

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**

GLAZING

- 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

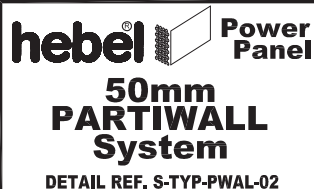
- ALL STEPS & STAIRS TO HAVE:
240mm MIN. & 355mm MAX. TREAD DEPTH AND 115mm MIN. & 190mm MAX. RISER HEIGHT IN ACCORDANCE WITH **N.C.C. 3.9.1**.
- BALUSTRADE IN ACCORDANCE WITH **N.C.C. 3.9.2**. TO BE INSTALLED WHERE INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE GROUND LEVEL.
- PROVIDE SLIP RESISTANCE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



STEEL FLOOR JOISTS

- 360MM DEEP FLOOR JOIST
- 300MM DEEP FLOOR JOIST TO WET AREA
- 22MM RED TONGUE PARTICLE BOARD FLOORING

PROVIDE FLUSH FINISHED FLOORS TO ALL GROUND FLOOR WET AREAS. STRUCTURAL ENGINEERS TO REFLECT REDUCED POD HEIGHT

PROVIDE 2340MM (H) INTERNAL DOORS TO THE GROUND FLOOR ONLY UNLESS OTHERWISE NOTED (EXCLUDES SLIDING ROBE DOORS PANTRY, BROOM, LINEN CUPBOARDS)



Certificate no.: 0004801670
Assessor Name: Manthee Chetty
Accreditation no.: VIC/BD/AV13/1524
Certificate date: 30 Apr 2020
Dwelling Address:

4 DUDLEY STREET
BALGOWLAH, NSW
2093

www.nathers.gov.au



TABLE OF REVISIONS

REV.	DATE	REVISION DESCRIPTION	BY
A	10.3.2020	PRELIMINARY CONTRACT PLANS	DA4
B	29.4.2020	707083/ V01 - 703805/ V01	DA4
C	25.5.2020	707083/ V02 - 703805/ V02	DA4
D	DDMMYY	DESCRIPTION	XX
E	DDMMYY	DESCRIPTION	XX
F	DDMMYY	DESCRIPTION	XX
G	DDMMYY	DESCRIPTION	XX
H	DDMMYY	DESCRIPTION	XX
I	DDMMYY	DESCRIPTION	XX
J	DDMMYY	DESCRIPTION	XX

DESIGN: GRANGE 18	DualOcc metricon	OWNER: MR. SAM SAMMOUR LOT32 NO.4 DUDLEY STREET BALGOWLAH	
FACADE: ASPIRE CEILING: 25, L/R GARAGE: SINGLE LOCATION: F			
COVER SHEET	BY METRICON	JOB No: 707083-707085	DATE: 10.03.2020
METRICON HOMES OWNS COPYRIGHT IN THIS DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTATION IS FORBIDDEN AND WILL BE PROSECUTED.	Build. E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153 P.O. Box 7510, Norwest Business Park NSW 2153 Tel: 02 8887 9000 Fax: 02 8079 5901 Contractor Licence No: 174 699 A.C.N. 005 108 752 © COPYRIGHT The ideas and the concepts contained within all drawings and documents is the sole property of Metricon Homes		FC DATE: DD.MM.YYYY
			MST VER: 08.04.2018
			REVISION: C
		DRAWN: DA4	CHECK: DA4
		SHEET: COVER	

REF.
MANLY DCP 2013,
MANLY LEP 2013

VALUES DENOTE SQUARE METRES
(UNLESS NOTED OTHERWISE)

APPROX. AREA AFTER SUBDIVISION	UNIT A	UNIT B
	349.55	349.55

GROUND FLOOR (SQM)	66.50	66.50
FIRST FLOOR (SQM)	81.18	81.13
GARAGE (SQM) [16.5M2 EXCL.]	18.00	18.00
GARAGE AREA INCL. IN F.S.R.	1.50	1.50
TOTAL LIVING AREA/UNIT:	149.18	149.04
FSR PROPOSED:	298.21M2 / 42.65%	

MAX. ALLOWABLE:	347.8M2 / 50%
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HOUSE AREA: (INC. OUTDOOR)	237.91M2
DRIVEWAY AREA:	54.54M2

OPEN SPACE AREA

OPEN SPACE ACHIEVED:	393.6M2/56.30%
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PRIMA ET OPEN GRADE

MIN. REQUIRED:	18M2 / >3M	
P.O.S PROPOSED:	30	30

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

☐ PREFERRED LOCATION

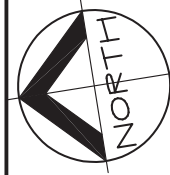
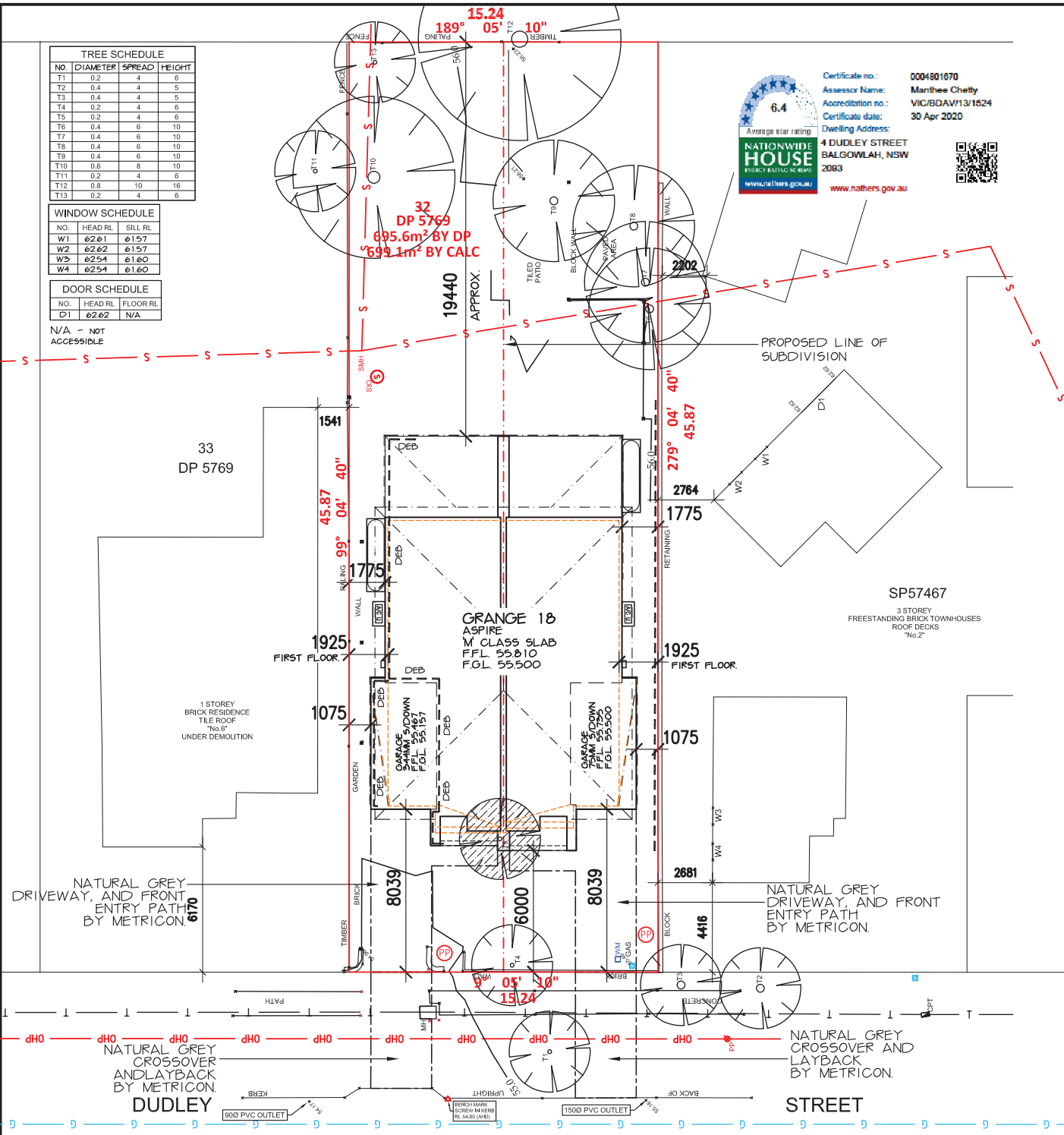


A. THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.

- 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.

NO.	HEAD RL	SILL RL
W1	6261	61.57
W2	6262	61.57
W3	6254	61.60
W4	6254	61.60

N/A - NOT ACCESSIBLE



SUBDIVISION: TORRENS TITLE	
LOT NO: 32	
DEPOSITED PLAN: 5769	
COUNCIL / LGA: NORTHERN BEACHES	
SLAB CLASS:	M
WIND SPEED:	N2

STORMWATER TO DRAIN TO
STREET VIA ON-SITE DETENTION
AND 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

 S W T
 U/GROUND SEWER MAINS U/GROUND WATER MAINS U/GROUND TELECOM. LINE
 G OHP UGP
 U/GROUND GAS MAINS OHEAD POWER SUPPLY U/GROUND POWER SUPPLY

TOP OF KERB		EDGE OF DUTIMEN	
 PP	POWER POLE	 SV	STOP VALVE
 PD	POWER DBOX	 SBH	SEWER MAINTENANCE HOLE
 SP	SERVICE POLE	 SD	SEWER INSPECTION OPENING
 LP	LIGHT POLE	 TPT	TELECOMMUNICATIONS PIT
 HD	HYDRANT	 MS	MAN MARKER
 WM	WATER METER	 K	KERB INLET
		 SW	STORMWATER PIT
			GRATED STORMWATER PIT
			BENCHMARK
			TREE
			APPROX. LOCATION OF PRIVATE PROPERTY POLE

INTRAX SURVEY DATE: 18.11.2019

CONTOUR INTERVALS: 200 MM

LEVELS TO: AHD.

SITE PLAN



Build E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Tel: 02 8887 9000 Fax: 02 8079 5901
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A.C.N. 005 108 752 www.metricon.com.au

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MR. S. SAMMOUR
LOT 32 NO.4 DUDLEY STREET
BALGOWLAH

JOB No: 707083-707085

DATE:	DRAWN:
SCALE: 1:200	SHEET: 1 OF 10

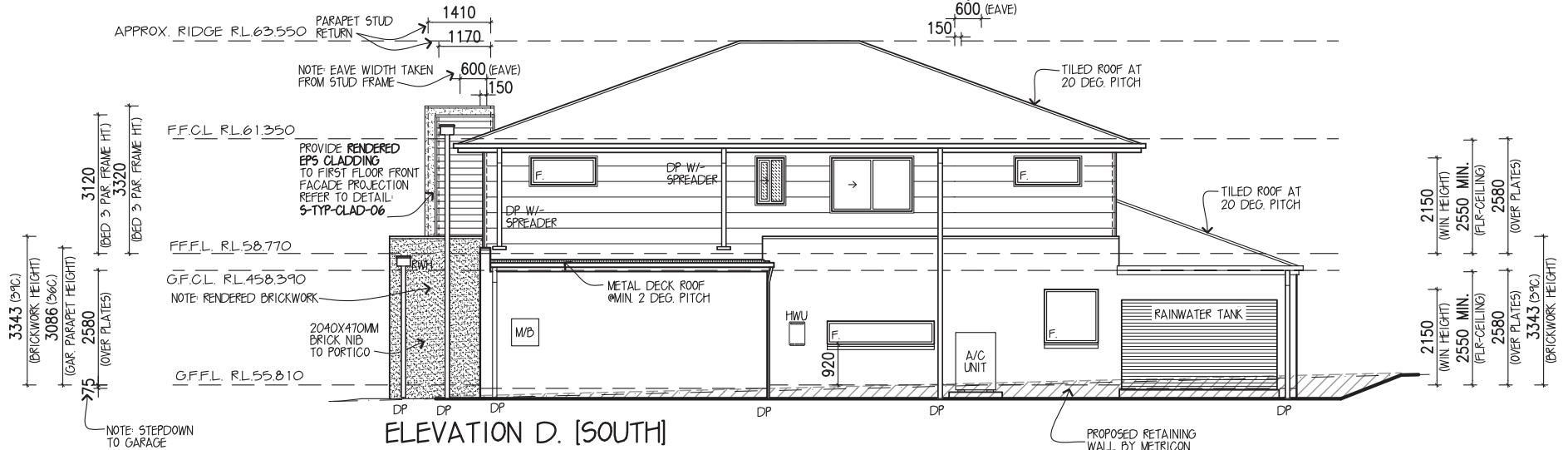
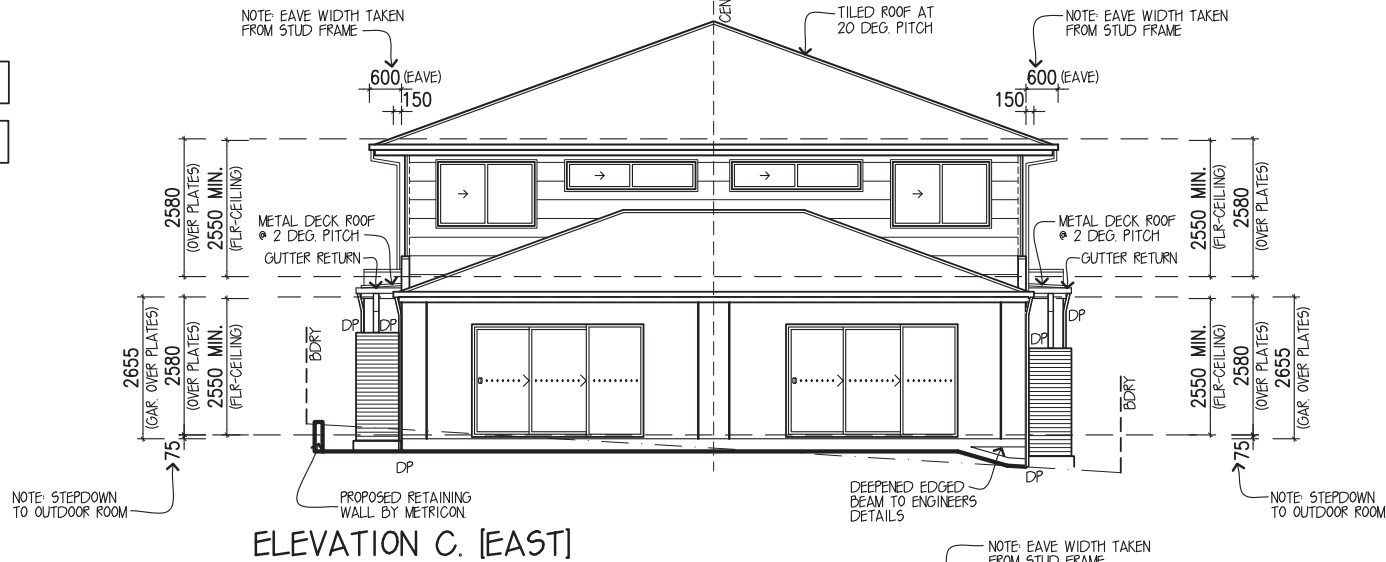
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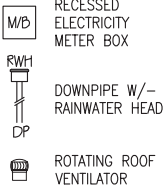
PROVIDE JAMES HARDIES
SCYON STRIA CLADDING
TO FIRST FLOOR ELEVATIONS
(UNLESS NOTED OTHERWISE)
REFER TO DETAIL: 5-TYP-CLAD-02

DENOTES WINDOWS/DOORS WITH 4MM
OBSCURE DECOR SATIN GLAZING

DENOTES WINDOWS/DOORS WITH
TRANSLUCENT GLAZING



SYMBOL LEGEND



ARTICULATION JOINT
WHERE ARTICULATION
JOINTS ARE NOT SHOWN
REFER TO STRUCTURAL
ENGINEER'S DETAILS



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Certificate date: 30 Apr 2020
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BALGOWLAH, NSW
2003

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DESIGN: GRANGE 18

FACADE: ASPIRE CEILING: 25, L/R

GARAGE: SINGLE LOCATION: F

ELEVATIONS

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OWNER: MR. SAM SAMMOUR
LOT32 NO.4 DUDLEY STREET
BALGOWLAH

BY METRICON

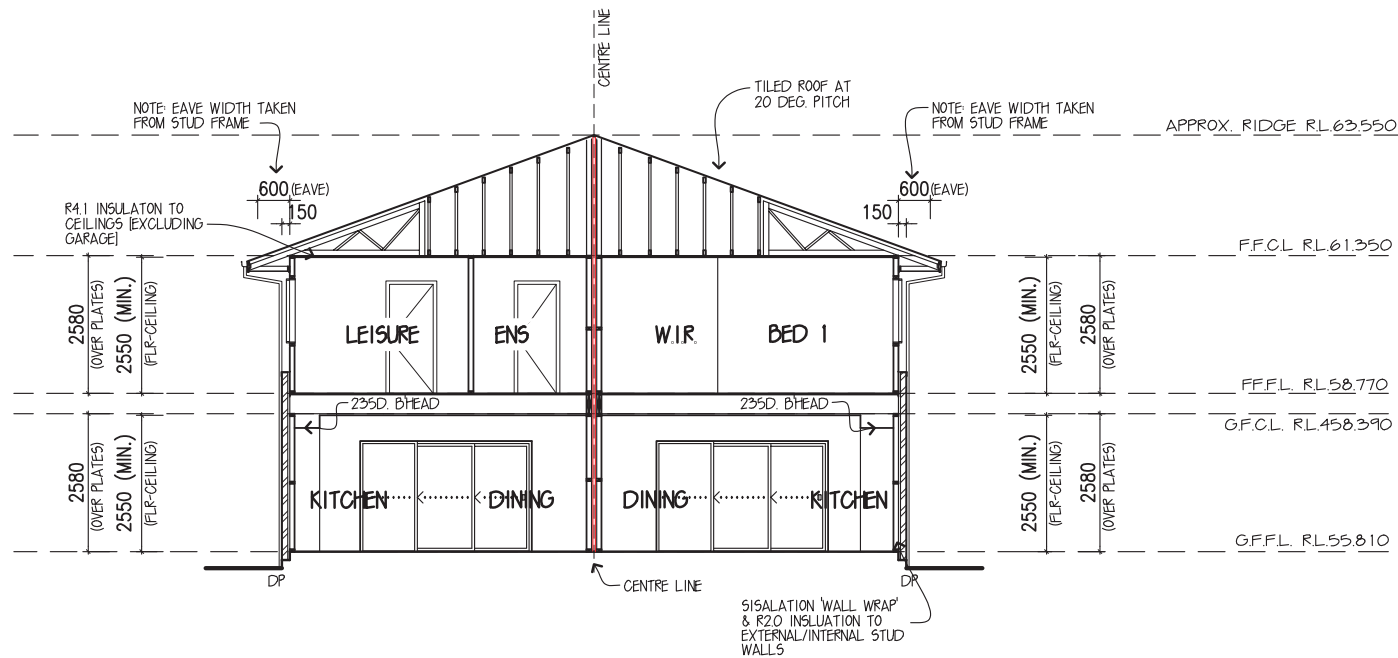
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JOB No: 707083-707085 DATE: 10.03.2020

FC DATE: DD.MM.YYYY MST VER: 08.04.2018

SCALE: 1:100 ON A3 SHEET REVISION: C

DRAWN: DA4 CHECK: DA4 SHEET: 5 of 14



SECTION X-X



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 Assessor Name: Manthee Chetty
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 Certificate date: 30 Apr 2020
 Dwelling Address:

4 DUDLEY STREET
 BALGOWLAH, NSW
 2083

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DESIGN: **GRANGE 18**

FACADE: **ASPIRE** CEILING 25, L/R

GARAGE: **SINGLE** LOCATION: **F**

SECTION

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BY METRICON

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OWNER: **MR. SAM SAMMOUR**
LOT32 NO.4 DUDLEY STREET
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JOB No: **707083-707085** DATE: **10.03.2020**

FC DATE: **DD.MM.YYYY** MST VER: **08.04.2018**

SCALE: **1:100 ON A3 SHEET** REVISION: **C**

DRAWN: **DA4** CHECK: **DA4** SHEET: **6** of **14**