

PROPOSED DWELLING AT Lot 31 DP 20097, No. 239 Mccarrs Creek Road, Church Point FOR Norfide Designs

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s: Suite 28 No 1 Railway Parade Burwood 2134
e: cameron@CLDStudio.com.au
p: 0431559556

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REV.	DATE:	DRAWING:	INT.
U	30.04.24	CONSTRUCTION DETAILS	CL
V	01.05.24	CONSTRUCTION DETAILS	CL
W	04.09.24	CLIENT CHANGES	CL
X	12.09.24	CLIENT CHANGES	CL
Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	COVER PAGE	COUNCIL:	Northern Beaches
SCALE:		DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

NORTH:	SHEET NO.:	REVISION:
	1/23	Z1
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23014		

Window Schedule							
ID	Window	Width	Height	Sill Height	Head Height	Surface Area	Additional Information
W00		0.610	0.600	1.415	2.015	0.37	
W01		2.410	2.150	0.250	2.400	5.18	
W02		2.410	2.150	0.250	2.400	5.18	
W03		1.210	0.600	1.800	2.400	0.73	
W04		0.850	2.050	0.175	2.225	1.74	
W06		1.210	2.150	0.250	2.400	2.60	
W07		0.730	2.150	1.790	3.940	1.57	
W08		1.210	0.600	1.800	2.400	0.73	
W09		3.010	0.600	1.800	2.400	1.81	
W10		2.410	0.770	1.630	2.400	1.86	
W11		2.410	1.200	1.200	2.400	2.89	
W12		1.570	1.200	1.200	2.400	1.88	
W13		1.570	2.150	-1.200	0.950	3.38	
W14		0.730	0.600	1.800	2.400	0.44	OBSCURE AS FILM
W15		0.850	1.200	1.200	2.400	1.02	OBSCURE AS FILM
W16		1.570	0.600	0.920	1.520	0.94	OBSCURE AS FILM
W17		3.000	0.600	0.920	1.520	1.80	OBSCURE AS FILM
W18		2.410	2.150	0.000	2.150	5.18	
W19		0.730	2.150	0.000	2.150	1.57	
W20		0.730	2.150	0.000	2.150	1.57	
W21		3.010	2.150	0.000	2.150	6.47	
W22		2.410	0.770	2.800	3.570	1.86	
W23		5.005	0.770	2.800	3.570	3.85	
W26		1.330	0.600	3.400	4.000	0.80	
W27		3.160	0.600	3.400	4.000	1.90	
W28		1.330	0.600	3.400	4.000	0.80	
26						58.12 m²	

Roof Area
156.98 m²

House Areas	
BALCONY 1	17.53
SECOND FLOOR	118.98
BALCONY 2	35.14
GARAGE	69.39
THIRD FLOOR	122.96
FIRST FLOOR	83.83
PORCH 2	2.42
PORCH	8.83
459.08 m²	

BASIX COMMITMENTS:

Water Commitments

Showerheads	4 Star (> 6 but <= 7.5 L/min)
Toilets	4 Star
All kitchen taps	4 Star
All bathroom taps	4 Star
Rainwater Tank	Min. 1500 Litres
Collect run-off	Min. 150 sqm
Connection	All toilets, laundry, at least one outdoor tap

Thermal Commitments

Wall insulation	External Wall - R2.5 Internal Wall - None (Refer to NatHERS)
Ceiling insulation	R2.0 and R4.0 (Refer to NatHERS)
Roof insulation	R1.3 (Refer to NatHERS)
Window Frame	Aluminium
Window Glazing	Single clear glazing, Single low solar gain low-E, Single high solar gain low-E (Refer to NatHERS)

Energy Commitments

Hot water system	Gas instantaneous 6 star
Bathroom ventilation	At least 1 bathroom: Individual fan, not ducted
Kitchen ventilation	Individual fan, ducted to façade or roof
Laundry ventilation	Individual fan, ducted to façade or roof
Cooling (living & bedrooms)	1-Phase air conditioning; Energy rating: 4 star (average zone)
Heating (living & bedrooms)	1-Phase air conditioning; Energy rating: 4 star (average zone)
Artificial lighting	LED dedicated to: At least 5 of the Bedrooms / Study At least 2 of the Living / Dining Rooms Each Kitchen All bathrooms / toilets Laundry All hallways
Natural lighting	Kitchen
Kitchen cooktop / oven	Gas cooktop & electric oven
Others	Private outdoor clothes drying line

Exterior Door Schedule						
ID	Door Name	Width	Height	Overall Height	Additional Information	Surface Area
D00	Tilt Garage Door 25	5.100	2.200	2.18		11.22
D01	Door 25	1.020	2.340	2.37		2.39
D02	Door 25	1.020	2.340	2.37		2.39
D03	Sliding Door 25	2.410	2.340	2.34		5.64
D04	Door 25	1.020	2.340	2.37		2.39
D05	Sliding Door 25	2.500	2.340	2.30		5.85
D06	Sliding Door 25	2.500	2.340	2.30		5.85
D07	Sliding Door 25	2.500	2.340	2.30		5.85
D08	Sliding Door 25	2.500	2.340	2.30		5.85

Interior Door Schedule				
Door Name	Width	Height	Additional Information	Qty
Door 25	0.720	2.340		3
Door 25	0.770	2.340		1
Door 25	0.820	2.340		6
Double Door 25	0.769	2.340		1
Double Door 25	0.840	2.340		1
Pocket Door 25	0.720	2.340		1
Pocket Door 25	0.820	2.340		1
Rectangular Door Opening 25	1.000	2.400		1
Rectangular Door Opening 25	1.275	2.100		1
Rectangular Door Opening 25	1.275	2.400		2
Rectangular Door Opening 25	1.370	2.100		1
Sliding Folding Multipanel Door 25	1.500	2.340		1

GENERAL SPECIFICATION:
ROOF SYSTEMS - TRAFALGAR BORDEX
FASCIA AND BARGE BOARD - TRAFAGAR BOARDEX SYSTEM
WINDOWS AND DOOR SHUTTERS - TESTED TO AS1530.4 & AS1530.8.2
GARAGE DOOR - SHUTTERS TESTED - BUSHRIRE CONTROLS WARRIOR FZ BUSHFIRE AS 1530.8.2 TEST WITHOUT A WINDOW BEHIND
REFER TO MANUFACTURERS GUIDE AND TECHNICAL DETAILS FOR INSTALLATION IN FLAME ZONE WITHIN 10m OF ASSET

BUILDING SPECIFICATION

National Construction Code - Volume 2
Building Code Of Australia 2022 & housing Provisions Standard 2022

SITE PREPARATION:

- Part 3.1 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022

EARTHWORKS:

- To be carried out in accordance with the requirements of the Environmental Planning & Assessment ACT 1979 and Development consent conditions
- Part 3.2 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 4678:2002 - Earth retaining structures

DRAINAGE:

- Part 3.3 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS/NZS 3500.1:2021 - Plumbing & Drainage - Water services
- AS/NZS 3500.2:2021 - Plumbing & Drainage - Sanitary plumbing and drainage
- AS/NZS 3500.3:2021 - Plumbing & Drainage - Stormwater drainage
- AS/NZS 3500.4:2021 - Plumbing & Drainage - Heated water services

STRUCTURAL WORK:

- Part 2.2 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 4100-2020 - Steel structures codes
- AS/NZS 1170.0-2002 - Part 1 Permanent, imposed and other actions
- AS/NZS 1170.2-2021 - Part 2 Wind actions
- AS 3700-2018 - SAA Masonry Code
- AS 1684.3 - 2021 - Residential timber framed construction

FOOTINGS AND SLABS:

- Part 4 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 2159:2009 - Piling - Design and installation
- AS 2870:2011 - Residential slabs & footings
- AS 3600:2018 - Concrete structures

MASONRY:

- Part 5 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 3700:2018 - Masonry Structures

FRAMING:

- Part 6 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 1684.2:2021 - Residential timber-framed construction - Non-cyclonic areas
- AS 1720.1:2010 - Timber structures - Design methods
- AS 4100:2020 - Steel structures
- AS 3660.1-2014 - Termite management system

ROOF AND WALL CLADDING:

- Part 7 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 1273:1991 - Unplasticized PVC (UPVC) downpipes & fittings for rainwater
- AS 1562.1:2018 - Design and installation of sheet roof & wall cladding - metal
- AS/NZS 1562.3:2006 - Design and installation of sheet roof & wall cladding - plastic
- AS 2049:2002 - Roof tiles
- AS 2050:2018 - Installation of roof tiles
- AS 4285:2019 - Roof lights

GLAZING:

- Part 8 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 1288:2021 - Glass in buildings - Selection and installation
- AS 2047:2014 - Windows and external glazed doors in buildings
- AS/NZS 2208:1996 - Safety glazing materials in buildings

FIRE SAFETY:

- Part 9 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 3786: Smoke alarms using scattered light, transmitted light or ionization

HEALTH AND AMENITY:

- Part 10 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS/NZS ISO 717.1:2004 - Acoustics - Rating of sound installation in buildings and of building elements - Airborne sound insulation
- AS ISO 717.2:2004 - Acoustics - Rating of sound insulation in buildings and building elements - impact sound insulation
- AS 1668.2:2012 - The use of ventilation and air conditioning in buildings - mechanical ventilation in buildings
- AS 1668.4:2012 - The use of ventilation and air conditioning in buildings - natural ventilation of buildings
- AS/NZS 1680.0:2009 - Interior lighting - safe movement
- AS 3740:2021 - Waterproofing of domestic wet areas
- AS 3000-2018 - Electrical installation

WATERPROOFING:

- NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 3740-2021 - Waterproofing to wet areas
- AS 4654-2012 - External wet areas

SAFE MOVEMENT AND ACCESS:

- Part 11 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 1428.1:2009 - Design for access & mobility - General requirements - New building work
- AS 1657:2018 - Fixed platforms, walkways, stairways & ladders - Design, construction and installation

HANDRAILS AND BALUSTRADE:

- Part 11.3.3 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- Part 11.3.4 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- Part 11.3.5 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- as 1170.1-2002 - Balustrade installation

PROTECTION OF OPENABLE WINDOW:

- Part 11.3.7 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022

DEMOLITION:

- AS 2601-2001 - Demolition work

SWIMMING POOL:

- Part 12.1.1 (H7D2) of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022
- AS 1926 Part 1-2012 - Swimming pool safety - Safety barriers for swimming pools
- AS 1926 Part 2-2007 - Swimming pool safety - Location of safety barriers for swimming pools (incorporating amendments 1 and 2)
- AS 1926 Part 3-2010 - Swimming pool safety - Water recirculation systems (incorporating amendment 1)

ENERGY EFFICIENCY:

- Part 13 of the NCC Volume 2 Building Code of Australia & Housing provisions standard 2022 & BASIX Certificate

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studio
a: Suite 26 No 1 Railway Parade Burwood 2134
e: cameron@CLDstudio.com.au
p: 0431559556

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ADDRESS:	DP NO:
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SUBURB:	POSTCODE:
Church Point	2105

SHEET NAME:	COUNCIL:
DATA PAGE	Northern Beaches
SCALE:	DRAWN:
	CL
HOUSE NAME:	DATE:
	04.12.22

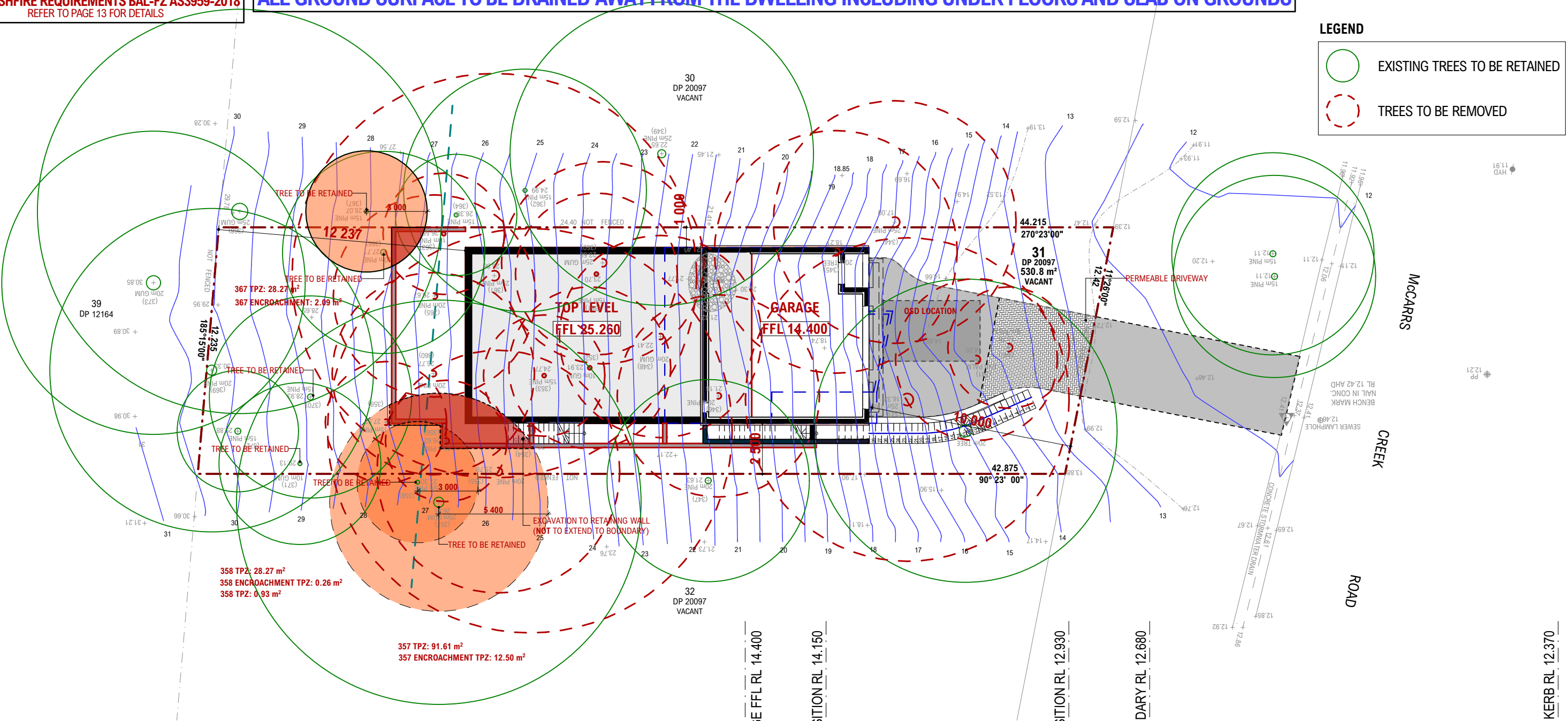
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HOUSE CONSTRUCTION TO COMPLY
WITH BUSHFIRE REQUIREMENTS BAL-FZ AS3959-2018
REFER TO PAGE 13 FOR DETAILS

ALL GROUND SURFACE TO BE DRAINED AWAY FROM THE DWELLING INCLUDING UNDER FLOORS AND SLAB ON GROUND

LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED



SITE PLAN

1:200

GENERAL SPECIFICATION:

ROOF SYSTEMS - TRAFALGAR BORDEX
FASCIA AND BARGE BOARD - TRAFALGAR BORDEX SYSTEM
WINDOWS AND DOOR SHUTTERS - TESTED TO AS1530.4 & AS1530.8.2
GARAGE DOOR - SHUTTERS TESTED - BUSHFIRE CONTROLS WARRIOR FZ BUSHFIRE AS 1530.8.2 TEST WITHOUT A WINDOW BEHIND
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DRIVEWAY DETAIL

1:100

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studio


s: Suite 28 No 1 Railway Parade Burwood 2134
e: cameron@CLDstudio.com.au
p: 0431559556

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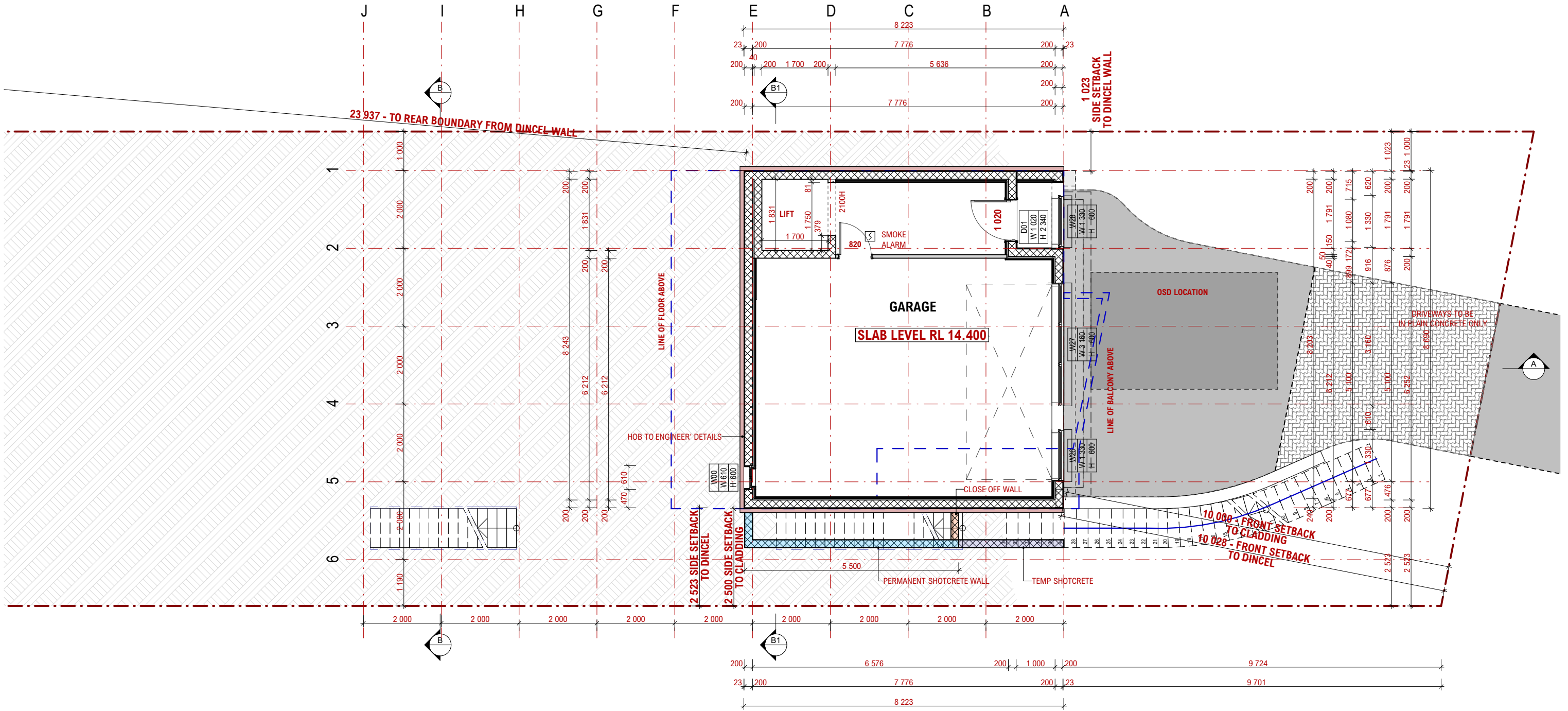
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SHEET NAME:	SITE PLAN	COUNCIL:	Northern Beaches
SCALE:	1:200, 1:100	DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

NORTH:	SHEET NO.:	REVISION:
	3/23	Z1
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GARAGE FLOOR

1:100

GENERAL SPECIFICATION:

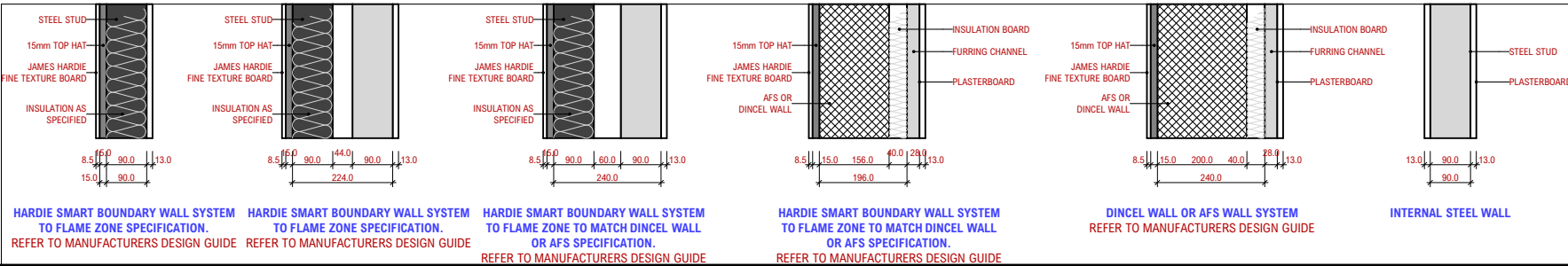
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s: Suite 28 No 1 Railway Parade Burwood 2134
e: cameron@CLDstudio.com.au
p: 0431599956

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SHEET NAME:	GARAGE FLOOR	COUNCIL:	Northern Beaches
SCALE:	1:100	DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

NORTH:	SHEET NO.:	REVISION:
	4/23	Z1
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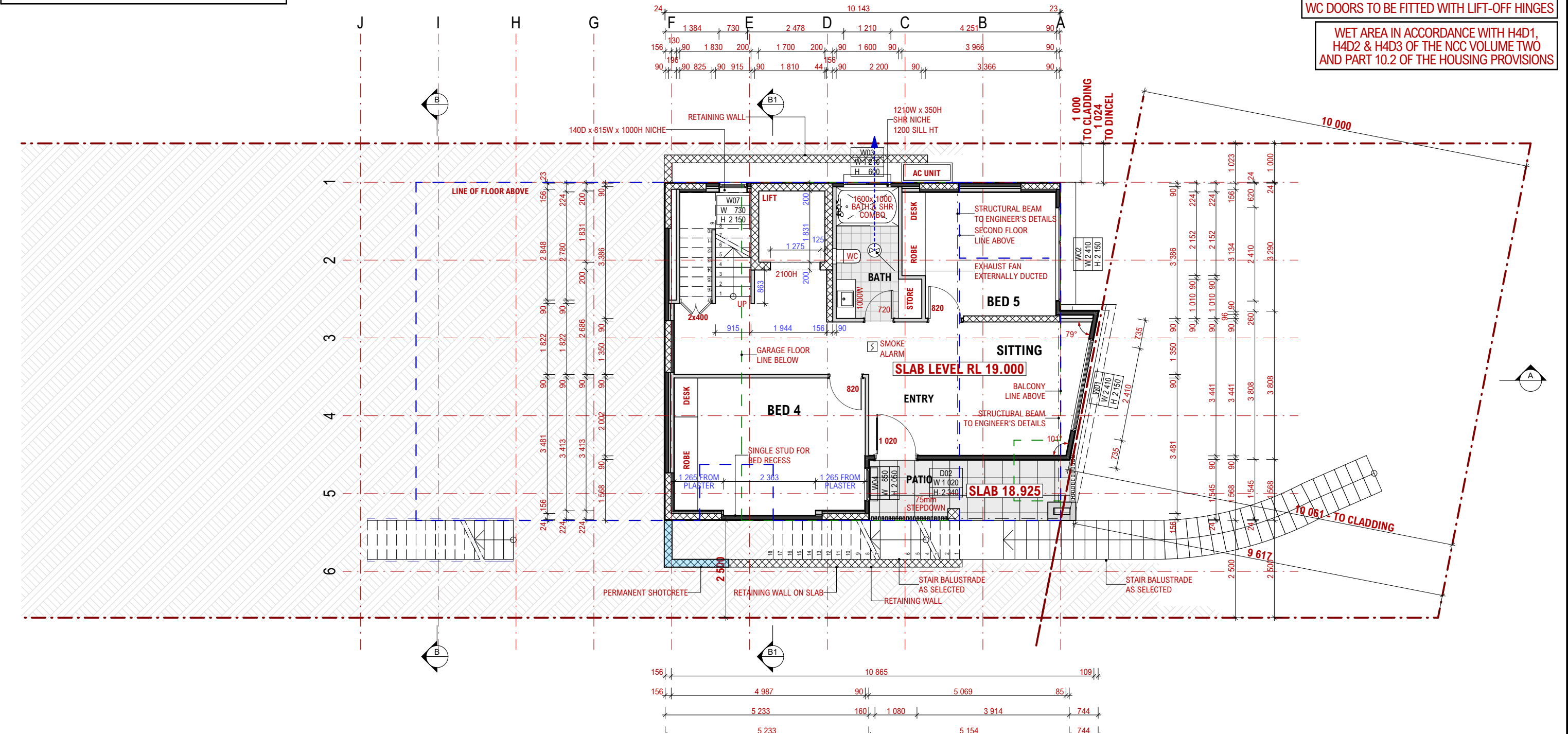
HOUSE CONSTRUCTION TO COMPLY
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REFER TO PAGE 13 FOR DETAILS



FALLS TOWARDS ALL FLOOR WASTE BETWEEN 1:50 AND 1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12

WC DOORS TO BE FITTED WITH LIFT-OFF HINGES

WET AREA IN ACCORDANCE WITH H4D1,
H4D2 & H4D3 OF THE NCC VOLUME TWO
AND PART 10.2 OF THE HOUSING PROVISIONS

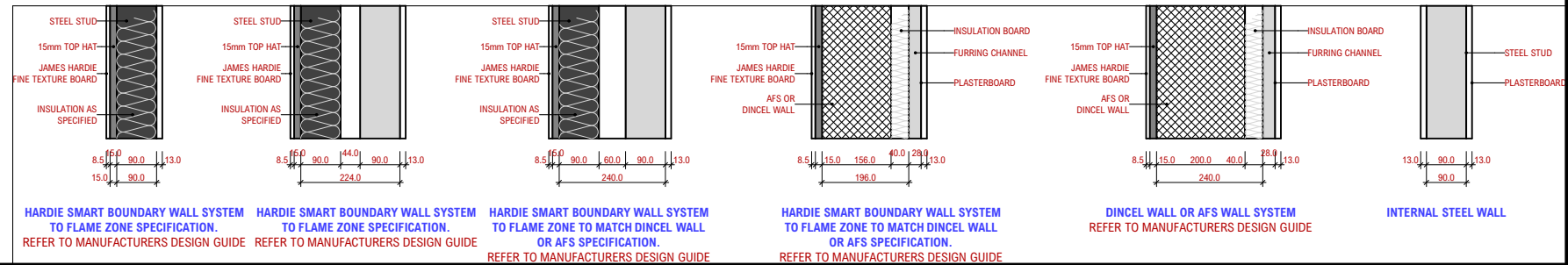


FIRST FLOOR

1:100

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studio


s: Suite 28 No 1 Railway Parade Burwood 2134
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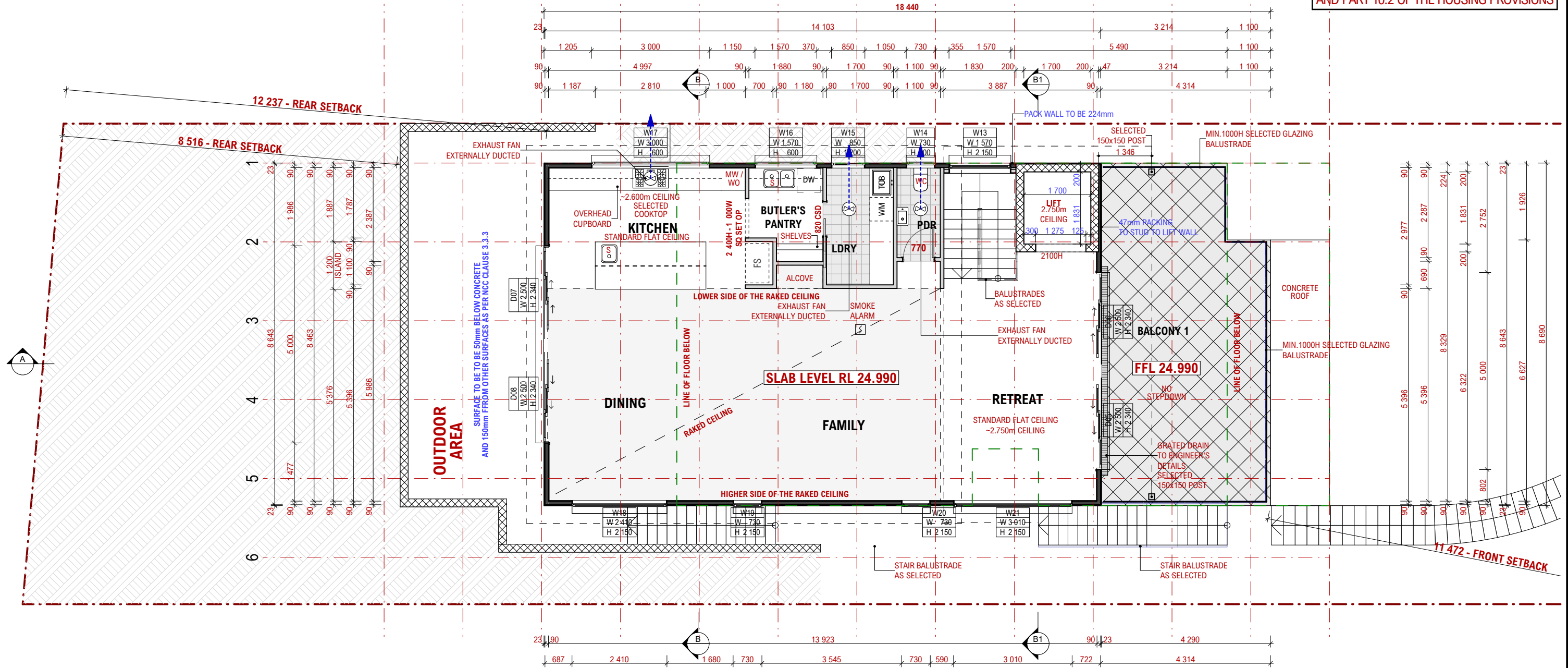


FALLS TOWARDS ALL FLOOR WASTE BETWEEN 1:50 AND 1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12

EXTERNAL BALCONY ARE TO BE WATERPROOFED AS PER NCC - H2D8 & AS 4654.1 & 2

WC DOORS TO BE FITTED WITH LIFT-OFF HINGES

WET AREA IN ACCORDANCE WITH H4D1,
H4D2 & H4D3 OF THE NCC VOLUME TWO
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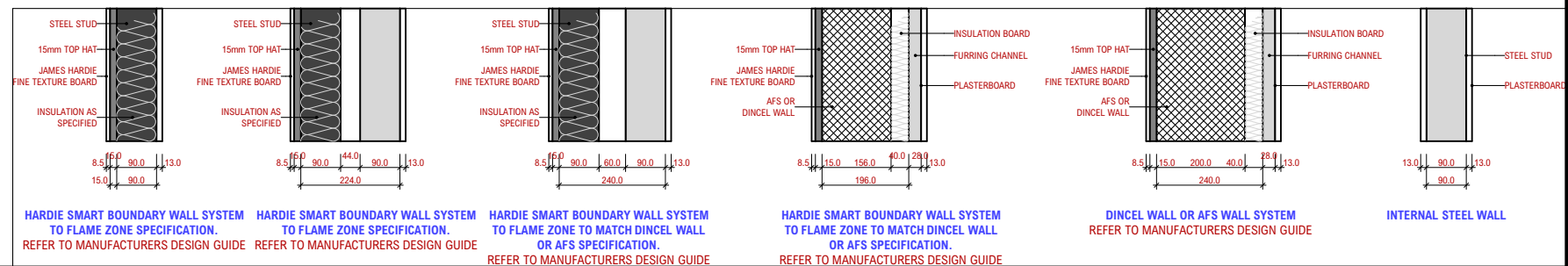


THIRD FLOOR

1:100

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CLD
studio


s: Suite 28 No 1 Railway Parade Burwood 2134
e: cameron@CLDstudio.com.au
p: 0431599596

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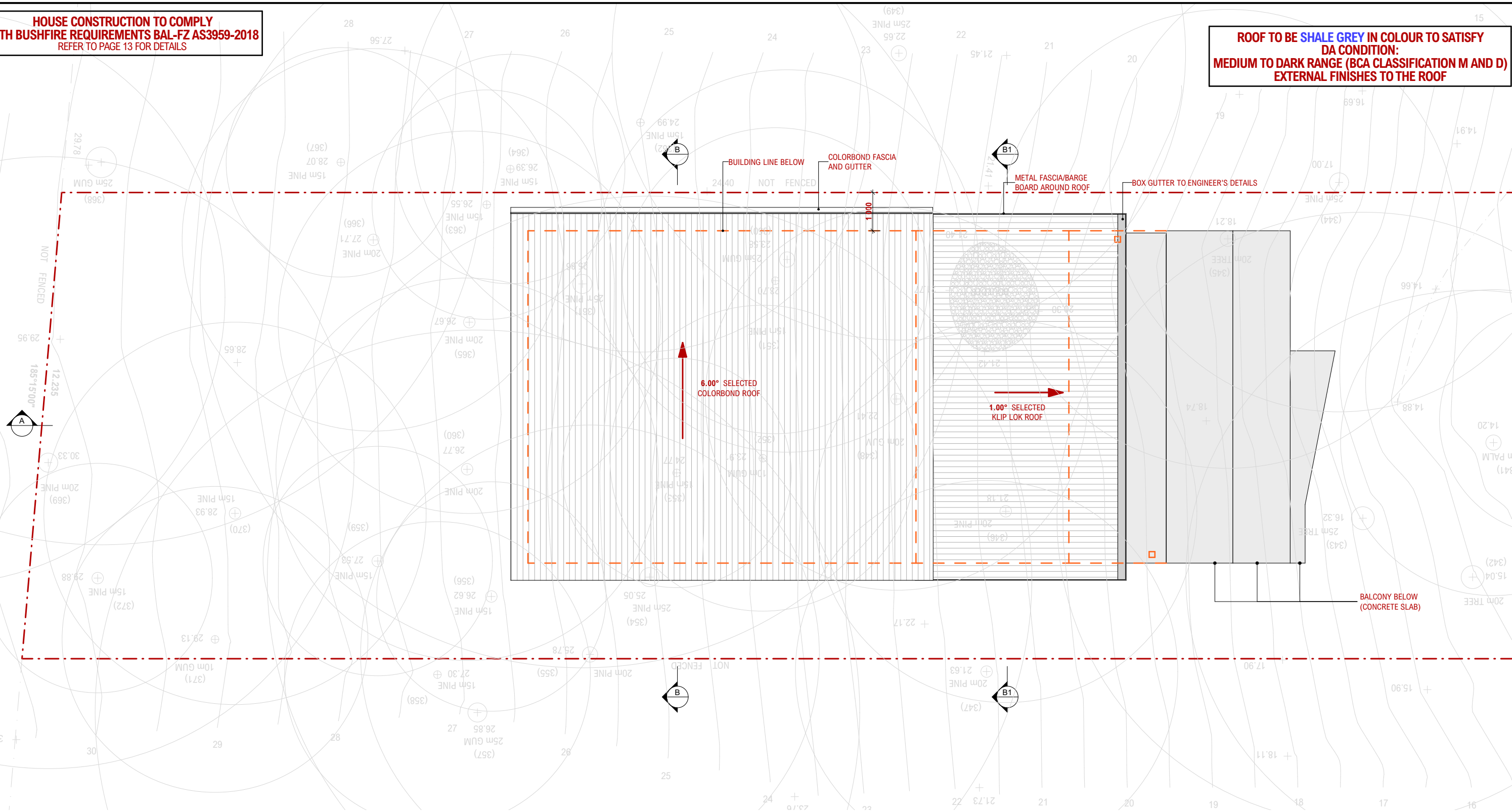
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SCALE:	1:100	DRAWN:	CL
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NORTH:	SHEET NO.:	REVISION:
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HOUSE CONSTRUCTION TO COMPLY
WITH BUSHFIRE REQUIREMENTS BAL-FZ AS3959-2018
REFER TO PAGE 13 FOR DETAILS

ROOF TO BE SHALE GREY IN COLOUR TO SATISFY
DA CONDITION:
MEDIUM TO DARK RANGE (BCA CLASSIFICATION M AND D)
EXTERNAL FINISHES TO THE ROOF



ROOF PLAN

1:100

GENERAL SPECIFICATION:
ROOF SYSTEMS - TRAFALGAR BORDEX
FASCIA AND BARGE BOARD - TRAFAGAR BORDEX SYSTEM
WINDOWS AND DOOR SHUTTERS - TESTED TO AS1530.4 & AS1530.8.2
GARAGE DOOR - SHUTTERS TESTED - BUSHFIRE CONTROLS WARRIOR FZ BUSHFIRE AS 1530.8.2 TEST WITHOUT A WINDOW BEHIND
REFER TO MANUFACTURERS GUIDE AND TECHNICAL DETAILS FOR INSTALLATION IN FLAME ZONE WITHIN 10m OF ASSET

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X	12.09.24	CLIENT CHANGES	CL
Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

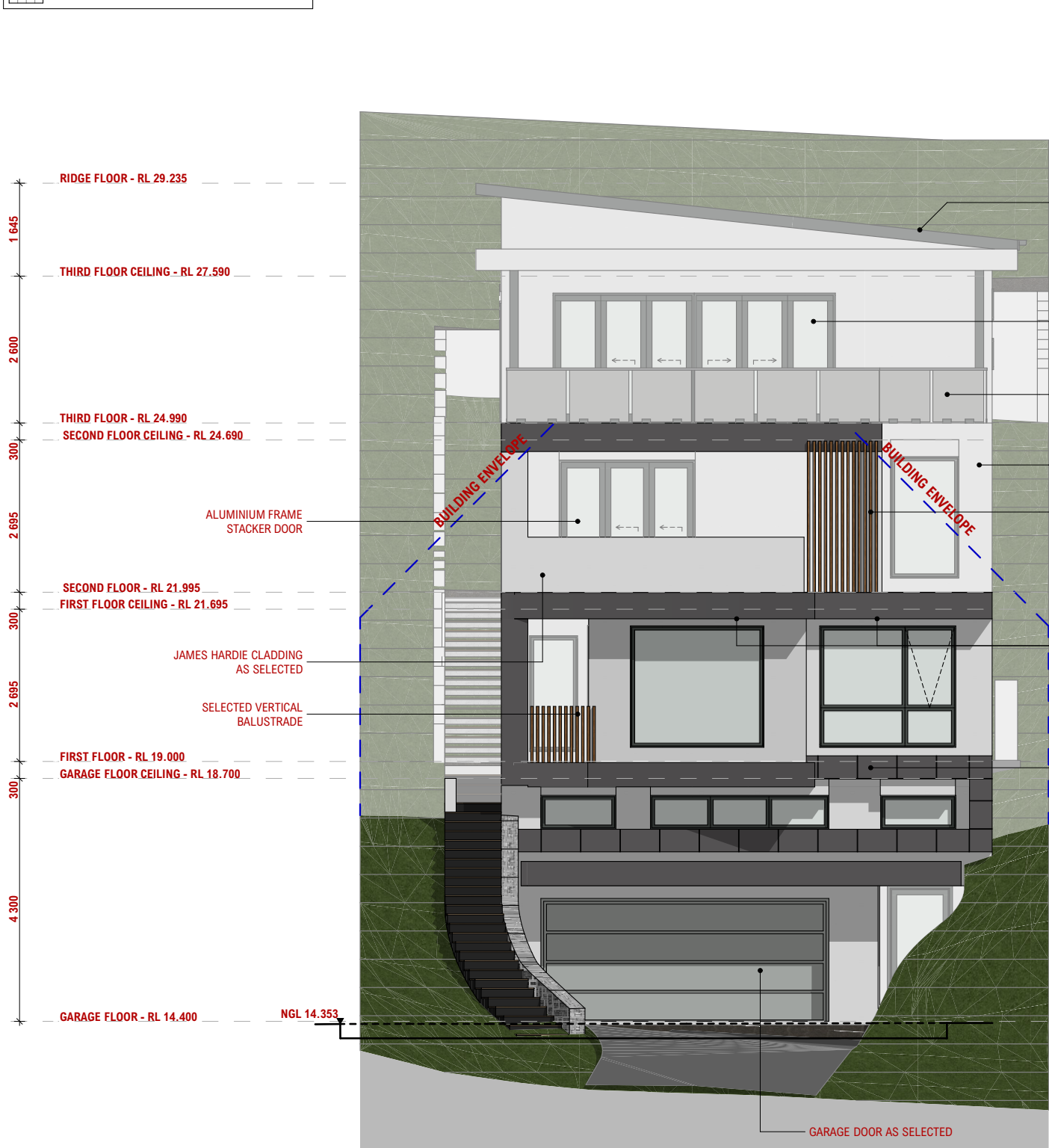
CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	ROOF PLAN	COUNCIL:	Northern Beaches
SCALE:	1:100	DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

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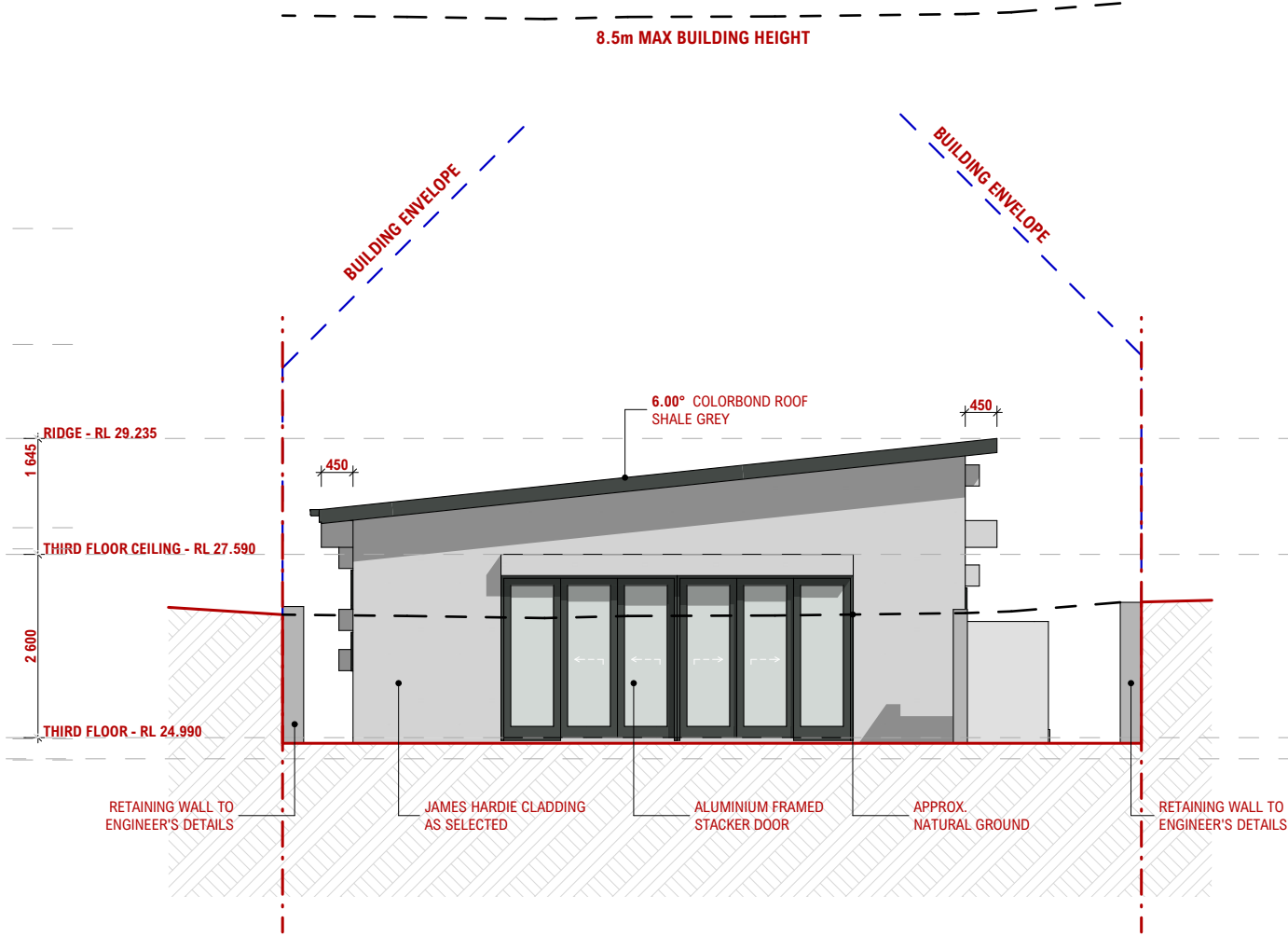
FACE BRICK FINISH
RENDER & PAINTED FINISH (1)
RENDER & PAINTED FINISH (2)
RENDER & PAINTED FINISH (3)
SELECTED CLADDING

ALL GROUND SURFACE TO BE DRAINED AWAY FROM THE DWELLING INCLUDING UNDER FLOORS AND SLAB ON GROUNDS



WEST ELEVATION

1:100



EAST ELEVATION

1:100

GENERAL SPECIFICATION:
ROOF SYSTEMS - TRAFALGAR BORDEX
FASCIA AND BARGE BOARD - TRAFAGAR BORDEX SYSTEM
WINDOWS AND DOOR SHUTTERS - TESTED TO AS1530.4 & AS1530.8.2
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REFER TO MANUFACTURERS GUIDE AND TECHNICAL DETAILS FOR INSTALLATION IN FLAME ZONE WITHIN 10m OF ASSET

WINDOW LEGEND

FIXED

AWNING

SLIDING

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X	12.09.24	CLIENT CHANGES	CL
Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	ELEVATIONS 1 OF 5	COUNCIL:	Northern Beaches
SCALE:	1:100	DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

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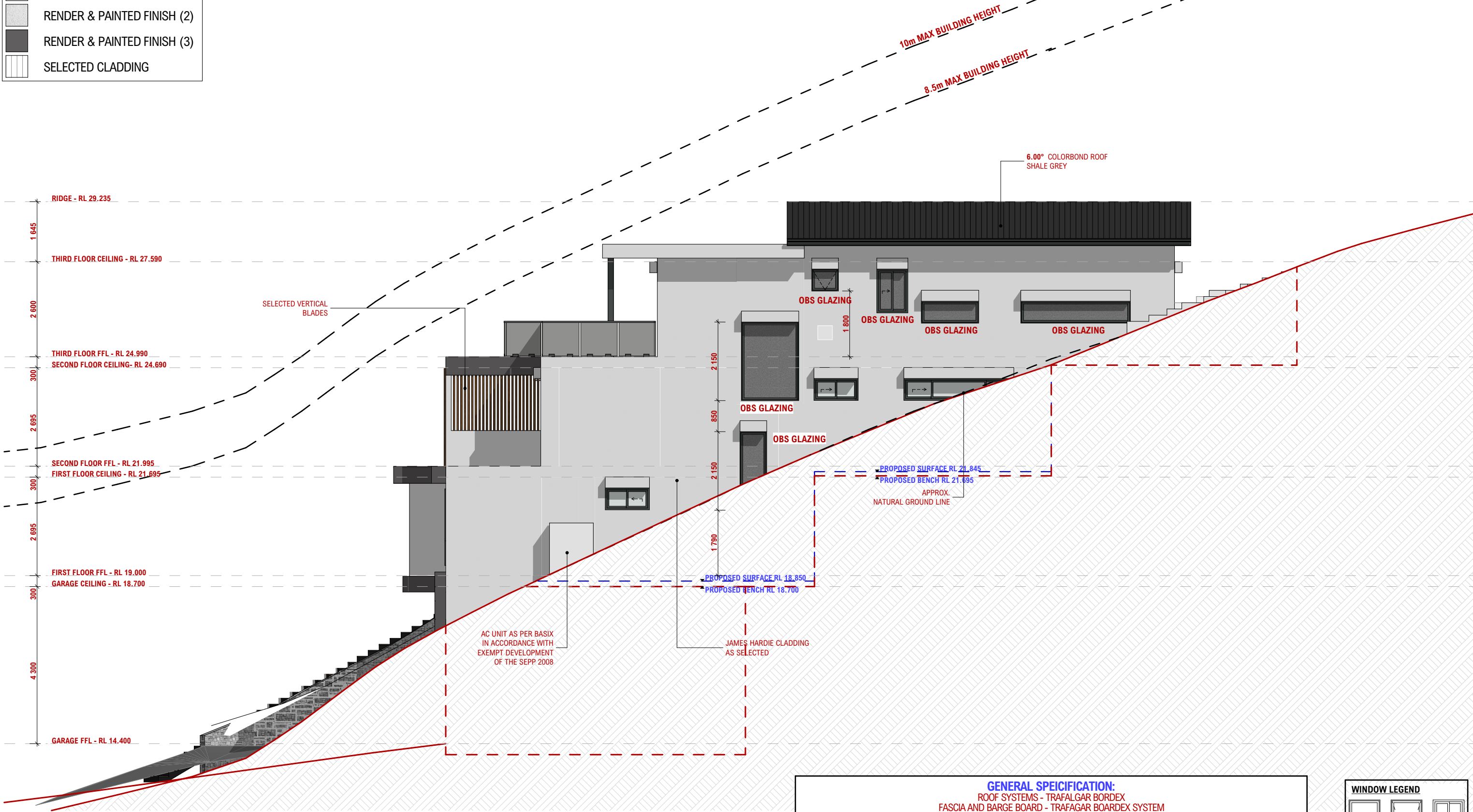
RENDER & PAINTED FINISH (1)

RENDER & PAINTED FINISH (2)

RENDER & PAINTED FINISH (3)

SELECTED CLADDING

ALL GROUND SURFACE TO BE DRAINED AWAY FROM THE DWELLING INCLUDING UNDER FLOORS AND SLAB ON GROUNDS



SOUTH ELEVATION

1:100

GENERAL SPECIFICATION:
ROOF SYSTEMS - TRAFALGAR BORDEX
FASCIA AND BARGE BOARD - TRAFALGAR BORDEX SYSTEM
WINDOWS AND DOOR SHUTTERS - TESTED TO AS1530.4 & AS1530.8.2
GARAGE DOOR - SHUTTERS TESTED - BUSHIRE CONTROLS WARRIOR FZ BUSHIRE AS 1530.8.2 TEST WITHOUT A WINDOW BEHIND
REFER TO MANUFACTURERS GUIDE AND TECHNICAL DETAILS FOR INSTALLATION IN FLAME ZONE WITHIN 10m OF ASSET

WINDOW LEGEND

FIXED

AWNING

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Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	ELEVATIONS 2 OF 5	COUNCIL:	Northern Beaches
SCALE:	1:100	DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

NORTH:

DRAWING NO.:

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SHEET NO.:

10/23

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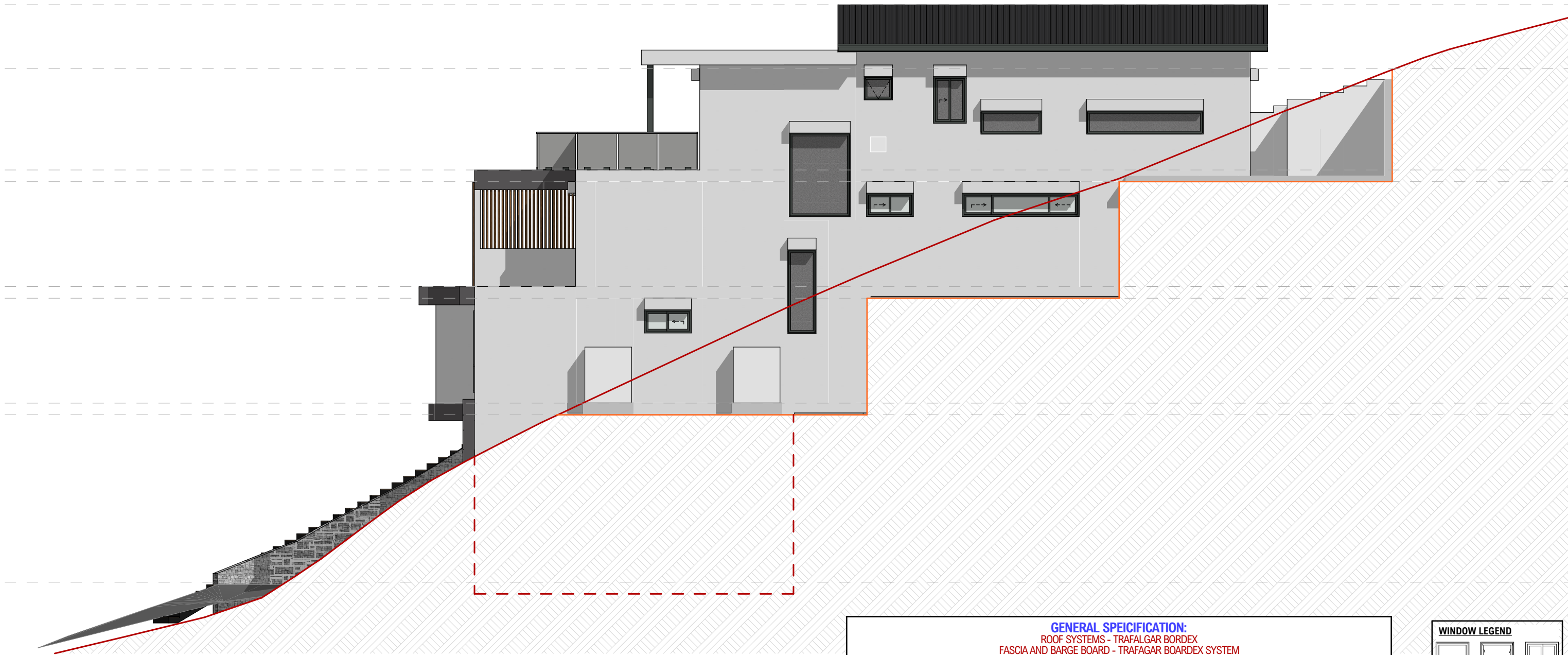
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RENDER & PAINTED FINISH (2)
RENDER & PAINTED FINISH (3)
SELECTED CLADDING

ALL GROUND SURFACE TO BE DRAINED AWAY FROM THE DWELLING INCLUDING UNDER FLOORS AND SLAB ON GROUNDS



SOUTH ELEVATION

1:100

GENERAL SPECIFICATION:
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WINDOW LEGEND

FIXED AWNING SLIDING

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ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	ELEVATIONS 3 OF 5	COUNCIL:	Northern Beaches
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HOUSE NAME:		DATE:	04.12.22

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DRAWING NO.:

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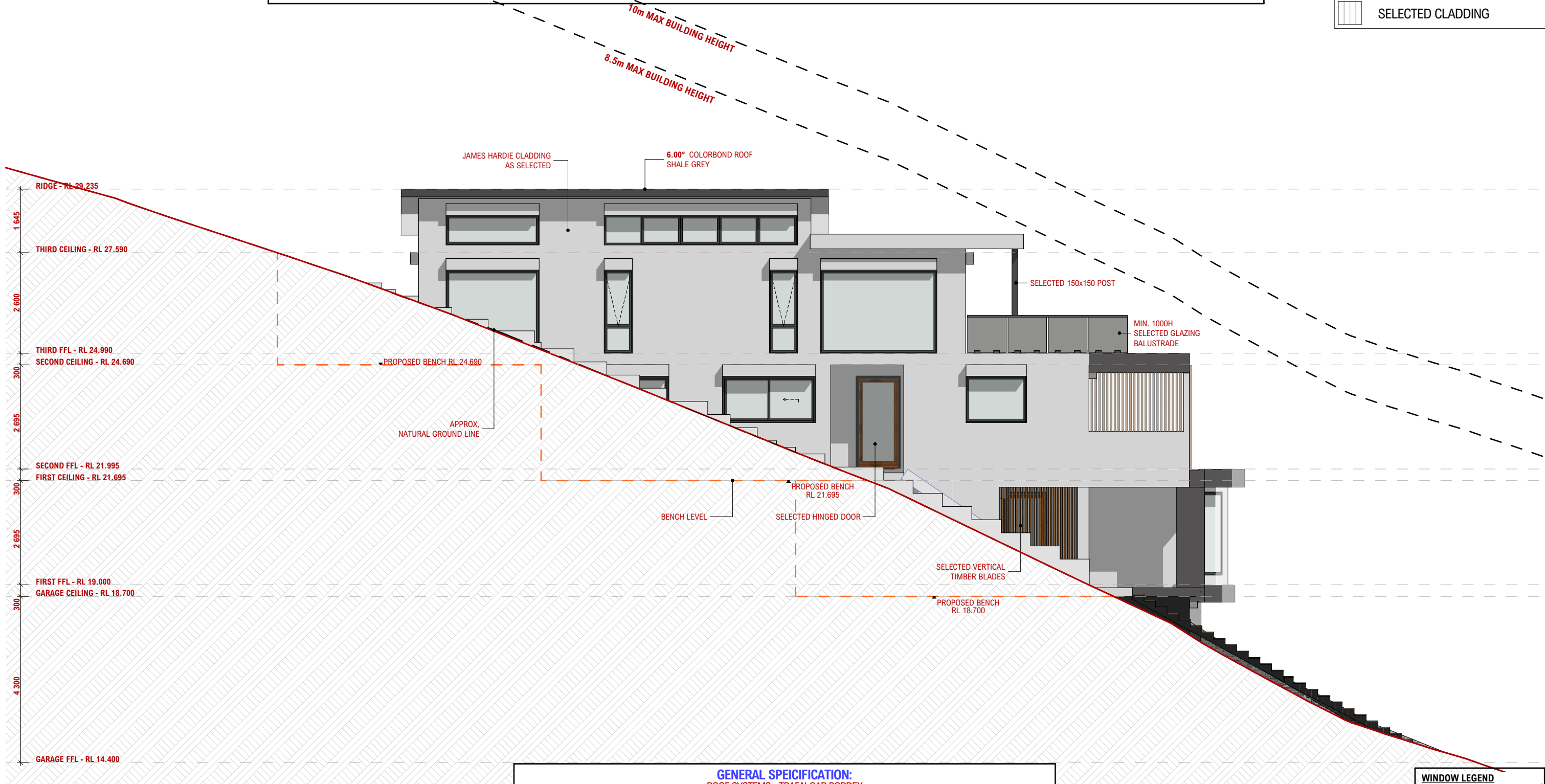
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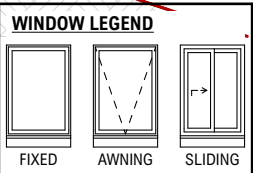
- FACE BRICK FINISH
- RENDER & PAINTED FINISH (1)
- RENDER & PAINTED FINISH (2)
- RENDER & PAINTED FINISH (3)
- SELECTED CLADDING



NORTH ELEVATION

1:100

GENERAL SPECIFICATION:
ROOF SYSTEMS - TRAFALGAR BORDEX
FASCIA AND BARGE BOARD - TRAFAGAR BORDEX SYSTEM
WINDOWS AND DOOR SHUTTERS - TESTED TO AS1530.4 & AS1530.8.2
GARAGE DOOR - SHUTTERS TESTED - BUSHRIE CONTROLS WARRIOR FZ BUSHFIRE AS 1530.8.2 TEST WITHOUT A WINDOW BEHIND
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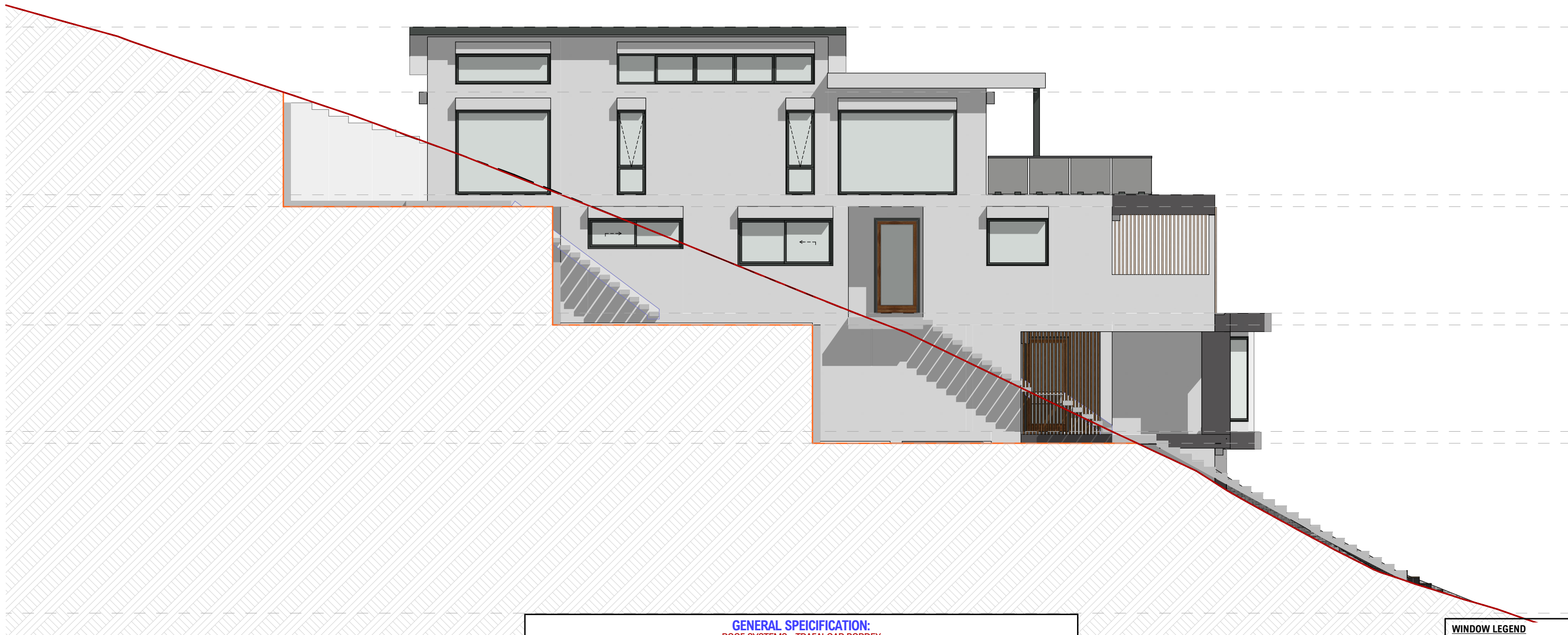
CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	ELEVATIONS 4 OF 5	COUNCIL:	Northern Beaches
SCALE:	1:100	DRAWN:	CL
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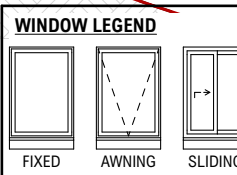
- FACE BRICK FINISH
- RENDER & PAINTED FINISH (1)
- RENDER & PAINTED FINISH (2)
- RENDER & PAINTED FINISH (3)
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NORTH ELEVATION

1:100

GENERAL SPECIFICATION:
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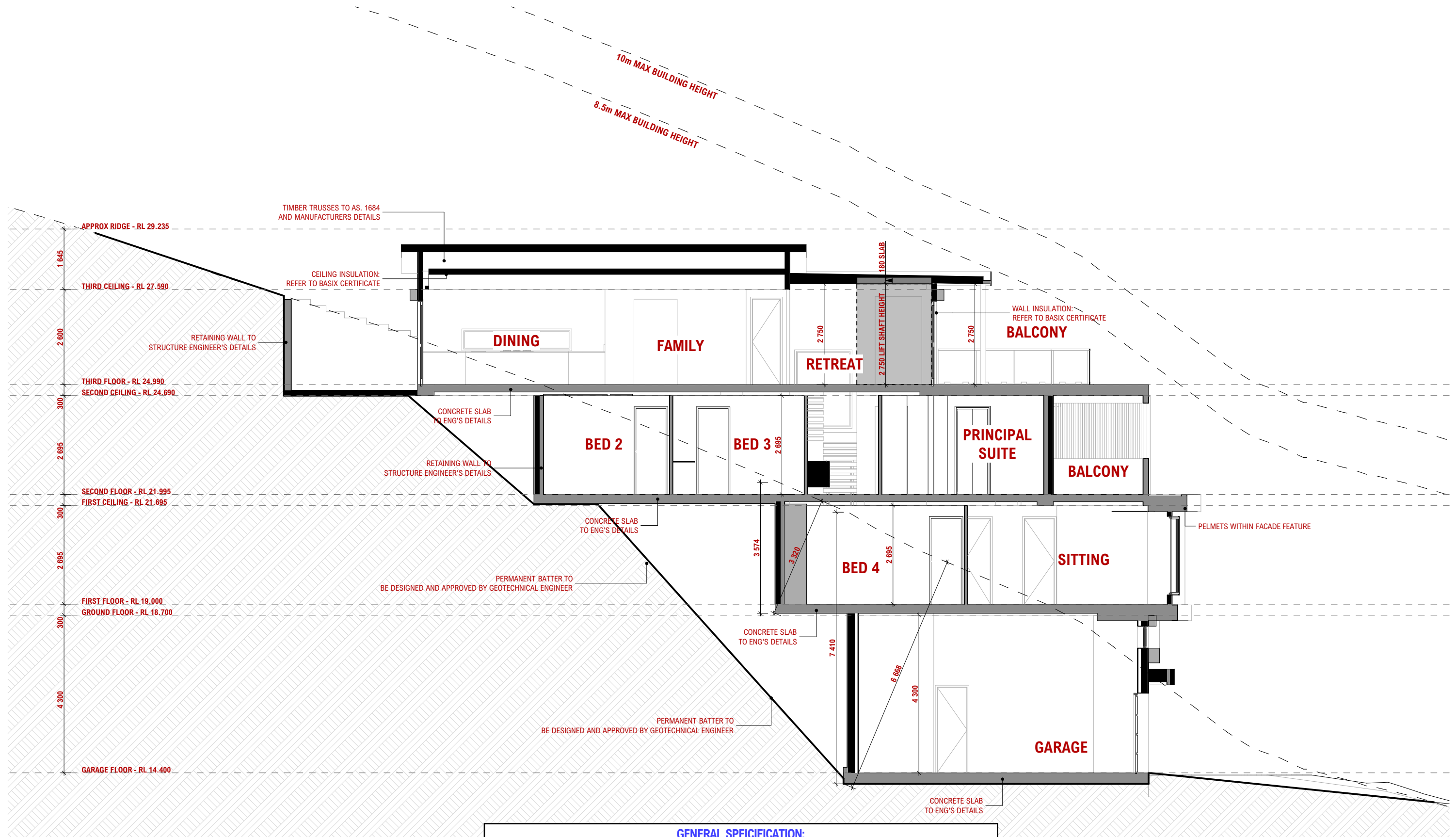
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Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
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SHEET NAME:	ELEVATIONS 5 OF 5	COUNCIL:	Northern Beaches
SCALE:	1:100	DRAWN:	CL
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SECTION BB

1:100

GENERAL SPECIFICATION:
ROOF SYSTEMS - TRAFALGAR BORDEX
FASCIA AND BARGE BOARD - TRAFALGAR BORDEX SYSTEM
WINDOWS AND DOOR SHUTTERS - TESTED TO AS1530.4 & AS1530.8.2
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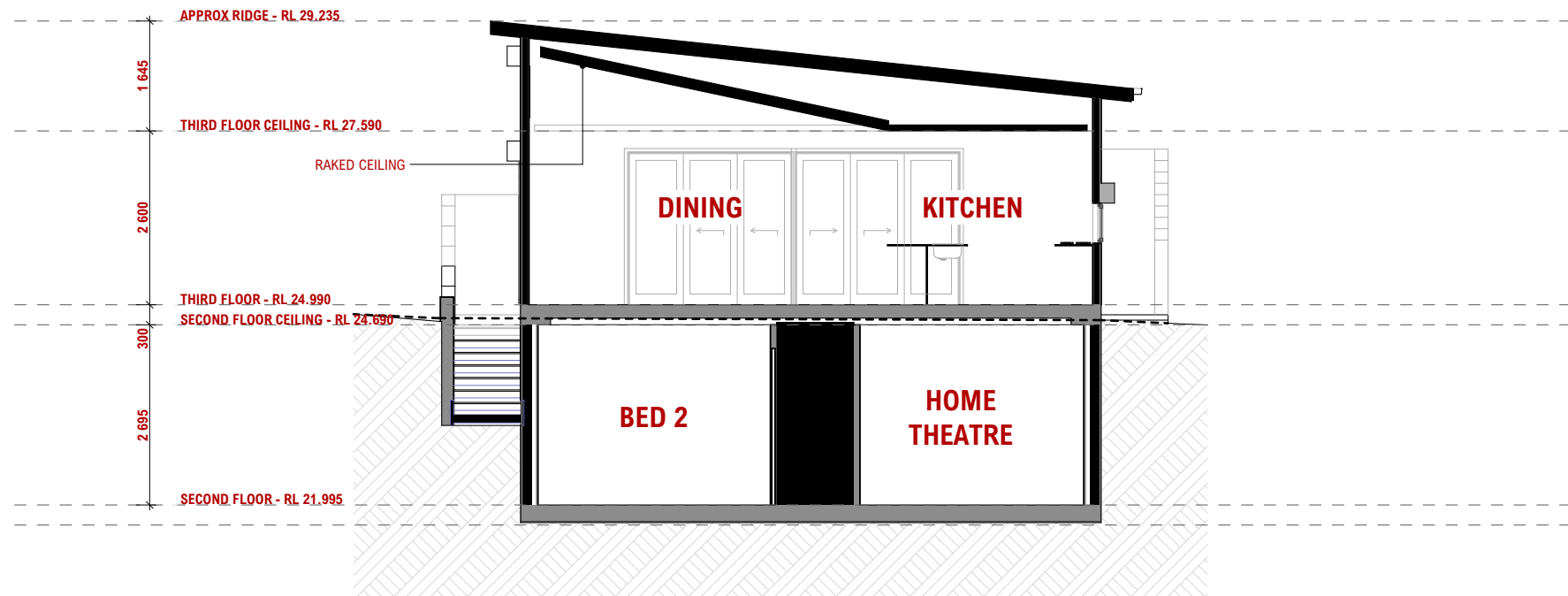
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CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	CROSS SECTION	COUNCIL:	Northern Beaches
SCALE:	1:100	DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

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SECTION BB

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CLIENT: Norfide Designs	LOT NO: Lot 31
ADDRESS: No. 239 Mccarrs Creek Road	DP NO: DP 20097
SUBURB: Church Point	POSTCODE: 2105

SHEET NAME: CROSS SECTION	COUNCIL: Northern Beaches
SCALE: 1:100	DRAWN: CL
HOUSE NAME:	DATE: 04.12.22

NORTH:

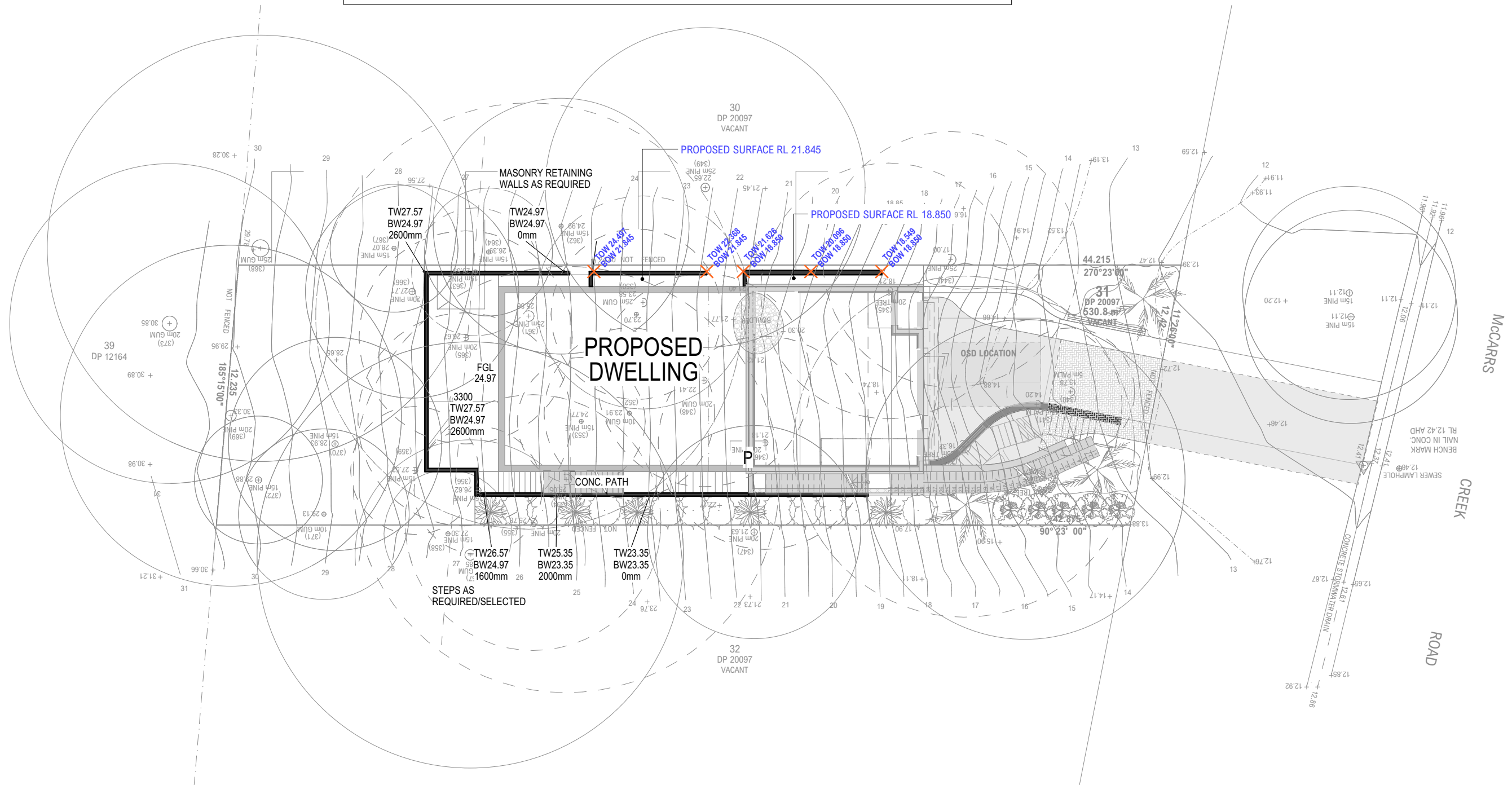
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RETAINING WALLS AS REQUIRED AND SUBJECT TO EXCAVATION AND SITE CONDITIONS



RETAINING WALL AND LANDSCAPE

1:200

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Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	RETAINING WALL PLAN	COUNCIL:	Northern Beaches
SCALE:		DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

NORTH:	SHEET NO.:	REVISION:
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	BAL FZ
SUB FLOOR SUPPORTS - POSTS, COLUMNS, PIERS, POLES FLOORS	- No requirement if enclosed with a compliant FZ rated wall. - Non combustible or, - FRL 30/-/- (sub floor supports) or, - AS1530.8.2 tested system.
	Floors to have an FRL of 30/30/30 or, Conform to AS1530.8.2 tested from the underside.
WALLS	90mm min thick masonry, masonry veneer, clay, concrete (insitu, aerated), calcium silicate, stone, earth wall, mud brick
	AS1530.8.2 Tested system or FRL 30/30/30 when tested from the outside.
WINDOWS	Bushfire shutter - system to comply with AS1530.8.2 (Use tested shutter <u>or</u> tested door/window system)
	Window system to comply with AS1530.8.2 or provide an FRL of -30/-.
	No screen required if using a compliant FZ rated shutter.
	Screen openable and fixed portion of window internally or externally.
DOORS	Bushfire shutter - system to comply with AS1530.8.2 (Use tested shutter <u>or</u> tested door/window system that complies with AS1530.8.2).
	Door system to comply with AS1530.8.2 or provide an FRL of -30/-.
	Weather strips to be provided at the base of side hung doors.
	Vehicle access doors to be non combustible and if attached to the building to be fire separated from the main building as per 3.2.2 AS3959. Alternatively the garage door is to comply with AS1530.8.2. Provide weather strips / brush seals.
	No ventilation slots permitted.
Roofs	Roof systems to comply with Appendix H AS3959 (2018) or comply with a AS1530.8.2 tested system.
	Roof lights and ventilators to comply with - AS1530.8.2.
	Roof penetrations to comply with - AS1530.8.2
	Verandah, carport or awning roof separated from the main roof space with a compliant wall is to be non-combustible. The roof can be framed in timber if protected with 6mm FC.
	Fascias, bargeboards, eaves, soffits as per Appendix H AS3959 (2018) or comply with AS1530.8.2 tested system. Roof mounted evaporative coolers not permitted. Any ventilation openings are to be provided with 2mm SS mesh.
	Downpipes - no requirements. Box gutters to be non combustible and flashed at junction with roof. Box gutters to be screened. Gutter guards to be metal if used. Gutters to be non-combustible.
Verandahs & Decks	No requirement for framing and supports if enclosed with a compliant wall.
	To be non combustible, FC or an AS1530.8.2 tested system.
	Balustrades and handrails within 125mm of the building to be non combustible - no requirement if greater than 125mm.

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U	30.04.24	CONSTRUCTION DETAILS	CL
V	01.05.24	CONSTRUCTION DETAILS	CL
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X	12.09.24	CLIENT CHANGES	CL
Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT: Norfide Designs	LOT NO: Lot 31
ADDRESS: No. 239 Mccarrs Creek Road	DP NO: DP 20097
SUBURB: Church Point	POSTCODE: 2105

SHEET NAME: BUSHFIRE NOTES	COUNCIL: Northern Beaches
SCALE:	DRAWN: CL
HOUSE NAME:	DATE: 04.12.22

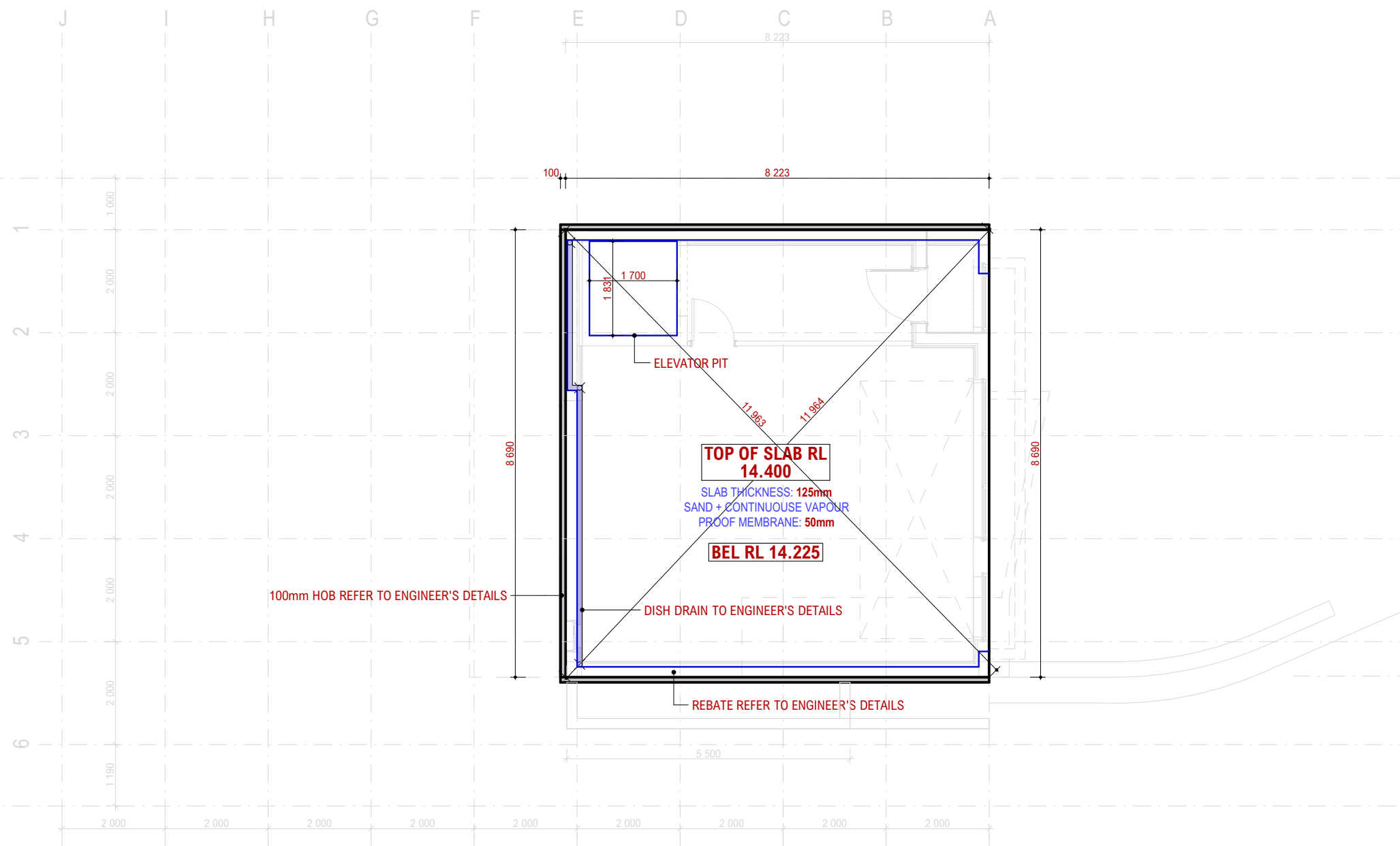
NORTH:

DRAWING NO.:
23014

SHEET NO.:
17/23

REVISION:
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GARAGE SLAB PLAN

1:100

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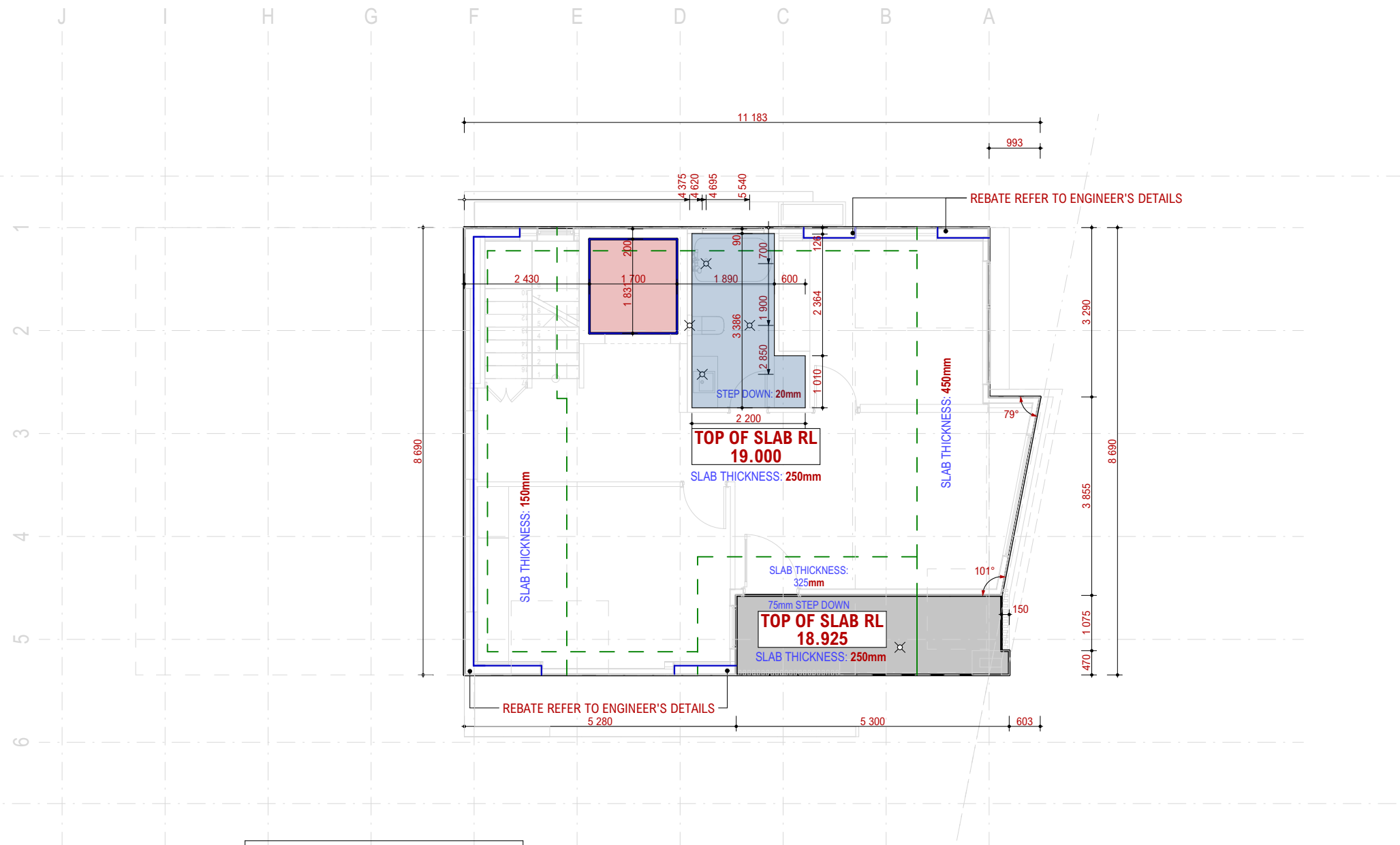
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V	01.05.24	CONSTRUCTION DETAILS	CL
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X	12.09.24	CLIENT CHANGES	CL
Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	GARAGE SLAB PLAN	COUNCIL:	Northern Beaches
SCALE:		DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

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FIRST FLOOR SLAB PLAN

1:100

50mm SCREED+FLOOR FINISH
FOR UNDERFLOOR HEATING

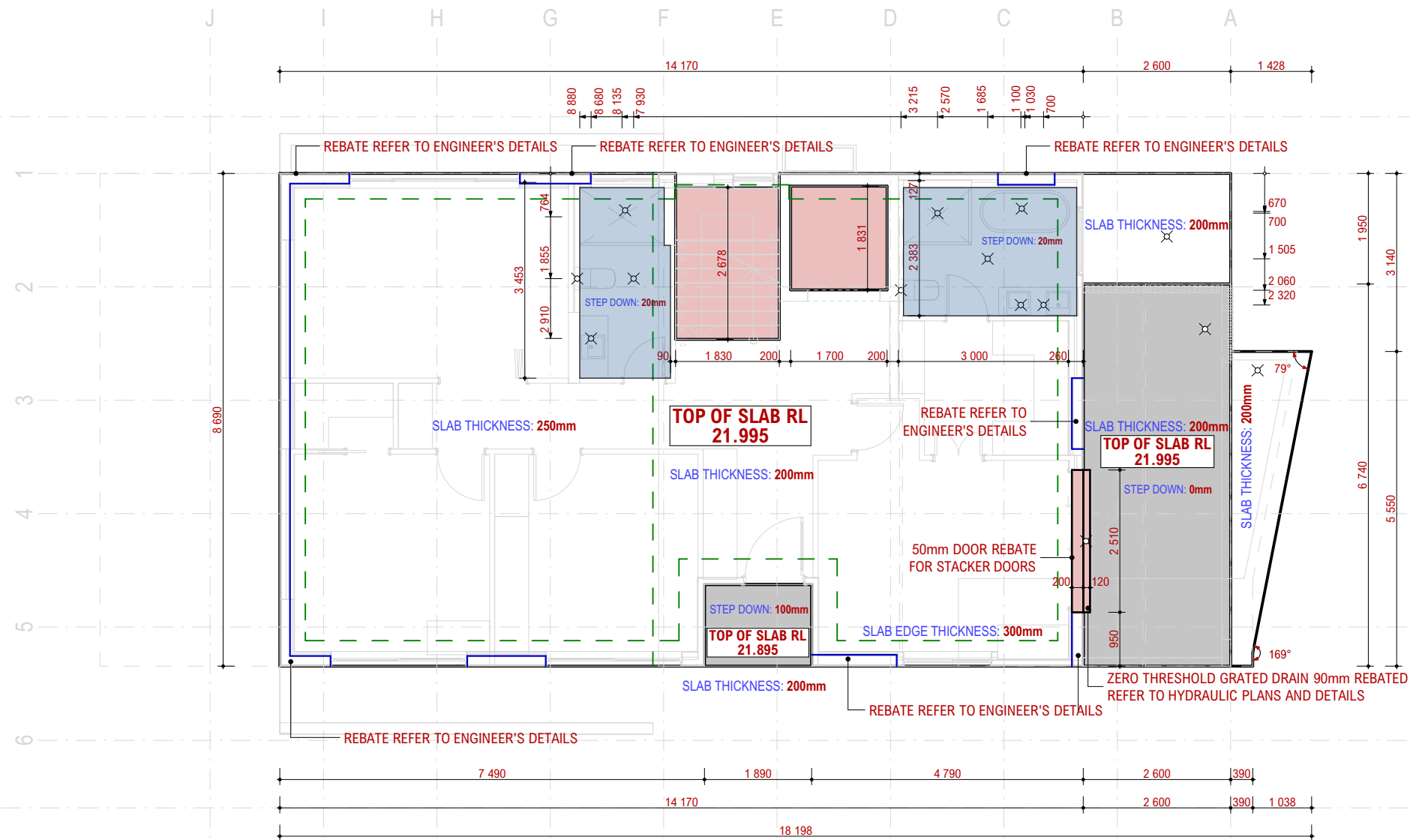
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X	12.09.24	CLIENT CHANGES	CL
Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	FIRST FLOOR SLAB PLAN	COUNCIL:	Northern Beaches
SCALE:		DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

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SECOND SLAB PLAN

1:100

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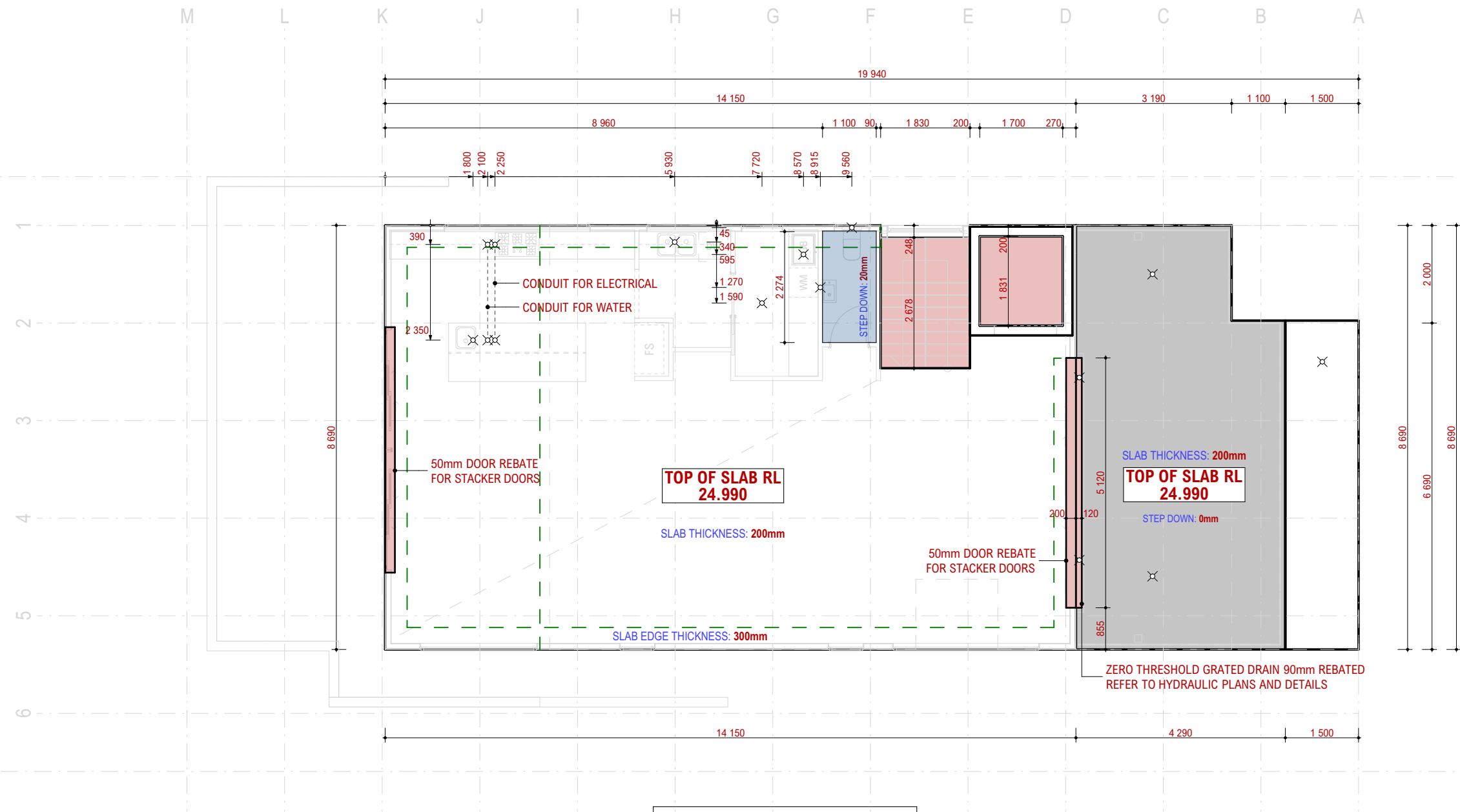
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V	01.05.24	CONSTRUCTION DETAILS	CL
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Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	SECOND SLAB PLAN	COUNCIL:	Northern Beaches
SCALE:		DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

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THIRD FLOOR SLAB PLAN

1:100

50mm SCREED+FLOOR FINISH
FOR UNDERFLOOR HEATING

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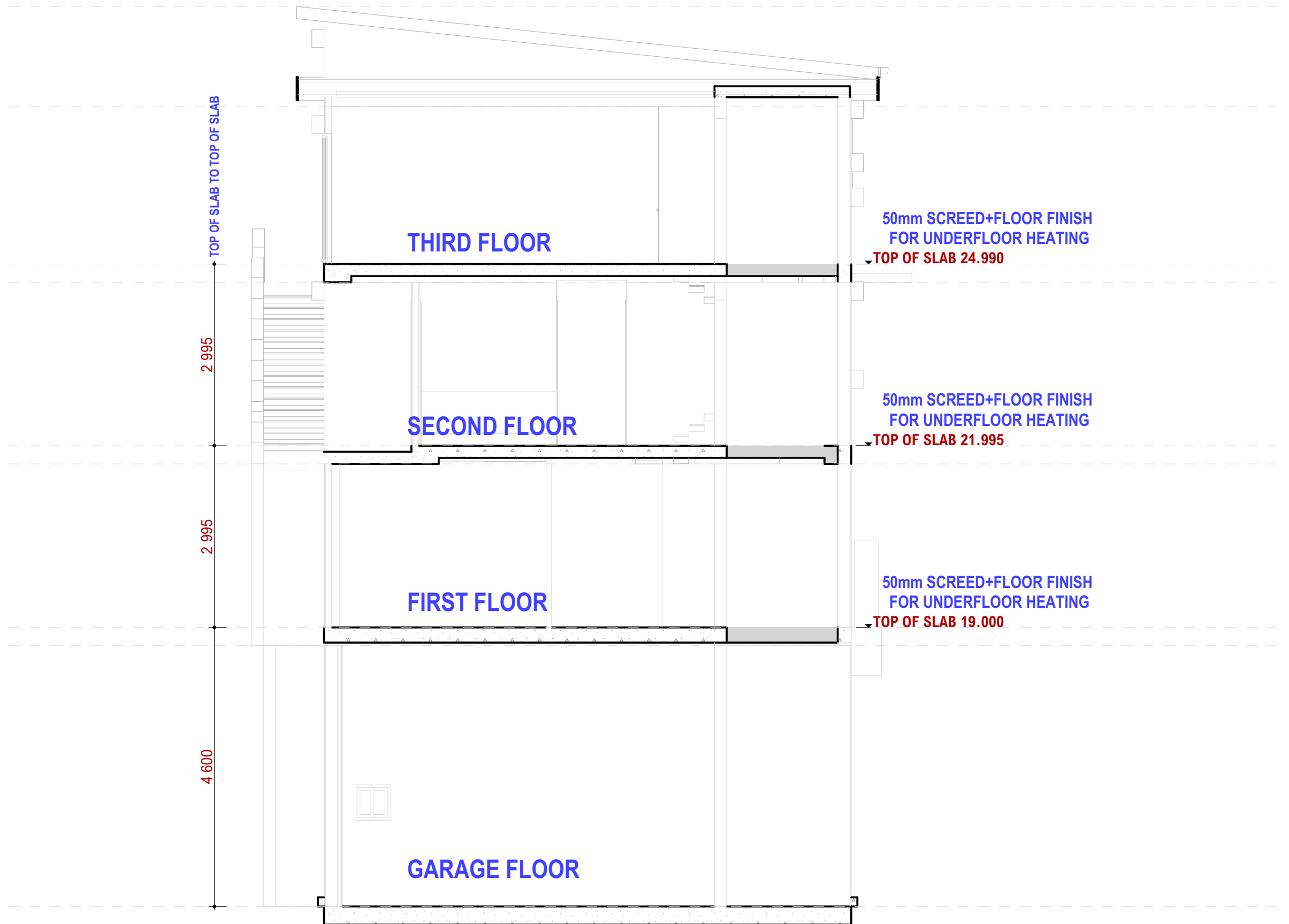
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X	12.09.24	CLIENT CHANGES	CL
Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	THIRD FLOOR SLAB PLAN	COUNCIL:	Northern Beaches
SCALE:		DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

NORTH:	SHEET NO.:	REVISION:
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SECTION BB

1:66.67

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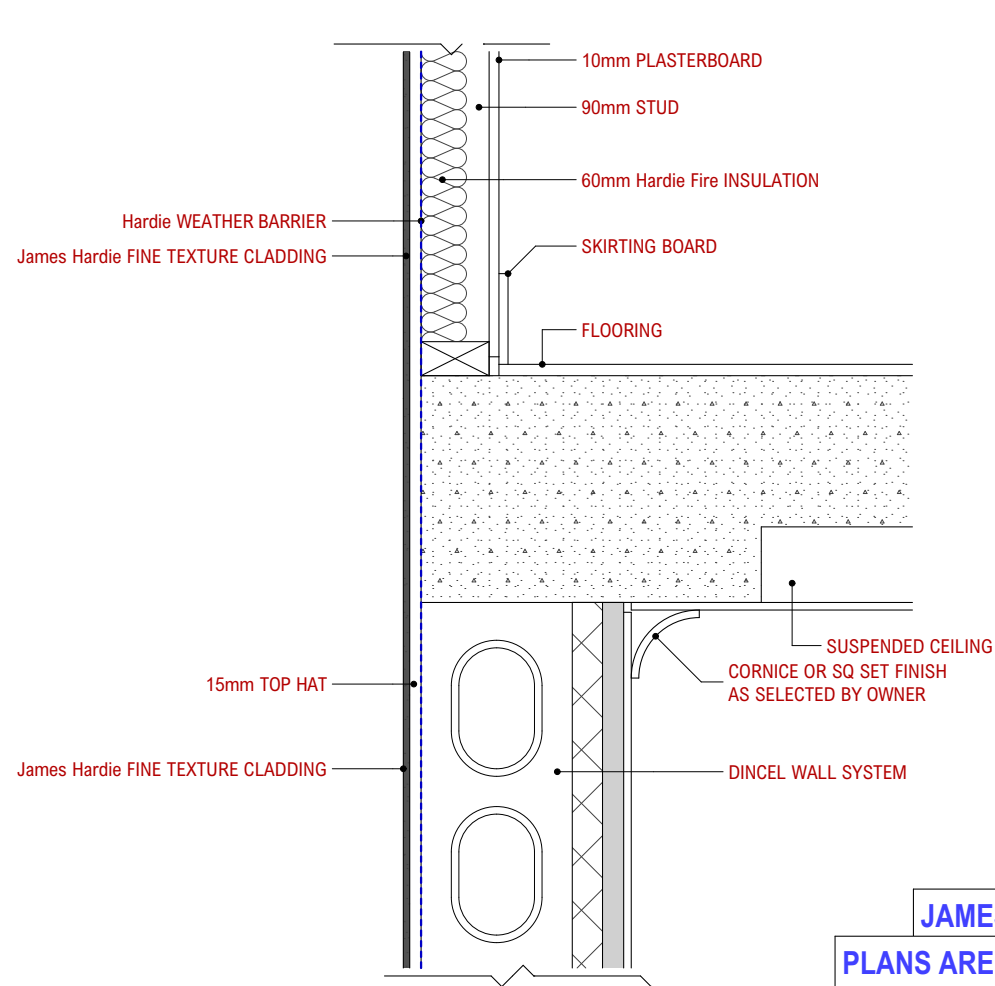
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Y	10.10.24	CLIENT CHANGES	CL
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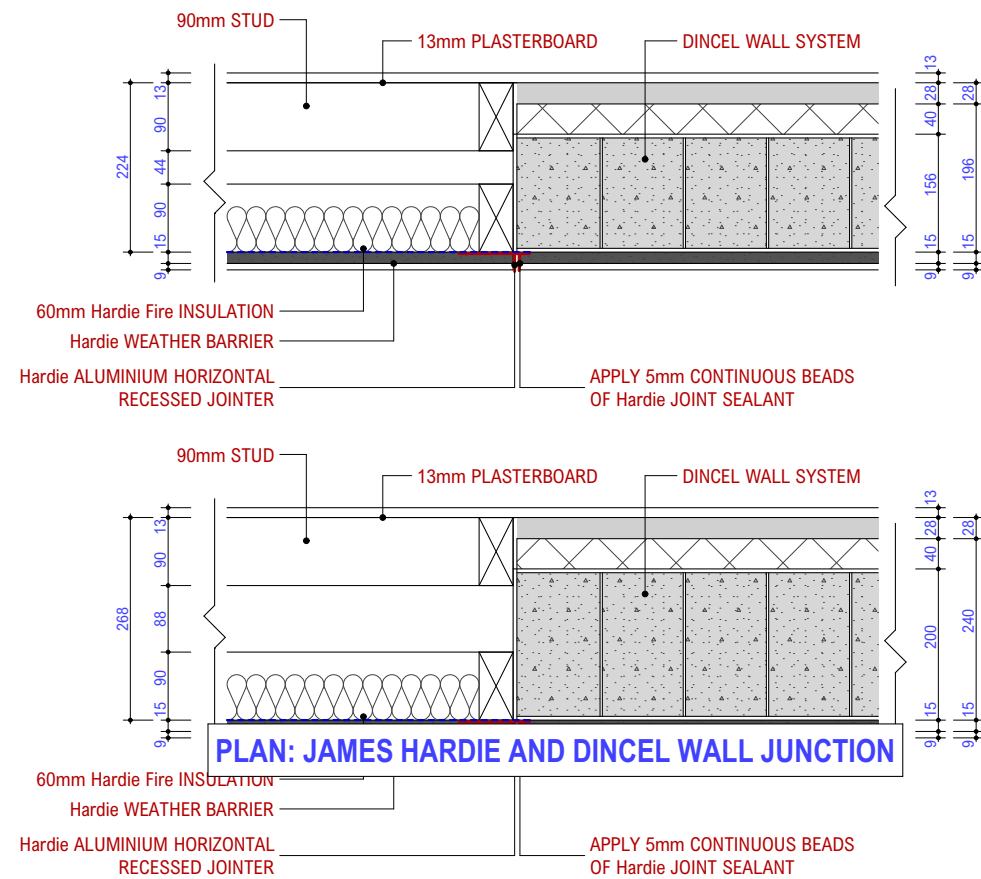
CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	SLAB SETOUT SECTION	COUNCIL:	Northern Beaches
SCALE:		DRAWN:	CL
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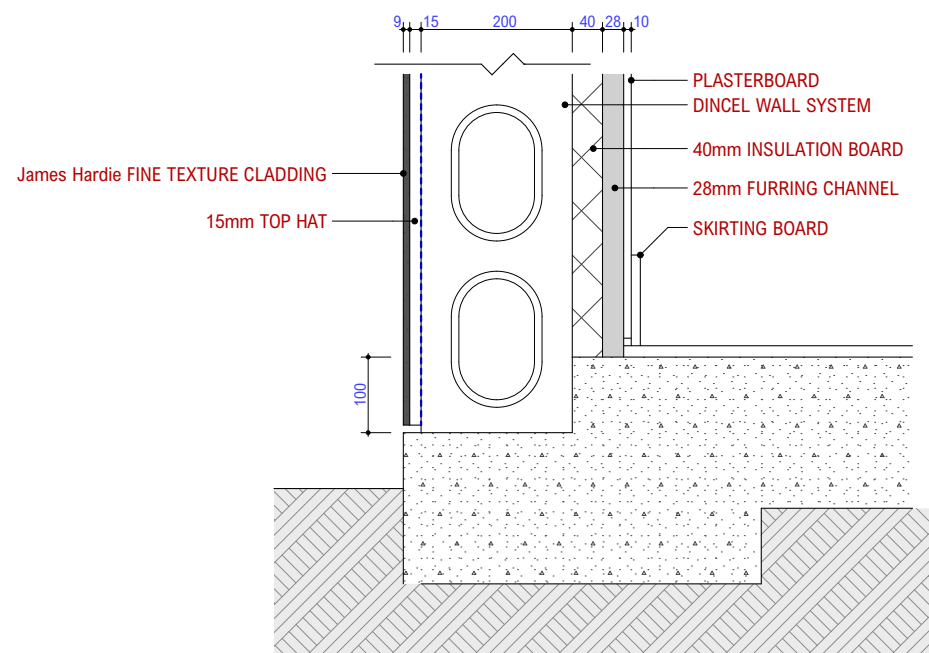


CROSS SECTION: THIRD STOREY JUNCTION

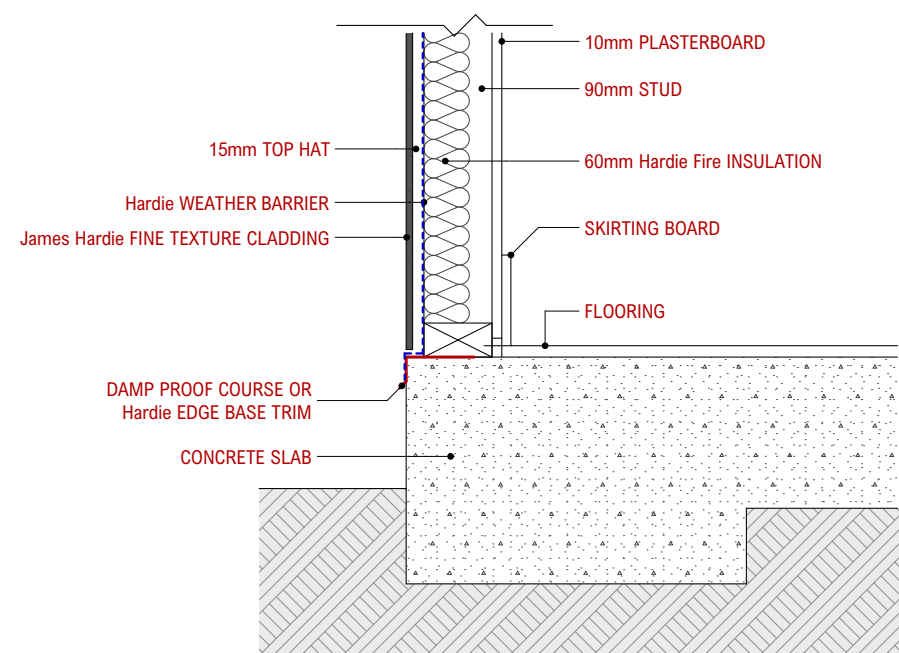


PLAN: JAMES HARDIE AND DINCEL WALL JUNCTION

JAMES HARDIE SMART BOUNDARY WALL SYSTEM
PLANS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS AND MANUFACTURER'S TECHNICAL DETAIL AND INSTALLATION MANUALS.
ANY DISCREPANCIES, CONTACT BUILDER BEFORE PROCEEDING



CROSS SECTION: DINCEL WALL JUNCTION



CROSS SECTION: JAMES HARDIE SLAB JUNCTION: THIRD STOREY


Wall Details

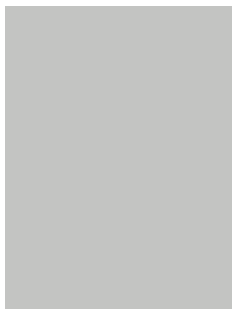
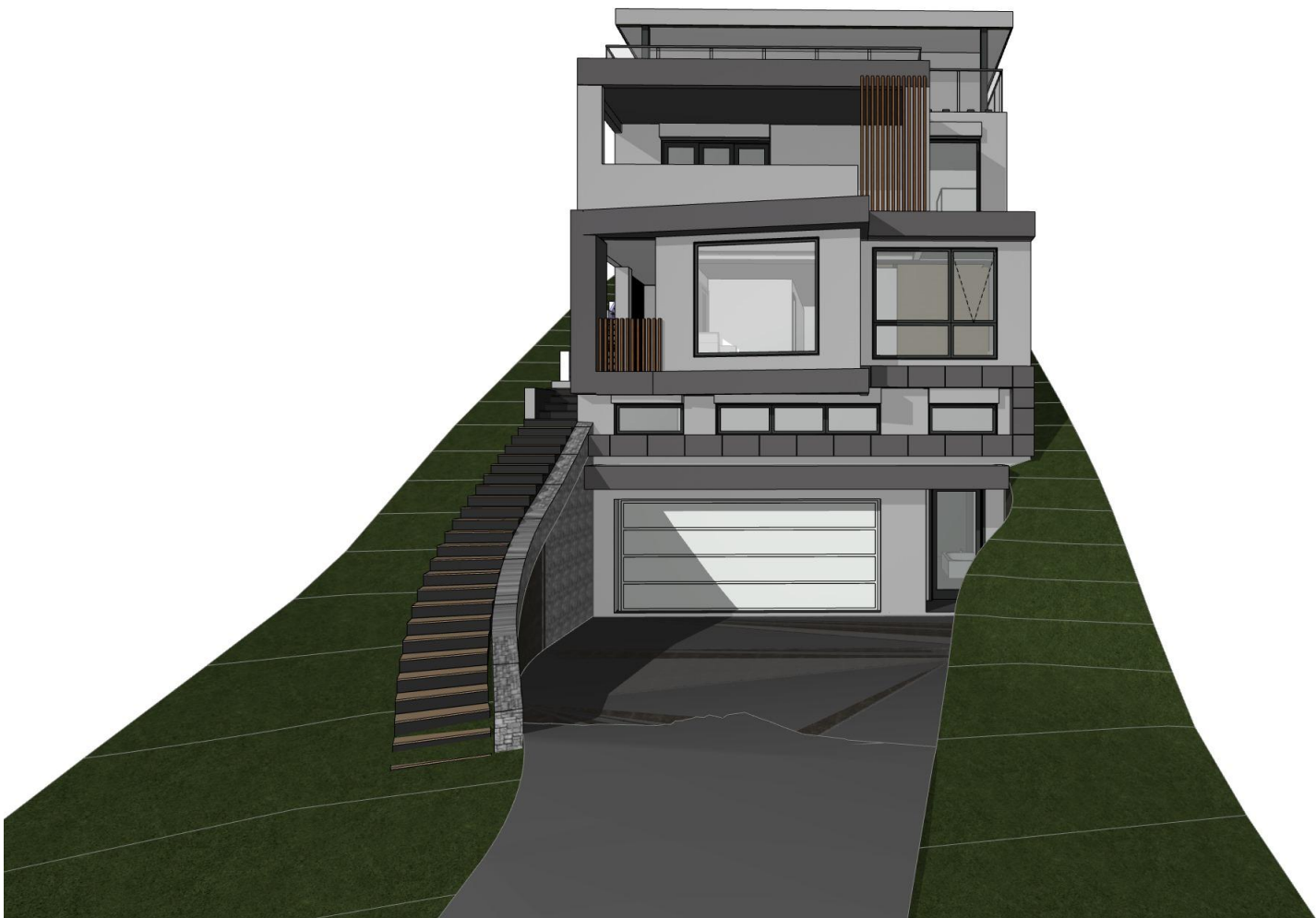
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REV.	DATE:	DRAWING:	INT.
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V	01.05.24	CONSTRUCTION DETAILS	CL
W	04.09.24	CLIENT CHANGES	CL
X	12.09.24	CLIENT CHANGES	CL
Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	TYPICAL WALL DETAILS	COUNCIL:	Northern Beaches
SCALE:		DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

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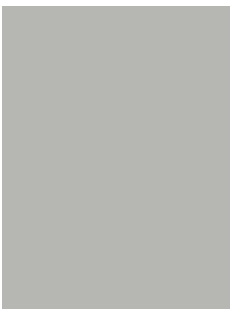
**MAIN EXTERNAL WALL:
TRANQUIL RETREAT OR SIMILAR**



**EXTERNAL WALL FEATURE:
WAYWARD OR SIMILAR**



**EXTERNAL SCREEN:
ALUMINIUM TIMBER LOOK**



ROOF: SHALE GREY



**GARAGE DOOR -
ALUMINIUM COMPOSITE
SILVER**

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Y	10.10.24	CLIENT CHANGES	CL
Z1	16.12.24	CLIENT CHANGES	CL

CLIENT:	Norfide Designs	LOT NO:	Lot 31
ADDRESS:	No. 239 Mccarrs Creek Road	DP NO:	DP 20097
SUBURB:	Church Point	POSTCODE:	2105

SHEET NAME:	COLOUR SCHEDULE	COUNCIL:	Northern Beaches
SCALE:		DRAWN:	CL
HOUSE NAME:		DATE:	04.12.22

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