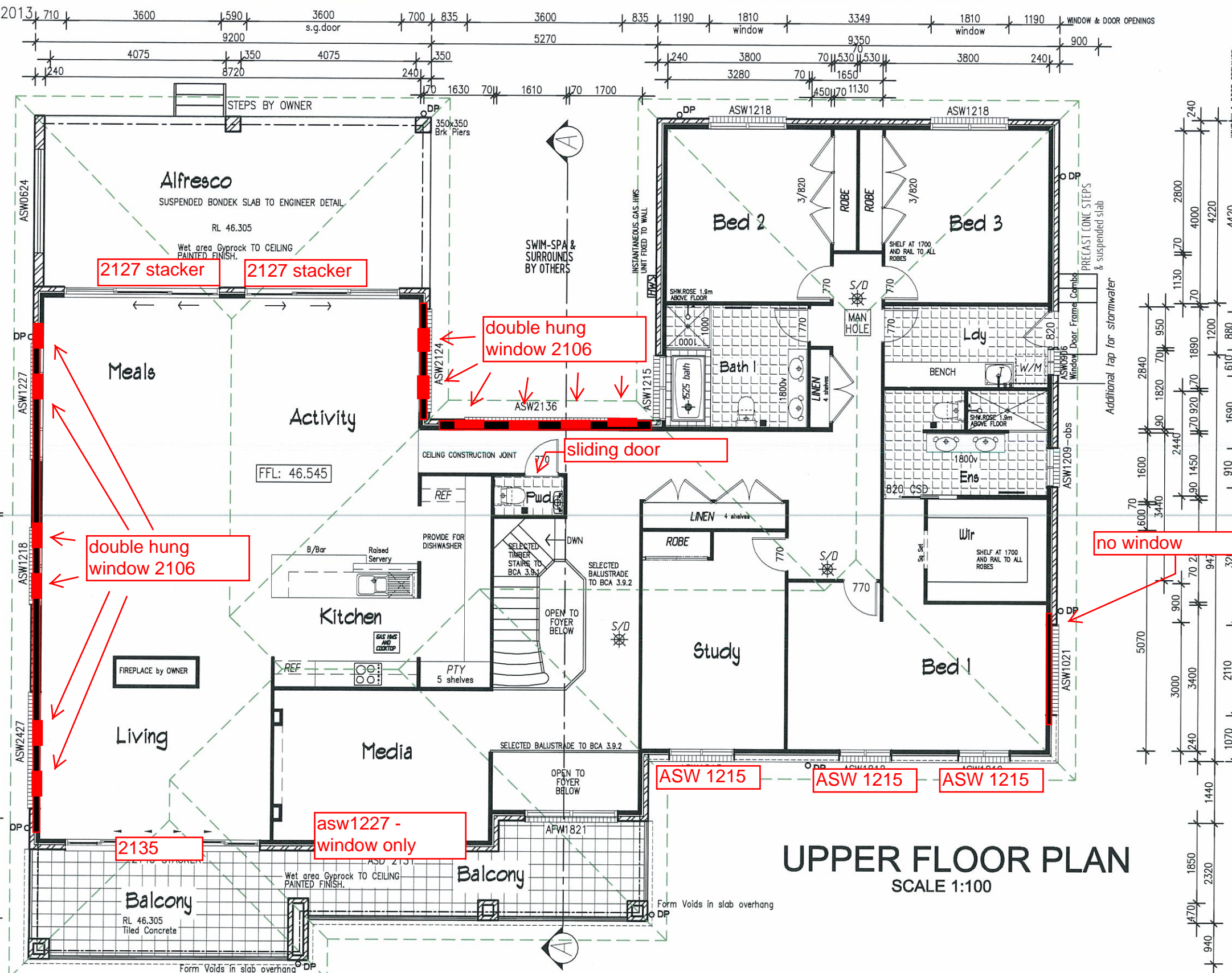


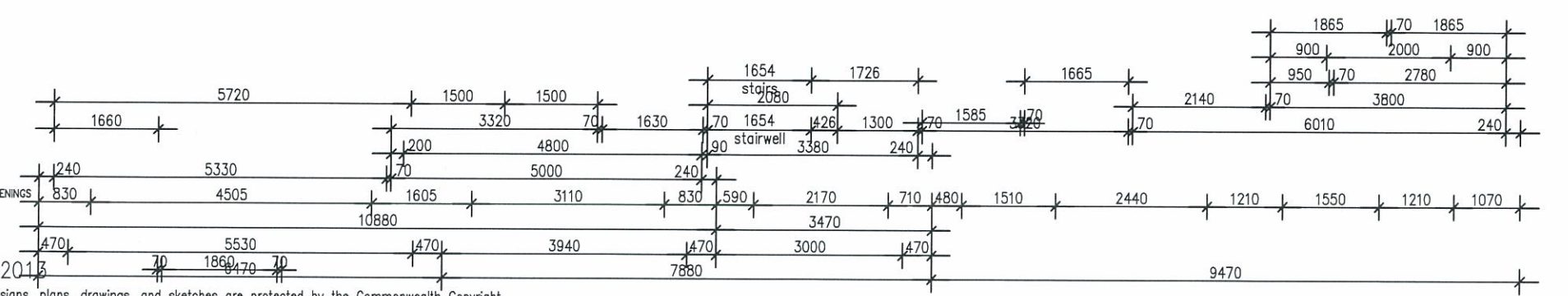
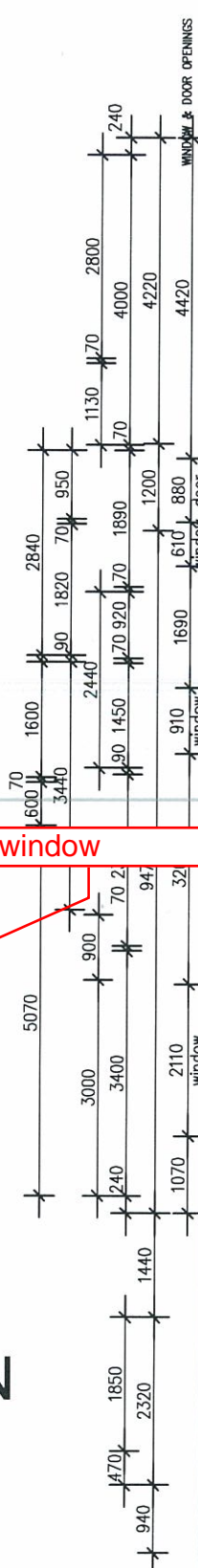
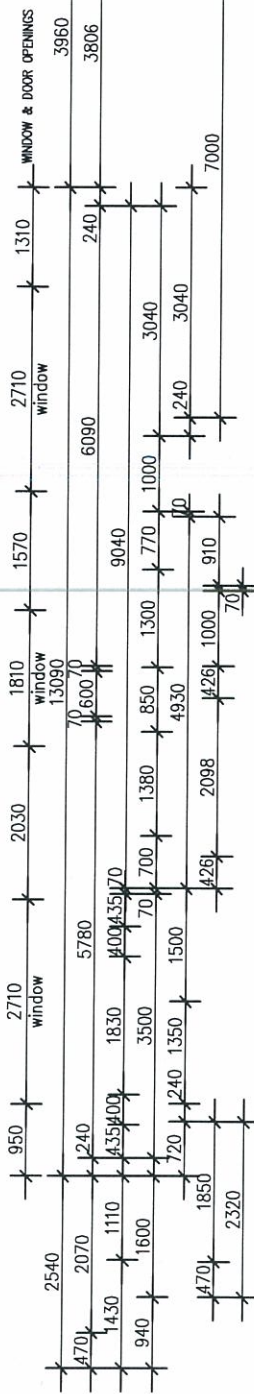
**FIXING LEGEND**

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

## TULLIPAN HOMES PTY LTD

Lic. No. 131446C

PH 02 4353 8644  
FAX 02 4353 8655

Suite 18, 1 Reliance Dr  
Tuggerah Business Park  
Tuggerah NSW 2259

www.tullipanhomes.com.au  
www.spitlevelhomes.com.au

CLIENT **J. & C. MANTILLA**

JOB **PROPOSED RESIDENCE**

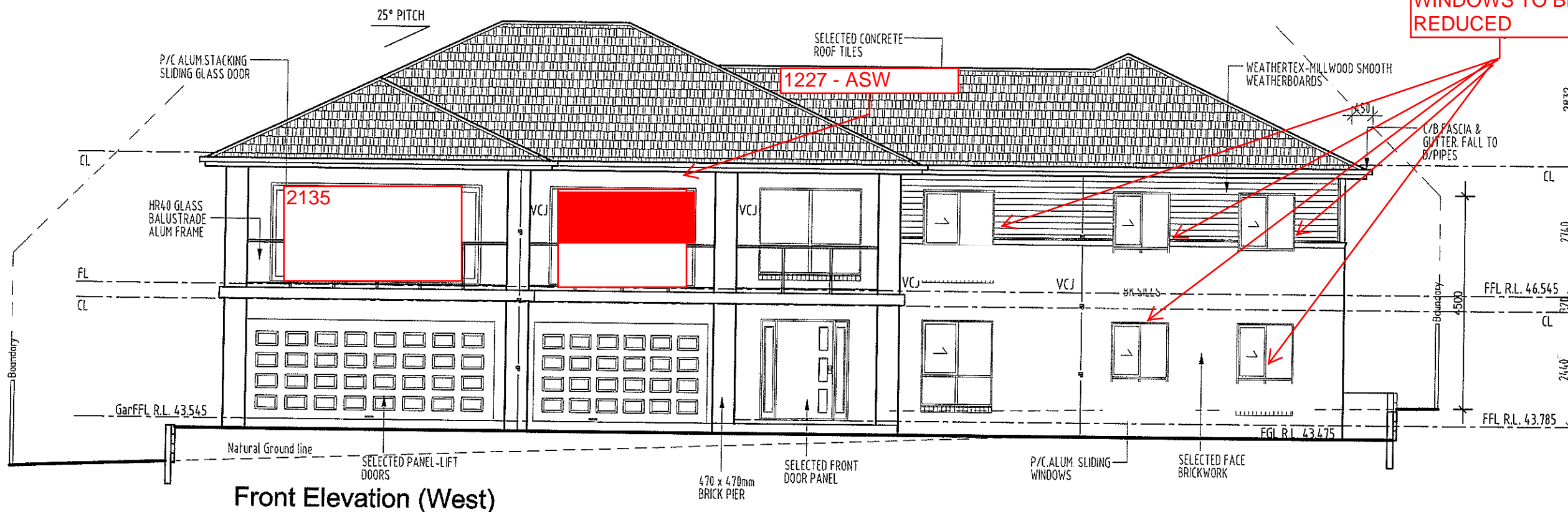
LOCATION **Lot 6 PADDOCK CLOSE  
ELERMORE VALE**

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

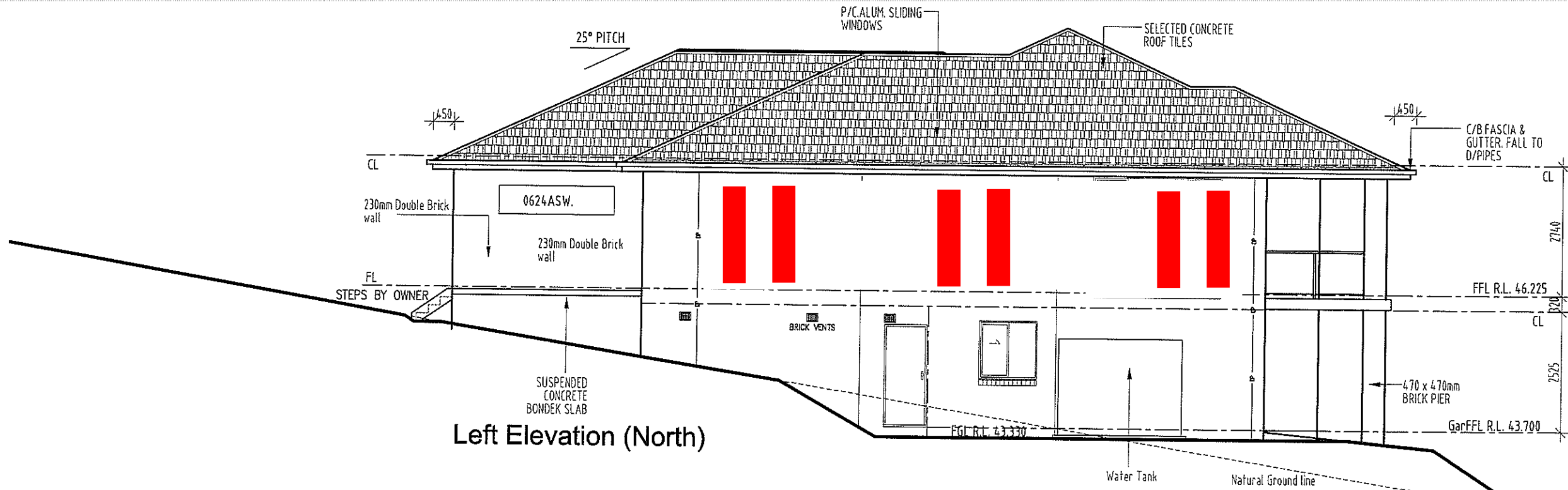
SHEET	DATE	DWG No.
3 of 11	26.08.2014	6269-WD3







Front Elevation (West)



Left Elevation (North)

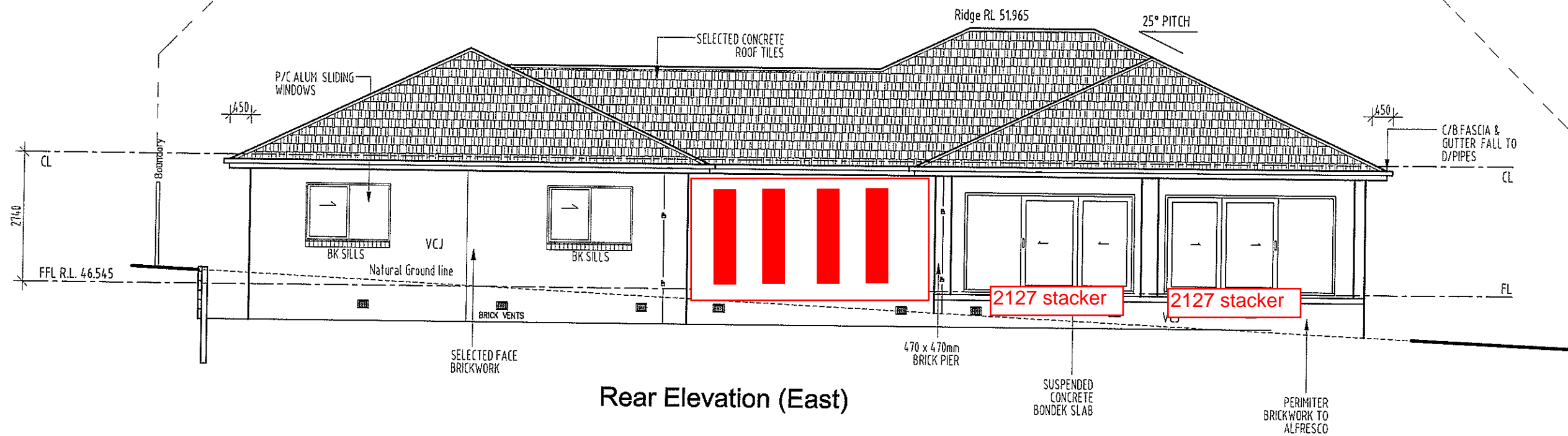
**ELEVATIONS**  
SCALE 1:100

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.
4 of 11	26.08.2014	6269-WD3

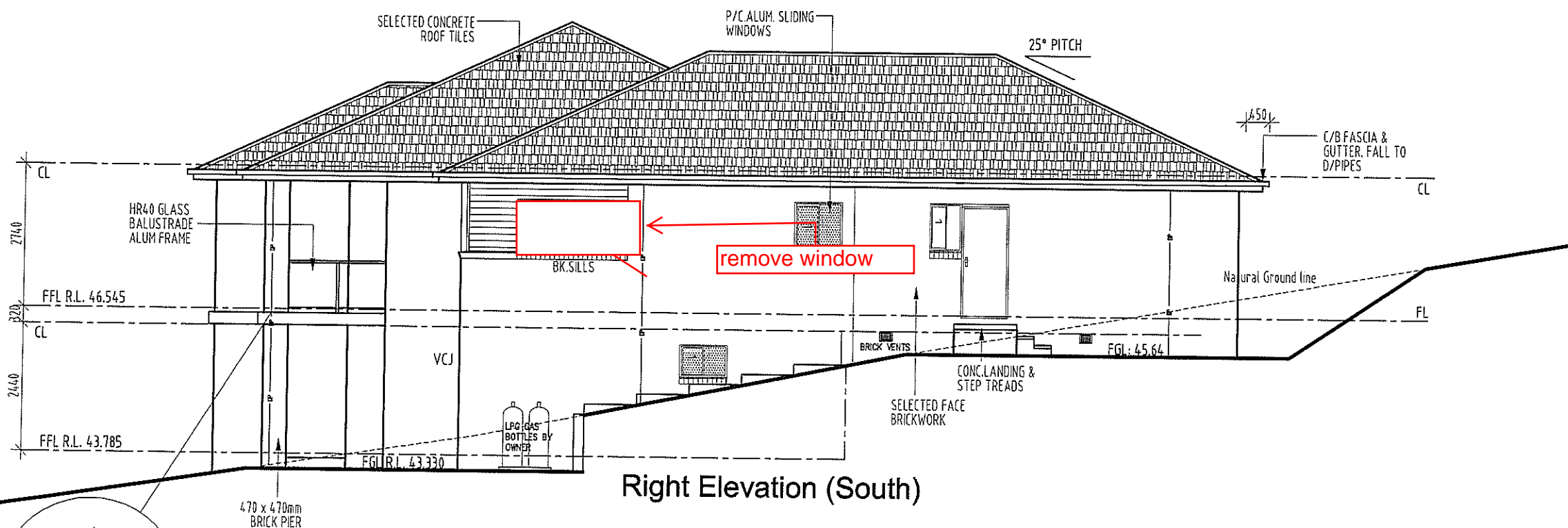
plan prepared by  
**BUILDTECH**  
DESIGN & DEVELOPMENT  
ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979  
Suite 18 - No.1 RELIANCE DRIVE,  
TUGGERAH N.S.W.2259  
ph.4351 8988  
fax.4353 8655  
email:buildtech@cccl.net.au

**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  
Tuggerah NSW 2259  
PO Box 5148  
CHITTAWAY BAY NSW 2261

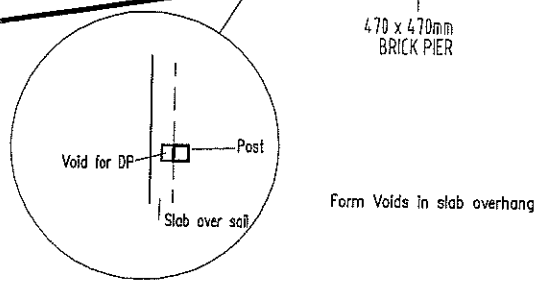




Rear Elevation (East)



Right Elevation (South)



## ELEVATIONS

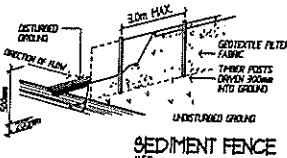
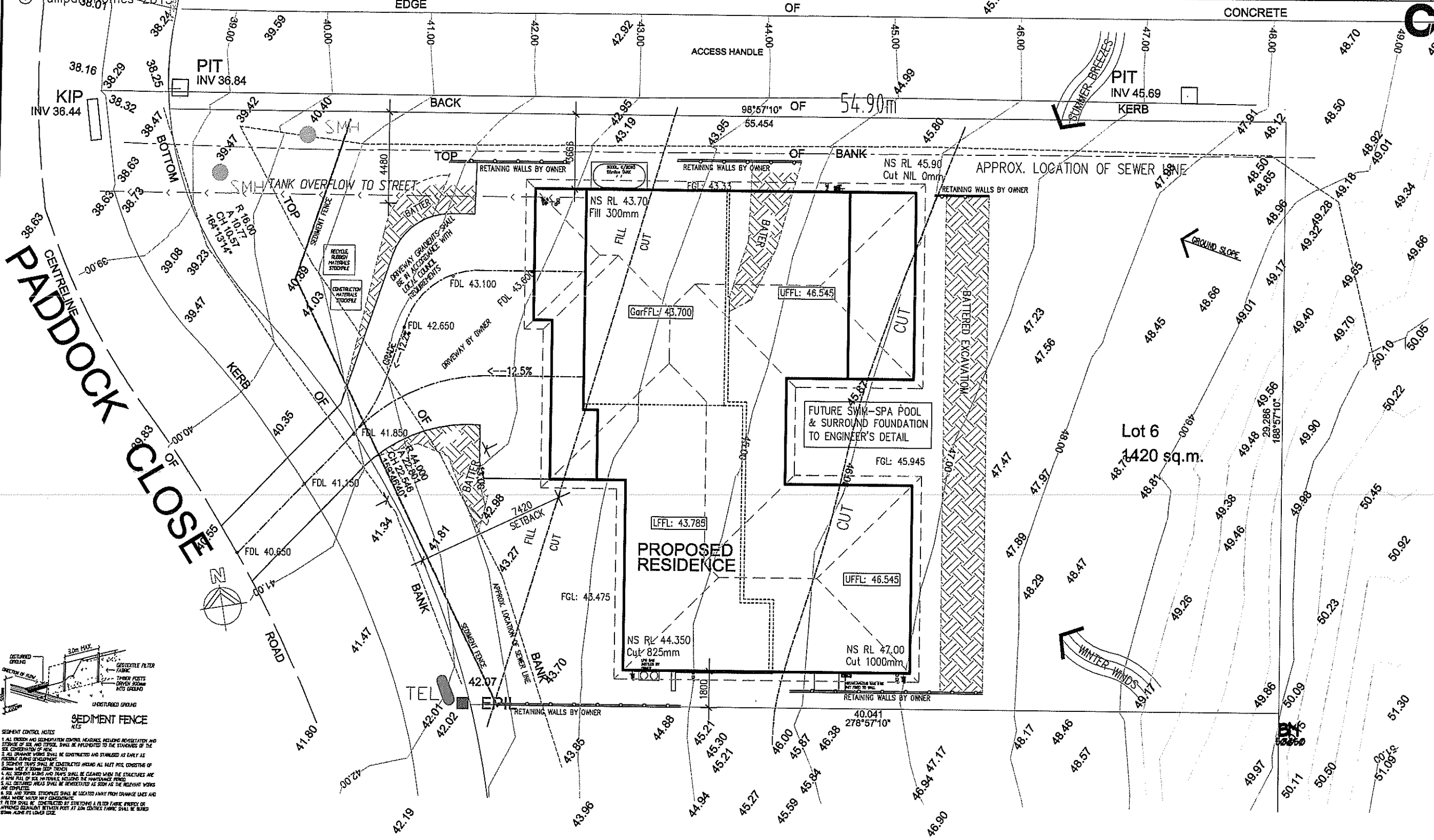
SCALE 1:100

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.
5 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,  
 TUGGERAH N.S.W.2259  
 ph.4351 8988  
 fax.4353 8655  
 email:buildtech@cci.net.au

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 P.O. Box 5148  
 www.spituevalhomes.com.au CHITTAWAY BAY NSW 2261



- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING VEGETATION AND STABILIZATION OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE NSW CONSTRUCTION ACT 1993.
  2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
  3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL PAVED AREAS CONSISTING OF DRIVEWAYS, PAVEMENTS AND DRIVEWAYS.
  4. ALL SEDIMENT TRAPS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A SOURCE OF SOIL POLLUTION EXCEEDING THE ALLOWED LIMITS.
  5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AS LONG AS THE RELEVANT WORKS ARE CONSTRUCTED.
  6. SIZE AND SPACING STRUCTURES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WINDY WINDS OCCUR.
  7. FILTER SHALL BE CONSTRUCTED BY STRUCTURES A FILTER FABRIC, WHICH OF APPROVED QUALITY BETWEEN POST AT 200mm CENTRES SHALL BE BARRED WITH 40mm 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%

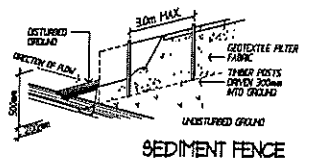
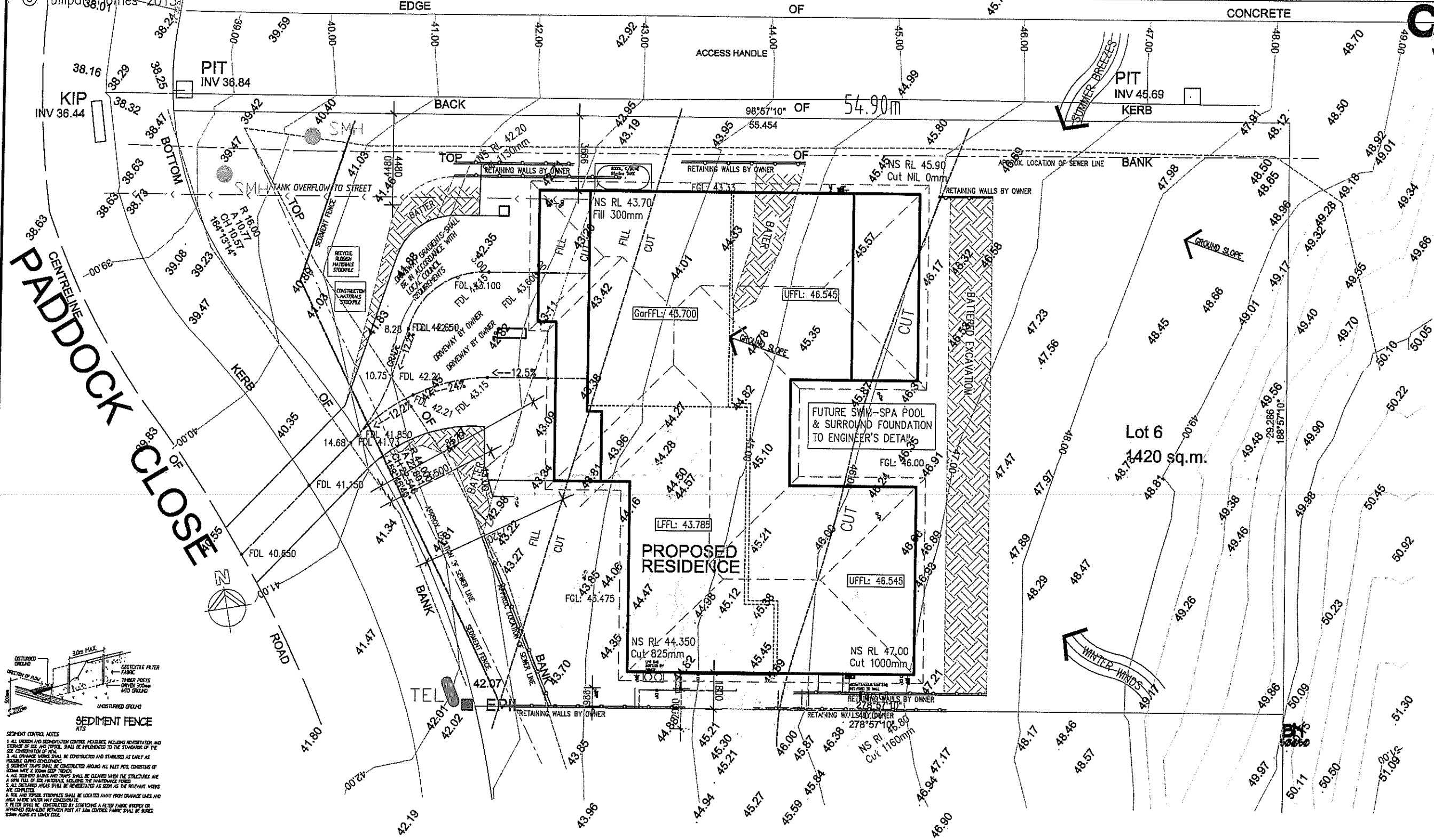
## SITE PLAN - SITE ANALYSIS

SCALE 1:200

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
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.
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,  
 TUGGERAH N.S.W.2259  
 ph.4351 8988  
 fax.4353 8655  
 email:buildtech@ccci.net.au

**TULLIPAN HOMES PTY LTD**  
 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 PREVENTION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SEE CONSIDERATION OF SOIL.
  2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS FEASIBLE DURING DEVELOPMENT.
  3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL LALET PITS, CONSISTING OF 300mm DIA. 1000mm DEEP TRAPS.
  4. ALL SEDIMENT TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A SIGN FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PAPER.
  5. ALL SEDIMENT TRAPS SHALL BE REINFORCED AS SOON AS THE RELEVANT WORKS ARE COMPLETE.
  6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
  7. FILTER SHALL BE CONSTRUCTED BY TIGHTENING A FILTER FABRIC MESH OR APPROVED EQUIVALENT BETWEEN POSTS AT 500mm CENTRE TO CENTRE. FILTER SHALL BE BURED 200mm ABOVE 150mm DIA.

SCALE 1:200

## SITE PLAN - TREES TO BE REMOVED / RETAINED

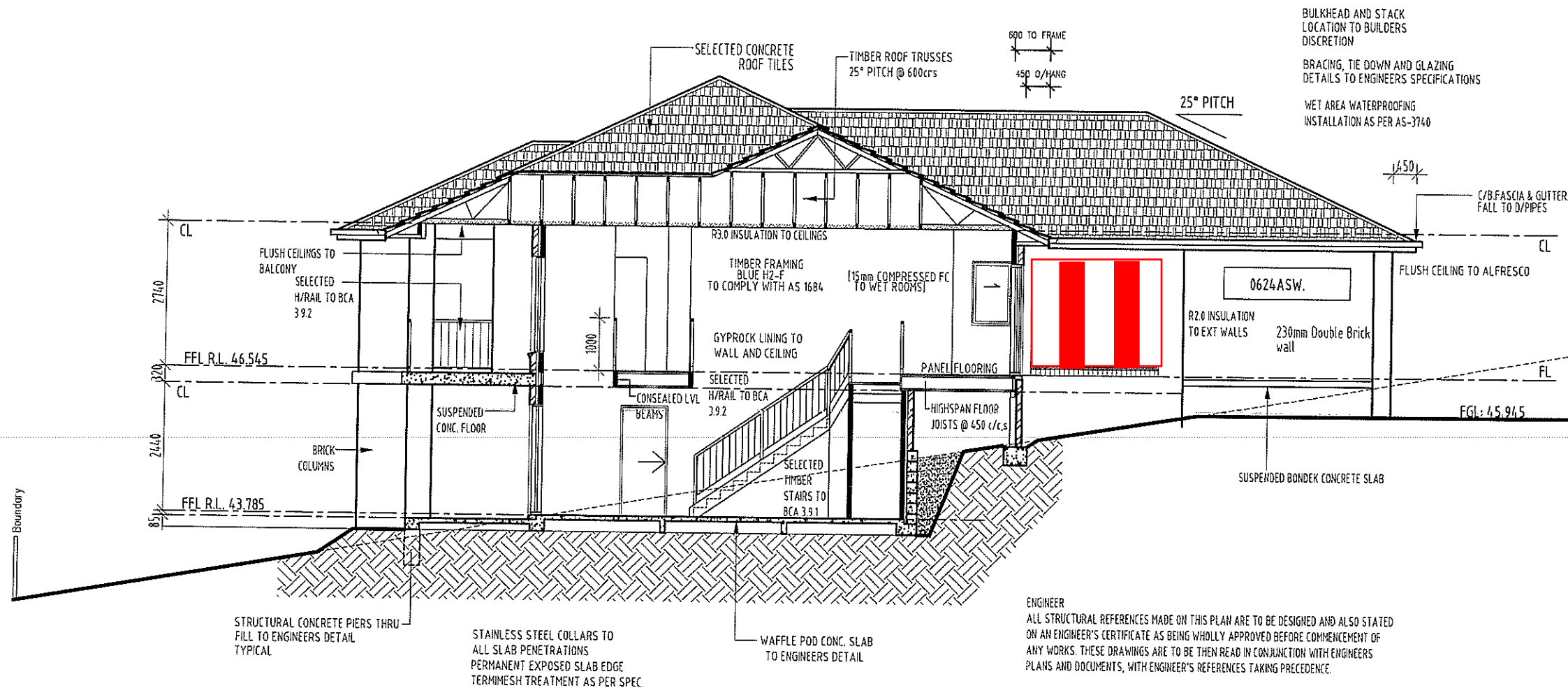
ALL TREES WITHIN 10M OF PROPOSED BUILDING TO BE REMOVED.

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%

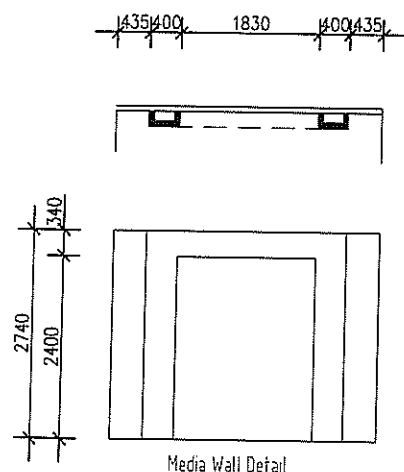
CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
1 of 11	26.08.2014	6269-WD3

plan prepared by  
**BUILDTECH**  
 DESIGN & DEVELOPMENT  
 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979  
 Suite 18 - No.1 RELIANCE DRIVE,  
 TUGGERAH N.S.W.2259  
 ph.4351 8988  
 fax.4353 8655  
 email:buildtech@cel.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.spitvelhome.com.au  
 CHITWAY BAY NSW 2261



## SECTION THRU A-A

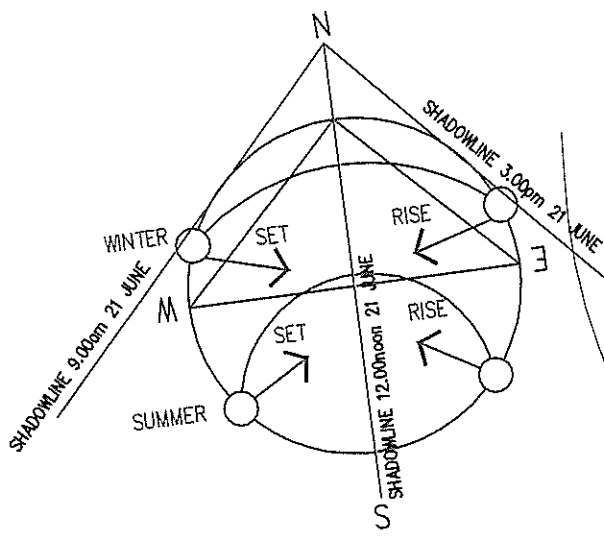


© Tullipan Homes 2013

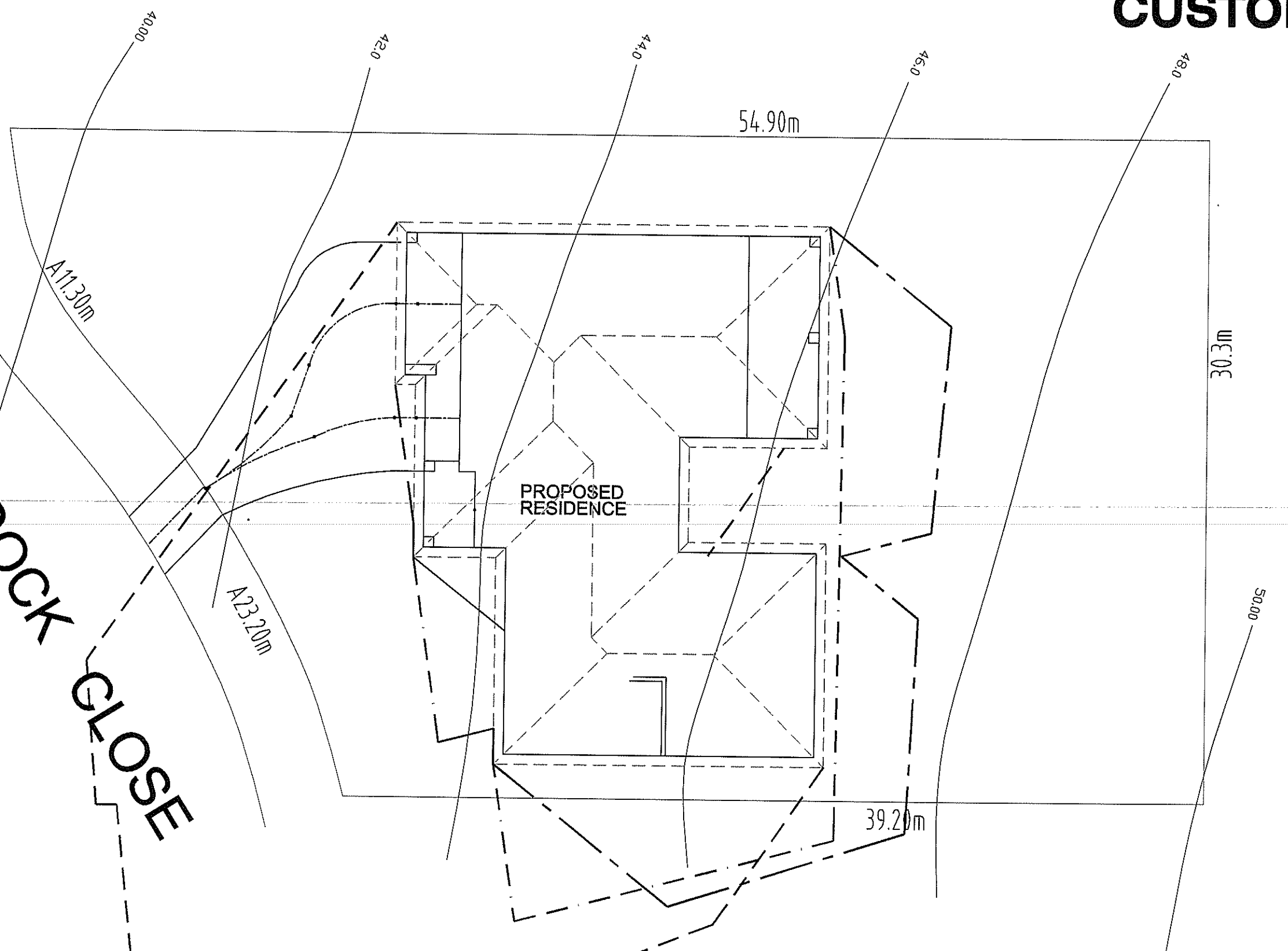
Copyright: All Tullipan Homes designs, plans, drawings, and sketches are protected by the Commonwealth Copyright Act 1968 and any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.

CLIENT	<b>J. &amp; C. MANTILLA</b>	plan prepared by	<b>BUILDTECH</b> DESIGN & DEVELOPMENT	<b>TULLIPAN</b> <b>HOMES</b> 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 fox.4353 8655 email:buildtech@cccl.net.au	Lic. No. 131446C
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		ph.4351 8988 fox.4353 8655 email:buildtech@cccl.net.au		
SHEET	DATE	DWG No.	<b>bda</b> BUILDING DESIGNERS AUSTRALIA NSW Membership No. 930099	PH 02 4353 8644 FAX 02 4353 8655 www.tullipanhomes.com.au www.spitlevelhomes.com.au
6 of 11	26.08.2014	6269-WD3		





**PADDOCK CLOSE**



PROPOSED RESIDENCE

**SHADOW DIAGRAM**  
SCALE 1:200

© Tullipan Homes 2013  
Copyright: All Tullipan Homes designs, plans, drawings, and sketches are protected by the Commonwealth Copyright Act 1968 and any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.

CLIENT	<b>J. &amp; C. MANTILLA</b>	
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.
8 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,  
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 Suite 18, 1 Reliance Dr  
FAX 02 4353 8655 Tuggerah Business Park  
Tuggerah NSW 2259  
www.tullipanhomes.com.au PO Box 5148  
www.spitavalhomes.com.au CHITTAWAY BAY NSW 2261

