Build Buddy

Building Design & Documentation Standards

Introduction

For Owner-Builders

At Build Buddy, we are dedicated to helping owner builders design, approve, and build their own homes. We understand that as an owner builder, you may not have extensive construction experience, which is why we have incorporated building best-practices into every step of the Build Buddy workflow to ensure your success. The quality of your **Design Documentation and Construction Plans** is crucial to running an on-time, on-budget, and high-quality construction program. While it's exciting to start the physical construction process, the success of your project largely depends on the quality of your pre-construction process.

We strongly encourage Build Buddy users to adopt the philosophy of "Plan Slow, Build Fast." This means taking the time to carefully plan and document all decisions during the relatively inexpensive pre-construction phase. By doing so, you minimize risks and avoid costly mistakes during the more expensive construction phase. Thorough, well-coordinated, and detailed architectural documentation is also essential for attracting quality contractors to your project, as it helps them accurately price their services. Our commitment to ensuring thorough documentation directly contributes to our ability to offer quality and value to Build Buddy users by attracting skilled and reliable contractors to our platform.

Furthermore, proper construction plans and documentation serve as a roadmap for compliance. With increasing regulatory scrutiny, it's crucial to get your construction documentation right from the start. By understanding and following the Build Buddy Building Design & Documentation Standards, you'll be well on your way to a successful and efficient construction program.

For Building Designers

As a building designer, you play a crucial role in ensuring the success of owner-builder projects by providing high-quality design documentation and construction plans that are tailored to their unique needs. By adhering to the Build Buddy Building Design & Documentation Standards, you not only benefit your clients but also streamline your own design process.

When designing homes for owner builders, it is important to keep in mind their level of experience and the unique challenges they may face during the construction process. By utilizing well-established building methods and minimizing complexity, you can help ensure that your clients' projects run smoothly and efficiently. This approach not only benefits your clients but also helps you maintain a strong reputation within the Build Buddy community.

With increasing regulatory scrutiny, it's crucial to get the construction documentation right from the start. By ensuring that your designs meet the Build Buddy Building Design & Documentation Standards, you help protect your clients against potential structural and legal issues in the future, while also demonstrating your commitment to professional excellence.

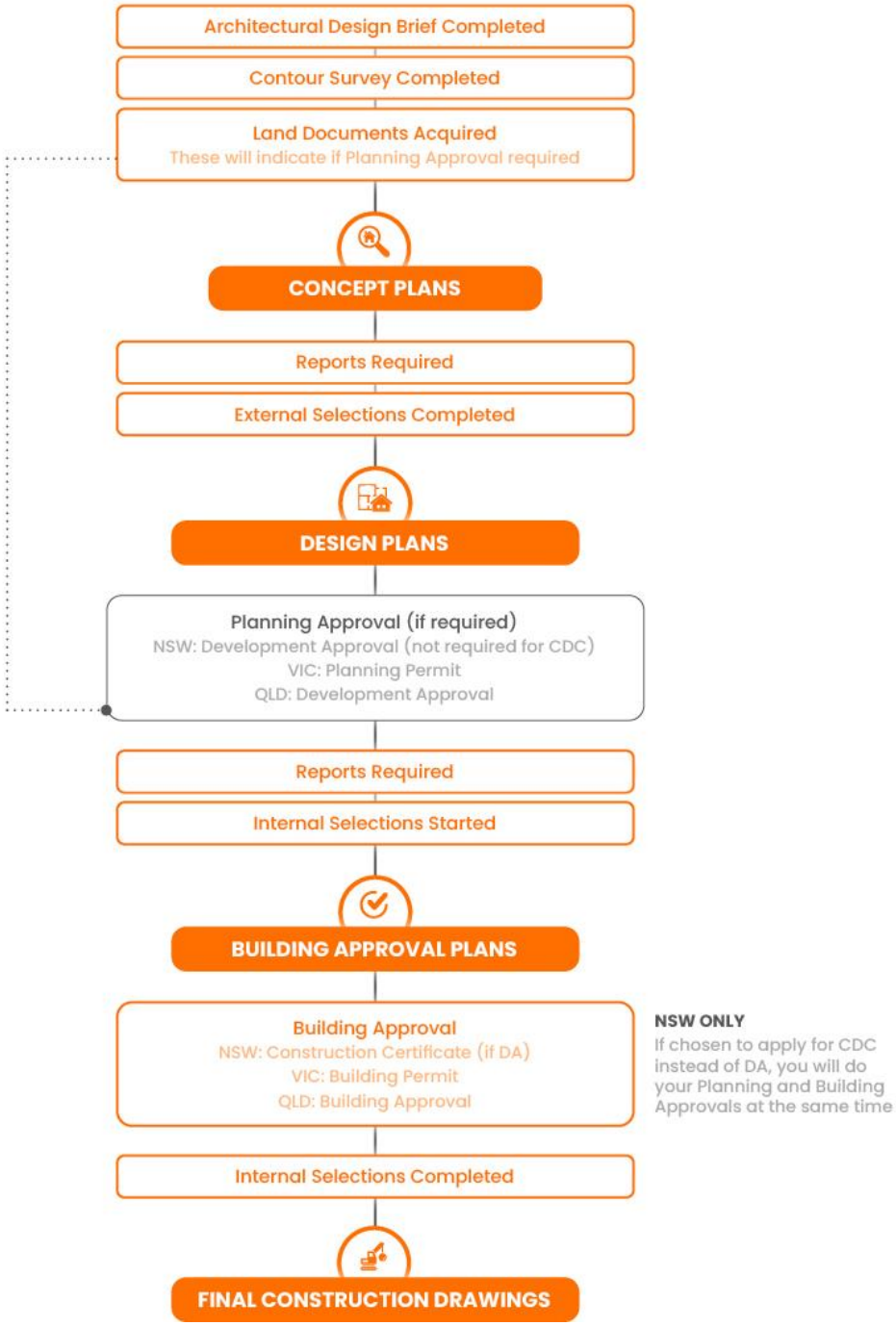
We value your expertise and dedication to creating high-quality designs that meet the needs of owner builders. By working together and adhering to the Build Buddy Building Design & Documentation Standards, we can help more people achieve their dream of designing, approving, and building their own homes.

The Design Workflow

Build Buddy's pre-construction workflow is designed to streamline the design and approval process while minimising rework and cost for owner builders. When a project commences from the beginning of the workflow, documents are prepared in four stages:

1. Concept Plans,
2. Design Plans,
3. Building Approval Plans, and
4. Final Construction Drawings.

The drawings required at each stage of the Design Workflow are defined in **Appendix 2: Drawing/Stage Matrix**. There are review stages staggered through the pre-construction workflow, and the prescribed drawings are necessary to allow an Owner's project to progress to the next stage.



Concept Plans

The purpose of a Concept Plan when designing a new home is to establish a preliminary design direction and ensure alignment between the homeowner and the architect or building designer. It serves as an important roadmap for the subsequent stages of the new home design process.

When starting from a blank canvas, we have created a comprehensive **Architectural Design Brief** document that can be used by your architect of building designer to gain background information on the home you desire and the site that you will be building on.

This is an important document that provides a foundation for them to be able to gain an idea of the scale and style of your project, while providing clarity, focus and alignment between you and your selected building designer.

> The Architectural Design Brief can be downloaded here and should be **completed PRIOR** to you submitting your Quote Request for a Building Designer.

Here are some of the important considerations during the Concept Plans stage:

1. Capture the Homeowner's Vision and Needs:

- Lifestyle and Functional Requirements: The plan should reflect how the homeowner intends to use the space, including family size, lifestyle preferences, desired room sizes and relationships, and any specific functional needs.
- Aesthetic Preferences: It should capture the homeowner's desired style, whether it's modern, traditional, minimalist, or something else. This includes overall form, materials, and finishes.
- Budgetary Considerations: The Concept Plan should consider the homeowner's budget and ensure that the design is feasible within those constraints.

2. Site Analysis and Integration:

- Site Conditions: The plan should respond to the site's topography, orientation, views, and any existing features like trees or structures. For this reason, it is **important that you obtain a Site/Land Survey prior to** working with a building designer.
- Environmental Considerations: It should consider passive design principles to maximize energy efficiency and comfort, such as natural light, ventilation, and solar gain.
- Planning Regulations: The plan should comply with local planning regulations, including setbacks, building height limits, and other zoning requirements.

3. Spatial Planning and Layout:

- Room Placement and Relationships: The plan should define the arrangement of rooms and their connections to ensure a functional and efficient layout.
- Circulation and Flow: It should consider how people will move through the home and ensure smooth and logical circulation patterns.

- Indoor-Outdoor Connections**:** The plan should establish how the home interacts with its surroundings, including outdoor living spaces, gardens, and views.

4. Communication and Collaboration:

- Visual Representation: The Concept Plan uses sketches, diagrams, and sometimes basic 3D models to communicate the design ideas to the homeowner.

- Feedback and Refinement: It serves as a basis for discussion and feedback, allowing the homeowner to provide input and refine the design before proceeding to more detailed stages.

- Decision-Making Tool: The plan helps the homeowner make informed decisions about the overall design direction, including layout, style, and materials.

5. Cost Estimation:

- **Early Price Guide:** Upon completion of the Concept Plan, the homeowner can request an Early Price Guide through the Build Buddy platform to establish preliminary cost estimations and thus helping the homeowner understand the financial implications of the design and ensuring that any budget constraints are addressed early.

The concept is then developed into an initial suite of plans that includes dimensioned Floor Plans, Elevations, Sections as well as a Window Schedule and serves as the basis for the more detailed Design Plans and Building Approval Plans, and then the Final Construction Drawings needed to build the home further down the track.

Upon completing this stage, owners are discouraged from making material structural or layout changes to the design.

Design Plans

Once the Concept Plan documentation has been finalised and approved by the homeowner, the next step is the Design Plans.

The primary purpose of the Design Plans is to ensure compliance with all applicable building codes and regulations and that the proposed home complies with zoning regulations and land-use restrictions, such as setbacks, height limits, and permitted uses.

Design Plans are substantively more detailed than the Concept Plans, and must include documentation as per the provided **Appendix 2: Drawing/Stage Matrix.**

Design Plans are used for two things:

1. **Engaging with the next set of Pros** (consultants and contractors) in your workflow. These Pros will use the Design Plans to quote or conduct their work, which would be required for your Building Approval or Construction Drawings, such as Structural Design, Traffic Control Plan or Driveway Approval. Please note that Concept Plans do not provide enough detail for these Pros to be able to do their work.

2. **Planning Approval**: If you are lodging for any of the following, you will need these set of Design Plans for your submission. Not everyone requires Planning Approval, and some may proceed directly to Buliding Approval, depending on their design, selections and local authority.

    If you are required to go for Planning Approval, you will be obtaining one of the following:
    - In NSW, this is referred to as DA (Development Approval),
    - In VIC this is referred to as PP (Planning Permit), and
    - In QLD, this is referred to as DA (Development Approval).

Documents required for Design Plans or Planning Approval
Reports that may be required include a Statement of Environmental Effects, Stormwater System design, Bushfire report, Acoustic report, BASIX/Energy Efficiency report and Landscape design.

To help maintain the character and integrity of the neighbourhood, external colour selections are typically required to have been completed and submitted as part of the documentation for your Planning approval.

It is also advisable to complete your HVAC selections at this stage as this may have an impact on some structural designs.

Building Approval Plans

Upon completing the Design Plans, the homeowner will engage with a Structural Engineer, Hydraulic Engineer, and any required specialist consultants (e.g. Acoustic or Bushfire). The Design Plans are then revised or updated to coordinate the more detailed elements required.

For example, this could include the Structural and Hydraulics Engineer designs, along with any other required specialist reports, and may also include additional design documentation such as joinery, electrical, and wet area details, into a coordinated set of plans that we refer to as Building Approval Plans.

Building Approval Plans are designed to work towards obtaining a Building Approval (see below definition per state). Building Approval is required from the applicable statutory authority in order to commence construction activities onsite.

Each state's Building Approval is as follows:
- In VIC, this is referred to as BP (Building Permit),
- In QLD, this is referred to as BA (Building Approval), and
- In NSW, this is referred to as CC (Construction Certificate) if the homeowner has already obtained a DA (Development Approval), otherwise the homeowner will only require a CDC (Complying Development Certificate).

This level of detail also enables homeowners to commence their Internal Selections appointments with specialist consultants (e.g. electrical, kitchen, stairs, and flooring).

Final Construction Drawings

All previous drawings are designed to lead to the production of the most important set of drawings required to efficiently and accurately build a new home: the Final Construction Drawings.

Final Construction Drawings are prepared once the homeowner has received their Building Approval (development consent), stamped plans from the authorities, and finalised all outstanding selections so

that they can be coordinated onto one final set of detailed plans that everyone working on the home can understand without confusion.

Construction details and set out plans are prepared in accordance with all relevant consultant specifications and permit requirements. The focus at this stage moves from the general arrangement of spaces to the compliance of specific construction details, elements, and material specifications with the National Construction Code and relevant Australian Standards.

Final Construction Drawings are critical for capturing the intended and approved built structure and are issued to the homeowner when all technical documents have been amalgamated.

> Well documented **construction drawings are key** to a **successful building program** and ensures that **all decisions are made during the pre-construction process** thus minimising the need for important construction decisions being made on-site.

Completed construction drawings should be designated 'For Construction' by the Building Designer or Architect, indicating that the drawings are suitable for construction purposes.

Having a complete set of detailed Construction plans is essential for several reasons:

1. Communication and Visualization

- Clear Vision: Construction plans translate the homeowner's vision and the architect's design into a tangible form that everyone involved in the project can understand. They provide a visual representation of the final product, including the layout, dimensions, and spatial relationships of rooms and features, thus providing clarity rather than confusion.

- Common Language: They serve as a common language between the homeowner, architect, Construction Buddy and subcontractors, ensuring everyone is on the same page and working towards the same goal.

2. Planning and Coordination

- Detailed Roadmap: Construction plans provide a detailed roadmap for the entire building process, outlining every step from site preparation to finishing touches. This helps ensure that the project stays on schedule and within budget.

- Coordination: They facilitate coordination between different trades and subcontractors, ensuring that everyone knows what needs to be done and when. This minimises conflicts and delays.

- Material Estimation: Construction plans allow for accurate estimation of materials needed for the project, helping to avoid costly overruns or shortages.

- Inspections: They serve as a reference point for building inspectors, who use them to ensure that the construction is being carried out according to approved plans and standards.

3. Procurement

- Accurate Quotes: Detailed Construction plans allow subcontractors to provide accurate quotes for the project, as they have a clear understanding of the scope of work involved. This helps homeowners compare bids and choose the best value option.

- Change Orders: They minimize the need for costly change orders during construction, as any changes to the original design can be identified and addressed before work begins.

4. Legal Protection

- Contractual Agreement: Construction plans form part of the contractual agreement between the homeowner and the subcontractors, providing a clear record of what has been agreed upon. This helps to avoid disputes and misunderstandings.

- Liability: They can be used as evidence in any legal disputes arising from the construction project.

Construction plans are an indispensable tool for designing and building a new home. They serve as a communication tool, a planning guide, a regulatory document, a cost control measure, and a legal safeguard. By providing a clear and comprehensive roadmap for the entire building process, construction plans help to ensure that the final product meets the homeowner's vision, complies with all relevant regulations, and is built to the highest standards of quality and safety.

Safety in Design

As a building designer, it is crucial to consider the safety of the design throughout the entire process, as required under Work Health & Safety legislation. Safety in Design involves identifying and mitigating potential risks associated with the construction, maintenance, and use of the building.

When designing a single home, designers should consider the following aspects to ensure the safety of the design:

1. Site access and egress
2. Material handling and storage
3. Working at heights
4. Electrical safety
5. Confined spaces
6. Hazardous materials
7. Structural stability
8. Accessibility for maintenance and repairs

By incorporating these considerations into the design process, designers can help eliminate or minimise risks to the health and safety of those who will construct, maintain, and use the building.

Building Specifications

A building specification is a vital document detailing the requirements for materials, workmanship, and construction methods for a project. It must closely align with the Building Code of Australia (BCA), part of the National Construction Code (NCC), and relevant Australian Standards.

This alignment ensures the construction project meets all regulatory, safety, and quality standards necessary for successful project delivery. In Australia, adherence to the BCA, NCC, and Australian Standards is essential for maintaining building integrity, ensuring occupant safety, and upholding environmental responsibility.

Appendix 1: Standards for Architectural Documentation

1. General Principles

1.1. Use a nested (stacked) dimensioning style
1.2. Arrange dimensions in hierarchical layers from largest to smallest
1.3. All dimensions to be given in millimetres unless otherwise noted
1.4. Wall thicknesses to be dimensioned to stud thickness, before linings are applied
1.5. Floor levels (FFLs) to be specified to the structural floor level, before finishes are applied

2. Dimensioning Hierarchy and Requirements

2.1. Outermost Dimension Layer
2.1.1. Overall building dimensions
2.1.2. Setback and boundary dimensions

2.2. Second Dimension Layer
2.2.1. Major building sections or wings
2.2.2. Significant architectural features (e.g., porches, garages)

2.3. Third Dimension Layer
2.3.1. Room dimensions
2.3.2. Sizes of external openings (doors and windows)
2.3.3. Center-to-center measurements between walls

2.4. Inner Dimension Layers
2.4.1. Detailed dimensions for internal elements (e.g., built-ins, fixtures)
2.4.2. Specific placement measurements (e.g., distance from walls to fixtures)

3. Dimensioning Technique

3.1. Placement of Dimension Lines
3.1.1. Place dimension lines parallel to each other, typically outside the floor plan
3.1.2. Align all dimension lines parallel to the measured element
3.1.3. Stack dimension lines neatly, maintaining consistent spacing between lines
3.1.4. Use shorter extension lines for inner dimensions, longer for outer dimensions

3.2. Text and Arrows
3.2.1. Place dimension text above the line for horizontal dimensions
3.2.2. Place dimension text to the left of the line for vertical dimensions
3.2.3. Use consistently sized arrowheads or tick marks at dimension line endpoints

3.3. Special Considerations
3.3.1. For circular or curved elements, dimension to the centre point
3.3.2. Use radial dimensions for curved walls or features
3.3.3. Include overall diagonal dimensions for non-rectangular rooms

3.4. Accuracy and Consistency

3.4.1. Ensure the sum of nested dimensions equals the larger dimension they're within
3.4.2. Verify all dimensions against the CAD model or manual measurements

4. Setback and Boundary Dimensions

4.1. Placement and Measurement

4.1.1. Show on the site plan or main floor plan if space allows
4.1.2. Place in the outermost layer of the nested dimension system
4.1.3. Measure from the property line to the nearest point of the building envelope
4.1.4. Include for all sides of the property (front, rear, and both sides)

4.2. Presentation

4.2.1. Use a different line style (e.g., dashed) for property boundaries
4.2.2. Label setback dimensions clearly (e.g., "Front Setback", "Side Setback")
4.2.3. Show minimum and maximum dimensions if setbacks vary along a building face
4.2.4. Show different setbacks for different building elements if required by regulations

4.3. Specific Placement Guidelines

4.3.1. For rectangular lots: Place outside the outermost building dimension lines
4.3.2. For irregular lots: Use radial dimensions from property corners where necessary
4.3.3. For complex building geometry: Show multiple setback dimensions to capture the closest points

4.4. Regulatory Compliance

4.4.1. Include a note referencing the relevant local planning regulations that govern setbacks

5. Area Schedules

5.1. General Requirements

5.1.1. Provide comprehensive area schedules on the architectural plans
5.1.2. Clearly distinguish between different area calculation methods
5.1.3. Include area calculations for each floor and a total for the building

5.2. Regulatory Area Calculations

5.2.1. Calculate according to local statutory regulations
5.2.2. Label as "Statutory Area" or use locally required term
5.2.3. Explain calculation method, referencing relevant regulation
5.2.4. Break down by floor and provide a total
5.2.5. Show separate calculations for different use categories if required

5.3. Cost Estimation Area Calculations

5.3.1. Provide separate calculations for cost estimation
5.3.2. Include
    Gross Building Area (GBA),
    Fully Enclosed Covered Area (FECA),
    Unenclosed Covered Area (UECA)
5.3.3. Define each area type in a legend or note
5.3.4. Break down each type by floor and provide totals

5.4. Additional Area Information

5.4.1. Site Coverage: Show as both area and percentage of total site area
5.4.2. Open Space: Calculate and show as both area and percentage of total site area

5.5. Presentation of Area Schedules

5.5.1. Use a tabular format for clarity
5.5.2. Group related areas together
5.5.3. Include the scale used for area calculations
5.5.4. Provide subtotals for each floor and grand totals for the entire building
5.5.5. Use consistent units (preferably square meters) and show to two decimal places

5.6. Location and Maintenance

5.6.1. Place on main floor plan sheet if space allows, or create a separate sheet
5.6.2. Ensure consistency with dimensioned plans
5.6.3. Update with each revision of the plans

6. Additional Information, Revision Control, and Status Control

6.1. Additional Plan Information

6.1.1. Include a north arrow for orientation
6.1.2. Provide a scale bar and numerical scale (e.g., 1:50)
6.1.3. Label all rooms and spaces
6.1.4. Include a legend for any symbols or abbreviations used

6.2. Revision Control

6.2.1. Include a revision block to track changes
6.2.2. Date all revisions and provide a brief description of changes
6.2.3. Use clouding to highlight recent revisions on the drawing
6.2.4. Assign a unique revision number or letter to each version

6.3. Status Control

6.3.1. Include a clear status indicator on each sheet
6.3.2. Use the following status designations in sequence:
   a. For Review
   b. For Coordination
   c. For Approval
   d. For Tender
   e. For Construction
6.3.3. Update the status with each major milestone or phase of the project
6.3.4. Include the date of the status change
6.3.5. Ensure all stakeholders are notified when the status changes
6.3.6. Maintain a log of status changes, including dates and responsible parties

6.4. Drawing Register

6.4.1. Maintain a comprehensive drawing register
6.4.2. List all drawings in the set with their respective:
   a. Drawing number
   b. Title
   c. Current revision number
   d. Current status
   e. Date of last update

6.4.3. Update the register with each revision or status change
6.4.4. Distribute the updated register to all relevant project team members

6.5. Approval and Sign-off

6.5.1. Include designated spaces for approval signatures on key drawings
6.5.2. Obtain necessary approvals before changing status to "For Construction"
6.5.3. Maintain records of all approvals and sign-offs

7. Doors and Windows

7.1. Numbering System

7.1.1. Assign a unique identifier to each door and window
7.1.2. Use a consistent format, e.g., "D" for doors, "W" for windows, followed by a number
7.1.3. Number sequentially, typically starting from the main entrance and moving clockwise
7.1.4. For multi-story buildings, prefix with floor number (e.g., 1D01, 2W03)

7.2. Dimensioning on Floor Plans

7.2.1. Show overall width of door/window openings
7.2.2. Indicate swing direction for doors
7.2.3. Show centre line of doors and windows
7.2.4. Dimension from nearest wall or fixed point to door/window centre line
7.2.5. For groups of windows, dimension overall width and individual widths

7.3. Additional Information on Floor Plans

7.3.1. Indicate door type (e.g., single, double, sliding) with appropriate symbols
7.3.2. Show window type (e.g., casement, sliding, fixed) with appropriate symbols
7.3.3. Include sill height for windows, measured from finished floor level
7.3.4. Note any special features (e.g., fire-rated doors, safety glass)

7.4. Door and Window Schedules

7.4.1. Create comprehensive schedules on separate sheet(s)
7.4.2. Include the following information for each door/window:
  a. Unique identifier (matching floor plan)
  b. Type/Style
  c. Size (width x height)
  d. Material
  e. Finish
  f. Hardware set (for doors)
  g. Glazing type & performance (for windows and glazed doors)
  h. Fire rating (if applicable)
  i. Quantity
7.4.3. Group similar doors/windows together for efficiency
7.4.4. Include small diagram or elevation for each unique type
7.4.5. Reference relevant details or sections

7.5. Coordination

7.5.1. Ensure consistency between floor plans and schedules
7.5.2. Cross-reference door/window numbers on all relevant drawings
7.5.3. Coordinate with other disciplines (e.g., structural openings, mechanical requirements)

7.6. Revisions and Updates

7.6.1. Clearly mark any changes to doors/windows on floor plans
7.6.2. Update schedules with each revision
7.6.3. Highlight changes in schedules for easy identification

7.7. Window Manufacture

7.7.1. Preferred window manufacturer to be *"Trend Window"*
7.7.2. "Trend" Quantum & Synergy ranges, to be specified for documentation consistency across the BB platform
7.7.3. PDF & CAD files provided by Trend if required for detailing purposes.
https://www.trendwindows.com.au/brochures-downloads/

8. Wall Types and Representation

8.1. Use distinct hatching patterns for different wall types

a. Masonry skin: Brick pattern hatching
b. AAC (Autoclaved Aerated Concrete): Dotted pattern
c. Cladding: Diagonal line pattern

8.2. Employ varying line weights to differentiate wall types

a. Heavier lines for structural or load-bearing walls
b. Medium lines for standard internal partitions
c. Lighter lines for non-structural elements

9. Sheet Layout, Scales, and Sizes

9.1. Sheet Sizes

9.1.1. Use standard ISO A series paper sizes
9.1.2. For residential projects, typically use A3 (297 x 420 mm) as the primary sheet size
9.1.3. For larger commercial or complex projects, consider A1 (594 x 841 mm) or A0 (841 x 1189 mm)
9.1.4. Maintain consistency in sheet size throughout the drawing set

9.2. Drawing Scales

9.2.1. Site Plans
  a. Minimum scale of 1:200 for residential projects
  b. Use 1:100 or 1:50 for smaller sites or when more detail is required
9.2.2. Floor Plans
  a. Use 1:100 or 1:50 for residential projects
  b. Ensure plans are never represented at less than 1:200
9.2.3. Elevations and Sections
  a. Typically use the same scale as floor plans (1:100 or 1:50)
9.2.4. Detail Drawings
  a. Use larger scales such as 1:20, 1:10, or 1:5 as appropriate
9.2.5. Include a scale bar on each sheet for easy reference

9.3. Title Block

9.3.1. Position consistently on all sheets (typically bottom right corner)
9.3.2. Include the following information:
  a. Project name and address
  b. Drawing title
  c. Drawing number
  d. Scale
  e. Date

f. Revision number and date
g. Architect/firm name and contact information
h. Client name
i. North point (for plans)

9.3.3. Provide space for approval signatures if required

9.4. Sheet Layout

9.4.1. Maintain consistent margins (minimum 10mm) on all sides
9.4.2. Organize information logically on the sheet
9.4.3. Group related drawings or details together
9.4.4. Allow adequate white space for readability
9.4.5. Position north point consistently for all plans (typically up or to the right)

9.5. Drawing Numbers and Titles

9.5.1. Use a logical numbering system (e.g., A-101 for architectural plans)
9.5.2. Include discipline identifier, sheet number, and optional level indicator
9.5.3. Use clear, descriptive titles for each drawing

9.6. Legends and Notes

9.6.1. Include relevant legends on each sheet or provide reference to a standard legend sheet
9.6.2. Group general notes together in a consistent location on the sheet

9.7. Viewports and Detail Callouts

9.7.1. Use consistent symbols for section cuts and detail callouts
9.7.2. Ensure viewports are to exact scale and properly cropped

9.8. Printing and Reproduction

9.8.1. Ensure all lines and text are legible when printed at full size
9.8.2. Test print in both colour and black and white to ensure clarity
9.8.3. Consider using grayscale or screenings for better black and white reproduction
9.8.3. Ensure PDF exports are to scale and maintain quality

Appendix 2: Drawing/Stage Matrix

☑ Required ☑ Required (if relevant to design/site)

	Title & Description	Concept Plans	Design Plans	Building Approval Plans	Final Construction Drawings
1.	**Coversheet** Owner's name, full site address and DP details to be provided.	☑	☑	☑	☑
2.	**Building Specification** Job specific Building Specification provided and to be amended accordingly.				☑
3.	**Survey Plan** Add original site survey to this sheet on a Build buddy title block.		☑	☑	☑
4.	**Site Establishment & Sediment and Erosion Control Plan** Illustrate the following on the original survey Plan, Temporary fencing, sediment control measures and details. Show wash down, material storage, controlled waste materials area, portable toilet & all-weather access to site entry.				☑
5.	**Demolition Plan** Illustrate the following on the original survey Plan, show all items to be demolished in dashed line types to clearly identify proposed demolition works.		☑	☑	☑
6.	**BASIX Sheet (NSW only)** Provide BASIX certificate and add to sheet allocated.		☑	☑	☑
7.	**NatHERS Sheet** Provide NatHERS certificate and add to sheet allocated.		☑	☑	☑
8.	**Site Plan** Illustrate the following on the original survey Plan. Show proposed design footprint with all boundary setback required. Proposed floor levels, site area compliance calculations and notation as per template provided. - Details to be amended to hydraulics & structural engineers' specification and selections.	☑	☑	☑	☑
9.	**Cut & Fill Plan** Illustrate the following on the original survey Plan. Illustrate the bulk areas requiring cut & fill. Nominate RL's and cut/fill heights required and show overall bench RL to ground floors.		☑	☑	☑
10.	**Slab Plans** Provide a slab plan that shows dwelling perimeter, rebated edges, drop edge beams, set downs (wet areas at 60mm). Clearly dimensioned penetrations and notation as required and as per template.			☑	☑
11.	**Basement floor Plan** Detailed basement floor plan as per ground floor template. Dimensioned with room names, notes and legend as required. RL's to all floors, living areas, garage, porch & alfresco.	☑	☑	☑	☑

	Title & Description	Concept Plans	Design Plans	Building Approval Plans	Final Construction Drawings
12.	**Ground floor Plan** Detailed ground floor plan as per template. Dimensioned with room names, notes and legend as required. RL's to all floors, living areas, garage, porch & alfresco.	☑	☑	☑	☑
13.	**First Floor Plan** Detailed first floor plan as per template. Dimensioned with room names, notes and legend as required. RL's to all floors, living areas & balconies. Illustrate void cut outs.	☑	☑	☑	☑
14.	**Roof Plan** Detailed roof plan showing type of roof material, roof pitch to all planes, show gutters downpipes and spreaders as required. Flashings, notation as required.	☑	☑	☑	☑
15.	**Electrical Plan Basement Floor** Provide a typical Basement electrical plan as per template and specification (to be provided). Details to be amended to manufactures specification and selections.			☑	☑
16.	**Electrical Plan Ground Floor** Provide a typical Ground Floor electrical plan as per template and specification (to be provided). Details to be amended to manufactures specification and selections.			☑	☑
17.	**Electrical Plan First Floor** Provide a typical First Floor electrical plan as per template and specification (to be provided). Details to be amended to manufactures specification and selections.			☑	☑
18.	**North Elevation** All elevations to show, floor / ceiling levels, wall & roof types, all services, AJ's DP locations shown as per Hydraulics engineer's design. Window head heights, ridge RL's & roof ventilators. External colours to be shown on final Construction set after confirming selections. Refer to template.	☑	☑	☑	☑
19.	**South Elevation** All elevations to show, floor / ceiling levels, wall & roof types, all services, AJ's DP locations shown as per Hydraulics engineer's design. Window head heights, ridge RL's & roof ventilators. External colours to be shown on final Construction set after confirming selections. Refer to template.	☑	☑	☑	☑
20.	**East Elevation** All elevations to show, floor / ceiling levels, wall & roof types, all services, AJ's DP locations shown as per Hydraulics engineer's design. Window head heights, ridge RL's & roof ventilators. External colours to be shown on final Construction set after confirming selections. Refer to template.	☑	☑	☑	☑

	Title & Description	Concept Plans	Design Plans	Building Approval Plans	Final Construction Drawings
21.	**West Elevation** All elevations to show, floor / ceiling levels, wall & roof types, all services, AJ's DP locations shown as per Hydraulics engineer's design. Window head heights, ridge RL's & roof ventilators. External colours to be shown on final Construction set after confirming selections. Refer to template.	☑	☑	☑	☑
22.	**Building Sections** Provide (minimum) two sections showing, floor / ceiling levels, wall & roof types. Additional sections will be require where changes in structure need to be detailed.	☑	☑	☑	☑
23.	**External Window & Door Schedule** Provide a detailed schedule to show Window and external door numbers, code, height, width, view from outside, type, glazing, lintel spec and glass area.	☑	☑	☑	☑
24.	**Internal details** Provide typical linen, built-in robe, walk-in robe, cupboard cross sections, wall elevation to wall openings as required.			☑	☑
25.	**Kitchen, Butlers + Alfresco Joinery Elevations** Provide 1:50 Kitchen, Butlers + Alfresco Joinery plan, elevations to all sides as per template. Show typical splashback detail (provided) as required - Kitchen details to be amended to manufactures specification and selections.			☑	☑
26.	**Wet Areas – Laundry, Powder rooms Elevation** Provide 1:50 Laundry & Powder room plan, elevations to all sides as per template. - Details to be amended to manufactures specification and selections.			☑	☑
27.	**Wet Areas – All Bathrooms, Elevation** Provide 1:50 Bathroom room plan, elevations to all sides as per template. - Details to be amended to manufactures specification and selections.			☑	☑
28.	**Wet area Details** Add relevant water proofing/wet area details.			☑	☑
29.	**Construction Details x2** Provide (minimum) two typical wall sections as requested at 1:20 scale - Details to be amended to engineers' specification and selections as required.			☑	☑
30.	**Construction Details Stair details (Plan, section)** Provide 1:50 Stair plan & section detail as requested. - Details to be amended to manufactures specification and selections.			☑	☑
31.	**External Materials/Colour Schedule** Provide external colours materials schedule. - Preliminary to be set out and amended after selections have been made.			☑	☑
32.	**Floor Finishes Plan** Provide floor finishes plan to all levels illustrating flooring types. Show legend and areas calculations as per template provided. - Preliminary to be set out and amended after selections have been made.			☑	☑

	Title & Description	Concept Plans	Design Plans	Building Approval Plans	Final Construction Drawings
33.	**Wall Finishes** Provide wall finishes plan to all levels illustrating wall finish types. Show legend as per template provided. - Preliminary to be set out and amended after selections have been made.			☑	☑
34.	**Driveway Plan and Section** Provide a 1:50 plan of the driveway and attached path to entry (if required). Provide dimensions, area and type of material for the driveway/path. Longitudinal Driveway gradient section required as per template.		☑	☑	☑
35.	**Compliance Areas Plan (FSR Plan)** Provide compliance floor plans to all level demonstrating how compliance area was calculated for Permit stage.	☑	☑		
36.	**Site Analysis Plan** Provide Site Analysis plans to comply with for Permit stage as per template.	☑	☑		
37.	**Shadow Diagrams** Provide Shadow diagrams at 9am, 12 noon & 3pm for June 21st and December 22nd as per template.		☑		
38.	**Waste Management Plan** Provide Waste Management plan and add to architectural set of plans, to comply for Permit stage.		☑		
39.	**Notification Plan** Provide Notification plans where required for Permits stage as per template.		☑		
40.	**Flow Diagram** Flow Diagrams may be required in certain estates. Provide Flow diagram to comply with authorities' requirements at Permits stage.		☑	☑	☑