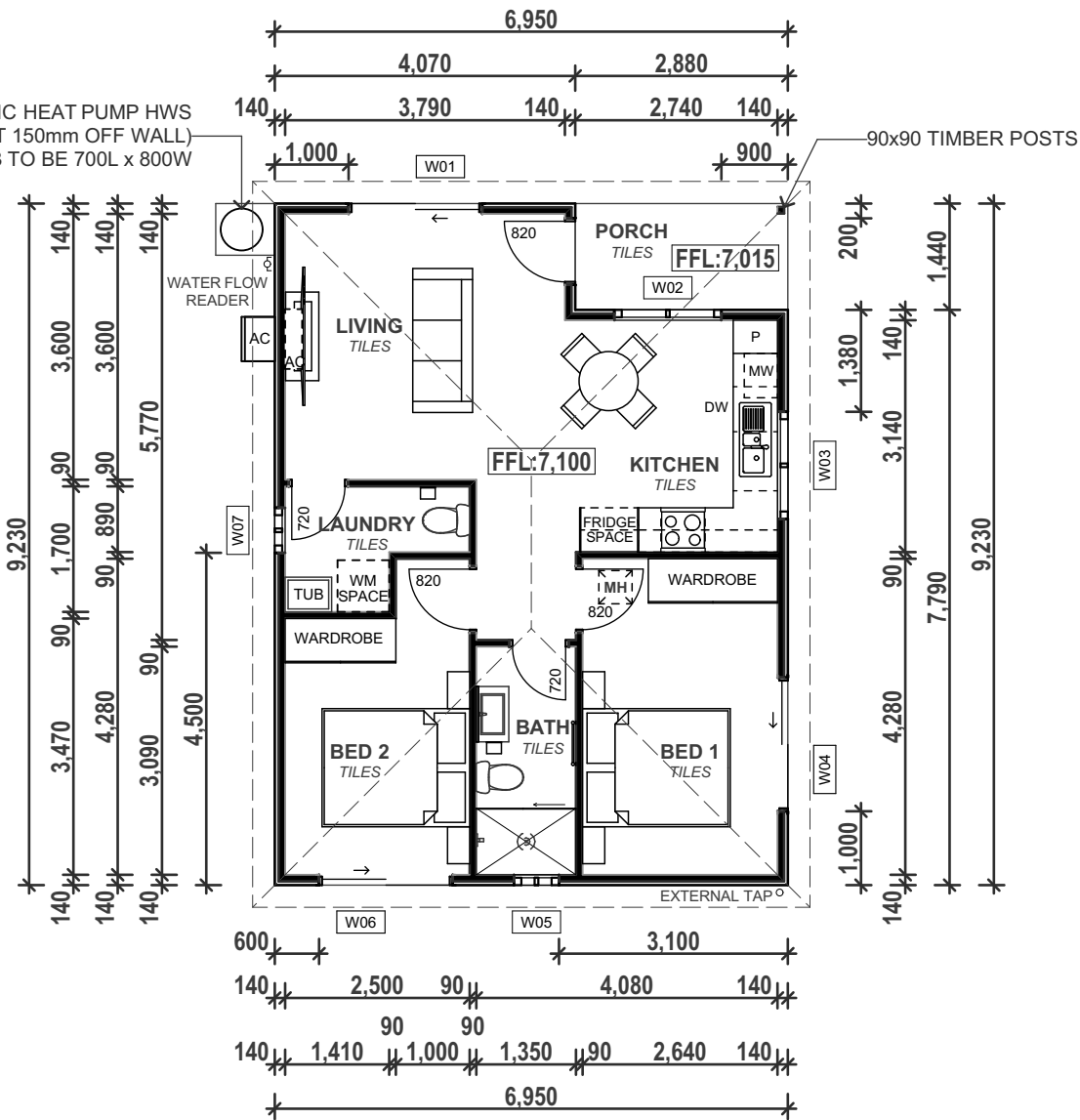


#### WINDOW SCHEDULE

W#	HEIGHT	WIDTH	FRAME	GLAZING	TYPE	REVEAL
W01	2,100	1,810	ALUMINIUM	CLEAR	SLIDING DOOR	100mm
W02	1,200	1,450	ALUMINIUM	CLEAR	SLIDING	100mm
W03	1,029	1,450	ALUMINIUM	CLEAR	SLIDING	100mm
W04	2,100	1,810	ALUMINIUM	CLEAR	SLIDING DOOR	100mm
W05	600	610	ALUMINIUM	CLEAR	SLIDING	100mm
W06	2,100	1,810	ALUMINIUM	CLEAR	SLIDING DOOR	100mm
W07	600	610	ALUMINIUM	CLEAR	SLIDING	100mm

ELECTRIC HEAT PUMP HWS  
(HWS TO SIT 150mm OFF WALL)  
SLAB TO BE 700L x 800W



#### Summary of BAL 12.5 Requirements

Sub-Floor Supports No Special Construction Requirements  
Floors No Special Construction Requirements  
External Walls No special requirements for walls above 400mm from NGL. Parts less than 400mm above ground or decks etc. to be of non-combustible material, eg brick, 6mm FC clad, or bushfire resistant / naturally fire resistant timber.  
Joints No joints greater than 3mm  
Vents / Weepholes Screened with 2mm aperture mesh, made of corrosion resistant steel, bronze or aluminium, only if holes are greater than 3mm  
External Windows 4mm Grade or Safety Glass, or Glass blocks within 400mm of ground, decks etc. Openable portion to be metal screened with 2mm aperture mesh, made of corrosion resistant steel, bronze or aluminium, metal reinforced PVC-U or bushfire resisting timber  
External Doors, including Sliding Doors and Garage Doors Doors to be non-combustible, or solid timber, laminated or naturally fire resistant (high density) timber, for the first 400mm above threshold. Doors to be minimum 35mm thick. Hollow core doors can be used, but to have a non-combustible metal kickplate on the outside, for the first 400mm above threshold, or a screen with 2mm aperture mesh, made of corrosion resistant steel, bronze or aluminium.  
Doors with glazing, to comply with glazing requirements only.  
Doors to be tight-fitting to the door frame, to avoid 3mm gaps.  
If doors are less than 400mm above NGL, use metal or bushfire resisting timber frames.  
Sliding doors to have Grade A Safety Glass. There is no requirement to screen the openable part of the sliding door.  
Metal door handles and furniture to be used for doors and sliding doors.  
Install tight-fitting with weather strips at base to passenger and garage doors.  
Garage door tracks and overhead gaps not to exceed 3mm gaps, and shall be fitted with a nylon brush that is in contact with door. Roofs/Roof tiles and sheets to be of non-combustible materials.  
Roof/wall junctions to be sealed to prevent gaps >3mm.  
Gable or roof vents fitted with non-combustible ember guards.  
Tiled roofs to be fully sarked over ridges and hips and extend into gutters and valleys. Battens can be fixed above the sarking.  
Metal roofs not to have gaps >3mm, otherwise install mesh or a screen with 2mm aperture mesh, made of corrosion resistant steel, bronze or aluminium or a mineral wool.  
Same applies to roof penetrations (ie gaps > 3mm).  
Eaves lining CAN use plastic joining strips or timber storm moulds.  
No special requirements for gutters and downpipes.  
Verandahs, Carports, Decks etc No special requirement to enclose subfloors.  
No special requirements for supports or framing.  
No special requirements for balustrades.  
Decking should be spaced at maximum 3mm. If decks, steps, or ramps are within 300mm horizontally and 400mm vertically from a glazed element, then they must be non-combustible or solid timber, laminated or naturally fire resistant (high density) timber.  
Water & Gas Supplies Above ground, exposed water and gas supplies to be metal.



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THIS PLAN IS TO BE READ IN  
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CONSENT

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#### EXTERNAL DOOR WARRANTY

GRANNY FLAT SOLUTIONS CANNOT PROVIDE WARRANTY ON ENTRANCE DOORS IF THE COLOUR CHOSEN HAS A LIGHT REFLECTIVE VALUE (LRV) OF 50 OR BELOW (THESE COLOURS REPRESENT THE DARKER COLOURS IN THE PAINT SPECTRUM). THE MANUFACTURERS DO NOT WARRANT DOORS PAINTED IN DARK COLOURS AS THEY ABSORB MORE HEAT THAN COLOURS GREATER THAN 50 LRV RATING, CAUSING THEM TO WARP OR BEND. FURTHERMORE, THE MANUFACTURER'S WARRANTY IS ALSO VOID IF THE EXTERNAL DOOR IS NOT COVERED BY AT LEAST 1 METER WIDE ROOF / EAVE OVERHANG / PATIO, DUE TO THE DOOR HAVING DIRECT EXPOSURE TO WEATHER ELEMENTS (WIND, RAIN, SUN ETC.) WHICH MAY CAUSE THE DOOR TO SWELL, WARP OR BEND.

#### FLOOR FINISHES NOTES

PLEASE NOTE THAT THERE MAY BE A SMALL STEP WHEN THERE IS A CHANGE IN FLOOR FINISHES BETWEEN ROOMS

#### GLAZING NOTES

ALL GLAZING TO COMPLY WITH AS1288 & BASIX CERTIFICATE.  
ALL WINDOWS WILL HAVE A FIXED PANEL ON THE RIGHT AND OPENING PANEL ON THE LEFT, WHEN VIEWED FROM THE OUTSIDE, UNLESS REQUESTED OTHERWISE.  
SLIDING DOORS WILL OPEN IN DIRECTION AS SHOWN ON PLAN.

BAL RATING: SEE NOTE ON PAGE 1

#### STUD OPENING SIZE

ADD 60mm TO HEIGHT AND 50mm TO WIDTH OF ALL WINDOWS

#### FLYSCREEN NOTES

ALL FLYSCREEN FOR SLIDING DOORS TO HAVE MID BARS

#### GENERAL NOTES

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DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TO TAKE PRECEDENCE

ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF GRANNYFLAT SOLUTIONS, PRIOR TO WORKS COMMENCING.

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				SCALE A3	1:100
				SHEET	CDC 03
9/04/2020	KX	D	DA ISSUE		
DATE	DRAWN BY	REVISION	ISSUE		

#### CLIENT DETAILS

837 Pittwater Rd, Collaroy  
Matthew Monk

LOT 6 - DP 10649

#### FLOOR PLAN

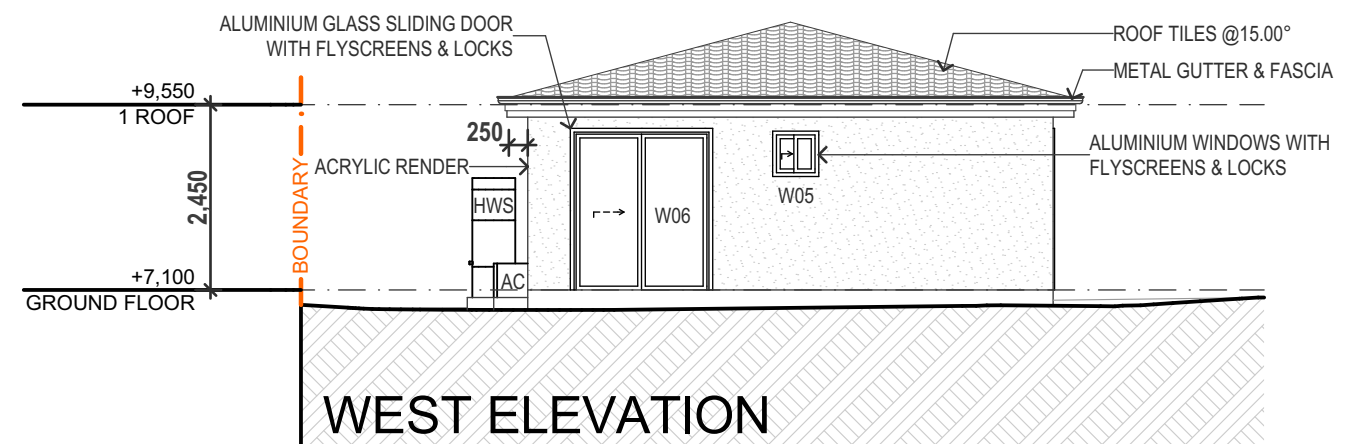
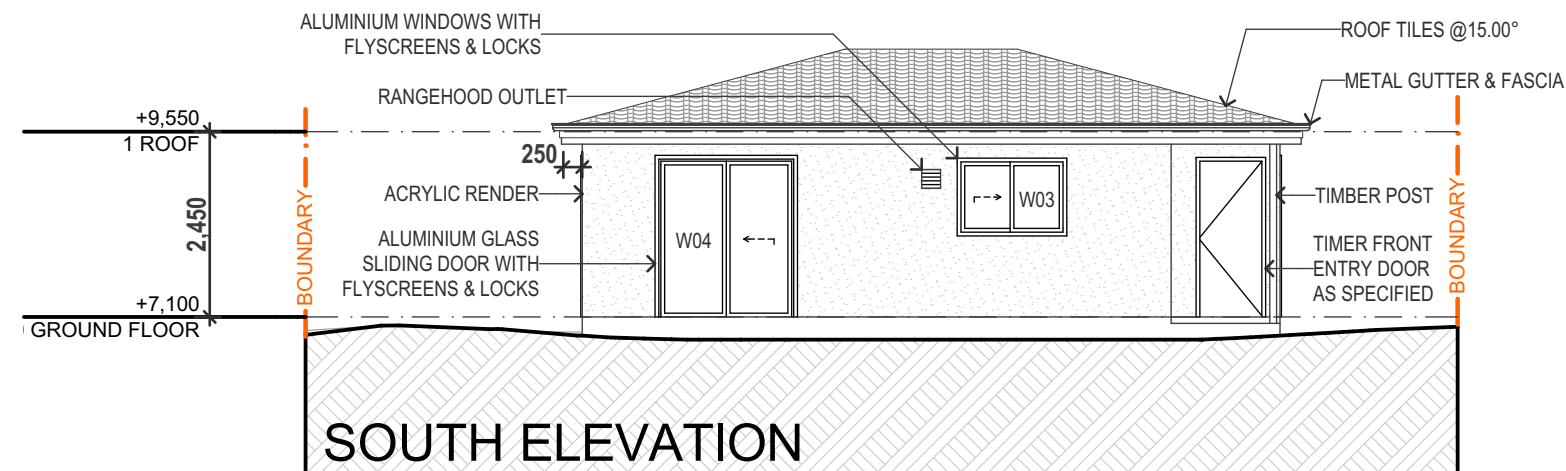
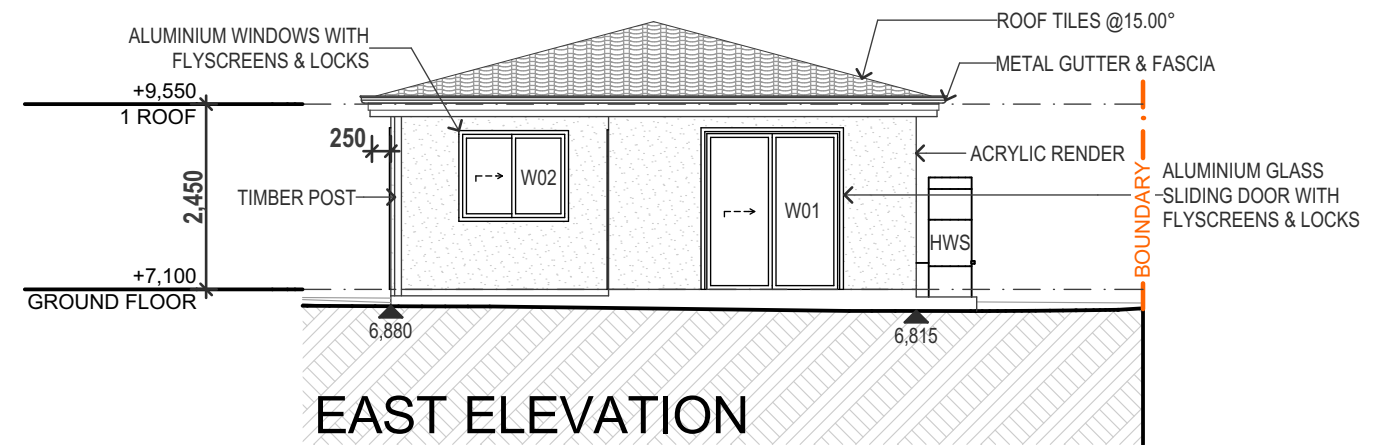
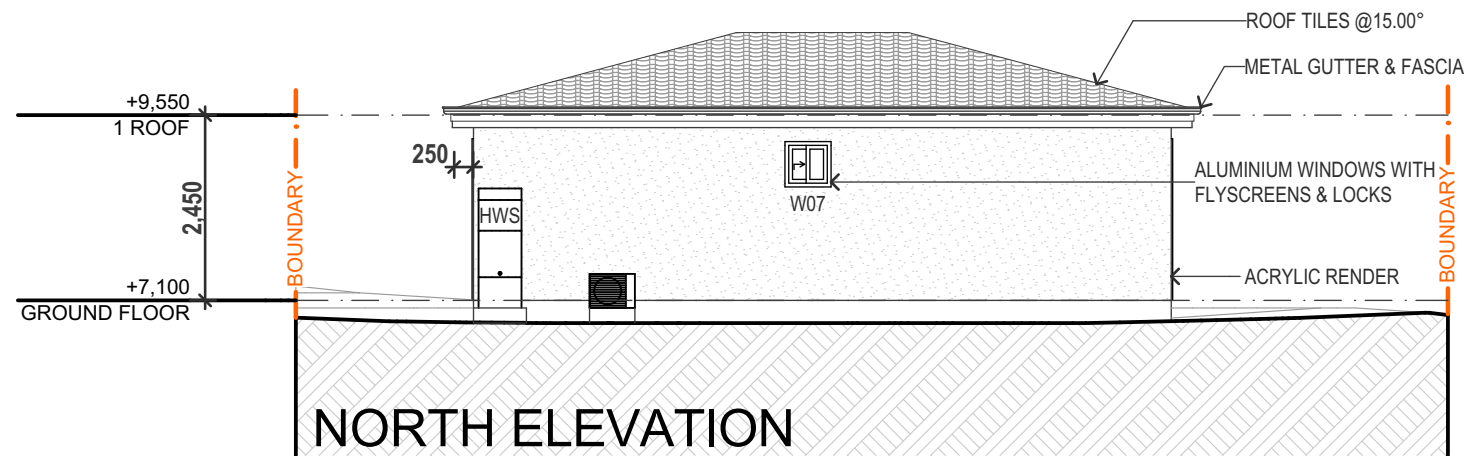
#### DESIGN BY

**GrannyFlat**  
solutions

20 / 7 SEFTON ROAD, THORNLEIGH NSW 2120  
Ph: (02) 9481 7443

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ROOF VENTILATION METHOD: EAVE VENTS

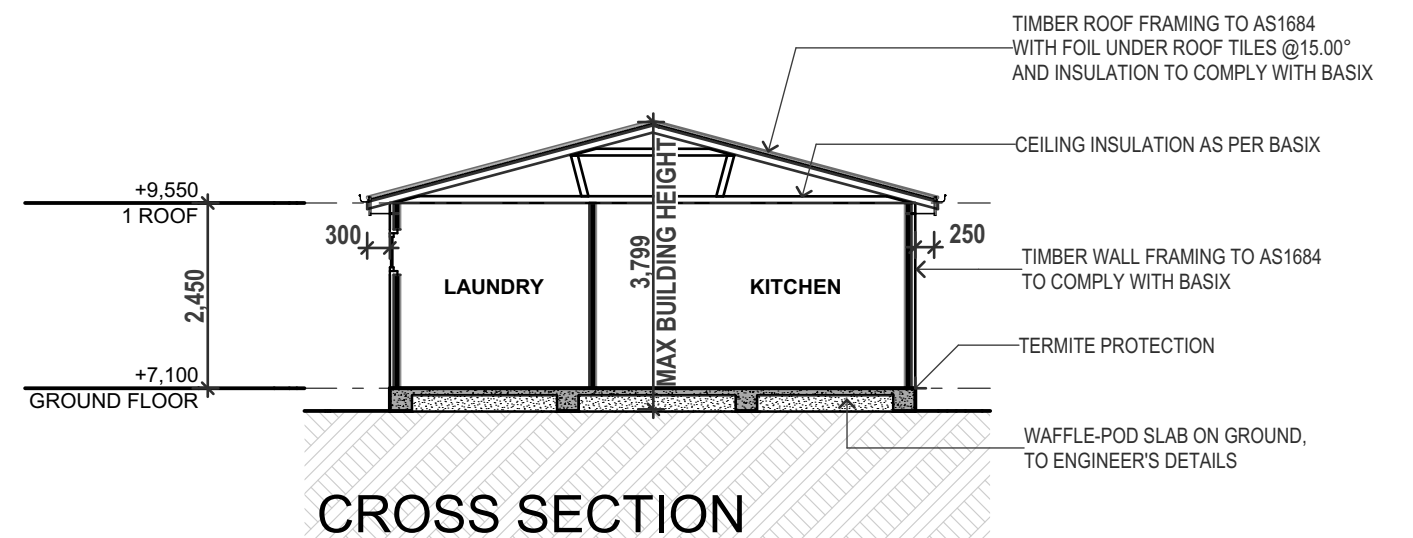
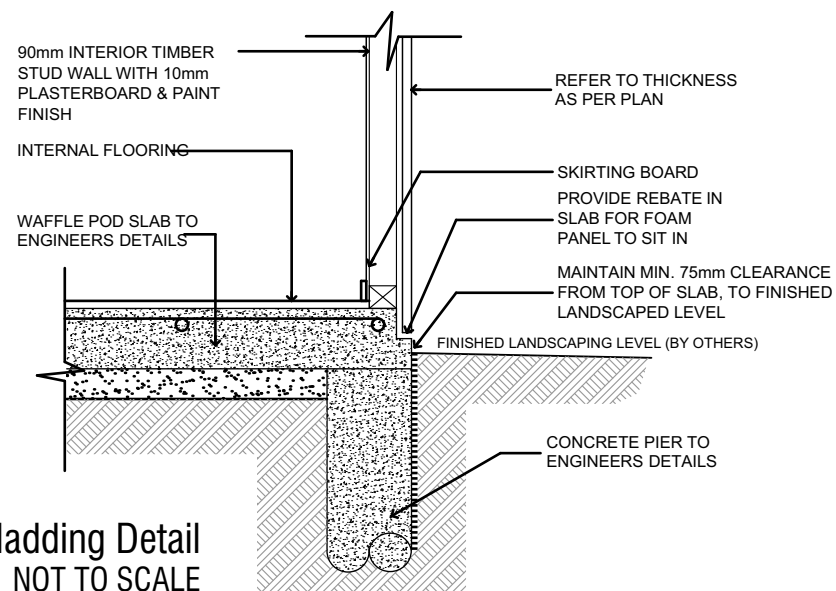


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**DA2020/0108**

Standard Foam Cladding Detail  
NOT TO SCALE



**LANDSCAPING NOTE**  
UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING.  
AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75mm ABOVE THE FINISHED LANDSCAPED LEVEL.

**GUTTERING AND VALLEY NOTE**  
WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER OVERFLOW UNDER THE ROOF TILES OR SHEETING

**FLOOR LEVEL NOTE**  
THE FLOOR LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER EXCAVATION AND REMOVAL OF SOIL.  
UNLESS SPECIFIED IN YOUR TENDER AND BUILDING CONTRACT, NO DIRT REMOVAL HAS BEEN ALLOWED FOR WHEN LEVELLING THE SITE FOR A CONCRETE SLAB. WHEN ACCESS IS TIGHT, A DECISION WOULD NEED TO BE MADE AS TO WHERE TO STOCKPILE ON SITE TO AVOID ACCESS INTERRUPTIONS OR A COST TO REMOVE THE SOIL CAN BE ARRANGED OR YOU.  
FURTHERMORE, NO EXTERNAL STEPS TO PORCHES, DROP EDGE BEAMS OR RETAINING WALLS HAVE BEEN ALLOWED FOR, UNLESS SPECIFIED IN YOUR TENDER.

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**ELEVATIONS & SECTION**

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