

constructed by:

# TULLIPAN HOMES PTY LTD

Lic. No. 131446C

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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  
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 email:bulldtech@cci.net.au

**bda** BUILDING DESIGNERS AUSTRALIA NSW  
 Membership No. 930099

## PROPOSED RESIDENCE

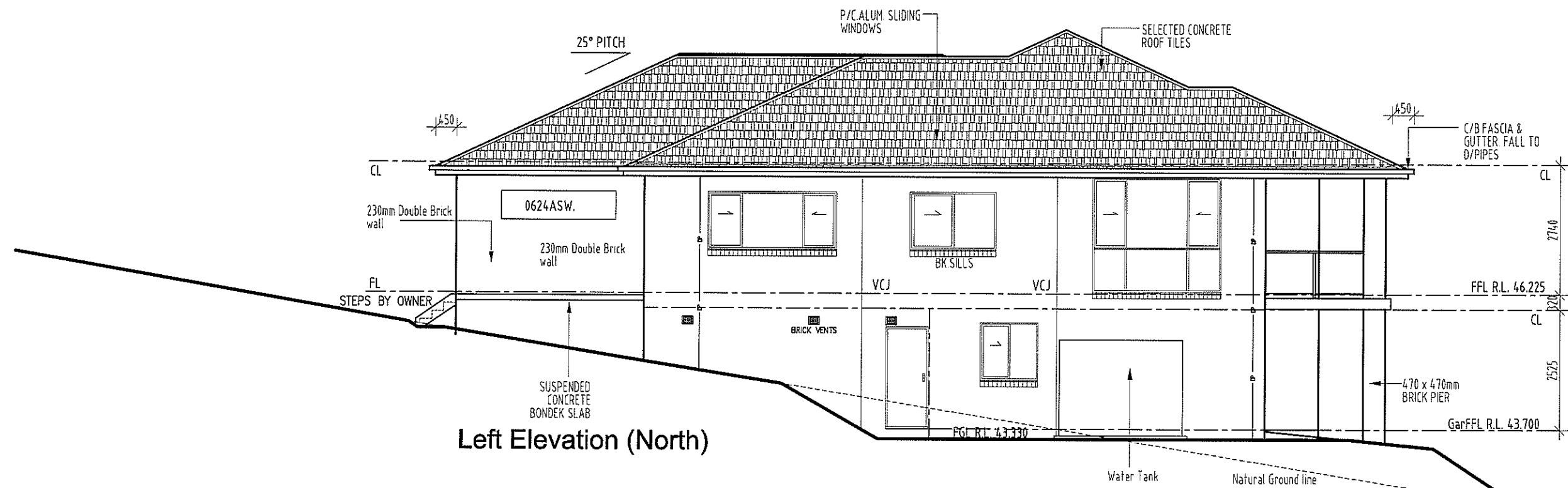
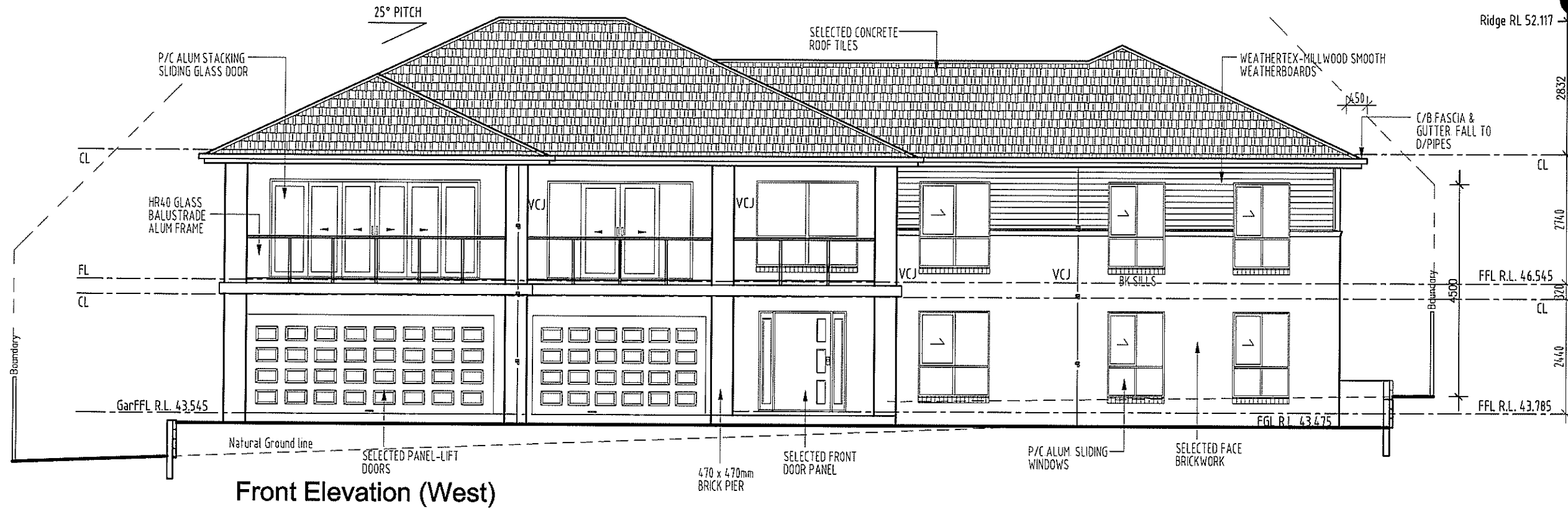
**Client:** J. & C. MANTILLA

**Site:** Lot 6 PADDOCK CLOSE  
 ELERMORE VALE

AA	Front Page
A01	Site Plan - Site Analysis
A02	Ground Floor Plan
A03	Upper Floor Plan
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A10	Upper Floor Electrical Plan
A11	Gas Plan
A - A	Wet Area Details
A - B	Wet Area Details

Site Details	
Site Area:	1420 m2
Roof Area:	410 m2
Harvested Roof Area:	410 m2
Total Garden & Lawn Area:	250 m2

Thermal Performance Commitments:	
<i>General:</i>	
Default Wall Cover- Medium; roof color- Medium	
R3.0 to ceiling & R2.0 to brick veneer walls;	
Weather strips to all external doors and windows	
<b>BASIX Water Commitments:</b>	
<i>Fixtures:</i>	
install Showerheads minimum rating of 3A in all showers.	
install Toilet flushing system with a minimum rating of 3A in each toilet.	
install Taps with minimum rating of 3A in kitchen.	
install Basin taps with minimum rating of 3A in each bathroom.	
<i>Alternative Water:</i>	
Install rainwater tank -MIN. -connected- toilets; cold water tap to clothes washer; min one yard tap	
<b>BASIX Energy Commitments:</b>	
<i>Hot water:</i>	
gas instantaneous- minimum 5 Star.	
Cooling sytem - 3 Phase airconditioning EER: 2.5-3.0	
Heating sytem - 3 Phase airconditioning EER: 3.0-3.5	
<i>Ventilation:</i>	
Kitchen & WC - individual fan. Laundry, ensuite & bathroom - Natural Ventilation	
<i>Other:</i>	
install gas CT & electric oven	
Outdoor clothes drying line provided. Ventilated fridge space	

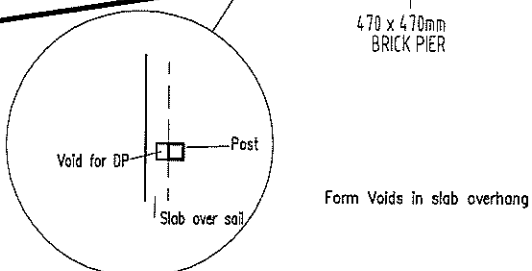
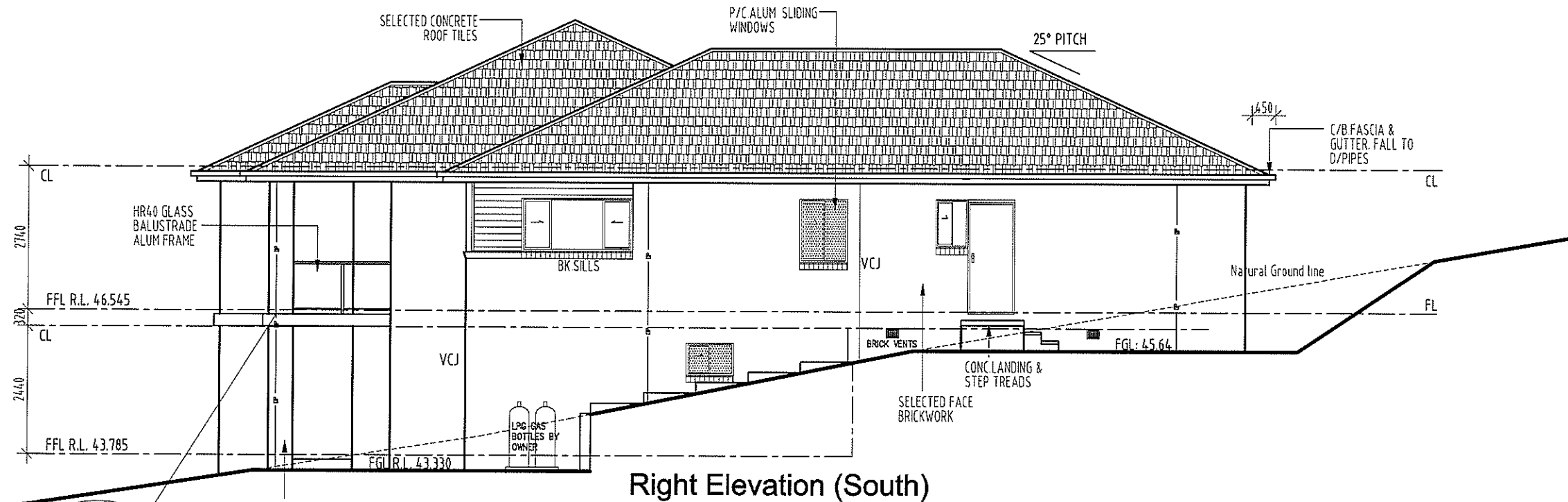
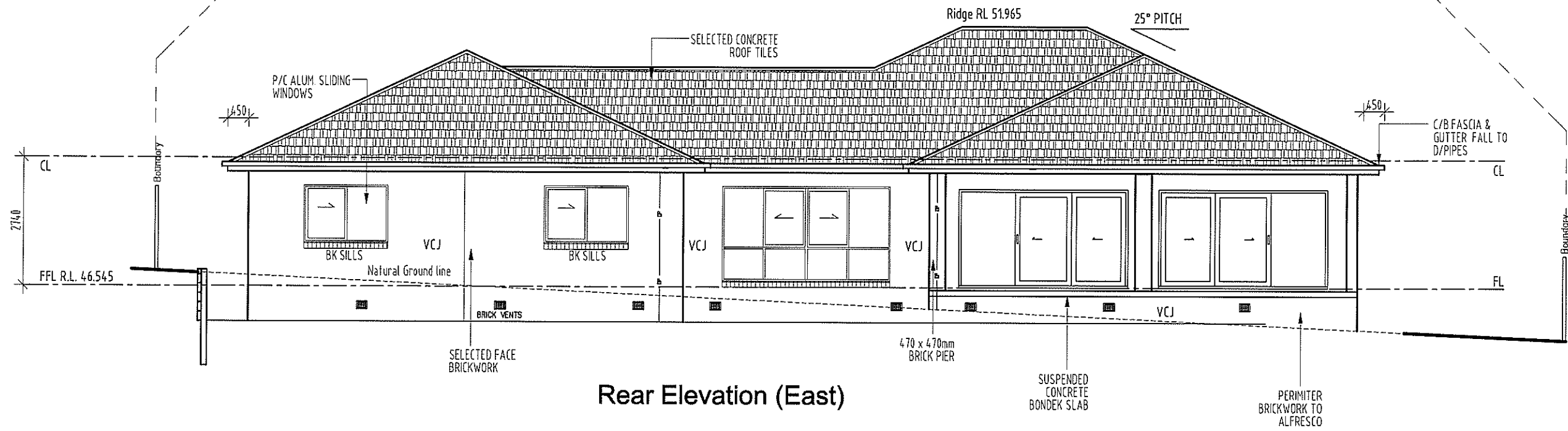



**ELEVATIONS**  
SCALE 1:100

CLIENT	<b>J. &amp; C. MANTILLA</b>	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
SHEET	DATE	DWG No.
4 of 11	26.08.2014	6269-WD3

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**ELEVATIONS**  
SCALE 1:100

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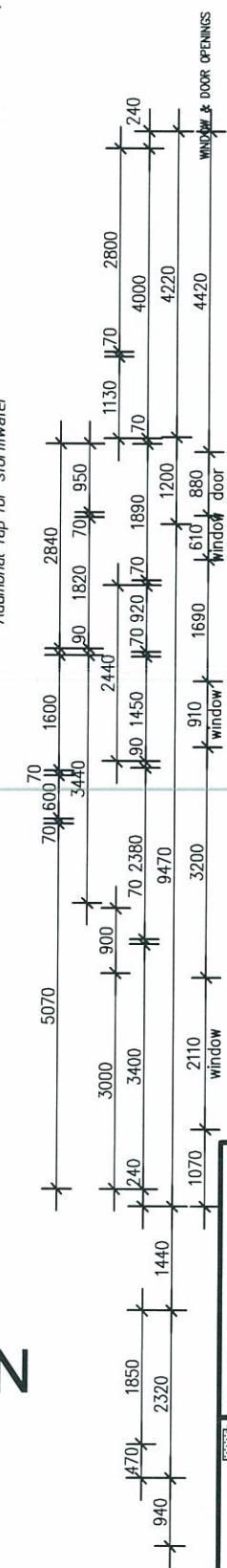
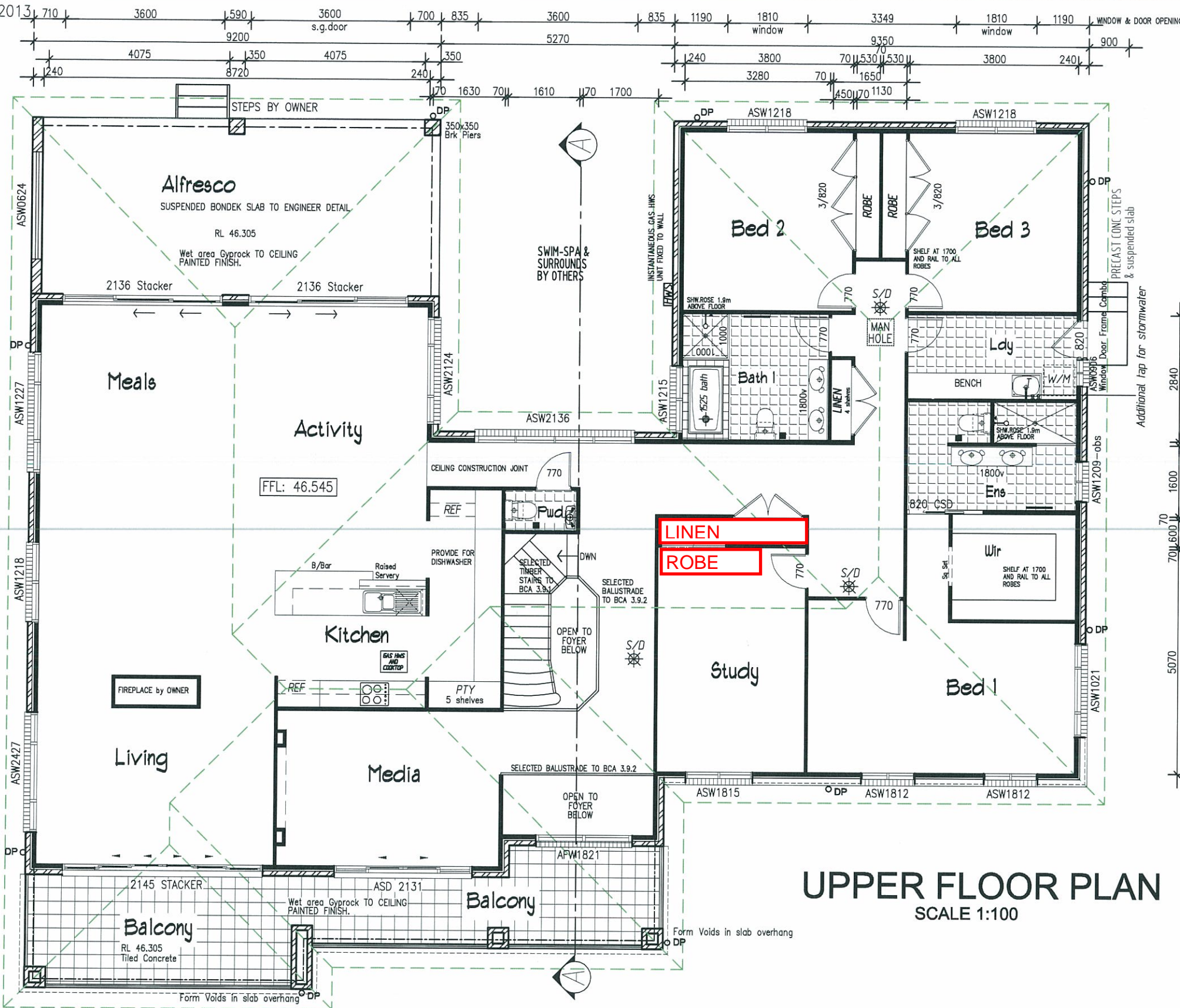
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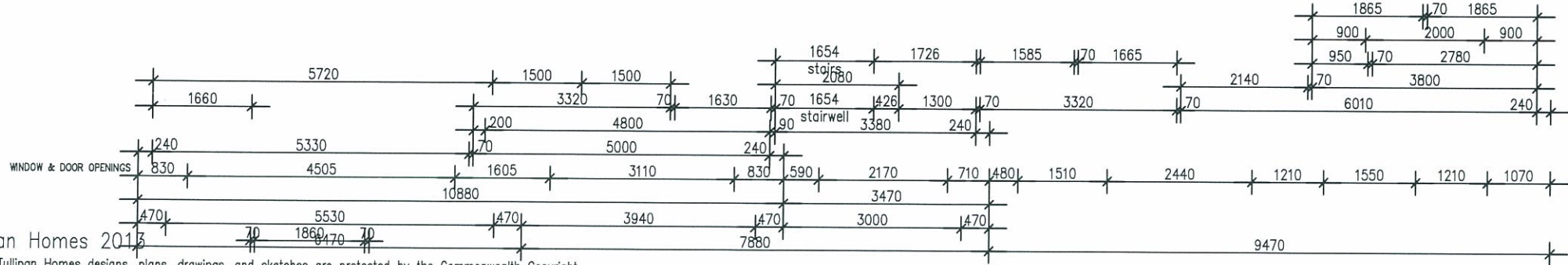
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FIXING LEGEND	
TOWEL RAIL	—
TOILET ROLL	■
TOWEL RING	○



## UPPER FLOOR PLAN

SCALE 1:100



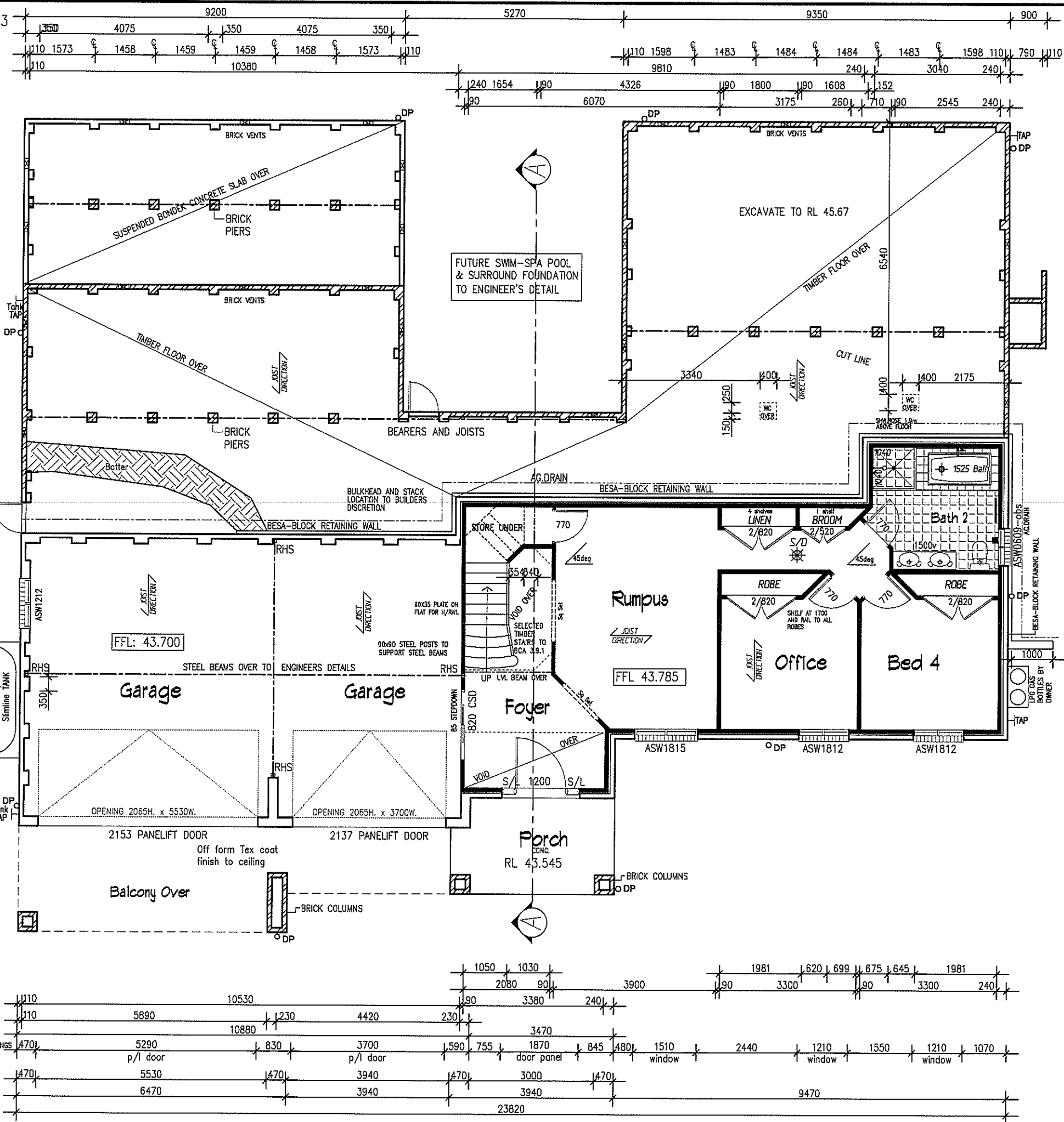
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CLIENT **J. & C. MANTILLA**  
 JOB **PROPOSED RESIDENCE**  
 LOCATION **Lot 6 PADDOCK CLOSE  
 ELMORE VALE**

— BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 — FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.  
 SHEET **3 of 11** DATE **26.08.2014** DWG No. **6269-WD3**

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:	315.4 sq.m
Alfresco:	36.40 sq.m
<b>TOTAL :</b>	<b>549.63 Sq.m</b>
	<b>59.2 Squares</b>

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## BUILDTECH

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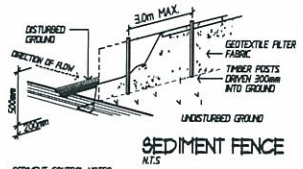
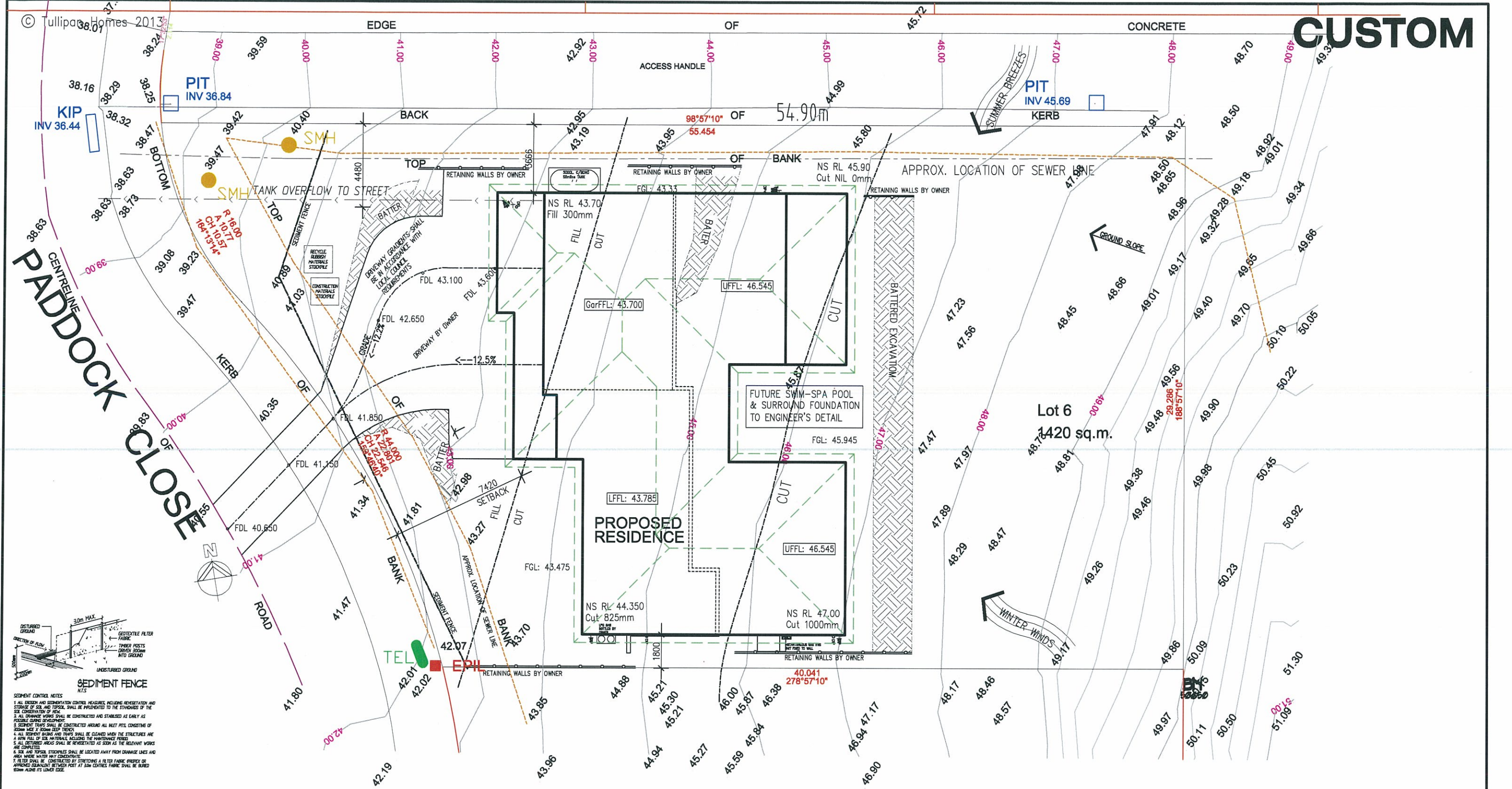
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CLIENT	<b>J. &amp; C. MANTILLA</b>
JOB	<b>PROPOSED RESIDENCE</b>
LOCATION	<b>Lot 6 PADDOCK CLOSE ELERMORE VALE</b>

- 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



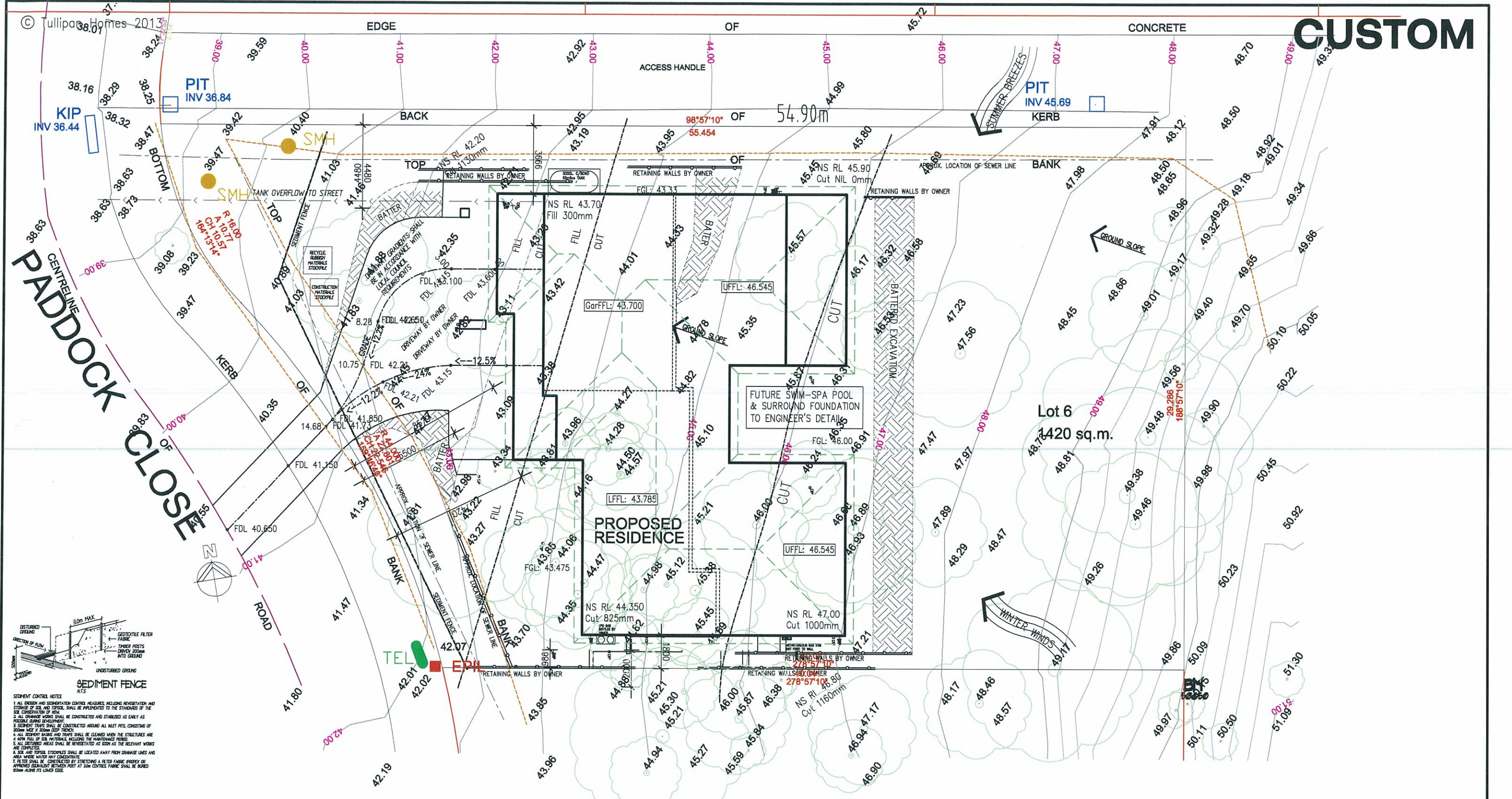
**SEDIMENT CONTROL NOTES:**  
 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION ACT 2002.  
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLY DURING DEVELOPMENT.  
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL MAJOR COLLECTIONS OF 300mm WIDE X 300mm DEEP TRAP.  
 4. ALL SEDIMENT TRAPS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A FULL FILL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.  
 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 STITCHING A FILTER FABRIC PROVED BY APPROVED EQUIVALENT BETWEEN POST AT 30m CENTRES. FABRIC SHALL BE BURED 30mm AHEAD 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%

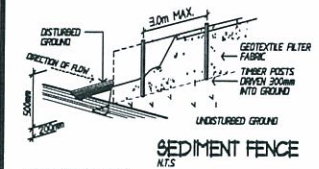
## SITE PLAN - SITE ANALYSIS

SCALE 1:200

CLIENT	<b>J. &amp; C. MANTILLA</b>		plan prepared by	<b>BUILDTECH DESIGN &amp; DEVELOPMENT</b>	<b>TULLIPAN HOMES PTY LTD</b>
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 fax.4353 8655 email:buildtech@cci.net.au	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
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**Paddock Close**  
 CENTRELINE  
 ROAD



**SEDIMENT CONTROL NOTES**

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE PROVIDED TO THE SATISFACTION OF THE SOIL CONSERVATION OFFICER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL ALLEYS PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRAPS.
4. ALL SEDIMENT TRAPS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A SIGNIFICANT FALL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE RECORD.
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 TRAPS SHALL BE CONSTRUCTED BY STRUCTURES A FILTER FABRIC OVER AN APPROVED GRANULATE BETWEEN FOOT AT 50mm COARSE SAND SHALL BE BURED 200mm ALONG ITS LOWER EDGE.

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%

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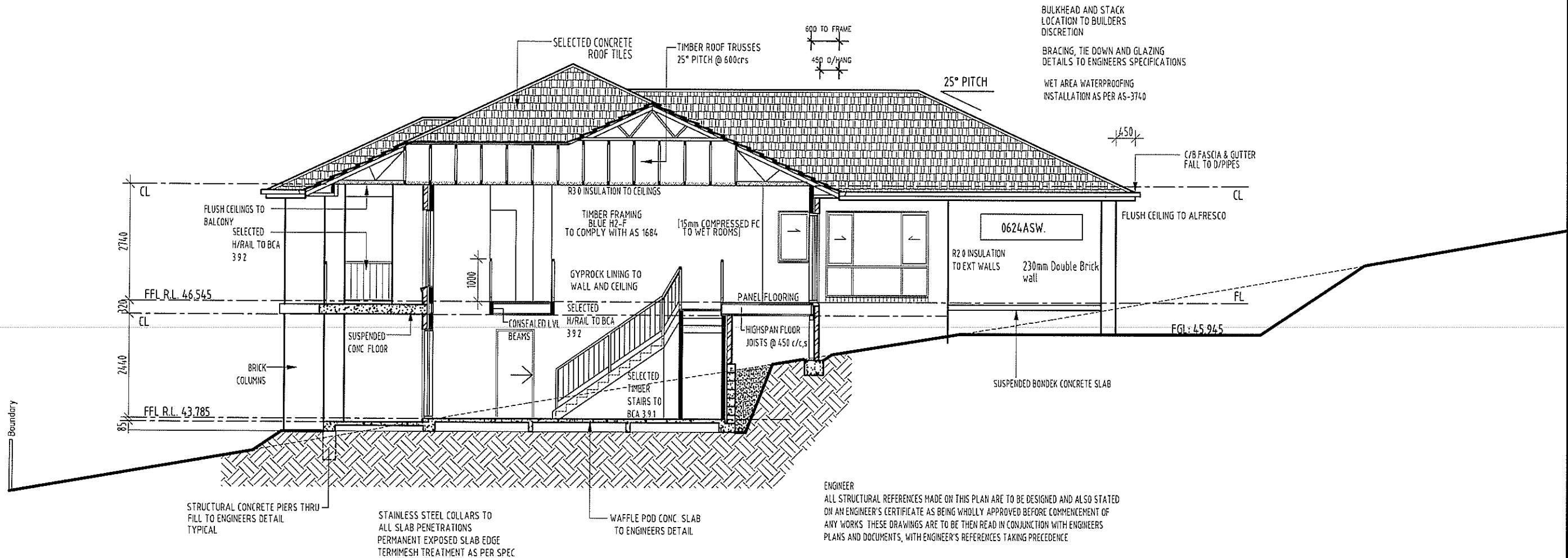
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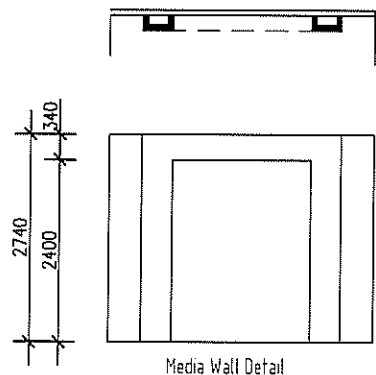
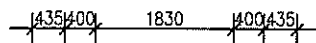
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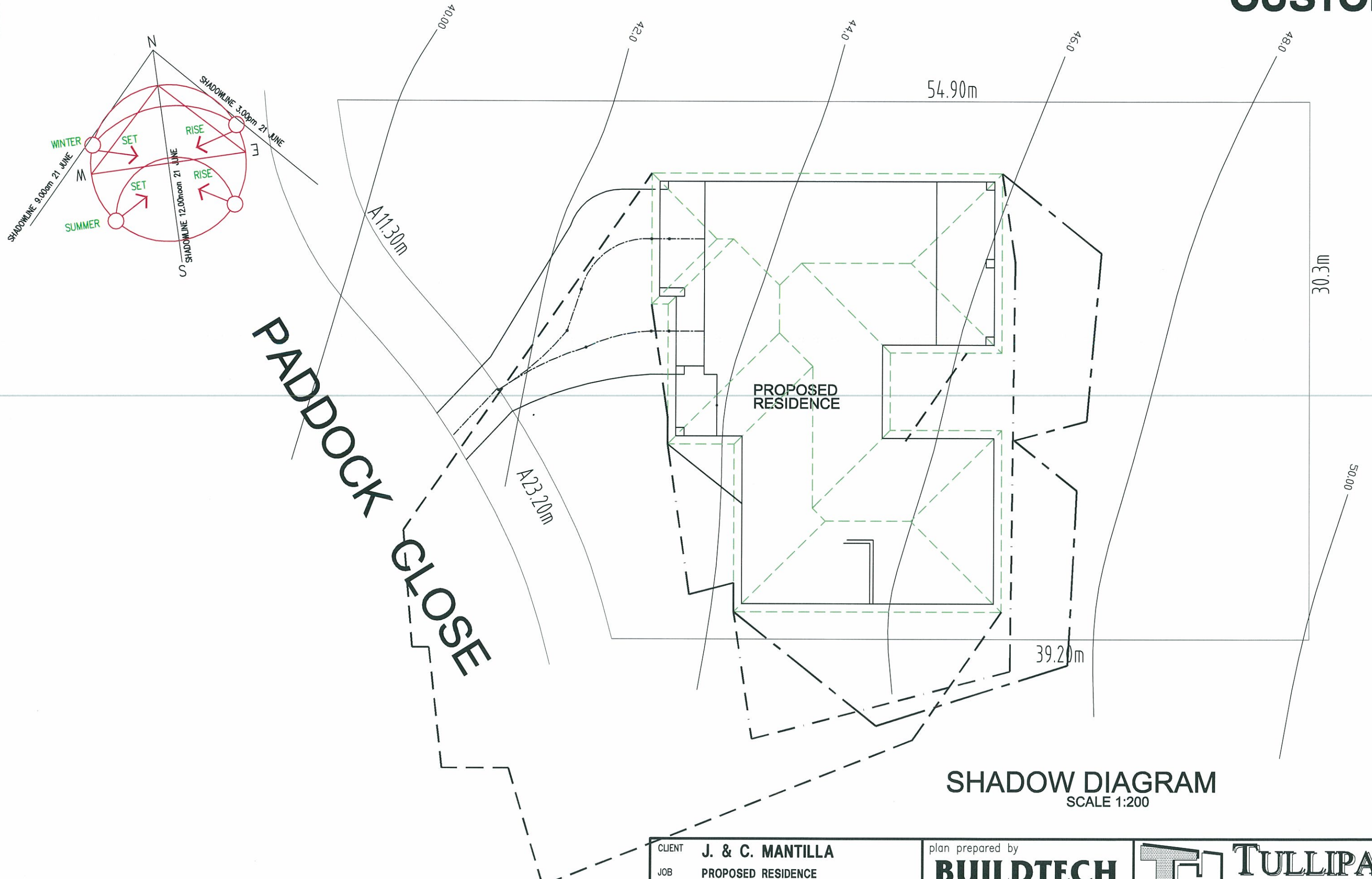
ENGINEER  
 ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE

**SECTION THRU A-A**





CLIENT	<b>J. &amp; C. MANTILLA</b>	plan prepared by	<b>BUILDTECH DESIGN &amp; DEVELOPMENT</b>	<b>TULLIPAN HOMES PTY LTD</b>
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6 of 11	26.08.2014	6269-WD3	PH 02 4353 8644 FAX 02 4353 8655	





**SHADOW DIAGRAM**  
SCALE 1:200

CLIENT <b>J. &amp; C. MANTILLA</b> JOB <b>PROPOSED RESIDENCE</b> LOCATION <b>Lot 6 PADDOCK CLOSE ELERMORE VALE</b>		plan prepared by <b>BUILDTECH DESIGN &amp; DEVELOPMENT</b> 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 FAX 02 4353 8655 www.tullipanhomes.com.au www.splitlevelhomes.com.au	<b>TULLIPAN HOMES PTY LTD</b> Suite 18, 1 Reliance Dr Tuggerah Business Park Tuggerah NSW 2259 PO Box 5148 CHITTAWAY BAY NSW 2261
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