

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

**FIXING LEGEND**

TOWEL RAIL	—
TOILET ROLL	■
TOWEL RING	○

return storage

return all ducting preparation for a/c

storage door for under the house to be placed on the middle

**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>

**CONSTRUCTION PLAN**  
 28/01/2015

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  
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 bda BUILDING DESIGNERS AUSTRALIA NSW  
 Membership No. 930099

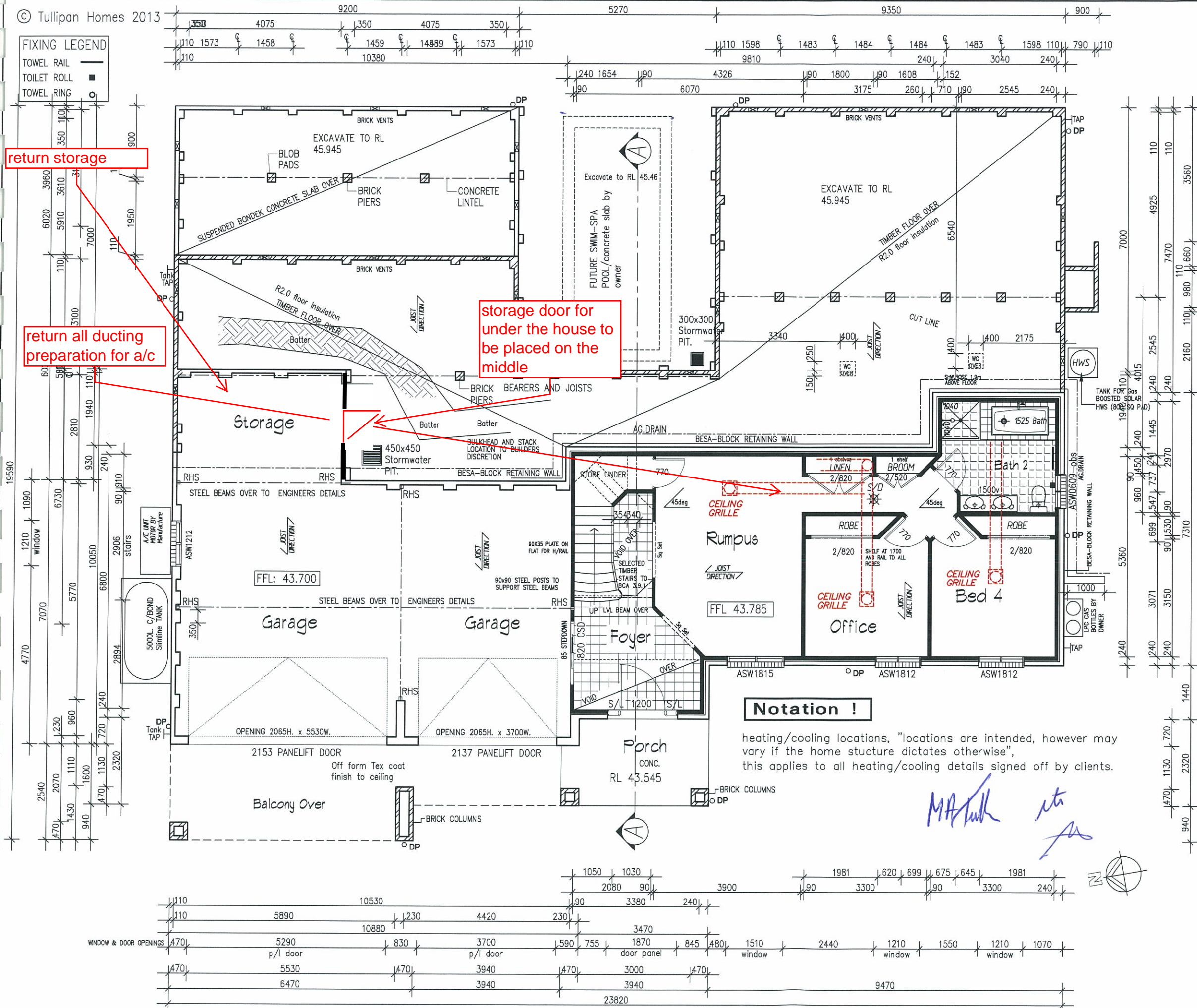


**TULLIPAN HOMES PTY LTD**  
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 Tuggerah NSW 2259  
 www.tullipanhomes.com.au PO Box 5148  
 www.splitlevelhomes.com.au CHITTAWAY BAY NSW 2261

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

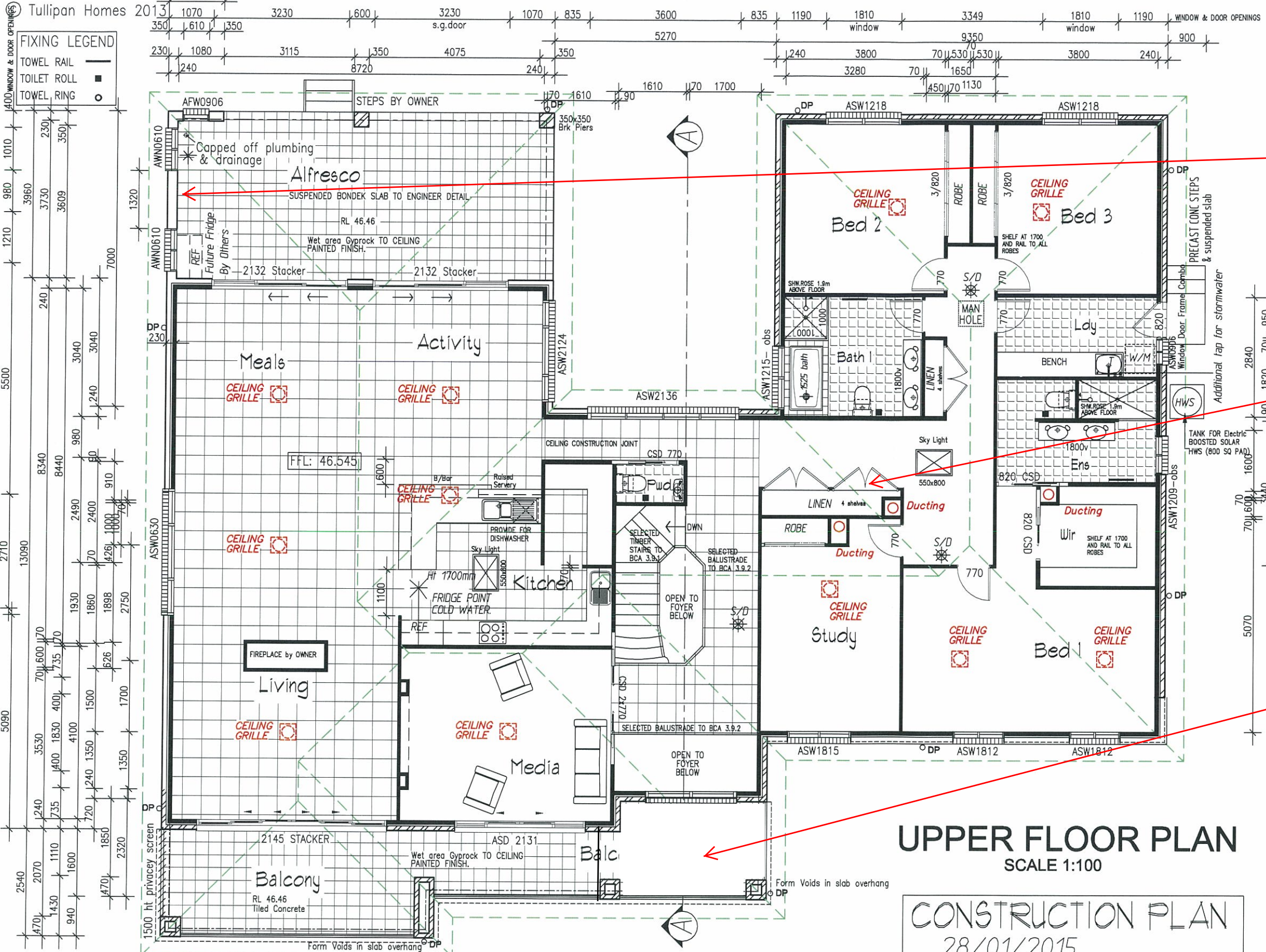
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

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



**GROUND FLOOR PLAN**  
 SCALE 1:100





## UPPER FLOOR PLAN SCALE 1:100

CONSTRUCTION PLAN  
28/01/2015

return the wall to alfresco with the window

return design on this side with all ducting

remove balcony on porch side only

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  - Metal fascia to be fixed at 300mm c/c - provide additional Trimmers

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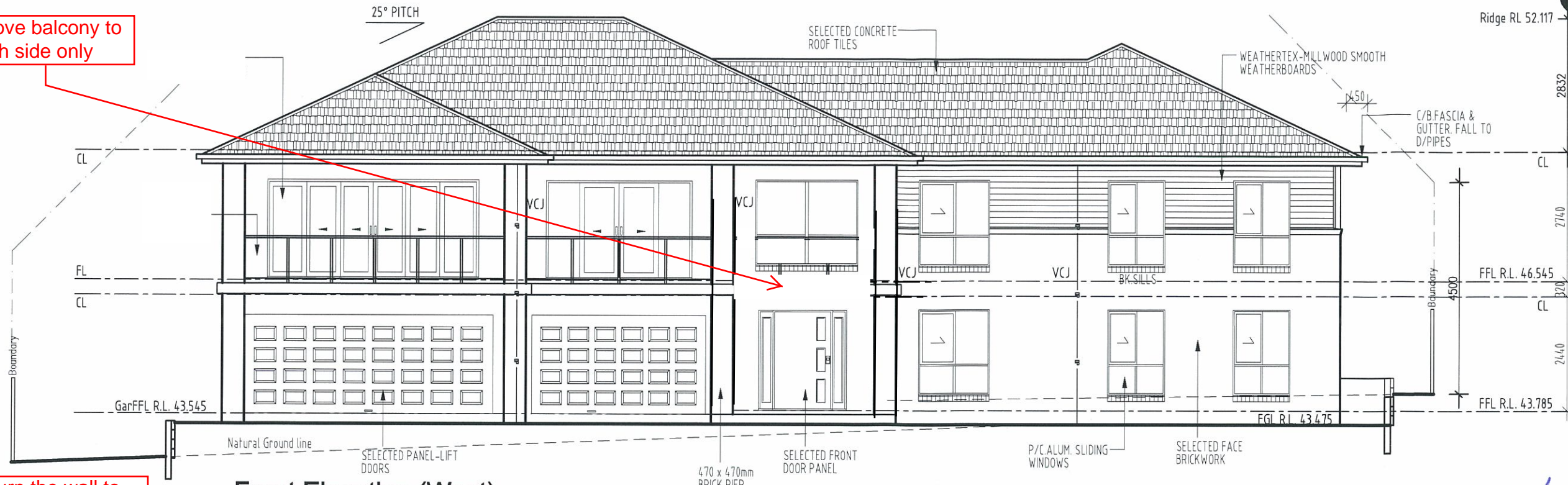
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SHEET **3 of 11** DATE **26.08.2014** DWG No. **6269-WD3**

**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.



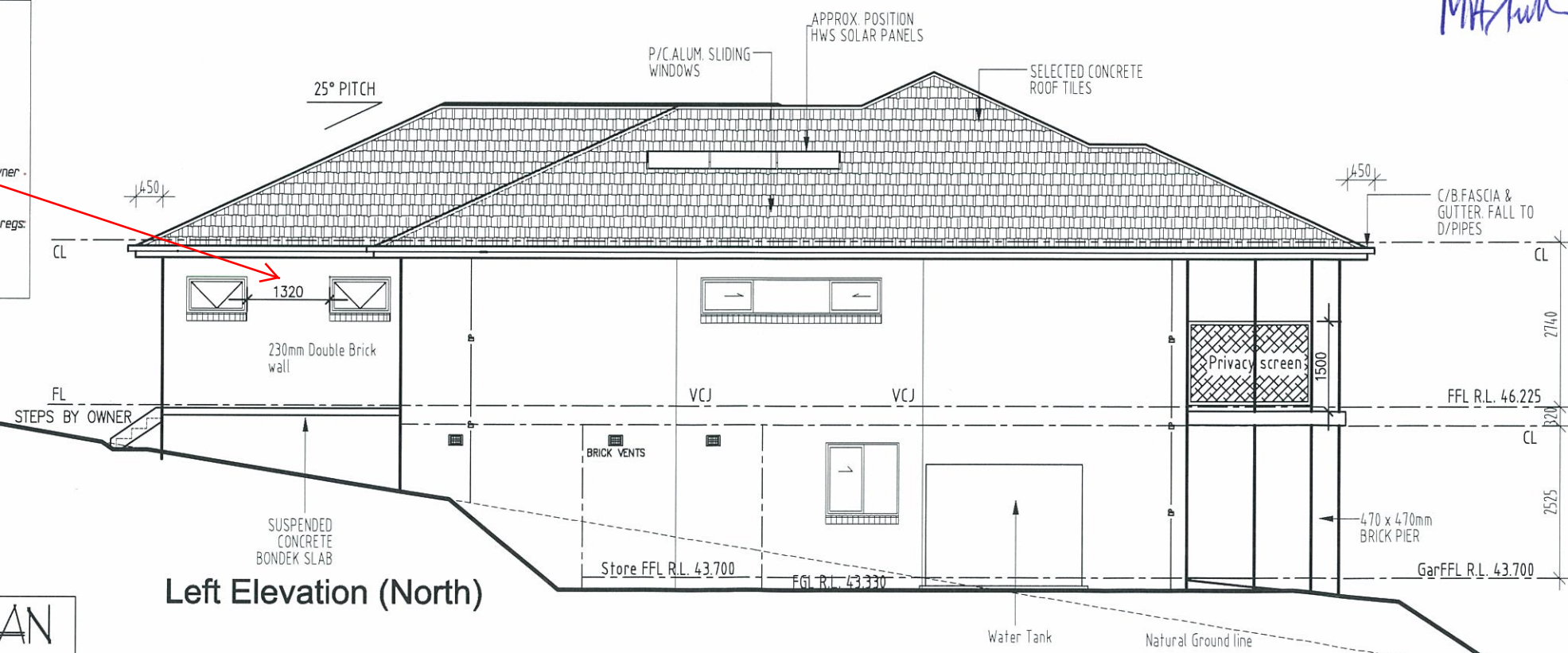
remove balcony to porch side only



**Front Elevation (West)**

return the wall to alfresco including window

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**Left Elevation (North)**

**CONSTRUCTION PLAN**  
28/01/2015

*MA Tull*  
*nts*  
*AB*

**ELEVATIONS**  
SCALE 1:100

CLIENT	<b>J. &amp; C. MANTILLA</b>	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
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