

Notes

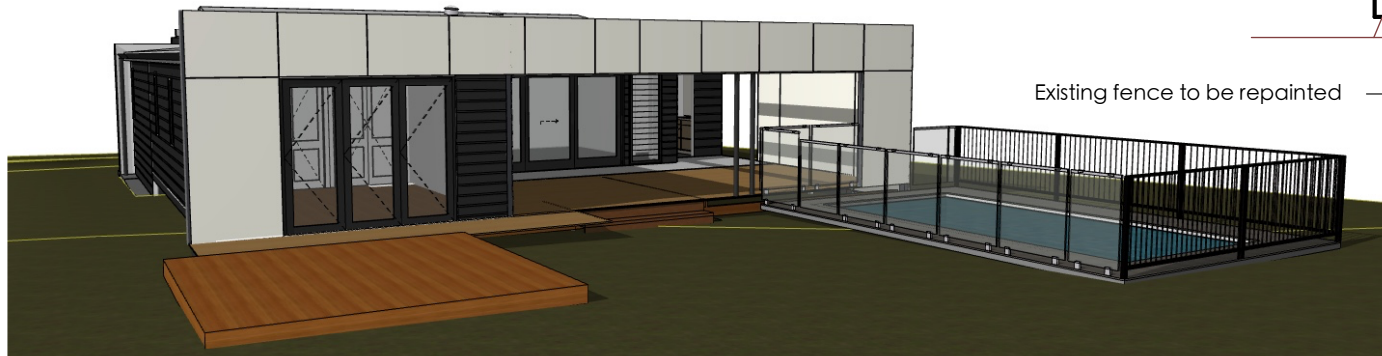
- * All works are to comply with the latest National Construction Code
- * All materials are to be new unless otherwise confirmed by client
- * All dimensions are to be checked on site before proceeding with construction
- * There are no easements or rights-of-way pertaining to this property
- * All external uses of timber are to be paint finished or stained and have an appropriate "H" rating for use
- * Structural timber to be seasoned and confirmed by builder (as required)
- * A combination of hay bales, geotech fabric and grass will act as sediment control device
- * Termite control to be used as required by council and as noted on sections
- * The site is not in a mine subsidence area
- * The site does not contain acid sulphate soils
- * Services are available on site
- * All bathroom tiling to ceiling
- * Contours noted in survey dated April 2018
- * Min R2 insulation to be provided in roof & min R1.5 insulation to be provided in walls unless noted otherwise in BASIX certificate
- * Fill from pool excavation to be removed offsite

External cladding 1: 'James Hardie' 'Scyon Matrix'
Dulux Summer Cloud Half

External cladding 2: 'James Hardie' "Hardiplank Weatherboard
Smooth'
Dulux Trespass

Roof: to match existing

Timber Decks: mixed hardwood
'Feast Watson' Clear Weatherproof Varnish



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A photograph showing a view of the property from Akora Street. A black car is parked on the left, and a red car is parked on the right. A white fence runs across the middle ground, with trees and a house visible behind it. The sky is blue with some clouds.

	A&A DesignTek P/L trading as POSTAL ADDRESS 123 Avoca Drive Kincumber NSW 2251 EMAIL angela@angelaelliss.com.au PHONE 0421 708 751 WEBSITE www.angelaellissdesign.com.au	NOTES All works are to comply with the BCA All materials to be new - unless confirmed by client All dimensions to be checked on site before construction Termite control as required by Australian Standards If external decks are finished in anything other than open decking or similar, the finished floor level must be constructed 50mm lower than the internal floor level All external uses of timber must be painted or treated as noted on plans All heights to A.H.Datum unless otherwise stated	PROJECT DA Application DESCRIPTION Renovations & Additions	SITE ADDRESS 12 Akora Street FRENCHS FOREST CLIENT D. & S. Ryan	Lot 55 DP 36616	DRAWING NO: 1 JOB NUMBER 48/18 DATE 24/5/19
	ABN 77 064 276 473					