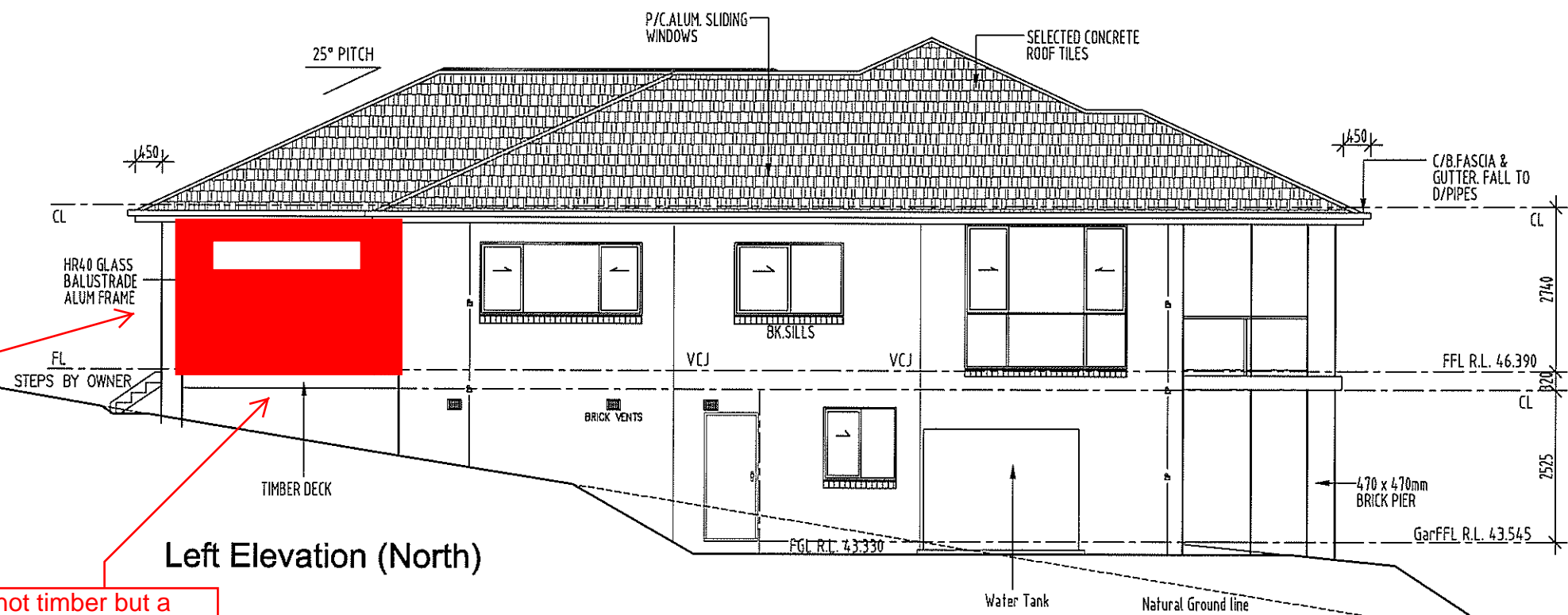


Front Elevation (West)



Left Elevation (North)

side will be close with window on top

not timber but a tiled deck as discussed before

ELEVATIONS

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.	
4 of 11	5/8/2014	6269-WD2	

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BUILDTECH DESIGN & DEVELOPMENT

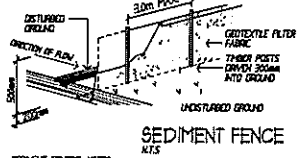
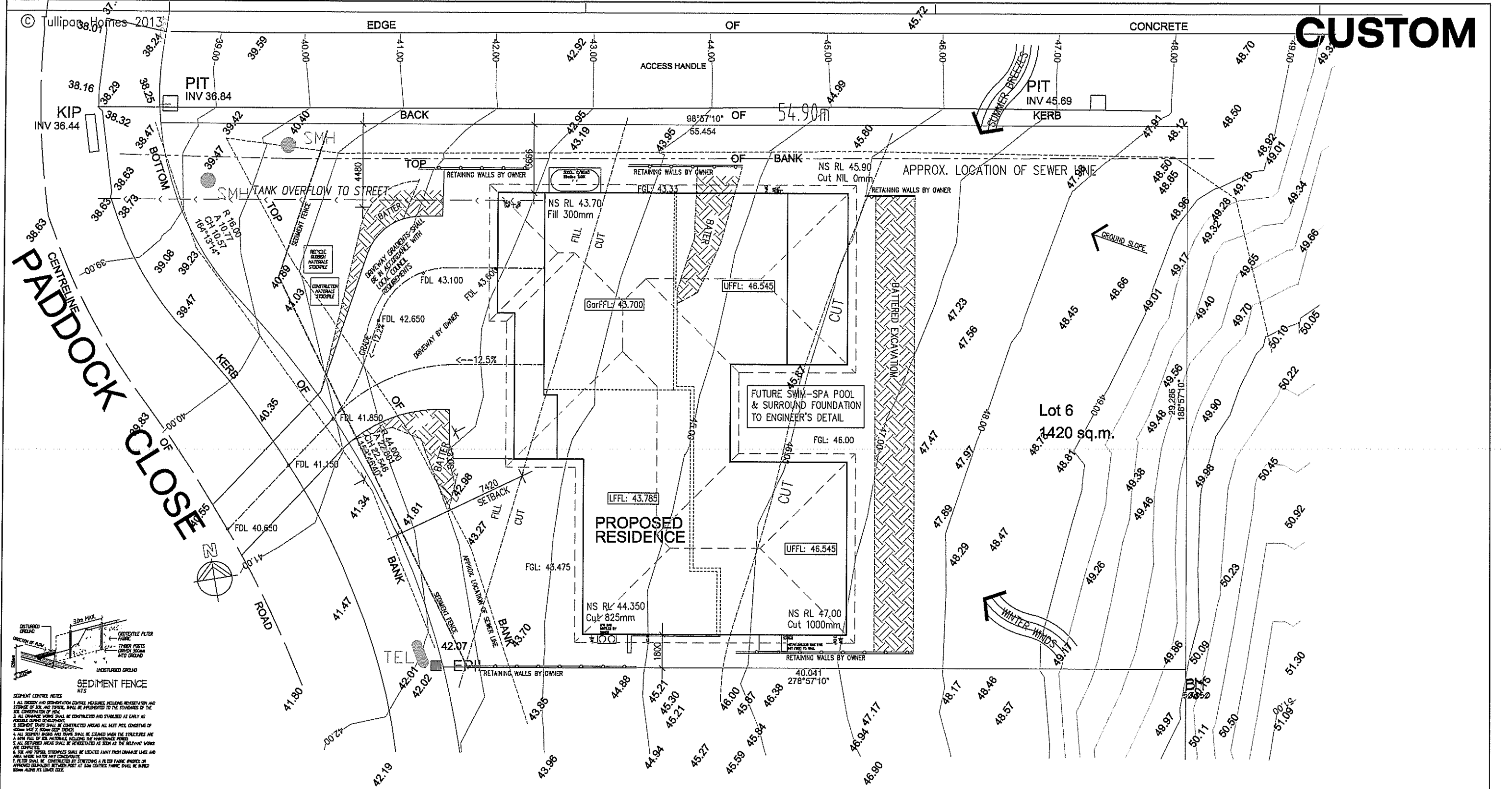
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Membership No. 930099

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SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION ACT.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLY DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL MAINT PITS, CONCRETE OF STORM WATER DRAINAGE TRUNKS.
4. ALL EXPOSED SOILS AND ROCKS SHALL BE CLEANED WHEN THE STRUCTURES ARE A SIGN FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE FENCE.
5. ALL EXPOSED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY ERECTING A FILTER FABRIC PERIODICALLY APPROVED EQUIPMENT BETWEEN POSTS AT 30M CENTRES. FABRIC SHALL BE BURIED 30MM ALONG ITS LOWER EDGE.

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	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.
1 of 11	29-07-2013	6269-WD

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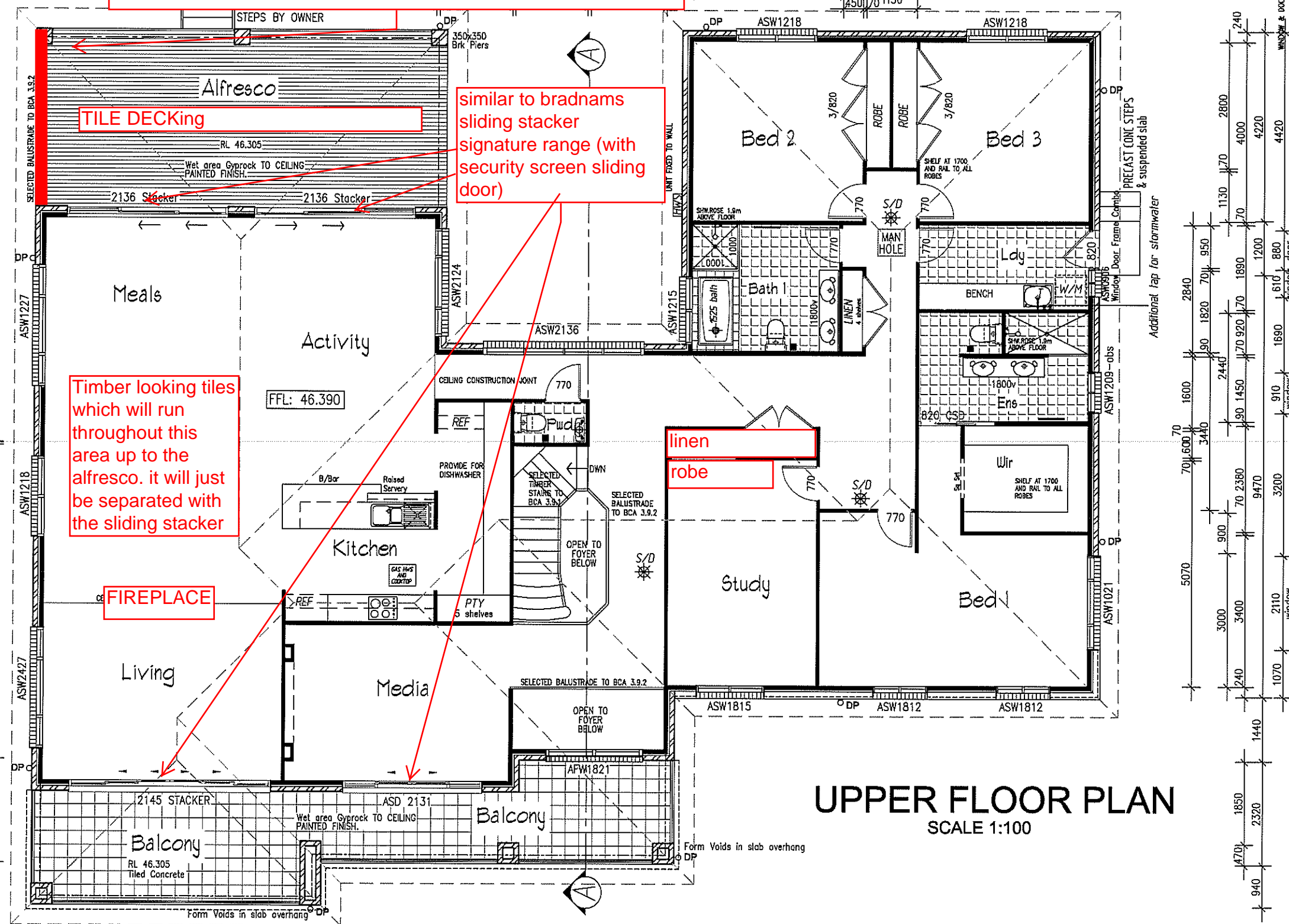
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FIXING LEGEND

- TOWEL RAIL ———
- TOILET ROLL ■
- TOWEL RING ○

<http://www.laminex.com.au/uploads/tech-info/Laminex%20Alfresco%20Compact%20Laminates%20TDS%2008-12.pdf>
 this is what Samantha Bacon suggest to us to do for this side



UPPER FLOOR PLAN
SCALE 1:100

1660	70	1860	70	1500	1500	1654	1726	1585	70	1665	1865	1865	900	2000	900
240	5330	70	1200	4800	70	1654	1300	70	3320	70	2140	70	950	2780	240
830	4505	10880	1605	3110	240	90	3380	240	830	590	2170	710	1510	2440	1210
470	5530	1470	3940	1470	3000	1470	3470	1470	7880	3000	1470	9470	70	3800	6010
470	6470	1470	7880	1470	9470	1470	1470	1470	1470	1470	1470	1470	1470	1470	1470

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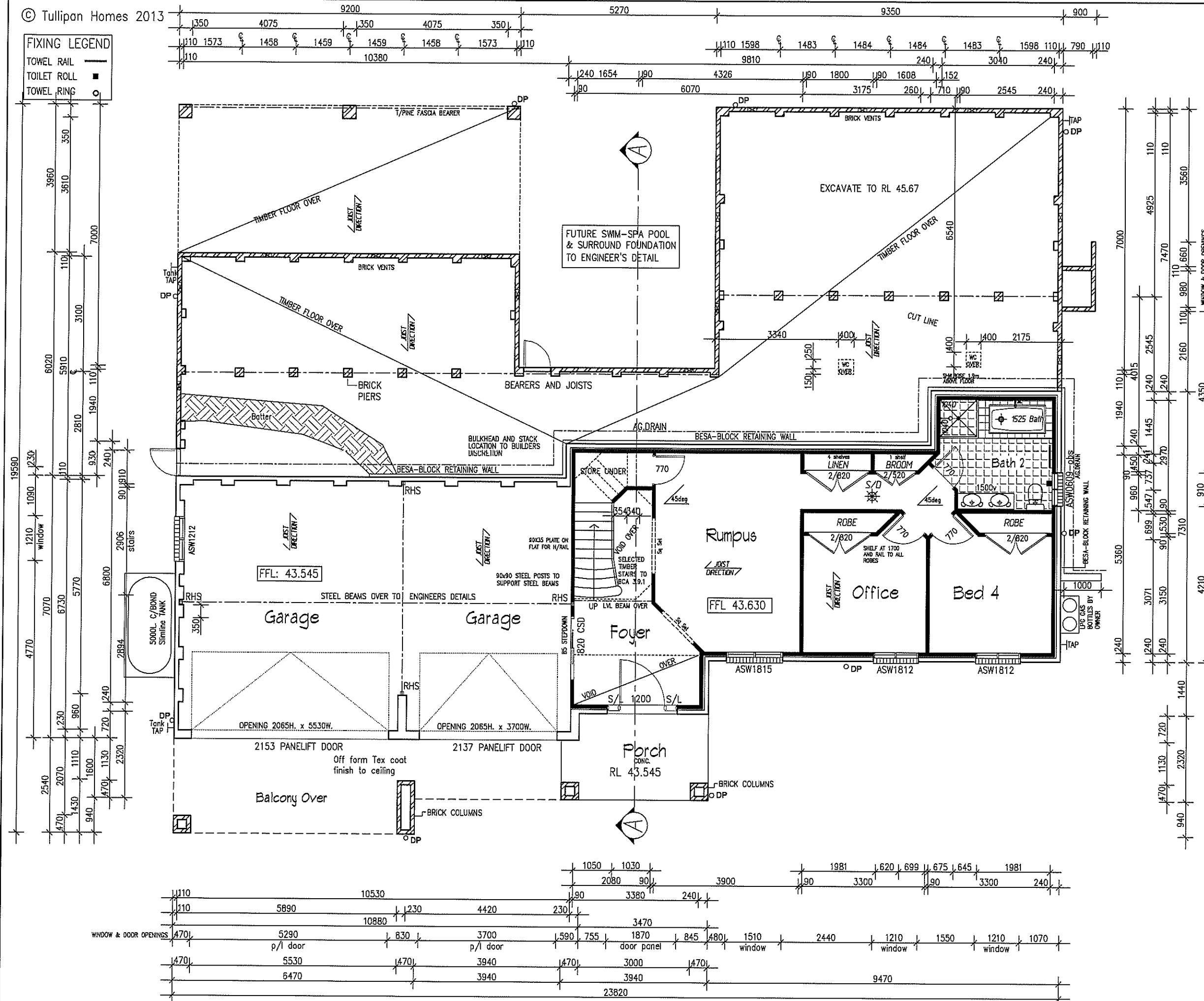
CLIENT **J. & C. MANTILLA**
 JOB **PROPOSED RESIDENCE**
 LOCATION **Lot 6 PADDOCK CLOSE
 ELMORE VALE**

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

SHEET 3 of 11
 DATE 5/8/2014
 DWG No. 6269-WD2

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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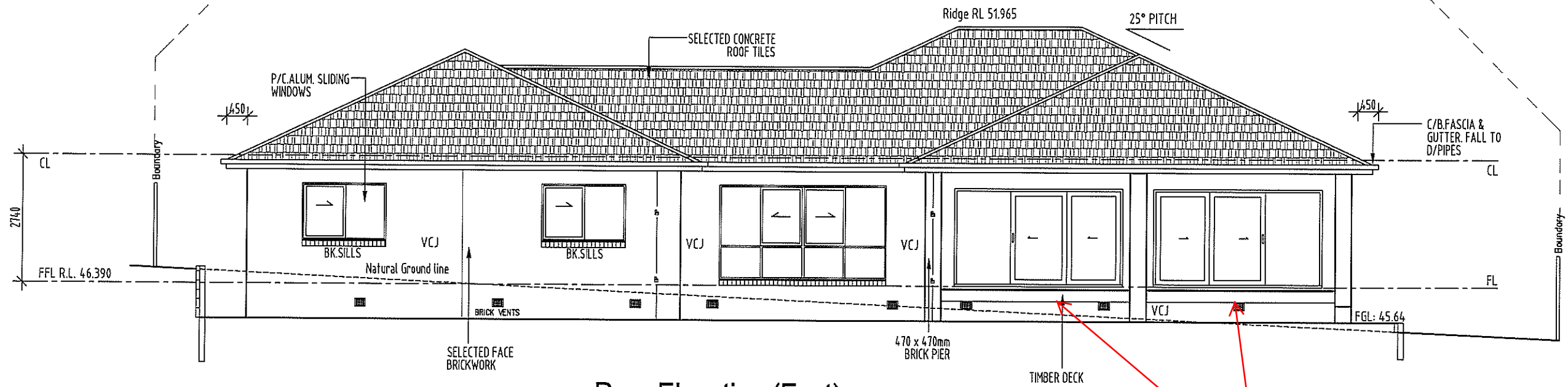
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JOB	PROPOSED RESIDENCE
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE

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SHEET	DATE	DWG No.
2 of 11	5/8/2014	6269-WD2

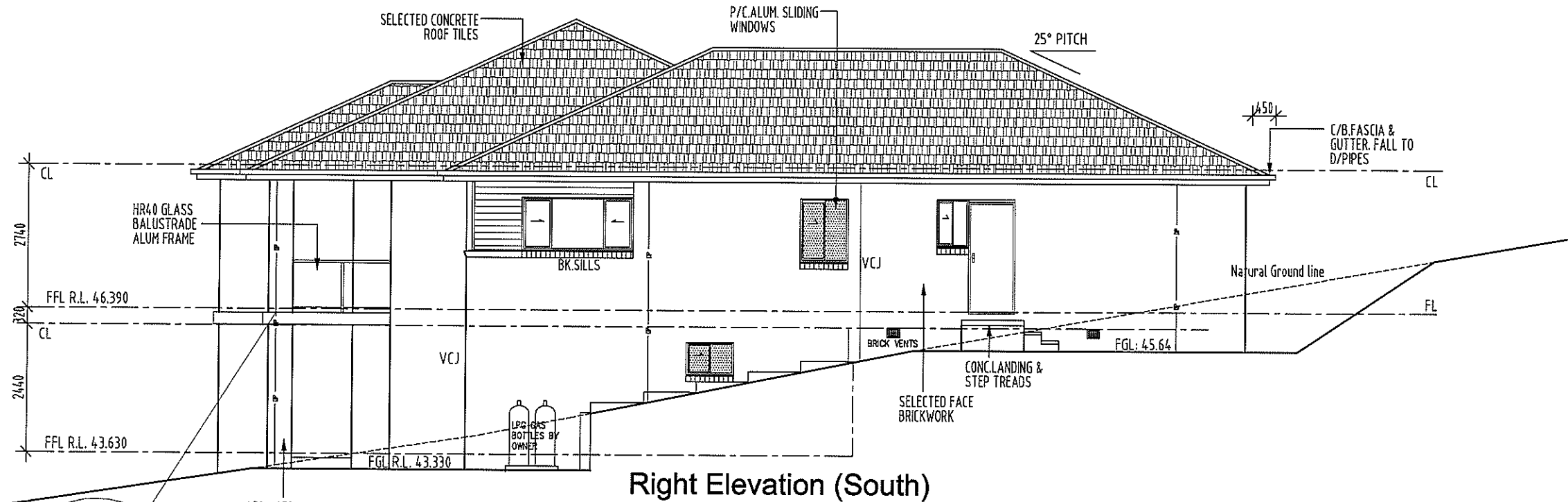
GROUND FLOOR PLAN

SCALE 1:100

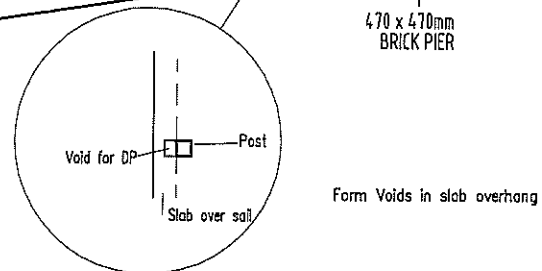


Rear Elevation (East)

tile decking



Right Elevation (South)

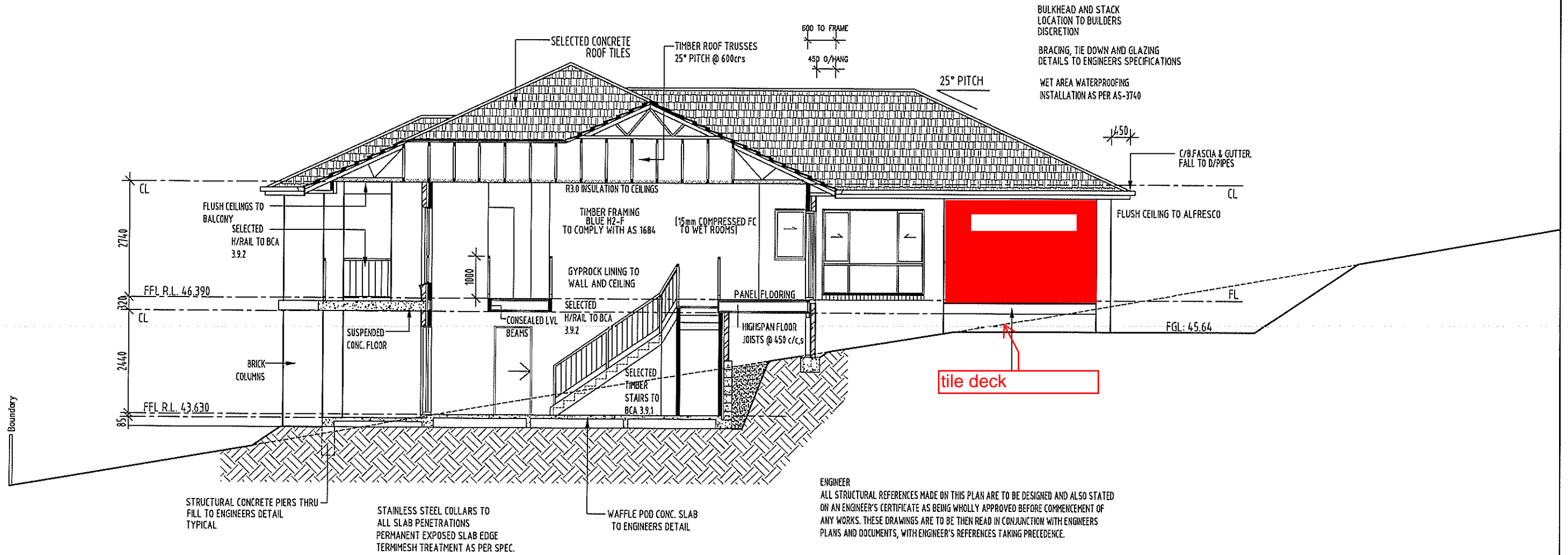


ELEVATIONS
SCALE 1:100

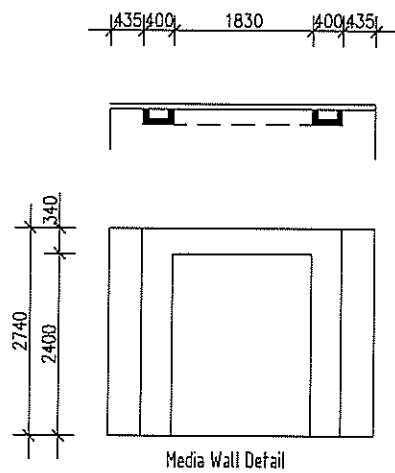
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SHEET	DATE	DWG No.
5 of 11	5/8/2014	6269-WD2

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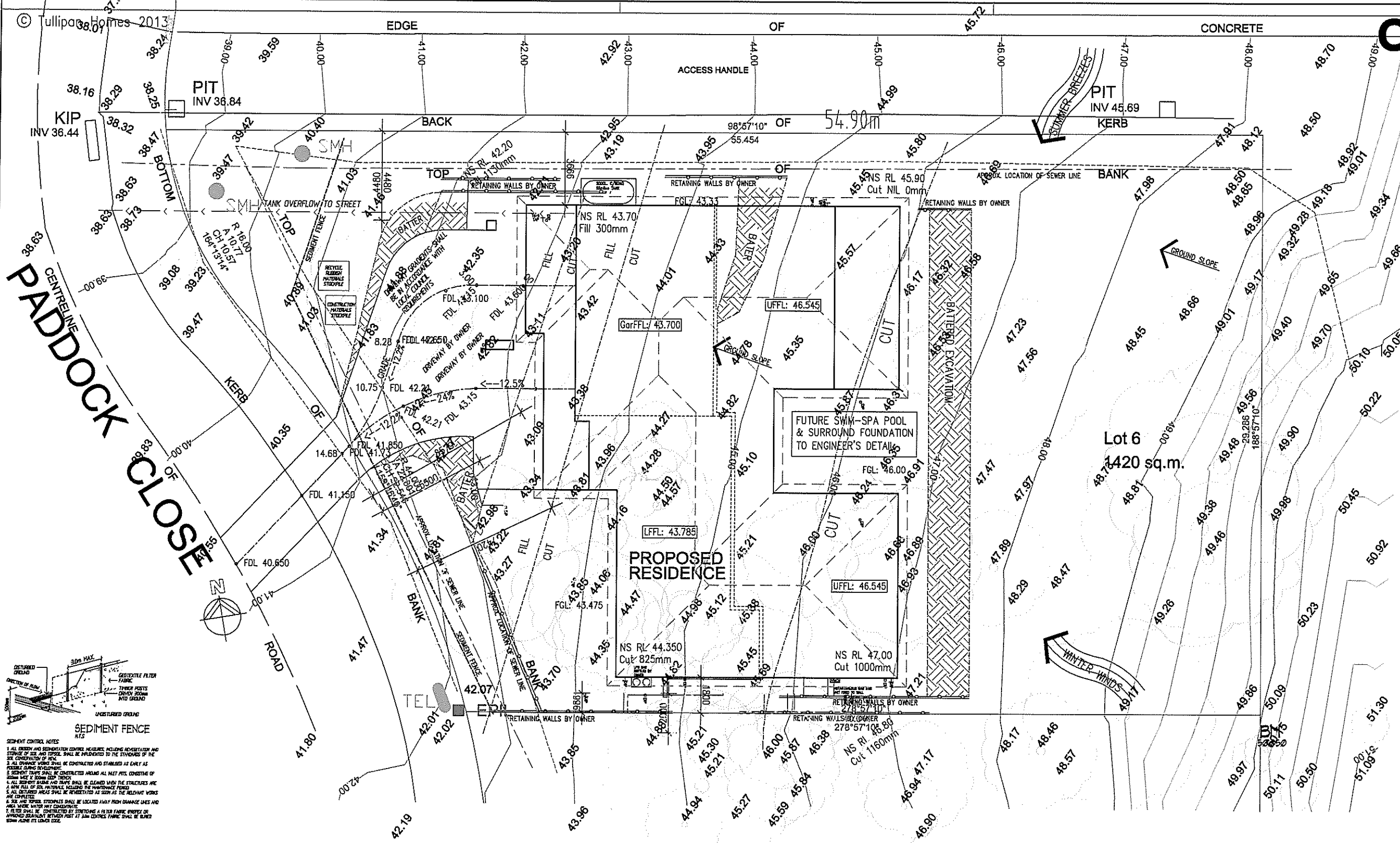


SECTION THRU A-A



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.

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JOB	PROPOSED RESIDENCE	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 AUSTRALIA NOW Membership No. 930099	
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SHEET	DATE	DWG No.	
6 of 11	5/8/2014	6269-WD2	



SITE PLAN - TREES TO BE REMOVED / RETAINED
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%

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