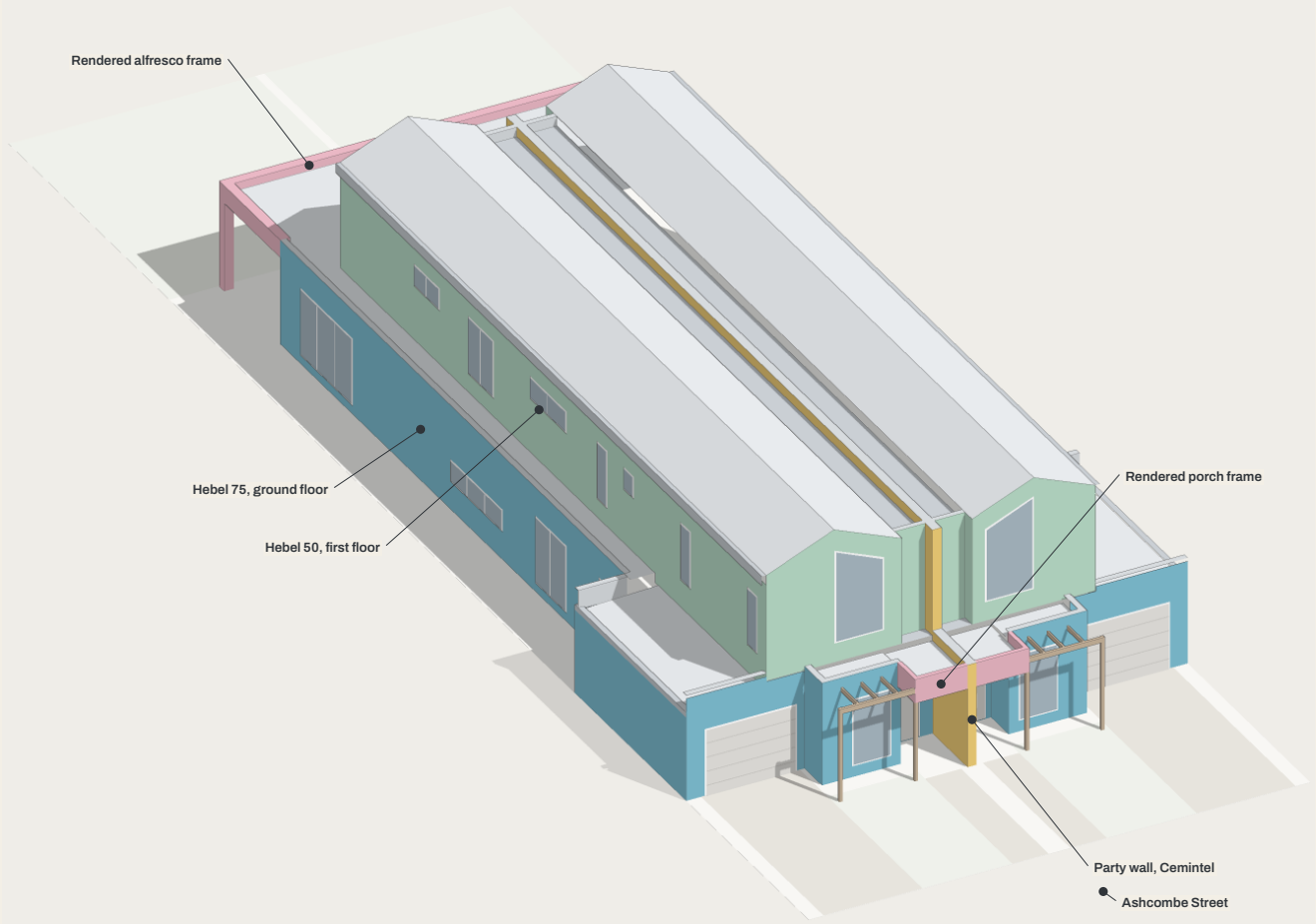


42 ASHCOMBE STREET, RESERVOIR · 2 TOWNHOUSES · HEBEL AND RENDER

External Cladding

Scope and Estimate

42 Ashcombe Street, Reservoir VIC 3073

Our scope and quantities for the Hebel walls, party wall cladding and render to two new townhouses.

INSIDE

1 Project Overview
2 Estimates
3 Modelling

PREPARED BY

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DRAWINGS

Architectural set
Construction issue
1 July 2026

Prepared by BuilderHQ from the architectural construction issue drawings (1 July 2026, stamped). Areas are measured off the drawings, with windows included in full and doors at half, and will be confirmed by our site measure before ordering. Hebel's current design and installation guides govern every detail. A sample project: the address and the parties are illustrative.

01 · PROJECT OVERVIEW

Project Overview

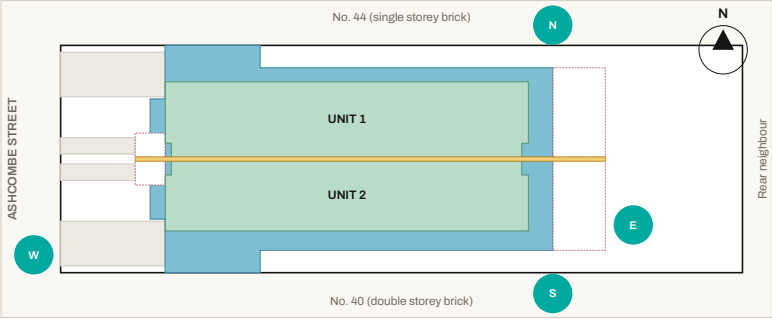
A new dual occupancy: two double-storey townhouses side by side, sharing a fire-rated party wall. The ground floor is clad in Hebel PowerPanelXL 75 mm (WT1), the first floor in Hebel PowerPanel50 (WT2), both on steel top hats and finished in smooth render.

560.4 m²
MEASURED WALL AREA
Windows in full, doors at half.

245.0 m²
HEBEL 75, GROUND FLOOR
WT1, garage walls on the boundaries included.

226.1 m²
HEBEL 50, FIRST FLOOR
WT2, front gables in dark grey.

7 weeks
ON SITE
Both townhouses together.



Site plan. Unit 1 is the north townhouse, Unit 2 the south. The circles mark the elevations drawn on page 04.



From Ashcombe Street: the likely finished look, white smooth render with dark grey gables. Indicative only.

Included in our scope

- Hebel PowerPanelXL 75 mm to every ground floor wall (WT1), including both fire-rated garage walls on the boundaries.
- Hebel PowerPanel50 to every first floor wall (WT2), with the gables and parapets.
- Steel top hats, screws, adhesive, control joints and sealant, to Hebel's current guides.
- Cemintel Surround cladding to the exposed faces of the party wall.
- Lining and rendering the porch frames and the alfresco beams and piers.
- The full render system: base coat with fibreglass mesh, smooth finish coat and membrane, in white (SR) with dark grey gables (SR-2).
- Our offcuts and packaging removed, and the site left clean every day.

Excluded from scope

- Scaffold, supplied and adjusted by the builder (we bring our own trestles and ladders).
- Wall frames, wall wrap, insulation, windows, doors and reveals.
- The party wall itself and its 16 mm fire-check lining.
- Roofing, parapet cappings, box gutters, flashings and downpipes.
- Porch and alfresco ceilings.
- Shade battens, letterboxes, the front fence and termite protection.

THE SITE

A 15.24 × 45.72 m lot on the east side of Ashcombe Street. Each townhouse has its garage on its side boundary. Neighbours: No. 44 to the north, No. 40 to the south, and a neighbour at the rear.

02 · ESTIMATES

Estimates

Measured off the architect's drawings, face by face. These quantities are the basis of our price and will be confirmed by our site measure before ordering.

Wall areas

WALL	HEBEL 75 WT1	HEBEL 50 WT2	CEMINTEL PARTY WALL	RENDERED FRAMES	OPENINGS INCLUDED	MEASURED TOTAL
West, Ashcombe Street	38.4 m²	35.3 m²	1.8 m²	2.4 m²	+ 21.1 m²	**77.9 m²**
East, rear	32.8 m²	35.3 m²	1.7 m²	11.5 m²	+ 16.8 m²	**81.3 m²**
North, Unit 1 side	84.3 m²	75.0 m²	8.8 m²	3.5 m²	+ 21.5 m²	**171.6 m²**
South, Unit 2 side	84.4 m²	74.9 m²	8.8 m²	3.5 m²	+ 21.5 m²	**171.6 m²**
Not seen on elevations	5.1 m²	5.6 m²	33.3 m²	14.0 m²	nil	**58.0 m²**
Total	**245.0 m²**	**226.1 m²**	**54.4 m²**	**34.9 m²**	+ 80.9 m²	**560.4 m²**

HOW THE AREAS ARE MEASURED

Every wall face is measured off the plans, elevations and sections, including faces no elevation shows: porch returns, the recesses beside the party wall and the party wall above the roofs. Windows are included in full: the panels run across each window and are cut, glued and rendered around it, which takes as much work as the wall it replaces. Doors and glazing to the floor are included at half, as only the head and jambs are worked around. Openings add 80.9 m² (28 windows, 8 doors).

Materials

ITEM	QTY	UNIT	BASIS
Hebel PowerPanelXL 75 mm (WT1)	**139**	panels	For 245.0 m² measured: 128 made to length, 6 cut for short pieces, 5 spare
Hebel PowerPanel50 (WT2)	**142**	panels	For 226.1 m² measured: 122 at 3.0 m, 15 cut for gables and strips, 5 spare
Steel top hats, 24 mm	**780**	m	163 lengths of 4.8 m: Hebel's N3 rows, extra at corners and openings, plus 10%
Screws	**6,607**	no.	2,950 top hat to stud (12-11 x 35), 1,250 XL (14-10 x 90), 400 XL from inside (14-10 x 65), 1,900 PP50 (14-10 x 65 bugle), 107 corner (14-10 x 150)
Direct fixing clips	**120**	no.	Boundary garage walls, fixed from inside: a clip at every stud on every row
Hebel Adhesive	**710**	m	Every panel joint and external corner. No published bag yield, so ordered as used
Joints and sealant	**359**	m	Control joints: 53 m vertical, 15 m at the floor line, 70 m at corners and the party wall. 221 m to window and door frames
Render system	**506**	m²	Hebel and frames as measured (the Cemintel is prefinished). Coats and full mesh on 425 m² of wall: 401 m² white, 24 m² dark grey, mesh 470 m²
Corner beads	**132**	m	Hebel external corners, plus 79 m of arrises on the porch and alfresco frames
Cemintel Surround, 8 mm	**63**	m²	For 54.4 m² + 15%: 18 sheets 3.0 x 1.2 m, 100 m top hats, trims, fixings
Feature lining, 9 mm fibre-cement	**40**	m²	For 34.9 m² of frames + 15%: 14 sheets 2.4 x 1.2 m, rendered with the walls

EXCLUDED FROM THESE QUANTITIES

Wall wrap, window, door, roof and parapet flashings, cappings, the 16 mm fire-check and the scaffold: all by others.

Programme

Both townhouses are clad together, about 7 weeks on site once the frames are wrapped and the windows are in.



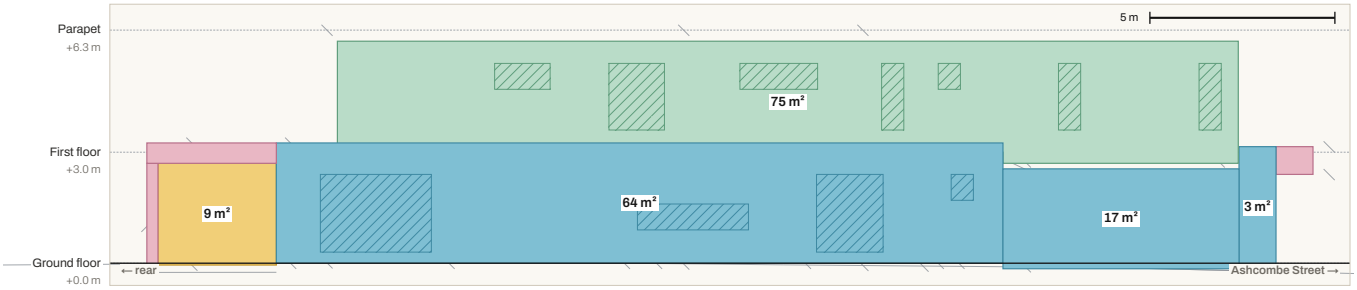
Our allowance for both townhouses together, weather permitting, with each coat left to dry before the next.

02 · ESTIMATES

The Walls

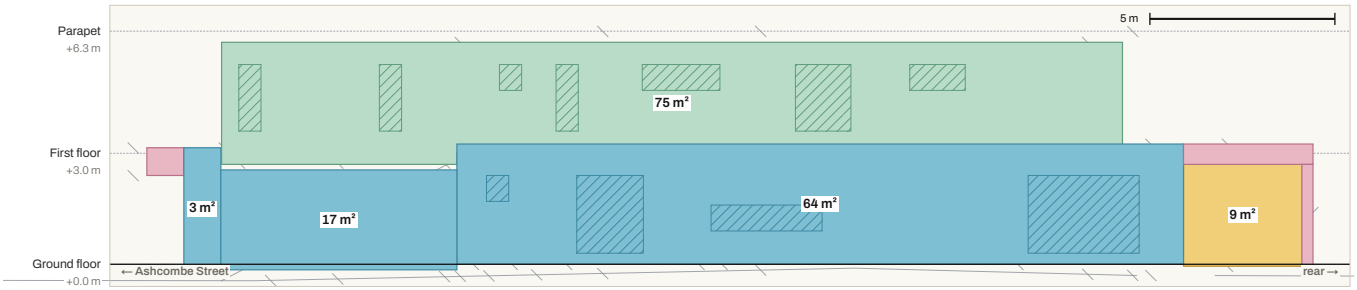
Every elevation, with the measured area of each face: windows in full, doors at half (faces under 2 m² are not labelled).

Hebel 75, ground floor (WT1) · Hebel 50, first floor (WT2) · Cemintel, party wall · Rendered frames and piers · Roof
Window (included in full) · Door (included at half)



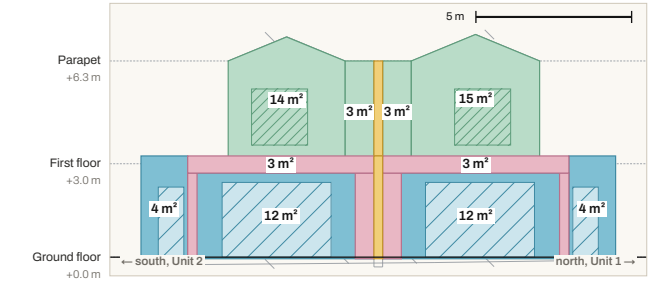
North, Unit 1 side 1:200

171.6 m² measured, including 21.5 m² of openings



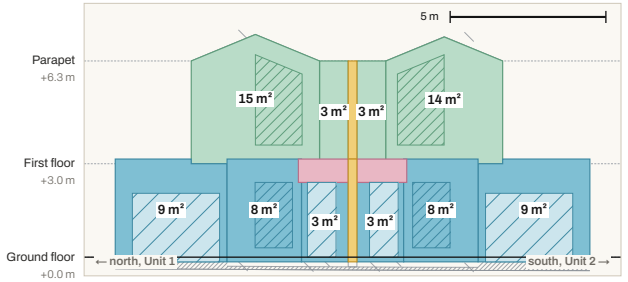
South, Unit 2 side 1:200

171.6 m² measured, including 21.5 m² of openings



East, the rear 1:240

81.3 m² measured, including 16.8 m² of openings

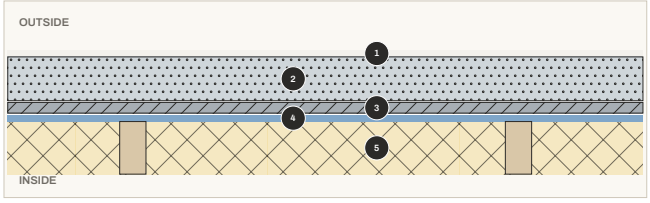


West, Ashcombe Street 1:240

77.9 m² measured, including 21.1 m² of openings

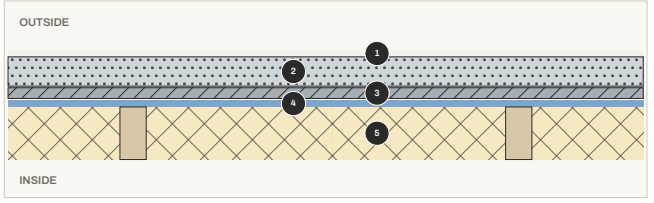
How the walls go together

WT1 · GROUND FLOOR, HEBEL 75 · FRL 90/90/90



1. **Render system** base coat and mesh, finish coat, membrane
2. **Hebel PowerPanelXL** 600 wide, every joint glued
3. **Steel top hats** horizontal, two screws at every stud
4. **Wall wrap** vapour permeable, by the builder
5. **Timber frame** 90 x 35 studs, insulated, by the builder

WT2 · FIRST FLOOR, HEBEL 50 · FRL 90/90/90



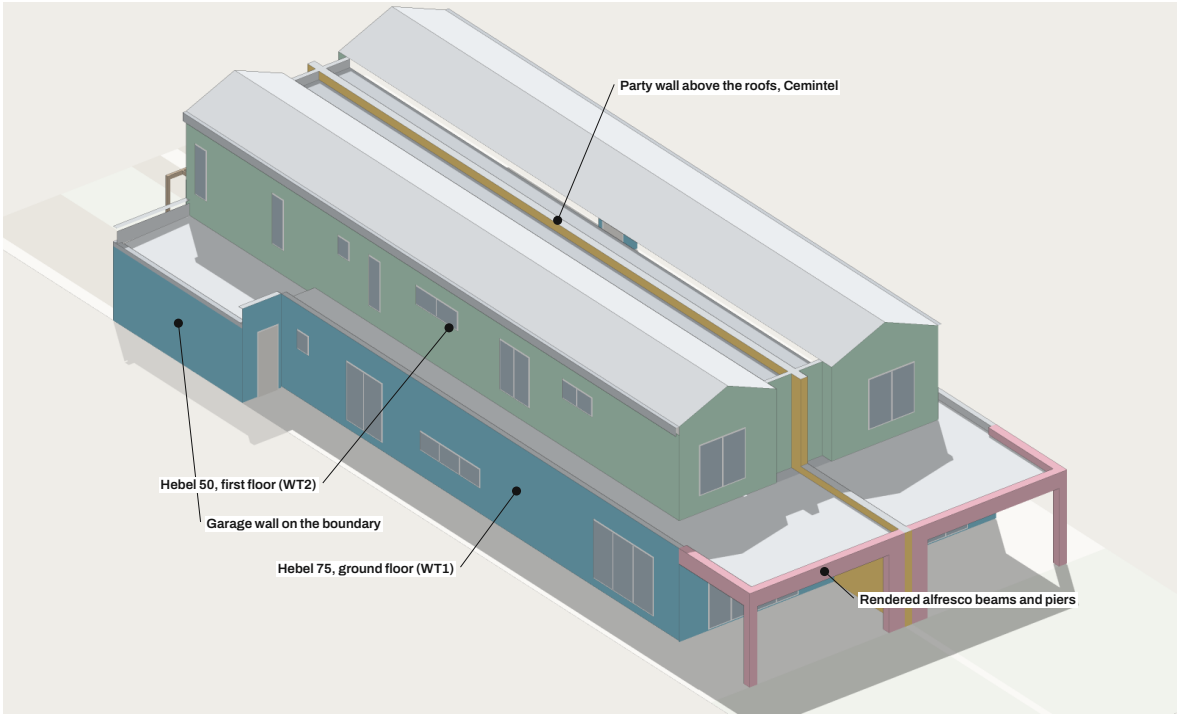
1. **Render system** base coat and mesh, finish coat, membrane
2. **Hebel PowerPanel50** 600 wide, every joint glued
3. **Steel top hats** horizontal, two screws at every stud
4. **Wall wrap** vapour permeable, by the builder
5. **Timber frame** 90 x 35 studs, insulated, by the builder

Looking down on each wall, outside at the top, not to scale.

03 · MODELLING

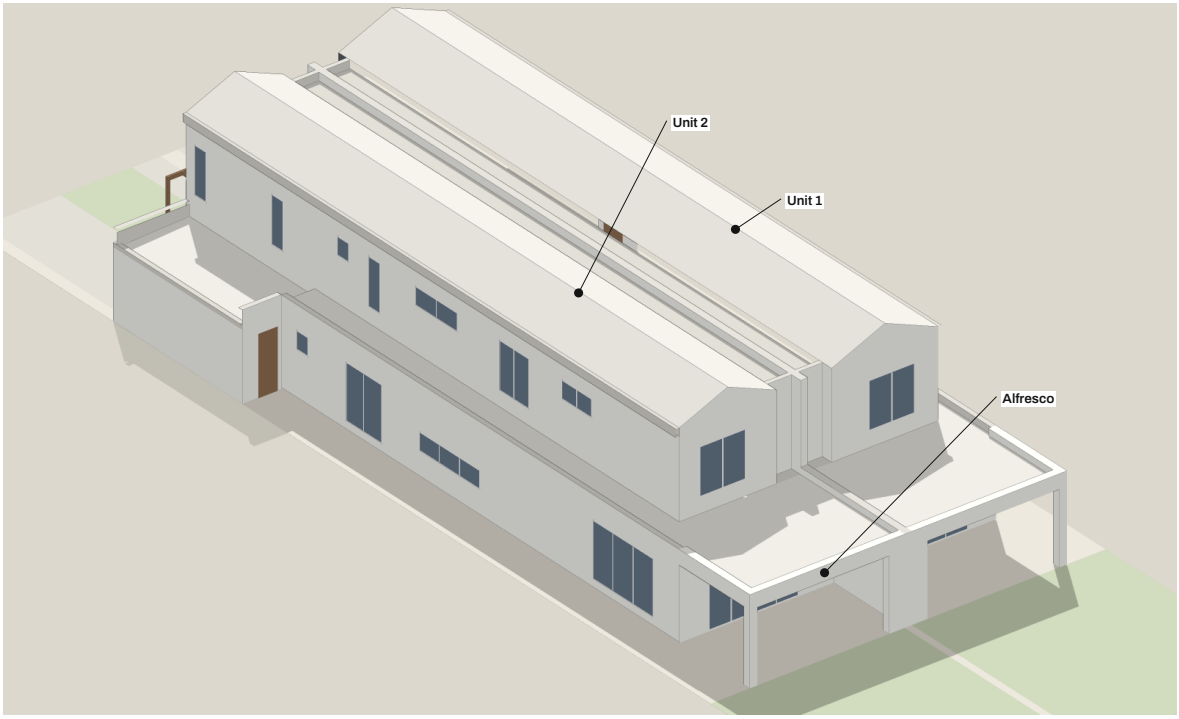
Modelling

Both townhouses in 3D from the south-east: the rear, and Unit 2's side. Top: what we clad, by wall type. Bottom: the likely finished look.



Blue: Hebel 75 on the ground floor (WT1). Green: Hebel 50 on the first floor (WT2). Yellow: Cemintel on the party wall. Pink: the rendered porch and alfresco frames.

Hebel 75, ground floor (WT1) · Hebel 50, first floor (WT2) · Cemintel, party wall · Rendered frames and piers · Roof

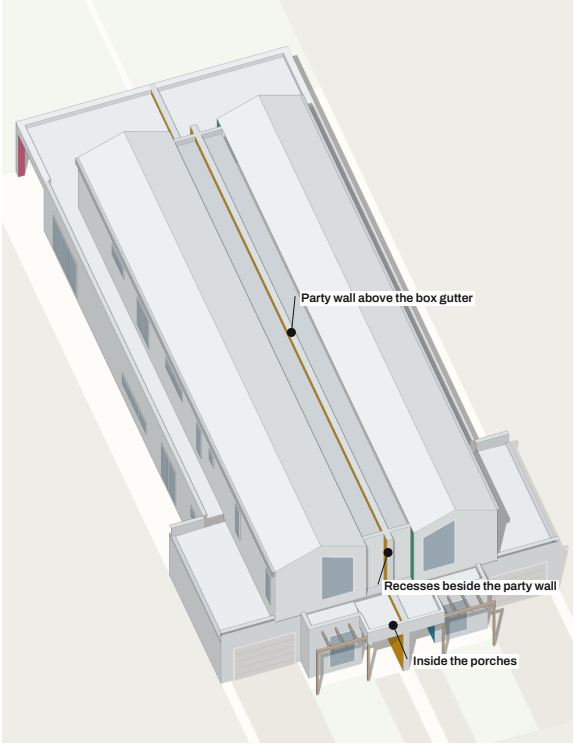


Likely finished look: smooth render in white, with the front gables in dark grey (SR-2). Indicative only until the colours are selected.

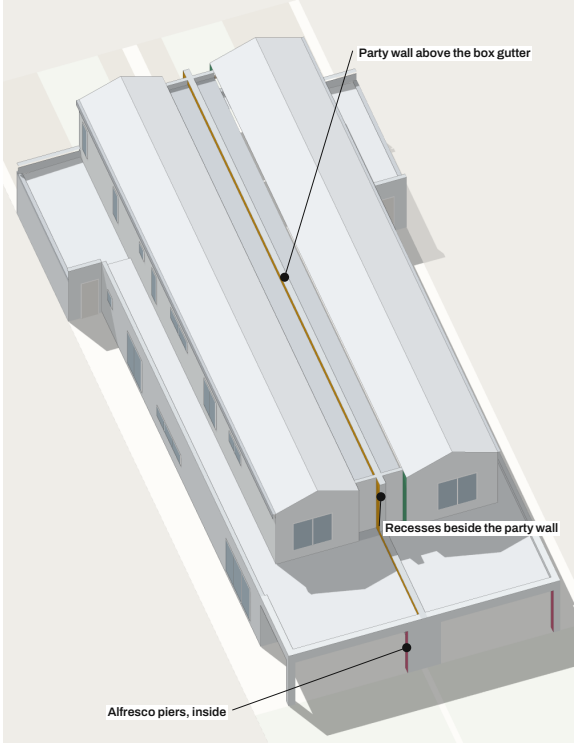
03 · MODELLING

Out of Sight

Some faces are on no elevation but still get clad: the porch returns, the recesses beside the party wall at the first floor, the party wall where it rises above the roofs, and the insides of the porch and alfresco frames. They are coloured below and listed with their areas.



From the north-west, looking down. Strong colours: faces not seen on the elevations.



From the south-east, looking down.

NOT SEEN ON THE ELEVATIONS	LINING	AREA
Party wall above the box gutter, first floor roof	Cemintel Surround	**13.9 m²**
Alfresco piers inside faces and beam soffits	Feature lining	**13.2 m²**
Party wall inside the porch	Cemintel Surround	**10.2 m²**
Gable returns into the recesses beside the party wall	Hebel 50	**5.6 m²**
Party wall in the recesses at the first floor	Cemintel Surround	**5.6 m²**
Study return inside the porch	Hebel 75	**5.1 m²**
Party wall above the living and alfresco roof	Cemintel Surround	**2.4 m²**
Party wall above the porch roof	Cemintel Surround	**1.2 m²**
Porch frame, beam soffits	Feature lining	**0.8 m²**
Total not seen on the elevations		**58.0 m²**

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External Cladding: Scope and Estimate

42 Ashcombe Street, Reservoir VIC 3073

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