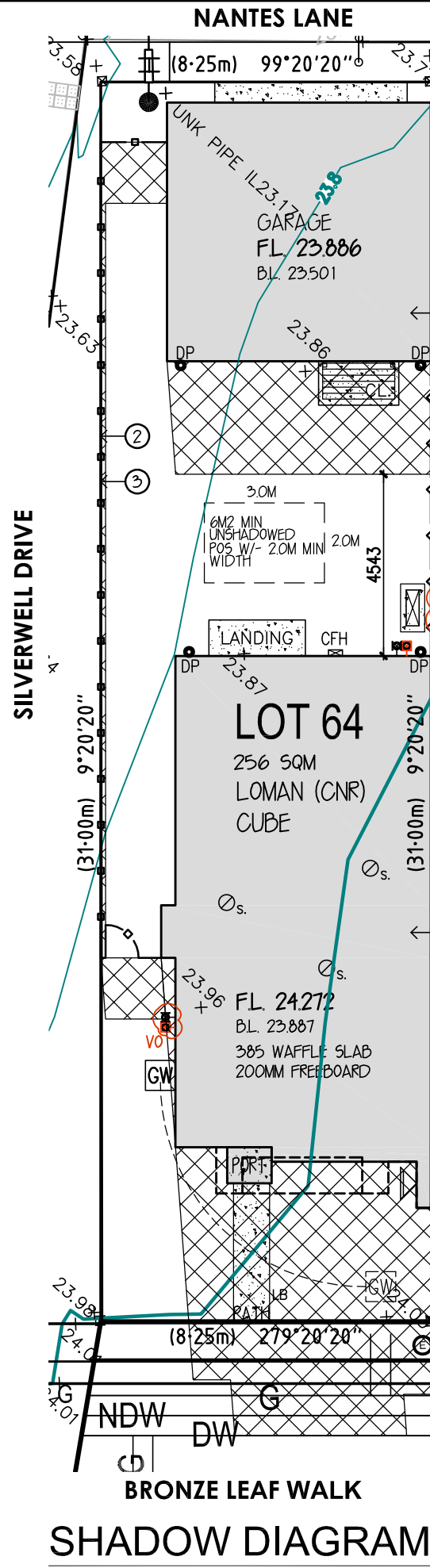


SITE PLAN

1:150

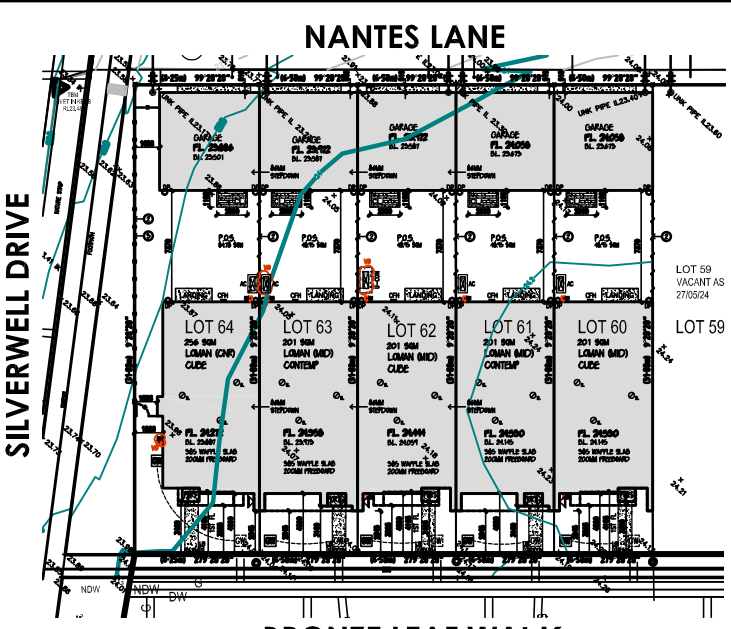


SHADOW DIAGRAM

1:150

FENCING:

- NOT TO BE CONSTRUCTED WITH SOLID MATERIALS FOR MORE THAN 65% OF THE LENGTH OF THE SIDE STREET BOUNDARY AND THE REMAINING LENGTH OF THE SIDE STREET BOUNDARY MUST NOT BE CONSTRUCTED WITH MATERIALS THAT ARE MORE THAN 85% SOLID
- NOT EXCEED 1000MM IN HEIGHT ABOVE THE FOOTPATH LEVEL WITHIN 3.0M OF A POINT OF INTERSECTION OF STREET ALIGNMENTS
- NOT EXCEED A HEIGHT OF 2.0M ABOVE FOOTPATH LEVEL



KEY PLAN

1:500



SLHC 12PM SHADOW NOTE:
P.O.S. TO EACH LOT - MIN. 6M2 WITH MIN. DIMENSION OF 2M PROVIDED WITH DIRECT SUNLIGHT AT 12PM

HARD LANDSCAPE LEGEND:

- COLOURED CONCRETE

PLANS MUST BE READ IN CONJUNCTION WITH LANDSCAPING PLANS BY 'LANDSCAPE BY DESIGNS'

DESIGN: **LOMAN - CNR**
FACADE: **ESSENTIAL SPEC CUBE** CEILING: **25L, 25U**
GARAGE: **DOUBLE** LOCATION: **REAR**

SITE PLAN & SHADOW DIAGRAM
SCALE 1:150

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NOTES:

- SERVICE LOCATIONS ARE AS PER CIVILS &/OR SURVEY. COS. & RELOCATE AS REQUIRED
- REFER ENGINEERING FOR DRAINAGE LAYOUT DESIGN
- SURFACE WATER DRAINAGE TO COMPLY WITH NCC CL. 3.1.3.3
- ORG TO BE LOCATED 150MM BELOW LOWEST SANITARY FIXTURE
- TEMPORARILY CONNECT FRONT TAPS AT METER LOCATION DURING CONSTRUCTION. CAP AND RELOCATE TO HOUSE POSITION AS NOMINATED FOR HANDOVER.

- RELEVANT AUTHORITY RECYCLED WATER SYSTEM MUST BE CONNECTED FOR TOILET FLUSHING AND GARDEN IRRIGATION
- ANY OUTBUILDINGS, SHEDS, COOLING AND/OR HEATING UNITS, SERVICE EQUIPMENT, AND OTHER ANCILLARY ITEMS MUST MEET THE REQUIREMENTS OF TOWN PLANNING APPROVAL AND ESTATE GUIDELINES.

ESTIMATORS: PLEASE ALLOW FOR CUT BACK TO SEWER TIES TO REAR OF GARAGE, WHERE NECESSARY.

NOTE: IF THE SEWER INSPECTION COVER IS TO BE DRIVEN OVER BY VEHICLES OR IS SUBJECT TO LOADING THEN THE COVER IS TO BE REPLACED BY A HEAVY DUTY COVER

SHADOW LEGEND:

- SHADOW CAST @ 12 NOON

BOLLARDS MAY BE REQUIRED FOR GAS METER PROTECTION TO BE CONFIRMED BY RELEVANT AUTHORITIES DURING GAS METER INSTALLATION

LOT 64: 256 M2
SITE COVERAGE: 48.58%
PERMEABLE: 47.26%

LEGEND 1:

- DOWN PIPE LOC.
- GAS/WATER METERS
- CLOTHES LINE
- ROOF SKYLIGHT
- LETTER BOX
- METER & NBN LOCATION
- RECYCLED & WATER TAPS
- ELECTRICAL PIT
- CONDENSER SPLIT
- 1900H TREATED PINE TIMBER PALING FENCING
- 1900H CAPPED TIMBER PICKET FENCE WITH EXPOSED POSTS (85% TRANSPARENCY)
- 200X75 TIMBER SLEEPER LANDSCAPING RETAINING (200H MAX U.N.O) COS
- TIMBER PLINTH TO FENCE BASELINE AS REQUIRED (200H MAX U.N.O) COS
- FENCE NOT TO BE CONSTRUCTED WITH SOLID MATERIALS FOR MORE THAN 65%
- DEEPEDED REBATES C.O.S.

GENERAL NOTES:

SCRAPE NOTES:
SCRAPE AND SPREAD FILL OVER BUILDING AREA TO LEVEL WHERE REQUIRED. REFER ENGINEERING FOR FILL COMPACTION NOTES.

EXCAVATIONS FOR 2 STOREY BUILDINGS TO START 1.5m FROM EDGE OF SLAB TO ALLOW FOR SCAFFOLDING.
GRADE COURTYARD BENCH LEVELS TOWARDS CENTRE FOR TEMPORARY STORMWATER RELIEF DURING CONSTRUCTION

DRAINAGE NOTES:
REFER ENGINEERING FOR DRAINAGE INFORMATION

FENCING/LANDSCAPING NOTE:
HARD PAVING:
PAVEMENTS MAX. 1:8 FALL
DRIVEWAYS MAX. 1:5 FALL
ADDITIONAL STEPS - C.O.S.

RETAINING NOTE:
ANY TIMBER RETAINING IS APPROX. & TO BE C.O.S.

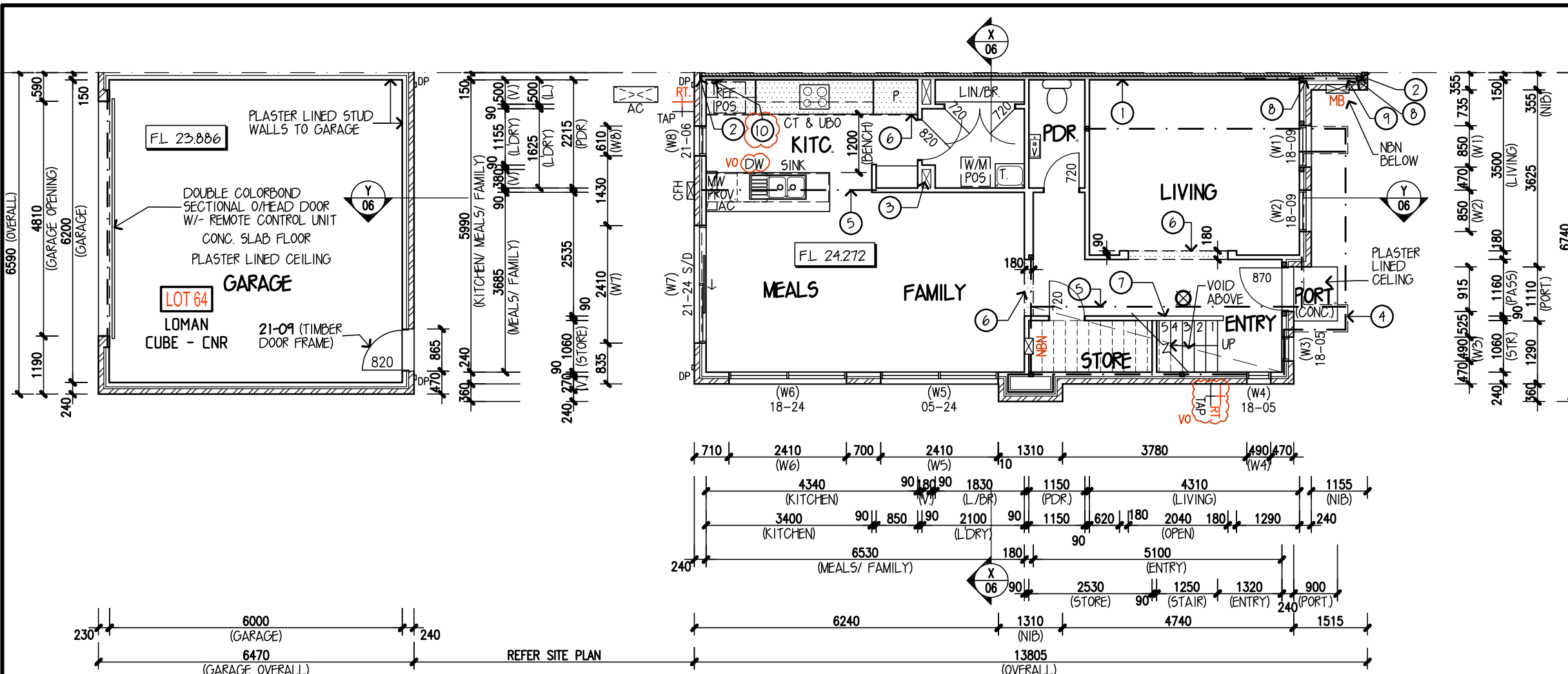
TOWNliving **m**
metricon

metricon

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Building Practitioner Reg. No. DB-U8929 A.C.N. 005 108 752
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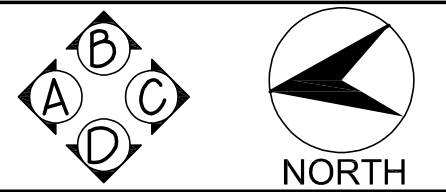
OWNER: TOWN LIVING BY METRICON
LOT 64 BRONZE LEAF WALK, NARRE WARREN SOUTH
ESTATE: SILVERWELL (STAGE 9B)

MASTER VER:	-	DATE:	-
HOUSE INST:	-	DATE:	-
GENERAL INST:	-	DATE:	-
PROJECT REV:	REV E	DATE:	11.11.24
DRAWN:	MITEK	CHECK:	-
SHEET:	01		



NOTES:
 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 EXTERNAL WALLS ARE DIMENSIONED TO FRAME ONLY (EXCLUDING BRICK VENEER) UNLESS OTHERWISE INDICATED.
 PROVIDE LIFT OFF HINGES TO ALL WC'S WHERE THE HINGED DOORS DO NOT HAVE 1200MM CLEAR ACCESS TO THE PAN AS PER N.C.A. 3.8.3.3.
 CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM UNLESS OTHERWISE NOTED.
 PROVIDE 90X45 JAMB STUDS TO ALL INTERNAL DOORS & WINDOW OPENINGS UNLESS OTHERWISE NOTED ON ENGINEER'S SPECIFICATIONS.
WINDOW CODES:
 W2 - DENOTES WINDOW 2
 21-18 - DENOTES WINDOW HT. / WINDOW WIDTH
 SMOKE ALARMS TO BE INTERCONNECTED WITH EACH OTHER.
PASSAGE DOORS:
 2040 HIGH WHERE CEILING HEIGHTS ARE 2550MM OR LESS.
 2340 HIGH WHERE CEILING HEIGHTS ARE 2700MM UNLESS OTHERWISE SPECIFIED.
ROBE SLIDING DOORS:
 2100 HIGH WHERE CEILING HEIGHTS ARE 2550MM
 2300 HIGH WHERE CEILING HEIGHTS ARE 2700MM
ROBE SHELVING:
 PROVIDE NOGGINGS TO ROBE SIDES FOR SHELVING SUPPORT. REFER INTERNAL DETAILS FOR HEIGHTS.
 ESTIMATOR TO ORDER APPROPRIATE WIDTH WINDOW REVEALS & SPLIT DOOR JAMBS TO COVER ANY ADDED PLY BRACING. REFER ENGINEERING.
 SERVICE METERS ARE INDICATIVE ONLY. CONFIRM ON SITE LOCATION OF ALL SERVICES.
 REFER STRUCTURAL PLAN FOR STEEL COLUMN LAYOUT

GROUND FLOOR PLAN



DESIGN: **LOMAN - CNR**
ESSENTIAL SPEC
 FACADE: **CUBE** CEILING: **25L, 25U**
 GARAGE: **DOUBLE** LOCATION: **REAR**

GROUND FLOOR PLAN
 SCALE: 1:100

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OWNER: **TOWN LIVING BY METRICON**
LOT 64 BRONZE LEAF WALK, NARRE WARREN SOUTH
ESTATE: SILVERWELL (STAGE 9B)

MASTER VER:	-	DATE:	-
HOUSE INST:	-	DATE:	-
GENERAL INST:	-	DATE:	-
PROJECT REV:	REV E	DATE:	11.11.24
DRAWN:	MIKTEK	CHECK:	-
		SHEET:	02

LOT 64 AREAS:			
DWELLING	SIZE	EXTERNAL	SIZE
GRD FLR:	80.72 SQM	GARAGE:	42.64 SQM
FIRST FLR:	79.71 SQM	PORTICO:	1.00 SQM
SUBTOTAL:	160.43 SQM	TOTAL:	204.07 SQM
	17.27 SQR		21.97 SQR

LOT 64 ENERGY EFFICIENCY
NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, DEPENDING ON SITING.
PROVIDED IN THE PLANS:
DOOR SEALS - Sill seals to external hinged doors (incl. garage internal access door)
WINDOWS - Shall be weather stripped
DRAFT EXCLUSION - Weather wrap with taped horizontal and vertical joints. Sealed gaps around windows and external doors.
EXHAUST FANS - Draft prevention to exhaust fans, to relevant building codes.
CEILING INSULATION - R4.0 Batts excludes, Outdoor Room, Verandah, Portico and First Floor Areas
WALL INSULATION - R2.0 Batts including wall between House and Garage, No insulation to Garage walls
FLOOR INSULATION - R4.0 insulation to floor area above garage, portico and outdoor room

WINDOW NOTES: LOT 60-64 (REFER TO ENERGY REPORT)		
TYPE	WERS CODE	GLAZING
AWNING/FIXED	SSW-010-01	CLEAR SINGLE
SLIDING DOOR	SSW-006-01	CLEAR SINGLE

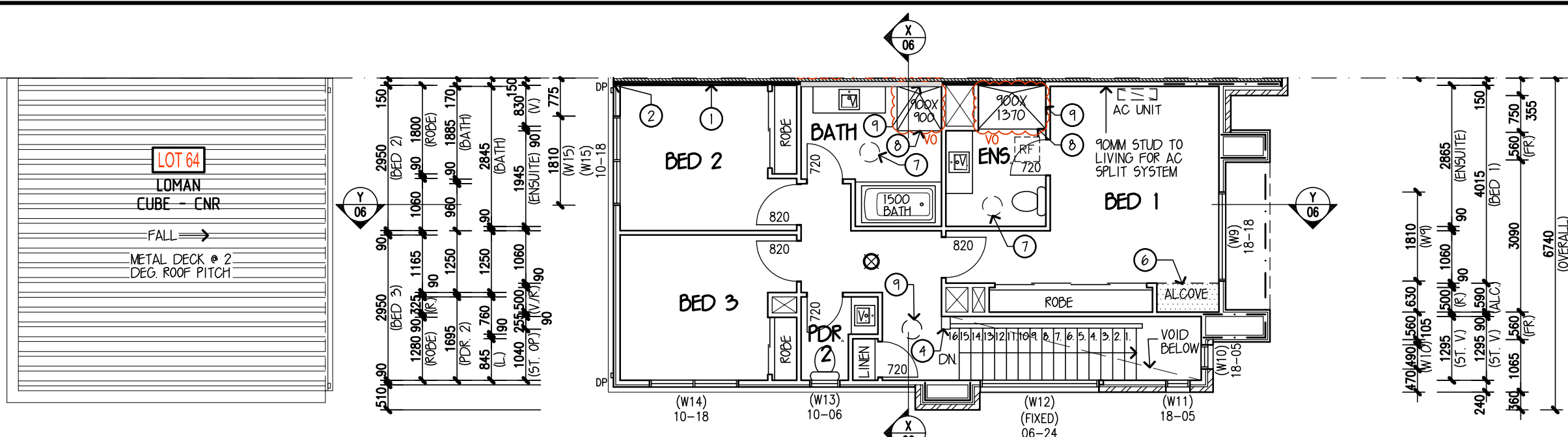
FRAMER TO PROVIDE FLOOR JOISTS CUT TO SIZE FOR BULKHEADS

TEMPORARILY CONNECT FRONT TAP/S AT METER LOCATION DURING CONSTRUCTION. CAP AND RELOCATE TO HOUSE POSITION AS NOMINATED FOR HANDOVER

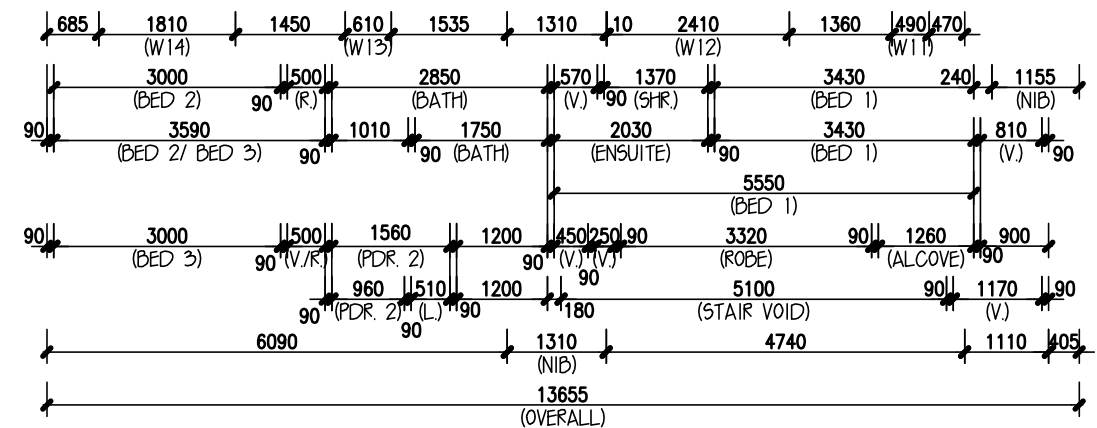
- NOTES LEGEND (GRD FLR):**
- ① "HEB 5000" HEBEL POWERPANEL DUAL ZERO B'DRY WALL SYSTEM, COMPRISING OF: 10MM PLASTERBOARD INTERNALLY, 70X45 STUD WALL, R20 INSULATION BATTS, HARDIE WRAP WEATHER BARRIER, 50MM HEBEL PANELS AND CAVITY IN BETWEEN. DESIGN AND INSTALLED TO MANUFACTURER'S RECOMMENDATION AND SPECIFICATION. PROVIDE ADDITIONAL LAYER OF PLASTERBOARD WHERE INDICATED.
 - ② 200MM MIN. MINERAL WOOL BATT (TO EACH PROPERTY)
 - ③ FIRST FLOOR PLUMBING WASTE
 - ④ EXTENT OF FIRST FLOOR FRAME ABOVE
 - ⑤ CONCEALED STRUCTURAL BEAMS. REFER ENGINEER'S DETAILS
 - ⑥ 245MM DEEP PLASTERED BULKHEAD
 - ⑦ PLASTERED BALUSTRADE
 - ⑧ POST ON GALVANIZED METAL STIRRUP
 - ⑨ TREATED PINE BOTTOM PLATES TO PIER SHOWN SHADED
 - ⑩ CAPPED WATER POINT VO
 - ⑪ TILED SHR BASE VO
 - ⑫ 300X300 SHOWER NICHE VO

BOUNDARY WALL NOTES: CARPENTER TO ENSURE MIN. 20MM GAP IS MAINTAINED EITHER SIDE OF HEBEL PANEL BETWEEN STUD FRAMES. INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS

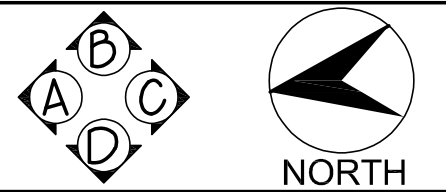
- DRAWING LEGEND:**
- 240MM BRICK VENEER WALL WITH 90MM STUDS & 40MM CAVITY
 - WALL UNDER STAIR TO BE BUILT AFTER STAIR
 - HATCH INDICATES 90MM FRAME
 - HATCH INDICATES 70MM FRAME
 - BOUNDARY LINE
 - DOUBLE GLAZING
 - BULKHEAD



NOTES:
 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 EXTERNAL WALLS ARE DIMENSIONED TO FRAME ONLY (EXCLUDING BRICK VENEER) UNLESS OTHERWISE INDICATED.
 PROVIDE LIFT OFF HINGES TO ALL WC'S WHERE THE HINGED DOORS DO NOT HAVE 1200MM CLEAR ACCESS TO THE PAN AS PER NCA 3.8.3.3.
 CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM UNLESS OTHERWISE NOTED.
 PROVIDE 90X45 JAMB STUDS TO ALL INTERNAL DOORS & WINDOW OPENINGS UNLESS OTHERWISE NOTED ON ENGINEER'S SPECIFICATIONS.
WINDOW CODES:
 W2 - DENOTES WINDOW 2
 21-18 - DENOTES WINDOW HT. / WINDOW WIDTH
 SMOKE ALARMS TO BE INTERCONNECTED WITH EACH OTHER.
PASSAGE DOORS:
 2040 HIGH WHERE CEILING HEIGHTS ARE 2550MM OR LESS.
 2340 HIGH WHERE CEILING HEIGHTS ARE 2700MM UNLESS OTHERWISE SPECIFIED.
ROBE SLIDING DOORS:
 2100 HIGH WHERE CEILING HEIGHTS ARE 2550MM
 2300 HIGH WHERE CEILING HEIGHTS ARE 2700MM
ROBE SHELVING:
 PROVIDE NOGGINGS TO ROBE SIDES FOR SHELVING SUPPORT. REFER INTERNAL DETAILS FOR HEIGHTS.
 ESTIMATOR TO ORDER APPROPRIATE WIDTH WINDOW REVEALS & SPLIT DOOR JAMBS TO COVER ANY ADDED PLY BRACING. REFER ENGINEERING.
 SERVICE METERS ARE INDICATIVE ONLY. CONFIRM ON SITE LOCATION OF ALL SERVICES.
 REFER STRUCTURAL PLAN FOR STEEL COLUMN LAYOUT



FIRST FLOOR PLAN



DESIGN: **LOMAN - CNR**
ESSENTIAL SPEC
 FACADE: **CUBE** CEILING: **25L, 25U**
 GARAGE: **DOUBLE** LOCATION: **REAR**

FIRST FLOOR & ROOF PLAN
 SCALE: 1:100

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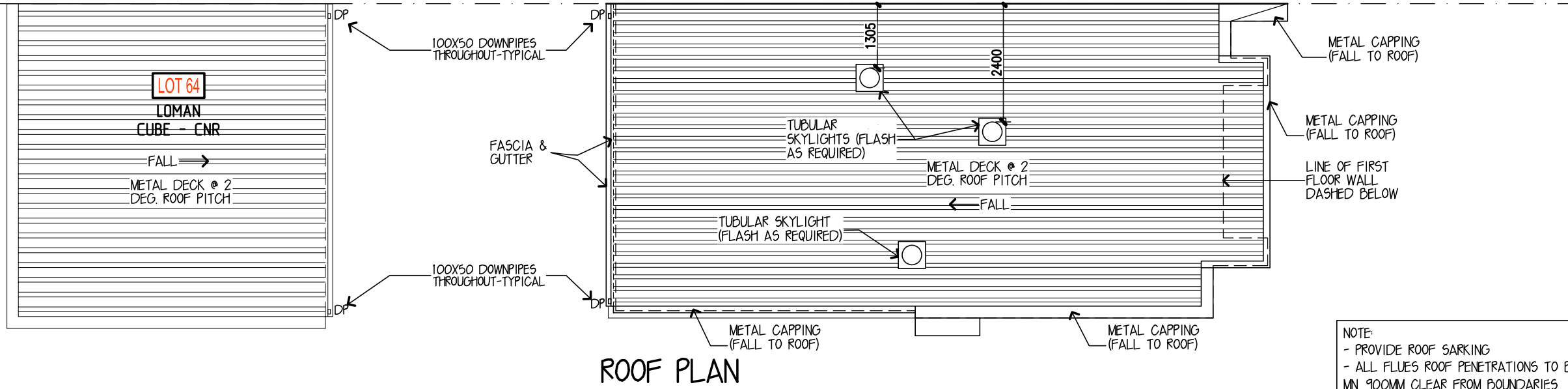


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OWNER: **TOWN LIVING BY METRICON**
LOT 64 BRONZE LEAF WALK, NARRE WARREN SOUTH
ESTATE: SILVERWELL (STAGE 9B)

MASTER VER:	-	DATE:	-
HOUSE INST:	-	DATE:	-
GENERAL INST:	-	DATE:	-
PROJECT REV:	REV E	DATE:	11.11.24
DRAWN:	MIKTEK	CHECK:	-
		SHEET:	03



ROOF PLAN

NOTES LEGEND (1ST FLR):

- ① HEB 5000[®] HEBEL POWERPANEL DUAL ZERO B'DRY WALL SYSTEM, COMPRISING OF: 10MM PLASTERBOARD INTERNALLY, 70X45 STUD WALL, R20 INSULATION BATTS, HARDIE WRAP WEATHER BARRIER, 50MM HEBEL PANELS AND CAVITY IN BETWEEN, DESIGN AND INSTALLED TO MANUFACTURER'S RECOMMENDATION AND SPECIFICATION. PROVIDE ADDITIONAL LAYER OF PLASTERBOARD WHERE INDICATED.
- ② 200MM MIN MINERAL WOOL BATT (TO EACH PROPERTY)
- ③ EXTENT OF GROUND FLOOR BELOW
- ④ 1000MM HIGH PLASTERBOARD DWARF WALL
- ⑤ FIBRE COMPOSITE SHOWER BASE
- ⑥ 245MM DEEP PLASTERED BULKHEAD
- ⑦ SKYTUBE OVER
- ⑧ TILED SHR BASE
- ⑨ 300X300 SHOWER NICHE

NOTE: PLUMBER TO SUPPLY TUNDISH TO VANITY BASIN CUPBOARD FOR LOTS WITH REVERSE CYCLE AIR CONDITIONING & IF REQUIRED TO LOTS WITH SPLIT SYSTEM AC HEAD TO FIRST FLOOR

PROVIDE GIRDER TRUSS WHERE ROOF TRUSS SPAN EXCEEDS 9M

BOUNDARY WALL NOTES: CARPENTER TO ENSURE MIN 20MM GAP IS MAINTAINED EITHER SIDE OF HEBEL PANEL BETWEEN STUD FRAMES. INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS

DRAWING LEGEND:

- 240MM BRICK VENEER WALL WITH 90MM STUDS & 40MM CAVITY
- WALL UNDER STAIR TO BE BUILT AFTER STAIR
- HATCH INDICATES 90MM FRAME
- HATCH INDICATES 70MM FRAME
- BOUNDARY LINE
- DOUBLE GLAZING

PROVIDE WINDOW LOCKS TO ALL OPENABLE WINDOWS
 PROVIDE ALUMINIUM FRAMES FIBREMESH FLYSCREEN TO OPENABLE WINDOWS

NOTES:
 -PARAPET LEVELS TO MATCH & STREAMLINE TO NEIGHBOURING LOTS AS SHOWN
 -TEMPORARILY CONNECT FRONT TAP/5 AT METER LOCATION DURING CONSTRUCTION CAP AND RELOCATE TO HOUSE POSITION AS NOMINATED FOR HANDOVER

ADDITIONAL FLASHING NOTES:
 -BUILDING WRAP ALSO TO BACK OF PARAPET TO NCC 3.5.4.8 - TYPICAL.
 -WALL OPENINGS - TO NCC 3.5.4.6 INCLUDING FLASHING EXTENSIONS (ALL WINDOWS & DOORS MUST HAVE A FLASHING FIXED TO THE HEAD, SIDES, & SILL), FASTENING, OVERLAPPING AND SEALING OF ALL JOINS. PROVIDE ADDITIONAL CAULKING TO SIDES OF WINDOWS. HEAD FLASHING NOT REQUIRED WHERE EAVE IS 3 X HEIGHT OF THE CLADDING ABOVE WINDOW/DOOR.
 -CLADDING JUNCTIONS - FLASHING TO FALL TO OUTER EDGE. HIGHER CLADDING TO FINISH SHORT OF CLADDING BELOW IT MIN. 20MM.
 -PARAPETS - CAPPING TO NCC 3.5.4.8. FALL TO ROOFING. WHERE JOINED OVERLAP MIN. 75MM & SEALANT TO BOTH EDGES OF LAP

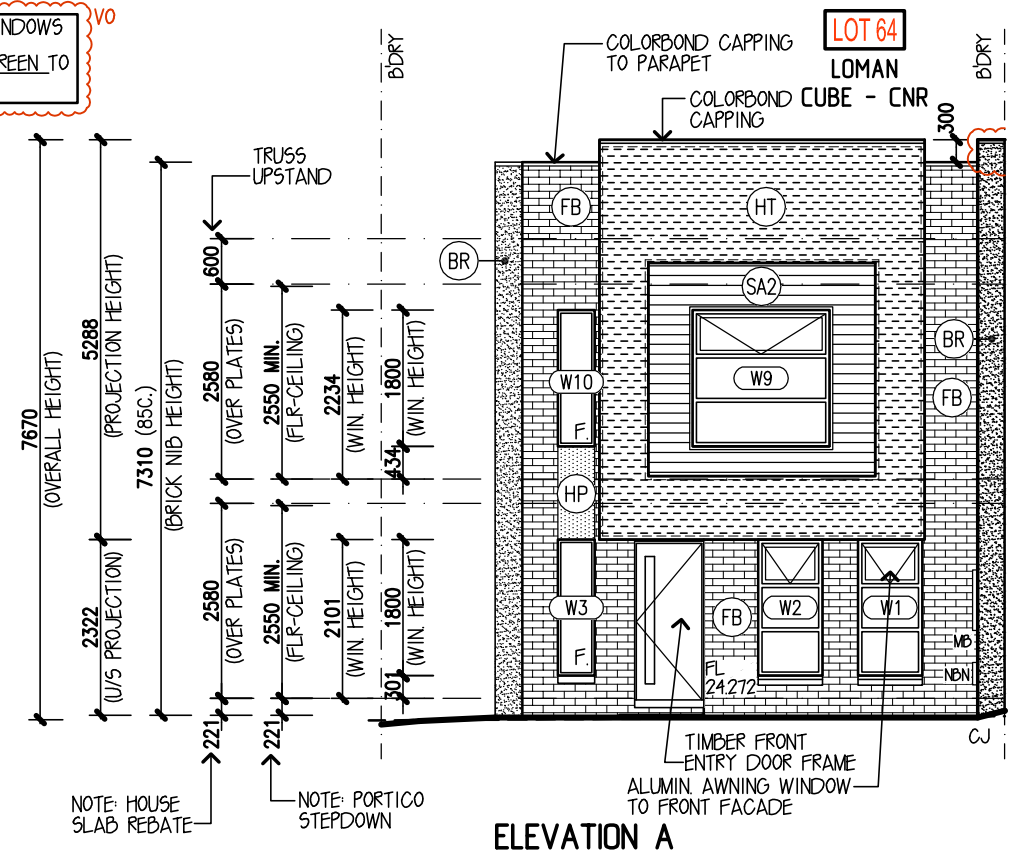
HEBEL NOTES

PROVIDE CONTROL JOINTS TO HEBEL PANELS AS FOLLOWS:
 - VERTICAL CONTROL JOINTS AT 60MM MAX. CENTRES
 - VERTICAL CONTROL JOINTS AT INTERNAL & EXTERNAL CORNERS
 - HORIZONTAL CONTROL JOINTS AT 1ST & 2ND FLOOR JUNCTION
 - HORIZONTAL CONTROL JOINTS AT 3.9M MAX. HEIGHT.
 - OPENINGS LESS THAN 2450MM - NO REQUIREMENTS
 - OPENINGS BETWEEN 2450 / 3600MM WIDE. PROVIDE CONTROL JOINT TO ONE SIDE ONLY.
 - OPENINGS GREATER THAN 3600MM. PROVIDE CONTROL JOINTS TO BOTH SIDES
 - VERTICAL JOINTS TO ALL DOORS, INCL. SLIDING DOORS & GARAGE DOORS, REGARDLESS OF OPENING WIDTH
 - WHERE HEBEL PANEL RETURN IS LESS THAN 270MM WIDE - PROVIDE 75MM THICK FOAM OR PROVIDE EXTRA SUPPORT (TOPHATS). CUT PANEL NEATLY WITH NO CRACKS OR CHIPS & APPLY REINFORCED FIBREGLASS MESH BEFORE BASE RENDER - TYPICAL

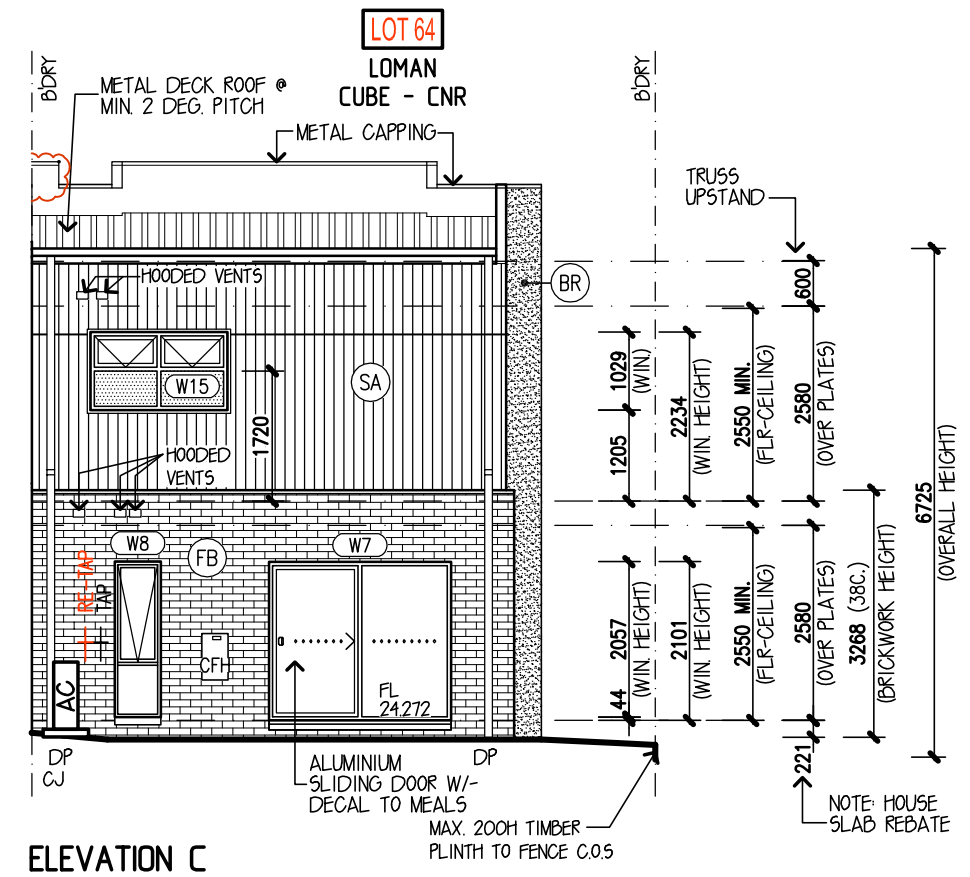
FINISHES SCHEDULE

- (FB) FACE BRICKWORK
- (BR) BRICKWORK WITH ACRYLIC RENDER FINISH
- (HP) 75 F.C. SHEET WITH PAINTED FINISH (REFER DETAIL S-TYP-CLAD-09)
- (HT) 75 F.C. SHEET CLADDING SYSTEM WITH ACRYLIC RENDER FINISH (REFER DETAIL S-TYP-CLAD-09)
- (SA) SCYON 'AXON' 133 VERTICAL CLADDING (SMOOTH TEXTURE) WITH PAINTED FINISH
- (SA2) SCYON 'AXON' 133 VERTICAL CLADDING (SMOOTH TEXTURE) LAID HORIZONTALLY WITH PAINTED FINISH

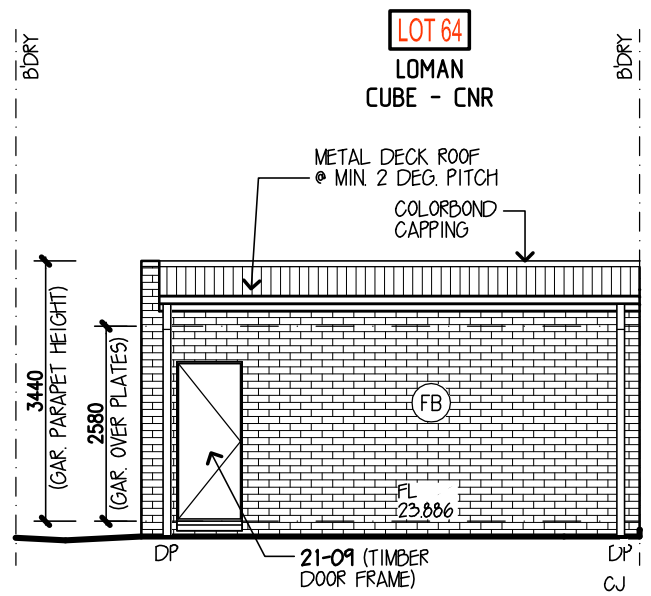
ALL LIGHTWEIGHT CLADDING INCLUDES 35MM TIMBER BATTENS UNLESS OTHERWISE NOTED



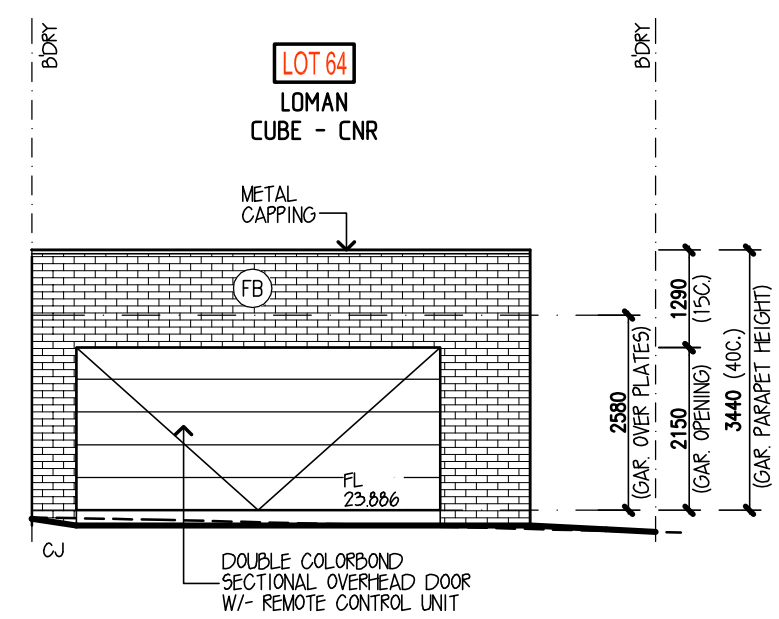
ELEVATION A



ELEVATION C



GARAGE ELEVATION A



ELEVATION C GARAGE

NOTES:
 ALL UPPER FLOOR BEDROOM WINDOWS TO BE RESTRICTED TO 125MM MAX. OPENING WHERE FALL EXCEEDS 2M FROM SILL HEIGHT.
 WHERE SILL HEIGHTS ARE LOWER THAN 865MM FROM FLOOR LEVEL OR NEAREST SILL, BEDROOM WINDOWS ARE TO BE PERMANENTLY RESTRICTED.
 WHERE SILL HEIGHTS ARE 1700MM OR HIGHER, NO RESTRICTIONS ARE REQUIRED
 PROVIDE FLYSCREENS & WINDOW LOCKS TO ALL OPENABLE WINDOWS

DESIGN: **LOMAN - CNR**
 ESSENTIAL SPEC
 FACADE: **CUBE** CEILING: 25L, 25U
 GARAGE: **DOUBLE** LOCATION: **REAR**

ELEVATIONS
 SCALE: 1:100

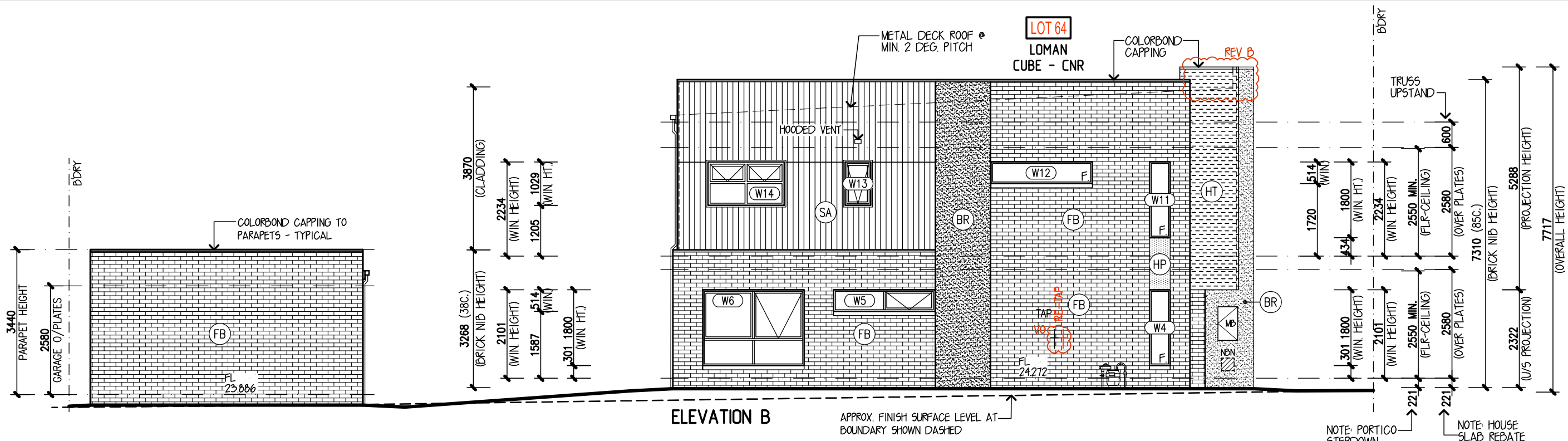
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OWNER: **TOWN LIVING BY METRICON**
 LOT 64 BRONZE LEAF WALK, NARRE WARREN SOUTH
 ESTATE: SILVERWELL (STAGE 9B)

MASTER VER:	-	DATE:	-
HOUSE INST:	-	DATE:	-
GENERAL INST:	-	DATE:	-
PROJECT REV:	REV E	DATE:	11.11.24
DRAWN:	MITEK	CHECK:	-
		SHEET:	04



ELEVATION B

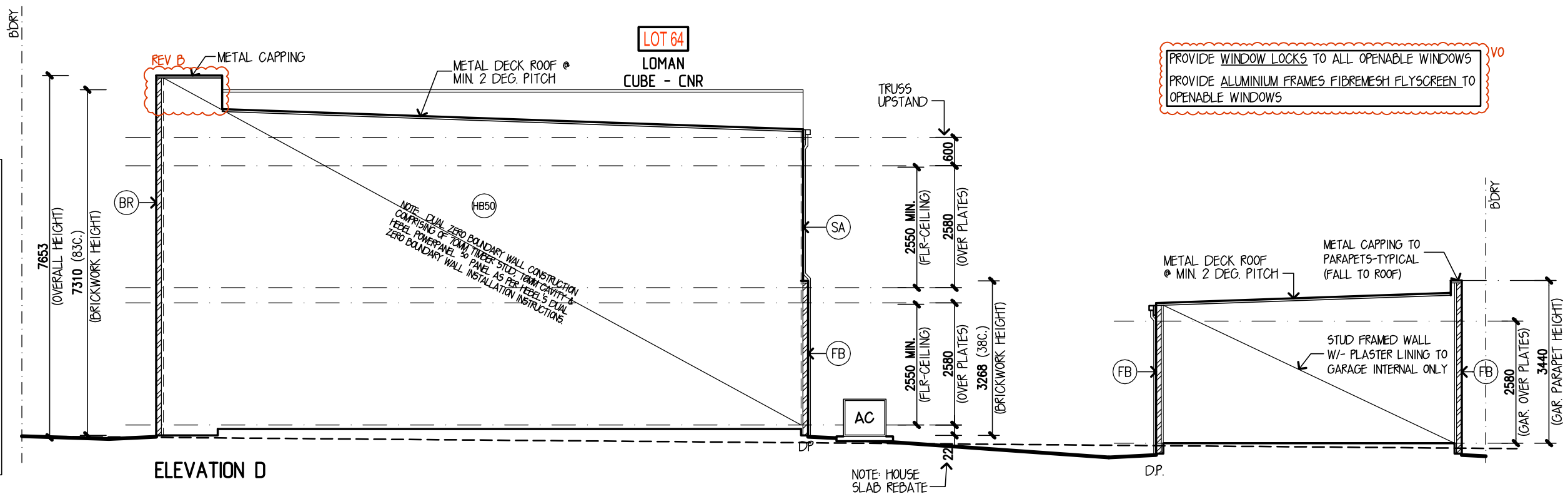
APPROX. FINISH SURFACE LEVEL AT BOUNDARY SHOWN DASHED

NOTE: PORTICO STEPDOWN

NOTE: HOUSE SLAB REBATE

NOTES
 -PARAPET LEVELS TO MATCH & STREAMLINE TO NEIGHBOURING LOTS AS SHOWN
 -TEMPORARILY CONNECT FRONT TAP/5 AT METER LOCATION DURING CONSTRUCTION CAP AND RELOCATE TO HOUSE POSITION AS NOMINATED FOR HANDOVER

ADDITIONAL FLASHING NOTES:
 -BUILDING WRAP ALSO TO BACK OF PARAPET TO NCC 35.4.8 - TYPICAL.
 -WALL OPENINGS - TO NCC 35.4.6 INCLUDING FLASHING EXTENSIONS (ALL WINDOWS & DOORS MUST HAVE A FLASHING FIXED TO THE HEAD, SIDES, & SILL), FASTENING, OVERLAPPING AND SEALING OF ALL JOINS. PROVIDE ADDITIONAL CAULKING TO SIDES OF WINDOWS. HEAD FLASHING NOT REQUIRED WHERE EAVE IS 3 X HEIGHT OF THE CLADDING ABOVE WINDOW/DOOR.
 -CLADDING JUNCTIONS - FLASHING TO FALL TO OUTER EDGE. HIGHER CLADDING TO FINISH SHORT OF CLADDING BELOW IT MIN 20MM.
 -PARAPETS - CAPPING TO NCC 35.4.8. FALL TO ROOFING. WHERE JOINED OVERLAP MIN 75MM & SEALANT TO BOTH EDGES OF LAP



ELEVATION D

NOTE: HOUSE SLAB REBATE

PROVIDE WINDOW LOCKS TO ALL OPENABLE WINDOWS
 PROVIDE ALUMINIUM FRAMES FIBREMESH FLYSCREEN TO OPENABLE WINDOWS

FINISHES SCHEDULE

- (FB) FACE BRICKWORK
- (BR) BRICKWORK WITH ACRYLIC RENDER FINISH
- (HP) 75 F.C. SHEET WITH PAINTED FINISH (REFER DETAIL S-TYP-CLAD-09)
- (HT) 75 F.C. SHEET CLADDING SYSTEM WITH ACRYLIC RENDER FINISH (REFER DETAIL S-TYP-CLAD-09)
- (SA) SCYON 'AXON' 133 VERTICAL CLADDING (SMOOTH TEXTURE) WITH PAINTED FINISH
- (SA2) SCYON 'AXON' 133 VERTICAL CLADDING (SMOOTH TEXTURE) LAID HORIZONTALLY WITH PAINTED FINISH

ALL LIGHTWEIGHT CLADDING INCLUDES 35MM TIMBER BATTENS UNLESS OTHERWISE NOTED

NOTES:
 ALL UPPER FLOOR BEDROOM WINDOWS TO BE RESTRICTED TO 125MM MAX. OPENING WHERE FALL EXCEEDS 2M FROM SILL HEIGHT.
 WHERE SILL HEIGHTS ARE LOWER THAN 865MM FROM FLOOR LEVEL OR NEAREST SILL, BEDROOM WINDOWS ARE TO BE PERMANENTLY RESTRICTED.
 WHERE SILL HEIGHTS ARE 1700MM OR HIGHER, NO RESTRICTIONS ARE REQUIRED
 PROVIDE FLYSCREENS & WINDOW LOCKS TO ALL OPENABLE WINDOWS

DESIGN: LOMAN - CNR
 ESSENTIAL SPEC
 FACADE: CUBE CEILING: 25L, 25U
 GARAGE: DOUBLE LOCATION: REAR

ELEVATIONS
 SCALE: 1:100

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TOWNLIVING™ m metricon

metricon

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 Building Practitioner Reg. No. DB-U8929 A.C.N. 005 108 752

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OWNER: TOWN LIVING BY METRICON
 LOT 64 BRONZE LEAF WALK, NARRE WARREN SOUTH
 ESTATE: SILVERWELL (STAGE 9B)

MASTER VER:	-	DATE:	-
HOUSE INST:	-	DATE:	-
GENERAL INST:	-	DATE:	-
PROJECT REV:	REV E	DATE:	11.11.24
DRAWN:	MITEK	CHECK:	-
		SHEET:	05