



VANTAGE 48

CLASSIQUE

DRAWING LIST

SHEET No.	SHEET NAME
00	COVER SHEET
01	GENERAL NOTES
02	SITE PLAN
02A	EROSION & SEDIMENT CONTROL PLAN
02B	SITE ANALYSIS
02C	OVERSHADOWING_JUNE 21ST
03	GROUND FLOOR PLAN
04	FIRST FLOOR PLAN
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11	INTERNAL ELEVATIONS
12	INTERNAL ELEVATIONS
13	INTERNAL ELEVATIONS
14	INTERNAL ELEVATIONS

REVISIONS

REV.	DESCRIPTION	DATE	DRAWN
A	PRELIMINARY TENDER PLAN	22.09.2023	BZ
B	PRELIMINARY TENDER PLAN - REISSUE	08.11.2023	BZ
C	PPS AMENDMENTS	18.12.2023	B.D
D	CONSOLIDATED TENDER	27.03.2024	FH0 LN4
E	CT - RE ISSUE	24.05.2024	LN4
F	BASIX UPDATES	07.06.2024	FH0
G	LODGEMENT PLANS	17.06.2024	FH0

REVISIONS

REV	DESCRIPTION	DATE	DRAWN

DRAWING TITLE:
COVER SHEET



Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension. *If in doubt, ASK.*



DESIGNER

SPEC: BASE

DESIGN:
VANTAGE 48

FACADE:
CLASSIQUE

Build. E. Level 4, 32 Lexington Dr,
Baulkham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2152
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PRODUCT CODE:
ND3VAN48CLADN

CEILING:
29G, 27F R

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OWNER:
MR TRAN & MRS LE

LOT 29 NO. 2 ORANA ROAD,
MONA VALE NSW 2103

JOB N°: 744599	PERMIT N°: --
WIND SPEED: N2	MASTER ISSUED: 01/04/2023
DRAWN: BZ	CHECKED: --
LODGEMENT PLANS	
DATE: 22/09/2023	

SHEET:
00/14

STANDARD NOTES:

AS PER NCC 2022

GENERAL

- REFER TO ALL ASSOCIATED ENGINEERING DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS OF STRUCTURAL, SLAB & HYDRAULIC ELEMENTS (where applicable).
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- INTERNAL ELEVATION DIMENSIONS ARE TO PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS1684.2-2021 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS & LAYOUTS.
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK (UNO).
- PROVIDE 2No. JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL *S-TYP-DOOR-01*.
- ENSURE RETURN AIR GRILLE & AC VOIDS ARE CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

CEILING/WALL - GENERAL

- PROVIDE PLASTER LINED CEILINGS TO ALL AREAS (UNO).
- SOFFITS 4.5mm FC SHEET (UNO).
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN' LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 50mm MIN' VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5
- WATERPROOFING FOR EXTERNAL ABOVE GROUND USE TO COMPLY WITH AS4654.1-2012 & AS4654.2-2012.

STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.2
- BARRIERS & HANDRAILS MUST COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3
- BALUSTRADE IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.3 TO BE INSTALLED WHERE VOIDS, OR INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND/FLOOR LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.4 & AS4586-2013.
- STAIRS ARE INDICATIVE ONLY. REFER TO DETAILS, SPECIFICATIONS & SELECTION DOCUMENTS.

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2022 H4D2 HOUSING PROVISIONS 10.2
- WALL LINING TO WET AREAS TO BE APPROVED WET AREA BOARD (UNO).
- ALL INWARD SWING HINGED WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 2022 H4D5 HOUSING PROVISIONS 10.4.2

WINDOWS & DOORS

- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNO).
- SIZES NOMINATED AS A GENERIC CODE (UNO). FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.
- EXTERNAL WINDOWS & DOORS TO COMPLY WITH NCC 2022 H6D1 HOUSING PROVISIONS 13.4.4.
- WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.

WINDOWS & DOORS (CONT.)

- ALL GLAZING TO COMPLY WITH AS1288-2021 & AS2047-2014, & WITH AS4055-2021 FOR WIND LOADING (UNO).
- WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS (UNO).
- PROVIDE LIGHTWEIGHT CLADDING ABOVE ALL CORNER WINDOWS & CORNER DOORS (UNO).
- SAFETY GLAZING IN HUMAN IMPACT AREAS INCLUDING ADJACENT TO BATHS OR SHOWERS TO BE IN ACCORDANCE WITH NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6

ENERGY EFFICIENCY NOTES

NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, BASED ON SPECIFIC SITING. REFER TO SPECIFICATION & CONTRACT DOCUMENTATION.

- PROVIDE BULK CEILING INSULATION & EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (UNO).
- PROVIDE WEATHER STRIPPING TO WINDOWS & ALL EXTERNAL HINGED DOORS.
- PROVIDE DRAFT PREVENTION TO EXHAUST FANS, AS PER RELEVANT BUILDING CODES.
- SEALED GAPS AROUND WINDOWS & EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7 HOUSING PROVISIONS 7.5.6 & AS/NZS 2904-1995.
- INSULATION OF SERVICES AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.2
- HEATING AND COOLING DUCTWORK AS PER NCC 2022 HOUSING PROVISIONS H6D2 13.7.4 & SEALING PER AS4254-2021.
- ARTIFICIAL LIGHTING AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.6
- WHERE APPLICABLE, PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC 2022 H2D5 HOUSING PROVISIONS 6.2.1 TO SUSPENDED TIMBER FLOORS.

MISCELLANEOUS

- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5.
- PLIABLE BUILDING MEMBRANES TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 & AS4200.1-2017 & BE INSTALLED IN ACCORDANCE WITH AS4200.2-2017.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC 2022 H2D2 HOUSING PROVISIONS 3.3 & AS/NZS 3500.3-2021.
- PROVIDE MINIMUM 115mm SLOTTED GUTTERS WITH APPROVED OVERFLOW PROVISIONS AS REQUIRED.
- ALL EXHAUST FANS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2
- WHERE REQUIRED, BATHROOM AND SANITARY COMPARTMENT EXHAUST FANS TO ACHIEVE A MINIMUM FLOW RATE OF 25 L/s, & 40 L/s FOR A KITCHEN OR LAUNDRY.
- PROVIDE TERMITE MGT. SYSTEM AS PER AS3660.1-2014.
- ALL SMOKE ALARMS TO COMPLY WITH AS3786-2014, CONNECTED TO MAINS POWER, AND INTERCONNECTED WHERE APPLICABLE. INSTALLATION TO BE IN ACCORDANCE WITH NCC 2022 H3D6 HOUSING PROVISIONS 9.5.4
- LOCATIONS OF ELECTRICAL COMPONENTS & VENTS SHOWN ARE INDICATIVE ONLY, AND MUST BE INSTALLED TO REQUIRED DISTANCES FROM WALL & CEILING JUNCTIONS.
- BUILDINGS IN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959-2018.
- DWELLINGS WITHIN 1km OF A BAY/10km OF A SURF COAST MUST HAVE ALL STEEL & MORTAR IN ACCORDANCE WITH SECTION 5 OF AS3700-2018.
- TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE FOOTINGS.

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
 - AS/NZS 1170.0-2002 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
 - AS/NZS 1170.1-2002 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
 - AS/NZS 4600-2018 COLD-FORMED STEEL STRUCTURES
 - AS4055-2021 WIND LOADS FOR HOUSING
 - AS4100-2020 STEEL STRUCTURES CODE
 - AS3623-1993 DOMESTIC METAL FRAMING
 - AS3566.1-2002 SELF DRILLING SCREWS
 - NASH STANDARDS

STEEL FRAMING SUPPLIER TO PROVIDE DESIGN, CONNECTORS AND FIXING HARDWARE FOR ALL STEEL TO STRUCTURAL TIMBER MEMBERS (UNO BY ENGINEER).

REFERENCE DETAILS	
DETAIL NUMBER	DETAIL DESCRIPTION
O-TYP-HEBE-00	HEBEL DETAILS - ALL
O-TYP-KITC-01	STANDARD AND OPTIONAL JOINERY & CABINETRY
O-TYP-NOGG-01	STRUCTURAL BLOCKING FOR WALL MOUNTED TV
S-TYP-GARA-01	BRICK VENEER GARAGE DETAILS, BRICKWORK OR FC OVER OPENING
S-TYP-KITC-01	ISLAND BENCH MICROWAVE VENTING DETAIL
S-TYP-KITC-04-05-06-10	KITCHEN BULKHEAD
S-TYP-PWAL-03	HEBEL DUAL ZERO BOUNDARY WALL
S-TYP-WIND-05	FC INFILLS ABOVE WINDOWS

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

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

- EXPOSURE GRADE MORTAR
- STAINLESS STEEL WALL TIES
- LINTELS AND ANY EXPOSED STEEL IN ACCORDANCE WITH B.C.A. REQUIREMENTS
- COLORBOND VALLEY GUTTERS
- UPGRADE TO CATEGORY 2 EXPOSURE GRADE FACE BRICKS

STAIRCASE UPGRADES - REFER TO CONTRACT

PROVIDE 2340mm (H) INTERNAL DOORS THROUGHOUT UNLESS OTHERWISE NOTED (EXCLUDING SLIDING ROBE DOORS)

PROVIDE NOGGINGS AT 750MM HIGH ABOVE FFL FOR FIXING OF WALL MOUNTED VANITIES TO:

- POWDER ROOM
- ENSUITE 1 (EXCL WC)
- BATHROOM
- ENSUITE 2
- ENSUITE 3

PROVIDE SQUARE SET CEILING TO:

- POWDER ROOM
- ENSUITE 1 (EXCL WC)
- BATHROOM
- ENSUITE 2
- ENSUITE 3

PROMOTION

BRILLIANCE

- REFER CONTRACT FOR LISTED PROMOTION ITEMS

DESIGNER

STEEL FLOOR JOIST SPECS

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

Power Panel
WALL PANELS

OR RENDERED LIGHTWEIGHT SUBSTRATE CLADDING ABOVE LOWER ROOFS WHERE APPLICABLE

BENCHTOP TO RUN THROUGH WINDOW REVEAL

Refer to:

LoveLight

Curtains & Blinds

Dated: 12.01.24

Refer to:

TILE STUDIO

metricon

Dated: 19.02.24

NORTHERN BEACHES COUNCIL	
PITTWATER LEP 2014 / DCP 21	
SITE AREA	935.8SQM
PROPOSED ROOF COVERAGE	298.22SQM
<u>LANDSCAPE AREA</u>	
(Excluding all hard surfaces, min. dim. of 2m.	
564.89SQM	60%
Min. required by Council - 50%	
<u>FRONT YARD LANDSCAPE AREA</u>	
Total front yard area:	111.91SQM
Landscape front yard area:	67.44SQM
Landscape front yard area:	60.26%
Min. required by Council - 60%	
<u>PRIVATE OPEN SPACE</u>	
min. dimension of 3.0m	496.16SQM
min. required by council - 80m²	
<u>BUILDING HEIGHT RESTRICTION</u>	
MAXIMUM 8.5m RIDGE HEIGHT	
(FFL must be accurate to comply)	
<u>EARTHWORK</u>	
- Maximum 1000mm cut	
- Maximum 1000mm fill	
<u>BUILDING ENVELOPE</u>	
- PROVIDE 45 DEGREE PLAN PROJECTED AT 3.5M HIGH ABOVE SIDE BOUNDARY NATURAL GROUND LEVEL.	
<u>STORMWATER CALCULATION</u>	
Hard Landscape area: (incl. roof/driveway/path etc)	324.15SQM
Existing site coverage:	391.66SQM
Maximum allowable by council prior to O.S.D. being required: (Existing site coverage + 50sqm)	441.66SQM

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.

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

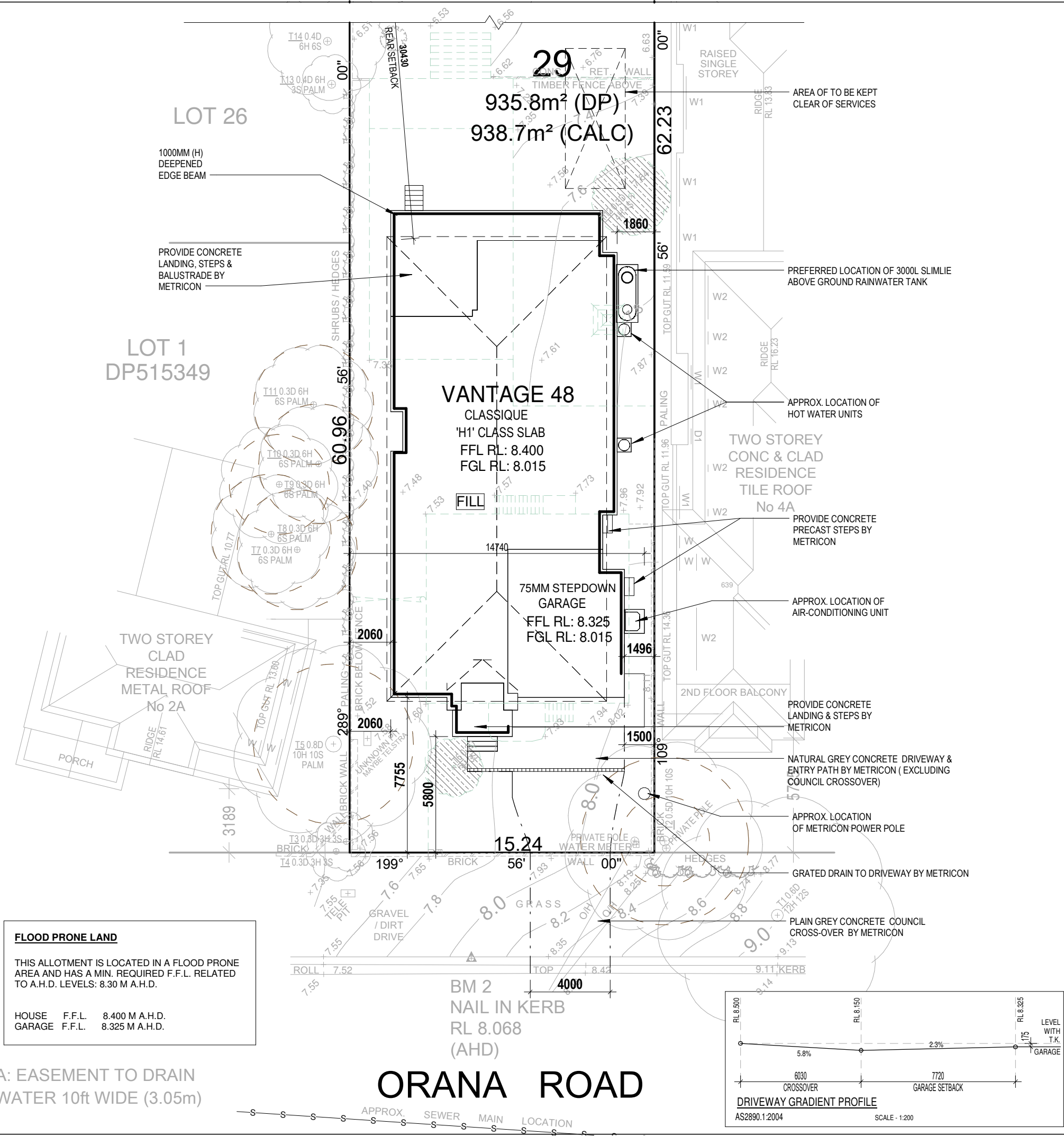
SURVEYOR'S NOTES

- 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.

- AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.

- 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.

- CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVETED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.



EXCAVATION NOTES

50MM (=/-) TOLERANCE TO NOMINATED RL'S
EXCAVATE APPROX. 50mm ON R.L. 8.015 AND RETAIN
FILL (APPROX. 615mm) WITH DEEP EDGE BEAM

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

EXCAVATION

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

PRELIMINARY SITE PLAN NOTES

SITING IS SUBJECT TO THE CONFIRMATION
OF COUNCIL'S BUILDING REGULATIONS
AND REQUIREMENTS

TEMPORARY SITE FENCING

METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES

ALL WEATHER ACCESS

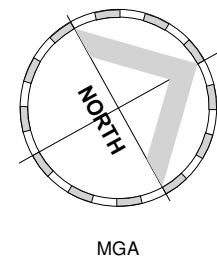
METRICON TO SUPPLY UP TO 5m SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

STORMWATER DRAINAGE TO

VIA ON SITE DETENSION SYSTEM & RAINWATER TANK

SURVEY LEGEND

	GULLY PIT		SEWER LINE
	INlet		VEHICLE CROSSING
	SP SEWER INLET PIT		STOP VALVE
	SMH SEWER INSPECTION COVER		DEEP EDGE BEAM
	WM SEWER MANHOLE		GM GAS METER
	EL WATER METER		LP LIGHT POLE
	SMH ELECTRICITY BOX		INV INVERT
	TP STORMWATER MANHOLE		TK TOP OF KERB
			KO TELSTRA OUTLET



approval type:
COUNCIL

developer approval:
N/A

zone:
R2

WIND SPEED	N2
SLAB CLASS	H1

drawing title:
SITE PLAN

Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension. ***If in doubt, ASK.***



DESIGNER

design: VANTAGE 48
facade: CLASSIQUE

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owner:
MR TRAN & MRS LE

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MONA VALE NSW 2103

LODGEMENT PLANS

job no: 744599	DP no: SEC E 6195	date: 22/09/2023	
council/LGA: NORTHERN BEACHES		sheet: 02/14	revision:
drawn: BZ	check: XX	master version: 01/04/2023	G

TEMPORARY SITE FENCING

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

ALL WEATHER ACCESS NOTE

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

CUT & FILL BATTERS

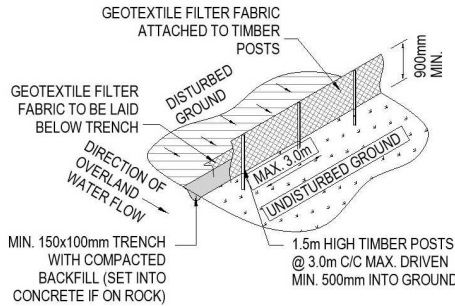
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT & FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC.

TEMPORARY SECURITY FENCING:

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

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 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES AREA 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 SWEEPED DAILY.
6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
7. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



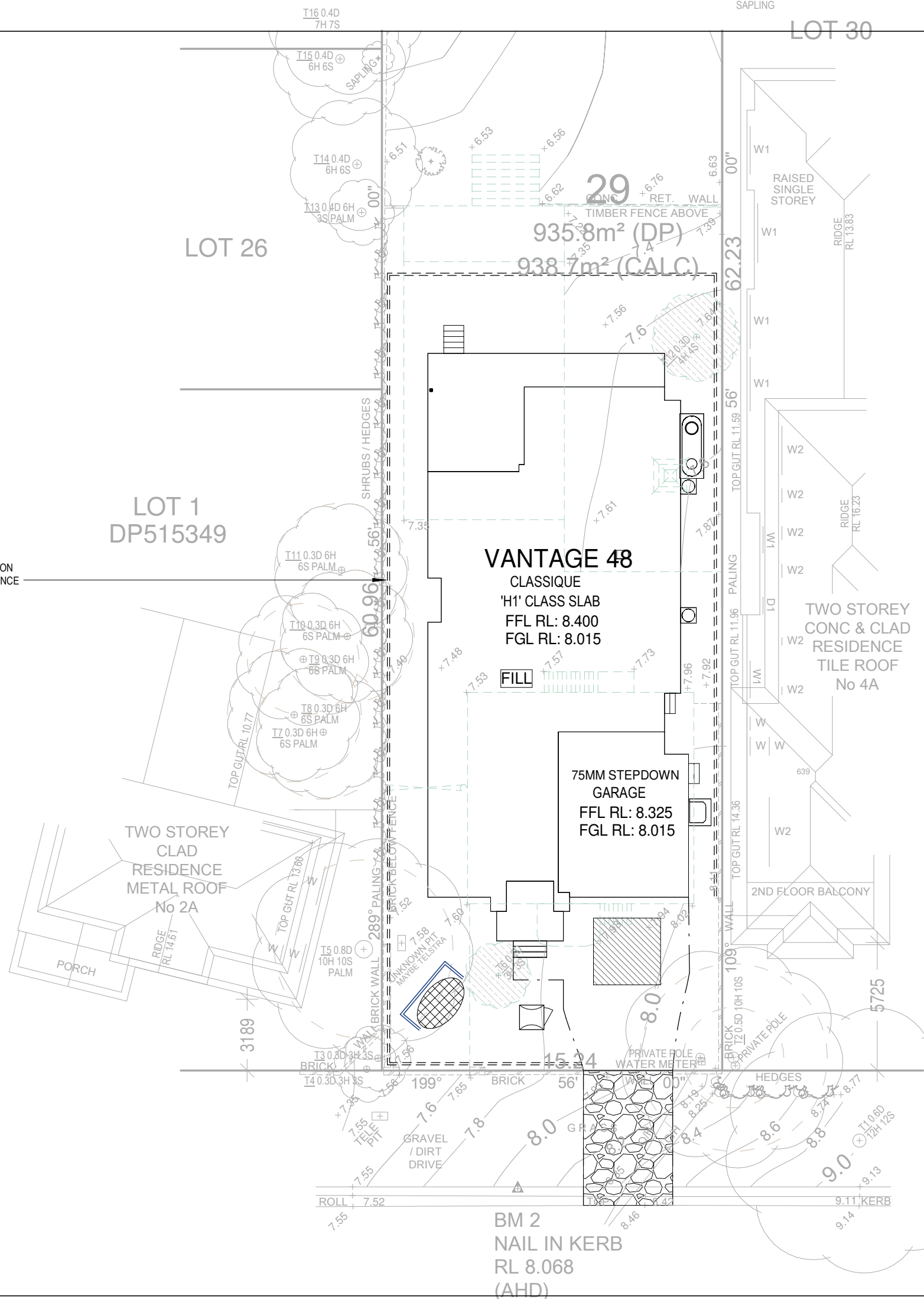
SEDIMENT FENCE DETAIL

NOT TO SCALE

LEGEND

- | | | | |
|--|---|--|-------------------------|
| | MATERIAL STORAGE SPACE | | PORTABLE TOILET |
| | WASTE STORAGE AREA INCLUDING SEDIMENT FENCE | | ALL WEATHER SITE ACCESS |
| | SEDIMENT FENCE (APPROX LOCATION) | | STORMWATER LINE |

APPROX. LOCATION OF SEDIMENT FENCE



EXCAVATION

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

PRELIMINARY SITE PLAN NOTES

SITING IS SUBJECT TO THE CONFIRMATION OF COUNCIL'S BUILDING REGULATIONS AND REQUIREMENTS

TEMPORARY SITE FENCING

METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES

ALL WEATHER ACCESS

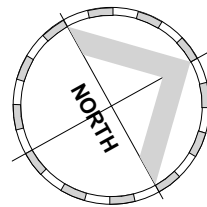
METRICON TO SUPPLY UP TO 5m SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURNG CONSTRUCTION

STORMWATER DRAINAGE TO

VIA ON SITE DETENSION SYSTEM & RAINWATER TANK

SURVEY LEGEND

- | | | | |
|--|------------------------|--|------------------|
| | GULLY PIT | | SEWER LINE |
| | HYDRANT | | VEHICLE CROSSING |
| | SURFACE INLET PIT | | STOP VALVE |
| | SEWER INSPECTION COVER | | DEEP EDGE BEAM |
| | SEWER MANHOLE | | GAS METER |
| | WATER METER | | LIGHT POLE |
| | ELECTRICITY BOX | | INVERT |
| | STORMWATER MANHOLE | | TOP OF KERB |
| | TELSTRA PIT | | KERB OUTLET |



MGA

approval type:

COUNCIL

developer approval:

N/A

zone:

R2

WIND SPEED

N2

SLAB CLASS

H1

drawing title:

EROSION & SEDIMENT CONTROL PLAN

All dimensions take precedence over scaled dimension. If in doubt, ASK.



DESIGNER

design: VANTAGE 48

facade: CLASSIQUE

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MR TRAN & MRS LE

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LODGEMENT PLANS

job no: 744599 DP no: SEC E 6195 date: 22/09/2023

council/LGA: NORTHERN BEACHES sheet 02A/14 revision:

drawn: BZ check: XX master version: 01/04/2023 G

plot date & time: 17/06/2024 3:40:37 PM

DENOTES SHADOW CAST AT 9:00 A.M. ON JUNE 21

DENOTES SHADOW CAST AT 12:00 NOON ON JUNE 21

DENOTES SHADOW CAST AT 3:00 P.M. ON JUNE 21



EXCAVATION
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PRELIMINARY SITE PLAN NOTES
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TEMPORARY SITE FENCING
METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES

ALL WEATHER ACCESS
METRICON TO SUPPLY UP TO 5m SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURNG CONSTRUCTION

STORMWATER DRAINAGE TO
VIA ON SITE DETENSION SYSTEM & RAINWATER TANK

SURVEY LEGEND	
	GULLY PIT
	HYDRANT
	SURFACE INLET PIT
	SEWER INSPECTION COVER
	SEWER MANHOLE
	WATER METER
	ELECTRICITY BOX
	STORMWATER MANHOLE
	TELSTRA PIT
	SEWER LINE
	VEHICLE CROSSING STOP VALVE
	DEEP EDGE BEAM
	GAS METER
	LIGHT POLE
	INVERT
	TOP OF KERB
	KERB OUTLET

	approval type:	COUNCIL
	developer approval:	N/A
	zone:	R2
	WIND SPEED	N2
	SLAB CLASS	H1

drawing title:
OVERSHADOWING_JUNE 21 2021
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Baukham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Contractor Licence N°: 174 699 - A.C.N. 005 108 752
Tel: (02)8887-9000 - Fax: (02)8079-5901
www.metricon.com.au

owner:
MR TRAN & MRS LE

LOT 29 NO. 2 ORANA ROAD,
MONA VALE NSW 2103

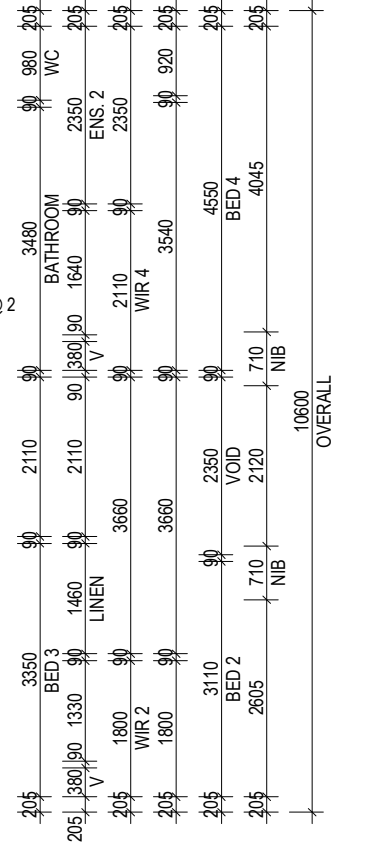
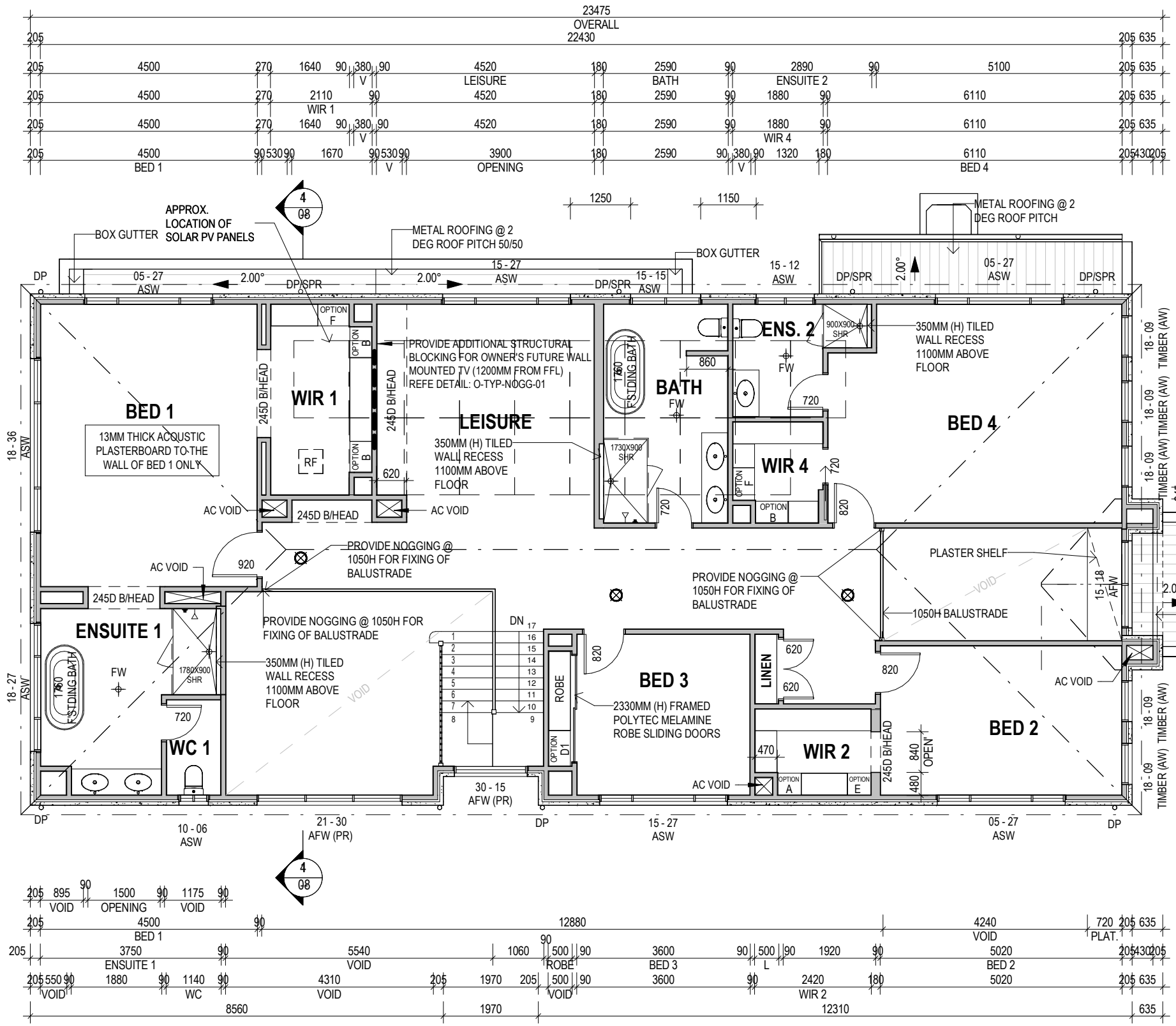
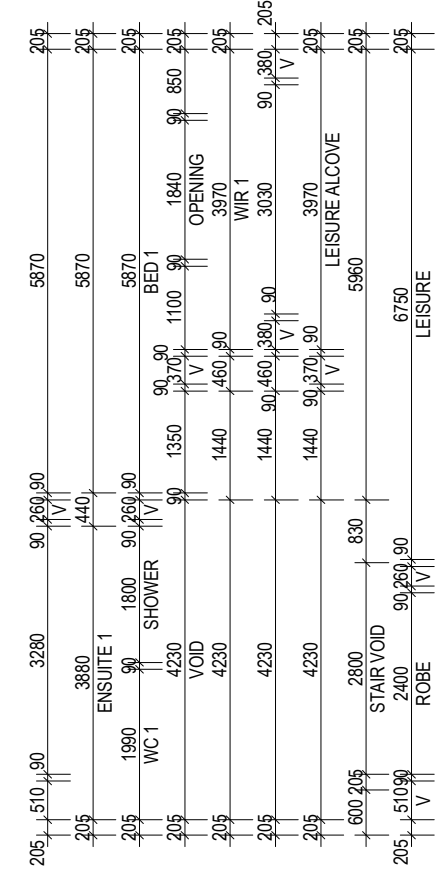
LODGEMENT PLANS

job no: 744599	DP no: SEC E 6195	date: 22/09/2023
council/LGA: NORTHERN BEACHES	sheet: 02C/14	revision: G
drawn: BZ	check: XX	master version: 01/04/2023

17/06/2024 3:40:45 PM

C

B



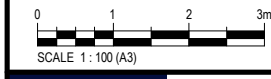
D

A

SYMBOL LEGEND

- | | | | | | |
|--------|--------------------------------|-----------------|------------------|--|--------------------|
| DP | DOWNPIPE 90mm ROUND PVC | ⊕ | GAS BAYONET | ⊗ | SMOKE ALARM |
| DP | DOWNPIPE 100x50mm RECT. C/BOND | + | COLD WATER POINT | APPROX. POSITION INSTALLED AS PER N.C.C.3.7.2. & TO COMPLY WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED | |
| DP+SPR | DOWNPIPE WITH SPREADER | FW | FLOOR WASTE | AJ | ARTICULATION JOINT |
| RWH | DOWNPIPE WITH RAINWATER HEAD | ELEC. METER BOX | 600x600 RECESSED | WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEERS DETAILS | |
| | | ⊗ | GARDEN TAP | LOAD BEARING WALL | |
| | | | | 70mm STUD WALL | |
| | | | | 120mm STUD WALL | |

DRAWING TITLE:
FIRST FLOOR PLAN



m DESIGNER
SPEC: BASE

DESIGN:
VANTAGE 48

FACADE:
CLASSIQUE

Build. E, Level 4, 32 Lexington Dr,
Baulkham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Contractor's Licence N°: 174699C ACN: 005 108 752
Tel: 1300 786 773
www.metriconhomes.com.au

PRODUCT CODE:
ND3VAN48CLADN

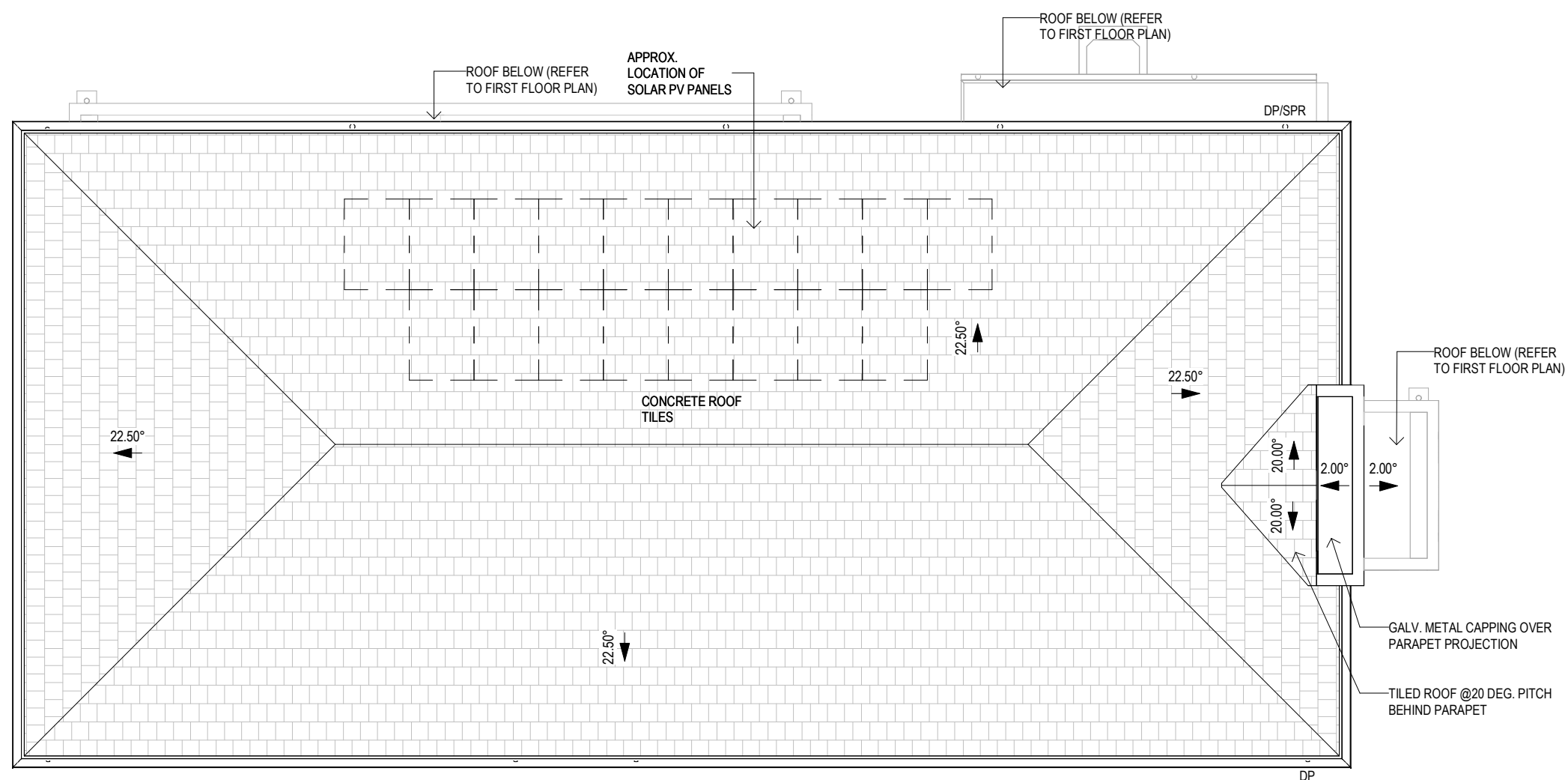
CEILING:
29G, 27F R

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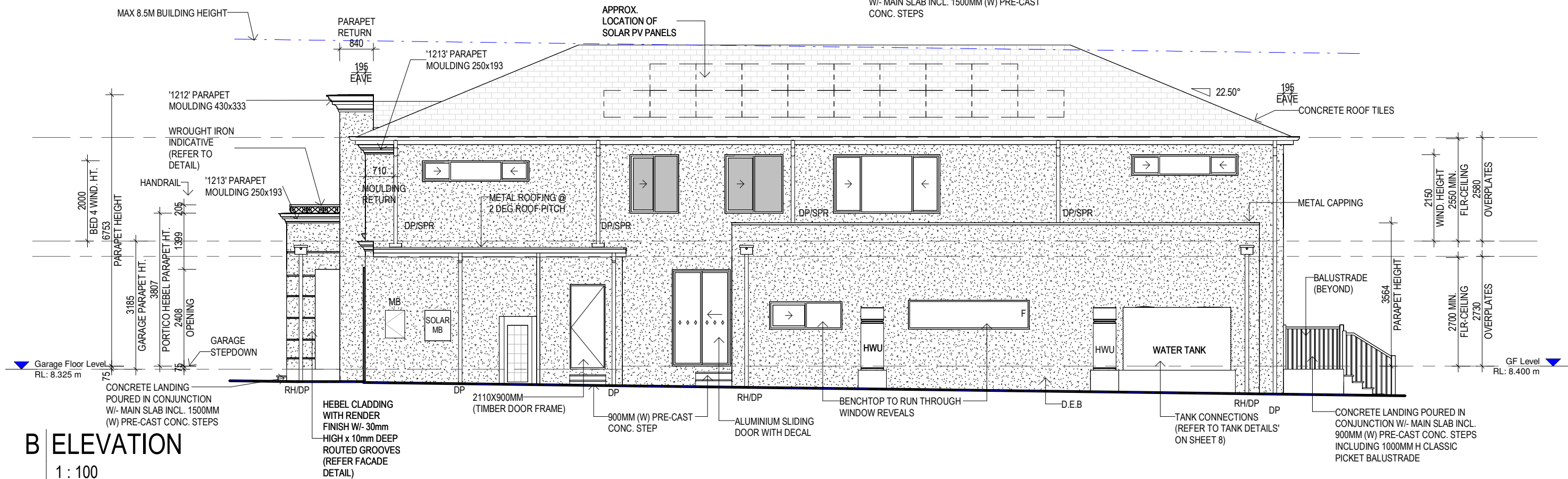
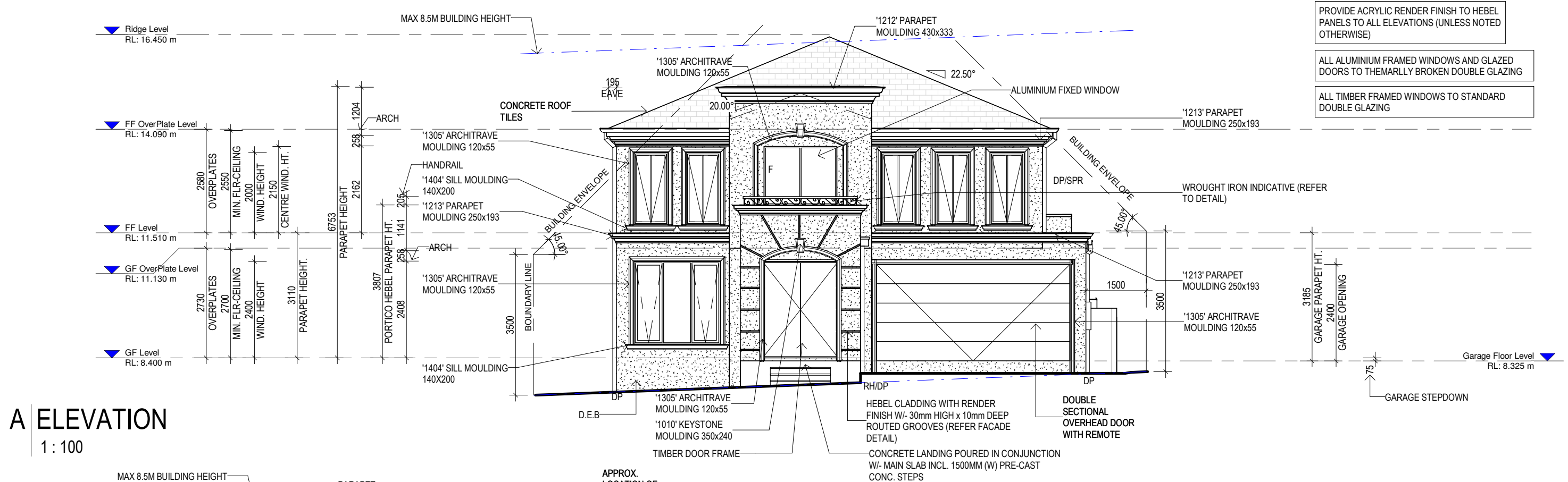
OWNER:
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LOT 29 NO. 2 ORANA ROAD,
MONA VALE NSW 2103

JOB N°:	744599	PERMIT N°:	-
WIND SPEED:	N2	MASTER ISSUED:	01/04/2023
DRAWN:	BZ	CHECKED:	-
LODGEMENT PLANS		DATE: 22/09/2023	
		SHEET:	
		04/14	



DRAWING TITLE: ROOF PLAN		DESIGN: VANTAGE 48		PRODUCT CODE: ND3VAN48CLADN		OWNER: MR TRAN & MRS LE	



NOTES: SYMBOL LEGEND

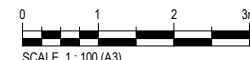
AJ **ARTICULATION JOINT**
WHERE ARTICULATION JOINTS ARE NOT
SHOWN REFER TO STRUCTURAL
ENGINEERS DETAILS

 DENOTES WINDOWS/DOORS
WITH 4mm OBSCURE DECOR
SATIN GLAZING

 DENOTES WINDOWS/DOORS
WITH 6mm SP10 CLEAR
SMARTGLASS

 DENOTES WINDOWS/DOORS
WITH TRANSLUCENT
GLAZING

DRAWING TITLE:
ELEVATIONS



Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension. **If in doubt, ASK**



DESIGNER

SPEC: BASE

DESIGN:
VANTAGE 48

FACADE:
CLASSIQUE

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PRODUCT CODE:
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CEILING:
29G, 27F R

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WIND SPEED: N2	MASTER ISSUED: 01/04/2023

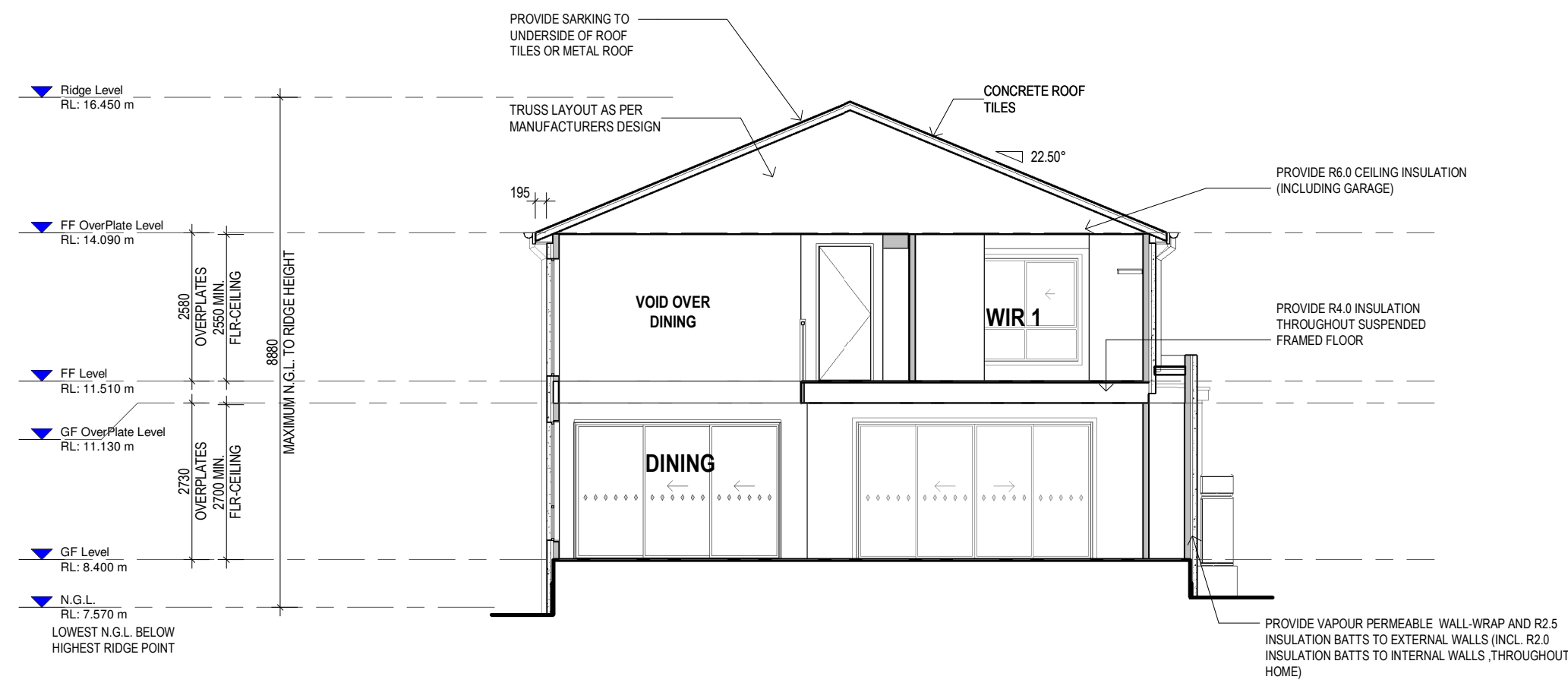
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LODGEMENT PLANS DATE: 22/09/2023		06/14

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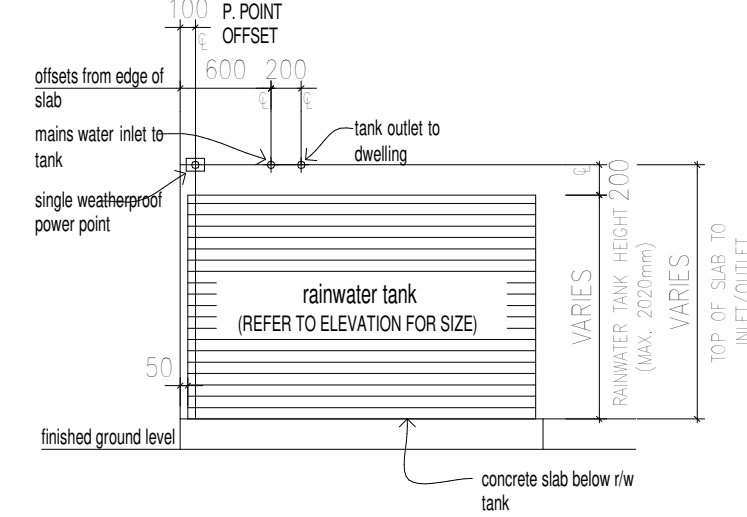
C ELEVATION
1 : 100



NOTES:		SYMBOL LEGEND		DRAWING TITLE: ELEVATIONS		DESIGN: VANTAGE 48		PRODUCT CODE: ND3VAN48CLADN		OWNER: MR TRAN & MRS LE	
AJ		ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEERS DETAILS		0 1 2 3m SCALE 1: 100 (A3)		FACADE: CLASSIQUE		CEILING: 29G, 27F R		LOT 29 NO. 2 ORANA ROAD, MONA VALE NSW 2103	
DENOTES WINDOWS/DOORS WITH 4mm OBSCURE DECOR SATIN GLAZING		DENOTES WINDOWS/DOORS WITH 6mm SP10 CLEAR SMARTGLASS		Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. If in doubt, ASK.		Build, E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153 P.O. Box 7510, Norwest Business Park NSW 2153 Contractor's Licence N°: 174699C ACN: 005 108 752 Tel: 1300 786 773 www.metriconhomes.com.au		© COPYRIGHT Metricon homes owns copyright in this drawing. Unauthorised use, reproduction or adaptation is forbidden and will be prosecuted.		JOB N°: 744599 WIND SPEED: N2 DRAWN: BZ CHECKED: --	
DENOTES WINDOWS/DOORS WITH TRANSLUCENT GLAZING		DENOTES WINDOWS/DOORS WITH 6mm SP10 CLEAR SMARTGLASS		m DESIGNER		SPEC: BASE		LODGEMENT PLANS DATE: 22/09/2023		PERMIT N°: -- MASTER ISSUED: 01/04/2023 SHEET: 07/14	



1 SECTION
1 : 100



rough-in positioning
(not to scale)

'evolution' MK2 tank detail
(not suitable for tanks exceeding 2020mm high)

BASIX Certificate

BASIX COMMITMENTS

Certificate No.: 1748498S_02
Date of Issue: 04.06.2024

WATER COMMITMENTS

FIXTURES

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

ALTERNATIVE WATER

- PROVIDE A RAINWATER TANK OF AT LEAST 7200L
- TANK MUST BE CONFIGURED TO COLLECT RAIN RUNOFF FROM AT LEAST 130 SQUARE METRES OF THE 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

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

HEATING SYSTEM

- 1-PHASE AIR COND. TO AT LEAST 1 LIVING AREA WITH A MIN. ENERGY RATING OF EER 3.0 - 3.5
- 1-PHASE AIR COND. TO AT LEAST 1 BEDROOM AREA WITH A MIN. ENERGY RATING OF EER 3.0 - 3.5
- 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
- THE LAUNDRY

ARTIFICIAL LIGHTING

- MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

NATURAL LIGHTING

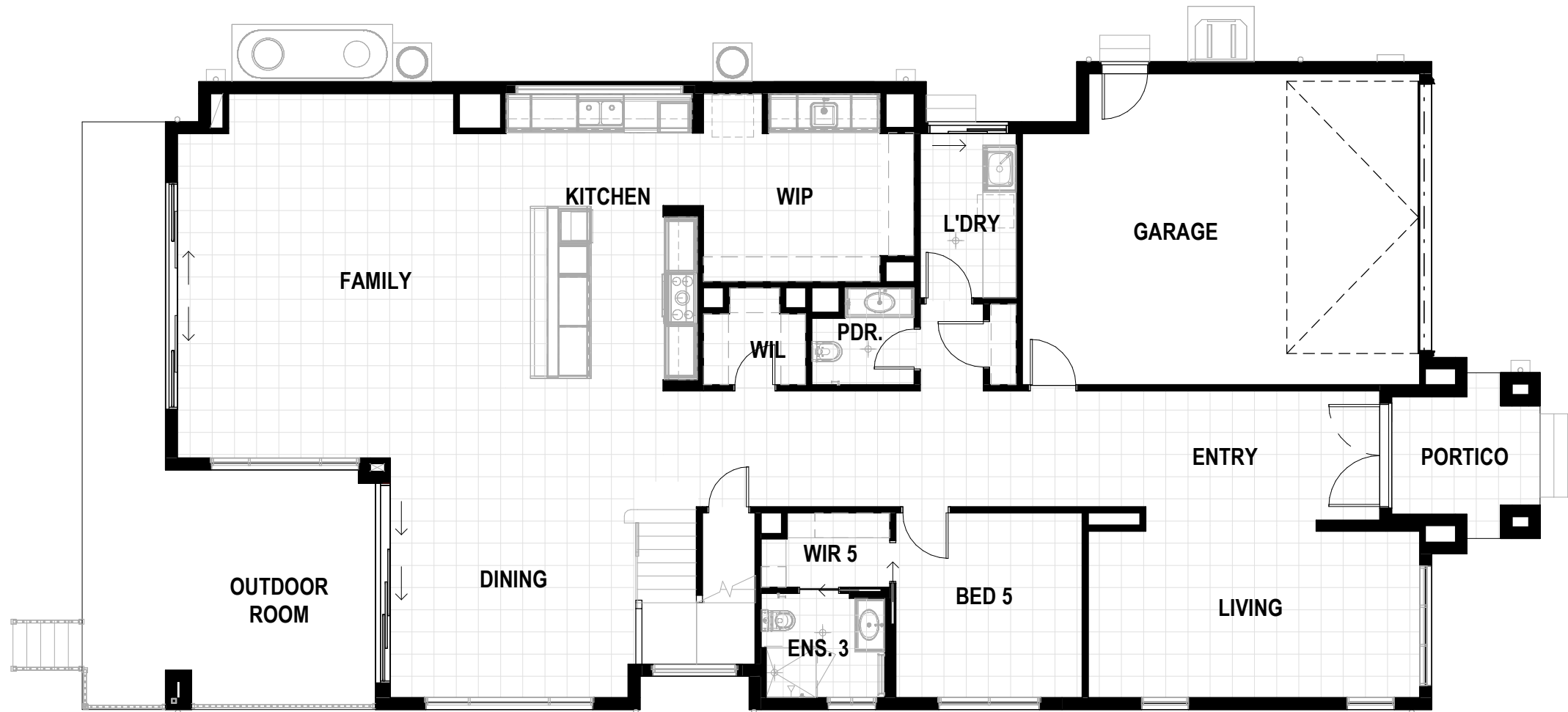
- PROVIDE A WINDOW/SKYLIGHT IN THE KITCHEN AND 5 BATHROOM(S)/TOILET(S) FOR NATURAL LIGHTING

OTHER COMMITMENTS

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

NOTES:

DRAWING TITLE: SECTION		DESIGN: VANTAGE 48	PRODUCT CODE:	OWNER: MR TRAN & MRS LE
0 1 2 3m SCALE 1: 100 (A3)		FACADE: CLASSIQUE	CEILING: 29G, 27F R	LOT 29 NO. 2 ORANA ROAD, MONA VALE NSW 2103
 SPEC: BASE		Build: E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153 P.O. Box 7510, Norwest Business Park NSW 2152 Contractor's Licence N°: 174699C ACN: 005 108 752 Tel: 1300 786 773 www.metriconhomes.com.au		JOB N°: 744599 WIND SPEED: N2 DRAWN: BZ CHECKED: -- LODGEEMENT PLANS DATE: 22/09/2023
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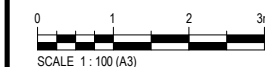
Department Legend

	Conc (Garage)		Tiles
	Outdoor Tiles		Wet Area Tiles

Floor Finishes Ground Floor

Floor Finish	Area
STAIRCASE	6.28 m ²
OUTDOOR ROOM	31.86 m ²
Conc (Garage)	38.93 m ²
Outdoor Tiles	5.97 m ²
Tiles	146.91 m ²
Wet Area Tiles	12.07 m ²

DRAWING TITLE:
GROUND FLOOR FLOOR COVERINGS



Do NOT scale this drawing.
All written dimensions take precedence
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DESIGNER

SPEC: BASE

DESIGN:
VANTAGE 48

FACADE:
CLASSIQUE

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SHEET: 09/14	

LODGEMENT PLANS
DATE: 22/09/2023



Department Legend

-  Hybrid Floor
-  Wet Area Tiles

Floor Finishes First Floor	
Floor Finish	Area
	37.13 m ²
Hybrid Floor	146.81 m ²
Wet Area Tiles	30.55 m ²

DRAWING TITLE:
FIRST FLOOR FLOOR COVERINGS


SCALE 1: 100 (A3)

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 DESIGNER

SPEC: BASE

DESIGN:
VANTAGE 48

FACADE:
CLASSIQUE

PRODUCT CODE:
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CEILING:
29G, 27F R

OWNER:
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JOB N°: 744599

PERMIT N°: --

WIND SPEED: N2

MASTER ISSUED: 01/04/2023

DRAWN: BZ

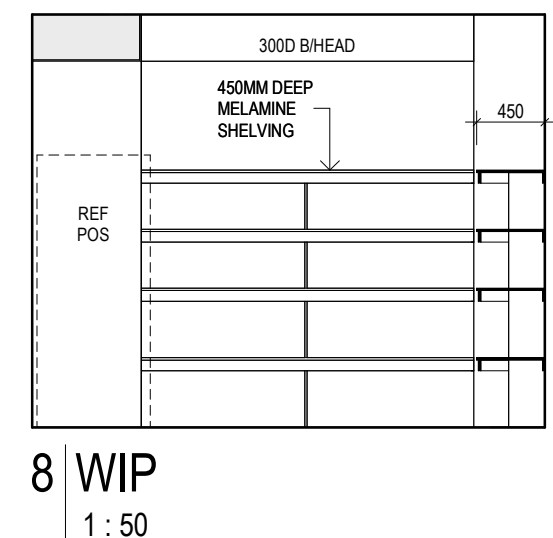
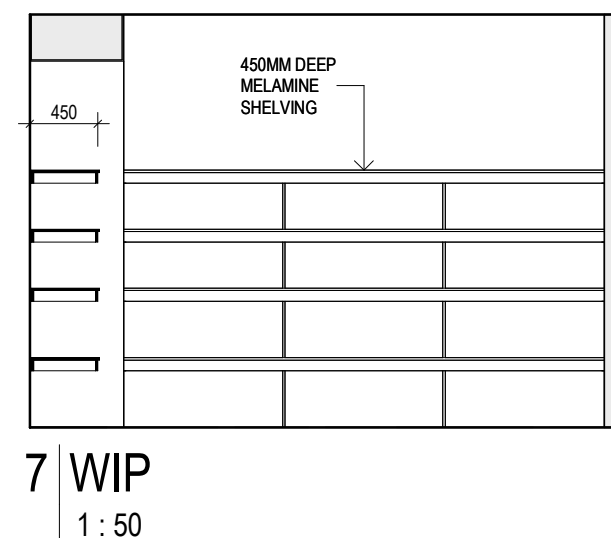
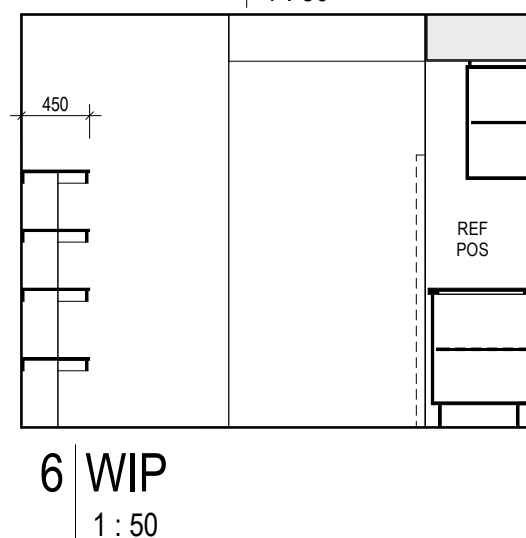
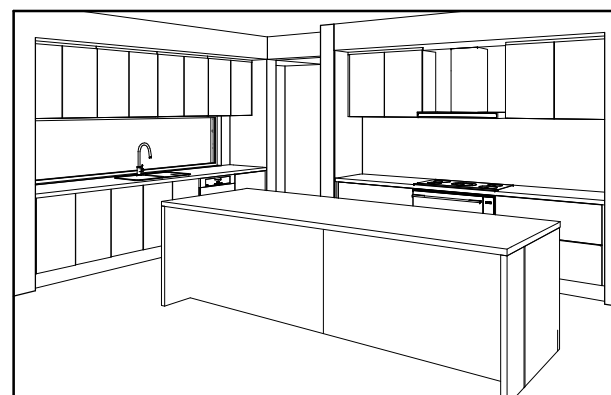
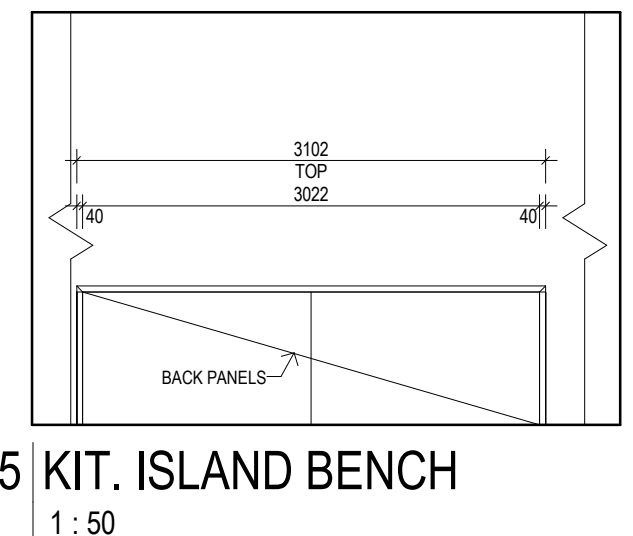
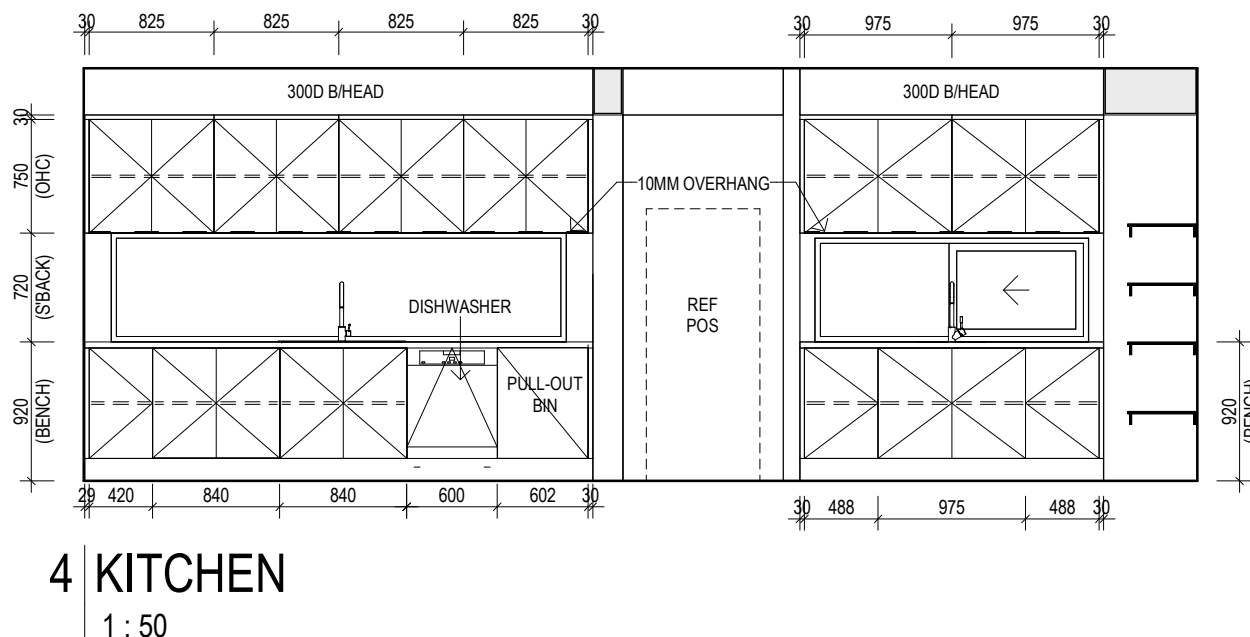
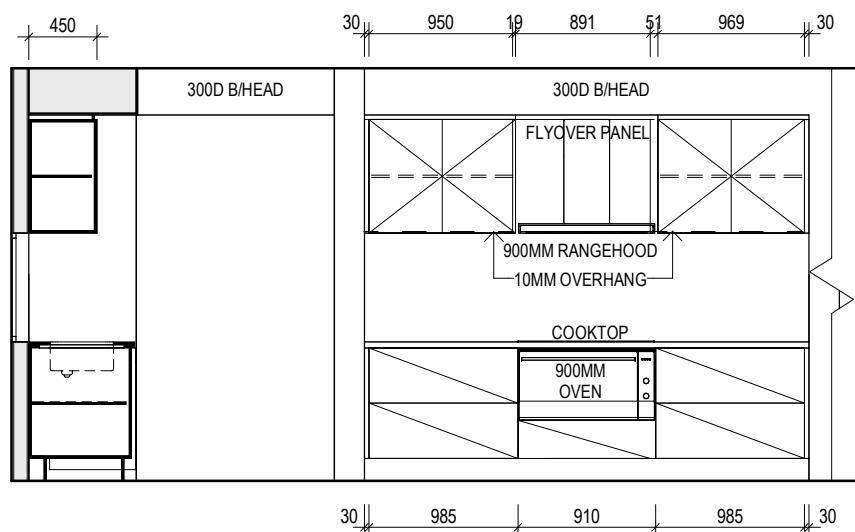
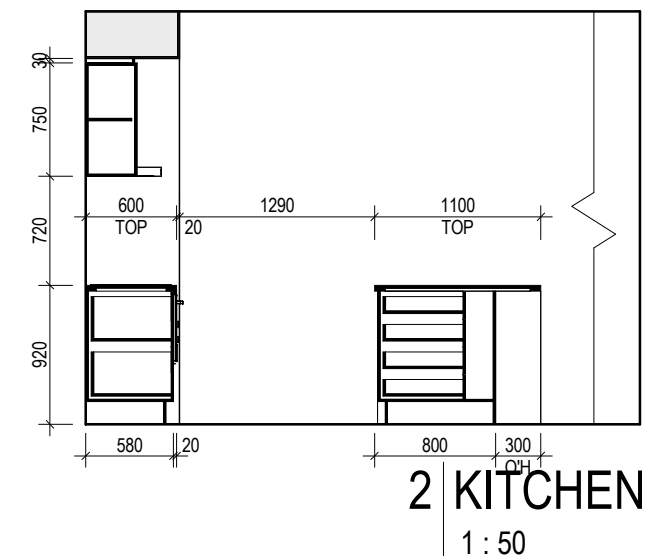
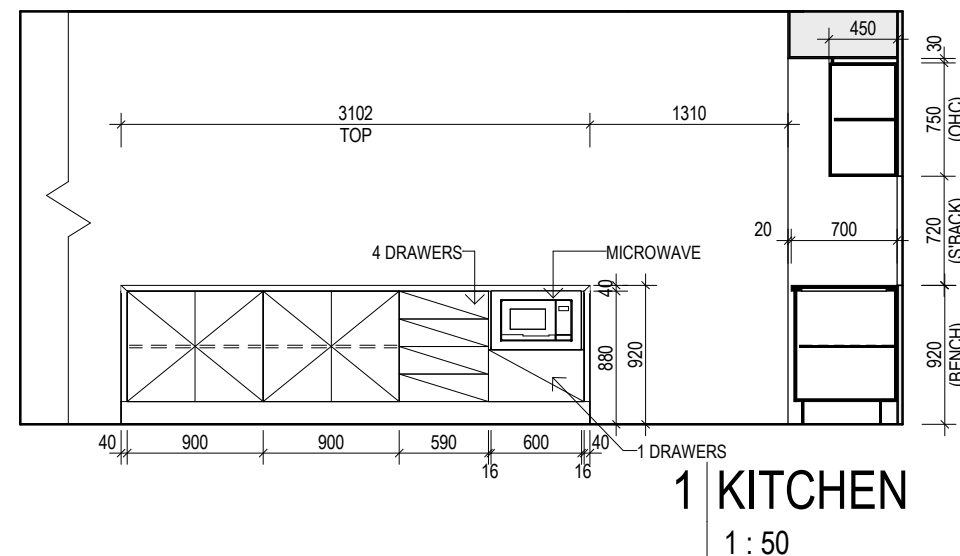
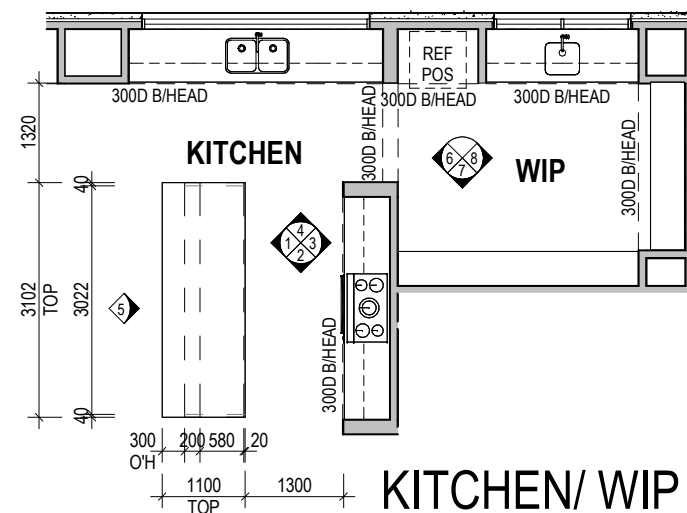
CHECKED: --

LODGEMENT PLANS
DATE: 22/09/2023

SHEET:
10/14

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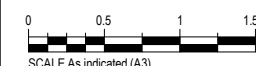
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- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS.
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- PROFILE LINES DRAWN ON CABINETRY ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG D-001 FOR WET AREA GENERIC DETAILS

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO KITCHEN WITH 20mm
EDGE UNO

DRAWING TITLE:
INTERNAL ELEVATIONS



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DESIGNER

SPEC: BASE

DESIGN:
VANTAGE 48

FACADE:
CLASSIQUE

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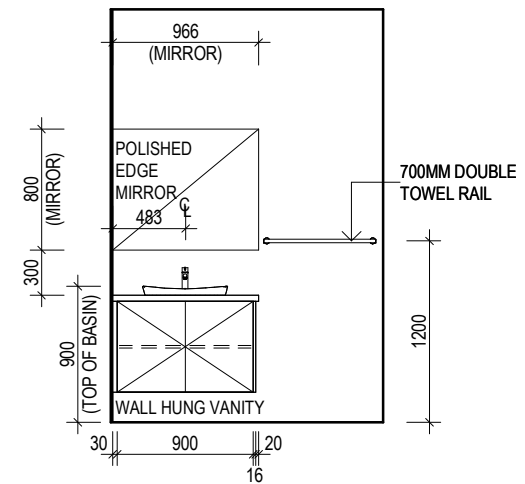
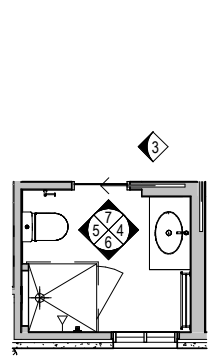
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29G, 27F R

OWNER:
MR TRAN & MRS LE

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MONA VALE NSW 2103

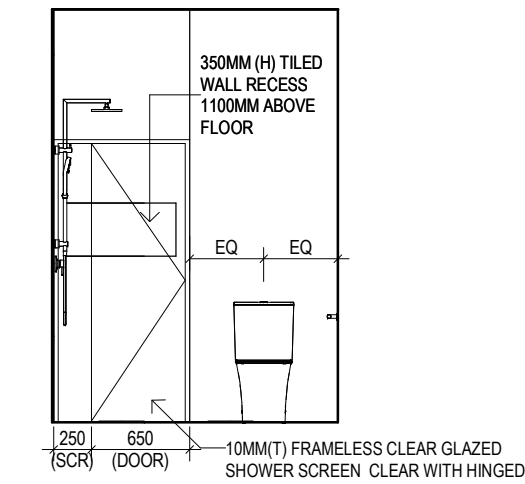
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WIND SPEED: N2	MASTER ISSUED: 01/04/2023

DRAWN: BZ	CHECKED: --	SHEET:
LODGE MENT PLANS DATE: 22/09/2023		11/14

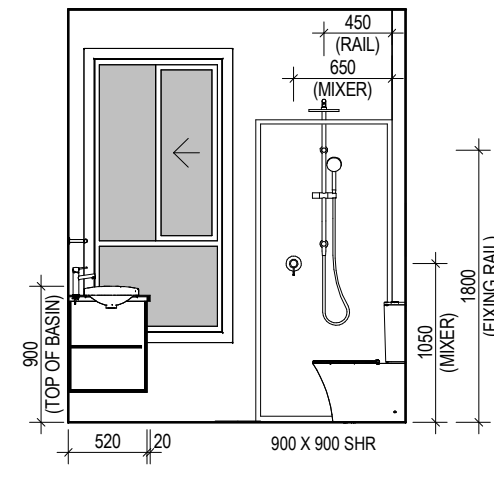


ENS. 3
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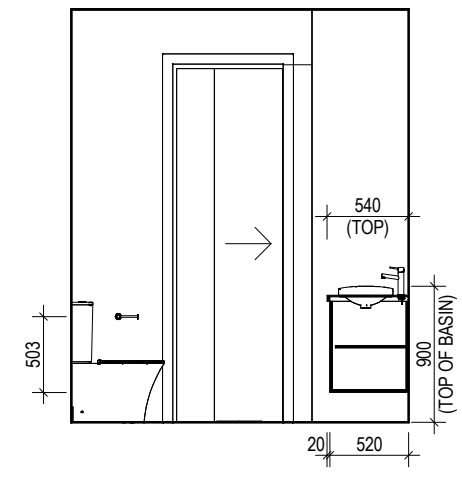
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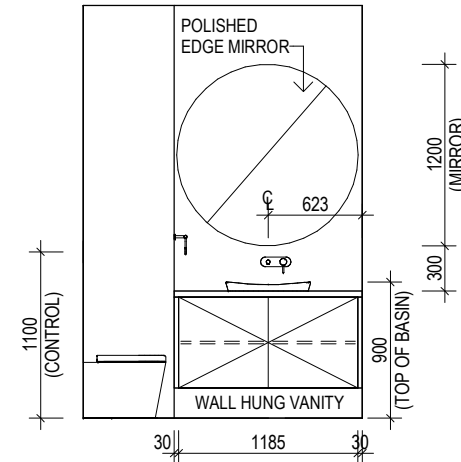
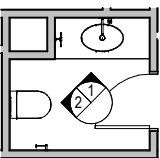
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1 : 50



6 ENS. 3
1 : 50

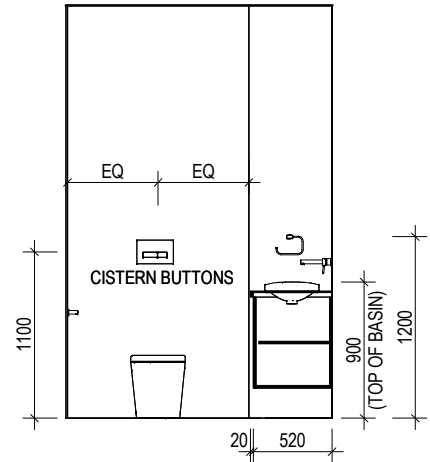


7 ENS. 3
1 : 50

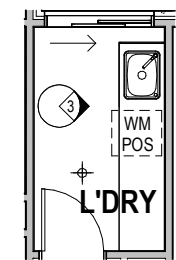


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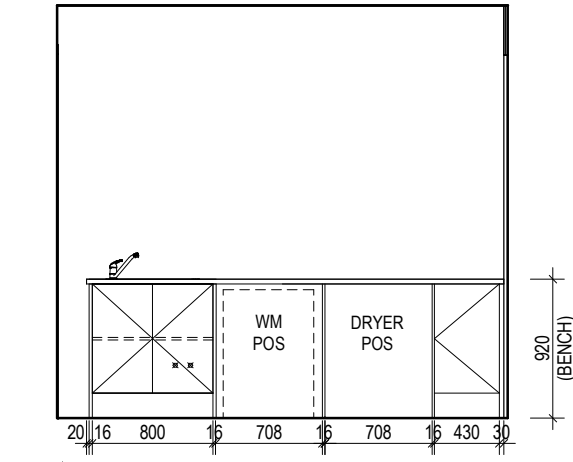
1 PDR
1 : 50



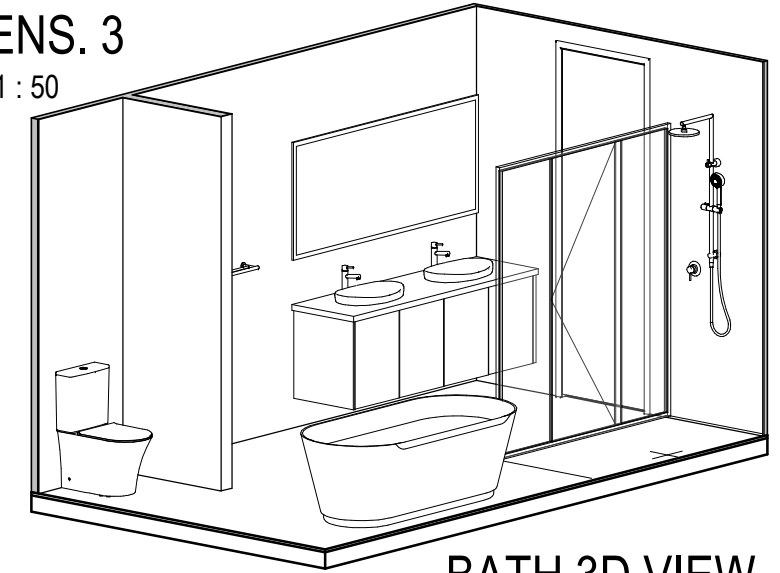
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1 : 50



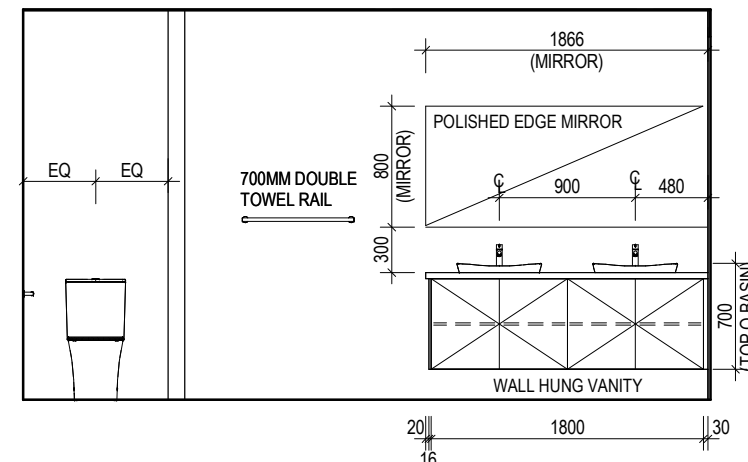
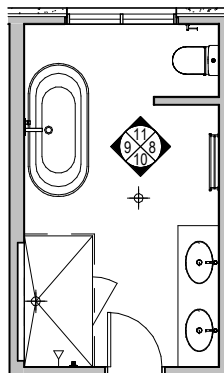
L'DRY
1 : 100



3 L'DRY
1 : 50

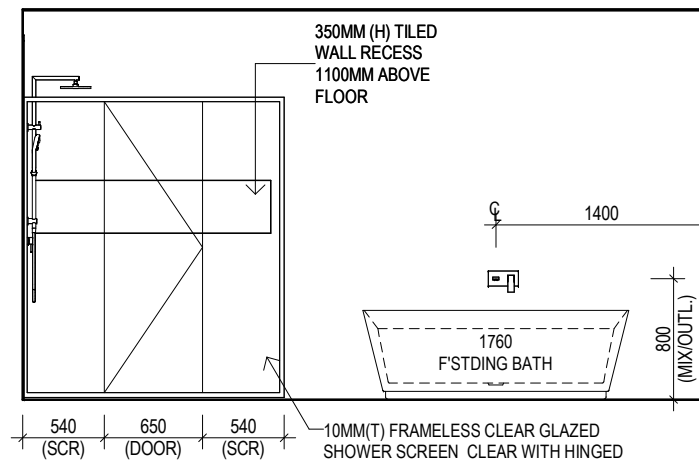


BATH 3D VIEW

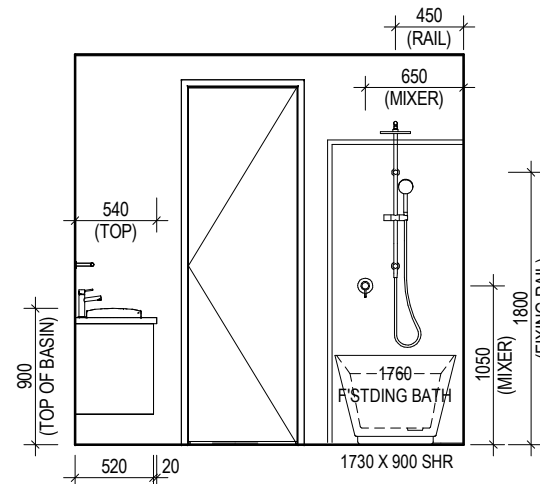


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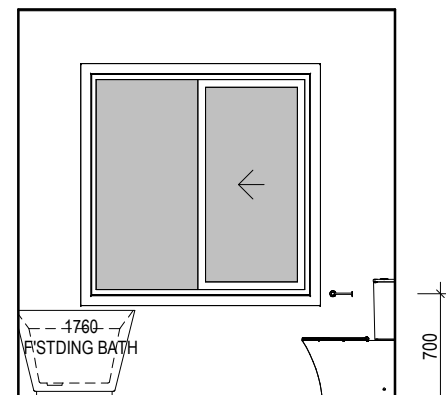
8 BATH
1 : 50



9 BATH
1 : 50



10 BATH
1 : 50



11 BATH
1 : 50

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• REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS

DRAWING TITLE:
INTERNAL ELEVATIONS

0 0.5 1 1.5m
SCALE As indicated (A3)

Do NOT scale this drawing.
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m DESIGNER
metricon

SPEC: BASE

DESIGN:
VANTAGE 48

PRODUCT CODE:
29G, 27F R

FACADE:
CLASSIQUE

CEILING:
29G, 27F R

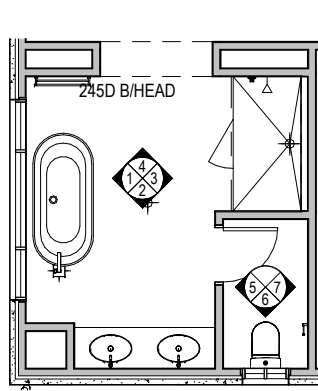
Build. E. Level 4, 32 Lexington Dr,
Baulkham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Contractor's Licence N°: 174699C ACN: 005 108 752
Tel: 1300 786 773
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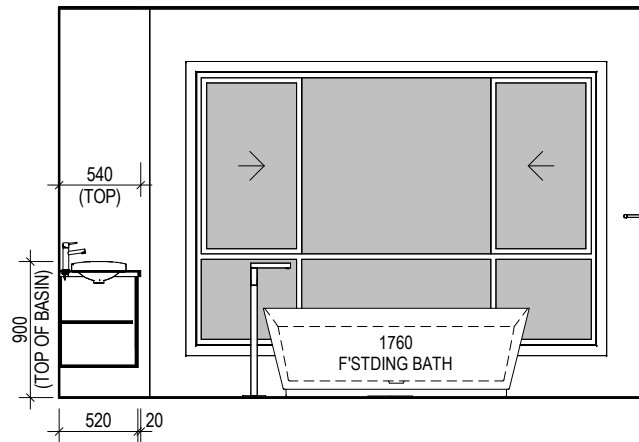
OWNER:
MR TRAN & MRS LE

LOT 29 NO. 2 ORANA ROAD,
MONA VALE NSW 2103

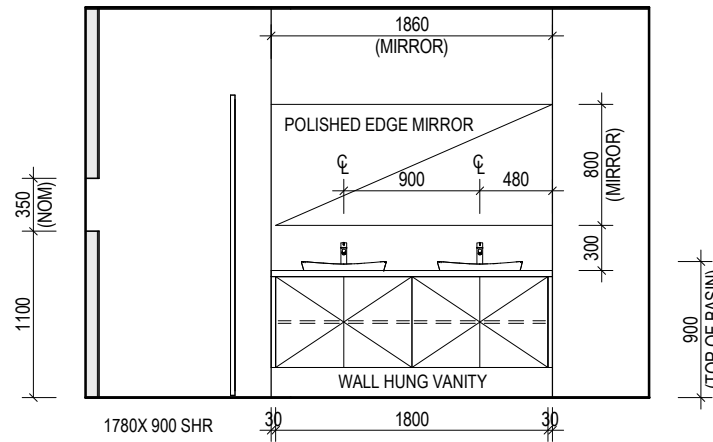
JOB N°: 744599 PERMIT N°: --
WIND SPEED: N2 MASTER ISSUED: 01/04/2023
DRAWN: BZ CHECKED: -- SHEET: 12/14
LODGEMENT PLANS
DATE: 22/09/2023



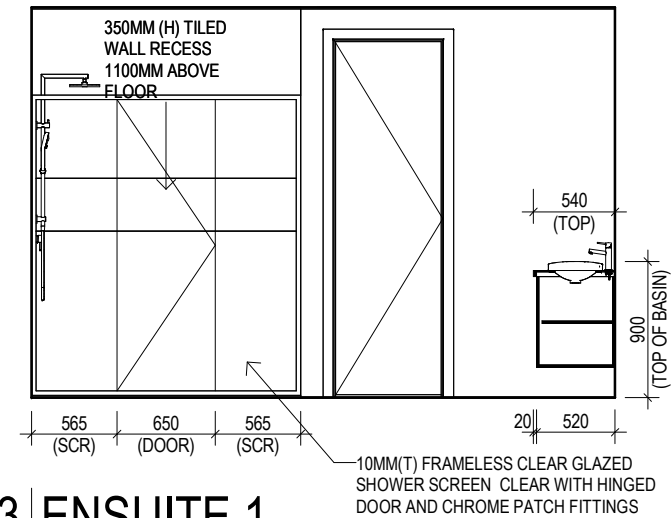
ENSUITE 1/ WC 1
1 : 100



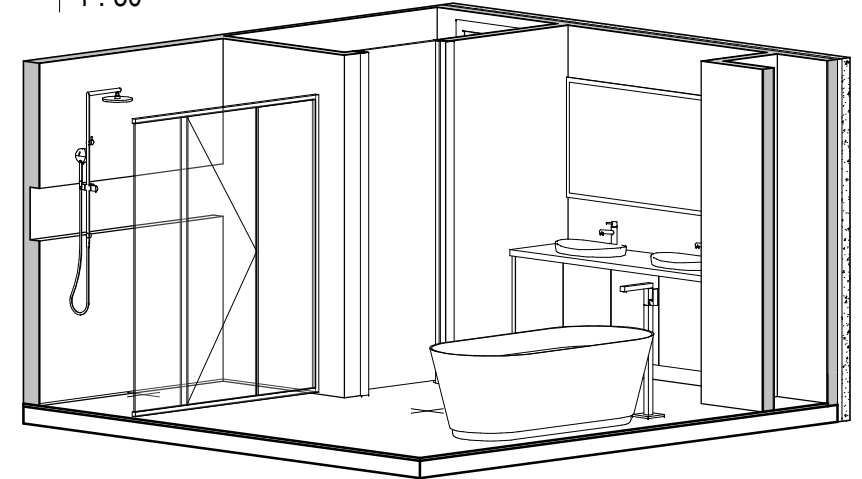
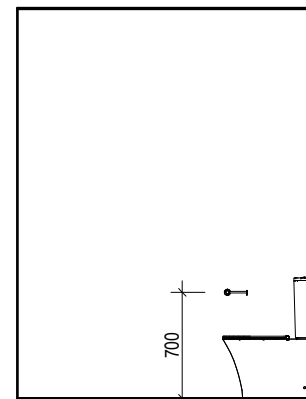
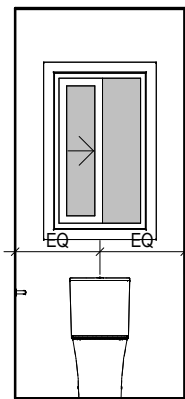
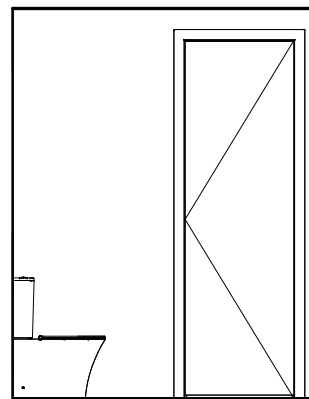
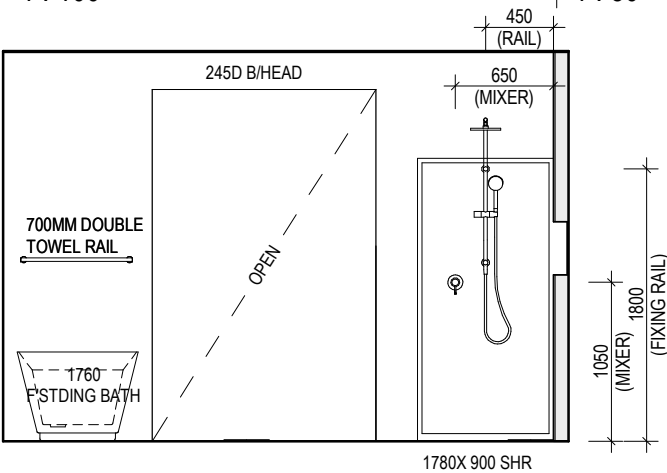
1 ENSUITE 1
1 : 50



2 ENSUITE 1
1 : 50



3 ENSUITE 1
1 : 50



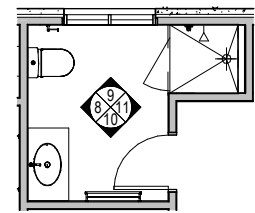
ENSUITE 3D VIEW

4 ENSUITE 1
1 : 50

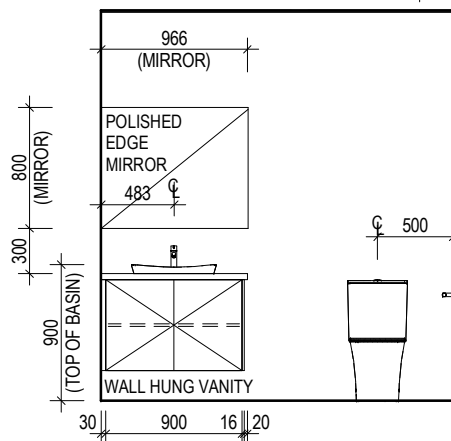
5 WC 1
1 : 50

6 WC 1
1 : 50

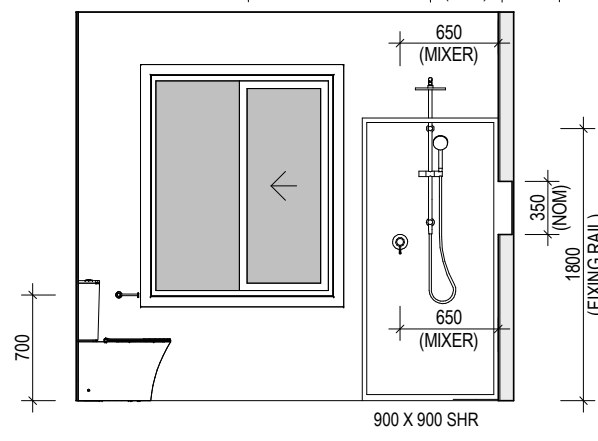
7 WC 1
1 : 50



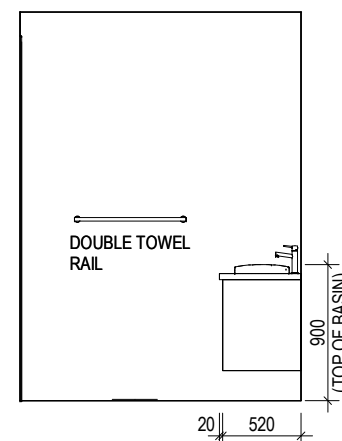
ENS. 2
1 : 100



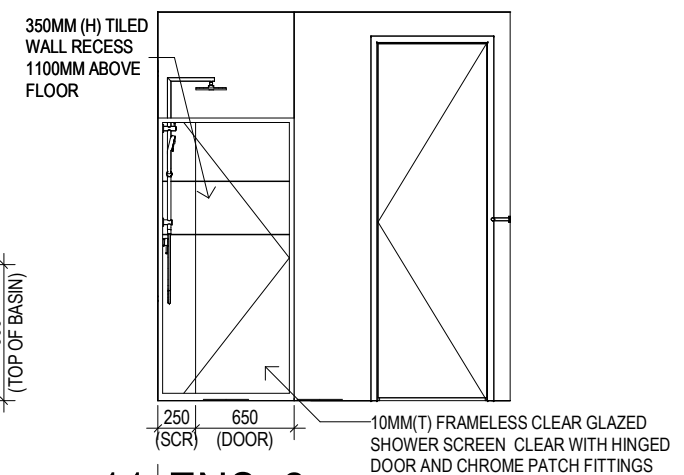
8 ENS. 2
1 : 50



9 ENS. 2
1 : 50



10 ENS. 2
1 : 50



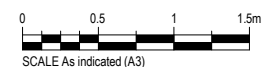
11 ENS. 2
1 : 50

- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FFL
- INTERNAL DIMENSIONS ARE TAKEN FROM PLASTER.
- ALL BENCHTOP DIMENSIONS ARE CRITICAL
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES & FINISH THICKNESSES
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- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO ENSUITE WITH 20mm
EDGE UNO

FW

DRAWING TITLE:
INTERNAL ELEVATIONS



Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension. If in doubt, ASK.



DESIGNER

SPEC: BASE

DESIGN:
VANTAGE 48

FACADE:
CLASSIQUE

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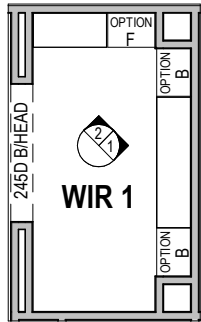
LOT 29 NO. 2 ORANA ROAD,
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JOB N°: 744599 PERMIT N°: --
WIND SPEED: N2 MASTER ISSUED: 01/04/2023

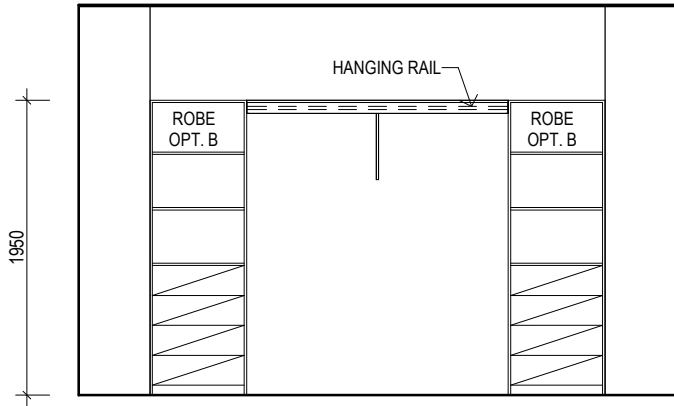
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LODGEMENT PLANS
DATE: 22/09/2023

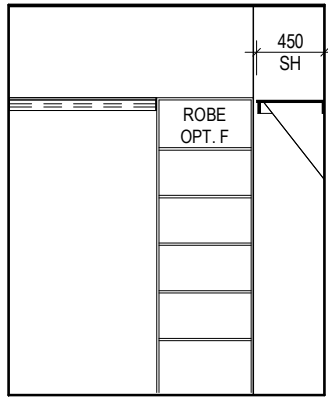
13/14



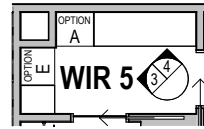
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1 : 100



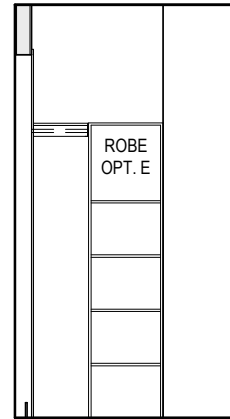
1 | WIR 1
1 : 50



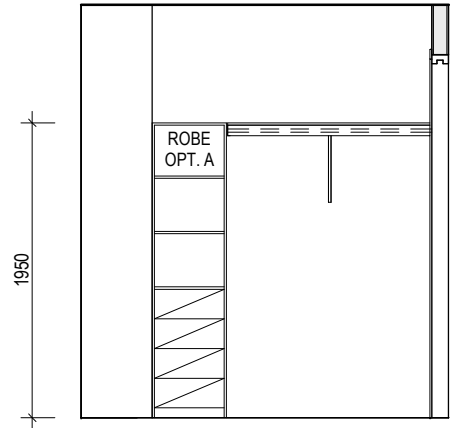
2 | WIR 1
1 : 50



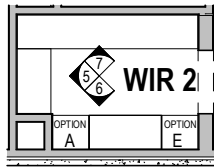
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1 : 100



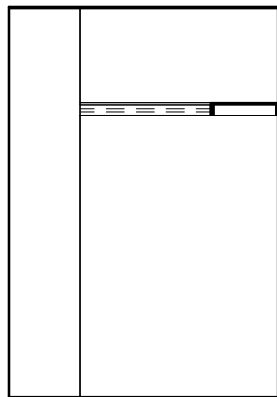
3 | WIR 5
1 : 50



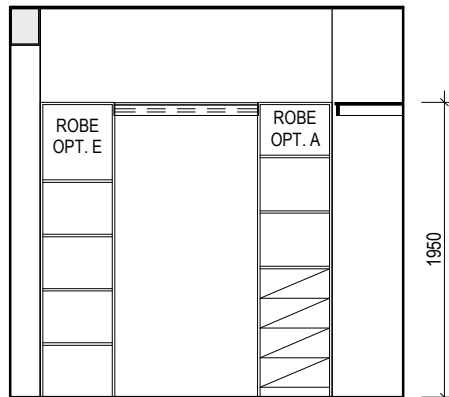
4 | WIR 5
1 : 50



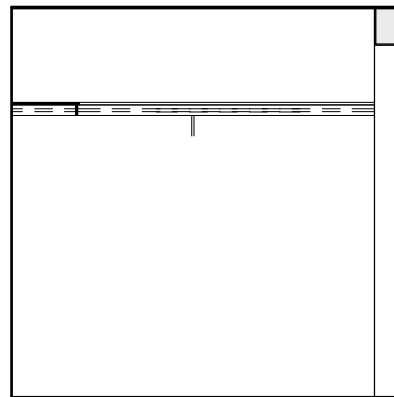
WIR 2
1 : 100



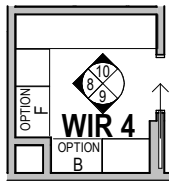
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1 : 50



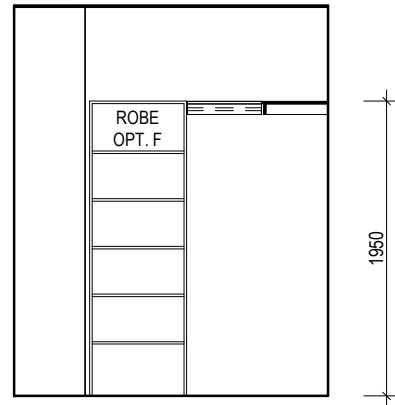
6 | WIR 2
1 : 50



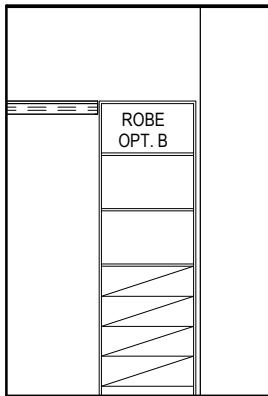
7 | WIR 2
1 : 50



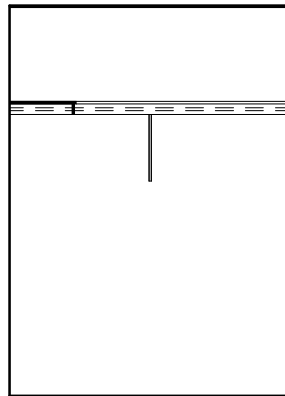
WIR 4
1 : 100



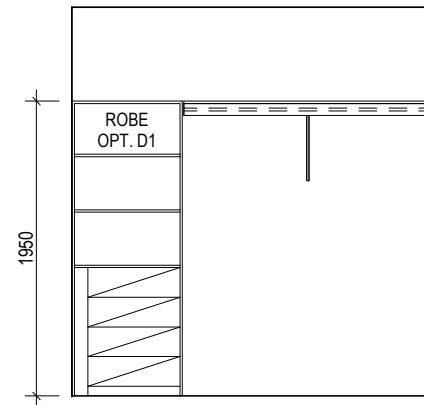
8 | WIR 4
1 : 50



9 | WIR 4
1 : 50



10 | WIR 4
1 : 50

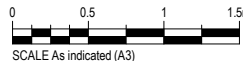


11 | ROBE BED 3
1 : 50

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STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO BATHROOM & PDR
WITH 20mm EDGE UNO

DRAWING TITLE:
INTERNAL ELEVATIONS



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DESIGNER

SPEC: BASE

DESIGN:
VANTAGE 48

FACADE:
CLASSIQUE

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JOB N°: 744599 PERMIT N°: --
WIND SPEED: N2 MASTER ISSUED: 01/04/2023

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LODGEMENT PLANS
DATE: 22/09/2023

14/14