

BREAKFAST POINT

APPENDIX K: ABSA STAMPED PLANS

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and no detail included on referenced documents.

Windows	Product ID	Glazing	Frame	U value SHGC Area M	Detail
Generic - GGG-06-001a	Single glazed clear	Aluminum	6.57	0.74	Throughout
Synlights	Product ID	Glazing	Frame	U value SHGC Area M	Detail
Any U and SHGC values specified on Confidential, Issued after 1 May 1993 are according to NFRC. All values prior to this date are AHJCC Alternate products and do not meet the U value or SHGC values of NFRC 1041 requirements.					
External walls	Construction	Insulation	Color - Solar absorptance	Detailed	
Brick Veneer	R1.5	Light SA-Q-475	As per plans		
Weatherboard	R1.5	Light SA-Q-475	As per plans		
Internal walls	Construction	Insulation	Detailed		
Plasterboard on Studs	None	Throughout			
Concrete, Plasterboard Lint	None	Next to studs, this			
Floors	Construction	Insulation	Coloring	Detailed	
Concrete	None	Carpet			
Concrete	None	Ceramic Tile			
Concrete	R1.0	Carpet Tiles			
Ceilings	Construction	Insulation	Detailed		
Plasterboard	None	Throughout			
Plasterboard	R3.0	Below Roofs			
Roof	Construction	Insulation	Color	Detailed	
Metal Deck	Fat + R1.0 Batts	Light SA-Q-475	Throughout		
Window cover	Internal features	External features, shutters, etc			
Generic - Holled blinds	Throughout	None			
Fixed shading	Eaves (above - PVC gutters, height above windows, Weathered, Raindrops (type, description)	Laurens	As per plans		
800	700	Varied, as per plans	Balconies, Eaves	As per plans	
Overshadowing	Overshadowing structures	Overshadowing trees			
Buildings and columns	No				



DRAWING LIST FOR 7D5 SEASHORE PRECINCT PROJECT APPLICATION

DRAWING NO.	DRAWING NAME	SCALE	REVISION NO.
DA.00	DRAWING LIST	NTS	A
DA.01	SITE ANALYSIS & LOCATION PLAN	1:1000	A
DA.02	SITE PLAN	1:300	A
DA.03	BASEMENT 1 PLAN	1:200	A
DA.04	BASEMENT 2 PLAN	1:200	A
DA.05	LEVEL 1 PLAN	1:200	A
DA.06	LEVEL 2 - 5 TYPICAL PLAN	1:200	A
DA.07	ROOF PLAN	1:200	A
DA.08	SOUTH ELEVATION	1:200	A
DA.09	EAST ELEVATION	1:200	A
DA.10	NORTH ELEVATION	1:200	A
DA.11	WEST ELEVATION	1:200	A
DA.12	SECTION A-A	1:200	A
DA.13	SECTION B-B	1:200	A
DA.14	CONTEXT ELEVATION	1:300	A
DA.15	SITE SECTION	1:300	A
DA.16	SHADOW DIAGRAM DECEMBER 21 - 9AM	1:300	A
DA.17	SHADOW DIAGRAM DECEMBER 21 - 12PM	1:300	A
DA.18	SHADOW DIAGRAM DECEMBER 21 - 3PM	1:300	A
DA.19	SHADOW DIAGRAM JUNE 21 - 9AM	1:300	A
DA.20	SHADOW DIAGRAM JUNE 21 - 10AM	1:300	A
DA.21	SHADOW DIAGRAM JUNE 21 - 11AM	1:300	A
DA.22	SHADOW DIAGRAM JUNE 21 - 12PM	1:300	A
DA.23	SHADOW DIAGRAM JUNE 21 - 1PM	1:300	A
DA.24	SHADOW DIAGRAM JUNE 21 - 2PM	1:300	A
DA.25	SHADOW DIAGRAM JUNE 21 - 3PM	1:300	A
DA.26	SHADOW DIAGRAM MARCH / SEPTEMBER 21 - 9AM	1:300	A
DA.27	SHADOW DIAGRAM MARCH / SEPTEMBER 21 - 12PM	1:300	A
DA.28	SHADOW DIAGRAM MARCH / SEPTEMBER 21 - 3PM	1:300	A
DA.29	VISITOR PARKING PLAN	1:500	A

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Issue	Description	Date	Issue	Description	Date
A	Project application	09/10/2010			

rose architectural design
5144g Street, Warrnambool VIC 3207 Australia
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www.rosegraphic.com.au

Project: LOT 7D5
7, 9 & 11 Magnolia Drive,
Breakfast Point

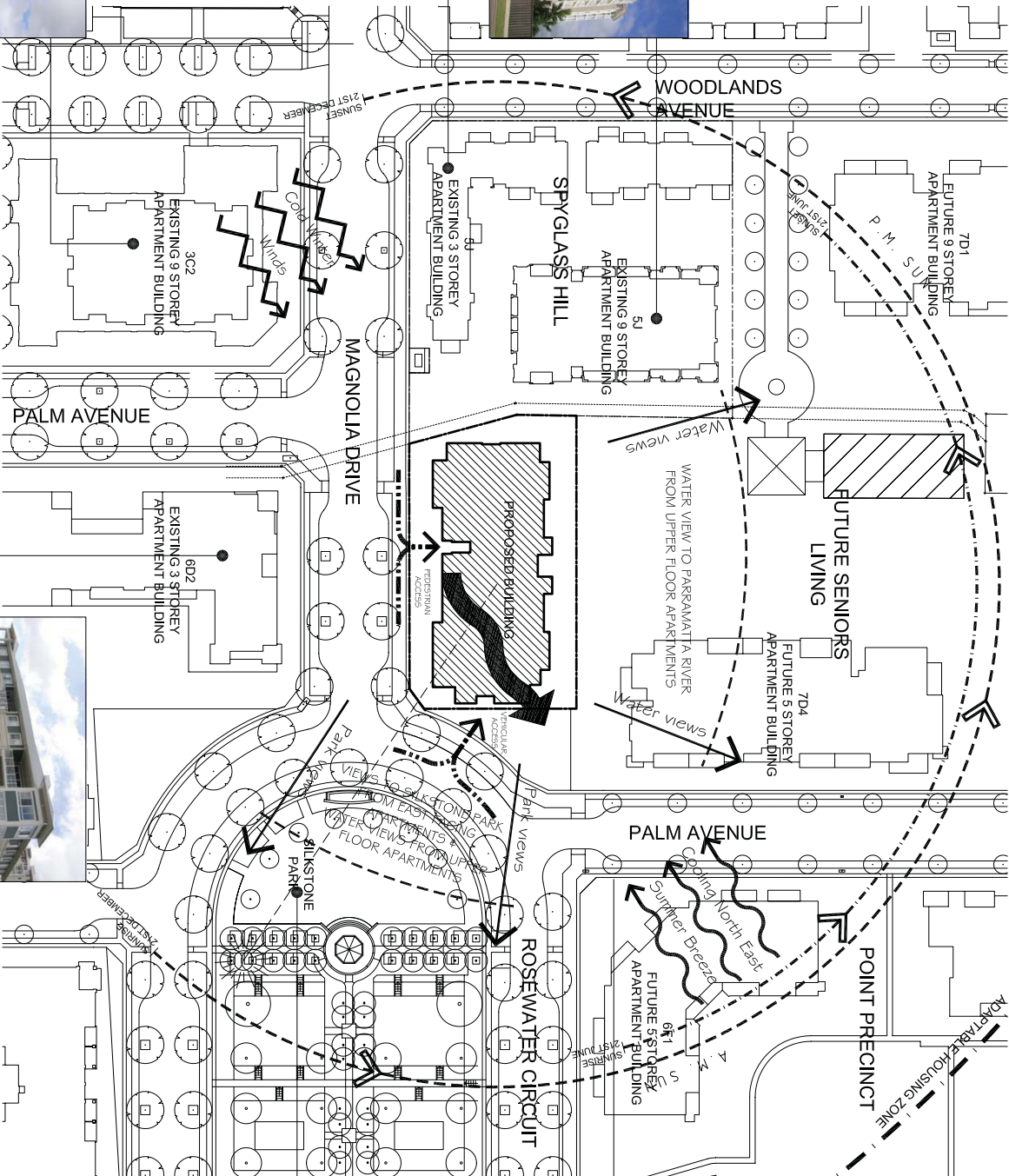
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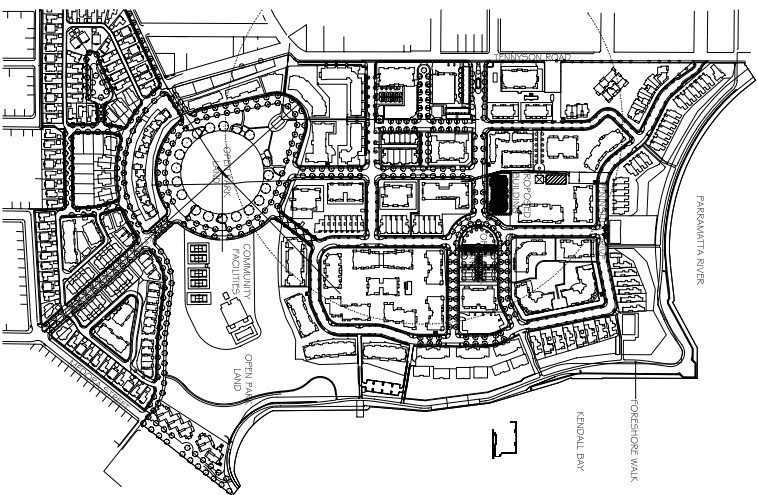
Revised: AD
Approved: A

Project No: 0610
Drawing No: DA.00
Revision: A

Project Application



SITE ANALYSIS PLAN
SCALE 1:1000



Issue	Description	Date	Issue	Description	Date
A	Project completion	17/12/2018			

Project: 7, 9 & 11 Magnolia Drive, Breakfast Point

Scale: 1:1000 @ A3
Date: DEC 2018
Drawn: SJ

Revised: AD
Approved:

Project No: 0610
Drawing No: DA.01
Revision: A

Project Application

Project: 7, 9 & 11 Magnolia Drive, Breakfast Point

Scale: 1:1000 @ A3
Date: DEC 2018
Drawn: SJ

Revised: AD
Approved:

Project No: 0610
Drawing No: DA.01
Revision: A

Project Application

Project: 7, 9 & 11 Magnolia Drive, Breakfast Point

Scale: 1:1000 @ A3
Date: DEC 2018
Drawn: SJ

Revised: AD
Approved:

Project No: 0610
Drawing No: DA.01
Revision: A

Project Application

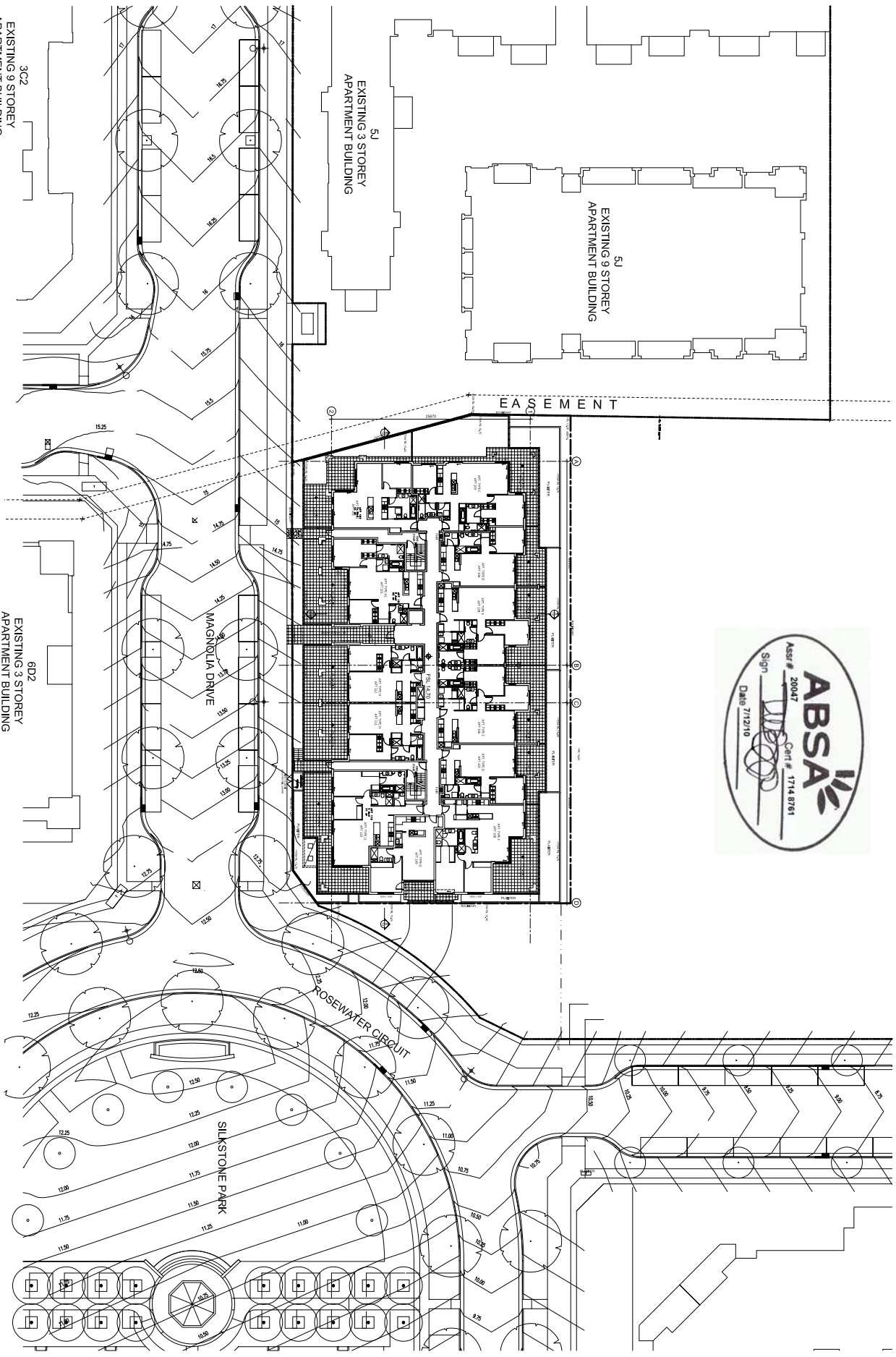
Project: 7, 9 & 11 Magnolia Drive, Breakfast Point

Scale: 1:1000 @ A3
Date: DEC 2018
Drawn: SJ

Revised: AD
Approved:

Project No: 0610
Drawing No: DA.01
Revision: A

Project Application



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APARTMENT BUILDING

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EXISTING 3 STOREY
APARTMENT BUILDING

Issue	Description	Date	Issue	Description	Date
A	Development Application	03/10/2010			

rose architectural design

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www.rosearchitectural.com

Breakfast Point

Project

LOT 705
7, 9 & 11 Magnolia Drive,
Breakfast Point

Scale: 1:500 @ A3

Drawn: MZ/210

Reviewed: Approved

Title

SITE PLAN

Project No.

0610

Drawing No.

DA.02

Revision

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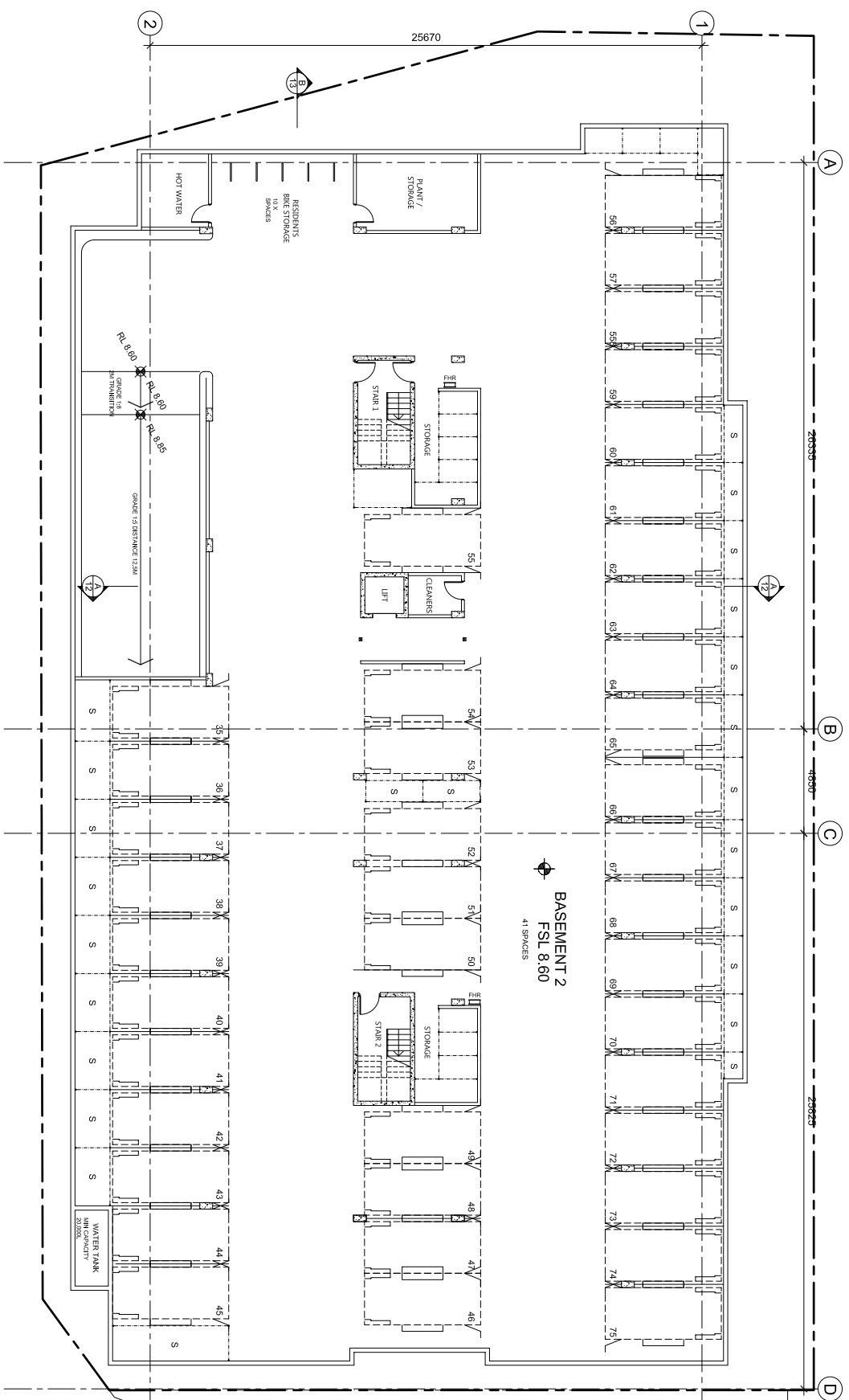
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DEVELOPMENT APPLICATION

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BASEMENT LEVEL 2 PLAN

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SCALE 1:100
Draw on original A3

Issue	Description	Date	Issue	Description	Date
A	Project inception	10/12/2018			

rose architectural design
51742 Street West, Suite 100, Burnaby, BC V5C 2G1
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BREAKFAST POINT

Project: LOT 705
7, 9 & 11 Magruder Drive,
Breakfast Point

Scale: 1:100 & A3
Date: DEC 2018
Drawn: SJ

Reviewed: AD
Approved:

Title: BASEMENT LEVEL 2

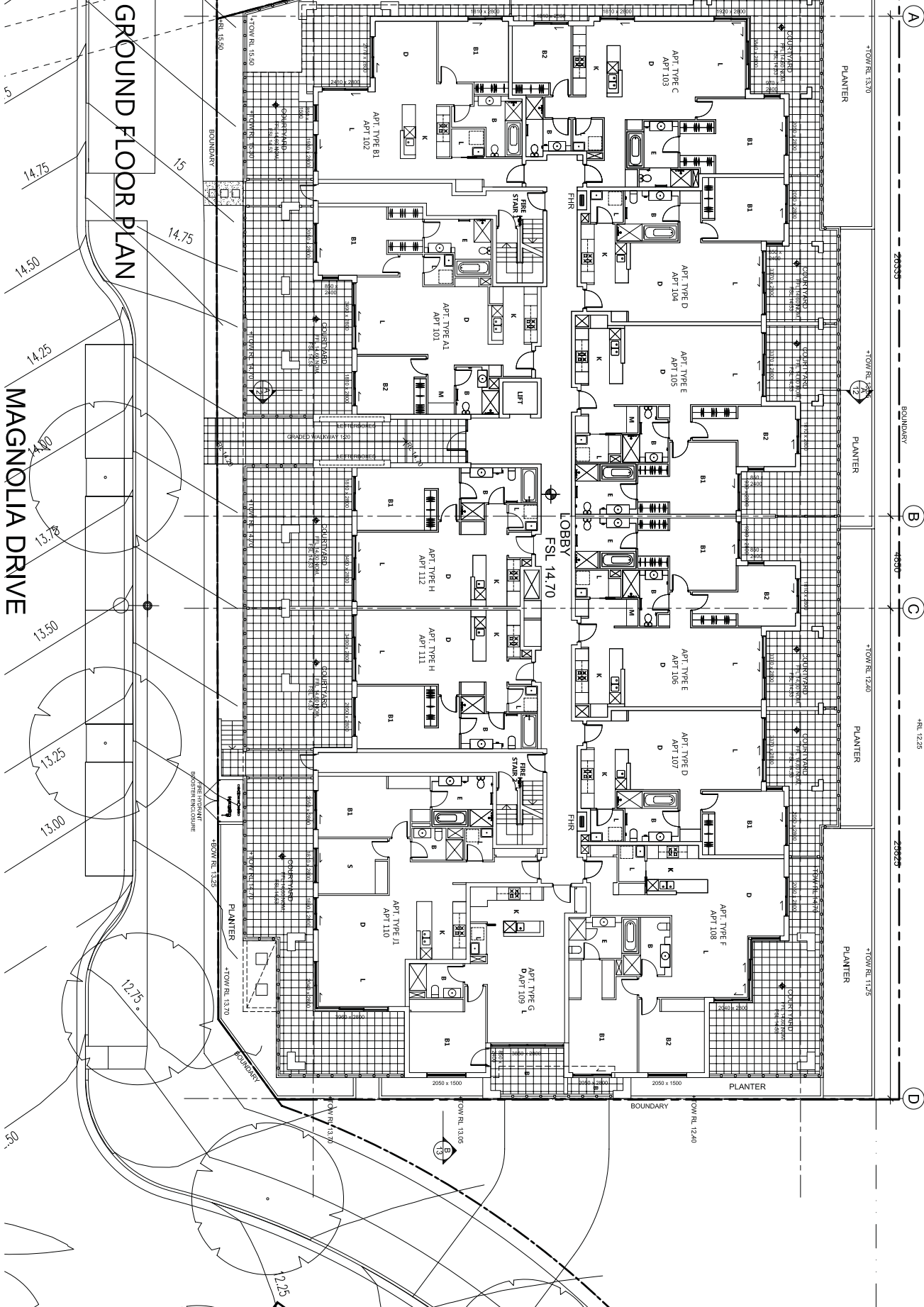
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Revision: A

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PROJECT APPLICATION

ABSAsign
Date: 7/12/10

ASCF # 20047
Cert # 1714 8761



GROUND FLOOR PLAN

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