

Lot# 6
DP# 1196932
Area: 1392m2

Lot 6
 1420 sq.m.

Lot# 6
DP# 1196932
Area: 1392m2

CONSTRUCTION PLAN
 30/07/2015

SITE PLAN - SITE ANALYSIS

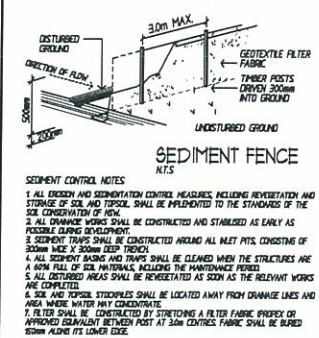
SCALE 1:200

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%

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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 TUGGERAH N.S.W.2259
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 www.tullipanhomes.com.au PO Box 5148
 www.splitlevelhomes.com.au CHITTAWAY BAY NSW 2261

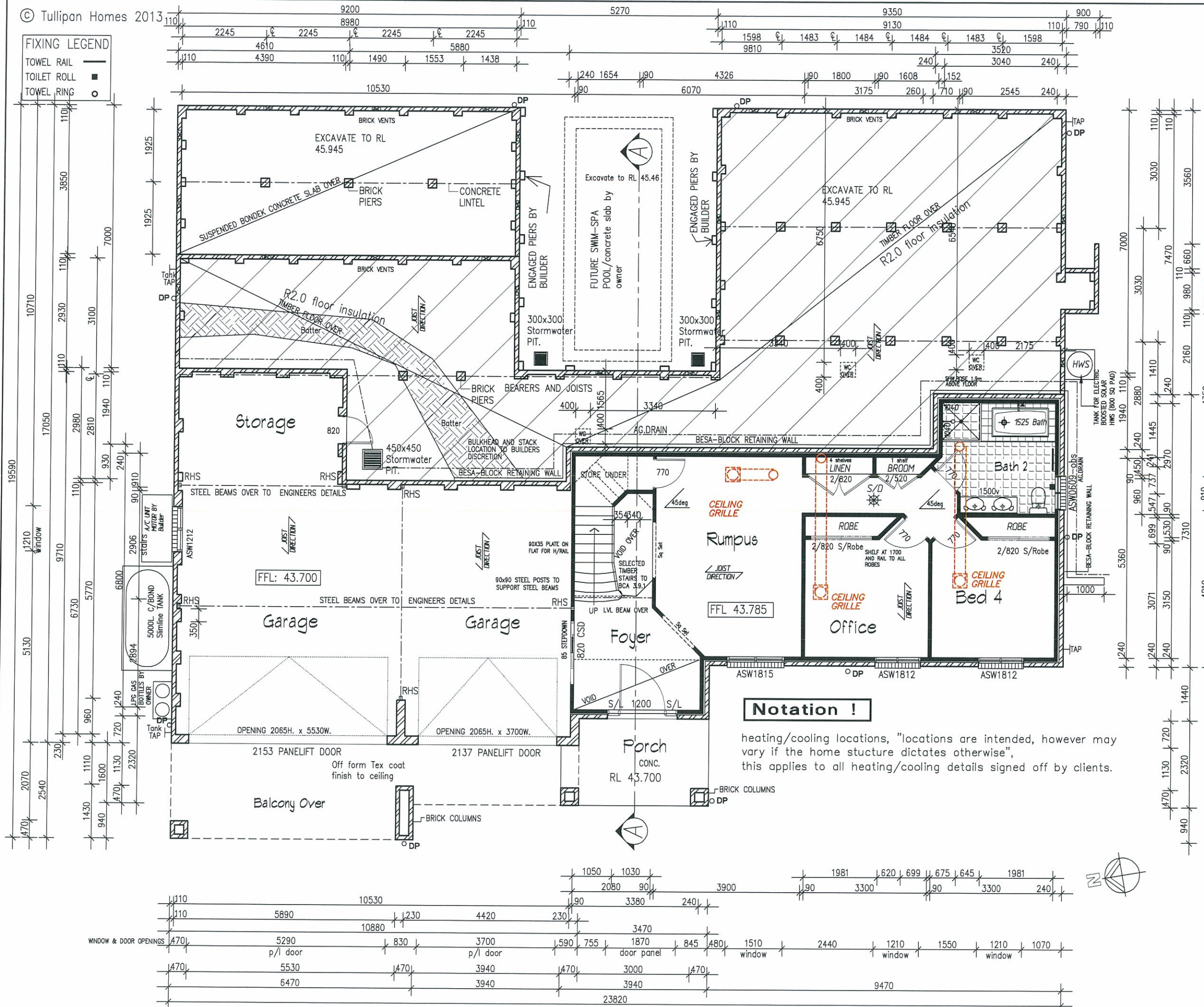


SEDIMENT FENCE
 NOTES:
 1. ALL DESIGN AND DEMONSTRATION CONTROL HEADINGS INCLUDING REINFORCEMENT AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION ACT.
 2. ALL DIVERSION WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRAPS.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A WORK FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SIG. AND TOPIC STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
 7. FILTER SHALL BE CONSTRUCTED BY TIGHTENING A FILTER FABRIC TENSION ON APPROVED GRANULATED BED AT 30m CENTRES. FABRIC SHALL BE BURIED 30mm ABOVE ITS LOWER EDGE.

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 GAURDS 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
 30/07/2015

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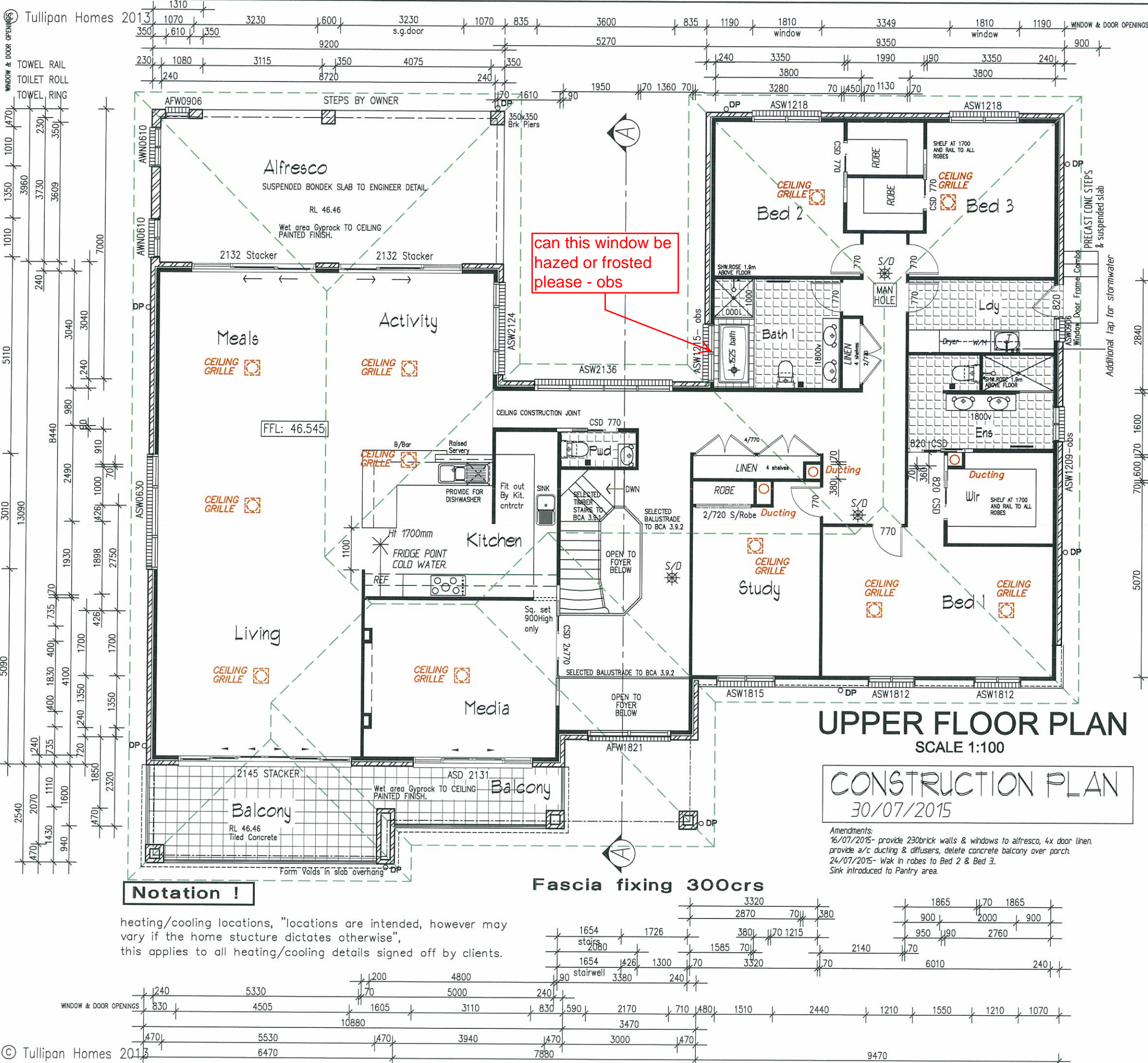
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CLIENT **J. & C. MANTILLA**
 JOB **PROPOSED RESIDENCE**
 LOCATION **24 PADDOCK CLOSE ELMORE VALE**

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET	DATE	DWG No.
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can this window be hazed or frosted please - obs

UPPER FLOOR PLAN SCALE 1:100

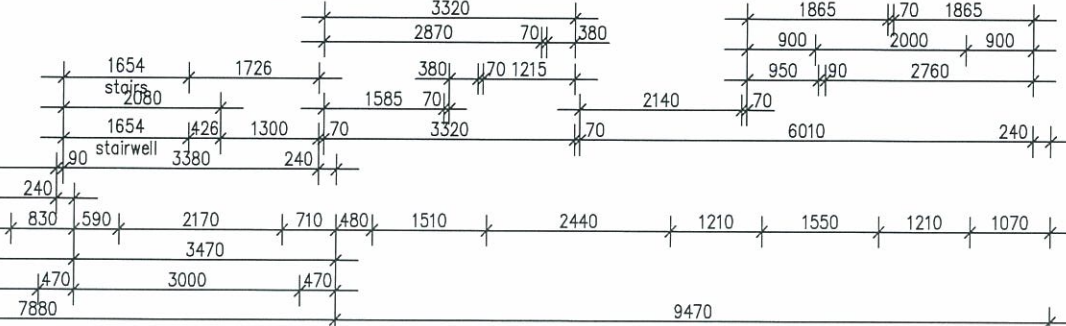
CONSTRUCTION PLAN
30/07/2015

Amendments:
16/07/2015- provide 230brick walls & windows to alfresco, 4x door linen provide a/c ducting & diffusers, delete concrete balcony over porch.
24/07/2015- Wak in robes to Bed 2 & Bed 3.
Sink introduced to Pantry area.

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.

Fascia fixing 300c/s



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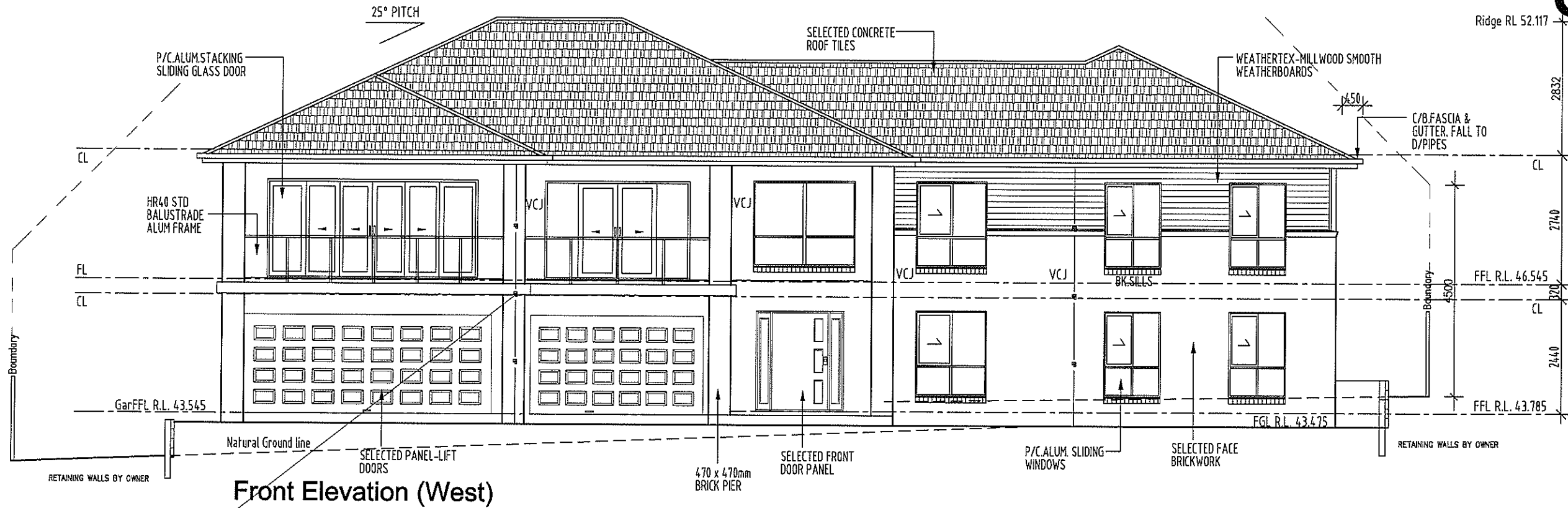
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Membership No. 930099

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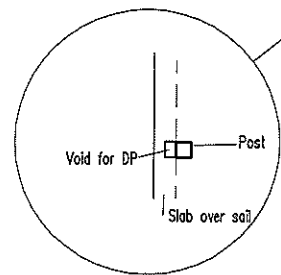
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JOB **PROPOSED RESIDENCE**
LOCATION **24 PADDOCK CLOSE
ELERMORE VALE**

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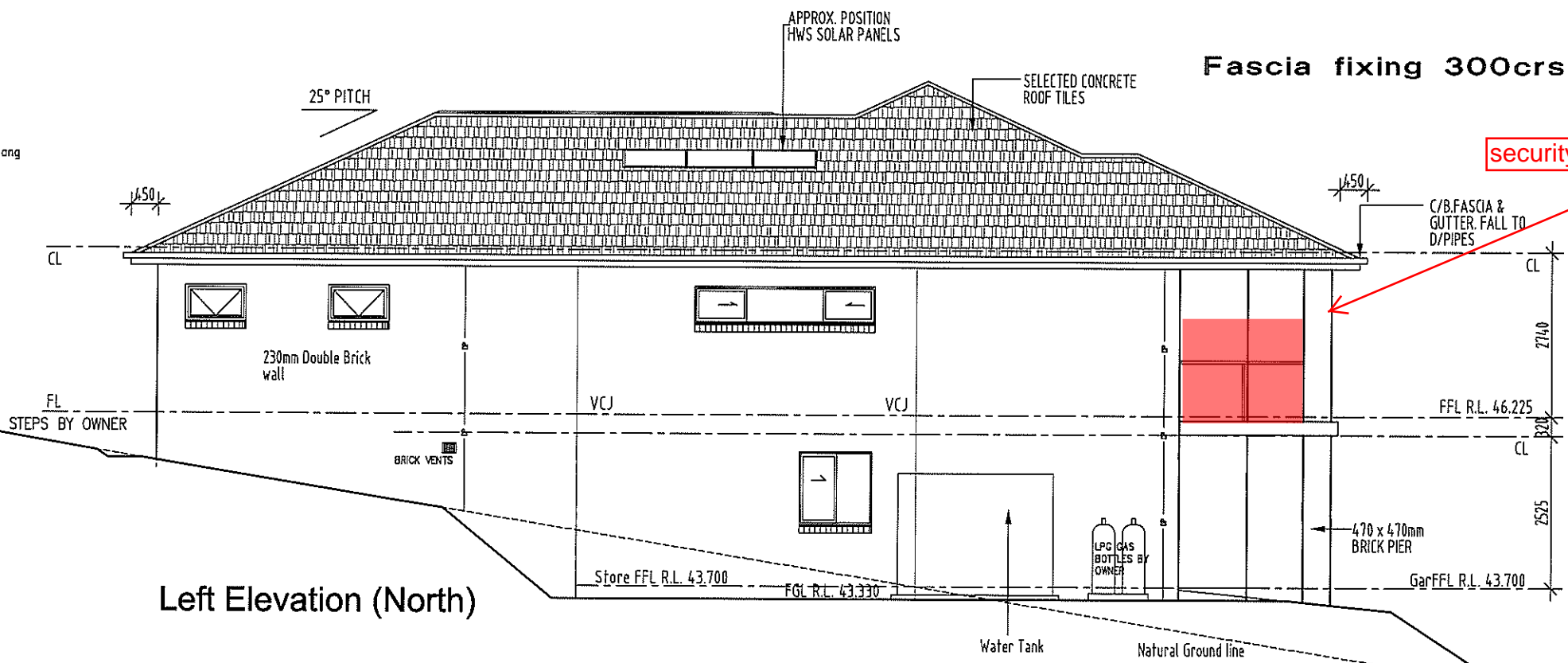
SHEET **3 of 11** DATE **03/02/2015** DWG No. **6269-CP3**



Front Elevation (West)



Form Voids in slab overhang



Left Elevation (North)

CONSTRUCTION PLAN

30/07/2015

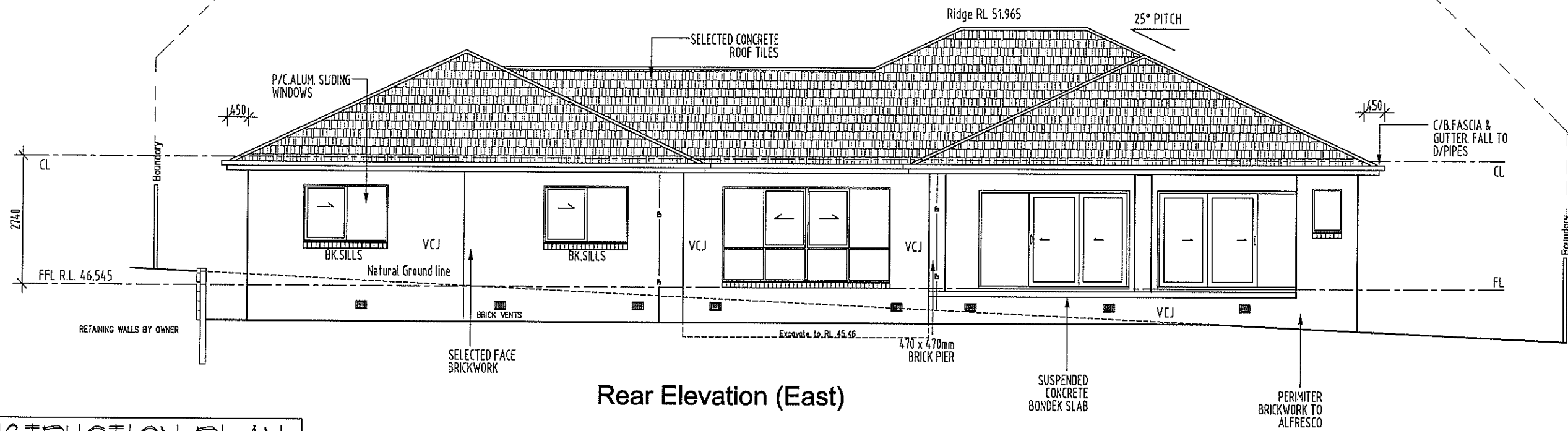
Amendments:
16/07/2015 - provide 230brick walls & windos to al fresco, & delete concrete balcony over porch.

- NOTE:**
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 - Toughend glass must be included to all windows + built to Bal 19/29 reqs.
 - 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

ELEVATIONS

SCALE 1:100

CLIENT	J. & C. MANTILLA	plan prepared by	BUILDTECH DESIGN & DEVELOPMENT	TULLIPAN HOMES PTY LTD
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 fax.4353 8655 email:buildtech@cci.net.au	www.tullipanhomes.com.au www.spiritlevelhomes.com.au	Suite 18, 1 Reliance Dr Tuggeroh Business Park Tuggeroh NSW 2259 PO Box 5148 CHITTAWAY BAY NSW 2261
SHEET	DATE	DWG No.	Lic. No. 131446C	
4 of 11	03/02/2015	6269-CP3	PH 02 4353 8644 FAX 02 4353 8655	



Rear Elevation (East)

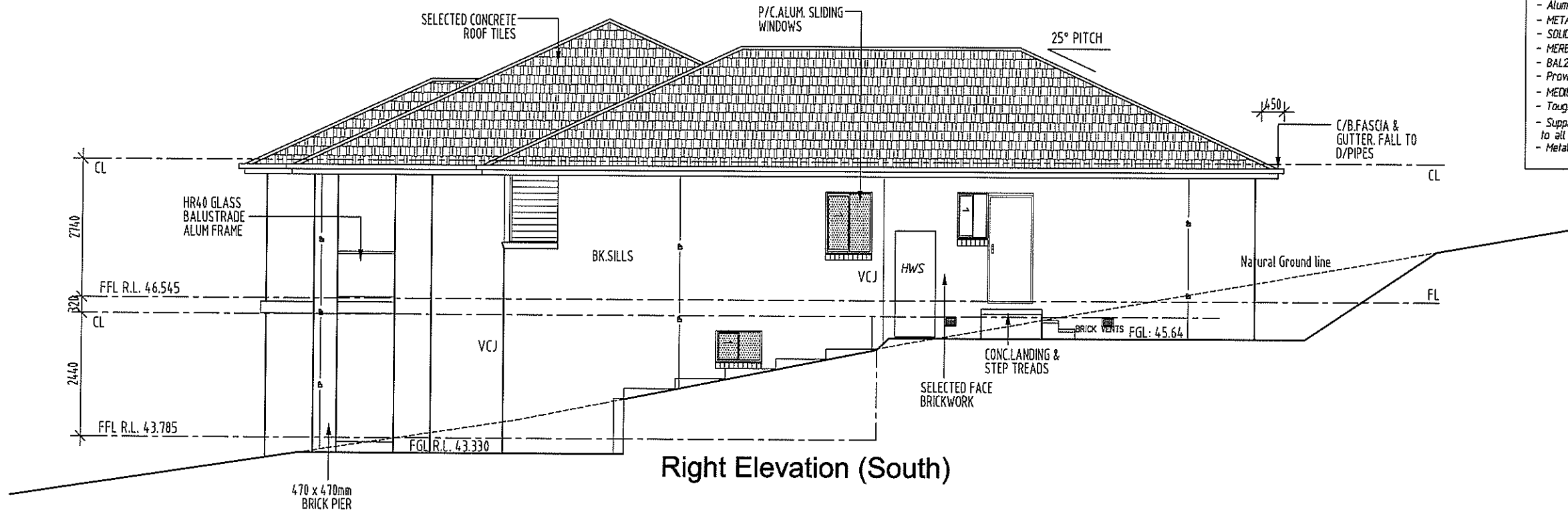
CONSTRUCTION PLAN
30/07/2015

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

Fascia fixing 300crs

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Right Elevation (South)

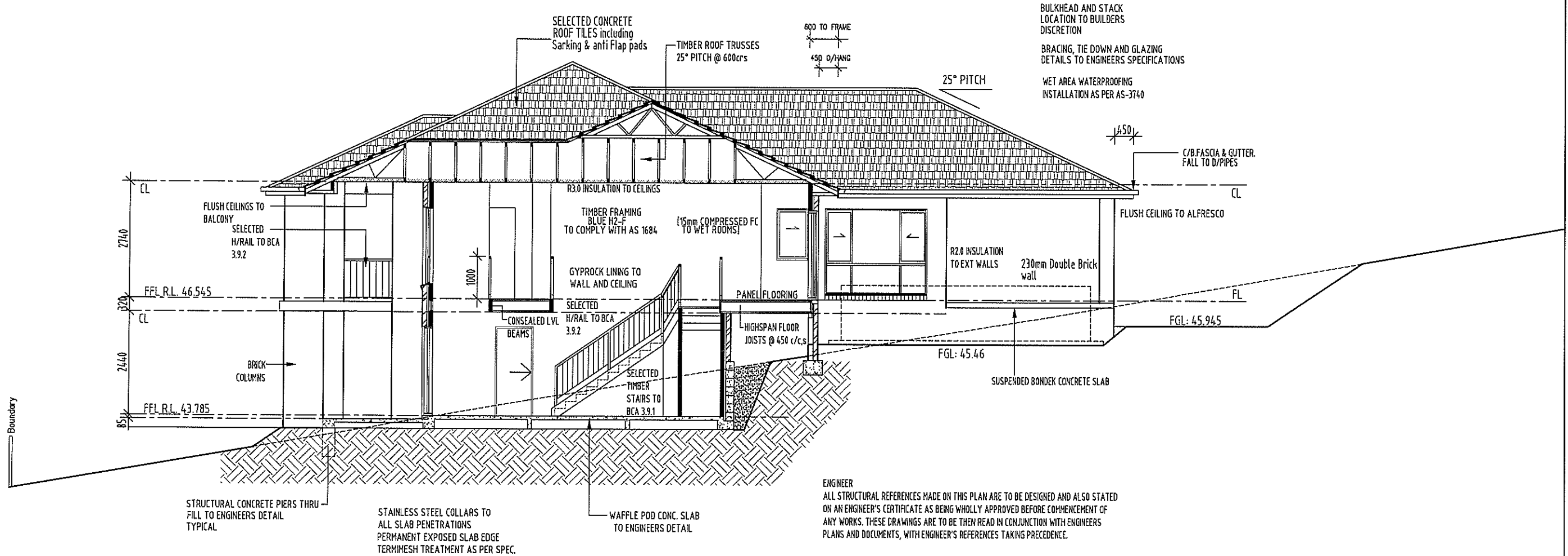
ELEVATIONS
SCALE 1:100

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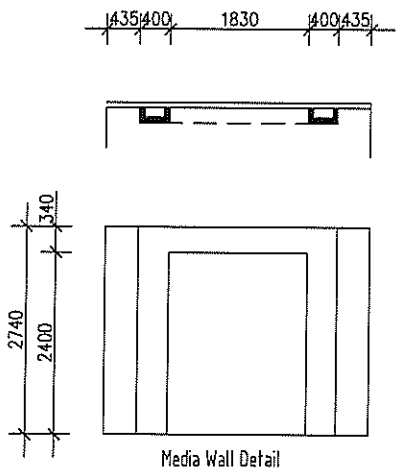
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Fascia fixing 300crs



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



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

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CONSTRUCTION PLAN
30/07/2015

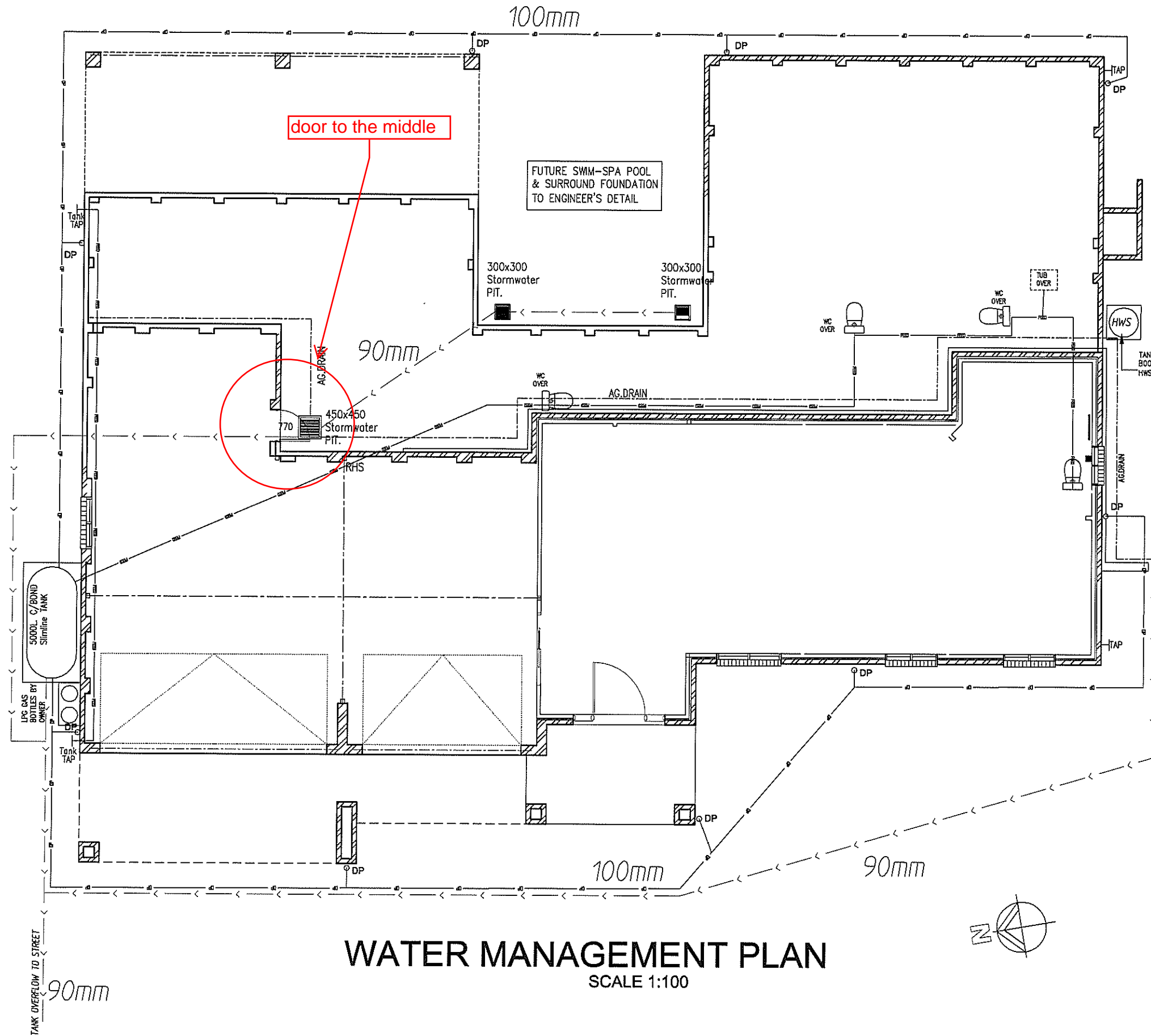
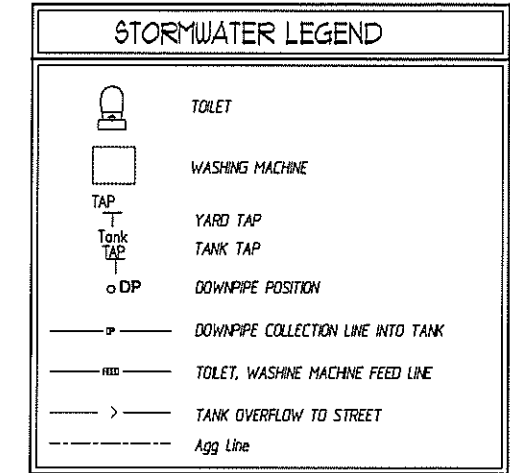
Amendments:
16/07/2015- delete concrete balcony over porch.

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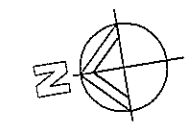


CONSTRUCTION PLAN
30/07/2015

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

WATER MANAGEMENT PLAN

SCALE 1:100



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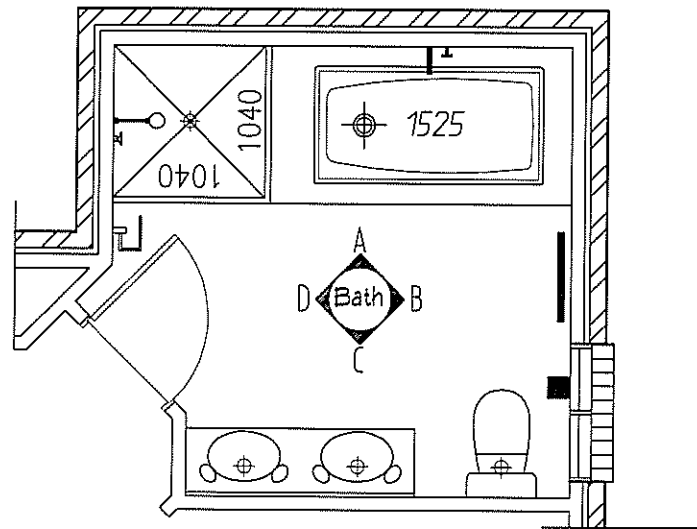
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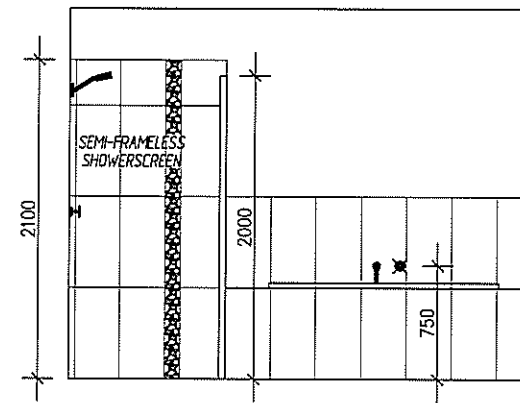
CLIENT **J. & C. MANTILLA**
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LOCATION **224 PADDOCK CLOSE
ELERMORE VALE**

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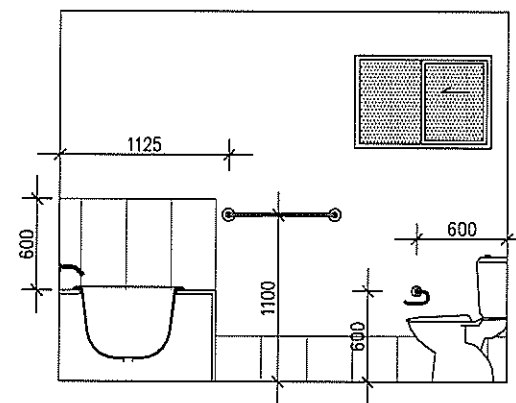
SHEET 7 of 11	DATE 03/02/2015	DWG No. 6269-CP3
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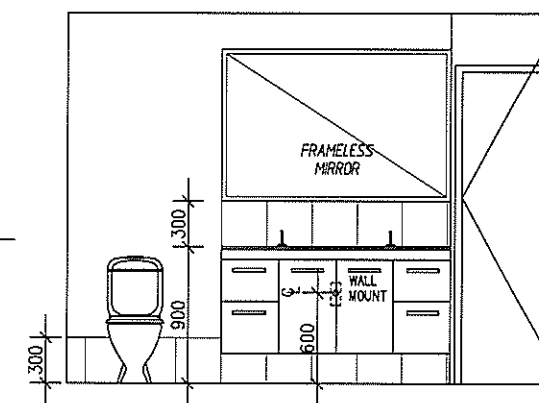
BATH ROOM 2
SCALE 1:50



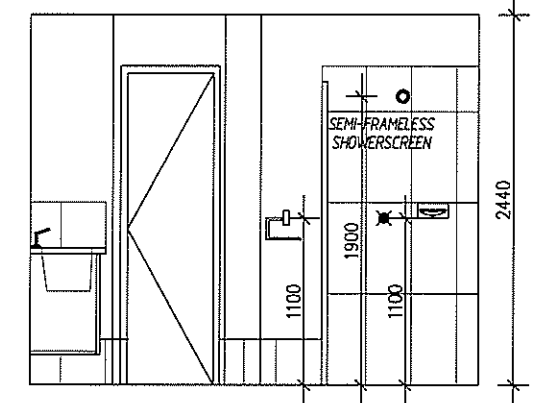
Elevation A



Elevation B

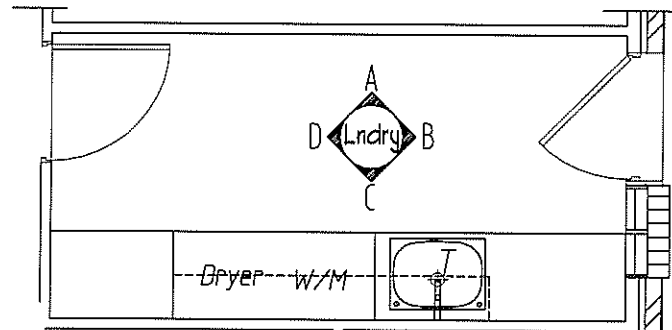


Elevation C

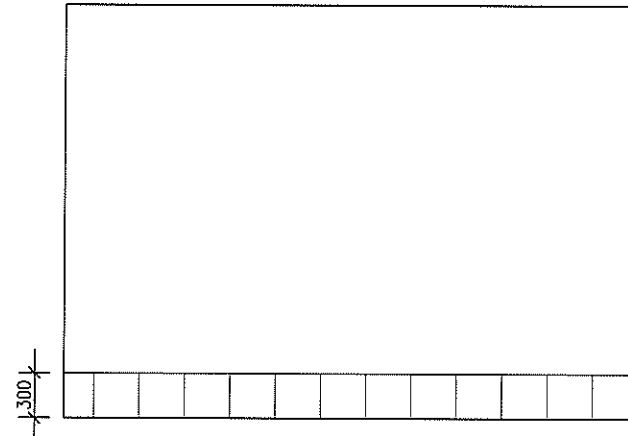


Elevation D

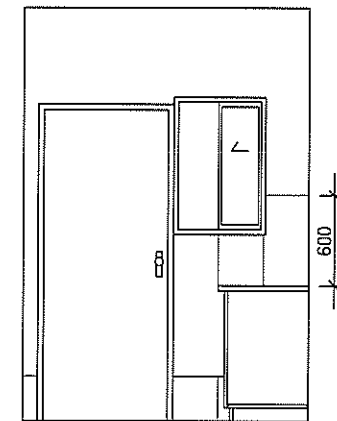
BATH ROOM 2
SCALE 1:50



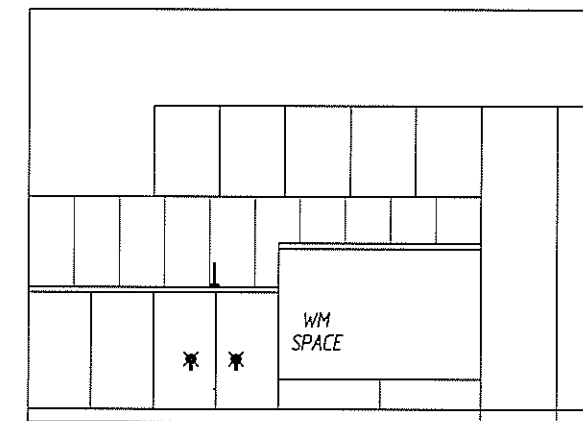
LAUNDRY
SCALE 1:50



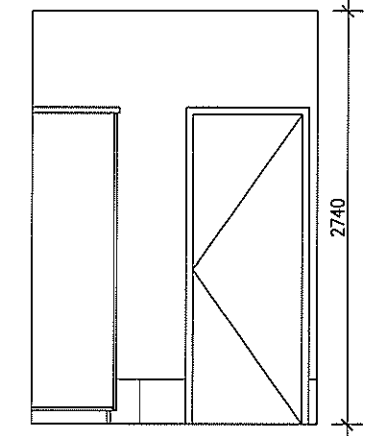
Elevation A



Elevation B

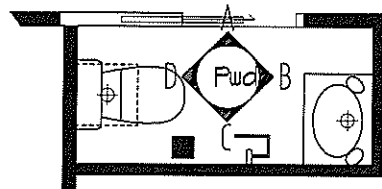


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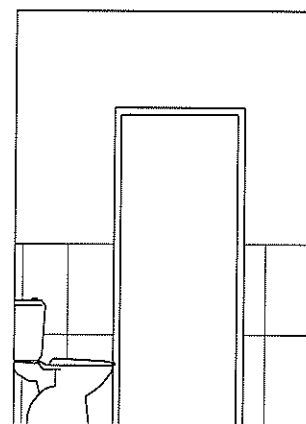


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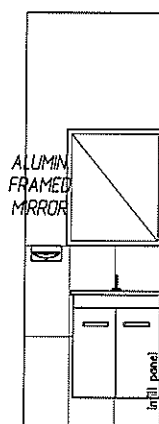
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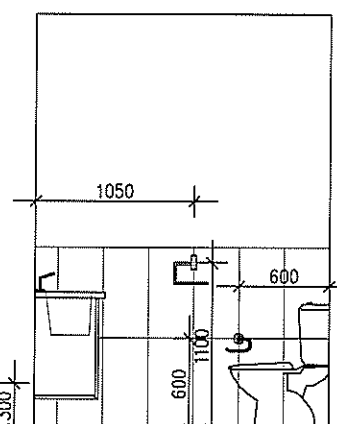
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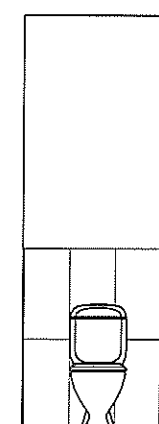
Elevation A



Elevation B



Elevation C



Elevation D

WC.
SCALE 1:50

CONSTRUCTION PLAN
30/07/2015

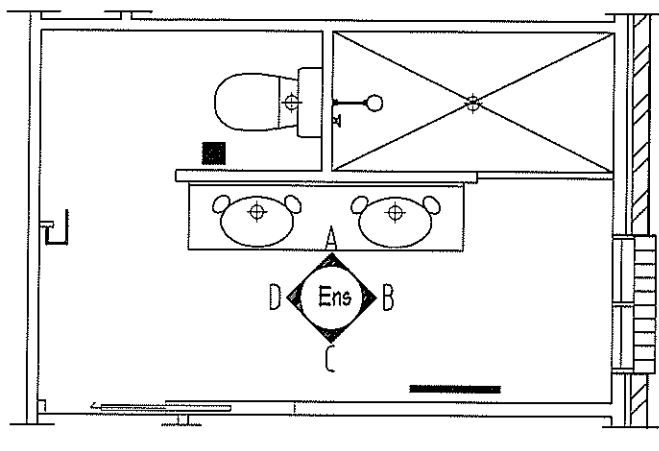
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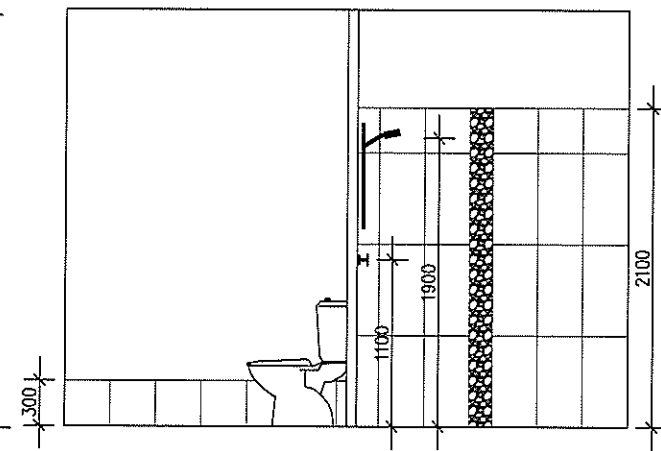
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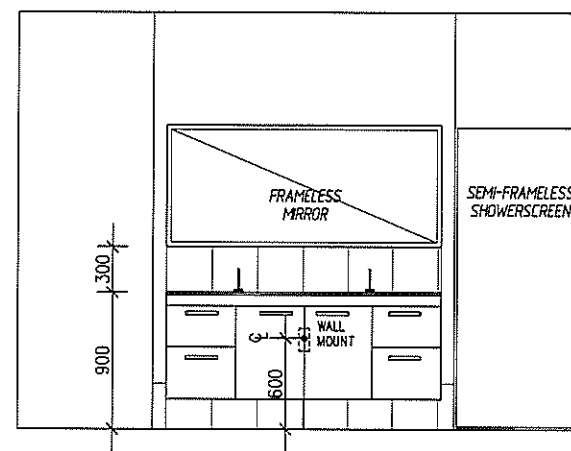
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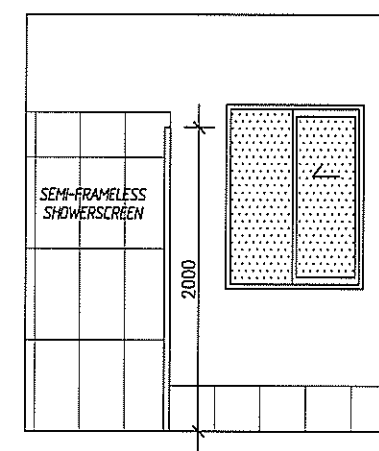
ENSUITE
SCALE 1:50



Elevation A

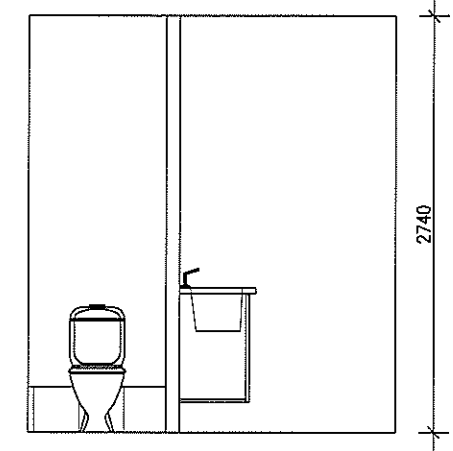


Elevation A-2

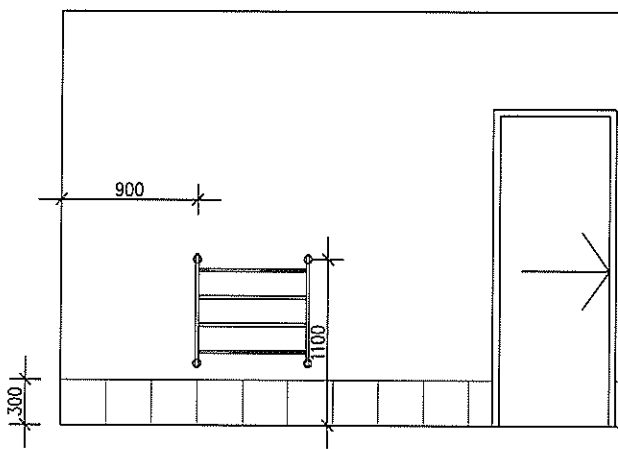


ENSUITE
SCALE 1:50

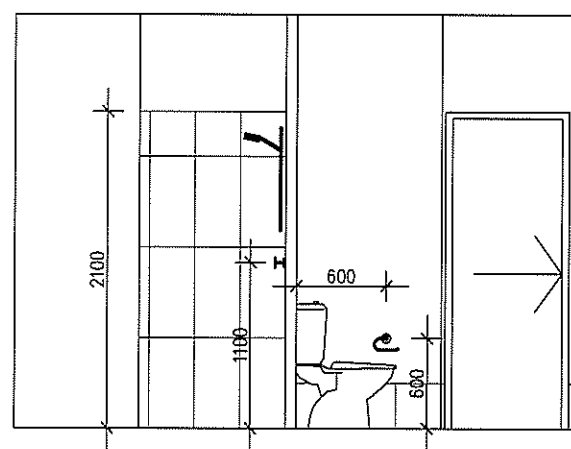
Elevation B



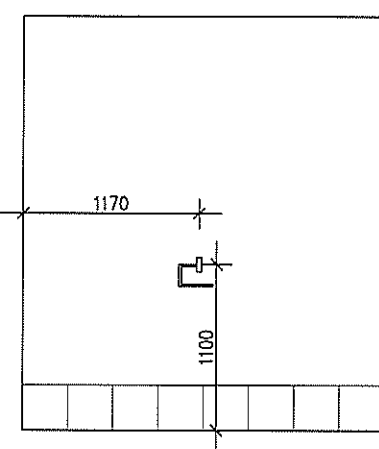
Elevation B-2



Elevation C

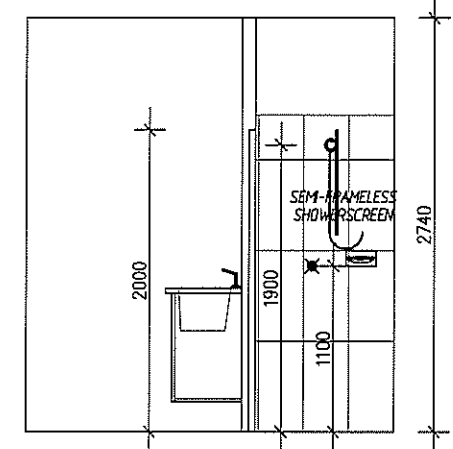


Elevation C-2

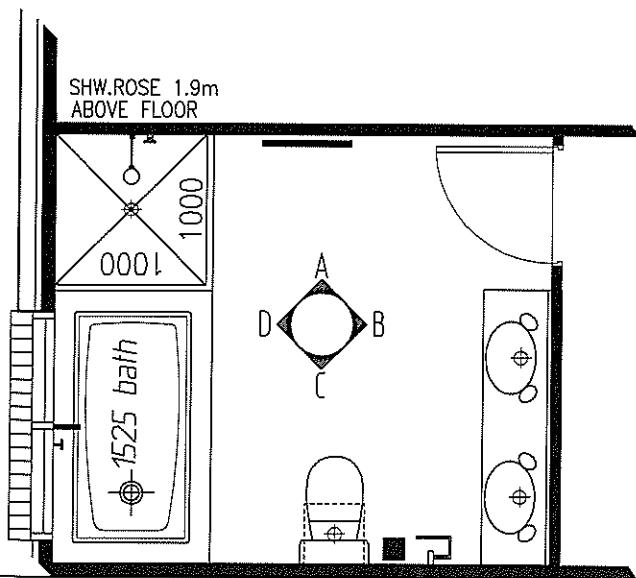


ENSUITE
SCALE 1:50

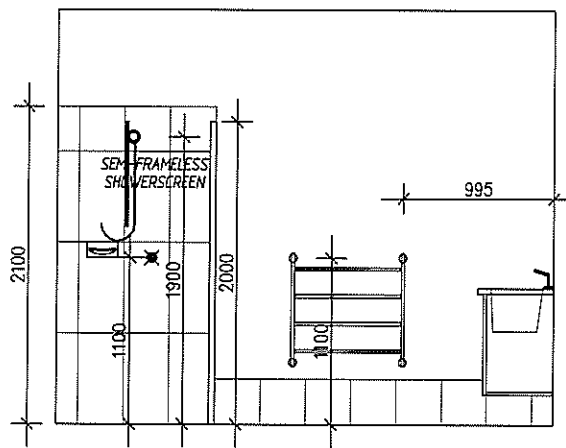
Elevation D



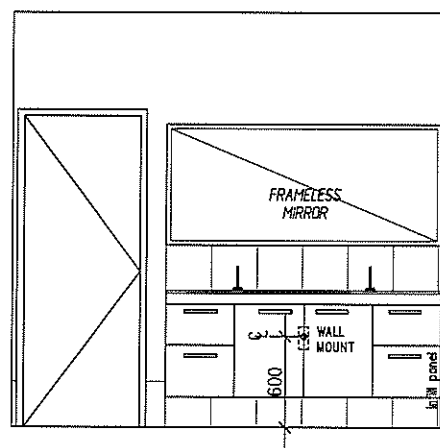
Elevation D-2



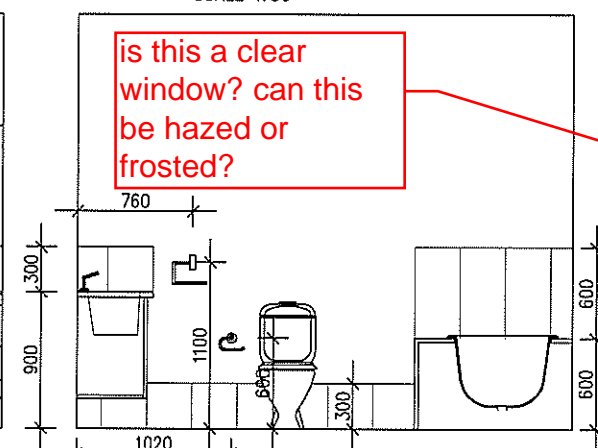
BATH ROOM 1
SCALE 1:50



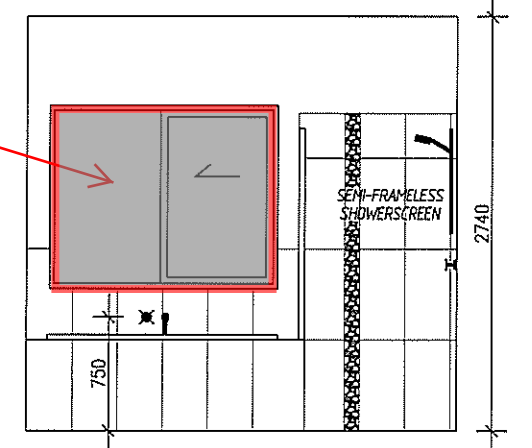
Elevation A



Elevation B



Elevation C



Elevation D

CONSTRUCTION PLAN
30/07/2015

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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