

# GARDEN HOUSE

38 ELAINE AVENUE AVALON NSW 2107, LOT 5, DP 21687

## DRAWING SCHEDULE

DWG No.	ISSUE	DATED	DRAWING TITLE	SCALE
DA 00	DA	06.07.16	DRAWING SCHEDULE	NTS
DA 01	DA	06.07.16	SITE & ROOF PLAN, SITE ANALYSIS, SITE COVERAGE	1:200@A3
DA 02	DA	06.07.16	GROUND FLOOR PLAN	1:100@A3
DA 03	DA	06.07.16	ELEVATIONS	1:100@A3
DA 04	DA	06.07.16	ELEVATIONS	1:100@A3
DA 05	DA	06.07.16	SECTION A-A	1:100@A3
DA 06	DA	06.07.16	ELEVATIONS (SECONDARY DWELLING)	1:100@A3
DA 07	DA	06.07.16	SHADOW DIAGRAM - 9am	1:200@A3
DA 08	DA	06.07.16	SHADOW DIAGRAM - 12 noon	1:200@A3
DA 09	DA	06.07.16	SHADOW DIAGRAM - 3pm	1:200@A3

## BASIX COMMITMENTS - Garden House Additions

(to be read in conjunction with BASIX Certificate)

### Thermal Comfort Commitments

Floor, walls & ceiling / roof		
Construction	Additional insulation required	Other specifications
floor - suspended floor with open subfloor, framed (R0.7)	R0.8 (down) (or R1.50 incl construction)	
external wall - framed (weatherboard, fibro, metal clad)	R1.3 (or 1.7 incl construction)	
ceiling and roof - flat ceiling / pitched roof, framed	ceiling: 1.95 (up), roof: foil backed blanket (55mm)	medium (solar absorptance 0.475 - 0.7)
Windows & glazed doors		
Window numbers shown on drawings refer to Glazing listed in Basix Certificate. Glazing must comply with Basix Certificate.		

### Energy Commitments

Lighting, Ventilation & Fittings
A window and/or skylight to be installed in kitchen and bathroom areas
Exhaust fans, Lighting & Fittings as per Basix certificate

### Water Commitments

Alternative water
A rainwater tank of at least 776 litres to be installed on site in compliance with Basix certificate
Swimming pool
The swimming pool volume must be < 15 kilolitres. Install pool cover & timer for pump. Pool is not to be heated.
Fixtures
Showerheads, toilets, taps to comply with Basix

## GENERALLY

All works are to comply with the Building Code of Australia  
All works to comply with Bushfire Hazard Report  
All works to comply with Geotech Report  
All stormwater to comply with relevant Code & Council requirements  
Swimming Pool Safety to comply with AS1926.1

## BASIX COMMITMENTS - Secondary Dwelling

(to be read in conjunction with BASIX Certificate)

### Thermal Comfort Commitments

Floor, walls & ceiling / roof		
Construction	Additional insulation required	Other specifications
floor - suspended floor with open subfloor, framed	0.8 (or 1.5 incl construction)(down)	
external wall - framed (weatherboard, fibro, metal clad)	R1.5 (or 1.9 incl construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.95 (up), roof: foil backed blanket (55mm)	medium (solar absorptance 0.475 - 0.7)
Windows & glazed doors		
Window numbers shown on drawings refer to Glazing listed in Basix Certificate. Glazing must comply with Basix Certificate.		

### Energy Commitments

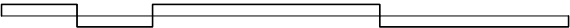
Hot Water
Gas instantaneous hot water system to be installed
Lighting, Ventilation & Fittings
A window and/or skylight to be installed in kitchen and bathroom areas
Exhaust fans, Lighting & Fittings as per Basix certificate
Heating System
Min gas hydronic to 1 Bedroom & 1 Living Area

### Water Commitments

Landscape
A minimum of 30 sqm of indigenous or low water use species to be planted on the site
Alternative water
A rainwater tank of at least 2500 litres to be installed on site in compliance with Basix certificate
Fixtures
Showerheads, toilets, taps to comply with Basix

#### LEGEND

BAL	BALUSTRADE	MRS	METAL ROOF SHEETING
COL	COLUMN	NGL	NATURAL GROUND LINE
COS	CHECK ONSITE	PF	POOL FENCE
DP	DOWN PIPE	POLY	POLYCARBONATE ROOF SHEETING
EM	ELECTRICAL METER	RL	RELATIVE LEVEL
FFL	FINISHED CEILING LEVEL	TIM	TIMBER
FFL	FINISHED FLOOR LEVEL	WM. DRY	WASHER. DRYER
FG	FIXED GLASS	WB	WEATHERBOARDS
GL	GROUND LINE	WT	WATER TANK



## GARDEN HOUSE

LOT 5 : DP 21687  
38 Elaine Avenue  
Avalon NSW 2107

markham-lee architecture

matthew@markham-lee.com  
0449 651 958  
linda@markham-lee.com  
0424 796 511

ISSUE: DA

DATE: 06.07.16

JOB #

elaine ave

SCALE

DRAWN: MLA

## Drawing Schedule

Do not scale from drawings. Verify all dimensions and levels on site.  
All drawings must be verified by the structural engineer's documents.  
All drawings to be verified by the Survey Plan.  
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dwg no.

DA00