

Lot# 6
DP# 1196932
Area: 1392m2

Lot 6
 1420 sq.m.

CONSTRUCTION PLAN
 16/07/2015

Lot# 6
DP# 1196932
Area: 1392m2

SITE AREA: 1420 sq.m
 Floor space ratio: 0.27 :1
 Site cover: 364.85 sq.m
 Drive/paths: 93.23 sq.m
 Open space: 68%

SITE PLAN - SITE ANALYSIS

SCALE 1:200

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	24 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
1 of 11	03/02/2015	6269-CP3

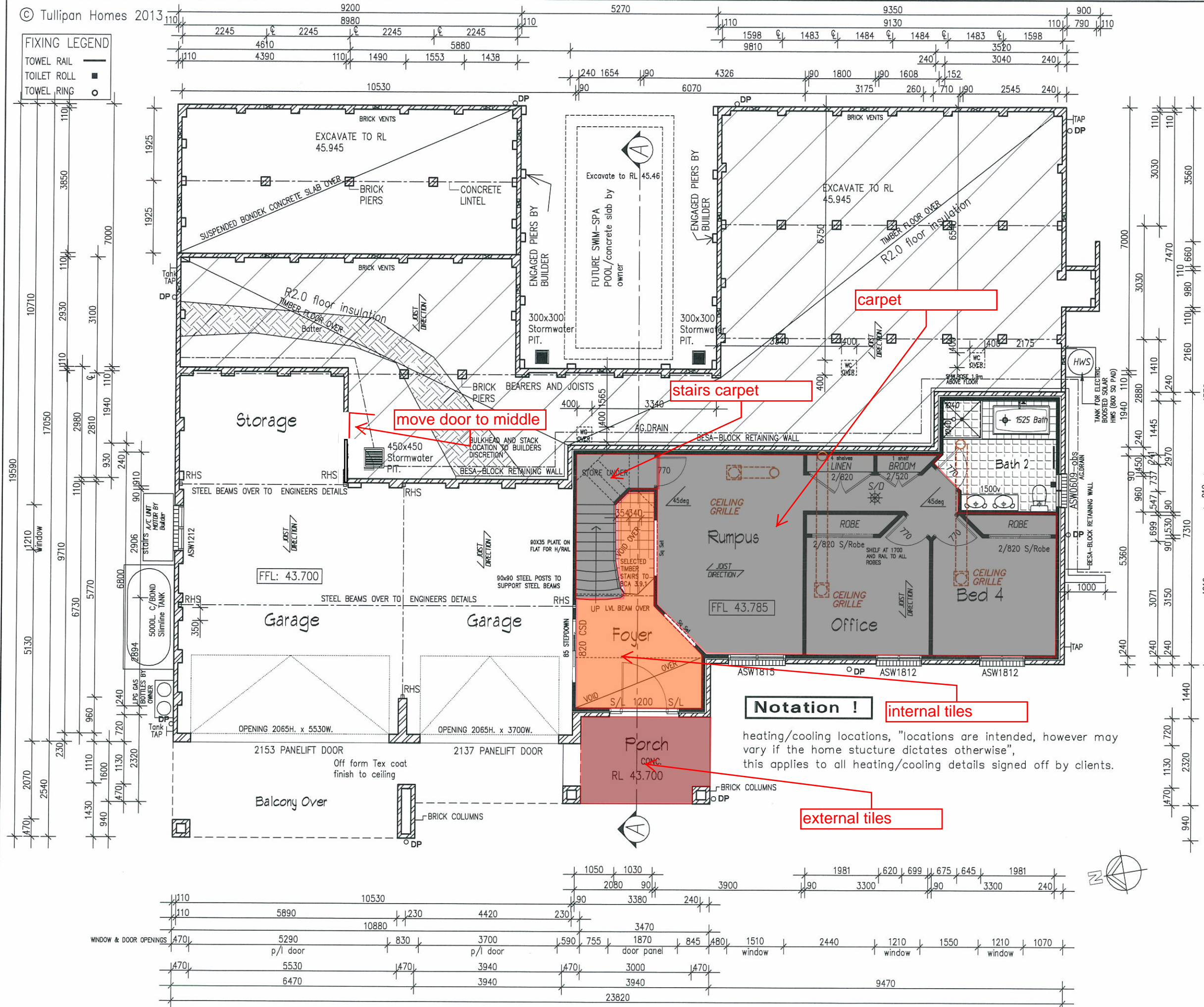
plan prepared by
BUILDTECH
DESIGN & DEVELOPMENT
 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979
 Suite 18 - No.1 RELIANCE DRIVE.
 TUGGERAH N.S.W. 2259
 ph.4351 8988
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 Tuggerah Business Park
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 PO Box 5148
 CHITTAWAY BAY NSW 2261
 www.tullipanhomes.com.au
 www.splitlevelhomes.com.au

Smart Glass SP10 to all windows & doors excluding obscure bathrooms & ensuite windows

FIXING LEGEND

TOWEL RAIL	—
TOILET ROLL	■
TOWEL RING	○



NOTE:
CONSTRUCTION FOR BUSHFIRE
ATTACK LEVEL 29 (BAL-29 & BAL-19).

- MESH GAUDES TO WEEP HOLES & VENTS
- Aluminium Mesh FLYSCREENS
- METAL WEATHER STRIPS TO EXTERNAL DOORS
- SOLID CORE EXTERNAL DOORS - Toughened glass.
- MERBAU Hardwood Door Jambs to hinged External doors.
- BAL29 Metal mesh screen doors to all hinged External Doors - By Owner.
- Provide Ember Seals to the garage door.
- MEDIUM DUTY SARKING - Ridge caps sealed to AS3959.
- Toughend glass must be included to all windows + built to Bal 19/29 regs
- Supply & installation of a mesh &/or mineral wool protection to all Ridges / Hips / Valleys & Fascias in accordance with BAL-29.
- Metal fascia to be fixed at 300mm c/c - provide additional trimmers

AREAS:

Grd Flr Living:	87.63 sqm
Garage:	89.15 sqm
Porch:	8.80 sqm
1st Floor Living:	309.86 sqm
1st Floor Balcony:	31.54 sqm
Alfresco:	36.40 sqm
TOTAL :	563.38 Sqm

60.64 Squares

CONSTRUCTION PLAN
 16/07/2015

Amendments:
 16/07/2015- provide storage area to garage, reposition sub/floor/garage door, provide a/c ducting & diffusers.

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CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	24 PADDOCK CLOSE ELERMORE VALE	

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GROUND FLOOR PLAN

SCALE 1:100

Smart Glass SP10 to all windows & doors
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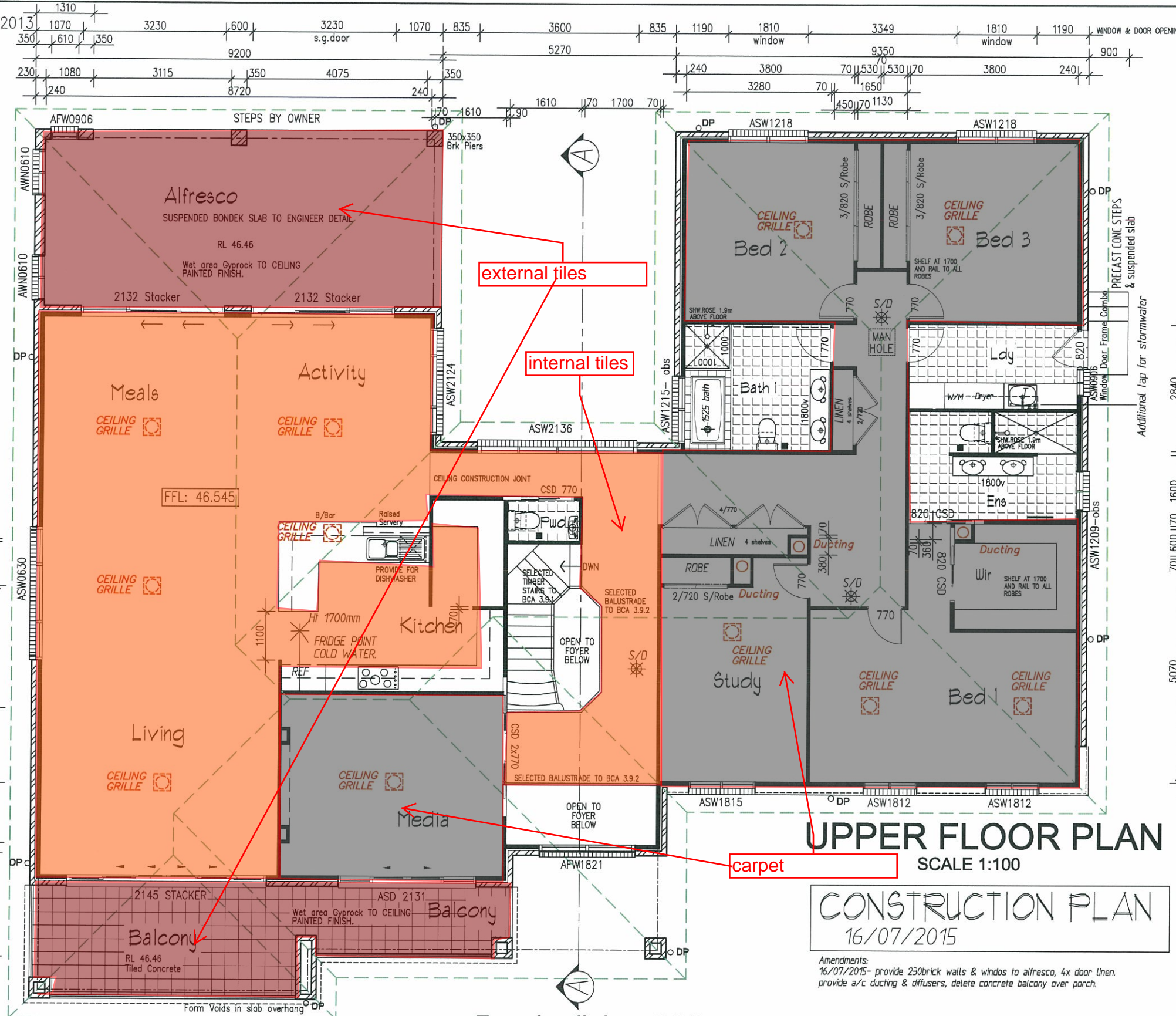
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JOB **PROPOSED RESIDENCE**
LOCATION **24 PADDOCK CLOSE
ELERMORE VALE**

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SHEET 3 of 11 DATE 03/02/2015 DWG No. 6269-CP3



UPPER FLOOR PLAN

SCALE 1:100

CONSTRUCTION PLAN

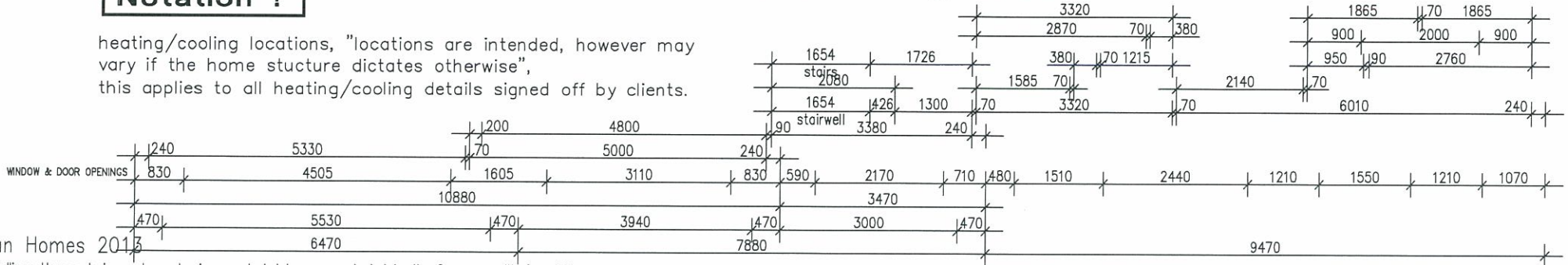
16/07/2015

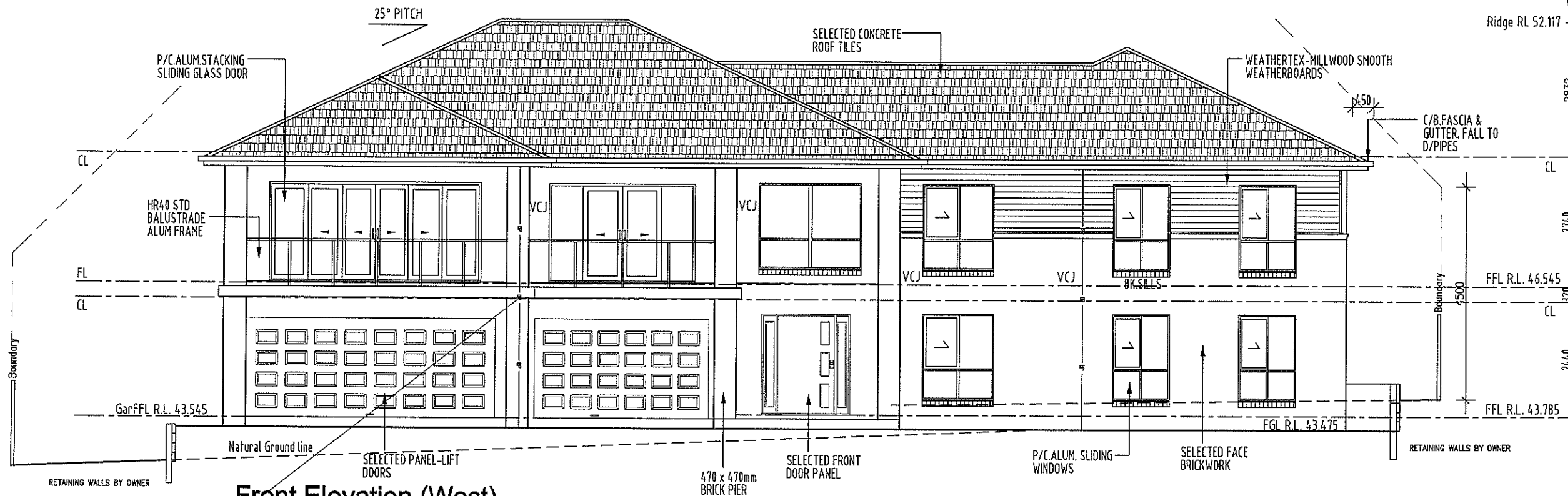
Amendments:
16/07/2015- provide 230brick walls & windos to alfresco, 4x door linen.
provide a/c ducting & diffusers, delete concrete balcony over parch.

Notation !

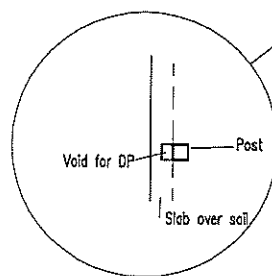
heating/cooling locations, "locations are intended, however may vary if the home stucture dictates otherwise", this applies to all heating/cooling details signed off by clients.

Fascia fixing 300crs

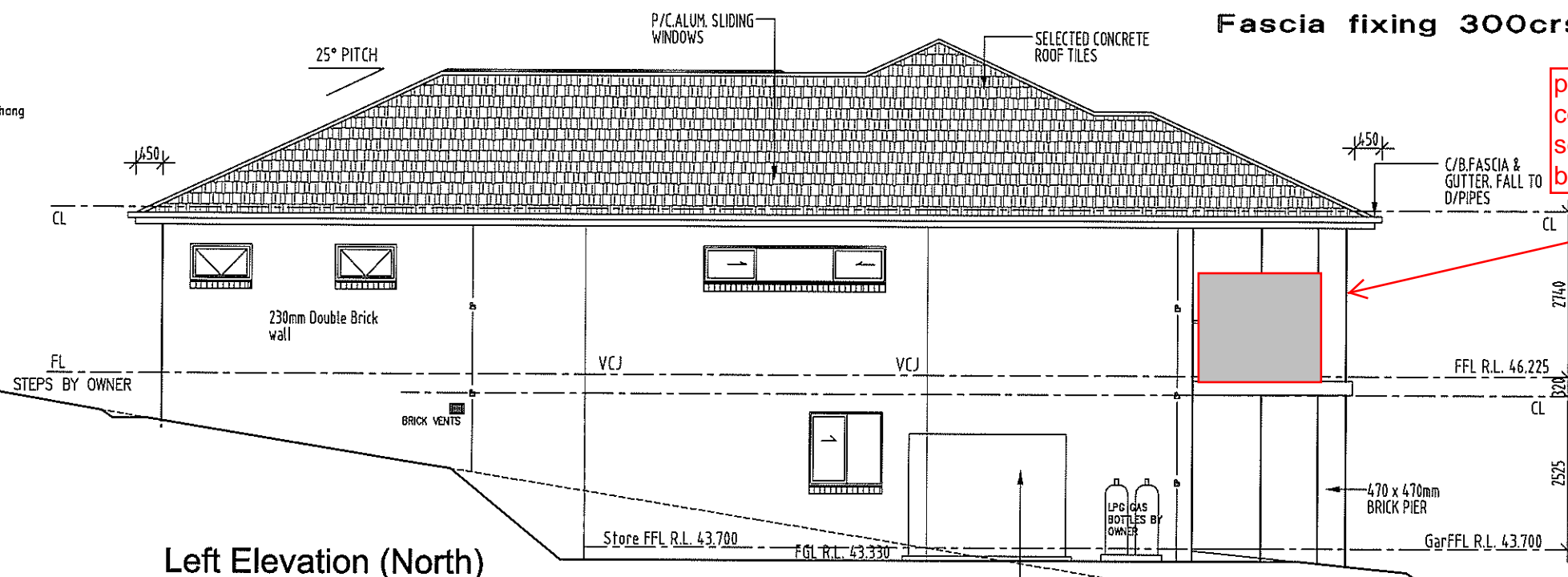




Front Elevation (West)



Form Voids in slab overhang



Left Elevation (North)

privacy glass as per council... see Toby's drawing before

CONSTRUCTION PLAN
16/07/2015

Amendments:
16/07/2015- provide 230brick walls & windos to alfresco, & delete concrete balcony over porch.

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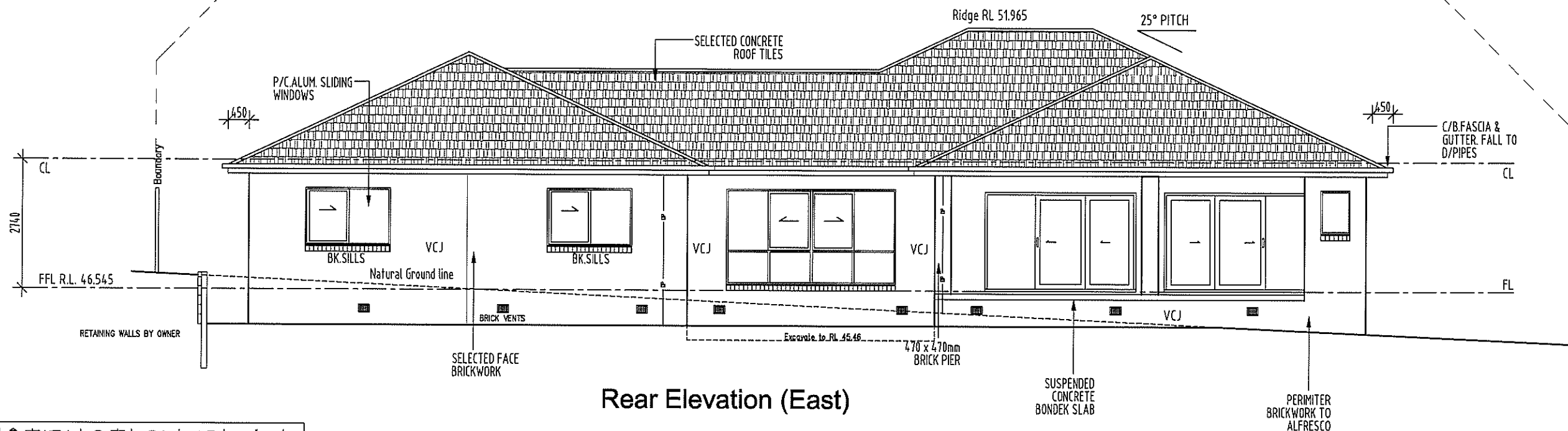
ELEVATIONS
SCALE 1:100

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Rear Elevation (East)

CONSTRUCTION PLAN

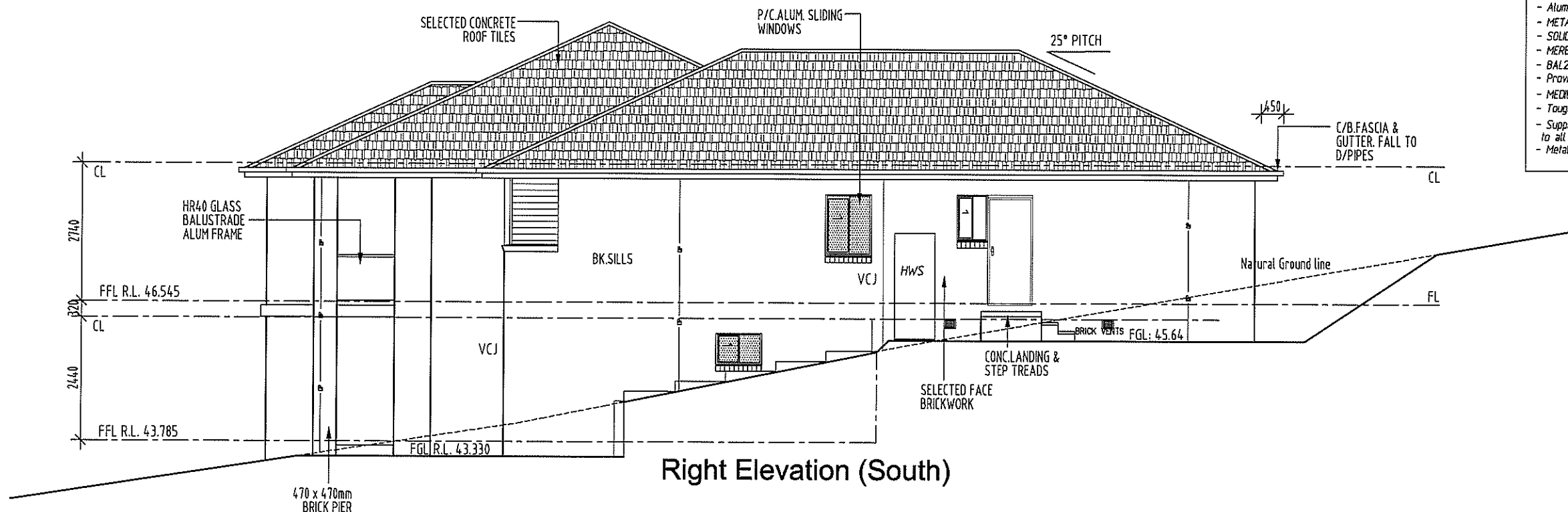
16/07/2015

Amendments:
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& delete concrete balcony over porch.

Fascia fixing 300c/s

NOTE:
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Right Elevation (South)

ELEVATIONS
SCALE 1:100

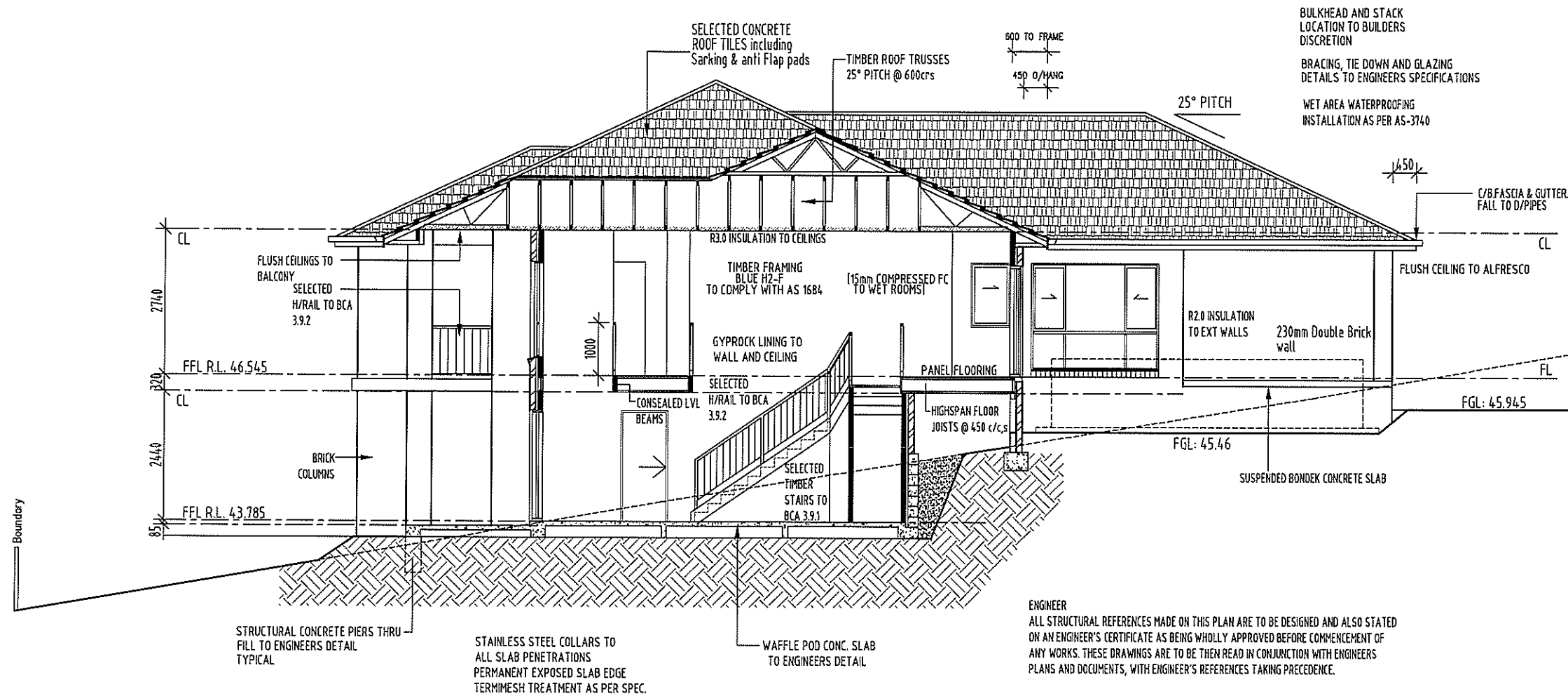
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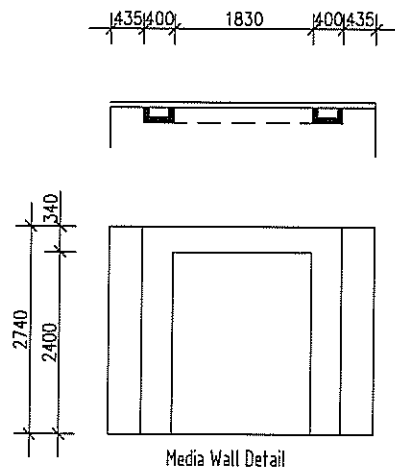
Fascia fixing 300crs



BULKHEAD AND STACK LOCATION TO BUILDERS DISCRETION
BRACING, TIE DOWN AND GLAZING DETAILS TO ENGINEERS SPECIFICATIONS
WET AREA WATERPROOFING INSTALLATION AS PER AS-3140

ENGINEER
ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE.

SECTION THRU A-A



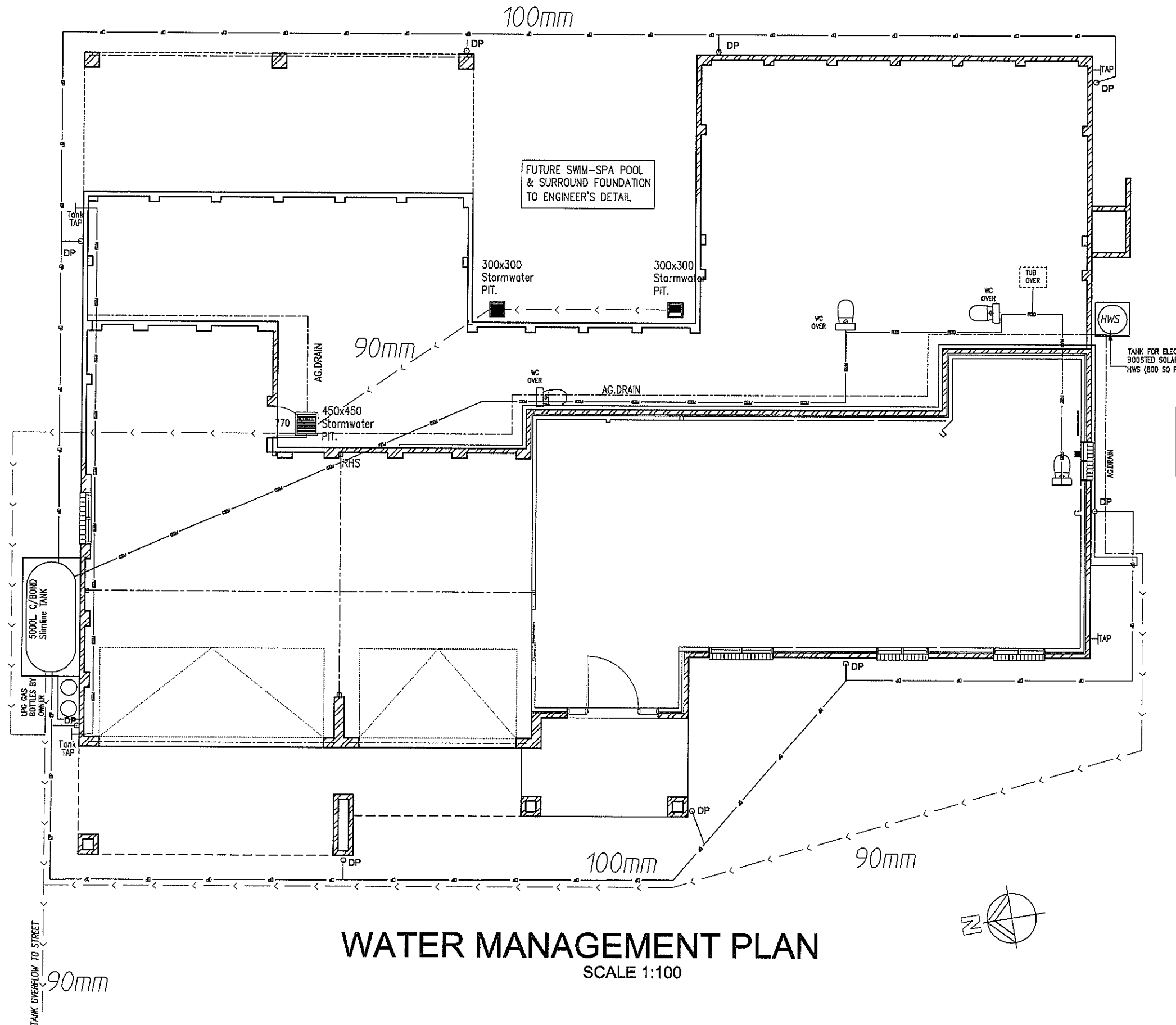
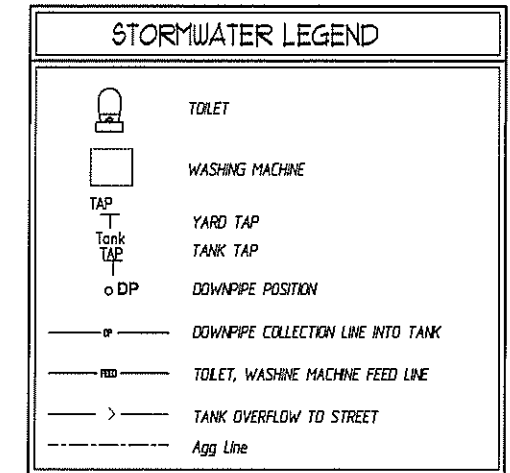
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CONSTRUCTION PLAN
16/07/2015

Amendments:
16/07/2015- delete concrete balcony over porch.

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		6 of 11	03/02/2015	6269-CP3
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CONSTRUCTION PLAN
16/07/2015

Amendments:
16/07/2015- provide storage area to garage, reposition subfloor/garage door.

WATER MANAGEMENT PLAN

SCALE 1:100

plan prepared by

BUILDTech
DESIGN & DEVELOPMENT

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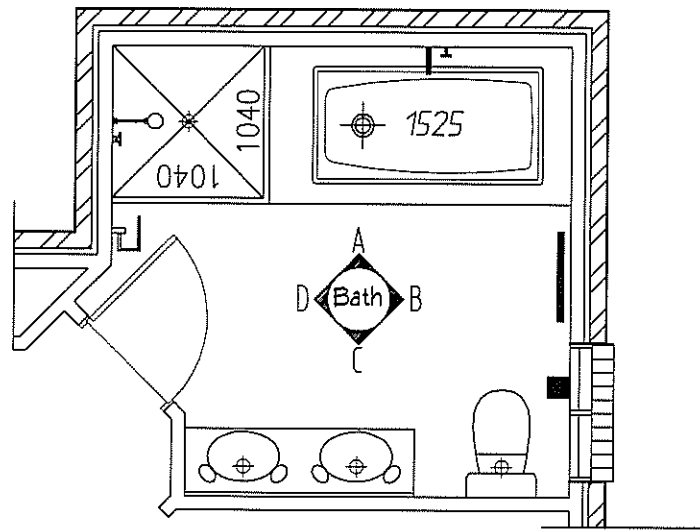
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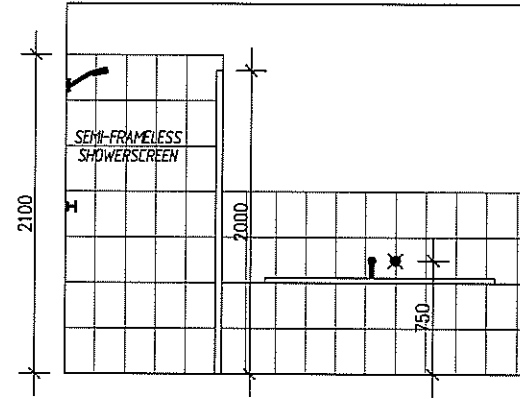
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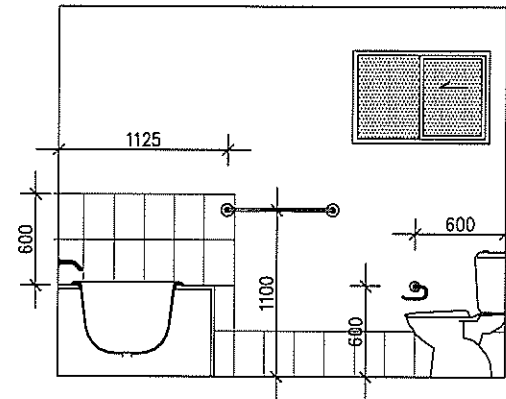
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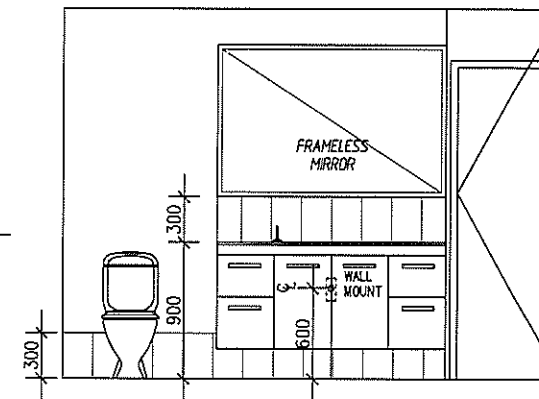
BATH ROOM 2
SCALE 1:50



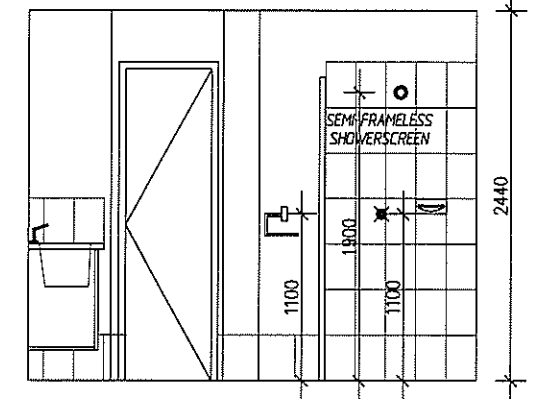
Elevation A



Elevation B



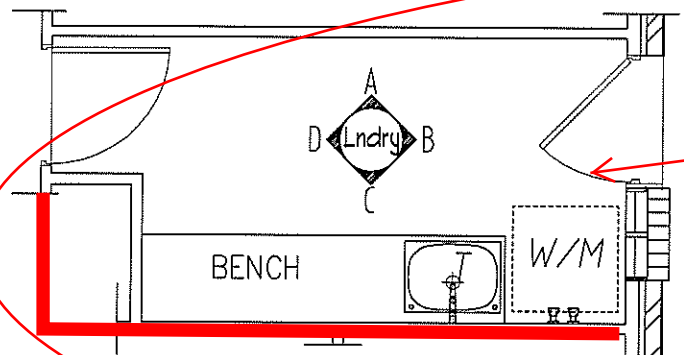
Elevation C



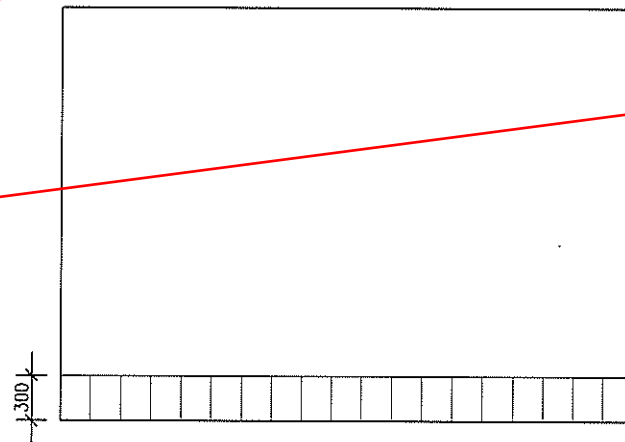
Elevation D

BATH ROOM 2
SCALE 1:50

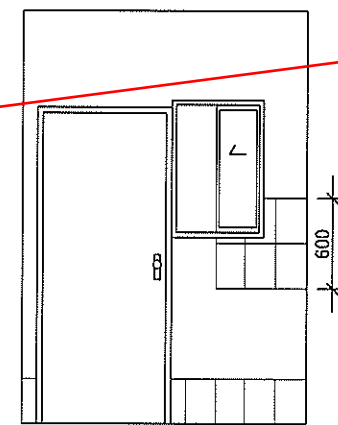
see planit plans



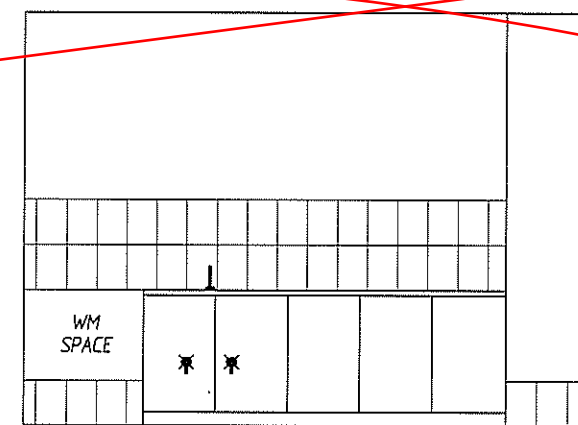
LAUNDRY
SCALE 1:50



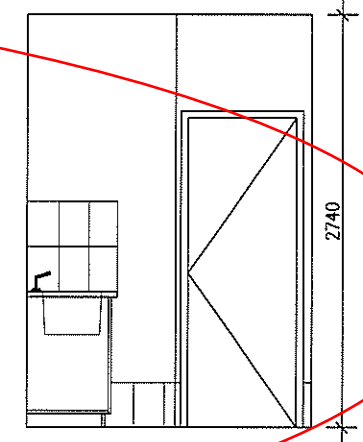
Elevation A



Elevation B



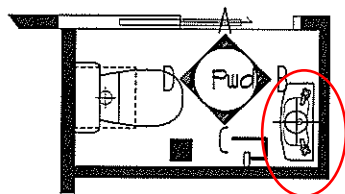
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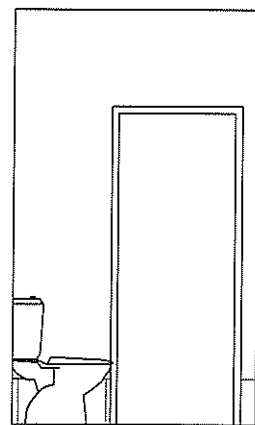
Elevation D

LAUNDRY
SCALE 1:50

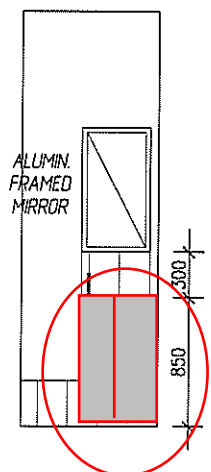
CONSTRUCTION PLAN
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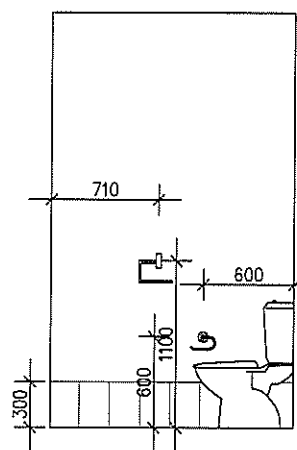
Pwd Rm
SCALE 1:50



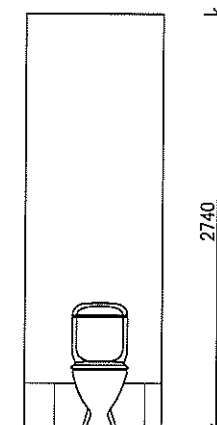
Elevation A



Elevation B



Elevation C



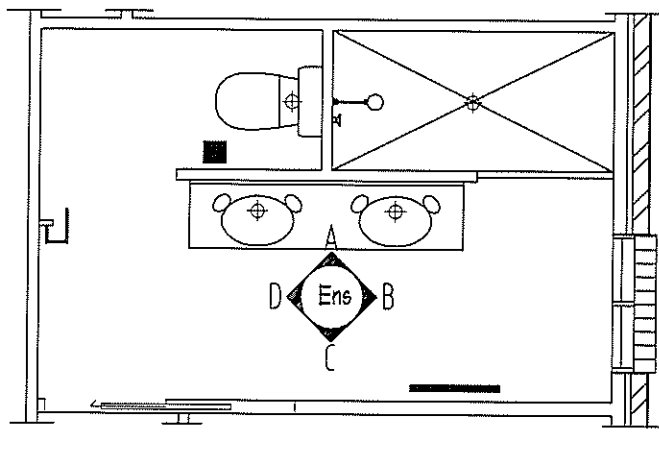
Elevation D

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SCALE 1:50

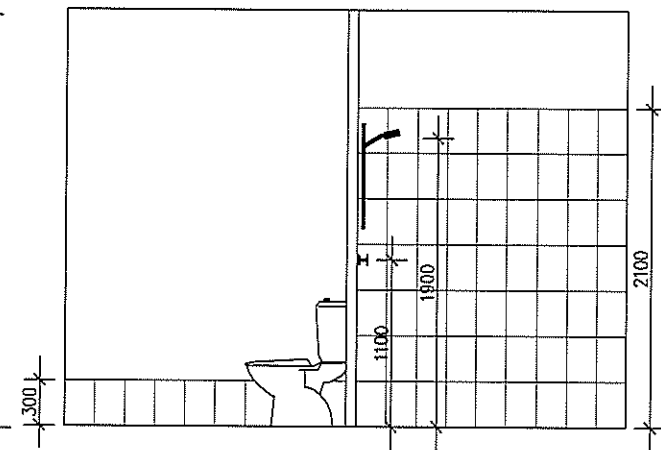
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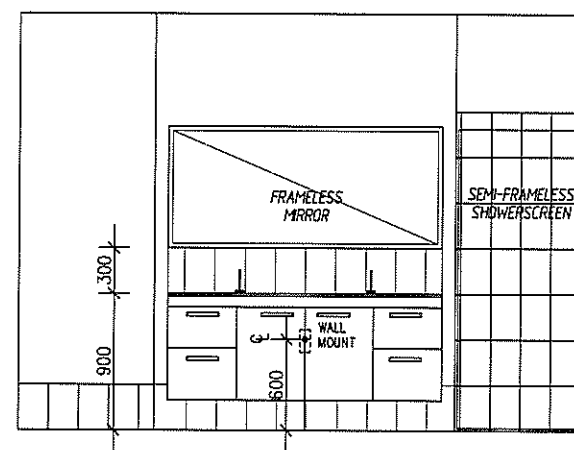
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A - A	29-07-2013	6269-CP3



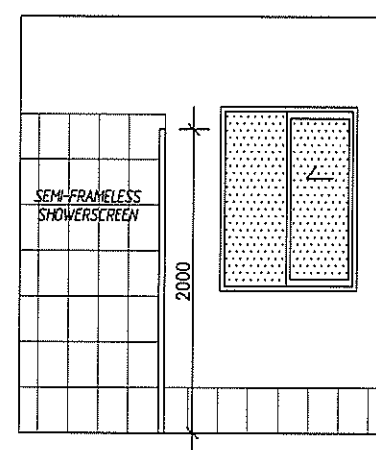
ENSUITE
SCALE 1:50



Elevation A

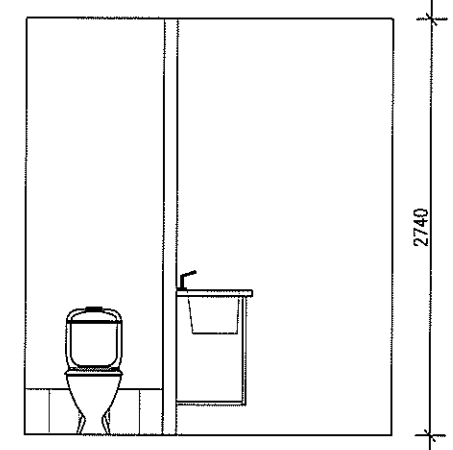


Elevation A-2

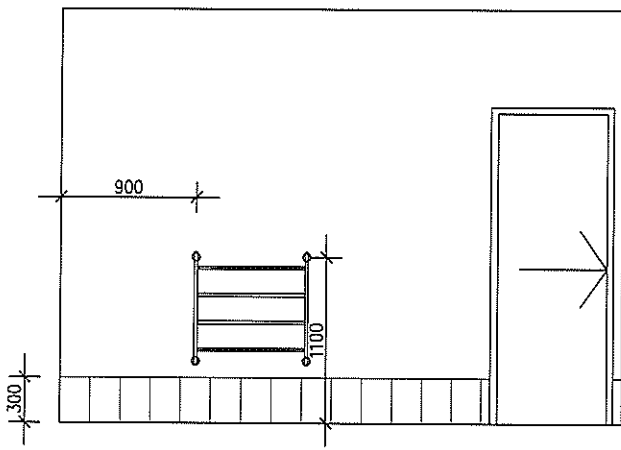


ENSUITE
SCALE 1:50

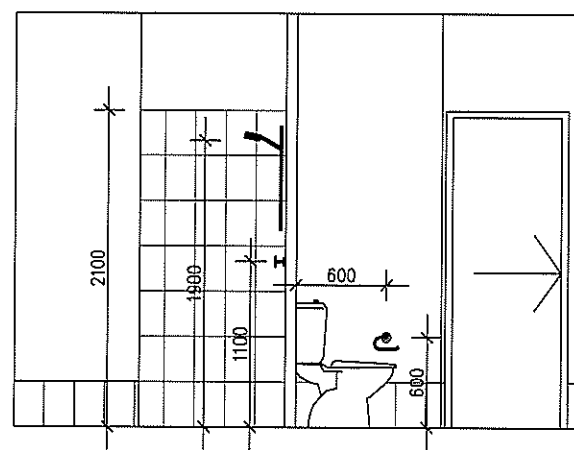
Elevation B



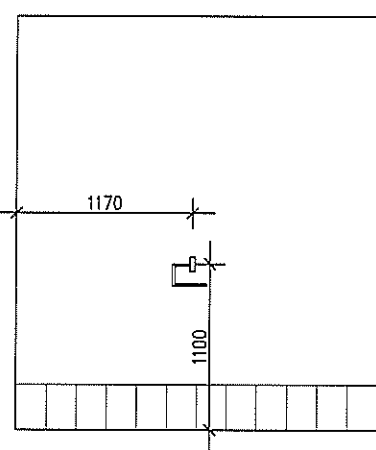
Elevation B-2



Elevation C

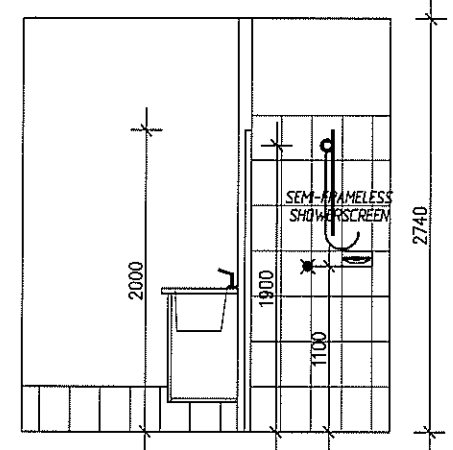


Elevation C-2

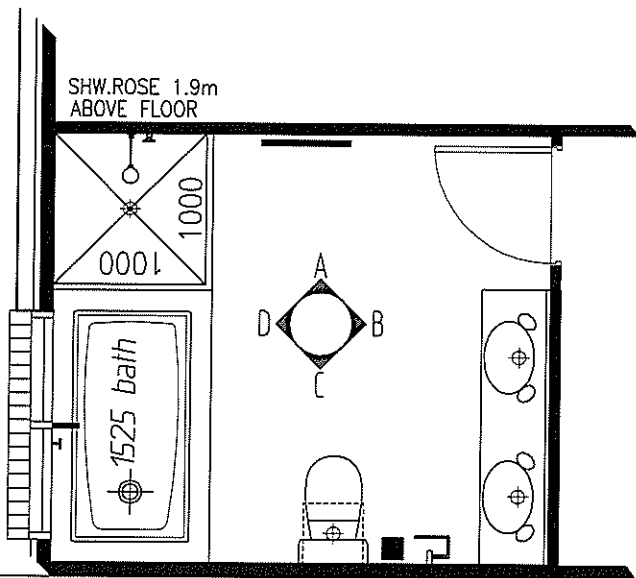


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SCALE 1:50

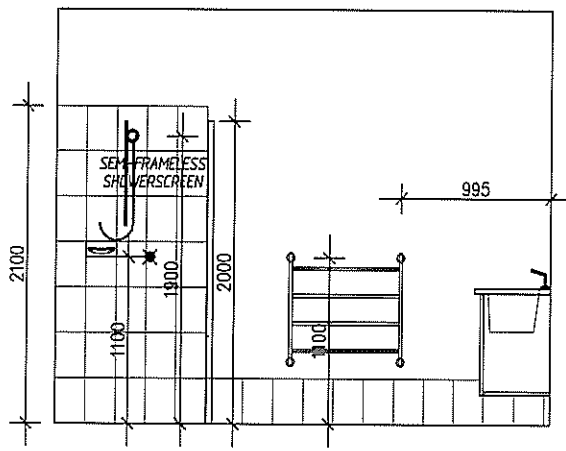
Elevation D



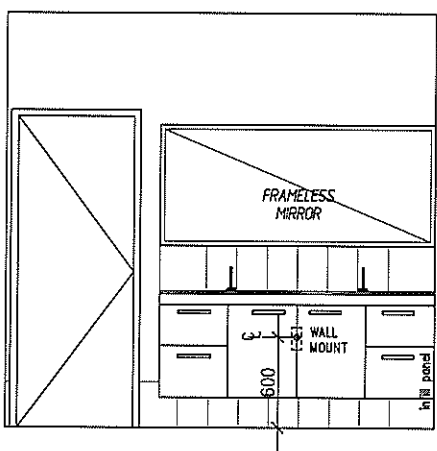
Elevation D-2



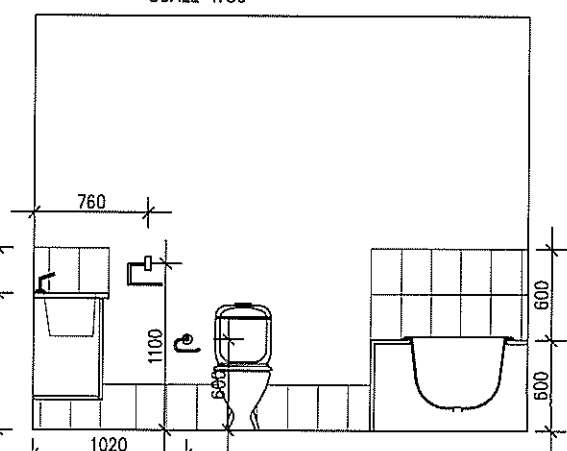
BATH ROOM 1
SCALE 1:50



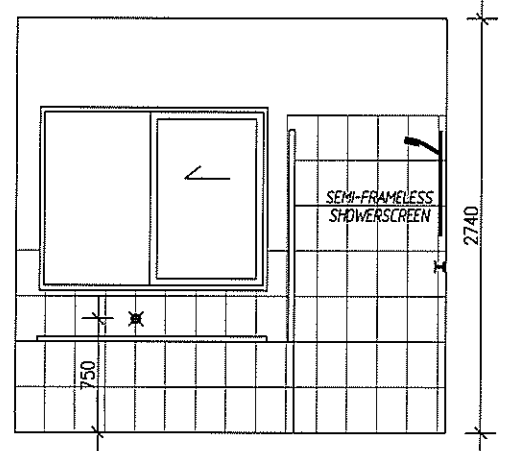
Elevation A



Elevation B



Elevation C



Elevation D

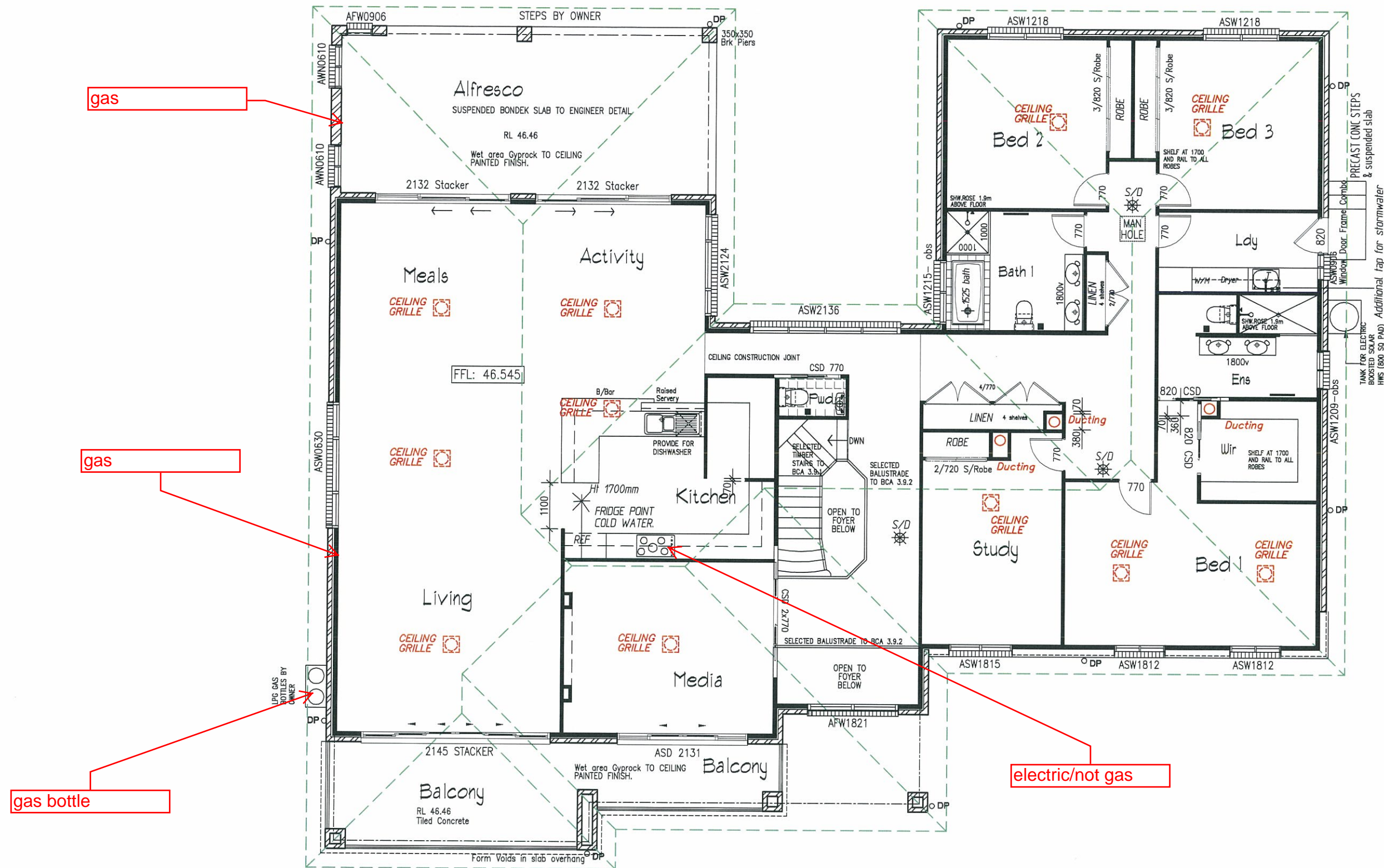
BATH ROOM 1
SCALE 1:50

CONSTRUCTION PLAN
16/07/2015

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
A - B	29-07-2013	6269-cp3

plan prepared by
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GAS PLAN
SCALE 1:100

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
11 of 11	29-07-2013	6269-cp3

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