



MARION 42

DEAKIN

DRAWING LIST

SHEET No. SHEET NAME

00	COVER SHEET
01	GENERAL NOTES
02	SITE PLAN
03	GROUND FLOOR PLAN
04	FIRST FLOOR PLAN
05	ROOF PLAN
06	ELEVATIONS
07	ELEVATIONS
08	SECTION

SHEET No. SHEET NAME

09	SLAB PLAN
10	INTERNAL ELEVATIONS
11	INTERNAL ELEVATIONS
12	INTERNAL ELEVATIONS
13	INTERNAL ELEVATIONS
14	INTERNAL ELEVATIONS
15	INTERNAL ELEVATIONS
16	GROUND FLOOR FLOOR COVERINGS
17	FIRST FLOOR FLOOR COVERINGS



REVISIONS

REV.	DESCRIPTION	DATE	DRAWN	CHECKED
1	STC	03/08/2026	PG13	3LB

REVISIONS

REV	DESCRIPTION	DATE	DRAWN	CHECKED

DRAWING TITLE:
COVER SHEET



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



FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

PRODUCT CODE:
QF3MAR42DEADN

CEILING:
27G, 25F R

OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501	PERMIT N°: TBC
WIND SPEED: N3	MASTER ISSUED: 01/04/2023
DRAWN: PG13	CHECKED: 3LB
SHEET: 00/19	

CONTRACT PLANS
DATE: 03/08/2026

NOTE: SHADOWS SHOWN HERE ARE NOT SITE SPECIFIC. THEY ARE
ADDED TO HELP UNDERSTAND THE VOLUME AND SHAPE OF HOME.

3/08/2026 1:00:31 PM

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 DETAILS-*TYP-DOOR-01N*.
- 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 INCLUDING STATE VARIATIONS AND ADDITIONS.
- 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 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 SYSTEMS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2, INCLUDING "MAKE UP AIR" VENTILATION METHOD AS PER 10.8.2 (5)(a)
- 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).

NOTE:

VESSELS AND FIXTURES COMPLY WITH QDC MP4.5 A5 (2)(e)

- REFER TO ELEVATIONS FOR EXTENT OF RENDERED BRICKWORK

- 2340mm HIGH INTERNAL DOORS THROUGHOUT UNO

NOTES:

- REFER TO "METRICON - WINDOW AND DOOR CODE SIZE GUIDE"

DRAWING TITLE:

GENERAL NOTES



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



FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:

MARION 42

PRODUCT CODE:

QF3MAR42DEADN

FACADE:

DEAKIN

CEILING:

27G, 25F R

OWNER:

X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501

PERMIT N°: TBC

WIND SPEED: N3

MASTER ISSUED: 01/04/2023

DRAWN: PG13

CHECKED: 3LB

SHEET:

CONTRACT PLANS

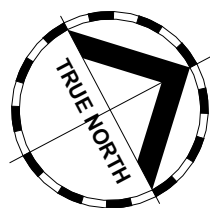
DATE: 03/08/2026

01/19

<u>EXCAVATION NOTES</u>	
PAD LEVEL - 53.800 AHD - BALANCED CUT & FILL (151mm TO 300MM): BUILDER TO PROVIDE BALANCED CUT & FILL OVER HOUSE AND GARAGE UNTIL LEVEL	
BATTER ANGLE - MAXIMUM 1:2 BUILDER TO EXCAVATE & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL. LEVELS ARE APPROX. & MAY VARY TO SUIT SITE CONDITIONS (U.N.O) EXCAVATIONS TO START MIN. 1200MM FROM BUILDING. EMBANKMENT BATTER MUST NOT EXTEND BEYOND TITLE BOUNDARY (U.N.O). PAD SHAPE IS INDICATIVE ONLY AND SUBJECT TO CHANGE IF REQUIRED BUILDER TO PROVIDE DRIVEWAY ACCESS CUT AT MAX. GRADIENT OF 1:5 (U.N.O). IF CONCRETE DRIVEWAY IS NOT PROVIDED IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS WHERE REQUIRED TO AVOID PONDING.	
<u>STORMWATER DESIGN:</u> STORMWATER DRAIN AND DOWN PIPE LAYOUT SHOWN IS INDICATIVE ONLY. PROVIDE MINIMUM 90mm DIA U.P.V.C. STORMWATER DRAINS WITH MIN 1:100 FALL CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE 100mm DIA 'SEWER' QUALITY U.P.V.C. DRAINS TO UNDERSIDE OF GARAGE CONCRETE SLAB. PROVIDE COVER TO ALL DRAINS AS PER AUSTRALIAN STANDARDS. GRADE SOIL AWAY FROM PERIMETER OF BUILDING TO AVOID PONDING.	
<u>HOUSE & LAND PACKAGE:</u> ALL RETAINING WALLS ARE INDICATIVE ONLY & ARE SUBJECT TO CHANGE FOLLOWING REVIEW OF SITE CONDITIONS BY METRICON'S SITE MANAGER. HEIGHT, LOCATION & EXTENT MAY VARY & WILL ONLY BE INSTALLED WHERE REQUIRED BY METRICON & AT THE SOLE DISCRETION OF METRICON MANAGEMENT.	
<u>BUILDING HEIGHT RESTRICTION:</u> MAXIMUM 9.0m RIDGE HEIGHT	

AS CONS SEWER	
CH	
L	2.67
SL	53.63
IL	52.18

NOTES:



SITE AREA		SITE DESCRIPTION	
501.00 m²		LOT:	285
O/ALL SITE COVERAGE		ON:	SP353932
212.91 m²	42.50%	LOCAL AUTHORITY:	GOLD COAST C.C.
COVENANT APPLICABLE		CONTOUR INTERVAL:	0.25 m
		DATUM:	AHD
		SURVEYED BY:	AXIS SURVEYS
CALLI		DATE SURVEYED:	30/06/2026
		PLAN NO. REV:	X577173_A
		THIS SURVEY MAPS THE SITE FEATURES AND LEVEL, IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.	

Valley Circuit

6390 S.O.

1294 S.O.

9M X 9M CORNER TRUNCATION

Roofwater Outlet x 2 IL 53.06

LOCATION OF WATER METER

Peg Found

3730 S.O.

Bottom of Bank

15.0

5890 OMP

6390 BWK

3330 BWK

OUTDOOR ROOM

FFL 54.040 AHD

PROPOSED RESIDENCE

FFL 54.110 AHD
PAD 53.800 AHD

2730 BWK

2680 OMP

2547 OMP

3160 BWK

4250 EPS

4940 BWK

4750 OMP/SLAB

6620 GARAGE BWK

GARAGE

PORTICO

2300 EAVE

2800 BWK

1000 BWK

950 OMP

1000 PATH

4000 D'WAY

5000 KERB

1000 S.O.

Roofwater Outlet IL 53.27

APPROX. LOCATION OF SELECTED LETTER BOX (BY BUILDER)

TBM Nail in Kerb RL 53.391

5000 KERB

1000 S.O.

1221 GULLY

Roofwater Outlet x 2 IL 53.24

U/G Power #12713061

Peg Found

53.50

53.37

53.23

53.24

53.28

53.39

53.42

53.49

53.50

53.54

53.58

53.61

53.64

53.67

53.70

53.73

53.76

53.79

53.82

53.85

53.88

53.91

53.94

53.97

54.00

54.03

54.06

54.09

54.12

54.15

54.18

54.21

54.24

54.27

54.30

54.33

54.36

54.39

54.42

54.45

54.48

54.51

54.54

54.57

54.60

54.63

54.66

54.69

54.72

54.75

54.78

54.81

54.84

54.87

54.90

54.93

54.96

54.99

55.02

55.05

55.08

55.11

55.14

55.17

55.20

55.23

55.26

55.29

55.32

55.35

55.38

55.41

55.44

55.47

55.50

55.53

55.56

55.59

55.62

55.65

55.68

55.71

55.74

55.77

55.80

55.83

55.86

55.89

55.92

55.95

55.98

56.01

56.04

56.07

56.10

56.13

56.16

56.19

56.22

56.25

56.28

56.31

56.34

56.37

56.40

56.43

56.46

56.49

56.52

56.55

56.58

56.61

56.64

56.67

56.70

56.73

56.76

56.79

56.82

56.85

56.88

56.91

56.94

56.97

57.00

57.03

57.06

57.09

57.12

57.15

57.18

57.21

57.24

57.27

57.30

57.33

57.36

57.39

57.42

57.45

57.48

57.51

57.54

57.57

57.60

57.63

57.66

57.69

57.72

57.75

57.78

57.81

57.84

57.87

57.90

57.93

57.96

57.99

58.02

58.05

58.08

58.11

58.14

58.17

58.20

58.23

58.26

58.29

58.32

58.35

58.38

58.41

58.44

58.47

58.50

58.53

58.56

58.59

58.62

58.65

58.68

58.71

58.74

58.77

58.80

58.83

58.86

58.89

58.92

58.95

58.98

59.01

59.04

59.07

59.10

59.13

59.16

59.19

59.22

59.25

59.28

59.31

59.34

59.37

59.40

59.43

59.46

59.49

59.52

59.55

59.58

59.61

59.64

59.67

59.70

59.73

59.76

59.79

59.82

59.85

59.88

59.91

59.94

59.97

60.00

60.03

60.06

60.09

60.12

60.15

60.18

60.21

60.24

60.27

60.30

60.33

60.36

60.39

60.42

60.45

60.48

60.51

60.54

60.57

60.60

60.63

60.66

60.69

60.72

60.75

60.78

60.81

60.84

60.87

60.90

60.93

60.96

60.99

61.02

61.05

61.08

61.11

61.14

61.17

61.20

61.23

61.26

61.29

61.32

61.35

61.38

61.41

61.44

61.47

61.50

61.53

61.56

61.59

61.62

61.65

61.68

61.71

61.74

61.77

61.80

61.83

61.86

61.89

61.92

61.95

APPROX. LOCATION OF COMPACT
—SINGLE FOLD DOWN CLOTHESLINE BY
BUILDER

—APPROX. LOCATION OF SEWER HSCP

PROPOSED LOCATION OF EXPOSED AGGREGATE
CONCRETE DRIVEWAY & PATH (CENTERLINE MAX 1:5
AVERAGE GRADIENT) WITH CROSSOVER TO LOCAL
COUNCIL REQUIREMENTS. (BY BUILDER) 53 m²

0 1 2 3m

SCALE 1 : 200 (A3)

FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

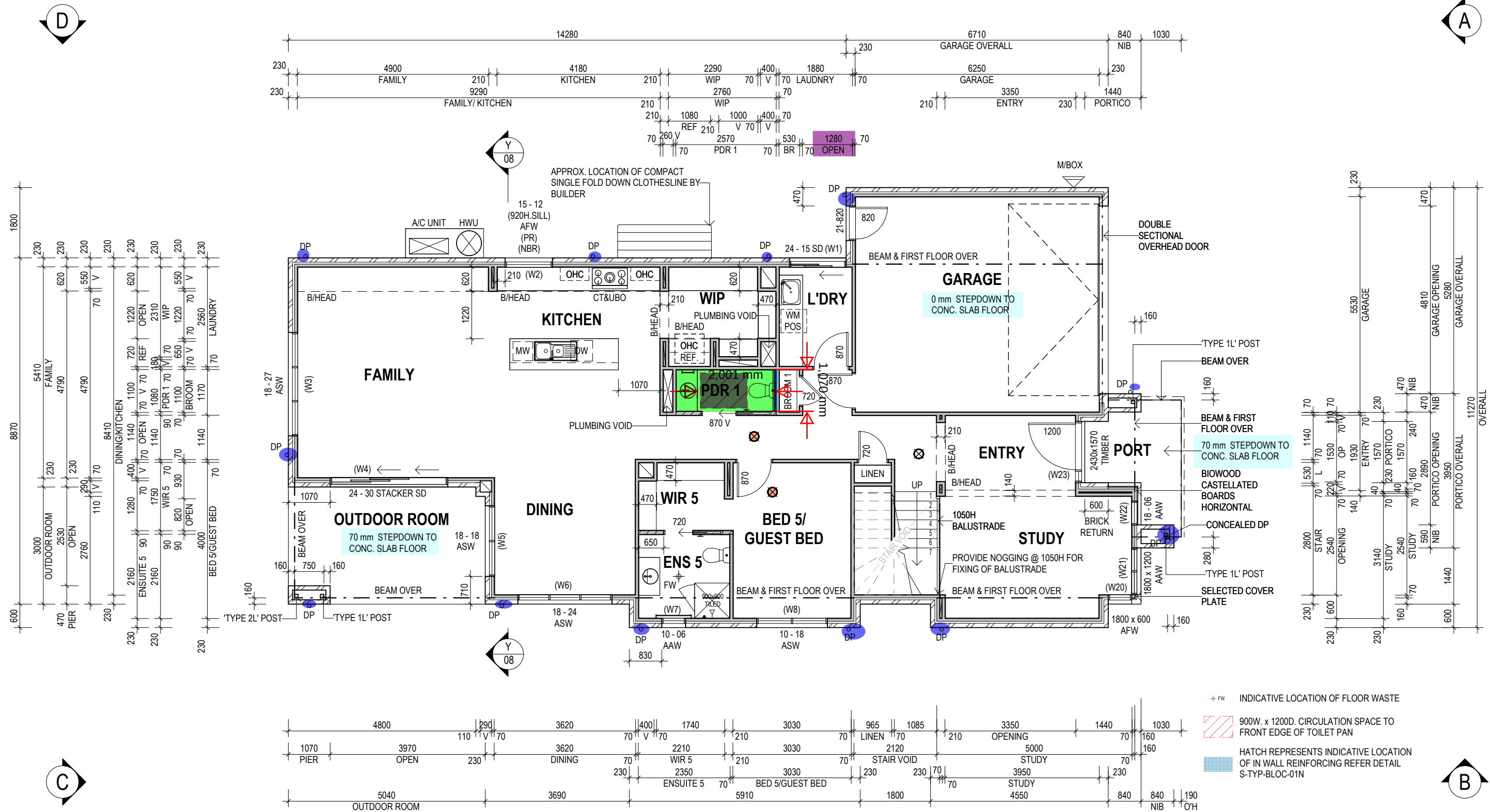
© COPYRIGHT
Metricon homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

JOB N°: 763501	PERMIT N°: TBC
WIND SPEED: N3	MASTER ISSUED: 01/04/2023

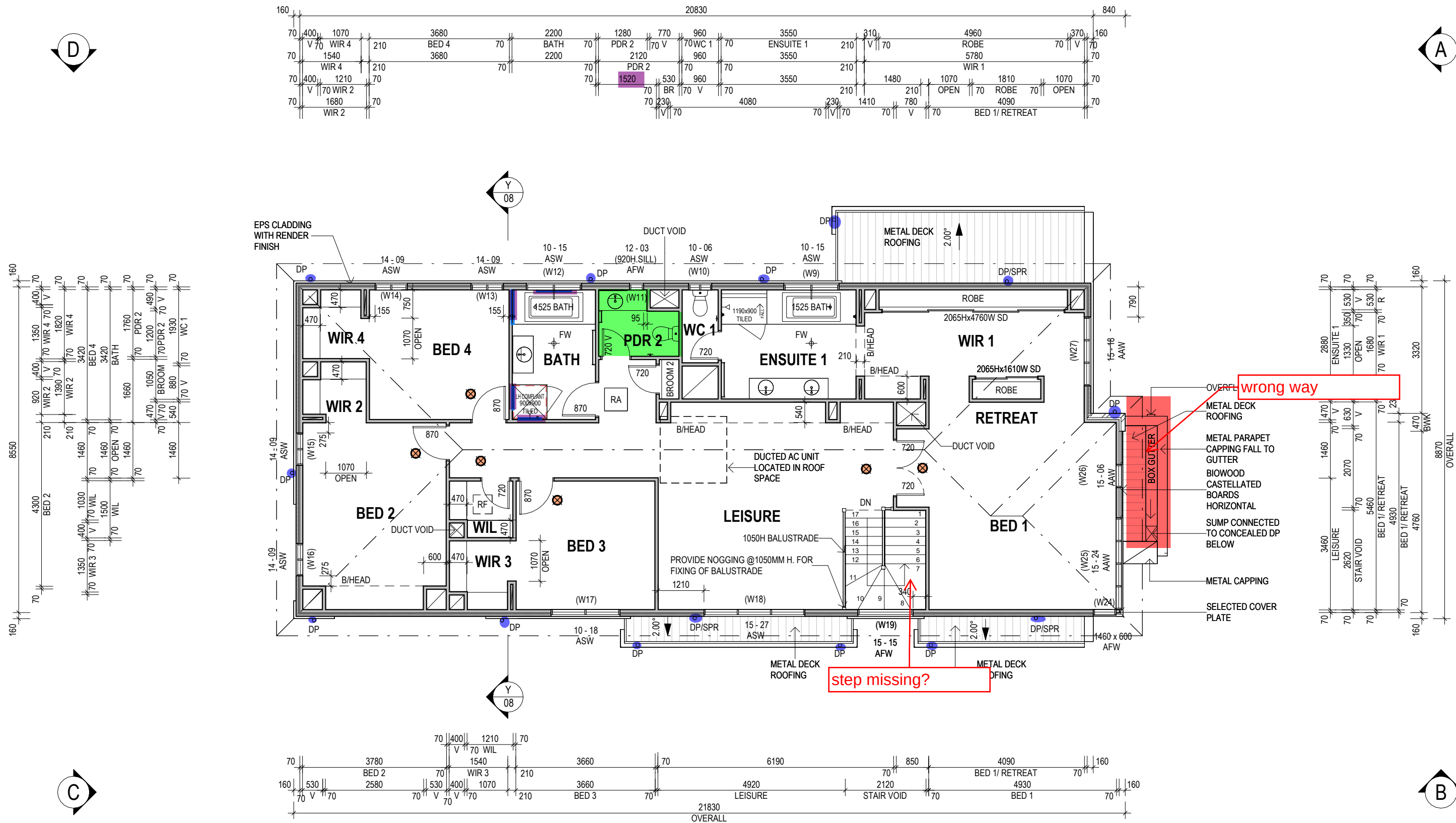
DRAWN: PG13	CHECKED: 3LB	SHEET:
-------------	--------------	--------

CONTRACT PLANS
DATE: 03/08/2026

02/19



3/08/2026 1:00:36 PM



NOTES:

- CENTRE ALL WINDOWS & EXTERNAL DOORS INTERNALLY TO ROOM (UNO) INTERNAL HINGED DOORS TO BE CENTRED TO THE HALLWAY
- 300D. BULKHEAD TO GROUND FLOOR (U.N.O)
- 245D. BULKHEAD TO FIRST FLOOR (U.N.O)

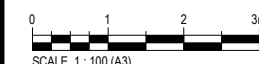
FW INDICATIVE LOCATION OF FLOOR WASTE
HATCH REPRESENTS INDICATIVE LOCATION OF IN WALL REINFORCING REFER DETAIL S-TYP-BLOC-01N

LEGEND:

- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
- 90MM STUD WALLS
- V (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT

- RA DUCTED RETURN AIR
- RF ROOF ACCESS
- SMOKE ALARM

DRAWING TITLE: FIRST FLOOR PLAN



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

m
metricon

FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

PRODUCT CODE:
QF3MAR42DEADN

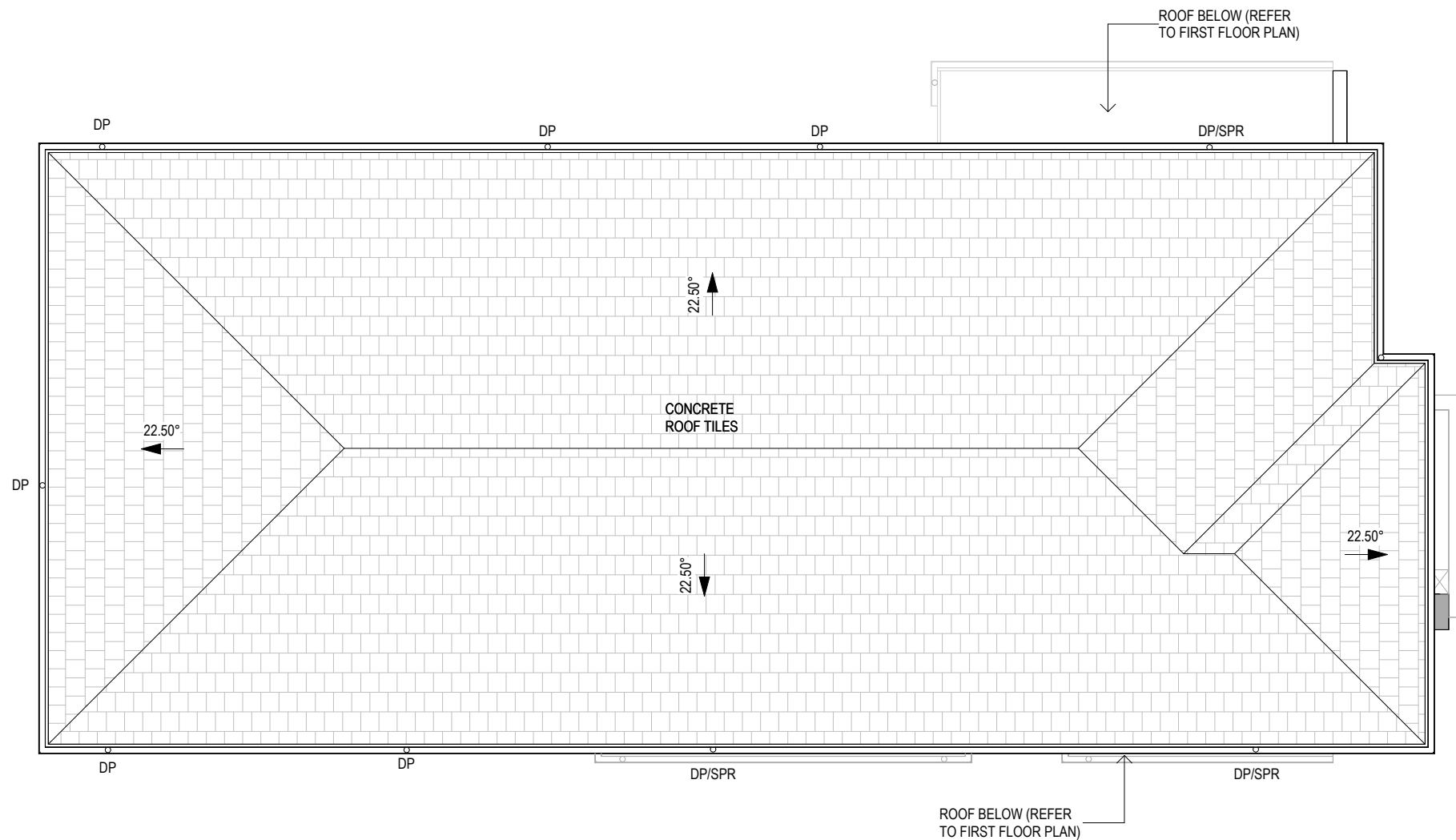
CEILING:
27G, 25F R

© COPYRIGHT
Metricon homes owns copyright in this drawing. Unauthorised use, reproduction or adaption is forbidden and will be prosecuted.

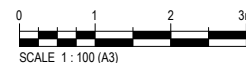
OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501	PERMIT N°: TBC
WIND SPEED: N3	MASTER ISSUED: 01/04/2023
DRAWN: PG13	CHECKED: 3LB
SHEET: 04/19	
CONTRACT PLANS DATE: 03/08/2026	



DRAWING TITLE:
ROOF PLAN



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



FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

© COPYRIGHT
Metricon homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

PRODUCT CODE:
QF3MAR42DEADN

CEILING:
27G, 25F R

OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501	PERMIT N°: TBC
WIND SPEED: N3	MASTER ISSUED: 01/04/2023
DRAWN: PG13	CHECKED: 3LB
SHEET:	
CONTRACT PLANS DATE: 03/08/2026	
05/19	

FACADE FINISHES ELEVATION A

FACADE AREA:
(EXCLUDING GLAZING, ROOFS & OPENINGS)

31.07 m²

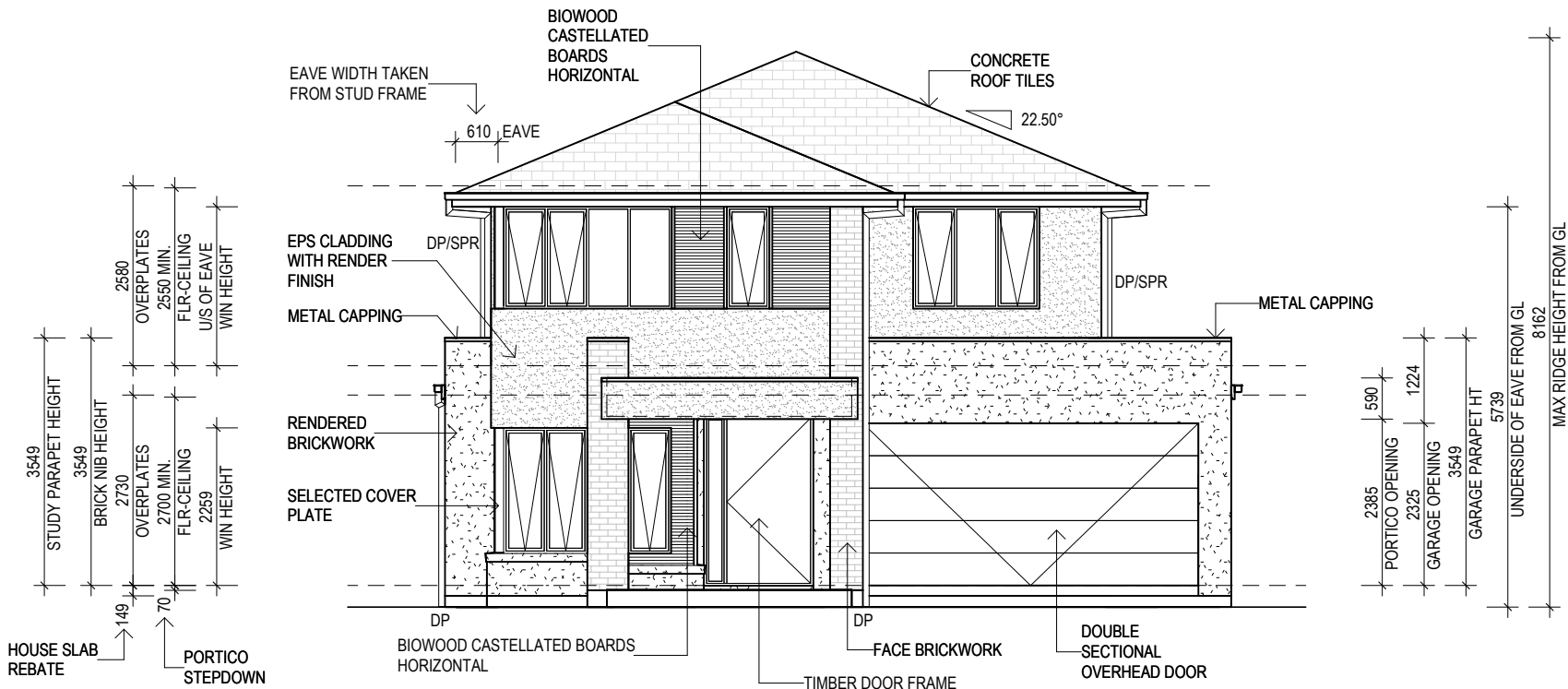
RENDERED	23.70 m²	76.30%
FACE BRICKWORK	4.26 m²	13.71%
BIOWOOD CASTELLATED	3.10 m²	9.99%

FACADE FINISHES ELEVATION B

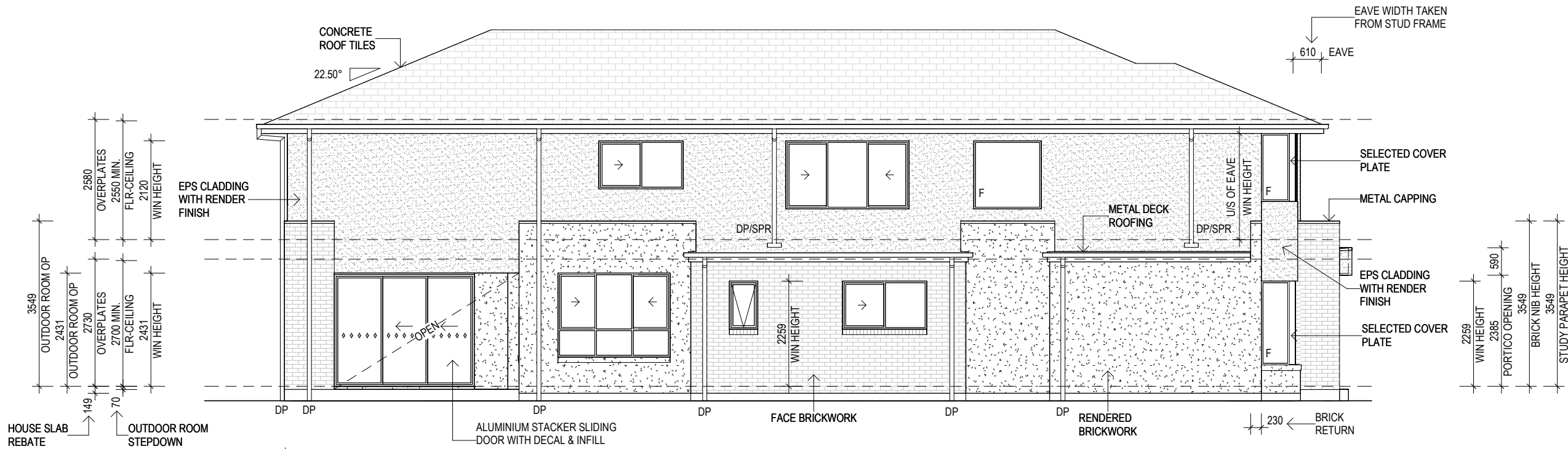
FACADE AREA:
(EXCLUDING GLAZING, ROOFS & OPENINGS)

99.92 m²

RENDER	78.39 m²	78.45%
FACE BRICKWORK	21.35 m²	21.37%



A ELEVATION
1 : 100

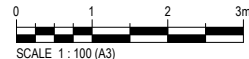


B ELEVATION
1 : 100

NOTES:

- PROVIDE BRICKWORK ABOVE ALL SIDE GROUND FLOOR WINDOWS & DOORS AS REQUIRED UNLESS NOTED OTHERWISE.
- PROVIDE SELECTED CLADDING ABOVE GROUND FLOOR FRONT ELEVATION WINDOWS UNLESS NOTED OTHERWISE.

DRAWING TITLE:
ELEVATIONS



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

m
metricon

FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

© COPYRIGHT
Metricon homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

PRODUCT CODE:
QF3MAR42DEADN

CEILING:
27G, 25F R

OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

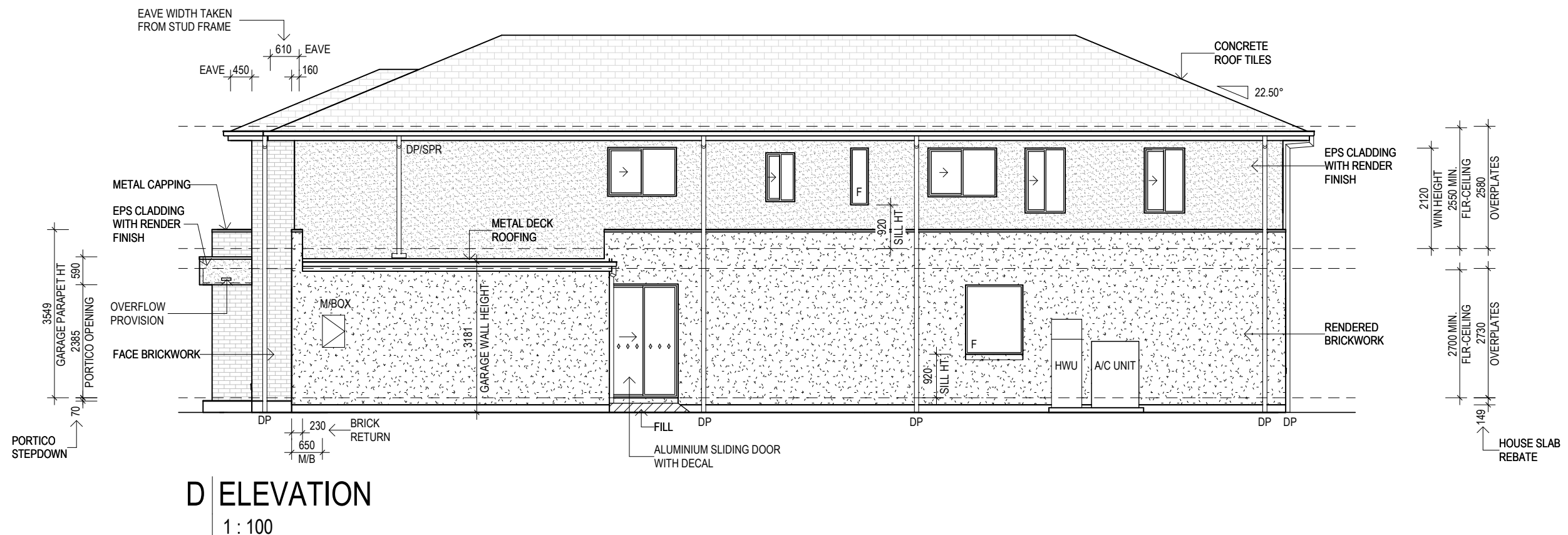
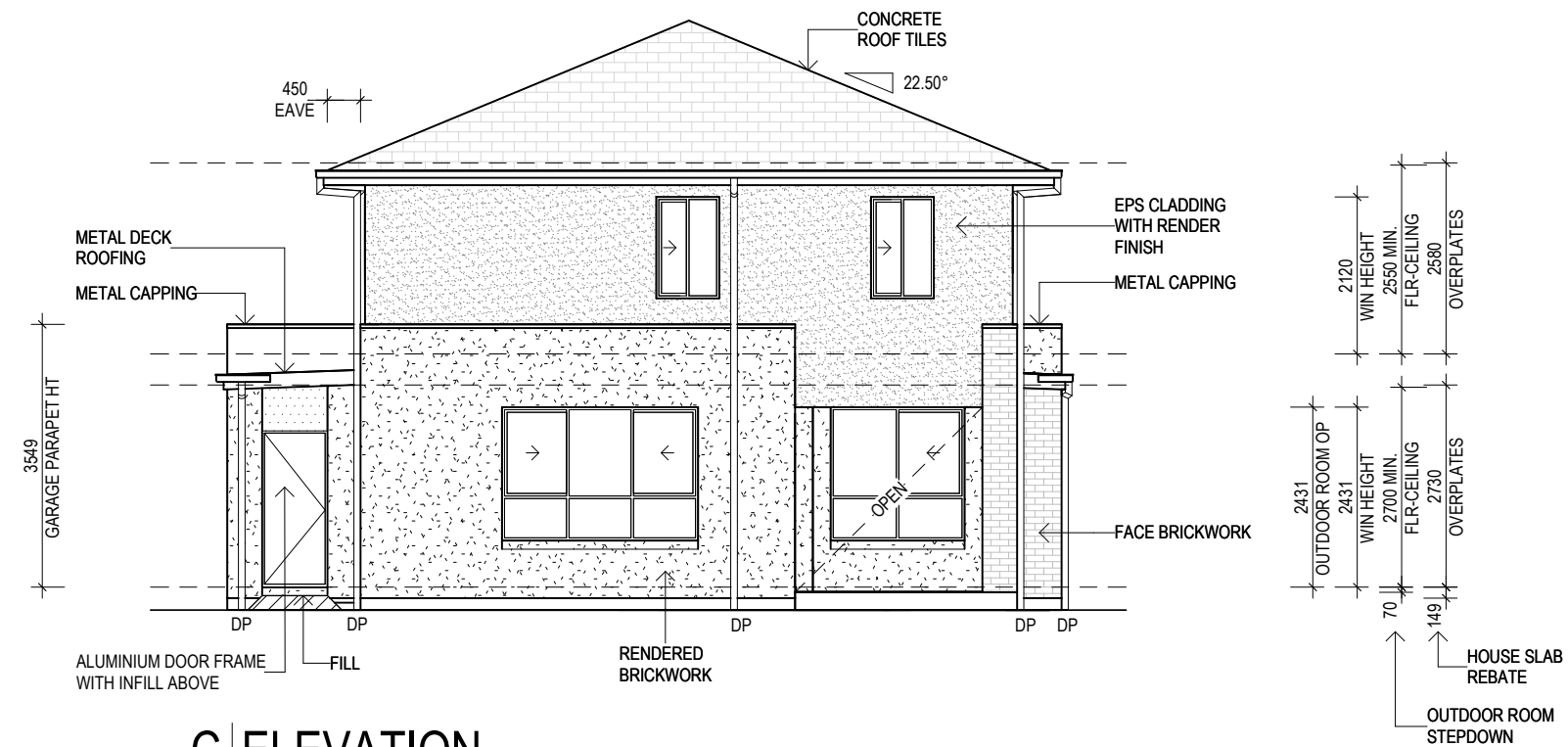
JOB N°: 763501 PERMIT N°: TBC

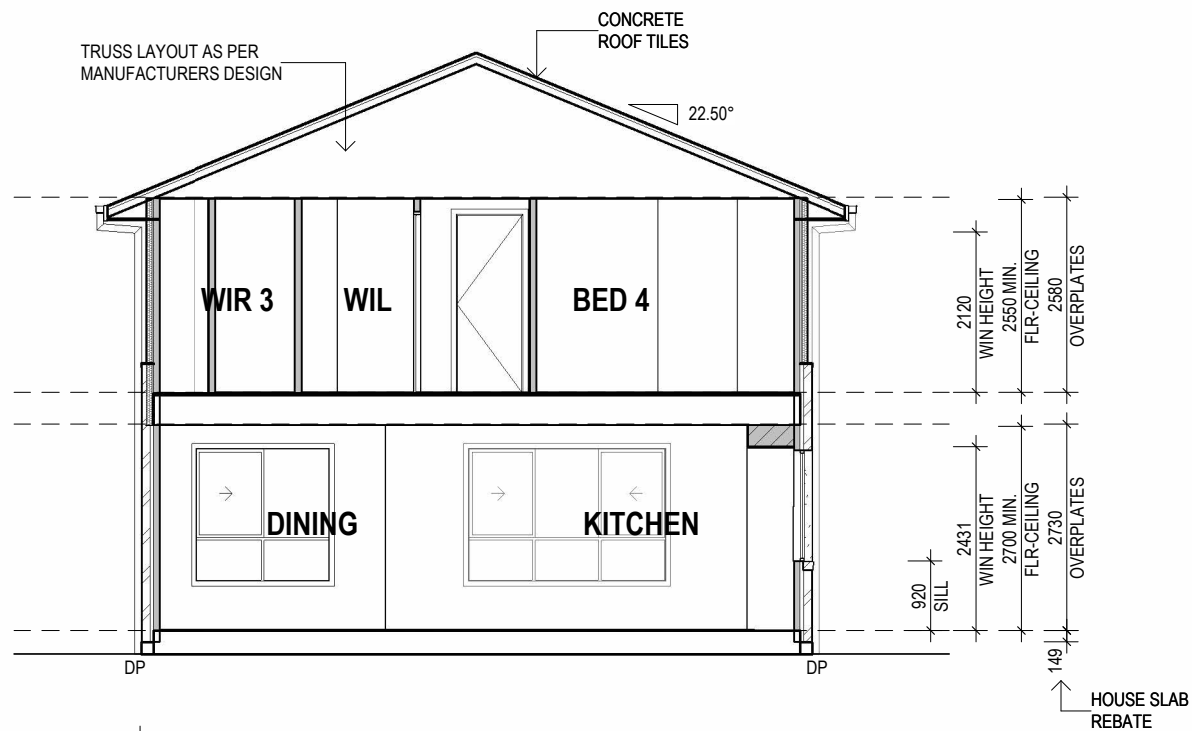
WIND SPEED: N3 MASTER ISSUED: 01/04/2023

DRAWN: PG13 CHECKED: 3LB SHEET:

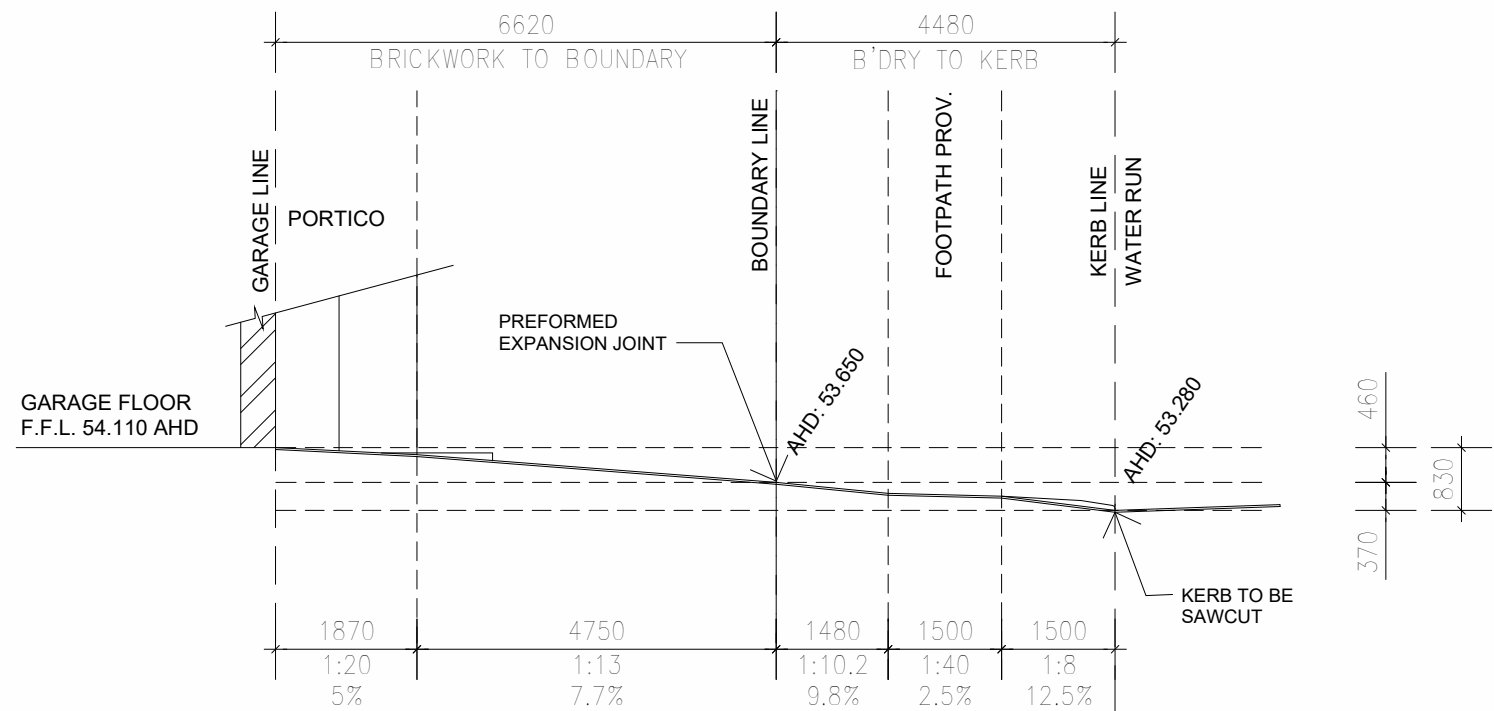
CONTRACT PLANS
DATE: 03/08/2026

06/19





Y SECTION
1 : 100



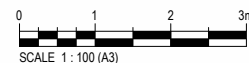
SECTION A-A 1:100
DRIVEWAY & VEHICULAR CROSSING

NOTE: SECTION VIEW IS INDICATIVE ONLY- CONSTRUCTION DETAILS, COLOUR SELECTION & CONTRACT DOCUMENTATION ITEMS TAKE PRECEDENCE

NOTES:

- STAIR / BALUSTRADE SHOWN ARE INDICATIVE ONLY. REFER COLOUR SELECTION.

DRAWING TITLE:
SECTION



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

m
metricon

FREEDOM

TECH SPEC: 06/05/25 SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

© COPYRIGHT
Metricon homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

PRODUCT CODE:
QF3MAR42DEADN

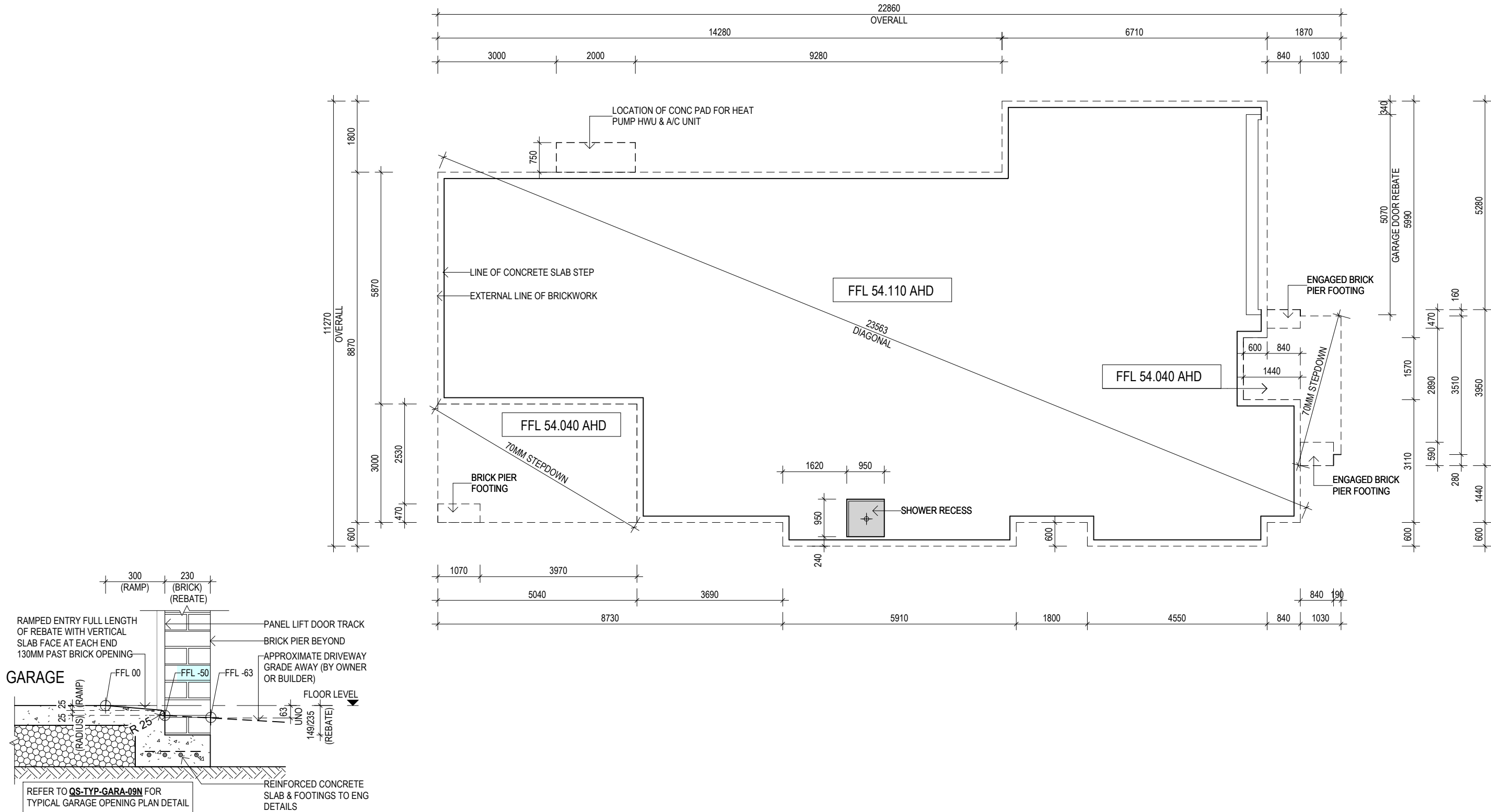
CEILING:
27G, 25F R

OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501	PERMIT N°: TBC
WIND SPEED: N3	MASTER ISSUED: 01/04/2023
DRAWN: PG13	CHECKED: 3LB
CONTRACT PLANS DATE: 03/08/2026	
SHEET: 08/19	

3/08/2026 1:00:43 PM



SLAB- GARAGE DOOR REBATE

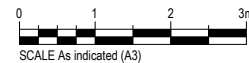
1 : 20

INTERNAL PLUMBING LAYOUT - DIMENSIONS LEGEND

NOTE: SPECIFIC LOCATION OF REQUIRED PLUMBING POINTS MUST BE DETERMINED IN CONJUNCTION WITH PRODUCT SPECIFICATIONS, COLOUR SELECTION AND CONTRACT.

FW = CENTRELINE FLOOR WASTE
V = VANITY BASIN (NOTE: WASTE IS DIMENSIONED TO CENTER OF STUD)
V-WH = WALL HUNG VANITY BASIN (NOTE: WASTE IS DIMENSIONED TO CENTRELINE OF BASIN WITHIN STUD FRAME)
WC = CENTRELINE TOILET (NOTE: WASTE POINT IS DIMENSIONED 150MM FROM FACE OF STUD)
B = CENTRELINE BATH (NOTE: WASTE POINT IS INDICATIVE ONLY - REFER TO SPECS TO CLARIFY)
PS = CENTRELINE PLUMBING STACK
SH = CENTRELINE SHOWER BASE
SH-S = STRIP DRAIN TO SHOWER (NOTE: WASTE POINT IS DIMENSIONED TO CENTRELINE OF DRAIN & 150MM OFF WALL)
S = CENTRELINE KITCHEN SINK BOWLS
L = CENTRELINE LAUNDRY TUB

DRAWING TITLE:
SLAB PLAN



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

m
metricon

FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

PRODUCT CODE:
QF3MAR42DEADN

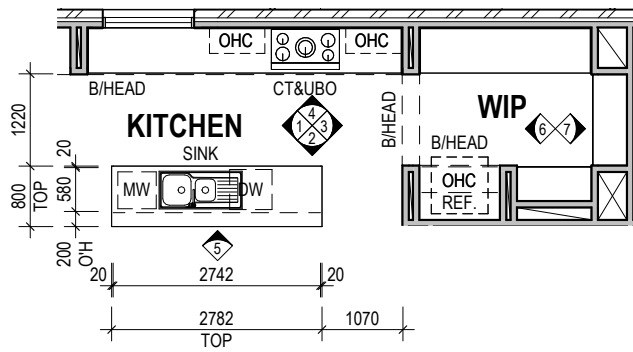
CEILING:
27G, 25F R

© COPYRIGHT
Metricon homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

OWNER:
X. LI & J. YU

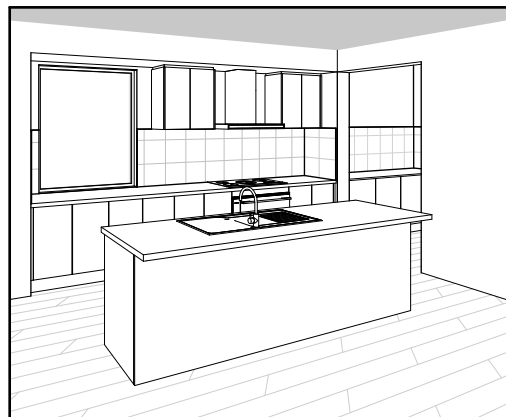
LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501	PERMIT N°: TBC
WIND SPEED: N3	MASTER ISSUED: 01/04/2023
DRAWN: PG13	CHECKED: 3LB
CONTRACT PLANS DATE: 03/08/2026	
SHEET: 09/19	

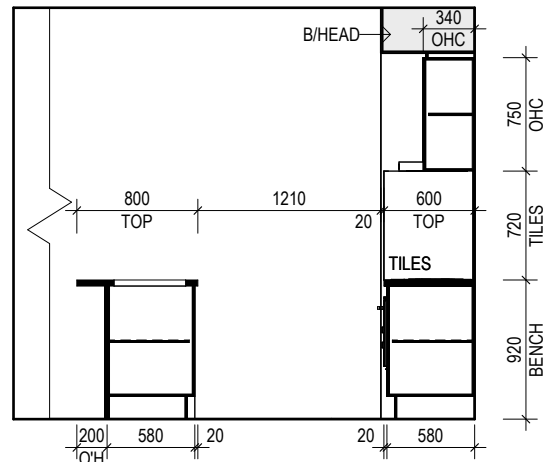


KITCHEN/ WIP

1 : 100

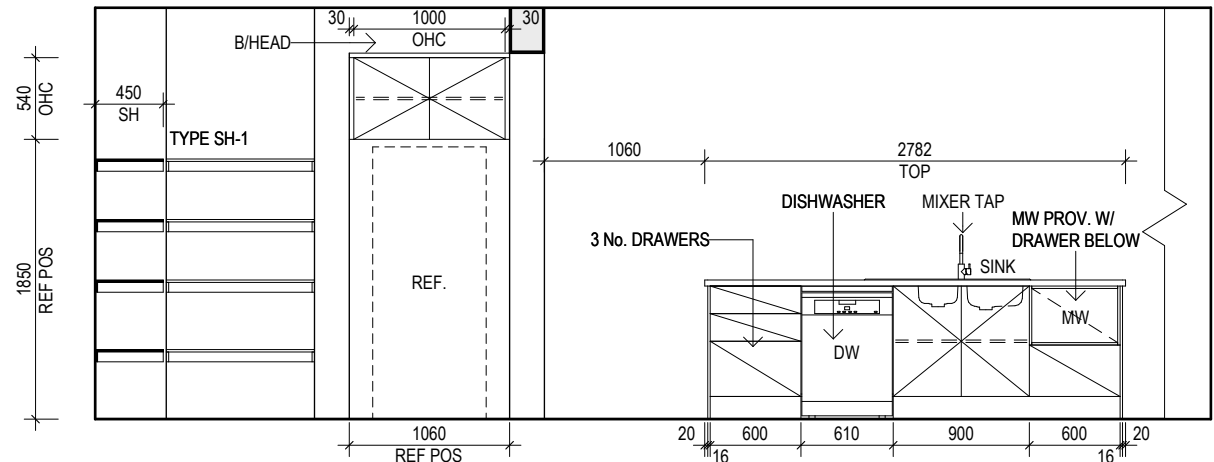


KITCHEN 3D VIEW



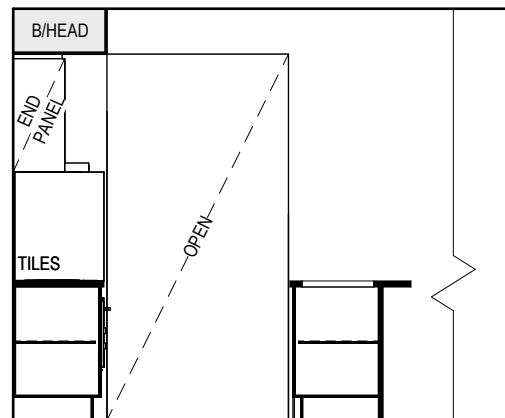
1 KITCHEN

1 : 50



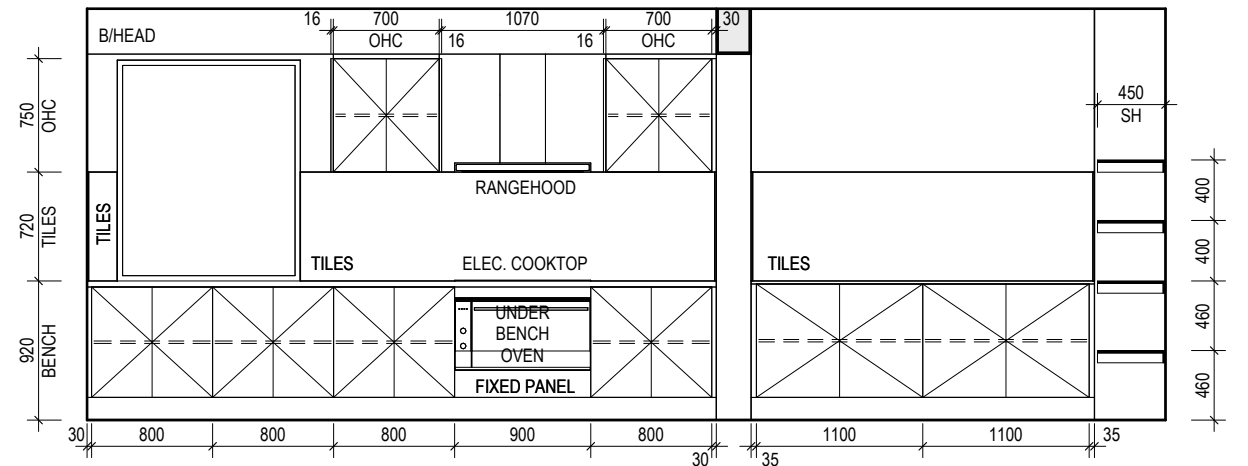
2 KITCHEN

1 : 50



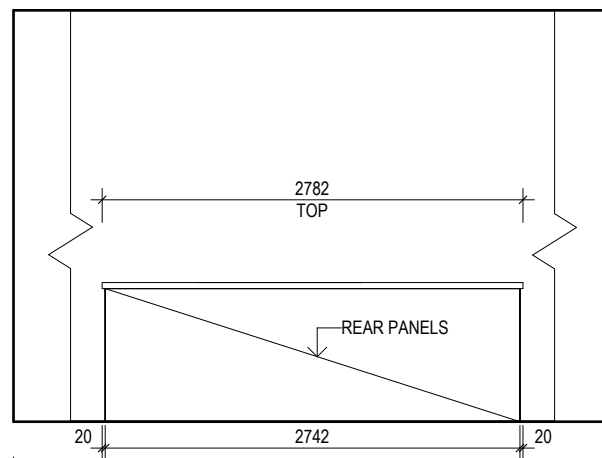
3 KITCHEN

1 : 50



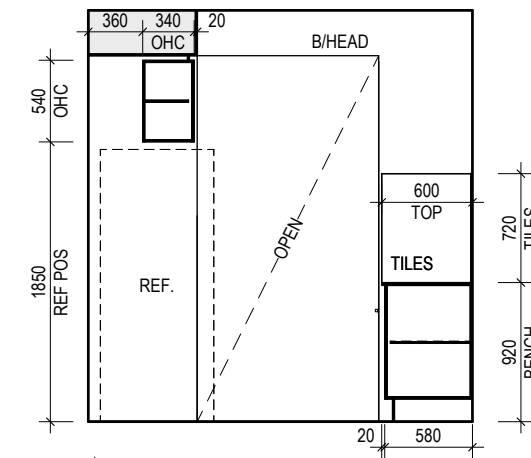
4 KITCHEN/ WIP

1 : 50



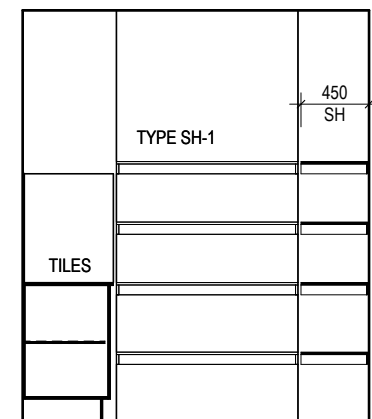
5 KITCHEN

1 : 50



6 WIP

1 : 50

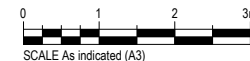


7 WIP

1 : 50

- INTERNAL DIMENSIONS ARE TAKEN FROM PLASTER.
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
- ALL BENCHTOP DIMENSIONS ARE CRITICAL.
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES & FINISH THICKNESSES
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS.
- BENCHTOPS AND ISLAND BENCH BACK PANELS MAY HAVE A JOIN DEPENDANT ON SIZE & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- PROFILE LINES DRAWN ON CABINETRY ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS

DRAWING TITLE:
INTERNAL ELEVATIONS



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



m
metricron

FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

PRODUCT CODE:

OWNER:
X. LI & J. YU

FACADE:
DEAKIN

CEILING:
27G, 25F R

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501

PERMIT N°: TBC

WIND SPEED: N3

MASTER ISSUED: 01/04/2023

DRAWN: PG13

CHECKED: 3LB

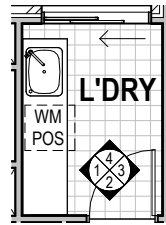
SHEET:

CONTRACT PLANS
DATE: 03/08/2026

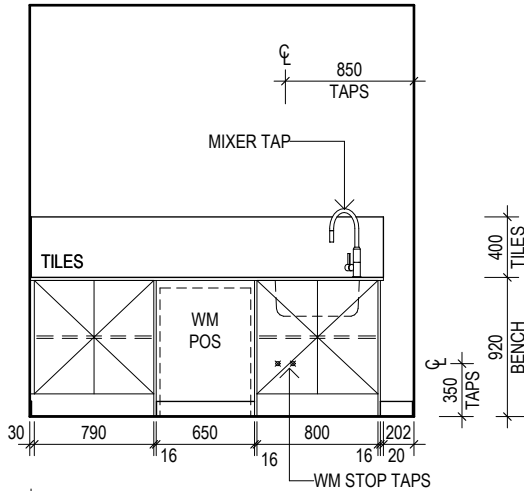
10/19

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metricronhomes.com.au

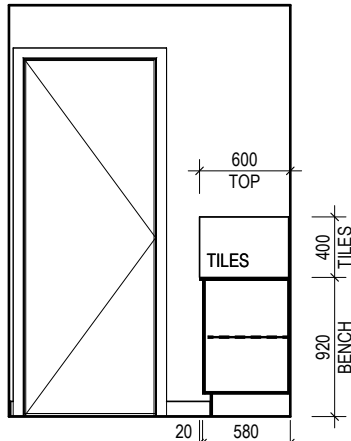
© COPYRIGHT
Metricron homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaptation is forbidden and will
be prosecuted.



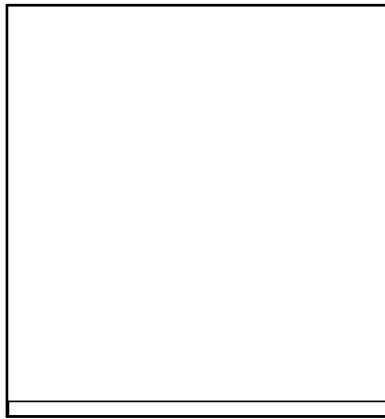
LAUNDRY
1 : 100



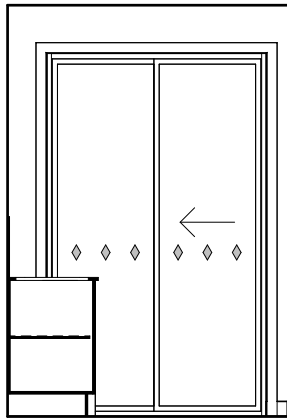
1 L'DRY
1 : 50



2 L'DRY
1 : 50



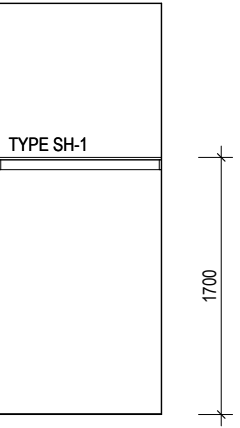
3 L'DRY
1 : 50



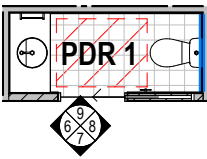
4 L'DRY
1 : 50



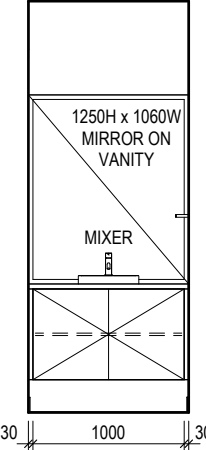
BROOM 1
1 : 100



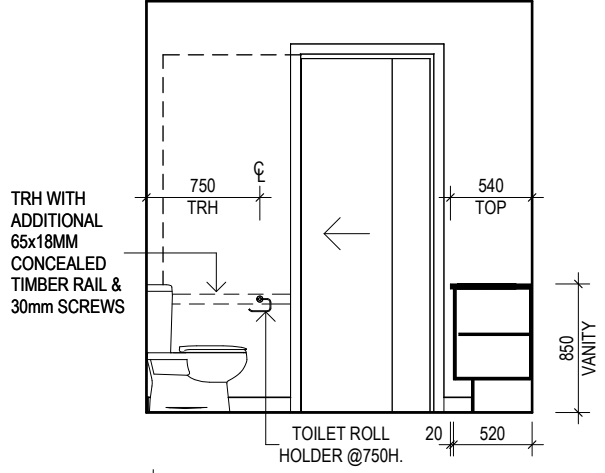
5 BROOM 1
1 : 50



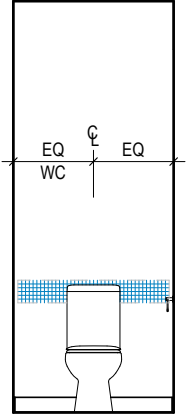
PDR 1
1 : 100



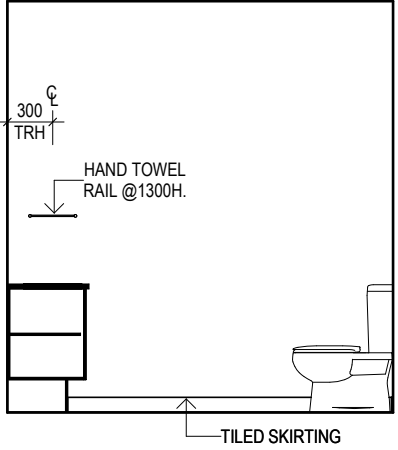
6 PDR 1
1 : 50



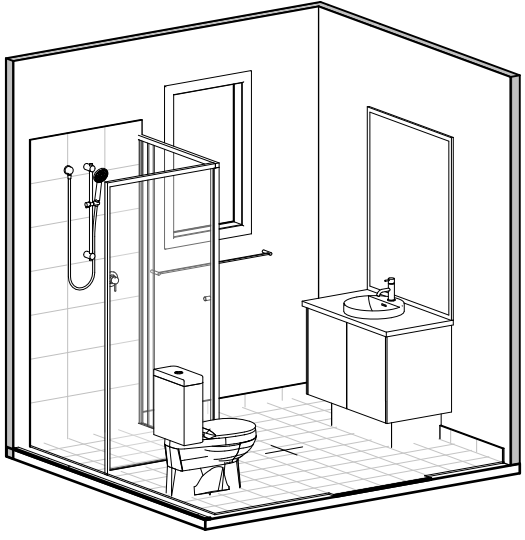
7 PDR 1
1 : 50



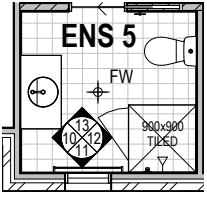
8 PDR 1
1 : 50



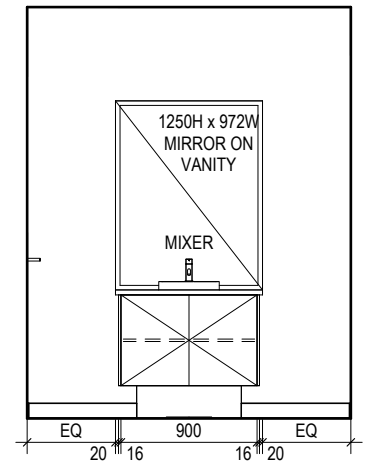
9 PDR 1
1 : 50



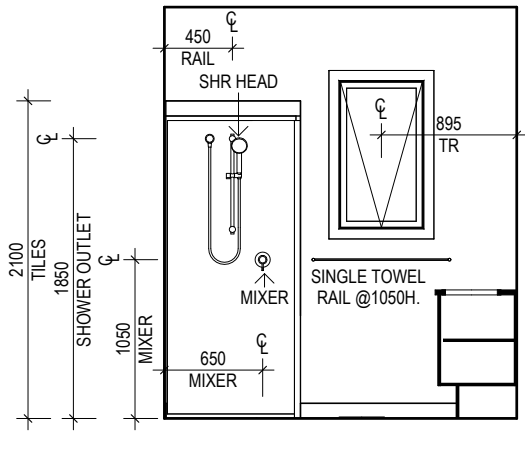
ENSUITE 5 3D VIEW



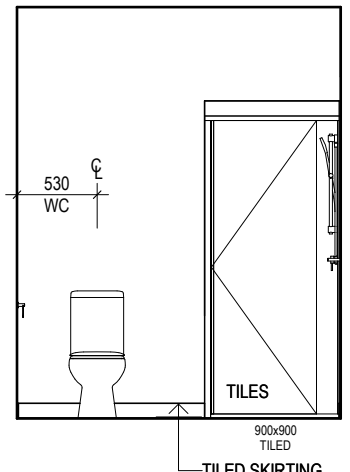
ENSUITE 5
1 : 100



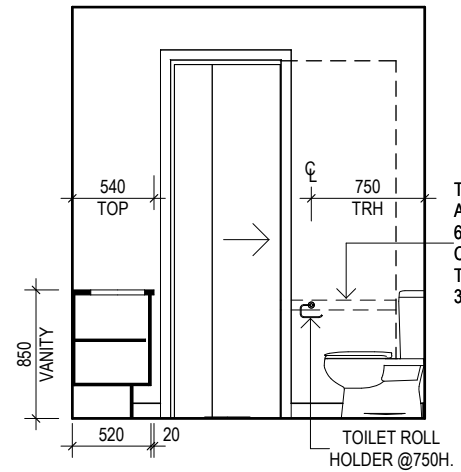
10 ENSUITE 5
1 : 50



11 ENSUITE 5
1 : 50



12 ENSUITE 5
1 : 50



13 ENSUITE 5
1 : 50

- INTERNAL DIMENSIONS ARE TAKEN FROM PLASTER.
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
- ALL BENCHTOP DIMENSIONS ARE CRITICAL.
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES & FINISH THICKNESSES.
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS.
- BENCHTOPS AND ISLAND BENCH BACK PANELS MAY HAVE A JOIN DEPENDANT ON SIZE & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- PROFILE LINES DRAWN ON CABINETRY ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS.

- FW INDICATIVE LOCATION OF FLOOR WASTE
- 900W. x 1200D. CIRCULATION SPACE TO FRONT EDGE OF TOILET PAN
- HATCH REPRESENTS INDICATIVE LOCATION OF IN WALL REINFORCING REFER DETAIL S-TYP-BLOC-01N

DRAWING TITLE:
INTERNAL ELEVATIONS

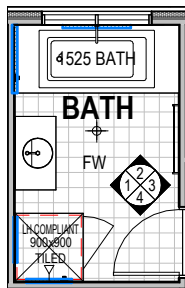
0 1 2 3m
SCALE As indicated (A3)

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

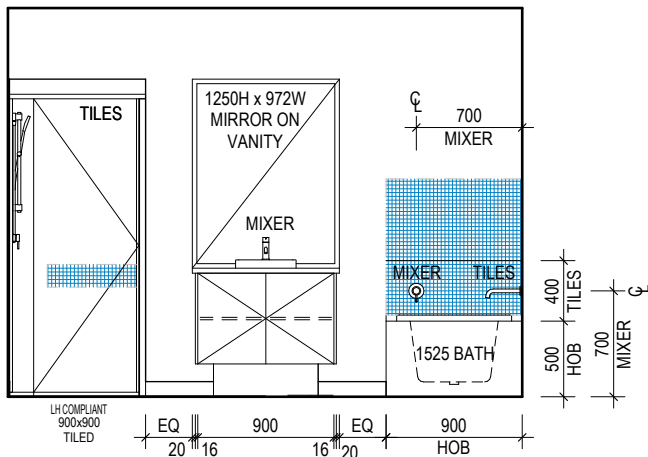
metricon **FREEDOM**

TECH SPEC: 06/05/25 SPEC LEVEL: S1

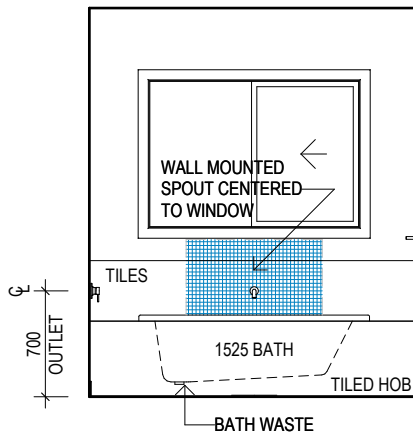
DESIGN: MARION 42	PRODUCT CODE:	OWNER: X. LI & J. YU
FACADE: DEAKIN	CEILING: 27G, 25F R	LOT 285 (16) VALLEY CIRCUIT UPPER COOMERA, QLD 4209
209 Robina Town Centre Dr, Robina, QLD, 4226 QBCC Licence N°: 40992 NSW Contractor's Licence N°: 36654C ACN: 005 149 137 Tel: 1300 786 773 www.metriconhomes.com.au	© COPYRIGHT Metricon homes owns copyright in this drawing. Unauthorised use, reproduction or adaptation is forbidden and will be prosecuted.	JOB N°: 763501 WIND SPEED: N3 DRAWN: PG13 CHECKED: 3LB PERMIT N°: TBC MASTER ISSUED: 01/04/2023 SHEET: 11/19
CONTRACT PLANS DATE: 03/08/2026		



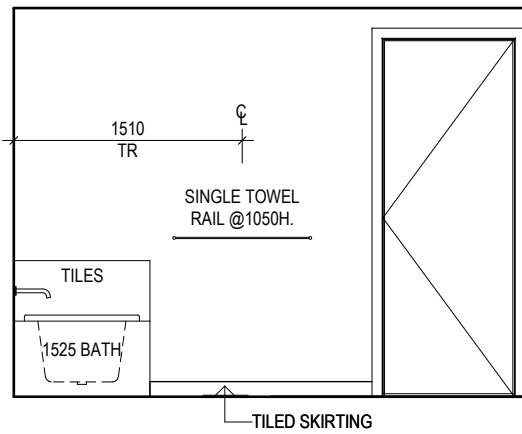
BATH
1 : 100



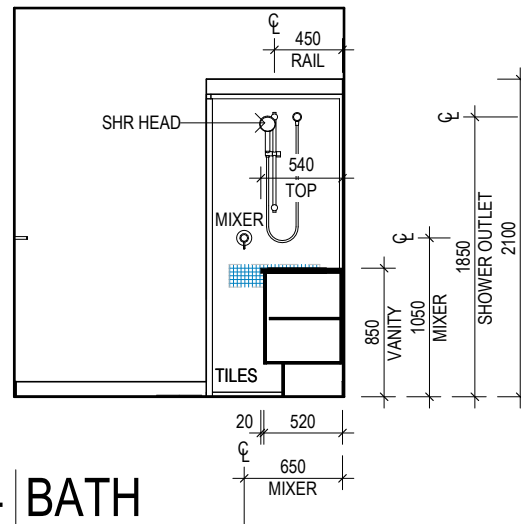
1 BATH
1 : 50



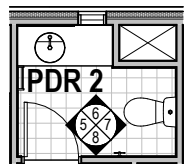
2 BATH
1 : 50



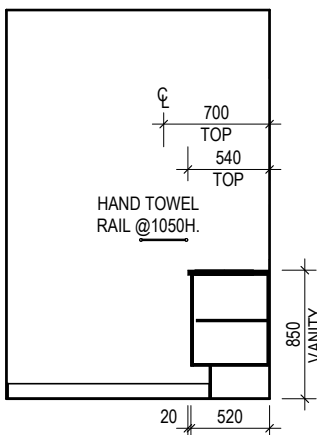
3 BATH
1 : 50



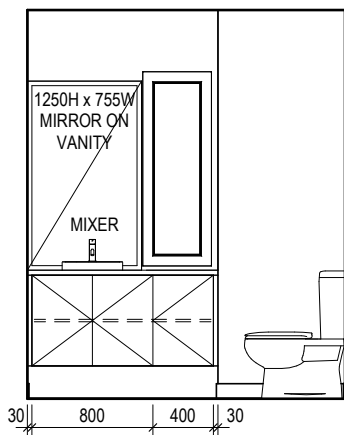
4 BATH
1 : 50



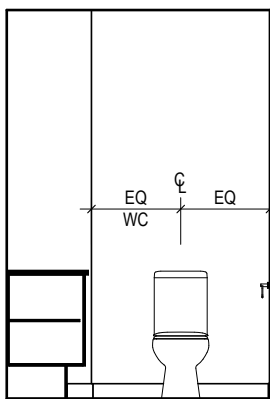
PDR 2
1 : 100



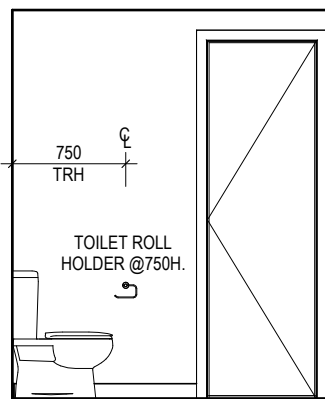
5 PDR 2
1 : 50



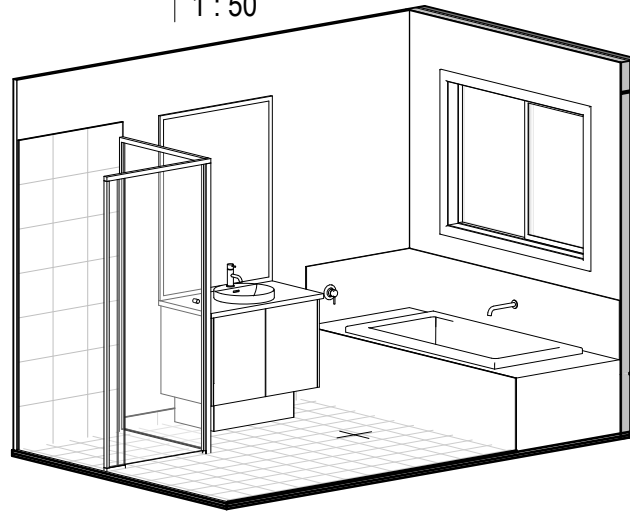
6 PDR 2
1 : 50



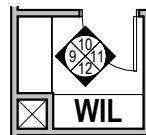
7 PDR 2
1 : 50



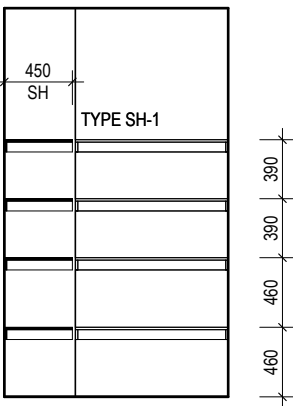
8 PDR 2
1 : 50



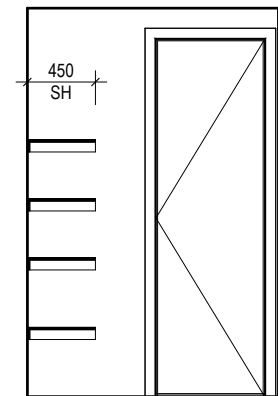
BATH 3D VIEW



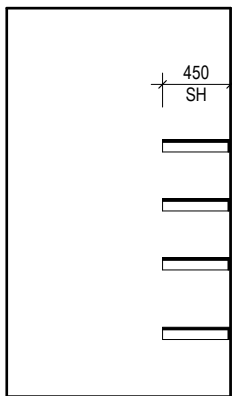
WIL
1 : 100



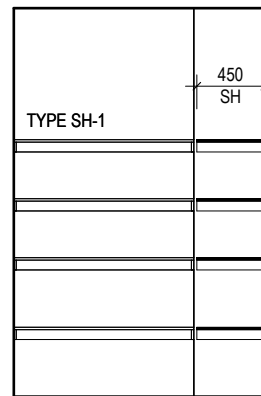
9 WIL
1 : 50



10 WIL
1 : 50



11 WIL
1 : 50



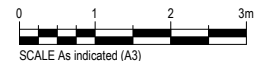
12 WIL
1 : 50

FW INDICATIVE LOCATION OF FLOOR WASTE

HATCH REPRESENTS INDICATIVE LOCATION OF IN WALL REINFORCING
REFER DETAIL S-TYP-BLOC-01N

- INTERNAL DIMENSIONS ARE TAKEN FROM PLASTER.
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
- ALL BENCHTOP DIMENSIONS ARE CRITICAL.
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES & FINISH THICKNESSES
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS.
- BENCHTOPS AND ISLAND BENCH BACK PANELS MAY HAVE A JOIN DEPENDANT ON SIZE & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- PROFILE LINES DRAWN ON CABINETRY ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS

DRAWING TITLE:
INTERNAL ELEVATIONS



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



FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

PRODUCT CODE:

CEILING:
27G, 25F R

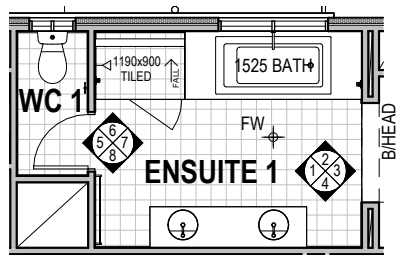
© COPYRIGHT
Metricon homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

OWNER:
X. LI & J. YU

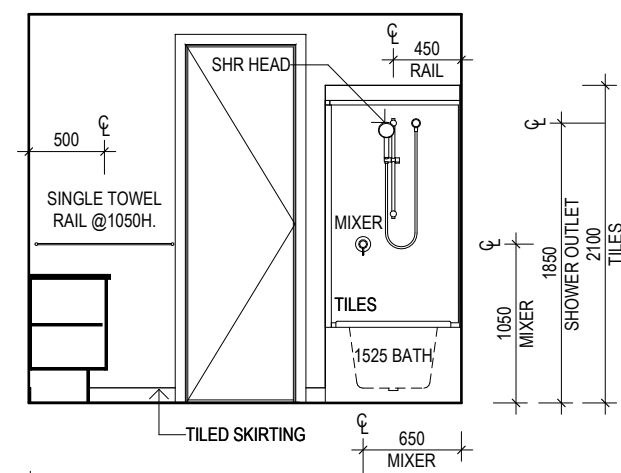
LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501	PERMIT N°: TBC
WIND SPEED: N3	MASTER ISSUED: 01/04/2023
DRAWN: PG13	CHECKED: 3LB
SHEET: 12/19	

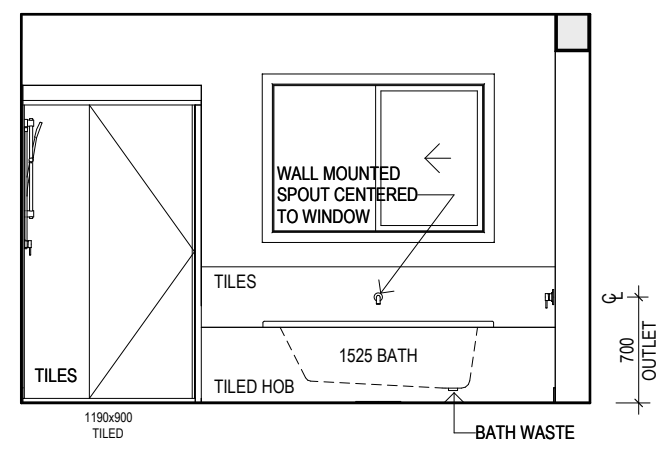
CONTRACT PLANS
DATE: 03/08/2026



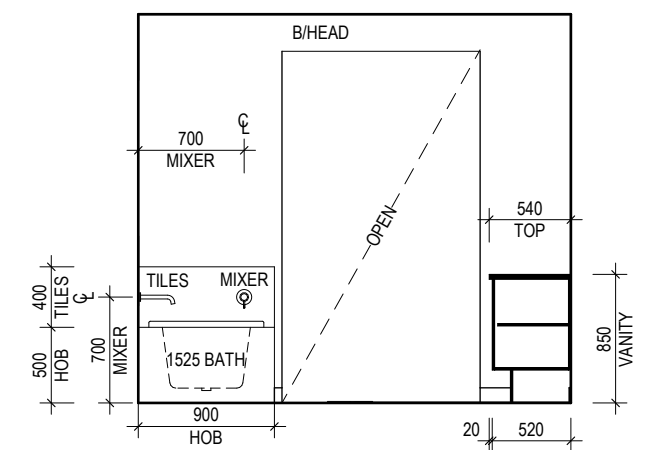
ENSUITE 1/ WC 1
1 : 100



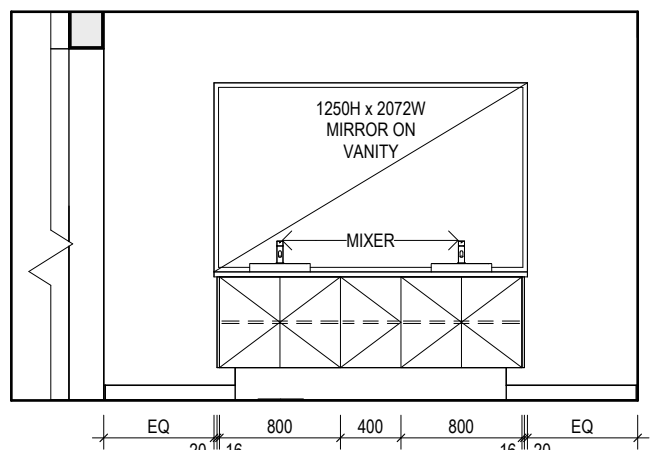
1 | ENSUITE 1
1 : 50



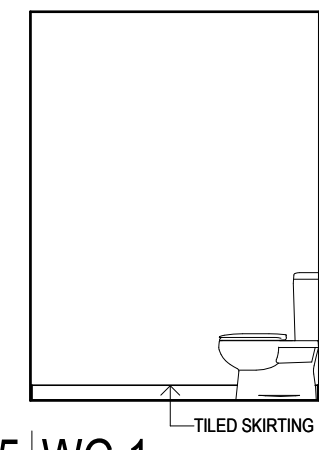
2 | ENSUITE 1
1 : 50



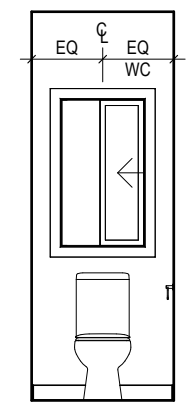
3 | ENSUITE 1
1 : 50



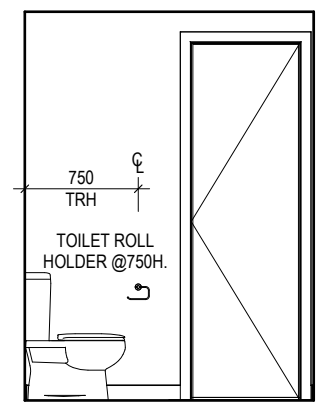
4 | ENSUITE 1
1 : 50



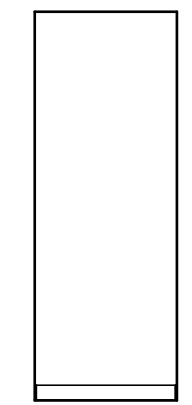
5 | WC 1
1 : 50



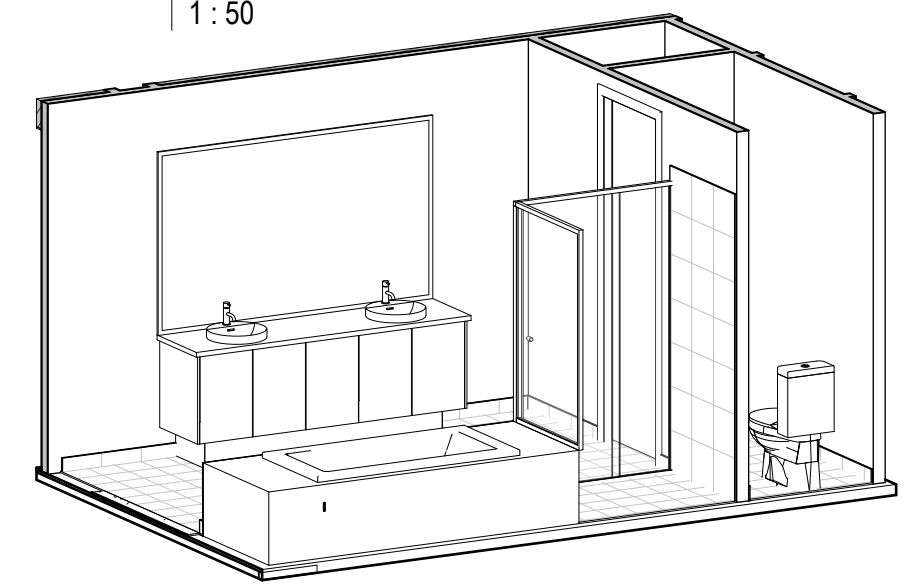
6 | WC 1
1 : 50



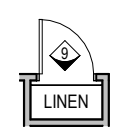
7 | WC 1
1 : 50



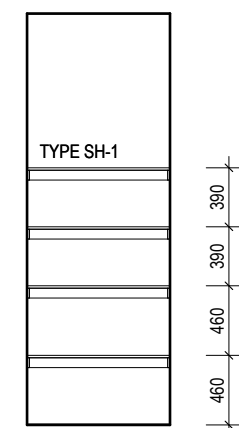
8 | WC 1
1 : 50



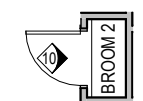
ENSUITE 1 3D VIEW



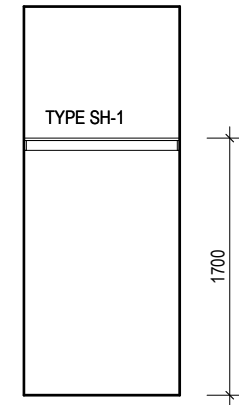
LINEN
1 : 100



9 | LINEN
1 : 50



BROOM 2
1 : 100



10 | BROOM 2
1 : 50

- INTERNAL DIMENSIONS ARE TAKEN FROM PLASTER.
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
- ALL BENCHTOP DIMENSIONS ARE CRITICAL.
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES & FINISH THICKNESSES
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS.
- BENCHTOPS AND ISLAND BENCH BACK PANELS MAY HAVE A JOIN DEPENDANT ON SIZE & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- PROFILE LINES DRAWN ON CABINERY ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS

FW INDICATIVE LOCATION OF FLOOR WASTE

HATCH REPRESENTS INDICATIVE LOCATION OF IN WALL REINFORCING REFER DETAIL S-TYP-BLOC-01N



DRAWING TITLE:
INTERNAL ELEVATIONS

0 1 2 3m
SCALE As indicated (A3)

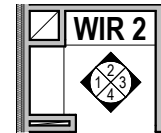
Do NOT scale this drawing.
All written dimensions take precedence over scaled dimension. *If in doubt, ASK.*

m **metricon**

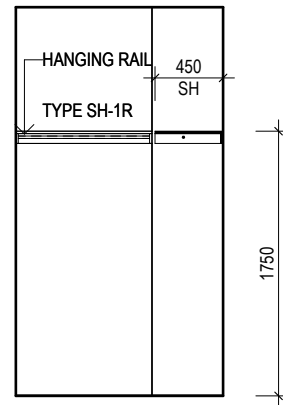
FREEDOM

TECH SPEC: 06/05/25 SPEC LEVEL: S1

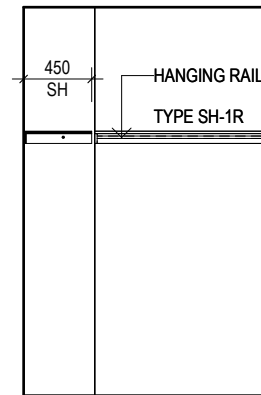
DESIGN: MARION 42	PRODUCT CODE:	OWNER: X. LI & J. YU
FACADE: DEAKIN	CEILING: 27G, 25F R	LOT 285 (16) VALLEY CIRCUIT UPPER COOMERA, QLD 4209
209 Robina Town Centre Dr, Robina, QLD, 4226 QBCC Licence N°: 40992 NSW Contractor's Licence N°: 36654C ACN: 005 149 137 Tel: 1300 786 773 www.metriconhomes.com.au	© COPYRIGHT Metricon homes owns copyright in this drawing. Unauthorised use, reproduction or adaption is forbidden and will be prosecuted.	JOB N°: 763501 WIND SPEED: N3 DRAWN: PG13 CHECKED: 3LB PERMIT N°: TBC MASTER ISSUED: 01/04/2023 SHEET: 13/19
CONTRACT PLANS DATE: 03/08/2026		



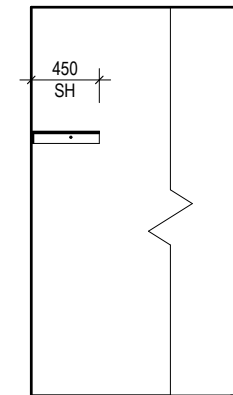
WIR 2
1 : 100



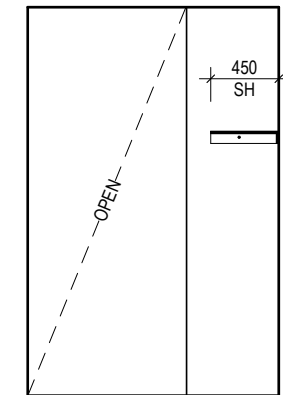
1 | WIR 2
1 : 50



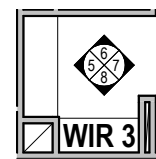
2 | WIR 2
1 : 50



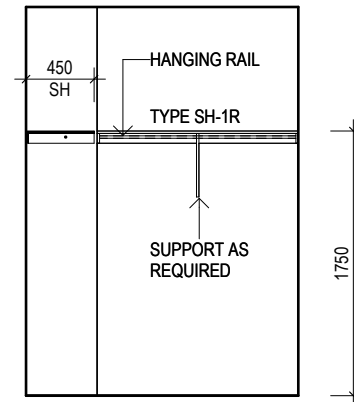
3 | WIR 2
1 : 50



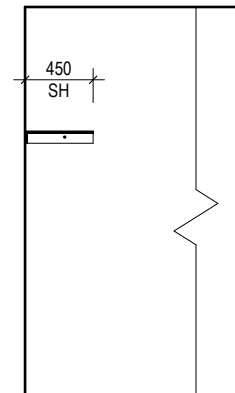
4 | WIR 2
1 : 50



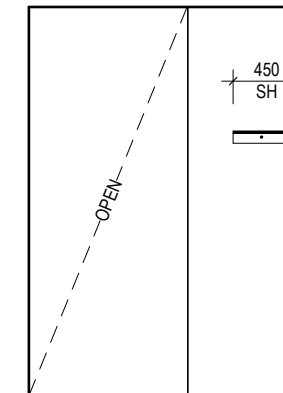
WIR 3
1 : 100



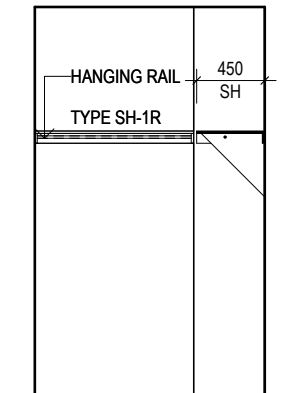
5 | WIR 3
1 : 50



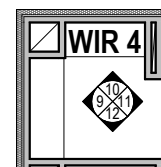
6 | WIR 3
1 : 50



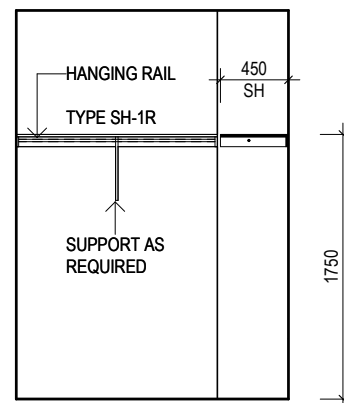
7 | WIR 3
1 : 50



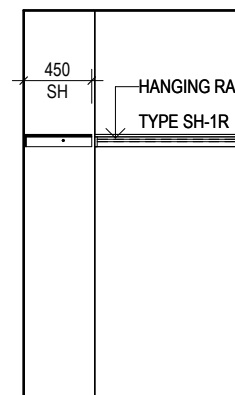
8 | WIR 3
1 : 50



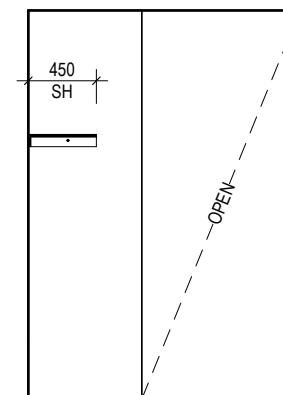
WIR 4
1 : 100



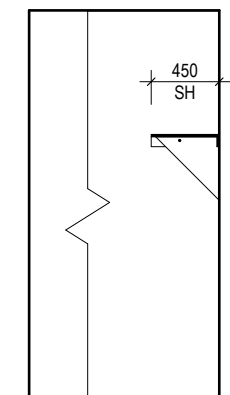
9 | WIR 4
1 : 50



10 | WIR 4
1 : 50



11 | WIR 4
1 : 50

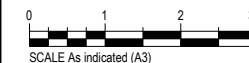


12 | WIR 4
1 : 50

- INTERNAL DIMENSIONS ARE TAKEN FROM PLASTER.
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
- ALL BENCHTOP DIMENSIONS ARE CRITICAL.
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES & FINISH THICKNESSES
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS.
- BENCHTOPS AND ISLAND BENCH BACK PANELS MAY HAVE A JOIN DEPENDANT ON SIZE & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- PROFILE LINES DRAWN ON CABINETS ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS



DRAWING TITLE:
INTERNAL ELEVATIONS



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



FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metricronhomes.com.au

© COPYRIGHT
Metricron homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

PRODUCT CODE:

CEILING:
27G, 25F R

OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

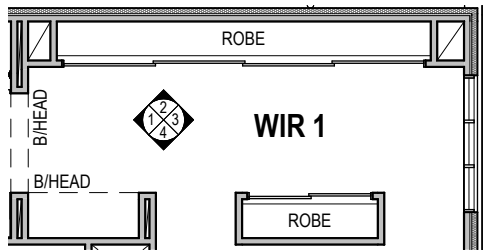
JOB N°: 763501 PERMIT N°: TBC
WIND SPEED: N3 MASTER ISSUED: 01/04/2023

DRAWN: PG13 CHECKED: 3LB SHEET:

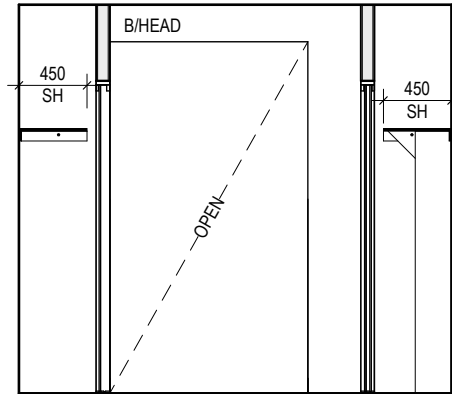
CONTRACT PLANS
DATE: 03/08/2026

14/19

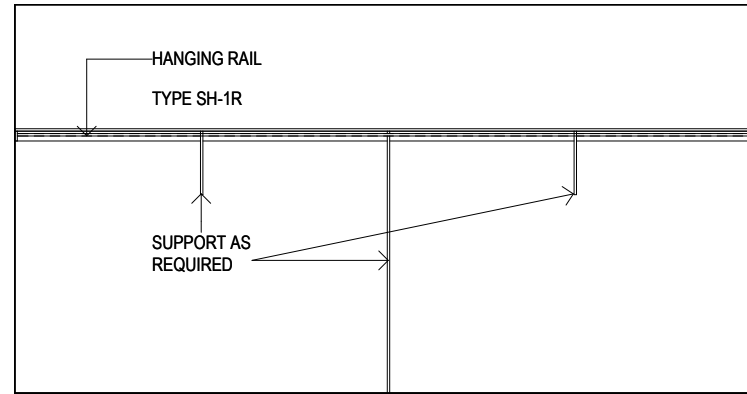
3/08/2026 1:00:52 PM



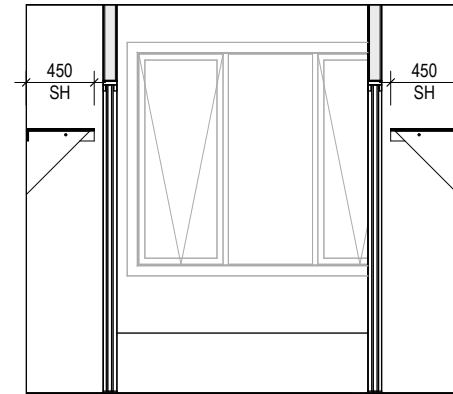
WIR 1
1 : 100



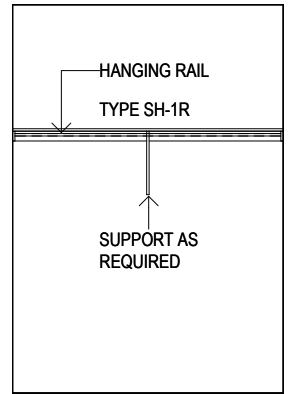
1 | WIR 1
1 : 50



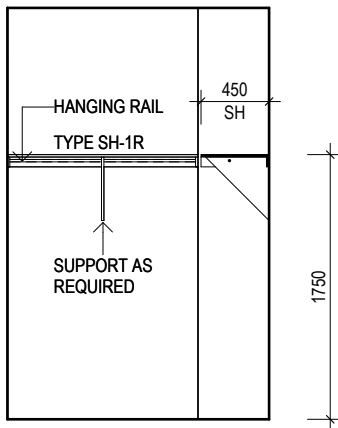
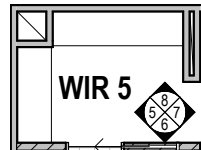
2 | WIR 1
1 : 50



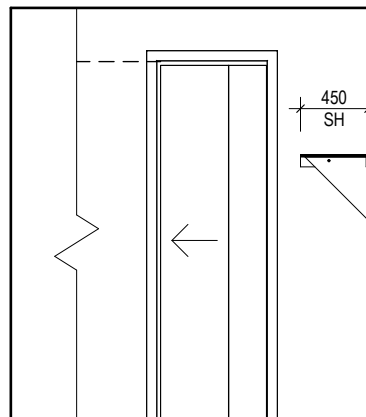
3 | WIR 1
1 : 50



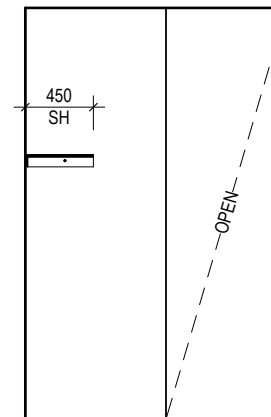
4 | WIR 1
1 : 50



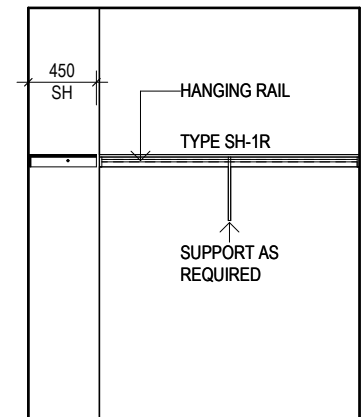
5 | WIR 5
1 : 50



6 | WIR 5
1 : 50



7 | WIR 5
1 : 50

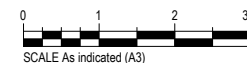


8 | WIR 5
1 : 50

- INTERNAL DIMENSIONS ARE TAKEN FROM PLASTER.
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
- ALL BENCHTOP DIMENSIONS ARE CRITICAL.
- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES & FINISH THICKNESSES
- SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS.
- BENCHTOPS AND ISLAND BENCH BACK PANELS MAY HAVE A JOIN DEPENDANT ON SIZE & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- PROFILE LINES DRAWN ON CABINETRY ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS



DRAWING TITLE:
INTERNAL ELEVATIONS



SCALE As indicated (A3)

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

m
metricron

FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metricronhomes.com.au

© COPYRIGHT
Metricron homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

PRODUCT CODE:
QF3MAR42DEADN

CEILING:
27G, 25F R

OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

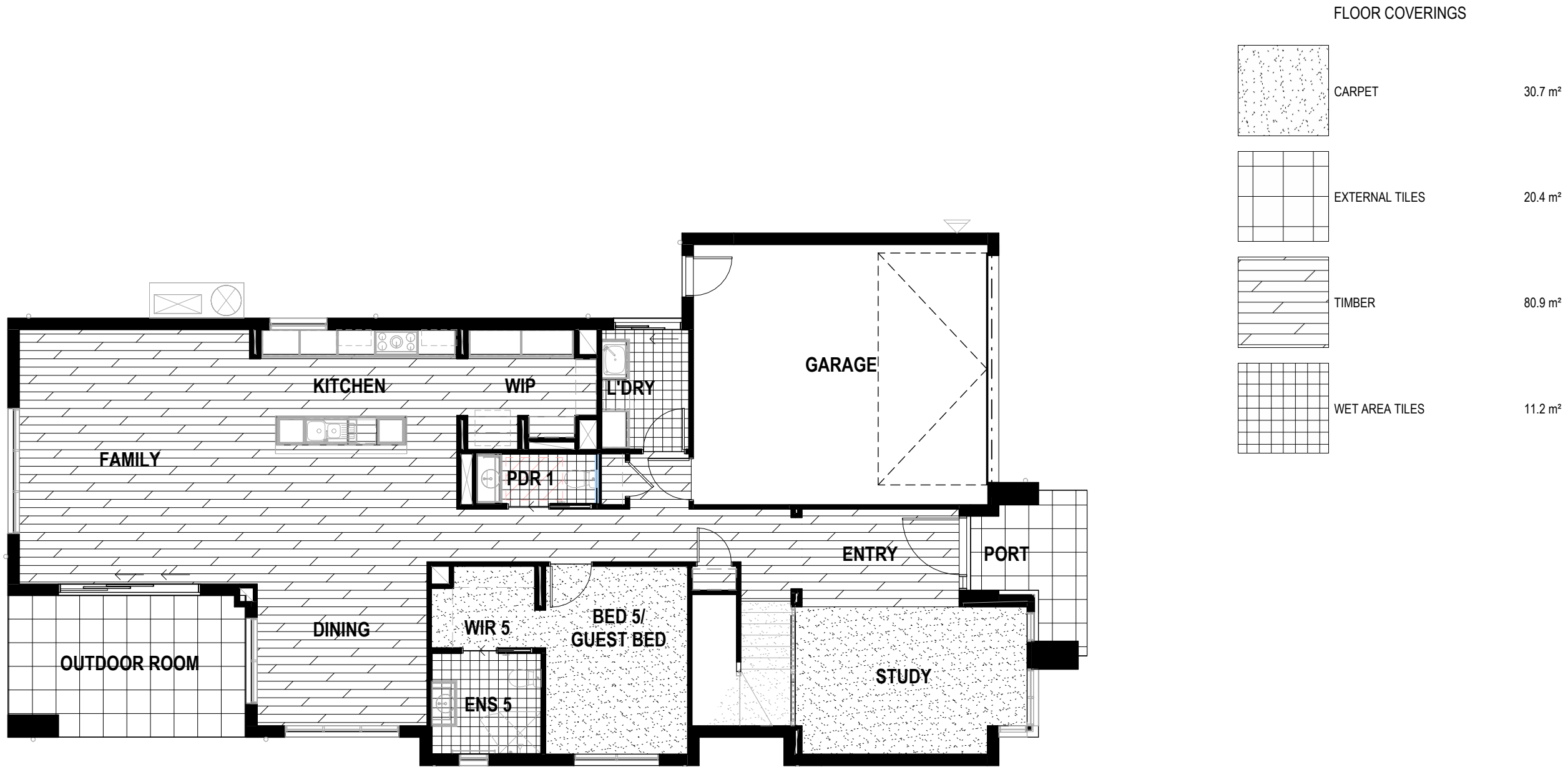
JOB N°: 763501 PERMIT N°: TBC
WIND SPEED: N3 MASTER ISSUED: 01/04/2023

DRAWN: PG13 CHECKED: 3LB SHEET:

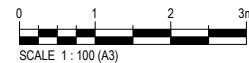
CONTRACT PLANS
DATE: 03/08/2026

15/19

3/08/2026 1:00:53 PM



DRAWING TITLE:
GROUND FLOOR FLOOR COVERINGS



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



FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

PRODUCT CODE:
QF3MAR42DEADN

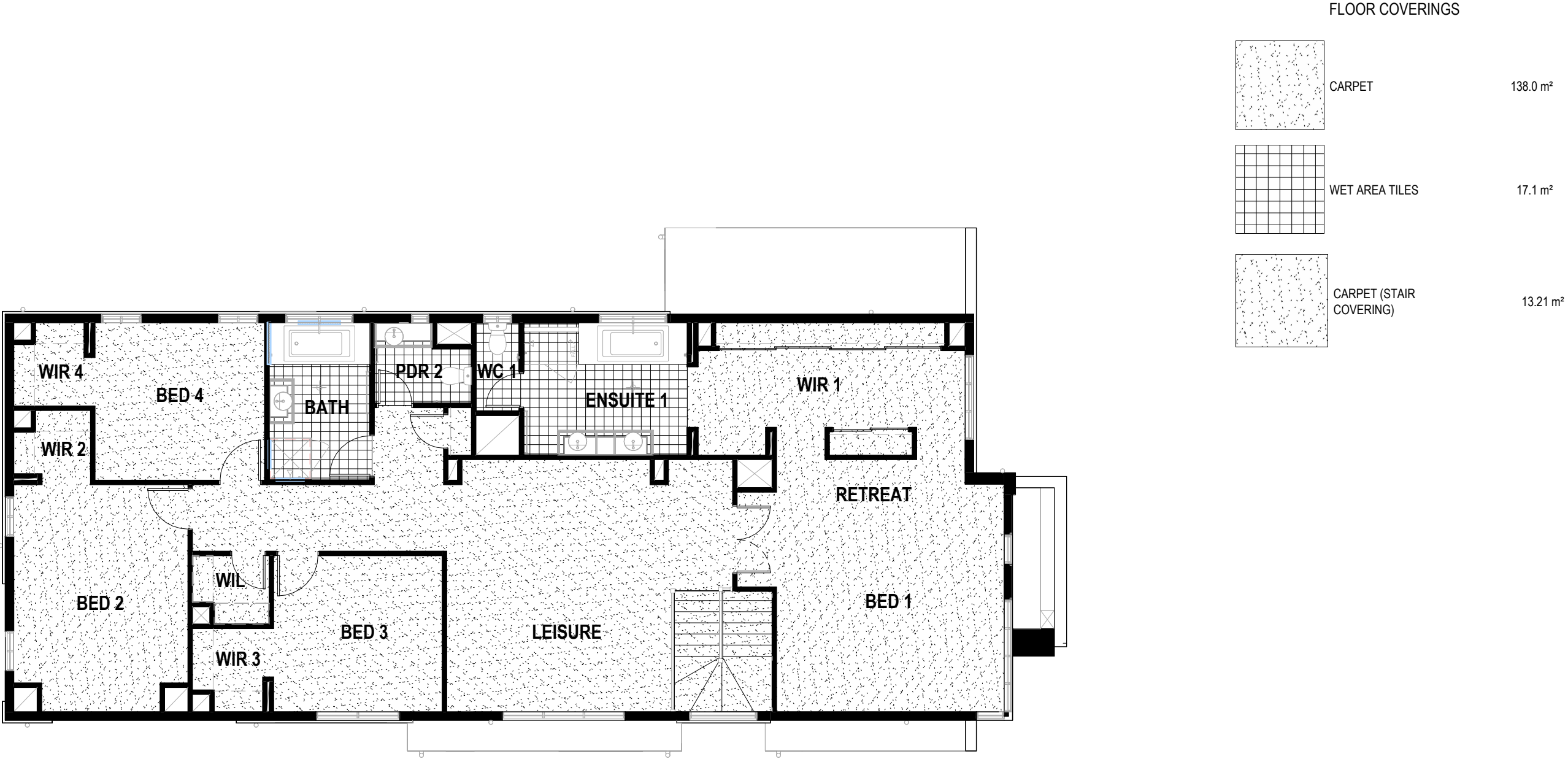
CEILING:
27G, 25F R

© COPYRIGHT
Metricon homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

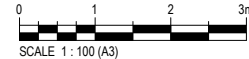
OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501	PERMIT N°: TBC
WIND SPEED: N3	MASTER ISSUED: 01/04/2023
DRAWN: PG13	CHECKED: 3LB
CONTRACT PLANS DATE: 03/08/2026	
16/19	



DRAWING TITLE:
FIRST FLOOR FLOOR COVERINGS



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



FREEDOM

TECH SPEC: 06/05/25 SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

PRODUCT CODE:
QF3MAR42DEADN

CEILING:
27G, 25F R

© COPYRIGHT
Metricon homes owns copyright
in this drawing.
Unauthorised use, reproduction
or adaption is forbidden and will
be prosecuted.

OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501	PERMIT N°: TBC
WIND SPEED: N3	MASTER ISSUED: 01/04/2023
DRAWN: PG13	CHECKED: 3LB

CONTRACT PLANS DATE: 03/08/2026	SHEET: 17/19
------------------------------------	-----------------