
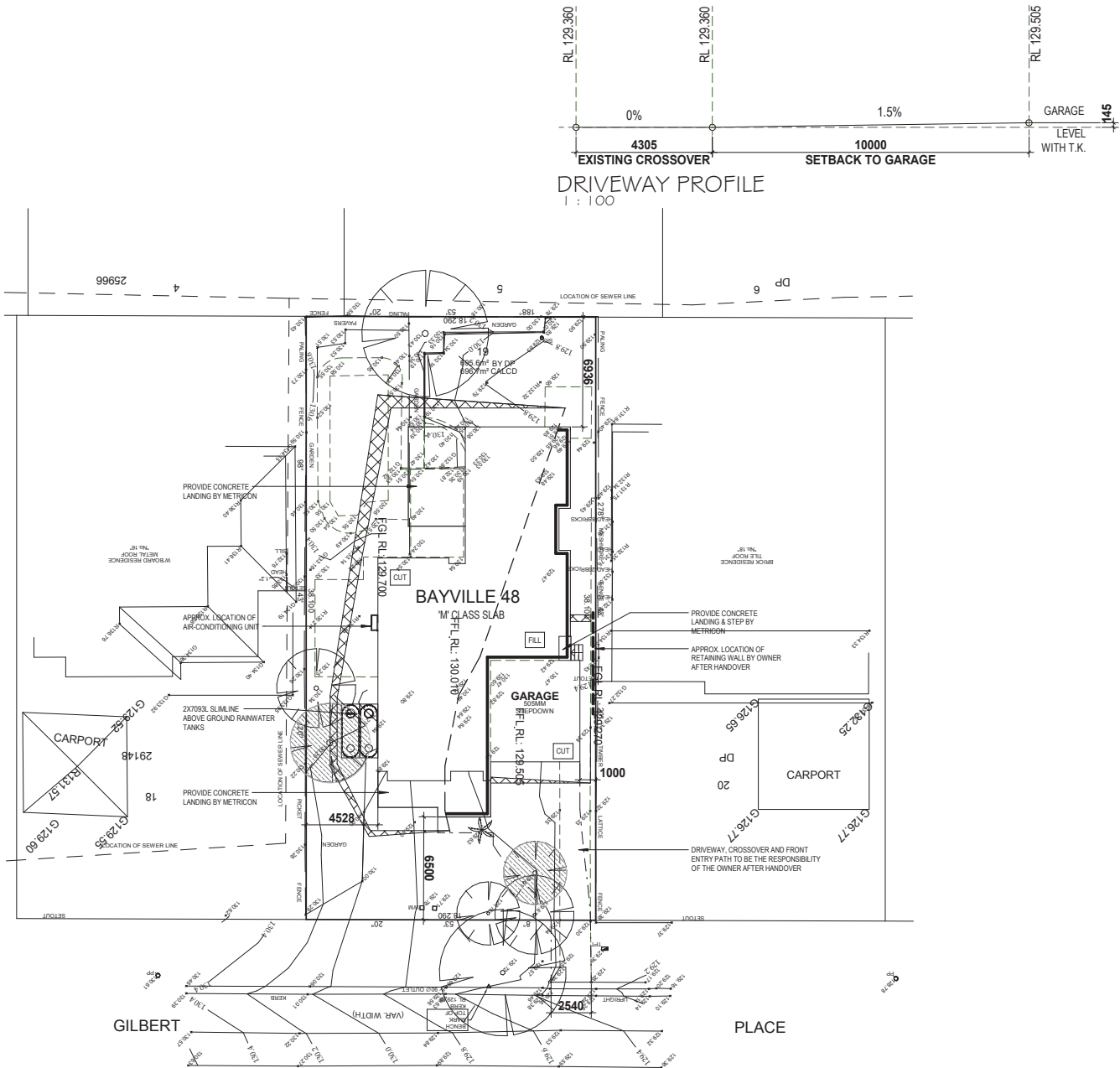











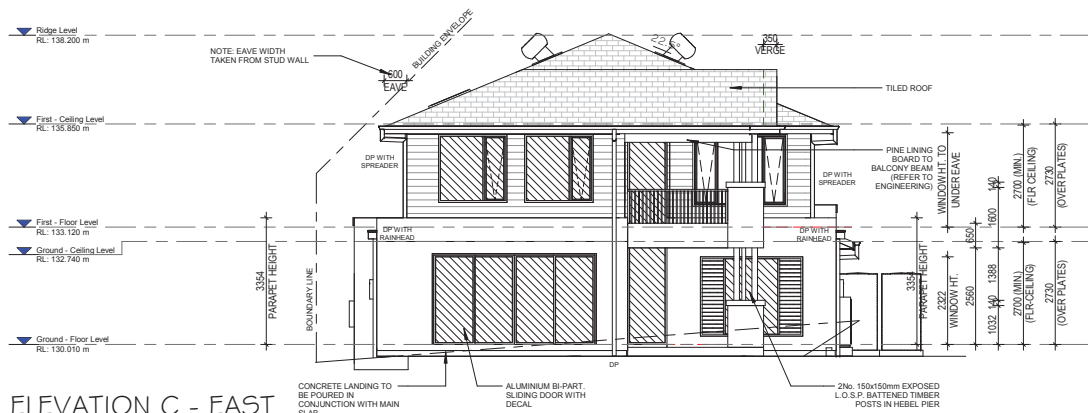
NORTHERN BEACHES BASE ON WARRINGAH DCP 2011	
SITE AREA:	695.6 SQM
PROPOSED ROOF COVERAGE	
ROOF COVERAGE AREA:	279.6 SQM
LANDSCAPED AREA	
TOTAL LANDSCAPED AREA:	356.0 SQM
EXCL. ALL HARD SURFACES	
MIN. DIMENSION OF 2.0M	51%
MIN. REQUIRED BY COUNCIL:	40%
PRIVATE OPEN SPACE	
PRIVATE OPEN SPACE:	210.9 SQM
MIN. REQUIRED BY COUNCIL:	60 SQM
MIN. DIMENSION OF 5M	
BUILDING ENVELOPE PROVIDE 45 DEGREE PLAN PROJECTED AT 5M HIGH ABOVE SIDE BOUNDARY NATURAL GROUND LEVEL	
BUILDING HEIGHT RESTRICTION MAXIMUM 8.5M RIDGE HEIGHT MAXIMUM 7.2M CEILING HEIGHT (F.F.L. MUST BE ACCURATE TO COMPLY)	
MAXIMUM 1000MM CUT MAXIMUM 1000MM FILL DEEP EDGE BEAM TO NATURAL GROUND NO EXPOSED FILL PERMITTED	
STORMWATER CALCULATION	
HARD LANDSCAPED AREAS: (INCL. ROOF/DRIVEWAY/PATHS ETC)	331.9 SQM 48%
MAX. ALLOWABLE SITE COVERAGE PRIOR TO O.S.D. REQUIRED	40%
DEMOLITION REQUIREMENTS:	
SITE TO BE CLEARED OF ALL EXISTING STRUCTURES, LEVELED AND ALL SERVICES RELOCATED BY THE OWNER TO THE SATISFACTION OF METRICON HOMES P/L	
 EXISTING TREES TO BE LOPPED / REMOVED BY OWNER:	
TREE REMOVAL REQUIREMENTS:	
SITE TO BE CLEARED BY OWNER OF ANY EXISTING TREES AND/OR PRUNE TREES WHICH WILL EFFECT THE BUILDING AREA PRIOR TO CONSTRUCTION	
IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN SEPARATE COUNCIL APPROVAL IF REQUIRED.	
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	



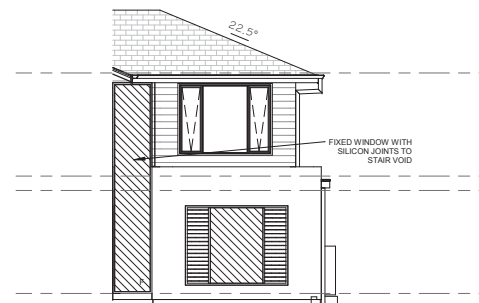
EXCAVATION NOTES: 50MM (±) TOLERANCE TO NOMINATED RL'S EXCAVATE APPROX. 700MM ON RL 129.70 AND FILL WITHIN D.E.B. EXCAVATIONS ARE TO START A MINIMUM OF 1000MM FROM THE EDGE OF THE BUILDING AND ARE TO BE BATTERED BACK TO SUIT IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE A GRATED DRAIN ACROSS GARAGE 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 via O.S.D. & RAINWATER TANK(s) REFER TO HYDRAULIC ENGINEER'S DETAILS		
SURVEYORS NOTES: A. THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY. B. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY. C. SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. D. CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.		
TERMITE PROTECTION: PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S. 3660.1		
		
LOT No.: 19		
DEPOSITED PLAN: 29148		
COUNCIL / LGA: NORTHERN BEACHES		
SLAB CLASS: M		
WIND SPEED: N /		
MGA		
SITE PLAN		
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SIGNATURE		
BY METRICON		
BAYVILLE 48 Bayville Facade		
 Metricon Bulke E. Level 4, 32 Levington Dr. Baulkham Hills NSW 2157 P.O. Box 7310, Norwest Business Park NSW 2153 Tel: 02 8887 5900 Fax: 02 8079 5901 Contractor License No: 174 699 A.C.N. 005 108 752 www.metricon.com.au		
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OWNER: MR & MRS WALLER ADDRESS: LOT 19 No. 17 GILBERT PLACE, FRENCHS FOREST		
CONTRACT PLANS		
JOB No.: 699571		
DATE : 25.03.19	DRWN : BZ	SHEET:
SCALE : As indicated	REVISION : E	02 of 7



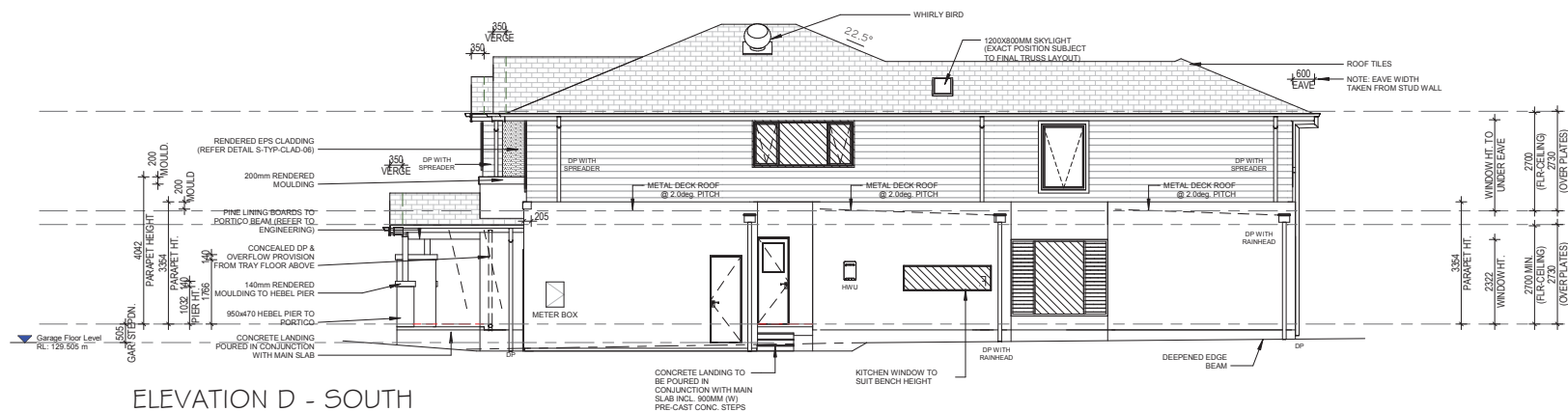
 <p>hebel Power Panel WALL PANELS</p> <p>STEEL FLOOR JOISTS</p> <ul style="list-style-type: none"> • 300mm DEEP FLOOR JOIST • 300mm DEEP FLOOR JOIST TO WET AREA • 22mm RED TONGUE PARTICLE BOARD FLOORING <p>HEIGHT OF DROP EDGE BEAM MAY VARY DUE TO SITE CONDITIONS UPON COMPLETION OF SITEWORKS</p>	<p>PROVIDE ACRYLIC RENDER FINISH TO HEBEL PANELS TO ALL ELEVATIONS (UNLESS NOTED OTHERWISE)</p> <p>IMPORTANT NOTE: REFER TO FACADE DETAIL REF. NO. S-TYP-BAYV-01</p> <p>PROVIDE JAMES HARDIE SONIC LINEA WEATHERBOARD CLADDING TO FIRST FLOOR ELEVATIONS (UNLESS OTHERWISE REFER TO DETAIL S-TYP-CLAD-02)</p> <p>NUMBER OF STEPS REQUIRED MAY VARY DUE TO SITE CONDITIONS</p>	<p>DENOTES WINDOWS/DOORS WITH WIDELINE SP10 GLAZING</p> 	<p>SYMBOL LEGEND</p> <p> RECESSED ELECTRICITY METER BOX</p> <p> DOWNPIPE W/ / RAINWATER HEAD</p> <p> ROTATING ROOF</p> <p> ARTICULATION JOINT</p> <p>WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS</p>	<p>SIGNATURE</p> <p>BY METRICON</p> <p> metricon</p> <p>Build E, Level 4, 32 Lexington Dr. Baulkham Hills NSW 2153 P.O. Box 7510, Norwest Business Park NSW 2153 Tel: 02 8887 1000 Fax: 02 8878 5951 Contractor Licence No. 174 689 www.metricon.com.au</p> <p>© COPYRIGHT Ideas and the concepts contained within all drawings and documents are the sole property of Metricon Homes NSW Pty Ltd</p>	<p>BAYVILLE 48 Bayville Facade</p> <p>ELEVATIONS</p> <p>AMENDED BA PLANS</p> <p>METRICON HOMES OWNS COPYRIGHT IN THIS DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTATION IS FORBIDDEN AND WILL BE PROSECUTED.</p> <p>SCALE: 1 : 100</p> <p>REVISION: E</p>	<p>OWNER: MR & MRS WALLER</p> <p>ADDRESS: LOT 19 No. 17 GILBERT PLACE, FRENCHS FOREST</p> <p>JOB No.: 699571</p> <p>DATE: 25.03.19 SCALE: 1 : 100</p> <p>DRAWN: BZ REVISION: E</p> <p>SHEET: 05 of 7</p>
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ELEVATION C - EAST



ELEVATION E - EAST



ELEVATION D - SOUTH

hebel® Power Panel
WALL PANELS

STEEL FLOOR JOISTS
• 300mm DEEP FLOOR JOIST
• 300mm DEEP FLOOR JOIST TO WET AREA
• 22mm RED TONGUE PARTICLE BOARD FLOORING

PROVIDE ACRYLIC RENDER FINISH TO HEBEL PANELS TO ALL ELEVATIONS (UNLESS NOTED OTHERWISE)

PROVIDE JAMES HARDIES SCYON LINEA WEATHERBOARD CLADDING TO FIRST FLOOR ELEVATIONS (UNLESS OTHERWISE). REFER TO DETAIL: S-TYP-CLAD-02

HEIGHT OF DROP EDGE BEAM MAY VARY DUE TO SITE CONDITIONS UPON COMPLETION OF SITE WORKS

NUMBER OF STEPS REQUIRED MAY VARY DUE TO SITE CONDITIONS

DENOTES WINDOWS/DOORS WITH WIDELINE SPIRO GLAZING

SYMBOL LEGEND

MB	RECESSED ELECTRICITY METER BOX	AJ	ARTICULATION JOINT
RWH	DOWNPIPE W/- RAINWATER HEAD		
DP	ROTATING ROOF VENTILATOR		

SIGNATURE
BY METRICON

m
metricon

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	SHEET: 06 of 7