

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**

6100

7830

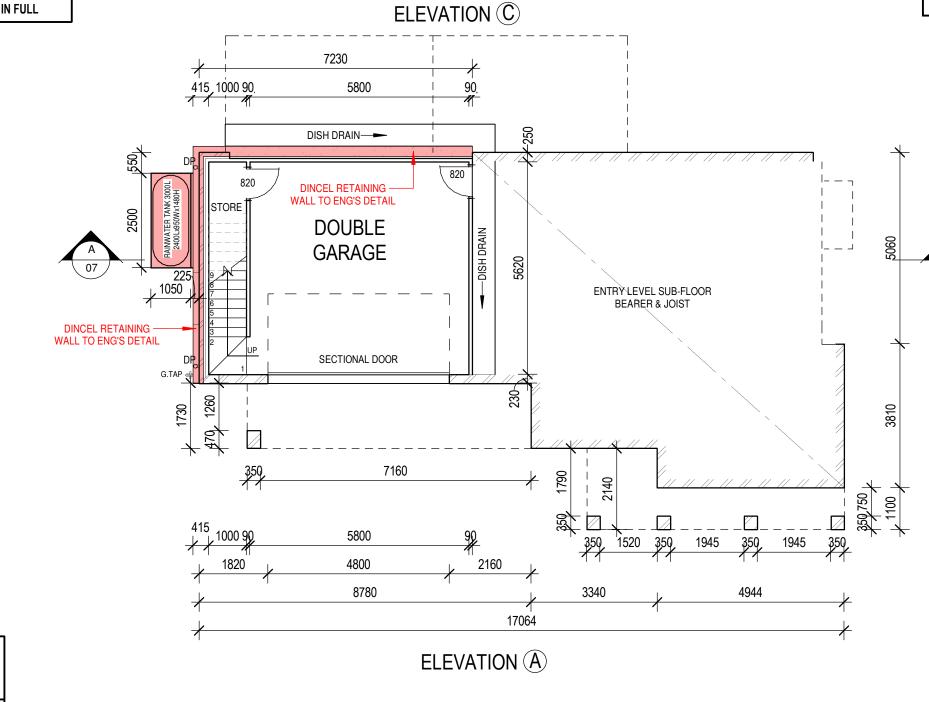
-PROVIDE **R4** GLASSWOOD BUK INSULATION TO JOIST OVER GARAGE CEILING. -PROVIDE R2 GLASSWOOD BULK INSULATION TO UNDERSIDE OD ENTIRE BEARER&JOIST SECTION EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS (IF REQUIRED) ARE APPROX. ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT DIFFERENT CONSTRUCTION OR NOISE REQUIREMENTS. FINAL POSITION TO BE DETERMINED BY A/C CONTRACTOR

BUSHFIRE ATTACK LEVEL (BAL) BAL 40

(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL IN ACCORDANCE WITH AS3959-2009

ELEVATION (D



MARINE CLASSIFICATION SL₂

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

AREA	S
ENTRY LEVEL	137.59 m²
UPPER LEVEL	113.17 m ²
GARAGE	43.08 m ²
ALFRESCO	15.90 m ²
BALCONY	12.99 m²
PORCH	9.43 m ²
BALCONY 2	9.40 m ²
Grand total	341.56 m ²

DO NOT SCALE DRAWING

GARAGE FLOOR PLAN

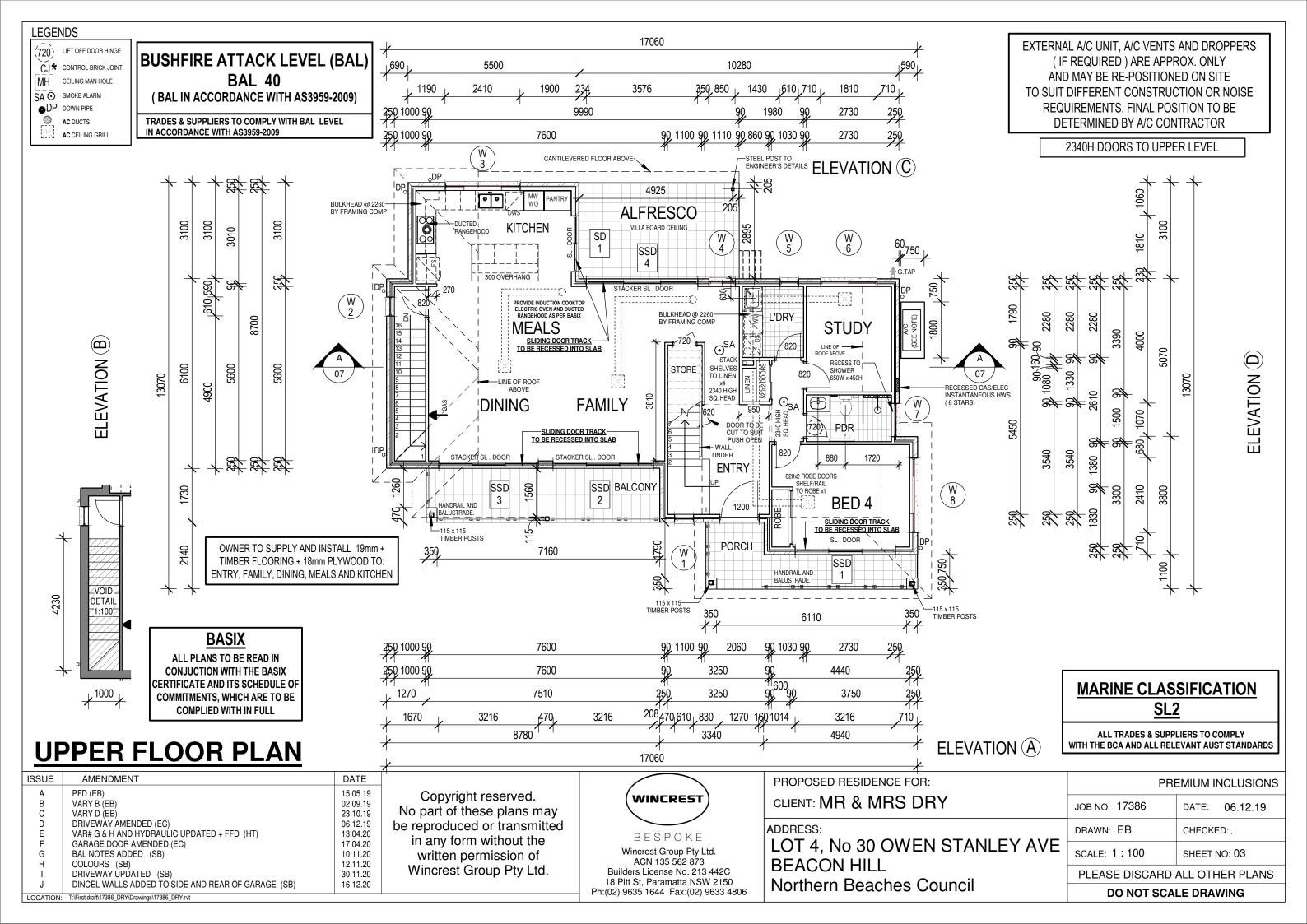
ISSUE	AMENDMENT	DATE		
Α	PFD (EB)	15.05.19		
В	VARÝ B (EB)	02.09.19		
С	VARY D (EB)	23.10.19		
D	DRIVEWAY AMENDED (EC)	06.12.19		
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20		
F	GARAGE DOOR AMENDED (EC)	17.04.20		
G	BAL NOTES ADDED (SB)	10.11.20		
H	COLOURS (SB)	12.11.20		
	DRIVEWAY ÙPDATED (SB)	30.11.20		
J	DINCEL WALLS ADDED TO SIDE AND REAR OF GARAGE (SB)	16.12.20		
LOCATION: T:\First draft\17386_DRY\Drawings\17386_DRY.nvt				

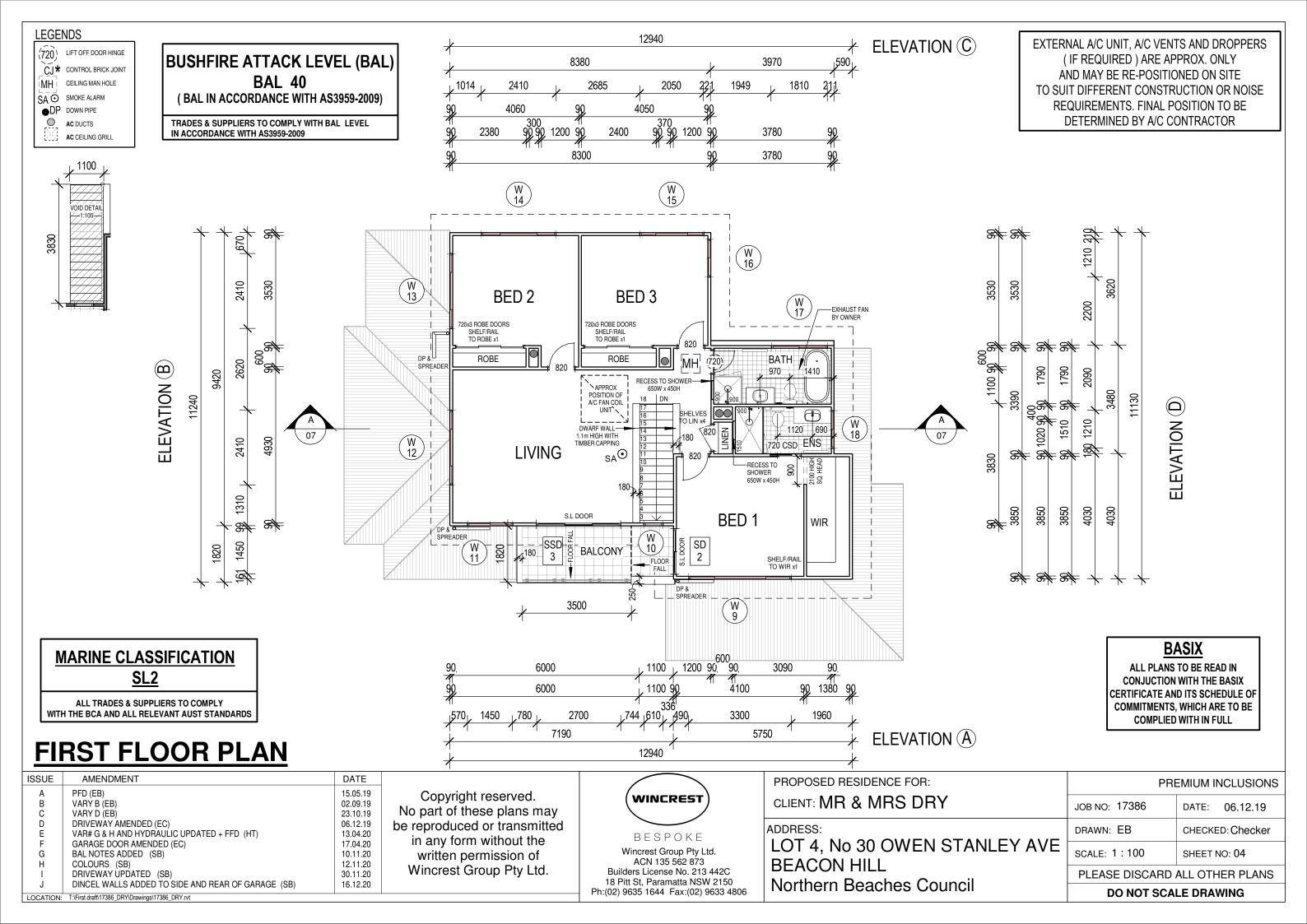
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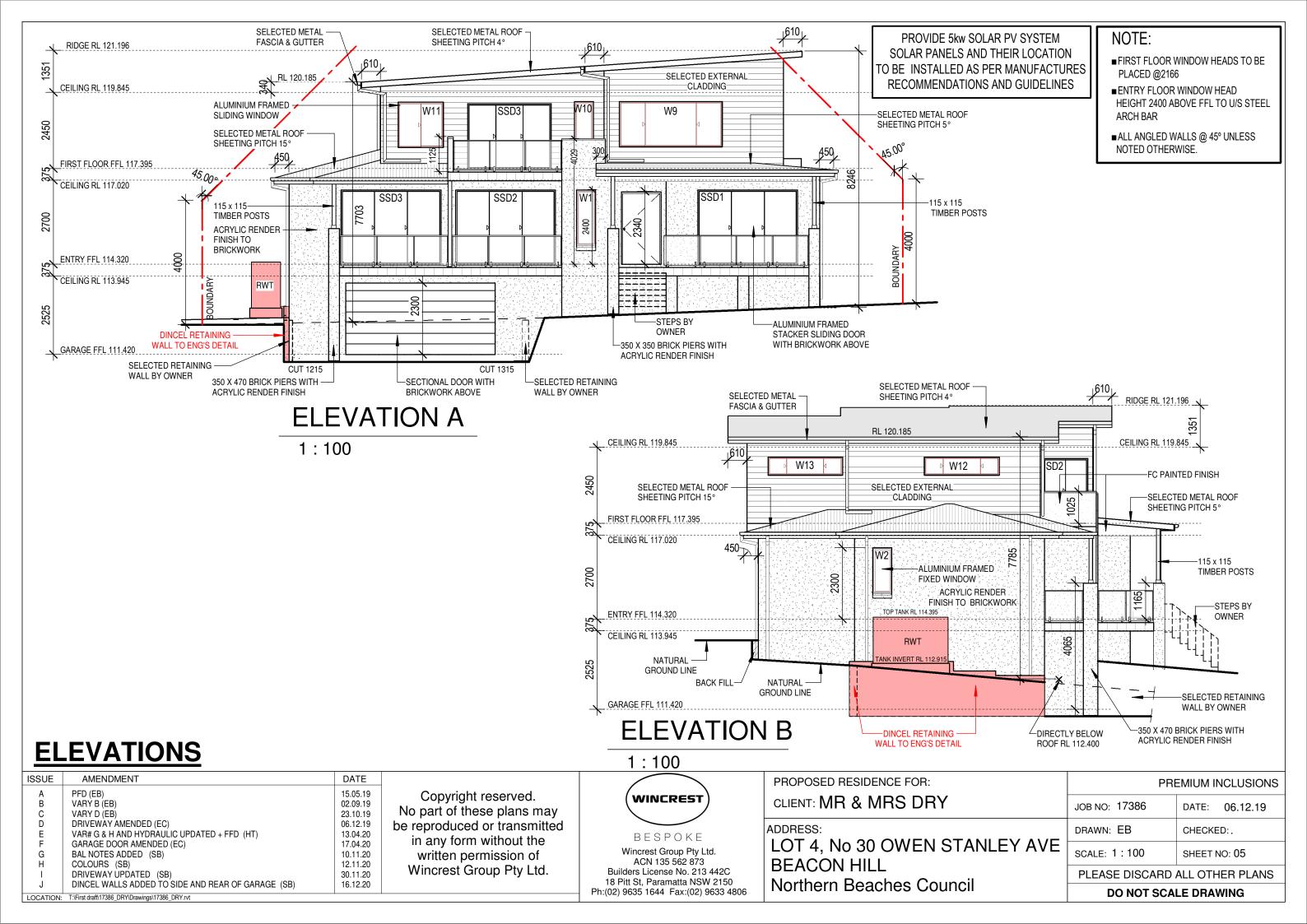
WINCREST

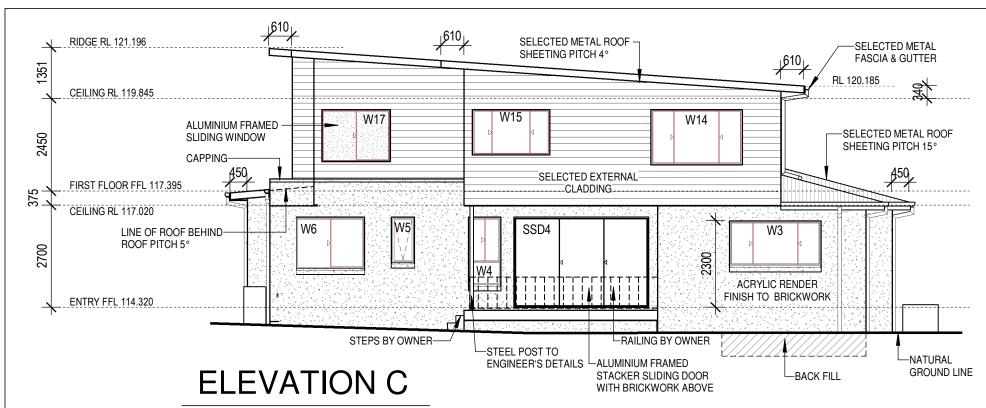
BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806

PROPOSED RESIDENCE FOR:	PREMIUM INCLUSIONS		
CLIENT: MR & MRS DRY	JOB NO: 17386	DATE: 06.12.19	
ADDRESS:	DRAWN: EB	CHECKED:.	
LOT 4, No 30 OWEN STANLEY AVE BEACON HILL	SCALE: 1:100	SHEET NO: 02	
	PLEASE DISCARD ALL OTHER PLANS		
Northern Beaches Council	DO NOT SCA	I E DRAWING	







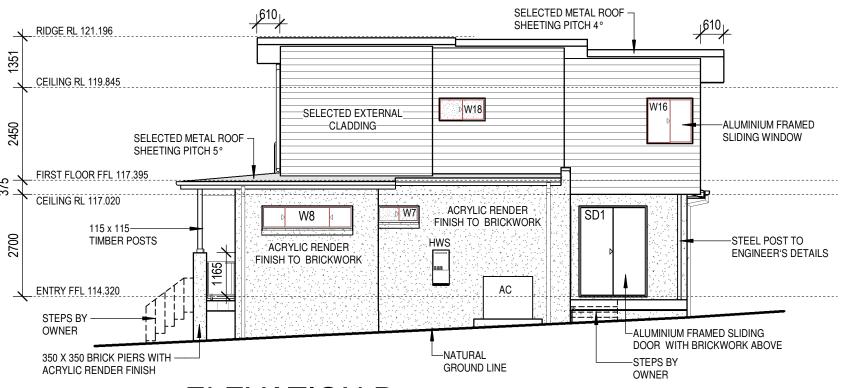


PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED @2166
- ■ENTRY FLOOR WINDOW HEAD HEIGHT 2400 ABOVE FFL TO U/S STEEL ARCH BAR
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.

1:100



ELEVATION D

PROPOSED RESIDENCE FOR:

1:100

ELEVATIONS

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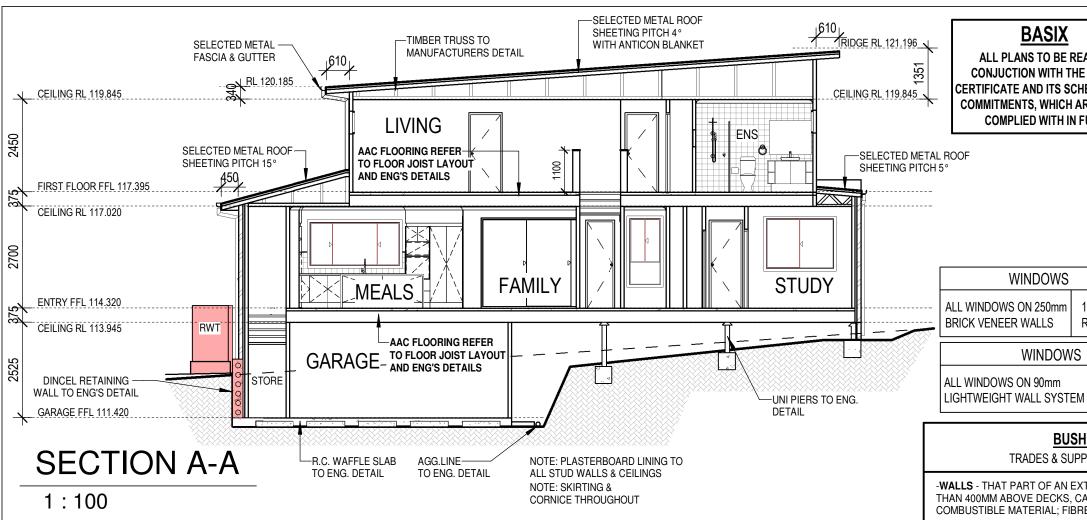
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CLIENT: MR & MRS DRY	J
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LOT 4, No 30 OWEN STANLEY AVE BEACON HILL	S
Northern Beaches Council	

DRAWN: EB CHECKED:. SCALE: 1:100 SHEET NO: 0 PLEASE DISCARD ALL OTHER				
DRAWN: EB CHECKED:.	6			
DRAWN: EB CHECKED:.				
JOB NO: 17386 DATE: 06.	CHECKED:.			
	12.19			
PREMIUM INCLUSIONS				



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 AND JOIST OVER GARAGE CEILING
- PROVIDE R2.0 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS AND UNDERSIDE OF ENTIRE BEARER & JOIST SECTION.
- WELS RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- WELS RATED SHOWERHEADS
- WELS RATED TOILET CISTERNS REQUIRED
- PROVIDE 3,000 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
- 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/DINING ROOMS, THE KITCHEN, ALL BATHROOMS/TOILETS, THE LAUNDRY & ALL HALLWAYS

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

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

MARINE CLASSIFICATION SL₂

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

SECTION/SCHEDULES

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WINDOWS

WINDOWS

137mm

REVEALS

		Window and SI . door Schedule				е	
		wt	Window No.	Height	Width	Window Style	Glazing
٩	DIN	W	1	1800	610	FIXED	CLEAR
I	BASIX	W	2	1457	610	FIXED	CLEAR
EDULE OF		W	3	1200	2410	SLIDING	CLEAR
₹	E TO BE	W	4	1800	850	SLIDING	CLEAR
u	ILL	W	5	1200	610	AWNING	OBS
		W	6	1372	1810	SLIDING	CLEAR DOUBLE GLAZED
		W	7	429	1070	SLIDING	OBS / TG TILED REVEL
		W	8	600	2410	SLIDING	CLEAR DOUBLE GLAZED
		W	9	1457	3300	SLIDING	CLEAR DOUBLE GLAZED
		W	10	1800	610	FIXED	CLEAR
		W	11	1457	1450	SLIDING	CLEAR DOUBLE GLAZED
		W	12	600	2410	SLIDING	CLEAR DOUBLE GLAZED
		W	13	600	2410	SLIDING	CLEAR DOUBLE GLAZED
		W	14	1457	2410	SLIDING	CLEAR DOUBLE GLAZED
		W	15	1200	2050	SLIDING	CLEAR DOUBLE GLAZED
		W	16	1200	1210	SLIDING	CLEAR DOUBLE GLAZED
		W	17	1372	1810	SLIDING	OBS / TG
3	37mm	W	18	600	1210	SLIDING	OBS / TG
R	EVEALS	SSD	1	2400	3216	STACKER SL.DOOR	CLEAR
		SSD	2	2400	3216	STACKER SL.DOOR	CLEAR
		SSD	3	2400	3216	STACKER SL.DOOR	CLEAR
		SSD	3	2100	2700	STACKER SL. DOOR	CLEAR
	100mm	SSD	4	2400	3576	STACKER SL.DOOR	CLEAR
	REVEALS	SD	1	2400	1810	SLIDING DOOR	CLEAR
	· · · · · · / · · ·	CD.	2	2100	1450	SLIDING DOOD	CLEAD

SLIDING DOOR

CLEAR

BUSHFIRE ATTACK LEVEL (BAL) BAL-40 REQUIREMENTS

1450

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL IN ACCORDANCE WITH AS3959-2009

-WALLS - THAT PART OF AN EXTERNAL WALL SURFACE THAT IS LESS THAN 400MM FROM THE GROUND OR LESS THAN 400MM ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS SHALL BE OF NON COMBUSTIBLE MATERIAL; FIBRE-CEMENT EXTERNAL CLADDING, A MINIMUM OF 6MM IN THICK

-VENTS AND WEEPHOLES - IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESS WITH A MAX. APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

-WINDOWS - GLAZED ELEMENTS THAT ARE DESIGNED TO TAKE INTERNAL SCREENS SHALL USE TOUGHENED GLASS OF MINIMUM 6mm AND THE OPENABLE PORTION SHALL BE SCREENED WITH SCREENS THAT COMPLY

-SCREENS FOR WINDOWS AND DOORS - WHERE TOUGHENED GLASS IS USED , IT SHALL BE TOUGHENED GLASS OF MINIMUM 6mm AND THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS WITH A MAX. APERTURE OF 2mm, MADE OF ALUMINIUM

-EXTERNAL DOORS SLIDING DOORS- THEY SHALL BE COMPLETELY PROTECTED BY SCREENS WITH A MAXIMUM APERTURE OF 2MM, MADE OF ALUMINIUM AND HAVE WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS AT THE BASE OF SIDE HUNG EXTERNAL DOORS

SIDE HUNG (HINGED) EXTERNAL DOORS - TO BE SCREENED WITH ALUMINIUM MESH SCREENS, MAXIMUM APERTURE OF 2MM AND HAVE WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS AT THE BASE

-VEHICLE ACCESS DOORS - TO BE FITTED WITH WEATHER STRIPS, DRAUGHT EXCLUDERS/SEALS OR GUIDE TRACKS AS APPROPRIATE TO THE DOOR TYPE, MAXIMUM GAP NO GREATER THAN 3MM

-ROOFS - METAL ROOFS - SHALL HAVE ANY GAPS GREATER THAN 3 MM UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS SEALED AT THE FASCIA OR WALL LINE AND AT VALLEYS, HIPS AND RIDGES- (ANTICON BLANKET E/O PRICE FROM SARKING)

-ROOF PENETRATIONS - ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF-MOUNTED EVAPORATING COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3MM

WATER AND GAS SUPPLY- ABOVE GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL. VENT PIPES LOCATED ON ROOF TO BE METAL (IF REQUIRED)

ALL EXTERNAL TIMBER EAVES MOULDINGS AND POSTS SHALL BE MERBAU IN LIEU OF PRIMED PINE

CLADDING - FIXED EXTERNALLY TO A TIMBER-FRAMED OR A STEEL-FRAMED WALL THAT IS SARKED ON THE OUTSIDE OF THE FRAME AND IS FIBRE-CEMENT A MINIMUM OF 9 MM IN THICKNESS

EAVE LININGS - SHALL BE OF FIBRE-CEMENT SHEET, A MINIMUM OF 6MM IN THICKNESS

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