

**Lot# 6**  
**DP# 1196932**  
**Area: 1392m<sup>2</sup>**

Lot 6  
 1420 sq.m.

**CONSTRUCTION PLAN**  
 28/01/2015

**Lot# 6**  
**DP# 1196932**  
**Area: 1392m<sup>2</sup>**

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<br>ELERMORE VALE |          |
| - BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.<br>- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE. |                                      |          |
| SHEET  | DATE                                 | DWG No.  |
| 1 of 11  | 26.08.2014                           | 6269-WD3 |

plan prepared by  
**BUILDTECH**  
**DESIGN & DEVELOPMENT**  
 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979  
 Suite 18 - No.1 RELIANCE DRIVE.  
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**bda** BUILDING DESIGNERS AUSTRALIA NSW  
 Membership No. 930099

**TULLIPAN HOMES PTY LTD**

Lic. No. 131446C

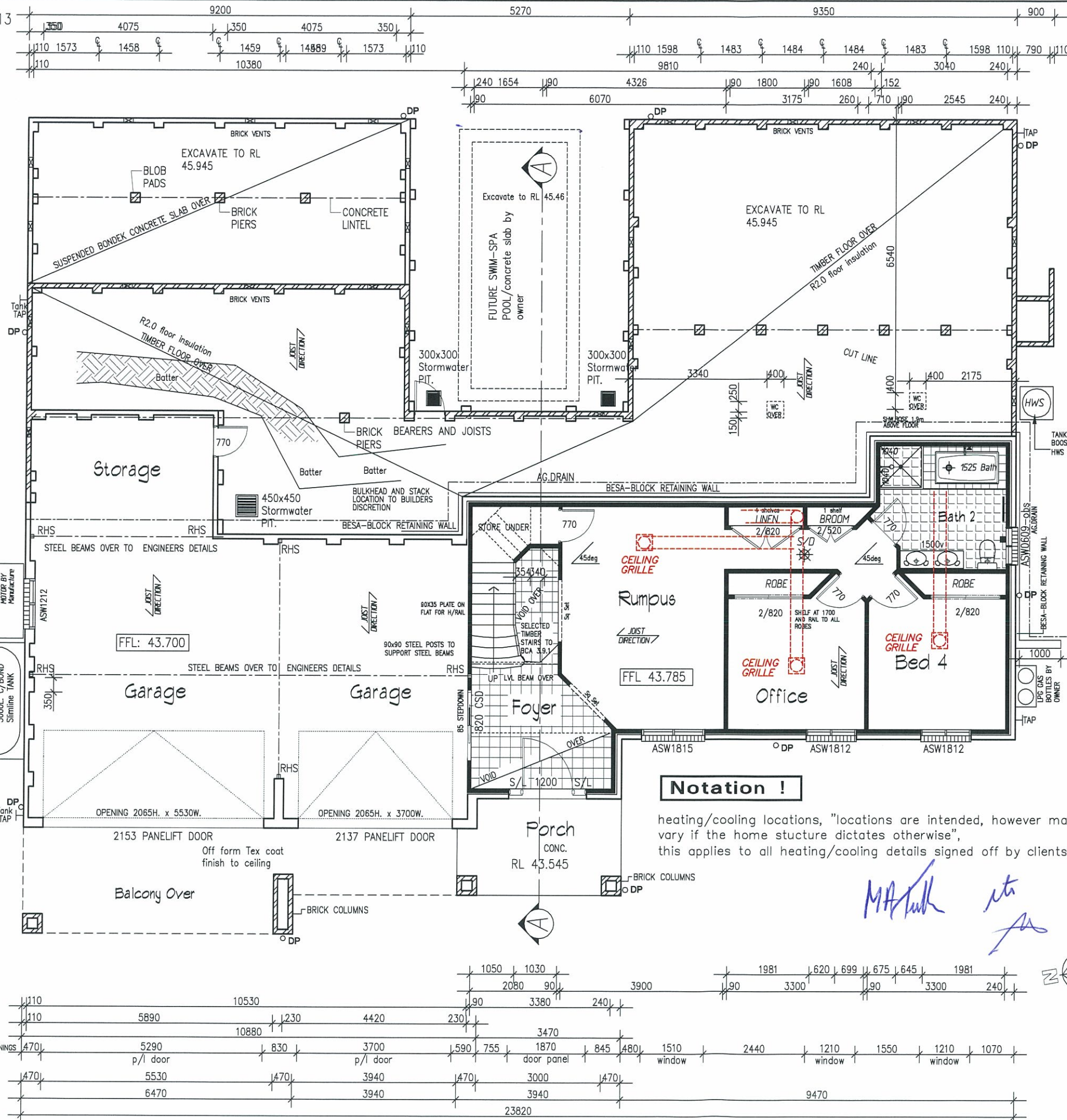
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 www.tullipanhomes.com.au PO Box 5148  
 www.splitlevelhomes.com.au CHITTAWAY BAY NSW 2261



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 GAURDS TO WEEP HOLES & VENTS
- Aluminium Mesh FLYSCREENS
- METAL WEATHER STRIPS TO EXTERNAL DOORS
- SOLID CORE EXTERNAL DOORS - Toughened glass
- MERBAU Hardwood Door Jambs 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: | 31.54 sq.m           |
| Alfresco:          | 36.40 sq.m           |
| <b>TOTAL :</b>     | <b>563.38 Sq.m</b>   |
|                    | <b>60.64 Squares</b> |

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

**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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## GROUND FLOOR PLAN

SCALE 1:100



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



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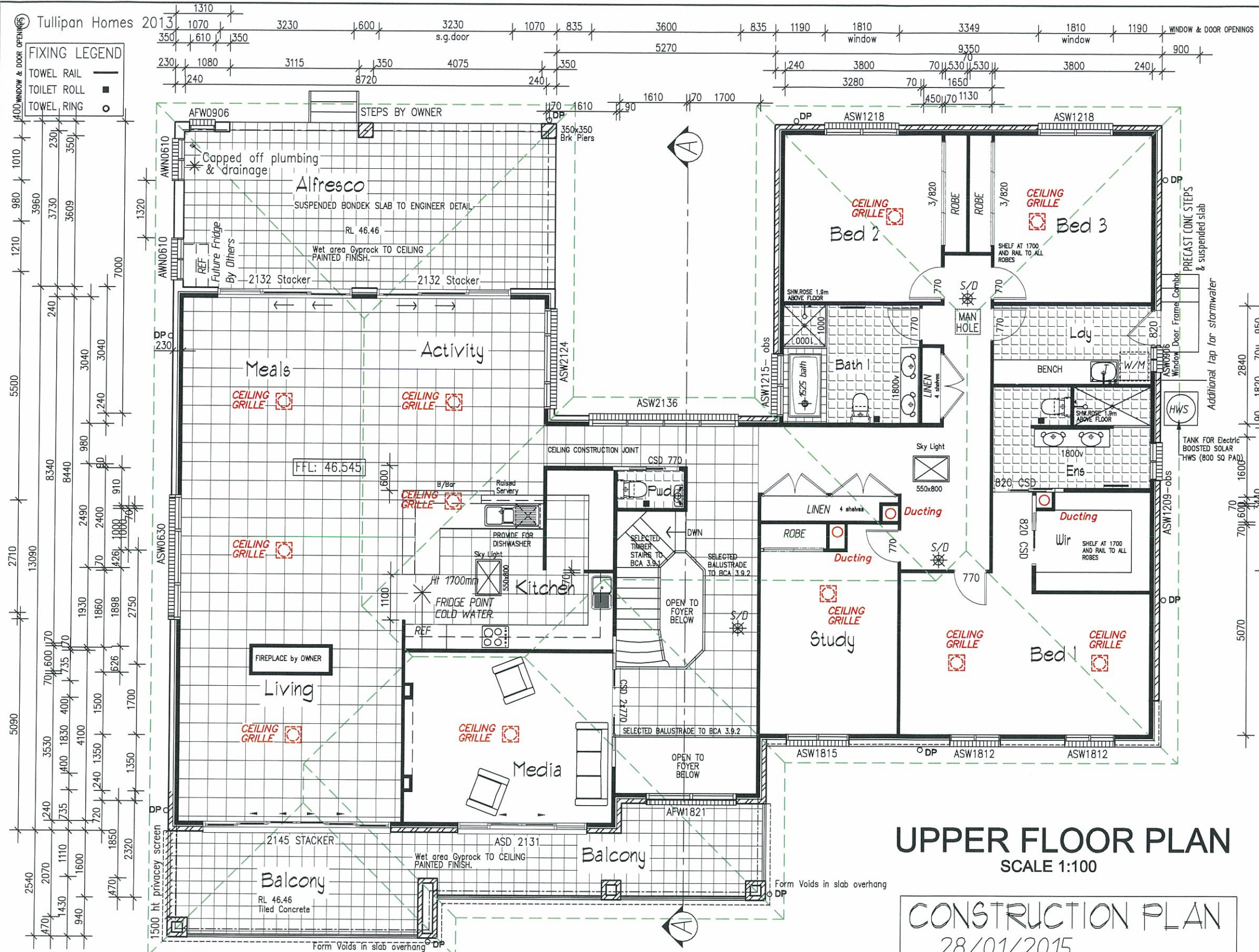
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CLIENT **J. & C. MANTILLA**  
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LOCATION **Lot 6 PADDOCK CLOSE  
ELERMORE VALE**

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SHEET **3 of 11**      DATE **26.08.2014**      DWG No. **6269-WD3**



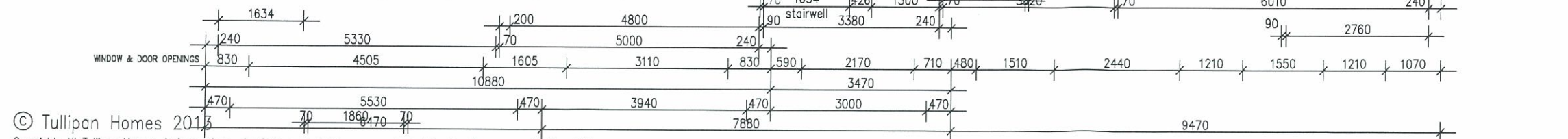
## UPPER FLOOR PLAN

SCALE 1:100

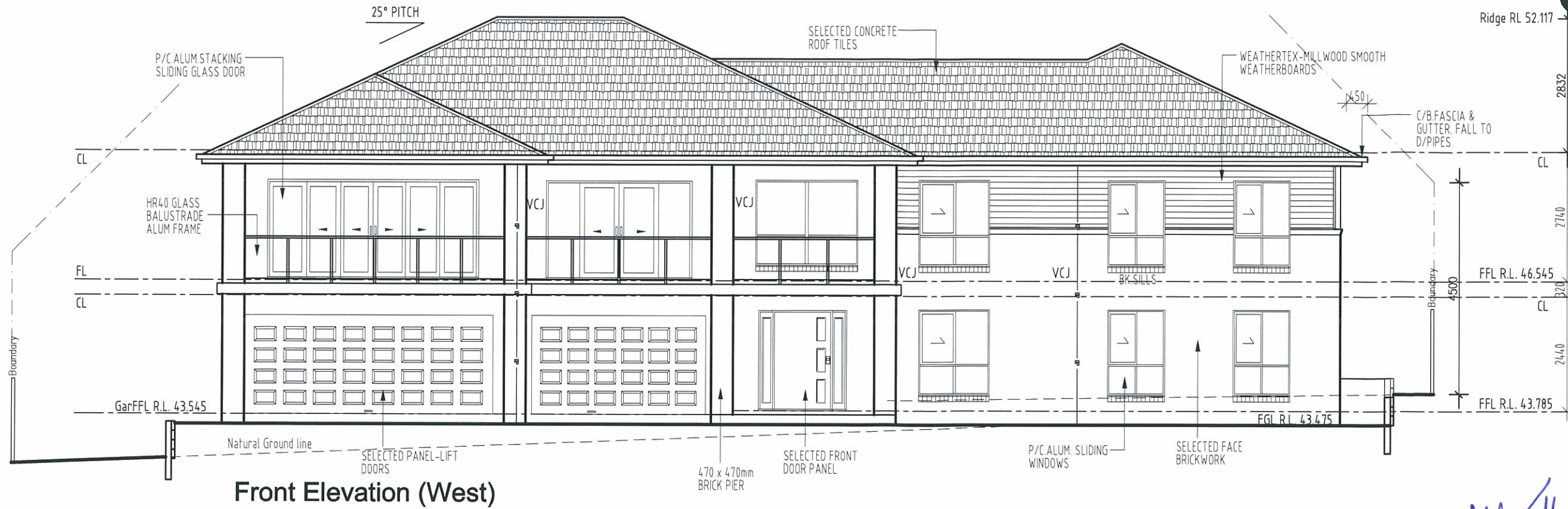
CONSTRUCTION PLAN  
28/01/2015

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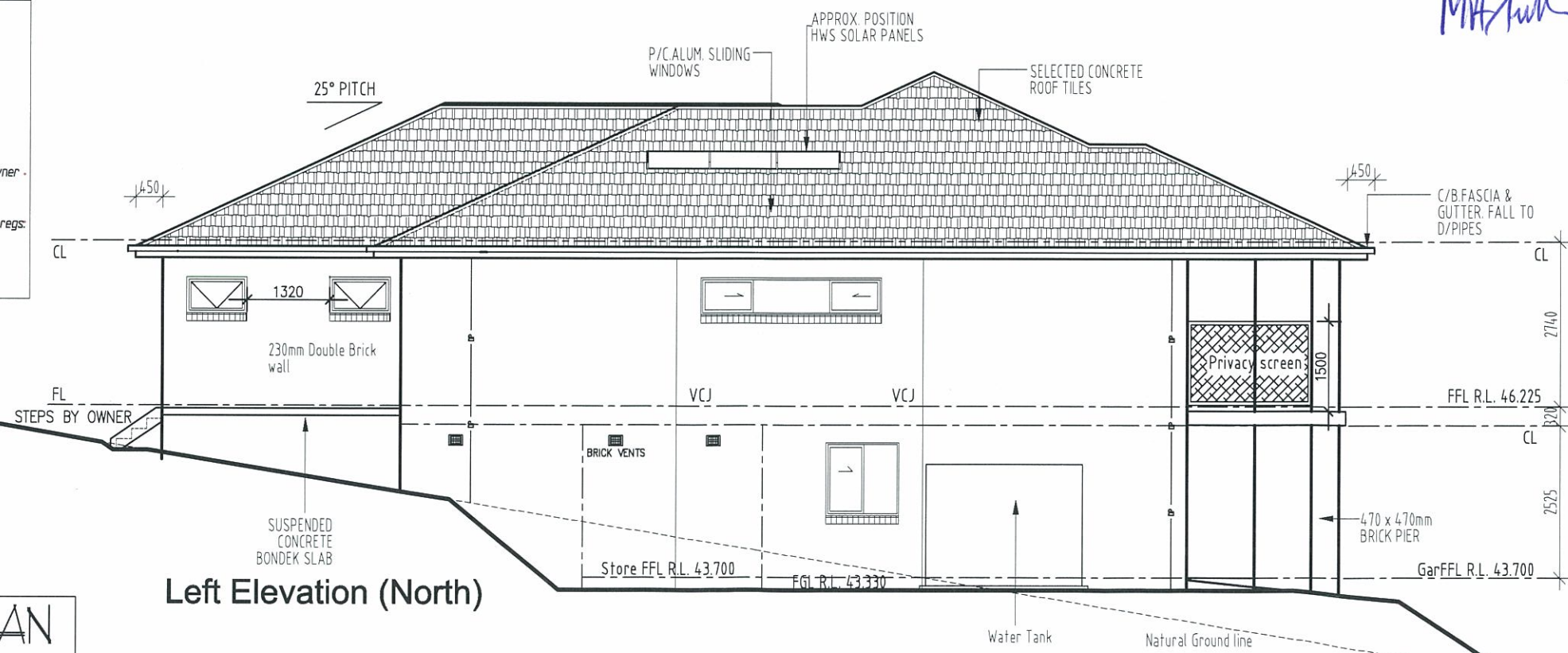


**Front Elevation (West)**

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**ATTACK LEVEL 29 (BAL-29 & BAL-19).**

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**Left Elevation (North)**

**CONSTRUCTION PLAN**  
 28/01/2015

**ELEVATIONS**  
 SCALE 1:100

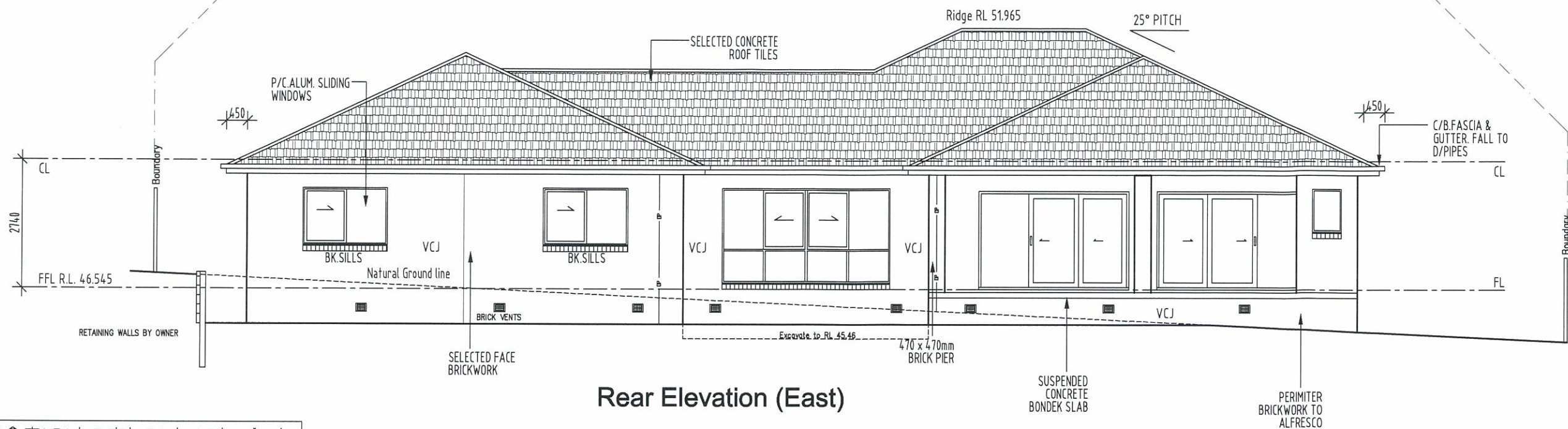
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| JOB  | PROPOSED RESIDENCE                   |          |
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| 4 of 11  | 26.08.2014                           | 6269-WD3 |

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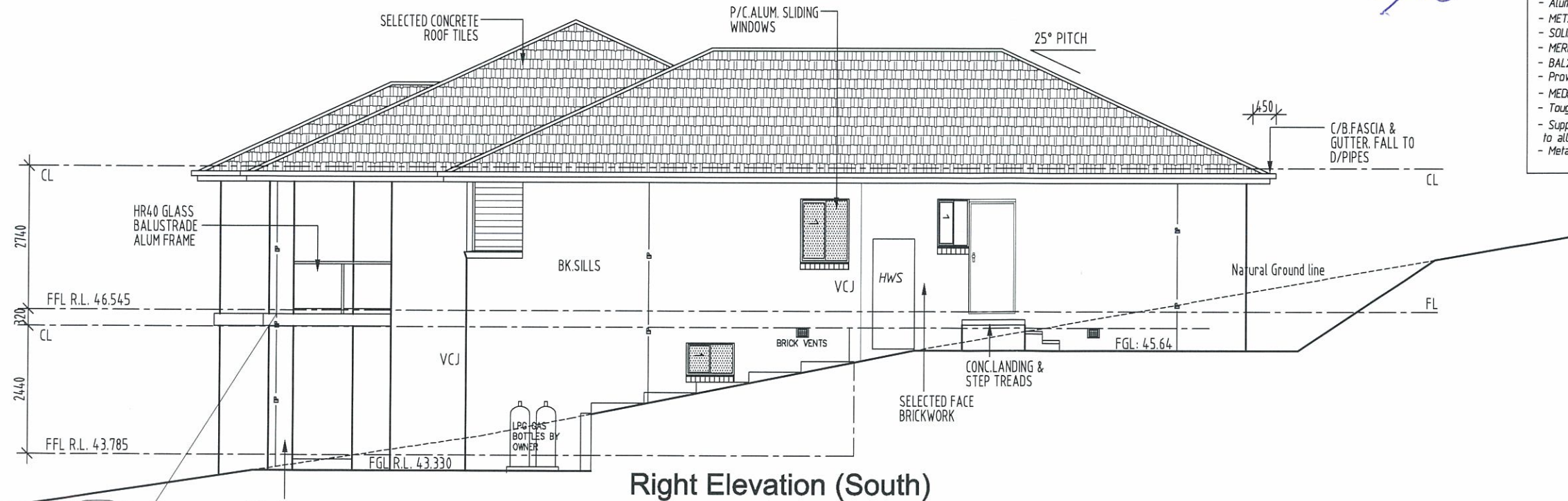


**Rear Elevation (East)**

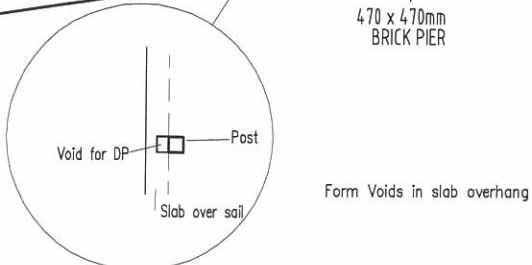
**CONSTRUCTION PLAN**  
28/01/2015

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**Right Elevation (South)**



**ELEVATIONS**  
SCALE 1:100

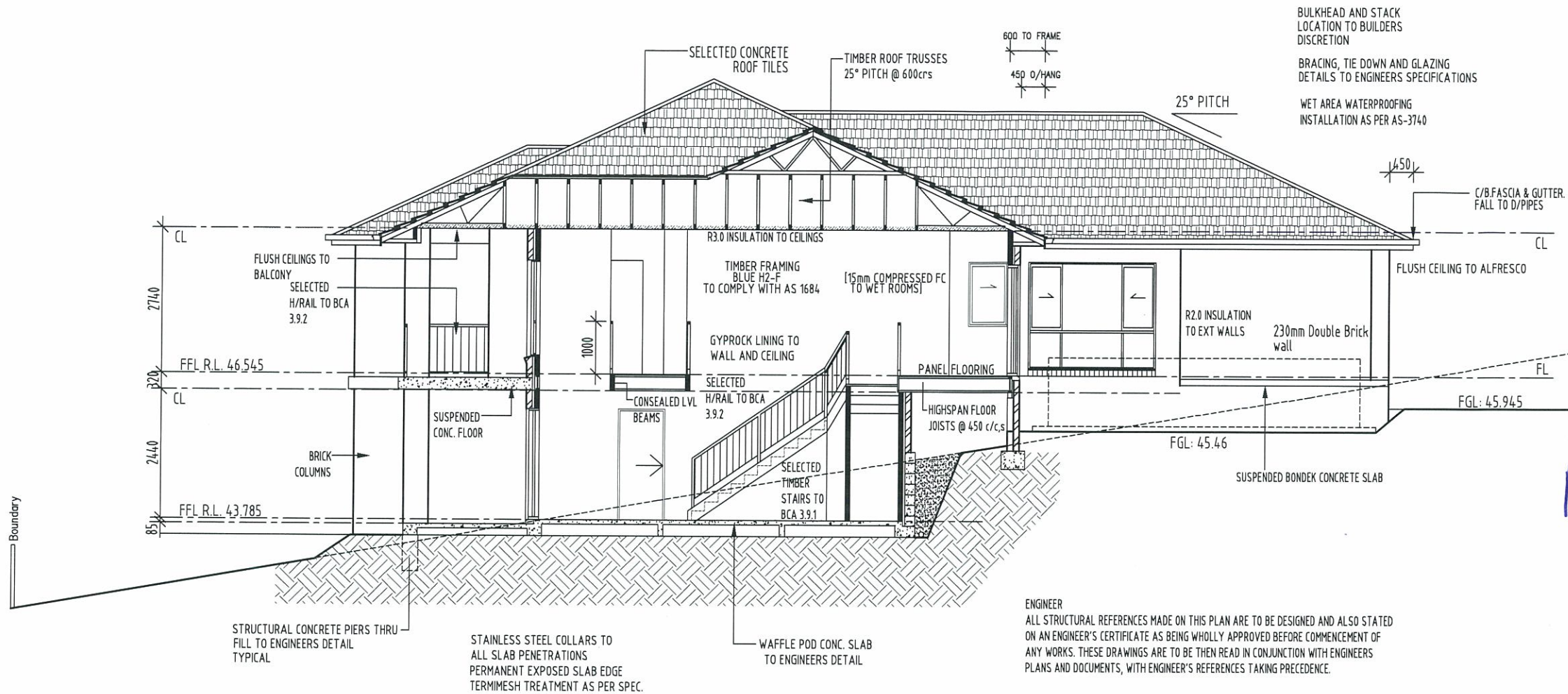
|  |  |          |
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| SHEET  | DATE   | DWG No.  |
| 5 of 11  | 26.08.2014                                   | 6269-WD3 |

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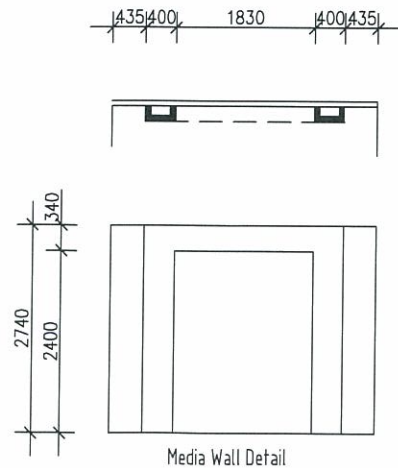
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ENGINEER  
ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE.

**SECTION THRU A-A**

**CONSTRUCTION PLAN**  
28/01/2015

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|  |  |          |
|--|--|----------|
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| LOCATION   | <b>Lot 6 PADDOCK CLOSE ELMORE VALE</b> |          |
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| 6 of 11  | 26.08.2014                             | 6269-WD3 |

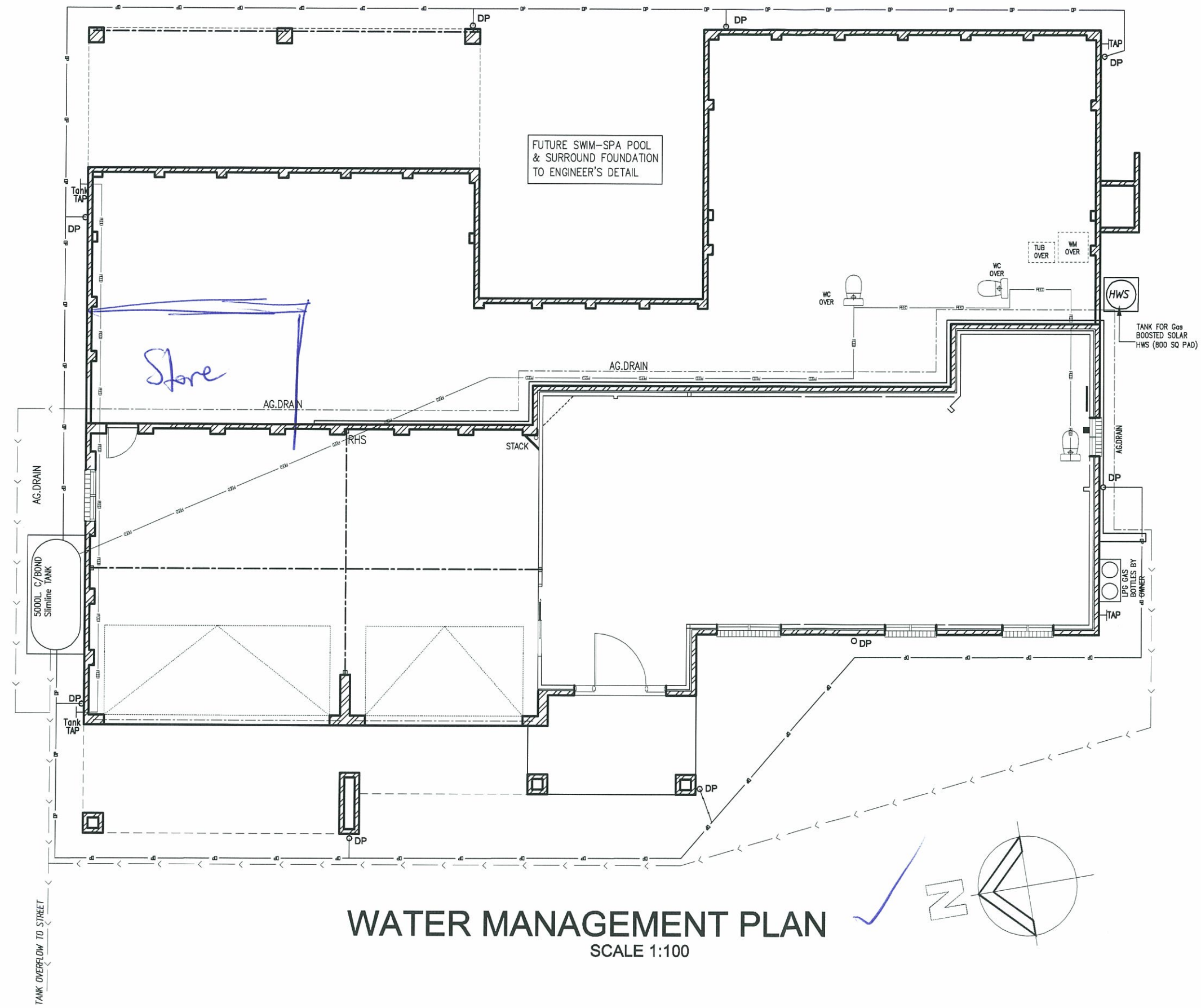
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| STORMWATER LEGEND |                                    |
|-------------------|------------------------------------|
|                   | TOILET                             |
|                   | WASHING MACHINE                    |
|                   | YARD TAP                           |
|                   | TANK TAP                           |
|                   | DOWNPIPE POSITION                  |
|                   | DOWNPIPE COLLECTION LINE INTO TANK |
|                   | TOILET, WASHINE MACHINE FEED LINE  |
|                   | TANK OVERFLOW TO STREET            |
|                   | Agg Line                           |



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## WATER MANAGEMENT PLAN

SCALE 1:100

plan prepared by

### BUILDTECH DESIGN & DEVELOPMENT

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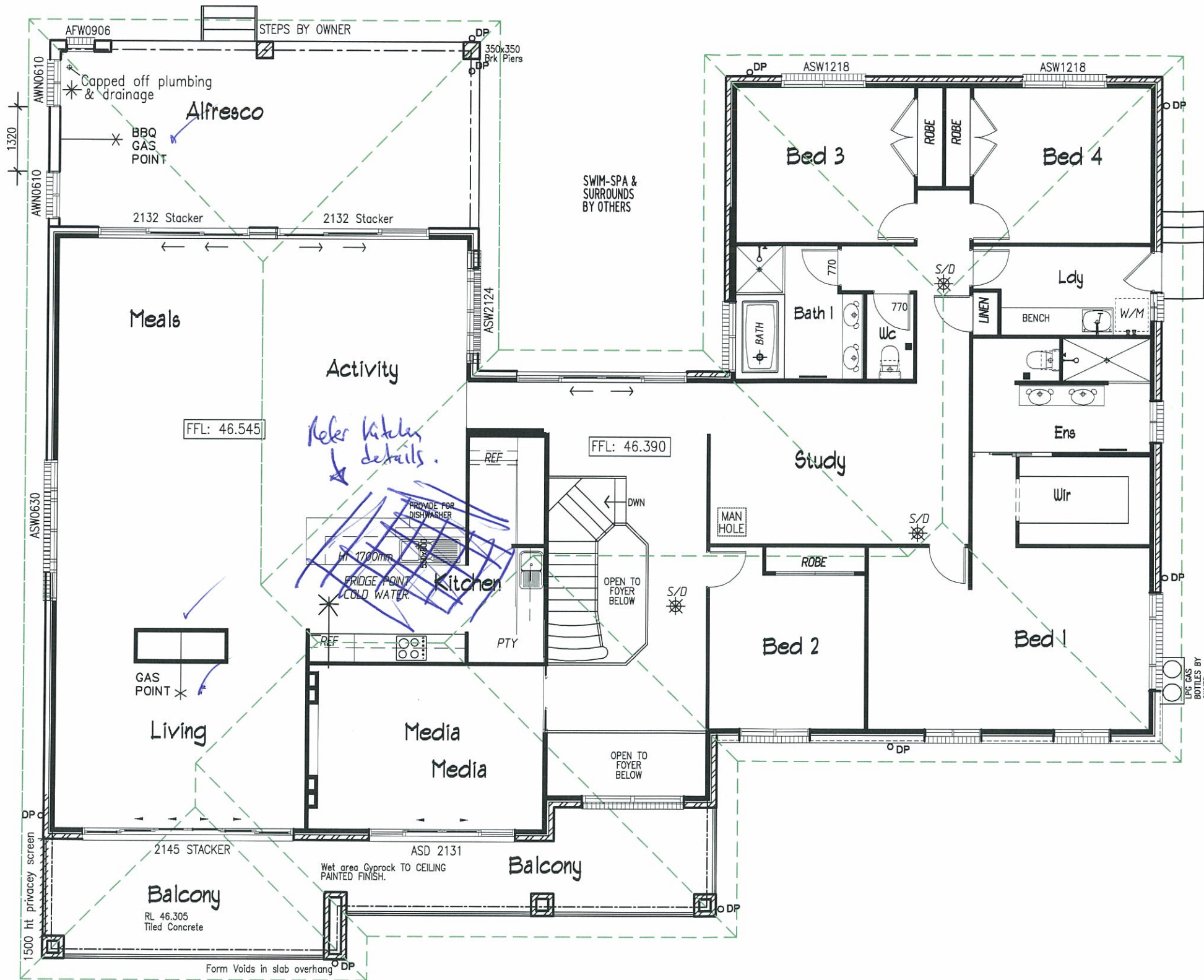
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 LOCATION **Lot 6 PADDOCK CLOSE  
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|         |            |         |
|---------|------------|---------|
| SHEET   | DATE       | DWG No. |
| 7 of 11 | 29-07-2013 | 6269-WD |





*MA [Signature]*  
*[Signature]*

**GAS PLAN**  
SCALE 1:100

|  |                                      |         |
|--|--------------------------------------|---------|
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