LEGEND

BAL 1	-	BALUSTRADE TYPE 1
BAL 2	-	BALUSTRADE TYPE 2
BLK	-	CONCRETE BLOCK RETAINING WALL TO ENG. DETAILS
BRK	-	BRICKWORK WALL TO ENG. DETAILS
CL	-	CEILING LEVEL
COL 1	-	STEEL COLUMN TO ENGINEERS DETAILS
CONC 1	-	STEEL TROWEL FINISH R.C. SLAB TO ENG. DETAILS
COS	-	CHECK ON SITE
CPT	-	CARPET ON UNDERLAY
CRWS	-	COLORBOND FINISHED RAINWATER SPREADER
CT 1	-	CERAMIC FLOOR TILES (REFER FINISHES SCHEDULE)
DP	-	COLORBOND FINISH RAINWATER CIRCULAR DOWNPIPE CONNECTED INTO EXISTING STORMWATER
EX	-	EXISTING
EXGL	-	EXISTING GROUND LEVEL
EP1-3	-	EXTERNAL WALL FINISH TYPE 1 TO 3
FC 1	-	COMPRESSED FIBROUS CEMENT WALL CLADDING - SET JOINTS & TEXTURE PAINT FINISH
FFL	-	FINISHED FLOOR LEVEL
FL	-	FLASHING
FW	-	FLOOR WASTE
G	-	COLORBOND FINISH EAVES GUTTER
GD	-	GRATED DRAIN
NTS	-	NOT TO SCALE
RL	-	STRUCTURAL LEVEL

DRAWING SCHEDULE

DRAWING NUMBER	DRAWING TITLE
1729 A000	Cover Sheet
1729 A001	Basix Notes
1729 A101	Garage Floor Plan
1729 A102	First Floor Plan
1729 A103	Second Plan
1729 A104	Third Floor Plan
1729 A105	Roof Plan
1729 A201	North East Elevation
1729 A202	South East Elevation
1729 A203	North West
1729 A204	South West
1729 A221	Section AA
1729 A231	Driveway Plan & Section

AREA SCHEDULE

NAME	AREA
THIRD FLOOR BALCONY	57.00 m²
THIRD FLOOR TERRACE	19.81 m²
THIRD FLOOR	89.84 m²
SECOND FLOOR	79.49 m²
FIRST FLOOR PORCH	9.67 m²
FIRST FLOOR	73.59 m²
GARAGE FLOOR	19.17 m²
GARAGE	40.71 m²
TOTAL	389.28 m²

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2018/0271

NORTHERN BEACHES COUNCIL

GENERAL NOTES

BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE AND COMPLIANCE WITH THE "DEEMED-TO-SATISFY PROVISIONS" OF THE BUILDING CODE OF AUSTRALIA.

UNLESS OTHERWISE SPECIFIED; MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS OF THE STANDARDS ASSOCIATION OF AUSTRALIA. THE RELEVANT STANDARD SHALL BE THE CURRENT EDITION. IT IS THE BUILDER/CONTRACTOR'S RESPONSIBILITY TO PROVIDE, IF REQUIRED, CERTIFICATION SHOWING COMPLIANCE WITH THE BCA.

CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK OF THE CONTRACT. NOTIFY PROJECT MANAGER OF ANY OMISSION OR CONFLICT IN DRAWINGS AND THEIR RELATION TO SPECIFICATIONS, SURVEY OR SITE CONDITIONS.

DO NOT SCALE DRAWINGS.
CONFIRM ALL EXISTING AND PROPOSED DIMENSIONS ON SITE AND INFORM THE ARCHITECT/PROJECT MANAGER OF ANY DISCREPANCY.

SETTING OUT: REFER DEVELOPMENT CONDITIONS OF CONSENT AND PCA REQUIREMENTS. PROVIDE SETOUT CONFIRMATION BY REGISTERED SURVEYOR. BOUNDARY IDENTIFICATION IS THE BUILDER/CONTRACTOR'S RESPONSIBILITY. ENSURE BOUNDARIES ARE CLEARLY IDENTIFIED ON SITE.
CHECK SURVEYS: CONFIRM ALL FINISHED SETBACKS PRIOR TO CONSTRUCTION. BOUNDARY OFF-SETS ARE CRITICAL AND TAKE PRECEDENCE OVER BUILDING SETOUT CLOSING DIMENSIONS.

STRUCTURAL ENGINEERS AND HYDRAULIC ENGINEERS DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER ARCHITECTURAL DOCUMENTS WITH THE EXCEPTION OF SETOUT. ANY SETOUT CONFLICTS OR CONFLICTS BETWEEN THE ARCHITECTURAL DRAWINGS AND STRUCTURAL OR HYDRAULIC DRAWINGS, NOTIFY THE PROJECT MANAGER.

BY-LAWS, FEES AND NOTICES
RETAIN ON SITE THE ORIGINAL STAMPED PLANS AND DEVELOPMENT CONSENT FOR THE PROPOSED DEVELOPMENT.
BUILDER IS RESPONSIBLE FOR THE CONNECTION OF ALL SERVICES, WATER, DRAINAGE AND ELECTRICITY ETC INCLUDING APPLYING FOR ALL SUCH PERMITS, PAYMENT OF ALL FEES AND CHARGES LEVIED BY RELEVANT BODIES FOR SUCH CONNECTIONS.
BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL AUTHORITY BY-LAWS, INCLUDING THE DEVELOPMENT CONSENT.

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING ITEMS PRIOR TO FABRICATION:
- ALL WINDOWS AND DOORS
- ALL JOINERY
- AIR-CONDITIONING / MECHANICAL SYSTEM DESIGN AND INSTALLATION

ADDITIONAL NOTES

- SPECIFIC AHO INSTRUCTIONS TO BE FOLLOWED FOR THE PAD AREA - DETAILED IN DRAWING A26.
- FOLLOWING THE INSTRUCTIONS SET OUT IN DRAWING A26 ENSURES NO DAMAGE ON THE PAD ROCK OUTCROP.
- TREE MANAGEMENT WILL FOLLOW INSTRUCTIONS SET OUT IN UFA'S ABORICULTURAL REPORT.

DRAWINGS A14 AND A15 SHOW THE NEW DESIGN, WHICH COMPLETELY SPANS OVER THE PAD AREA.
- A14 AND A15 LSO SHOWS NO EXCAVATION IS REQUIRED IN THE VICINITY OF THE PAD AREA.
- PRIVACY SCREENS SHALL BE USED ON THE SOUTHERN SIDE OF THE TOP FLOOR BALCONY AT NEIGHBOUR'S REQUEST.

4.9 NATIONWIDE HOUSE ENERGY RATING SCHEME
67 MJ/m²
www.nathers.gov.au

Certificate no.: 0002774974
Assessor Name: Dimitrios Harakidas
Accreditation no.: 20945
Certificate date: 23 May 2018
Dwelling Address:
30 Lyly Road
Allambie Heights, NSW
2100

www.nathers.gov.au

ABSA

COVER SHEET

SECTION 96 - NEW RESIDENCE

30 LYLY ROAD ALLAMBIE HEIGHTS

A000 A

NTS

FEBRUARY 2018

AMENDMENT	DATE	ISSUE
ISSUED FOR SECTION 96	21/5/18	A
BASIX COORDINATION	18/5/18	A/P3

MARK HURCUM DESIGN PRACTICE
ARCHITECTS
LEVEL 2 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
FACSIMILE 02) 9955 5063
TELEPHONE 02) 9955 5608
DESIGN PRACTICE

LEGEND

BAL 1	-	BALUSTRADE TYPE 1
BAL 2	-	BALUSTRADE TYPE 2
BLK	-	CONCRETE BLOCK RETAINING WALL TO ENG. DETAILS
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GD	-	GRATED DRAIN
NTS	-	NOT TO SCALE
RL	-	STRUCTURAL LEVEL

Nationwide House Energy Rating Scheme® Certificate

Certificate number: 0002774974 Certificate Date: 23 May 2018 ★Star rating: 4.9

Assessor details

Accreditation number:	20945
Name:	Dimitrios Harakidas
Organisation:	AENEC
Email:	info@aenec.com.au
Phone:	0416 316 204
Declaration of interest:	No potential conflicts of interest to declare
Software:	AccuRate Sustainability V2.3.3.13 SP3
AAO:	ABSA

4.9 The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

Predicted annual energy load for heating and cooling based on standard occupancy assumptions

67.0 MJ/m²

For more information on your dwelling's rating see: www.nathers.gov.au

Overview

Dwelling details

Street:	30 Lyly Road		
Suburb:	Allambie Heights		
State:	NSW	Postcode:	2100
Type:	New	NCC Class:	1a
		NatHERS climate zone:	56
Lot/DP number:	15/241344	Exposure:	Open

Key construction and insulation materials

(see following pages for details)

Construction:	Fibre-cement Metal roof/Plasterboard Steel/Fibre-cement sheet
Insulation:	R4.0 wall insulation Ceiling (uninsulated) R2.5 floor insulation
Glazing:	Composite B DG Argon Fill Low Solar Gain low-E

Net floor area (m²)

Conditioned:	240.0
Unconditioned:	19.0
Garage:	
TOTAL:	259.0

Annual thermal performance loads (MJ/m²)

Heating:	42.0
Cooling:	25.0
TOTAL:	67.0

Plan documents

Plan ref/date: 1729/17.04.18
Prepared by: Desu Designer Homes

Ceiling penetrations

(see following pages for details)

Sealed:	55
Unsealed:	0
TOTAL:**	55

**NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Light-emitting diode (LED)

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 4.9
+10% SHGC 4.9

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

Scan to access this certificate online and confirm this is valid.

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Construction details: External Walls

Description: Concrete Wall 200mm R4.0
External colour: Medium | **Internal colour:** Light | **Area:** 116.0 m²
External absorptance (%): 50 | **Internal absorptance (%):** 30

Layer	Material	Thickness (mm)
1	Concrete: standard (2400 kg/m³)	100
2	Polystyrene extruded: R4.0	112
3	Plaster (cement:sand 1:4)	15

Description: CLADDED WALL / R4.0
External colour: Medium | **Internal colour:** Light | **Area:** 294.4 m²
External absorptance (%): 50 | **Internal absorptance (%):** 30

Layer	Material	Thickness (mm)
1	Fibre-cement sheet	6
2	Polystyrene extruded: R4.0	112
3	Plasterboard	10

Construction details: Windows

Description: CMP-006-04 I Composite B DG Argon Fill Low Solar Gain low-E -Clear: U = 2.23: SHGC = 0.39: U = 2.23: SHGC = 0.39
Manufacturer: DEFAULTS
Version: 2.3.3.13.0.9 | **Expiry Date:** 15/6/2019
System U-value (NFRC): 2.23 | **SHGC (NFRC):** 0.39 | **Area:** 71.8 m²
Frame type: Custom | **Frame colour:** Medium
Frame fraction (%): 17 | **Frame absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Glass	4
2	Glazing air gap (generic)	12
3	Glass	4

Description: CMP-005-04 I Composite A DG Argon Fill Low Solar Gain low-E -Clear: U = 2.20: SHGC = 0.32: U = 2.20: SHGC = 0.32
Manufacturer: DEFAULTS
Version: 2.3.3.13.0.9 | **Expiry Date:** 15/6/2019
System U-value (NFRC): 2.20 | **SHGC (NFRC):** 0.32 | **Area:** 19.2 m²
Frame type: Custom | **Frame colour:** Medium
Frame fraction (%): 33 | **Frame absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Glass	4
2	Glazing air gap (generic)	12
3	Glass	4

Construction details: External Doors

Description: Timber (solid)
External colour: Medium | **Internal colour:** Medium | **Area:** 7.5 m²
External absorptance (%): 50 | **Internal absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Timber (Mountain ash)	50

Construction details: Floor/Ceilings

Description: Concrete Slab 100 mm: ceramic tiles/bare
Top colour: Medium | **Bottom colour:** Medium | **Area:** 58.5 m²
Top absorptance (%): 50 | **Bottom absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Ceramic tile	8
2	Plaster (cement:sand 1:4)	15
3	Concrete: standard (2400 kg/m³)	100

Description: Concrete Slab 100 mm: carpet/bare
Top colour: Medium | **Bottom colour:** Medium | **Area:** 13.5 m²
Top absorptance (%): 50 | **Bottom absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Carpet 10 + felt underlay 10	20
2	Concrete: standard (2400 kg/m³)	100

Description: Steel: ceramic tile/air gap/FC R2.5
Top colour: Medium | **Bottom colour:** Medium | **Area:** 61.0 m²
Top absorptance (%): 50 | **Bottom absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Ceramic tile	8
2	Steel	2
3	Air gap horizontal >66 mm (90 nominal) unventilated non-reflective (0.9/0.9; E = 0.82)	90
4	Glass fibre batt: R2.5	110
5	Fibre-cement sheet	6

Description: Steel: ceramic tiles/air gap/plasterboard
Top colour: Medium | **Bottom colour:** Medium | **Area:** 61.9 m²
Top absorptance (%): 50 | **Bottom absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Ceramic tile	8
2	Steel	2
3	Air gap horizontal >66 mm (90 nominal) unventilated non-reflective (0.9/0.9; E = 0.82)	90
4	Air gap horizontal >66 mm (90 nominal) unventilated non-reflective (0.9/0.9; E = 0.82)	90
5	Plasterboard	10

Description: Steel: carpet/air gap/plasterboard
Top colour: Medium | **Bottom colour:** Medium | **Area:** 45.2 m²
Top absorptance (%): 50 | **Bottom absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Carpet 10 + felt underlay 10	20
2	Steel	2
3	Air gap horizontal >66 mm (90 nominal) unventilated non-reflective (0.9/0.9; E = 0.82)	90
4	Air gap horizontal >66 mm (90 nominal) unventilated non-reflective (0.9/0.9; E = 0.82)	90
5	Plasterboard	10

Description: Steel: carpet/air gap/FC R2.5
Top colour: Medium | **Bottom colour:** Medium | **Area:** 19.9 m²
Top absorptance (%): 50 | **Bottom absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Carpet 10 + felt underlay 10	20
2	Steel	2
3	Air gap horizontal >66 mm (90 nominal) unventilated non-reflective (0.9/0.9; E = 0.82)	90
4	Glass fibre batt: R2.5	110
5	Fibre-cement sheet	6

Description: Concrete Slab 100 mm: carpet/bare R2.5
Top colour: Medium | **Bottom colour:** Medium | **Area:** 1.0 m²
Top absorptance (%): 50 | **Bottom absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Carpet 10 + felt underlay 10	20
2	Concrete: standard (2400 kg/m³)	100
3	Polystyrene extruded: R2.5	70
4	Bituminous roof membrane	10

Description: Concrete Slab 100 mm: ceramic tiles/bare R2.5
Top colour: Medium | **Bottom colour:** Medium | **Area:** 13.3 m²
Top absorptance (%): 50 | **Bottom absorptance (%):** 50

Layer	Material	Thickness (mm)
1	Ceramic tile	8
2	Plaster (cement:sand 1:4)	15
3	Concrete: standard (2400 kg/m³)	100
4	Polystyrene extruded: R2.5	70
5	Bituminous roof membrane	10

Construction details: Internal Walls

Description: Concrete wall to lift
First colour: Medium | **Last colour:** Light | **Area:** 45.6 m²
First absorptance (%): 50 | **Last absorptance (%):** 30

Layer	Material	Thickness (mm)
1	Concrete: standard (2400 kg/m³)	100
2	Plaster (cement:sand 1:4)	15

Description: Plasterboard on studs
First colour: Light | **Last colour:** Light | **Area:** 204.6 m²
First absorptance (%): 30 | **Last absorptance (%):** 30

Layer	Material	Thickness (mm)
1	Plasterboard	10
2	Air gap vertical >66 mm (90 nominal) unventilated non-reflective (0.9/0.9; E = 0.82)	90
3	Plasterboard	10

Construction details: Roofs

Description: Terrace above R5.0
External colour: Light | **Internal colour:** Light | **Area:** 58.0 m²
External absorptance (%): 30 | **Internal absorptance (%):** 30

Layer	Material	Thickness (mm)
1	Ceramic tile	8
2	Timber (hardwood)	19
3	Glass fibre batt (k = 0.044 density = 12 kg/m3)	220
4	Air gap horizontal 31-65 mm (40 nominal) unventilated non-reflective (0.9/0.9; E = 0.82)	10
5	Plasterboard	10

Description: Metal roof system R5.0
External colour: Light | **Internal colour:** Light | **Area:** 96.1 m²
External absorptance (%): 30 | **Internal absorptance (%):** 30

Layer	Material	Thickness (mm)
1	Steel	1
2	Air gap horizontal >66 mm (90 nominal) unventilated reflective (0.6/0.9; E = 0.56)	90
3	Glass fibre batt (k = 0.044 density = 12 kg/m3)	220
4	Plasterboard	10

CAUTION – ALL OF THE ITEMS BELOW MUST BE ADHERED BY FOR NATHERS TO BE VALID

NOTES:

1. ALL DOWNLIGHTS TO BE:
   a. APPROVED NON-VENTILATED
   b. WITH FIRE-RATED COVER/SHIELD TO ALLOW CONTINUOUS INSULATION LED TYPE. IF HALOGEN LIGHT ARE TO BE INSTALLED THIS CERTIFICATION IS NOT VALID
2. ALL VENTS AND WALL OPENINGS INSTALLED TO BE "THE SEALED" TYPE
3. ALL INSULATION IS TO BE INSTALLED IN ACCORDANCE NCC PART 3.12.1.1
   a. CREATION OF CONTINUOUS THERMAL BARRIER
   b. COMPLIANCE WITH AS4859
   c. MAINTAINING THICKNESS OF BULK INSULATION AND AIR GAPS FOR REFLECTIVE INSULATION
4. BUILDING SEALING AS PER NCC PART 3.12.3
   a. WEATHER SEALS AND DRAFT EXCLUDERS
   b. DRAFT STOPPER CAPS
5. SERVICES AS RER NCC PART 3.12.5
   a. INSULATION OF SERVICES, PIPING AND DUCTWORK

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2018/0271

NORTHERN BEACHES COUNCIL

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 649941S_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 23 May 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning & Environment

Project summary		
Project name	30 Lyly Road Allambie Heights_03	
Street address	30 Lyly Road Allambie Heights 2100	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 241344	
Lot no.	15	
Section no.	183	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 45	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by
Name / Company Name: AENEC - Trading As Wide Spectrum Pty Ltd
ABN (if applicable): 612556377

BASIX NOTES

SECTION 96 - NEW RESIDENCE

30 LYLY ROAD ALLAMBIE HEIGHTS

ISSUED FOR CONSULTANT COORDINATION	17/4/18 A/P1
AMENDMENT	DATE ISSUE

A000A/P1

NTS

FEBRUARY 2018

MARK HURCUM DESIGN PRACTICE
ARCHITECTS
LEVEL 2 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
FACSIMILE 02) 9955 5063
TELEPHONE 02) 9955 5608
DESIGN PRACTICE

BOUNDARY 37.220

MIN. SIDE SETBACK (900 MM)

MIN. FRONT SETBACK (6500 MM)

BOUNDARY 18.555

1 2 3 4 5

5000 2500 2000 4700

A B C D E

3840 1390 1710 5100

A221

G

AWN

OUTLINE OF APPROVED DA

ROOF OVER

DECK EXTENT REDUCED

BAL 1

DP

COL

TERRA

MR1 3° FALL

2°

BALCONY

OPEN STEEL PERGOLA WITH RETRACTABLE AWNING

MINOR INCREASE TO BED 1 SIZE

AWN

MIN. REAR SETBACK (6000 MM)

SCREEN

PRIVACY SCREEN

BAL 2

1M TALL SOLID BALCONY BALUSTRADE

BOUNDARY 39.260

MIN. SIDE SETBACK (900 MM)

GENERAL NOTES

ROOF WATER TO BE DISCHARGED TO RAINWATER TANK IN ACCORDANCE WITH LOCAL AUTHORITY.

DESIGN BASED UPON NON-CYCLONIC N3 FOR WIND SPEEDS TO 41 m/s.

TERMITE PROTECTION AS PER AUSTRALIAN STANDARD AS 3660.1 - 2000.

HATCHINGS AND FITTINGS ARE INDICATIVE ONLY. REFER BUILDERS SPECIFICATIONS.

ALL WC DOORS TO HAVE LIFT OFF HINGES.

ALL WET AREAS TO COMPLY WITH CURRENT BCA REQUIREMENTS.

LINE UNDERSIDE OF EXTERNAL COVERED AREAS WITH FC SHEETING.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH CURRENT BCA REQUIREMENTS. SMOKE ALARMS TO COMPLY WITH AS 3786.

ALL DOORS AND WINDOWS ARE TO BE ALUMINIUM FRAMED UNLESS NOTED OTHERWISE.

BEAMS SPECIFIED REFER TO ENGINEER'S REPORT.

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2018/0271

NORTHERN BEACHES COUNCIL

Certificate no.: 0002774974
Assessor Name: Dimitrios Harakidas
Accreditation no.: 20945
Certificate date: 23 May 2018
Dwelling Address: 30 Lyly Road Allambie Heights, NSW 2100
www.nathers.gov.au

ROOF PLAN

SECTION 96 - NEW RESIDENCE

30 LYLY ROAD ALLAMBIE HEIGHTS

A105 A

1:100 @ A3

FEBRUARY 2018

ISSUED FOR SECTION 96	21/5/18	A
REVISED TO CLIENT'S FEEDBACK	1/5/18	A/P2
AMENDMENT	DATE	ISSUE

MARK HURCUM DESIGN PRACTICE
ARCHITECTS
LEVEL 2 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
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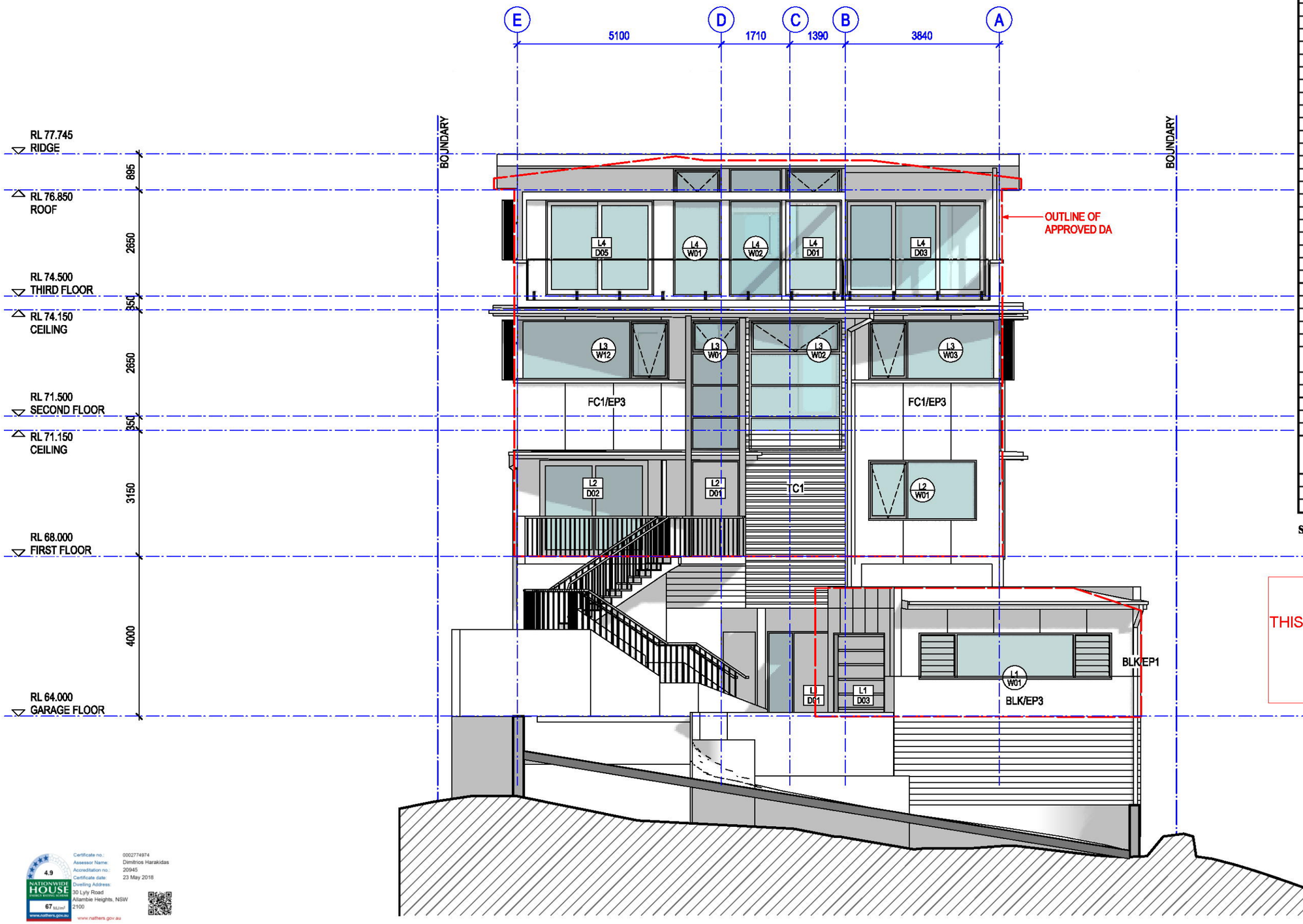
TELEPHONE 02) 9955 5608
DESIGN PRACTICE



WINDOW - DOOR SCHEDULE			
WINDOW #	HEIGHT	WIDTH	TYPE
L1/W01	1160	4980	AWNING/FIXED
L2/W01	1500	2700	AWNING/FIXED
L2/W02	600	1100	AWNING
L3/W01	2400	1200	FIXED
L3/W02	2400	2300	AWNING/FIXED
L3/W03	1500	3165	AWNING/FIXED
L3/W04	1500	1100	FIXED
L3/W05	600	1100	AWNING
L3/W06	600	1100	AWNING
L3/W07	600	1100	AWNING
L3/W08	600	1100	FIXED
L3/W09	600	2700	AWNING/FIXED
L3/W10	600	900	AWNING
L3/W11	1500	1100	FIXED
L3/W12	1500	3685	AWNING/FIXED
L4/W01	3190	1200	FIXED
L4/W02	3190	1310	FIXED
L4/W03	1500	2000	AWNING/FIXED
L4/W04	1500	2000	AWNING/FIXED
L4/W05	1500	1500	SLIDING
L4/W05	600	900	AWNING
L4/W07	600	2100	FIXED
L4/W08	1500	1100	FIXED
L4/W09	1500	500	AWNING
L4/W10	1500	500	AWNING
L4/W11	600	2800	FIXED/AWNING
DOOR #	HEIGHT	WIDTH	
L1/D01	2120	1700	FLUSH DOOR / FIXED GLAZED
L1/D02	2120	900	FLUSH
L1/D03	2080	4900	GARAGE
L1/D04	2080	1000	FLUSH
L2/D01	2400	1200	FLUSH
L2/D02	2400	2700	SLIDING
L3/D01	2400	1000	FLUSH
L4/D01	3190	1390	SLIDING/GLAZED
L4/D02	2400	1700	FOLDING/GLAZED
L4/D03	2400	3500	PARELLEL SLIDING GLAZED
L4/D04	2400	2700	PARELLEL SLIDING GLAZED
L4/D05	2400	2700	PARELLEL SLIDING GLAZED

SEE HSTAR CERTIFICATE FOR SPECIFICATION ALLOCATION

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2018/0271

NORTHERN BEACHES COUNCIL

GENERAL NOTES

ROOF WATER TO BE DISCHARGED TO RAINWATER TANK IN ACCORDANCE WITH LOCAL AUTHORITY.

DESIGN BASED UPON NON-CYCLONIC N3 FOR WIND SPEEDS TO 41 m/s.

TERMITE PROTECTION
AS PER AUSTRALIAN STANDARD AS 3660.1 - 2000.

HATCHINGS AND FITTINGS ARE INDICATIVE ONLY. REFER BUILDERS SPECIFICATIONS.

LINE UNDERSIDE OF EXTERNAL COVERED AREAS WITH FC SHEETING.

ALL DOORS AND WINDOWS ARE TO BE ALUMINIUM FRAMED UNLESS NOTED OTHERWISE.

4.9 NATIONWIDE HOUSE ENERGY RATING SCHEME 67 MJ/m² www.nathers.gov.au

Certificate no.: 0002774974
Assessor Name: Dimitrios Harakidas
Accreditation no.: 20945
Certificate date: 23 May 2018
Dwelling Address:
30 Lyly Road
Allambie Heights, NSW
2100

www.nathers.gov.au

ABSA

NORTH EAST ELEVATION

SECTION 96 - NEW RESIDENCE

30 LYLY ROAD ALLAMBIE HEIGHTS

ISSUED FOR SECTION 96	21/5/18	A
REVISED TO CLIENT'S FEEDBACK	1/5/18	A/P3
AMENDMENT	DATE	ISSUE

A201 A

1:100 @ A3

FEBRUARY 2018

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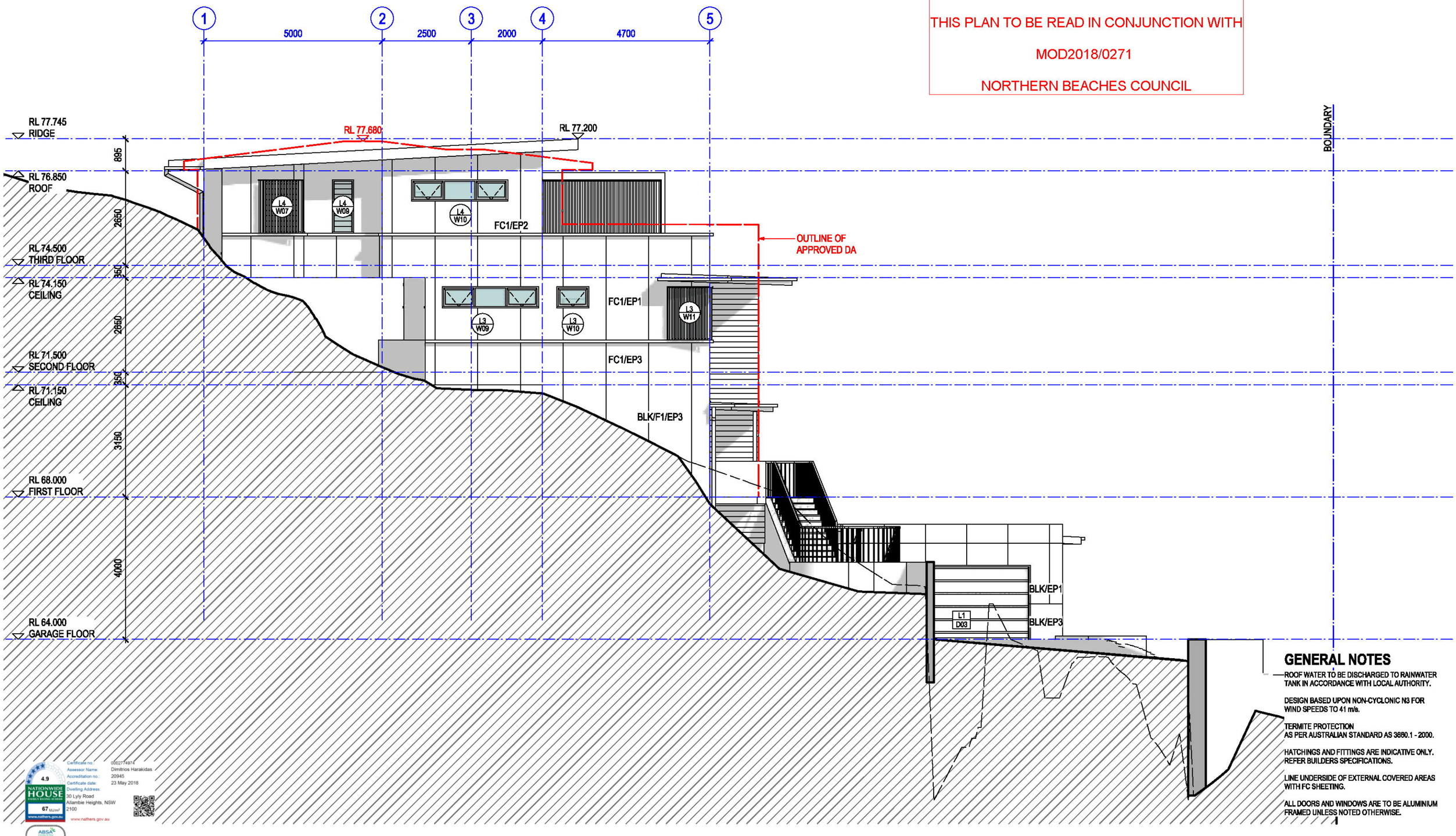
LEVEL 2 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
FACSIMILE 02) 9955 5063
TELEPHONE 02) 9955 5608
DESIGN PRACTICE

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2018/0271

NORTHERN BEACHES COUNCIL



GENERAL NOTES

ROOF WATER TO BE DISCHARGED TO RAINWATER TANK IN ACCORDANCE WITH LOCAL AUTHORITY.

DESIGN BASED UPON NON-CYCLONIC N3 FOR WIND SPEEDS TO 41 m/s.

TERMITE PROTECTION
AS PER AUSTRALIAN STANDARD AS 3660.1 - 2000.

HATCHINGS AND FITTINGS ARE INDICATIVE ONLY. REFER BUILDERS SPECIFICATIONS.

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SOUTH EAST ELEVATION

SECTION 96 - NEW RESIDENCE

30 LYLY ROAD ALLAMBIE HEIGHTS

A202 A

1:100 @ A3

FEBRUARY 2018

ISSUED FOR SECTION 96	21/5/18	A
REVISED TO CLIENT'S FEEDBACK	1/5/18	A/P3
AMENDMENT	DATE	ISSUE

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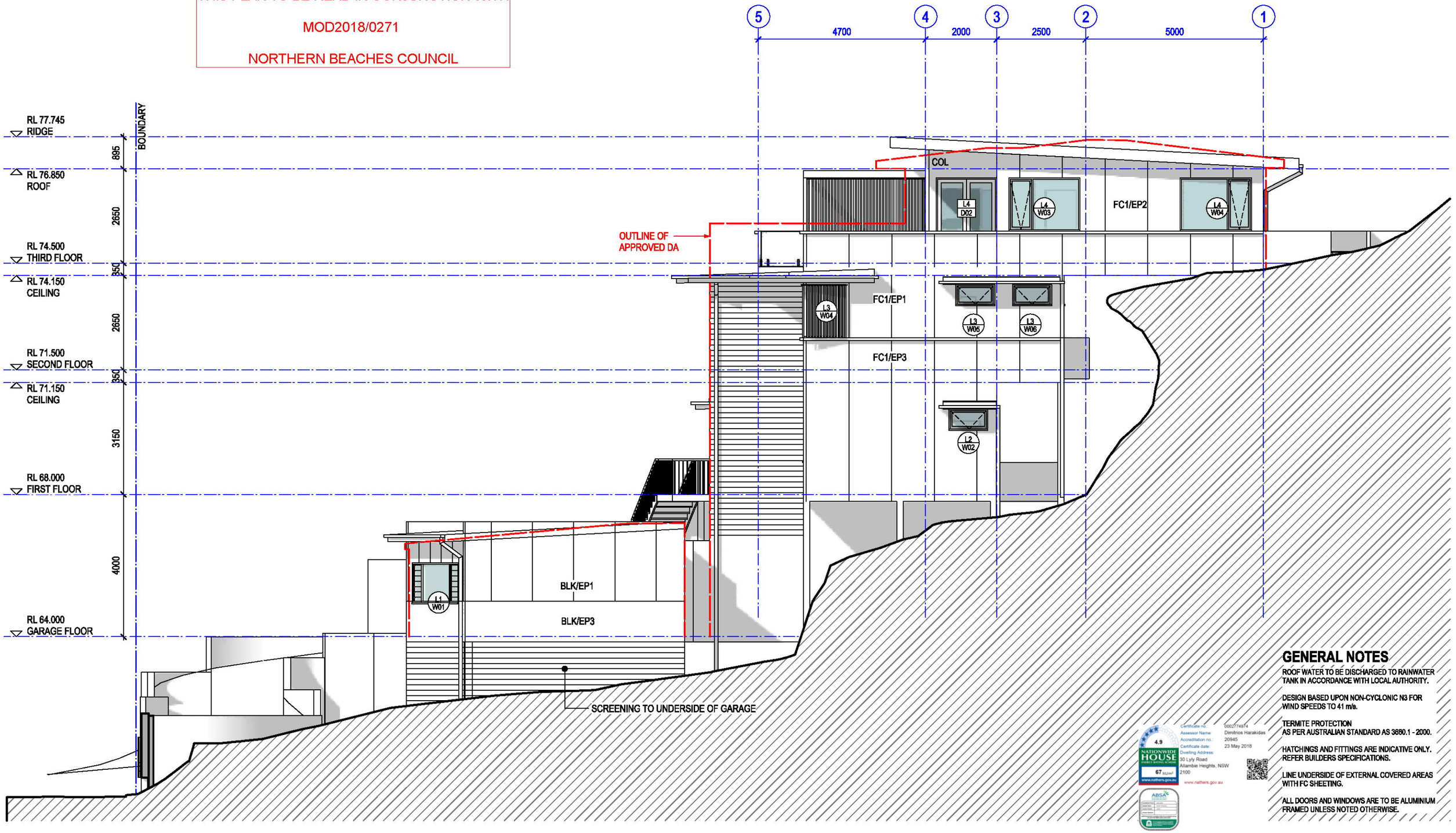

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NORTH WEST ELEVATION

SECTION 96 - NEW RESIDENCE

30 LYLY ROAD ALLAMBIE HEIGHTS

ISSUED FOR SECTION 96	21/5/18	A
REVISED TO CLIENT'S FEEDBACK	1/5/18	A/P3
AMENDMENT	DATE	ISSUE

A203 A

1:100 @ A3

FEBRUARY 2018

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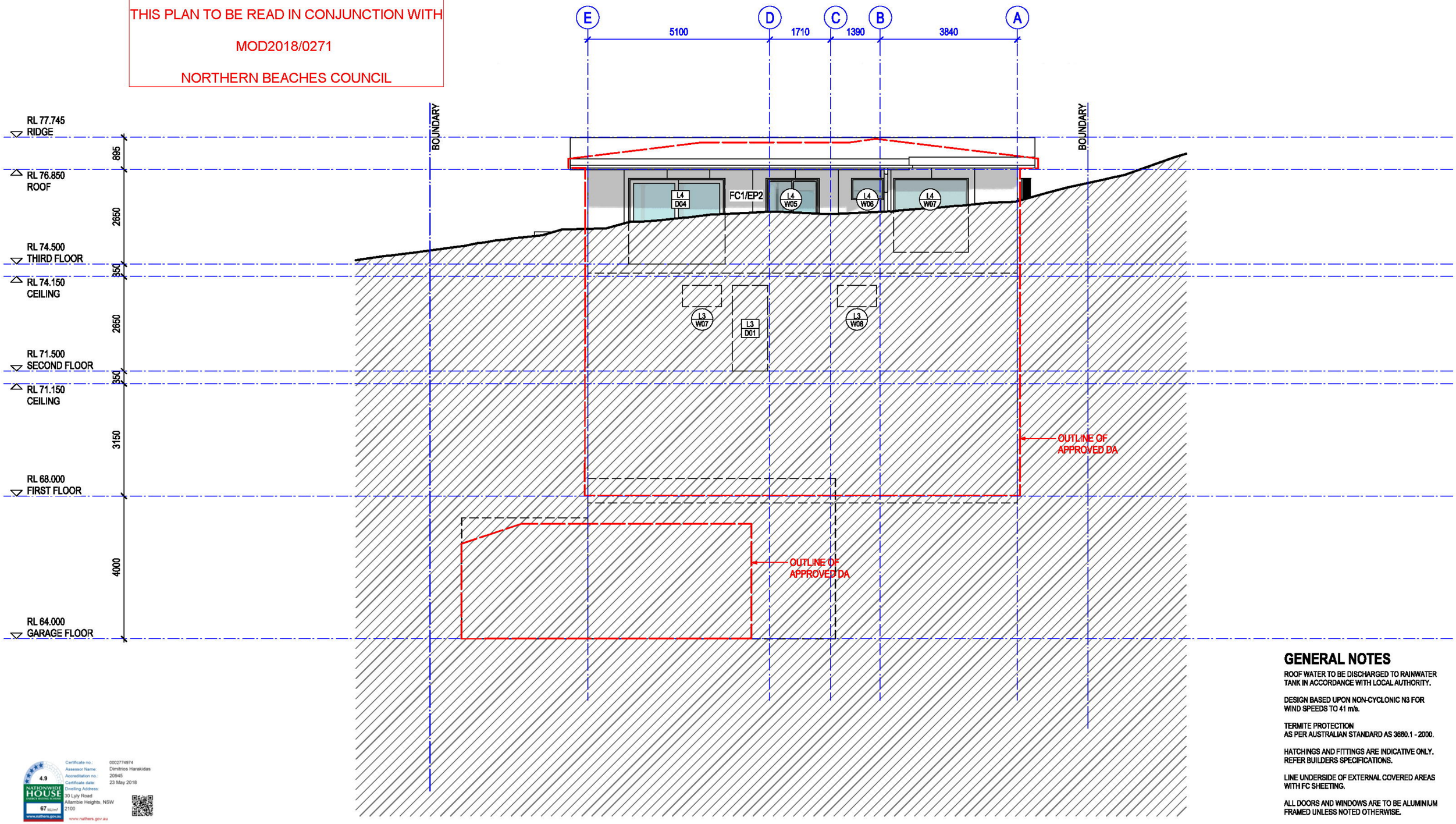
NORTHERN BEACHES COUNCIL



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SOUTH WEST ELEVATION

SECTION 96 - NEW RESIDENCE

30 LYLY ROAD ALLAMBIE HEIGHTS

A204 A

1:100 @ A3

FEBRUARY 2018

AMENDMENT	DATE	ISSUE
ISSUED FOR SECTION 96	21/5/18	A
REVISED TO CLIENT'S FEEDBACK	1/5/18	A/P3

MARK HURCUM DESIGN PRACTICE
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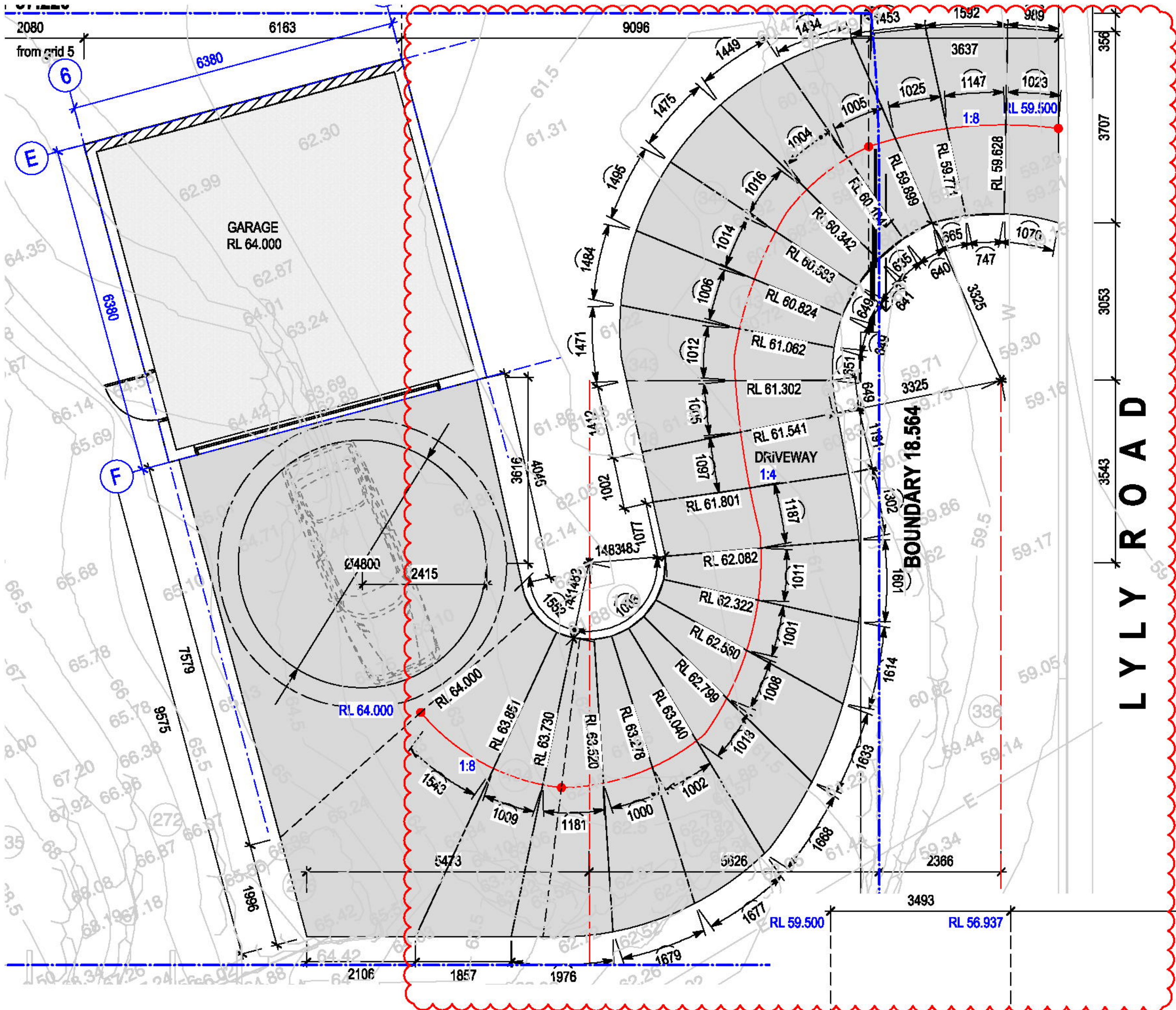
DESIGN PRACTICE

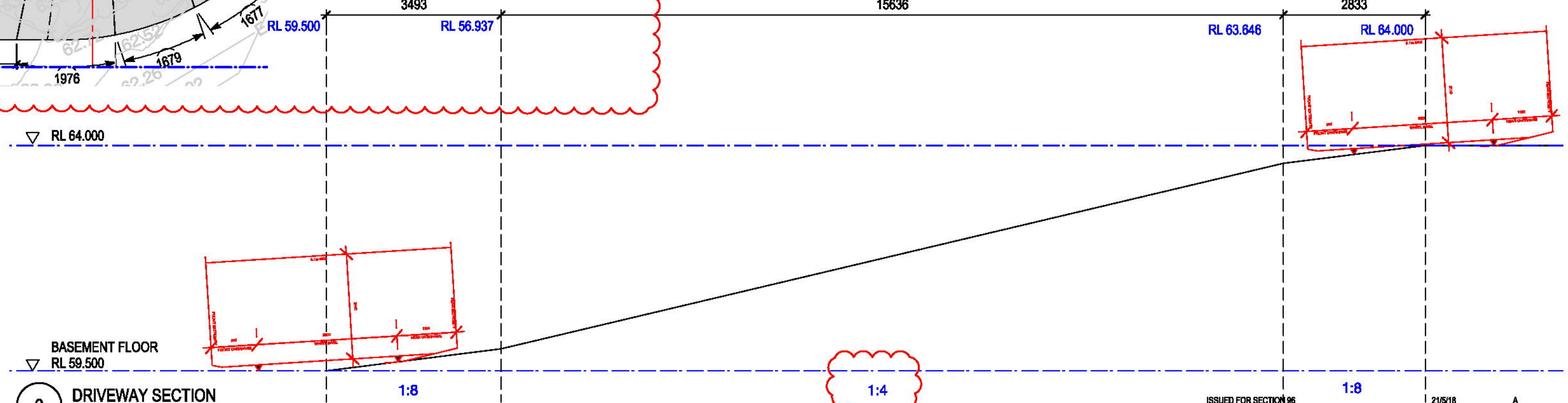


1 DRIVEWAY PLAN

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2018/0271

NORTHERN BEACHES COUNCIL



2 DRIVEWAY SECTION

Certificate no.: 0002774974
Assessor Name: Dimitrios Harakidas
Accreditation no.: 20945
Certificate date: 23 May 2018
Dwelling Address: 30 Lyly Road Allambie Heights, NSW 2100
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DRIVEWAY PLAN AND SECTION

SECTION 96 - NEW RESIDENCE

30 LYLY ROAD ALLAMBIE HEIGHTS

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1:100 @ A3

APRIL 2018

AMENDMENT	DATE	ISSUE
ISSUED FOR SECTION 96	21/5/18	A
REVISED ISSUE TO BUILDER	2/5/18	A/P3

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