



SUNSHINE COAST LUXURY

A MAGNIFICENT NEW WATERFRONT FULL OF ARCHITECTURAL AMBITION
BROUGHT TO LIFE BY LIFESTYLE WINDOWS WITH ELEVATE™ ALUMINIUM SYSTEMS



Gracing one of the most exclusive sites on the Sunshine Coast, Osborne House is a magnificent new waterfront home which, thanks to the vision of its owners, stands as a testament to taste and architectural ambition. Luxuriously appointed, and with stunning views across the river and marina, the home is a stunning retreat, perfectly suited for entertaining. With room to accommodate several generations, a home office, and several cars and boats, this is living on a grand scale.

The owners had initially purchased an existing property on the site and were in the process of renovation. However, it wasn't long before they realised they're dreams for the property required a completely fresh start. They engaged the services of Phil Quayle of PQ Architects, as well as local builders.

The highest quality fixtures and finishes have been used throughout the house, with extensive use of marble, sandstone and timber. Of primary importance was the owners' insistence on taking full advantage of the waterfront views and the relaxed indoor/outdoor

Queensland lifestyle. The highly specific demands of the project required the expertise of the team at Lifestyle Windows, to supply and instal the best and most flexible window and door options.

The exposed and aggressive marine environment called for a robust, high-performance glazing system to satisfactorily accommodate high winds and salt spray. For peace of mind, the glazing system used was also covered by a comprehensive warranty.

The size and height of the window openings demanded the installation of a commercial glazing suite. The architect recommended Elevate™ window and door systems with large panel sizes to achieve the bold look the owners desired.

A range of Elevate™ systems were used throughout the project, including Series 400 CenterGLAZE™ framing, impressive SlideMASTER™ multi-stacking doors, Series 463 Double-hung windows and



Elevate™ Aluminium Systems 463 Double-hung Window

- This 102mm thick commercial grade double-hung window has been designed with bold frame lines and 30mm thick (strong) sashes that can carry heavy glass including 20mm IGUs.
- The perimeter frame has been designed to make installation into brick veneer and cavity brick easier with built-in nailing fins (weather bars).
- Extra strong sashes allow large sash windows to be fabricated for high wind load areas.
- Both sashes can be hinged back into the room to allow cleaning of both sides of the glass from inside, without removing the fly screen.
- Sashes can be secured with custom key or non-key locking cam handle.
- Double-hung windows can be fitted with external flyscreens within the frame line, no turn buckles required.

100mm platform Vantage residential awning windows.

All living areas and major bedrooms boast wide SlideMASTER™ doors onto terraces which seamlessly integrate the indoor areas with the beauty of the home's natural surrounds.

Sustainability and energy efficiency are achieved through passive climate control, careful planning and orientation. In particular, extensive use of low-E Viridian ComfortPlus™ solar controlled glass has created exceptionally comfortable internal living spaces without compromising the views.

Series 463 Double-hung windows were selected for their ability to contribute to the homes passive ventilation concept. Double-hung windows are an excellent choice in applications where natural convection cooling is desired. An added feature of Series 463

Double-hung windows is the ability to tilt the opening sashes into the building for cleaning, an important consideration for windows used in elevated applications.

Given the powerful nature of the Queensland sun and the searing temperatures, considerable allowance was made for shade in the outdoor living areas. The resort-style pool wraps around the house into both a central courtyard space and an indoor water feature in the home's beautiful atrium entry.

The library, too, is unique, cantilevering over the pool and with full views in all directions. Additional features include a ten-car garage and workshop area, as well as a lift connecting all floors, a cinema, extensive decks and a jetty.



Lifestyle Windows is based in Coolumb, Queensland. Over the past 7 years they have developed a reputation for award-winning, quality products. Known for their outstanding designs and innovations in aluminium windows and doors. Lifestyle deliver Vantage and Elevate™ window and door systems for a full range of residential or commercial projects



NEED MORE INFORMATION?

For the latest technical information regarding the Series 463 Double-hung window or other Elevate™ Aluminium Systems, visit our website: www.elevatealuminium.com.au



2D & 3D CAD FILES AVAILABLE

Download the Elevate™ Aluminium Systems Series 463 Double-hung window CAD & Revit 3D Files to use in your projects from the SpecifyAWS Website: www.specifyaws.com.au



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