

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



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.



COVER SHEET

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SECTION 96 - NEW RESIDENCE
30 LYLY ROAD ALLAMBIE HEIGHTS

A000 A
NTS
FEBRUARY 2018

ISSUED FOR SECTION 96
BASIX COORDINATION
AMENDMENT

21/5/18
18/5/18
DATE

A
AP3
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DESIGN PRACTICE

LEGEND		
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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

Overview

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

Key construction and insulation materials

(see following pages for details)

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

Insulation: R2.5 floor insulation
Composite B DG Argon Fill Low Solar Gain low-E

Glazing: 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

4.9
The more stars, the more energy efficient

67.0 MJ/m²

For more information on your dwelling rating, visit: www.nathers.gov.au

Ceiling penetrations (see following pages for details)

Sealed:	65
Unsealed:	0
TOTAL:	65

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.

* 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	
Top absorbance (%) : 50	Internal absorbance (%) : 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	

Construction details: Windows			
Description: CMP-006-041 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 (NFR): 2.23		SHGC (NFR): 0.39	
Frame type: Custom		Frame colour: Medium	
Frame fraction (%) : 17		Frame absorbance (%) : 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	
Top absorbance (%) : 50	Internal absorbance (%) : 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 absorbance (%) : 50	Bottom absorbance (%) : 50		
Layer/Material		Thickness (mm)	
1	Ceramic tile	8	
2	Plaster (cement/sand 1:4)	15	
3	Concrete: standard (2400 kg/m³)	100	

Construction details: Floor/Ceilings			
Description: Concrete Slab 100 mm: carpet/bare			
Top colour: Medium	Bottom colour: Medium	Area: 13.5 m²	
Top absorbance (%) : 50	Bottom absorbance (%) : 50		
Layer/Material		Thickness (mm)	
1	Carpet 10 + felt underlay 10	20	
2	Concrete: standard (2400 kg/m³)	100	

Construction details: Steel: ceramic tiles/air gap/plasterboard			
Description: Steel: ceramic tiles/air gap/plasterboard			
Top colour: Medium	Bottom colour: Medium	Area: 61.9 m²	
Top absorbance (%) : 50	Bottom absorbance (%) : 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	

Construction details: Steel: carpet/air gap/plasterboard			
Description: Steel: carpet/air gap/plasterboard			
Top colour: Medium	Bottom colour: Medium	Area: 45.2 m²	
Top absorbance (%) : 50	Bottom absorbance (%) : 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	

Construction details: Steel: carpet/air gap/FC R2.5			
Description: Steel: carpet/air gap/FC R2.5			
Top colour: Medium	Bottom colour: Medium	Area: 19.9 m²	
Top absorbance (%) : 50	Bottom absorbance (%) : 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	

Construction details: Concrete Slab 100 mm: carpet/bare R2.5			
Description: Concrete Slab 100 mm: carpet/bare R2.5			
Top colour: Medium	Bottom colour: Medium	Area: 1.0 m²	
Top absorbance (%) : 50	Bottom absorbance (%) : 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	

Construction details: Concrete Slab 100 mm: ceramic tiles/bare R2.5			
Description: Concrete Slab 100 mm: ceramic tiles/bare R2.5			
Top colour: Medium	Bottom colour: Medium	Area: 13.3 m²	
Top absorbance (%) : 50	Bottom absorbance (%) : 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 absorbance (%) : 50	Last absorbance (%) : 30		
Layer/Material		Thickness (mm)	
1	Concrete: standard (2400 kg/m³)	100	
2	Plaster (cement/sand 1:4)	15	

Construction details: Plasterboard on studs			
Description: Plasterboard on studs			
First colour: Light	Last colour: Light	Area: 204.6 m²	
First absorbance (%) : 30	Last absorbance (%) : 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 absorbance (%) : 30	Internal absorbance (%) : 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	

Construction details: Metal roof system R5.0			
Description: Metal roof system R5.0			
External colour: Light	Internal colour: Light	Area: 96.1 m²	
External absorbance (%) : 30	Internal absorbance (%) : 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:

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

BASIX Certificate

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

Single Dwelling

Certificate number: 8456418_52

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the requirements listed below. It is valid until the date of expiry, or as per the conditions, have the meaning given by the document annexed "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: 23 May 2018
This certificate must be signed within 3 months of the date of issue.



Project summary		
Project name	30 Lyly Road Allambie Heights_20	
Street address	30 Lyly Road Allambie Heights 2100	
Local Government Area	Northern Beaches Council	
Plan type and gap measure	Standard (2018)	
Lot no.	10	
Function	LCH	
Photo topic	apartment dwelling house	
No. of bedrooms	0	
Project score		
Water	✓ 4.5	Target 4.0
Thermal Comfort	✓ 19.5	Target 19.0
Energy	✓ 50	Target 50

Certificate Prepared by:
Name: Courtney Harris, AENEC - Trading As Wale Spectra Pty Ltd
ANZSIS application: 612736517

BASIX NOTES

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SECTION 96 - NEW RESIDENCE 30 LYLY ROAD ALLAMBIE HEIGHTS

A000A/P1

NTS

FEBRUARY 2018

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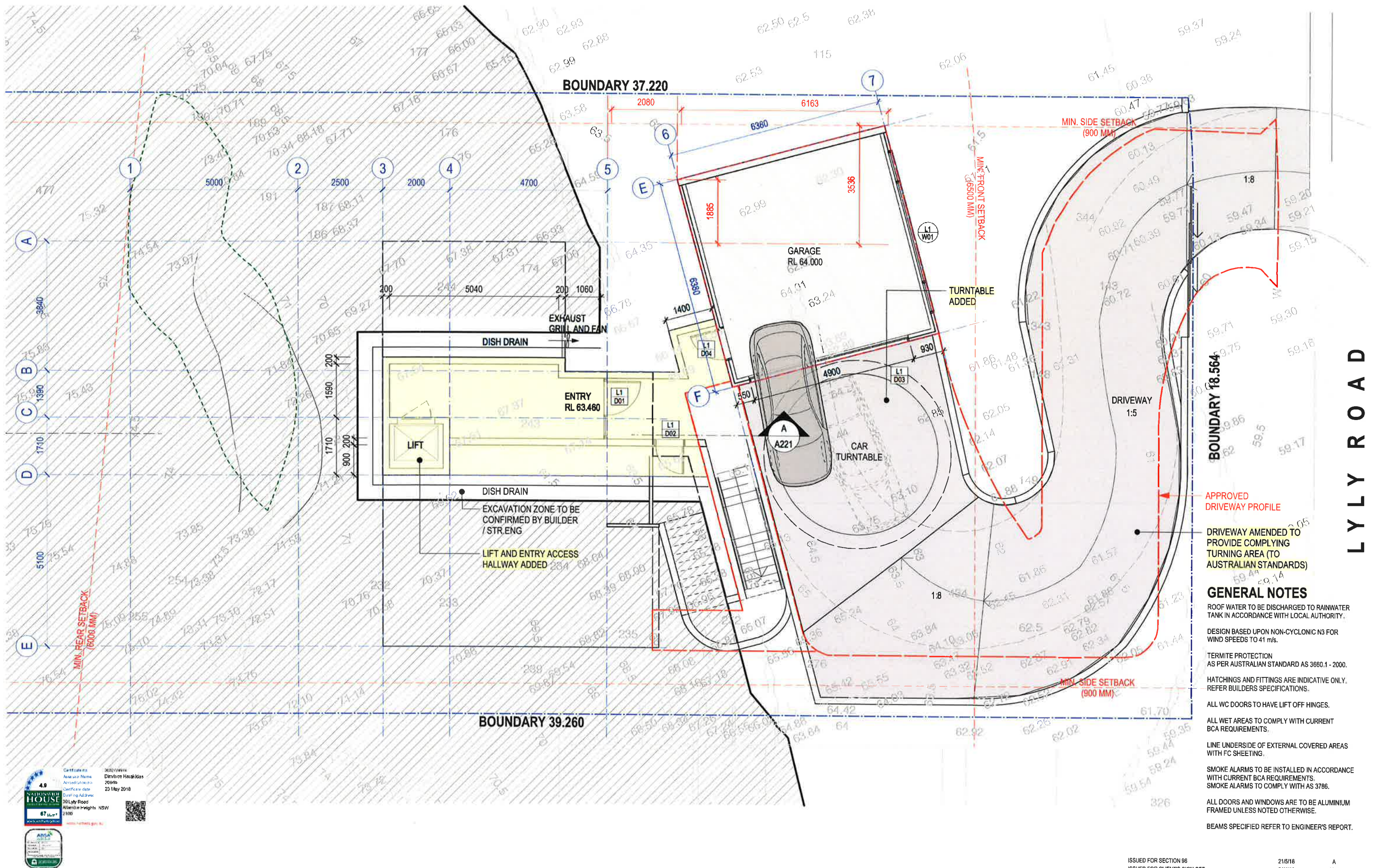
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7/20/2018 Mark Hurcum

Rev 1/18/2018



GARAGE FLOOR PLAN



SECTION 96 - NEW RESIDENCE 30 LYLY ROAD ALLAMBIE HEIGHTS

A101 A
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ISSUED FOR CLIENT'S SIGN OFF
AMENDMENT

21/5/18
24/4/18
DATE

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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/W06	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

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.



NORTH EAST ELEVATION

SECTION 96 - NEW RESIDENCE
30 LYLY ROAD ALLAMBIE HEIGHTS

A201 A
1:100 @ A3
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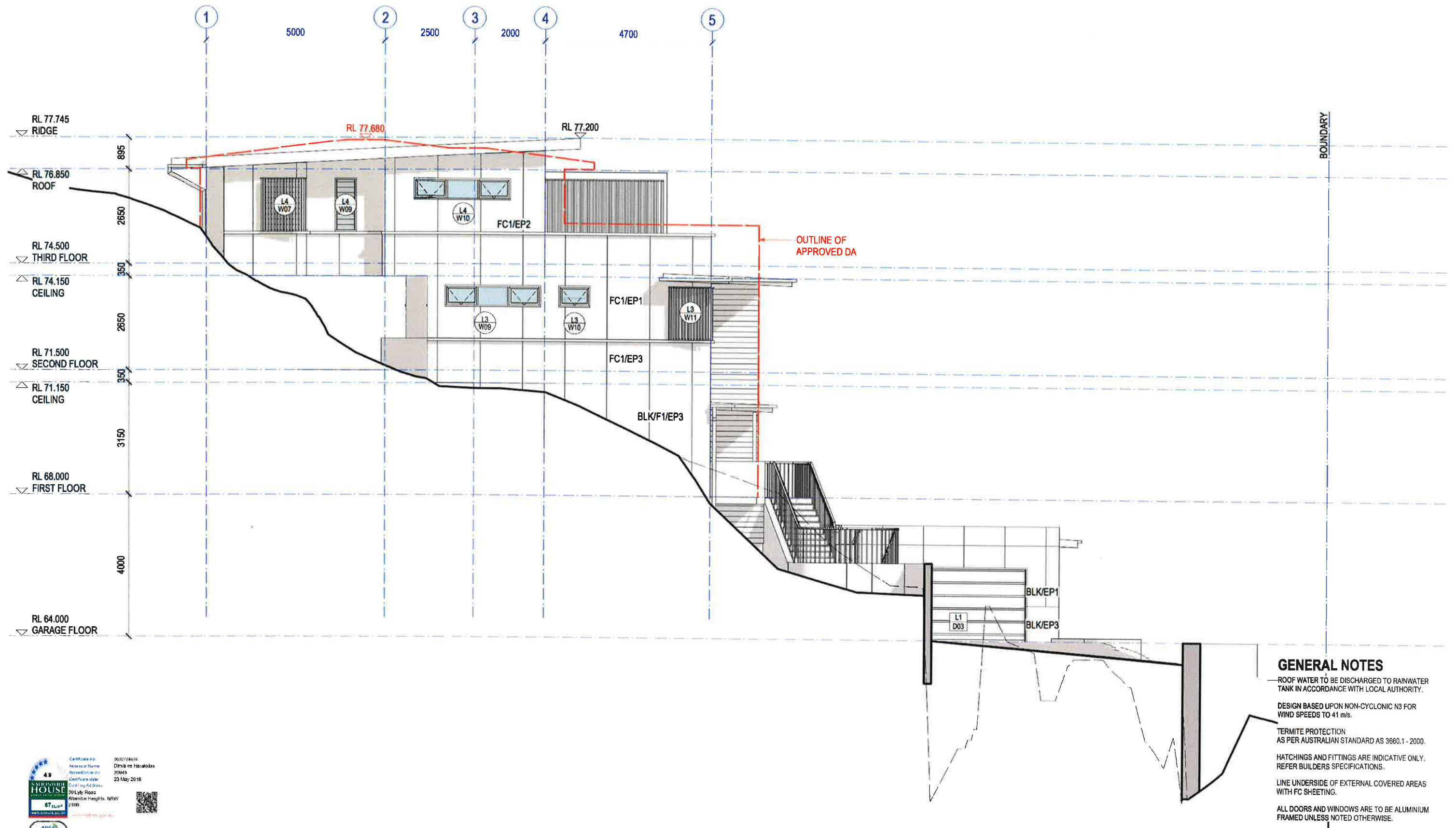
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GENERAL NOTES

— 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.



SOUTH EAST ELEVATION

SECTION 96 - NEW RESIDENCE 30 LYLY ROAD ALLAMBIE HEIGHTS

A202 A

1:100 @ A3

FEBRUARY 2018

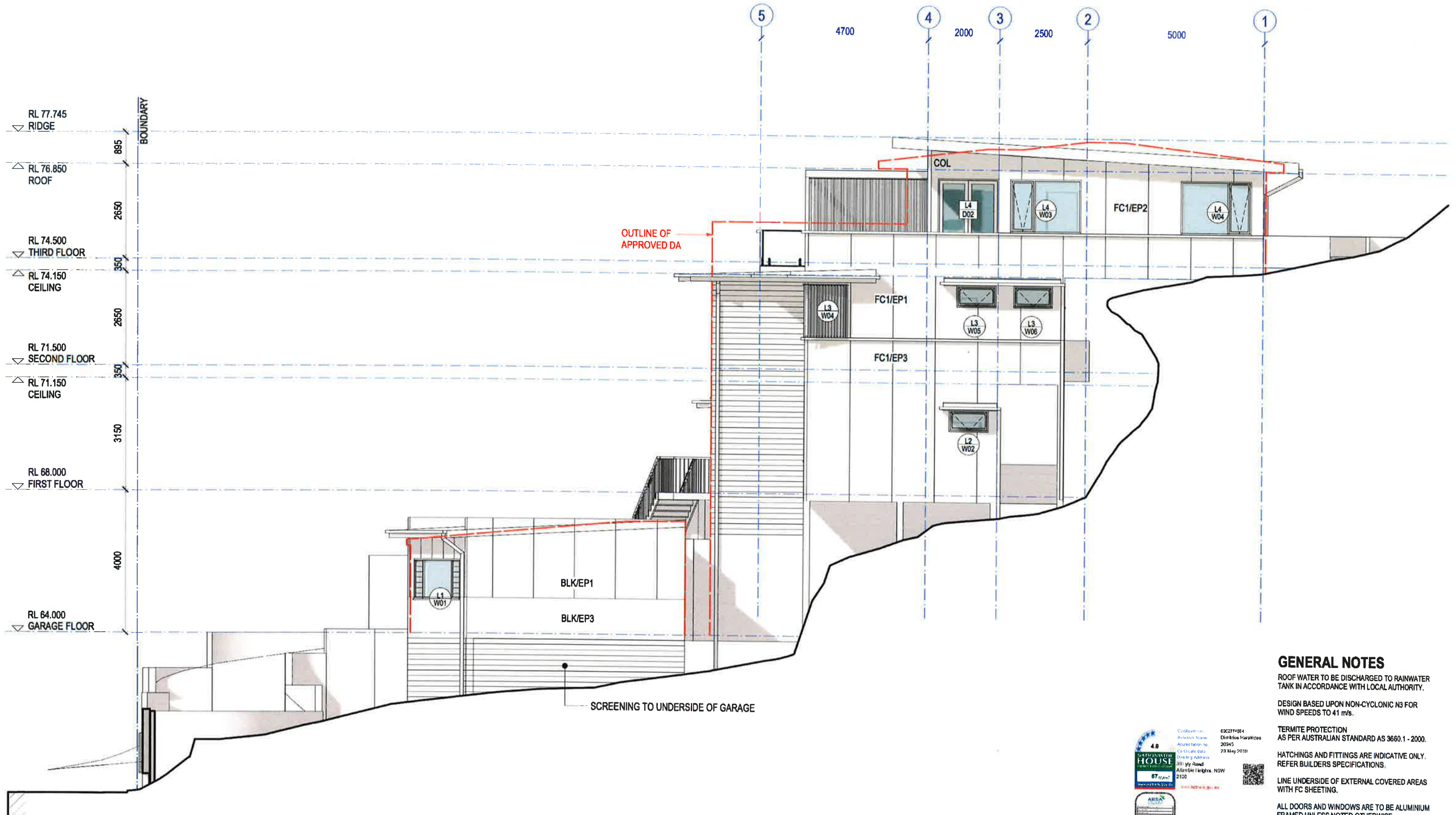
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GENERAL NOTES

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.



NORTH WEST ELEVATION

SECTION 96 - NEW RESIDENCE 30 LYLY ROAD ALLAMBIE HEIGHTS

A203 A

1:100 @ A3

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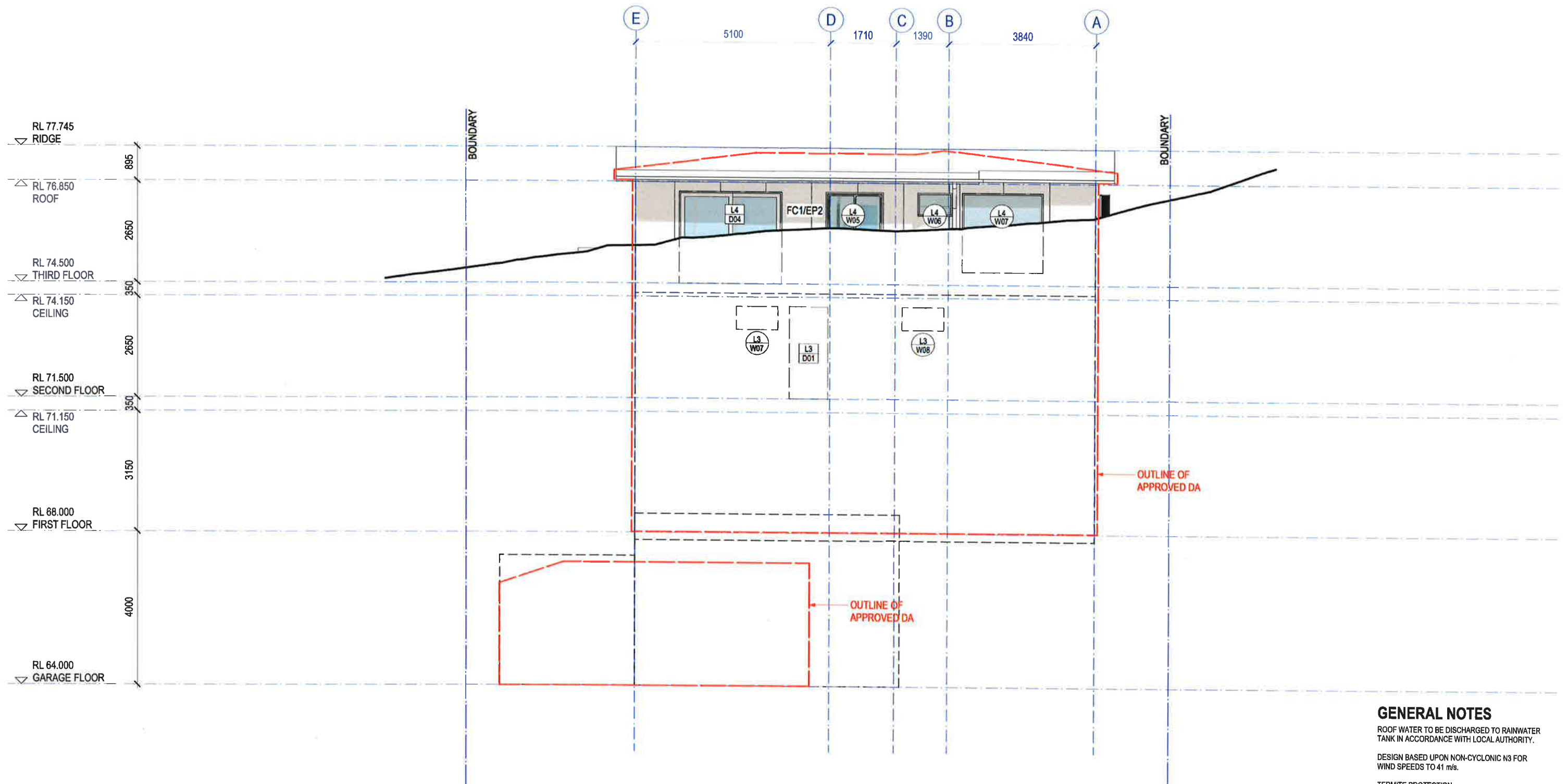
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AMENDMENT

21/5/18
1/5/18
DATE
A
A/P3
ISSUE

MARK HURCUM DESIGN PRACTICE
ARCHITECTS

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



SOUTH WEST ELEVATION

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SECTION 96 - NEW RESIDENCE 30 LYLY ROAD ALLAMBIE HEIGHTS

A204 A
1:100 @ A3
FEBRUARY 2018

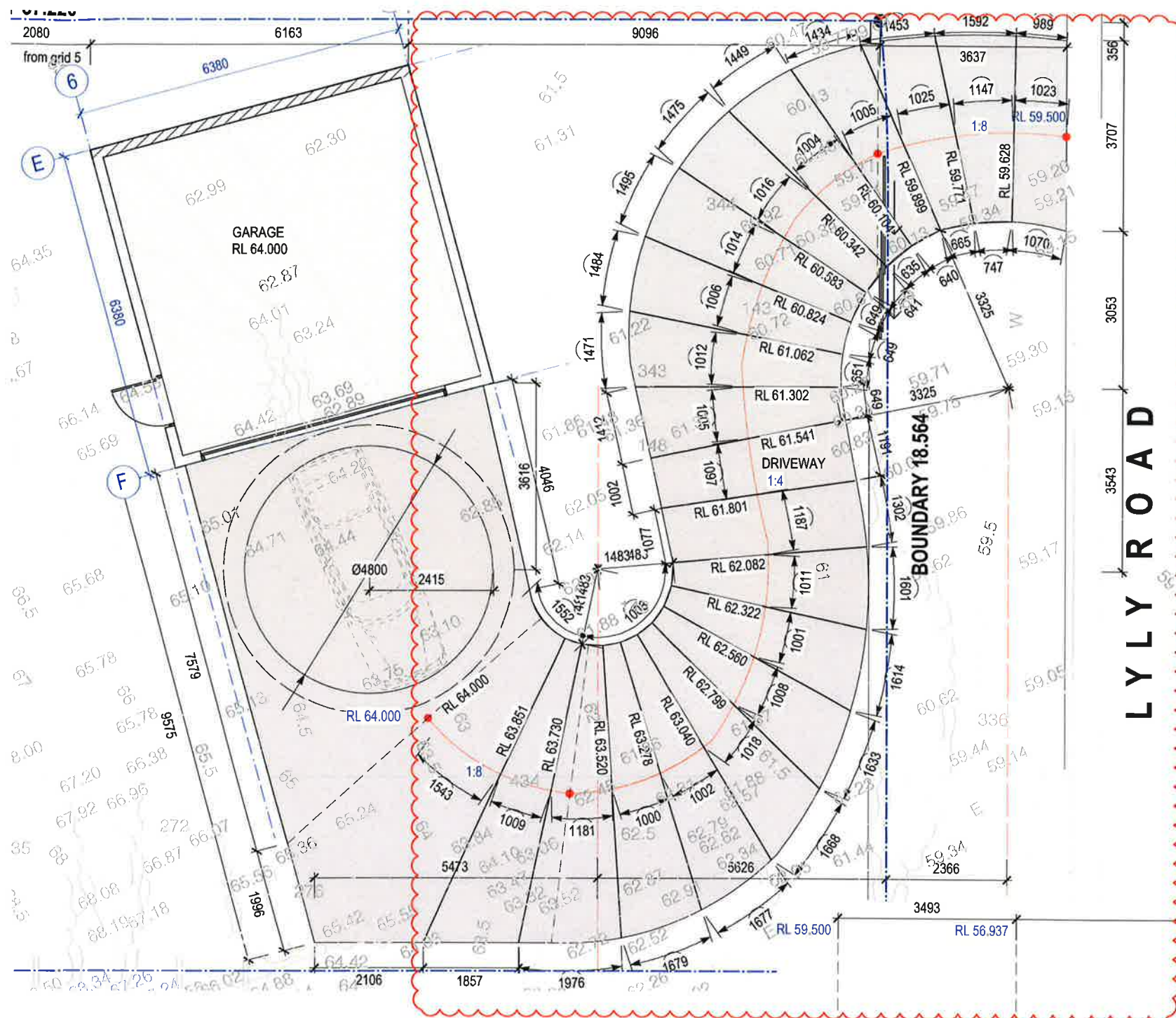
ISSUED FOR SECTION 96
REVISED TO CLIENT'S FEEDBACK
AMENDMENT

21/5/18
1/5/18
DATE
A
AP3
ISSUE

MARK HURCUM DESIGN PRACTICE
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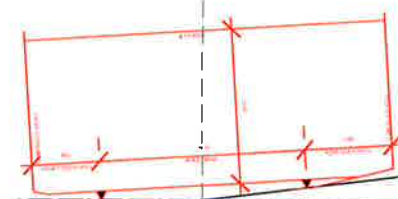


1 DRIVEWAY PLAN

▽ RL 64.000

BASEMENT FLOOR
▽ RL 59.500

2 DRIVEWAY SECTION



1:8

1:4

DRIVEWAY PLAN AND SECTION

SECTION 96 - NEW RESIDENCE 30 LYLY ROAD ALLAMBIE HEIGHTS

A231 A
1:100 @ A3
APRIL 2018

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