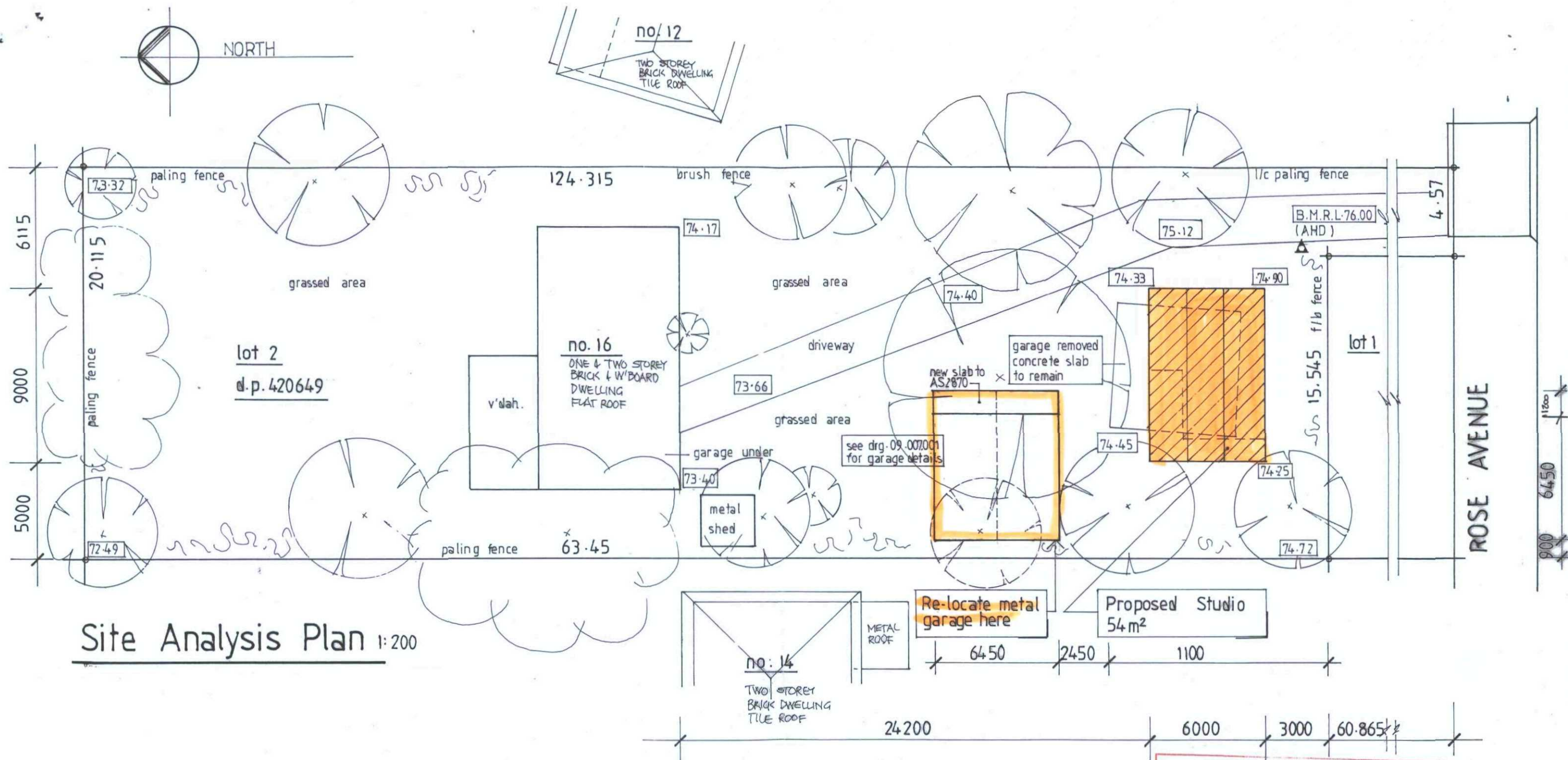




BASIX REQUIREMENTS

LIGHTING

40% of light fixtures to be fitted with fluorescent, compact fluorescent, or (led) lamps

FIXTURES

Showerhead, toilet and taps to have a 3 star rating.

INSULATION

Floor to have a R0.8 value. Walls to have a R1.30 value. Raked ceiling to have a R2.24 value.

Pitched roof to have a foil backed blanket (55mm) and a medium (solar absorptance) .475 - 0.700

WINDOWS and GLAZED DOORS

Window to craft room (north facade) to be standard aluminium, single pyrolytic low-e frame &

Window to Craft room (east facade) to be improved aluminium, single pyrolytic low-e frame &

glass type and to have an awning (fixed) 900mm. All other windows to be standard aluminium,

single clear frame and glass type. Sliding door set to Office/study on western facade to be standard

aluminium, single clear frame and glass type.

Lot 2 DP 420649

SITE INDICES

Site Area:	1276.30m ²
Existing dwelling:	125.00m ²
Existing garage:	41.00m ²
Existing paving:	100.00m ²
Proposed studio:	54.00m ²
Garage (b.b.):	41.00m ²
Total site cover remaining:	274.00m ²

THIS PLAN IS TO BE READ
IN CONJUNCTION WITH

DA 2009 / 0836

WARRINGAH COUNCIL

proposed craft studio & office

at: lot 2 d.p. 420649

no. 16 rose avenue, collaroy plateau

date may 2009

scale 1:200

drn. a.dyer

drg. no.

09.007.001

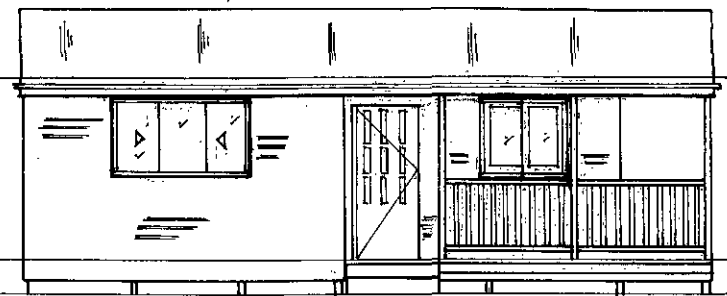
sheet no.

1 of 3

r.l. 78.25

r.l. 77.35

r.l. 74.95



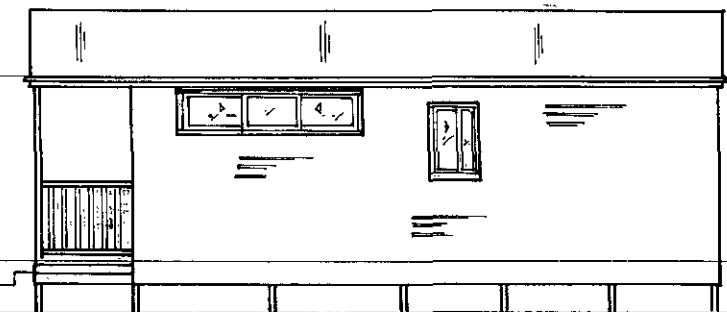
North Elevation 1:100

r.l. 78.25

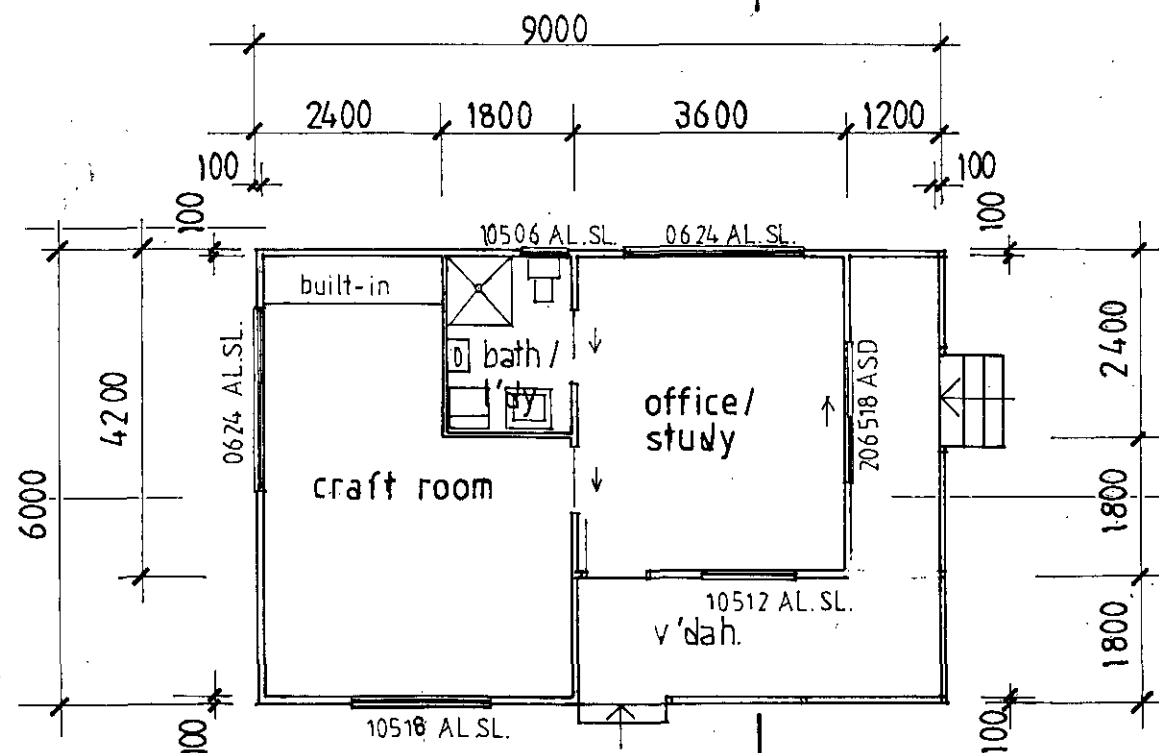
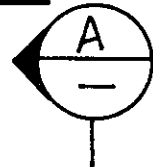
r.l. 77.35

r.l. 74.95

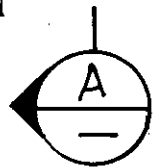
r.l. 74.25



South Elevation 1:100

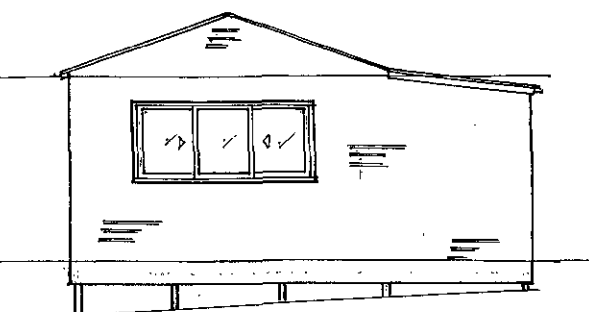


Floor Plan 1:100



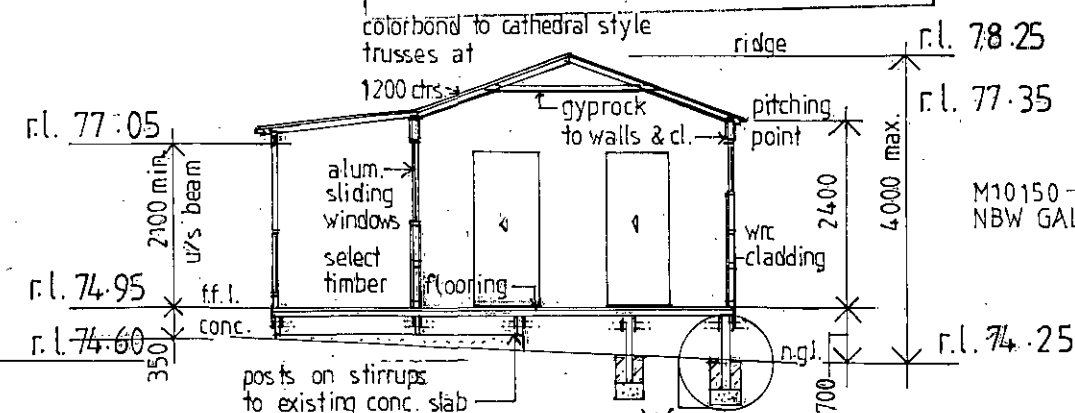
West Elevation 1:100

r.l. 74.25



East Elevation 1:100

THIS PLAN IS TO BE READ
IN CONJUNCTION WITH
DA 2009 / 0836
WARRINGAH COUNCIL



Section A 1:100

SPECIFICATION

GENERALLY:

These drawings are to be read in conjunction with Manufacturers' brochure and section drawing. The whole of the works is to be constructed to comply with the Building Code of Australia & or relevant Australian standards and all local legally constituted authorities. All structural work to engineer's specification.

TIMBER:

All framing to comply with AS1684 - 1992 National Timber Framing Code. Select timber flooring to studio. Flooring in wet area to be fibre cement sheet. Finishes determined by owners.

ROOF:

Colorbond roof sheeting to AS1562. Guttering and downpipes as shown on plans.

CLADDING:

W.R.C. boards. Installation to manufacturer's specification.

CONCRETE

In accordance with AS2870-1990 Residential Slabs & Footings

WINDOWS & DOORS:

Aluminium sliding type windows. Installation to manufacturer's details. Sliding highlite windows to southern facade Glazing to AS1288

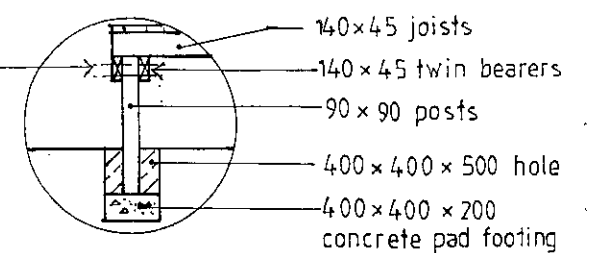
SMOKE ALARMS

In accordance with AS3786

DRAINAGE:

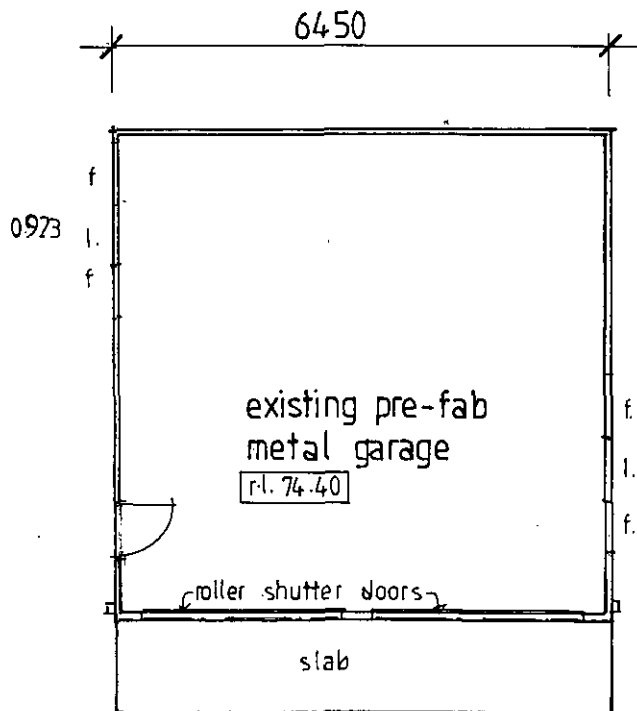
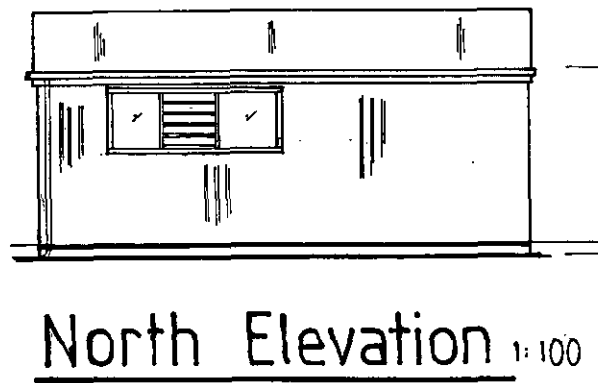
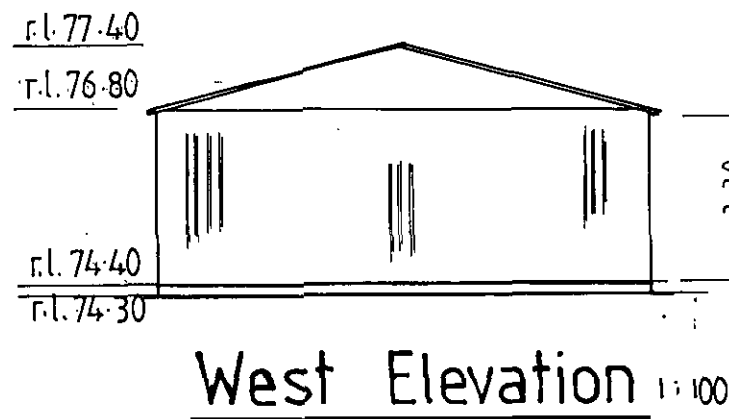
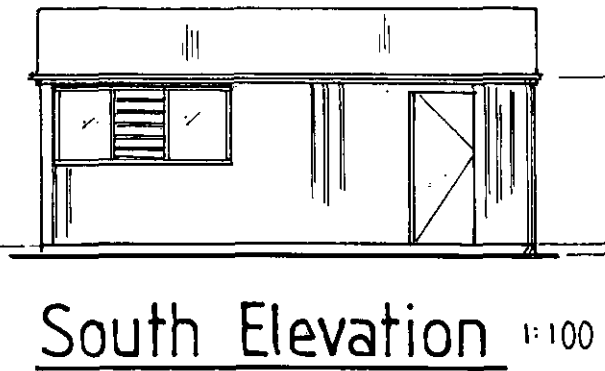
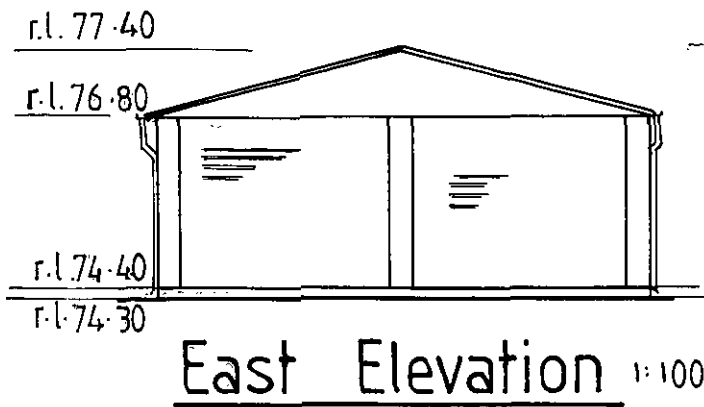
All work to comply with the appropriate authorities' regulations.

Stormwater to connect to existing system



Detail at 'B' 1:50

proposed craft studio and office			
at: lot 2 d.p.420649			
no. 16 rose avenue, collaroy plateau			
date	may 2009		
scale	1:100, 1:50	drawn	a dyer
drawing no.	09.007.002		
sheet no.	sheet 2 of 3		



(to manufacturer's spec.)

THIS PLAN IS TO BE READ
IN CONJUNCTION WITH
DA 2009 / 0836
WARRINGAH COUNCIL

3073

relocate existing pre-fab garage	
at: no. 16 rose avenue collaroy plateau	
date	june 2009
scale	1:100
drawn	a. dyer (for p/p, constructions)
drawing no.	09.007.003