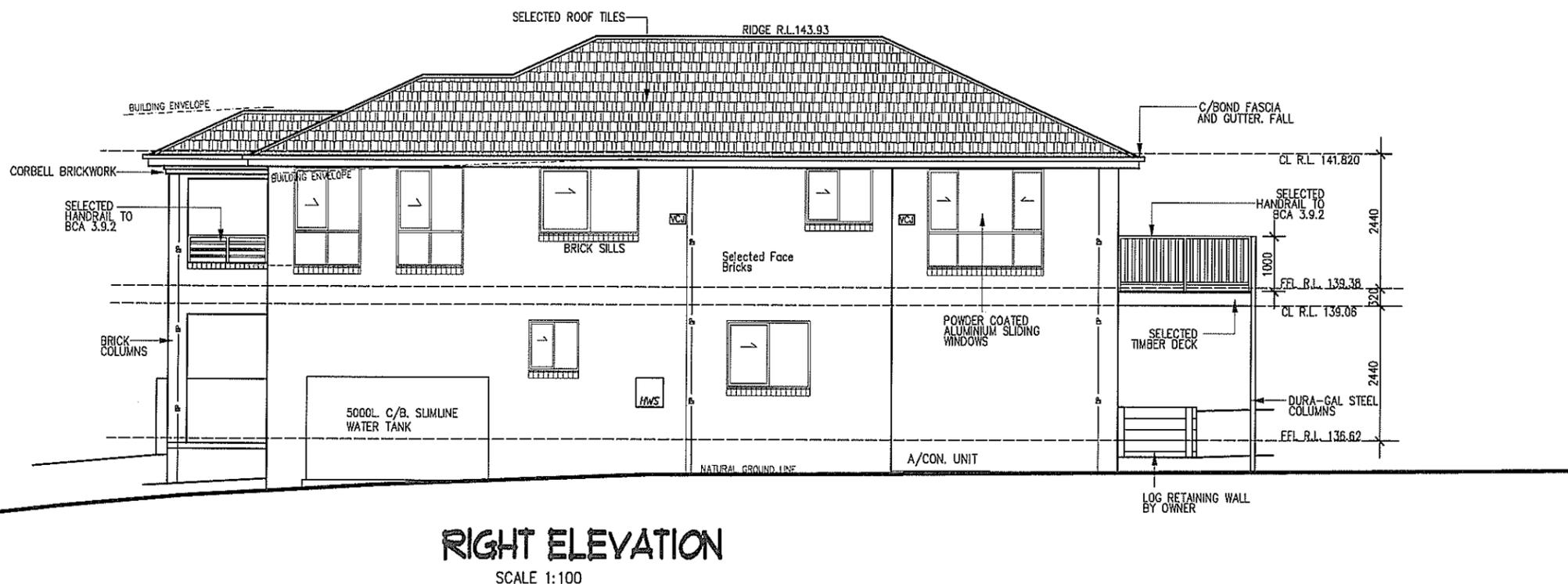
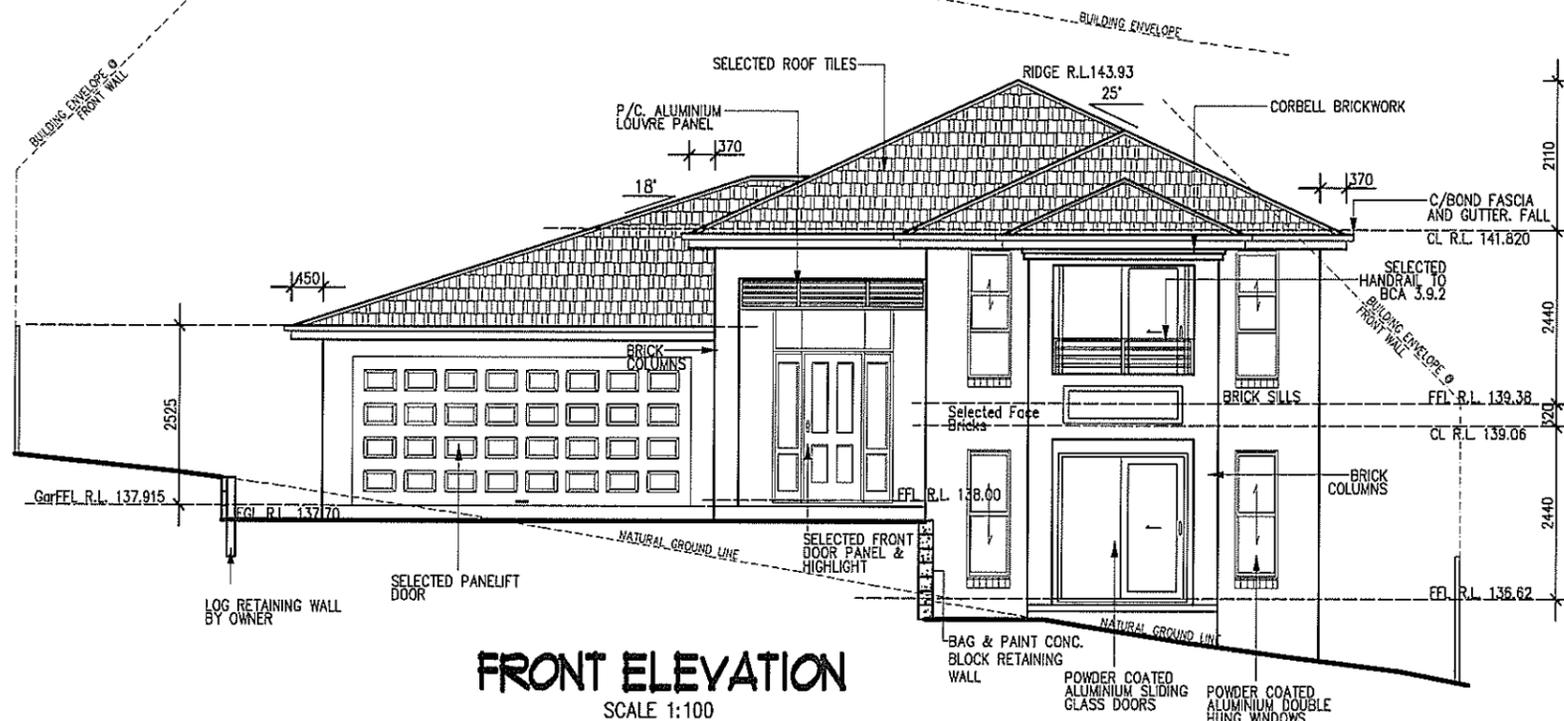


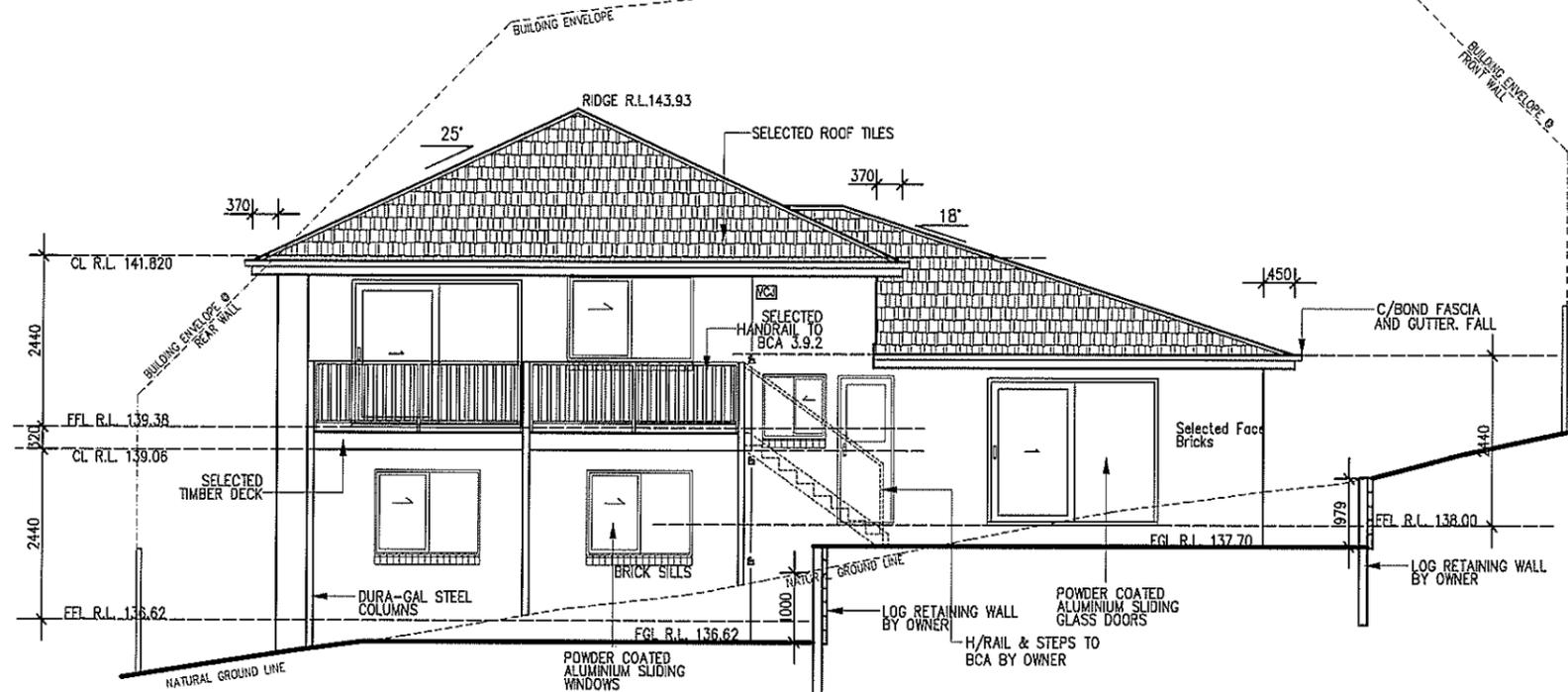
CONSTRUCTION PLAN
24/07/2012



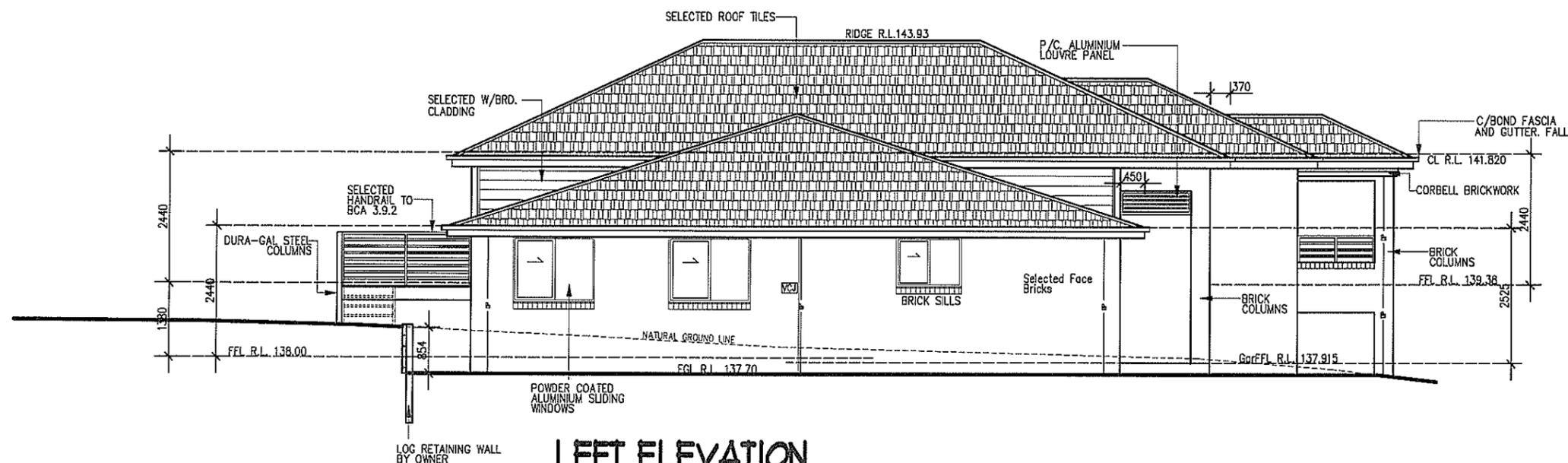
CLIENT	W. & A. STURLEY	
JOB	PROPOSED RESIDENCE	
LOCATION	No.2 IRMA PLACE FRENCHS FOREST	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
4 of 12	11-06-2012	BT32-14

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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

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.spllevelhomes.com.au
PO Box 5148
CHITTAWAY BAY NSW 2261



REAR ELEVATION
SCALE 1:100



LEFT ELEVATION
SCALE 1:100

CONSTRUCTION PLAN
31/07/2012

CLIENT	W. & A. STURLEY	plan prepared by	BUILDTECH DESIGN & DEVELOPMENT
JOB	PROPOSED RESIDENCE	ACCREDITED BUILDING DESIGNERS	ABN 54 539 725 979
LOCATION	No.2 IRMA PLACE FRENCHS FOREST	Suite 18 - No.1 RELIANCE DRIVE, TUGGERAH N.S.W.2259	ph.4351 8988 fax.4353 8655 email:buildtech@cccl.net.au
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		www.tullipanhomes.com.au www.spitlevelhomes.com.au	Membership No. 930099
SHEET	DATE	DWG No.	
5 of 12	11-06-2012	BT32-14	



**TULLIPAN
HOMES** PTY LTD

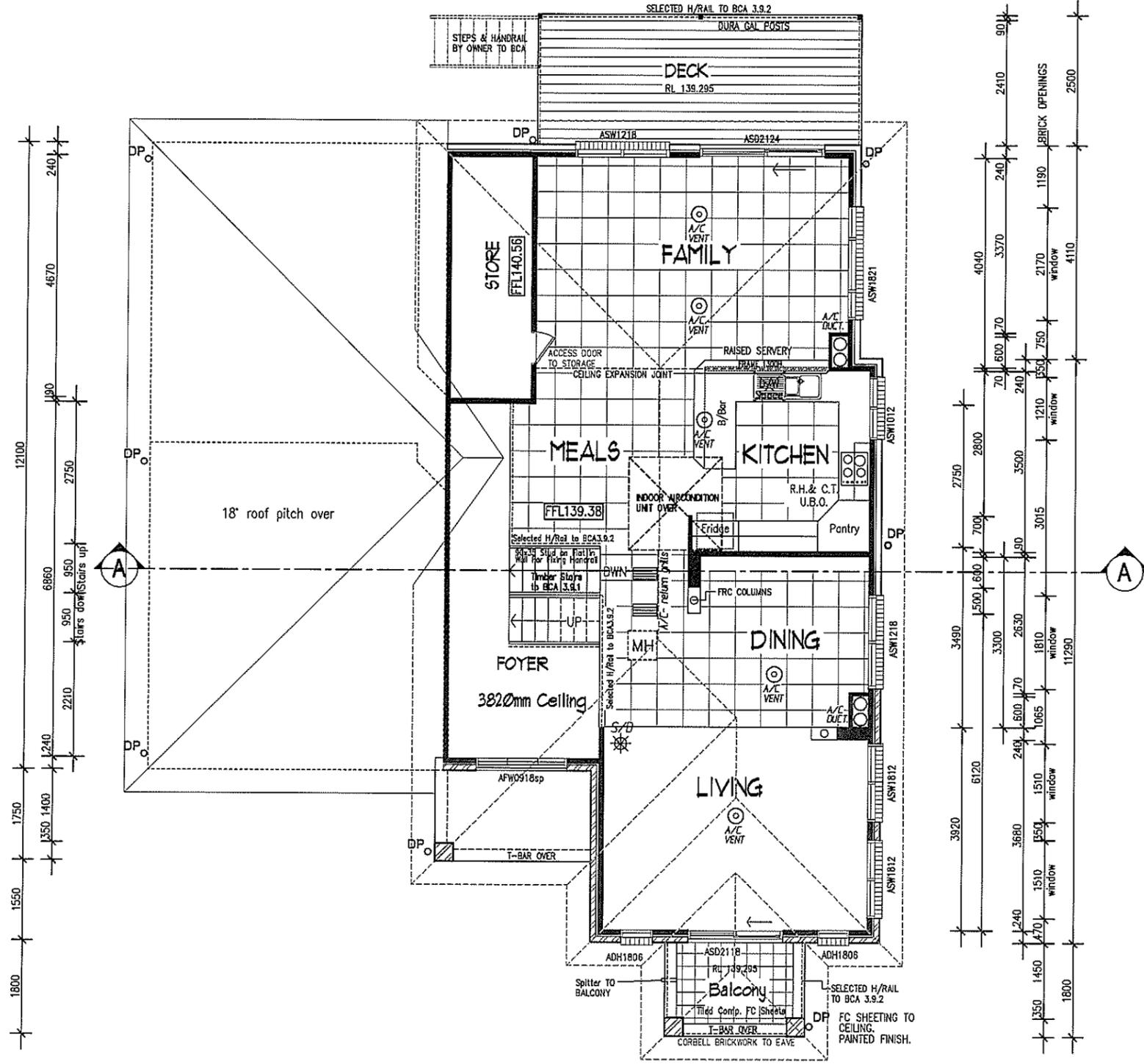
Lic. No. 131446C

PH 02 4353 8644
FAX 02 4353 8655

Suite 18, 1 Reliance Dr
Tuggerah Business Park
Tuggerah NSW 2259
PO Box 5148
CHITTAWAY BAY NSW 2261

Devonport MkIII

CONSTRUCTION PLAN
31/07/2012



12100
240
4670
190
2750
6860
950
Stairs down/stairs up
950
2210
1240
1750
1350
1400
1550
1800

901
2410
2500
4040
240
3370
1190
BRICK OPENINGS
2170
750
4110
2800
2750
700
3500
1210
750
WINDOW
3015
1810
WINDOW
11290
3490
1500
640
700
3300
2630
1810
WINDOW
1085
1510
WINDOW
11290
240
1600
170
240
1065
1510
WINDOW
11290
1240
1450
1800
1350
1450
1800

5790
1185
1750
1690
1240
3260
901
2915
Stairs
4820
70
1800
240
4000
1500
600
5100
240
5580
785
1750
1470
590
610
675
1830
675
610
590
BRICK OPENINGS
=Door below
3005
1440
2700
window
1440
1350
2655
1350
2000
350

FIRST FLOOR PLAN
SCALE 1:100

plan prepared by
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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
BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.
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.splitlevelhomes.com.au
PO Box 5148
CHITTAWAY BAY NSW 2261

CLIENT **W. & A. STURLEY**
JOB **PROPOSED RESIDENCE**
LOCATION **No.2 IRMA PLACE
FRENCHS FOREST**

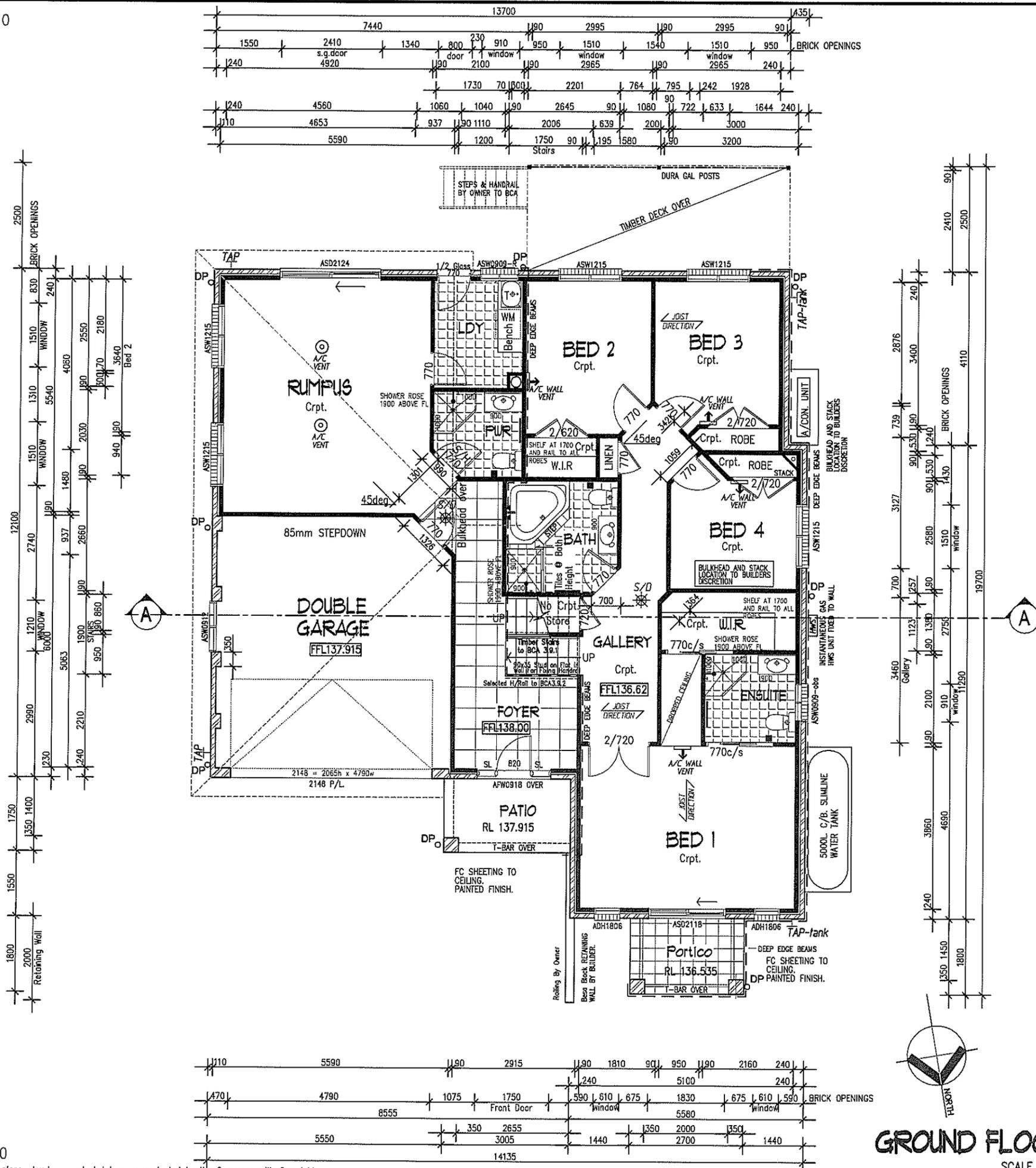
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
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SHEET 3 of 12
DATE 11-06-2012
DWG No. **BT32.14**

FIXING LEGEND

TOWEL RAIL	—
TOILET ROLL	■
TOWEL RING	○

Devonport MkIII

CONSTRUCTION PLAN
31/07/2012



AREAS:

GND FLR:	152.58m ²
FIRST FLR:	105.99m ²
GARAGE:	34.59m ²
PATIO:	4.20m ²
DECK:	15.65m ²
Portico:	4.86m ²
Balcony:	4.86m ²
TOTAL:	322.73m²

35 Square

GROUND FLOOR PLAN
SCALE 1:100

plan prepared by
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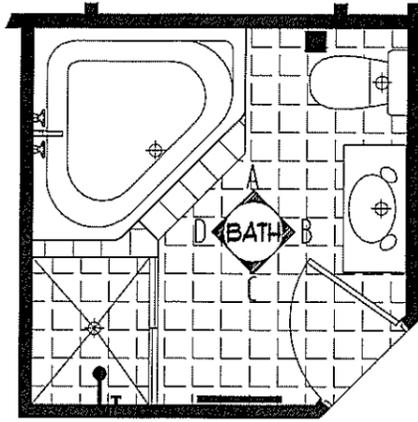
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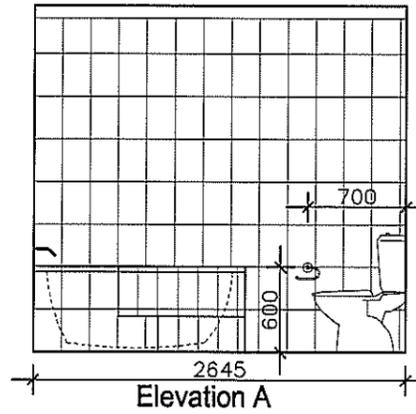
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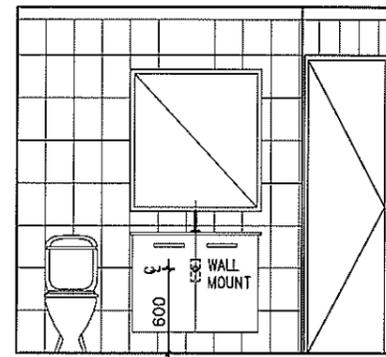
SHEET	DATE	DWG No.
2 of 12	11-06-2012	BT32.14



BATHROOM

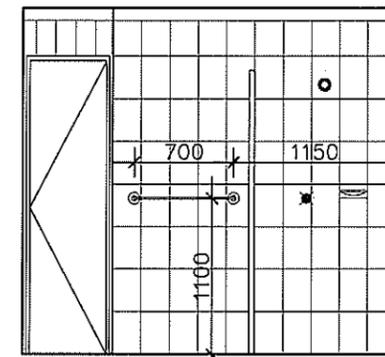


Elevation A

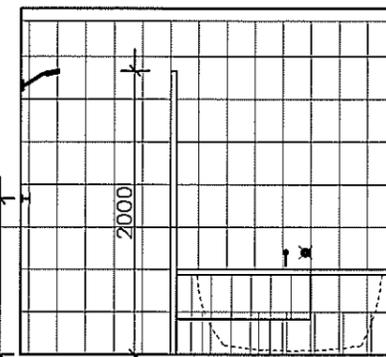


Elevation B

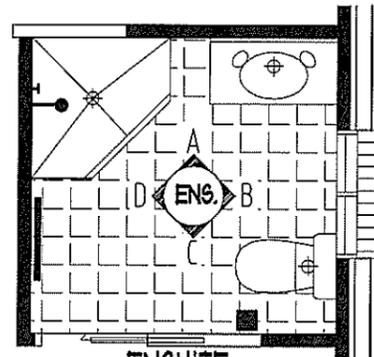
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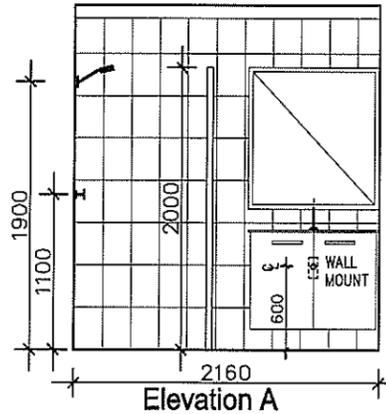
Elevation C



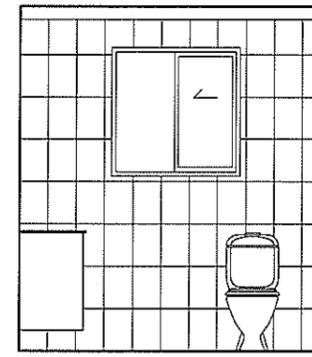
Elevation D



ENSUITE

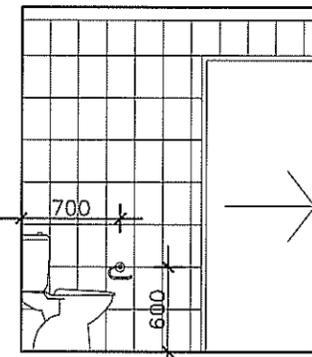


Elevation A

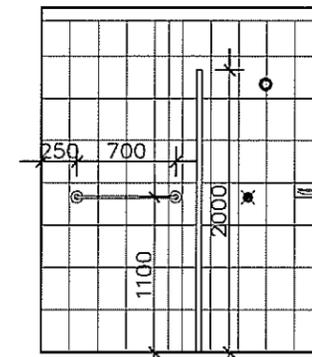


Elevation B

ENSUITE

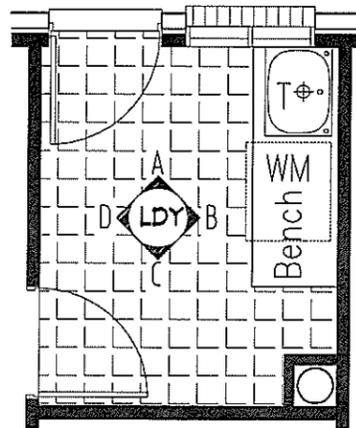


Elevation C

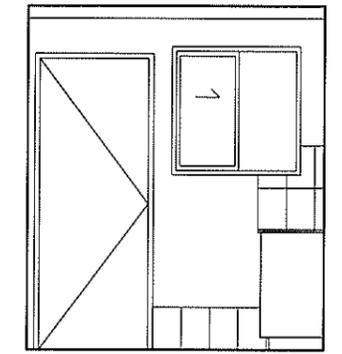


Elevation D

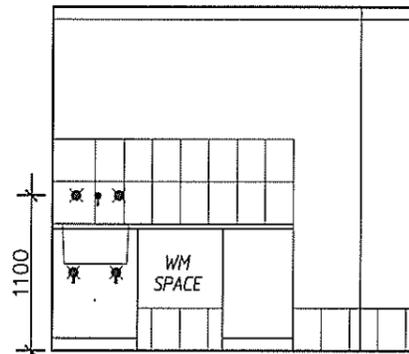
CONSTRUCTION PLAN
31/07/2012



LAUNDRY

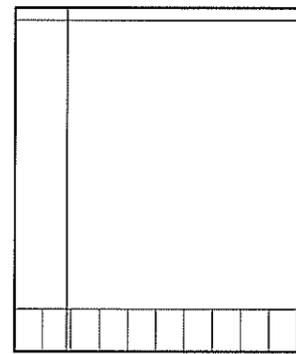


Elevation A

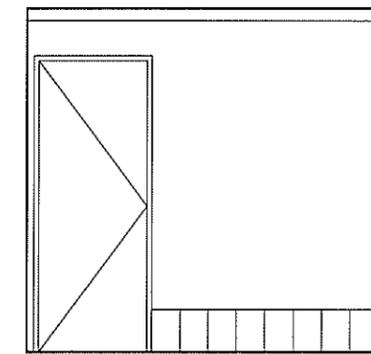


Elevation B

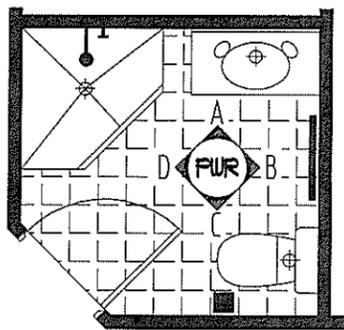
LAUNDRY



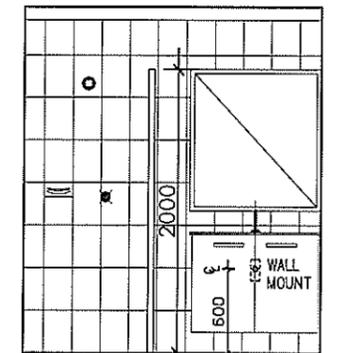
Elevation C



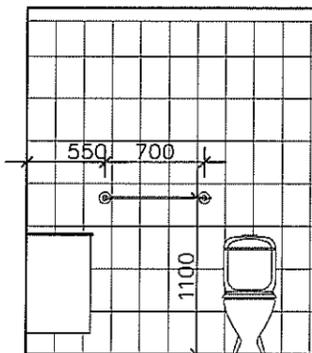
Elevation D



POWDER ROOM

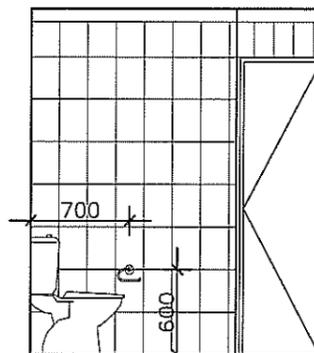


Elevation A

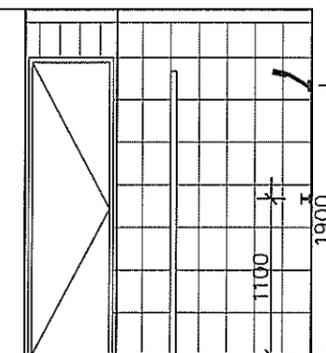


Elevation B

POWDER ROOM



Elevation C



Elevation D

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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

 Membership No. 930099

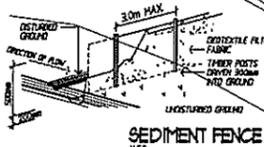
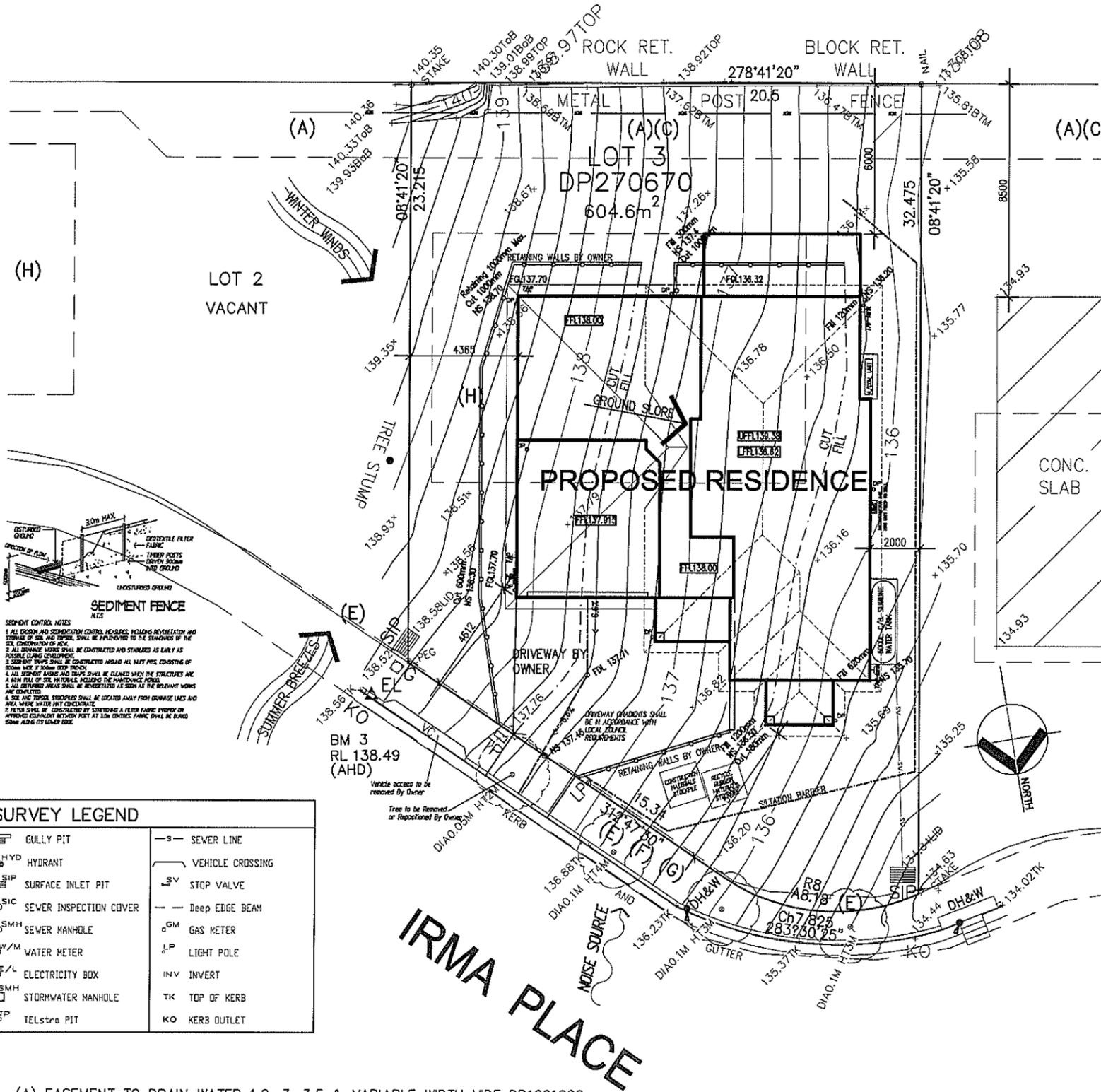
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 Lic. No. 131448C
 PH 02 4353 8644 Suite 18, 1 Reliance Dr
 FAX 02 4353 8655 Tuggerah Business Park
 Tuggerah NSW 2259
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CLIENT **W. & A. STURLEY**
 JOB **PROPOSED RESIDENCE**
 LOCATION **No.2 IRMA PLACE FRENCHS FOREST**

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SHEET 12 of 12	DATE 11-06-2012	DWG No. BT32.14
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CONSTRUCTION PLAN
31/07/2012



SEWAGE CONTROL NOTES

1. ALL SEWAGE AND SEWAGE CONTROL FEATURES, INCLUDING REVEGETATION AND STORMWATER COLLECTION, SHALL BE APPLICABLE TO THE STANDARDS OF THE LOCAL GOVERNMENT OF NSW.
2. ALL SEWAGE MAINS SHALL BE CONSTRUCTED AND STANDARD AS LOWLY AS POSSIBLE TO THE DEPTH OF THE MAINS.
3. SEWAGE TRAPS SHALL BE CONSTRUCTED AROUND ALL SINKS, CONSISTING OF 100mm DIA. OF 100mm DEPTH.
4. ALL SEWAGE MAINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE 1/4 FULL OF SOLID WASTE, INCLUDING THE MAINTENANCE PERIOD.
5. ALL SEWAGE MAINS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SINK AND TRAP, STOPCOCK SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND SHALL HAVE WATER TIGHT COVERS.
7. FUTURE SHALL BE CONSIDERED BY STRENGTHENING A FIBER FABRIC PROPERTY OR APPROVED EQUIVALENT WITHIN 100mm OF THE MAINS. FABRIC SHALL BE BURIED 50mm ALONG ITS LOWER EDGE.

SURVEY LEGEND	
	GULLY PIT
	HYD HYDRANT
	SIP SURFACE INLET PIT
	SIC SEWER INSPECTION COVER
	SMH SEWER MANHOLE
	W/M WATER METER
	E/L ELECTRICITY BOX
	SMH STORMWATER MANHOLE
	TP TELstra PIT
	—S— SEWER LINE
	—V— VEHICLE CROSSING
	—SV— STOP VALVE
	—DE— DEEP EDGE BEAM
	GM GAS METER
	LP LIGHT POLE
	INV INVERT
	TK TOP OF KERB
	KO KERB OUTLET

- (A) EASEMENT TO DRAIN WATER 1.2, 3, 3.5 & VARIABLE WIDTH VIDE DP1091026
- (C) EASEMENT TO DRAIN WATER 1.2 & 3 WIDE
- (E) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE
- (F) EASEMENT FOR ACCESS & DRAINAGE PURPOSES 11.5 WIDE & VARIABLE WIDTH
- (G) EASEMENT FOR SERVICES 11.5 WIDE & VARIABLE WIDTH
- (H) RESTRICTION ON USE OF LAND - BUILDING ENVELOPE

SITE PLAN - SITE ANALYSIS
SCALE 1:200

SITE AREA: 604.6 sq.m
Floor space ratio: 0.43 :1
Site cover: 196.72 sq.m
Drive/paths: 54.33 sq.m
Open space: 58%



plan prepared by
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