

Lot# 6
DP# 1196932
Area: 1392m2

Lot 6
1420 sq.m.

CONSTRUCTION PLAN
 08/03/2015

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

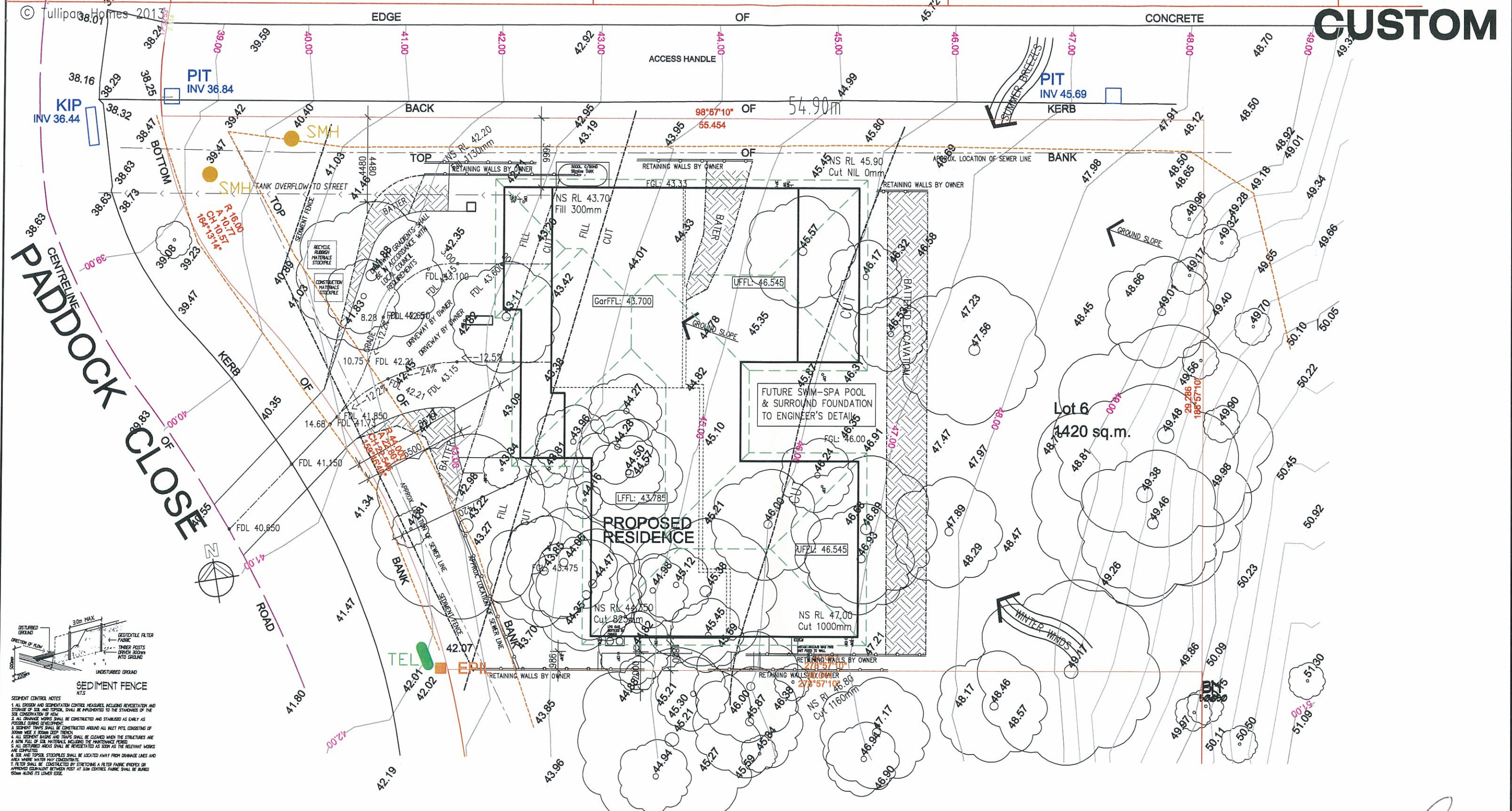
SCALE 1:200

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	24 PADDOCK CLOSE ELERMORE VALE	
SHEET	DATE	DWG No.
1 of 11	03/02/2015	6269-CP1

plan prepared by
BUILDTECH
DESIGN & DEVELOPMENT
 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979
 Suite 18 - No.1 RELIANCE DRIVE,
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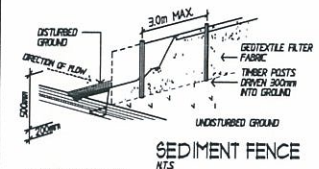
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PADDOCK CLOSE



SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE PRIORITIZED TO THE STABILIZATION OF THE SOIL CONSERVATION OF SOIL.
2. ALL DRAINAGE 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 TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE PARTITIONED PITS.
5. ALL DISTURBED 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 STRETCHING A FILTER FABRIC OVER OR APPEARED CEILING WITHIN POST AT 30m CENTRES. FABRIC SHALL BE BARRIED 50mm 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 - TREES TO BE REMOVED / RETAINED 5m from building

SCALE 1:200

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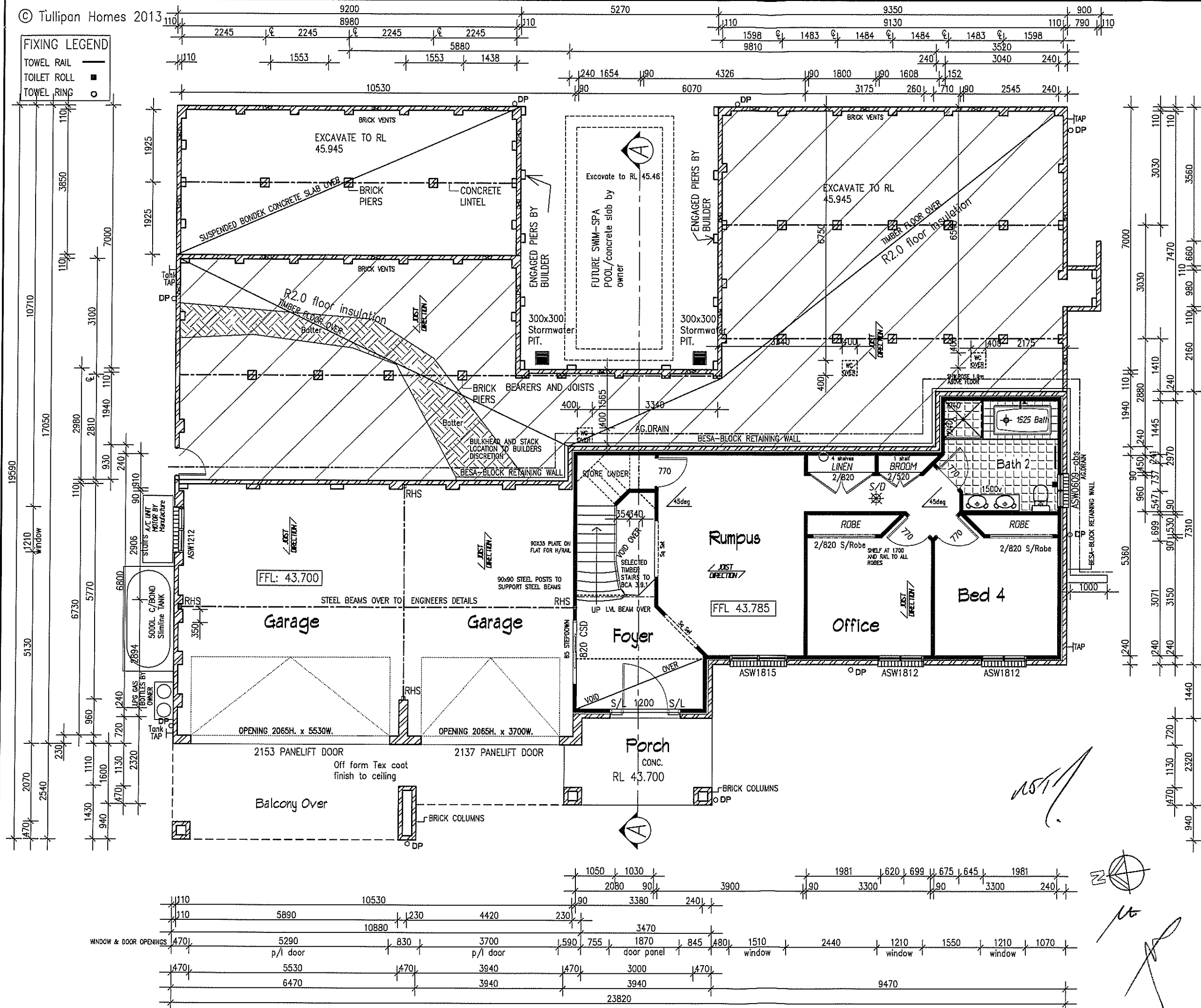
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Smart Glass SP10 to all windows & doors
excluding obscure bathrooms & ensuite windows

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.
- Toughened glass must be included to all windows + built to Bal 19/29 regs
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- Metal fascia to be fixed at 300mm c/c - provide additional trimmers

AREAS:

Grd Flr Living:	87.63 sq.m
Garage:	75.4 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

CONSTRUCTION PLAN
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Amendments:
12/02/2015- reposition subfloor/garage door.

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Membership No. 930099

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JOB	PROPOSED RESIDENCE	
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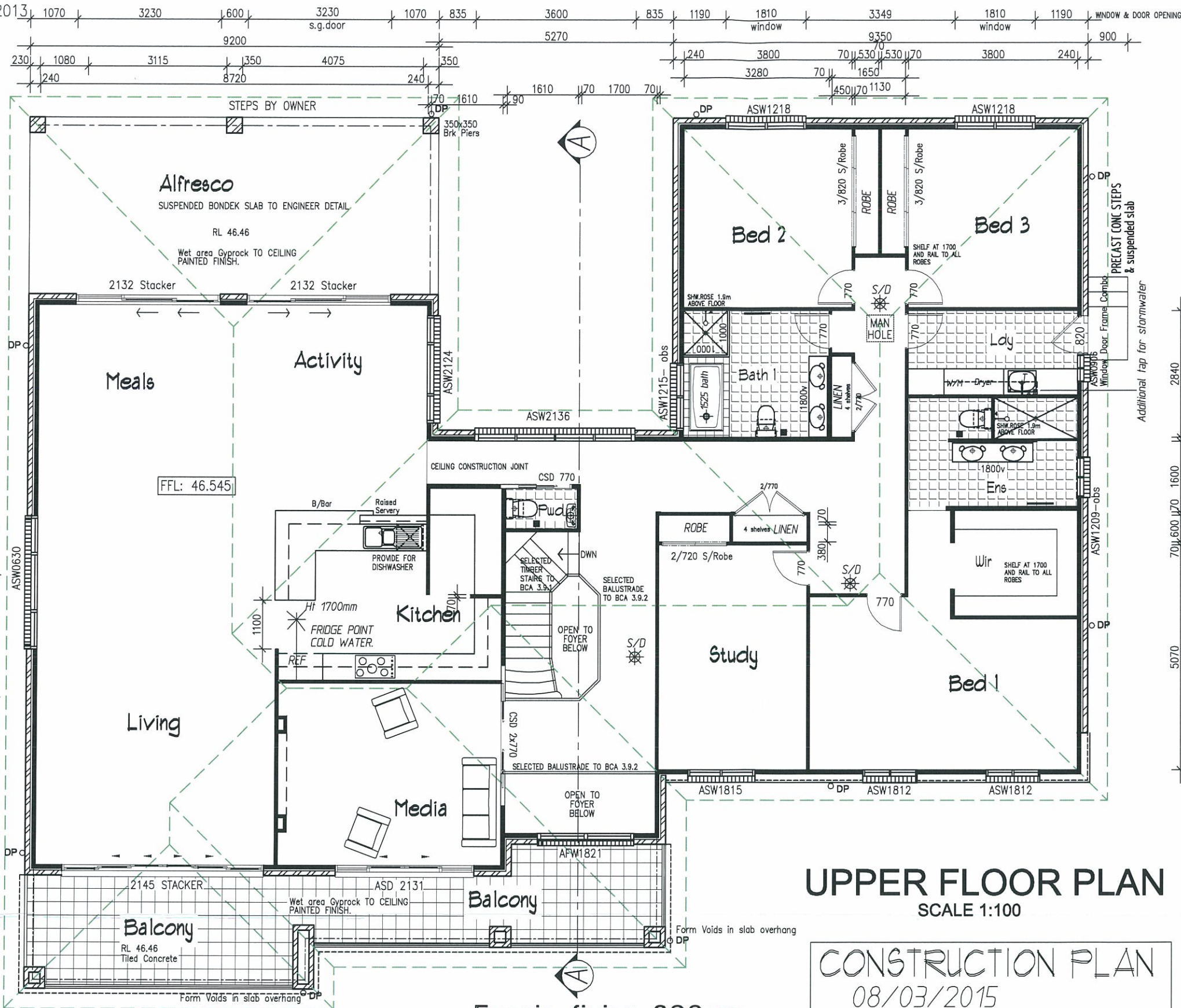
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
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SHEET	DATE	DWG No.
2 of 11	03/02/2015	6269-CP1

GROUND FLOOR PLAN

SCALE 1:100

FIXING LEGEND
 TOWEL RAIL ———
 TOILET ROLL ■
 TOWEL RING ○



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



NOTE:
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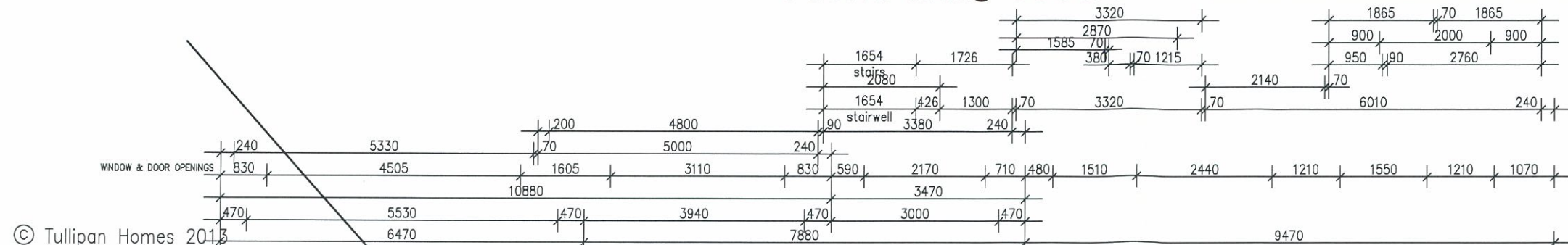
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UPPER FLOOR PLAN

SCALE 1:100

CONSTRUCTION PLAN
 08/03/2015

Fascia fixing 300crs



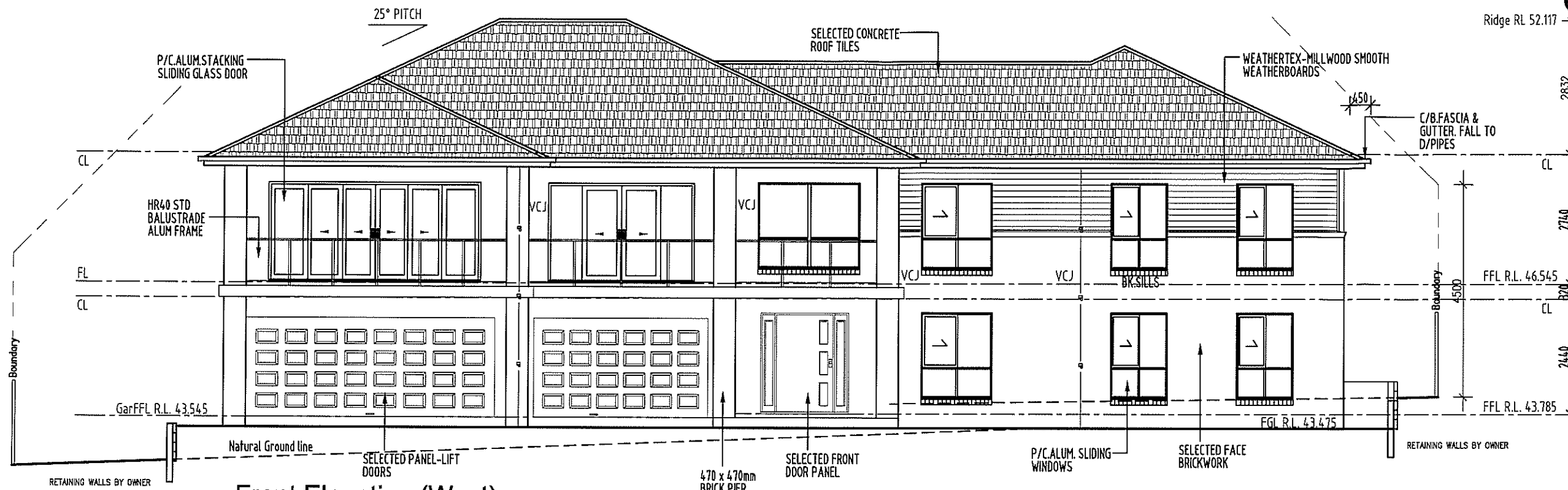
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 LOCATION **24 PADDOCK CLOSE
 ELERMORE VALE**

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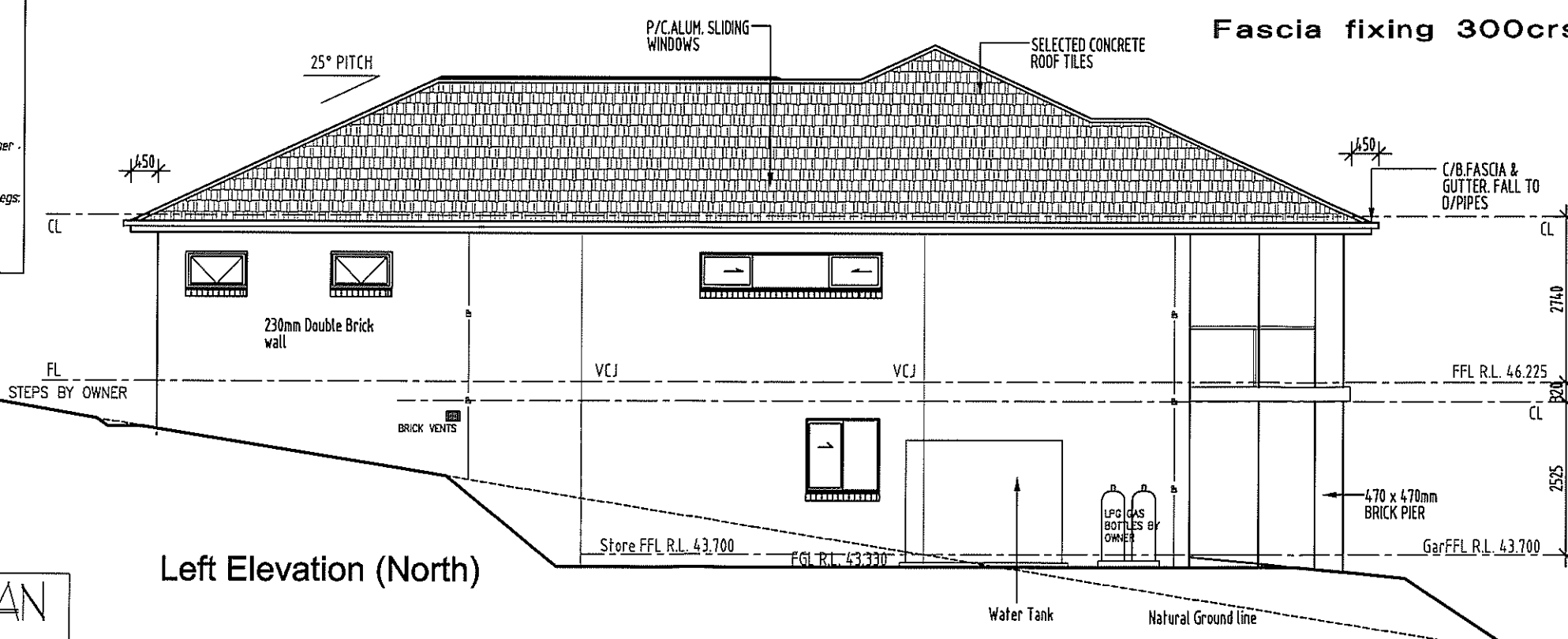
SHEET **3 of 11** DATE **03/02/2015** DWG No. **6269-CP1**



Front Elevation (West)

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Left Elevation (North)

CONSTRUCTION PLAN
 08/03/2015

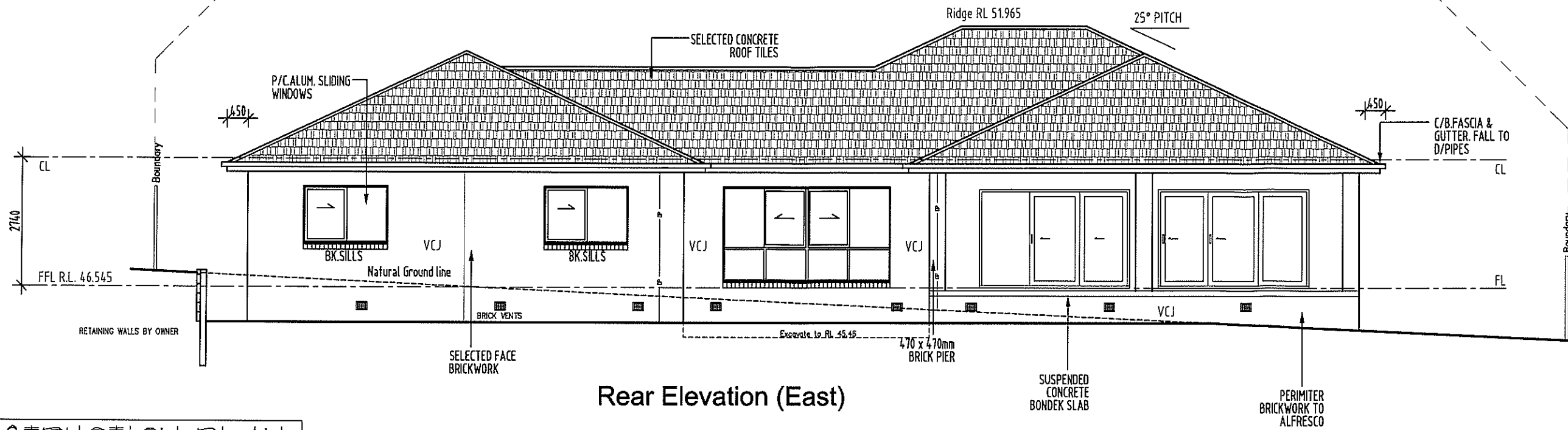
ELEVATIONS
 SCALE 1:100

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4 of 11	03/02/2015	6269-CP1

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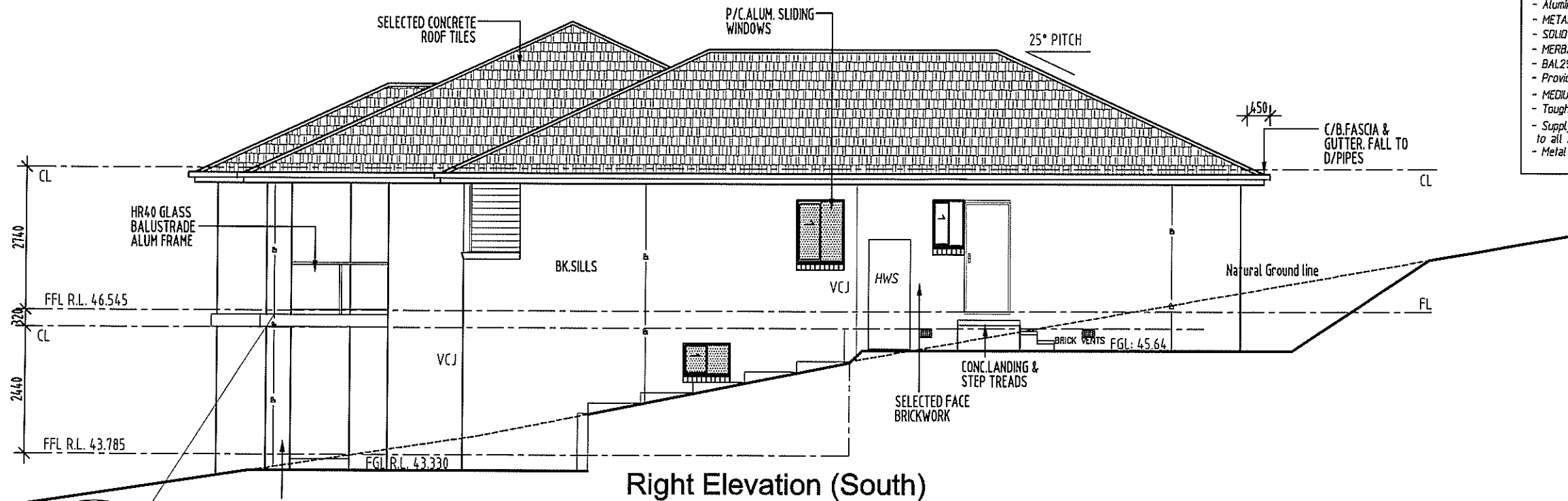
Rear Elevation (East)

CONSTRUCTION PLAN
08/03/2015

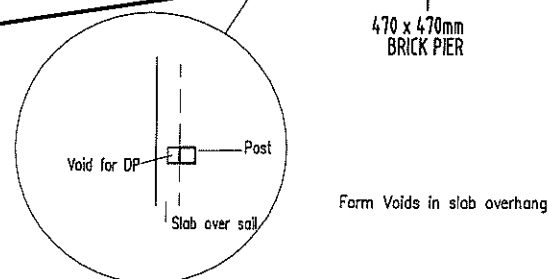
Fascia fixing 300crs

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Right Elevation (South)



ELEVATIONS
SCALE 1:100

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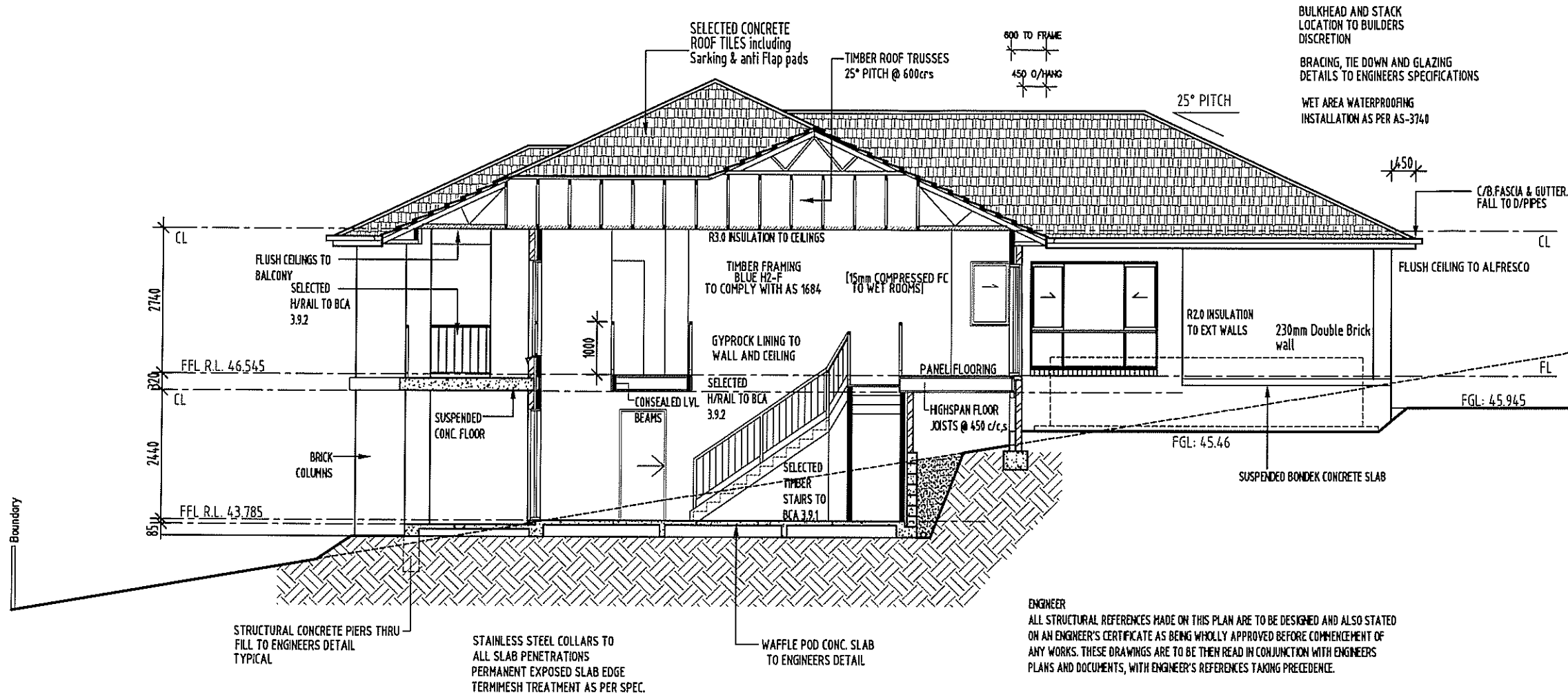
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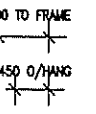
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Fascia fixing 300crs



BULKHEAD AND STACK LOCATION TO BUILDERS DISCRETION
 BRACING, TIE DOWN AND GLAZING DETAILS TO ENGINEERS SPECIFICATIONS
 WET AREA WATERPROOFING INSTALLATION AS PER AS-3740



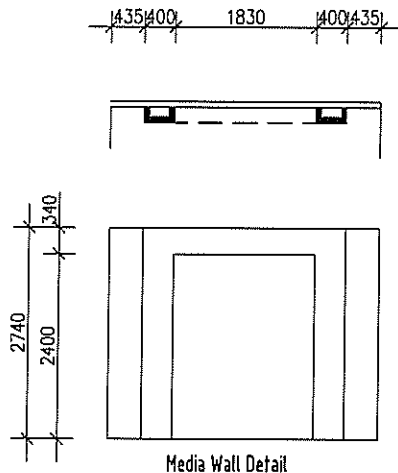
ENGINEER
 ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE.

SECTION THRU A-A

Handwritten signatures and initials.

CONSTRUCTION PLAN
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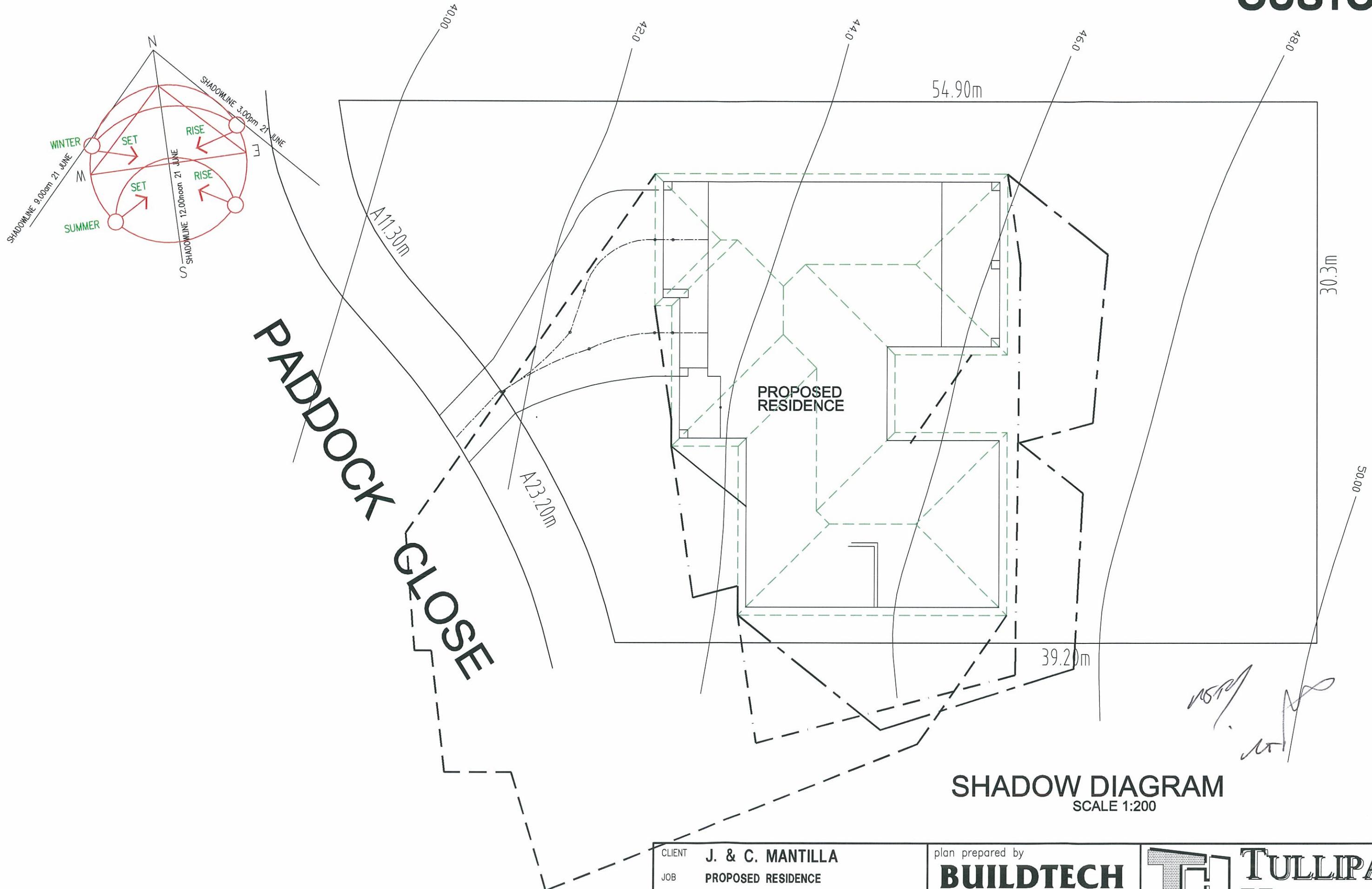


Media Wall Detail

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SHADOW DIAGRAM
SCALE 1:200

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

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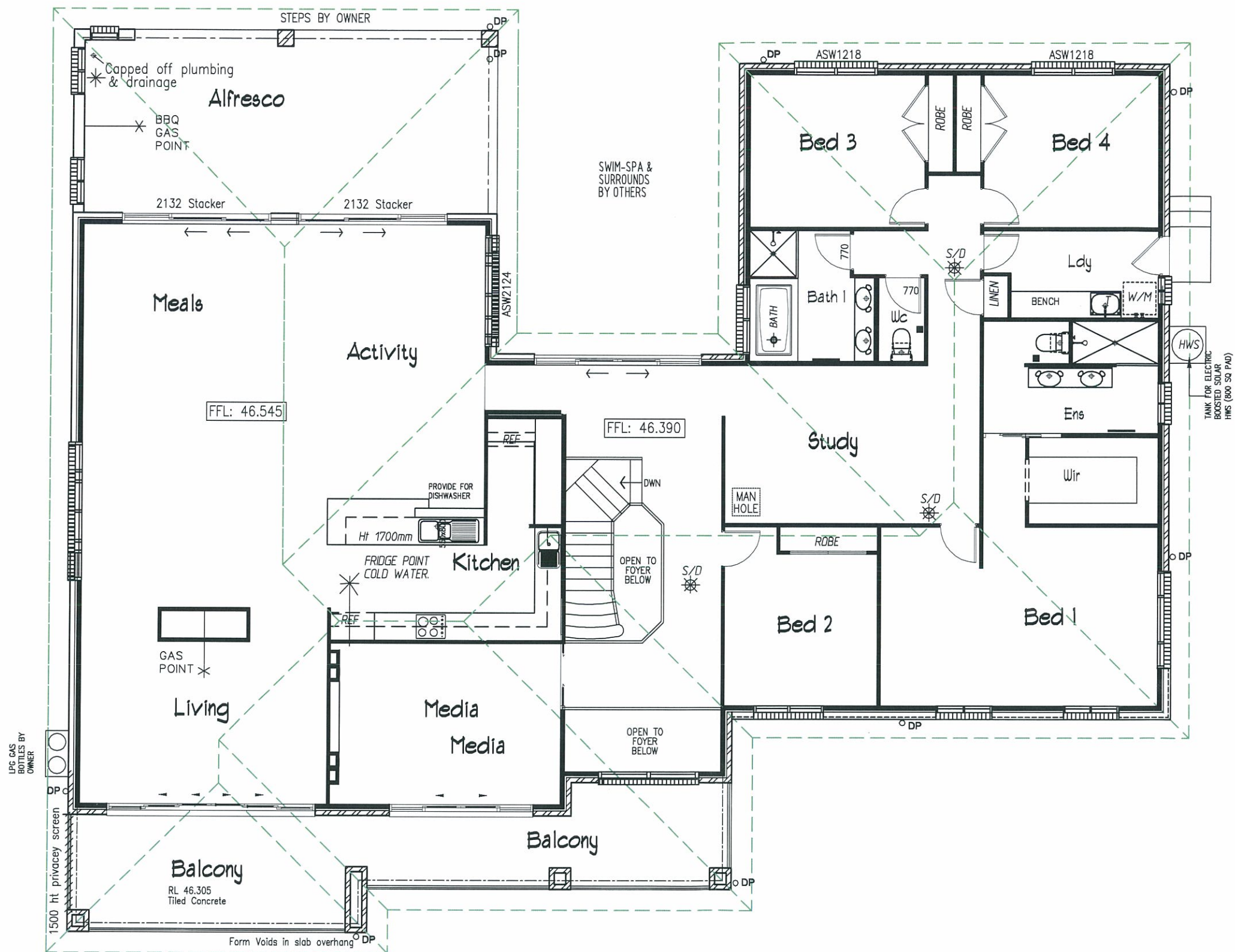
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GAS PLAN
SCALE 1:100

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