

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 AS 1684-2021.2 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 AS 4654.1-2012 & AS 4654.2-2012.

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 & AS 4586-2013.
- 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.
- ALL GLAZING TO COMPLY WITH AS 1288-2021 & AS 2047-2014, & WITH AS 4055-2021 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 AS 4254-2021.
- 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 & AS 4200.1-2017 & BE INSTALLED IN ACCORDANCE WITH AS 4200.2-2017.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC 2022 & 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 AS 3660.1-2014.
- ALL SMOKE ALARMS TO COMPLY WITH AS 3786-2014, 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 AS 3959-2018.
- DWELLINGS WITHIN 1km OF A BAY/10km OF A SURF COAST MUST HAVE ALL STEEL & MORTAR IN ACCORDANCE WITH SECTION 5 OF AS 3700-2018.
- 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
 - AS 4055-2021 WIND LOADS FOR HOUSING
 - AS 4100-2020 STEEL STRUCTURES CODE
 - AS 3623-1993 DOMESTIC METAL FRAMING
 - AS 3566.1-2002 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)

BASIX COMMITMENTS

Certificate No.: 1767185S_04
Date of Issue: 09.04.2025

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 100000L
- TANK MUST BE CONFIGURED TO COLLECT RAIN RUNOFF FROM AT LEAST 312.75 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

- 26 TO 30 STCs OR BETTER ELECTRIC HEAT PUMP

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 3.5-4.0
- 1-PHASE AIR COND. TO AT LEAST 1 BEDROOM AREA WITH A MIN. ENERGY RATING OF EER 3.5-4.0
- 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

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 AT LEAST 4 BATHROOMS/TOILET FOR NATURAL LIGHTING

ALTERNATIVE ENERGY

- INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 1.9 PEAK KILOWATTS OF ELECTRICITY.

OTHER COMMITMENTS


- PROVIDE A FIXED OUTDOOR CLOTHESLINE

PROMOTION

UNPARALLELED

- REFER CONTRACT FOR LISTED PROMOTION ITEMS

SIGNATURE 

hebel  **Power Panel**

WALL PANELS

OR RENDERED LIGHTWEIGHT SUBSTRATE CLADDING ABOVE LOWER ROOFS WHERE APPLICABLE

DUE TO W41/N3 CATEGORY WIND ZONE PROVIDE THE FOLLOWING ADDITIONAL ITEMS:

- ADDITIONAL BRACING
- CYCLONE CLIPS TO EVERY 2ND ROOF TILE

ITEMS SUBJECT TO FINAL ENGINEER'S DESIGN

STEEL FLOOR JOIST SPECS

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

BENCHTOP TO RUN THROUGH WINDOW REVEAL

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

PROVIDE DOUBLE GLAZING TO ALL WINDOWS (EXC. WIR3, WIR4 AND BATHROOM WINDOWS)

PROVIDE SQUARE SET CEILING CORNERS TO

- POWDER ROOM
- ENSUITE 4
- ENSUITE 1

PROVIDE 2340MM (H) INTERNAL DOORS THROUGHOUT UNLESS OTHERWISE NOTED (EXCLUDES SLIDING ROBE DOORS)

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

TABLE OF REVISIONS

REV.	DATE	REVISION DESCRIPTION	BY
A	19.12.23	TENDER PLANS + UPDATE SOUTHERN STAR WINDOWS & DOORS	PG
A	18.01.24	TENDER AMENDMENT PLANS	PG
B	15.04.24	TENDER PLAN AMENDMENTS	5NS
C	30.04.24	TENDER PLAN AMENDMENTS	5NS
D	02.08.24	UPDATE SURVEY PLAN	CWK
E	19.09.24	PLAN AMENDMENTS	ZDS
F	01.10.24	PLAN AMENDMENTS	ZDS
G	17.02.25	CONSOLIDATED TENDER	FHO OOD
H	26.02.25	PLAN AMENDMENTS	OOD
I	14.03.25	ESTIMATING DISCREPANCIES	OOD
J	21.05.25	LODGEMENT PLANS	FHO

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

- ENSUITE 1, 4, 5
- POWDER ROOM 1
- BATHROOM

PROVIDE ADDITIONAL STRUCTURAL BLOCKING FOR OWNER'S FUTURE WALL MOUNTED TV TO THE FOLLOWING AREAS:

- FAMILY (ELEV. 'C')
- RETREAT (ELEV. 'B')

Refer to:

JOINERY PLANS

REVISION : B

Dated: 27.02.25

BUSHFIRE ATTACK LEVEL (BAL) CONSTRUCTION REQUIREMENTS AS PER BUSHFIRE ASSESSMENT REPORT PREPARED BY BUSHFIRE ENVIRONMENT MANAGEMENT CONSULTANCY, 14/04/24 REFERENCE NO: 241684

ELEVATION	BAL	ELEVATION	BAL
NORTH	19	SOUTH	19
EAST	19	WEST	19

REFER TO CONTRACT FOR DETAILED VARIATIONS

UPGRADE GLAZING TO ALUMINIUM WINDOWS AND GLAZED DOORS (NOTE: THIS ITEM INCLUDES UPGRADES OF ENTRY DOOR FRAME TO BE MERBAU)

- PROVIDE BUSHFIRE RATED VENT COVERS TO DUCTED EXHAUST FANS, RANGEHOOD DUCTING, EAVE VENTS AND EXTERNAL WALL VENTS TO THE BELOW AREAS:
- (1NO) KITCHEN
 - (1NO) POWDER/ENSUITE 5 WC
 - (1NO) ENSUITE 1
 - ENSUITE 1 WC
 - POWDER ROOM 2
 - ENSUITE 4

SEAL ALL VERTICAL AND HORIZONTAL JOINTS AS REQUIRED BY THE MANUFACTURE TO SUIT HEBEL CONSTRUCTION IN BUSHFIRE AREAS

PROVIDE RAVEN RP3 DOOR SEAL TO BASE OF GARAGE AND ENTRY EXTERNAL HINGED DOOR TO PREVENT THE PENETRATION/BUILD UP OF BURNING DEBRIS

Refer to:

TILE STUDIO

metricon

Dated: 13.01.25

DESIGN: **LA PYRENEE 68**

FACADE: **LA PYRENEE** CEILING: 30, R

GARAGE: **DOUBLE** LOCATION: F

COVER SHEET

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SIGNATURE 

OWNER: **MRS REGGIE MILKELLIDES**
LOT 302, (NO.3440) NEW ENGLAND HIGHWAY MUSWELLBROOK

BY METRICON

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
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JOB No: **745413** DATE: **30.04.2024**

FC DATE: **DD.MM.YYYY** MST VER: **26.04.2018**

SCALE: REVISION: **J**

DRAWN: **PG** CHECK: **XX** SHEET: **COVER**

KNOCKDOWN/REBUILD

SITE AREA:	452100SQM
PROPOSED ROOF COVERAGE	
ROOF COVERAGE AREA:	348.95SQM
FLOOR AREA	
GROUND FLOOR:	252.14 SQM
FIRST FLOOR:	261.69 SQM
TOTAL LIVING AREA:	513.83 SQM
INCLUDES EXT. WALLS & GARAGE EXCLUDES PORTICO/STAIR VOID	
MAX. ALLOWABLE BY COUNCIL:	N/A %

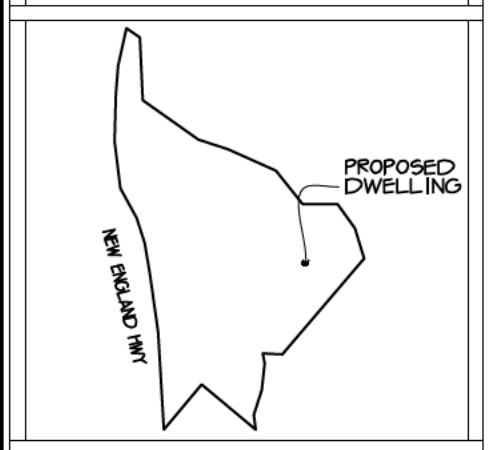
SITE COVERAGE	
TOTAL SITE COVERAGE:	346.14 SQM
	0.07 %
MAX. ALLOWABLE COUNCIL:	N/A %

LANDSCAPED AREA	
TOTAL LANDSCAPED AREA:	450240.6 SQM
EXCL. ALL HARD SURFACES	
	99.58 %
MIN REQUIRED BY COUNCIL:	35 %

BUILDING HEIGHT RESTRICTION
 MAXIMUM 12M RIDGE HEIGHT
 (F.F.L. MUST BE ACCURATE TO COMPLY)

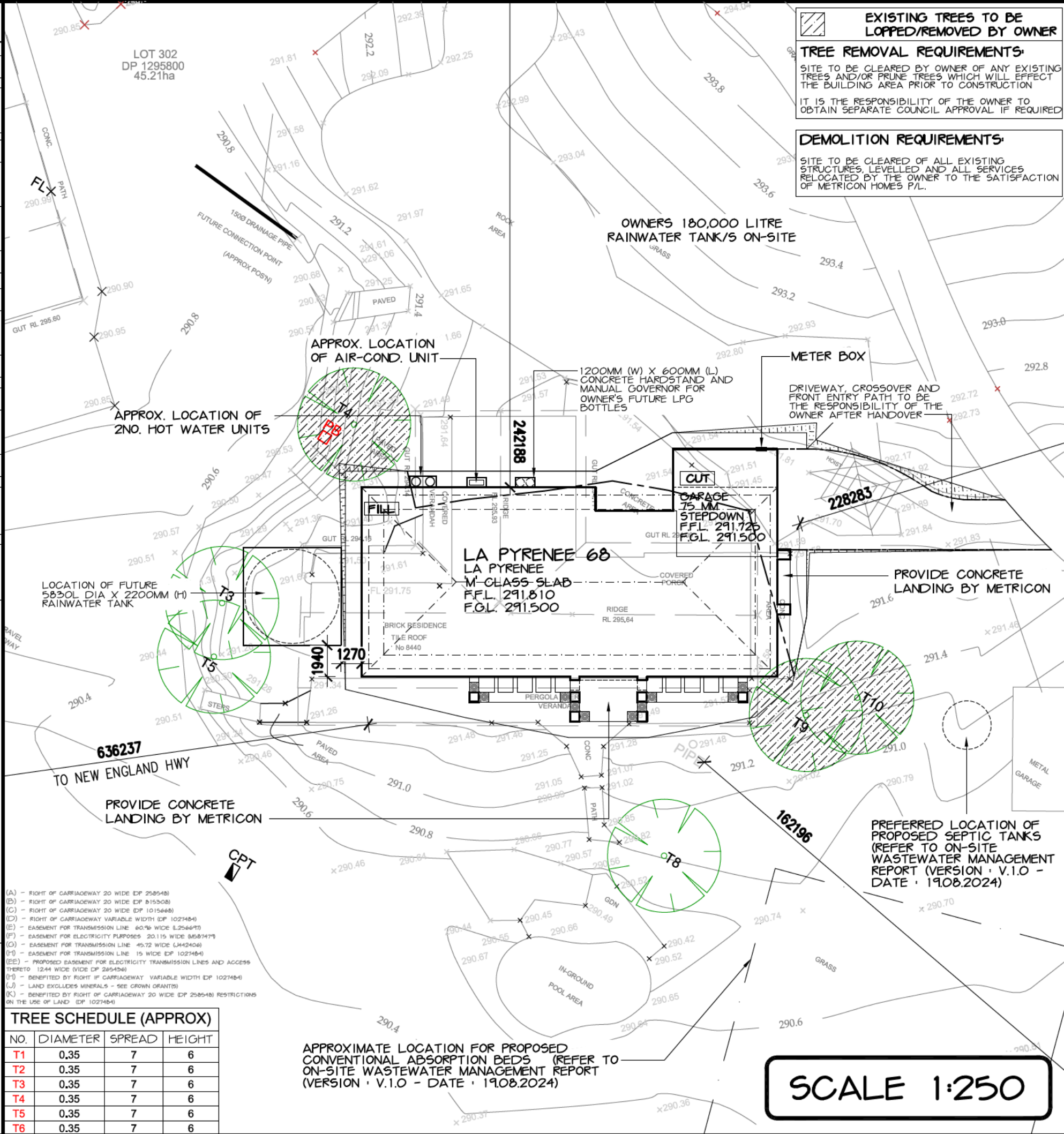
MAXIMUM 1000MM CUT
MAXIMUM 1000MM FILL
 NO EXPOSED FILL WITHIN
 2000MM FROM BOUNDARY

LOCATION PLAN
 (NOT TO SCALE)
 LATITUDE: -32.32576
 LONGITUDE: 150.950184



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.



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

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.

LOT NO: 302	
DEPOSITED PLAN: 1295800	
COUNCIL / LGA: MUSWELLBROOK	
SLAB CLASS:	M
WIND SPEED:	N3

EXCAVATION NOTES:
 50MM (+/-) TOLERANCE TO NOMINATED RL'S
 EXCAVATE APPROX. 310MM ON R.L. 291.500 AND FILL APPROX. 500MM
 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 REAR LOT VIA GRAVITY VIA 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

SURVEY LEGEND

S	GROUND SEWER MAINS	W	GROUND WATER MAINS	T	GROUND TELECOM LINE
G	GROUND GAS MAINS	OHP	OVERHEAD POWER SUPPLY	UGP	UNDERGROUND POWER SUPPLY

PP	POWER POLE	SV	STOP VALVE	GS	GRATED STORMWATER PIT
PB	POWER BOX	SMH	SEWER MAINTENANCE HOLE	BM	BENCHMARK
SP	SERVICE POLE	SIO	SEWER INSPECTION OPENING	TR	TREE
LP	LIGHT POLE	TCPT	TELECOMMUNICATIONS PIT		
HYD	HYDRANT	GM	GAS MARKER		
WM	WATER METER	KI	KERB INLET		
		STW	STORMWATER PIT		

INTRUSION SURVEY DATE: 12_09_23
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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MRS REGGIE MILKELLIDES
 LOT 302, (NO.8440) NEW ENGLAND HIGHWAY
 MUSWELLBROOK

JOB No: 745413	DATE: 15.04.24	DRAWN: PG
	SCALE: 1:250	SHEET: 1 OF 11

TREE SCHEDULE (APPROX)

NO.	DIAMETER	SPREAD	HEIGHT
T1	0.35	7	6
T2	0.35	7	6
T3	0.35	7	6
T4	0.35	7	6
T5	0.35	7	6
T6	0.35	7	6

APPROXIMATE LOCATION FOR PROPOSED CONVENTIONAL ABSORPTION BEDS (REFER TO ON-SITE WASTEWATER MANAGEMENT REPORT (VERSION: V.1.0 - DATE: 19.08.2024))

SCALE 1:250

KNOCKDOWN/REBUILD

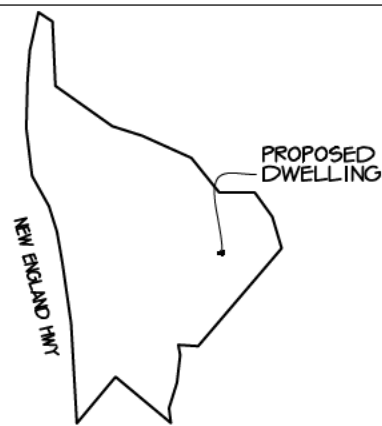
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(A) - RIGHT OF CARRIAGEWAY 20 WIDE EP 1016446
 (B) - RIGHT OF CARRIAGEWAY 20 WIDE EP 1016446
 (C) - RIGHT OF CARRIAGEWAY 20 WIDE EP 1016446
 (D) - RIGHT OF CARRIAGEWAY 20 WIDE EP 1016446
 (E) - GARAGE FOR TRANSMISSION LINE 60% WIDE (20M)
 (F) - GARAGE FOR SUBSTATION PURPOSES 20.1% WIDE (6.6M)
 (G) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (H) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (I) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (J) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (K) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (L) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (M) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (N) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (O) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (P) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (Q) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (R) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (S) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (T) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (U) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (V) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (W) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (X) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (Y) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)
 (Z) - GARAGE FOR TRANSMISSION LINE 10% WIDE (3.3M)

TREE SCHEDULE (APPROX)

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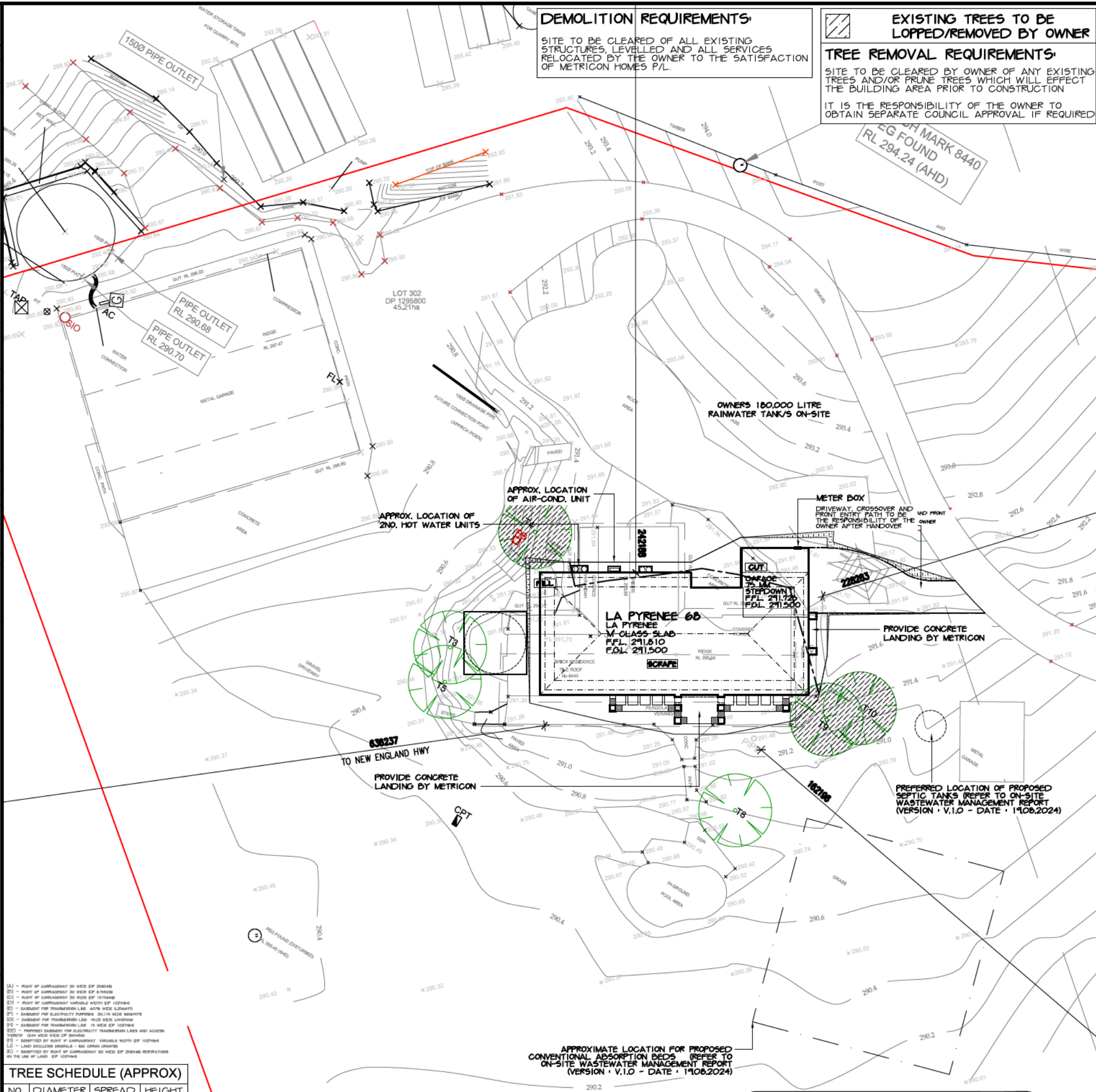
DEMOLITION REQUIREMENTS:

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



LOT NO:	302
DEPOSITED PLAN:	1295800
COUNCIL / LGA:	MUSWELLBROOK
SLAB CLASS:	M
WIND SPEED:	N3

EXCAVATION NOTES:

50MM (+/-) TOLERANCE TO NOMINATED RL'S
 EXCAVATE APPROX. 310MM ON R.L. 291.500
 AND FILL APPROX. 500MM

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 REAR LOT VIA GRAVITY VIA 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

SURVEY LEGEND

TOP OF KERB	EDGE OF BITUMEN
PP POWER POLE	X SV STOP VALVE
PB POWER BOX	OSMH SEWER MAINTENANCE HOLE
SP SERVICE POLE	SIO SEWER INSPECTION OPENING
LP LIGHT POLE	TELECOMMUNICATIONS PIT
OHYD HYDRANT	GM GAS MARKER
QWM WATER METER	KERB INLET
	STORMWATER PIT
	GRATED STORMWATER PIT
	BENCHMARK
	TREE

INTRAX SURVEY DATE: 12_09_23

CONTOUR INTERVALS: 200MM

LEVELS TO AHD.

LOCATION

m 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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MRS REGGIE MILKELLIDES
 LOT 302, (NO.8440) NEW ENGLAND HIGHWAY
 MUSWELLBROOK

JOB No: 745413

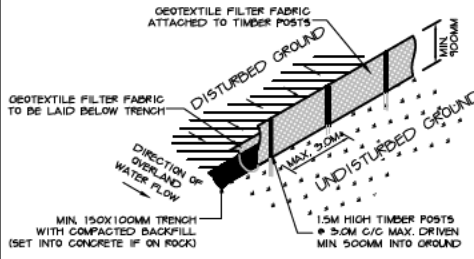
DATE: 191223	DRAWN: PG
SCALE: 1:400	SHEET: 1A OF 11

SCALE 1:400

APPROXIMATE LOCATION FOR PROPOSED CONVENTIONAL ADSORPTION BEDS REFER TO ON-SITE WASTEWATER MANAGEMENT REPORT (VERSION V.1.0 - DATE 14/08/2024)

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 ARE A 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 SWEEP 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

TEMPORARY SECURITY FENCING

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

CUT & FILL BATTERS

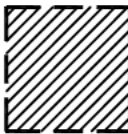
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

SEDIMENT FENCE

WASTE STORAGE AREA



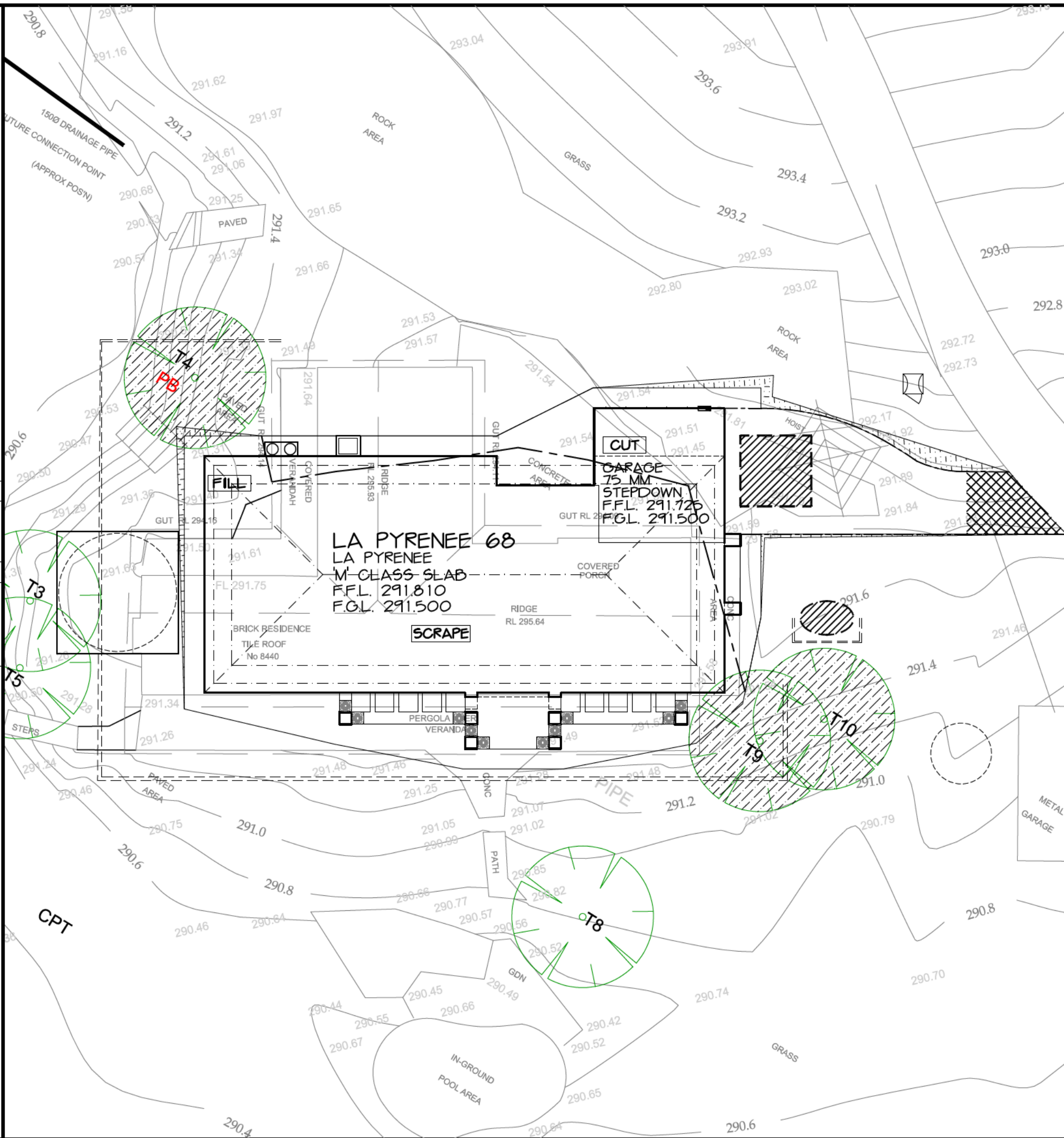
MATERIAL STORAGE AREA



PORTABLE TOILET



ALL WEATHER ACCESS POSITION



LOT NO: 302	
DEPOSITED PLAN: 1295800	
COUNCIL / LGA: MUSWELLBROOK	
SLAB CLASS:	M
WIND SPEED:	N3

EROSION & SEDIMENT CONTROL PLAN
CONSTRUCTION PLAN

TEMPORARY FENCING:
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

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

INTRAX SURVEY DATE: **12_09_23**

CONTOUR INTERVALS: **200MM**
LEVELS TO: **AHD.**

m
metricon

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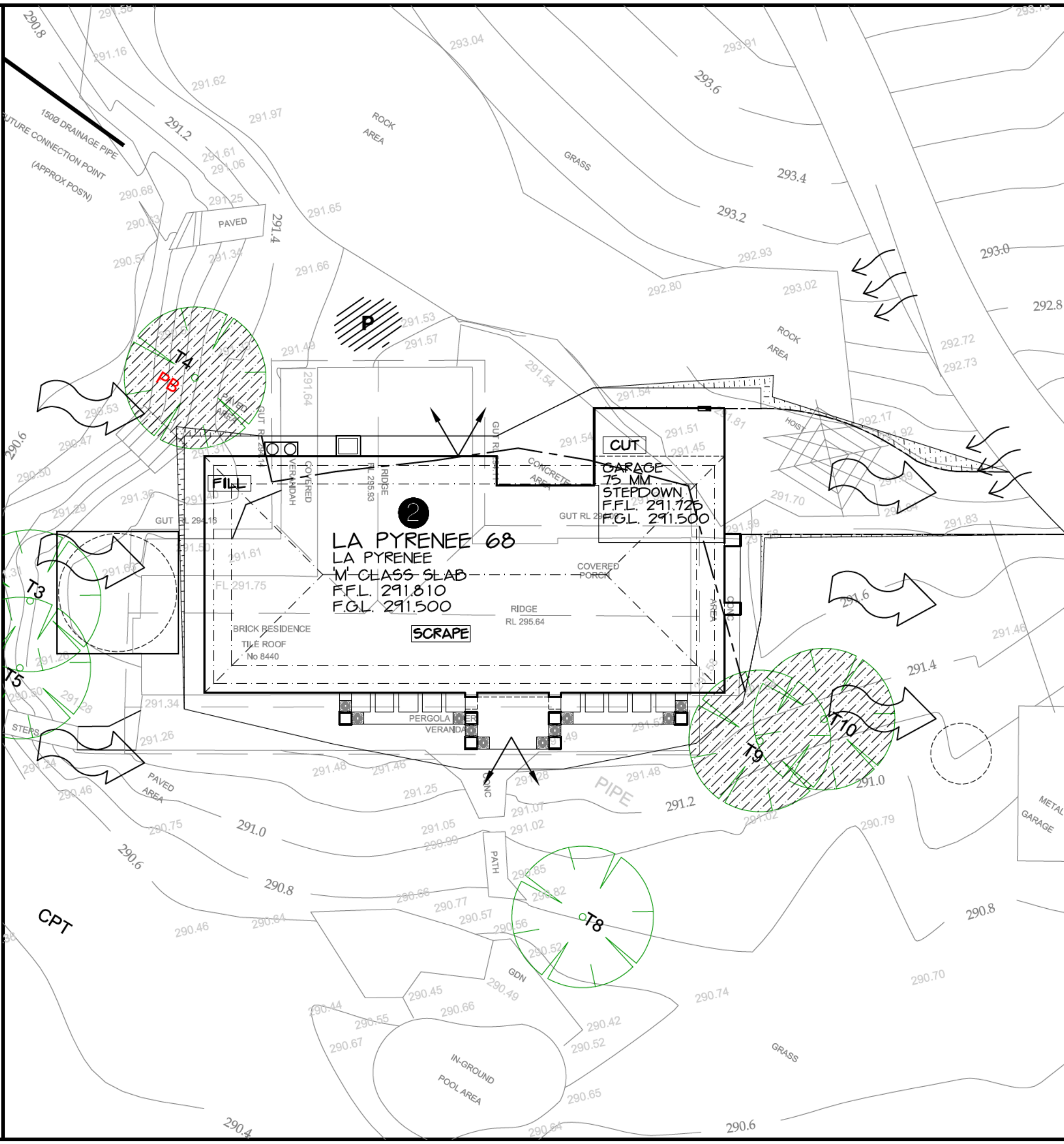
MRS REGGIE MILKELLIDES
LOT 302, (NO.8440) NEW ENGLAND HIGHWAY
MUSWELLBROOK

JOB No. **745413**

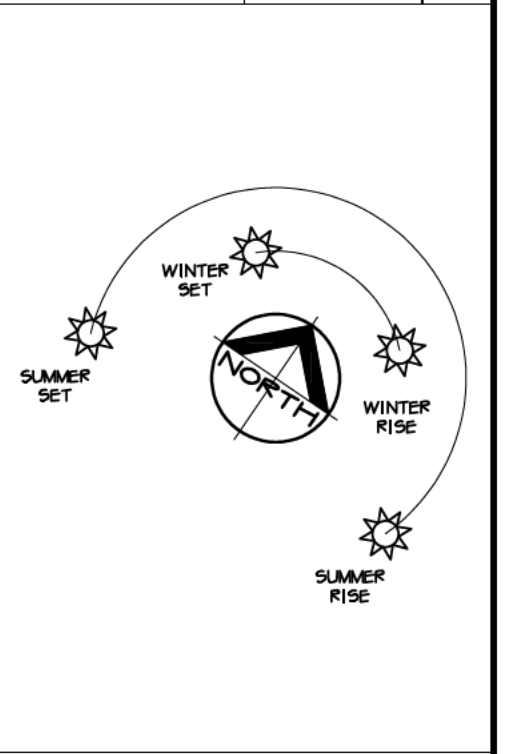
DATE: 15.04.24	DRAWN: PG
SCALE: 1:250	SHEET: 1B OF 11

LEGEND

-  MAIN VIEWS
-  PRIVATE OPEN SPACE
-  NUMBER OF STOREYS
-  NOISE SOURCE
-  PREVAILING WINDS FROM SOUTH-WEST



LOT NO: 302	
DEPOSITED PLAN: 1295800	
COUNCIL / LGA: MUSWELLBROOK	
SLAB CLASS:	M
WIND SPEED:	N3



SITE ANALYSIS PLAN

- TEMPORARY FENCING:**
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)
- ALL WEATHER ACCESS:**
METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION
- INTRAX SURVEY DATE:** 12_09_23
- CONTOUR INTERVALS:** 200MM
- LEVELS TO:** AHD.

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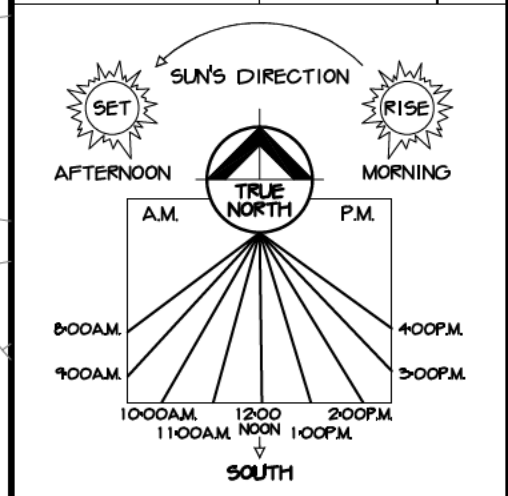
MRS REGGIE MILKELLIDES
 LOT 302, (NO.8440) NEW ENGLAND HIGHWAY
 MUSWELLBROOK

JOB No. 745413

DATE: 15.04.24	DRAWN: PG
SCALE: 1:250	SHEET: 1C OF 11







 LOT NO:
302
 DEPOSITED PLAN:
1295800
 COUNCIL / LGA:
MUSWELLBROOK
 SLAB CLASS: **M**
 WIND SPEED: **N3**



NOTE: PICTORIAL REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH POINT FOR THIS JOB


SHADOW LOCATION TIME OF DAY

	9:00 A.M. JUNE 22
	12:00 NOON JUNE 22
	3:00 P.M. JUNE 22

TIME	SHADOW LENGTH RATIO (METRES)	ALTITUDE (DEGREES)	AZIMUTH (DEGREES)
8:00 AM	5.82	9.76	53.12
9:00 AM	2.91	18.96	42.59
10:00 AM	2.02	26.33	30.01
11:00 AM	1.66	31.14	15.3
12:00 PM	1.56	32.72	359.19
1:00 PM	1.68	30.8	343.16
2:00 PM	2.08	25.7	328.65
3:00 PM	3.06	18.11	316.28
4:00 PM	6.48	8.77	305.94

INTRAX SURVEY DATE: 12_09_23
 CONTOUR INTERVALS: 200MM
 LEVELS TO: AHD.

SHADOW DIAGRAM @ JUNE 22

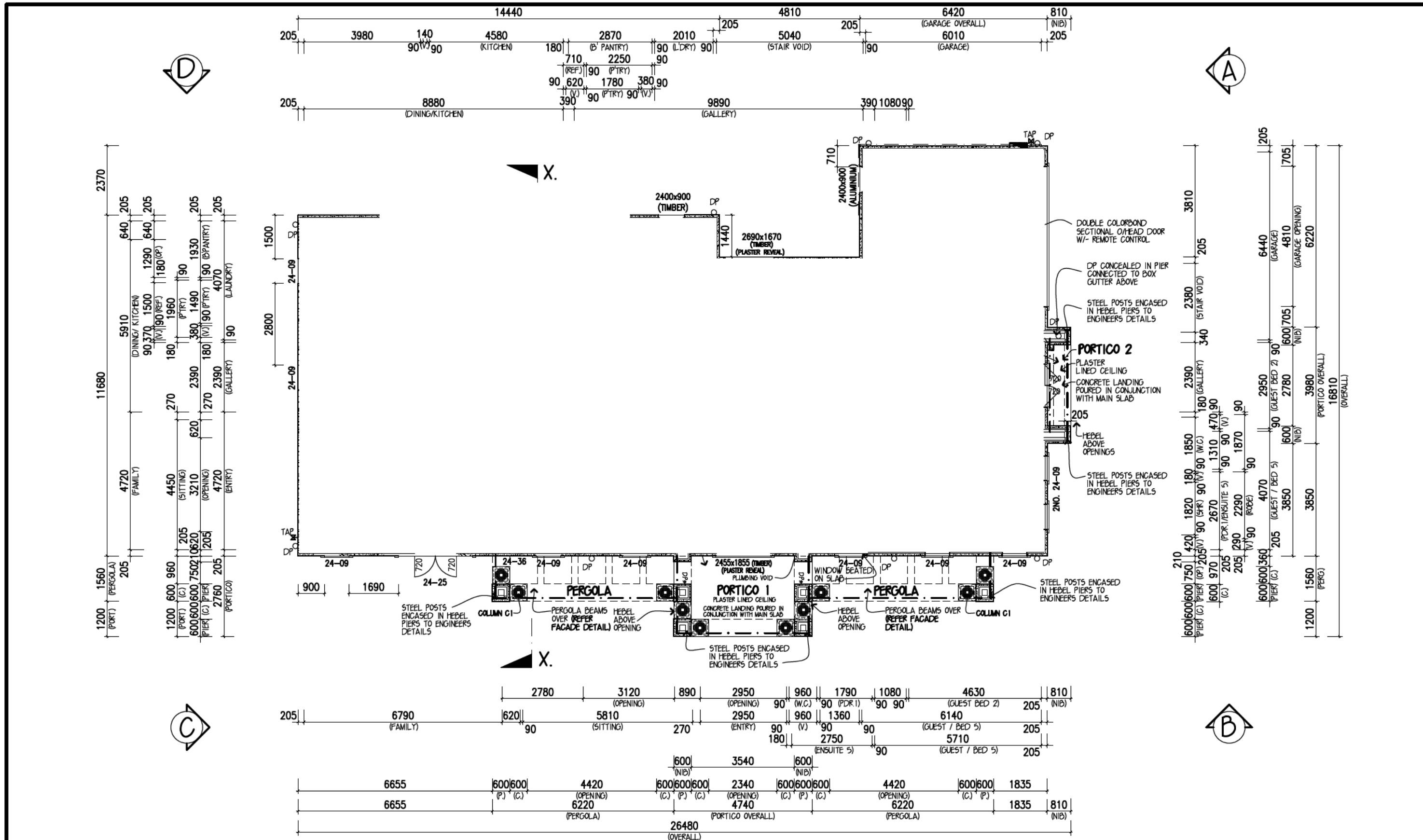

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MRS REGGIE MILKELLIDES
 LOT 302, (NO.8440) NEW ENGLAND HIGHWAY
 MUSWELLBROOK

JOB No. 745413

DATE: 15.04.24	DRAWN: PG
SCALE: 1:250	SHEET: ID OF 11



SYMBOL LEGEND	
	DOWNPIPE 90mm ROUND C/BOND
	DOWNPIPE 100x50mm RECT. C/BOND
	DOWNPIPE WITH SPREADER
	DOWNPIPE WITH RAINWATER HEAD
	EXHAUST FAN. INSTALLED AS PER B.C.A. 3.8.5. & TO COMPLY WITH A.S.1668.2.
	GARDEN TAP
	GAS BAYONET
	COLD WATER POINT
	FLOOR WASTE
	DISCONNECTED GULLY
	ELEC. METERBOX 600x600 RECESSED
	AIR COND. UNIT
	MANHOLE FOR CEILING ACCESS
	SMOKE ALARM APPROX. POSITION INSTALLED AS PER N.C.C. 9.5.4. & TO COMPLY WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED
	ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS
	LOAD BEARING WALL
	70mm STUD WALL
	120mm STUD WALL

AREAS:	GARAGE:
GRD FLR: 26726 SQM	42.08 SQM
FIRST FLR: 294.61 SQM	PORTICO 1: 12.83 SQM
	PORTICO 2: 2.25 SQM
	PERGOLA: 9.70 SQM
	BALCONY: 11.37 SQM
SUBTOTAL: 561.87 SQM	TOTAL: 640.10 SQM
	60.48 SQM

DESIGN: **LA PYRENE 68**
 FACADE: **LA PYRENE** CEILING 30, R
 GARAGE: **DOUBLE** LOCATION: F

GROUND FLOOR PLAN

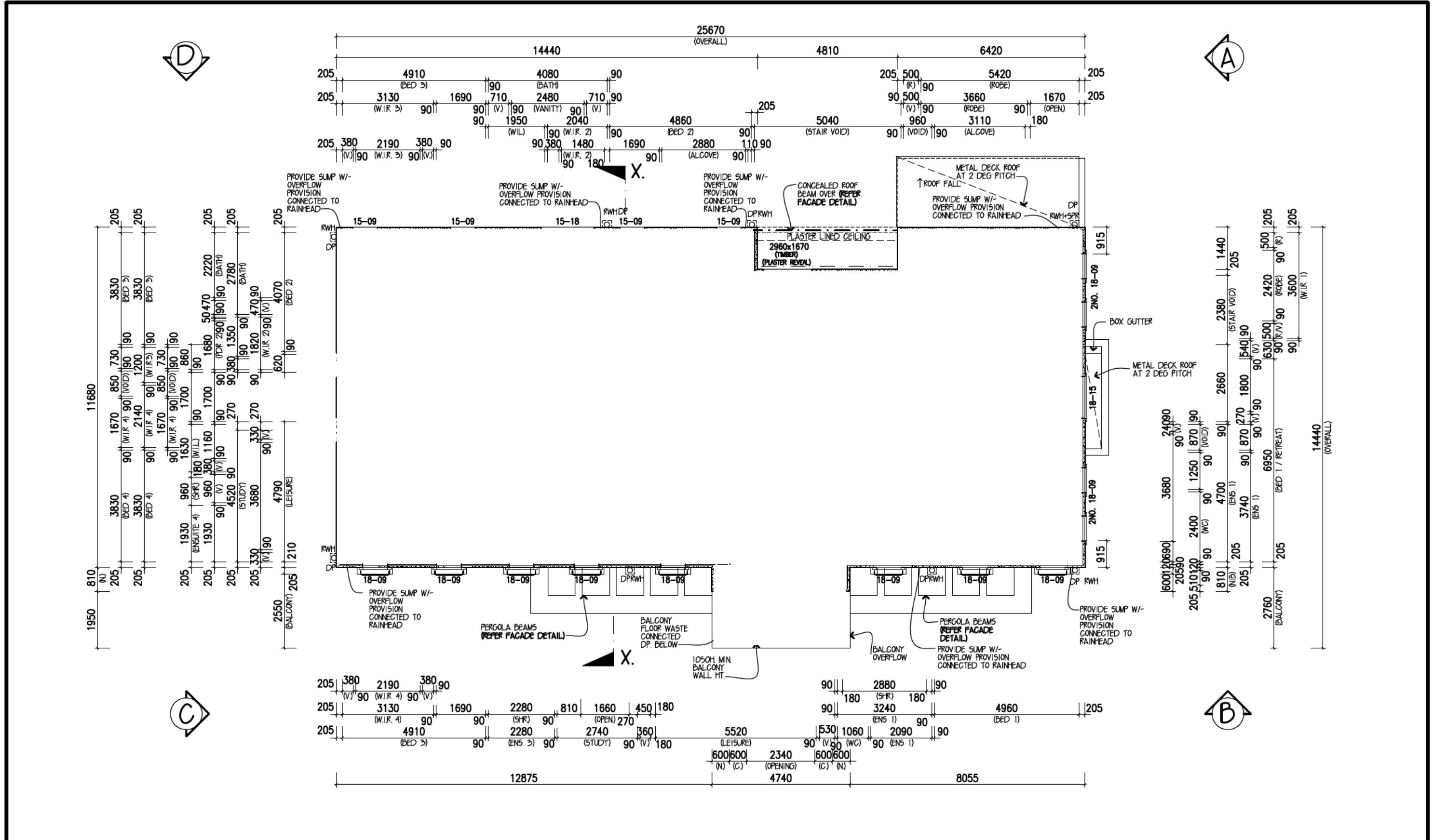
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OWNER: MRS REGGIE MILKELLIDES LOT 302, (N03440) NEW ENGLAND HIGHWAY MUSWELLBROOK	
JOB No: 745413	DATE: 30.04.2024
FC DATE: DD.MM.YYYY	MST VER: 26.04.2018
SCALE: 1:125 ON A3 SHEET	REVISION: J
DRAWN: PG	CHECK: XX
SHEET: 2 of 10	



SYMBOL LEGEND			
	DOWNPIPE 90mm ROUND C/BOND		GARDEN TAP
	DOWNPIPE 100x50mm RECT. C/BOND		GAS BAYONET
	DOWNPIPE WITH RAINWATER HEAD		COLD WATER POINT
	EXHAUST FAN. INSTALLED AS PER B.C.A. 3.8.5 & TO COMPLY WITH A.S.1668.2.		FLOOR WASTE
			DISCONNECTED GULLY
			ELEC. METERBOX 600x600 RECESSED
			AIR COND. UNIT
			MANHOLE FOR CEILING ACCESS
			SMOKE ALARM APPROX. POSITION INSTALLED AS PER N.C.C. 9.5.4. & TO COMPLY WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED
			ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS
			LOAD BEARING WALL
			70mm STUD WALL
			120mm STUD WALL

DESIGN: **LA PYRENEE 68**
 FACADE: **LA PYRENEE** CEILING: 30, R
 GARAGE: **DOUBLE** LOCATION: **F**

FIRST FLOOR PLAN

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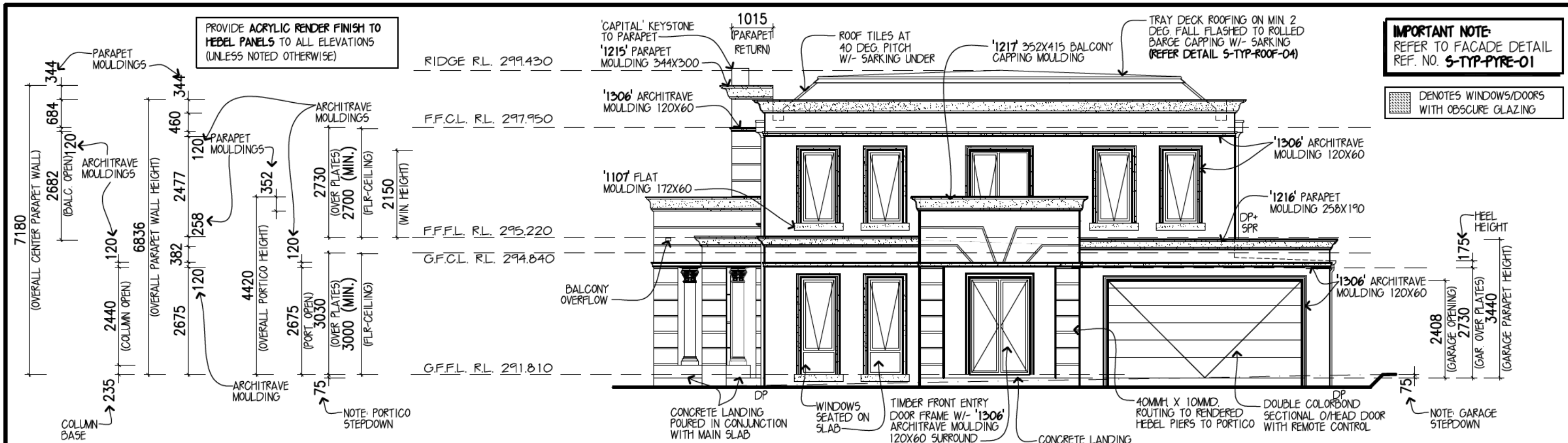
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LOT 302, (NO.8440) NEW ENGLAND HIGHWAY
MUSWELLBROOK

JOB No: **745413** DATE: **30.04.2024**
 FC DATE: **DD.MM.YYYY** MST VER: **26.04.2018**

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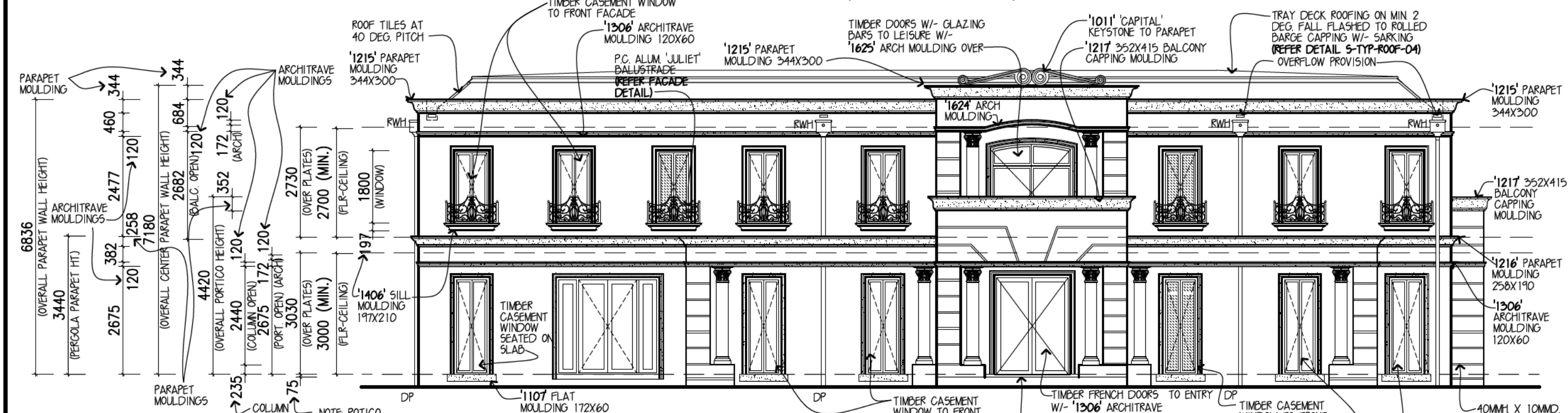
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IMPORTANT NOTE:
REFER TO FACADE DETAIL
REF. NO. 5-TYP-PYRE-01

▨ DENOTES WINDOWS/DOORS
WITH OBSCURE GLAZING

ELEVATION A (NORTH-EAST)



ELEVATION B (SOUTH - EAST)

SYMBOL LEGEND

- RECESSED ELECTRICITY METER BOX
- DOWNPIPE W/- RAINWATER HEAD
- ROTATING ROOF VENTILATOR
- ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS

DESIGN: **LA PYRENEE 68**
 FACADE: **LA PYRENEE** CEILING 30, R
 GARAGE: **DOUBLE** LOCATION: F

SIGNATURE
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OWNER: **MRS REGGIE MILKELLIDES**
LOT 302, (NO.8440) NEW ENGLAND HIGHWAY
MUSWELLBROOK

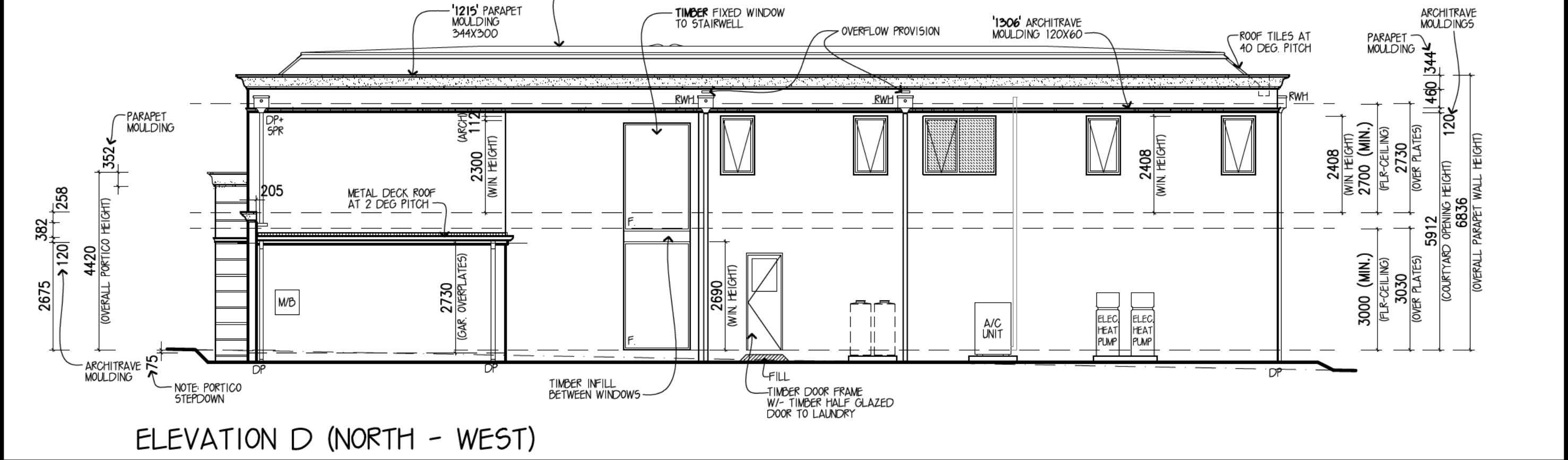
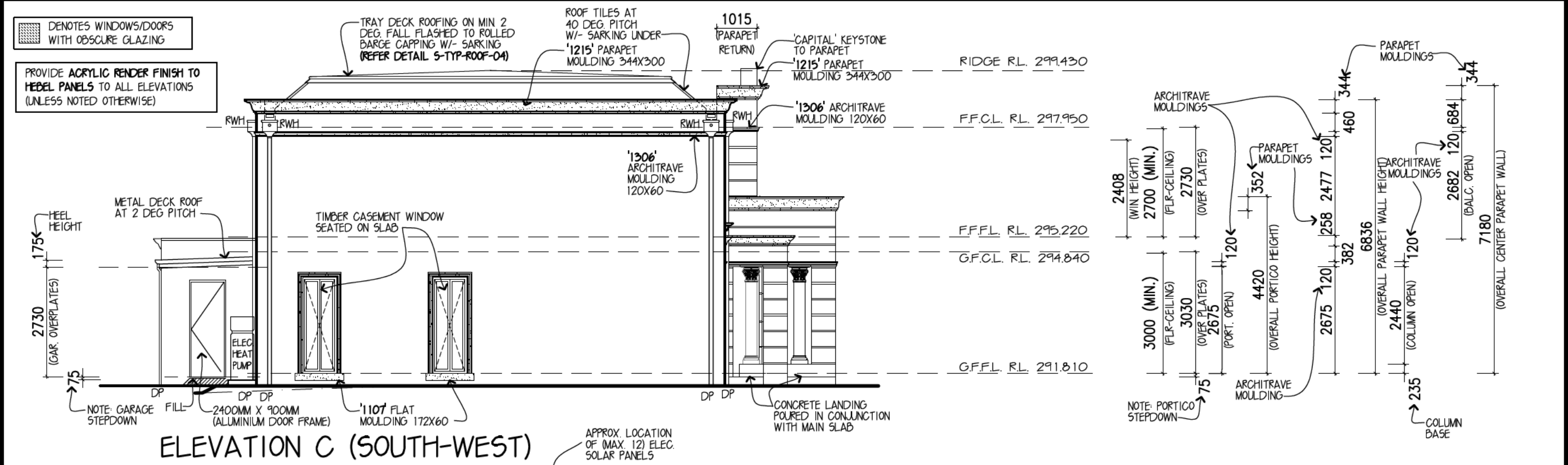
ELEVATIONS

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JOB No: **745413** DATE: **30.04.2024**
 FC DATE: **DD.MM.YYYY** MST VER: **26.04.2018**
 SCALE: **1:100 ON A3 SHEET** REVISION: **J**
 DRAWN: **PG** CHECK: **XX** SHEET: **4 of 10**

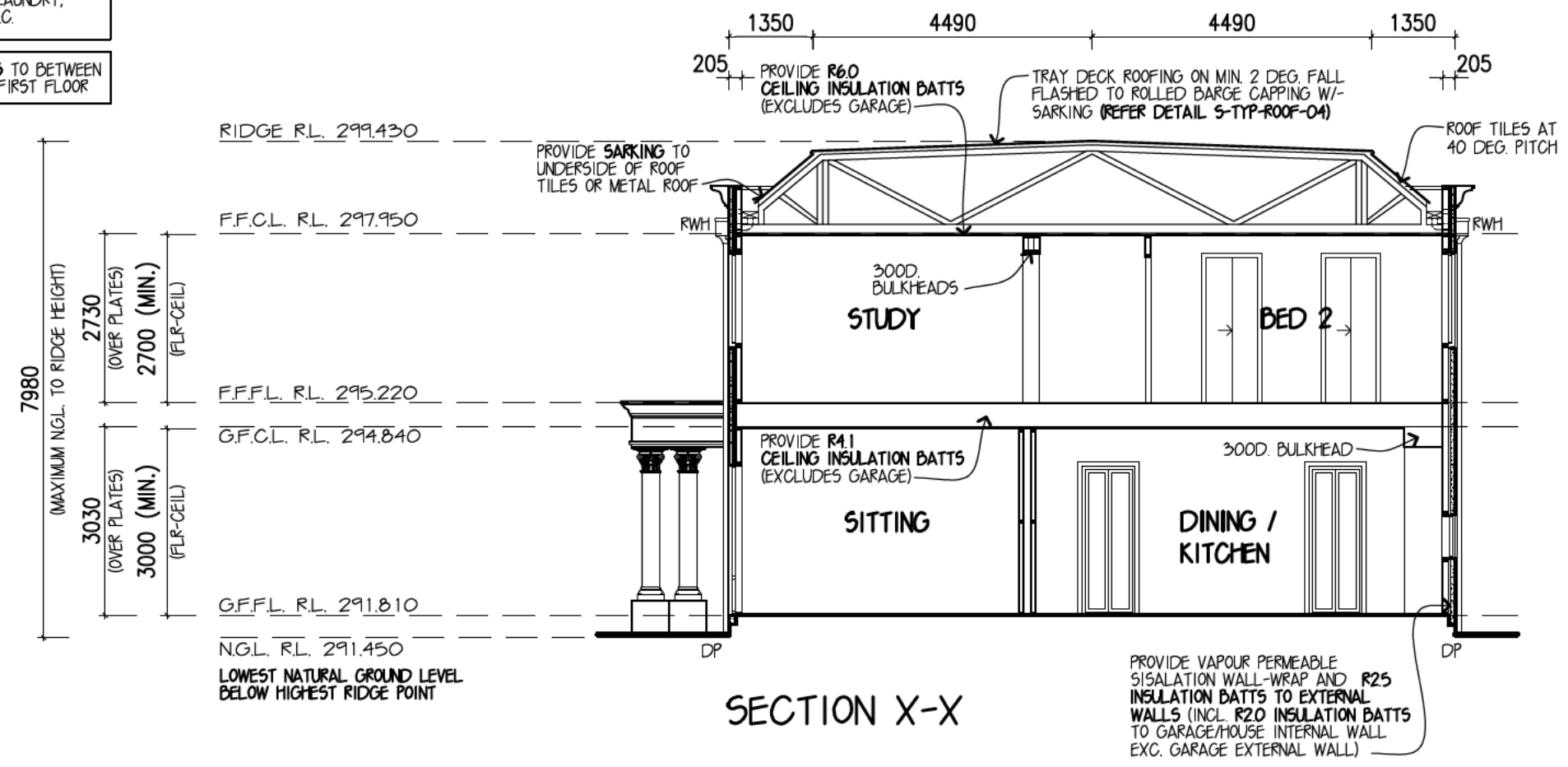


SYMBOL LEGEND RECESSED ELECTRICITY METER BOX DOWNPIPE W/- RAINWATER HEAD ROTATING ROOF VENTILATOR ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS	DESIGN: LA PYRENEE 68 FACADE: LA PYRENEE CEILING 30, R GARAGE: DOUBLE LOCATION: F	SIGNATURE 	OWNER: MRS REGGIE MILKELLIDES LOT 302, (N03440) NEW ENGLAND HIGHWAY MUSWELLBROOK	
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		DRAWN: PG CHECK: XX SHEET: 5 of 10		

R2.0 INSULATION BATTS TO INTERNAL WALLS OF LAUNDRY, BATHROOM & W.C.

R4.1 INSULATION BATTS TO BETWEEN GROUND FLOOR AND FIRST FLOOR

R4.0 INSULATION THROUGHOUT THE SUSPENDED FRAMED FLOOR



DESIGN: LA PYRENEE 68

FACADE: LA PYRENEE CEILING 30, R

GARAGE: DOUBLE LOCATION: F

SECTION

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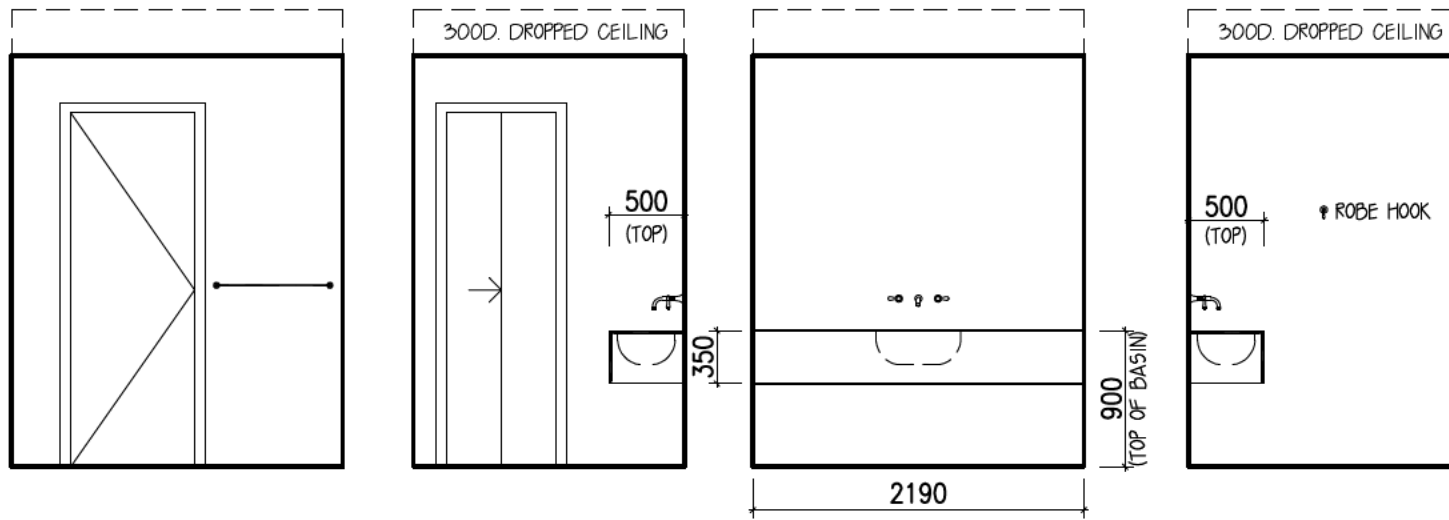
SIGNATURE 

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OWNER: MRS REGGIE MILKELLIDES
LOT 302, (NO.8440) NEW ENGLAND HIGHWAY
MUSWELLBROOK

JOB No: 745413	DATE: 30.04.2024
FC DATE: DD.MM.YYYY	MST VER: 26.04.2018
SCALE: 1:100 ON A3 SHEET	REVISION: J
DRAWN: PG	CHECK: XX SHEET: 6 of 10

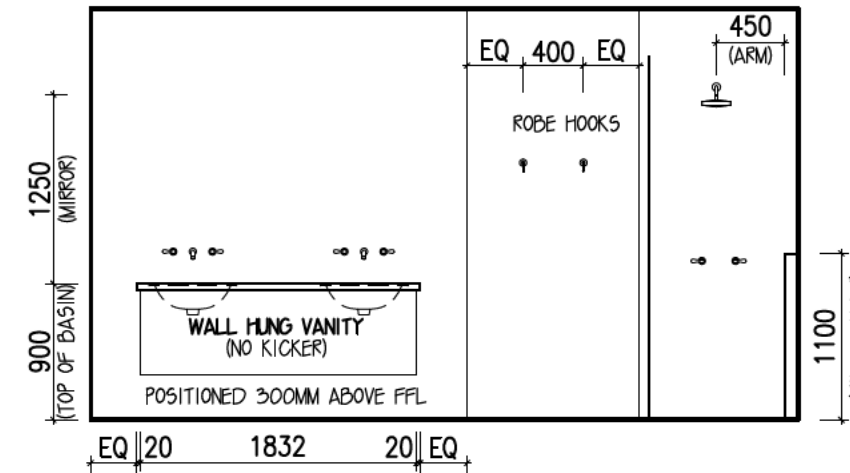


ELEVATION A
PDR.1

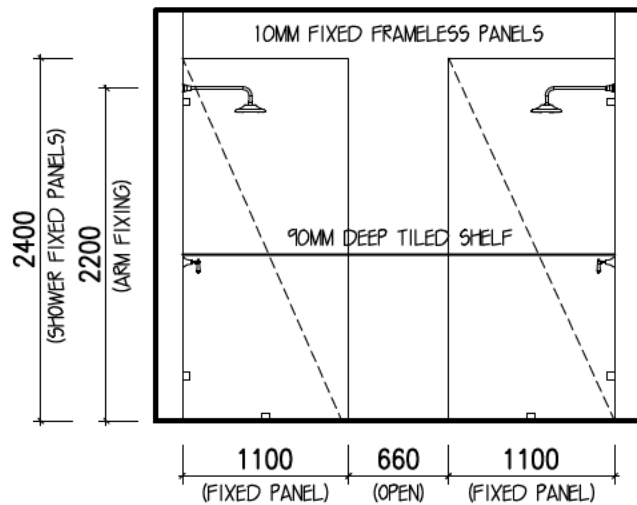
ELEVATION B

ELEVATION C

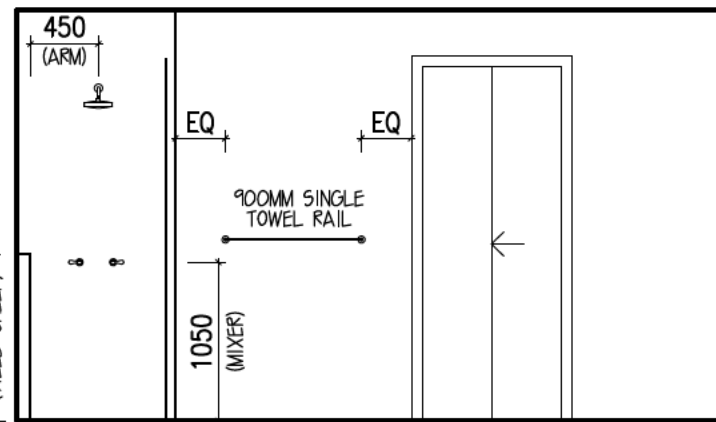
ELEVATION D



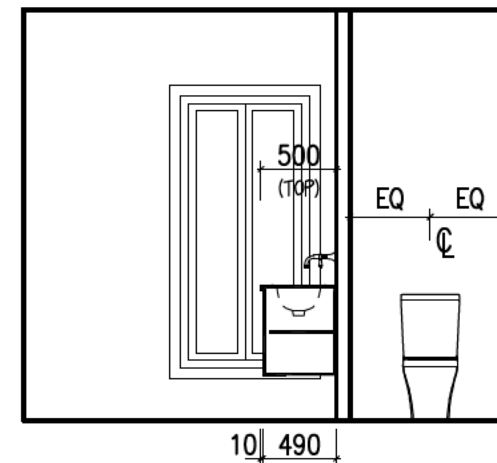
ELEVATION A
ENSUITE 1



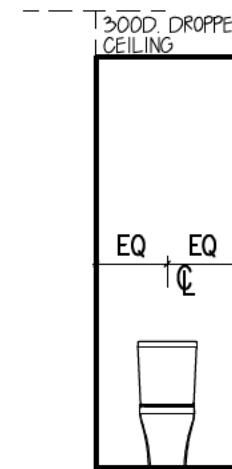
ELEVATION B
ENSUITE 1



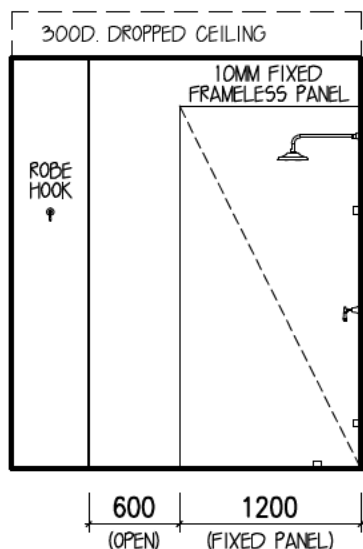
ELEVATION C



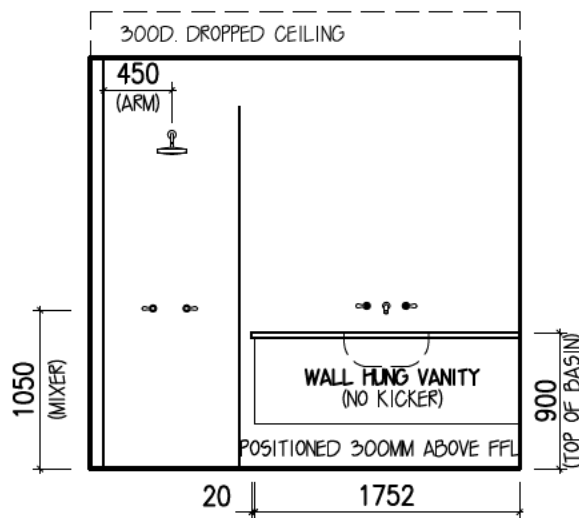
ELEVATION D



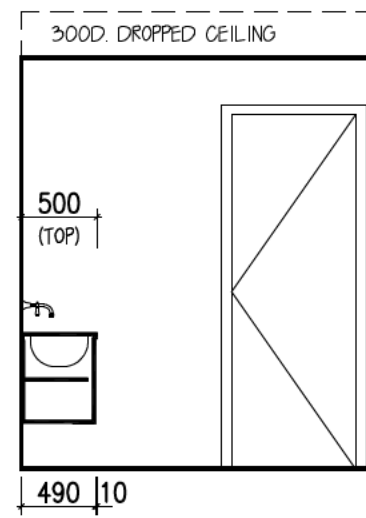
ELEVATION B
WC



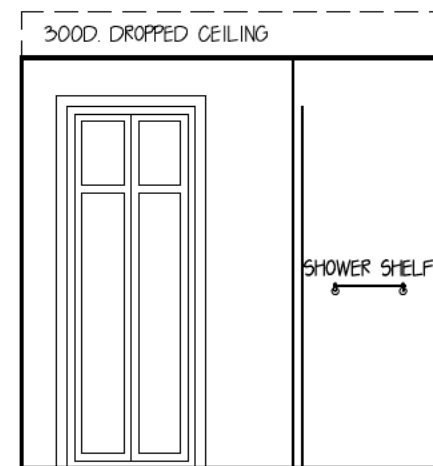
ELEVATION A
ENS.5



ELEVATION B



ELEVATION C



ELEVATION D

BATHROOM ACCESSORIES LEGEND	
TOILET RING (700MM ABOVE FFL)	SGL TOWEL RAIL (760)
SGL ROBE HOOK (1700MM ABOVE FFL)	SGL TOWEL RAIL (900)
SOAP HOLDER (1200MM ABOVE FFL)	DBL TOWEL RAIL (760)
TOWEL RING (1200MM ABOVE FFL)	DBL TOWEL RAIL (900)
GLASS SHELF (1200MM ABOVE FFL)	ALL TOWEL RAILS (1200MM ABOVE FFL)

NOTE: ADDITIONAL BLOCKING PROVIDE INSIDE WALL BEHIND ACCESSORIES (REFER TO O-TYP-BLOC-01)

- BATHROOM ACCESSORIES NOTES:
- ONLY APPLICABLE WHEN INCLUDED IN THE CONTRACT
 - ALL SYMBOLS ARE GENERIC ONLY
 - ALL HEIGHTS ARE NOMINAL AND SUBJECT TO TILE SELECTION/LAYOUT
 - HORIZONTAL POSITION OF ACCESSORIES WILL BE AT THE DISCRETION OF METRICON

DESIGN: **LA PYRENEE 68**
 FACADE: **LA PYRENEE** CEILING: 30, R
 GARAGE: **DOUBLE** LOCATION: F

INTERNALS

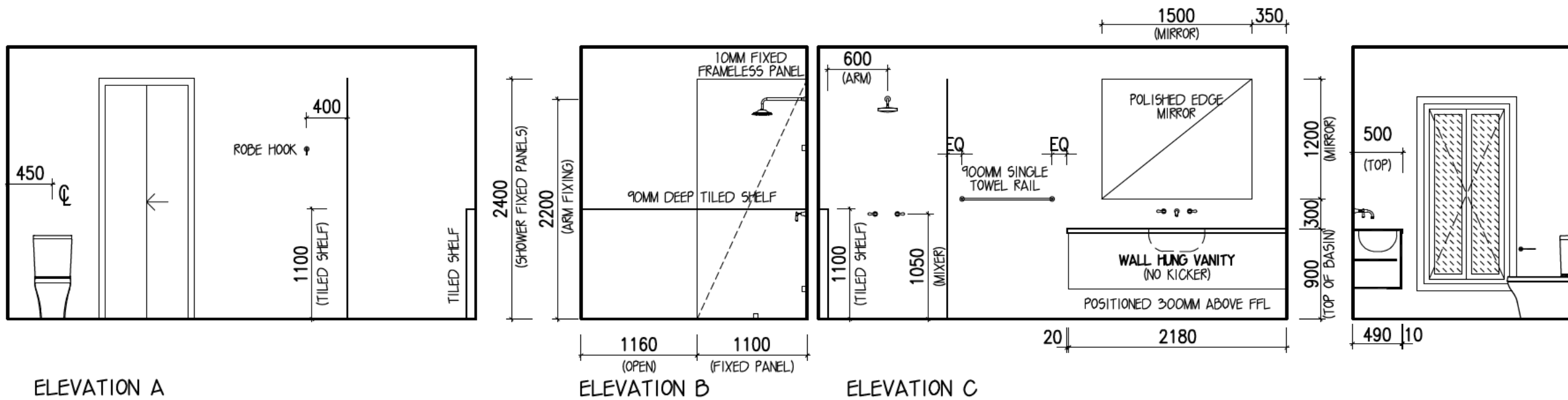
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 P.O. Box 7510, Norwest Business Park NSW 2153
 Tel: 02 8887 9000 Fax: 02 8079 5901
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OWNER: **MRS REGGIE MILKELLIDES**
LOT 302, (N08440) NEW ENGLAND HIGHWAY
MUSWELLBROOK

JOB No: 745413	DATE: 30.04.2024
FC DATE: DD.MM.YYYY	MST VER: 26.04.2018
SCALE: 1:50 ON A3 SHEET	REVISION: J
DRAWN: PG	CHECK: XX SHEET: 7 of 10



BATHROOM ACCESSORIES LEGEND	
TOILET RING (700MM ABOVE FFL)	— SGL TOWEL RAIL (760)
SGL ROBE HOOK (1700MM ABOVE FFL)	• SGL TOWEL RAIL (900)
SOAP HOLDER (1200MM ABOVE FFL)	— DBL TOWEL RAIL (760)
TOWEL RING (1200MM ABOVE FFL)	— DBL TOWEL RAIL (900)
GLASS SHELF (1200MM ABOVE FFL)	--- ALL TOWEL RAILS (1200MM ABOVE FFL)

NOTE: ADDITIONAL BLOCKING PROVIDE INSIDE WALL BEHIND ACCESSORIES (REFER TO 0-TYP-BLOC-01)

- BATHROOM ACCESSORIES NOTES:**
- ONLY APPLICABLE WHEN INCLUDED IN THE CONTRACT
 - ALL SYMBOLS ARE GENERIC ONLY
 - ALL HEIGHTS ARE NOMINAL AND SUBJECT TO TILE SELECTION/LAYOUT
 - HORIZONTAL POSITION OF ACCESSORIES WILL BE AT THE DISCRETION OF METRICON

DESIGN: **LA PYRENEE 68**
 FACADE: **LA PYRENEE** CEILING: 30, R
 GARAGE: **DOUBLE** LOCATION: F

INTERNALS

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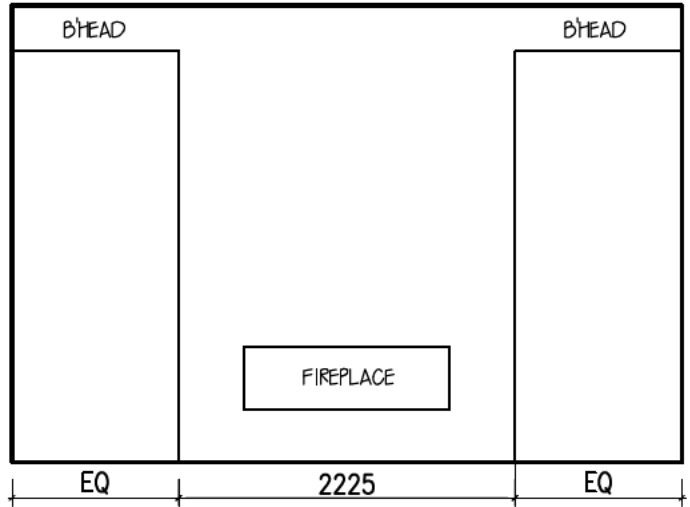
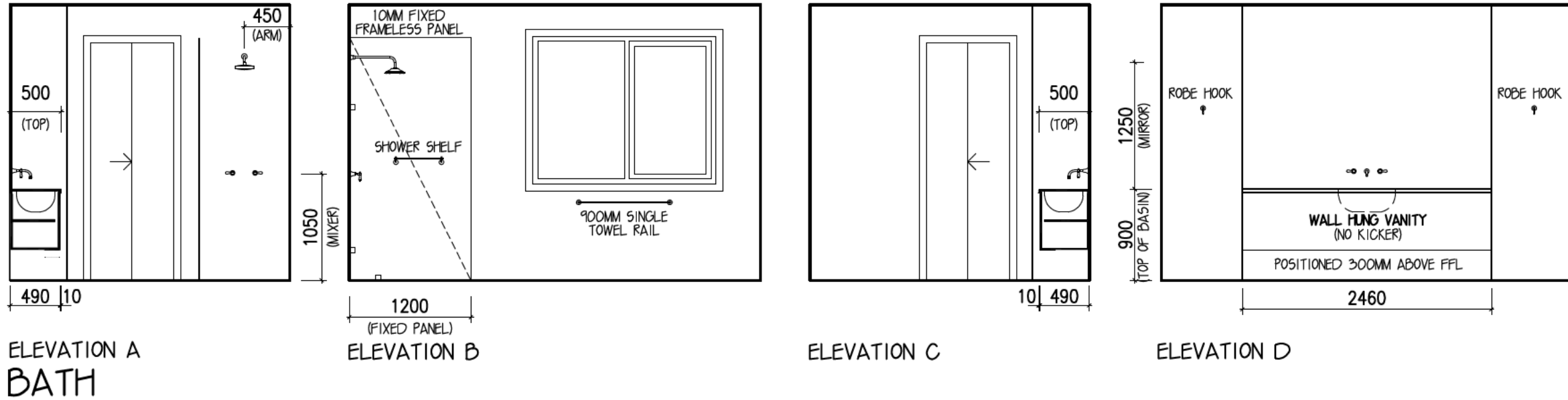
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MUSWELLBROOK

JOB No: **745413** DATE: **30.04.2024**

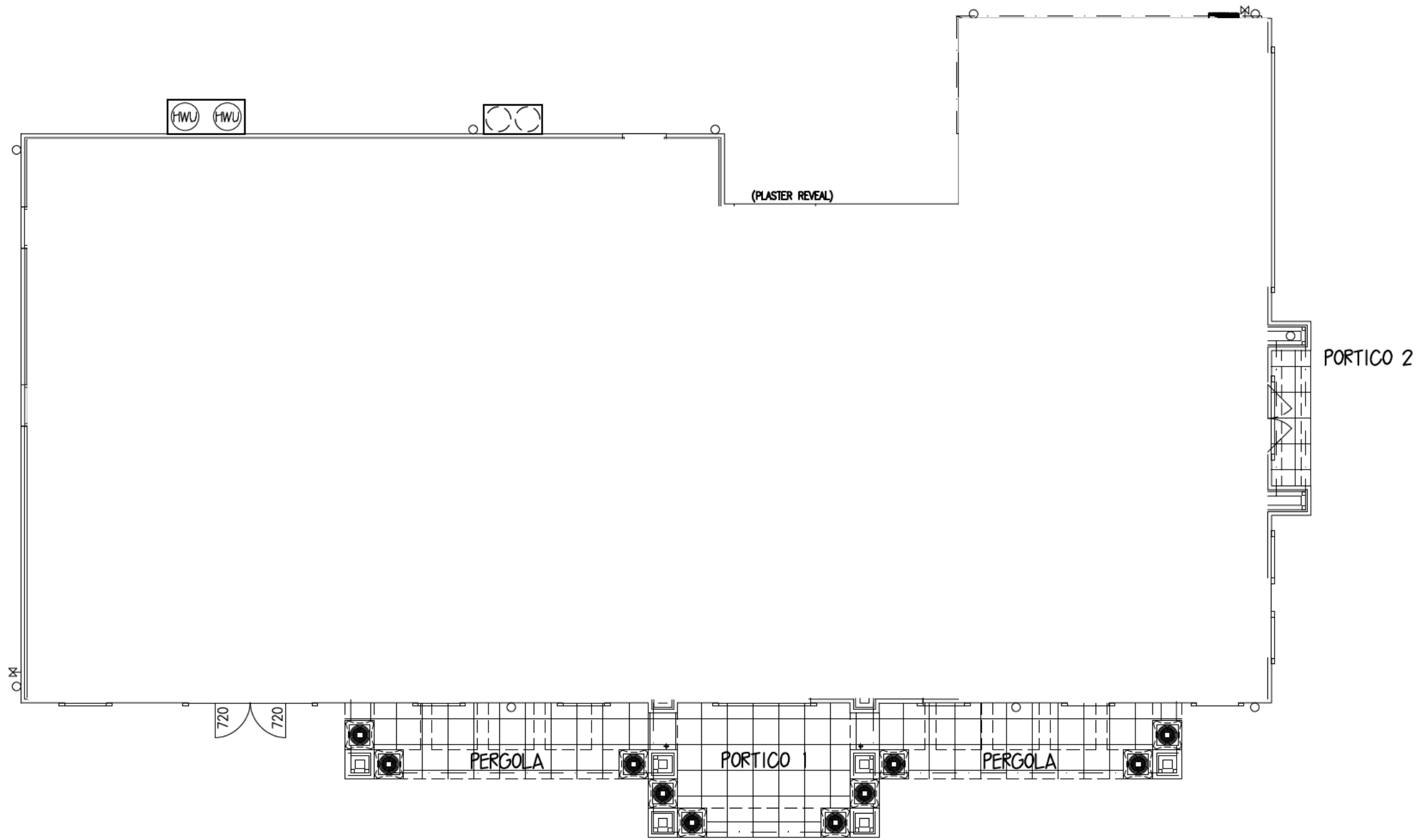
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
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ELEVATION C FAMILY ROOM





FLOOR COVERINGS LEGEND

 WET AREA FLOOR TILING
TOTAL AREA: 18.1 SQM

 TIMBER FLOOR AREAS
TOTAL AREA: 0 SQM

 TILED FLOOR AREAS (OUTDOOR ONLY)
TOTAL AREA: 28.72 SQM

 CARPET FLOOR AREAS
TOTAL AREA: 23.91 SQM

 TILED FLOOR AREAS
TOTAL AREA: 187.16 SQM

DESIGN: **LA PYRENEE 68**

FACADE: **LA PYRENEE** CEILING 30, R

GARAGE: **DOUBLE** LOCATION: F

SIGNATURE



OWNER: **MRS REGGIE MILKELLIDES**
LOT 302, (NO.8440) NEW ENGLAND HIGHWAY
MUSWELLBROOK

GROUND FLOOR FLOOR COVERINGS

BY METRICON

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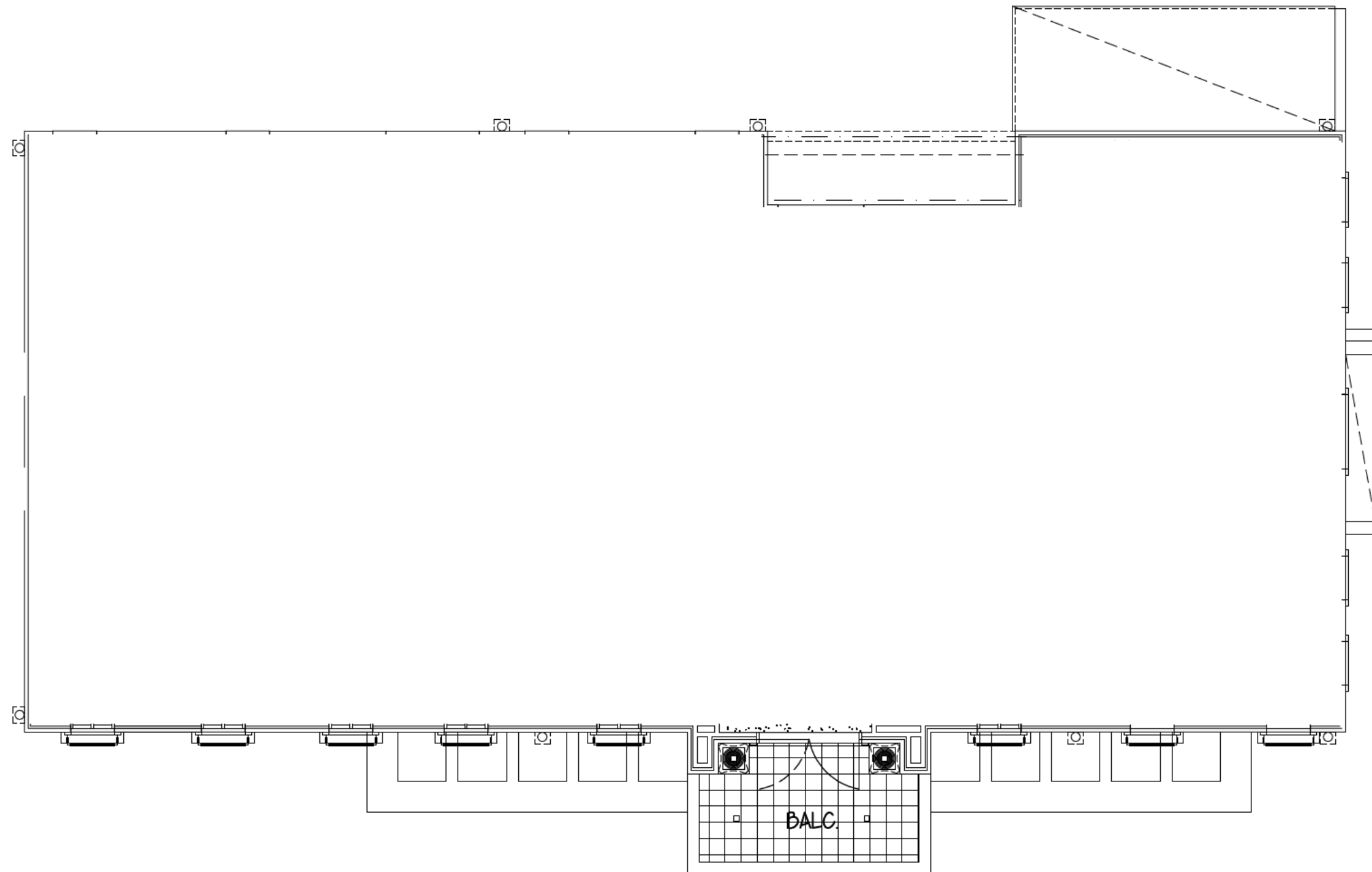
JOB No: **745413** DATE: **30.04.2024**

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
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


FLOOR COVERINGS LEGEND

 WET AREA FLOOR TILING
TOTAL AREA: 27.25 SQM

 TIMBER FLOOR AREAS
TOTAL AREA: 0 SQM

 CARPET FLOOR AREAS
TOTAL AREA: 217.91 SQM

 TILED FLOOR AREAS (BALCONY)
TOTAL AREA: 8.73 SQM

 CARPET FLOOR AREAS (ONLY STAIRS)
TOTAL AREA: 10.44 SQM

DESIGN: **LA PYRENEE 68**
 FACADE: **LA PYRENEE** CEILING 30, R
 GARAGE: **DOUBLE** LOCATION: F

SIGNATURE



OWNER: **MRS REGGIE MILKELLIDES**
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MUSWELLBROOK

FIRST FLOOR FLOOR COVERINGS

BY METRICON

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