PROPOSED RESIDENCE
LOT XYZ, DP ABCD
ANYWHERE STREET
ANYTOWN

for

Mr & Mrs ANYBODY

SAMPLE CONSTRUCTION CERTIFICATE DRAWING SET #1

DRAWING SCHEDULE

FOR REFERENCE ONLY

THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

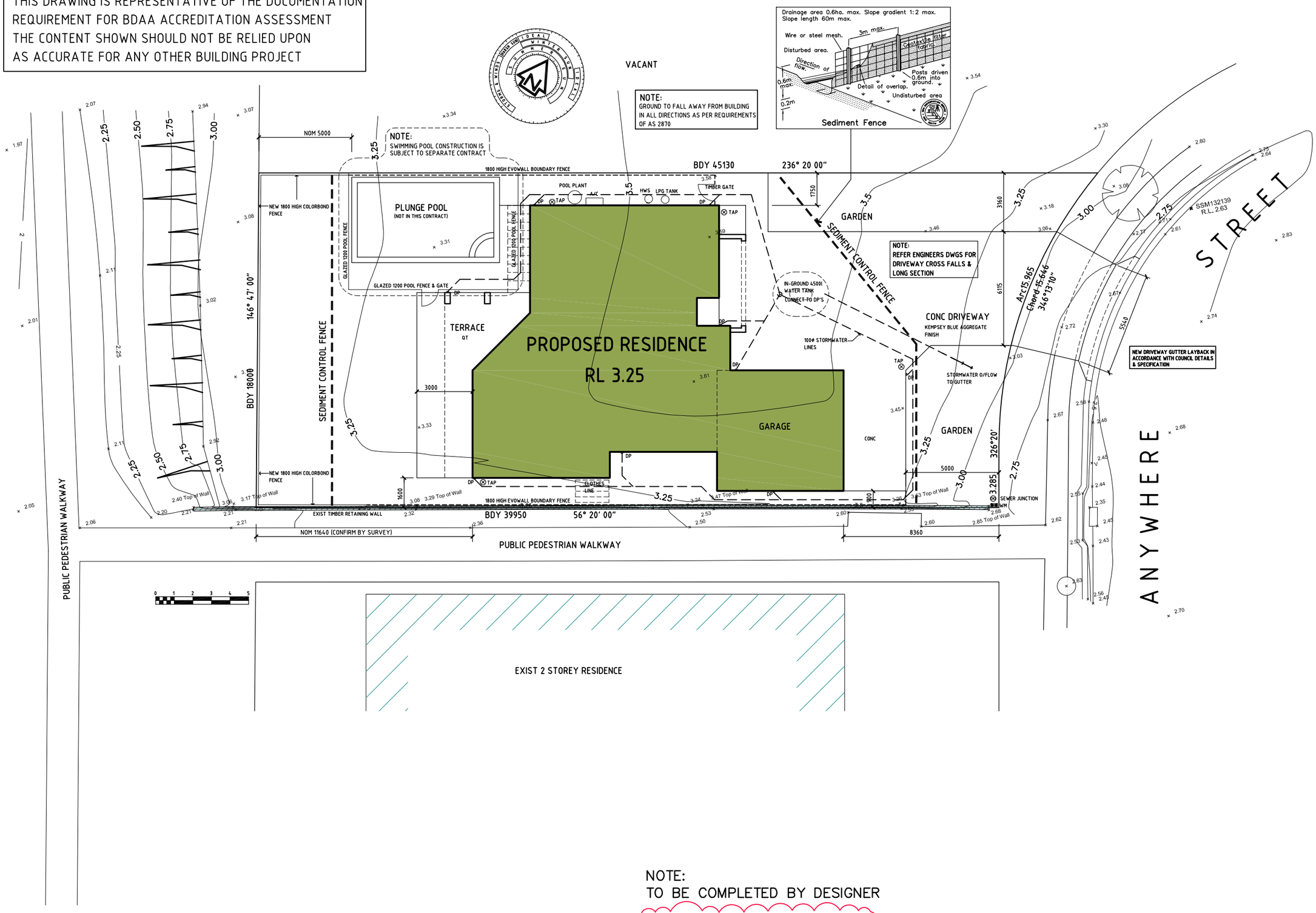
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Sample set of Drawings for a BCA Class 1a Residence

DESIGNERS LOGO

DATE:
DRAWN:
CHECKED:

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT



NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer	Tel.:
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown
For:
Mr & Mrs Anybody

Drawing:
SITE PLAN
Scale: 1:200 @ A3
Date:
Drawn:
Checked:
Drawing No.: **A01** /A

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

BOUNDARY

PLUNGE POOL
(NOT IN THIS CONTRACT)

TIMBER PERGOLA OVER

CONC PATH

FALL

LIVING
CARPET

BIW
MIRRORED SLIDING DOORS

BED 4
CARPET

GARAGE

CARPORT

WALL STRUCTURE
GROUND FLOOR EXTERNAL
240 THICK BRICK VENEER – 110 BRICK & 90mm STUDS
1st FLOOR EXTERNAL
90mm STUDS
GROUND & 1st FLOOR INTERNAL
90mm STUDS

600x350 BRICK PIERS

TERRACE
QT

TIMBER BEAM OVER

90X90 TIMBER POSTS

LINE OF VOID OVER

ENTRY
CT

QT

DINING
CT

UP

85 STEPDOWN TO GARAGE

FAMILY
CT

KIT
CT

REF

LINEN/COATS

BATH

LDRY
CT

WM

BENCH BY OTHERS

GARAGE
CONC

MANHOLE

CONC

CLOTHES LINE

CONC PAVING WITH WOOD FLOAT FINISH

SD SMOKE ALARM TO AS1670.1

BED 4

ENTRY

STAIR

BATH

LDRY

GARAGE

BOUNDARY

AREA SCHEDULE

GROUND FLOOR	149.6 sm
GARAGE	40.17 sm
TERRACE	39.6 sm
BUILDING FOOTPRINT	206.6 sm

GROUND FLOOR PLAN SCALE 1:100

NOTE:
TO BE COMPLETED BY DESIGNER

AMENDMENTS

No.	Date	Description	Drawn

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

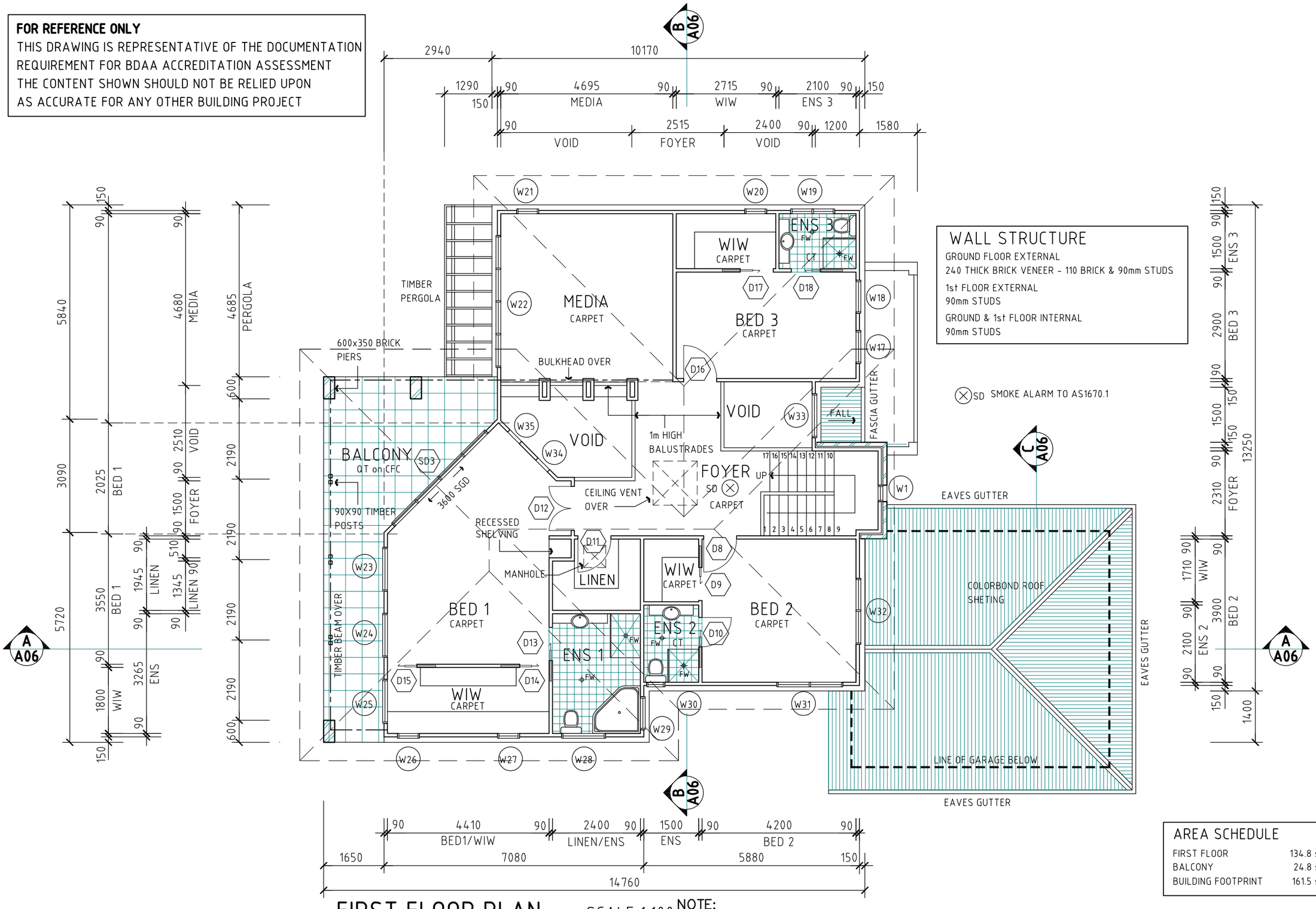
Building Designer
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project: **Proposed Residence**
Lot XYZ, DP ABCD – 10 Anywhere Streeet, Anytown
For: Mr & Mrs Anybody
Scale: 1:200 @ A3
Date:
Drawn:
Checked:
Drawing: GROUND FLOOR PLAN
Drawing No.: A02/A

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT



WALL STRUCTURE

GROUND FLOOR EXTERNAL
240 THICK BRICK VENEER - 110 BRICK & 90mm STUDS

1st FLOOR EXTERNAL
90mm STUDS

GROUND & 1st FLOOR INTERNAL
90mm STUDS

SD SMOKE ALARM TO AS1670.1

AREA SCHEDULE

FIRST FLOOR	134.8 sm
BALCONY	24.8 sm
BUILDING FOOTPRINT	161.5 sm

FIRST FLOOR PLAN

SCALE 1:100

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

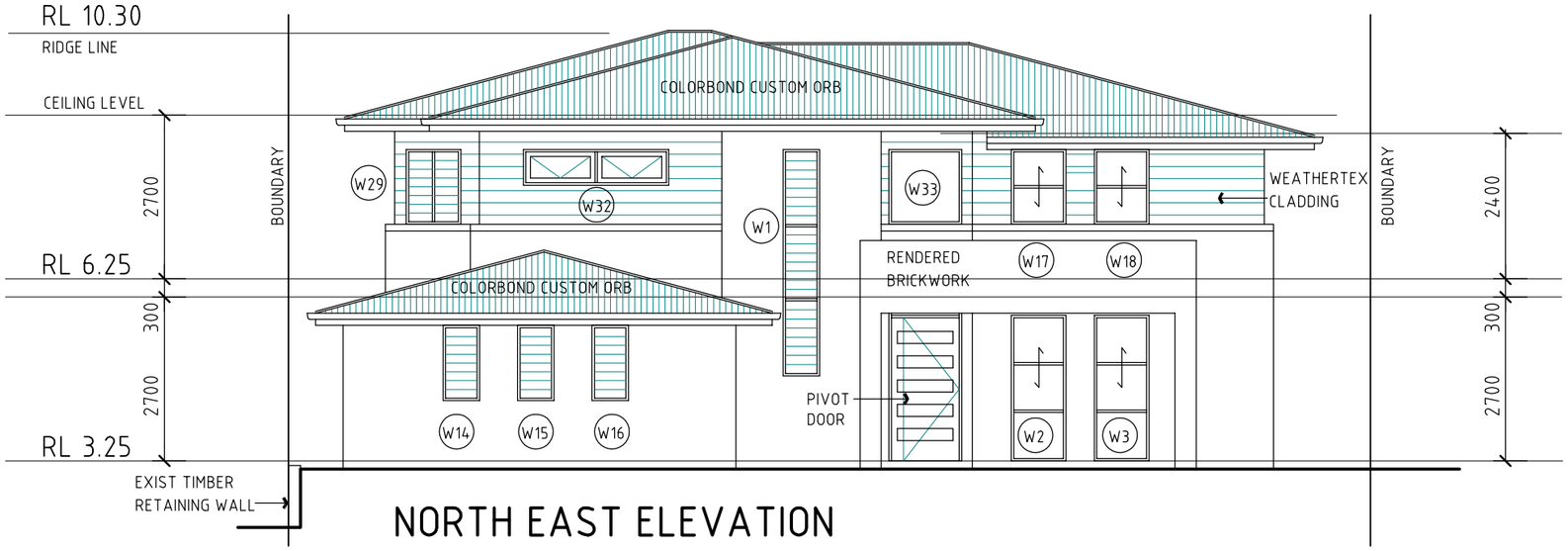
Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

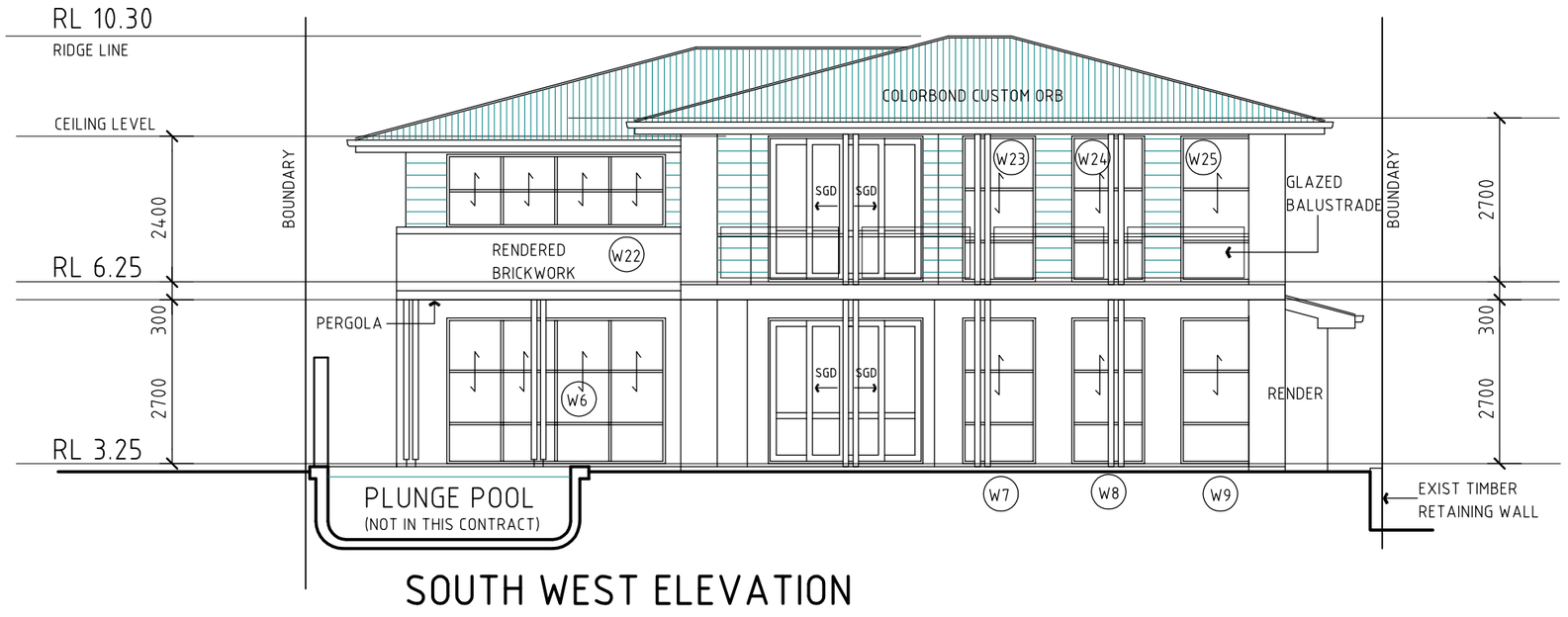
Drawing:
FIRST FLOOR PLAN

For: Mr & Mrs Anybody
Scale: 1:200 @ A3
Date:
Drawn:
Checked:
Drawing No.: **A03**/A



NORTH EAST ELEVATION

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT



SOUTH WEST ELEVATION

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

No.	Date	Description	Drawn

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer	Tel.:
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

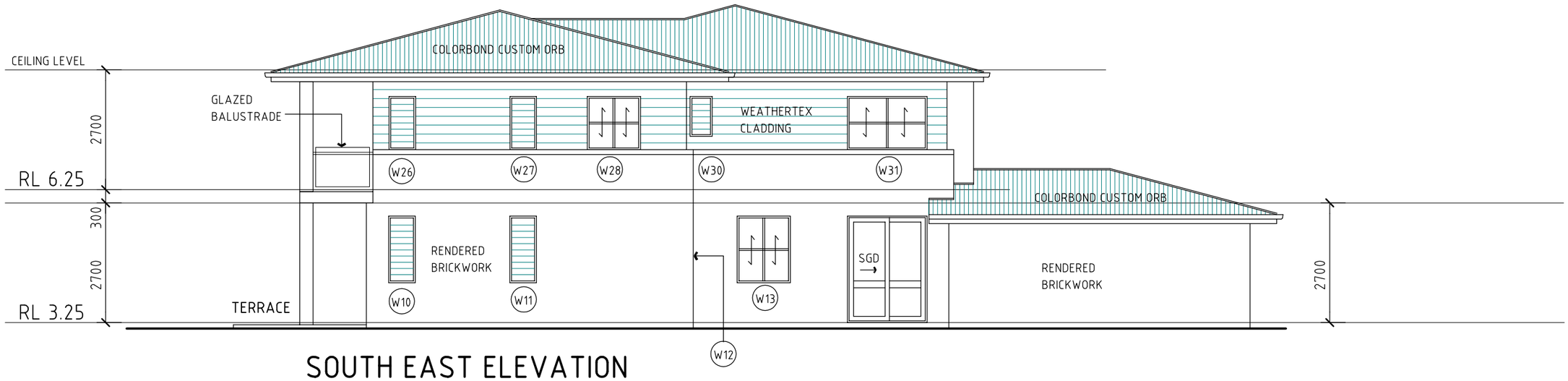
Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown
For:
Mr & Mrs Anybody

Drawing:
ELEVATIONS # 1

Scale:	Date:	Drawn:	Checked:	Drawing No.:
1:100 @ A3				A04/A

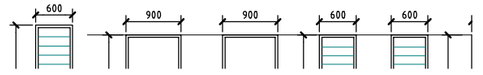


SOUTH EAST ELEVATION

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION
REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON
AS ACCURATE FOR ANY OTHER BUILDING PROJECT

NORTH WEST ELEVATION

NOTE:
TO BE COMPLETED BY DESIGNER



No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

No.	Date	Description	Drawn

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer	Tel.:
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

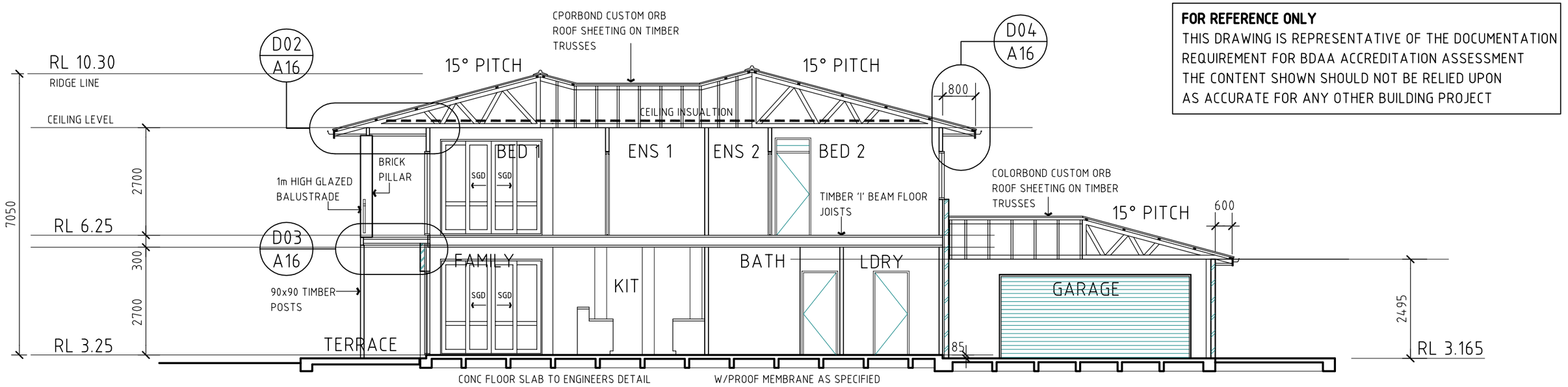
NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

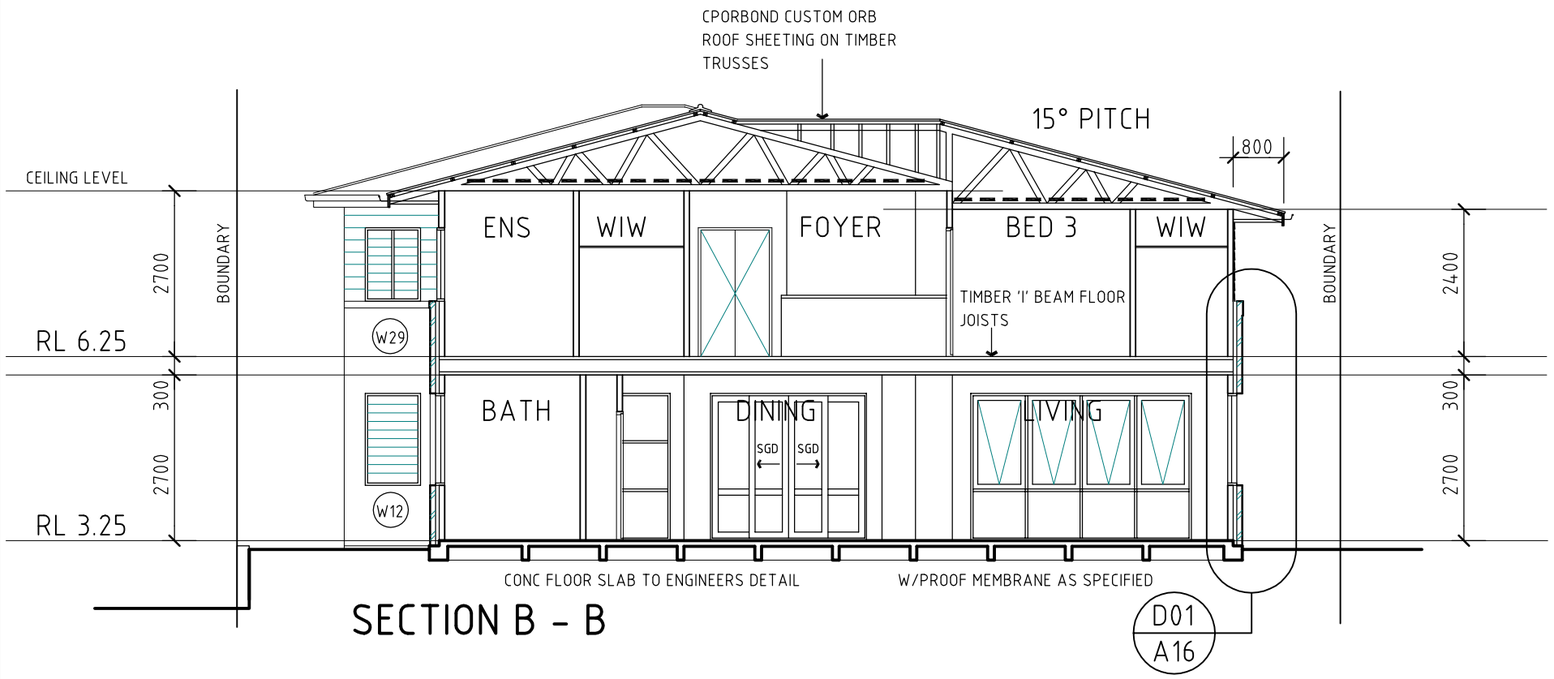
Drawing:
ELEVATIONS #2

For:	Scale:	Date:	Drawn:	Checked:	Drawing No.:
Mr & Mrs Anybody	1:100 @ A3	SEP 07	IB		A05 /A

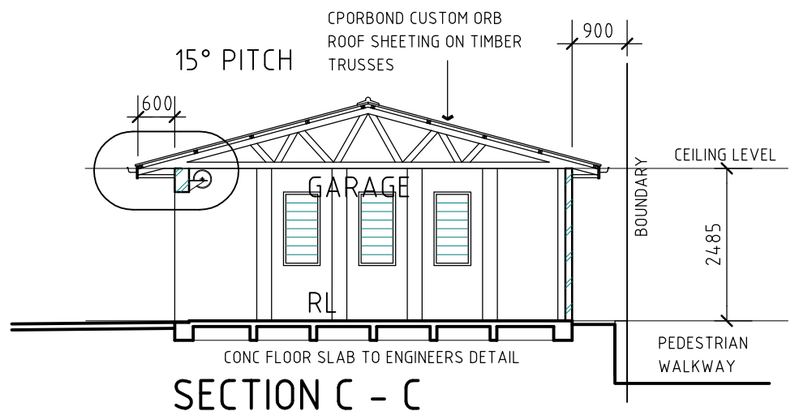
FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT



SECTION A - A



SECTION B - B



SECTION C - C

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer	Tel.:
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

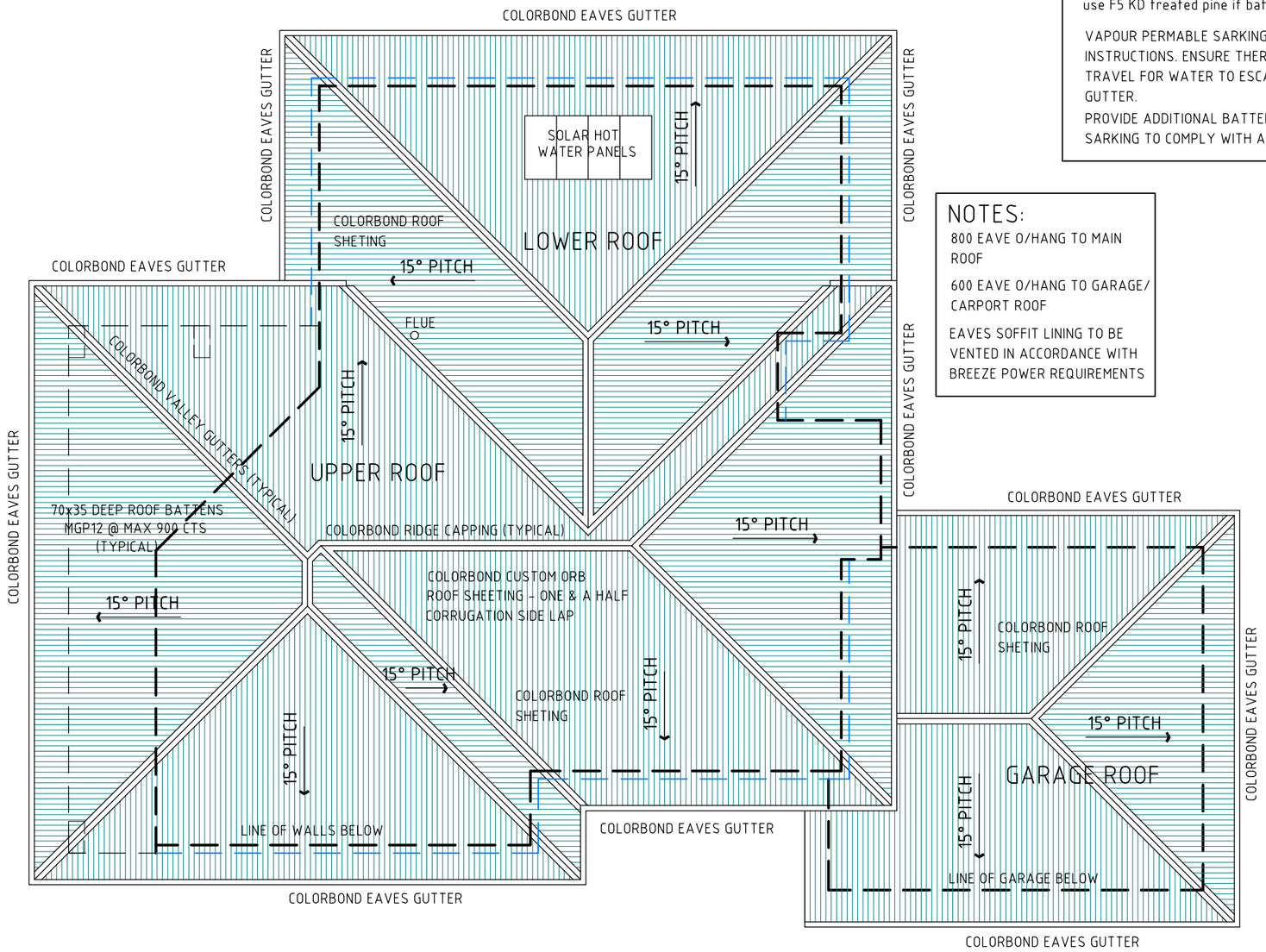
NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
SECTIONS

For: Mr & Mrs Anybody
Scale: 1:100 @ A3
Date:
Drawn:
Checked:
Drawing No.: **A06** /A

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT



ROOF NOTES

COLORBOND CUSTOM ORB 0.42 ROOF SHEETING CREST FIXED AT SIDE LAPS WITH 3 FIXINGS FOR INTERNAL SPANS & 5 FOR END SPANS.
REFER BCA VOL 2 H1D7 FOR DEFINITION OF INTERNAL & END SPANS

FIX WITH ROOFZIPS M6 X 50MM (OR EQUAL)

BATTENS TYPICALLY 70 X 35 DEEP MGP12 @ 900 MAX CENTRES.
use F5 KD treated pine if battens on top of sarking.

VAPOUR PERMABLE SARKING INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. ENSURE THERE IS A CLEAR UNIMPEDED PATH OF TRAVEL FOR WATER TO ESCAPE FROM SARKING INTO THE EAVES GUTTER.
PROVIDE ADDITIONAL BATTENS OR BLOCKING PIECES AS REQUIRED.
SARKING TO COMPLY WITH AS/NZS 4200 PARTS 1 & 2

DOWNPIPES MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.
ROOF CLADDING TO COMPLY WITH AS 1562.1
ROOF DRAINAGE MUST COMPLY WITH:

- PLUMBING CODE OF AUSTRALIA PART D1
- AS/NZS 3500.3
- BCA VOLUME 2 PARTS 3.3 & 7.3 (DEEMED TO SATISFY PROVISIONS)

TRUSS DESIGN TO ACCOMODATE EXTRA LOADING FOR SOLAR HWS AND PV CELL PANELS

ALL COLORBOND ROOF SHEETING, GUTTERS, CAPPING & DOWNPIPES TO BE 'ULTRA GRADE' FINISH

NOTES:

800 EAVE O/HANG TO MAIN ROOF

600 EAVE O/HANG TO GARAGE/ CARPORT ROOF

EAVES SOFFIT LINING TO BE VENTED IN ACCORDANCE WITH BREEZE POWER REQUIREMENTS

ROOF DESIGN DETAILS

TIMBER ROOF TRUSSES TO BE BBC PREFABRICATED TRUSSES OR SIMILAR DESIGNED IN ACCORDANCE WITH 'GANG NAIL' AUSTRALIA TRUSS SYSTEM DESIGN CRITERIA

ROOF TRUSS DETAILS TO BE SUBMITTED TO PRINCIPAL CERTIFYING AUTHORITY PRIOR TO INSTALLATION

DESIGN WIND VELOCITY	N3
ROOF PITCH	5°
ROOF COVERING	COLORBOND CUSTOM ORB
CEILING LINING	PLASTERBOARD

WIND CLASSIFICATION

GEOGRAPHIC REGION	A
TERRAIN CATEGORY	2
TOPOGRAPHIC CLASSIFICATION	T1
SHIELDING CLASSIFICATION	PS
WIND CLASSIFICATION	W33N

ROOF ANCHOR POINTS

INSTALL SAFEMASTER STAINLESS STEEL ANCHOR RINGS TO ENABLE SAFE WORKING AT ROOF LEVEL.
BUILD INTO SHEET STEEL ROOF AND FIX TO ROOF SUB-STRUCTURE

HWS NOTES:

WHERE AN ALTERNATIVE 'HEAT PUMP' HWS IS TO BE USED, THE LOCATION OF THE HEAT PUMP SHOUDL BE NOTED ON THE FLOOR/ SITE PLAN

PHOTOVOLTAIC CELLS

ROOF MOUNTED PVC'S SHOULD EB NOTED ON THE ROOF PLAN IF INCLUDED IN THE DESIGN SPECIFICATION

ROOF PLAN

SCALE 1:100

AREA SCHEDULE

UPPER RROOF	227.9 sm
LOWER ROOF (GARAGE)	52.7sm

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer	Tel.:
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
ROOF PLAN

For:	Scale:	Date:	Drawn:	Checked:	Drawing No.:
Mr & Mrs Anybody	1:100 @ A3		IB		A07/A

WINDOW SCHEDULE

NOMINATED WINDOW SUPPLIER - AWS

No	WIDTH	HEIGHT	UNIT	ROOM	TYPE	GLASS VALUES		GLASS TYPE	FRAME
						U Value	SHGC		
W1	600	3800	2400	Entry	Adjustable Louvres	REFER BASIX CERTIFICATE	REFER BASIX CERTIFICATE	Clear Glazing	Alum
W2	900	2400	2400	Bed 4	Fixed/Double Hung			Clear Glazing	Alum
W3	900	1500	2400	Bed 4	Fixed/Double Hung			Clear Glazing	Alum
W4	600	1500	2400	Living	Adjustable Louvres			Clear Glazing	Alum
W5	600	1500	2400	Living	Adjustable Louvres			Clear Glazing	Alum
W6	3600	2400	2400	Living	Fixed/Double Hung			Clear Glazing	Alum
W7	1200	2400	2400	Family	Fixed/Double Hung			Clear Glazing	Alum
W8	1200	2400	2400	Family	Fixed/Double Hung			Clear Glazing	Alum
W9	1200	2400	2400	Family	Fixed/Double Hung			Clear Glazing	Alum
W10	600	1500	2400	Family	Adjustable Louvres			Clear Glazing	Alum
W11	600	1500	2400	Family	Adjustable Louvres			Clear Glazing	Alum
W12	900	1500	2400	Kitchen	Adjustable Louvres			Clear Glazing	Alum
W13	1200	1500	2400	Bath	Double Hung			Opaque	Alum
W14	600	1200	2100	Garage	Adjustable Louvres			Clear Glazing	Alum
W15	600	1200	2100	Garage	Adjustable Louvres			Clear Glazing	Alum
W16	600	1200	2100	Garage	Adjustable Louvres			Clear Glazing	Alum
W17	900	1200	2100	Bed 3	Double Hung			Clear Glazing	Alum
W18	900	1200	2100	Bed 3	Double Hung			Clear Glazing	Alum
W19	1200	1200	2100	Ens	Double Hung			Clear Glazing	Alum
W20	600	1200	2100	WIW	Adjustable Louvres			Clear Glazing	Alum
W21	600	1200	2100	Media	Adjustable Louvres			Clear Glazing	Alum
W22	3600	1200	2100	Media	Double Hung			Clear Glazing	Alum
W23	1200	2400	2400	Bed 1	Fixed/Double Hung			Clear Glazing	Alum
W24	1200	2400	2400	Bed 1	Fixed/Double Hung			Clear Glazing	Alum
W25	1200	2400	2400	WIW	Fixed/Double Hung			Clear Glazing	Alum
W26	600	1200	2100	WIW	Adjustable Louvres			Clear Glazing	Alum
W27	600	1200	2100	WIW	Adjustable Louvres			Clear Glazing	Alum
W28	1200	1200	2100	Ens	Double Hung			Opaque	Alum
W29	900	1200	2100	Ens	Adjustable Louvres			Opaque	Alum
W30	500	900	2100	Ens	Adjustable Louvres			Opaque	Alum
W31	1800	1200	2100	Bed 2	Double Hung			Clear Glazing	Alum
W32	1800	600	2100	Bed 2	Awning			Clear Glazing	Alum
W33	1200	1200	2100	Void	Fixed			Clear Glazing	Alum
W34	450	900	2100	Bed 1	Adjustable Timber Louvres				Timber
W35	450	900	2100	Bed 1	Adjustable Timber Louvres				Timber

NOTES:

SIZES SHOWN ARE NOMINAL ONLY AND OPENING SIZES ARE TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE

ALL FRAMES TO BE POWDERCOATED ALUMINIUM

DESIGN WIND LOADING W41N

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047 & AS 4055

ALL OTHER GLASS TO COMPLY WITH AS 1288.

ALL WINDOWS & EXTERNAL SLIDING DOORS TO HAVE INSECT SCREENS IN POWDERCATED FRAMES

ALL WINDOW FRAMES TO BE WEATHER STRIPPED

WIND LOADING:

WINDOW SYSTEMS TO HAVE WATER RESISTANCE RATING OF 426 Pa IN ACCORDANCE WITH AS 2047

DOOR SCHEDULE

GROUND LEVEL

No	WIDTH	HEIGHT	TYPE
D1	1200	2340	Solid Core Pivot Security Screen Door
D2*	870	2040	Panelled Hollow Core
D3	870	2040	Panelled Hollow Core
D4	870	2040	Panelled Hollow Core
D5	870	2040	Panelled Hollow Core
D6	2/870	2040	Panelled Hollow Core
D7	870	2040	Panelled Solid Core

DOORS MAKED THUS ✳ TO HAVE 300 DEEP LOUVRED PANEL OVER

SLIDING GLASS DOORS

SD1	3600	2400	Sliding Glass Door
SD2	1800	2400	Sliding Glass Door

FIRST FLOOR

D8 *	870	2040	Panelled Hollow Core
D9	820	2040	Panelled Hollow Core Cavity Slider
D10	870	2040	Panelled Hollow Core
D11	870	2040	Panelled Hollow Core
D12*	2/820	2040	Panelled Hollow Core
D13	870	2040	Panelled Hollow Core Cavity Slider
D14	870	2040	Panelled Hollow Core Cavity Slider
D15	870	2040	Panelled Hollow Core Cavity Slider
D16 *	870	2040	Panelled Hollow Core
D17	870	2040	Panelled Hollow Core Cavity Slider
D18	870	2040	Panelled Hollow Core Cavity Slider

DOORS MARKED THUS ✳ TO HAVE 300 DEEP LOUVRED PANEL OVER

SLIDING GLASS DOORS

SD3	3600	2400	Sliding Glass Door

ROLLER DOORS

RD1	5200	2100	Colorbond Steel

GENERAL GLAZING NOTES

FLASHINGS TO WALL OPENINGS

ALL OPENINGS TO BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904.

FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR TIMBER FRAMED CONSTRUCTION

SHOWER SCREENS

SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH BCA TABLE 3.6.5 & AS 1288. MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH MINIMUM STANDARDS

PREVENTION OF FALLS FROM WINDOWS

UPPER FLOOR OPENABLE WINDOWS MUST BE PROTECTED IN ACCORDANCE WITH BCA VOL 1 -SECTION D2.24

BCA NOTES:

CLAUSE	REQUIREMENTS
H2D2	SITE DRAINAGE TO COMPLY WITH AS 3500.3.2 OR AS 3500.5 & BCA H2D2
H1D3	TERMITE BARRIER TO BE INSTALLED IN ACCORDANCE WITH AS 3660.1 & BCA H1D3-PART 3.4
H1D4	FOOTINGS & SLABS TO COMPLY WITH BCA PART H1D6 - PART 4.2
H1D4	DAMP PROOFING OF FLOORS TO COMPLY WITH BCA H1D4-PART 4.2.8
H1D4	MASONRY ACCESSORIES TO COMPLY WITH AS 3700 & BCA H1D5
H1D6	STRUCTURAL STEEL TO COMPLY WITH BCA H1D6 - PART 6.3
H1D7	TIMBER FRAMING TO COMPLY WITH AS 1684.2 OR AS 1684.4 & BCA H1D6 - PART 6.3
H1D7	WALL CLADDING TO COMPLY WITH AS 1562.1 OR BCA H1D7 - PART 7.5
H1D7	METAL ROOF CLADDING TO COMPLY WITH AS 1562.1 & BCA H1D7 - PART 7.2
H1D7	GUTTERS & DOWNPIPES TO COMPLY WITH AS 3500.3.2 OR AS 3500.5 & BCA H1D7-PART 7.4
H1D7	ROOF SARKING TO COMPLY WITH BCA H1D7-PART 7.3.4
H1D8	GLAZING TO COMPLY WITH AS 2047 & AS 1248 & BCA H1D8 - PART 8
H2D4	WEATHERPROOFINH OF MASONRY TO COMPLY WITH AS 3700 & BCA H2D4
H3	FIRE HAZARD PROPERTIES TO COMPLY WITH BCA H3 - PART 9
H3	SMOKE ALARMS TO COMPLY WITH BCA H3-PART 9.5
H5D3	OPENABLE WINDOWS TO COMPLY WITH BCS H5D3-PARTS 11.3.7.& 11.3.8
H5D3	HANDRAILS TO COMPLY WITH BCA H5D3-PART 11.3.5
H7D5	FIREPLACE FLUE INSTALLATION TO COMPLY WITH BCA H7D5-PART 12.4.4
H7D5	FREE STANDING HEATING APPLIANCES TO COMPLY WITH BCA H7D5-PART 12.4.5
H4D2	WET AREAS TO COMPLY WITH AS 3470 & BCA H4D2-PART 10.2
H4D5	SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA H4D5-PART10.4.2
H6	THERMAL INSULATION TO COMPLY WITH BCA H6-PART 13.2
H6	GLAZING TO COMPLY WITH THE PROVSIONS OF THE BASIX CERTIFICATE & BCA H6-PART 13.3
H6	BUILDING SEALING TO BE IN ACCORDANCE WITH BCA H6-PART 13.4
H6	AIR MOVEMENT TO COMPLY WITH THE PROVISIONS OF THE BASIX CERTIFICATE & BCA H6-PART 13.5
H6	BUILDING SERVICES TO COMPLY WITH BCA H6-PART 13.7

FOR REFERENCE ONLY

THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

NOTE:
TO BE COMPLETED BY DESIGNER

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

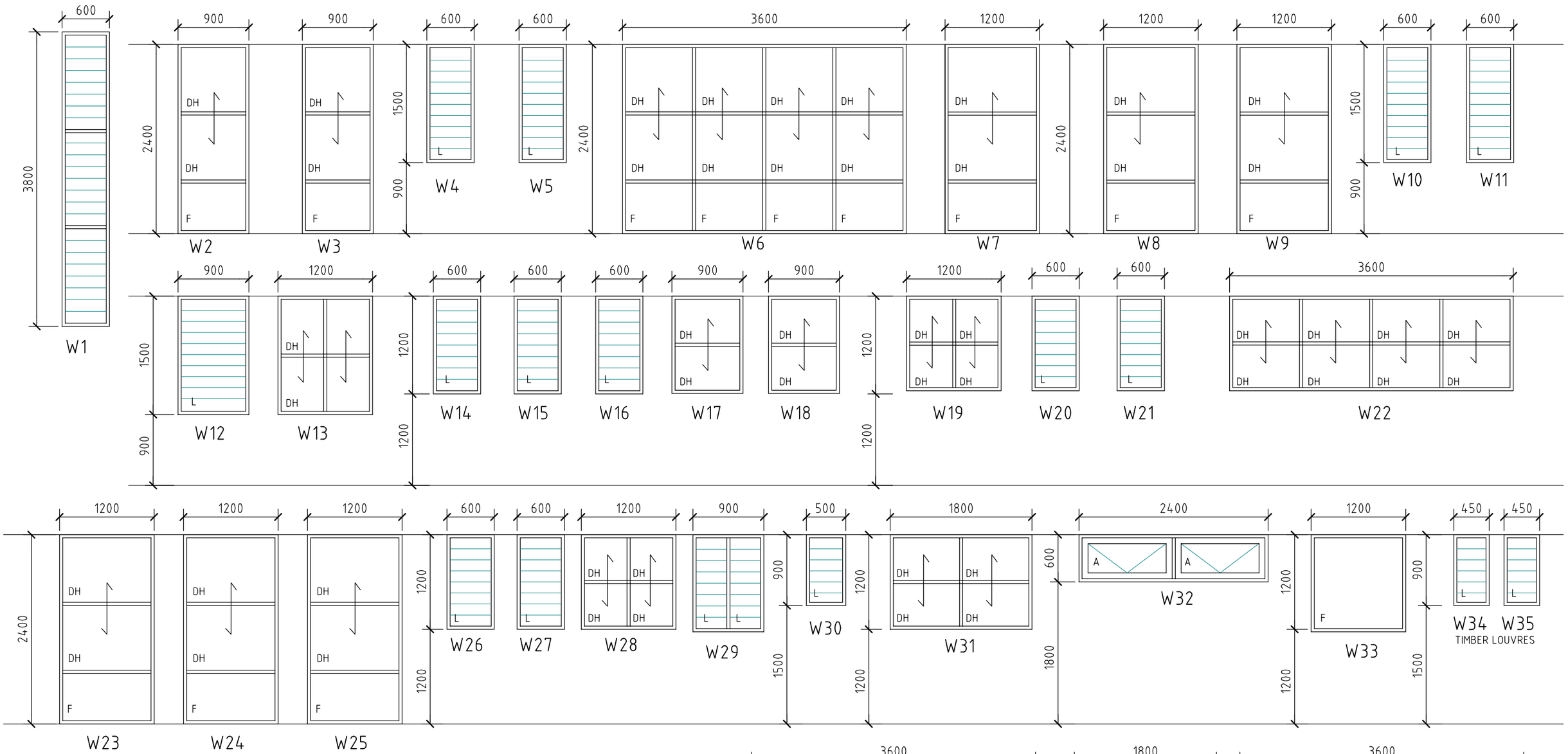
Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
SCHEDULES & BCA NOTES

For: Mr & Mrs Anybody

Scale: 1:100 @ A3 | Date: | Drawn: | Checked:

Drawing No.: A08/A



FOR REFERENCE ONLY

THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer Tel.:
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

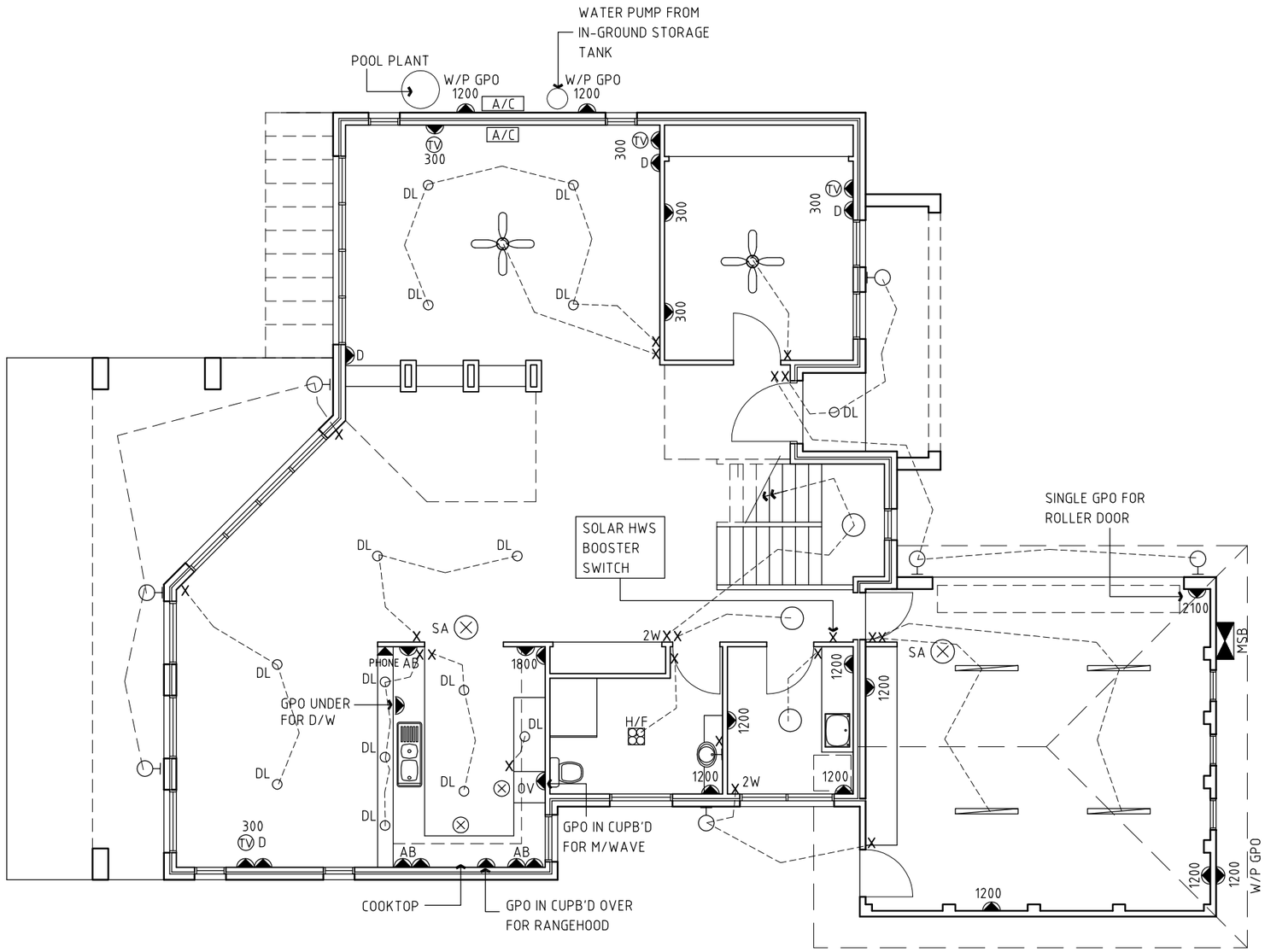
NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
WINDOW ELEVATIONS

For: Mr & Mrs Anybody
Scale: 1:100 @ A3
Date:
Drawn:
Checked:
Drawing No.: **A09**/A

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT



GROUND FLOOR ELECTRICAL PLAN

ELECTRICAL LEGEND

	1200 BATTEN FLURO - SURFACE MOUNTED
MSB	MAIN SWITCHBOARD
	CEILING FAN WITH LIGHT - REMOTE CONTROL
300	DOUBLE GPO WITH HEIGHT ABOVE FLOOR AB = ABOVE BENCH
X	LIGHT SWITCH - NOM 1050 ABOVE FLOOR LEVEL 2W = 2 WAY SWITCH
	FLOODLIGHT WITH MOVEMENT/HEAT SENSOR
H/F/L	BATHROOM HEATER/FAN/LIGHT UNIT EXHAUST FAN - MUST DISCHARGE DIRECTLY OR VIA SHAFT TO OUTDOOR AIR (NCC VOL 2 - 2022 - PART 10.8)
SA	SMOKE ALARM TO AS1670.1
	WALL MOUNTED LIGHT
PHONE	PHONE CONNECTION POINT
D	DATA OUTLET
TV	TV OUTLET
	CEILING MOUNTED OYSTER FITTING
	PERMANENTLY CONNECTED APPLIANCE
DL	LOW WATTAGE RECESSED DOWNLIGHTS

PROVIDE UNDERGROUND POWER FROM MAIN SWITCHBOARD LOCATED ON GARAGE WALL TO HOUSE SUB BOARD

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS
DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

No.	Date	Description	Drawn

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

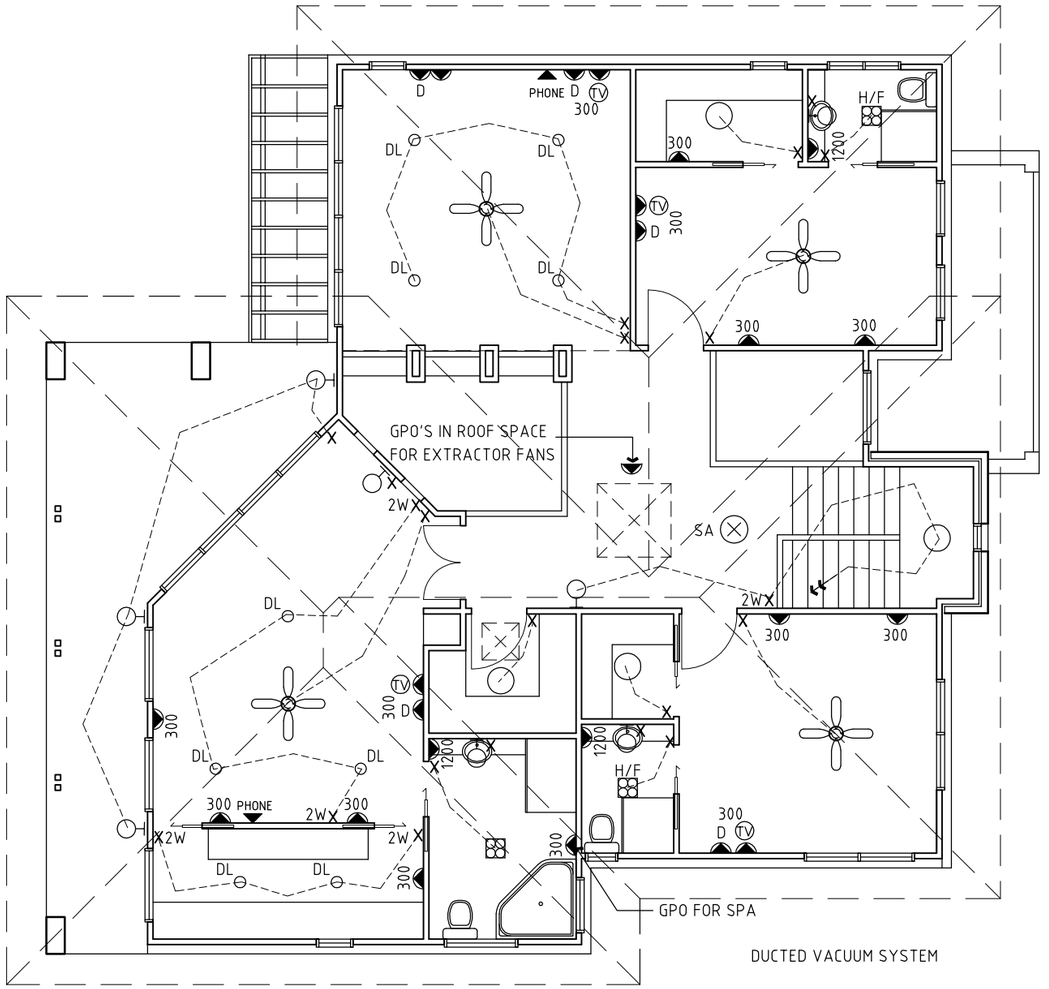
Building Designer	Tel.:
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown
For: Mr & Mrs Anybody
Scale: 1:100 @ A3
Date:
Drawn:
Checked:

Drawing:
ELECTRICAL LAYOUT #1
Drawing No.: **A10** /A



ELECTRICAL LEGEND

	1200 BATTEN FLURO - SURFACE MOUNTED
MSB	MAIN SWITCHBOARD
	CEILING FAN WITH LIGHT - REMOTE CONTROL
300	DOUBLE GPO WITH HEIGHT ABOVE FLOOR AB = ABOVE BENCH
X	LIGHT SWITCH - NOM 1050 ABOVE FLOOR LEVEL 2W = 2 WAY SWITCH
	FLOODLIGHT WITH MOVEMENT/HEAT SENSOR
H/F/L	BATHROOM HEATER/FAN/LIGHT UNIT EXHAUST FAN - MUST DISCHARGE DIRECTLY OR VIA SHAFT TO OUTDOOR AIR (NCC VOL 2 - 2022 - PART 10.8)
SA	SMOKE ALARM TO AS1670.1
	WALL MOUNTED LIGHT
PHONE	PHONE CONNECTION POINT
D	DATA OUTLET
TV	TV OUTLET
	CEILING MOUNTED OYSTER FITTING
	PERMANENTLY CONNECTED APPLIANCE
DL	LOW WATTAGE RECESSED DOWNLIGHTS

PROVIDE UNDERGROUND POWER FROM MAIN SWITCHBOARD
LOCATED ON GARAGE WALL TO HOUSE SUB BOARD

FIRST FLOOR ELECTRICAL PLAN

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION
REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON
AS ACCURATE FOR ANY OTHER BUILDING PROJECT

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

Building Designer Tel.:
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

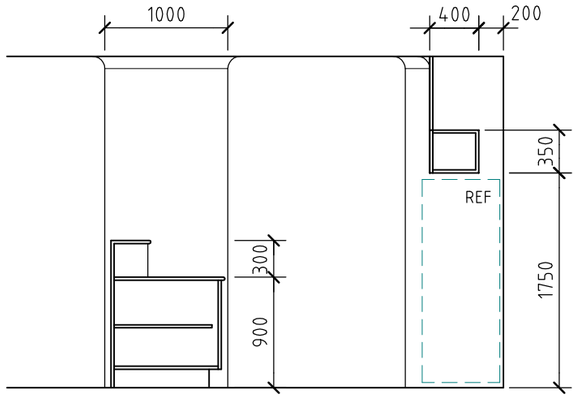
Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

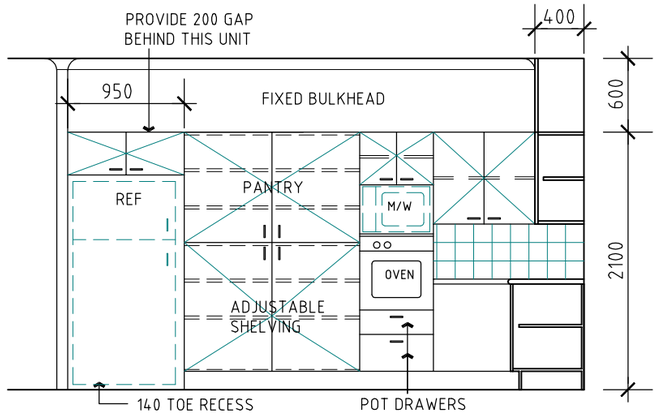
Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
ELECTRICAL LAYOUT #2

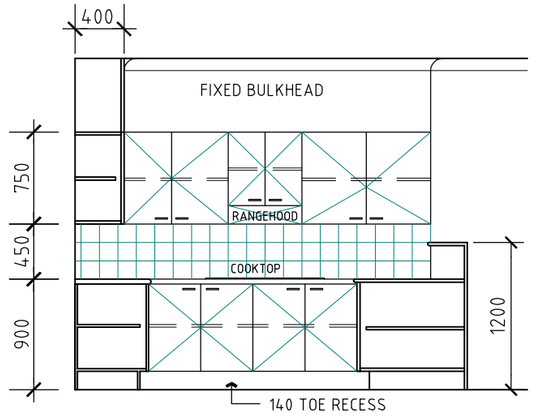
For: Mr & Mrs Anybody
Scale: 1:100 @ A3
Date:
Drawn:
Checked:
Drawing No.: A11 /A



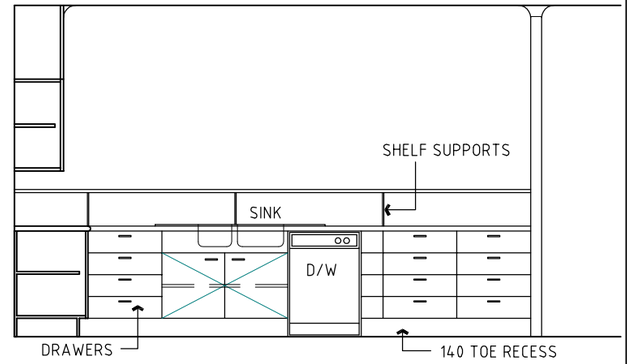
ELEVATION 1



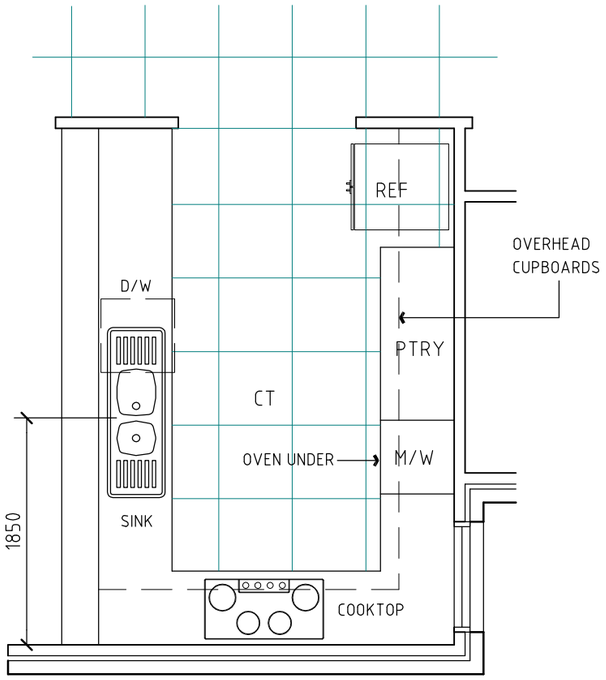
ELEVATION 2



ELEVATION 3



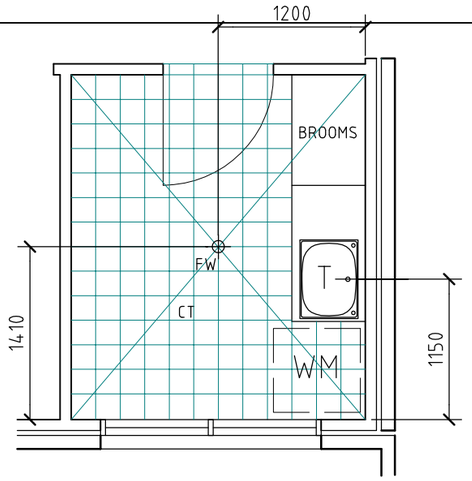
ELEVATION 4



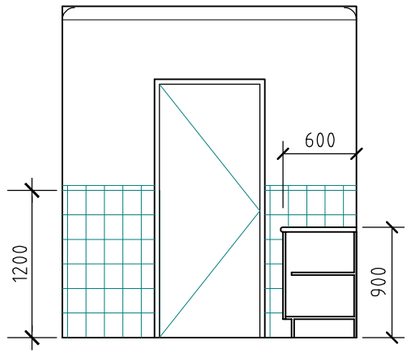
KITCHEN LAYOUT

SCALE 1:50

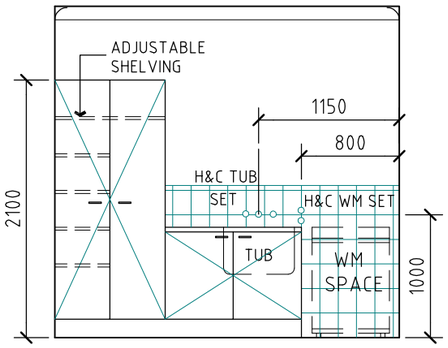
NOTE:
CLEARANCE OVER RANGE HOOD
TO BE 600 (ELECTRIC) 900 (GAS)
RANGE



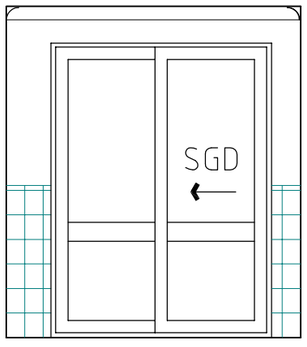
LAUNDRY LAYOUT SCALE 1:50



ELEVATION 1



ELEVATION 2



ELEVATION 3

1
4
2
3

ELEVATION ORIENTATION
(TYPICAL)

NOTE:
1:100 FALL TO FLOOR WASTES
1:80 FALL TO SHOWER WASTES

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer	Tel.:
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

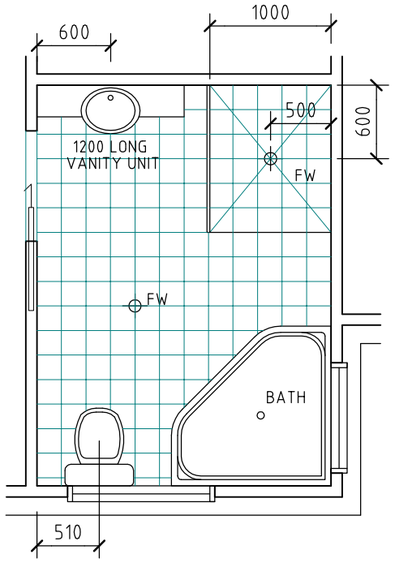
Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

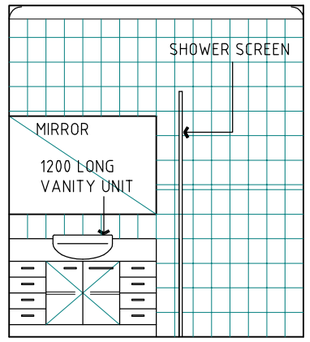
NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

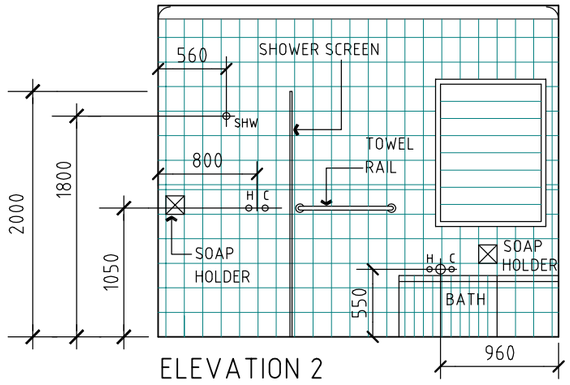
Drawing:
INTERNAL ELEVATIONS #1

For: Mr & Mrs Anybody
Scale: 1:50 @ A3
Date:
Drawn:
Checked:
Drawing No.: A12 /A

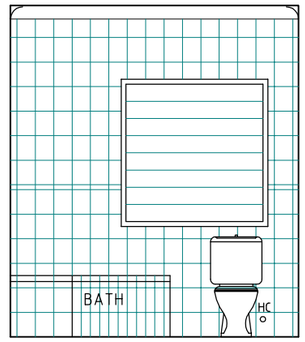




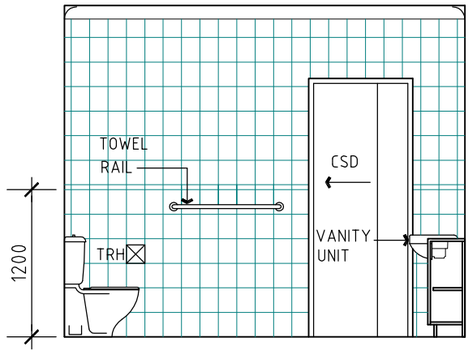
ELEVATION 1



ELEVATION 2



ELEVATION 3

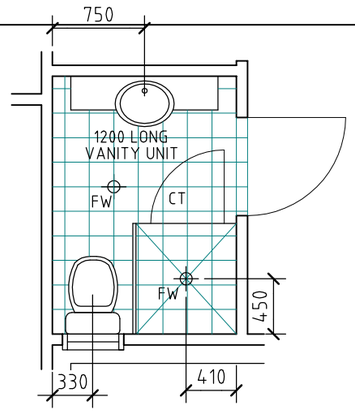


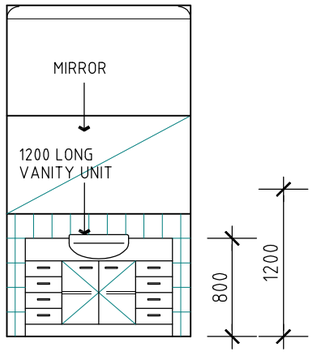
ELEVATION 4

ELEVATION ORIENTATION

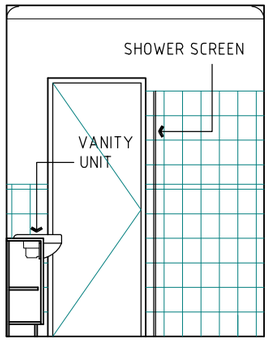
ENS #1 LAYOUT

SCALE 1:50

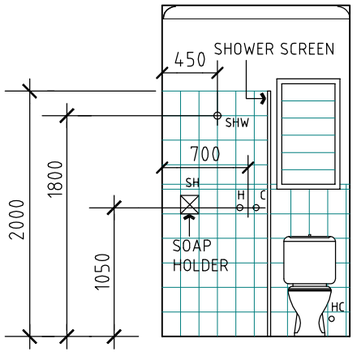




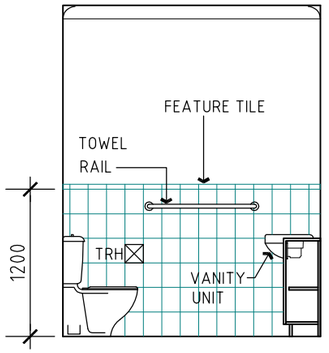
ELEVATION 1



ELEVATION 2



ELEVATION 3

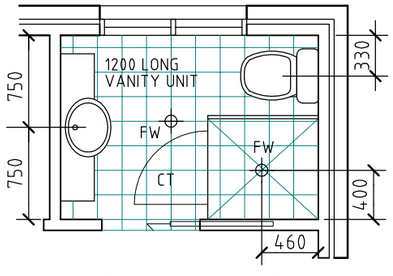


ELEVATION 4

ENS #2 LAYOUT

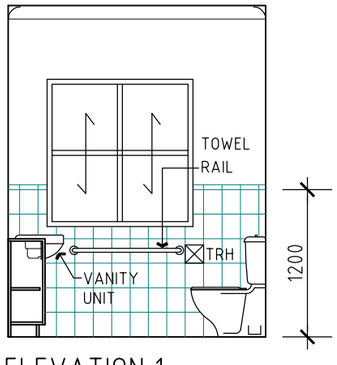
SCALE 1:50

NOTE:
1:100 FALL TO FLOOR WASTES
1:80 FALL TO SHOWER WASTES

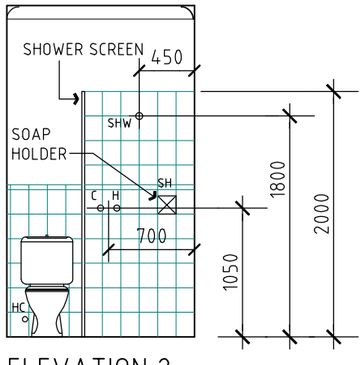


ENS #3 LAYOUT

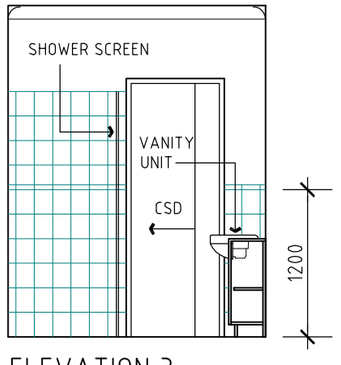
SCALE 1:50



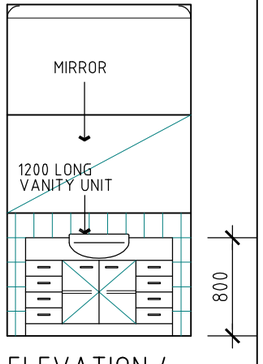
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

NOTE:
TO BE COMPLETED BY DESIGNER

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

No.	Date	Description	Drawn

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

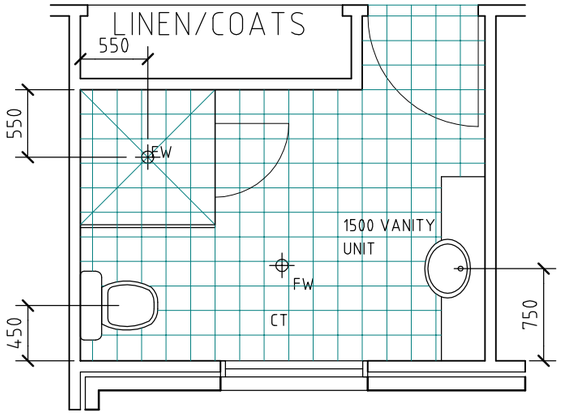
Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

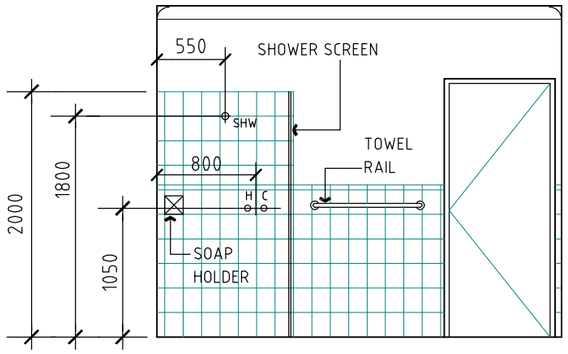
Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
INTERNAL ELEVATIONS #2

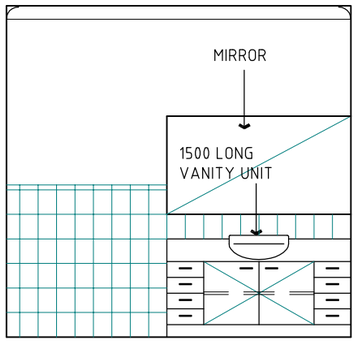
For: Mr & Mrs Anybody
Scale: 1:50 @ A3
Date:
Drawn:
Checked:
Drawing No.: **A13** /A



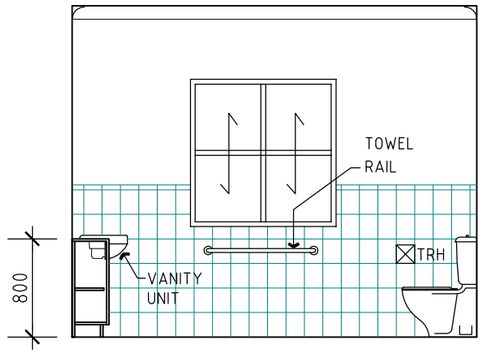
BATH LAYOUT SCALE 1:50



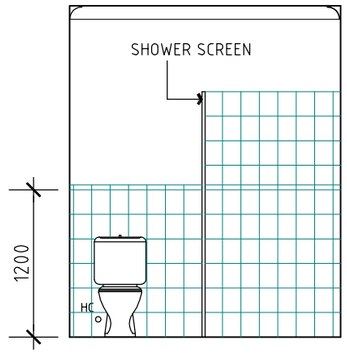
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

WET AREAS TREATMENT (To comply with BCA H4D2 & AS 3740)

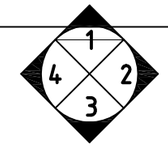
VESSELS OR AREA WHERE FIXTURE IS INSTALLED	FLOORS & HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS & JOINTS	WALL/FLOOR JUNCTIONS	PENETRATIONS
SHOWER AREA (APPLIES TO BATHROOM & ENSUITE)					
SHOWER STALL	N/A	CERAMIC TILES TO SHOWER WALLS MIN 1800mm ABOVE FINISHED FLOOR LEVEL OF THE SHOWER	MEMBRANE 'M01'	MEMBRANE 'M01'	WATERPROOF TAP & SPOUT PENETRATIONS IN VERTICAL SURFACES WITH 'WATERBAR' TAP PENETRATION FLANGE & SILICONE
AREA OUTSIDE SHOWER AREA (APPLIES TO BATHROOM & ENSUITE)					
CONCRETE FLOOR	MEMBRANE 'M01' TO ENTIRE FLOOR AREA OF ROOM. CERAMIC FLOOR TILES	N/A	N/A	MEMBRANE 'M02'	N/A
AREA ADJACENT TO BATH (APPLIES TO BATHROOM)					
CONCRETE FLOOR	MEMBRANE 'M01' TO ENTIRE FLOOR AREA OF ROOM. CERAMIC FLOOR TILES	a) CERAMIC TILE UPSTAND FROM FLOOR LEVEL TO UNDERSIDE LIP OF BATH b) WALL TILES AS DETAILED ON WET AREA ELEVATIONS	WHITE SILICONE TO JUNCTIONS WITHIN 150mm ABOVE BATH (3 WALLS)	CERAMIC TILE UPSTAND TO EXTENT OF BATH	WATERPROOF TAP & SPOUT PENETRATIONS IN HORIZONTAL SURFACES WITH 'WATERBAR' TAP PENETRATION FLANGE & SILICONE
OTHER AREAS					
LAUNDRY & WC	CERAMIC FLOOR TILES	N/A	N/A	MEMBRANE 'M02' + CERAMIC FLOOR TILING	
WALLS ADJOINING SINK, BASIN OR LAUNDRY TUB	N/A	AS DETAILED ON WET AREA ELEVATIONS	WATERPROOF WALL JUNCTION WHERE VESSEL IS FIXED TO WALL WITH SILICONE	N/A	WATERPROOF TAP & SPOUT PENETRATIONS IF WITHIN SPLASHBACK WITH 'WATERBAR' TAP PENETRATION FLANGE & SILICONE

KEY:

MEMBRANE 'M01': DUNLOP (OR SIMILAR) SHOWER WATERPROOFING KIT COMPLETE WITH REINFORCING MAT, PRIMER. NEUTRAL CURE SILICONE AND MEMBRANE TO MANUFACTURER'S RECOMMENDATIONS

MEMBRANE 'M02': DUNLOP (OR SIMILAR) WATER BASED ACYLIC POLYURETHANE MEMBRANE ALLPLIED BY EITHER BTUSH OR ROLLER IN A CONSISTENT THICKNESS TO MANUFACTURER'S RECOMMENDATIONS

NOTE:
1:100 FALL TO FLOOR WASTES
1:80FALL TO SHOWER WASTES



ELEVATION ORIENTATION

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

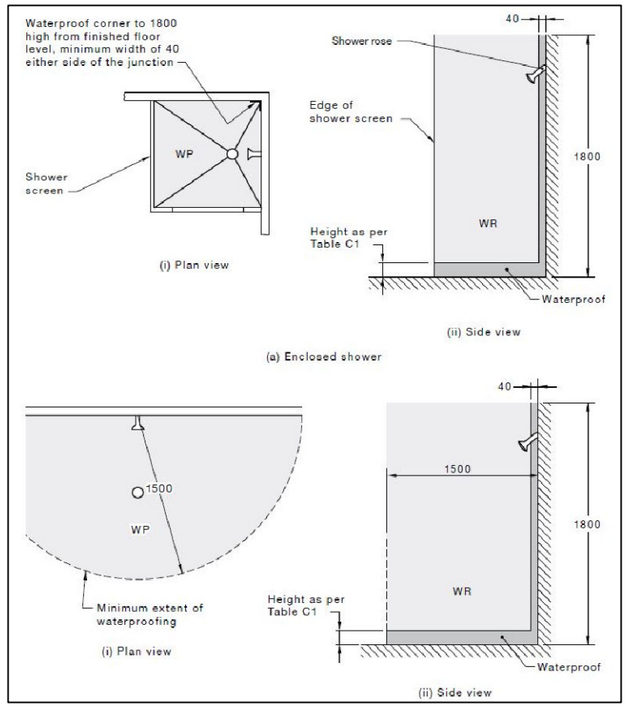
Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

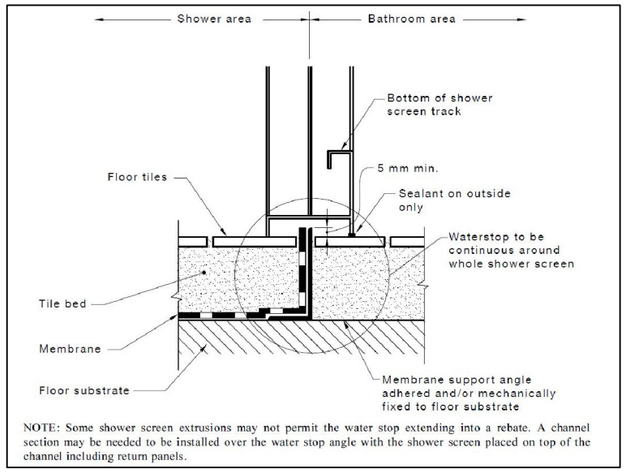
Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown
For: Mr & Mrs Anybody

Drawing:
INTERNAL ELEVATIONS #3

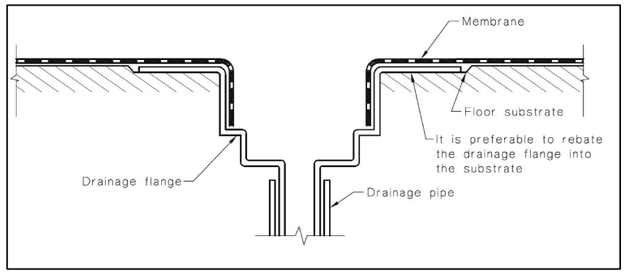
Scale: 1:50 @ A3
Date:
Drawn:
Checked:
Drawing No.: **A14** /A



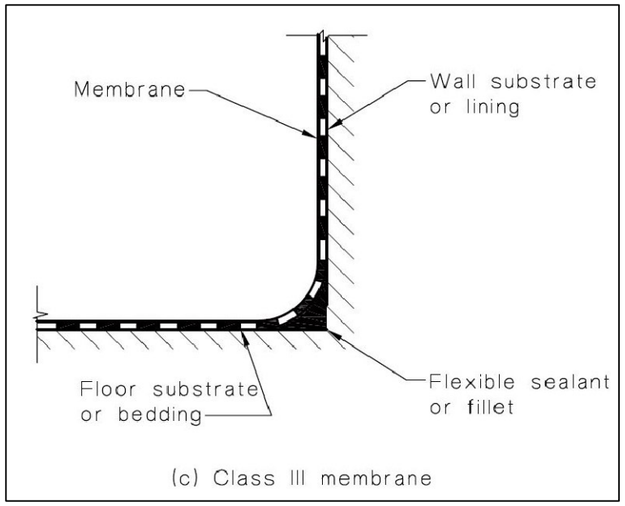
UNENCLOSED SHOWER WATERPROOFING



HOBLESS SHOWER DETAIL



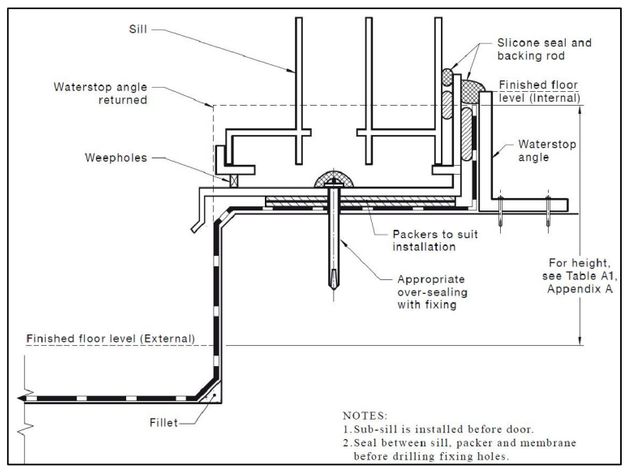
TYPICAL MEMBRANE TERMINATION AT DRAINAGE FLANGE



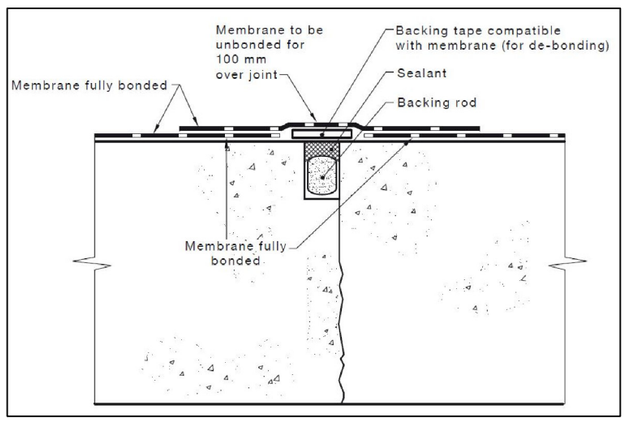
MEMBRANE BREAKER BOND

NOTE:
1:100 FALL TO FLOOR WASTES
1:80 FALL TO SHOWER WASTES

INTERNAL WATERPROOFING DETAILS FROM AS 3740 -2010



DOOR/BALCONY SETDOWN



TYPICAL MOVEMENT JOINT

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

EXTERNAL WATERPROOFING DETAILS FROM AS 4654.2-2012

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

No.	Date	Description	Drawn

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer	
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

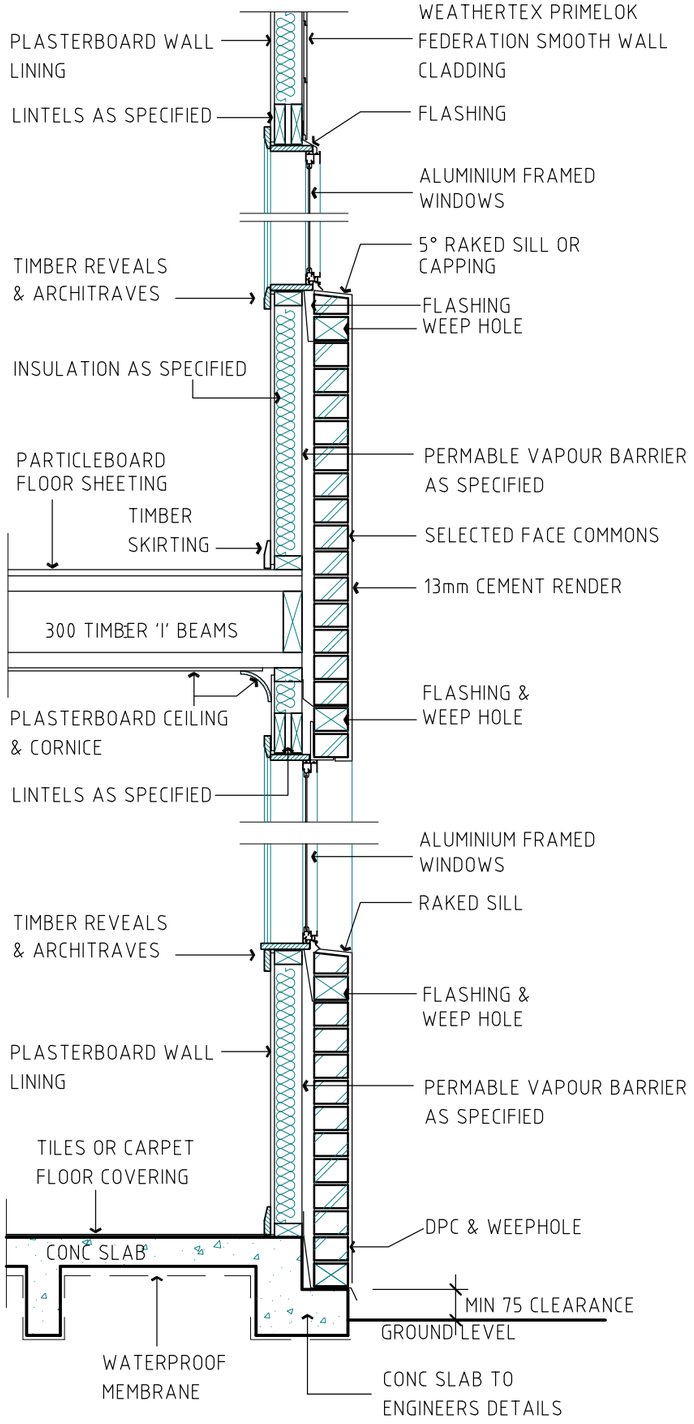
Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

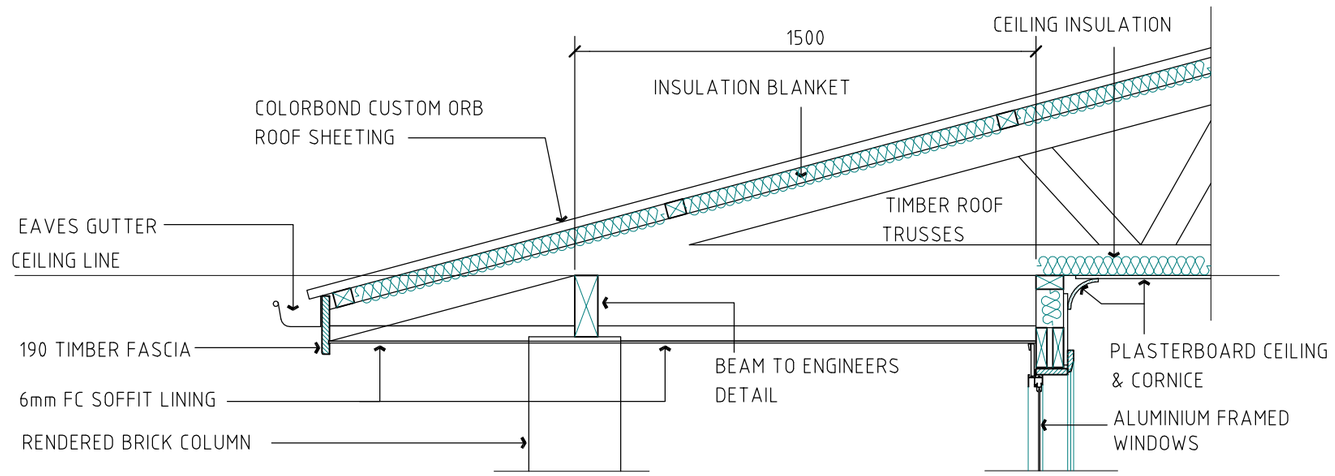
Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
WET AREA DETAILS

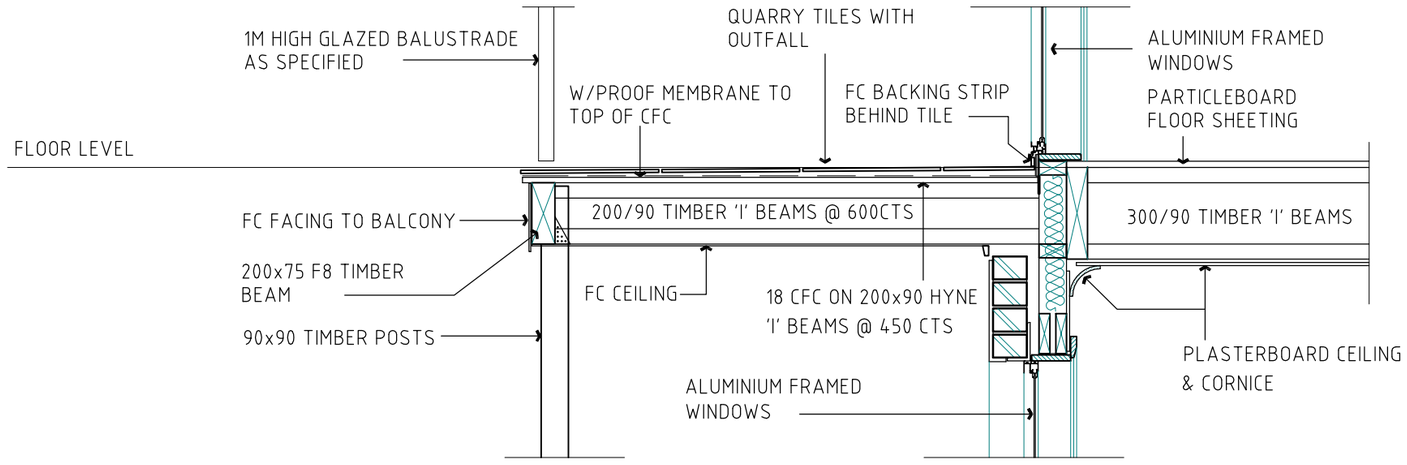
For: Mr & Mrs Anybody
Scale: N/A
Date:
Drawn:
Checked:
Drawing No.: A15 /A



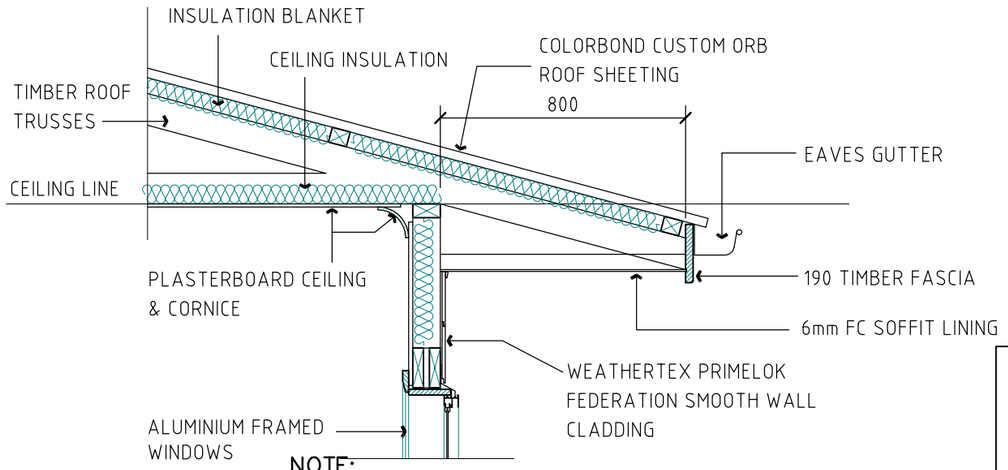
DETAIL 01 SCALE 1:20



DETAIL 02 SCALE 1:20



DETAIL 03 SCALE 1:20



NOTE:
TO BE COMPLETED BY DESIGNER

DETAIL 04 SCALE 1:20

NOTE:
EAVES SOFFIT LINING TO BE VENTED IN ACCORDANCE WITH BREEZE POWER REQUIREMENTS

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

No.	Date	Description	Drawn

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

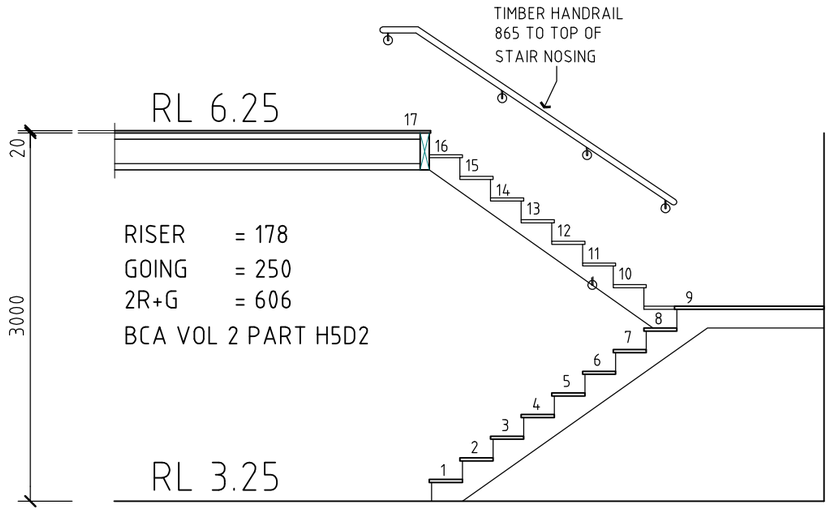
Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

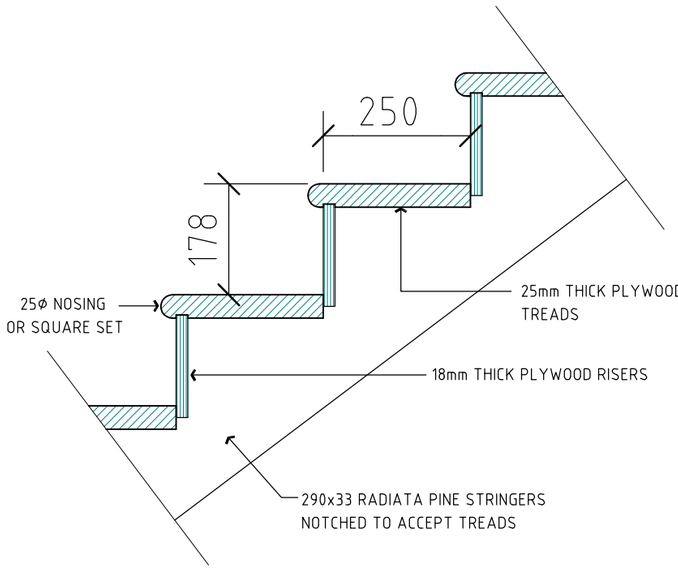
Project:
Proposed Residence
Lot XYZ, DP ABCD – 10 Anywhere Streeet, Anytown

Drawing:
CONSTRUCTION DETAILS #1

For: Mr & Mrs Anybody
Scale: 1:20 @ A3
Date:
Drawn:
Checked:
Drawing No.: **A16** /A



STAIR CROSS SECTION SCALE 1:50



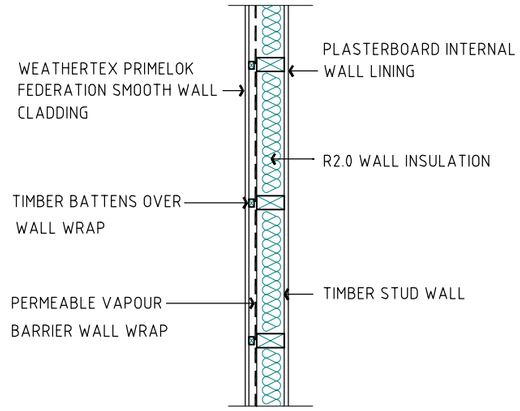
STAIR SECTION DETAIL SCALE 1:20

NOTES:

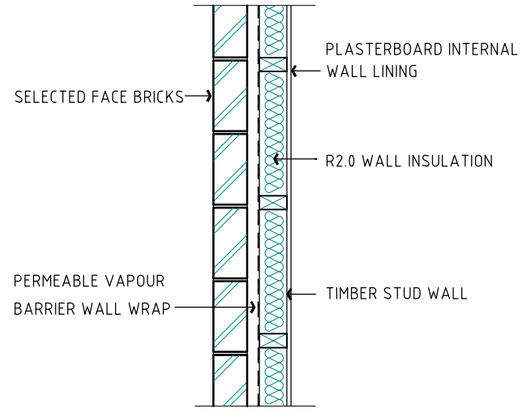
STAIR DETAILS & CONNECTIONS TO MANUFACTURERS DESIGN ALL IN ACCORDANCE WITH BCA H5D2 PARTS 11.2 & H5D3 PARTS 11.3

STAIRS TO BE COVERED WITH HYBRID TIMBER LOOK NON SLIP COVERING ACCORDANCE WITH ABCB HOUSING PROVISIONS STANDARD 2022 - PART 11.2.4

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT



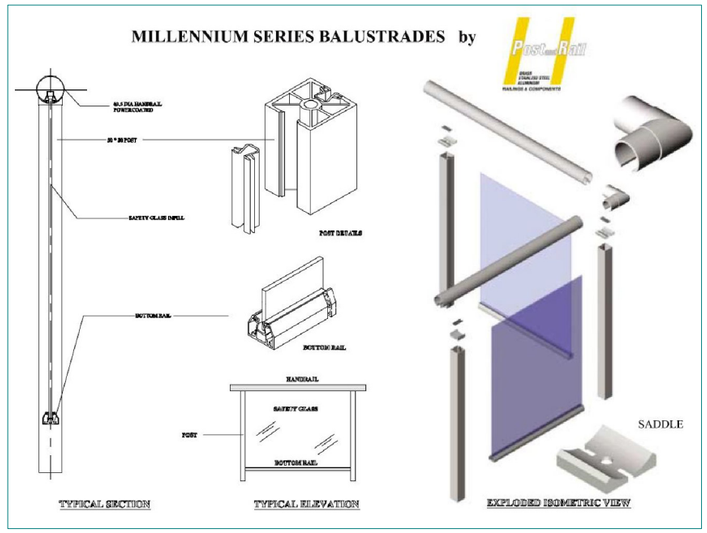
STUD WALL



BRICK VENEER WALL

TYPICAL HORIZONTAL SECTION THRU EXTERNAL FRAMED WALL SCALE 1:20

GENERAL SARKING NOTE:
WHERE A PLIABLE BUILDING MEMBRANE, SARKING-TYPE OR INSULATION IS INSTALLED ON THE EXTERIOR SIDE OF THE EXTERNAL WALL, IT MUST HAVE A VAPOUR PERMEANCE OF NOT LESS THAN (IN CLIMATE ZOENES 4 & 5) 0.143µg/Ns



TYPICAL BALUSTRADE DETAIL

BALUSTRADES TO COMPLY WITH BCA H5D3 & AS1170.1

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

For: Mr & Mrs Anybody

Scale: AS NOTED

Date:

Drawn:

Checked:

Drawing:
CONSTRUCTION DETAILS #2

Drawing No.: A17 /A

HIGH EVOWALL BOUNDARY FENCE

BDY 45130

236° 20 00"

POOL PLANT

A/C

HWS

LPG TANK

TIMBER GATE

3.58

DP

TAP

GLAZED 1200 POOL FENCE

3.5

3.59

PROPOSED RESIDENCE

RL 3.25

GARAGE

3.61

IN-GROUND 4500l WATER TANK CONNECT TO DP'S

100ø STORMWATER LINES

SEDIMENT CONTROL FENCE

GARDEN

1750

3160

6115

3.46

3.18

3.06

NOTE:
REFER ENGINEERS DWGS FOR DRIVEWAY CROSS FALLS & LONG SECTION

CONC DRIVEWAY

KEMPSEY BLUE AGGREGATE FINISH

STORMWATER O/FLOW TO GUTTER

3.03

3.25

3.00

2.75

3.08

2.80

SSM132139
R.L. 2.63

2.71

2.77

2.61

Arc15.965
Chord 15.646
346°13'10"

2.67

2.72

5540

2.74

NEW DRIVEWAY GUTTER LAYBACK IN ACCORDANCE WITH COUNCIL DETAILS & SPECIFICATION

3.45

CONC

GARDEN

326°20'

5000

3.285

SEWER JUNCTION

WM

2.58

2.48

2.45

2.44

2.55

2.35

2.45

2.53

2.43

2.63

2.56

2.45

2.68

ANYWHERE

CLOTHES LINE

3.25

3.24

3.47 Top of Wall

3.95

Y 39950

56° 20' 00"

2.53

2.50

900

3.26

3.53 Top of Wall

3.5

2.53

2.68

2.60

2.60

2.85 Top of Wall

2.62

8360

PUBLIC PEDESTRIAN WALKWAY

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer	Tel.:
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
DRIVEWAY PLAN

For: Mr & Mrs Anybody
Scale: 1:100 @ A3
Date:
Drawn:
Checked:
Drawing No.: **A18** /A

BUSHFIRE PROTECTION ASSESSMENT

BUSH FIRE ATTACK LEVEL- 'BAL 12.5'

SPECIFIC CONSTRUCTION REQUIREMENTS AS PER A.S. 3959-2018
NOTE: 'BAL-29' (7.7) CONSTRUCTION REQUIREMENTS APPLY TO THE VERANDAHS/DECKS OF THIS PROJECT. THESE REQUIREMENTS ARE LISTED BELOW

SECTION 3

ATTACHED STRUCTURES

WHERE ANY PART OF A GARAGE, CARPORT, VERANDAH OR SIMILAR ROOF STRUCTURE IS ATTACHED TO, OR SHARES A COMMON ROOF SPACE WITH, OR IS BELOW A BUILDING REQUIRED TO COMPLY WITH THIS STANDARD, THE ENTIRE GARAGE, CARPORT, VERANDAH OR SIMILAR ROOFED STRUCTURE SHALL COMPLY WITH THE CONSTRUCTION REQUIREMENTS AS APPLICABLE TO THE SUBJECT BUILDING.

SECTION 5

5.2 SUB-FLOOR SUPPORTS

NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR SUB-FLOOR SUPPORTS WHERE THE SUB-FLOOR IS ENCLOSED WITH:
a) A WALL THAT CONFORMS WITH CLAUSE 5.4; OR
b) A MESH OR PERFORATED SHEET, MAX. APERTURE OF 2mm MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
c) A COMBINATION OF ANY OF THE ABOVE

NOTE: THIS REQUIREMENT APPLIES TO THE PRINCIPAL BUILDING ONLY AND NOT THE VERANDAHS, DECKS, STEPS, RAMPS AND LANDINGS. (SEE CLAUSE 5.7)

5.3 FLOORS

5.3.1 GENERAL
- CONCRETE SLABS ON GROUND HAVE NO CONSTRUCTION REQUIREMENTS

5.3.2 ELEVATED FLOORS:
5.3.2.1 ENCLOSED SUB FLOOR SPACE
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH-
a) A WALL THAT CONFORMS WITH CLAUSE 5.4; OR
b) A MESH OR PERFORATED SHEET, MAX APERTURE OF 2mm MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM
c) A COMBINATION OF ABOVE.

5.3.2.2 UNENCLOSED SUB-FLOOR SPACE:
WHERE THE SUB-FLOOR SPACE IS UNENCLOSED, THE BEARERS, JOISTS AND FLOORING, **LESS** THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING:
a) MATERIALS THAT CONFORM WITH THE FOLLOWING:
- i) BEARERS AND JOISTS SHALL BE-
  - A) NON COMBUSTIBLE; OR
  - B) BUSHFIRE RESISTING TIMBER
  - C) A COMBINATION OF ITEMS (A) AND (B)
- ii) FLOORING SHALL BE-
  - A) NON COMBUSTIBLE; OR
  - B) BUSHFIRE RESISTING TIMBER
  - C) TIMBER (OTHER THAN BUSHFIRE RESISTING TIMBER), PARTICLE BOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING TYPE MATERIAL OR MINERAL WOOL INSULATION; OR
  - D) A COMBINATION OF ITEMS (A) AND (B)

OR
b) A SYSTEM CONFORMING WITH A.S 1530.8.1

THIS STANDARD DOES NOT PRO9VIDE CONSTRUCTION REQUIREMENTS FOR ELEMENTS OF ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, IF THE UNDERSIDE OF THE ELEMENT IS 400mm OR MORE ABOVE THE FINISHED GROUND LEVEL.

5.4 WALLS

5.4.1 GENERAL
THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS OR SIMILAR ELEMENTS OR FITTINGS, HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WALL SHALL BE ONE OF THE FOLLOWING:
a) NON COMBUSTIBLE MATERIAL INCLUDING THE FOLLOWING PROVIDED THE MINIMUM THICKNESS IS 90mm
- i) FULL MASONRY VENEER WALLS WITH AN OUTER LEAD OF CLAY, CONCRETE, CALCIUM SILICATE OR NATURAL STONE.
- ii) PRECAST OR IN SITU WALLS OF CONCRETE OR AERATED CONCRETE.
- iii) EARTH WALL INCLUDING MUD BRICK; OR

b) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680kg/m³ OR GREATER AT A MOISTURE CONTENT; OF A MIN. NOMINAL OVERALL THICKNESS OF 90mm AND A MIN. THICKNESS OF 70mm (SEE CLAUSE 3.11); AND GAUGE PLANED; OR
c) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER FRAMED OR STEEL FRAMED WALL AND IS-
- i) NON COMBUSTIBLE MATERIAL; OR
- ii) FIBRE CEMENT A MIN. OF 6mm IN THICKNESS; OR
- iii) BUSHFIRE RESISTING TIMBER; OR
- iv) A TIMBER SPECIFIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR
- v) A COMBINATION OF THE ABOVE (i), (ii), (iii), (iv); OR

d) A COMBINATION OF ANY OF ITEMS (a), (b) OR (c)

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE 400mm OR MORE FROM THE GROUND OR 400mm OR MORE ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AND ENGLE LESS THAT 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm ION WIDTH FROM THE WALL.

5.4.2 JOINTS
ALL JOINTS IN EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED.

5.4.3 VENTS AND WEEPHOLES
EXCEPT FOR EXCLUSIONS PROVIDED IN CLAUSE 3.6, VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH MADE OF CORROSION REISTANT STEEL, BRONZE OR ALUMINIUM.

5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES & DOORS

5.5.1 BUSHFIRE SHUTTERS
WHERE FITTED, BUSHFIRE SHUTTERS SHALL CONFORM WITH CLAUSE 3.7 AND BE MADE FROM-
a) NON COMBUSTIBLE MATERIAL; OR
b) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR
c) BUSHFIRE REISTING TIMBER (SEE APPENDIX F); OR
d) A COMBINATION OF ANY OF ITEMS ABOVE

5.5.2 SCREEN FOR WINDOWS AND DOORS
WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH OR PERFORATED SHEET MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALLBE MADE FROM-
a) METAL; OR
b) BUSHFIRE RESISTING TIMBER (SEE APPENDIX F); OR
c) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E

5.5.3 WINDOWS AND SIDELIGHTS
WINDOW ASSEMBLIES SHALL:
a) BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT CONFORMS WITH CLAUSE 3.7 AND CLAUSE 5.5.1; OR
b) BE COPMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2; OR
NOTE: FOR CLAUSE 5.5.3(b), THE SCREENING NEEDS TO BE APPLIED TO COVER THE ENTIRE ASSEMBLY, THAT IS INCLUDING FRAMING, GLAZING, SASH, SILL AND HARDWARE.
c) CONFORM WITH THE FOLLOWING:
- i) *FRAME MATERIAL* FOR WINDOW ASSEMBLIES LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS OR SIMILAR ELEMENTS OR FITTINGS, HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, WINDOW FRAMES AND WINDOW JOINERY SHALL BE MADE FROM ONE OF THE FOLLOWING:
  - A) BUSHFIRE REISTING TIMBER; OR
  - B) A TIMBER SPECIES AS SPECIED IN PARAGRAPH E2, APPENDIX E; OR
  - C) METAL; OR
  - D) METAL REINFORCED uPVC. THE REINFORCING MEMBER SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION REISTANT STEEL

THERE ARE NO SPECIFIC RESTRICTIONS ON FRAME MATERIAL FOR ALL OTHER WINDOWS.
- ii) *HARDWARE* THERE ARE NO SPECIFIC RESTRICTIONS ON HARDWARE FOR WINDOWS.
- iii) *GLAZING* WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS OR SIMILAR ELEMENTS OR FITTINGS, HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THIS GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM OF 4mm IN THICKNESS OR GLASS BLOCKS WITH NO RETRICTION ON GLAZING METHODS. NOTE: WHERE DOUBLE GLAZED ASSEMBLIES ARE USED ABOVE, THE REQUIREMENTS APPLY TO THE EXTERNAL PANE OF THE GLAZED ASSEMBLY ONLY. FOR ALL OTHER GLAZING, ANNEALED GLASS MAY BE USED IN ACCORDANCE WITH A.S. 1288
- iv) *SEALS AND WEATHER STRIPS* THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS AND WEATHER STRIPS AT THIS BAL LEVEL.
- v) *SCEENS* THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2

5.5.4 DOORS - SIDE HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS
SIDE HUNG EXTERNAL DOORS, INCLUDING FRENCH DOORS, PANEL FOLD AND BI FOLD DOORS, SHALL-
a) BE COMPLETELY PROTECTED BY BUSHFIRE SHUTTER THAT CONFORM WITH CLAUSE 3.7 AND CLAUSE 5.5.1; OR
b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2; OR
c) CONFORM WITH THE FOLLOWING:
- i) *DOOR PANEL MATERIAL* MATERIALS SHALL BE-
  - A) NON COMBUSTIBLE; OR
  - B) SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIBER, HAVING A MIN. THICKNESS OF 35mm FOR FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
  - C) HOLLOW CORE, SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUED TIMBER WITH A NON COMBUSTIBLE KICKPLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
  - D) HOLLOW CORE, SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUED TIMBER PROTECTED EXTERNALLY BY A SCREEN THAT CONFORMS WITH CLAUSE 5.5.2; OR
  - E) FOR FULLY FRAMED GLAZED DOOR PANELS, THE FRAMING SHALL BE MADE FROM METAL OR BUSHFIRE RESISTING TIMBER OR A TIMBER SPECIES AS SPECIFICED IN PARAGRAPH E2, APPENDIX E OR uPVC
- ii) *DOOR FRAME MATERIAL* DOOR FRAME MATERIALS SHALL BE-
  - A) BUSHFIRE RESISTING TIMBER; OR
  - B) A TIMBER SPECIES AS SPECIED IN PARAGRAPH E2, APPENDIX E; OR
  - C) METAL; OR
  - D) METAL REINFORCED uPVC. THE REINFORCING MEMBER SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION REISTANT STEEL
- iii) *HARDWARE* THERE ARE NO SPECIFIC REQUREMENTS FOR HARDWARE AT THIS BAL LEVEL
- iv) *GLAZING* THE GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM OF 4mm IN THICKNESS OR GLASS BLOCKS WITH NO RETRICTION ON GLAZING METHODS
- v) *SEALS AND WEATHER STRIPS* WEATHER STRIPS, DRAFT EXCLUDERS OR DRAFT SEALS SHALL BE INSTALLED
- vi) *SCREENS* THERE ARE NO REQUREMENTS TO SCREEN THE OPENABLE PART OF THE DOOR AT THIS BAL LEVEL
- vii) DOORS SHALL BE TIGHT FITTING TO THE DOOR FRAME AND TO ANY ADJOINING DOOR OR PANEL

5.5.5 DOORS - SLIDING DOORS
SLIDING DOORS SHALL-
a) BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT CONFORMS WITH CLAUSE 3.7 AND CLAUSE 5.5.1; OR
b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 5.5.2; OR
c) CONFORM WITHTHE FOOLOWING:
- i) *FRAME MATERIAL* THE MATERIAL FOR DOOR FRAMES, INCLUDING FULLY FRAMED GLAZED DOORS, SHALL BE-
  - A) BUSHFIRE RESISTING TIMBER; OR
  - B) A TIMBER SPECIES AS SPECIED IN PARAGRAPH E2, APPENDIX E; OR
  - C) METAL; OR
  - D) METAL REINFORCED uPVC. THE REINFORCING MEMBER SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION REISTANT STEEL
- II) *HARDWARE* THERE ARE NO SPECIFIC REQUREMENTS FOR HARDWARE AT THIS BAL LEVEL
- iii) *GLAZING* THE GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM OF 4mm IN THICKNESS
- iv) *SEALS AND WEATHER STRIPS* THERE ARE NO REQUREMENTS FOR SEALS & WEATHER STRIPS AT THIS BAL LEVEL
- v) *SCREENS* THERE ARE NO REQUREMENTS TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR AT THIS BAL LEVEL
- vi) *SLIDING PANELS* SLIDING PANELS SHALL BE TIGHT FITTING IN THE FRAMES

5.5.6 DOORS - VEHICLE ACCESS DOORS (GARAGE DOORS)
THE FOLLOWING APPLIES TO VEHICLE ACCESS DOORS:
a) THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM-
- i) NON COMBUSTIBLE MATERIAL; OR
- II) BUSHFIRE RESISTING TIMBER; OR
- iii) FIBRE CEMENT SHEET MIN. 6mm IN THICKNESS; OR
- iv) A TIMBER SPOECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR
- v) A COMBINATION OF ANY ITEMS ABOVE

b) ALL VEHICLE ACCESS DOORS SHALL BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BUSHES. DOOR ASSEMBLIES FITTED WITH GUIDE TRACKS DO NOT NEED EDGE GAP PROTECTION
c) VEHICLE ACCESS DOORS WITH VENTILATION SLOTS SHALL BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer Tel.:
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
BAL 12.5 BUSHFIRE NOTES

For: Mr & Mrs Anybody
Scale: 1:100 @ A3
Date:
Drawn:
Checked:
Drawing No.: **A19** /A

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ROOF ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.
Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer?s specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer?s specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer?s recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer?s recommendations for use must be carefully considered at all times.

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

No.	Date	Description	Drawn

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer
Structural/Civil Engineer: Tel.:
Surveyor: Tel.:
Electrical Consultant Tel.:
Mechanical Consultant: Tel.:
Hydraulic Consultant Tel.:
BCA Consultant Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown

Drawing:
SAFETY IN DESIGN NOTES

For: Mr & Mrs Anybody
Scale: N/A
Date:
Drawn:
Checked:
Drawing No.: **A20**/A

Description of project

Project address	
Project name	Joonne and Glenn Turner
Street address	88 Diamantina Circuit HARRINGTON 2427
Local Government Area	Greater Taree City Council
Plan type and plan number	Deposited Plan 1049495
Lot no.	2421
Section no.	0
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	743
Roof area (m²)	283
Conditioned floor area (m2)	272
Unconditioned floor area (m2)	34
Total area of garden and lawn (m2)	274

Assessor details and thermal loads		
Assessor number	20374	
Certificate number	64205832	
Climate zone	15	
Area adjusted cooling load (MJ/m² year)	31	
Area adjusted heating load (MJ/m² year)	63	
Other		
none	n/a	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted) with a performance of 31 to 35 RECs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: 4.5 Star (new rating)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas fixed flued heater; Energy rating: 4 Star		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study;		✓	✓
• at least 3 of the living / dining rooms;		✓	✓
• the kitchen;		✓	✓
• all bathrooms/toilets;		✓	✓

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue

NSW GOVERNMENT Planning

Project summary		
Project name		
Street address		
Local Government Area		
Plan type and plan number		
Lot no.		
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name:

ABN (if applicable):

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 4500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 200 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 30 kilolitres.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• the laundry;		✓	✓
• all hallways;		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

FOR REFERENCE ONLY
THIS DRAWING IS REPRESENTATIVE OF THE DOCUMENTATION REQUIREMENT FOR BDAA ACCREDITATION ASSESSMENT
THE CONTENT SHOWN SHOULD NOT BE RELIED UPON AS ACCURATE FOR ANY OTHER BUILDING PROJECT

NOTE:
TO BE COMPLETED BY DESIGNER

No.	Date	Description	Drawn

AMENDMENTS

DO NOT SCALE from this drawing. Use given dimensions. CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.

No.	Date	Description	Drawn

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

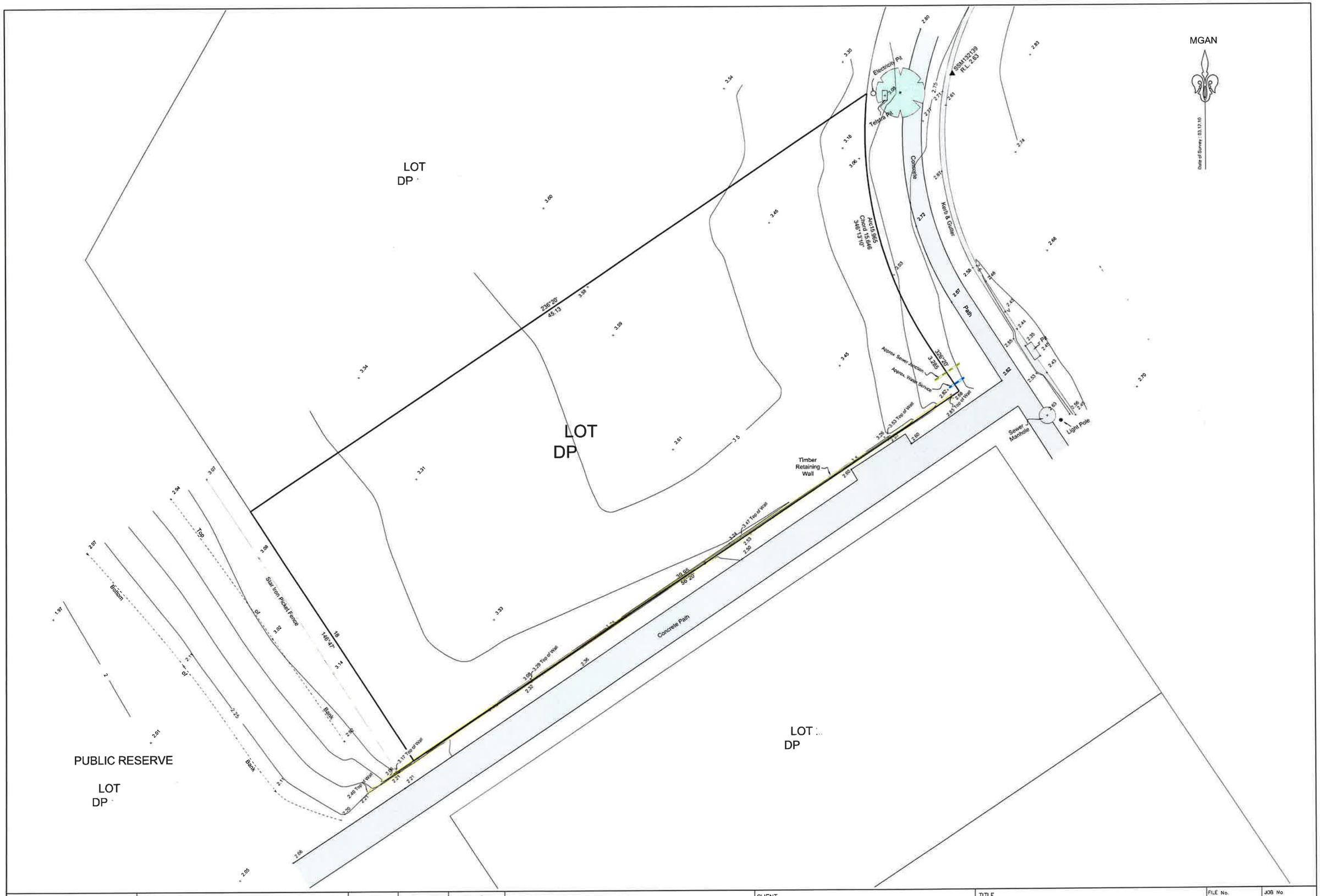
Building Designer	Tel.:
Structural/Civil Engineer:	Tel.:
Surveyor:	Tel.:
Electrical Consultant	Tel.:
Mechanical Consultant:	Tel.:
Hydraulic Consultant	Tel.:
BCA Consultant	Tel.:

Registered Building Designer
Designer Name: .....
Address: .....
Phone: .....
Email: .....
Registration No: .....

NORTH

Project:
Proposed Residence
Lot XYZ, DP ABCD - 10 Anywhere Streeet, Anytown
For: Mr & Mrs Anybody

Drawing:
BASIX NOTES
Scale: N/A
Date:
Drawn:
Checked:
Drawing No.: **A21** /A



City Shire		CONTOUR INTERVAL 0.25m ORIGIN OF LEVELS R.L.1.699 A.H.D. BY SCIMS	Drawn	RT	LEVEL BOOK NA	CLIENT	TITLE PLAN SHOWING DETAIL,CONTOURS & SPOT LEVELS OVER	FILE No. F910	JOB No.
DATUM AHD	AZIMUTH MGA		Checked	EG				No. IN SET 1	SHEET No. 1
			Date	6/12/2010	COMPUTER FILE	PROJECT Detail Survey			
			Scale	1:100					