



Scale 1 : 5

WINDOW & DOOR SCHEDULE NOTES

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).

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/NZS2904. REFER TO DRAWING A117 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.

SANITARY COMPARTMENT (WC OR TOILET) DOORS

SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA 3.8.3.3. "CONSTRUCTION OF SANITARY COMPARTMENTS". SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LIFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 3.8.3.3, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.

PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:
A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
B) A SCREEN WITH SECURE FITTINGS.

NOTE:
ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONCIBILITY OF THE BUILDER AND CUENT TO REVIEW ALL WINDOW & DOOR STYLE'S PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

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.

BAL COMPLIANCE

ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2009 5.5.1A

SAFETY GLAZING NOTE

WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2009 5.5.2 (c) (iii).

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Awning	1800	900	495	BEDROOM 3	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Awning	1800	900	495	BEDROOM 3	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Awning	600	2100	1695	BEDROOM 3	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FFL	Awning	1200	600	1095	BATH	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
5	FFL	Awning	900	600	1395	WC	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
6	FFL	Awning	1500	1800	795	BEDROOM 2	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
7	FFL	Awning	1800	600	495	ENSUITE	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
8	FFL	Awning	600	2100	1695	BEDROOM 1	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	FFL	Awning	1500	1800	795	BEDROOM 1	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	FFL	Awning	1500	1800	795	DINING	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
11	FFL	Awning	900	1800	1395	KITCHEN	0.58	4.42 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
12	GARAGE FFL	Awning	600	2100	1500	GARAGE	0.58	4.42 W/(m²·K)	SINGLE GLAZED - 4Clr

Door Schedule					
Mark	Level	Location	Height	Width	Operation
1	FFL	ENTRY	2040	920	External Hinged
2	GARAGE FFL	GARAGE	2100	4800	Panelift Garage Door
3	FFL	HALL	2040	870	Cavity Slider (With Pull Tab)
4	FFL	BEDROOM 3	2040	920	Internal Hinged
5	FFL	BATH	2040	870	Cavity Slider (With Pull Tab)
6	FFL	WC	2040	920	Internal Hinged
7	FFL	BEDROOM 2	2040	920	Internal Hinged
8	FFL	GARAGE	2040	920	Internal Hinged
9	FFL	PANTRY	2040	870	Cavity Slider (With Pull Tab)
10	FFL	LAUNDRY	2040	870	Cavity Slider (With Pull Tab)
11	FFL	LAUNDRY	2040	920	External Hinged
12	FFL	GARAGE	2040	920	External Hinged
13	FFL	BEDROOM 1	2040	920	Internal Hinged
14	FFL	WIR	2040	870	Cavity Slider (With Pull Tab)
15	FFL	ENSUITE	2040	870	Cavity Slider (With Pull Tab)
16	FFL	DINING	2100	3600	Double Glazed Sliding Door
17	FFL	SHED WC	2040	820	Internal Hinged

ABCB

Lighting

Class 1 & 10a buildings

National Construction Code

Calculator

Building name/description

Proposed Residence & Shed - 24 Thorne Avenue, Legana

Classification

Class 1

Number of rows preferred in table below

16

(as currently displayed)

Separate aggregate allowances are calculated for Class 1 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				SATISFIES PART 13.7.6		
						Adjustment factor	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	
1	Alfresco	Verandah or balcony	24.0 m²	40 W	Verandah or balcony					4.0 W/m²	1.7 W/m²	100% of 43%
2	Dining	Other	15.0 m²	20 W	Class 1 building					5.0 W/m²	1.3 W/m²	2% of 56%
3	Kitchen	Kitchen	20.0 m²	40 W	Class 1 building					5.0 W/m²	2.0 W/m²	4% of 56%
4	Laundry	Laundry	5.0 m²	20 W	Class 1 building					5.0 W/m²	4.0 W/m²	7% of 56%
5	Pantry	Other	7.0 m²	20 W	Class 1 building					5.0 W/m²	2.9 W/m²	5% of 56%
6	Garage	Other	37.0 m²	80 W	Class 1 building					5.0 W/m²	2.2 W/m²	4% of 56%
7	Entry	Corridor	4.0 m²	40 W	Class 1 building					5.0 W/m²	10.0 W/m²	18% of 56%
8	Bedroom 1	Bedroom	12.0 m²	30 W	Class 1 building					5.0 W/m²	2.5 W/m²	5% of 56%
9	WIR	Other	6.0 m²	20 W	Class 1 building					5.0 W/m²	3.3 W/m²	6% of 56%
10	Ensuite	Bathroom	5.0 m²	30 W	Class 1 building					5.0 W/m²	6.0 W/m²	11% of 56%
11	Bedroom 2	Bedroom	9.0 m²	20 W	Class 1 building					5.0 W/m²	2.2 W/m²	4% of 56%
12	Hall	Corridor	5.0 m²	20 W	Class 1 building					5.0 W/m²	4.0 W/m²	7% of 56%
13	WC	Toilet	2.0 m²	10 W	Class 1 building					5.0 W/m²	5.0 W/m²	9% of 56%
14	Bath	Bathroom	7.0 m²	30 W	Class 1 building					5.0 W/m²	4.3 W/m²	8% of 56%
15	Bedroom 3	Bedroom	9.0 m²	20 W	Class 1 building					5.0 W/m²	2.2 W/m²	4% of 56%
16	Living	Living room	16.0 m²	40 W	Class 1 building					5.0 W/m²	2.5 W/m²	5% of 56%

183.0 m²

480 W

Class 1 building

Verandah or balcony

5.0 W/m²

4.0 W/m²

2.8 W/m²

1.7 W/m²

if inputs are valid

Gutters, Downpipes and Overflow

Calculator

Step 1 - Select location, roof catchment area and eave gutter length

Locality

State

TAS

Location

Launceston

Roof catchment area per downpipe (m²)

40

Eave gutter length (m)

11

Colour Guide

Input

Calculated

Valid result

Invalid result

Gutter type/s required

Gutter type

A or C

Gutter description

Gutter type A - A medium rectangular gutter with a minimum cross sectional area of 6500 mm².
Gutter type C - A 115 mm D gutter with a minimum cross sectional area of 5200 mm².

Downpipe size allowed

75 mm dia.

100 mm x 50 mm

90 mm dia.

100 mm x 75 mm

A

Yes

Yes

Yes

Yes

C

Yes

Step 2 - Select any continuous overflow measures

Continuous overflow measures

First continuous measure

Second continuous measure

Third continuous measure

Total continuous measures overflow capacity (L/s/m)

Total continuous measures overflow capacity (L/s)

Front face slotted gutter

None

None

0.5

5.5

Step 3 - Select any dedicated overflow measures

Dedicated overflow measures

First dedicated measure

Second dedicated measure

Third dedicated measure

Fourth dedicated measure

Total dedicated measures overflow capacity (L/s)

None

None

None

None

0.0

Step 4 - Check whether overflow measures are adequate

Overflow volume (L/s)

1.7

Total overflow capacity

5.5

Overflow measures adequate

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As

Scale A3

DESIGN REVIEW

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

Revision

No. J

Date 13/09/26

Description Issued as DESIGN REVIEW

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project

PROPOSED RESIDENCE & SHED

Location

24 THORNE AVENUE, LEGANA

Client

PAUL & MEGAN BUCHANAN

Sheet Title

NCC COMPLIANCE CALCULATORS

Drawn

NJB

Issue Date

13/09/26

Project No.

P12525

Revision

J

Sheet Number

A120

/ A130

GENERAL

ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE 2016 [NCC] INCLUDING - THE BUILDING CODE OF AUSTRALIA 2019 - THE PLUMBING CODE OF AUSTRALIA 2019 - RELEVANT STANDARDS AUSTRALIA CODES - THE BUILDING REGULATIONS 2016 INCLUDING AMENDMENTS FOR EACH

ALL WORK TO BE CARRIED OUT AS DOCUMENTED UNLESS INSTRUCTED OTHERWISE BY THE BUILDING DESIGNER OR THE OWNERS. USE ALL PRODUCTS & INSTALL ALL MATERIALS AS PER THE RESPECTIVE MANUFACTURERS RECOMMENDATIONS.

CHANGES MUST NOT BE MADE THAT EFFECT THE ENERGY RATING WITHOUT REFERRING BACK TO THE ENERGY RATER FOR RE-ASSESSMENT.

CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS TO HAVE PREFERENCE OVER SCALE

GROUNDLINES SHOWN ARE APPROXIMATE ONLY AND HAVE BEEN DETERMINED FROM SPOT LEVELS TAKEN ON SITE.

EARTHWORKS & SITEWORKS

ALL WORK SHALL COMPLY WITH AS3798

CHECK WITH LOCAL AUTHORITIES REGARDING TREE PRESERVATION ORDERS OVER THE SITE.COMPLY WITH ALL REQUIREMENTS TO LIMIT STORM WATER RUN OFF FROM THE SITE DURING CONSTRUCTION.

CHECK WITH LOCAL COUNCIL FOR TEMPORARY AND PERMANENT SITE ACCESS REQUIREMENTS THE OWNERS SHALL VERIFY THE CORRECT BOUNDARY LINE OF THE PROPERTY. CONSEQUENT TO THAT THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE PROPOSED WORKS.

ALL DIMENSIONS TO BE SITE CHECKED

THE BUILDER SHALL CONFIRM GROUND LEVELS AND DETERMINE THE FINISHED FLOOR LEVEL ON SITE WITH THE OWNERS.

REFER TO THE CONTRACT FOR EXCAVATION IN ROCK PROCEDURES AND RATES. EXCAVATION AND BACK FILLING SHALL COMPLY WITH THE B.C.A. PART 3.1 AND AS2870. DRAINAGE WORK SHALL COMPLY WITH THE NCC 3.1/ AS/NZ3500.

FLOOR SLABS SHALL BE A MINIMUM OF 150mm ABOVE FINISHED GROUND LEVELS 50mm ABOVE PAVED SURFACES

DOMESTIC DRAINAGE LINES SHALL BE PARALLEL TO THE DWELLING AND 1000mm MINIMUM FROM THE WALL FACE. ENSURE PERMANENT NATURAL DRAINAGE IS AVAILABLE SO THAT THE STORM WATER FALLS AWAY FROM THE STRUCTURE ON ALL SIDES AT A RATIO OF 1:60 MINIMUM AT LEAST 1000mm WIDE.

BUILDING SETOUT : ACCURATELY SETOUT NEW BUILDING AS PER DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER FOR CLARIFICATION BEFORE PROCEEDING. DIMENSIONS FROM BUILDING TO BOUNDARIES ARE FROM THE FACE OF STUD FRAMING FOR CLAD WALLS & TO FACE OF MASONRY VENEER UNLESS NOTED OTHERWISE.

EXISTING SERVICES : BEFORE COMMENCING ANY EXCAVATION ALL EXISTING SERVICES LIKELY TO BE AFFECTED ON OR ADJACENT TO THE SITE ARE TO BE LOCATED. A 'DIAL BEFORE YOU DIG' INQUIRY HAS BEEN MADE AT DESIGN STAGE & DRAINS & SERVICES HAVE BEEN SHOWN ACCORDINGLY ON THE SITE SERVICES PLAN FROM INFORMATION RECEIVED FROM THE RELEVANT AUTHORITIES. LOCATE BY A VISUAL INSPECTION & POTHOLING WITH HAND TOOLS PRIOR TO USING MECHANICAL EQUIPMENT.

BULK EXCAVATION : FINISH EXCAVATE AS REQD. TO THE AREAS & LEVELS INDICATED ON THE SITE PLAN. EXCAVATED AREAS BEYOND THE BUILDING LINE TO HAVE NOM. 100mm OF TOPSOIL REMOVED, STOCKPILED & REGRADED OVER THE EXCAVATED AREAS TO BE LANDSCAPED ON COMPLETION. ALL EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.

PROTECTION - ADJOINING PROPERTY : AS REQUIRED BY PART 6 OF THE BUILDING ACT & REGULATION 16 OF THE BUILDING REGS. 2016. WHERE A SECTION OF RETAINING WALL IS TO BE CONSTRUCTED ON THE BOUNDARY FENCE LINE - PROVIDE PROTECTION FOR CONSTRUCTION AS SHOWN ON THE SITE PLAN. A 'FORM 6 - NOTICE FOR PROPOSED PROTECTION WORK' WILL BE ISSUED BY THE DESIGNER TO THE ADJOINING OWNER. A COPY WILL ALSO BE PROVIDED TO THE BUILDING SURVEYOR.

SEDIMENT CONTROL : TAKE ALL NECESSARY PRECAUTIONS TO ENSURE ALL SEDIMENT FROM EXCAVATED AREAS & STOCKPILED MATERIAL IS CONTAINED WITHIN THE SITE FOR THE DURATION OF THE PROJECT CONSTRUCTION. PROVIDE SUITABLE BARRIERS DOWNSLOPE FROM EXCAVATED AREAS. PREPARE DRIVEWAY GRAVEL BASE ADJOINING FRONTAGE TO ENSURE DEBRIS IS NOT TRANSFERRED ONTO THE FOOTPATH OR ROADWAY DURING CONSTRUCTION.

BASE PREPARATION FOR CONCRETE SLABS : EXCAVATE TO A FIRM BOTTOM. PROVIDE MIN.100mm THICK GRAVEL BASE - MAX. AGGREGATE SIZE 25mm. DAMPEN & COMPACT WITH A MECHANICAL VIBRATOR PLATE OR ROLLER. PROVIDE NOMINAL 30mm LAYER OF COURSE SAND OR CRUSHER DUST AS A LEVEL BED FOR VAPOUR BARRIER

FOOTINGS : EXCAVATE FOR ALL STRIP & ISOLATED FOOTINGS. REFER ENGINEERS DRAWINGS. ALL FOOTINGS TO BE TAKEN DOWN TO A FIRM, SOUND BOTTOM. REFER ENGINEERS DWGS. FOR FOUNDING DEPTH. DEPTH SHOWN ON ELEVATIONS ARE INDICATIVE ONLY. WHEN THE DEPTH IS INCREASED SIGNIFICANTLY FOR ANY REASON THIS WILL BE REGARDED AS A VARIATION & ADDED TO THE CONTRACT SUM. IT IS THE BUILDERS RESPONSIBILITY TO OBTAIN APPROVAL FOR THE ADDITIONAL WORK FROM THE OWNERS & THE EXTRA COST INVOLVED BEFORE PROCEEDING.

SERVICES EXCAVATION : EXCAVATE TO THE LINES, LEVELS & GRADES AS REQD. FOR DRAINAGE, WATER, POWER & ANY OTHER UNDERGROUND SERVICES SPECIFIED IN THE RESPECTIVE SECTIONS. UNLESS DIRECTED OTHERWISE TRENCHES TO BE STRAIGHT WITH VERTICAL SIDES & UNIFORM GRADES. PREVENT SPOIL RUNNING BACK INTO TRENCHES. B10. BASE PREPARATION FOR CONCRETE DRIVEWAY : EXCAVATE TO A FIRM BOTTOM. PROVIDE MIN.100mm THICK GRAVEL BASE - MAX. AGGREGATE SIZE 25mm. DAMPEN & COMPACT WITH A MECHANICAL VIBRATOR PLATE OR ROLLER.

BOUNDARY RETAINING WALL : TO BE ISLAND BLOCK & PAVING FREESTONE ECO BLOCK WALL ON REINFORCED CONCRETE STRIP FOOTINGS & CORE FILLED. CAST IN FENCE POSTS. CUT TOP BLOCK ON SLOPE TO SUIT FENCE - SQUARE EDGE ECO CAPPING. REFER ENGINEERS DRAWINGS FOR DETAILS.

LANDSCAPE RETAINING WALLS : TO BE ISLAND BLOCK & PAVING FREESTONE ECO BLOCK WALLS ON REINFORCED CONCRETE STRIP FOOTINGS OR COMPACTED GRAVEL BASE AS NOTED & DETAILED. EXTENT AS SHOWN ON SITE PLAN PROVIDE STEPS IN WALL TOP - SINGLE COURSE INCREMENTS - USE CORNER BLOCK AT STEPS. REFER ENGINEERS DRAWINGS FOR DETAILS.

SITE GRADING & FILL : STOCKPILED TOPSOIL TO BE USED TO GRADE SITE WHERE REQUIRED TO PROVIDE FALL AWAY FROM BUILDING & PAVING & TO THE FINISHED LEVELS SHOWN ON THE SITE PLAN. MIN. COVER TO TOP OF FOOTINGS TO BE 150mm.

CONCRETE

GENERAL REFER ENGINEERS DRAWINGS FOR ALL CONCRETE DETAILS & SPECIFICATION NOTES.

BASE PREPARATION : PROVIDE COMPACTED GRAVEL BASE / FILL TO AREAS REQUIRED TO PROVIDE A SOLID BASE FOR ALL EXTERNAL CONCRETE.

FLOOR FALLS - FLOOR WASTES : FINISH SLAB WITH FALLS OF MIN. 1 : 100 TOWARDS FLOOR WASTES. SLABS MAY BE FINISHED INTEGRAL WITH THE SLAB POUR OR PROVIDE SLAB SETDOWNS & FINISH WITH A DEFERRED TOPPING.

REFER DRAINAGE PLAN FOR FLOOR WASTE LOCATIONS.

CONCRETE - EXPOSED AGGREGATE : BASE PREPARATION - REFER 'EARTHWORKS & SITEWORKS' PROVIDE TO DRIVEWAY + ENTRANCE PATH. REFER SITE PLAN DWG. No 1. FOR EXTENT & FALLS. AGGREGATE BLEND TO FUTURE SELECTION - SUBMIT SAMPLES. TO BE 100 CONCRETE + S172 MESH - 40 TOP COVER. TOOL ALL EDGES. SAW CUT CONTROL JOINTS AT 5 METRE NOM. CRS. LOCATIONS TO BE AS AGREED ON SITE. SEALER - APPLY 2 COATS AUSEAL CURITE SOLVENT BASED CLEAR SEALER AS PER THE MANUFACTURERS INSTRUCTIONS. SEAL AT JUNCTIONS WITH BUILDING WITH 100 x 10mm FLEXIBLE FOAM JOINTING STRIP WITH ZIPPERED TOP EDGE. AFTER CONCRETE POUR REMOVE TOP STRIP & FULLY SEAL WITH A POLYURETHANE SEALANT APPLIED AS PER THE MANUFACTURERS RECOMMENDATIONS.

PAVING SLABS : TO BE 100 THICK + S162 MESH - 40 TOP COVER. TOOL ALL EDGES. SAW CUT CONTROL JOINTS AT 5 METRE NOM. CRS. LOCATIONS TO BE AS AGREED ON SITE. COLOURED SEALER BY OWNER.

STRUCTURAL STEEL & METALWORK

ALL WORKMANSHIP & MATERIALS TO BE IN ACCORDANCE WITH AS4100. CLEATS, FIXINGS, ETC. NOT SHOWN, TO BE PROVIDED BY THE FABRICATOR.

UNLESS SHOWN OTHERWISE, CONNECTIONS SHALL HAVE: 6mm CFW, 2M16 8.8/5 BOLTS & 10mm THICK CLEAT PLATES.

ALL STRUCTURAL STEEL WORK MUST BE PROTECTED AGAINST CORROSION IN ACCORDANCE WITH THE BCA OF AUSTRALIA, CLAUSE 3.4.4.4 & TABLE 3.4.4.2.

THE ENGINEERS REVIEW OF SHOP DRAWINGS SHALL BE LIMITED TO THE CHECKING OF MEMBER SIZES, CONNECTION CONFIGURATIONS & CAMBERS. IT DOES NOT INCLUDE CHECKING DIMENSIONS.

STRUCTURAL STEEL ROOF BEAMS, TRUSSES, PORTALS, ETC. TO HAVE A PRE CAMBER OF 2mm FOR EVERY 1000mm OF SPAN U.N.O.

GALVANISED STEEL WORK THAT IS SITE WELDED OR SUSTAINS ANY OTHER KIND OF SURFACE DAMAGE IS TO BE PREPARED TO AS 1627.2 CLASS 3 & PRIMED WITH 2 COATS OF GALVINITE TO MANUF. SPEC.

WELDING TO BE IN ACCORANCE WITH AS1554.

BOLTS SHALL BE COMMERCIAL GRADE TO AS1111.1 OR HIGH STRENGTH TO AS 1252.

STEEL WORK BELOW GROUND LEVEL SHALL BE INCASED IN CONCRETE WITH A MIN. COVER OF 75mm.

ALL STEEL BEAMS & LINTELS TO HAVE 110mm MIN. END BEARING U.N.O.

PLUMBING & DRAINAGE

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 B OF NCC VOLUME 3 PLUMBING CODES OF AUSTRALIA

THERMAL INSULATION FOR HEATED WATER PIPING MUST: 1) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND 2) BE ABLE TO WITHSTABD THE TEMPERATURE WITHIN THE PIPING; AND 3) 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;

INTERNAL PIPING ALL FLOW AND RETURN INTERNAL PIPING THAT IS; -WITHIN AN UNVENTILATED WALL SPACE -WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR -BETWEEN CEILING INSULATION AND CEILING

MUST HAVE A MINIMUM R-VALUE OF 0.2 (IE 9mm OF CLOSED CELL POLYMER INSULATION)

PIPING LOCATED WITHIN A VENTIATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR ROOF SPACE.

1) ALL FLOW AND RETURN PIPING 2) 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)

PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE 1) ALL FLOW AND RETURN PIPING 2) 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.

DOWNPIPES MUST NOT SERVE MORE THAN 12M GUTTER LENGTH FOR EACH DOWNPIPE. AS PER BCA 3.5.2.5.

DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2M FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

RENOVATION/DEMOLITION

GENERAL DEMOLITION: TO AS2601

TEMPORARY SUPPORT GENERAL: IF TEMPORARY SUPPORT IS REQUIRED, CERTIFICATION FOR ITS DESIGN AND INSTALLATION IS REQUIRED FROM A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR.

EXISTING BUILDINGS UNTIL PERMANENT SUPPORT IS PROVIDED, PROVIDE TEMPORARY SUPPORT FOR SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED AND WHICH NORMALLY RELY FOR SUPPORT ON WORK TO BE DEMOLISHED.

ASBESTOS REMOVAL USE WET REMOVAL METHODS RECOMMENDED IN THE CODE OF PRACTICE FOR THE REMOVAL OF ASBESTOS (NOHSC:2002)

OCCUPIED PREMISES FOR THE PARTS OF THE SITE DESIGNATED AS OCCUPIED PREMISES: ALLOW OCCUPANTS TO CONTINUE IN SECURE POSSESSION AND OCCUPANCY OF THE PREMISES FOR THE REQUIRED PERIOD. MAKE AVAILABLE SAFE ACCESS FOR OCCUPANTS. ARRANGE WORK TO MINIMISE NUISANCE TO OCCUPANTS AND ENSURE THEIR SAFETY. PROTECT OCCUPANTS AGAINST WEATHER, DUST, DIRT, WATER OR OTHER NUISANCE, BY SUCH MEANS AS TEMPORARY SCREENS.

PROTECTION OF PERSONS AND PROPERTY TEMPORARY WORKS: PROVIDE AND MAINTAIN REQUIRED HOARDINGS, BARRICADES, GUARDS, FENCING, SHORING, TEMPORARY ROADWAYS, FOOTPATHS, SIGNS, LIGHTING, WATCHING AND TRAFFIC FLAGGING. ACCESSWAYS, SERVICES: DO NOT OBSTRUCT OR DAMAGE ROADWAYS AND FOOTPATHS. DRAINS AND WATERCOURSES AND OTHER EXISTING SERVICES IN USE ON OR ADJACENT TO THE SITE. DETERMINE THE LOCATION OF SUCH SERVICES. PROPERTY: DO NOT INTERFERE WITH OR DAMAGE PROPERTY, WHICH IS TO REMAIN ON OR ADJACENT TO THE SITE, INCLUDING ADJOINING PROPERTY ENCROACHING ONTO THE SITE, AND TREES.

FOOTINGS AND SLABS

GENERALLY TO BE ACCORDANCE WITH AS2870 'RESIDENTIAL SLABS & FOOTINGS'. PREPARATION FOR PLACEMENT OF CONCRETE AND REINFORCEMENT TO BE TO AS2870. CONCRETE & STEEL REINFORCEMENT TO BE IN ACCORDANCE WITH AS2870 & AS3500. THE SITE CLASSIFICATION TO BE IN ACCORDANCE WITH AS 2870. ALTERNATIVELY FOOTINGS & SLABS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DESIGN & SPECIFICATION. RETAINING WALLS OVER 1000mm HIGH SHALL BE DESIGNED BY STRUCTURAL ENGINEER

MASONRY

GENERALLY MASONRY WALLS TO BE CONSTRUCTED IN ACCORDACE WITH NCC 3.3 & AS 3700. UN- REINFORCED MASONRY TO NCC 3.3.1. REINFORCED MASONRY TO NCC 3.3.2. MASONRY ACCESSORIES TO NCC 3.3.3. WEATHERPROOFING OF MASONRY TO 3.3.4.

CONTROL / ARTICULATION JOINTS 10mm WIDE WITH COMPRESSIBLE BACKING FOAM AND MASTIC SEALANT TO AS3700 & NCC PART 3.3.5.13 1) IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS, AT NOT MORE THAN 6m. CENTRES AND WITHIN 4.5m, BUT NOT CLOSER THAN 470mm OF ALL CORNERS; AND 2) IN STRAIGHT, CONTINUOUS WALLS WITH OPENINGS MORE THAN 900x900mm, AT NOT MORE THAN 5m CENTRES AND LOCATED SO THAT THEY ARE NOT MORE THAN 1.2 M AWAY FROM OPENINGS; AND 3) WHERE THE HEIGHT OF THE WALL CHANGES BY MORE THAN 20% AT THE POSITION OF CHANGE IN HEIGHT; AND 4) WHERE A WALL CHANGES IN THICKNESS; AND 5) AT CONTROL OR CONSTRUCTION JOINTS IN FOOTINGS OR SLABS; AND 6) AT JUNCTIONS OF WALLS CONSTRUCTED OF DIFFERENT MASONRY MATERIALS.

WALL TIES TO COMPLY WITH AS3700 & AS2699, TIES TO BE "MEDIUM" DUTY SPACED AT 450mm HORIZONTAL CENTERS. BRICK TIE MATERIAL TO BE BASED ON DEVELOPMENT DISTANCE FROM BREAKING SURF, AS FOLLOWS: 100m-1Km (SEVERE MARINE ENVIRONMENT) R4 316 STAINLESS STEEL 1Km - 9Km (MARINE ENVIRONMENT) R3 304 STAINLESS STEEL > 10km (MODERATE ENVIRONMENT) R2 GALVANISED 2600

40mm CAVITY WIDTH. KEEP CAVITY CLEAN BY SUSPENDING A TIMBER BATTEN AND RAISING AS WORK PROGRESSES, OR LEAVE OUT A BRICK EVERY 1500mm ALONG CAVITY BOTTOM AND HOSE OUT MOTOR REGULARLY

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 PERPENDS WITH CORROSION RESISTANT WIRE MESH INSERTS, MAXIMUM APERTURE OF 2mm. MAXIMUM SPACING: 1200mm.

FINISHED GROUND TO BE GRADED AWAY FROM BUILDING ON ALL SIDES. AS PER BCA 3.1.2.2

DAMP PROOF COURSE 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.

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.

TIMBER FRAMING, BRACING & TIE DOWNS

TIMBER FRAING TO BE IN ACCORDANCE WITH AS 1684. FOR THE DESIGNATED WIND MANUFACTURED TIMBER MEMBERS TO BE IN ACCORDANCE WITH PRESCRIBED FRAMING CLASS.

TIE DOWN AND BRACING OF FRAME TO BE IN ACCORDANCE WITH AS1684 &AS 4055. STRUCTURAL STEEL FRAMING TO BE IN ACCORDANCE WITH NCC 3.4.4. AS1250, AS4100 & STRUCTURAL ENGINEER DESIGN & SPECIFICATION.

SUBFLOOR VENTILATION

SUB FLOOR VENTILATION IN ACCORDANCE WITH NCC 3.4.1.

SUB FLOOR AREA TO BE CLEAR OF ORGANIC MATERIALS & RUBBISH. PROVIDE VENT OPENINGS IN SUBSTRUCTURE WALLS AT A RATE OF 6000mm2/m OF WALL LENGTH, WITH VENTS NOT MORE THAN 600mm FROM CORNERS.

150mm CLEARANCE REQUIRED TO UNDERSIDE OF FLOOR FRAMING MEMBERS UNLESS SPECIFIED OTHERWISE BY FLOORING MATERIAL SPECIFICATION.

ADDITIONAL VENTILATION SHALL BE INSTALLED WHERE ONSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE PROVIDED OR PLAN TO BE PROVIDED. ENSURE THAT OVERALL LEVEL OF VENTILATION IS MAINTAINED.

INTERNAL LININGS

ALL SHALL COMPLY WITH A.S2589. DRY WALL PLASTERBOARD SHALL ATTAIN A LEVEL 4 FINISH UNLESS OTHERWISE NOTED. WET AREA LININGS SHALL COMPLY WITH AS740 WET AREA LININGS. PROVIDE IMPERVIOUS LINING AT LEAST 150mm ABOVE SHOWER ROSE, TAPS AND VANITY BASIN TOP

ROOF AND WALL CLADDING

GENERALLY TO BE IN ACCORDANCE WITH NCC 3.5. ROOF CLADDING TO BE IN ACCORDANCE WITH NCC 3.5.1. AND ; ROOF TILES AS2049 & AS2050 METAL SHEET ROOFING AS 1562.1 PLASTIC SHEET ROOF AS/NZS 4256.1,,2,.3 & .5 & AS1562.3. GUTTERS AND DOWNPIPES, GENERALLY TO BE IN ACCORDANCE WITH NCC 3.5.2 & AS/NZS3500.3.2. & THE TASMANIAN PLUMBING CODE. EAVES, INTERNAL AND VALLEY GUTTERING TO HAVE CROSS SECTIONAL AREA OF 6500mm2. DOWNPIPES TO BE 90 DIA. OR 100x50 RECTANGULAR SECTION AT MAX. 12000 CRS AND TO BE WITHIN 1000 OF INTERNAL/ VALLEY GUTTER. WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH NCC 3.5.3. & MANUFACTURERS SPECIFICATION FLASHINGS TO NCC 3.5.3.6.

FIRE SAFETY

GENERALLY TO BE IN ACCORDANCE WITH NCC 3.7. FIRE SEPARATION TO BE IN ACCORDANCE WITH NCC 3.7.1. EXTERNAL WALLS AND GABLE ENDS CONSTRUCTED WITHIN 900 OF BOUNDARY ARE TO EXTEND TO UNDERSIDE OF NON COMBUSTIBLE ROOFING/ EAVES & ARE TO BE CONSTRUCTUED OF A MASONRY SKIN 90 THICK WITH AN FRL OF 60/60/60. SARKING TO HAVE A FLAMMABILITY INDEX LESS THAT 5. ROOF LIGHTS NOT TO BE PLACED CLOSER THAN 900 FROM BOUNDARY. SMOKE ALARM INSTALLATION TO BE IN ACCORDANCE WITH NCC 3.7.2. LOCATIONS INDICATED ON FLOOR PLAN. INSTALLATION LOCATIONS CEILINGS: 300mm AWAY FROM WALL JUNCTION. CATHEDRAL CEILING: 500mm DOWN FROM APEX. WALLS – 300mm DOWN FROM CEILING JUNCTION. HEATING APPLIANCES GENERALLY TO BE IN COMPLIANCE WITH NCC3.7.3 & AS 2918 FIREPLACE: EXTEND HEARTH 150mm TO SIDE OF OPENING. 300mm IN FRONT OF OPENING FREESTANDING: EXTEND HEARTH 400mm BEYOND UNIT. FREESTANDING APPLIANCE TO BE 1200 FROM COMBUSTIBLE WALL SURFACE. 50 FROM MASONRY WALL. HEAT SHIELD – 90 MASONRY WITH 25 AIR GAP TO COMBUSTIBLE WALL, EXTEND 600mm ABOVE UNIT. FLUE INSTALLATION TO NCC 3.7.3.4 TOP OF CHIMNEY/FLUE TO TERMINATE 300mm ABOVE HORIZONTAL PLANE OF ROOF CONSTRUCTION IN BUSH FIRE AREA TO BE IN ACCORDANCE WITH NCC 3.7.4 & AS 3959 ALL BUILDING MATERIALS TO MEET THE REQUIRED B.A.L. MINIMUM.

n+b 22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16	Issued As Scale A3 DESIGN REVIEW	Revision <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>J</td><td>13/09/26</td><td>Issued as DESIGN REVIEW</td></tr></table> do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS	No.	Date	Description	J	13/09/26	Issued as DESIGN REVIEW	Project PROPOSED RESIDENCE & SHED Location 24 THORNE AVENUE, LEGANA Client PAUL & MEGAN BUCHANAN	Sheet Title CONSTRUCTION NOTES 1 OF 2 <table><tr><td>Drawn</td><td>Issue Date</td><td>Project No.</td><td>Revision</td></tr><tr><td>NJB</td><td>13/09/26</td><td>P12525</td><td>J</td></tr></table>	Drawn	Issue Date	Project No.	Revision	NJB	13/09/26	P12525	J	Sheet Number A121 / A130
	No.	Date	Description																
	J	13/09/26	Issued as DESIGN REVIEW																
	Drawn	Issue Date	Project No.	Revision															
NJB	13/09/26	P12525	J																

EXTENT
1. CONCRETE WORK, INCLUDING ITEMS SPECIFIED IN OTHER SECTIONS, SHALL COMPLY WITH THIS SECTION. FORM, REINFORCE, PLACE AND FINISH CONCRETE AS SPECIFIED AND AS SHOWN ON THE DRAWINGS.

GENERAL
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ARE TO BE USED ONLY FOR SIZES OF ELEMENTS.
2. FOR PLAN DIMENSIONS, REFER TO ARCHITECTURAL DRAWINGS. ANY SETTING OUT SHOWN ON THE ENGINEERING DRAWINGS SHALL BE VERIFIED. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL BE REFERRED TO THE SUPERVISOR FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH CURRENT STANDARDS AND LOCAL GOVERNMENT ORDINANCES AND COMPLETED IN A TRADESMANLIKE MANNER.
3. DESIGN LIVE LOAD FOR FLOORS = 1.5 KPA
4. STAIRS LANDINGS AND BALCONIES (GREATER THAN 1.0M ABOVE GROUND LEVEL) 2.0 KPA

INSPECTIONS
1. WHEN INSPECTIONS ARE BEING PROVIDED NOTICE IS TO BE GIVEN TO BE GIVEN TO THE ENGINEER AT THE FOLLOWING TIMES. OTHERWISE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING INSPECTOR:
- AFTER THE EXCAVATION OF ALL FOOTINGS AND PRIOR TO THE PLACEMENT OF ANY REINFORCEMENT OR VAPOUR BARRIERS.
- AFTER ALL REINFORCEMENT HAS BEEN FIXED AND PRIOR TO THE PLACEMENT OF CONCRETE.

STANDARDS
1. THE FOLLOWING STANDARDS ARE GENERALLY APPLICABLE AND MUST BE ADHERED TO, THOUGH THE WORK IS NOT LIMITED BY THEM .
AS1012 METHODS OF TESTING CONCRETE
AS1379 READY MIXED CONCRETE
AS1478 CHEMICAL ADMIXTURES FOR CONCRETE
AS1479 CODE OF PRACTICE FOR THE USE OF CHEMICAL ADMIXTURES IN CONCRETE

AS3610 FORMWORK FOR CONCRETE
AS2870 RESIDENTIAL SLABS AND FOOTINGS
AS3600 CONCRETE STRUCTURES
AS3660.1 TERMITE CONTROL IN NEW BUILDINGS
AS4600 COLD FORMED STEEL STRUCTURES
AS/NZS4671 STEEL REINFORCING MATERIALS
AS3700 MASONRY STRUCTURES

SITE PREPARATION
1. GROUND SHALL BE STRIPPED OF TOP SOIL AND VEGETABLE MATTER AND ANY LOOSE PACKED MATERIAL SHALL BE DUG OUT. WHERE IT IS NECESSARY TO DEEPEN THE EXCAVATION SO AS TO PROVIDE ADEQUATE BEARING CAPACITY, BACKFILLING WITH MASS CONCRETE BLINDING.
2. WHERE EXCAVATION REVEALS UNFORSEEN VARIATION IN GROUND CONDITIONS THE ENGINEER IS TO BE ADVISED TO CONFIRM THE VALIDITY OF THE DESIGN AND TO SPECIFY ANY NECESSARY VARIATION TO THE WORK.
3. TRENCHES FOR STRIP FOOTINGS SHALL BE DEWATERED AND CLEANED PRIOR TO CONCRETE PLACEMENT SO THAT NO SIGNIFICANT SOFTENED OR LOOSEENED MATERIAL REMAINS. SHAPE GROUND TO FALL AWAY FROM SLAB AND FOUNDATIONS ALL ROUND.
4. ADEQUATE PROVISION IS TO BE MADE TO DRAIN STORMWATER FROM SURFACE RUNOFF AREAS, ROOF CATCHMENT AND SUBSURFACE AQUIFERS WHICH MAY CAUSE EXCESSIVE MOISTURE TO PENETRATE THE FOUNDATION. THE GROUND SURROUNDING THE BUILDING SHOULD BE GRADED TO ENSURE THAT WATER DOES NOT POND NEAR THE EDGE OF THE BUILDING.

CONCRETE
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS2870 & AS3600, EXCEPT WHERE VARIED BY THE ENGINEER.
2. CONCRETE COMPLYING WITH AS1379 AND SUPPLIED BY AN APPROVED CONCRETE SUPPLIER SHALL BE USED. CONCRETE SHALL NOT BE POURED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER OR BUILDING INSPECTOR.
3. ALL CONCRETE SUPPLIED SHALL BE N25, WITH 20mm MAXIMUM AGGREGATE SIZE AND 100mm +/- 15mm SLUMP IN ACCORDANCE WITH AS1379.
4. THE THICKNESS OF THE SLAB AND THE WIDTH AND DEPTH OF THE BEAM SHALL NOT BE LESS THAN THE SPECIFIED

DIMENSION.
5. SURFACE FINISH TOLERANCE SHALL NOT EXCEED + OR - 5mm FROM A 3m STRAIGHT EDGE.
6. CONCRETE IN BEAMS SHALL BE **MECHANICALLY VIBRATED**.



FOUNDATION
1. FOOTINGS SHALL BE EXCAVATED TO THE LEVELS AND DIMENSIONS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
2. STRIP FOOTING AND EDGE BEAM DEPTHS ARE MINIMUM ONLY AND SHOULD BE INCREASED AS REQUIRED TO PENETRATE TOP SOIL COVER AND PROVIDE A MINIMUM PENETRATION OF 100MM INTO FIRM AND UNIFORM NATURAL MATERIAL OR CONTROLLED FILL. IF BEAM IS DEEPENED THE BOTTOM REINFORCEMENT SHALL BE INCREASED TO THAT SHOWN IN AS2870 FIG. 3 FOR THE RESULTANT DEPTH AND SITE CLASSIFICATION. SPOIL FROM ANY FOOTING TRENCH IS TO BE PLACED CLEAR OF THE SLAB AREA.
3. THE SLAB, INCLUDING EDGE BEAMS, SHALL BE FOUNDED ON MATERIAL WITH AN ALLOWABLE BEARING PRESSURE NOT LESS THAN 50KPA, EXCEPT THAT ALL STRIP FOOTINGS SHALL BE FOUNDED ON MATERIAL WITH ALLOWABLE BEARING PRESSURE NOT LESS THAN 100KPA.
4. ALL LOOSE, SOFT, YIELDING OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE FOUNDATIONS AND REPLACED WITH SOUND COMPACTED MATERIAL ACCEPTABLE TO THE ENGINEER.
5. THE BOTTOM AND SIDES OF ALL FOOTINGS SHALL BE DRESSED TO A SMOOTH AND REGULAR SURFACE. ALL EXCAVATIONS ARE TO BE SUITABLY RETAINED SO THAT THE MINIMUM SPECIFIED DIMENSIONS ARE MAINTAINED.
6. ALL FILLING SHALL BE APPROVED GRANULAR MATERIAL OR MEET THE REQUIREMENTS FOR CONTROLLED FILL OR ROLLED FILL OF CLAUSE 6.4.2 OF AS2870.

ALL FILL MUST BE COMPACTED TO 95% STANDARD DRY DENSITY RATIO (MINIMUM).

CONTROLLED FILL IS MATERIAL THAT HAS BEEN PLACED AND COMPACTED IN LAYERS BY COMPACTION EQUIPMENT WITHIN A DEFINED MOISTURE RANGE TO A DEFINED DENSITY REQUIREMENT.
-SAND FILL UP TO 0.8M DEEP, WELL COMPACTED IN NOT MORE THAN 0.3M THICK LAYERS BY A VIBRATING PLATE OR VIBRATING ROLLER; AND
-NON-SAND FILL UP TO 0.4M DEEP THAT IS WELL COMPACTED BY A MECHANICAL ROLLER IN LAYERS NOT MORE THAN 0.15M THICK;
SHALL BE DEEMED TO MEET THE REQUIREMENTS FOR CONTROLLED FILL. CLAY FILL SHALL BE MOIST DURING COMPACTION. A SATISFACTORY TEST FOR SAND FILL NOT CONTAINING GRAVEL SIZED MATERIAL IS THE ACHIEVEMENT OF A BLOW COUNT OF 7 OR MORE PER 0.3M USING THE PENETROMETER TEST DESCRIBED IN AS1289.F3.3

ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR OR SIMILAR EQUIPMENT. ROLLED FILL SHALL NOT EXCEED: -0.6m IN DEPTH COMPACTED IN LAYERS NOT MORE THAN 0.3m THICK FOR SAND MATERIAL
-0.3m IN DEPTH COMPACTED IN LAYERS NOT MORE THAN 0.15m THICK FOR OTHER MATERIAL
7. ALL FILLING SHALL BE CARRIED UP IN NEAR HORIZONTAL LAYERS OF UNIFORM THICKNESS EXTENDING THE FULL WIDTH OF THE AREA BEING FILLED.
8. EXTENSIVE FILLING OR VARIATIONS IN EXISTING GROUND CONDITIONS TOGETHER WITH FILLING MAY REQUIRE ADDITIONAL DETAILING BY THE ENGINEER.
9. THE BASE OF EDGE BEAMS OR FOOTINGS MAY BE STEPPED OR SLOPED NOT MORE THAN 1 IN 10, TO AN APPROVED DETAIL AS SHOWN ON THE DRAWINGS.
10. A BLINDING LAYER OF SAND, 25mm THICK IS TO SPREAD AND COMPACTED UNDER SLAB PANELS. SAND THICKER THAN 100MM IS REQUIRED TO BE COMPACTED AS DETAILED ABOVE.

REINFORCEMENT
1. SUPPLY REINFORCEMENT AS DETAILED TOGETHER WITH TIE WIRE AND SUPPORT CHAIRS NECESSARY FOR FIXING GENERALLY COMPLYING WITH AS3600 SECTION 19 FREE FROM SCALE, RUST, OIL, GREASE OR OTHER COATINGS, BUNDLED AND TAGGED FOR IDENTIFICATION.
2. USE REINFORCING BARS AND MESH COMPLYING WITH AS4671 AND WIRE FOR WRAPPING STRUCTURAL STEEL MEMBERS COMPLYING WITH AS4100.
3. REINFORCEMENT SYMBOLS AND GRADE: TRENCH MESH IS DESIGNATED X L8TM WHERE X IS THE NUMBER OF MAIN LONGITUDINAL BARS AND THE SECOND NUMERAL THE MAIN BAR DIAMETER IN ACCORDANCE WITH AS/NZS 4671. SQUARE MESH, EG SL82 SHALL COMPLY WITH THE REQUIREMENTS OF AS4671. BOTH TRENCH MESH AND SQUARE MESH SHALL BE GRADE 500L IN ACCORDANCE WITH AS/NZS 4671. REINFORCING BARS SHALL COMPLY WITH AS/NZS 4671 GRADE 500N AND ARE SPECIFIED AS X-N12 ETC WHERE X IS THE NUMBER OF BARS OF 12mm DIAMETER.
4. FIX REINFORCEMENT TO COMPLY WITH AS2870 WITH CLEAR COVER AS SHOWN ON THE DRAWINGS, ADEQUATELY SUPPORTED AND SECURELY TIED. DO NOT COMMENCE CONCRETING UNTIL REINFORCEMENT HAS BEEN INSPECTED AND APPROVED.
5. MINIMUM CLEAR COVER TO THE REINFORCEMENT SHALL BE;
50mm TO UNPROTECTED GROUND
30mm TO THE MEMBRANE IN CONTACT WITH THE GROUND
20mm TO THE INTERNAL SURFACE
30mm TO EXPOSED VERANDAH TOPS & UNDERSIDE OF SUSPENDED SLABS.
6. SLAB MESH SHALL BE LAPPED BY ONE FULL PANEL IE. TWO OUTERMOST WIRES EACH PLUS 25mm TRENCH MESH SHALL BE LAPPED BY THE WIDTH OF THE MESH AT T AND L JUNCTIONS. LONGITUDINAL SPLICES SHALL LAP BY 500mm. AT L INTERSECTIONS, ONE OUTER BAR SHALL BE BENT AND CONTINUED 500mm, OR A BENT LAP BAR 500mm LONG EACH LEG SHALL BE PROVIDED.
7. SERVICE PENETRATIONS, TAPED ALL ROUND MAY BE PERMITTED THROUGH THE MIDDLE THIRD OF THE EDGE AND STIFFENING BEAMS. THIS IS TO BE CONFIRMED BY THE ENGINEER.
9. MESH SHALL BE SUPPORTED IN BAR CHAIRS WITH PANS AT NOT MORE THAN 800MM CENTRES BOTH WAYS OR AS NECESSARY TO PREVENT SAGGING DURING PLACING CONCRETE.
10. AT L INTERSECTIONS, ONE OUTER BAR SHALL BE BENT AND CONTINUED 500mm, OR A BENT LAP BAR 500mm LONG EACH LEG SHALL BE PROVIDED.

FORMWORK
1. DESIGN AND CONSTRUCT FORMWORK TO PRODUCE CONCRETE ELEMENTS IN THEIR TRUE POSITION AND OF THE SHAPE AND FINISH SHOWN ON THE DRAWINGS.
2. DO NOT DISTURB FORMS UNTIL THE CONCRETE HAS HARDENED SUFFICIENTLY TO WITHSTAND SUCH ACTION WITHOUT DAMAGE AND HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS OWN MASS AND ANY OTHER SUPERIMPOSED LOADS.

JOINTS AND EMBEDDED ITEMS
1. DO NOT ALTER THE LOCATION OR TYPE OF CONSTRUCTION AND CONTROL JOINTS UNLESS THE CHANGE IS APPROVED BY THE ENGINEER.
2. PROVIDE FOAM FILLER STRIP AT JUNCTIONS OF PAVING WITH VERTICAL SURFACES TO THE FULL HEIGHT OF THE JOINT.
3. COORDINATE CORE AND EMBEDMENT REQUIREMENTS OF ALL TRADES AND ARRANGE FOR THEIR ADEQUATE LOCATION AND FIXING. OBTAIN PRIOR APPROVAL FOR THE DISPLACEMENT OF ANY REINFORCEMENT WHICH MAY BE NECESSARY.

VAPOUR BARRIER
1. VAPOUR BARRIER 0.2mm THICK AND BRANDED AS CONCRETE UNDERLAY IN ACCORDANCE WITH **AS2870**, WITH 'MEDIUM' OR 'HIGH' IMPACT RESISTANCE (IN ACCORDANCE WITH AS4347.6) AS REQUIRED, SHALL BE INSTALLED BELOW THE WHOLE SLAB AND INTEGRAL FOOTINGS. LAP 200mm AND TAPE CONTINUOUSLY WITH PRESSURE SENSITIVE TAPE. TURN UP ALL PENETRATIONS BY PIPES OR PLUMBING FITTINGS ETC AND VERTICAL ABUTMENTS TO PROVIDE A CONTINUOUS AND COMPLETE MEMBRANE. MAKE GOOD ALL TEARS, DEFECTS AND THE LIKE IMMEDIATELY BEFORE PLACING CONCRETE.

PLACING AND FINISHING
1. TRANSPORT AND PLACE CONCRETE CONTINUOUSLY SO AS TO AVOID SEGREGATION OR DISPLACEMENT OF REINFORCEMENT. CONCRETE IS TO BE PLACED BY CHUTING, SHOVELLING OR PUMPING AND THOROUGHLY COMPACTED WITH THE USE OF MECHANICAL IMMERSION VIBRATORS TO ELIMINATE ALL ENTRAINED AIR AND OBTAIN MAXIMUM DENSITY.
2. DO NOT PLACE CONCRETE WHEN THE AIR TEMPERATURE IS MORE THAN 32 °C OR LESS THAN 10°C UNLESS SPECIAL PRECAUTIONS APPROVED BY THE ENGINEER HAVE BEEN TAKEN.
3. ANY CONCRETE WHICH HAS DEVELOPED INITIAL SET SHALL NOT BE REUSED OR REVIBRATED.
4. NO FINISHING OPERATIONS ARE TO BE PERFORMED WHERE THERE IS FREE SURFACE WATER. CEMENT IS NOT TO BE USED TO DRY UP FREE SURFACE MOISTURE.

CURING AND PROTECTION
1. PROTECT FRESHLY CAST CONCRETE FROM PREMATURE DRYING AND DAMAGE FROM RAIN BY COVERING WITH PLASTIC OR OTHER SUITABLE MEANS.
2. COMMENCE CURING AS SOON AS THE EXPOSED SURFACE HAS HARDENED SUFFICIENTLY, BUT NO LATER THAN TWO (2) HOURS AFTER FINISHING. CONTINUE CURING FOR **SEVEN DAYS** USING ONE OF THE FOLLOWING METHODS: -
-PONDING OR CONTINUOUS SPRINKLING WITH WATER -
-PLASTIC SHEETING FIXED AND LAPPED OVER A MOISTENED CONCRETE SURFACE SO THAT NO AIR CAN CIRCULATE AT THE SURFACE
- USE APPROVED CURING COMPOUND CONFORMING TO **AS3799**

FINISHES
1. CONCRETE SURFACES WHEN STRIPPED SHALL BE TRUE TO THE SHAPES AND LOCATIONS SHOWN ON THE DRAWINGS, FREE FROM BONY OR POROUS AREAS AND EXCESSIVE DEPRESSIONS OR PROJECTIONS AND WITHIN A TOLERANCE OF +/- 5mm WHEN TESTED WITH A 3m LONG STRAIGHT EDGE.

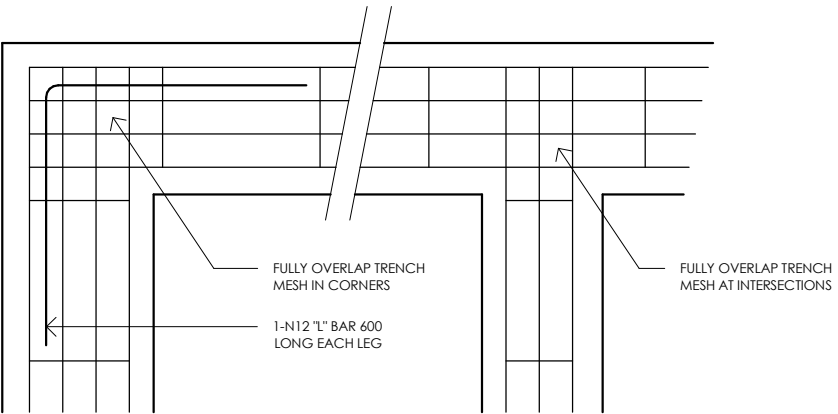
SERVICEABILITY
1. THE OWNERS ATTENTION IS DRAWN TO APPENDIX B OF AS2870 PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE FOR GUIDANCE ON SERVICEABILITY AND MAINTENANCE.

ADDITIONAL REQUIREMENTS
1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION REQUIREMENTS OF **AS2870** ARE MET. IN PARTICULAR, THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF THE ADDITIONAL REQUIREMENTS SPECIFIED IN **AS2870** FOR REACTIVE SITES (CLAUSES 5.6 AND 6.6)
2. THIS REQUIREMENTS INLCUDE, BUT ARE NOT LIMITED TO:
-STORMWATER AND SANITARY PIPE PENETRATIONS THROUGH THE EDGE BEAM, OR STRIP FOOTING ARE TO BE SLEEVED WITH POLYETHYLENE LAGGING; MINIMUM 20mm THICK FOR CLASS H1 AND 40mm THICK FOR CLASS H2 OR E SITES.
-FOR CLASS H1,H2 AND E SITES DRAINS ATTACHED TO, OR EMERGING FROM UNDERNEATH THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS **IMMEDIATELY** OUTSIDE THE FOOTING **AND** COMMENCING WITHIN **1m** OF THE BUILDING PERIMETER. THE REQUIRED RANGE OF MOVEMENT (ys) IS DICTATED BY THE SITE CLASSIFICATION (REFER DESIGN DRAWINGS). SEE TABLE BELOW.

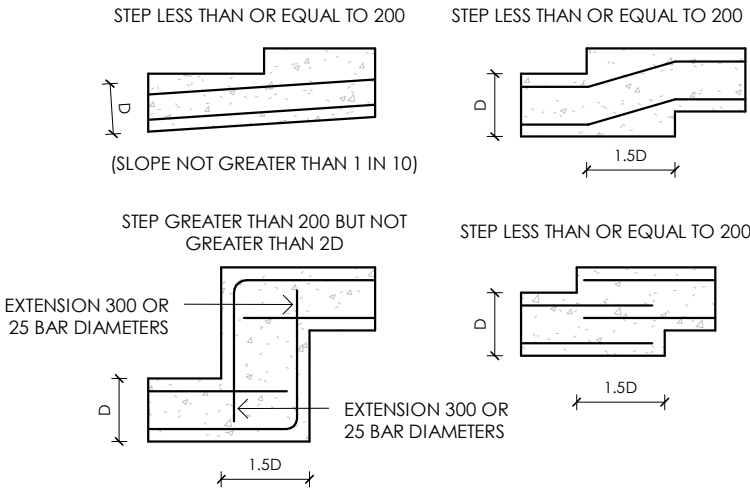
REQUIRED RANGE OF MOVEMENT

SITE CLASSIFICATION	YS
H1	60
H2	75
E	>75

NOTE: THIS VALUES ARE THE MINIMUM REQUIRED ONLY.
THE FLEXIBLE JOINTS MUST INITIALLY BE SET AT THE MID POINT OF THEIR RANGE.

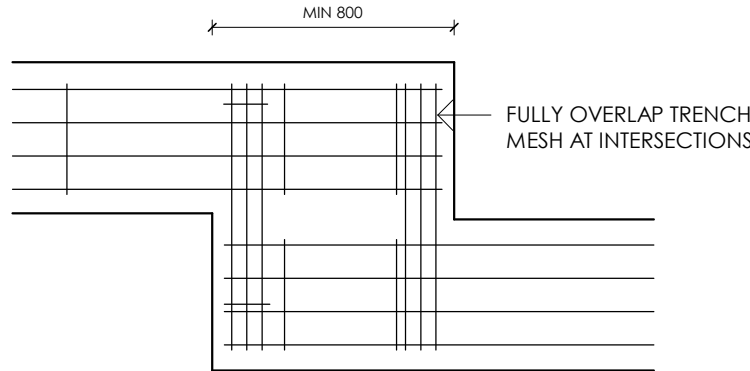


TYPICAL TRENCH MESH INTERSECTION AND CORNER DETAIL



FOR DETAILS ON THE TYPE OF EXTENSION BARS TO BE USED AND THEIR LENGTHS SEE NOTES.

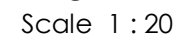
ALTERNATE METHODS FOR STEPPING STRIP FOOTINGS
NOT TO SCALE

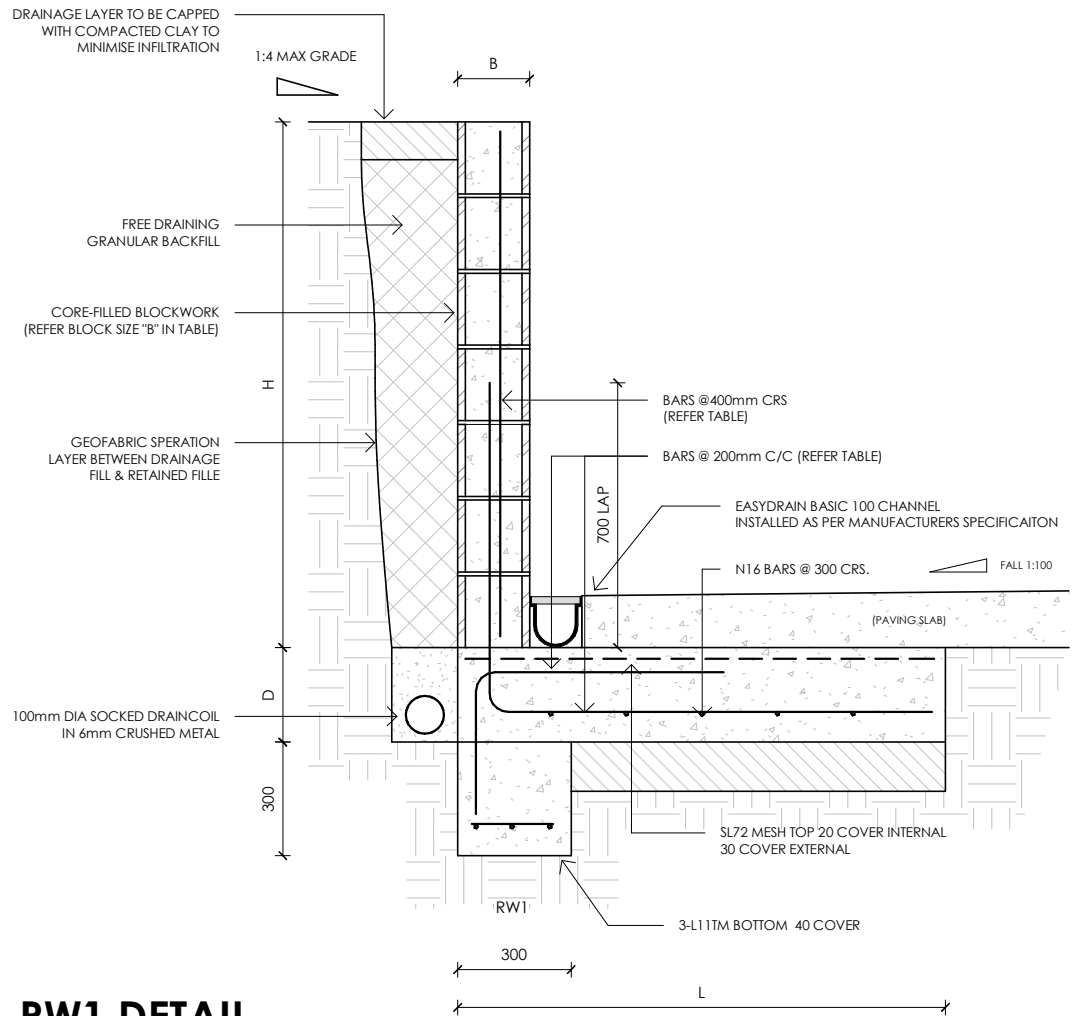


STRIP FOOTING TM ARRANGEMENT

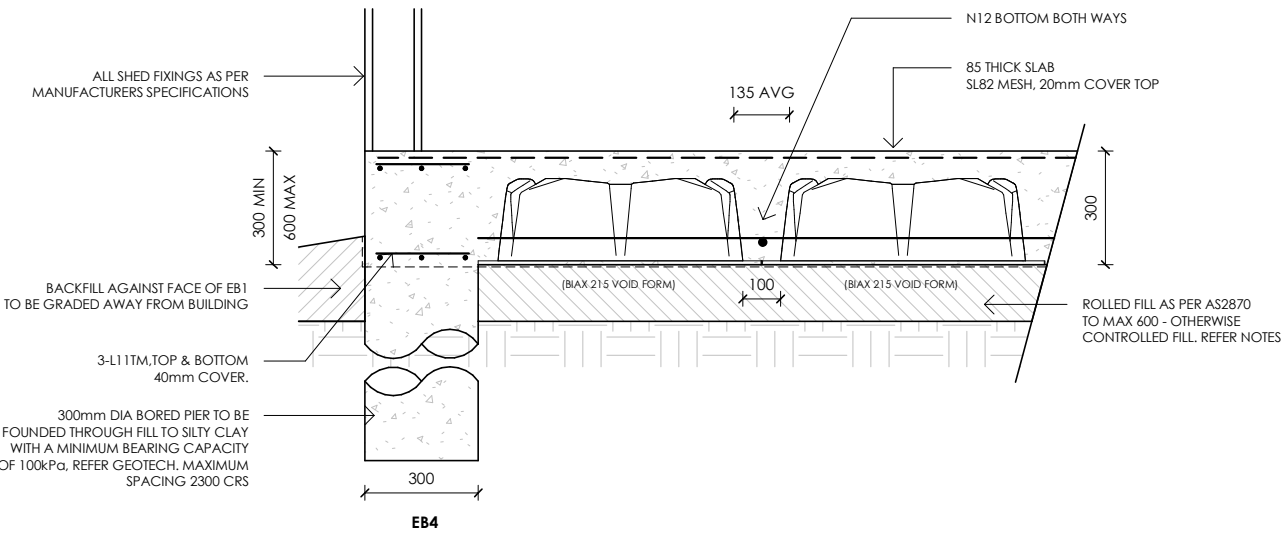
 22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16	Issued As DESIGN REVIEW Scale A3 As indicated ©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16	Revision No. Date Description J 13/09/26 Issued as DESIGN REVIEW do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS	Project PROPOSED RESIDENCE & SHED Location 24 THORNE AVENUE, LEGANA Client PAUL & MEGAN BUCHANAN	Sheet Title ENGINEERING NOTES Drawn Issue Date Project No. Revision NJB 13/09/26 P12525 J	Sheet Number A123 / A130
---	--	---	--	---	--

Scale 1 : 20

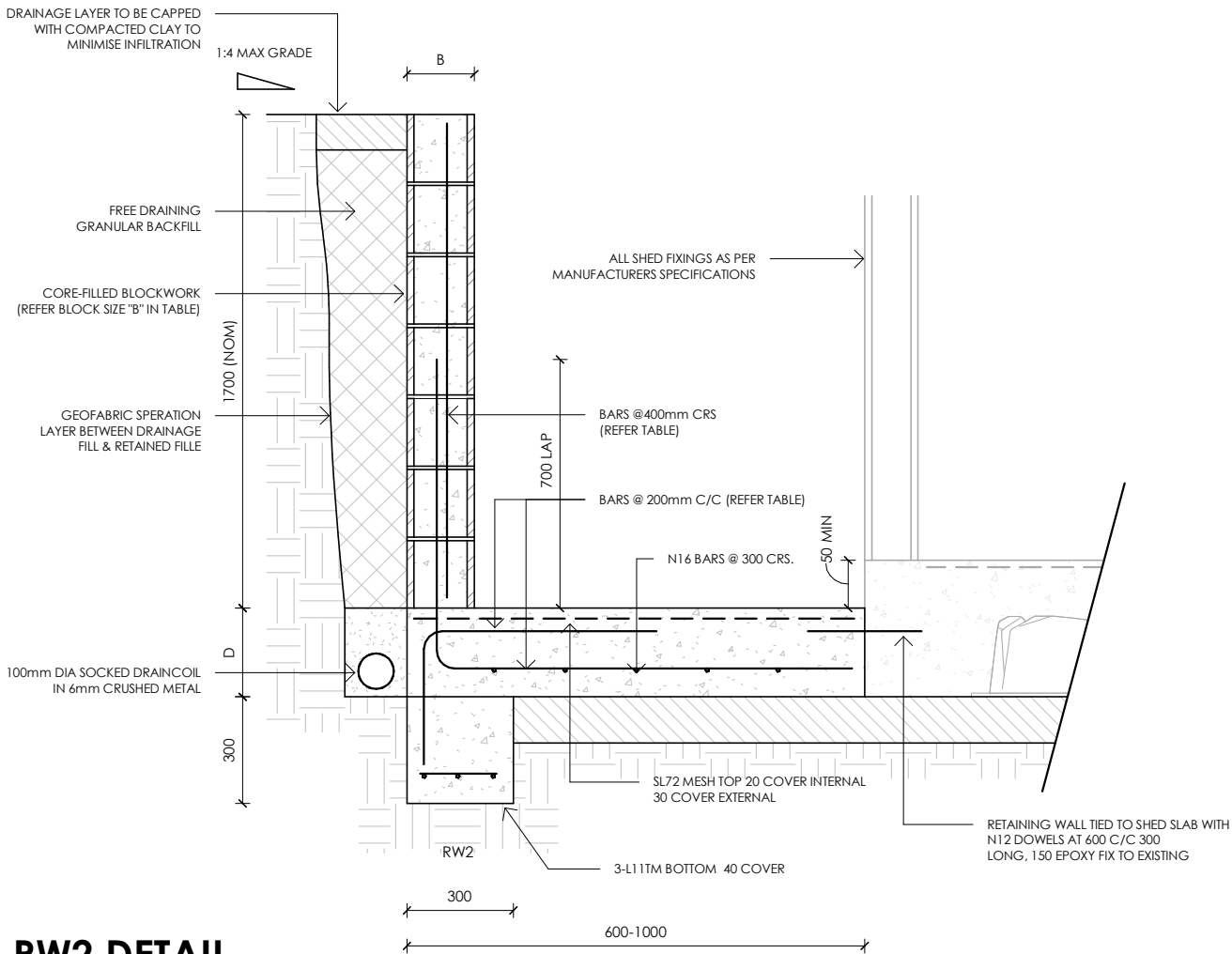




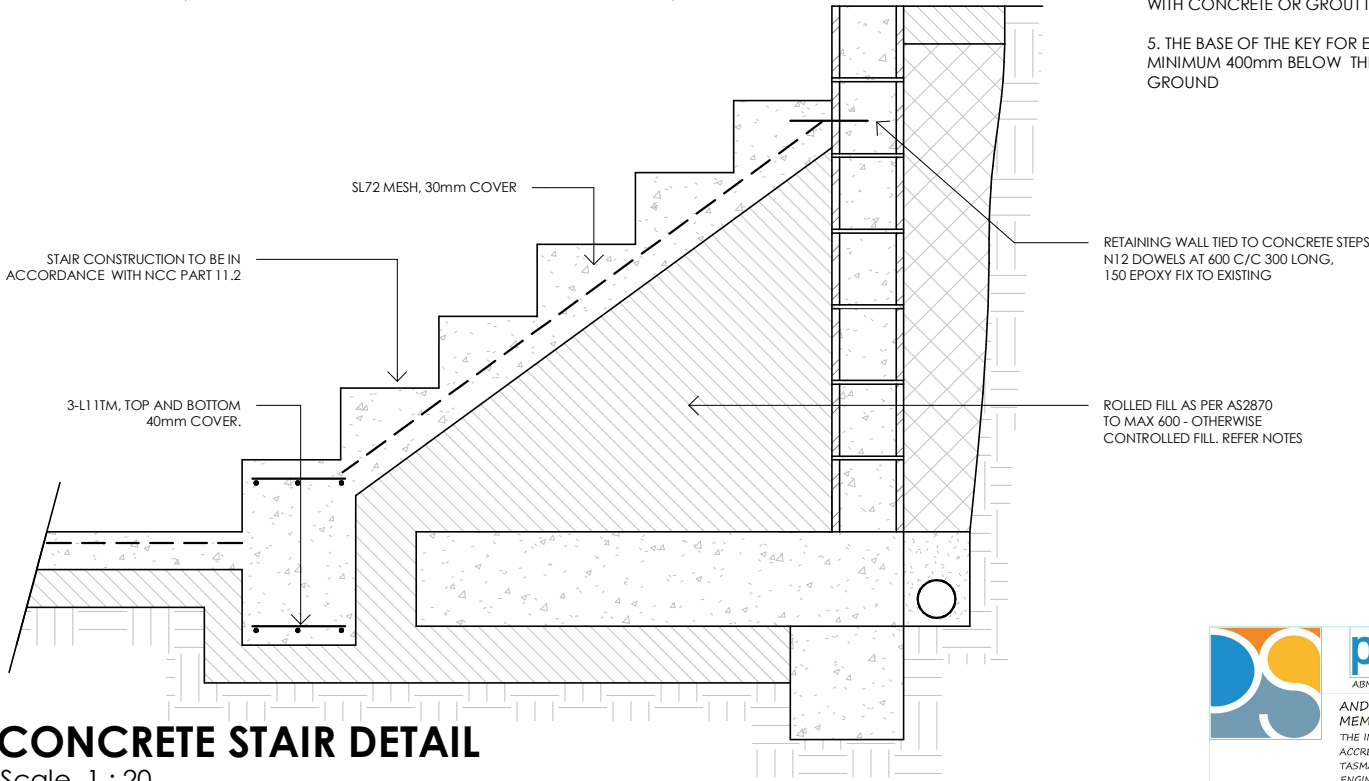
RW1 DETAIL
Scale 1 : 20



EB4 DETAIL
Scale 1 : 20



RW2 DETAIL
Scale 1 : 20



CONCRETE STAIR DETAIL
Scale 1 : 20

RW1 WALL DETAILS				
H	L	D	B	REO SIZE
800	800	200	15.01	N12
1000	1000	200	15.01	N12
1200	1300	200	15.01	N12
1400	1500	250	20.01	N16
1600	1800	250	20.01	N16
1800	2000	300	20.01	N16
2000*	2200	300	20.01/30.01	N16
2400*	2600	300	20.01/30.01	N16
2800*	3000	300	20.01/30.01	N16

* MAX 1800mm HIGH WALL WITH SINGLE SKIN OF 20.01 BLOCKS. MAX 1800mm HIGH WALL WITH SINGLE SKIN OF 20.01 BLOCKS. WHERE WALL HEIGHT EXCEEDS 1800mm, BOTTOM COURSES TO ADOPT 30.01 BLOCKS AS SHOWN TO SUIT

NOTE: FOR WALL HEIGHTS BELOW 600mm, ADOPT 600 DEEPx450 FOR WALL HEIGHTS BELOW 600mm, ADOPT 600 DEEPx450 WIDE FOOTING. 4-L1 1TM TOP & BOTTOM, N12 VERTICAL & HORIZONTAL BARS IN WALL @400 C/C, COG VERTICAL STARTERS & LAP WITH BOTTOM REO

RETAINING WALL NOTES:

1. GEOFABRIC SEPERATION LAYER TO BE A LAYER OF A-14 BIDIM OR EQUIVALENT
2. PVC DRAINAGE PIPE TO BE LAID TO A MINIMUM GRADE OF 1 IN 100. THE LOW END IS TO BE DRAINED THROUGH THE HOB TO A STORMWATER SYSTEM. THE UPPER END IS TO BE BROUGHT TO THE SURFACE AND CAPPED.
3. THE DRAINAGE FILL MATERIAL TO BE SINGLE SIZED CRUSHED ROCK 10 TO 20mm, MINIMUM 300mm THICK, AROUND DRAINAGE PIPE AND EXTENDING UP THE WALL
4. ALL CONCRETE MASONRY BLOCKWORK TO BE CORE FILLED WITH CONCRETE OR GROUT IN ACCORDANCE WITH AS 3700
5. THE BASE OF THE KEY FOR EACH RETAINING WALL MUST BE A MINIMUM 400mm BELOW THE NATURAL SURFACE LEVEL OF THE GROUND



n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
DESIGN REVIEW
Scale A3
1 : 20

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

Revision
No. Date Description
J 13/09/26 Issued as DESIGN REVIEW

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

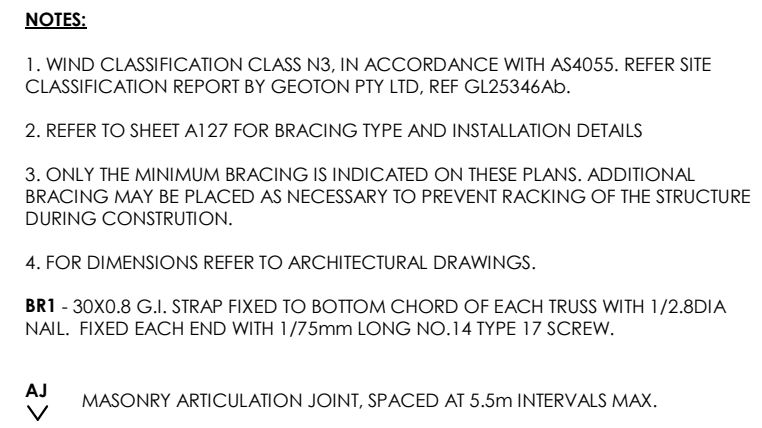
Project
PROPOSED RESIDENCE & SHED
Location
24 THORNE AVENUE, LEGANA
Client
PAUL & MEGAN BUCHANAN

Sheet Title
SLAB & FOOTING DETAILS 2 OF 2

Drawn Issue Date Project No. Revision
NJB 13/09/26 P12525 J

Sheet Number

A126
/A130



GROUND FLOOR TIE-DOWNS

BOTTOM PLATES TO FLOOR FIXINGS AT 900mm CRS
TRUSS SPAN 0m - 12m UPLIFT 5.4kN
M10 DYNABOLT 50mm MIN EMBEDMENT TO MANUFACTURERS SPECIFICATIONS.

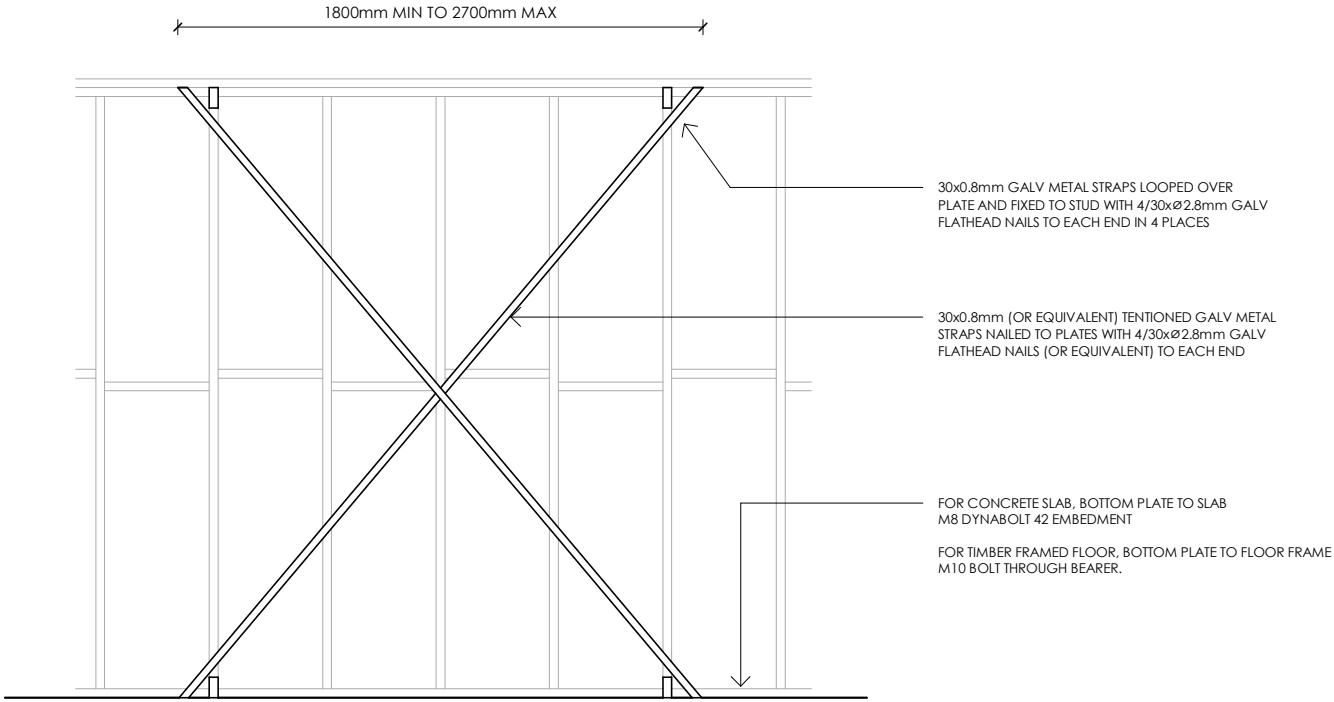
TOP & BOTTOM PLATES TO STUDS FIXINGS AT 900mm CRS
TRUSS SPAN 0m - 12m UPLIFT 7.1kN
30x0.8 G.I. STRAP WITH 6/2.8 DIAMETER NAILS EACH END AS PER AS1684.2 - TABLE 9.19

SIMPSON STRONG-TIE DRIVE SCREW ALTERNATIVE:
ADOPT 127mm LONG (SDWS22500DB) SCREWS INTO BOTTOM PLATE
ADOPT 152mm LONG (SDWS22600DB) SCREWS INTO TOP PLATE
AT ALL OPENINGS ADOPT ONE SCREW PER JAMB STUD.

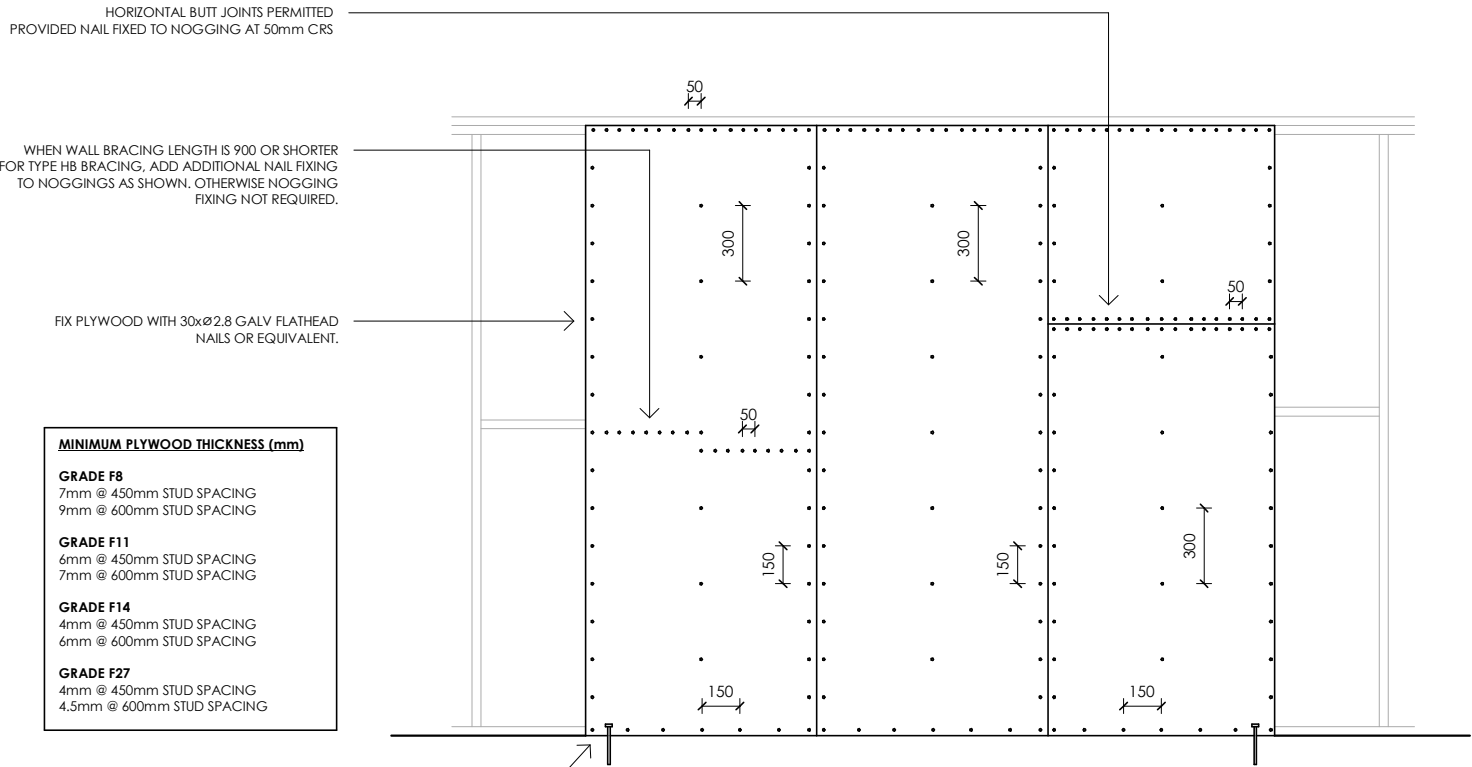
ROOF TRUSSES/RAFTERS TO TOP PLATES OR BEAMS FIXINGS AT 900mm CRS
TRUSS SPAN 0m - 12m UPLIFT 7.1kN
30x0.8 G.I. STRAP OVER RAFTERS/TRUSSES WITH 6/2.8 DIAMETER NAILS EACH END
AS PER AS1684.2 - TABLE 9.21. OR TRUSS MANUFACTURERS SPECIFICATION.

ROOF BATTENS TO TRUSSES/RAFTERS FIXINGS AT 900mm CRS
UPLIFT GENERAL 1.2kN
2/75x3.05 DIAMETER DEFORMED SHANK NAILS FOR 35x70mm BATTEN
AS PER AS1684.2 TABLE 9.25

UPLIFT EDGES 2.3kN
1/75mm LONG No.14 TYPE 17 SCREW FOR 35x70mm BATTEN
AS PER AS1684.2 TABLE 9.25

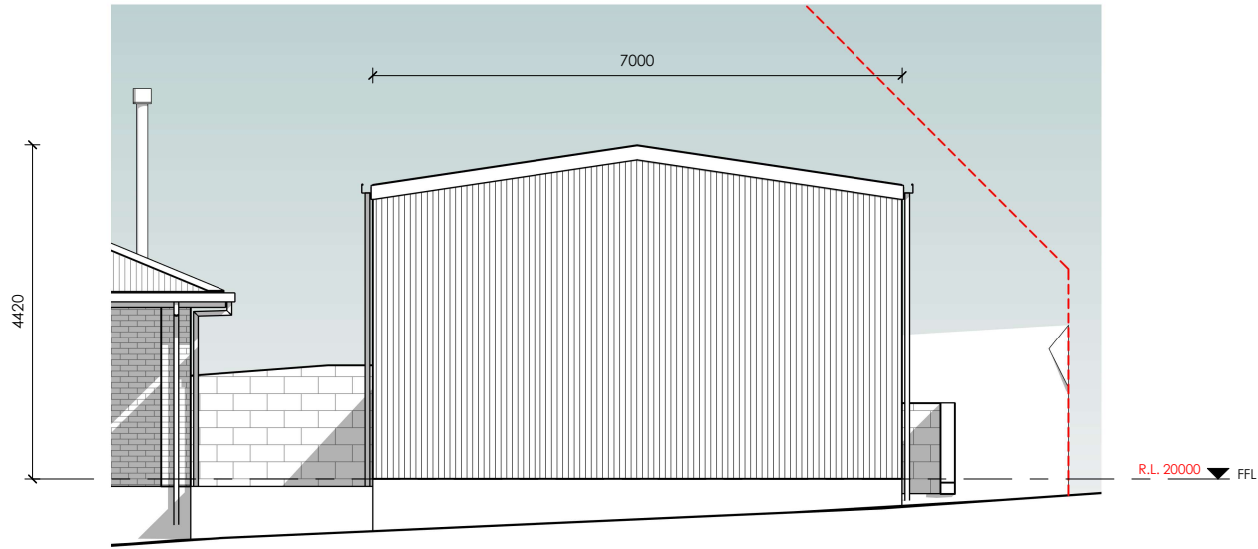


TYPE D BRACE (3.0kN/m)



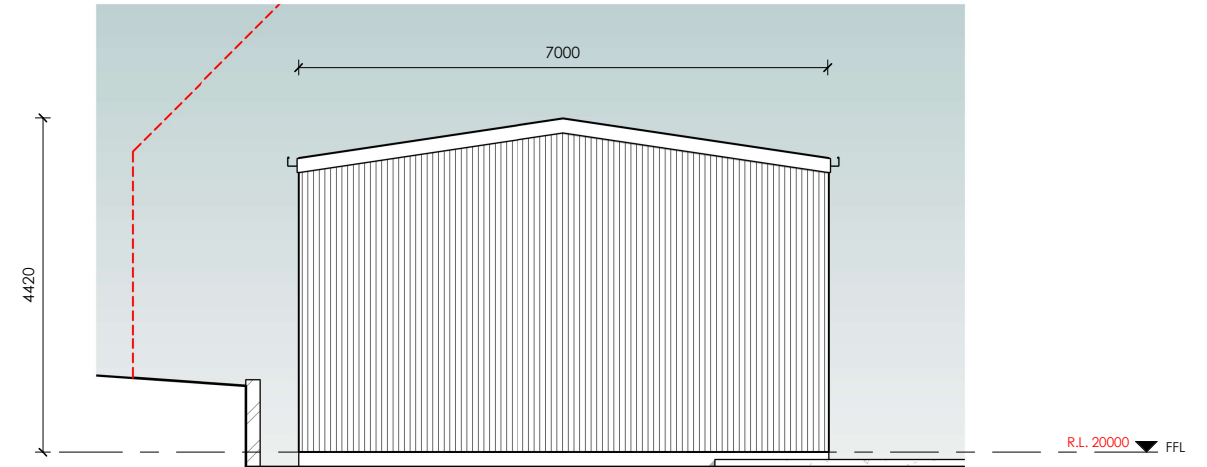
TYPE HB BRACE (5.2kN/m)





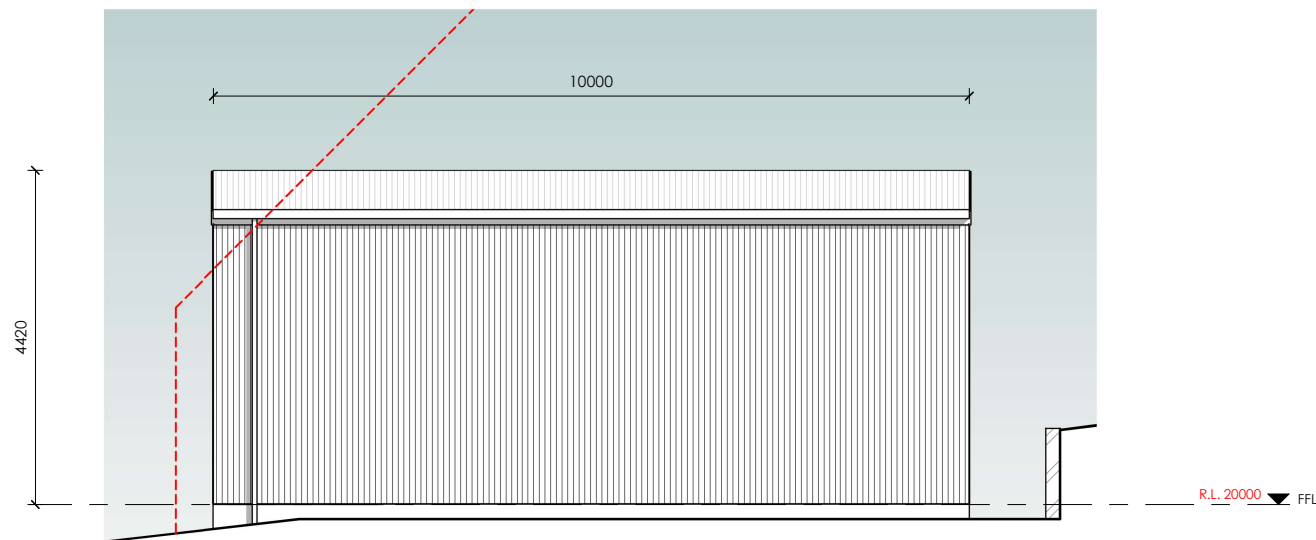
SHED - EAST ELEVATION

Scale 1 : 100



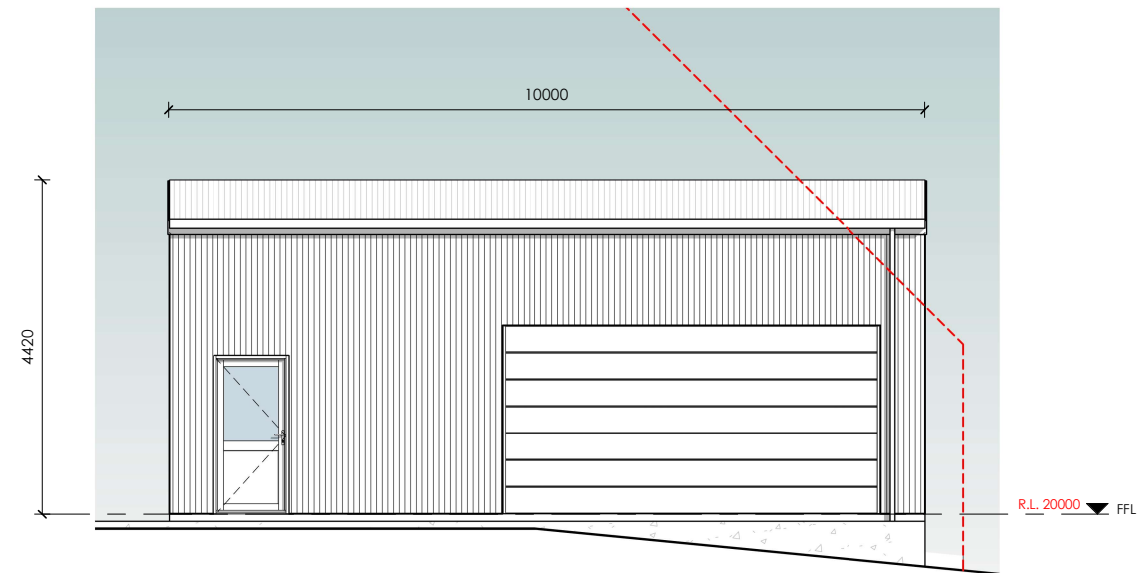
SHED - WEST ELEVATION

Scale 1 : 100



SHED - NORTH ELEVATION

Scale 1 : 100



SHED - SOUTH ELEVATION

Scale 1 : 100

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
DESIGN REVIEW

Scale A3
1 : 100

Revision No.	Date	Description
J	13/09/26	Issued as DESIGN REVIEW

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
24 THORNE AVENUE, LEGANA
Client
PAUL & MEGAN BUCHANAN

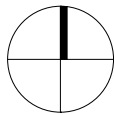
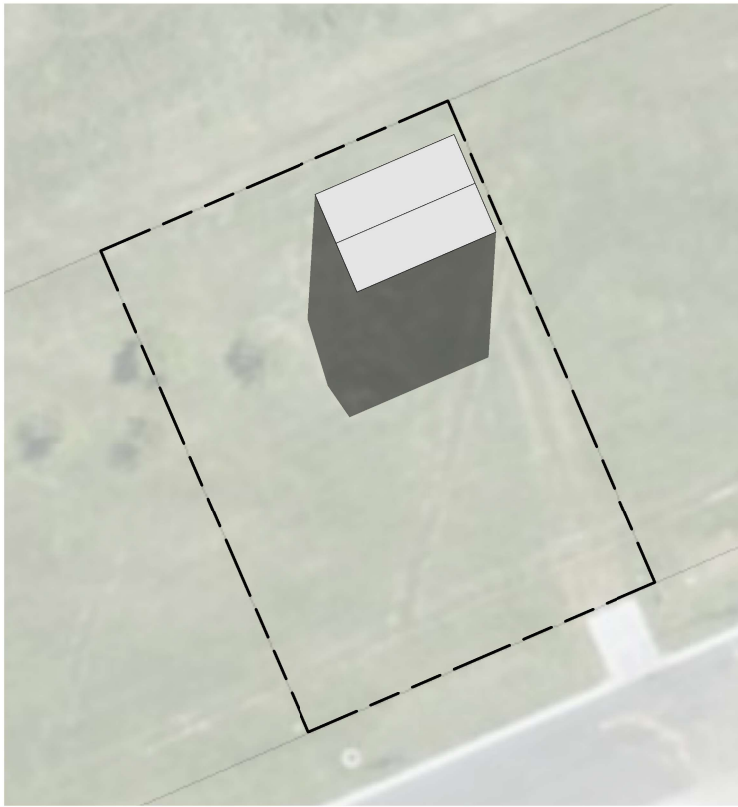
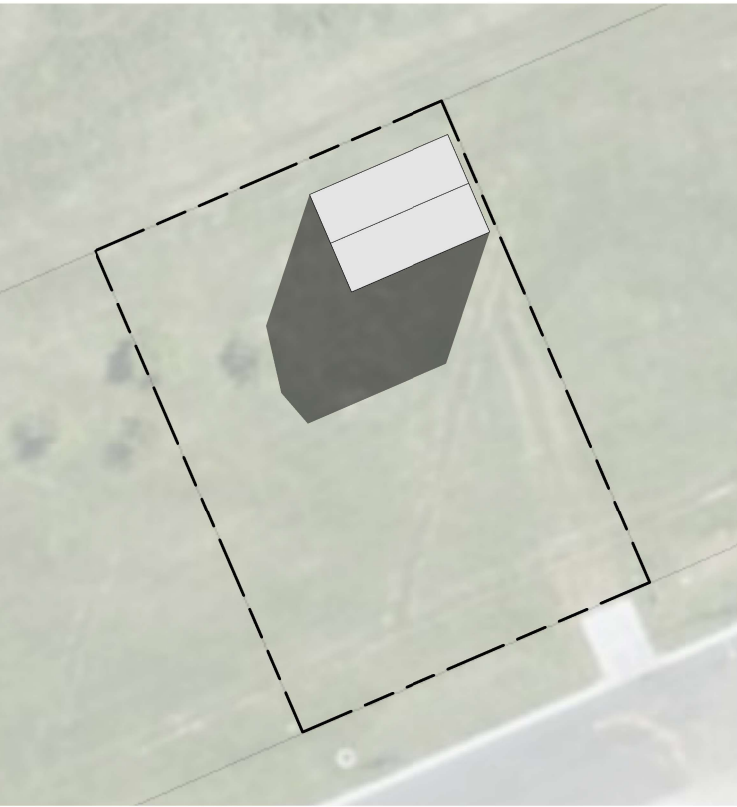
Sheet Title
SHED ELEVATIONS

Drawn	Issue Date	Project No.	Revision
NJB	13/09/26	P12525	J

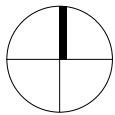
Sheet Number

A129

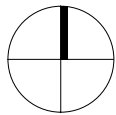
/A130



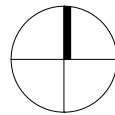
10am - JUNE 21st
Scale 1 : 500



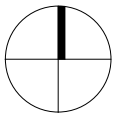
11am - JUNE 21st
Scale 1 : 500



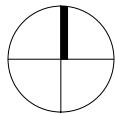
12pm - JUNE 21st
Scale 1 : 500



1pm - JUNE 21st
Scale 1 : 500



2pm - JUNE 21st
Scale 1 : 500



3pm - JUNE 21st
Scale 1 : 500

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
DESIGN REVIEW

Scale A3
1 : 500

Revision No.	Date	Description
J	13/09/26	Issued as DESIGN REVIEW

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
24 THORNE AVENUE, LEGANA
Client
PAUL & MEGAN BUCHANAN

Sheet Title
SHADOW DIAGRAMS

Drawn	Issue Date	Project No.	Revision
NJB	13/09/26	P12525	J

Sheet Number
A130
/A130

01 July, 2026

To whom it may concern

This certification has been completed based on an Importance Level of 2.

Any approving authority should confirm that the Importance Level nominated is appropriate for the building's usage nominated in the application form used to apply for a Building Permit / Construction Certificate.

I certify that I am an independent technical expert and have reviewed Steelx's "Shed Management System" software that has produced the design and drawings detailed below.; I have reviewed the documents based on the site specific analysis that has been carried out using the "Shed Safe SiteCheck" software (Refer to the Site Specific Design Criteria Analysis included with these documents).

Job Number: SLAN260076

Building Class: 10a

Customer: Paul Buchannan

Max Design Wind Speed of 43.1m/s

Site Location: 24 Thorne Ave Legana TAS 7277
Australia (-41.34934 and 147.0428)

Drawing Number	Date	Number of Pages	Description
SLAN260076 - 2	01/07/2026	2	General Notes
SLAN260076 - 3	01/07/2026	1	Layout
SLAN260076 - 4	01/07/2026	3	Material Specification Sheet
SLAN260076 - 5	01/07/2026	1	Bracing
SLAN260076 - 6	01/07/2026	2	Concrete Piers
SLAN260076 - 7	01/07/2026	1	Slab Dimensions
SLAN260076 - 8	01/07/2026	8	Connection Details
SLAN260076 - 9	01/07/2026	3	Flashing Fixing Details
SLAN260076 - 10	01/07/2026	1	Component Position
SLAN260076 - 11	01/07/2026	5	Purlin And Girt

(Some drawings have multiple pages, eg: "1 of 3")

As an independent technical expert, I verify this design complies with the following codes and standards:

NCC: 2022 Volume 2 Amendment 2
AS/NZS 1170.2:2021
AS 2870:2011
AS 4100:2020

AS/NZS 1170.1:2002
AS/NZS 1170.4:2007
AS 3600:2018
AS/NZS 4600:2018

Unless nominated, the building has not been designed for any additional loads including, but not limited to, earthquake, snow, solar panels or lining with any materials.

Signed



John Ronaldson
for and on behalf of
Apex Engineering Group PTY LTD
ACN 632 588 562

Member Institution of Engineers (Aust.), CPEng (NER Structural) Regn. No. 5276680
Registered Professional Engineer (Structural) - Queensland: Regn. No. 24223
Registered Building Designer & Professional Engineer (Structural) - Tasmania: Regn. No. 185770492
Registered Professional Engineer (Structural) - Victoria: Regn. No. PE0003848
Registered Professional Engineer (Structural) - ACT: Regn. No. 00300001602
Registered Building Engineer Contractor (Structural) - WA: Regn. No. BEP232

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Paul Buchanan *Owner name*
24 Thorne Ave *Address*
Legana 7277 *Suburb/postcode*

Designer details:

Name: John Ronaldson *Category:* Building Designer /Engineer
Business name: Apex Engineering Group PTY LTD *Phone No:* +61 7 5657 4456
Business address: Suite 100, 237 Scottsdale Drive
Robina 4226 *Fax No:* +61 7 5657 8899
Licence No: 185770492 *Email address:* engineer@steelx.com.au

Details of the proposed work:

Owner/Applicant: Paul Buchanan *Designer's project reference No:* SLAN260076
Address: 24 Thorne Ave
Legana 7277 *Lot No:*

Type of work: Building work: ☒ Plumbing work: ☐ *(X all applicable.)*

Description of work:

New Building

(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions):

(X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☒ Building design	Architect or Building Design
	☒ Structural design	Engineer or Civil Design
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Service Design
	☐ Fire Service design	Building Service Design
	☐ Electrical design	Building Service Design
	☐ Mechanical design	Building Service Design
	☐ Plumbing design	Plumber-Certifier: Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Other details:

Design documents provided:	
-----------------------------------	--

The following documents are provided with this Certificate -

Document description:

Drawing numbers: SLAN260076-2 to SLAN260076-11	Prepared by: Sheds N Homes	Date: 1/7/2026
Schedules:	Prepared by: TBA	Date: TBA
Specifications:	Prepared by: Sheds N Homes	Date: 1/7/2026
Computations:	Prepared by: Sheds N Homes	Date: 1/7/2026
Performance solution proposals:		
Test reports:		

Standards, codes or guidelines relied on in design process:	
--	--

NCC: 2022, and the following Australian standards: AS/NZS4600:2018, AS/NZS 1170.0 2002, AS/NZS 1170.1:2002, AS/NZS 1170.2:2021, AS/NZS 1170.4:2007, AS4100:2020, AS2870:2011 and AS3600:2018.

Any other relevant documentation:	
--	--

Attribution as designer:	
---------------------------------	--

I John Ronaldson being a licensed building services provider am responsible for the design of that part of the building work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Designer:	Name: (print) John Ronaldson	Signed: 	Date: 1/7/2026
Licence No:	185770492		

Assessment of Certifiable Works: (TasWork)	
Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.	
if you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK:	
TasWater must then be contacted to determine if the proposed works are Certifiable Works.	

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for the water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sweage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The works are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TaswWater's water system, a water meter is in place or had been applied for to TasWater.

Certification:	
-----------------------	--

I being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the Water and Sewerage Industry Act 2008, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments. Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

Designer:	Name: (print)	Signed:	Date:

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

*Any other plans not covered by these engineering plans requested by the local Council or the authority

All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose.

It is the responsibility of the builder to ensure that they are familiar with the operational risks and their obligations in carrying out construction work.

The builder must ensure that they have an appropriate Health & Safety Plan (The Plan) compliant with and as required by their local, state and federal regulations. The Plan will need to take into account the site conditions, the size of the building and the experience of the construction personnel. The Plan will, most likely, differ for each project.

It is recommended that you check with the appropriate authority in your area as to your responsibilities.

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the top of the slab.

* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

For Class A, S or M Sites

* Concrete piers under Roller Doors Jambs to be a minimum size as below:
MC20019 - 450mm dia x 650mm deep, centered to the C Section

* The first fly brace is to be placed at the purlin/girt closest to the haunch or top of the mullion.* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

Revision	Date	Initial	Purchaser Name: Paul Buchanan		General Notes Page 1 of 2 ©Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 2	Print Date: 01/07/2026			

ROLLER DOORS

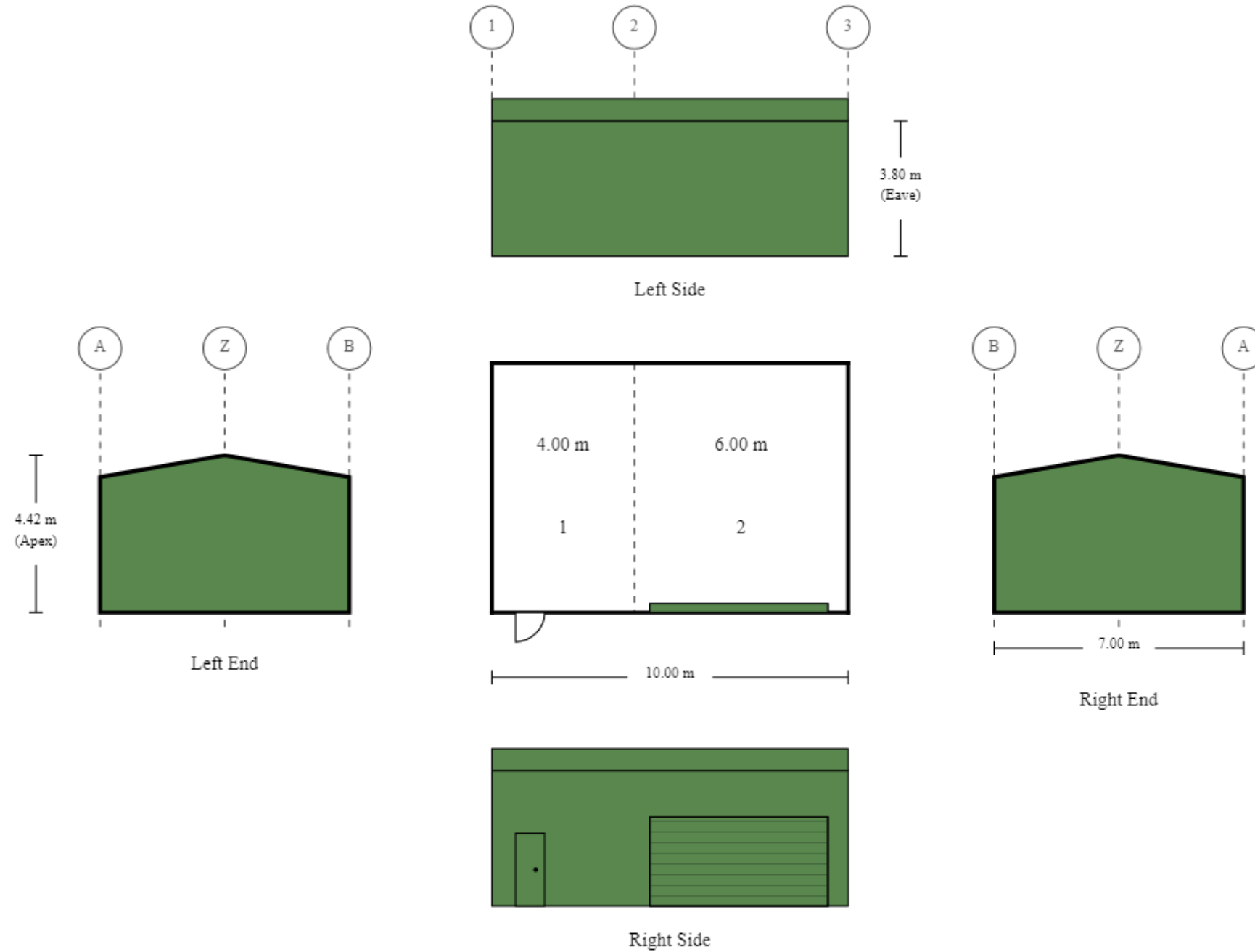
All Roller doors are NOT wind rated. All comments regarding roller doors are referenced from inside the building looking out.

OTHER MATERIALS NOTES

- * All Sheeting, Flashing and framing screws are Climaseal 3.
- * All purlin material has Z350 zinc coating with minimum strength of 450MPa.

Revision	Date	Initial	Purchaser Name: Paul Buchannan		General Notes	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 2	Print Date: 01/07/2026			

General Notes



Purchaser Name: Paul Buchanan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 3

Print Date: 01/07/2026

Layout
Not to Scale
© Copyright Steelx IP Pty Ltd

Seller: Sheds n Homes Launceston
Jakeryn Pty Ltd
Phone: 03 6343 3649
Fax:
Email: launceston@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:  Date: John Ronaldson
Date: 01/07/2026

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Building Dimensions						
Categories	Span	Length	Pitch	Height	Grid(s)	Portal(s)
Main Building	7	10	10 °	3.8	A - B	1 - 3

Portal Frame Elements				
Grid / Portal Number		1	2	3
Columns	A	MC15012	MC30030	MC15012
	B	MC15012	MC30030	MC15012
Rafters	A - Apex	MC15012	MC25019	MC15012
	Apex - B	MC15012	MC25019	MC15012
End Wall Mullions	Z	MC15019	-	MC15019
Knee Braces	A - Apex		MC20019 @ 1.09	
	Apex - B		MC20019 @ 1.09	

Bay Section Elements			
Bay Number		1	2
Bay Widths		4	6
Roof Purlins (refer to Purlin And Girt Plan)		Z150	Z150
Roof Purlin Bridging (Rows)	A - Apex	-	YES (1)
	Apex - B	-	YES (1)
Roof Purlin Spacing (End)	A - Apex	0.844	0.844
	Apex - B	0.844	0.844
Roof Purlin Spacing (Internal Spans)	A - Apex	0.844	0.844
	Apex - B	0.844	0.844
Eave Purlin	A	MC20015	MC20015
	B	MC20015	MC20015
Side Girts (refer to Purlin And Girt Plan)		Z150	Z150
Side Girt Bridging (Rows)	A	-	YES (1)
	B	-	-
Side Girts Spacing (End)	A	1.19	1.19
	B	1.19	1.19
Side Girts Spacing (Internal)	A	1.19	1.19
	B	1.19	1.19
Roller Door Header	B	-	MC15012
Roller Door Jambs	B	-	MC20019
PA Door Header	B	C10010	-
PA Door Jambs	B	MC15015	-

End Bay Section Elements			
Grid / Portal Number		1	3
End Girts (refer to Purlin And Girt Plan)		Z100	Z100
End Girts Spacing (End)	A - Z	1.19	1.19
	Z - B	1.19	1.19
End Girts Spacing (Internal)	A - Z	1.19	1.19
	Z - B	1.19	1.19

Revision	Date	Initial	Purchaser Name: Paul Buchannan		Material Specification Sheet	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 4				
			Print Date: 01/07/2026				

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Roller Door	
Location - Side & Bay Number	RightSide 2
Roller Door Size	2.5x5
Roller Door Header	MC15012
Roller Door Jambs	MC20019
Roller Door Clip Config	0 clip
Roller Door Manufacturer	TAUREAN

PA Door	
Location - Side & Bay Number	RightSide 1
PA Door Header	C10010
PA Door Jambs	MC15015
PA Door	2.040 x 0.820 - prehung Connect Precision - 4 Sided Frame - Dual Skin - Pre-Hung - swing as per plan
PA Door Manufacturer	METROLL

Cladding Elements		
Category	Colour	Product
Roof Sheetting	COLORBOND® steel	CORODEK® 0.42 BMT
Roof Flashings	COLORBOND® steel	BlueScope 0.55 BMT
Wall Sheetting	COLORBOND® steel	TRIMCLAD® 0.42 BMT
Wall Flashing	COLORBOND® steel	BlueScope 0.55 BMT

Pier Sizes								
			Depth - with Slab					
Cohesion	Soil Description	Diameter	BP1	BP2	BP3	BP4	Reinforcement (1)	Min Depth for Reo (2)
0kPa	Sandy Soil	0.3	0.45	0.45	-	-	4-N12	1.2
		0.45	0.45	0.45	-	-	N/A	1.2
		0.6	0.45	0.45	0.8	0.9	4-N16	1.2
50.00 kPa	Soft to Firm Clay	0.3	0.7	0.45	-	-	4-N12	1
		0.45	0.7	0.45	-	-	4-N12	1.2
		0.6	0.7	0.45	0.8	0.8	4-N16	1.2
100.00 kPa	Stiff to Very Stiff Clay	0.3	0.7	0.45	-	-	4-N12	0.9
		0.45	0.7	0.45	-	-	4-N12	1.2
		0.6	0.7	0.45	0.7	0.7	4-N16	1.2
Embedment Depth	Embedment Depth	Embedment Depth	0	0	0	0	N/A	N/A

Note 1
For pier reinforcement: Deformed bar to be within 100mm of base and minimum 75mm top cover.
Minimum side cover 75mm, maximum 100mm.
Rod to be caged horizontally at least twice with minimum 6mm cage tie at a maximum spacing of 300mm.

Note 2
No reinforcement is required for piers less than this depth. For all other pier depths refer to the table and Note 1.

Revision	Date	Initial	Purchaser Name: Paul Buchannan		Material Specification Sheet	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 4	Print Date: 01/07/2026			

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

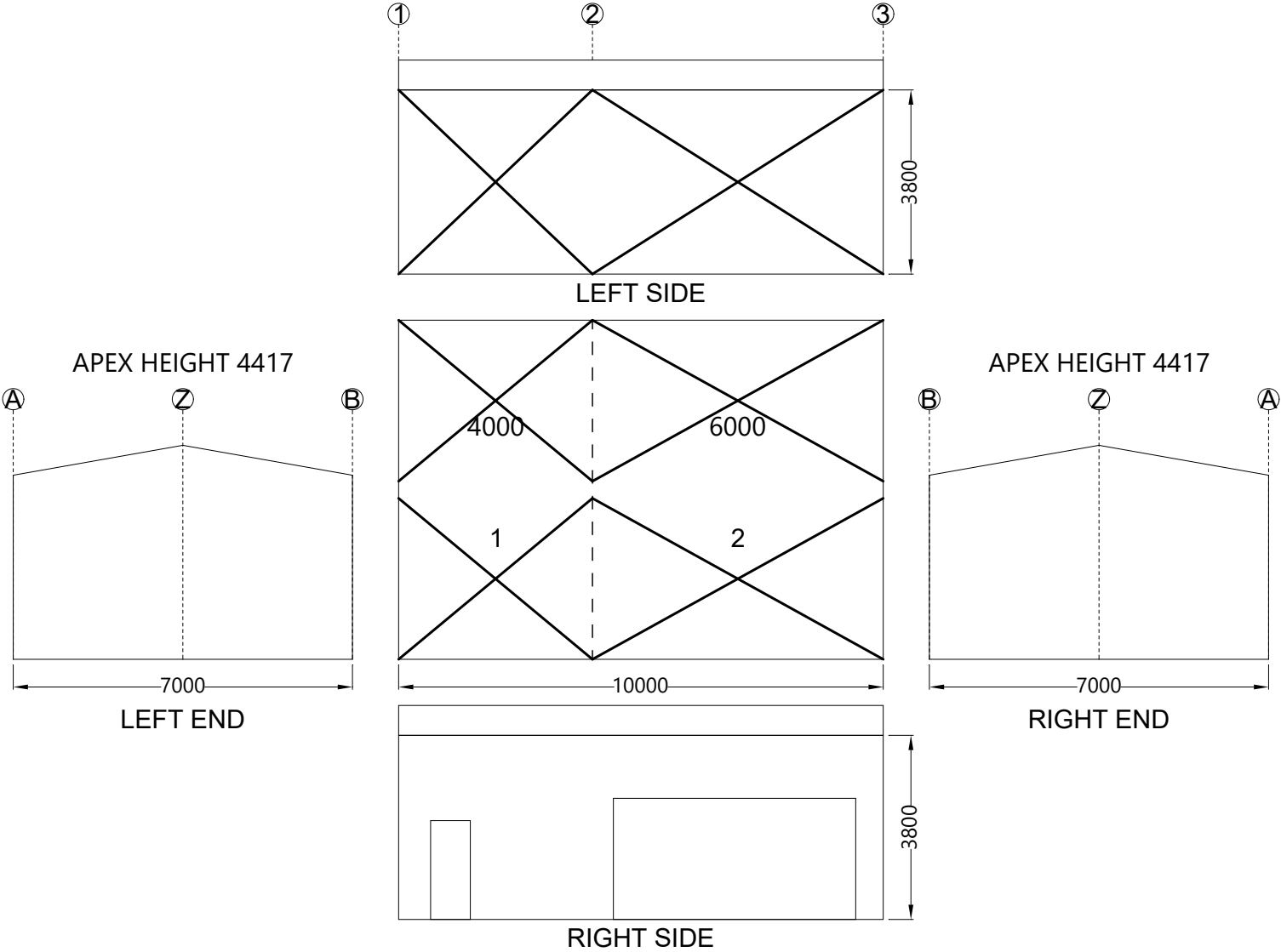
			Pier Sizes									
			Depth - when NO Slab									
Cohesion	Soil Description	Diameter	BP1	BP2	BP3	BP4	BP5	BP6	BP7	Reinforcement (1)	Min Depth for Reo (2)	
0kPa	Sandy Soil	0.3	0.9	0.9	1.2	-	-	1.1	1.5	4-N12	1.2	
		0.45	0.6	0.7	1	-	-	0.8	1.1	N/A	1.2	
		0.6	0.6	0.6	0.8	1.1	1.4	0.6	0.9	4-N16	1.2	
50.00 kPa	Soft to Firm Clay	0.3	1.3	1.2	1.5	-	-	1.3	1.5	4-N12	0.7	
		0.45	1.3	1.2	1.5	-	-	1.3	1.5	4-N12	1	
		0.6	1.3	1.2	1.5	1.7	1.7	1.3	1.5	4-N16	1.2	
100.00 kPa	Stiff to Very Stiff Clay	0.3	1.2	1.1	1.3	-	-	1.2	1.3	4-N12	0.6	
		0.45	1.2	1.1	1.3	-	-	1.2	1.3	4-N12	0.9	
		0.6	1.2	1.1	1.3	1.5	1.5	1.2	1.3	4-N16	1	
Embedment Depth	Embedment Depth	Embedment Depth	0	0	0	0	0	0	0	N/A	N/A	

Note 1
For pier reinforcement: Deformed bar to be within 100mm of base and minimum 75mm top cover.
Minimum side cover 75mm, maximum 100mm.
Rod to be caged horizontally at least twice with minimum 6mm cage tie at a maximum spacing of 300mm.

Note 2
No reinforcement is required for piers less than this depth. For all other pier depths refer to the table and Note 1.

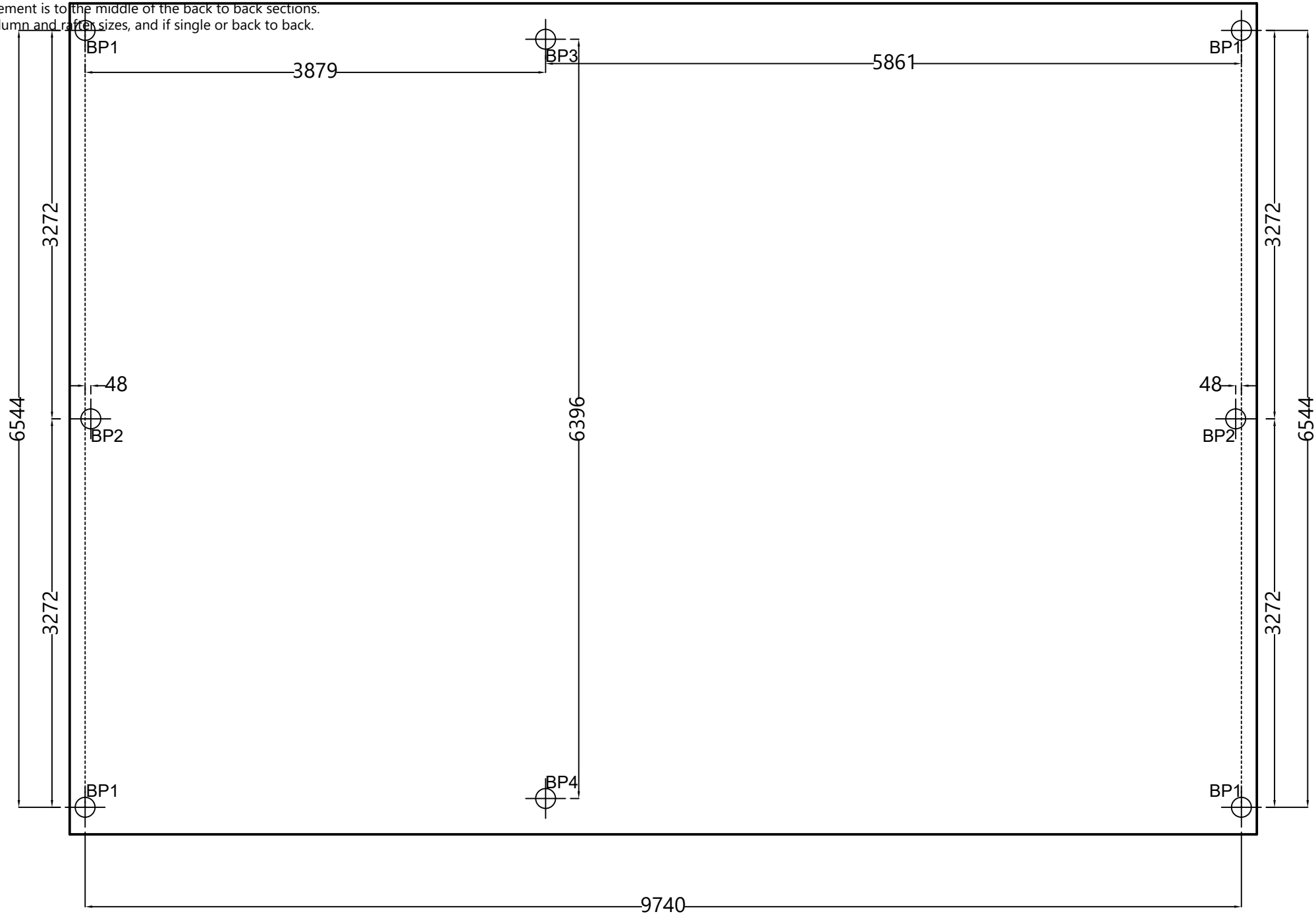
Revision	Date	Initial	Purchaser Name: Paul Buchannan		Material Specification Sheet	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 4	Print Date: 01/07/2026			
					Page 3 of 3 ©Copyright Steelx IP Pty Ltd		

Cross Bracing is achieved with 30 mm x 1.2 mm strap. Refer to Connection Details.



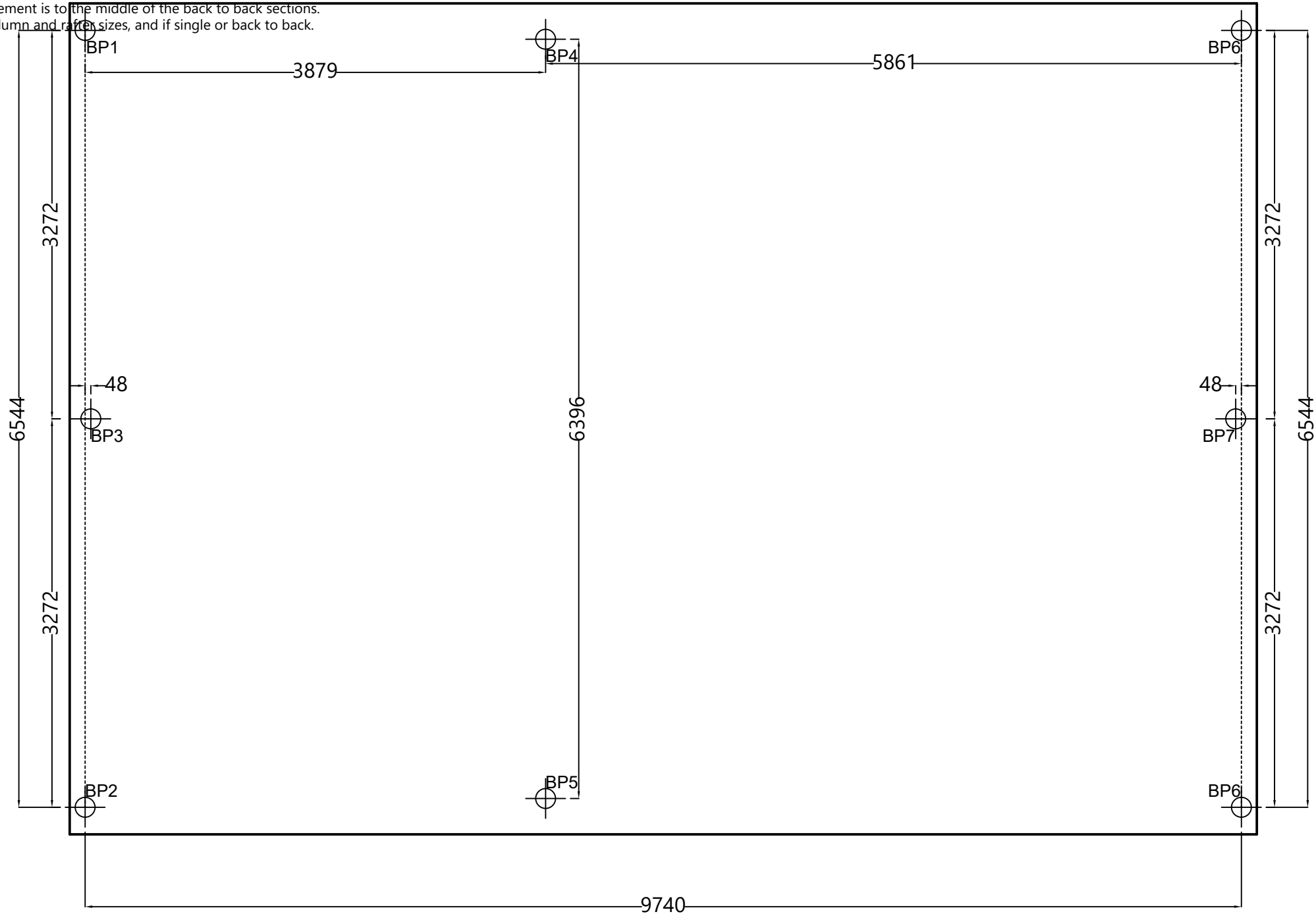
Revision	Date	Initial	Purchaser Name: Paul Buchannan		Bracing NOT TO SCALE Page 1 of 1 ©Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 5	Print Date: 01/07/2026			

Concrete Piers (Slab)
These dimensions are provided as a guide only. It is the responsibility of the erector to confirm that all dimensions are correct.
Where single column and single rafter, measurement is to the centerline of the rafter.
Where Back to back columns and single rafter, measurement is to the centerline of the rafter.
Where Back to back columns and rafters, measurement is to the middle of the back to back sections.
Refer to Material Specification Sheet(s) for the column and rafter sizes, and if single or back to back.



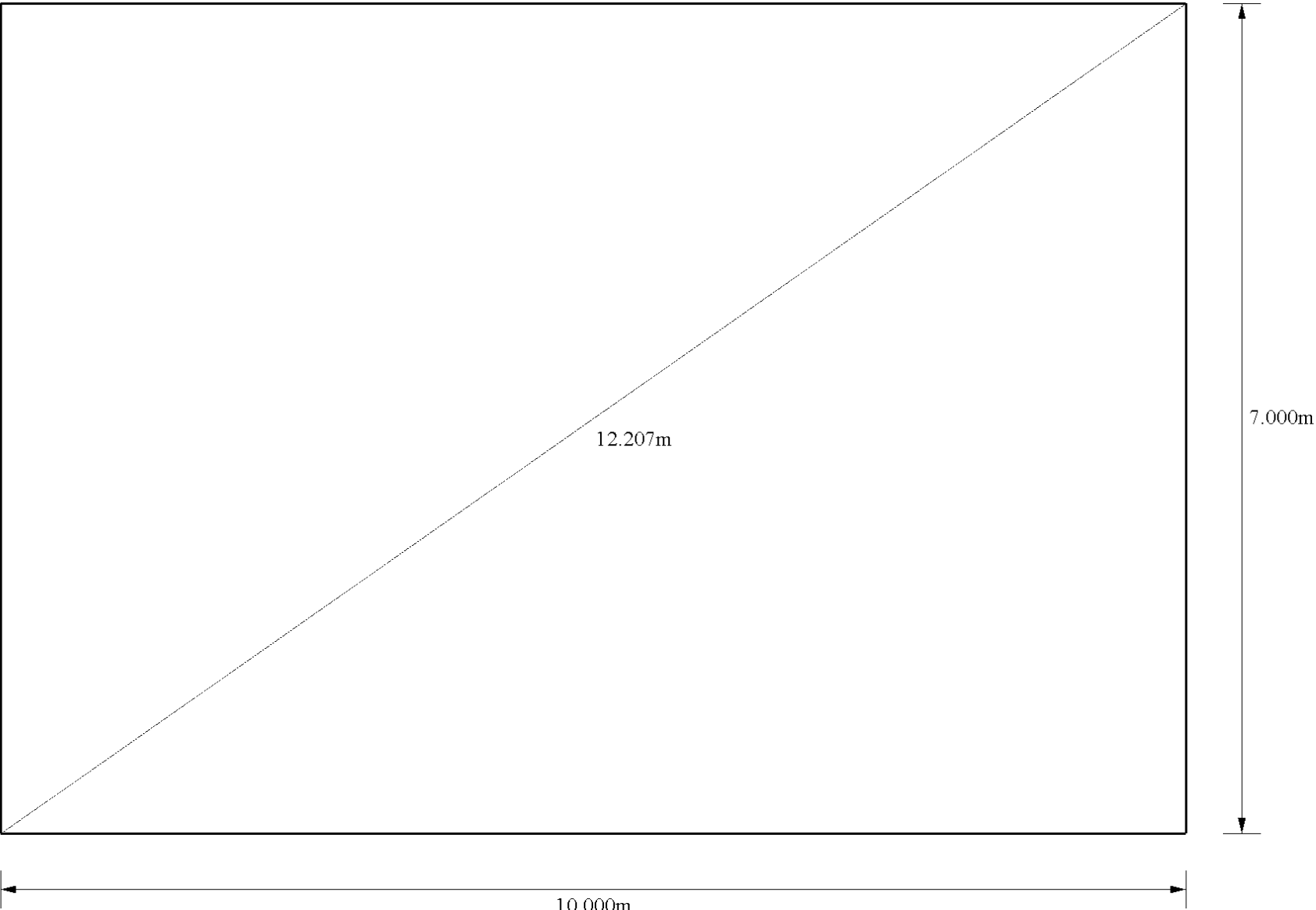
Revision	Date	Initial	Purchaser Name: Paul Buchannan		Concrete Piers (Slab) PIER MEASUREMENT ONLY NOT TO SCALE Page 1 of 2 ©Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 6	Print Date: 01/07/2026			

Concrete Piers (NO Slab)
These dimensions are provided as a guide only. It is the responsibility of the erector to confirm that all dimensions are correct.
Where single column and single rafter, measurement is to the centerline of the rafter.
Where Back to back columns and single rafter, measurement is to the centerline of the rafter.
Where Back to back columns and rafters, measurement is to the middle of the back to back sections.
Refer to Material Specification Sheet(s) for the column and rafter sizes, and if single or back to back.

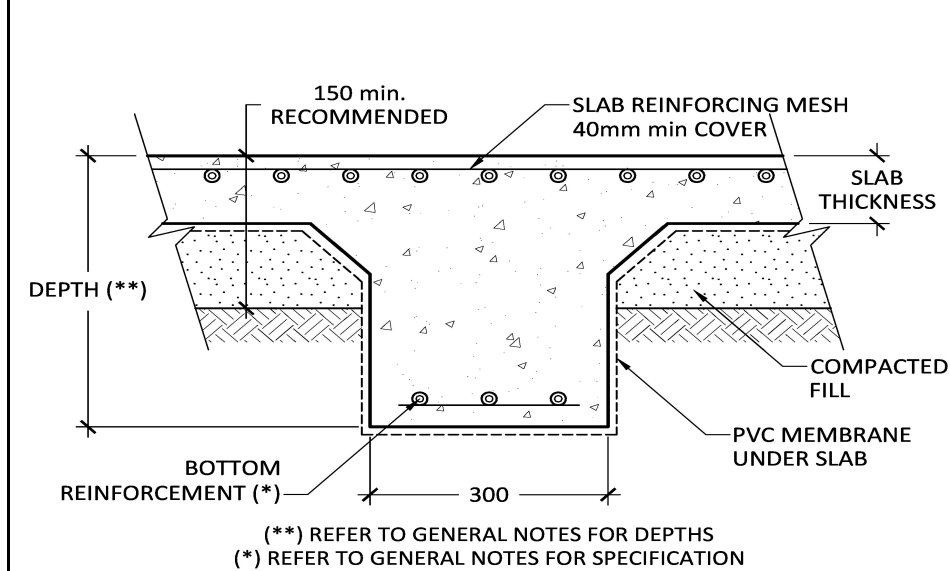


Revision	Date	Initial	Purchaser Name: Paul Buchannan		Concrete Piers (NO Slab) PIER MEASUREMENT ONLY NOT TO SCALE Page 2 of 2 ©Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 6				
			Print Date: 01/07/2026				

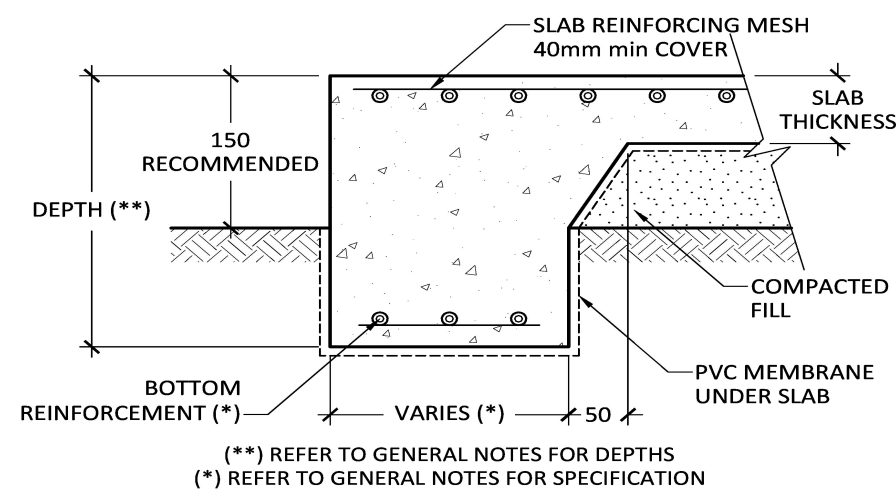
These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.



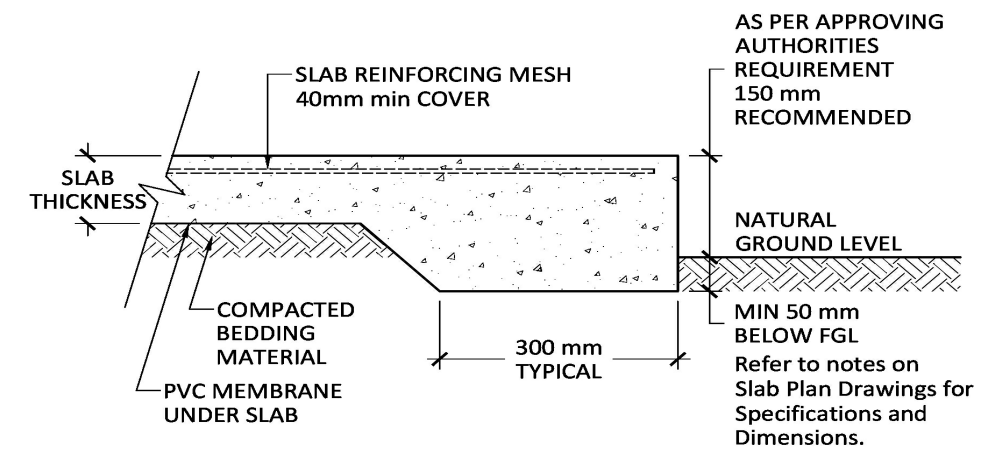
Purchaser Name: Paul Buchanan		Slab Dimensions Also refer to Concrete Piers Plan Not to Scale © Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Jakeryn Pty Ltd Phone: 03 6343 3649 Fax Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 ME Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  Date: John Ronaldson Date: 01/07/2026
Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
Drawing # SLAN260076 - 7	Print Date: 01/07/2026			



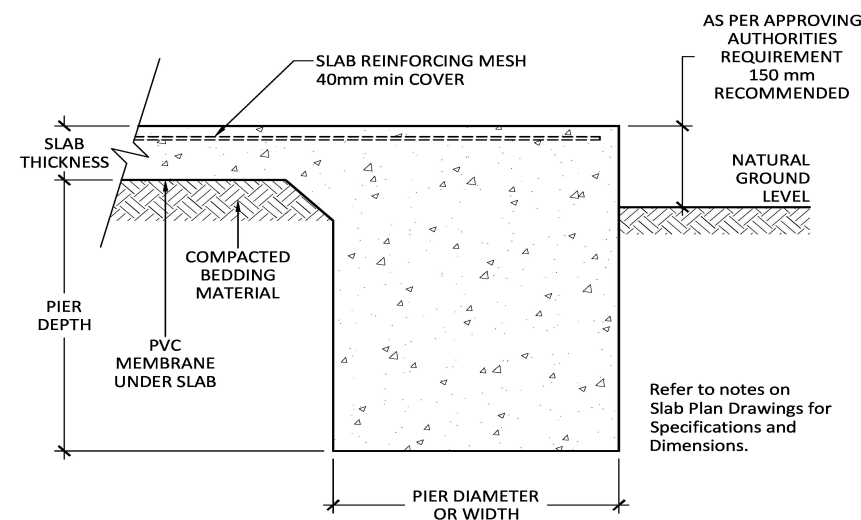
INTERNAL BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



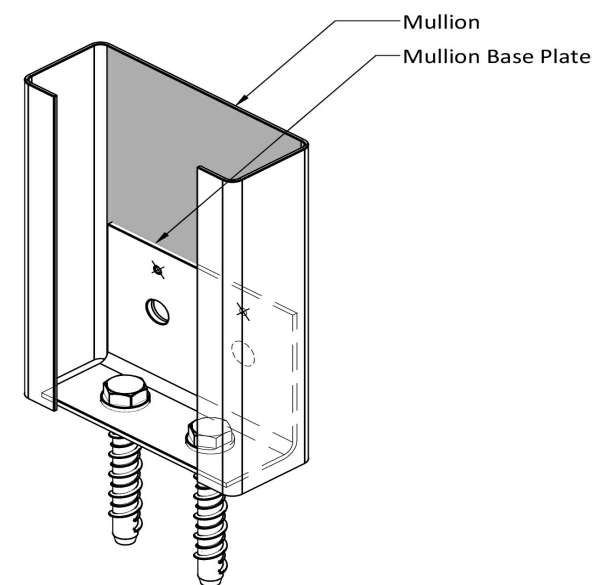
PERIMETER BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



SLAB PERIMETER THICKENING BETWEEN PIER
A, S & M SOIL TYPES

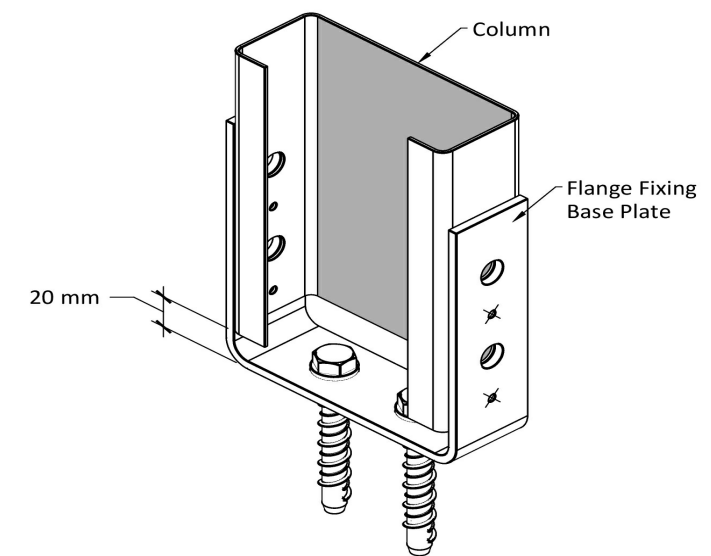


SLAB AND PIER DETAIL



FOOTING BOLTS - 2 of M12 x 100 SCREWBOLTS
○ FIXING BOLTS - 2 of M12 x 30 Galv.
× FIXING SCREWS - 2 of 14.20 x 22

C150 MULLION BASE PLATE (B)



FOOTING BOLTS - 2 of M12 x 100 SCREWBOLT
○ FIXING BOLTS - 4 of M12 x 30 Galv.
× FIXING SCREWS - 4 of 12.24 x 38 Series 500

C150 COLUMN FIXING (BF)

Purchaser Name: Paul Buchanan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 8

Print Date: 01/07/2026

Connection Details

Not to Scale
Page 1 of 8
© Copyright SteelxIP Pty Ltd

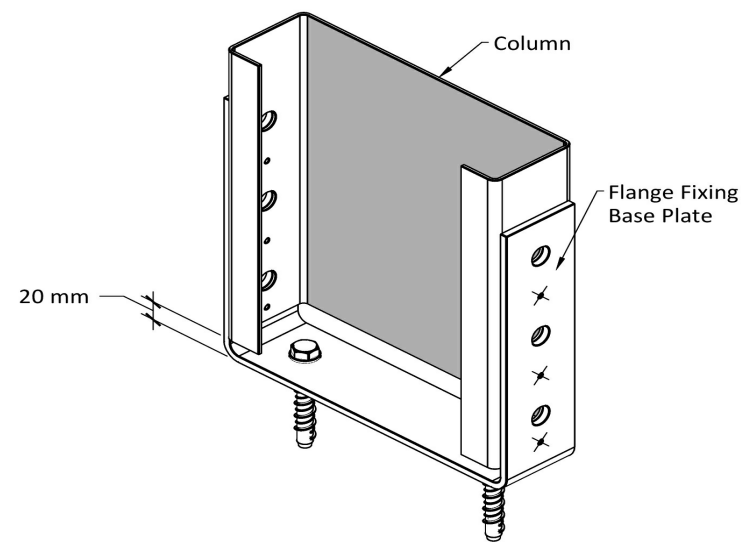
Seller: Sheds n Homes Launceston
Jakeryn Pty Ltd
Phone: 03 6343 3649
Fax:
Email: launceston@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

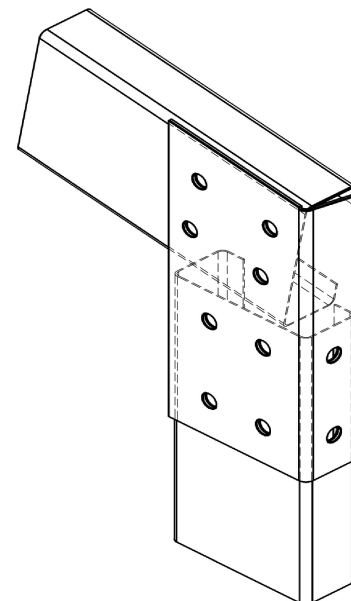
Signature:

Date: John Ronaldson

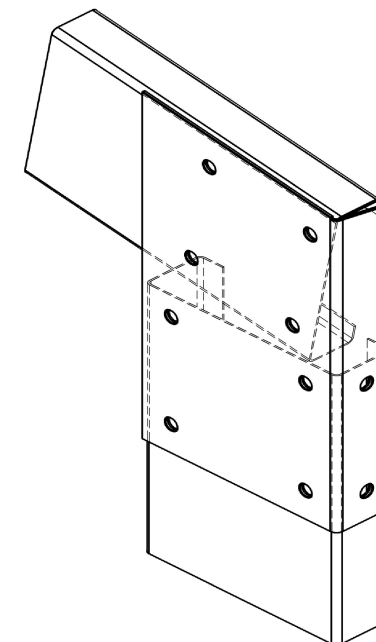
Date: 01/07/2026



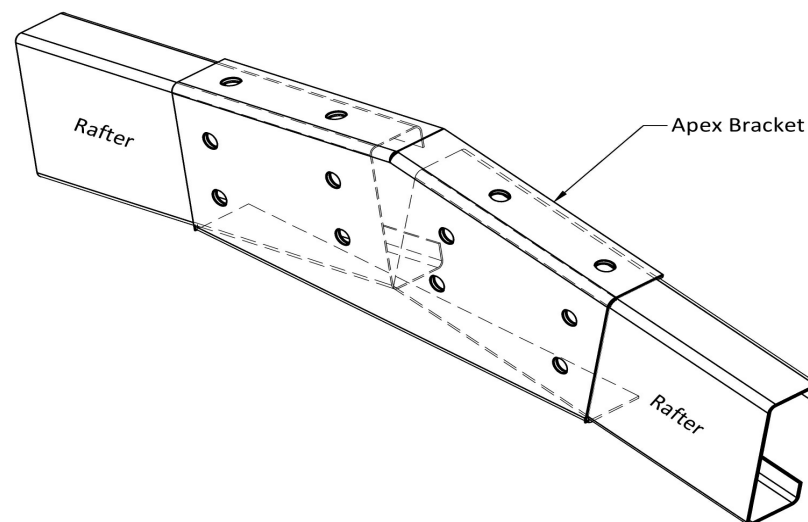
FOOTING BOLTS - 2 of M16 x 150 SCREWBOLTS
 ○ FIXING BOLTS - 6 of M16 x 40 (8.8)
 × FIXING SCREWS - 6 of 12.24 x 38 Series 500
C300 COLUMN FIXING (BF)



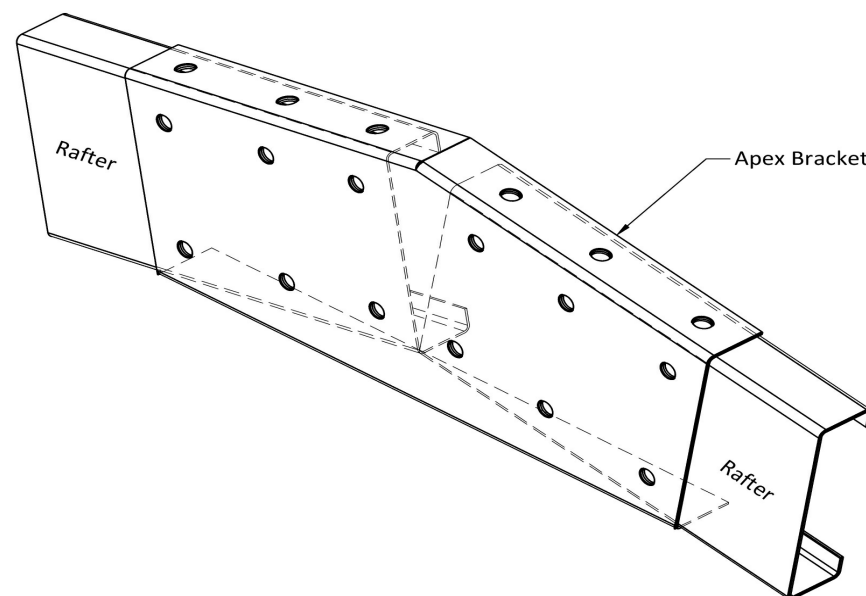
○ FIXING BOLTS - 10 of M12 x 30 (8.8)
FLAT PLATE HAUNCH BRACKET (X&Y) - C150, 10°



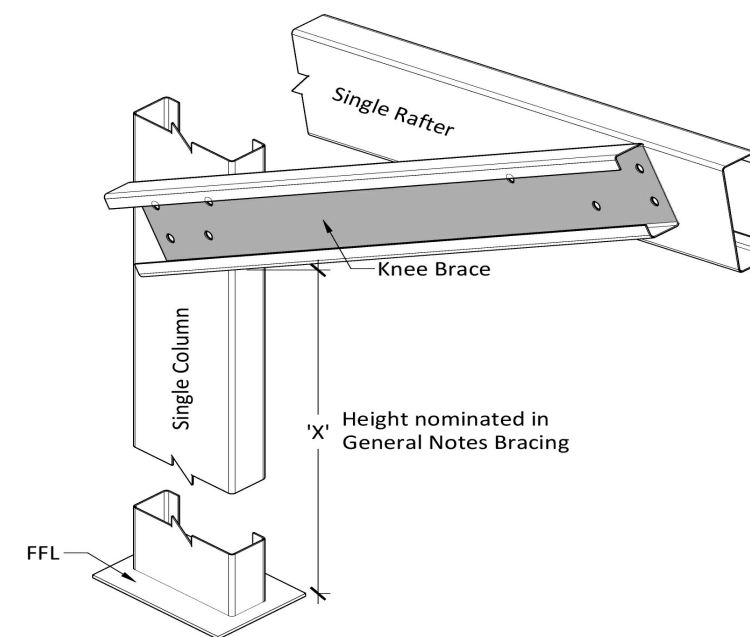
○ FIXING BOLTS - 10 of M16 x 30 (8.8)
FLAT PLATE HAUNCH BRACKET (X&Y) - C300-C250, 10°



○ FIXING BOLTS - 12 of M12 x 30 (8.8)
APEX BRACKET (A) - C150, 10°



○ FIXING BOLTS - 18 of M16 x 40 (8.8)
APEX BRACKET (A) - C250, 10°



○ FIXING BOLTS - 8 of M16 x 30 (8.8)
KNEE BRACE FOR SINGLE COLUMN + SINGLE RAFTER

Purchaser Name: Paul Buchanan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 8

Print Date: 01/07/2026

Connection Details

Not to Scale
 Page 2 of 8
 © Copyright SteelxIP Pty Ltd

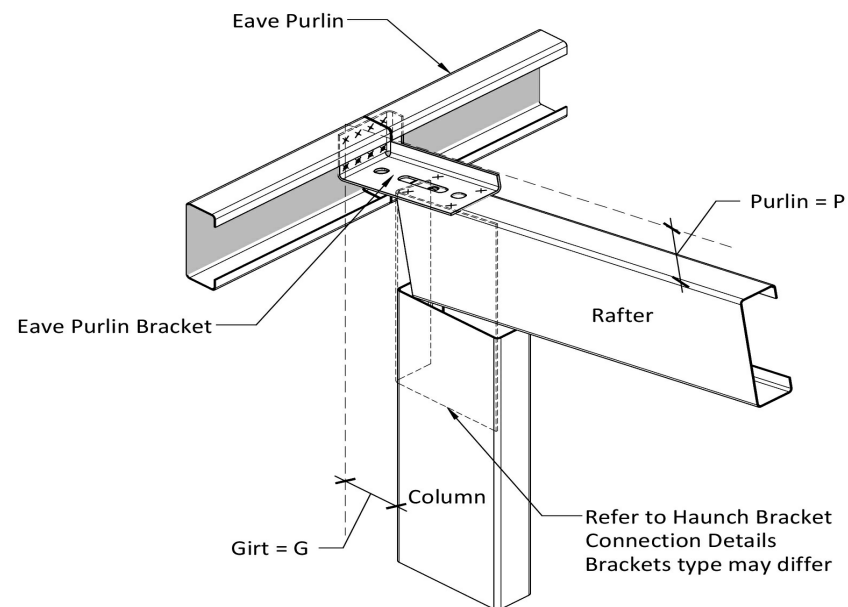
Seller: Sheds n Homes Launceston
 Jakeryn Pty Ltd
 Phone: 03 6343 3649
 Fax:
 Email: launceston@shedsnhomes.com.au

Apex Engineering Group PTY LTD
 ACN 632 588 562
 MIE Aust. (Registered NER Structural) 5276680
 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
 Practising Professional Structural & Civil Engineers

Signature:

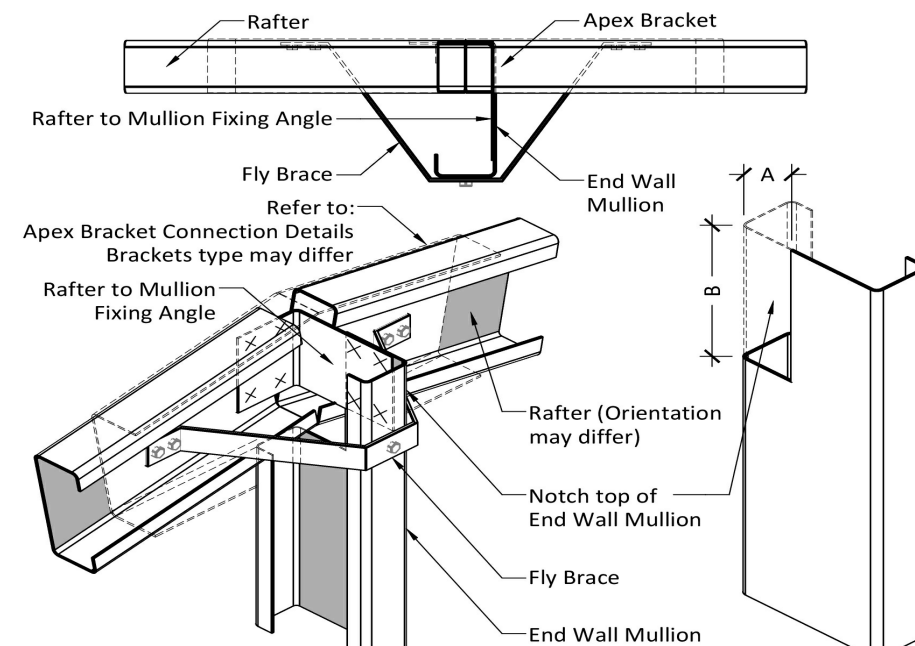
Date: John Ronaldson

Date: 01/07/2026



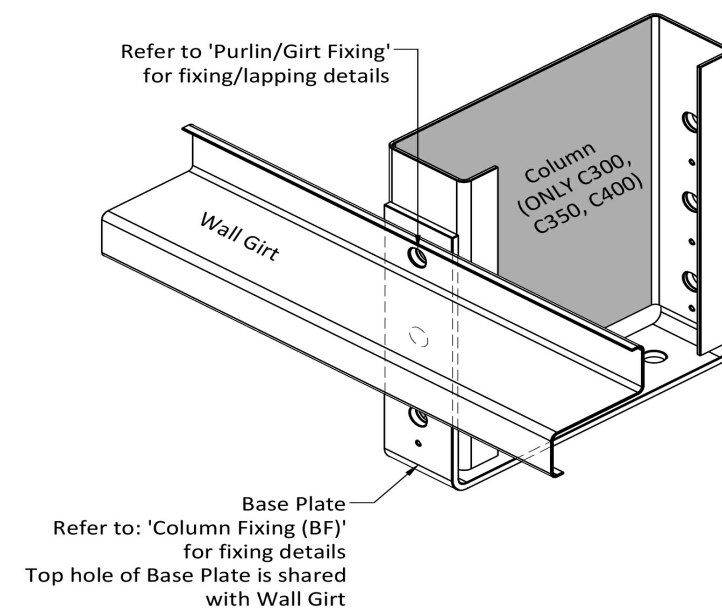
- * P/G - Z100 - TH120 - Z150
 ○ FIXING BOLTS - 1 of M12 x 30
 × FIXING SCREWS - 12 of 14.20 x 22

EAVE PURLIN BRACKET TO RAFTER

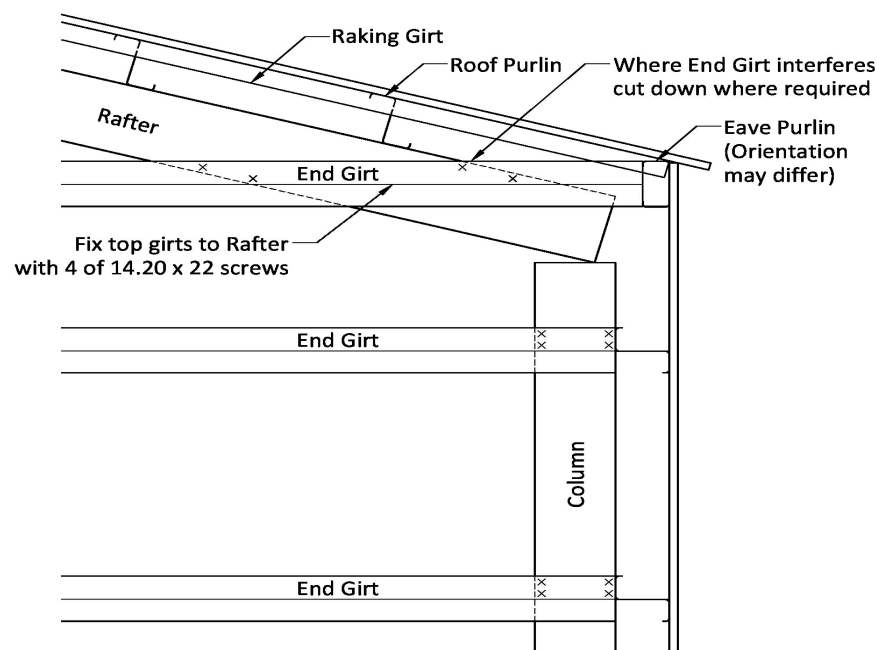


- FIXING SCREWS:
 RAFTER TO MULLION FIXING ANGLE - 8 of 14.20 x 22
 FLY BRACE - 5 of 14.20 x 22

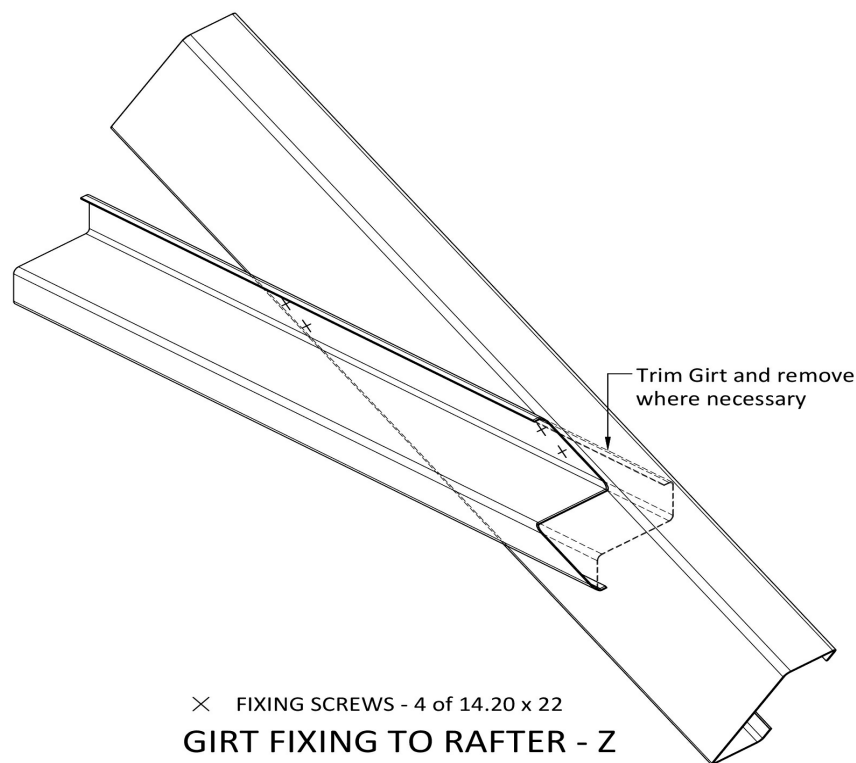
END WALL MULLION TO APEX



GIRT TO BASE PLATE (C300, C350, C400 COLUMNS ONLY)

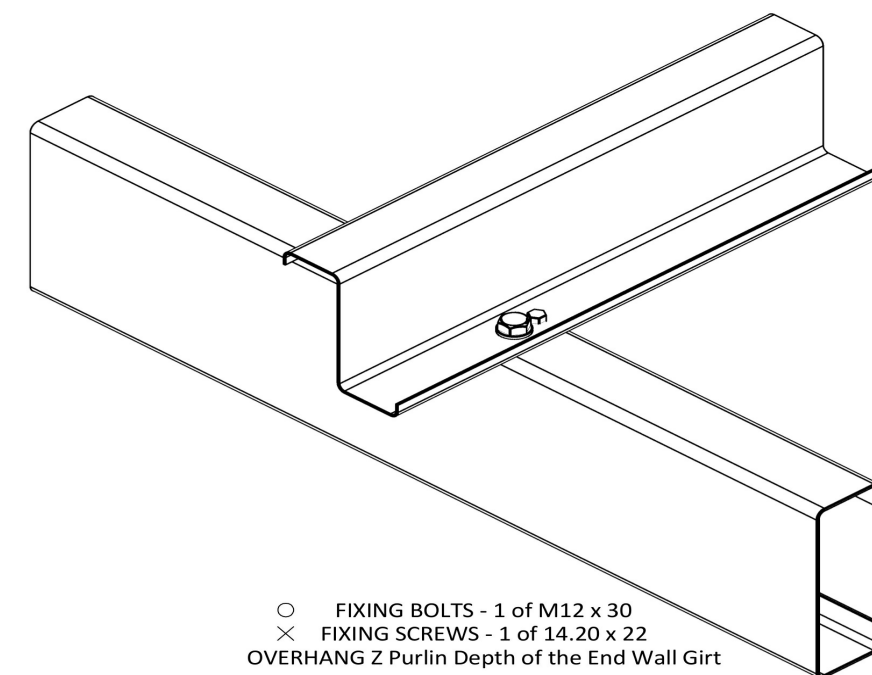


GABLE END TOP END GIRT FIXING - Z



- × FIXING SCREWS - 4 of 14.20 x 22

GIRT FIXING TO RAFTER - Z



- FIXING BOLTS - 1 of M12 x 30
 × FIXING SCREWS - 1 of 14.20 x 22
 OVERHANG Z Purlin Depth of the End Wall Girt

PURLIN & SIDE GIRT END WALL FIXING
 Z PURLIN - SINGLE COLUMN OR RAFTER

Purchaser Name: Paul Buchannan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 8

Print Date: 01/07/2026

Connection Details

Not to Scale
 Page 3 of 8
 © Copyright SteelxIP Pty Ltd

Seller: Sheds n Homes Launceston
 Jakeryn Pty Ltd
 Phone: 03 6343 3649
 Fax:
 Email: launceston@shedsnhomes.com.au

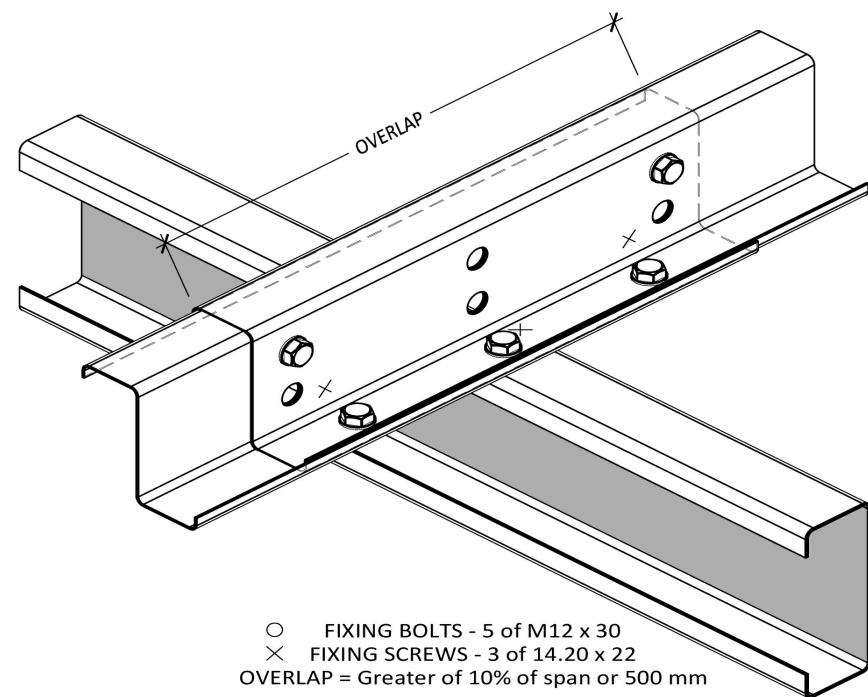
Apex Engineering Group PTY LTD
 ACN 632 588 562
 MIE Aust. (Registered NER Structural) 5276680
 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
 Practising Professional Structural & Civil Engineers

Signature:

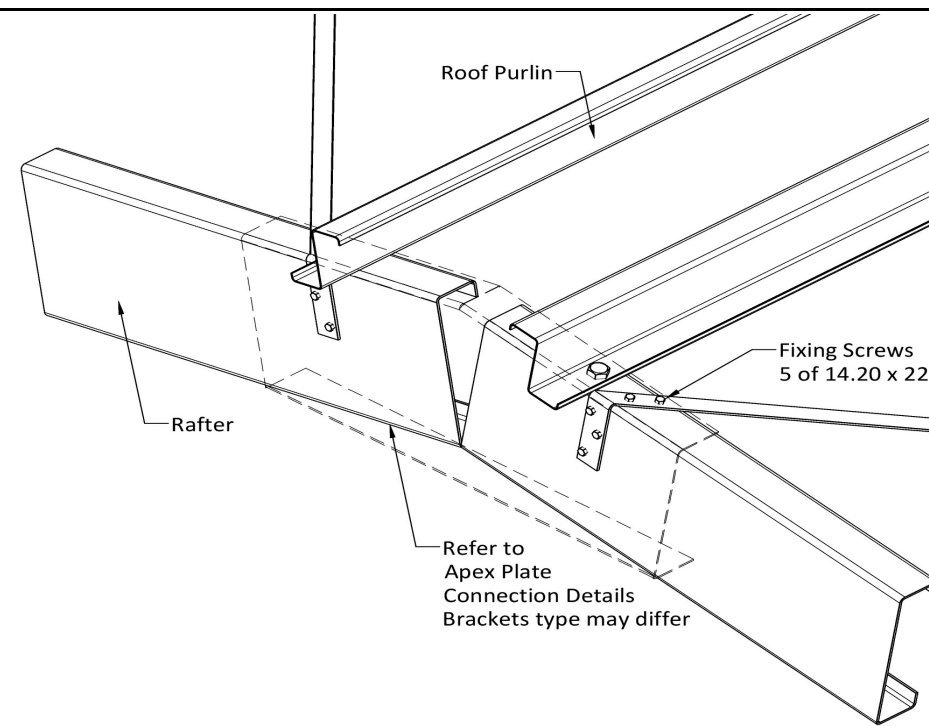
J. Ronaldson

Date: John Ronaldson

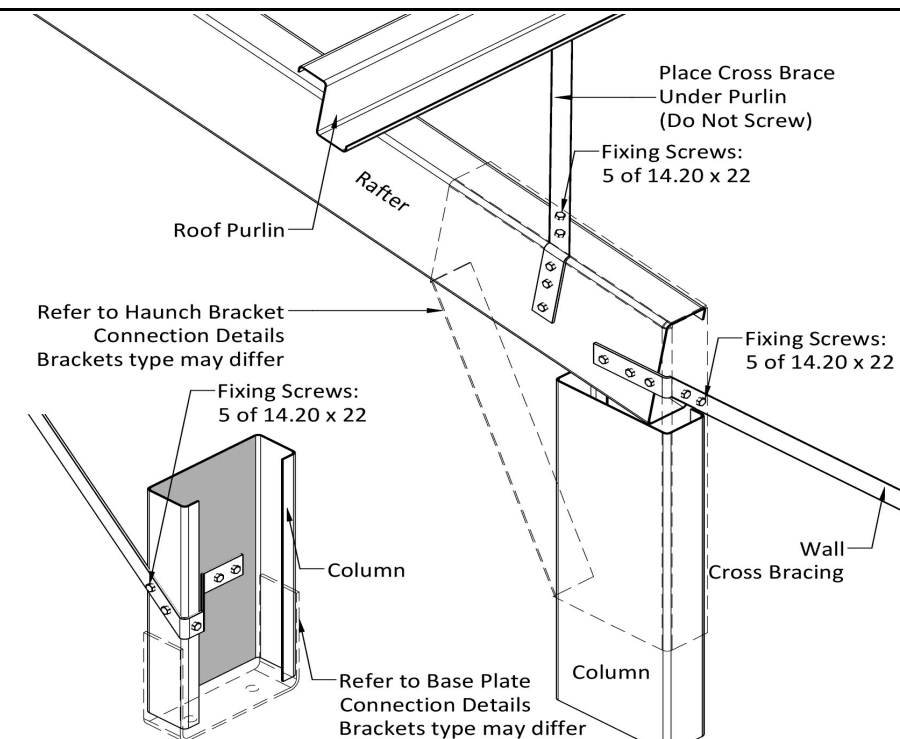
Date: 01/07/2026



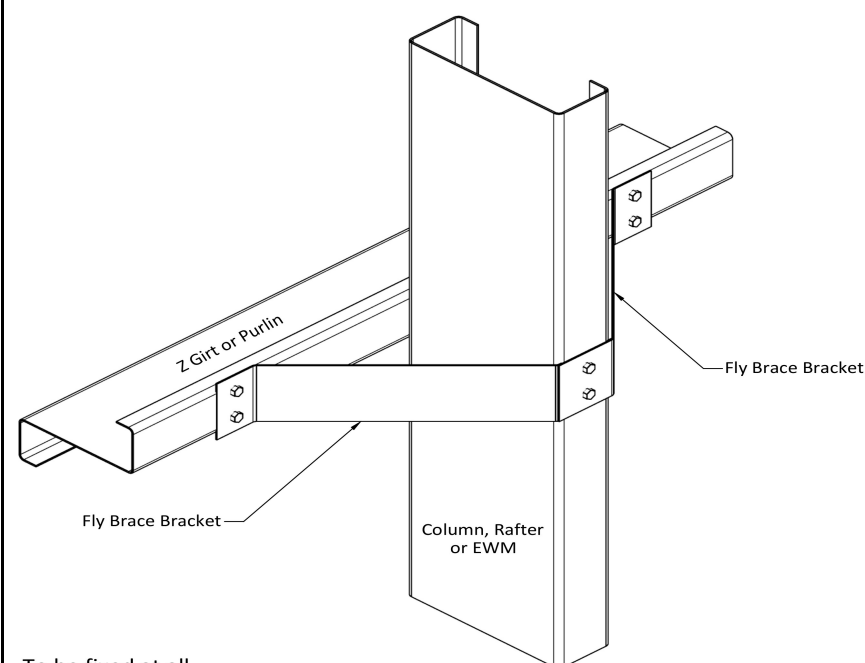
PURLIN/GIRT FIXING
SINGLE C SECTION COLUMNS OR RAFTERS



BRACING CONNECTION AT APEX

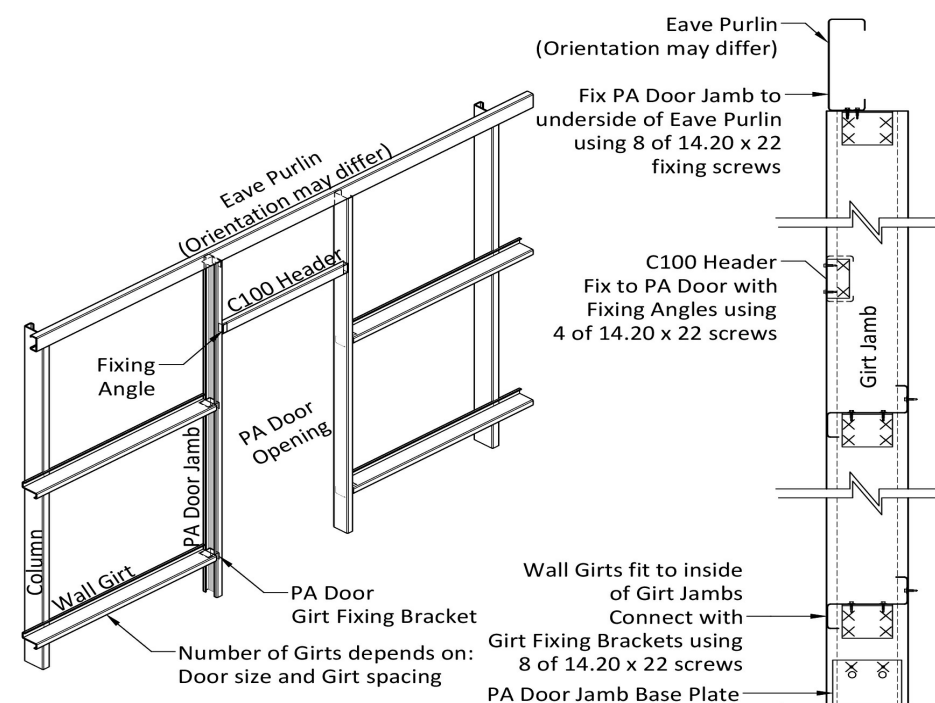


BRACING CONNECTION

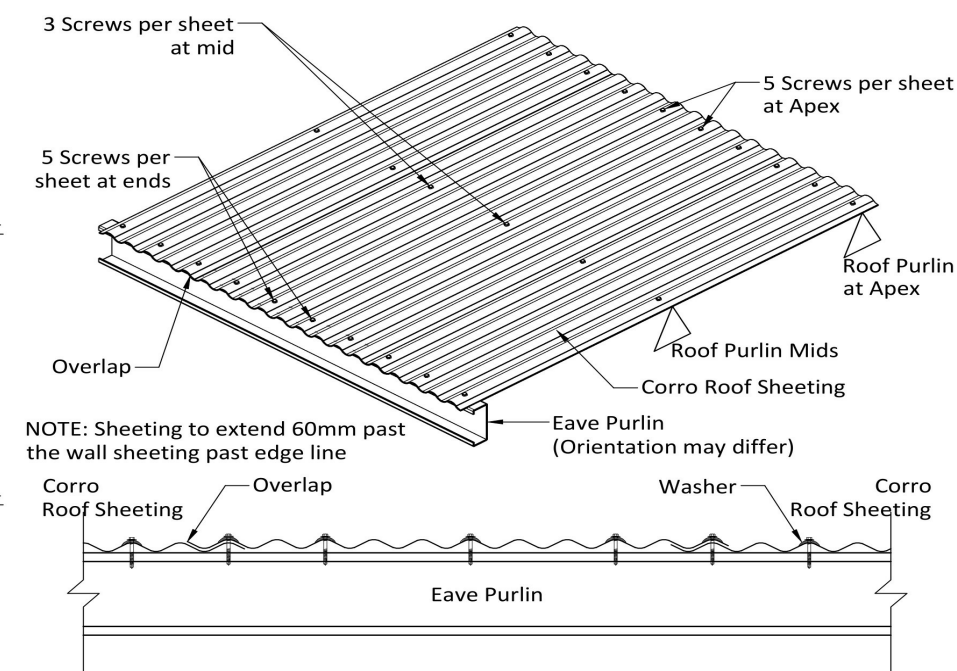


To be fixed at all Columns, Rafters & EWM where possible

FIXING SCREWS - 6 of 14.20 x 22
FLY BRACING BRACKET



PA DOOR (PRE HUNG) CONNECTION DETAIL
 Note: Top of Door 2100 above GL



NOTE: Sheetting to extend 60mm past the wall sheetting past edge line

Roofing Screws - 12.14 x 42 Hex Seal High Grip
CORRO ROOF SHEET FIXING

Purchaser Name: Paul Buchanan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 8

Print Date: 01/07/2026

Connection Details

Not to Scale
 Page 4 of 8
 © Copyright SteelxIP Pty Ltd

Seller: Sheds n Homes Launceston
 Jakeryn Pty Ltd
 Phone: 03 6343 3649
 Fax:
 Email: launceston@shedsnhomes.com.au

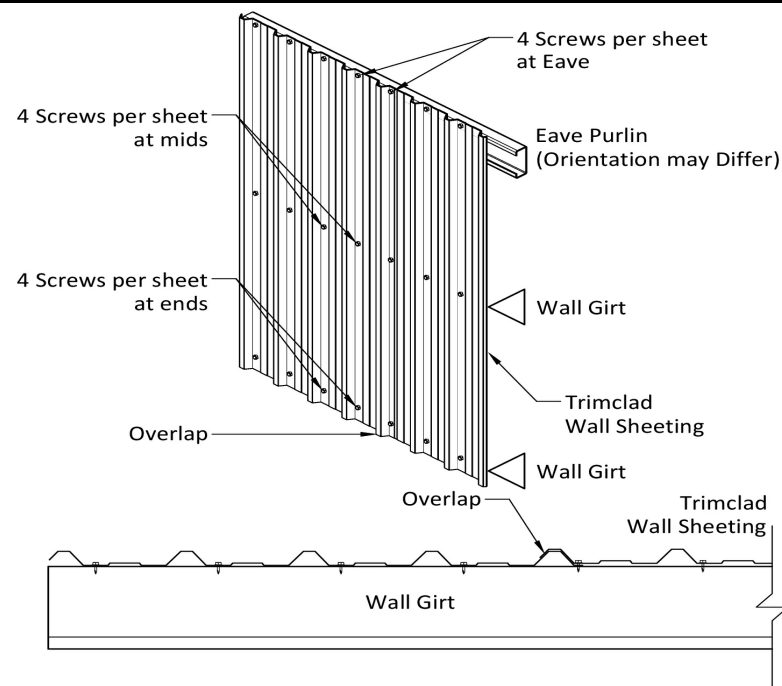
Apex Engineering Group PTY LTD
 ACN 632 588 562
 MIE Aust. (Registered NER Structural) 5276680
 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
 Practising Professional Structural & Civil Engineers

Signature:

J. Ronaldson

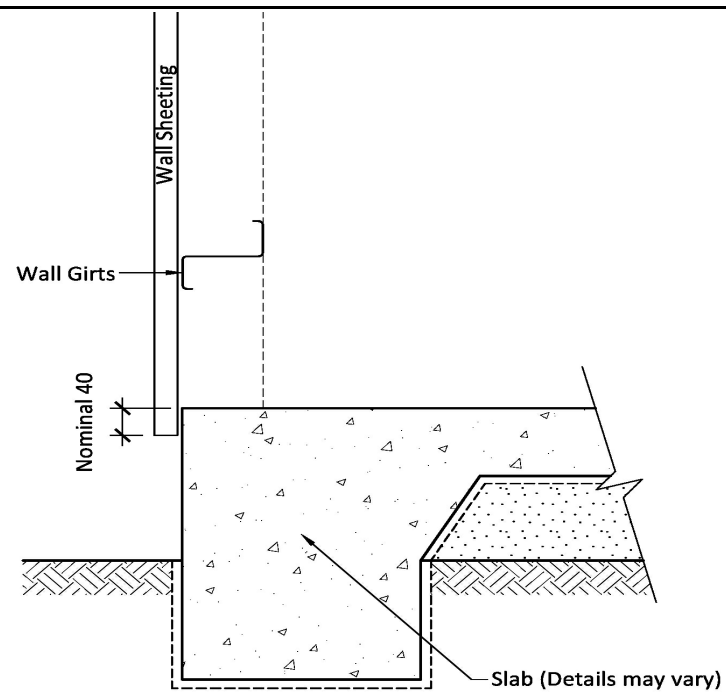
Date: John Ronaldson

Date: 01/07/2026



Wall Screws - 10.16 x 16 Hex

WALL SHEETING CONNECTION DETAILS



WALL SHEET OVERHANG DETAIL

Purchaser Name: Paul Buchanan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 8

Print Date: 01/07/2026

Connection Details

Not to Scale
Page 5 of 8
© Copyright SteelxIP Pty Ltd

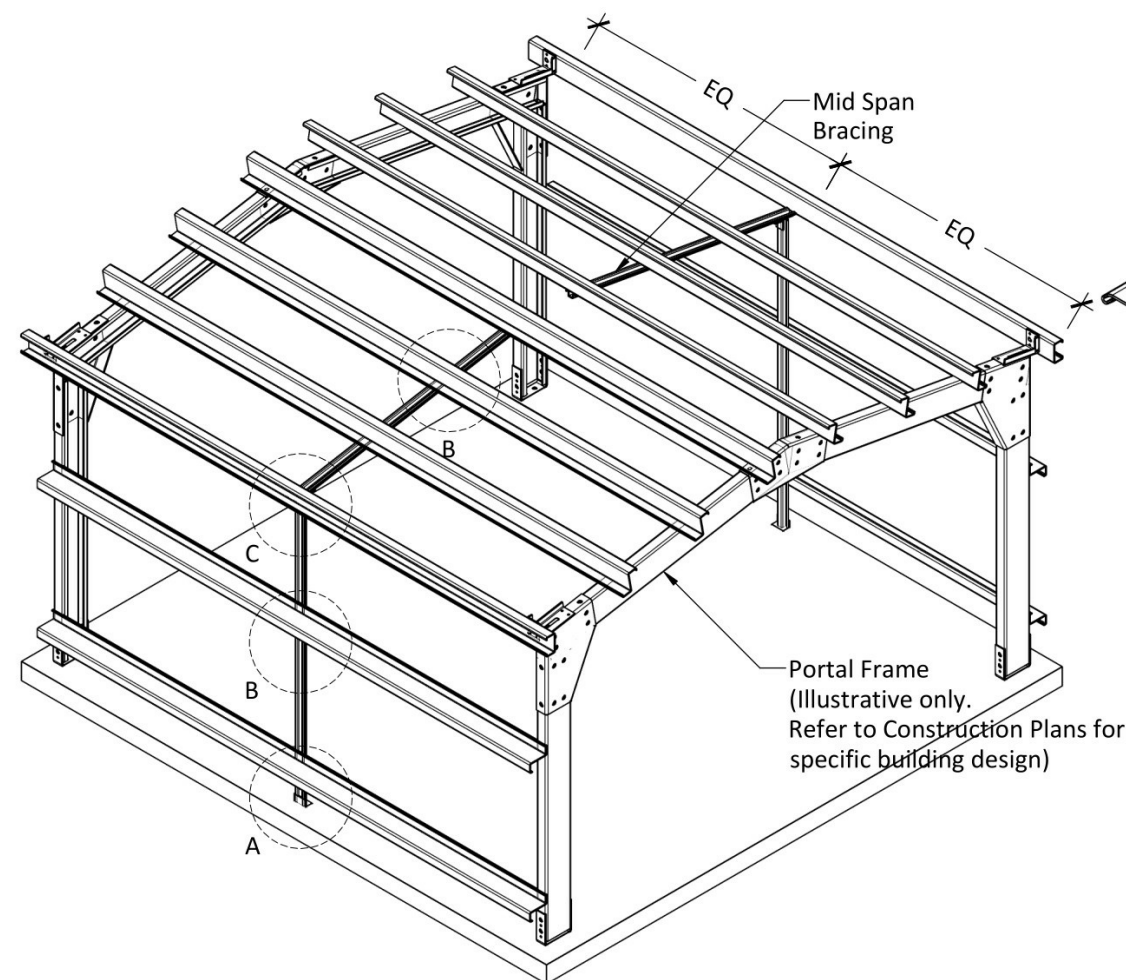
Seller: Sheds n Homes Launceston
Jakeryn Pty Ltd
Phone: 03 6343 3649
Fax:
Email: launceston@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

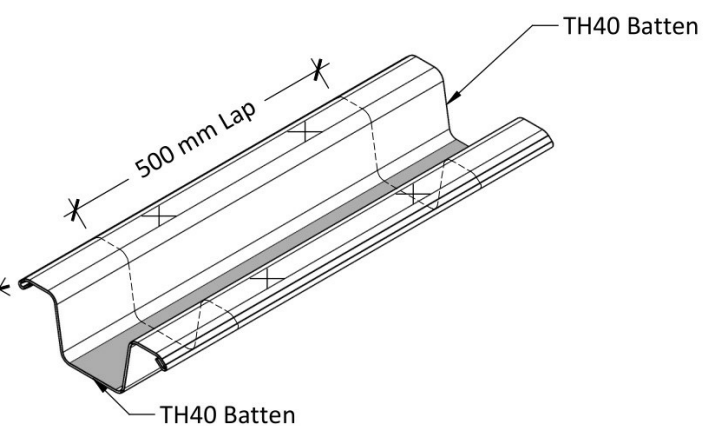
Signature:

Date: John Ronaldson

Date: 01/07/2026

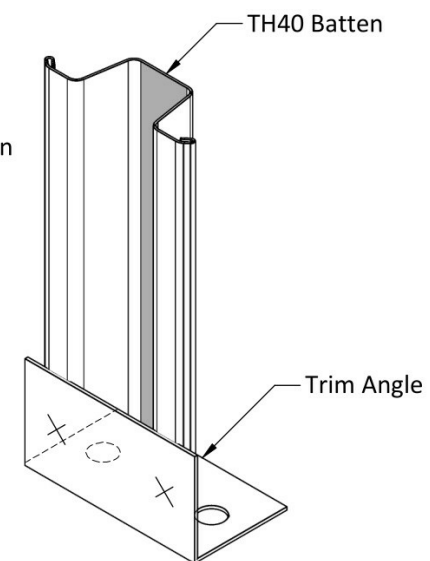


Note: Fix Bracing Strap first,
then fix batten over Bracing Strap to maintain line.



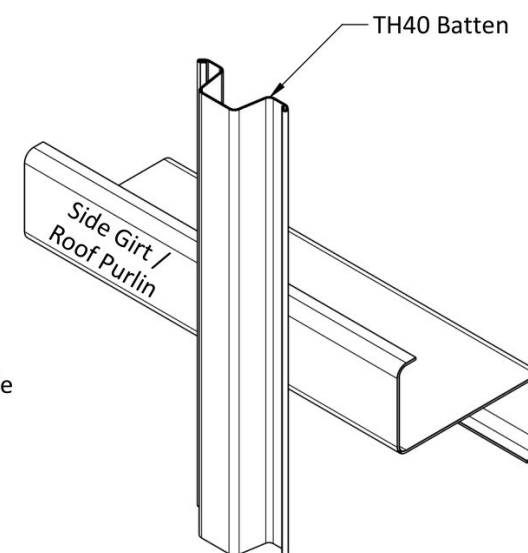
BATTEN OVERLAP

To extend battens,
Lap battens 500 mm with 4 screws



DETAIL AT A: BATTEN TO SLAB OR PIERS

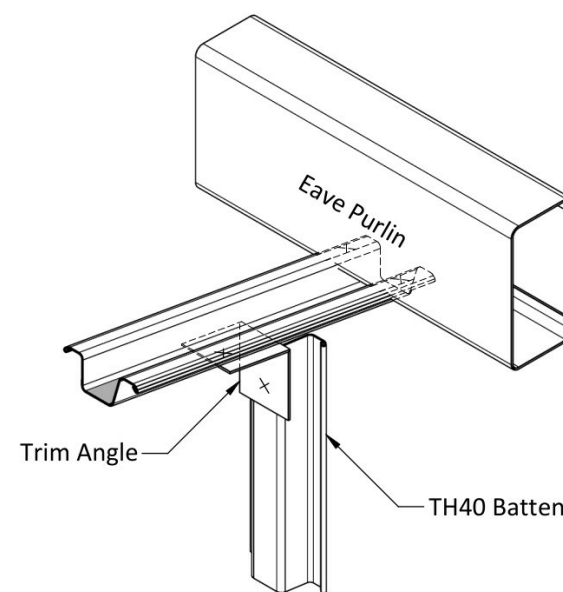
FIXING SCREWS: 2 of 14.20 x 22 to Bracket
FIXING BOLTS: 2 of M8 x 40 Dynabolts to Concrete
PIERS ONLY FINISH AT BOTTOM GIRT



DETAIL AT B: BATTEN TO GIRTS/PURLINS

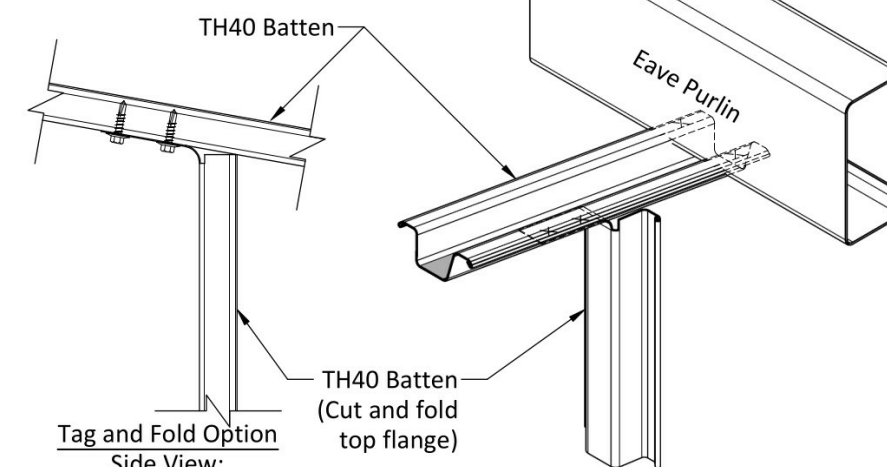
FIXING SCREWS: 2 of 14.20 x 22
to each Wall Girt or Roof Purlin

Illustrative Only:
Refer to specsheet for Bridging requirements and locations.
Bridging may not be required on both roof and walls as shown.
If Bridging is not in the specifications table it is not required



Trim Angle Option:

FIXING SCREWS: 2 of 14.20 x 22 to Bracket
FIXING SCREWS: 2 of 14.20 x 22 to Eave Purlin



Tag and Fold Option:

DETAIL AT C: BATTEN TO EAVE PURLIN

FIXING SCREWS: 2 of 14.20 x 22 to Batten
FIXING SCREWS: 2 of 14.20 x 22 to Eave Purlin

Where possible, use Trim Angle or attach the Roof Bridging to the Eave Purlin

WALL AND ROOF BRIDGING

Purchaser Name: Paul Buchanan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 8

Print Date: 01/07/2026

Connection Details

Not to Scale
Page 6 of 8
© Copyright SteelxIP Pty Ltd

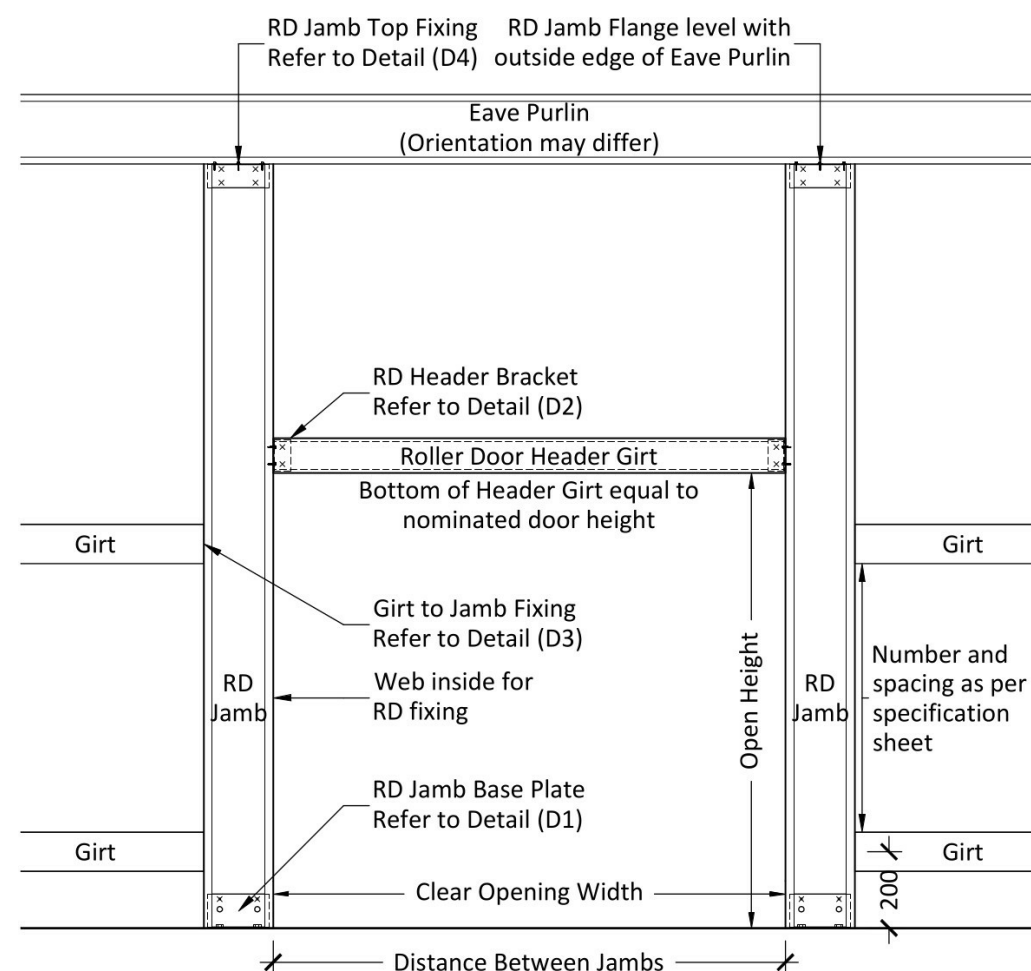
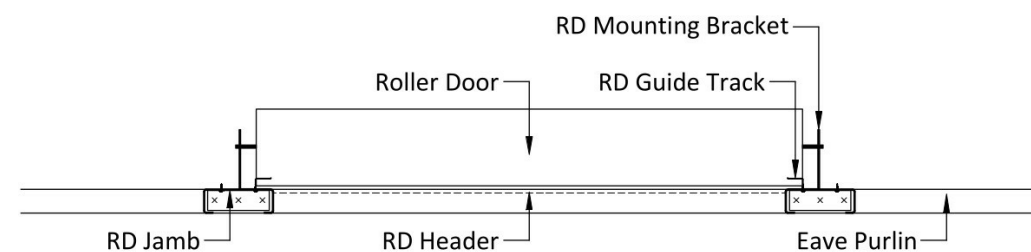
Seller: Sheds n Homes Launceston
Jakeryn Pty Ltd
Phone: 03 6343 3649
Fax:
Email: launceston@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
Practising Professional Structural & Civil Engineers

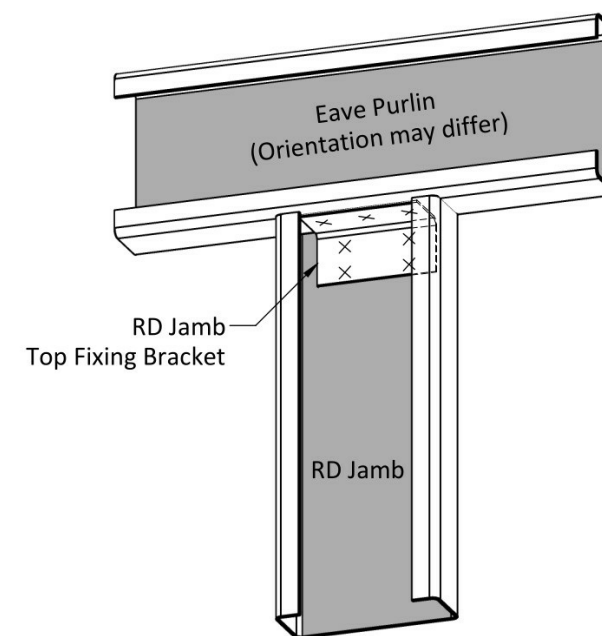
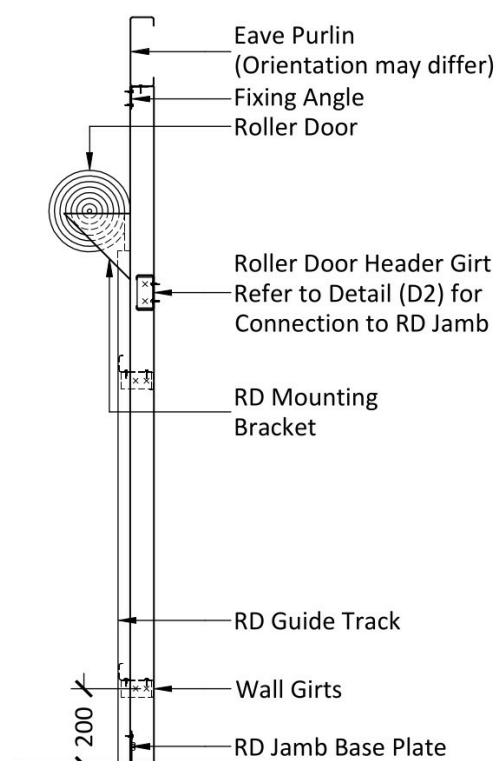
Signature:

Date: John Ronaldson

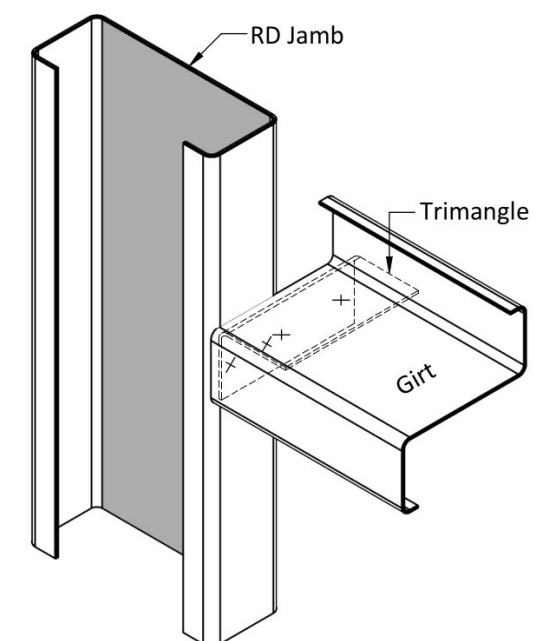
Date: 01/07/2026



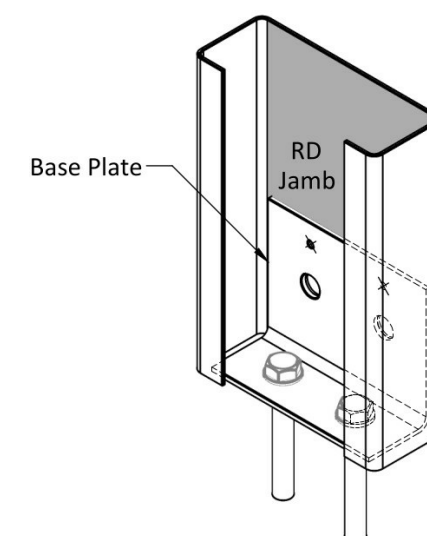
Door Width	Max Opening
≤3.1m	Door Width -50mm
>3.1m or ≤5.1m	Door Width -100mm



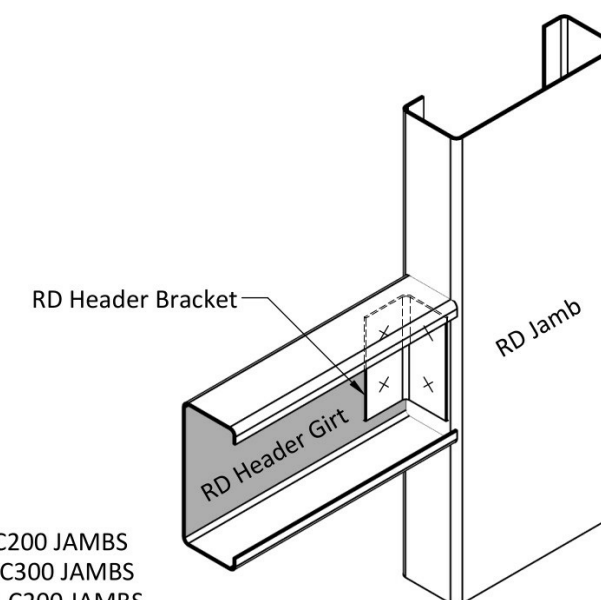
× FIXING SCREWS - 7 of 14.20 x 22
DETAIL (D4) - RD JAMB TOP FIXING



× FIXING SCREWS - 4 of 14.20 x 22
DETAIL (D3) - GIRT FIXING TO RD JAMB



2 of M12 x 75 DYNABOLTS - FOR C150 & C200 JAMBS
2 of M16 x 110 DYNABOLTS - FOR C250 & C300 JAMBS
○ FIXING BOLTS - 2 of M12 x 30 - FOR C150 & C200 JAMBS
○ FIXING BOLTS - 2 of M16 x 30 - FOR C250 & C300 JAMBS
× FIXING SCREWS - 2 of 14.20 x 22
DETAIL (D1) - RD JAMB BASE PLATE



× FIXING SCREWS - 4 of 14.20 x 22
DETAIL (D2) - RD HEADER GIRT FIXING

SIDE WALL ROLLER DOOR - FIXED TO EAVE PURLIN

Purchaser Name: Paul Buchanan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 8

Print Date: 01/07/2026

Connection Details

Not to Scale
Page 7 of 8
© Copyright SteelxIP Pty Ltd

Seller: Sheds n Homes Launceston
Jakeryn Pty Ltd
Phone: 03 6343 3649
Fax:
Email: launceston@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

Date: John Ronaldson

Date: 01/07/2026

Fixing Instructions

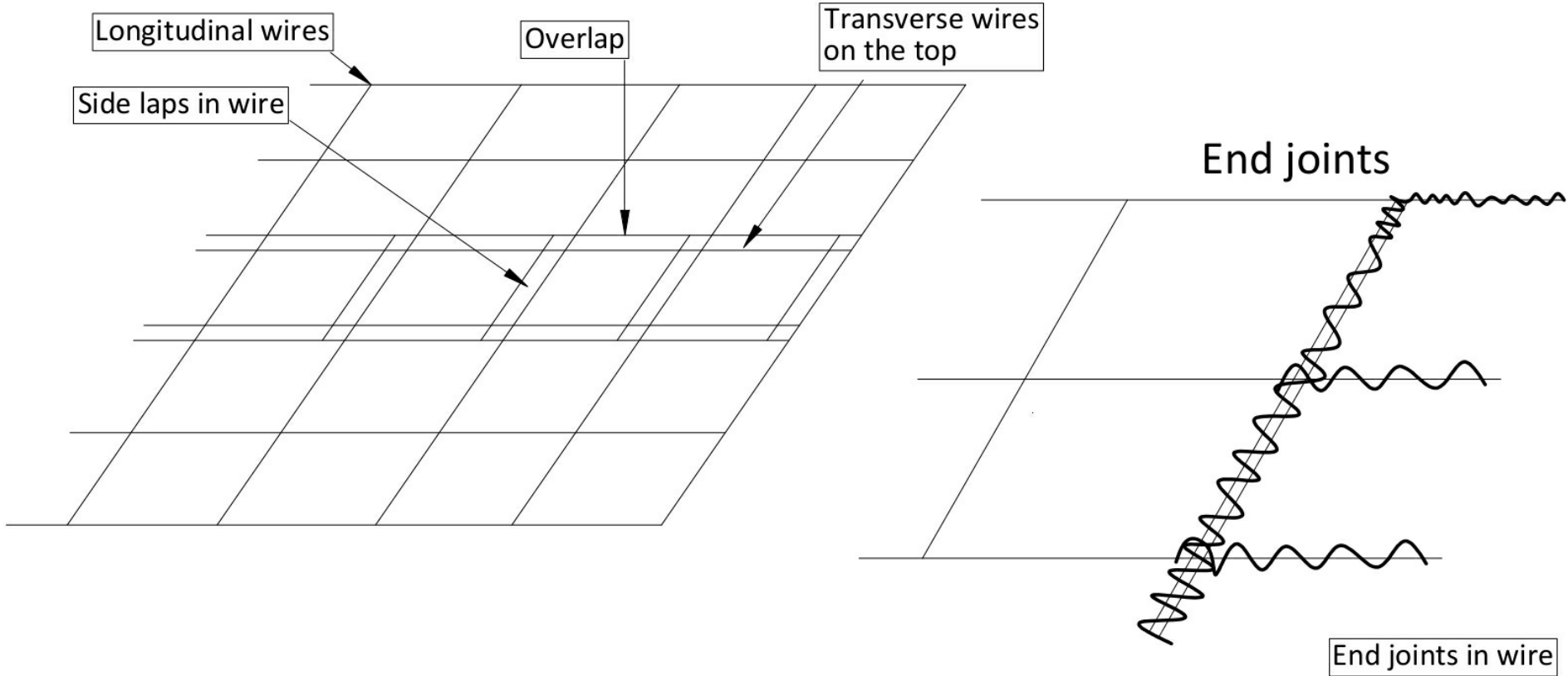
Transverse wires shall be on top of the longitudinal wires

All Longitudinal wires passed around anchor points with the tail of each wire being twisted four times around the main portion of the same wire.

End joints in wire, two transverse wires are placed together, the longitudinal tail wires (approx 300mm long) are tied around each other, one being twisted four times around the main portion of the same wire, the other longitudinal wire twisted once around the main portion of the same wire then four times around the transverse wires.

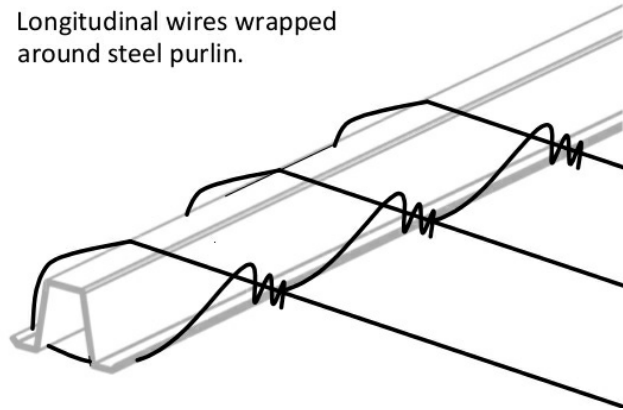
Side laps (i) For purlin spacing span/less than 1200mm, the runs of mesh shall be side-lapped by a minimum of one mesh spacing (150mm). (ii) For purlin spacing/span between 1200-2200mm, the runs of mesh shall be side-lapped by a minimum of one mesh spacing (150mm). Side laps shall be secured with ring fasteners fabricated from minimum 1.90mm diameter wire, or equivalent. fitted at maximum 900mm centres between each purlin on one side of the lap (iii) For purlin spacing/span greater than 2200mm, the runs of mesh shall be side-lapped by a minumum of two mesh spacing (300mm). Side laps shall be secured with ring fasteners fabricated from minimum 1.90mm diameter wire, or equivalent, fitted at maximum 600mm centers between purlin/span on both sides of the lap.

Toughness. Mesh shall be pulled taut to ensure only natural sag between each purlin or roof member.



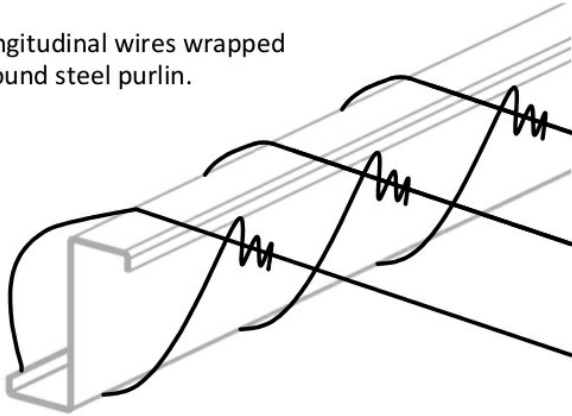
(Steel Z or Tophat purlin)

Longitudinal wires wrapped around steel purlin.



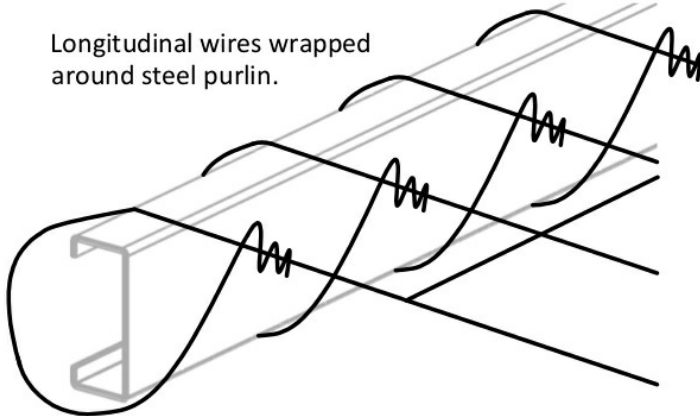
(Steel Z or Tophat purlin)

Longitudinal wires wrapped around steel purlin.



(End rafters or Eave purlin)

Longitudinal wires wrapped around steel purlin.



Purchaser Name: Paul Buchannan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 8

Print Date: 01/07/2026

Connection Details

Not to Scale
Page 8 of 8
© Copyright SteelxIP Pty Ltd

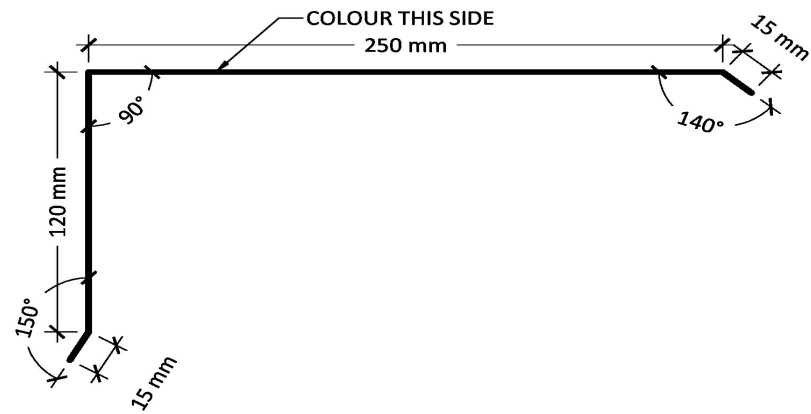
Seller: Sheds n Homes Launceston
Jakeryn Pty Ltd
Phone: 03 6343 3649
Fax:
Email: launceston@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

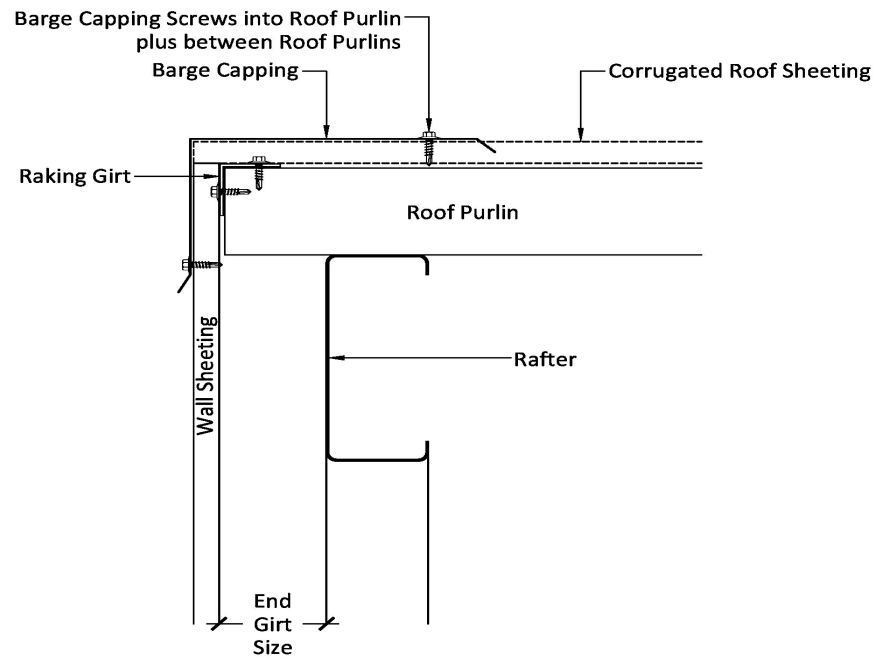
Signature:

Date: John Ronaldson

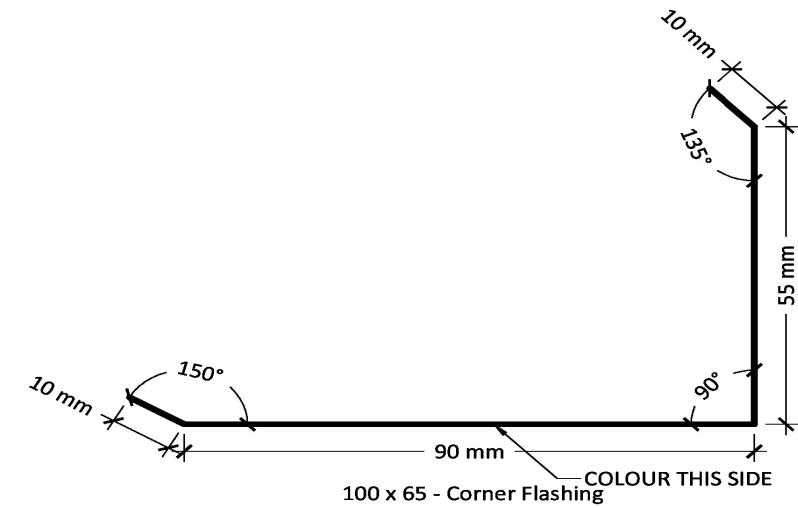
Date: 01/07/2026



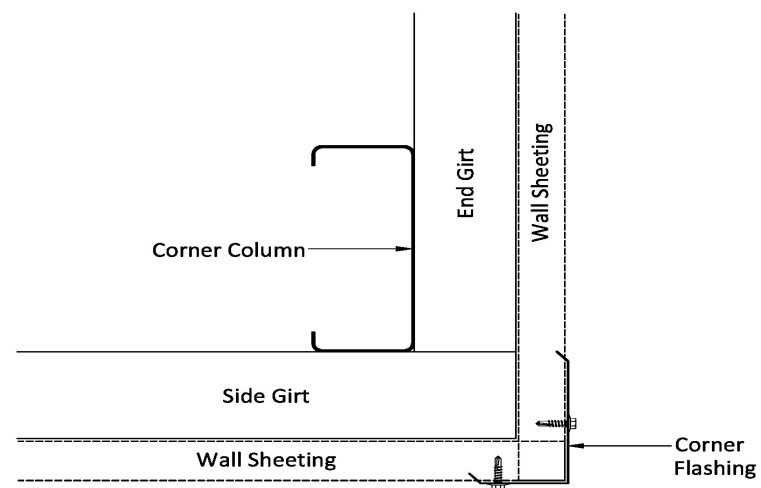
Barge Capping - Corodek TH64/Z100
A-BARGE-1



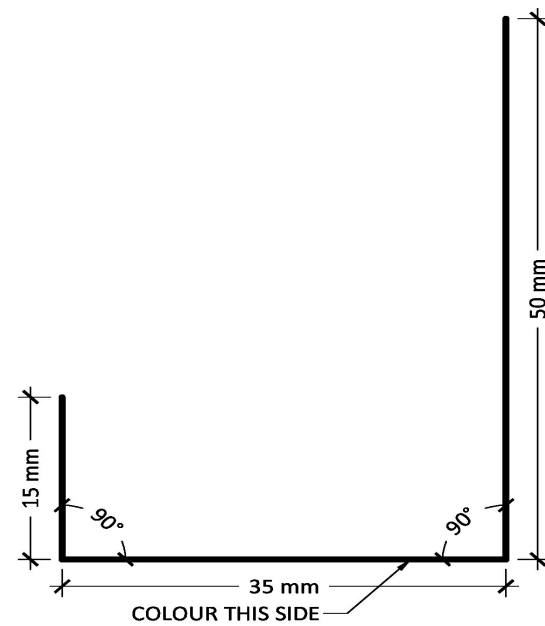
Barge Capping - A-BARGE-1 - Sheeting Gable



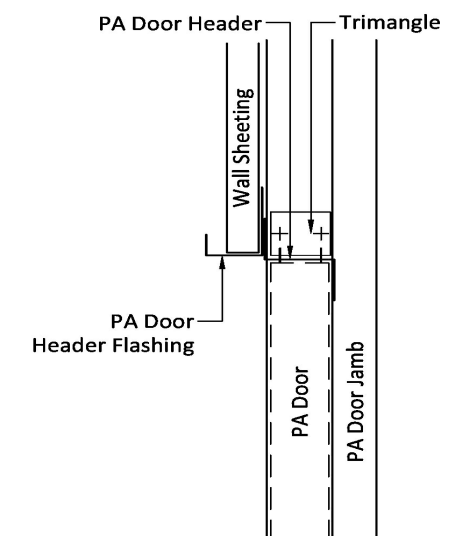
A-CNR-EXT-A-2



Corner Flashing - A-CNR-EXT-A-2



Drip Channel - Trimclad
A-DRIP-C-2



PA Door Header Flashing - A-DRIP-C-2

Purchaser Name: Paul Buchanan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 9

Print Date: 01/07/2026

Flashing Fixing Details

Not to Scale
Page 1 of 3
© Copyright Steelx IP Pty Ltd

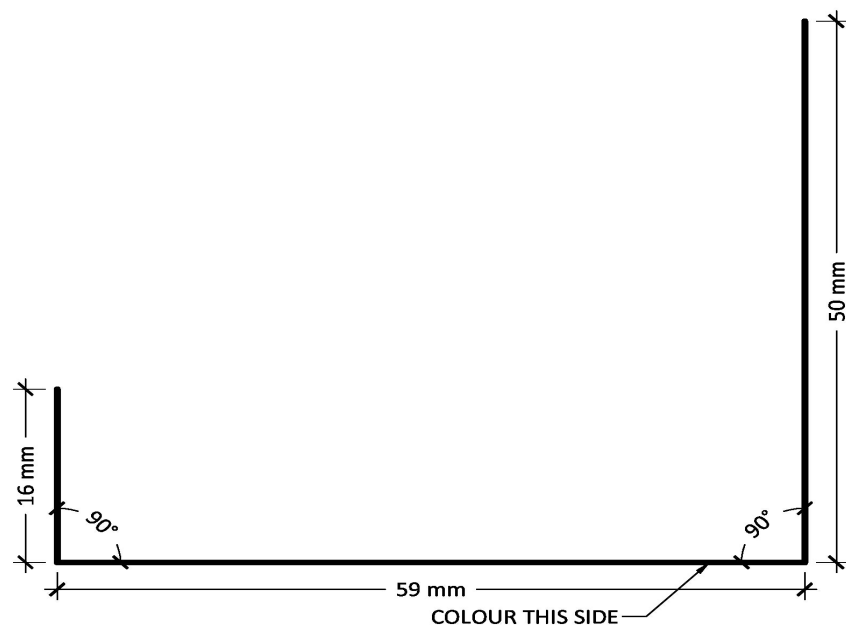
Seller: Sheds n Homes Launceston
Jakeryn Pty Ltd
Phone: 03 6343 3649
Fax:
Email: launceston@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

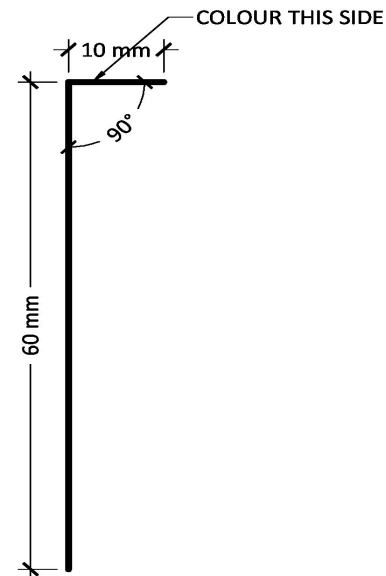
Signature:

Date: John Ronaldson

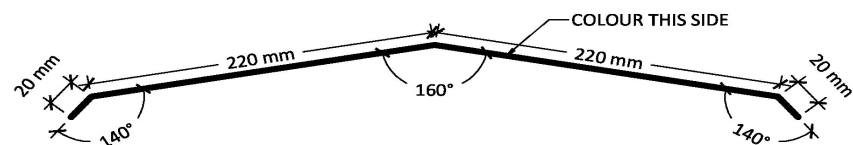
Date: 01/07/2026



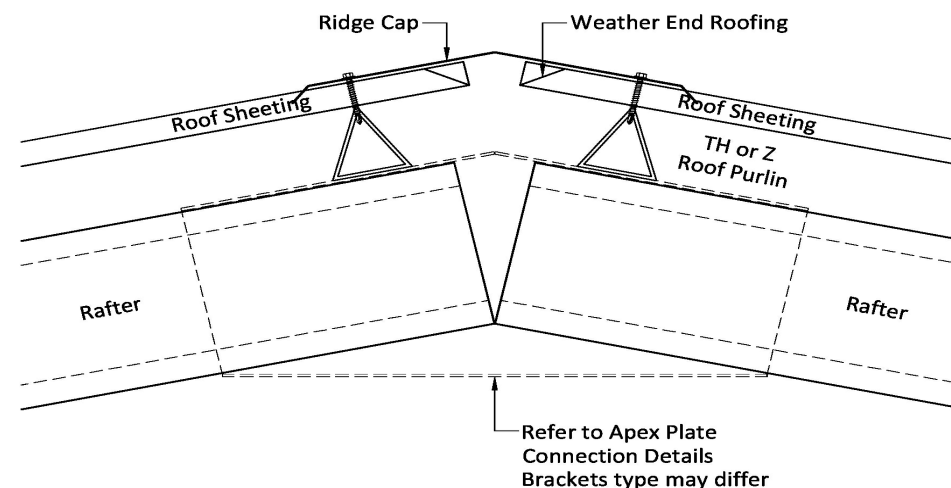
C150 RD Head Cover Flashing
A-RDH-C-F-1



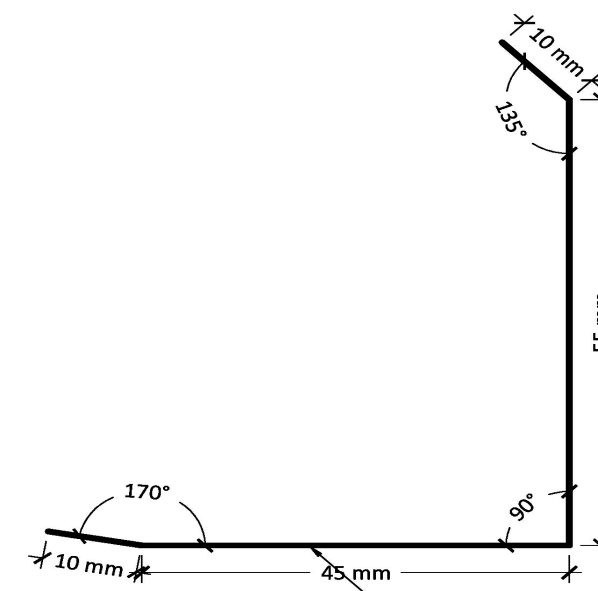
RD Side - Part B
A-RDJAMB-B



10° Ridge Capping - Z - Corodek
A-RIDGE-B-1-1



Ridge Cap - A-RIDGE-B-1-1



RD Jamb Side Flashing - Part A
B-RDJAMB-F-A-X

Purchaser Name: Paul Buchanan

Site Location: 24 Thorne Ave Legana TAS 7277 Australia

Drawing # SLAN260076 - 9

Print Date: 01/07/2026

Flashing Fixing Details

Not to Scale
Page 2 of 3
© Copyright Steelx IP Pty Ltd

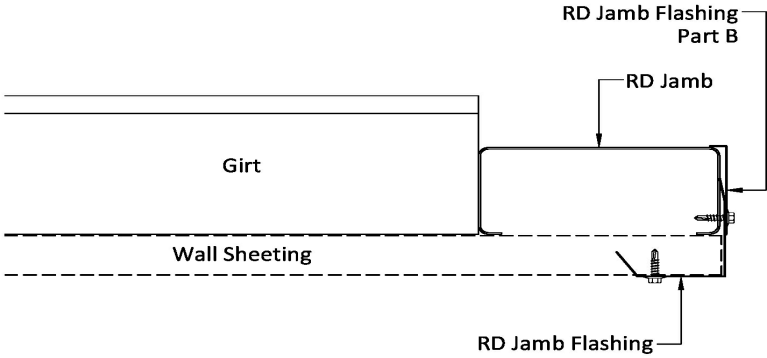
Seller: Sheds n Homes Launceston
Jakeryn Pty Ltd
Phone: 03 6343 3649
Fax:
Email: launceston@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

Date: John Ronaldson

Date: 01/07/2026

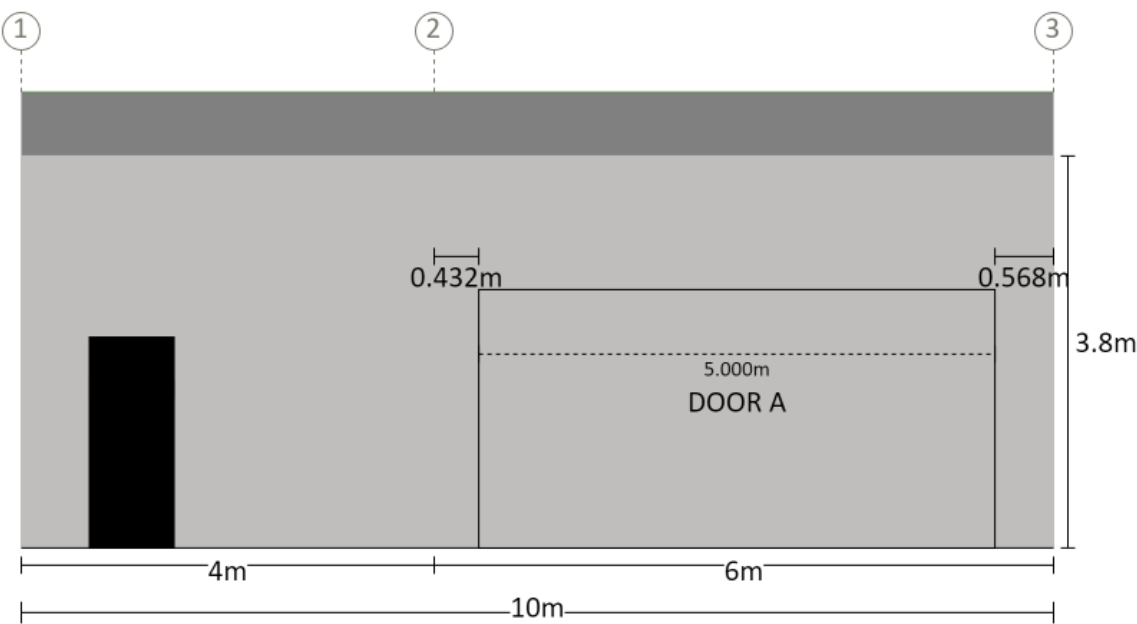


Roller Door Jamb Flashing - B-RDJAMB-F-A-X

Purchaser Name: Paul Buchanan		Flashing Fixing Details Not to Scale Page 3 of 3 © Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Jakeryn Pty Ltd Phone: 03 6343 3649 Fax Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 ME Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers
Site Location: 24 Thorne Ave Legana TAS 7277 Australia				Signature:  Date: John Ronaldson
Drawing # SLAN260076 - 9	Print Date: 01/07/2026			Date: 01/07/2026

This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right Side

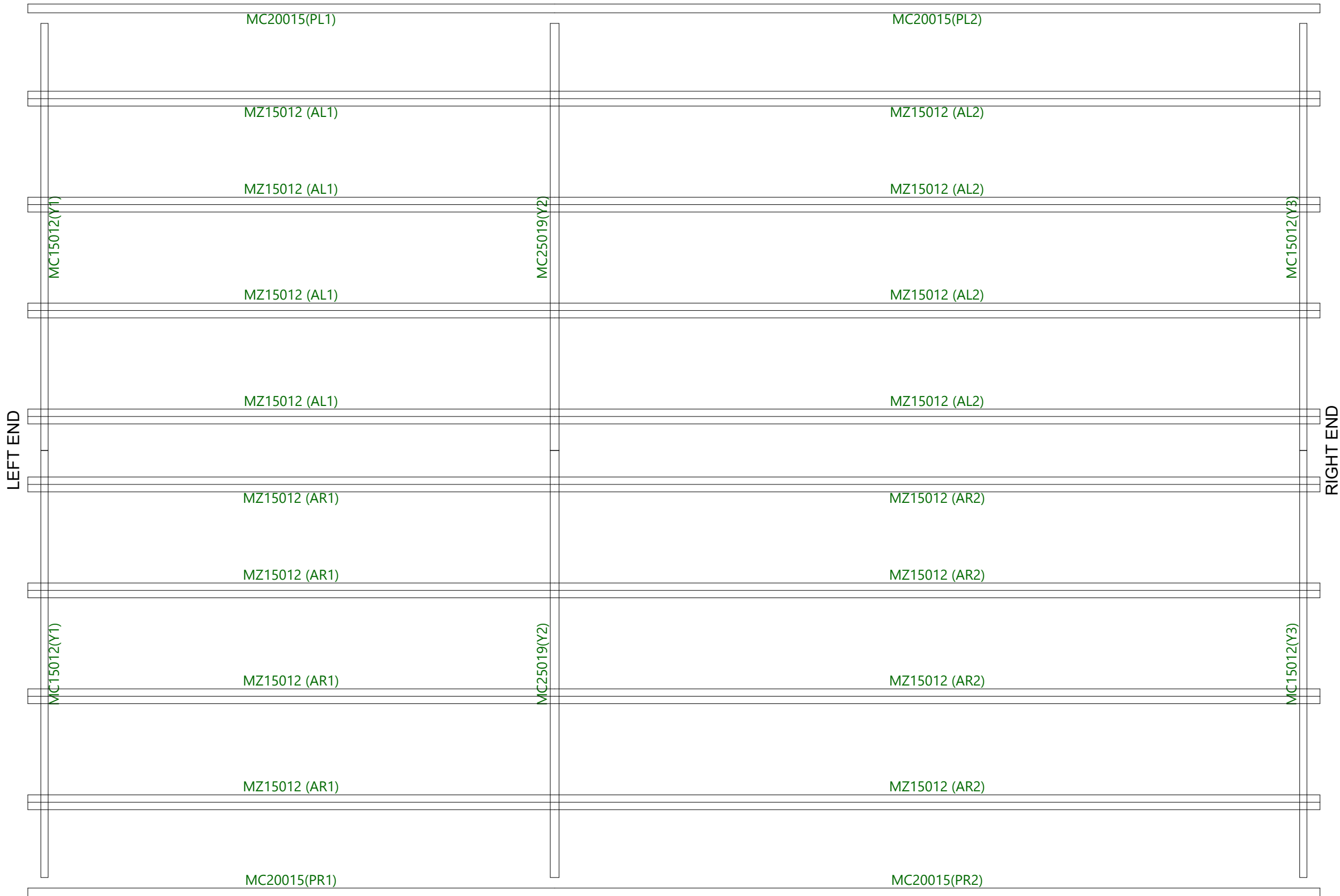


Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component

Purchaser Name: Paul Buchanan		Component Position Not to Scale Page 1 of 1 © Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Jakeryn Pty Ltd Phone: 03 6343 3649 Fax Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 ME Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers
Site Location: 24 Thorne Ave Legana TAS 7277 Australia				Signature:  Date: John Ronaldson Date: 01/07/2026
Drawing # SLAN260076 - 10	Print Date: 01/07/2026			

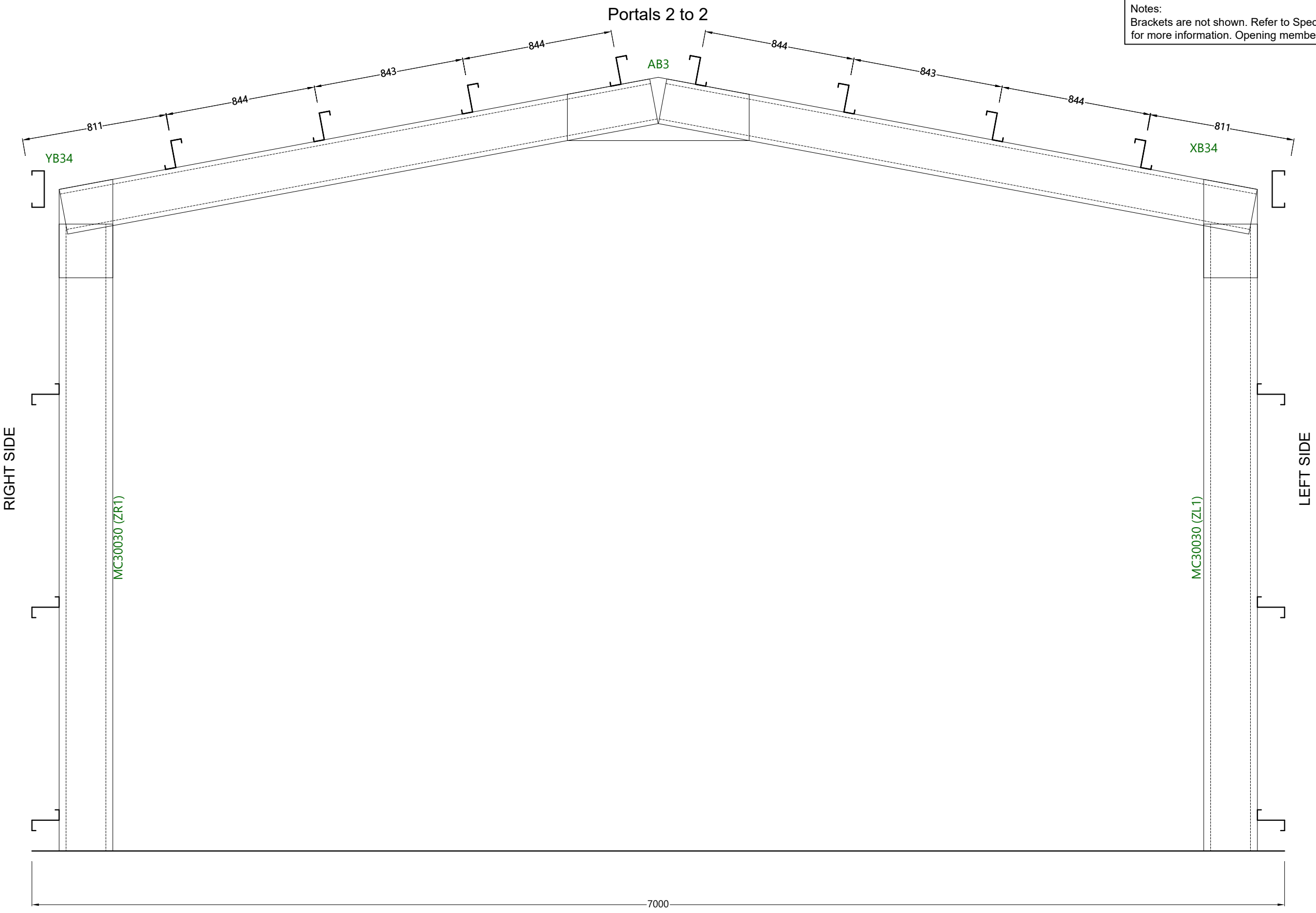
ROOF (TOP VIEW)
LEFT SIDE

Notes:
Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled.



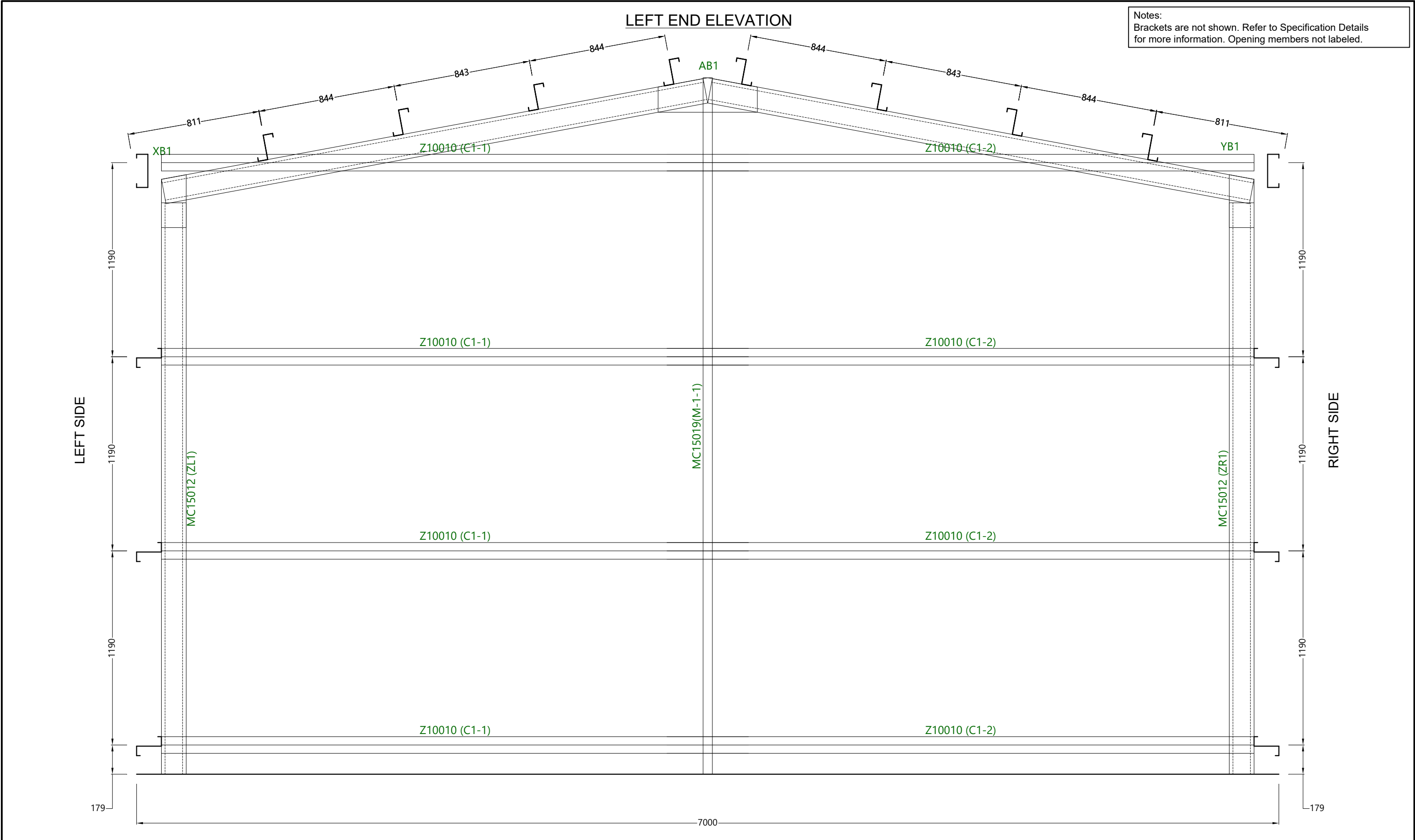
RIGHT SIDE

Revision	Date	Initial	Purchaser Name: Paul Buchannan		Purlin and Girt Plan NOT TO SCALE Page 1 of 5 ©Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 11				
			Print Date: 01/07/2026				

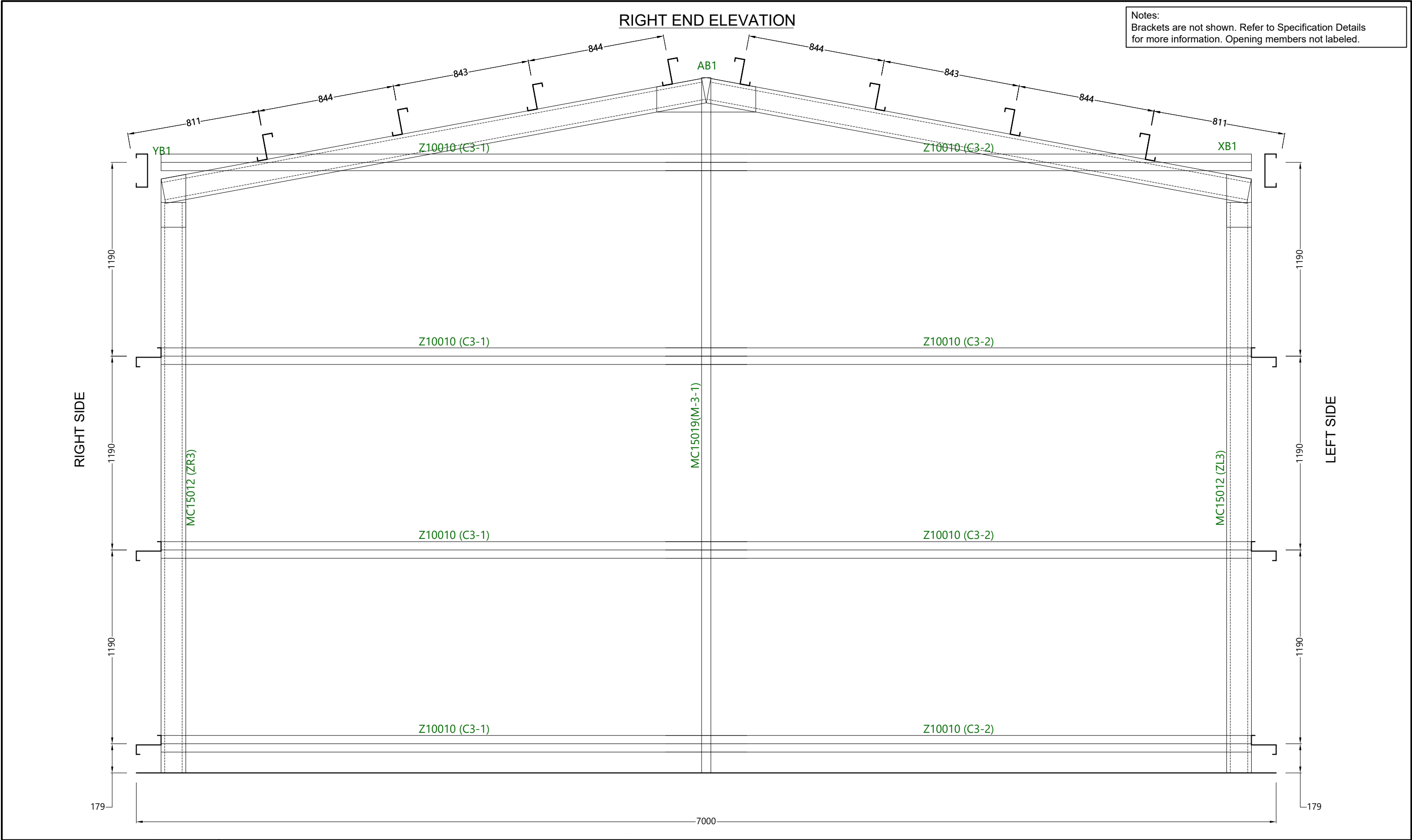


Notes:
Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled.

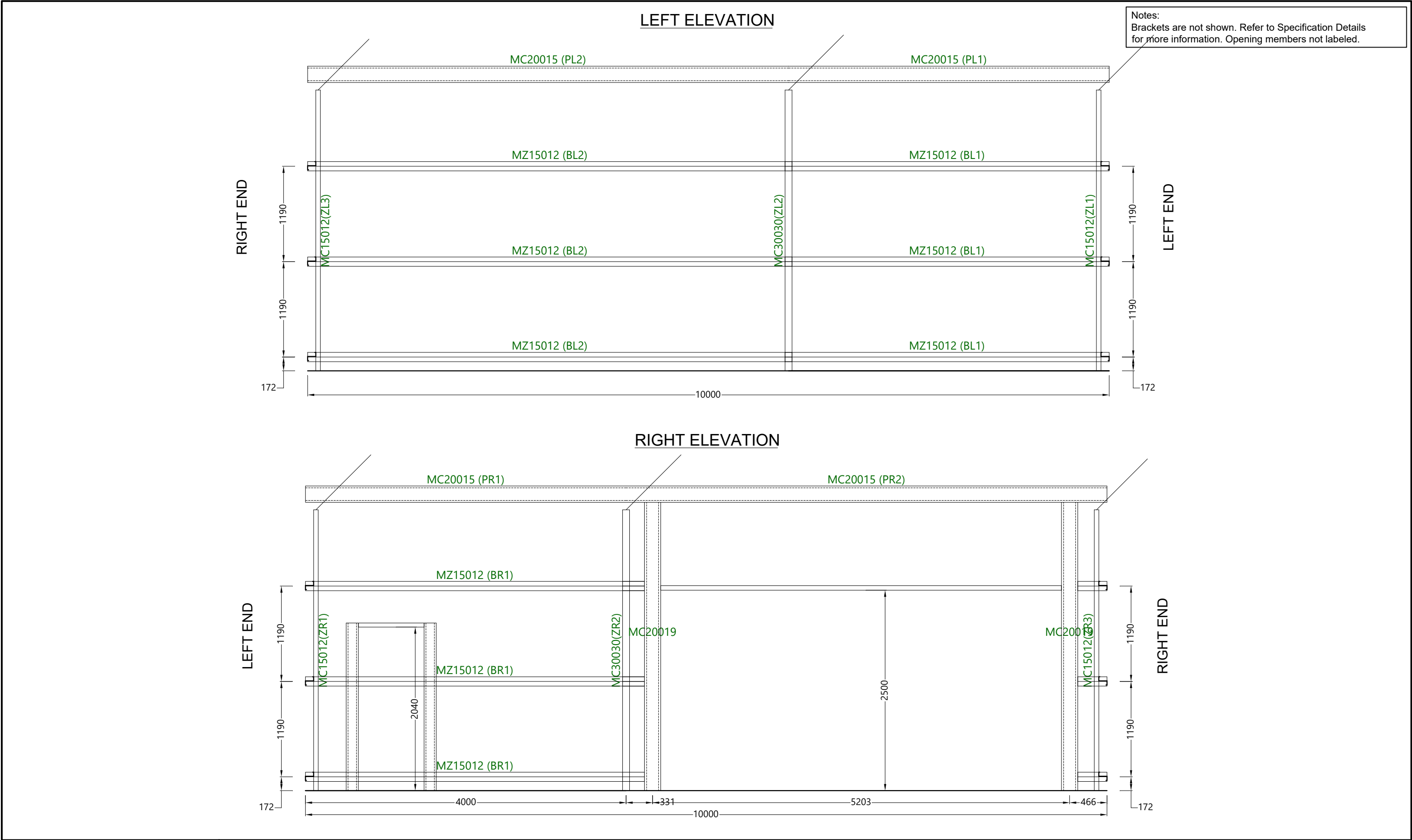
Revision	Date	Initial	Purchaser Name: Paul Buchannan		Purlin and Girt Plan NOT TO SCALE Page 2 of 5 ©Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing #	Print Date:			
			SLAN260076 - 11	01/07/2026			



Revision	Date	Initial	Purchaser Name: Paul Buchannan		Purlin and Girt Plan NOT TO SCALE Page 3 of 5 ©Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 11	Print Date: 01/07/2026			



Revision	Date	Initial	Purchaser Name: Paul Buchannan		Purlin and Girt Plan NOT TO SCALE Page 4 of 5 ©Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Launceston Name: Jakeryn Pty Ltd Phone: 03 6343 3649 Fax: Email: launceston@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 01/07/2026
			Site Location: 24 Thorne Ave Legana TAS 7277 Australia				
			Drawing # SLAN260076 - 11				
			Print Date: 01/07/2026				



SITE SPECIFIC DESIGN CRITERIA ANALYSIS



Issued:

01/07/2026

Prepared for:

Paul Buchannan
24 Thorne Ave
Legana TAS 7277

Supplier:

Sheds n Homes Launceston

Assessment Ref:

STX26060607YT

Building Details:

Span: 7
Length: 10
Avg. Height: 4.109

Assesment basis:

NCC 2022
AS/NZS 1170.2:2021
AS/NZS 1170.3:2003
NZS 1170.5:2004
AS/NZS 3500.3:2021

Certified by:



J. Ronaldson
for and on behalf of
Apex Engineering Group PTY LTD
(ACN 632 588 562)

Member Institution of Engineers (Aust.), CPEng (NER Structural) Regn. No. 5276680
Registered Professional Engineer (Structural) - Queensland: Regn. No. 24223
Registered Professional Engineer (Structural) - Victoria: Regn. No. PE0003848
Registered Building Designer & Professional Engineer (Structural) - Tasmania: Regn. No. 185770492



Site Location:

Geographic coordinates of
-41.34934,147.0428

The address provided for reference purpose only is:
24 Thorne Ave Legana TAS 7277

Executive Summary - Site Specific Analysis

The design analysis of the building has not been considered for each of the 4 orthogonal directions. Hence the maximum wind speed in any of the 8 cardinal directions has been used as the design wind speed. This is a conservative approach.

Each cardinal direction has been considered and the results are summarised below

Factor	N	NE	E	SE	S	SW	W	NW
Wind Region	A4							
Importance level (IL)	2							
Distance from Smoothed Coastline	N/A							
Regional Wind Speed (Vr)	45.0							
Climate Change Factor (Mc)	1							
Terrain Category (TC)	2.08	2.46	2.15	2.31	2.41	2.35	2.4	2.11
Terrain Category Multiplier (Mz)	0.90	0.87	0.90	0.89	0.88	0.88	0.88	0.90
Shielding Multiplier (Ms)	1	1	1	1	1	1	1	1
Topographic Multiplier (Mt)	1	1	1.03	1	1	1	1.09	1
Wind Direction Multiplier 1 (Md1)	0.85	0.75	0.75	0.8	0.8	0.9	1	1
Site specific design wind speed (Vsite1)	34.6	30	31.2	31.9	31.6	35.7	43.1	40.6

Wind Direction Multiplier 2 (Md2)	0.85	0.75	0.75	0.8	0.8	0.9	1	1
Site specific design wind speed (Vsite2)	34.6	30	31.2	31.9	31.6	35.7	43.1	40.6

Design Wind Speed (Vsite1)	43.1 m/s	for the resultant forces and overturning moments on the complete building and wind actions on major structural elements.
Design Wind Speed (Vsite2)	43.1 m/s	for cladding and immediate supporting structures (Purlins and Girts)
Snow Load	Nil	
Earthquake	0.08	Hazard Design Factor (Z)
Durability Alert	Yes	It is likely that the building is subject to a Marine Influence and Industrial Influence. You should satisfy yourself that any BlueScope or other warranties specific for your site are satisfactory for your purpose. Amongst other sources, you should contact BlueScope on 1800 800 789.
Rainfall Intensity	91mm/hr	5% AEP
Rainfall Intensity	123mm/hr	1% AEP

Wednesday, 1 July 2026

Sheeting Design Documentation

To whom it may concern,

The sheeting used for this structure has been designed as a category R2 sheeting with an imposed load of 0.25kPa and concentrated load of 1.4kN applied in accordance with NCC: 2022 Volume 2 Amendment 2 and AS1562.1.

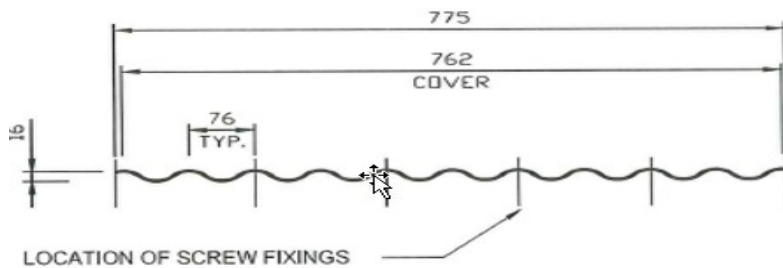
No allowance has been made for the fixing of rooftop-mounted equipment such as solar panels or air-conditioning equipment directly to the cladding.

Metroll purlins have been designed to withstand foot traffic during installation and service. The use of appropriate cradles or cherry pickers is recommended. **As a minimum, never walk on purlins without safety mesh in place.**

When walking on Corodek roof sheeting always wear flat rubber soled shoes and only walk over areas where purlins or batten supports are installed.

Profile and Dimensions of Cladding

Metroll Corodek Steel Sheetting is Manufactured from G550 colour coated steel or zinc-aluminium alloy coated (AZ 150) steel. In some locations galvanised (Z450) may also be available.



Specification of Materials

Location	BMT (mm)	Steel Base (MPa)	Mass CB (kg/m ²)	Mass Zinc (kg/m ²)	Effective Cover	Min. Pitch	Max Spans (mm)		
							End	Internal	Overhang
Roof	0.42	G550	4.35	4.28	762	5 (1 in 12)	900	1200	150
Roof	0.48	G550	4.93	4.81	762	5 (1 in 12)	1200	1600	150
Wall	0.42	G550	4.35	4.28	762	N/A	1850	2350	150
Wall	0.48	G550	4.93	4.81	762	N/A	2050	2450	150

Design pressures to AS/NZS 1170.2

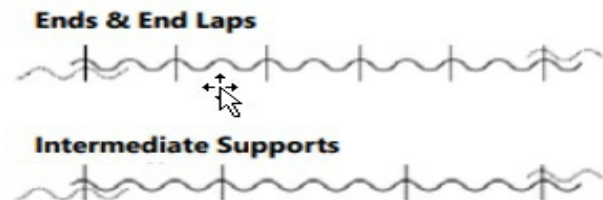
Location	Zone	Design Pressure (kPa)
Roof	Corner	-2.55
	Edge	-2.55
	General	-1.58
Wall	Corner	-2.56
	Edge	-1.91
	General	-1.26

Max Roof Run (m) for Slopes & Rainfall Intensity

Rainfall Intensity (mm/hr)	Corodek Roof Slope		
	1 in 12 (5°)	1 in 7.5 (7.5°)	1 in 6 (10°)
100	29	34	38
150	20	23	25
200	15	17	19

Max Roof Run (m) for Slopes & Rainfall Intensity			
Rainfall Intensity (mm/hr)	Corodek Roof Slope		
	1 in 12 (5°)	1 in 7.5 (7.5°)	1 in 6 (10°)
250	12	14	15
300	10	11	13
400	7	8	10

Fastener Specifications		
Connection Type	Non-Cyclonic	Cyclonic
Timber	M6 - 11 x 50 roof zips	M6.5 - 12 x 55 roof zips
0.75 to 1.0mm Steel	M6 - 11 x 50 roof zips	M6.5 - 12 x 55 roof zips
1.2 to 4mm Steel	M5.5 x 39 Auto Tek	14 - 10 x 53 Hex Head



Testing Criteria

This information is based on the **Low-High-Low testing competed by the Cyclone Testing Station (CTS)**, School of Engineering, James Cook University. The results of this testing are outlined in the test report TS716 produced by the CTS. Ultimate cyclic wind load strength tests were NATA accredited tests.

Load testing carried out by James Cook University, cyclone testing station, report No.TS716. Product tested to AS4040.1, AS4040.3 and low-high-low as per BCA B1.2. Tests carried out: cyclonic airbox wind test for strength. Static testing for serviceability. Buildex report No. ELTR 1532.

Signed

John Ronaldson
for and on behalf of
Apex Engineering Group PTY LTD
ACN 632 588 562