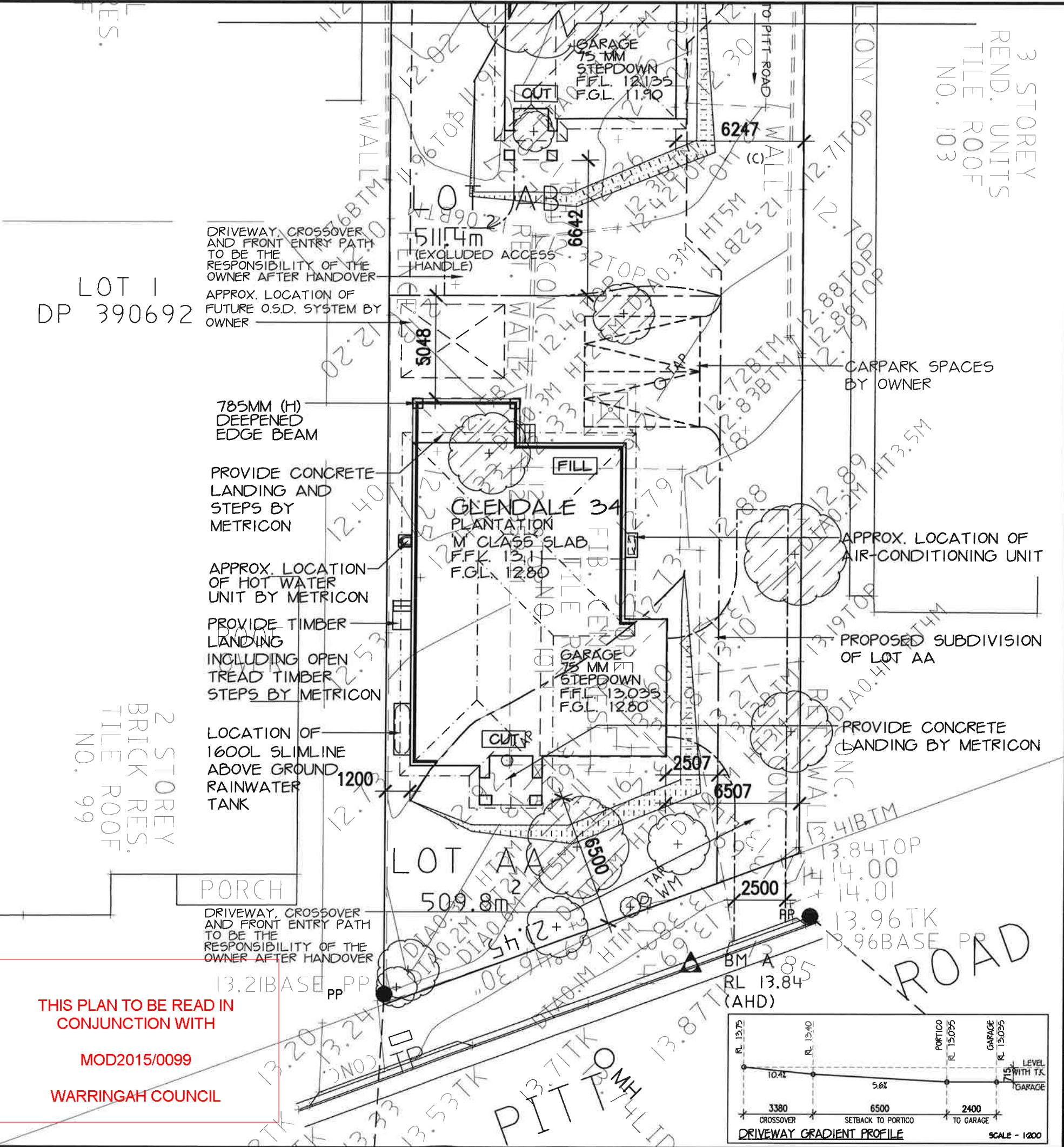


(C) PROPOSED RIGHT OF CARRIAGEWAY 4 WIDE (D) PROPOSED EASEMENT TO DRAIN WATER 1 WIDE (X) EASEMENT FOR SEWERAGE PURPOSES 3.66 WIDE J497311 (SHOWN ON DP217356)			
APPROXIMATE POSITION OF SEWER MAIN. REFER TO SEWER DIAGRAM FOR DETAILS			
SITE AREA:		509.8 SQM	
PROPOSED LOT AA			
PROPOSED ROOF COVERAGE			
ROOF COVERAGE AREA:		223.6 SQM	
PRIVATE OPEN SPACE			
PRIVATE OPEN SPACE:		70 SQM	
MIN. REQUIRED BY COUNCIL:		60 SQM	
MINIMUM DIMENSION OF 5M			
LANDSCAPED AREA			
TOTAL LANDSCAPED AREA:		215.0 SQM	
EXCL. ALL HARD SURFACES			
MIN. DIMENSION OF 2.0M		42 %	
MIN. REQUIRED BY COUNCIL:		40 %	
BUILDING ENVELOPE			
PROVIDE 45 DEGREE PLANE 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 1000 MM CUT MAXIMUM 1000MM FILL DEEP EDGE BEAM TO NATURAL GROUND NO EXPOSED FILL PERMITTED			
DEMOLITION REQUIREMENTS:			
SITE TO BE CLEARED OF ALL EXISTING STRUCTURES, LEVELLED 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			
TERMITE PROTECTION:			
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1			
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.			
DRAWINGS AMENDMENTS			
A	17.03.15	RAISE FFL BY 200MM	BZ
-		-	
-		-	



LOT NO:
A

DEPOSITED PLAN:
UNREGISTERED

COUNCIL / LGA:
WARRINGAH

SLAB CLASS:
M

WIND SPEED:
N2

EXCAVATION NOTES:
50MM (+/-) TOLERANCE TO NOMINATED RL'S
EXCAVATE APPROX. 450MM ON RL 12.80
AND RETAIN FILL 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

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
PROPOSED EASEMENT VIA
O.S.D. SYSTEM
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
GULLY PIT
HYD
SIP
SIC
SMH
W/M
E/L
SMH
TP
SEWER LINE
VEHICLE CROSSING
STOP VALVE
DEEP EDGE BEAM
GAS METER
LIGHT POLE
INVERT
TOP OF KERB
KERB OUTLET

ASPECT SURVEY DATE: 28.05.14
CONTOUR INTERVALS: 200MM
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
Contractor Licence No: 174 699
A.C.N. 005 108 752 www.metricon.com.au

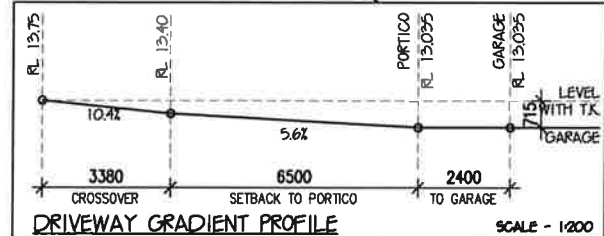
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MR & MRS FIFE, MR & MRS GILLESPIE, MRS SHIPWAY
LOT A NO. 101 PITT ROAD
NORTH CURL CURL

JOB No. 660396

DATE: 10.07.14
SCALE: 1:200
DRAWN: BZ
SHEET: 1 OF 11

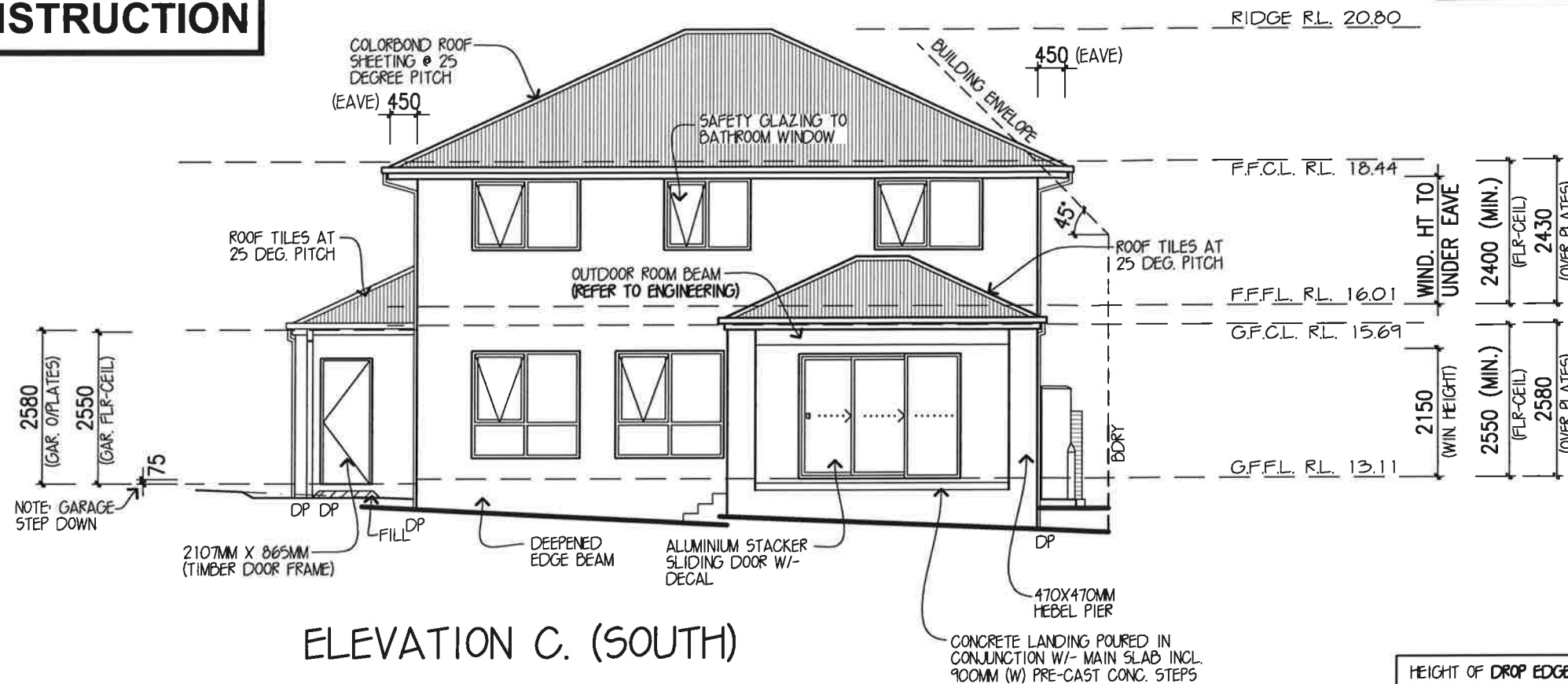
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HEBEL PANEL CONSTRUCTION

IMPORTANT NOTE:
REFER TO ENGINEERS PLANS FOR
ARTICULATION JOINT LOCATIONS

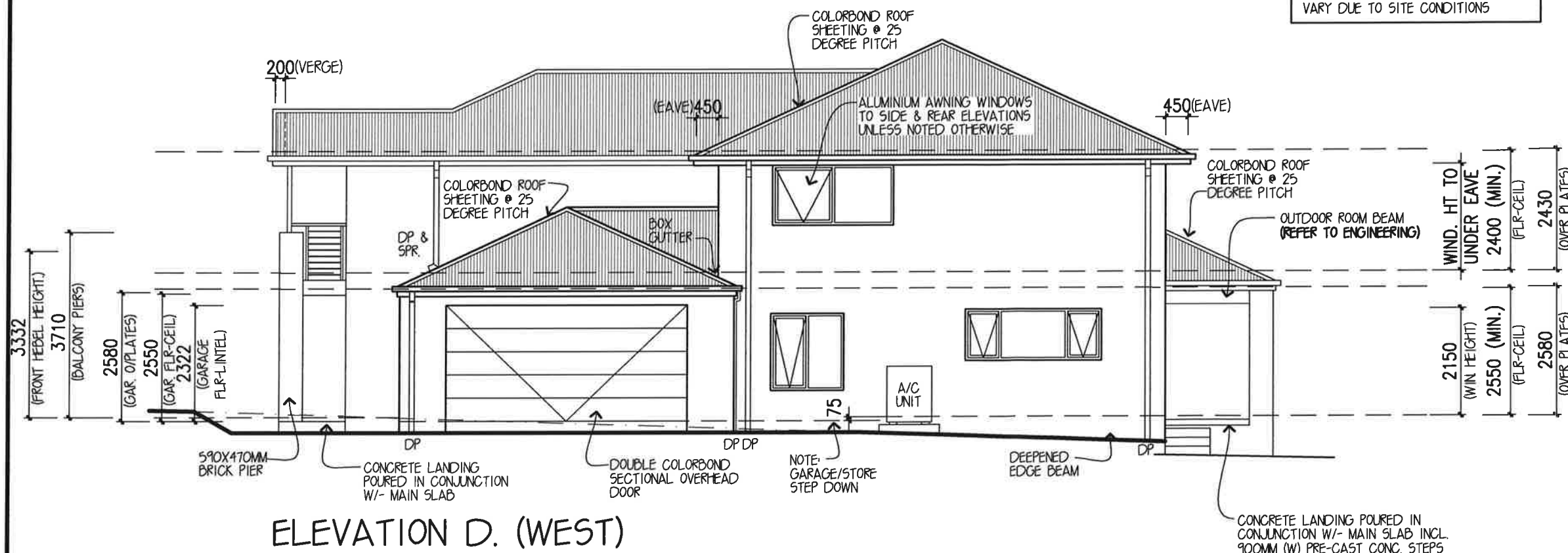
- NOTES:**
- * WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
 - * ALL GLAZING TO COMPLY WITH A.S. 1288 - 2006 GLASS IN BUILDINGS, & WITH A.S. 4055 - 2012 FOR WINDLOADING.
 - * WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
 - * WINDOWS TO COMPLY WITH B.C.A. 3.9.2.5



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

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



ELEVATIONS 1:100

THIS PLAN TO BE READ IN
CONJUNCTION WITH

MOD2015/0099

WARRINGAH COUNCIL

DESIGN: **GLENDALE 34**
FACADE: **PLANTATION** CEILING: **24, L**
GARAGE: **DOUBLE** LOCATION: **F**
ELEVATIONS

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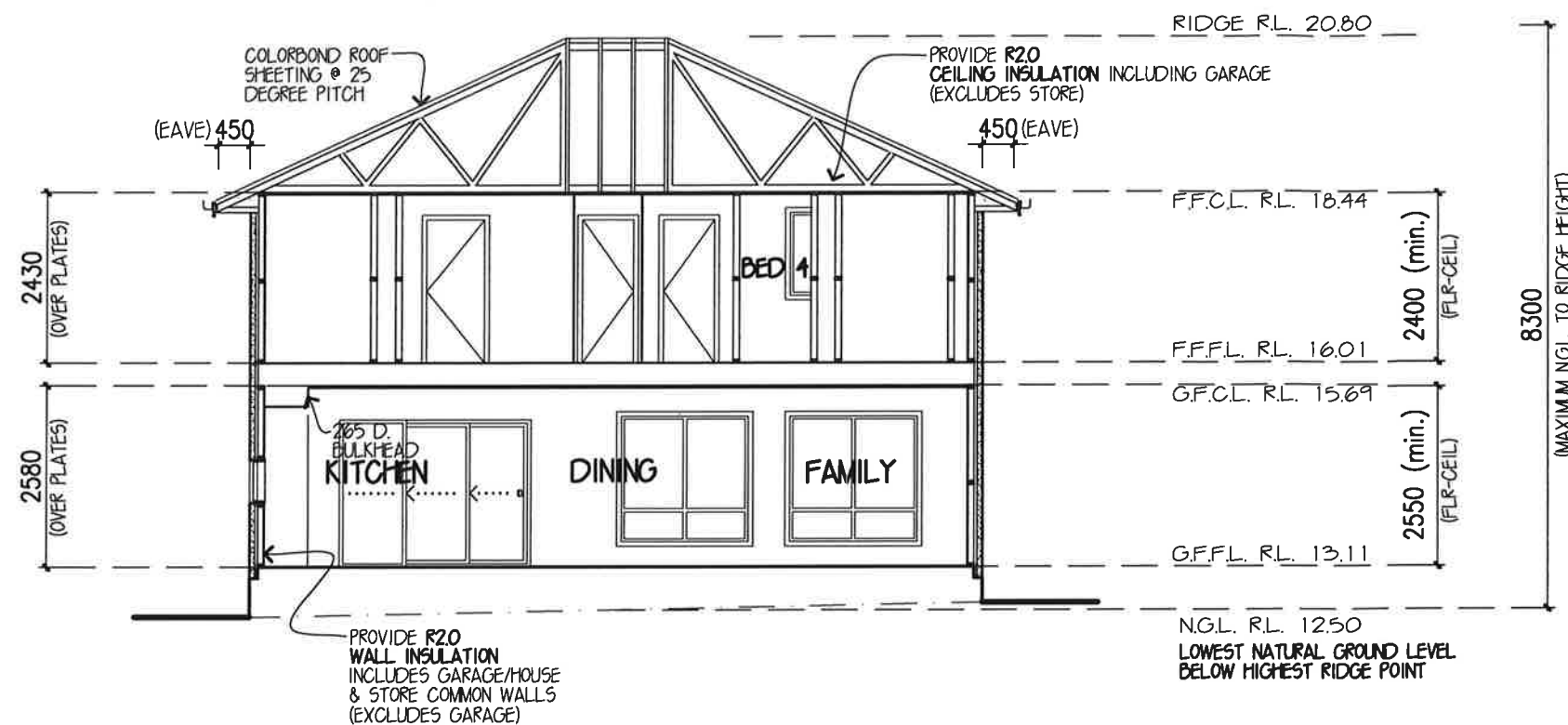
metro
by metricon

m metricon
Build. E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153
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OWNER: **MR & MRS FIFE, MR & MRS GILLESPIE, MRS SHIPWAY**
LOT A NO.101 PITT ROAD,
NORTH CURL CURL

JOB NO: **660396** DATE: **13-08-14**
F.C.DATE: **MST VER: 14 FEB 2012**
PERMIT No:
DRAWN: **CADDRAFT** CHKED: **YD** SHEET: **5** of **11**



NOTE: REFER ENGINEER'S FOOTING DESIGN.

SECTION X-X

THIS PLAN TO BE READ IN
CONJUNCTION WITH

MOD2015/0099

WARRINGAH COUNCIL

HEBEL PANEL CONSTRUCTION

PROVIDE AIR-CONDITIONING DUCTS AND OUTLETS TO THE GROUND FLOOR AND FIRST FLOOR 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

PROVIDE WHITE ANT
TREATED FRAME
INCLUDES H3 TREATED GARAGE FLOOR PLATE

STAIRCASE UPGRADES - REFER TO CONTRACT

PROVIDE P35 CONTROL JOINT TO STAIRWELL

PROVIDE 2340MM (H) INTERNAL DOORS TO THE GROUND FLOOR ONLY (EXCLUDING SLIDING ROBE DOORS)

PROVIDE SQUARE SET CEILING CORNERS TO

- ENSUITE
- BATHROOM
- POWDER
- LAUNDRY
- SEPARATE W.C.'S

GENERAL NOTES:

- * ALL STEPS & STAIRS TO HAVE A 240mm MIN. & 355mm MAX. TREAD WIDTH, 115mm MIN. & 190mm MAX. RISER HEIGHT & MUST COMPLY WITH B.C.A. 3.9.1.
- * BALUSTRADE IN ACCORDANCE WITH B.C.A. 3.9.2. TO BE INSTALLED WHERE INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND LEVEL.
- * PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPENINGS.
- * WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3740 &/OR B.C.A. 3.8.1.0
- * SUB-FLOOR VENTILATION IN ACCORDANCE WITH B.C.A. 3.4.1. TO BE PROVIDED TO SUSPENDED TIMBER FLOOR.
- * ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS, & WITH A.S. 4055-1992 FOR WINDLOADING.
- * FRAMING NOTES:
TIMBER ROOF TRUSSES TO MANUFACTURERS COMPUTATIONS AND LAYOUTS.
- * ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684.2-2010 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.

DESIGN: **GLENDAL 34**

FACADE: **PLANTATION** CEILING: **24, L**

GARAGE: **DOUBLE**

SECTION

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LOT A NO.101 PITT ROAD,
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JOB NO: **660396** DATE: **13-08-14**

F.C.DATE: MST VER: **14 FEB 2012**

PERMIT No:

DRAWN: **CADDRAFT** CHKED: **YD** SHEET: **6** of **11**

PROVIDE THE FOLLOWING BASIX REQUIREMENTS:

- 3 STAR RATED SHOWER HEADS (7.5 BUT <=9 L/MIN)
- 3 STAR RATED TAP FITTINGS TO BASINS AND KITCHEN TAPS
- 4 STAR TOILET FLUSHING SYSTEM
- R20 CEILING INSULATION
- R20 EXTERNAL WALL INSULATION
- KITCHEN RANGEHOOD DUCTED DIRECTLY THROUGH EXTERNAL WALL

AIR CONDITIONING

COOLING SYSTEM:

- TO AT LEAST ONE LIVING AREA AND ONE BEDROOM, WITH A MINIMUM ENERGY RATING OF EER 2.5-3.0

HEATING SYSTEM:

- TO AT LEAST ONE LIVING AREA AND ONE BEDROOM, WITH A MINIMUM ENERGY RATING OF EER 3.0-3.5
- DAY/NIGHT ZONING MUST BE PROVIDED BETWEEN LIVING AREAS AND BEDROOMS

HOT WATER SYSTEM:

- GAS STORAGE, WITH PERFORMANCE OF 5 STARS

COOKING:

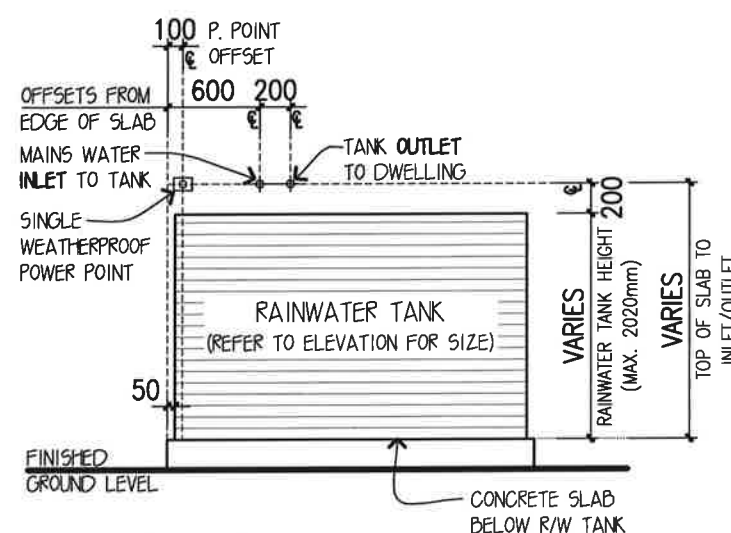
- GAS COOKTOP WITH ELECTRIC OVEN

OWNER TO PROVIDE THE FOLLOWING BASIX REQUIREMENTS:

- WEATHER SEALS/STRIPS TO EXTERNAL HINGED DOORS
- EXTERNAL CLOTHES DRYING LINE

RAINWATER TANK MUST CONNECT TO ALL TOILETS IN THE DEVELOPMENT, WATER TAP THAT SUPPLIES WASHING MACHINE AND ONE GARDEN TAP

MEDIUM EXTERNAL WALL COLOUR
DARK EXTERNAL ROOF COLOUR



ROUGH-IN POSITIONING
(NOT TO SCALE)

'EVOLUTION' MK2 TANK DETAIL
(NOT SUITABLE FOR TANKS EXCEEDING 2020MM HIGH)

SECTION 1:100