

STORMWATER TO HYDRAULIC SITE DETAILS **ENG'S DETAILS**

LOT NUMBER: DP NUMBER:

26

271139

313.99m2

95.13m2

AREAS

SITE AREA:

GROUND FLOOR 111.88 m² FIRST FLOOR 108.65 m² **GARAGE** 24.83 m² **ALFRESCO** 20.53 m² PORCH 5.16 m² 271.06 m² Grand total

DRIVEWAY: 23.14m2

PRIVATE OPEN SPACE: PROJECT DETAILS:

GROUND & FIRST FLOOR LIVING TOTAL: 220.53m2 ROOF AREA: 190.51m2 NO. OF BEDROOMS

LANDSCAPE:

LANDSCAPE AREA 140.00m2 - 44.58%

STORMWATER:

RAINWATER TANK SIZE: 4030litre -(ABOVE GROUND / UNDER GROUND) ROOF AREA CONNECTED TO RAINWATER TANK: (31) % MIN MIN- 60.00m2 (to eng's details) RAINWATER USES: GARDEN/TOILET/LAUNDRY

SITE NOTES & CONDITIONS:

HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION. EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER -EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM. EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING -DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM WINCREST FFL (CONCRETE) TO UNDERSIDE OF FLOOR JOIST FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER

ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS



THIS PLAN IS TO BE READ IN **CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2019/1150

(Activation of consent must be obtained from Northern Beaches Council)

SITE PLAN

LOCATION: C:\Users\emilyc\Desktop\Current Work\17295 MAHONEY Sketch 29.07.19.rvt

ISSUE	AMENDMENT	DATE	
Α	PFD (EB)	07.08.18	
В	VARY B, VARY C (EC)	23.10.18	
С	VARY D (EB)	16.11.18	
D	VARY F (EB)	05.02.19	
Е	VARY E, VARY I, VARY J (EC)	21.08.19	
F	VARY K (EC)	04.09.19	
G	VARY L (EB)	23.09.19	
Н	FFD (EB)	26.09.19	

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WINCREST

ROAD

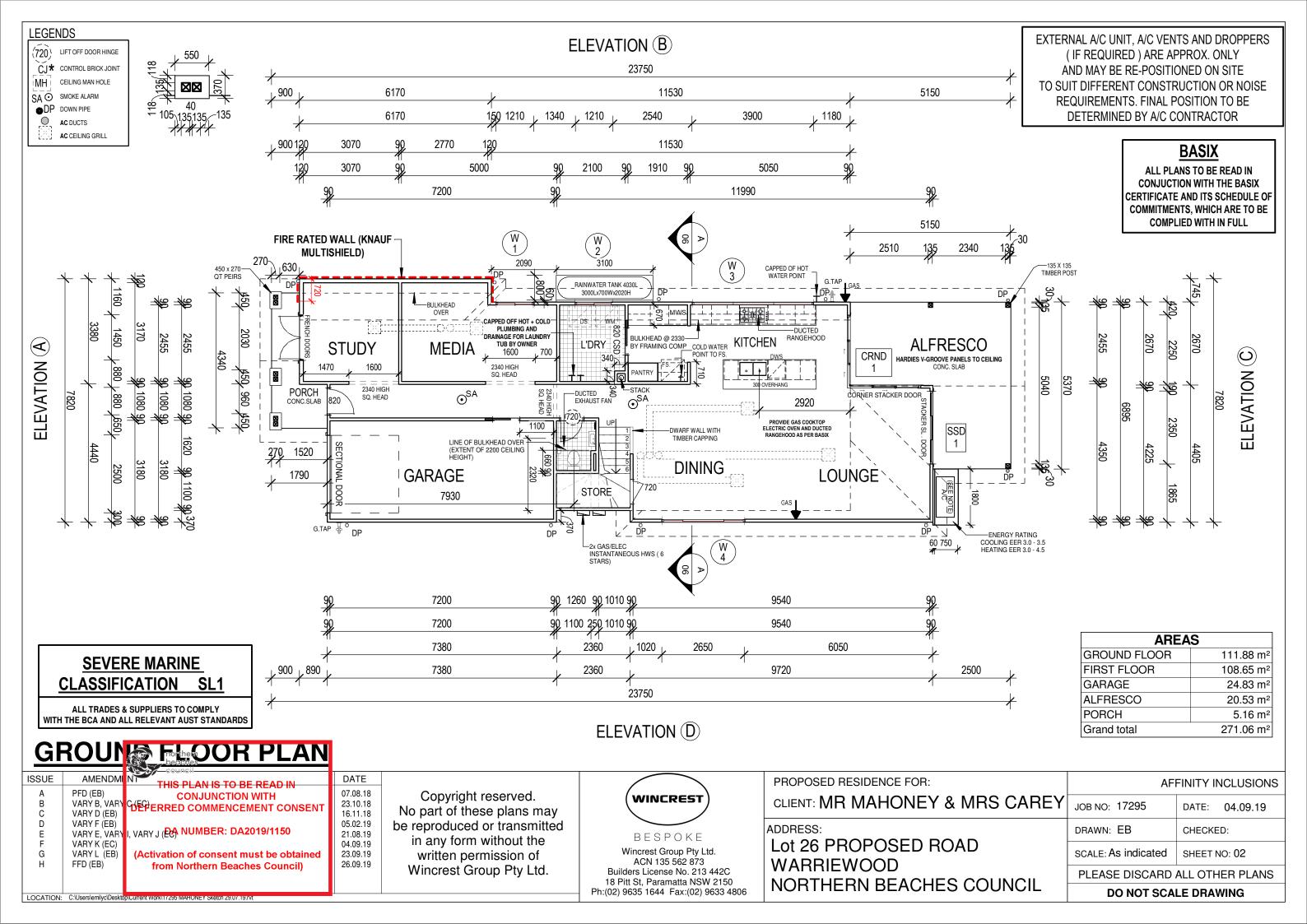
BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St. Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806 PROPOSED RESIDENCE FOR:

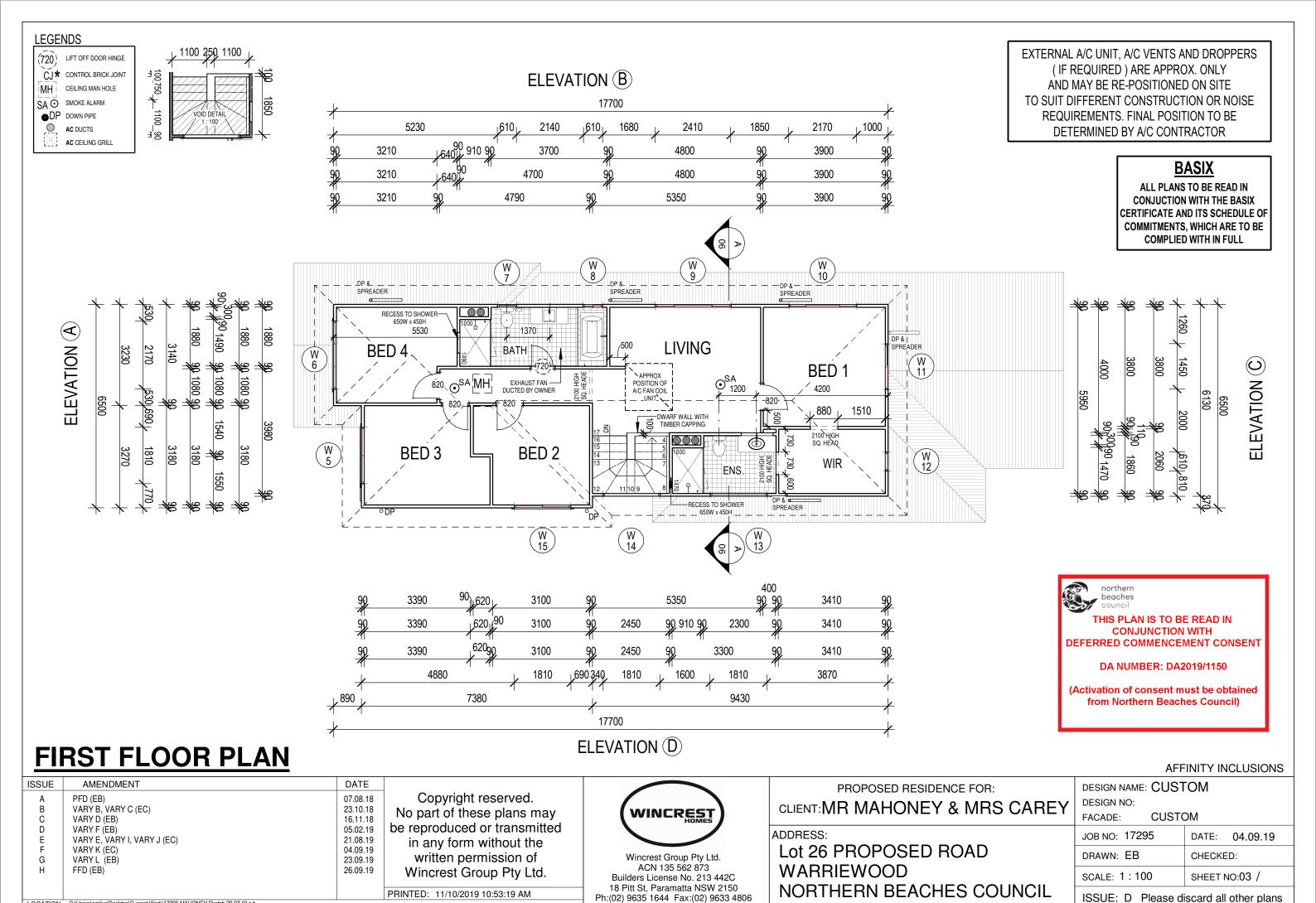
CLIENT: MR MAHONEY & MRS CARE

Lot 26 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL

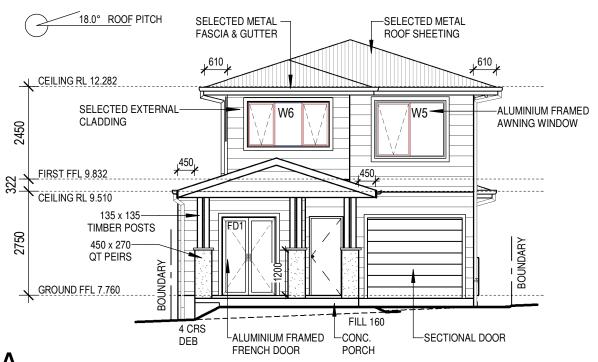
	AFI	FINITY INCLUSIONS				
ΞΥ	JOB NO: 17295	DATE: 04.09.19				
	DRAWN: EB	CHECKED:				
	SCALE: As indicated	SHEET NO: 01				
	PLEASE DISCARD ALL OTHER PLA					

DO NOT SCALE DRAWING



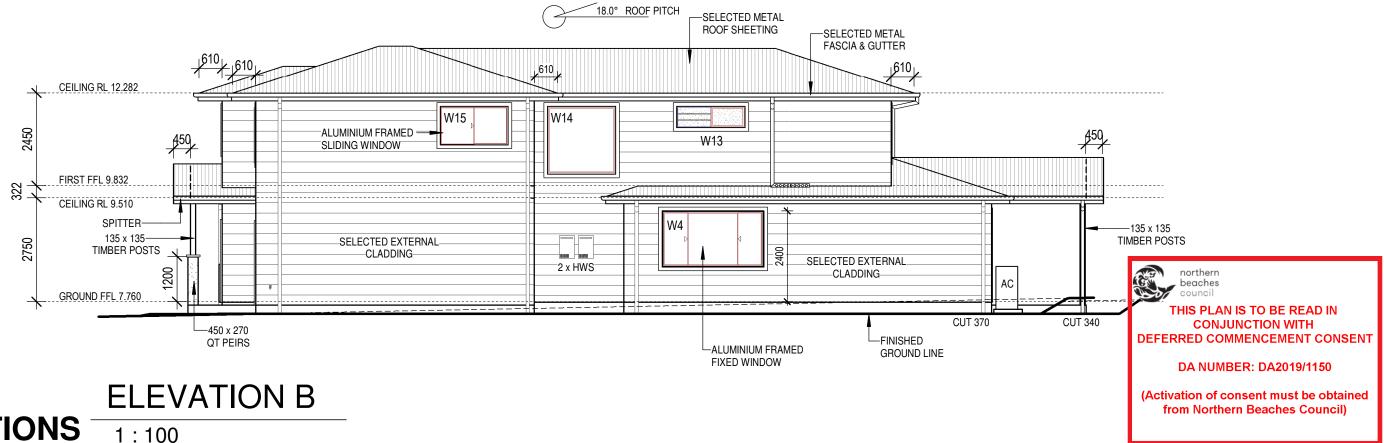


LOCATION: C:\Users\emilyc\Desktop\Current Work\17295 MAHONEY Sketch 29.07.19.rvt



ELEVATION A

1:100



NOTE:

PLACED @ 2100

NOTED OTHERWISE.

■FIRST FLOOR WINDOW HEADS TO BE

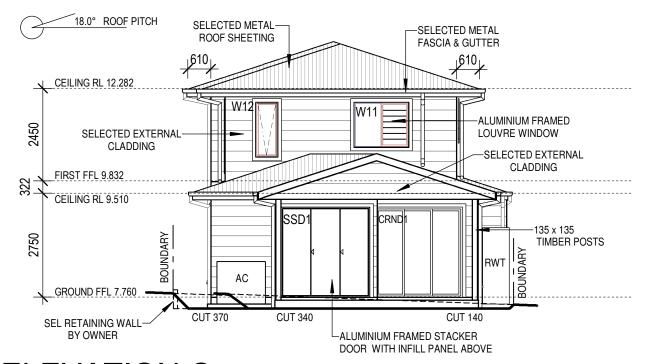
■ GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL EXCEPT W2 &

W4 TO BE AT HEAD HEIGHT 2400

■ ALL ANGLED WALLS @ 45° UNLESS

ELEVATIONS 1:100

ISSUE	AMENDMENT	DATE			PROPOSED RESIDENCE FOR:		AFFINITY INCLUSIONS						
A B C	PFD (EB) VARY B, VARY C (EC) VARY D (EB)	07.08.18 23.10.18 16.11.18	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.	No part of these plans may be reproduced or transmitted in any form without the written permission of	No part of these plans may be reproduced or transmitted in any form without the written permission of	WINCREST	CLIENT: MR MAHONEY & MRS CAREY	JOB NO: 17295	DATE: 04.09.19				
D E	VARY F (EB) VARY E, VARY J, VARY J (EC)	05.02.19 21.08.19				in any form without the	21.08.19 in any form without the	1.08.19 in any form without the	· · · · · · · · · · · · · · · · · · ·	BESPOKE	ADDRESS:	DRAWN: EB	CHECKED:
G H	VARY K (EC) VARY L (EB) FFD (EB)	23.09.19 26.09.19				Wincrest Group Pty Ltd. ACN 135 562 873	Lot 26 PROPOSED ROAD WARRIEWOOD	SCALE: 1:100	SHEET NO: 04				
"	(10)	20.00.10		Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150			PLEASE DISCAF	RD ALL OTHER PLANS					
LOCATION	at: C:\Users\emilyc\Desktop\Current Work\17295 MAHONEY Sketch 29.07.19.rvt			Ph:(02) 9635 1644 Fax:(02) 9633 4806	NORTHERN BEACHES COUNCIL	DO NOT S	CALE DRAWING						



NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED @ 2100
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL EXCEPT W2 & W4 TO BE AT HEAD HEIGHT 2400
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.

beaches

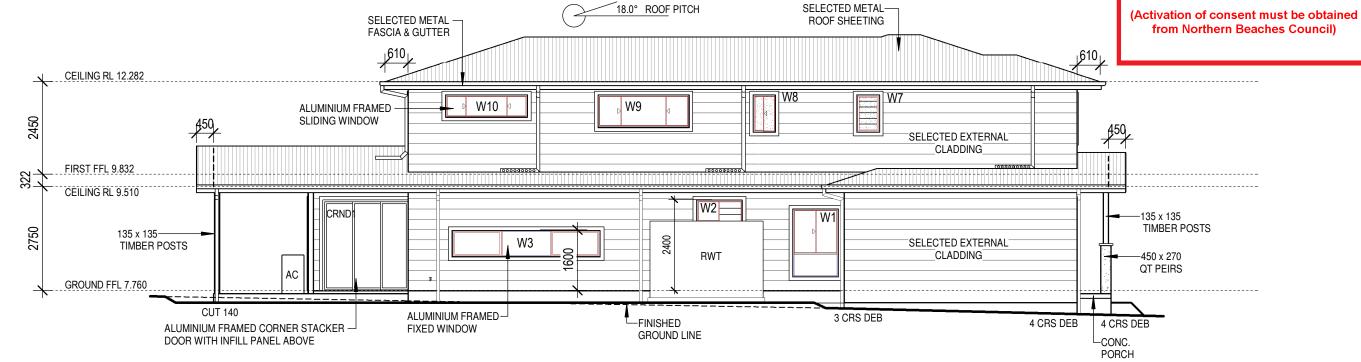
THIS PLAN IS TO BE READ IN **CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2019/1150

from Northern Beaches Council)

ELEVATION C

1:100

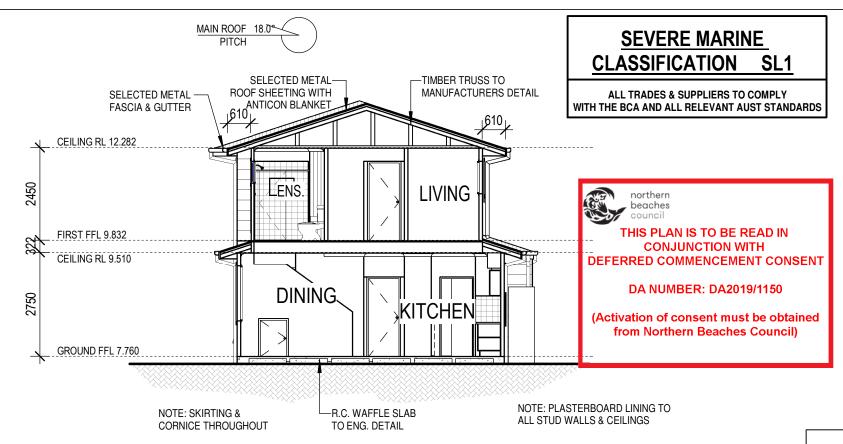


ELEVATION D

ELEVATIONS

1:100

ISSUE	AMENDMENT	DATE			PROPOSED RESIDENCE FOR:	1	AFFINITY INCLUSIONS		
A B C	PFD (EB) VARY B, VARY C (EC) VARY D (EB)	07.08.18 23.10.18 16.11.18			CLIENT: MR MAHONEY & MRS CAREY		DATE: 04.09.19		
D E	VARY F (EB) VARY E, VARY I, VARY J (EC)	05.02.19 21.08.19	written permission of Wincrest Group Pty Ltd. Wincrest Group Pty Ltd. Wincrest Group Pty Ltd.	21.08.19 04.09.19 in any form without the 23.09.19 written permission of Wi	21.08.19	BESPOKE	ADDRESS:	DRAWN: EB	CHECKED:
F G	VARY K (EC) VARY L (EB) FFD (EB)	23.09.19 written permission of			Wincrest Group Pty Ltd. ACN 135 562 873	Lot 26 PROPOSED ROAD WARRIEWOOD	SCALE: 1:100	SHEET NO: 05	
''	11 D (LB)	20.09.19		Builders License No. 213 442C 18 Pitt St. Paramatta NSW 2150			PLEASE DISCAP	D ALL OTHER PLANS	
LOCATION	: C:\Users\emilyc\Desktop\Current Work\17295 MAHONEY Sketch 29.07.19.rvt			18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806 NORTHERN BEACHES COUNCIL		DO NOT SO	CALE DRAWING		



SECTION A - A

1:100

GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- $\blacksquare \quad \text{AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE \& LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN. } \\$
- PROVIDE R5.0 BULK INSULATION TO ALL TRUSSED CEILINGS ABOVE LIVING AREAS INCLUDING GARAGE CEILING JOISTS.
- PROVIDE R2.5 HIGH DENSITY INSULATION TO ALL EXTERNAL WALLS INCLUDING INTERNAL GARGE WALLS.
- PROVIDE R5.0 BULK INSULATION TO BED 4 SUSPENDED FLOOR OVERHANG
- 3 STAR RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- PROVIDE SHOWERHEADS `3 STAR' RATED (>7.5 BUT < =9 L/min) IN ALL SHOWERS.
- 3 STAR RATED TOILET CISTERNS REQUIRED
- PROVIDE 4030 LITRE COLORBOND STEEL AQUAPLATE 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
- SUPPLY AND INSTALL PRIMARY TYPE OF ARTIFICIAL LIGHTING -FLUORESCENT OR LIGHT EMITTING DIODE (LED)
 AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MAY ONLY BE CAPABLE OF ACCEPTING
 FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS

TO THE FOLLOWING ROOMS:
AT LEAST 5 OF THE BEDROOMS / STUDY, AT LEAST 3 OF THE LIVING ROOMS / DININGS, ALL BATHROOMS / TOILETS,
THE KITCHEN

BASIX

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

Window and SI. door Schedule

wt	Window No.	Height	Width	Window Style	Glazing	Comments
W	1	1800	1210	SLIDING	CLEAR	
W	2	600	1210	louvre window	CLEAR	
W	3	700	3900	FIXED	CLEAR 6MM TG	Low - E glazing (U-Val: 5.4, SHGC: 0.58
W	4	1460	2650	SLIDING	CLEAR	Low - E glazing (U-Val: 5.4, SHGC: 0.58
W	5	1460	1810	AWNING	CLEAR	
W	6	1200	2170	AWNING	CLEAR	
W	7	994	610	LOUVRE	OBS / TG	
W	8	994	610	SLIDING	OBS / TG	
W	9	857	2410	SLIDING	CLEAR	
W	10	600	2170	SLIDING	CLEAR	
W	11	1200	1450	LOUVRE	CLEAR	
W	12	1457	610	AWNING	CLEAR	
W	13	574	1810	LOUVRE	OBS / TG	
W	14	1800	1810	FIXED	CLEAR	
W	15	1030	1810	SLIDING	CLEAR	
SSD	1	2400	2350	STACKER SL. DOOR	CLEAR	Low - E glazing (U-Val: 5.4, SHGC: 0.58
FD	1	2100	1450	FRENCH DOOR	CLEAR	
CRND	1	2400	2350	CORNER STACKER	CLEAR	Low - E glazing (U-Val: 5.4, SHGC: 0.5

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:

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

KTW473

WINDOWS

ALL WINDOWS ON 90mm

TIMBER STUD WALL SYSTEM

EXTERNAL WALL CLADDING: Any cladding
EXTERNAL CLADDING FRAME: Timber or steel battens
MOISTURE BARRIER: Breathable wall wrap
EXTERNAL WALL LINING: 1 layer of 16mm MultiShield

100mm

REVEALS

FRAME: Minimum 70mm timber studs at maximum 600mm centres

WALL INSULATION: As specified in table below INTERNAL WALL LINING: 1 layer of 10mm MastaShield

[10mm MastaShield can be substituted with 10mm WaterShield or 10mm SoundShield] [Use approved fire rated penetration details in the non-fire rated internal lining to maintain FRL]

FRL	Stud Size (mm)	Width (mm)	Acoustics Rw (Rw + Ctr)			
60/60/60 rated from	Stud Depth		R1.5 EarthWool	R2.0 EarthWool	R1.5 Polyester	
the outside only Fire Report	70	97mm + external cladding	39 (31)	-	39 (37)	Acoustic Report Marshall Day
FAR 3371	90	117mm + external cladding	39 (32)	40 (33)	39 (32)	

SECTION/SCHEDULES

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BESPOKE

Wincrest Group Pty Ltd.

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PROPOSED RESIDENCE FOR:	AFFINITY INCLUSIONS		
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ADDRESS:	DRAWN: EB	CHECKED:	
Lot 26 PROPOSED ROAD WARRIEWOOD	SCALE: 1:100	SHEET NO: 06	
	PLEASE DISCARD ALL OTHER PLANS		
NORTHERN BEACHES COUNCIL	DO NOT SCALE DRAWING		

