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						CLIENT: MR & MRS DOUGLAS		JOB NO: 17428	DATE: 9.12.19
A		PFD + SV1, 2, 3 & 4. (HT)	29.03.20			ADDRESS: LOT 21, No 57 HAY STREET COLLARROY NORTHERN BEACHES COUNCIL		DRAWN: HT	CHECKED: .
B		VARY A, B & C (SB)	29.05.20					SCALE: 1 : 100	SHEET NO: 02
C		VARY D & F (SB)	05.06.20					PLEASE DISCARD ALL OTHER PLANS	
D		VARY H & FFD (SB)	30.06.20						
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LEGENDS

(720)	LIFT OFF DOOR HINGE
CJ*	CONTROL JOINT
MH	CEILING MAN HOLE
SA	SMOKE ALARM
DP	DOWN PIPE
AC	AC DUCTS
AC	AC CEILING GRILL

PROVIDE SOLID CORE INTERNAL DOORS
THROUGHOUT INCLUDING ROBE DOORS 2340 HIGH

PROVIDE INSULATION TO
BALCONY CEILINGS

ELEVATION (A)

SEAMLESS FINISH

ALL WET AREA FLOORS
TO BE RECESSED 50mm

**SEVERE MARINE
CLASSIFICATION SL1**

ALL TRADES & SUPPLIERS TO COMPLY WITH
THE BCA AND ALL RELEVANT AUST STANDARDS

FIRST FLOOR

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Wincrest Group Pty Ltd.
ACN 135 562 873
Builders License No. 213 442C
18 Pitt St, Paramatta NSW 2150
Ph:(02) 9635 1644 Fax:(02) 9633 4806

PROPOSED RESIDENCE FOR:

CLIENT: MR & MRS DOUGLAS

ADDRESS:

LOT 21, No 57 HAY STREET
COLLARROY
NORTHERN BEACHES COUNCIL

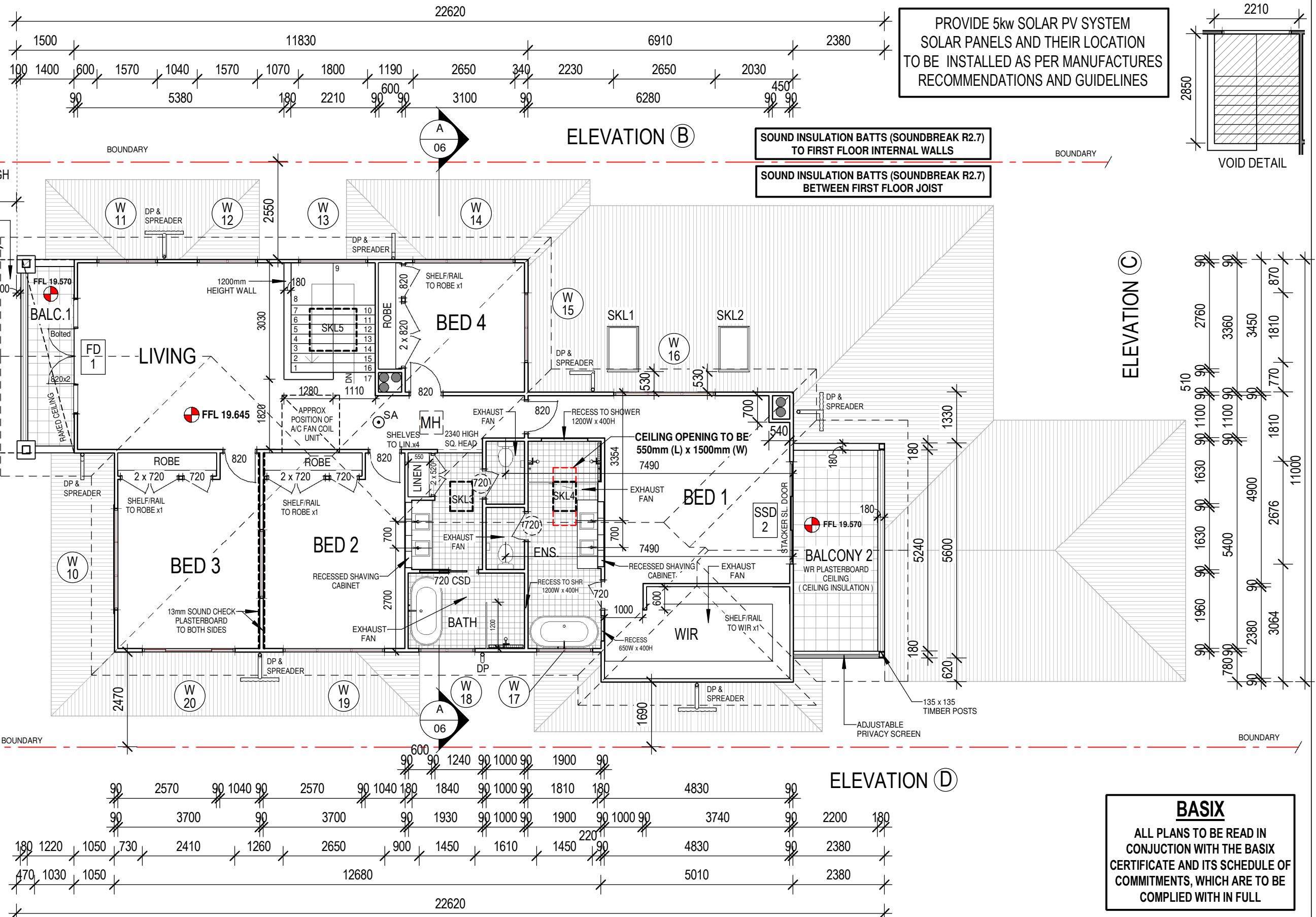
PREMIUM INCLUSIONS

JOB NO: 17428 DATE: 9.12.19

DRAWN: HT CHECKED: .

SCALE: 1 : 100 SHEET NO: 03

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PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

SOUND INSULATION BATTS (SOUNDBREAK R2.7)
TO FIRST FLOOR INTERNAL WALLS

SOUND INSULATION BATTS (SOUNDBREAK R2.7)
BETWEEN FIRST FLOOR JOIST

ELEVATION (C)

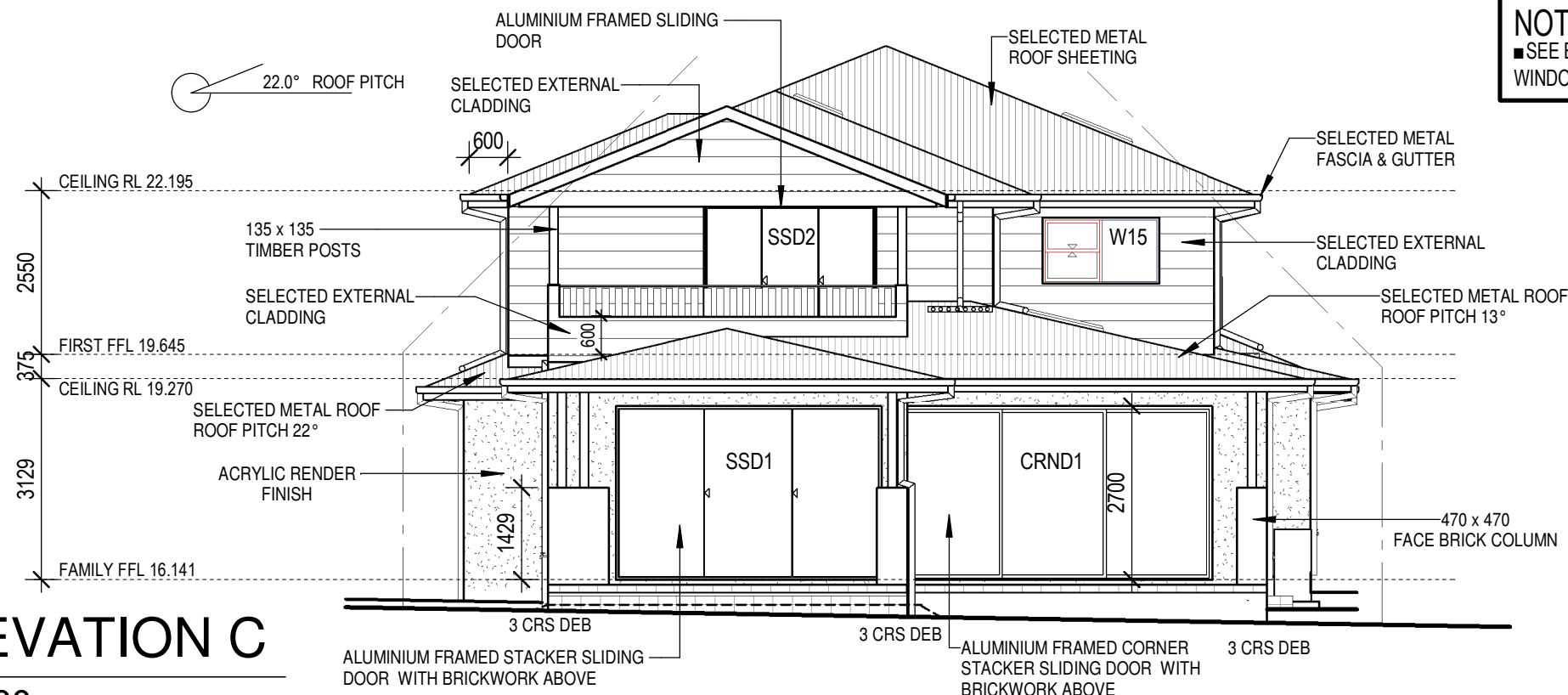
ELEVATION (D)

BASIX

ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL

ELEVATION C

1 : 100



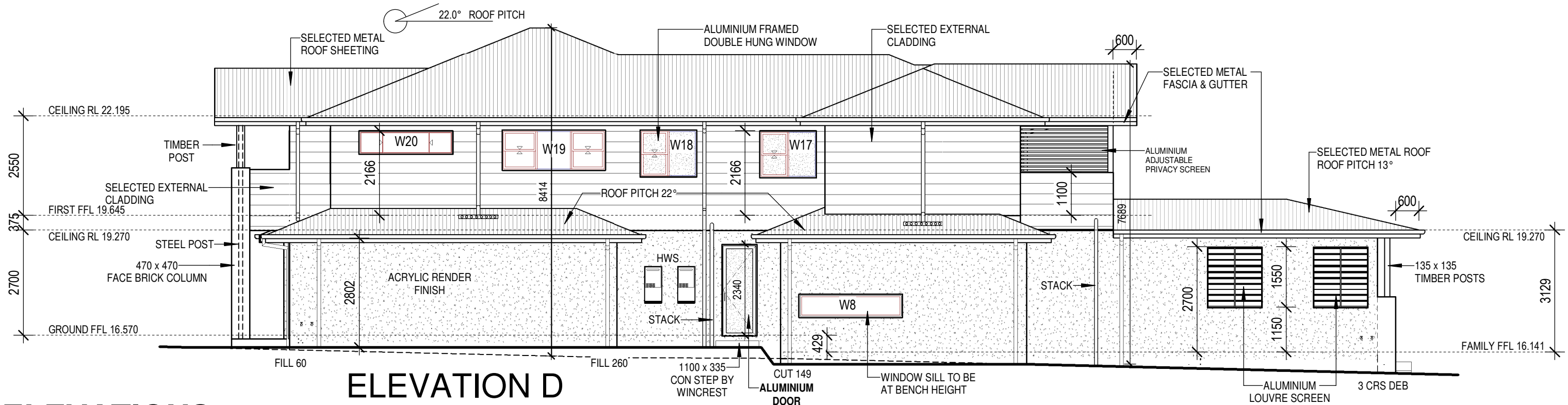
NOTE:

■ SEE ELEVATIONS FOR ALL WINDOW HEADS HEIGHT

PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

ELEVATION D

1 : 100



ELEVATIONS

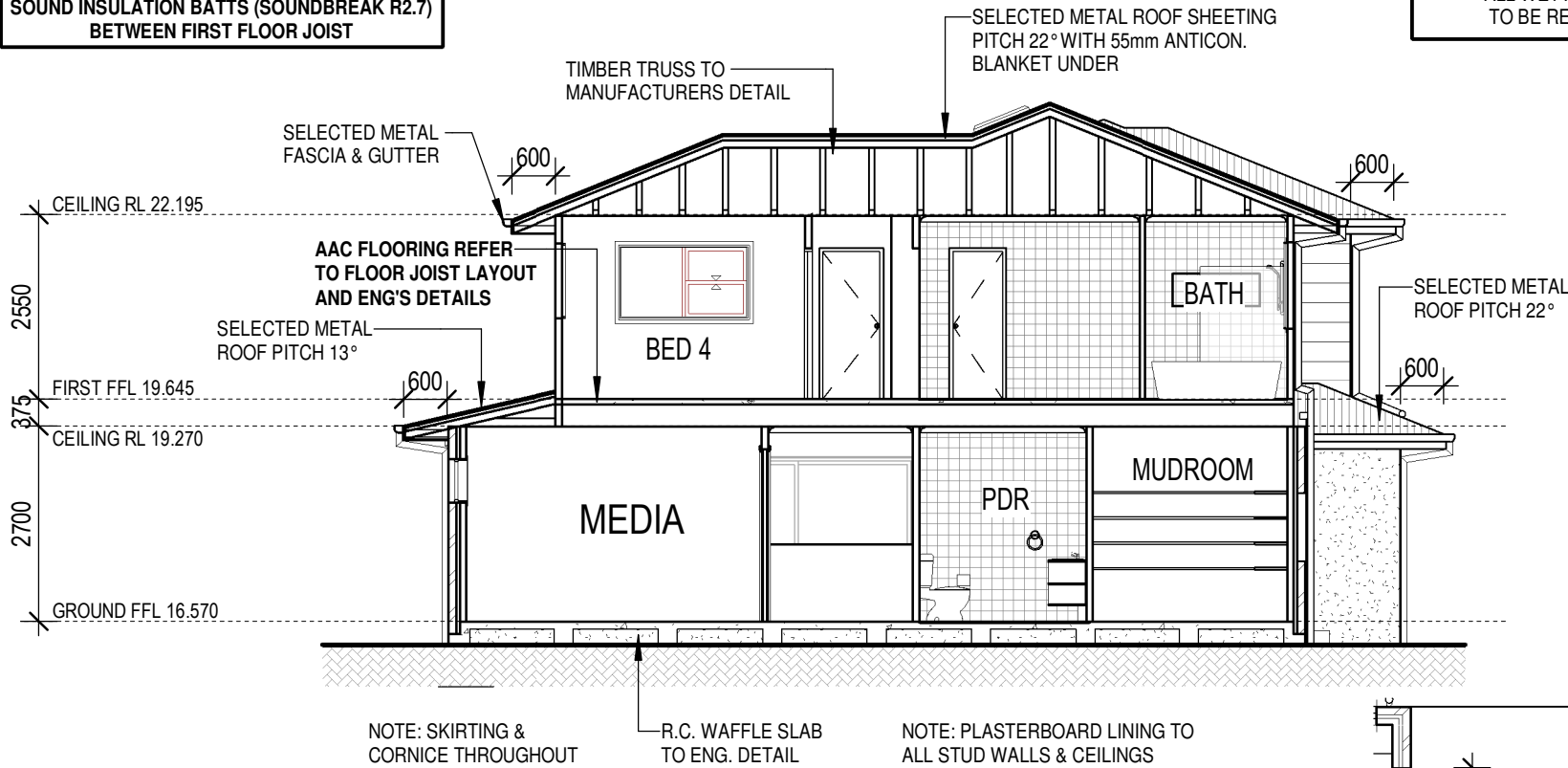
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SOUND INSULATION BATTS (SOUNDBREAK R2.7)
TO FIRST FLOOR INTERNAL WALLS

SOUND INSULATION BATTS (SOUNDBREAK R2.7)
BETWEEN FIRST FLOOR JOIST

SEAMLESS FINISH

ALL WET AREA FLOORS
TO BE RECESSED 50mm



SECTION A - A

1 : 100

GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE R4.0 GLASSWOOL CEILING INSULATION TO ROOF SPACE OF LIVING AREAS.
- PROVIDE R2.5 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS.
- WELS RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- PROVIDE SHOWERHEADS '3 STAR' RATED (>6 BUT <=7.5 L/min) IN ALL SHOWERS.
- WELS RATED TOILET CISTERNS REQUIRED.
- PROVIDE 3,000 LITRE WATER TANK.
- NO EXHAUST FANS UNLESS REQUIRED FOR MECHANICAL VENTILATION
- PROVIDE WEATHER STRIPS TO ALL EXTERNAL HINGED DOORS.
- GAS/ELECTRONIC INSTANTANEOUS HOT WATER SERVICE (6 STARS)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- PROVIDE NATURAL GAS PLUMBING FOR COOKTOP & 1 INTERNAL HEATING POINT.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS

SEVERE MARINE CLASSIFICATION SL1

ALL TRADES & SUPPLIERS TO COMPLY WITH
THE BCA AND ALL RELEVANT AUST STANDARDS

BASIX

ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL

Window and Sl . door Schedule					
WT	Window No.	Height	Width	Window Style	Glazing
W	1	2050	1810	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	2	2050	610	FIXED	CLEAR DOUBLE GLAZED
W	3	600	1090	SLIDING	OBSC./TG TILED REVAEL
W	4	600	1810	SLIDING	CLEAR DOUBLE GLAZED
W	5	600	1810	SLIDING	CLEAR DOUBLE GLAZED
W	6	600	1450	SLIDING	CLEAR DOUBLE GLAZED
W	7	600	1450	SLIDING	CLEAR DOUBLE GLAZED
W	8	600	2650	FIXED	CLEAR
W	9	2057	1800	FIXED	
W	10	1200	2650	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	11	1030	1570	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	12	1030	1570	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	13	2057	1800	FIXED	CLEAR DOUBLE GLAZED
W	14	1029	2650	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	15	1029	1810	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	16	1029	2650	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	17	1200	1450	DOUBLE HUNG	OBSC./TG
W	18	1200	1450	DOUBLE HUNG	OBSC./TG
W	19	1029	2650	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	20	600	2410	SLIDING	CLEAR DOUBLE GLAZED
SSD	1	2700	4140	STACKER SL.DOOR	CLEAR 6mm VTOUGH GLAZING
SSD	2	2340	2676	STACKER SL.DOOR	CLEAR DOUBLE GLAZED
SKL	1	1180	780	SKYLIGHT	CLEAR DOUBLE GLAZED
SKL	2	1180	780	SKYLIGHT	CLEAR DOUBLE GLAZED
SKL	3	780	550	SKYLIGHT	CLEAR DOUBLE GLAZED
SKL	4	780	550	SKYLIGHT	CLEAR DOUBLE GLAZED
SKL	5	1140	1180	SKYLIGHT	CLEAR DOUBLE GLAZED
FD	1	2100	3010	FRENCH DOOR	CLEAR
CRND	1	2700	SEE DETAIL	CORNER STACKER	CLEAR 6mm VTOUGH GLAZING
AD	1	2340	896	ALUMINIUM DOOR	OBSCURE

NOTE:

Windows typically with standard glass - Awning Uw 6.35 & SHGC 0.64, Sliding Uw 6.42 & SHGC 0.76, Bifold door Uw 6.12 & SHGC 0.76, Double hung Uw 6.24 & SHGC 0.74, Sliding doors and stacking doors Uw 6.25 & SHGC 0.72

NOTE:

Windows typically with **double glazing** - Awning Uw 4.8 & SHGC 0.51, Sliding / fixed Uw 4.4 & SHGC 0.61, Double hung Uw 4.4 & SHGC 0.60

NOTE:

Doors typically with standard glass - Sliding doors and stacking doors Uw 6.25 & SHGC 0.72, Bifold door Uw 6.12 & SHGC 0.76

NOTE:

ALL BED ROOM WINDOW OPENINGS HIGHER THAN 2.0m FROM FINISHED GROUND LEVEL TO BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.9.2.5 VOLUME 2 OF THE BUILDING CODE OF AUSTRALIA

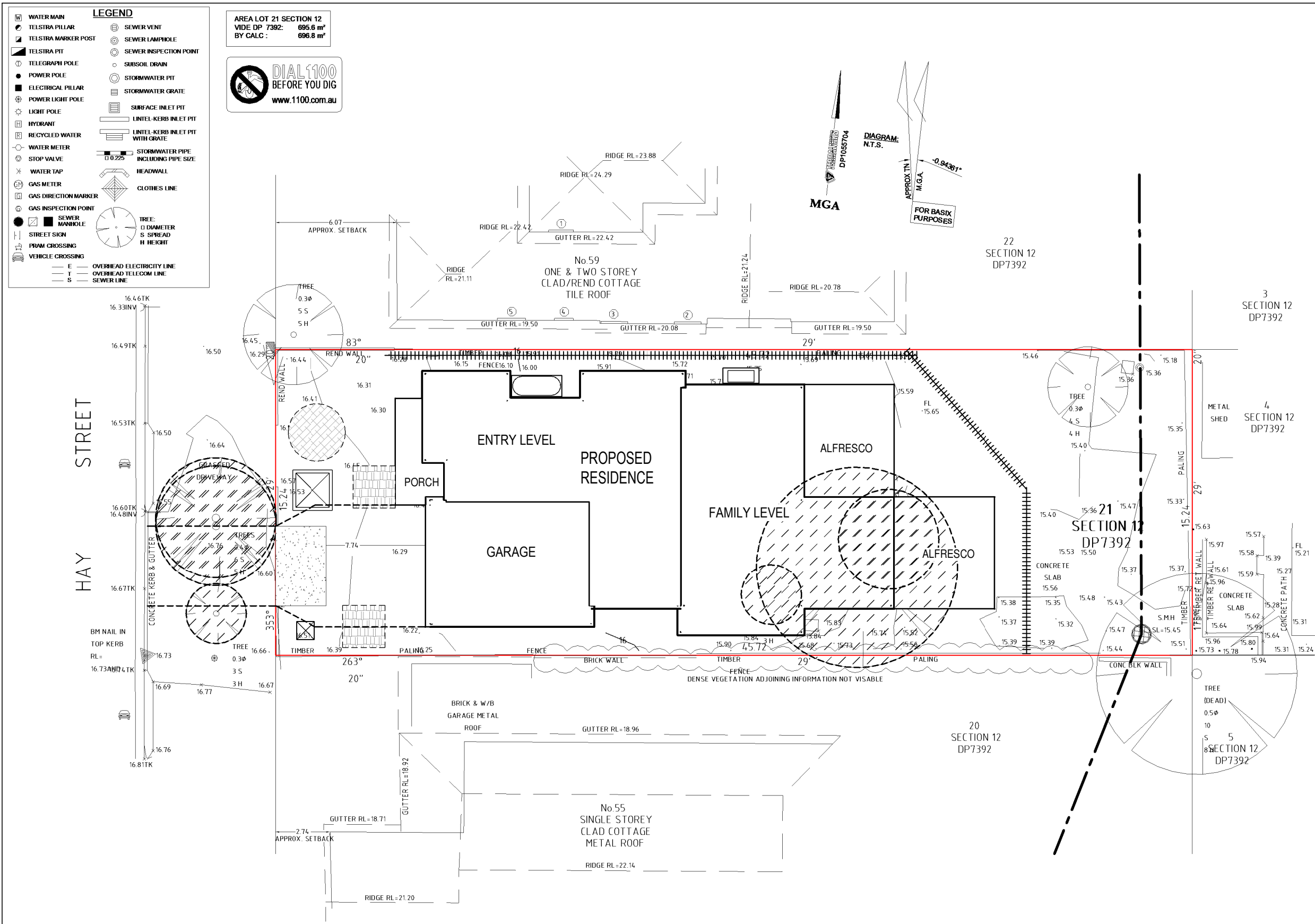
WINDOWS

ALL WINDOWS ON 250mm
BRICK VENEER WALLS

137mm
REVEALS

SECTION/SCHEDULES

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D	VARY H & FFD (SB)	30.06.20				PLEASE DISCARD ALL OTHER PLANS	
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LEGEND

- Material Stockpile area.
- Waste stockpile & material sorting area.
- Storage recycling bins for segregated waste.
- Chemical toilets.
- Temporary builders d/way to E.P.A. requirements.
- Fit standard 600 high green silt fence (refer to detail).
- Trees to be removed.

NOTE: All waste materials to be taken to an approved waste disposal site.

SOIL , SEDIMENT AND SITE MANAGEMENT PLAN

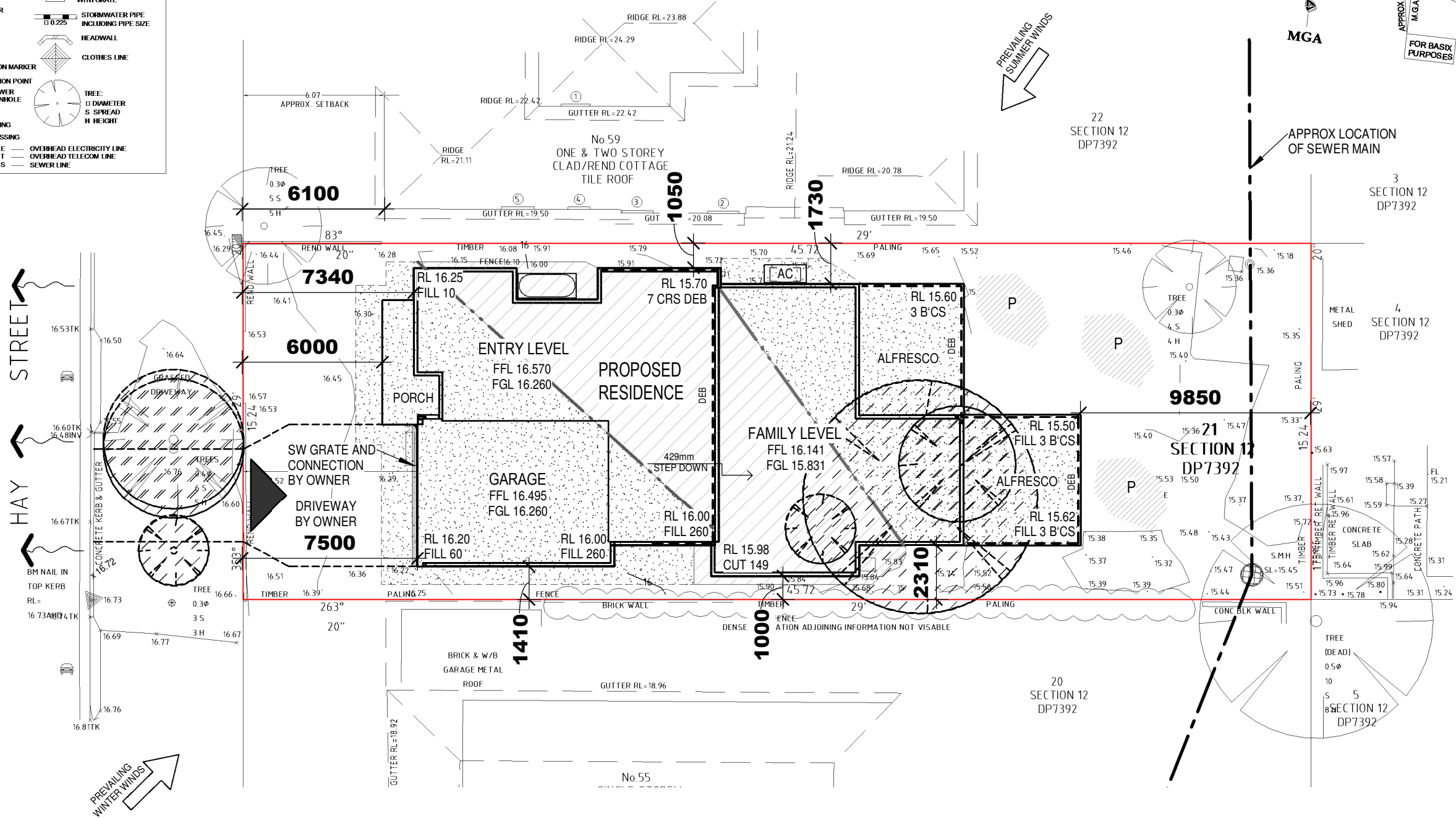
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LEGEND

- WATER MAIN
- TELSTRA PILLAR
- TELSTRA MARKER POST
- TELSTRA PIT
- TELEGRAPH POLE
- POWER POLE
- ELECTRICAL PILLAR
- POWER LIGHT POLE
- LIGHT POLE
- HYDRANT
- RECYCLED WATER
- WATER METER
- STOP VALVE
- WATER TAP
- GAS METER
- GAS DIRECTION MARKER
- GAS INSPECTION POINT
- SEWER MANHOLE
- STREET SIGN
- PRAM CROSSING
- VEHICLE CROSSING

- SEWER VENT
- SEWER LAMPPOLE
- SEWER INSPECTION POINT
- SUBSOIL DRAIN
- STORMWATER PIT
- STORMWATER GRATE
- SURFACE INLET PIT
- UNTEL-KERB INLET PIT
- UNTEL-KERB INLET PIT WITH GRATE
- STORMWATER PIPE INCLUDING PIPE SIZE
- HEADWALL
- CLOTHES LINE
- TREE:
 - DIAMETER
 - S. SPREAD
 - H. HEIGHT
- OVERHEAD ELECTRICITY LINE
- OVERHEAD TELECOM LINE
- SEWER LINE

AREA LOT 21 SECTION 12
VIDE DP 7392: 695.6 m²
BY CALC: 696.8 m²



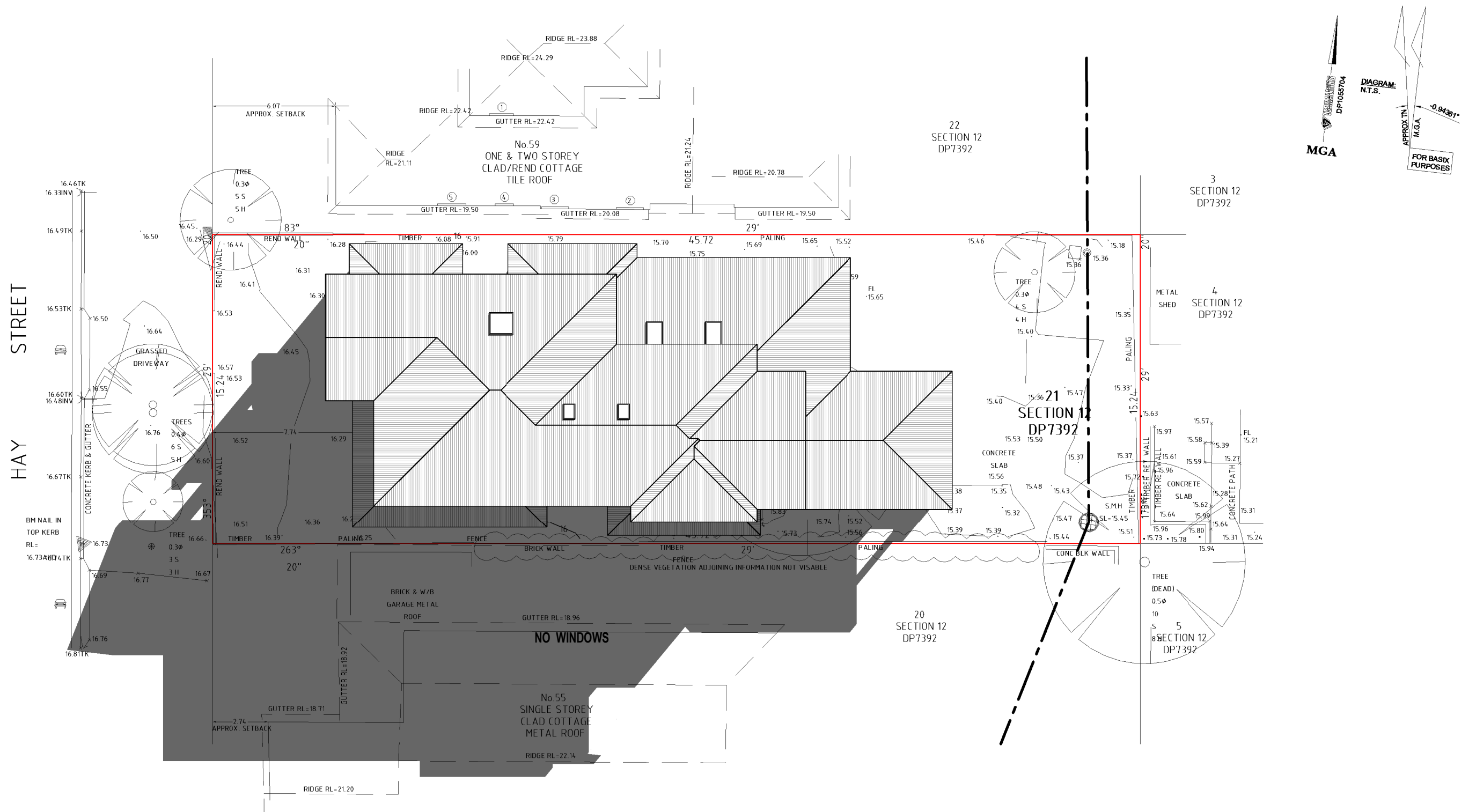
LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED RESIDENCE.
- EXISTING ADJOINING RESIDENCE.
- EXISTING BUILDINGS TO BE DEMOLISHED.
- SITE BOUNDARY
- CONTOURS
- PRIVATE OPEN SPACE
- VIEWS
- VEHICULAR SITE ENTRY
- PREVAILING WINDS
- NOISE
- OVERLOOKING

SITE ANALYSIS

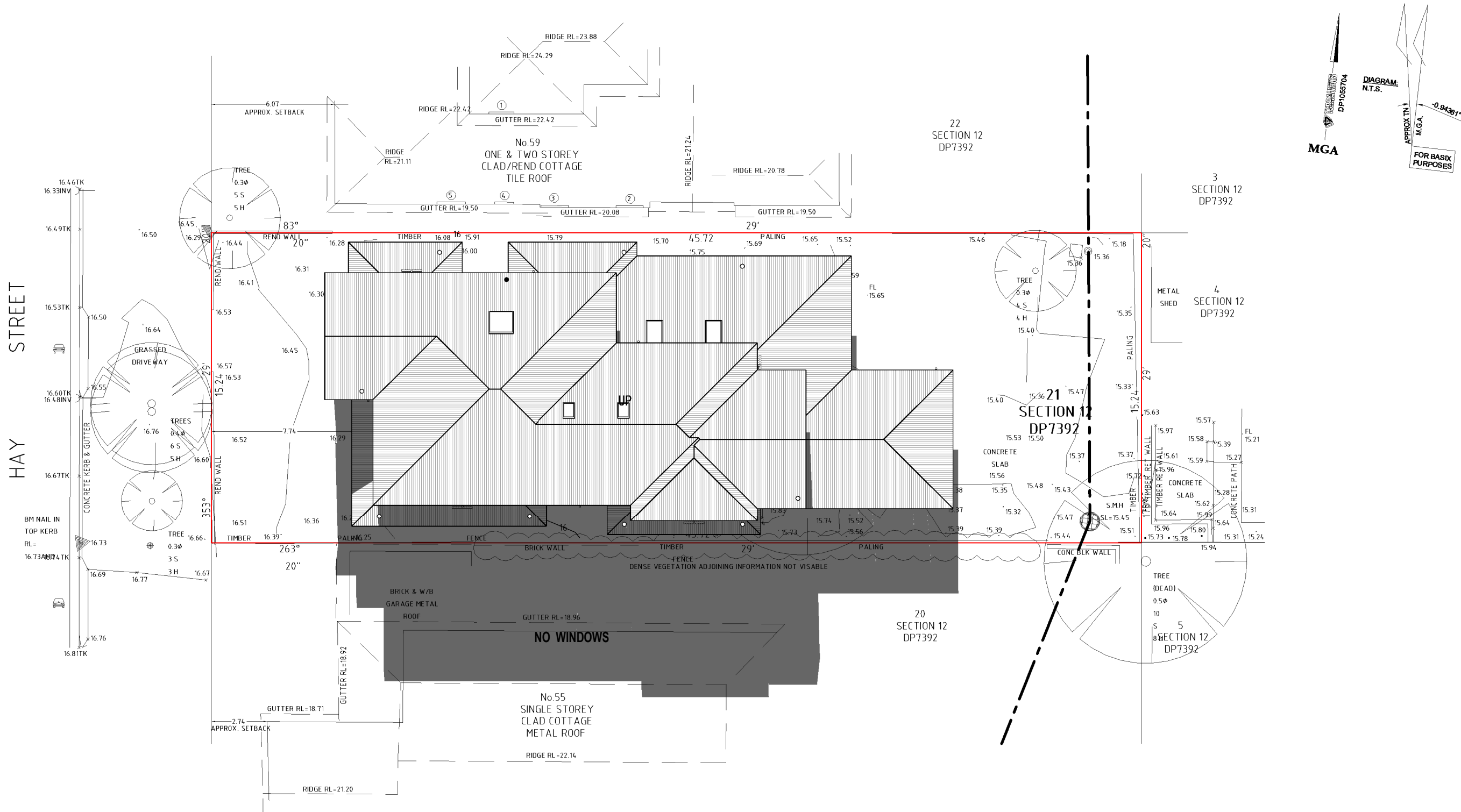
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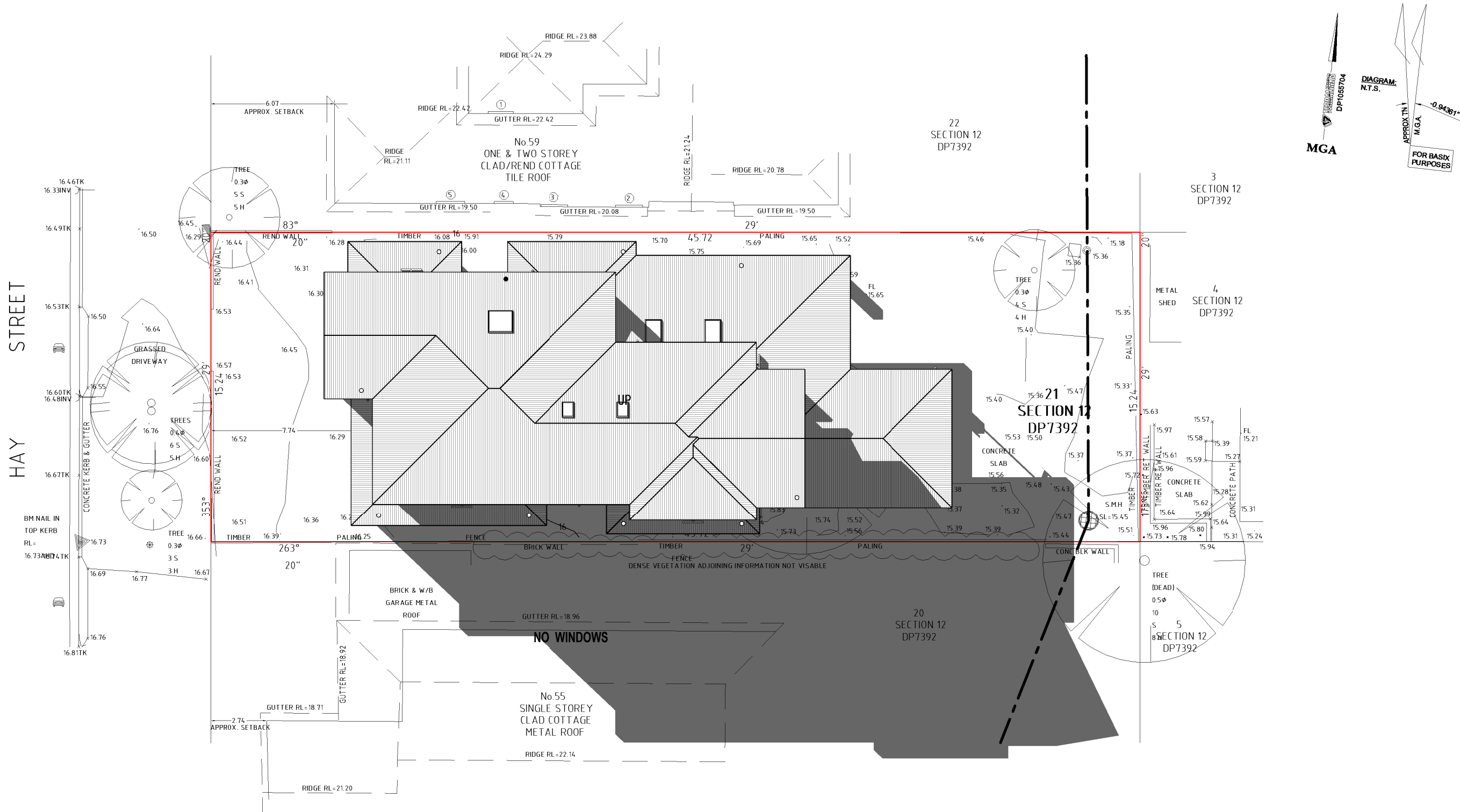
SHADOW DIAGRAM JUNE 21st 9AM

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SHADOW DIAGRAM JUNE 21st 12PM

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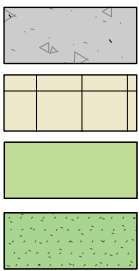


SHADOW DIAGRAM JUNE 21st 3PM

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Note:
Landscape Contractor shall undertake minor earthworks after handover by builder as required to achieve maximum gradient to all lawn and mulched areas of 1:50, and 1:4 to all garden areas. Should retaining walls be required to achieve these falls they shall be designed by an engineer and be a maximum height compliant with council and/or developer policies.

LEGEND



PROPOSED CONCRETE AREA
PROPOSED PAVED AREA
PROPOSED LAWN SUBSTITUTE - LOW GROUND-COVER
LAWN AREA

EXISTING 1.8m HIGH TIMBER PALING FENCE
TIMBER LAWN EDGE
SITE BOUNDARY
PROPOSED FRONT FENCE - REFER TO ELEVATION DETAIL SHEET L/02



EXISTING TREE TO BE RETAINED



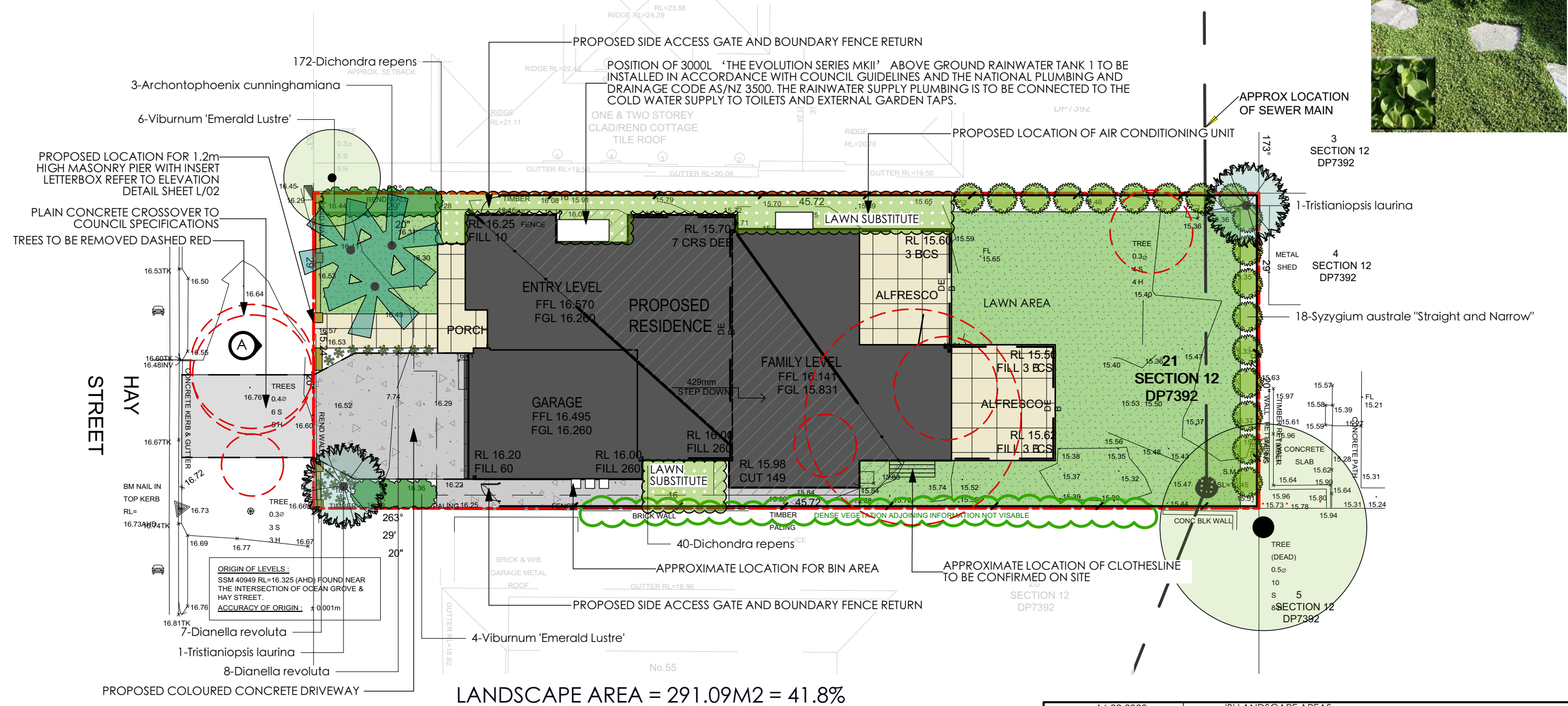
EXISTING TREE TO BE REMOVED



- Notes:
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
 2. All detailing of drainage to paved areas shall be by others.
 3. All levels shall be determined by others and approved on site by client.
 4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
 5. Do not scale from drawings.
 6. If in doubt contact the Landscape Architect.
 7. All boundaries shall be surveyed prior to commencement of construction works.
 8. This plan is for DA purposes only. It has not been detailed for construction.
 9. All dimensions, levels and boundaries are nominal only.
 10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.



IMAGE DETAIL: DICHONDRA REPENS LAWN SUBSTITUTE



PLANTING SCHEDULE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Archontophoenix cunninghamiana	Bangalow Palm	3	25lt	5000	10000
Dianella revoluta	Mauve Flax Lily	15	200mm	500	500
Dichondra repens	Kidney Weed	212	Tube	600	100
Syzygium australe "Straight and Narrow"	Lillypilly "Straight and Narrow"	18	250mm	1500	4000
Tristianiopsis laurina	Water Gum	2	75lt	4000	7000
Viburnum 'Emerald Lustre'	Viburnum 'Emerald Lustre'	10	300mm	1500	1500

DATE16.09.2020REVISION'B' LANDSCAPE AREAS

DRAWINGPROPOSED LANDSCAPE PLAN

ADDRESSLOT 21, NO.57 HAY STREET, COLLAROY.

CLIENTMR & MRS DOUGLAS

DATE #15/06/20SCALE @ A31:200DRAWNJCCHKDSW

PROJECT #WINCRESTDWG #L/01'B'REVISION

A Total Concept Landscape Architects & Swimming Pool Designers65 West Street, North Sydney NSW 2060Tel: (02) 9957 5122 Fx: (02) 9957 5922

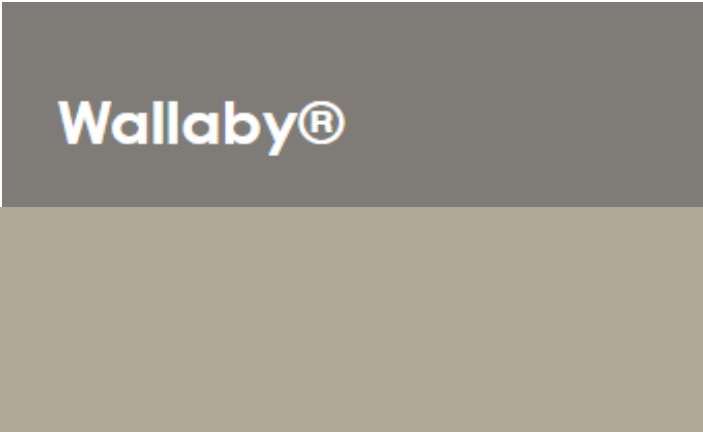
atc
a total concept
landscape architects & swimming pool designers

External Colour Selection Schedule



BESPOKE

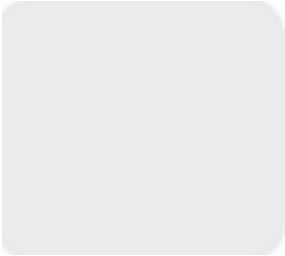
for: 5 Hay Street, Collaroy



Brimstone Smoke



EXTERNAL COLOR SELECTIONS Ref 17128					
Details			Selections		
Colourbond Roof			Wallaby		
Gutter/fascia/barge			Surfmist		
Render and Cladding			Taubmans Brimstone Smoke		
Rainwater tank			Surfmist		
Garage door			Surfmist		
Front door			Taubmans Silent Night		
Windows			Surfmist		



Surfmist



Silent Night