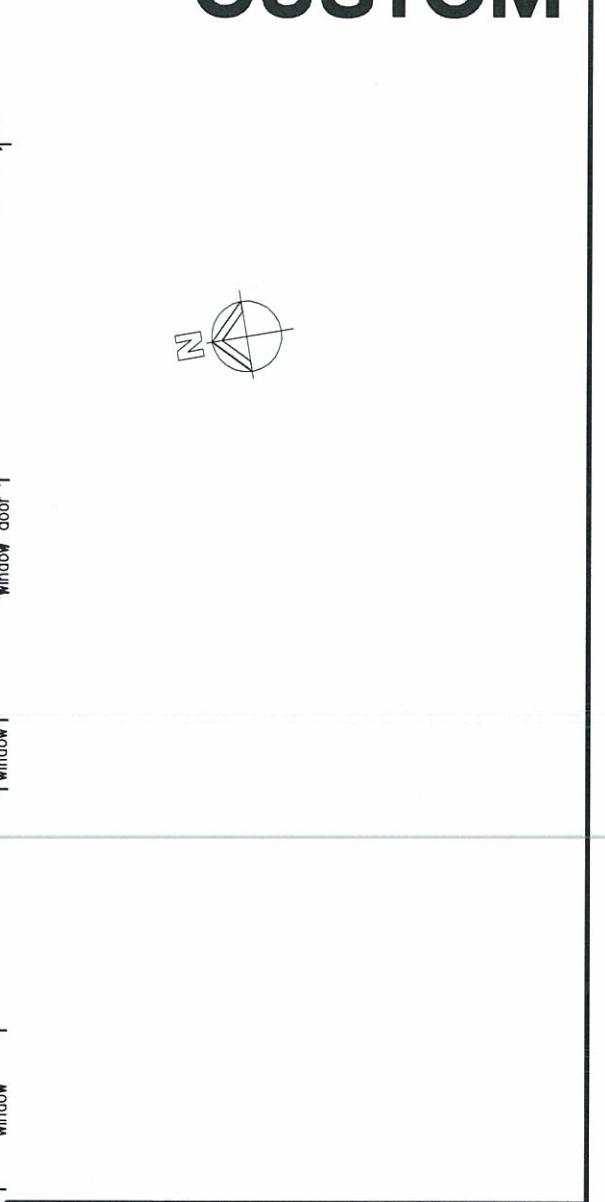
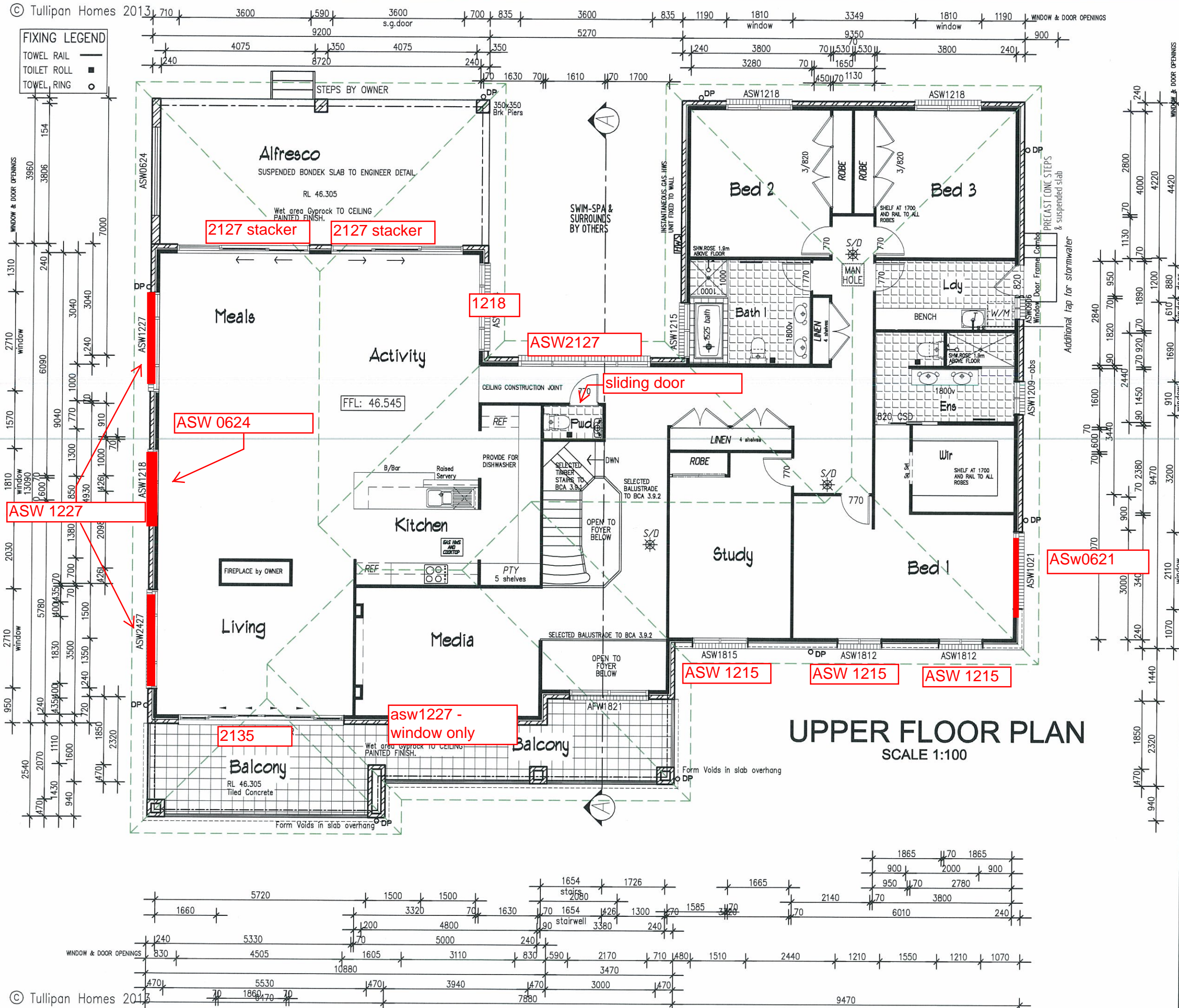


FIXING LEGEND

TOWEL RAIL	—
TOILET ROLL	■
TOWEL RING	○



UPPER FLOOR PLAN

SCALE 1:100

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

bda BUILDING DESIGNERS AUSTRALIANS
Membership No. 930099

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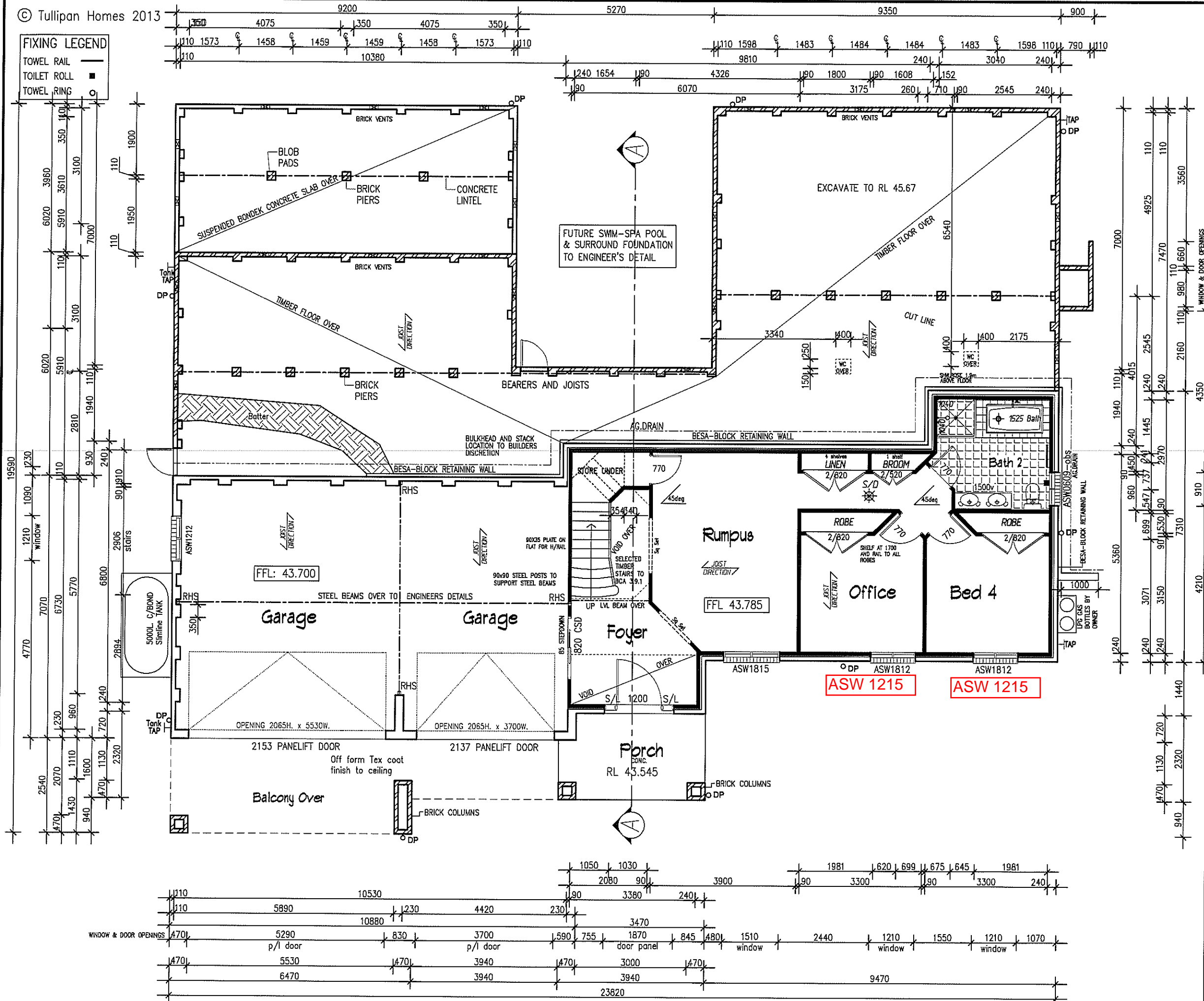
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PH 02 4353 8644 Suite 18, 1 Reliance Dr
FAX 02 4353 8655 Tuggerah Business Park
Tuggerah NSW 2259
www.tullipanhomes.com.au PO Box 5148
www.spitlevelhomes.com.au CHITTAWAY BAY NSW 2261

CLIENT	J. & C. MANTILLA
JOB	PROPOSED RESIDENCE
LOCATION	Lot 6 PADDOCK CLOSE ELMORE VALE

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
3 of 11	26.08.2014	6269-WD3

FIXING LEGEND

TOWEL RAIL	—
TOILET ROLL	■
TOWEL RING	○



AREAS:

Grd Flr Living:	87.63 sq.m
Garage:	75.40 sq.m
Porch:	8.80 sq.m
1st Floor Living:	309.86 sq.m
1st Floor Balcony:	31.54 sq.m
Alfresco:	36.40 sq.m
TOTAL :	549.63 Sq.m
	59.2 Squares

plan prepared by

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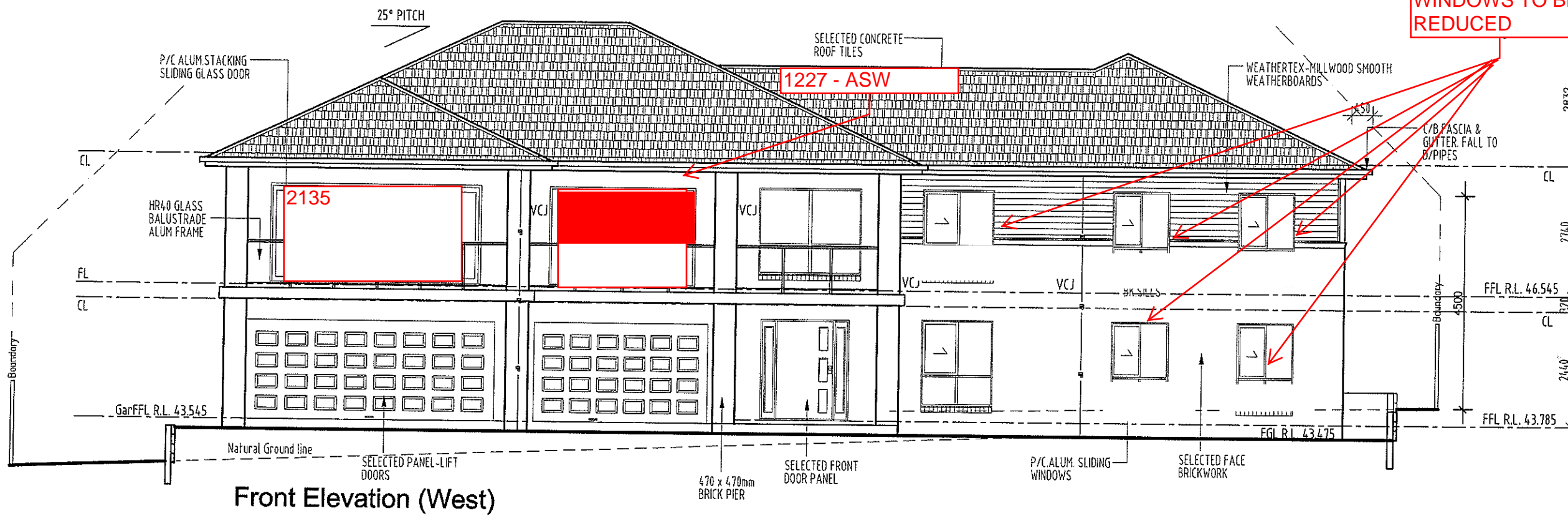
PO Box 5148
CHITTAWAY BAY NSW 2261

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LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE

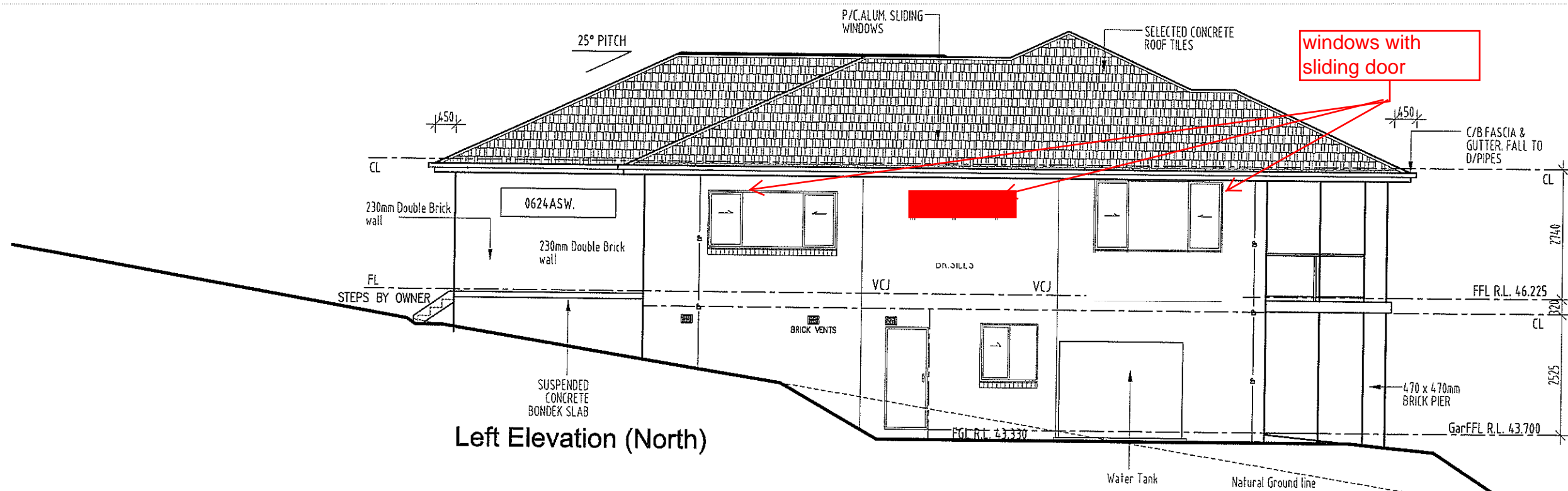
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SHEET	DATE	DWG No.
2 of 11	26.08.2014	6269-WD3

GROUND FLOOR PLAN

SCALE 1:100



Front Elevation (West)



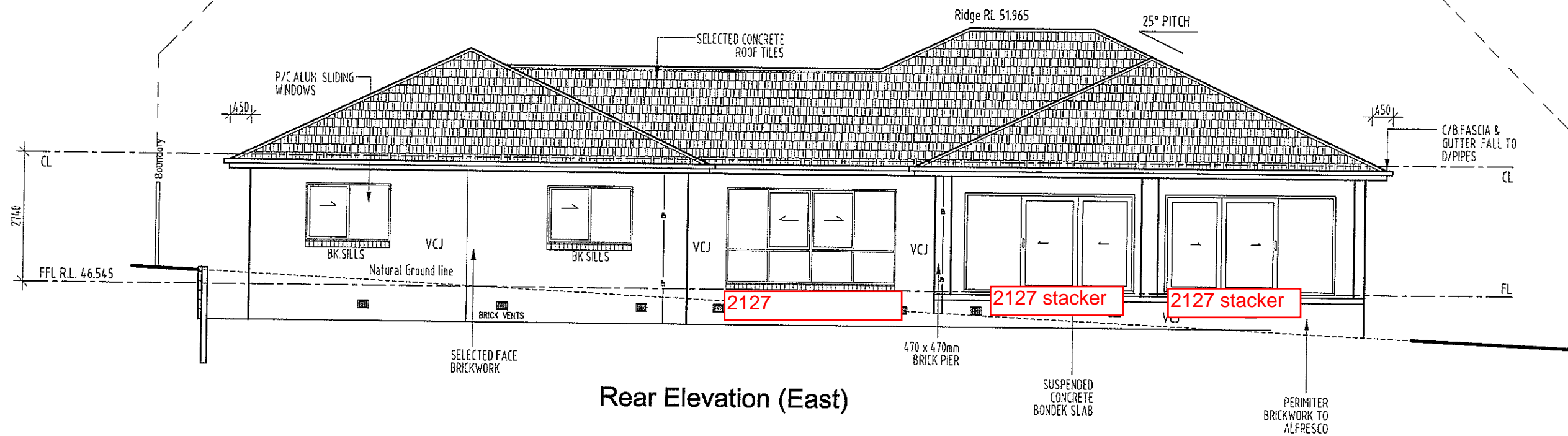
Left Elevation (North)

ELEVATIONS
SCALE 1:100

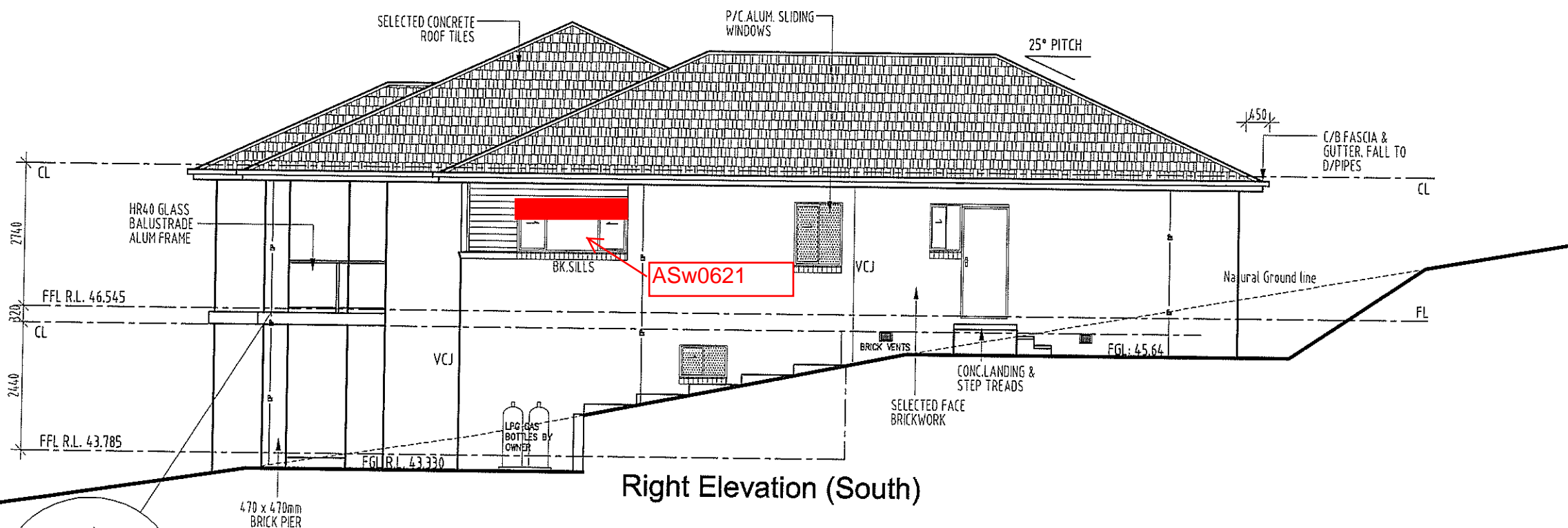
CLIENT	J. & C. MANTILLA	
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SHEET	DATE	DWG No.
4 of 11	26.08.2014	6269-WD3

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Suite 18 - No.1 RELIANCE DRIVE,
TUGGERAH N.S.W.2259
ph.4351 8988
fax.4353 8555
email:buildtech@cccl.net.au
bda BUILDING DESIGNERS AUSTRALIA NSW
Membership No. 930099

TULLIPAN HOMES PTY LTD
Lic. No. 1314460
PH 02 4353 8644
FAX 02 4353 8655
www.tullipanhomes.com.au
www.splitlevelhomes.com.au
Suite 18, 1 Reliance Dr
Tuggerah Business Park
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CHITTAWAY BAY NSW 2261



Rear Elevation (East)



Right Elevation (South)

ELEVATIONS

SCALE 1:100

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
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SHEET	DATE	DWG No.
5 of 11	26.08.2014	6269-WD3

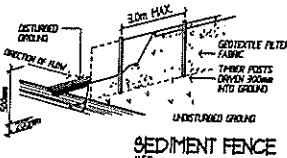
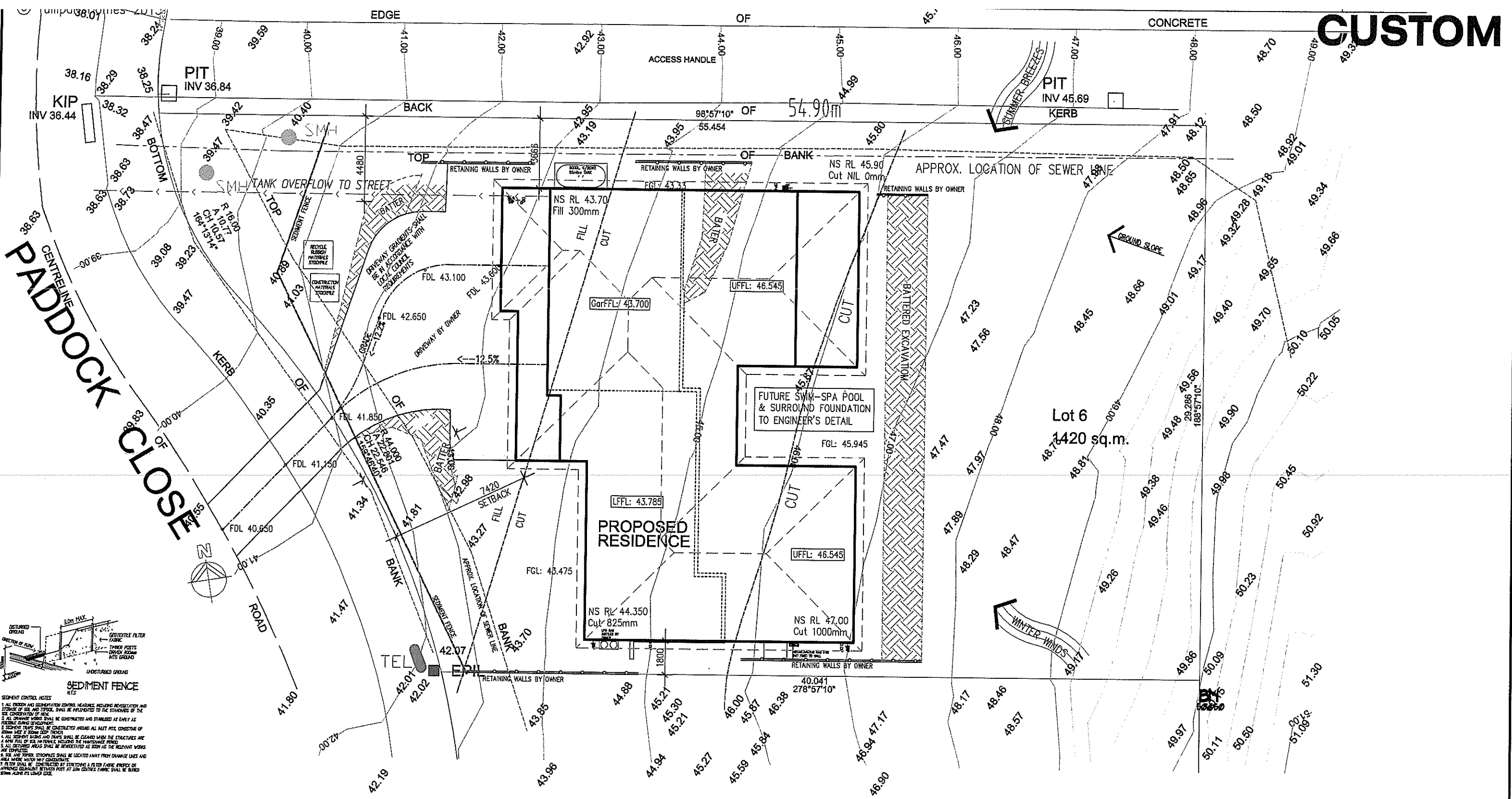
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 TUGGERAH N.S.W.2259
 ph.4351 8988
 fax.4353 8655
 email:buildtech@cccl.net.au

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Lic. No. 131446C

PH 02 4353 8644
 FAX 02 4353 8655
 www.tullipanhomes.com.au
 www.spituevalhomes.com.au

Suite 18, 1 Reliance Dr
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 PO Box 5148
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- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING VEGETATION AND STABILISATION OF SLOPES AND TYPICAL SHALL BE IMPLEMENTED TO THE SATISFACTION OF THE SITE SUPERVISOR.
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL EXISTING CONDUITS OF DRAINAGE WORKS TO BE MAINTAINED THROUGHOUT.
 4. ALL SEDIMENT BARRIERS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE AROUND THEM OF ALL DEBRIS INCLUDING THE HANDOVER PERIOD.
 5. ALL OUTCROPPED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SIZE AND SPACING STRUCTURES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WINDY OR SANDY CONDITIONS.
 7. FILTER SHALL BE CONTROLLED BY STRUCTURES A FILTER FABRIC BARRIER OF APPROVED QUALITY BETWEEN POST AT 200 CENTRES FABRIC SHALL BE BARRIED WITH 4000mm PE LINED PIPE.

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	
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1 of 11	26.08.2014	6269-WD3

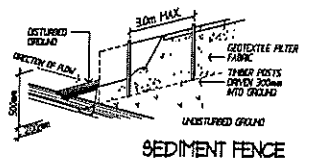
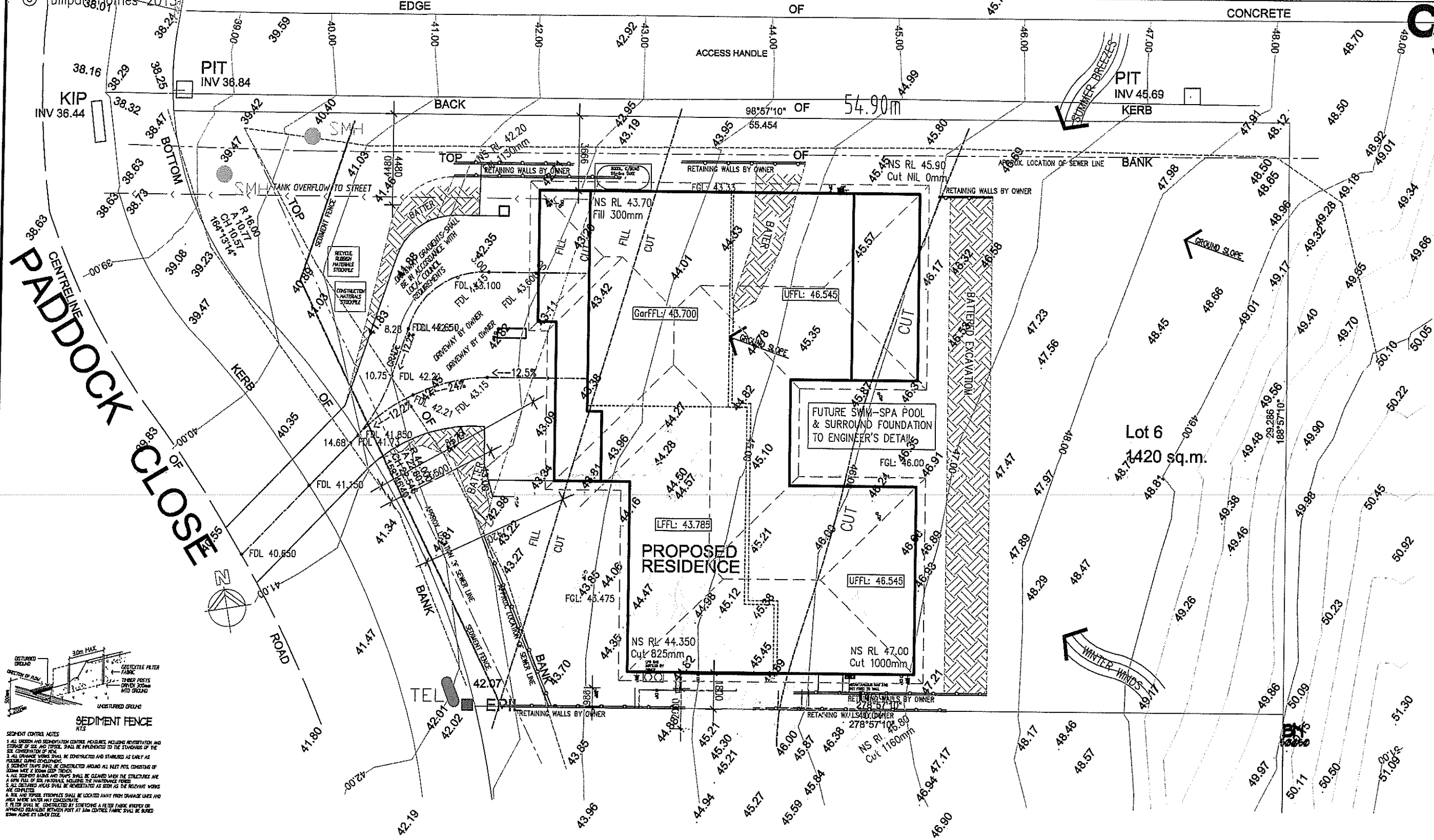
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 Suite 18 - No.1 RELIANCE DRIVE,
 TUGGERAH N.S.W.2259
 ph.4351 8988
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 email:buildtech@cci.net.au

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Lic. No. 131446C

PH 02 4353 8644 Suite 18, 1 Reliance Dr
 FAX 02 4353 8655 Tuggerah Business Park
 Tuggerah NSW 2259
 www.tullipanhomes.com.au PO Box 5148
 www.spiritlavalhomes.com.au CHITTAWAY BAY NSW 2261



- SEDIMENT CONTROL NOTES**
1. ALL DRAINAGE AND SEDIMENTATION CONTROL MEASURES, INCLUDING INSTALLATION AND STORAGE OF SUE AND TRENCH, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SEE CONSTRUCTION OF SUE.
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL SUE PITS, CONSISTING OF SUE AND A SEDIMENT TRAP.
 4. ALL SEDIMENT TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A SIGN FULL OF SOL MATERIALS, INCLUDING THE MAINTENANCE PAPER.
 5. ALL SEDIMENT TRAPS SHALL BE RECHECKED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SUE AND TRENCH STRUCTURES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
 7. FILTER SHALL BE CONSTRUCTED BY INSTALLING A FILTER FABRIC MESH OR APPROVED EQUIVALENT BETWEEN POSTS AT 500mm CENTRE TO BE BURIED 200mm ABOVE THE UNDERLIE.

SCALE 1:200

SITE PLAN - TREES TO BE REMOVED / RETAINED

ALL TREES WITHIN 10M OF PROPOSED BUILDING TO BE REMOVED.

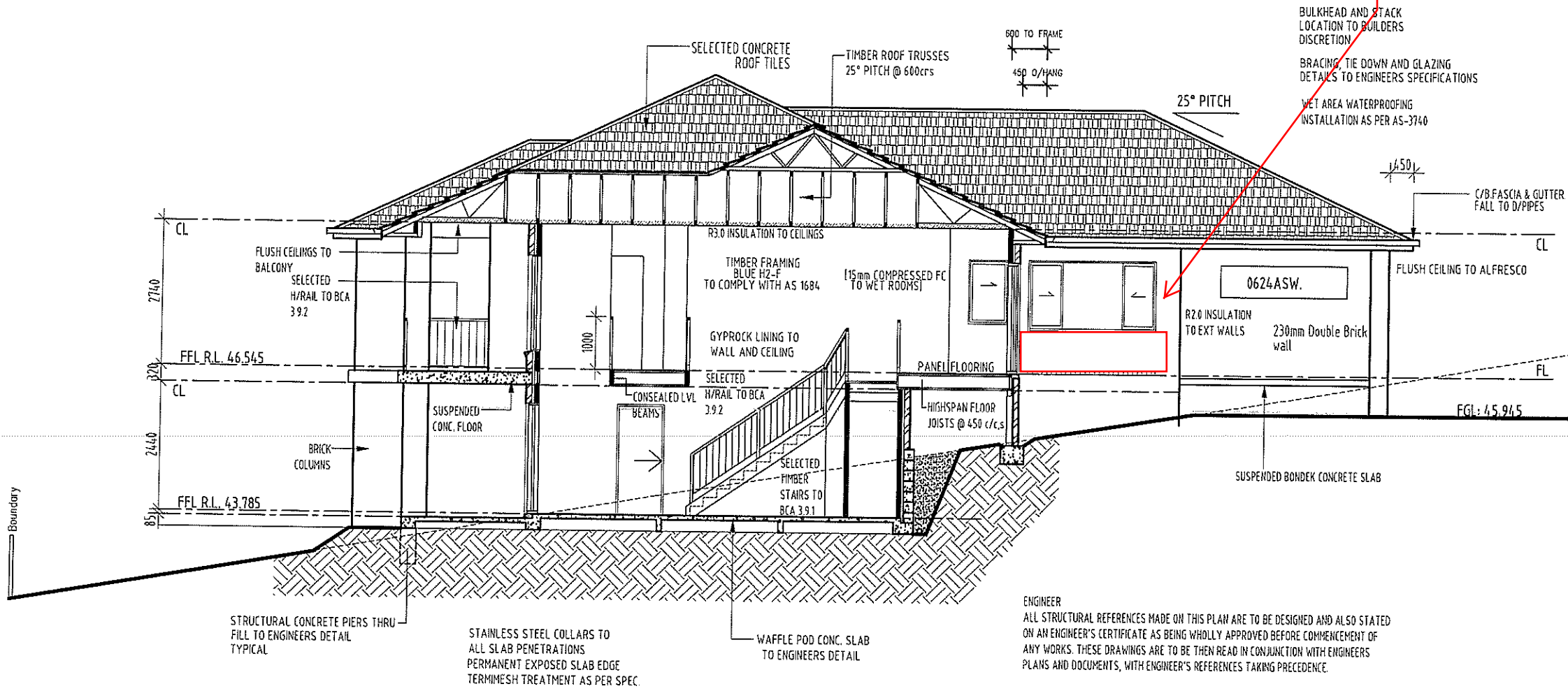
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SHEET	DATE	DWG No.
1 of 11	26.08.2014	6269-WD3

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 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 973
 Suite 18 - No.1 RELIANCE DRIVE,
 TUGGERAH N.S.W.2259
 ph.4351 8988
 fax.4353 8655
 email:buildtech@cel.net.au

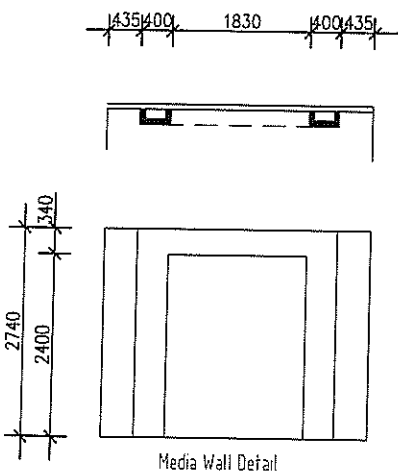
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 Lic. No. 1314460
 PH 02 4353 8644
 FAX 02 4353 8655
 Suite 18, 1 Reliance Dr
 Tuggerah Business Park
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can we do window only



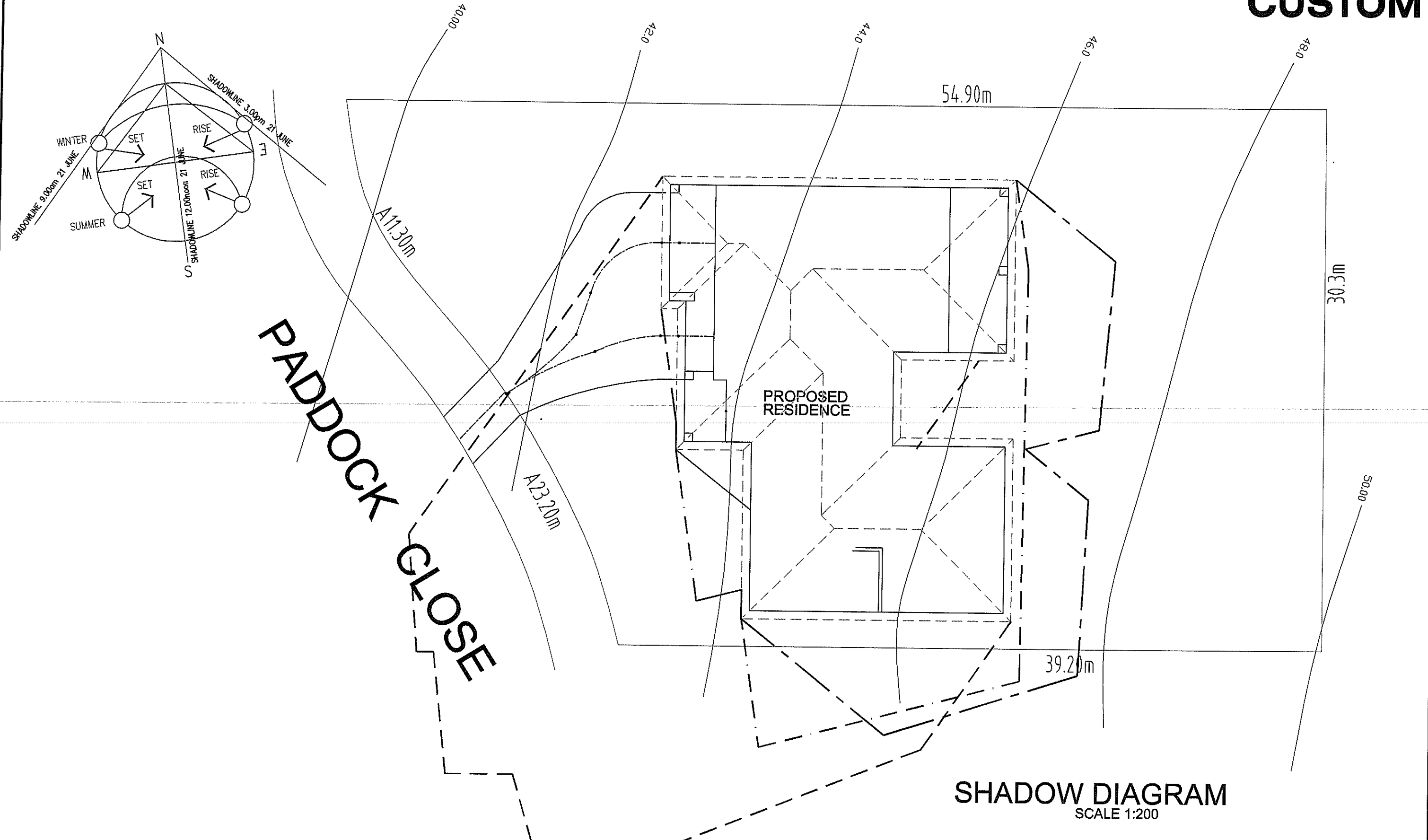
ENGINEER
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SECTION THRU A-A

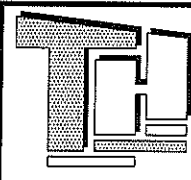


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CLIENT	J. & C. MANTILLA	plan prepared by	BUILDTECH DESIGN & DEVELOPMENT	TULLIPAN HOMES PTY LTD	
JOB	PROPOSED RESIDENCE	ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979			
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	Suite 18 - No.1 RELIANCE DRIVE, TUGGERAH N.S.W.2259 ph.4351 8988 fax.4353 8655 email:buildtech@cccl.net.au	BUILDING DESIGNERS AUSTRALIA NSW Membership No. 930099	Lic. No. 131446C PH 02 4353 8644 FAX 02 4353 8655 www.tullipanhomes.com.au www.spitlevelhomes.com.au	
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SHADOW DIAGRAM
SCALE 1:200

CLIENT J. & C. MANTILLA JOB PROPOSED RESIDENCE LOCATION Lot 6 PADDOCK CLOSE ELERMORE VALE		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@ccci.net.au		 TULLIPAN HOMES PTY LTD Lic. No. 1314460 PH 02 4353 8644 FAX 02 4353 8655 Suite 18, 1 Reliance Dr Tuggerah Business Park Tuggerah NSW 2259 www.tullipanhomes.com.au www.spitavalhomes.com.au
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SHEET 8 of 11	DATE 26.08.2014	DWG No. 6269-WD3		