STANDARD CONSTRUCTION NOTES

WALL FRAMING

 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH:

AS 1684:2010 NATIONAL TIMBER FRAMING CODE AND ENGINEER'S STRUCTURAL COMPUTATIONS.

- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQUIREMENTS TO BE AS PER ENGINEER'S DETAILS.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY. ALL WATER CLOSET DOORS TO BE REMOVABLE IN
- ACCORDANCE WITH N.C.C. 3.8.3.3
- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM UNLESS DIMENSIONED OTHERWISE
- PROVIDE 2No. 90mm x 45mm JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL S-TYP-DOOR-01

ROOF FRAMING

- GARAGE ROOF TO BE TIED DOWN MIN. 1200mm INTO BRICKWORK WITH HOOP IRON STRAPS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURER'S SPECIFICATIONS. PITCH AS SHOWN ON ELEVATIONS.

EXTERNAL WALLS

 ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN. OVERLAP TO ALL JOINTS WITH CONTINUOUS SILICONE SEALANT BETWEEN & 30mm MIN. VERTICAL OVERHANG).

SLAB AND FOOTINGS

- REINFORCED CONCRETE SLAB AND ASSOCIATED FOOTINGS IN ACCORDANCE WITH ENGINEER'S DETAILS
- SUB-FLOOR VENTILATION IN ACCORDANCE WITH N.C.C. 3.4.1. TO BE PROVIDED TO SUSPENDED TIMBER FLOOR WHERE APPLICABLE.

PLUMBING AND DRAINAGE

 ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, N.C.C. & AS 3500 - PLUMBING AND DRAINAGE.

TERMITE PROTECTION

PROVIDE TERMITE MANAGEMENT SYSTEM AS PER: AS 3660.1:2014 - TERMITE MANAGEMENT

- WINDOWS TO SIDE AND REAR ELEVATIONS ARE ALUMINIUM SLIDING (UNLESS NOTED OTHERWISE).
- WINDOW SIZES ARE NOMINATED AS GENERIC CODES; FIRST TWO NUMBERS REFER TO HEIGHT & SECOND TWO REFER TO WIDTH
- WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS UNLESS NOTED OTHERWISE.
- ALL GLAZING TO COMPLY WITH-AS 1288:2006 GLASS IN BUILDINGS
- AS 4055:2012 WIND LOADS FOR HOUSING WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO
- THE NEAREST CORRESPONDING BRICK COURSE. PROTECTION OF OPENABLE WINDOWS TO BE PROVIDED IN ACCORDANCE WITH N.C.C. 3.9.2.5

STEPS, STAIRS & BALUSTRADES

- ALL STEPS & STAIRS TO HAVE 240mm MIN. & 355nm MAX. TREAD DEPTH AND 115mm MIN. & 190mm MAX. RISER HEIGHT IN ACCORDANCE WITH N.C.C. 3.9.1.
- BALUSTRADE IN ACCORDANCE WITH N.C.C. 3.9.2. TO BE INSTALLED WHERE INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE GROUND LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH N.C.C. 3.9.1.4 AND AS 4586:2013 SLIP RESISTANCE.

WATERPROOFING

- PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPENINGS.
- WATERPROOFING OF WET AREAS TO COMPLY WITH; AS 3740:2010 WATERPROOFING OF DOMESTIC WET AREAS &/OR N.C.C. 3.8.1

INTERNAL ELEVATIONS

- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES.
- DIMENSIONS INDICATED TAKEN FROM PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE



PROVIDE ELECTRIC SOLAR POWER SYSTEM

PROVIDE TRUE CORE STEEL FRAME



OR RENDERED LIGHTWEIGHT SUBSTRATE CLADDING ABOVE LOWER ROOFS WHERE APPLICABLE

PROVIDE 2340MM (H) INTERNAL DOORS TO GROUND FLOOR ONLY OF DOUBLE STOREY HOME (EXCLUDING SLIDING ROBE DOORS)

PROVIDE AIR-CONDITIONING DUCTS AND OUTLETS FOR AIR-CONDITIONING BY METRICON

DUE TO PROXIMITY TO COASTAL WATERS PROVIDE THE FOLLOWING ADDITIONAL ITEMS:

- PROVIDE UPGRADED FIXING SCREWS AND CAULKING FOR HEBEL WALL PANELS (IN ACCORDANCE WITH MANUF. SPEC'S)
- LINTELS AND ANY EXPOSED STEEL IN ACCORDANCE WITH B.C.A. REQUIREMENTS
- COLORBOND VALLEY GUTTERS



BASIX COMMITMENTS

Certificate No. 1007970S_02 Date of Issue: 21.05.2019

WATER COMMITMENTS

FIXTURES

- 3 STAR RATED SHOWERHEADS >7.5 BUT <9L/MIN.
 4 STAR RATED TOILET FLUSHING SYSTEMS
 3 STAR RATED KITCHEN TAPS
- 3 STAR RATED BASIN TAPS

ALTERNATIVE WATER

- PROVIDE A RAINWATER TANK OF AT LEAST 3000L
- TANK MUST BE CONFIGURED TO COLLECT RAIN RUNOFF FROM THE ENTIRE ROOF AREA.
- TANK MUST BE CONNECTED TO;
- ALL TOILETS •• WASHING MACHINE COLD WATER TAP
- •• AT LEAST ONE OUTDOOR TAP

ENERGY COMMITMENTS

HOT WATER

• 6 STAR RATED GAS INSTANTANEOUS

COOLING SYSTEM

- 3-PHASE AIR COND. TO AT LEAST 1 LIVING AREA WITH A MIN. ENERGY RATING OF EER 3.0-3.5
- 3-PHASE AIR COND. TO AT LEAST 1 BEDROOM AREA WITH A MIN. ENERGY RATING OF FER 3.0-3.5
- SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

HEATING SYSTEM

- 3-PHASE AIR COND. TO AT LEAST 1 LIVING AREA WITH A MIN. ENERGY RATING OF EER 3.5-4.0
- 3-PHASE AIR COND. TO AT LEAST 1 BEDROOM AREA WITH A MIN. ENERGY RATING OF **EER 3.5-4.0**
- SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

VENTILATION

- PROVIDE EXTERNALLY DUCTED EXHAUST FANS TO:
- •• AT LEAST 1 BATHROOM
- •• THE KITCHEN

PROVIDE A WINDOW/SKYLIGHT IN AT LEAST 5 BATHROOMS/TOILET FOR NATURAL LIGHTING

ALTERNATIVE ENERGY

NATURAL LIGHTING

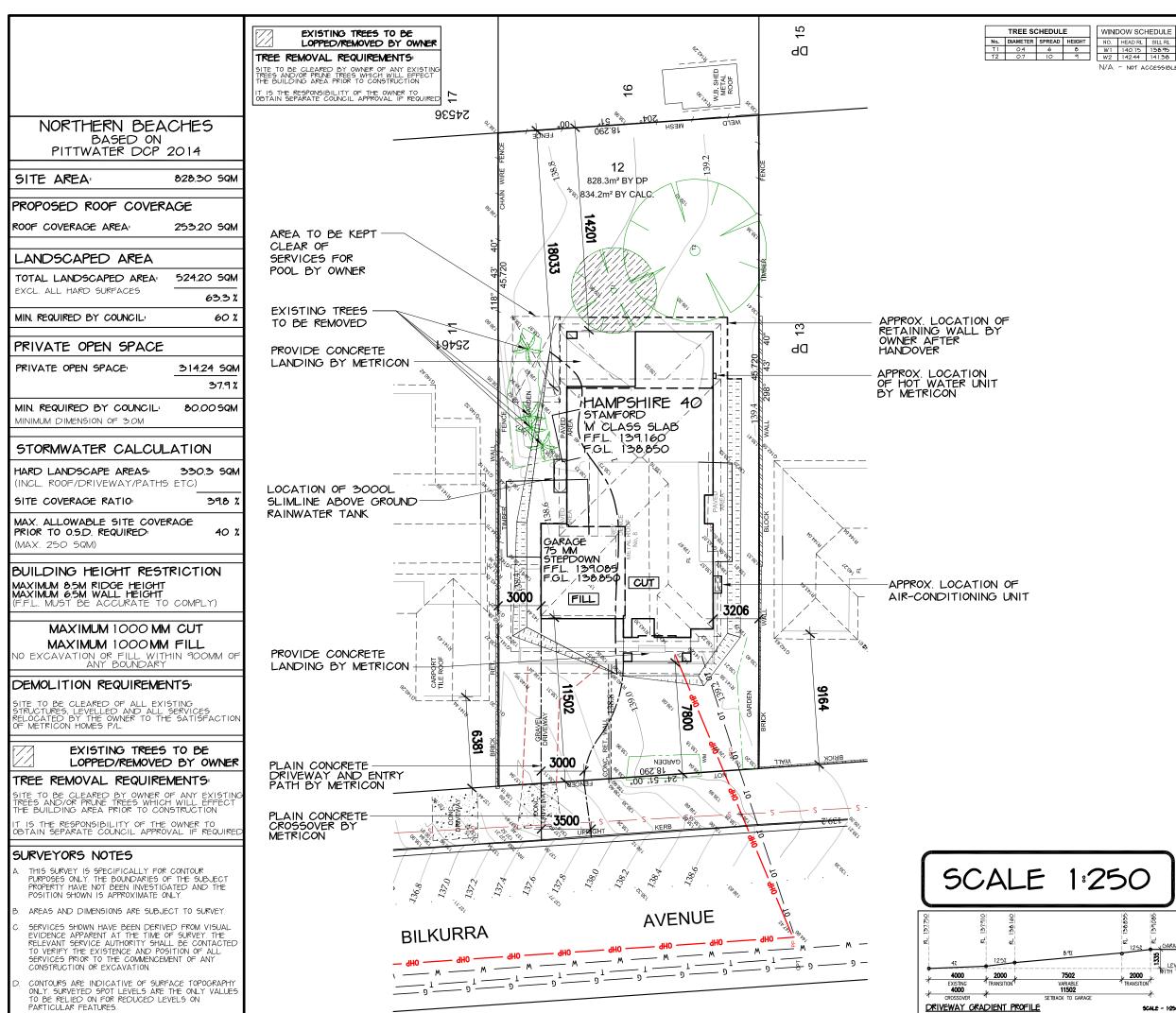
INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE ATLEAST 5.4 PEAK KILOWATTS OF

OTHER COMMITMENTS

INSTALL A GAS COOKTOP & ELECTRIC OVEN PROVIDE A FIXED OUTDOOR CLOTHESLINE

TABLE OF REVISIONS				
REV.	DATE	REVISION DESCRIPTION DRAWN		CHECKED
Α	20.03.19	PRELIMINARY CONTRACT PLANS	PG	CWK
В	14.05.19	CONTRACT VARIATION 1	KM8	
С	28.05.19	LODGEMENT PLANS	B.D	
D	DD.MM.YY	DESCRIPTION	XX	XX
E	DD.MM.YY	DESCRIPTION	XX	XX
F	DD.MM.YY	DESCRIPTION	XX	XX
G	DD.MM.YY	DESCRIPTION	XX	XX
Н	DD.MM.YY	DESCRIPTION	XX	XX
1	DD.MM.YY	DESCRIPTION	XX	XX
J	DD.MM.YY	DESCRIPTION	XX	XX

DESIGN: HAMPSHIRE 40 FACADE: STAMFORD CEILING: 25, L GARAGE: DOUBLE	DESIGNER M	OWNER: MRS COFFE LOT 12, NO.8 BI BILGOLA	LKURRA AVENUE
COVER SHEET	BY METRICON	JOB No: 700938	DATE: 20.03.2019
COVER SHEET	Build. E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153 P.O. Box 7510, Norwest Business Park NSW 2153	FC DATE: DD.MM.YYYY	MST VER: 15.01.2019
METRICON HOMES OWNS COPYRIGHT IN THIS DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTION IS	Tel: 02 8887 9000 Fax: 02 8079 5901 Contractor Licence No: 174 699 A.C.N. 005 108 752	SCALE: 1:100 ON A3 S	HEET REVISION: C
FORBIDDEN AND WILL BE PROSECUTED.	© COPYRIGHT The ideas and the concepts contained within all drawings and documents is the sole property of Metricon Homes	DRAWN: PG CHECK:	CWK SHEET: COVER





LOT NO: 12 DEPOSITED PLAN: 25461

COUNCIL / LGA:

NORTHERN BEACHES

М SLAB CLASS:

N 1

MGA

WIND SPEED:

EXCAVATION NOTES: 50MM (+/-) TOLERANCE TO NOMINATED RL.

EXCAVATE APPROX. **450**MM ON R.L. **138.850** AND FILL APPROX. **550**MM

EXCAVATIONS ARE TO START A MINIMUM OF THE BUILDING AND ARE TO BE BATTERED BACK TO SUIT

IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS (IF REQUIRED) DUE TO CONSTRUCTION OF DRIVEWAY

IMPORTANT NOTES:

SITE CUTS ARE SUBJECT TO COUNCIL APPROVAL NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES PTY LTD

STORMWATER TO DRAIN TO STREET GUTTER VIA RAINWATER TANK(S)

REFER TO HYDRAULIC ENGINEER'S DETAILS

TEMPORARY SITE FENCING:

METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (AS REQUIRED)

ALL WEATHER ACCESS

METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

SURVEY LEGEND

T GULLY PIT -8- SEWER LINE HYD HYDRANT → VEHICLE CROSSING STOP VALVE SURFACE INLET PIT SEWER INSPECTION COVER DEEP EDGE BEAM SEWER MANHOLE GAS METER W/M WATER METER LIGHT POLE ELECTRICITY BOX IN V INVERT STORMWATER MANHOLE TK TOP OF KERB TELSTRA PIT KO KERB OUTLET

ASPECT SURVEY DATE: 04.03.19

CONTOUR INTERVALS 200 MM

LEVELS TO AHD.

SITE PLAN



SCALE - 125

DRIVEWAY GRADIENT PROFILE

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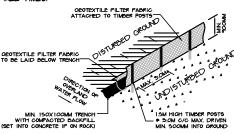
IMRS COFFEE & MR WILSON LOT 12, NO.8 BILKURRA AVENUE BILGOLA PLATEAL

DRAWN: PG DATE: 20.03.2019 SCALE: 1:250 SHEET: 1 OF 11 UBD REF: SYD 5#123045

JOB No 700938

SEDIMENT CONTROL NOTES 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED REGULARLY BY THE SITE MANAGER. 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT. 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF BOOMM WIDE X BOOMM DEEP TRENCH 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD 5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEPT DAILY.

- 6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FADRIC (PROPEX OR APPROVED EQUIVALENT DETWEEN POST AT 3.0M CENTRES, FADRIC SHALL BE BURIED ISOMM ALONG ITS LOWER EDGE.
- 7. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE DETAIL

NOT TO SCALE

TEMPORARY SECURITY FENCING

TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.

CUT & FILL BATTERS

ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

SEDIMENT ======= **FENCE**

WASTE STORAGE AREA



MATERIAL STORAGE AREA

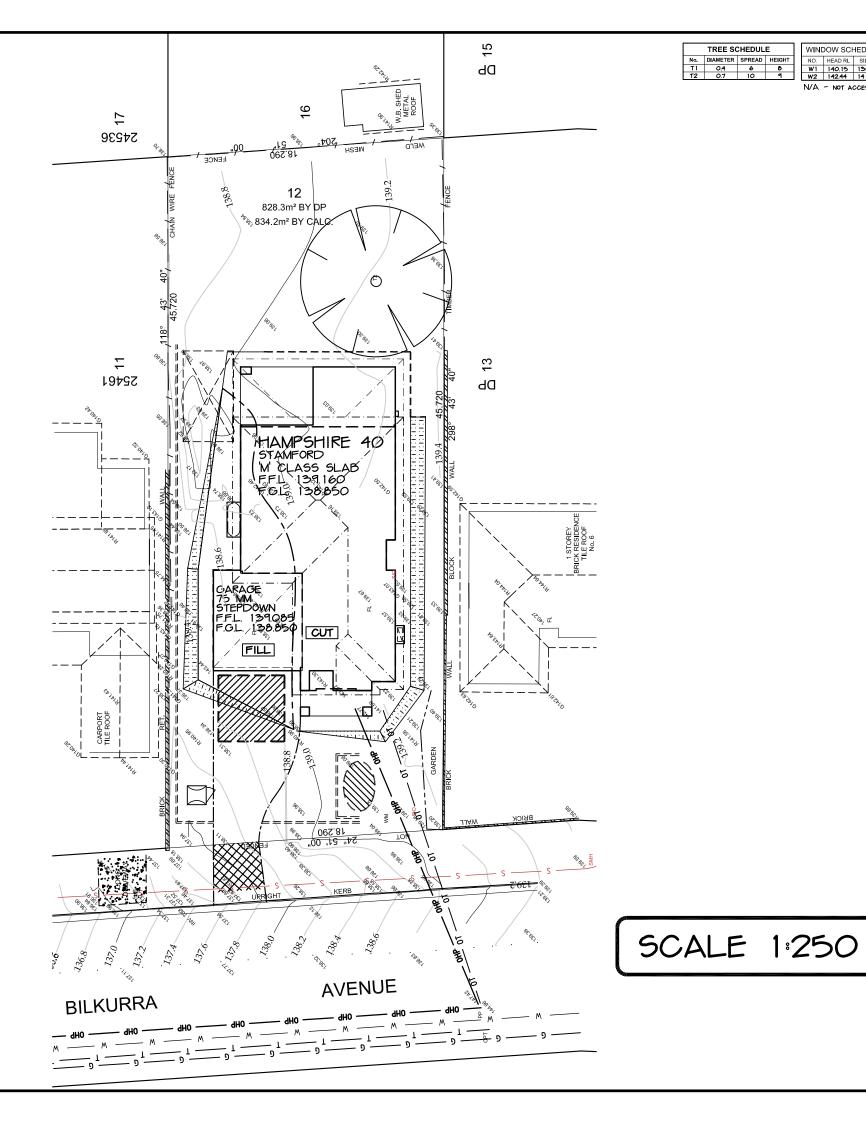


PORTABLE TOILET



ALL WEATHER ACCESS POSITION

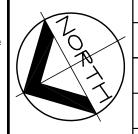




TREE SCHEDULE

WINDOW SCHEDULE W1 140.15 138.95 W2 142.44 141.38

N/A - NOT ACCESSIBL



LOT NO: 12 DEPOSITED PLAN: 25461 COUNCIL / LGA:

NORTHERN BEACHES SLAB CLASS:

N1

MGA

WIND SPEED:

EROSION & SEDIMENT CONTROL PLAN

CONSTRUCTION PLAN

TEMPORARY FENCING

BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH.

ALL WEATHER ACCESS

METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

ASPECT SURVEY DATE: 04.03.19

CONTOUR INTERVALS 200 MM

LEVELS TO AHD.



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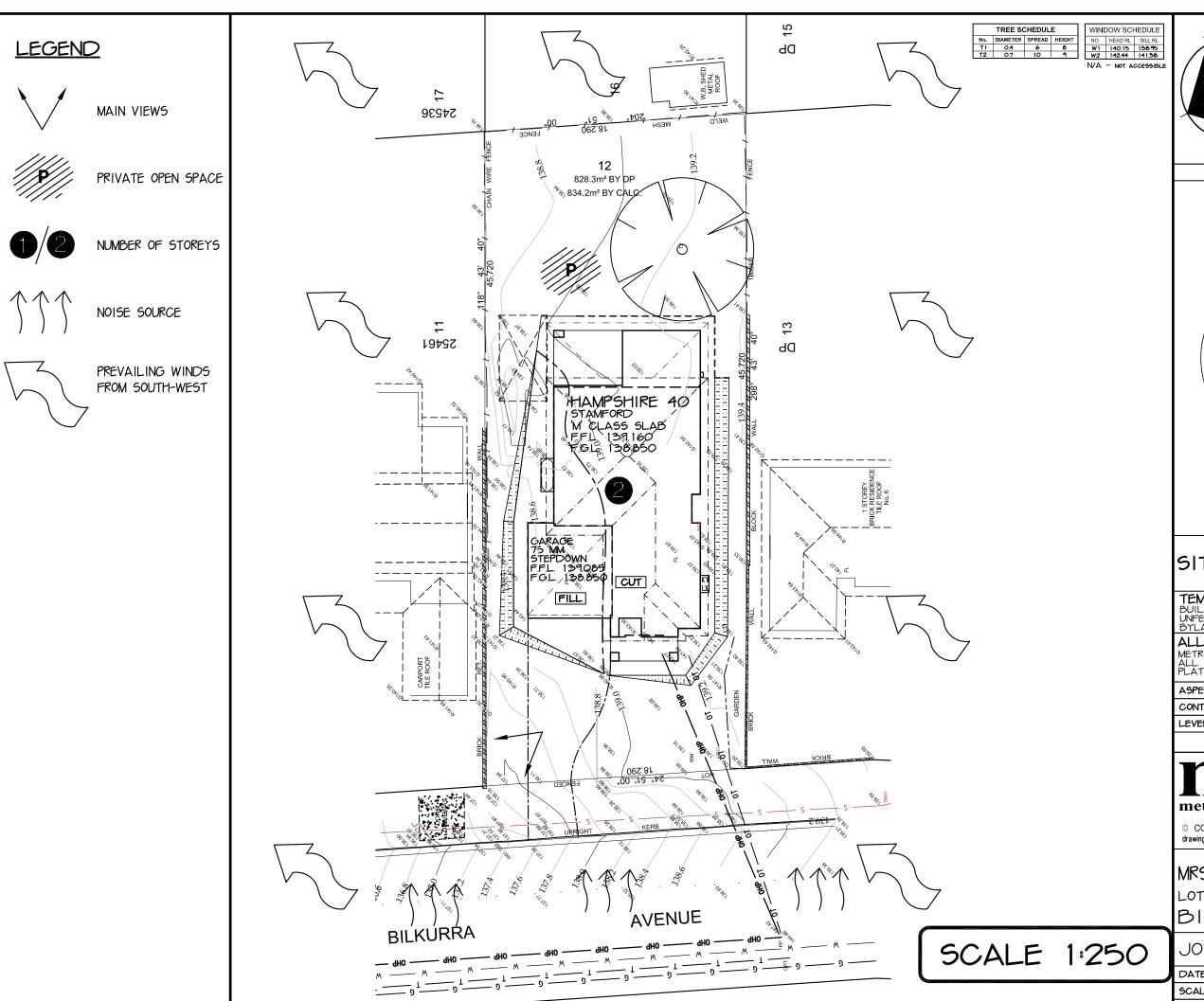
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IMRS COFFEE & MR WILSONI LOT 12, NO.8 BILKURRA AVENUE BILGOLA PLATEAL

JOB No 700938

DATE: 16.05.19 DRAWN: BD/PG SHEET: 1A OF 11 SCALE: 1:250 UBD REF: SYD 5#123045



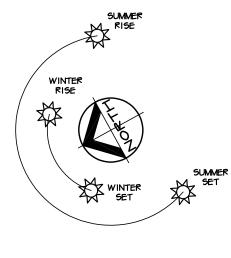


LOT NO: 12 DEPOSITED PLAN: 25461 COUNCIL / LGA: NORTHERN BEACHES

SLAB CLASS:

MGA

N1 WIND SPEED:



SITE ANALYSIS PLAN

TEMPORARY FENCING:
BUILDER TO PROVIDE FENCING TO ANY
UNFENCED BOUNDARIES (LOCAL AUTH.

ALL WEATHER ACCESS

METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

ASPECT SURVEY DATE: 04.03.19

CONTOUR INTERVALS 200 MM

LEVELS TO AHD.



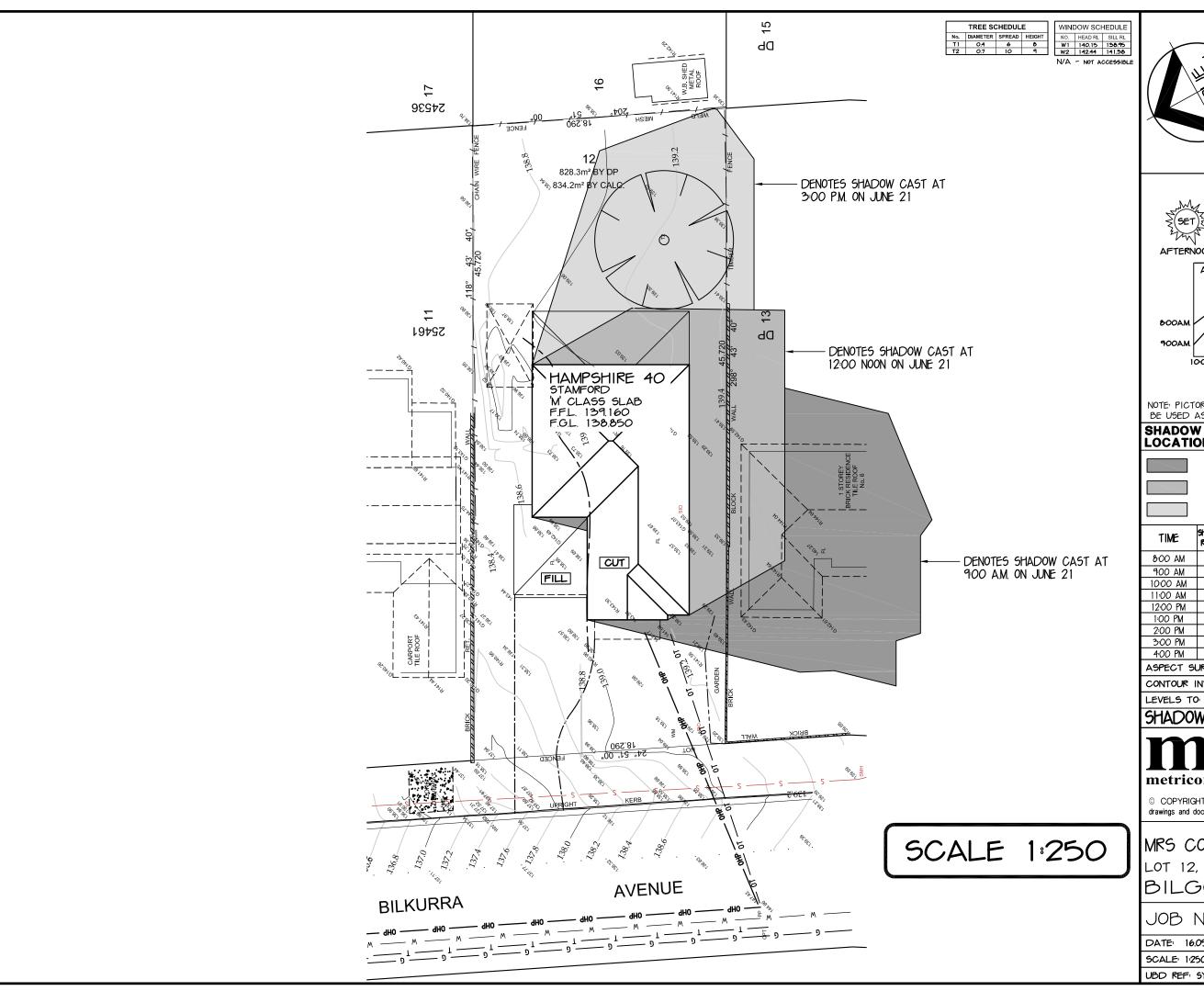
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MRS COFFEE & MR WILSON LOT 12, NO.8 BILKURRA AVENUE BILGOLA PLATEAL

JOB No. 700938

DATE: 16.05.19 DRAWN: BD/PG SCALE: 1:250 SHEET: 1B OF 11 UBD REF: SYD 5#123045

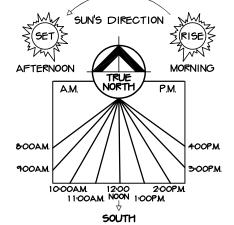




LOT NO: 12 DEPOSITED PLAN: 25461 COUNCIL / LGA: NORTHERN BEACHES SLAB CLASS:

WIND SPEED:

N1



NOTE: PICTORIAL REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH POINT FOR THIS JOB

TIME OF DAY LOCATION

9:00 A.M. JUNE 21 12:00 NOON JUNE 21

3:00 P.M. JUNE 21

TIME	SHADOW LENGTH RATIO (METRES)	ALTITUDE (DEGREES)	AZIMUTH (DEGREES)
8:00 AM	5.82	9.76	53.12
9:00 AM	2.91	18.96	42.59
10:00 AM	2.02	26.33	30.01
11:00 AM	1.66	31.14	15.3
12:00 PM	1.56	32.72	359.19
1:00 PM	1.68	30.8	343.16
2:00 PM	2.08	25.7	328.65
3:00 PM	3.06	18.11	316.28
4:00 PM	6.48	8.77	305.94

ASPECT SURVEY DATE: 04.03.19

CONTOUR INTERVALS 200 MM

LEVELS TO A.H.D.

SHADOW DIAGRAM @ JUNE 21



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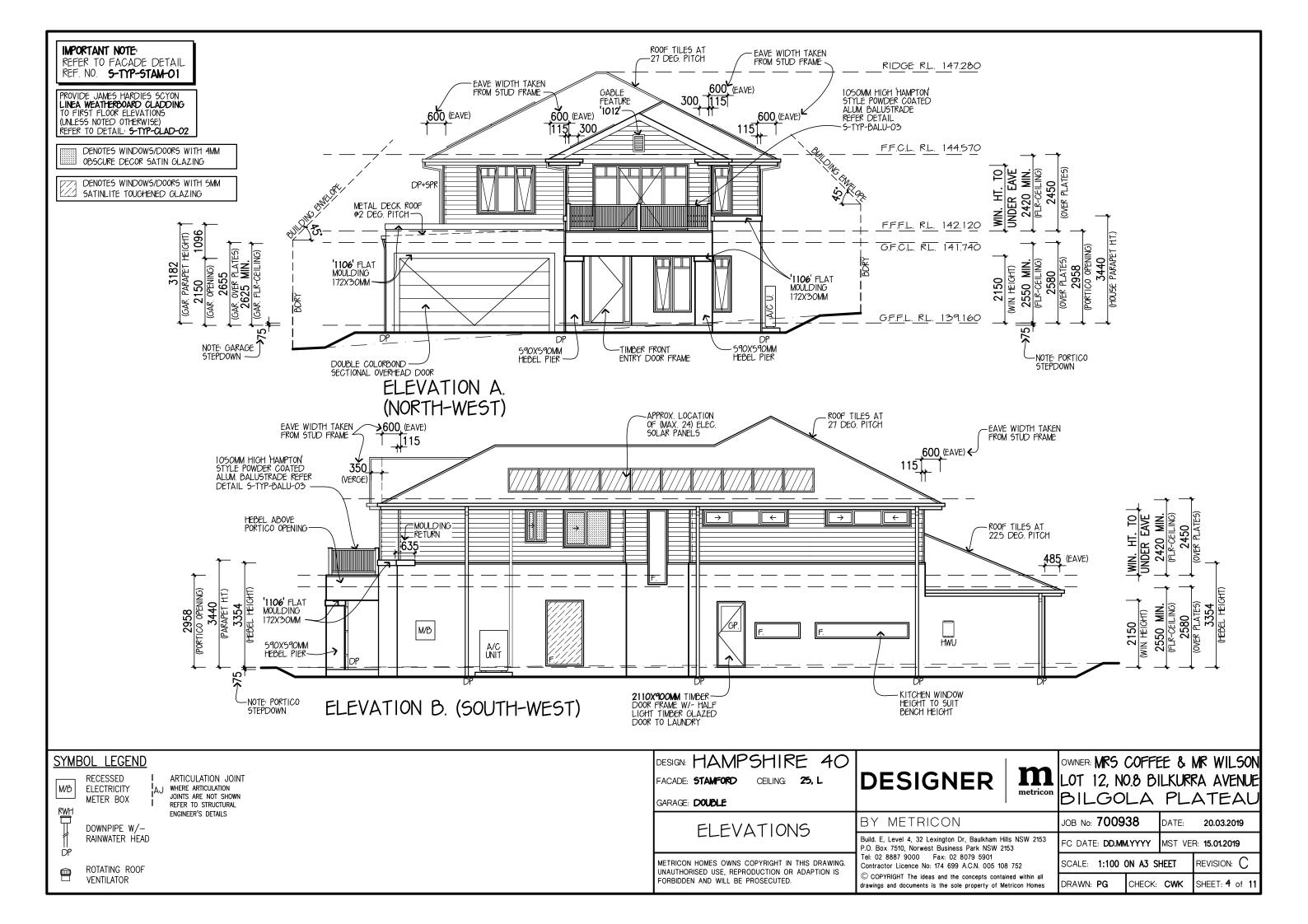
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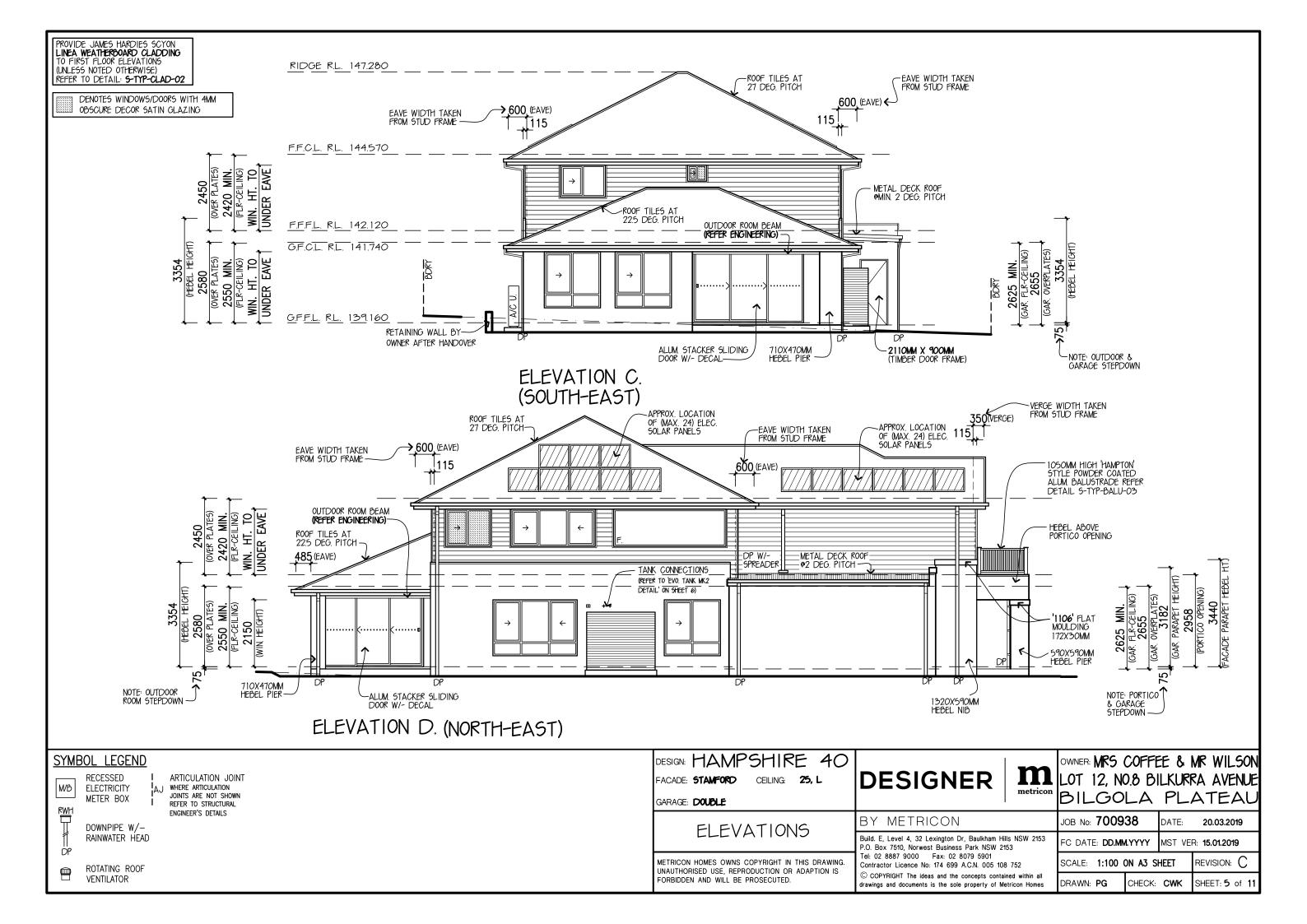
MRS COFFEE & MR WILSON LOT 12, NO.8 BILKURRA AVENUE BILGOLA PLATEAL

JOB No. 700938

DATE: 16.05.19	DRAWN: BD/PG
SCALE: 1:250	SHEET: 10 OF 11
	_

UBD REF: SYD 5#123045





metricon EXTERNAL - 700938 NAME : Coffee & Wilson Lot 12, 8 BILKURRA AVENUE, BILGOLA, NSW, 2107 Date: 12-4-19 COLORBOND ROOF GUTTER/FASCI/DOWN EAVES / LINING/BEAMS PIPES /RIN WATER TANK COLORBOND SURFMIST COLORBOND BASALT DULUX LEXICON Q **ALUMINIUM FRAMES** CLADDING/MOULDING HEBEL COLORBOND SURFMIST **COLORBOND SURFMIST** DULUX FLOODED GUM **GARAGE ENTRY DOOR** BALCONY BALUSTRADE/ **GABLE VENT**

COLORBOND SURFMIST

COLORBOND SURFMIST

COLORBOND SURFMIST

