

Lot# 6
DP# 1196932
Area: 1392m²

Lot 6
1420 sq.m.

CONSTRUCTION PLAN
 30/07/2015

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
 fax.4353 8655
 email:buildtech@cci.net.au

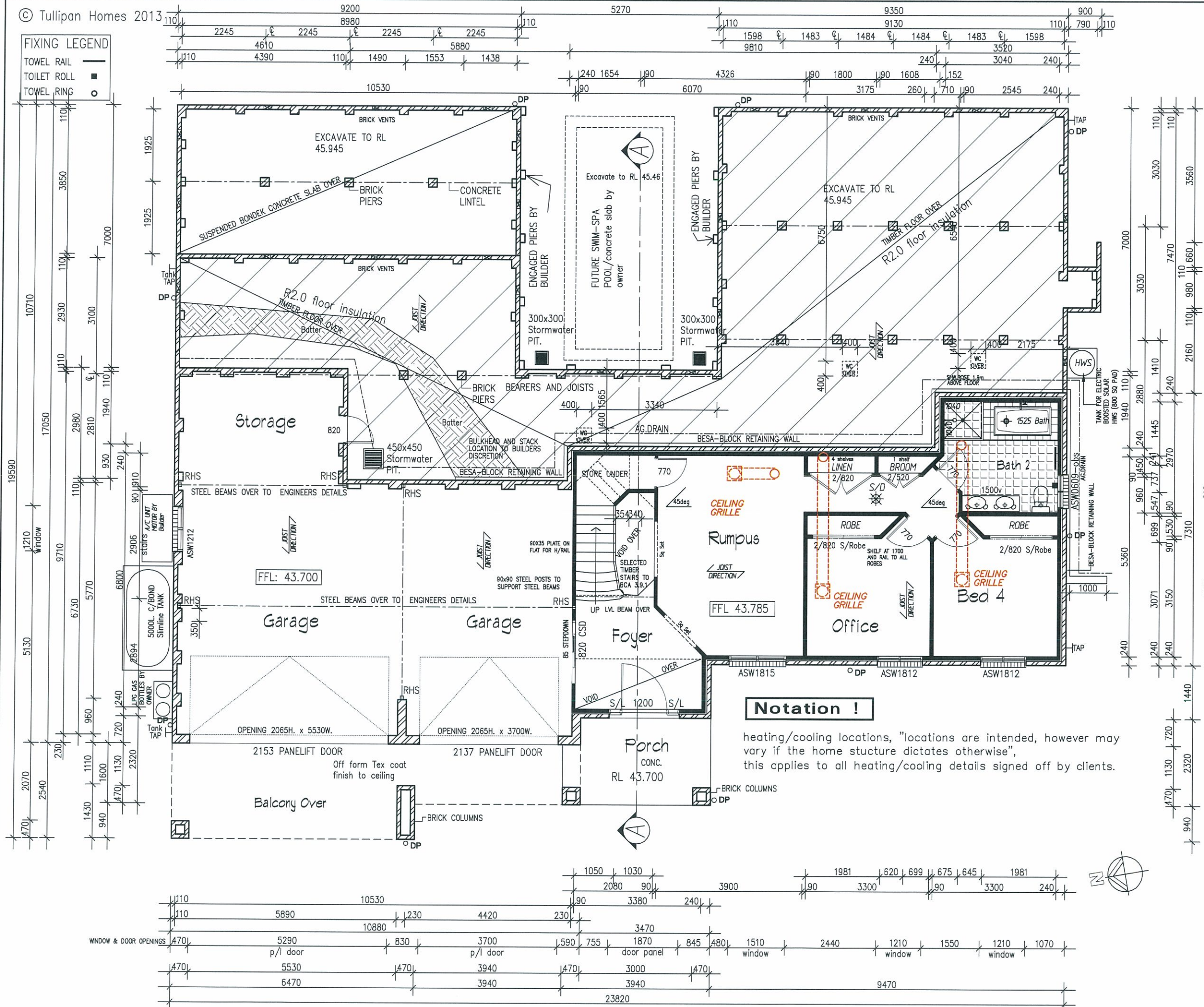
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Suite 18, 1 Reliance Dr
 Tuggerah Business Park
 Tuggerah NSW 2259
 PO Box 5148
 CHITTAWAY BAY NSW 2261

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 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 sq.m
Garage:	89.15 sq.m
Porch:	8.80 sq.m
1st Floor Living:	309.86 sq.m
1st Floor Balcony:	23.49 sq.m
Alfresco:	36.40 sq.m
TOTAL :	555.33 Sq.m
	59.8 Squares

CONSTRUCTION PLAN
 30/07/2015

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



GROUND FLOOR PLAN

SCALE 1:100

plan prepared by

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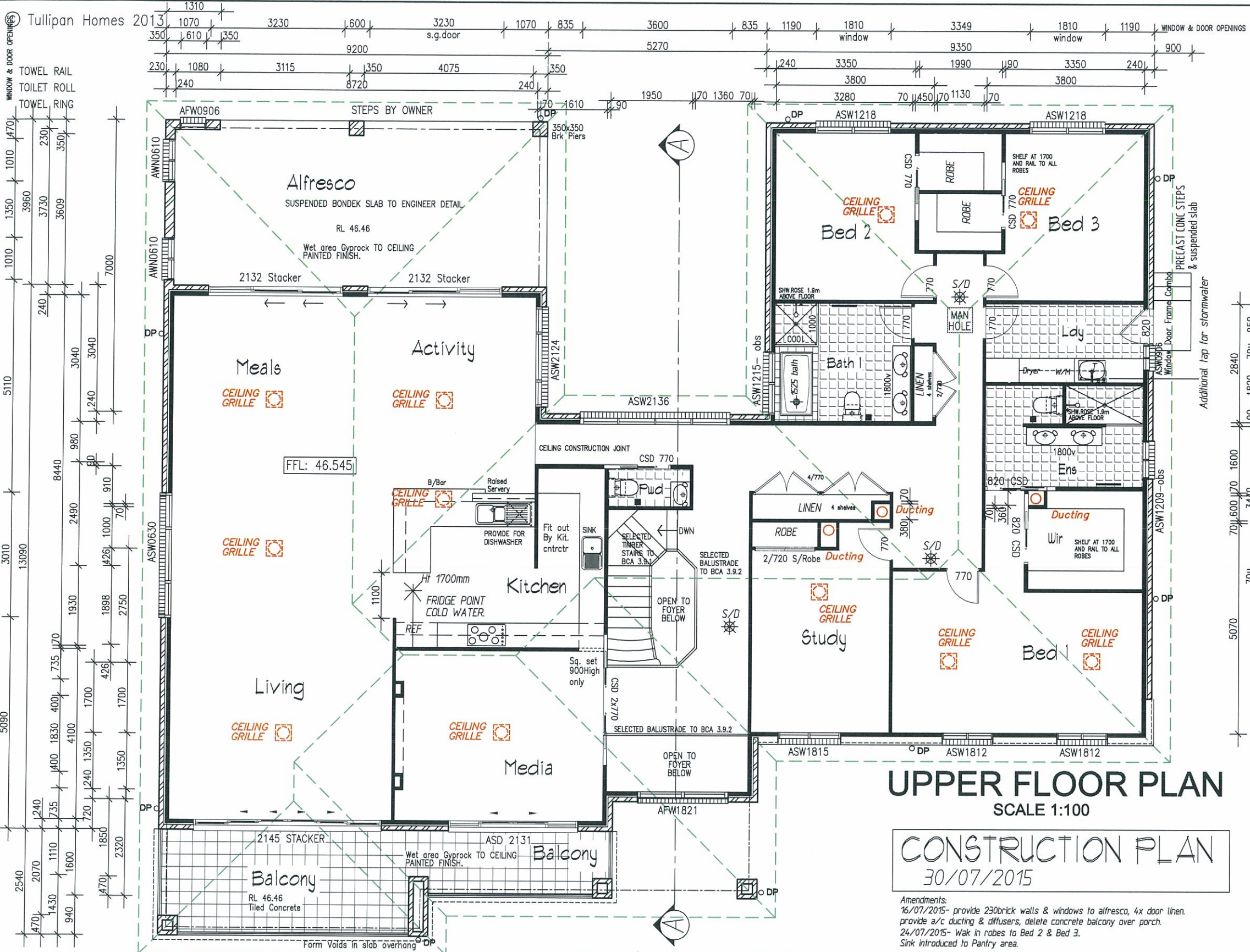
CLIENT	J. & C. MANTILLA	
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LOCATION	24 PADDOCK CLOSE ELERMORE VALE	

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



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 - 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



UPPER FLOOR PLAN SCALE 1:100

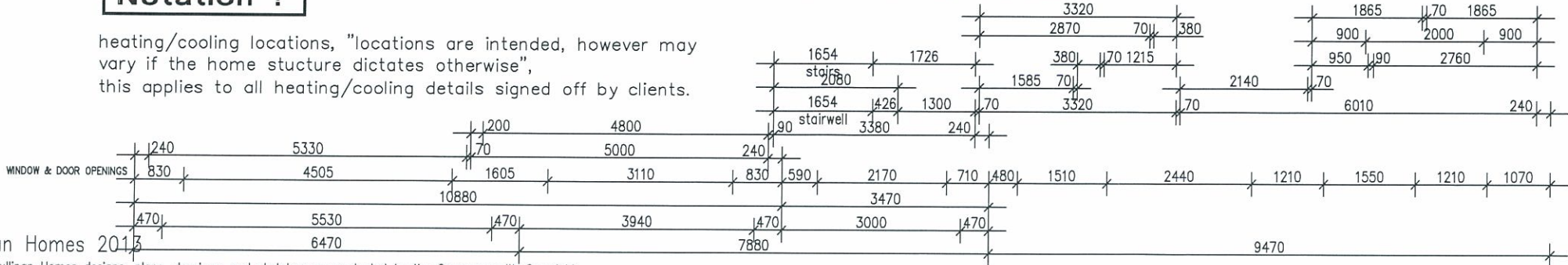
CONSTRUCTION PLAN 30/07/2015

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.

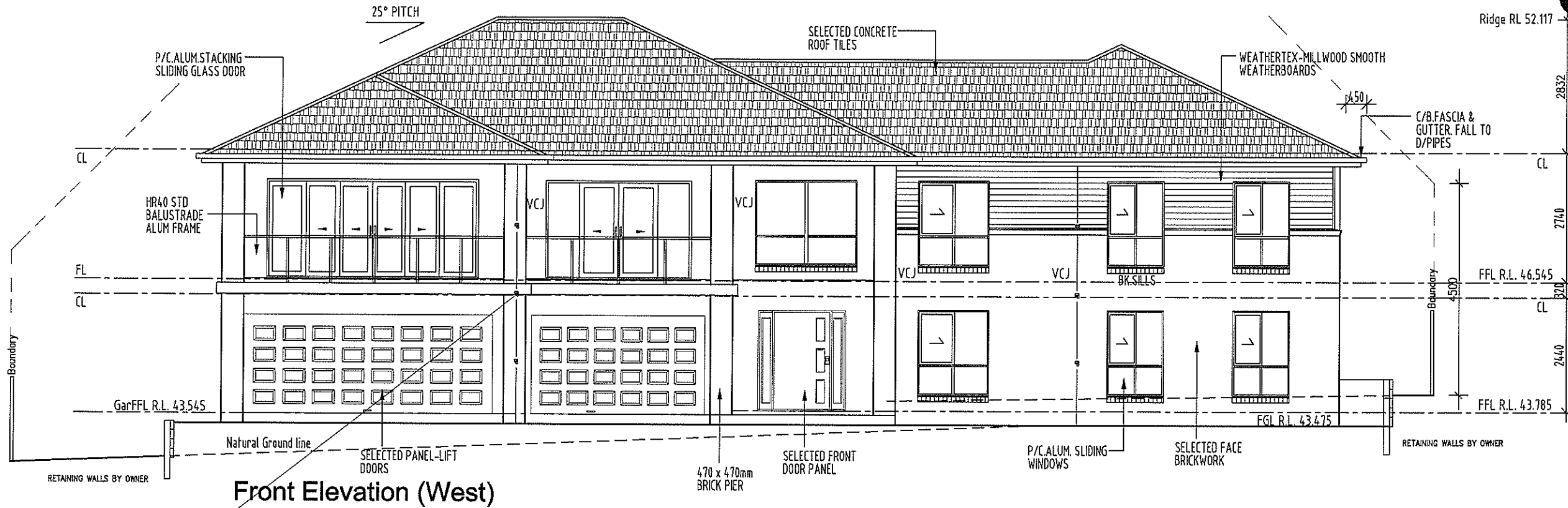
Fascia fixing 300crs



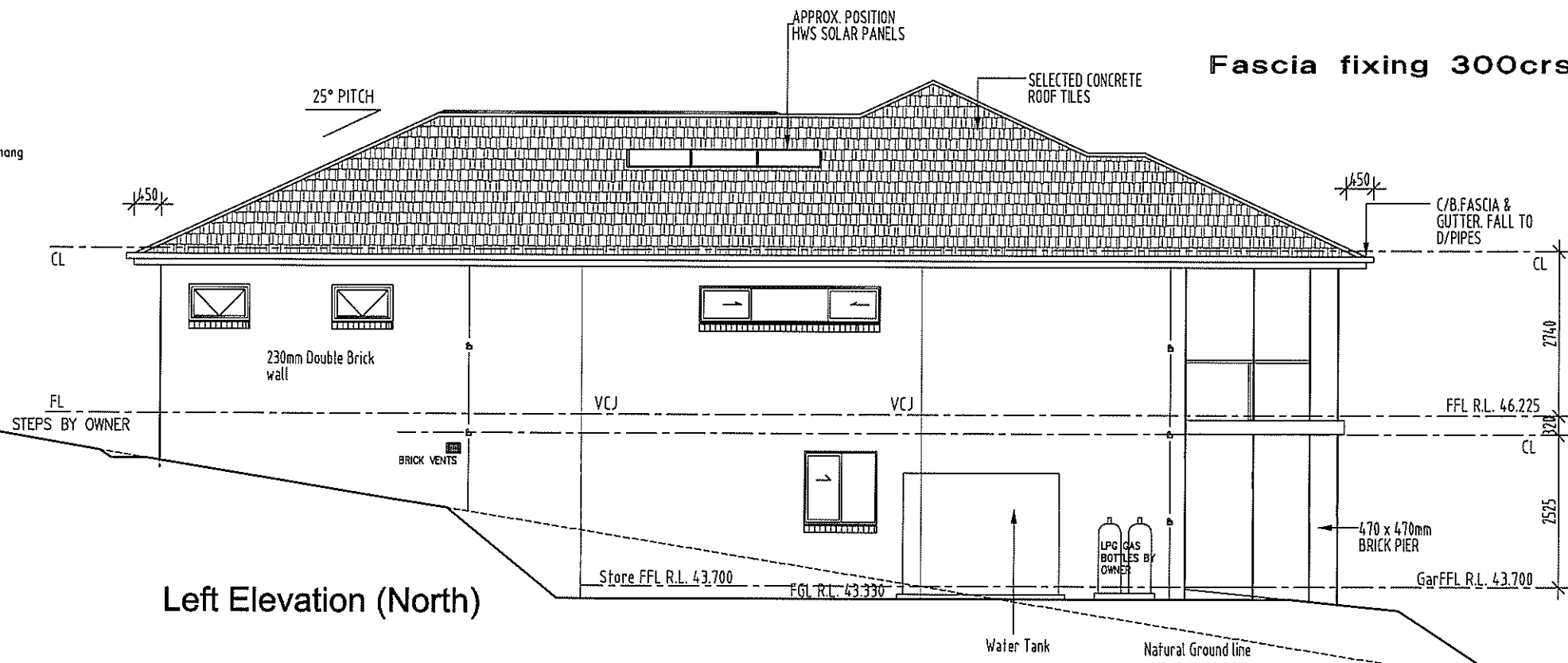
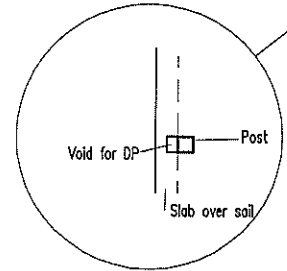
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Front Elevation (West)



Left Elevation (North)

CONSTRUCTION PLAN
30/07/2015

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

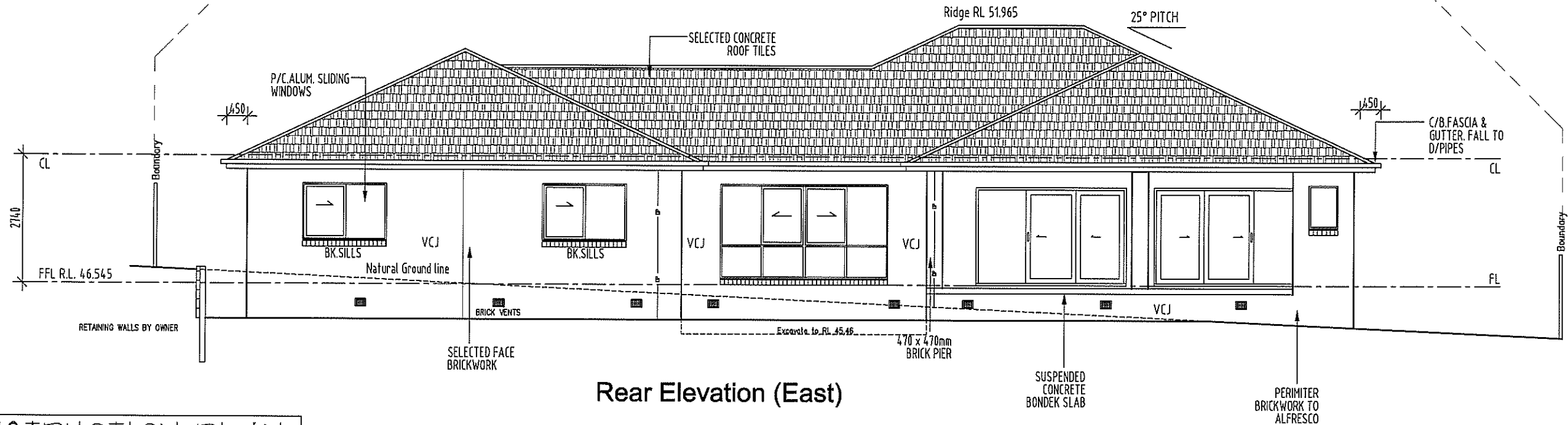
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- Toughened glass must be included to all windows - built to Bal 19/29 reqs.
- Supply & installation of a mesh &/or mineral wool protection to all Ridges / Hips / Valleys & Fascias in accordance with BAL-29.
- Metal fascia to be fixed at 300mm c/c - provide additional trimmers

ELEVATIONS
SCALE 1:100

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Rear Elevation (East)

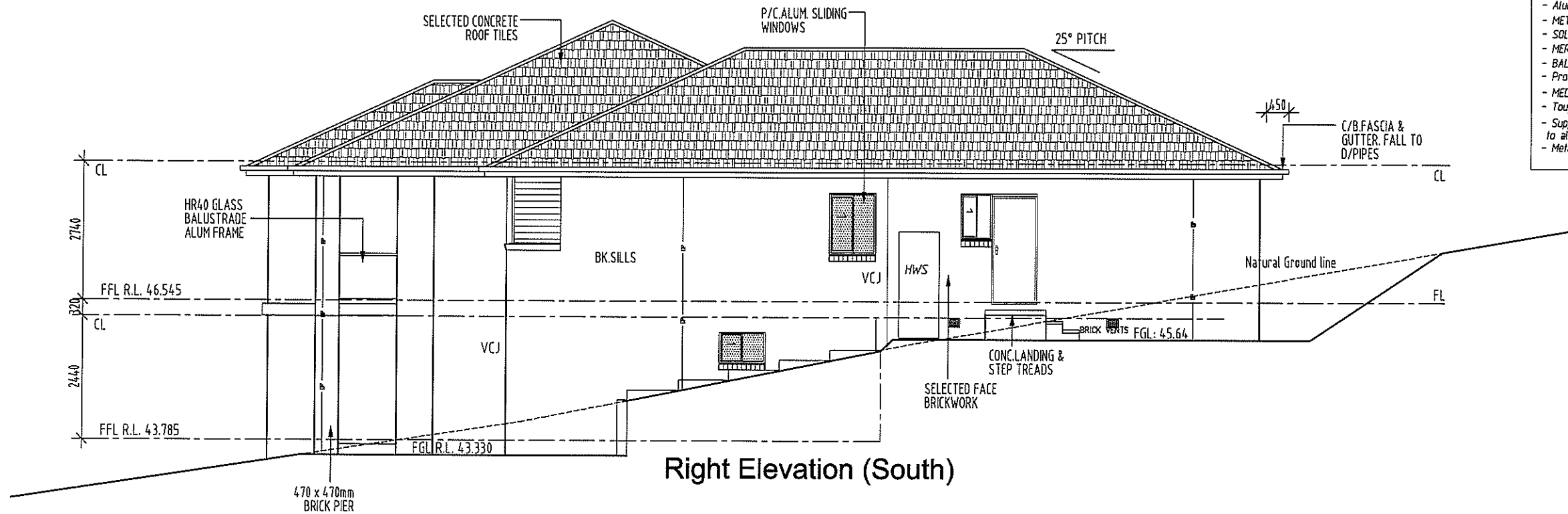
CONSTRUCTION PLAN
30/07/2015

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

Fascia fixing 300crs

NOTE:
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Right Elevation (South)

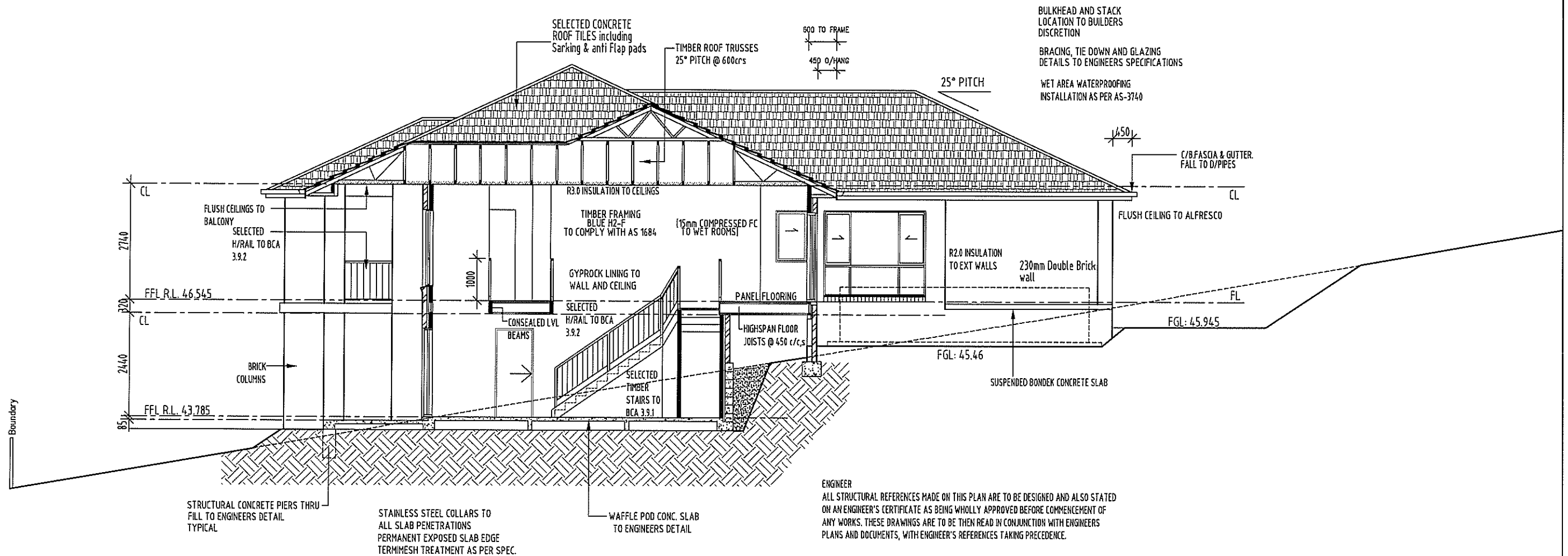
ELEVATIONS
SCALE 1:100

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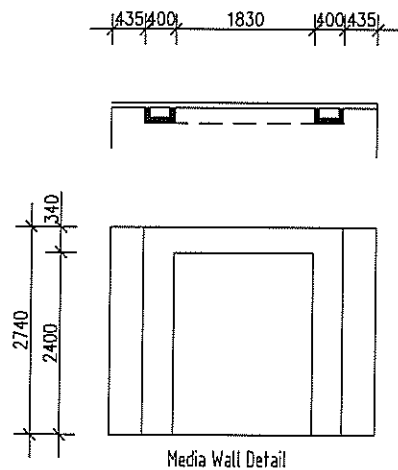
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Fascia fixing 300crs



ENGINEER
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SECTION THRU A-A



Media Wall Detail

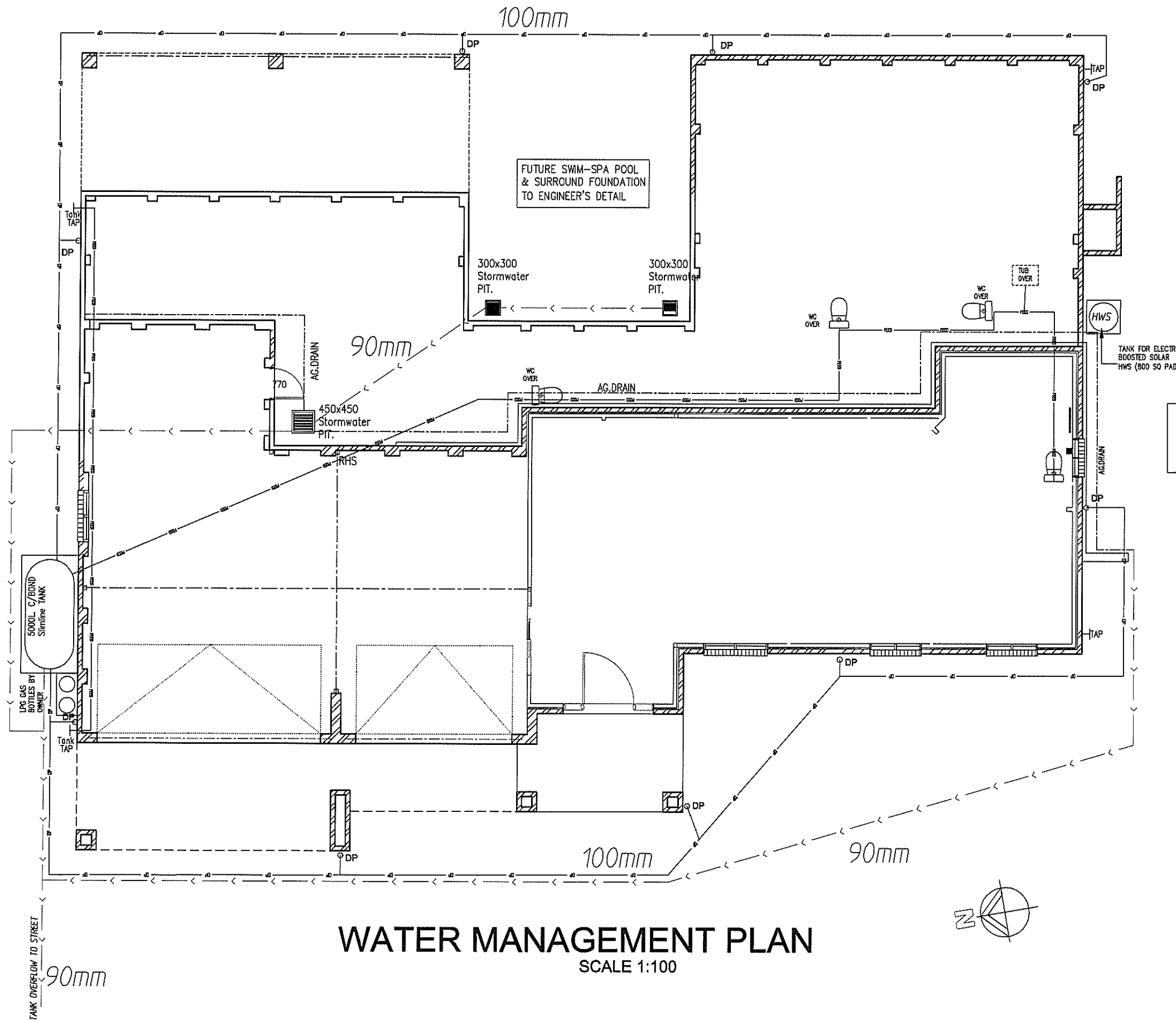
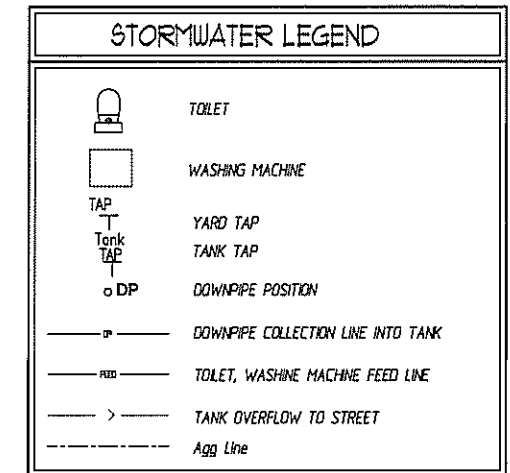
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CONSTRUCTION PLAN
30/07/2015

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

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@ccai.net.au	bda BUILDING DESIGNERS AUSTRALIAVIEW Membership No. 930099	Lic. No. 131446C
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6 of 11	03/02/2015	6269-CP3		
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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

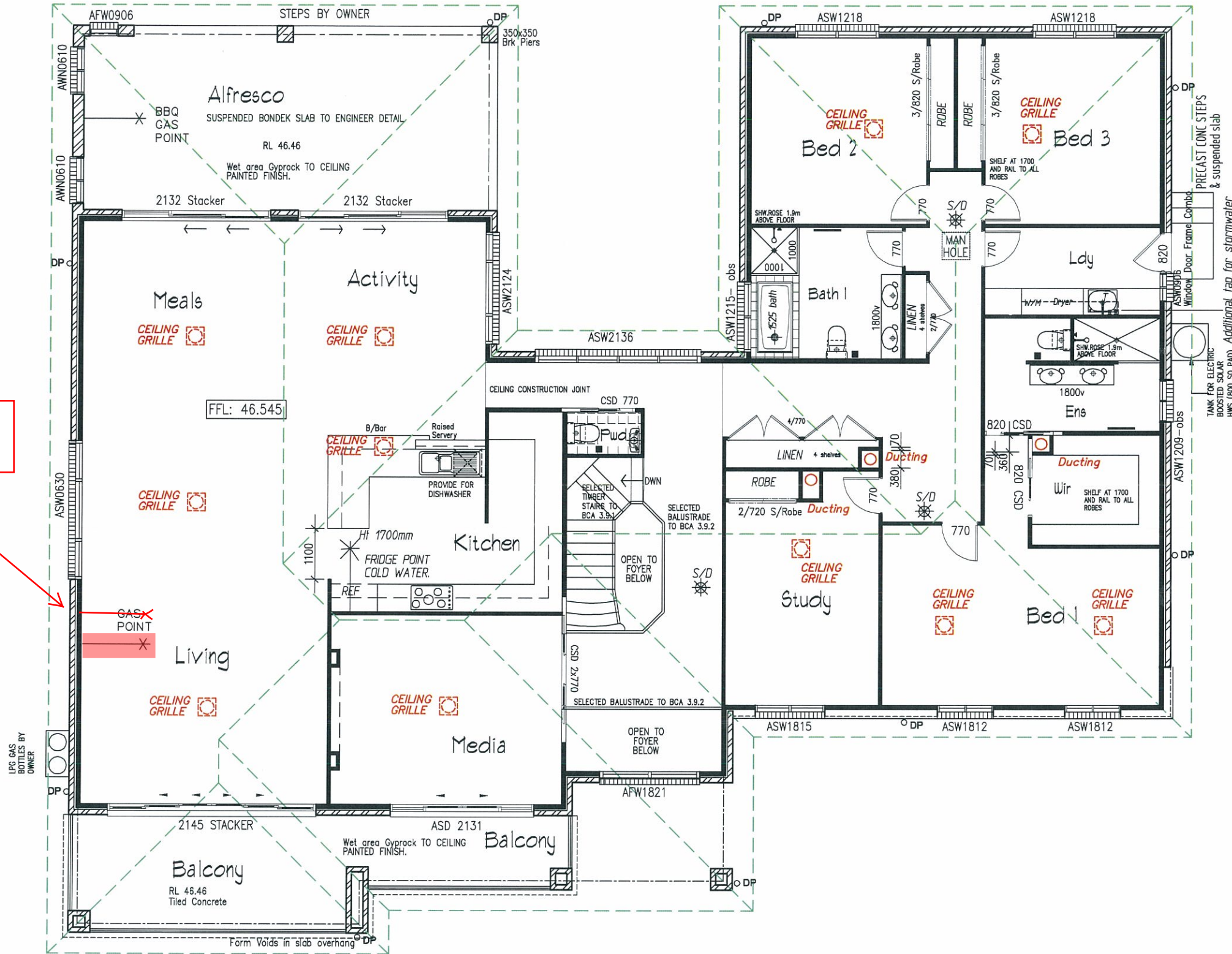
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CLIENT **J. & C. MANTILLA**
JOB **PROPOSED RESIDENCE**
LOCATION **224 PADDOCK CLOSE ELMORE VALE**

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SHEET 7 of 11	DATE 03/02/2015	DWG No. 6269-CP3
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CONSTRUCTION PLAN
30/07/2015

GAS PLAN
SCALE 1:100

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
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SHEET	DATE	DWG No.
11 of 11	29-07-2013	6269-cp3

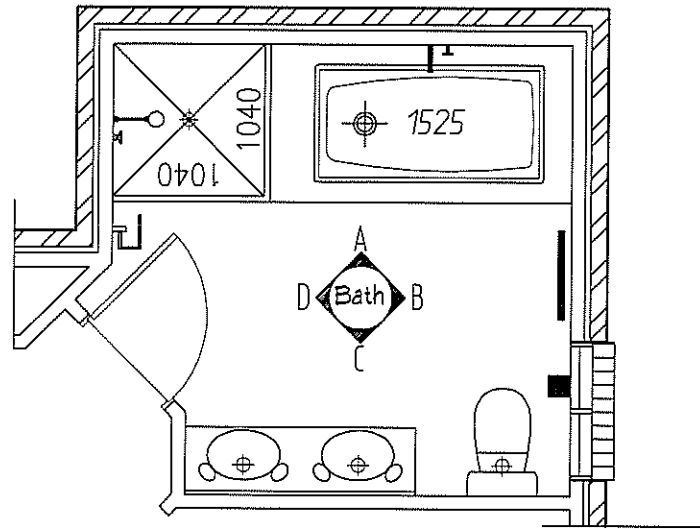
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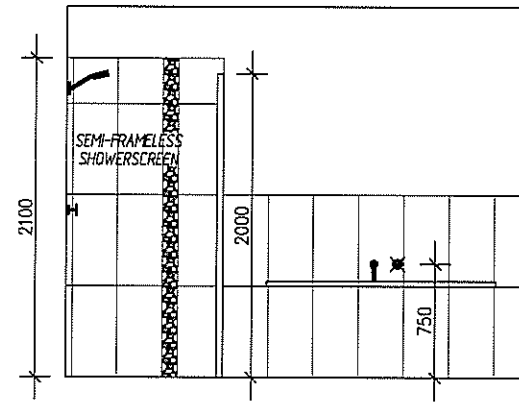
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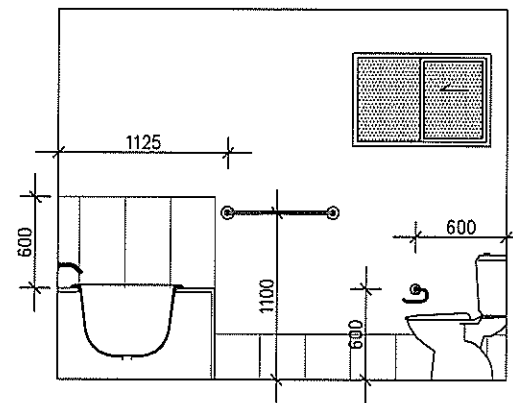
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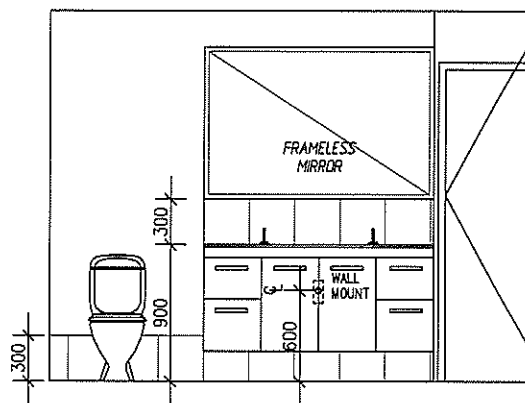
BATH ROOM 2
SCALE 1:50



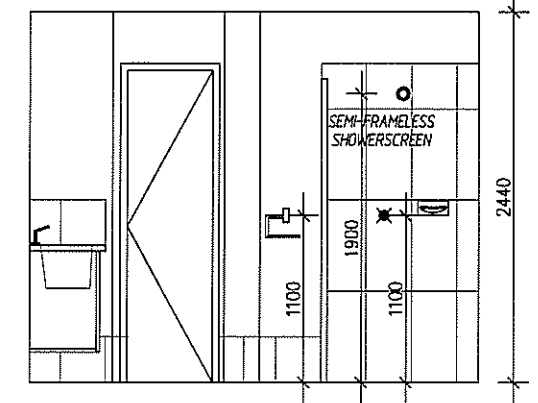
Elevation A



Elevation B

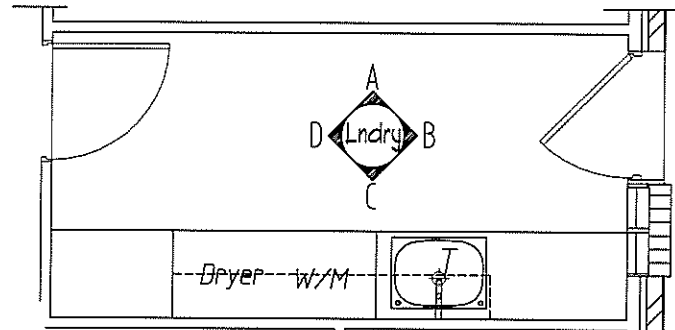


Elevation C

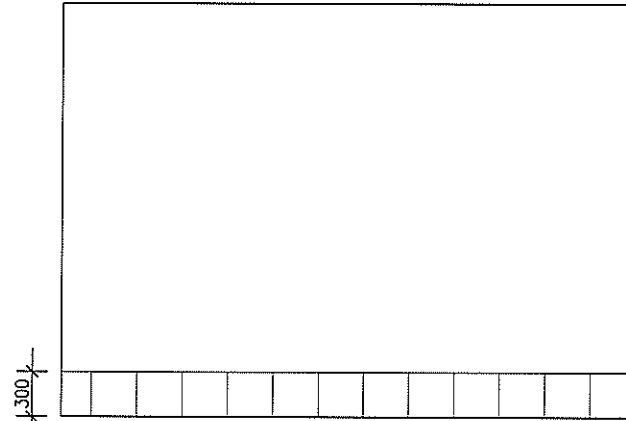


Elevation D

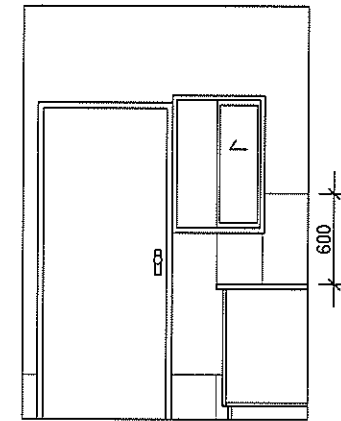
BATH ROOM 2
SCALE 1:50



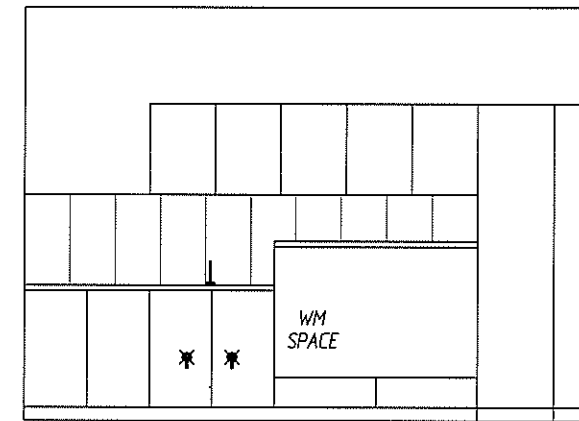
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SCALE 1:50



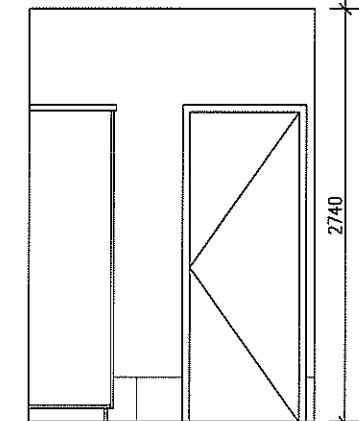
Elevation A



Elevation B

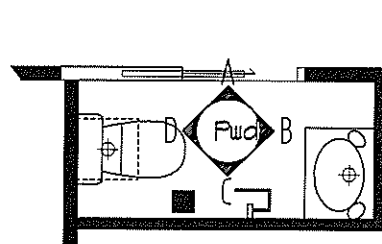


Elevation C

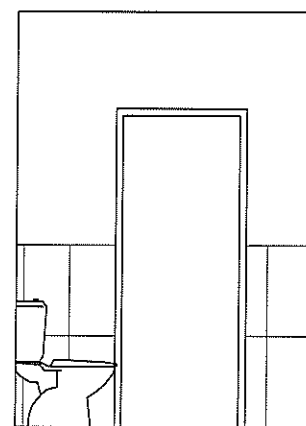


Elevation D

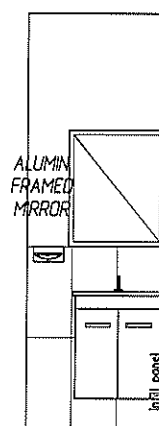
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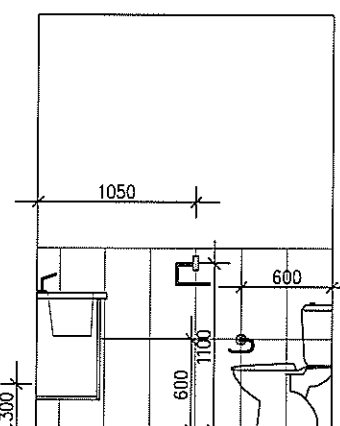
Pwd Rm
SCALE 1:50



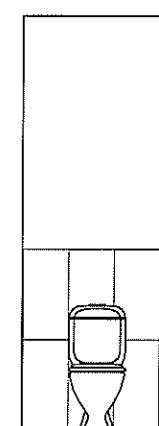
Elevation A



Elevation B



Elevation C



Elevation D

WC.
SCALE 1:50

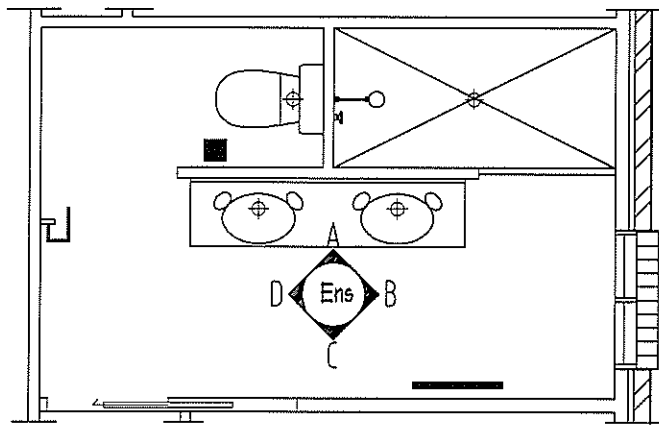
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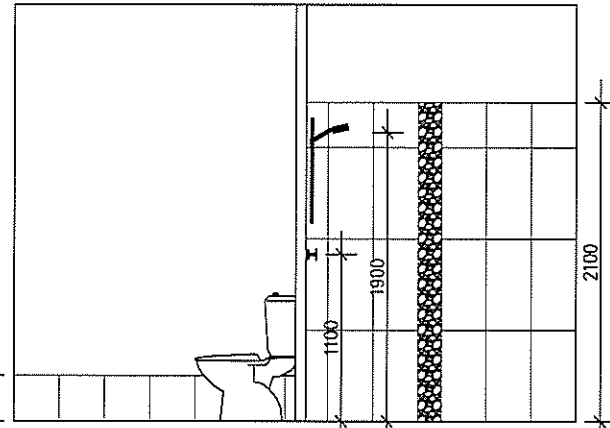
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Membership No. 930099

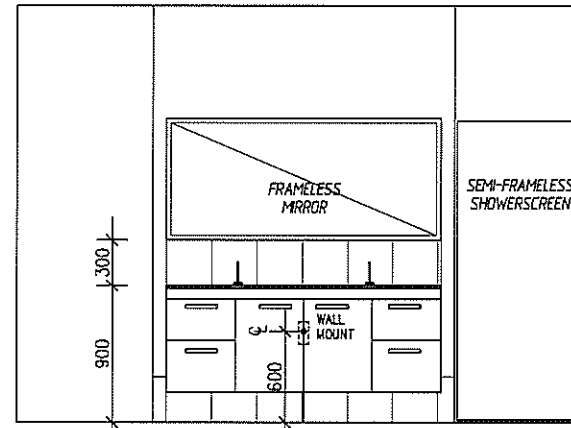
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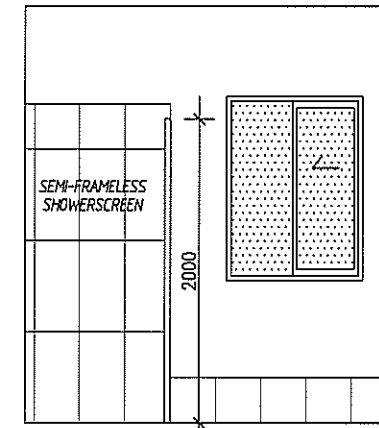
ENSUITE
SCALE 1:50



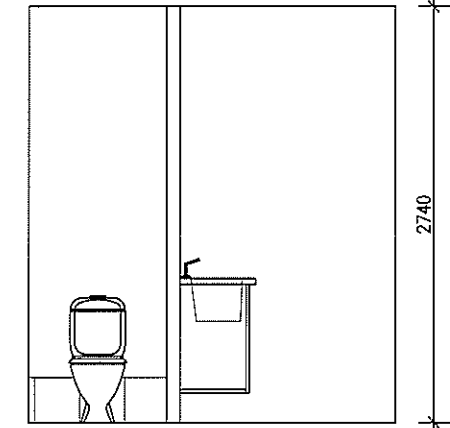
Elevation A



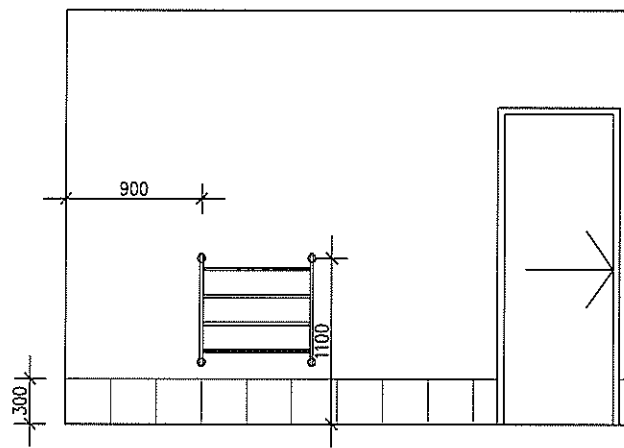
Elevation A-2



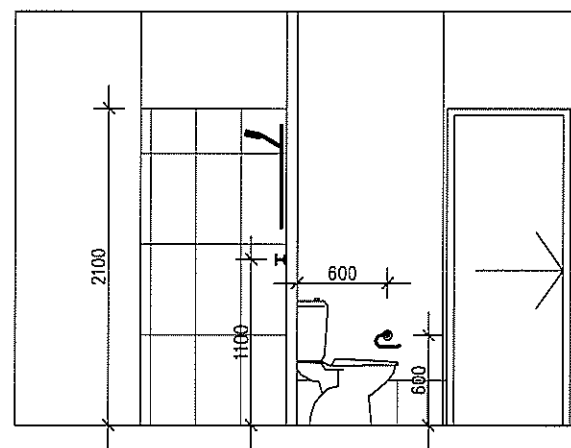
Elevation B



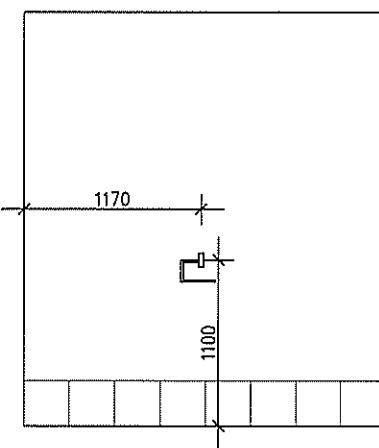
Elevation B-2



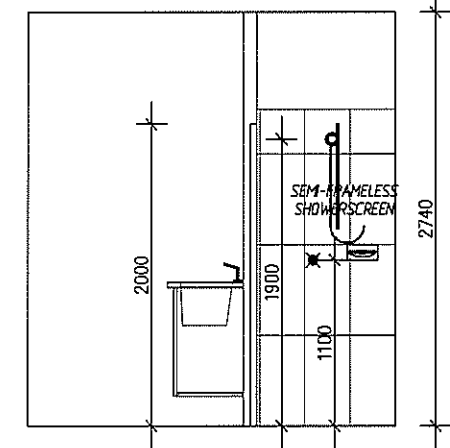
Elevation C



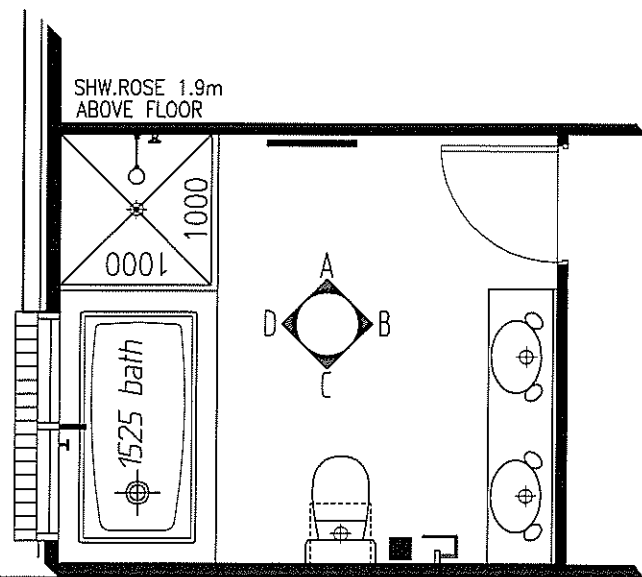
Elevation C-2



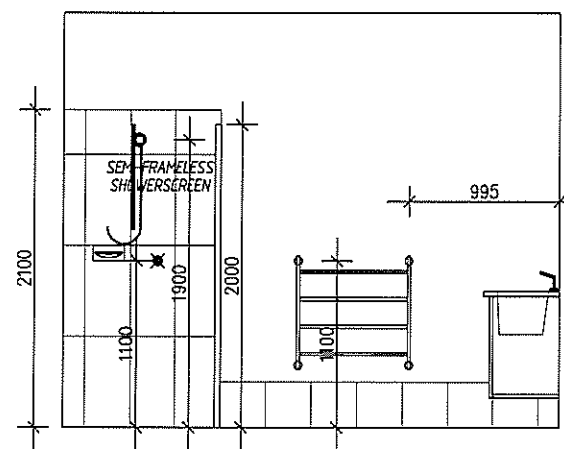
Elevation D



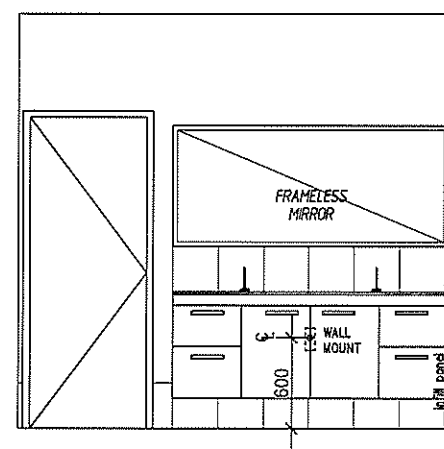
Elevation D-2



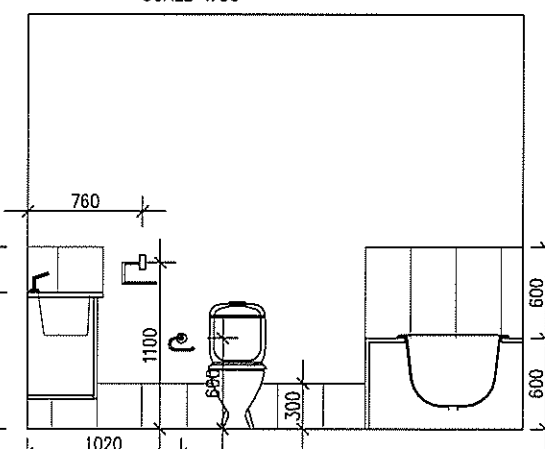
BATH ROOM 1
SCALE 1:50



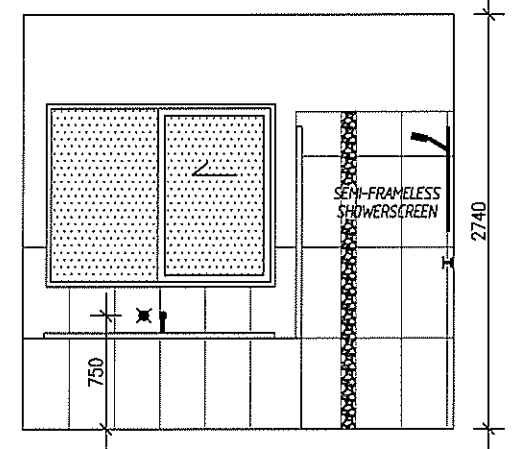
Elevation A



Elevation B



Elevation C



Elevation D

BATH ROOM 1
SCALE 1:50

CONSTRUCTION PLAN
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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