

PROPOSED PRIVACY SCREENS
ADJUSTABLE VERTICAL BLADES

PROPOSED PRIVACY SHUTTERS STACKING PANELS WITH ADJUSTABLE HORIZONTAL BLADES

For Development Application Only

PROPOSED PRIVACY FINISHES

RESIDENTIAL SUBDIVISION

1801

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S



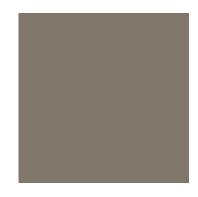
1 NORTH-WEST ELEVATION
Scale 1:100



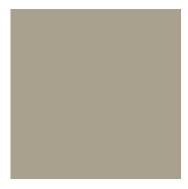
SANDSTONE CLADDING **SSC**



RENDERED MASONRY COLOUR : DARK WARM GREY



RENDERED MASONRY COLOUR : MID WARM GREY 1 EP2



RENDERED MASONRY COLOUR : MID WARM GREY 2 EP3



METAL CLADDING
MC1



TIMBER CLADDING TC1





ALUMINIUM FRAMED WINDOWS/DOORS **GL1**

For Development Application Only

LOT 3 - EXTERNAL FINISHES SCHEDULE

DWELLING HOUSE FOR LOT 3 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A3.SK03

1:100 @ A3

NOVEMBER 2018

MERAKI DEVEL OPMENTS PTY LIMITED.



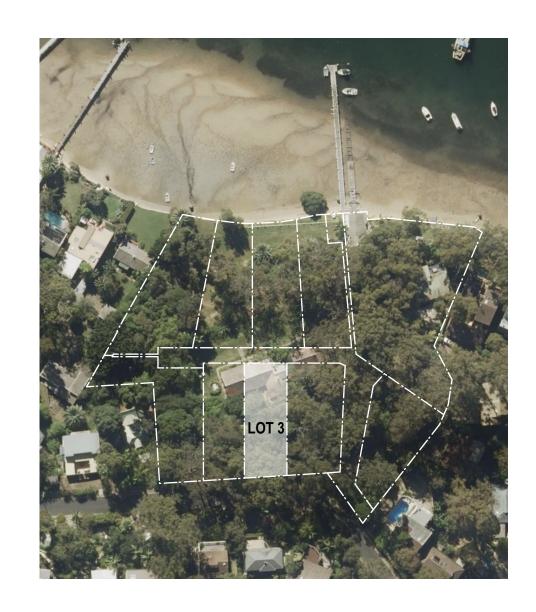
	(TO BE READ IN	CONJUNCTION WI	TH BASIX CERTIFICATE)			
Assessor's name	: Ved Baheti n	: 0421 530 876 e: ved@outsourceideas.com.au				
WATER	No hot water reticulation re	quired				
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms tap		
Rating	4 Star(>4.5 But<=6L/Min)	4 star	4 star	4 star		
Alternate water sou	urce					
	Type	Size	Roof area connected	Connections		
	RWT	3000L	200 m2	Landscape tap		
ENERGY						
Hot water	Туре		Rating			
	Individual, gas instantaneous		6 star			
Mech. Ventilation	System		Operation Control			
Bath	Indiv. fan, ducted to facade or roof		Manual Switch On/Off			
L'drv	Indiv. fan, ducted to facade or roof		Manual Switch On/Off			
Kitchen	Indiv. fan, ducted to facade or roof		Manual Switch On/Off			
Cooling System	Туре		Living areas	Bed rooms		
	3 Phase Air conditioning: Day / Night Zoned		EER > 4.0	EER > 4.0		
Heating System	Туре		Living areas	Bed rooms		
	3 Phase Air conditioning: Day / Night Zoned		EER > 4.0	EER > 4.0		
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)					
	Toilets, L'dry & Hallway	Living	Kitchen	Bed rooms		
Dedicated		Yes	Yes	Yes		
Others	Indoor private Cloth Line		NA			
	Outdoor or sheltered Cloth Line		Yes			
	Well ventilated Fridge space Kitchen Cook top / Oven		Yes			
			Gas Cook top + Electric Oven			
THERMAL						
	External Wall Insulatio					
	Ceiling Insulation: R2.0 Roof type :Suspended concrete roof Medium Col (0.475 - 0.7)					
	Glazing:					
	Awning, Fixed: ALM-001-03 A: Aluminium A SG Clear U=5.4 SHGC =0.49					
	All other glazing :ALM-002-04 A: Aluminium B SG Clear U=5.6 SHGC =0.41 All External doors & windows to be weather sealed					
	=		tner sealed			
	Eaves / shading as per	arawings				

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	Type	Size	Roof area connected	Connections	
	RWT	3000L	200 m2	Landscape tap	
ENERGY					
Hot water Type			Rating		
	Individual, gas instantaneou	ıs	6 star		
Mech. Ventilatio	System		Operation Control		
Bat	Indiv. fan, ducted to facade or roof		Manual Switch On/Off		
L'dr	Indiv. fan, ducted to facade or roof		Manual Switch On/Off		
Kitche	Indiv. fan, ducted to facade or roof		Manual Switch On/Off		
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Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)				
	Toilets, L'dry & Hallway	Living	Kitchen	Bed rooms	
Dedicate	d Yes	Yes	Yes	Yes	
Other	Indoor private Cloth Line		NA		
	Outdoor or sheltered Cloth Line		Yes		
	Well ventilated Fridge spa	ice	Yes		
	Kitchen Cook top / Oven		Gas Cook top + Electric Oven		
THERMAL					
THERMAL	External Wall Insulation	n: R2.0			

GLAZED BALUSTRADE TO CODE MASONRY BALUSTRADE TO CODE GRATED DRAIN GD1 ALUMINIUM FRAMED WINDOW/DOOR BRK1/2 MASONRY WALL LIFT MOTOR CONTROLLER CEILING LEVEL METAL ROOF SHEETING STEEL COLUMN TO ENGINEERS DETAILS NTS NOT TO SCALE CONCRETE FLOOR SLAB TO ENG. DETAILS CONC1/2 -PAR PARAPET PAV1/2 CONC3 CONCRETE ROOF SLAB TO ENG. DETAILS EXTERNAL PAVING CONCRETE DRIVEWAY SWIMMING POOL FENCING TO COMPLY WITH AS1926.1 COS PRIVATE OPEN SPACE CHECK ON SITE CARPET ON UNDERLAY RELATIVE LEVEL CT1/2/3 CERAMIC TILE ROW RIGHT OF WAY RAINWATER HEAD EP1/2/3 EXTERNAL PAINT FINISH RWO RAINWATER OUTLET EX **EXISTING** RWT RAINWATER TANK EXISTING GROUND LEVEL STRUCTURAL FLOOR LEVEL FIBRE CEMENT WALL CLADDING SANDSTONE CLADDING FEN1 TIMBER LAP AND CAP FENCE TIMBER CLADDING FEN2 TIMBER PICKET FENCE TIMBER DECKING INTERNAL TIMBER FLOORBOARD FINISHED FLOOR LEVEL

EAVES GUTTER





For Development Application Only

Energy Rating

LOT 3 - COVER SHEET

DWELLING HOUSE FOR LOT 3 IN PROPOSED SUBDIVISION OF

LEGEND

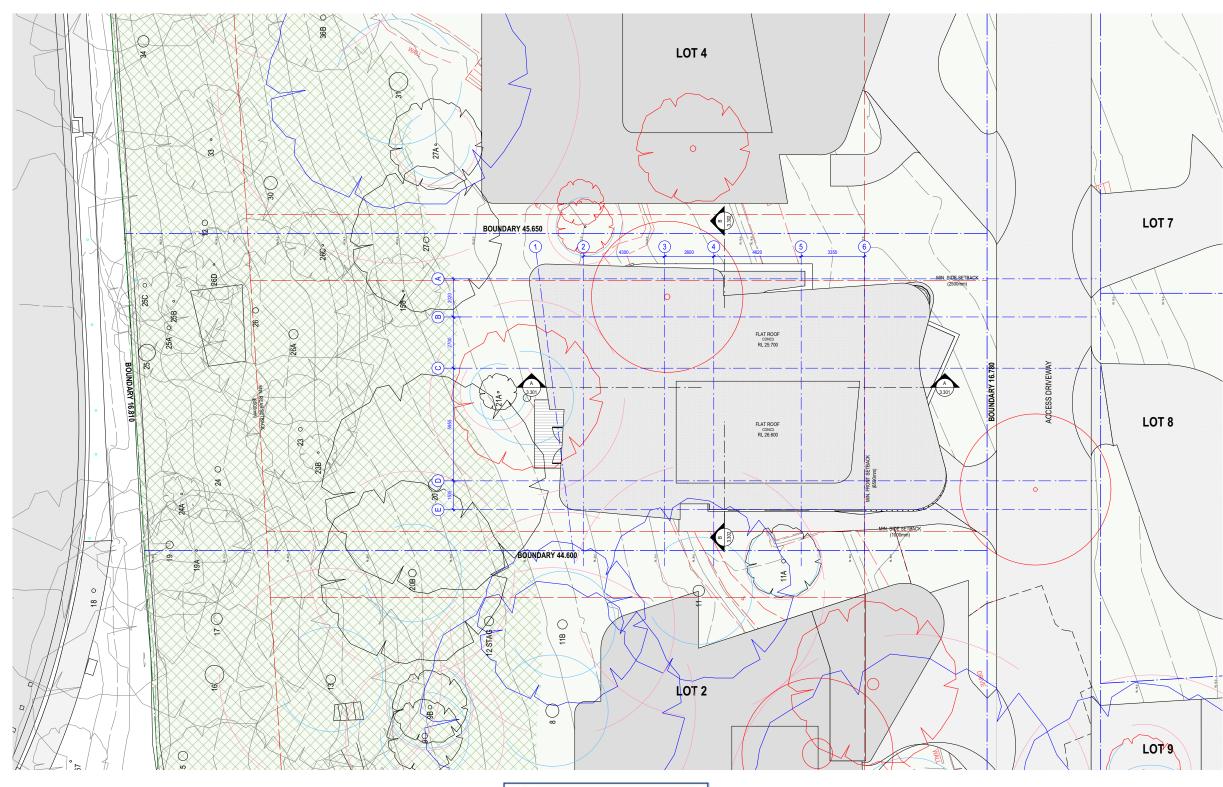
LIGHTWEIGHT AWNING

1801 A3.000

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S

LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE 02) 9955 5063 TELEPHONE 02) 9955 5608

96-104 CABARITA ROAD AVALON BEACH





Energy Rating

Certificate Number 15212070

Single-dwelling rating

multi-unit development (attach listing of ratings)
If section date proteins the average areas the effect development

Recessed downlights confirmation

Rated with

Assessor NamenNumber Ved Baheti VIC/BDAV/13/1521

Assessor Signature

Date 10/12/2018

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LOT 3 - LOT / ROOF PLAN

DWELLING HOUSE FOR LOT 3 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A3.002

.002 A MARK H
A R C





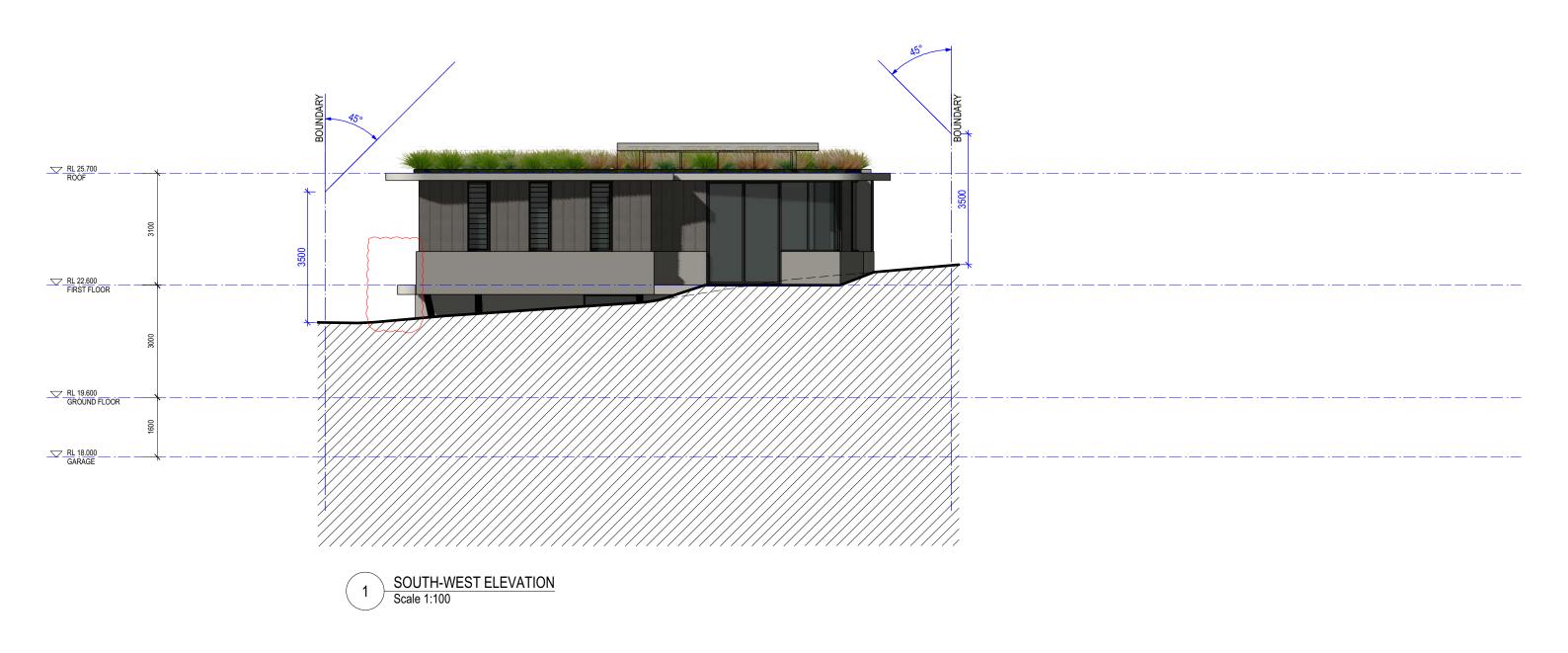
LOT 3 - NORTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 3 IN PROPOSED SUBDIVISION OF

NOVEMBER 2018

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S

1801



LOT 3 - SOUTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 3 IN PROPOSED SUBDIVISION OF

A3.203

1801

LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE 02) 9955 5063 TELEPHONE 02) 9955 5608



LOT 3 - SOUTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 3 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

A3.202 1801

SCALE 1:100

NOVEMBER 2018

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE 02) 9955 5063 TELEPHONE 02) 9955 5608



LOT 3 - NORTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 3 IN PROPOSED SUBDIVISION OF

NOVEMBER 2018

A3.201

1801

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE 02) 9955 5063 TELEPHONE 02) 9955 5608