

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
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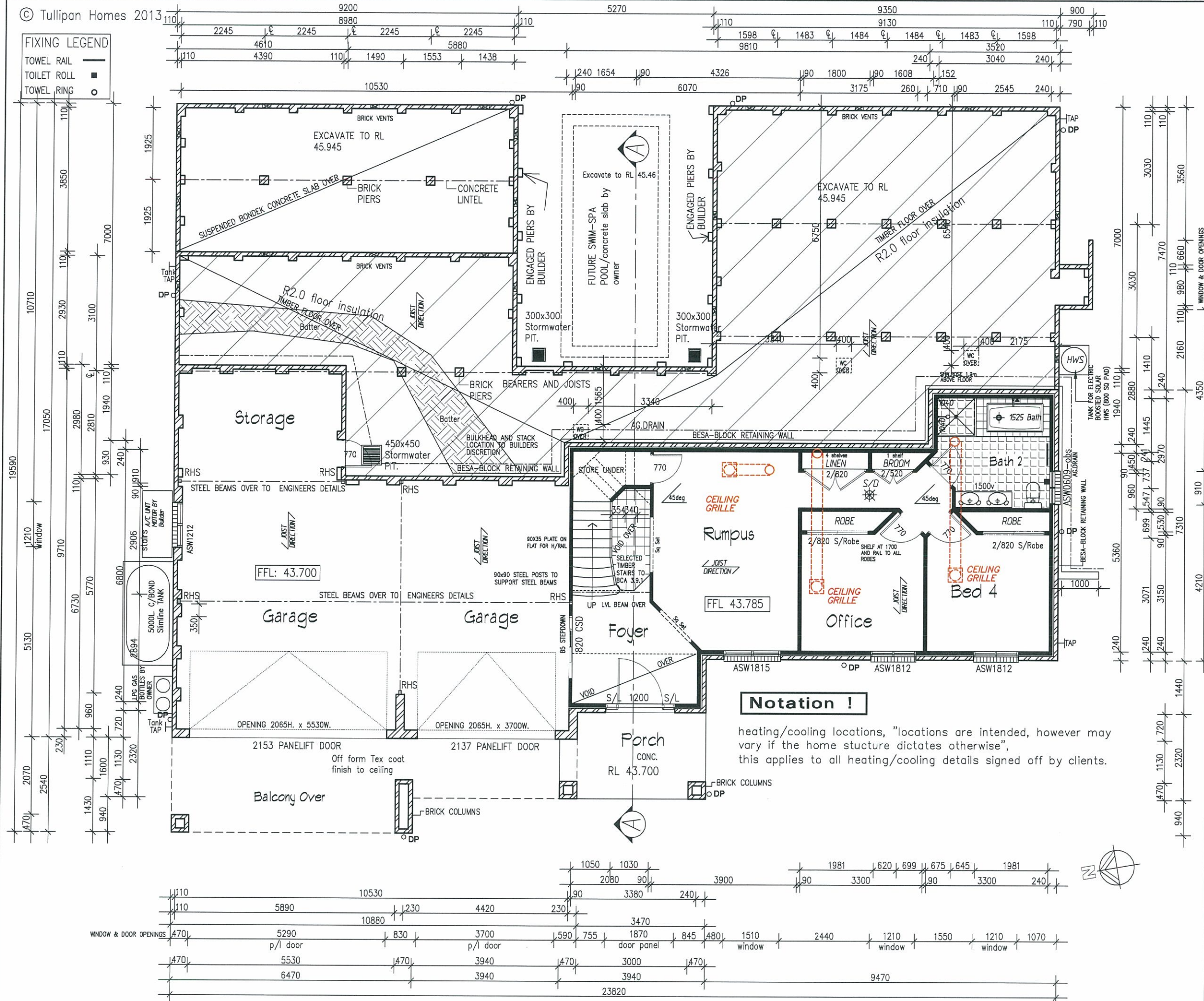
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Tuggerah NSW 2259
www.tullipanhomes.com.au PO Box 5148
www.splitlevelhomes.com.au CHITTAWAY BAY NSW 2261

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

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

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 Membership No. 930099

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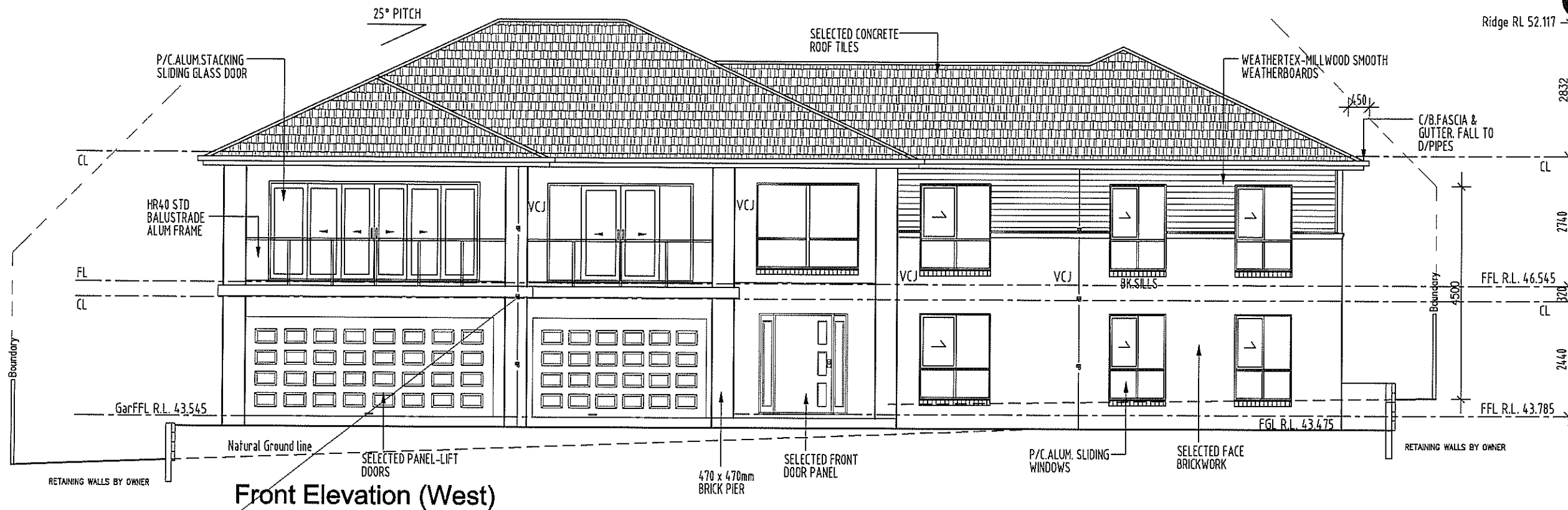
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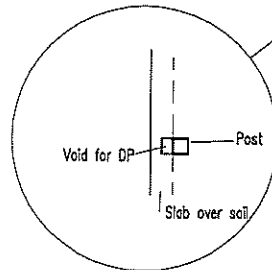
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2 of 11	03/02/2015	6269-CP3

GROUND FLOOR PLAN

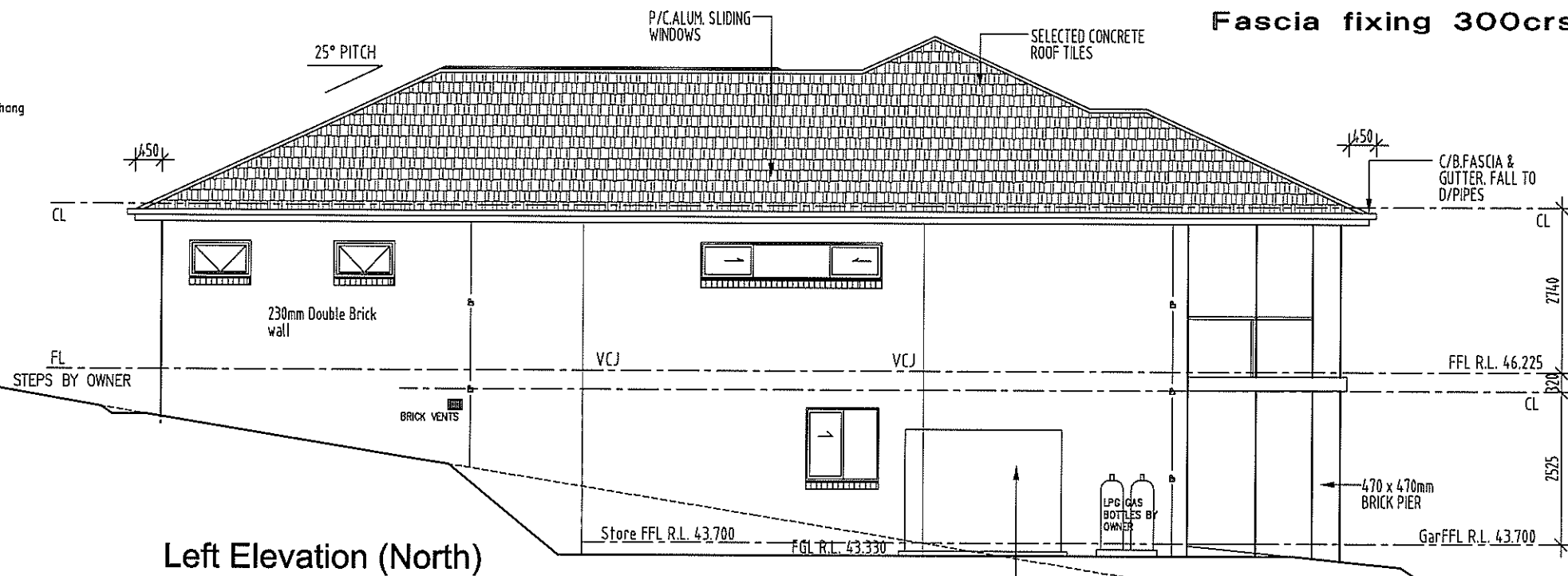
SCALE 1:100



Front Elevation (West)



Form Voids in slab overhang



Left Elevation (North)

CONSTRUCTION PLAN

16/07/2015

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

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- Metal fascia to be fixed at 300mm c/c - provide additional Trimmers

ELEVATIONS
SCALE 1:100

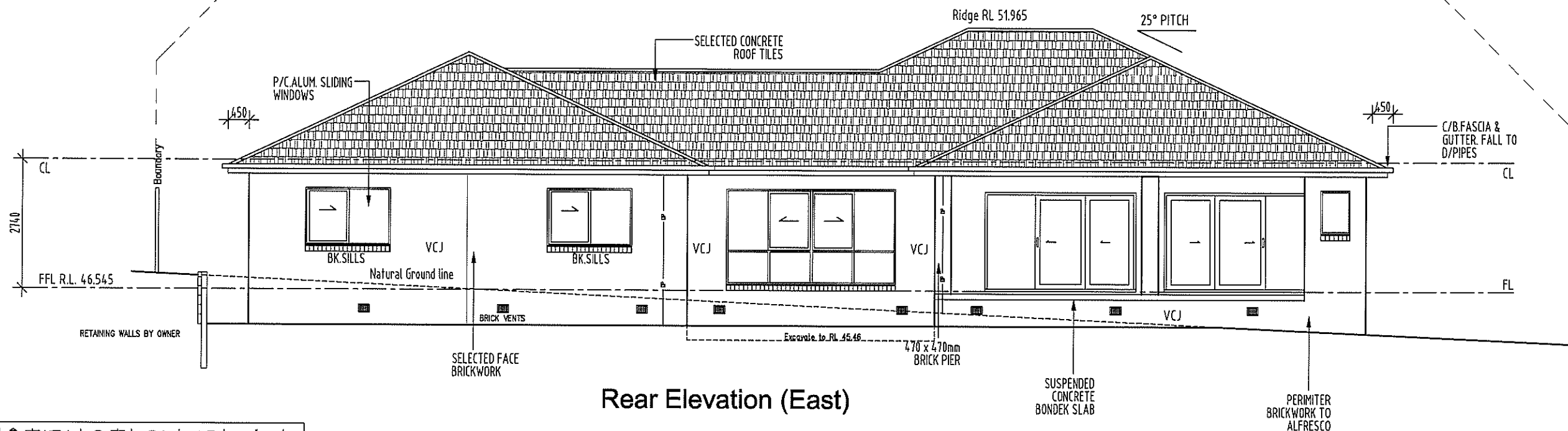
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Rear Elevation (East)

CONSTRUCTION PLAN

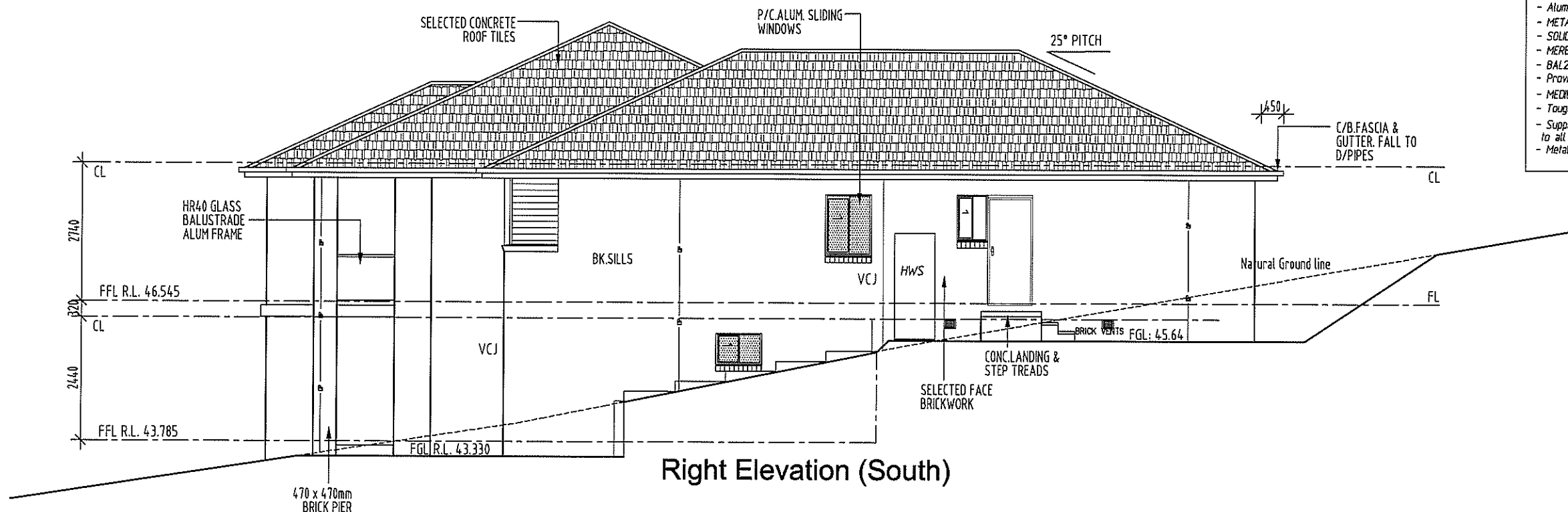
16/07/2015

Amendments:
16/07/2015- provide 230brick walls & windos to alfresco,
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Fascia fixing 300crs

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Right Elevation (South)

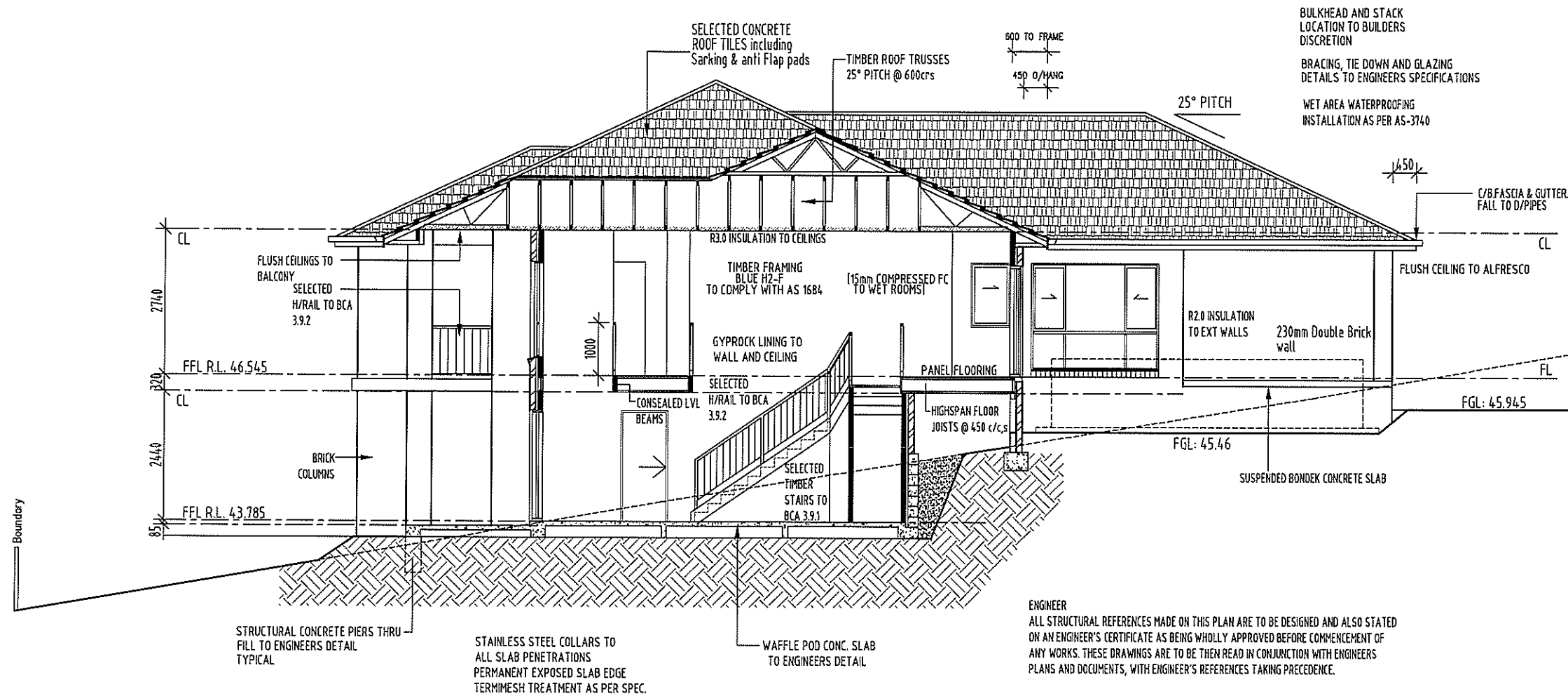
ELEVATIONS
SCALE 1:100

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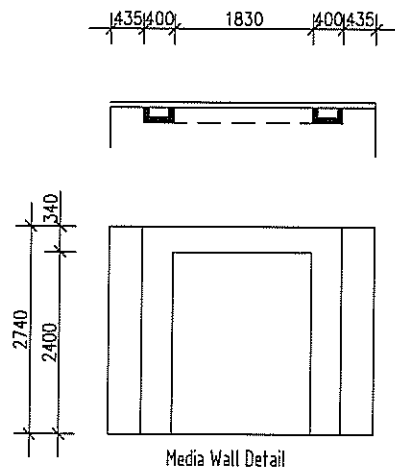
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Fascia fixing 300crs



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



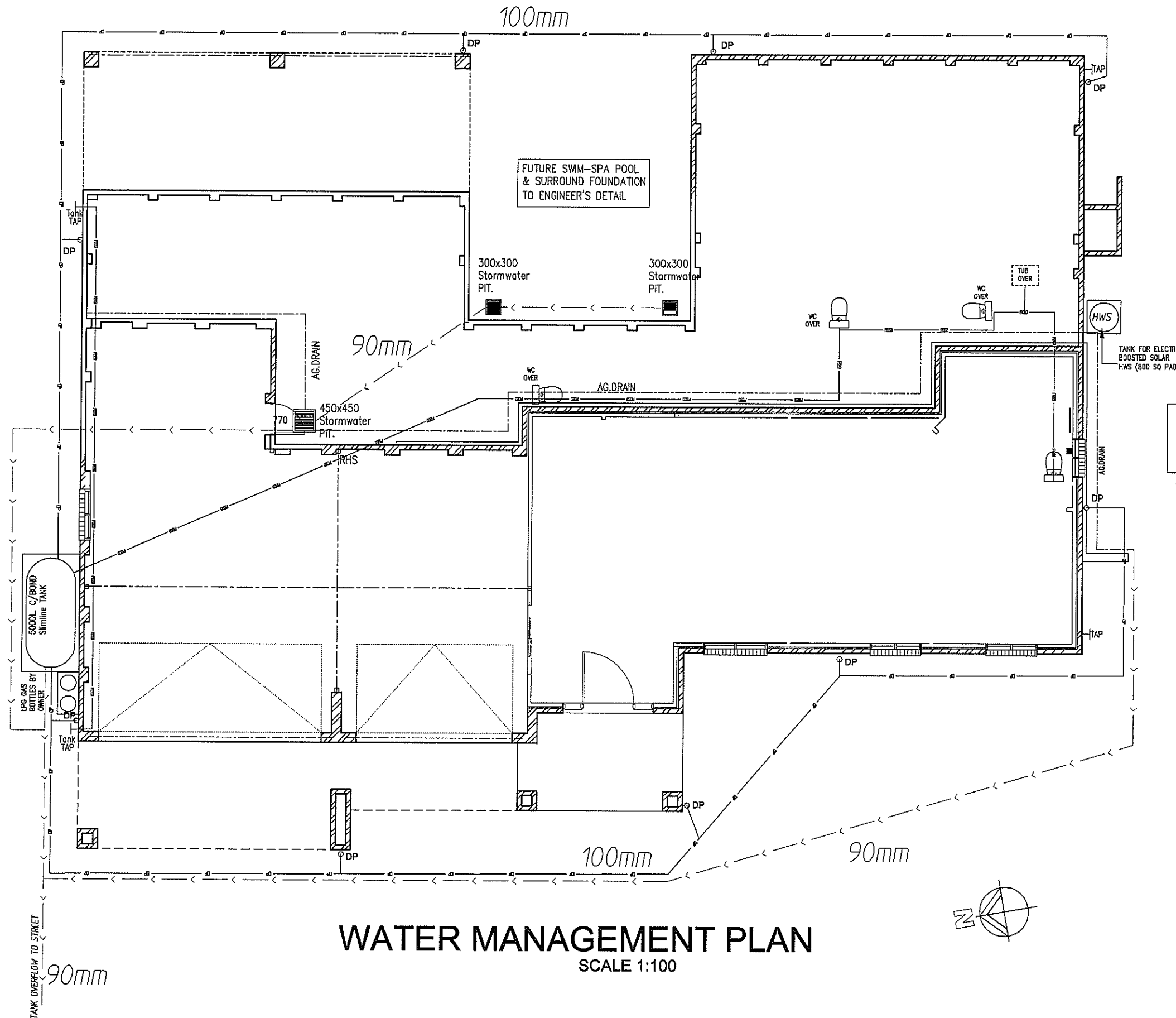
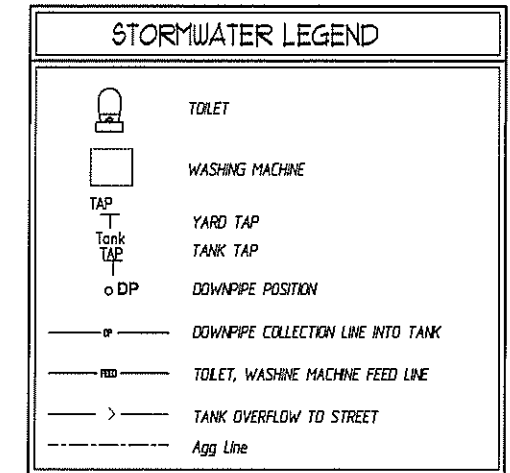
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Amendments:
16/07/2015- delete concrete balcony over porch.

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JOB	PROPOSED RESIDENCE	ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979		
LOCATION	24 PADDOCK CLOSE ELERMORE VALE	Suite 18 - No.1 RELIANCE DRIVE, TUGGERAH N.S.W.2259	ph.4351 8988	PH 02 4353 8644
		ph.4351 8988	fax.4353 8655	FAX 02 4353 8655
		fax.4353 8655	email:buildtech@ccl.net.au	www.tullipanhomes.com.au
SHEET	DATE	DWG No.	Membership No. 930099	www.splitlevelhomes.com.au
6 of 11	03/02/2015	6269-CP3		PO Box 5148 CHITTAWAY BAY NSW 2261



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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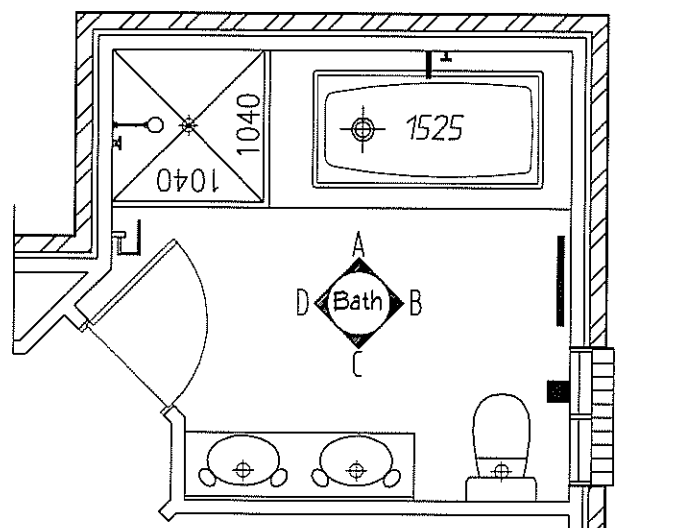
CLIENT **J. & C. MANTILLA**

JOB **PROPOSED RESIDENCE**

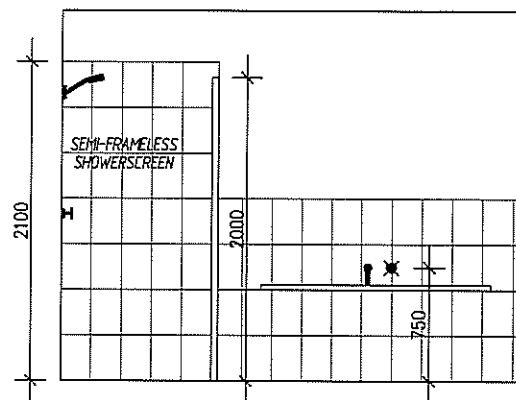
LOCATION **224 PADDOCK CLOSE
ELERMORE VALE**

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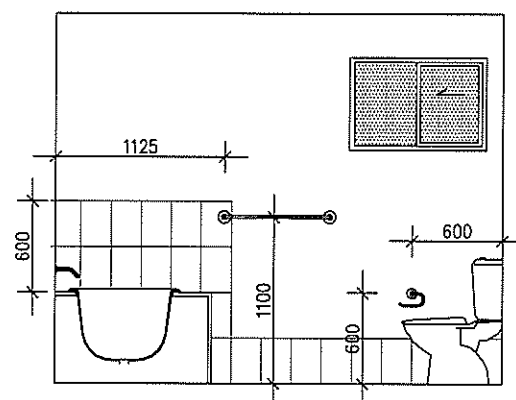
SHEET 7 of 11	DATE 03/02/2015	DWG No. 6269-CP3
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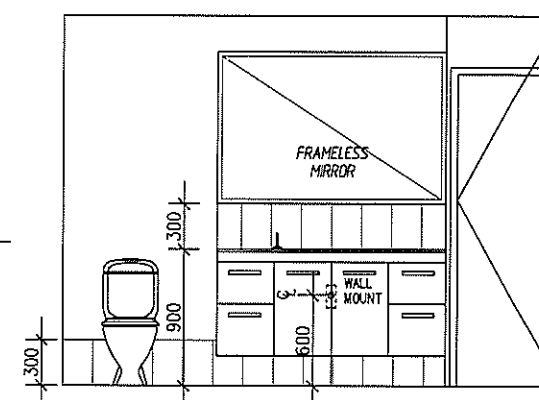
BATH ROOM 2
SCALE 1:50



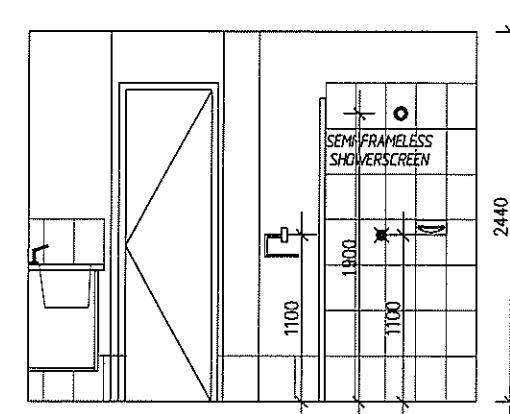
Elevation A



Elevation B

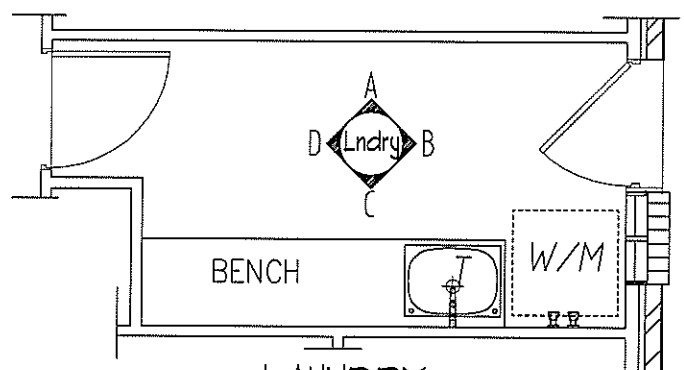


Elevation C

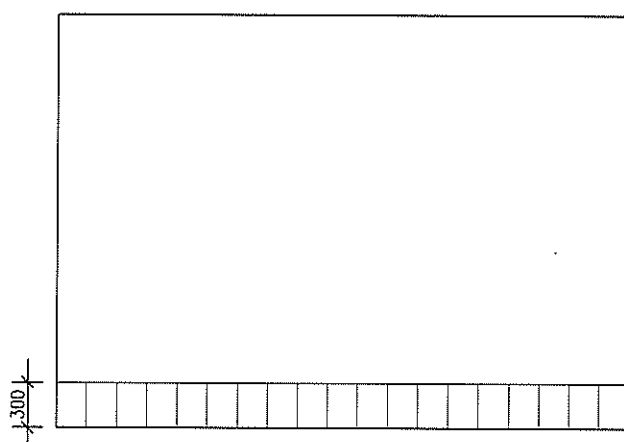


Elevation D

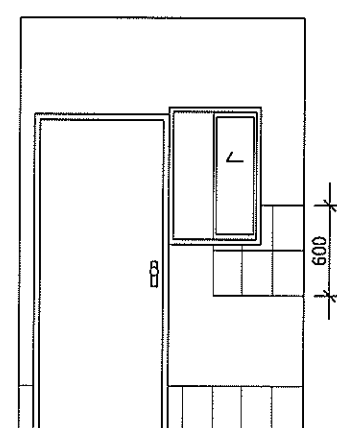
BATH ROOM 2
SCALE 1:50



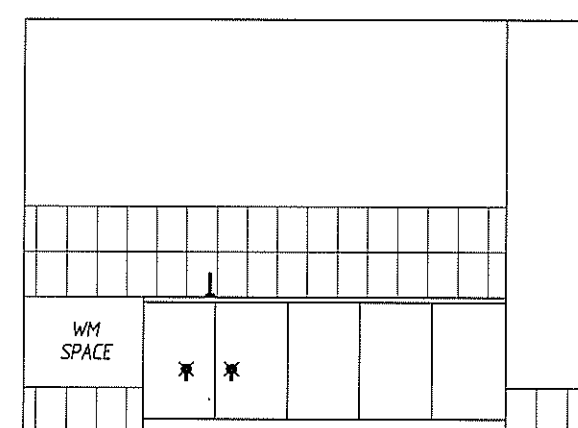
LAUNDRY
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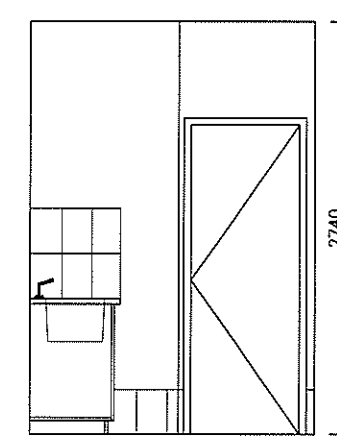
Elevation A



Elevation B



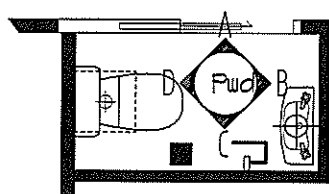
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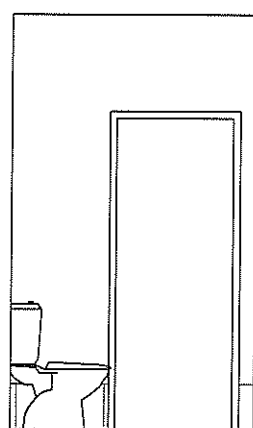
Elevation D

LAUNDRY
SCALE 1:50

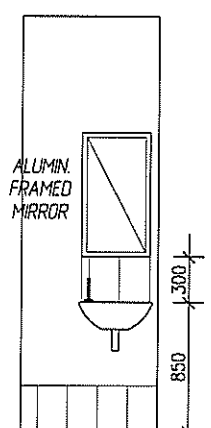
CONSTRUCTION PLAN
16/07/2015



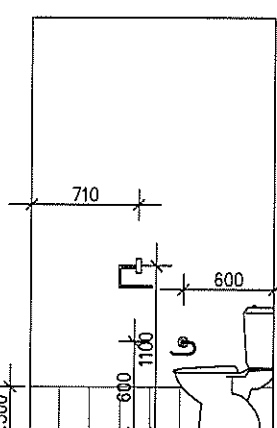
Pwdr Rm
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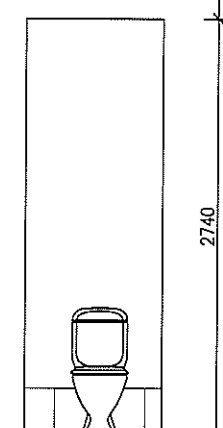
Elevation A



Elevation B



Elevation C



Elevation D

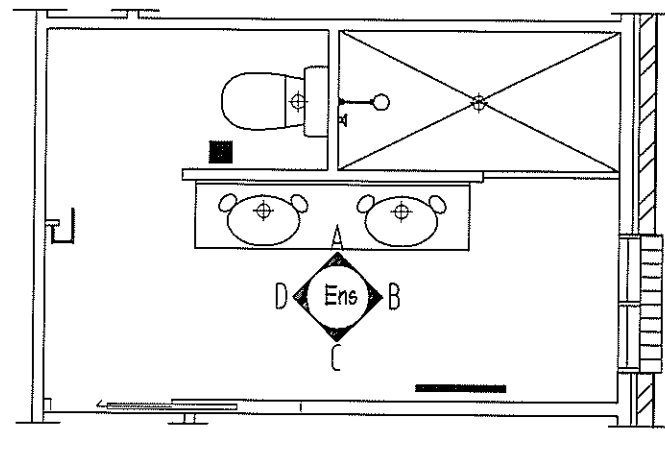
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SCALE 1:50

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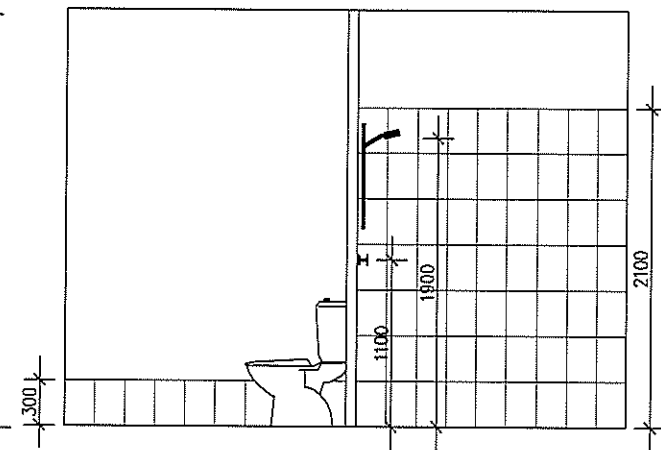
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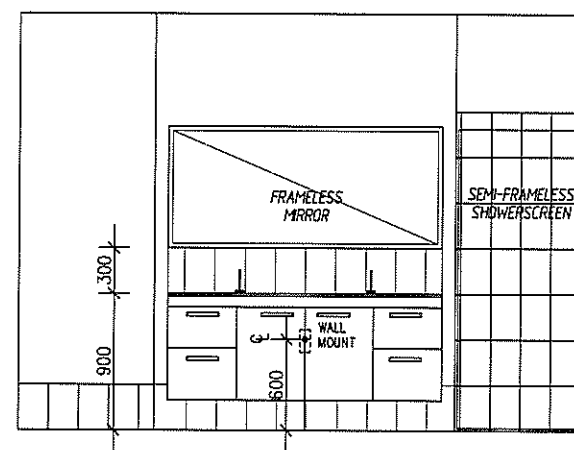




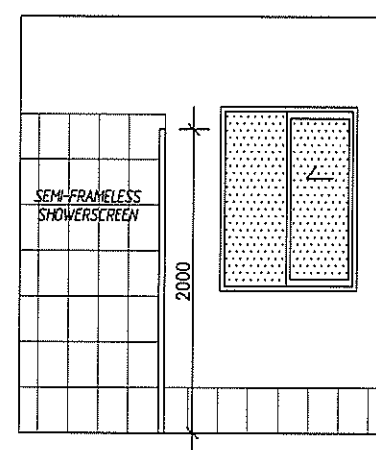
ENSUITE
SCALE 1:50



Elevation A

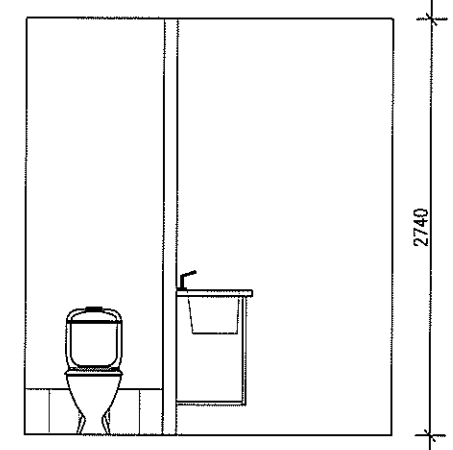


Elevation A-2

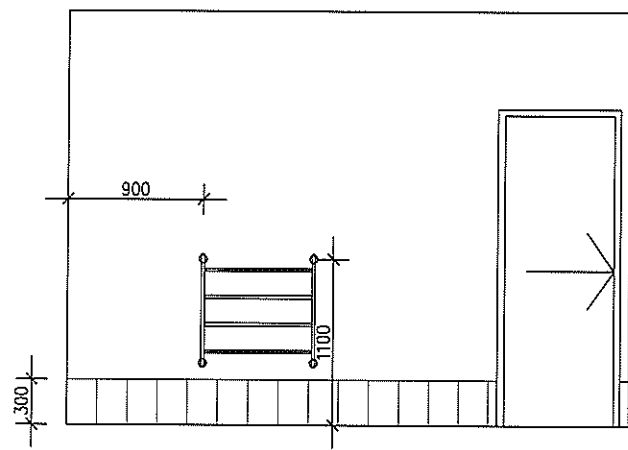


ENSUITE
SCALE 1:50

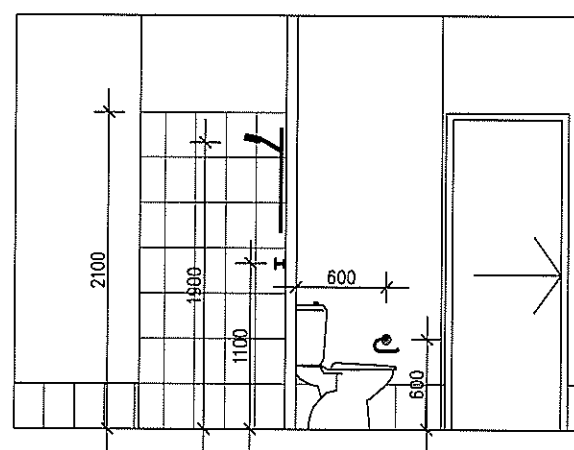
Elevation B



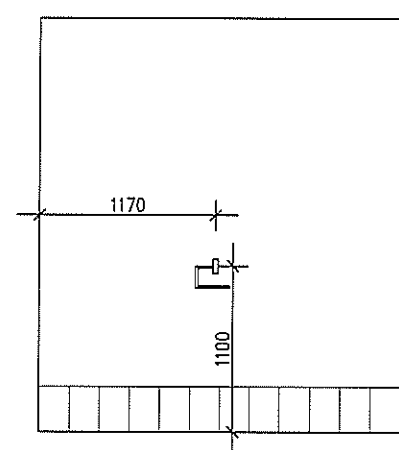
Elevation B-2



Elevation C

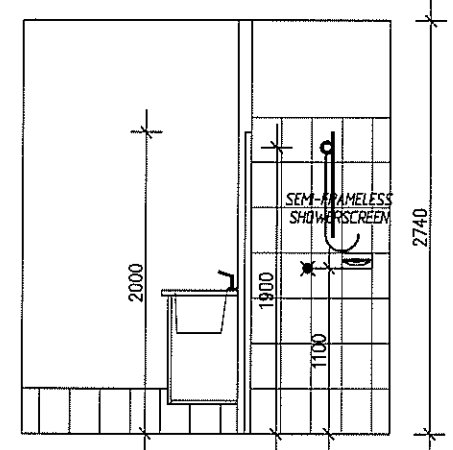


Elevation C-2

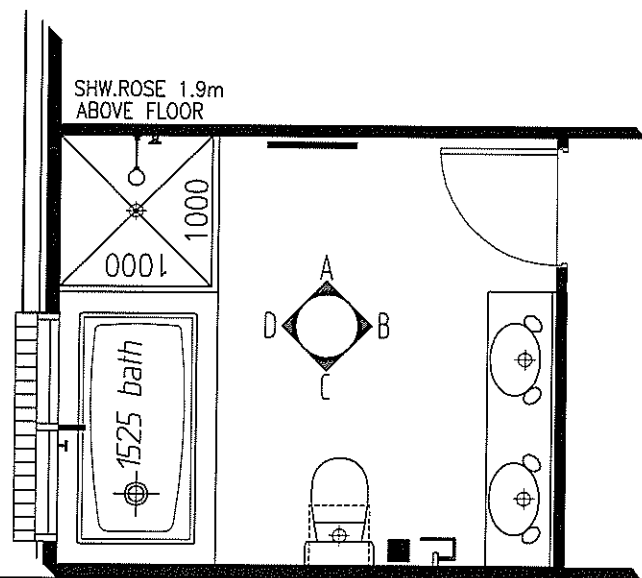


ENSUITE
SCALE 1:50

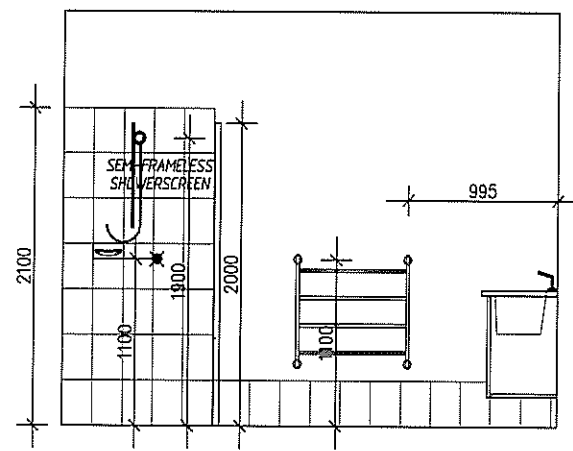
Elevation D



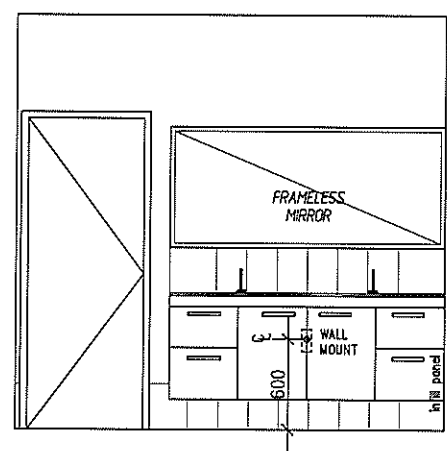
Elevation D-2



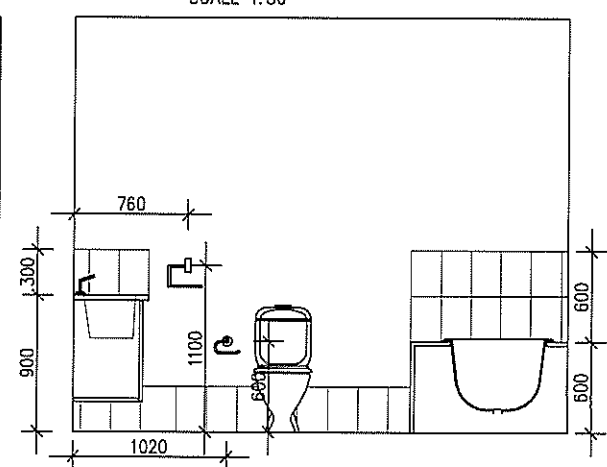
BATH ROOM 1
SCALE 1:50



Elevation A

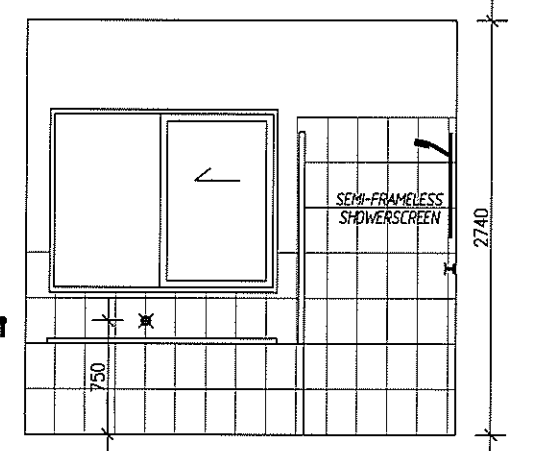


Elevation B



BATH ROOM 1
SCALE 1:50

Elevation C



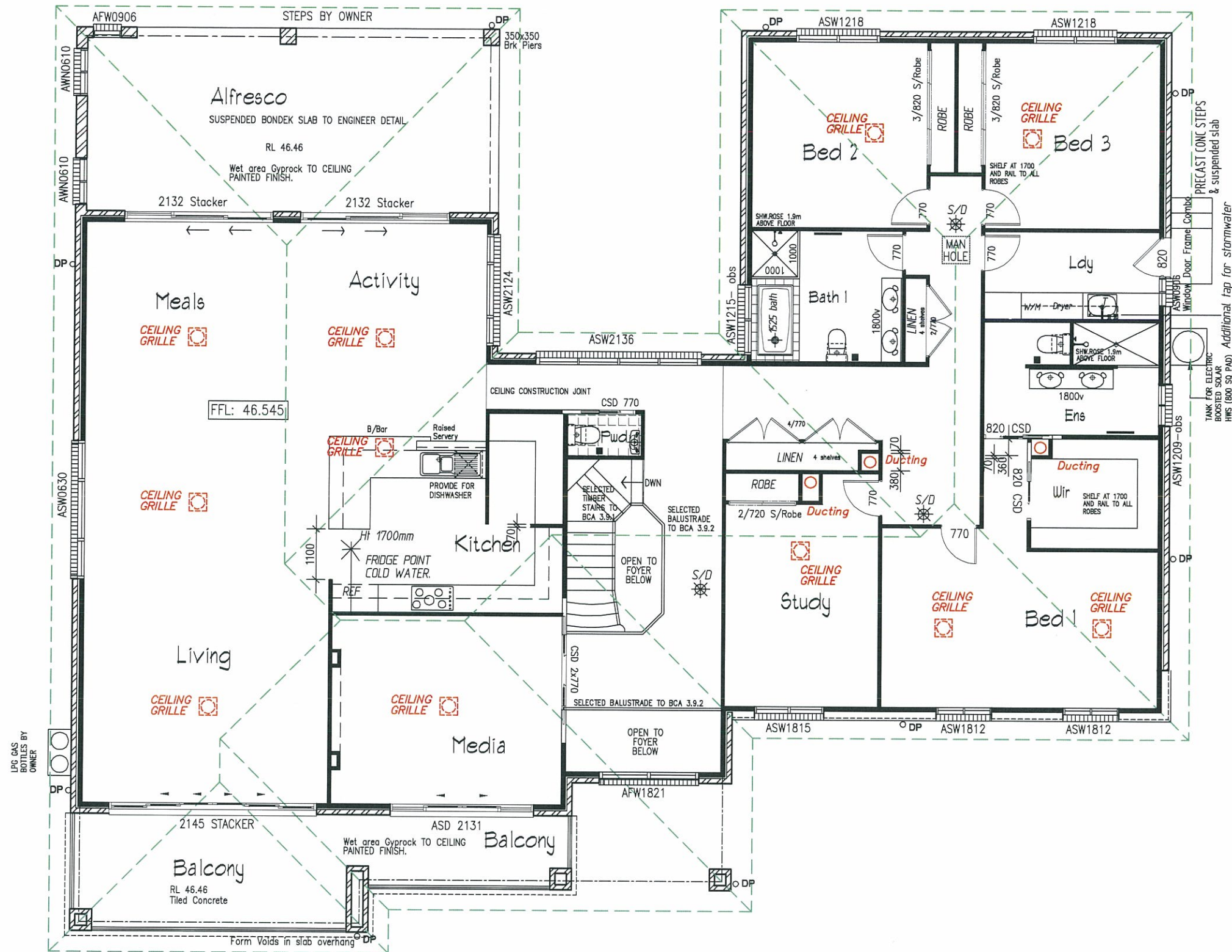
Elevation D

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GAS PLAN
SCALE 1:100

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