

Site Area	569m2	
Gross Floor Area	Existing	New
	124.81	165.91

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

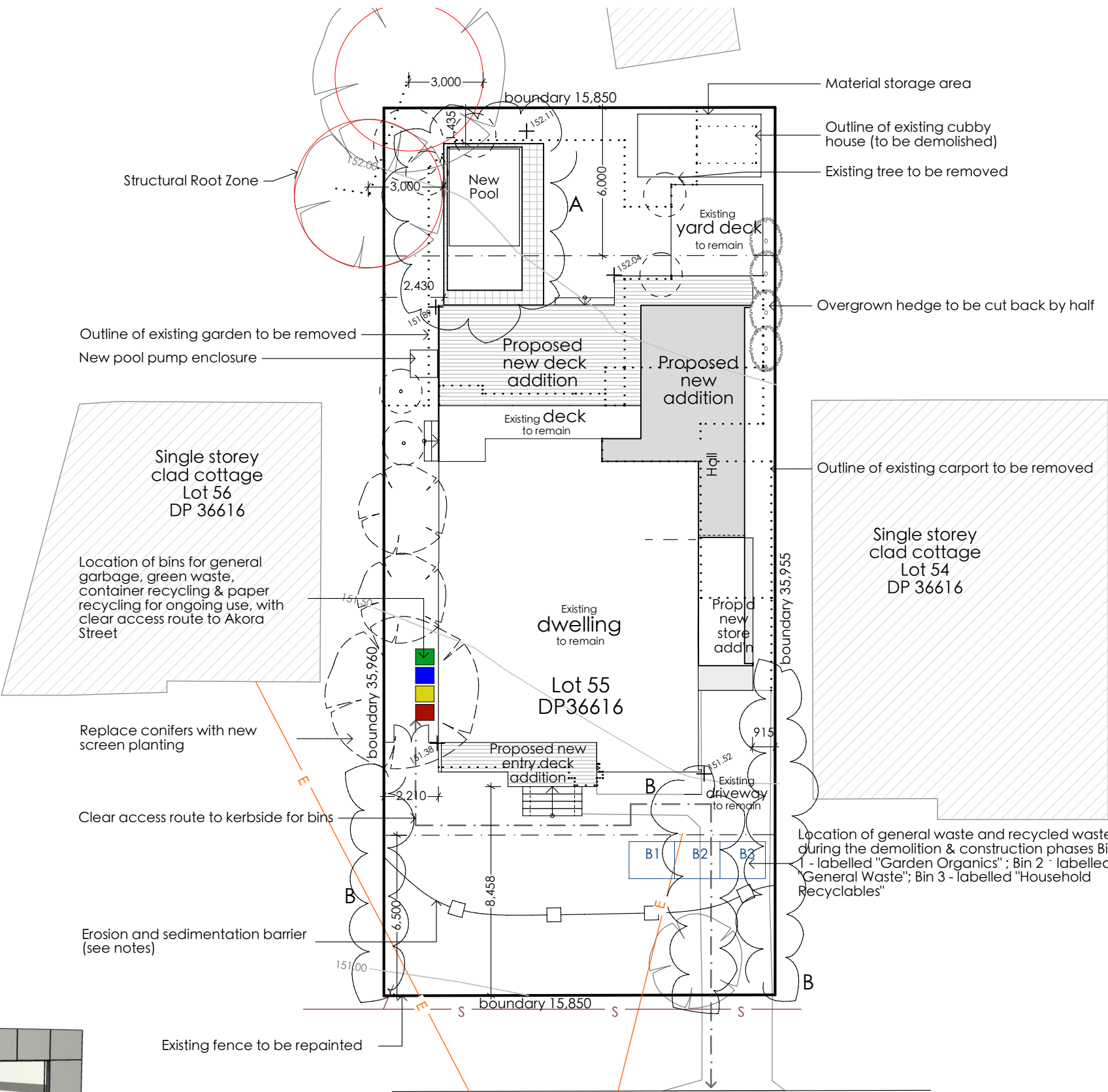
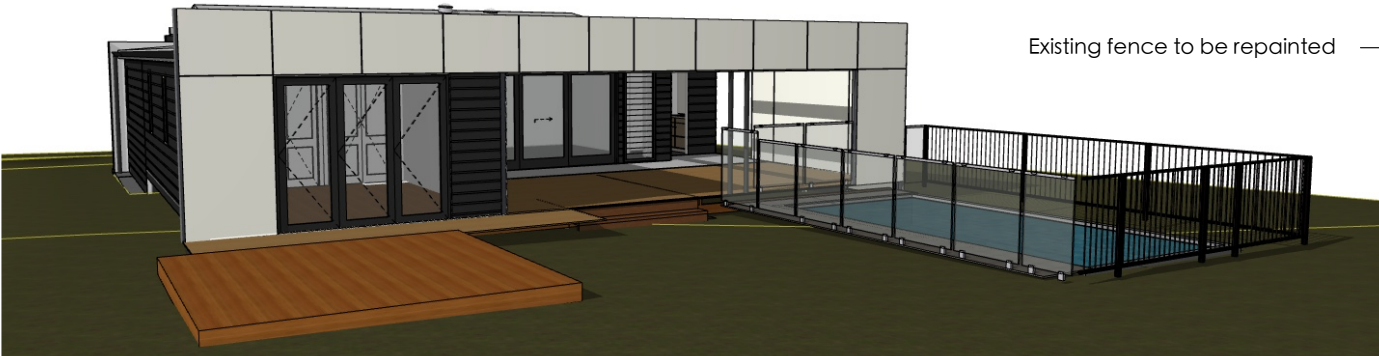
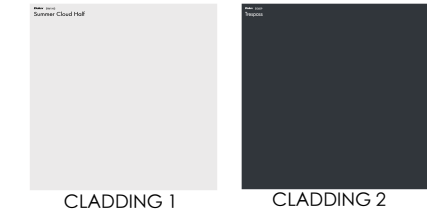
SCHEDULE OF EXTERNAL COLOURS

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

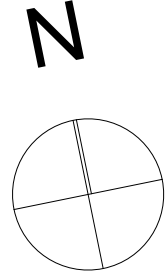


Legend

approp. - appropriate
bg. - box gutter
bho. - bulkhead over
blk. - block
bo. - beam over
bp. - butler's pantry
cc. - "Colorbond" capping
col. - column
conc. - concrete
cpd. cupboard
cpt. - carpet
ct. - ceramic tile
dl. - deck level
dp. - down pipe
efl. - existing floor level
egl - existing ground level
eng's spec - engineer's specification
fb - floor boards
fc. - fibre cement sheeting
ffl. - finished floor level
fcl. - finished ceiling level
fw. - floor waste
hws. - hot water service
h/w. - hardwood
is. - island
ld'y - laundry
ngl. - new ground level
pc. - powder coated
pdr. - powder room
ppb - painted plasterboard
reinf. - reinforced
rl. - relative level
sc - steel column (to eng. details)
sl. - seat level
s/s. - stainless steel
st. - stand pipe
tbc. - to be confirmed
tim. col. - timber column
tp. - trowelled finish
TPZ - tree protection zone
tsf. - timber strip floor
WIP - walk in pantry
WIR - walk in robe

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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Site Analysis Plan 1:200

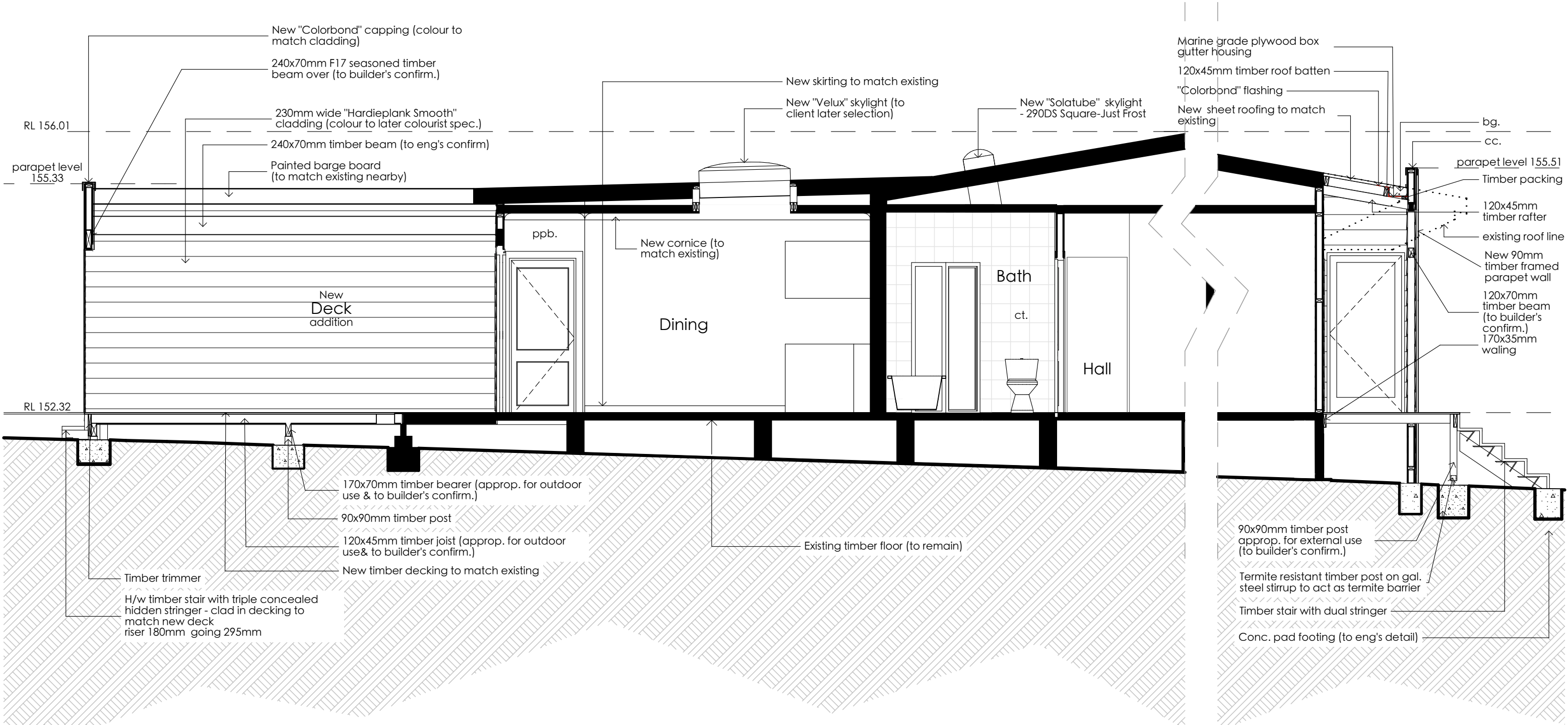
 angela elliss design ABN 77 064 276 473	A&A DesignTek P/L trading as POSTAL ADDRESS 123 Avoca Drive Kincumber NSW 2251 EMAIL angela@angelaelliss.com.au PHONE 0421 708 751 WEBSITE www.angelaellissdesign.com.au	NOTES All works are to comply with the BCA All materials to be new - unless confirmed by client 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	Revisions		DRAWING NO: 1 JOB NUMBER 48/18 DATE 15/10/19
						A	4/09/19	Move swimming pool to the east and remove tiled surround on north and west edges
						B	15/10/19	Remove new fence to front side boundaries and driveway

40mm step up to existing deck

Yard deck to remain & decking to be sanded and refinished

Outline of existing garden to be removed





 northern
beaches
council

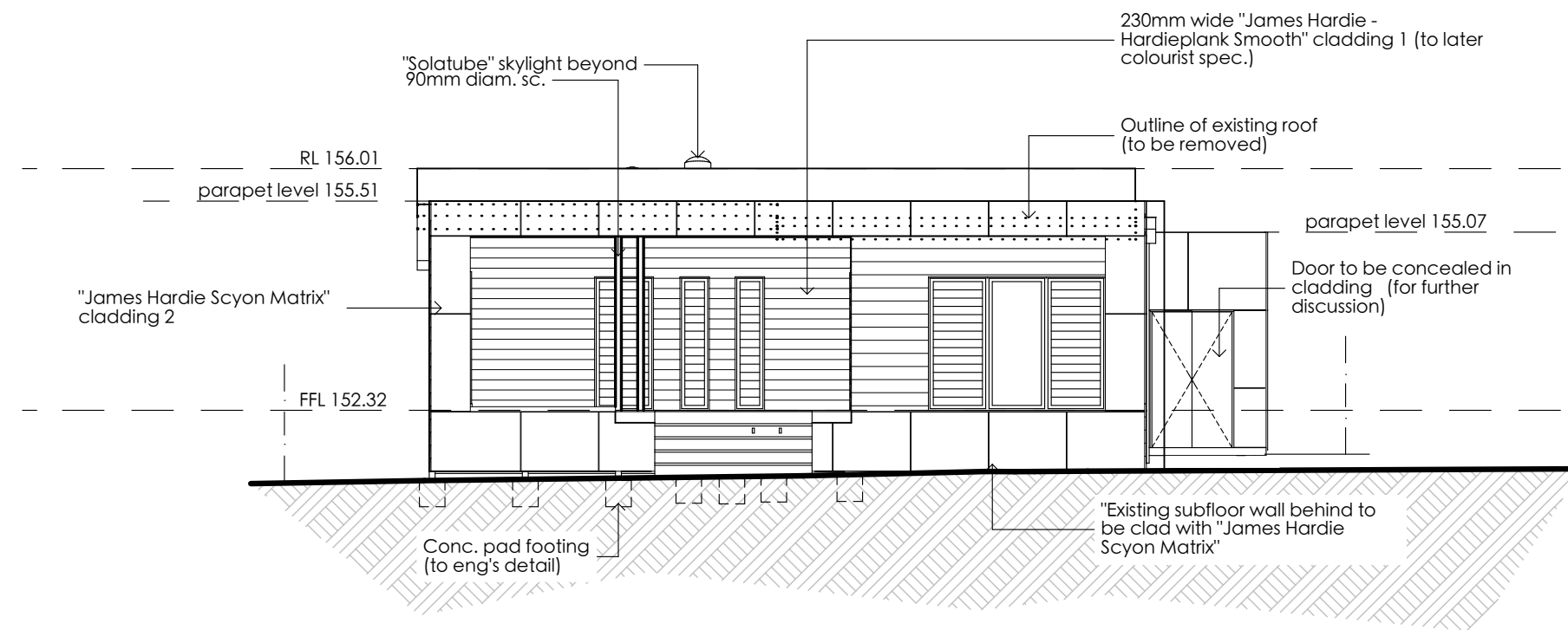
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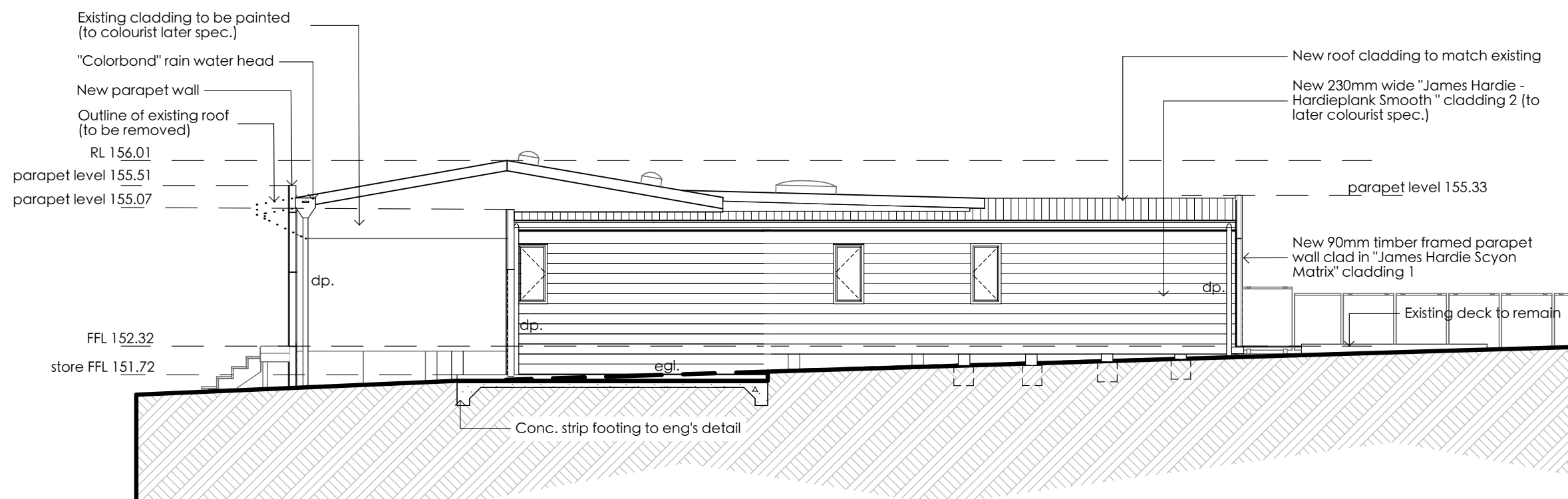
SECTION 1
1:50



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South West Elevation
1:100



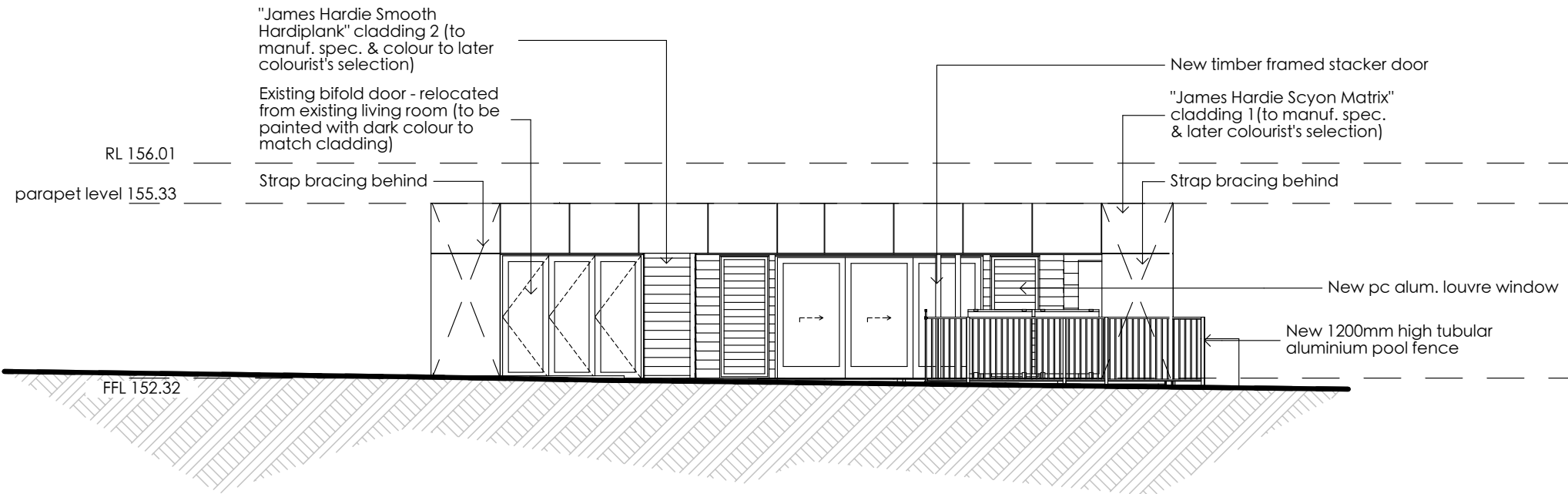
South East Elevation
1:100

 northern beaches council

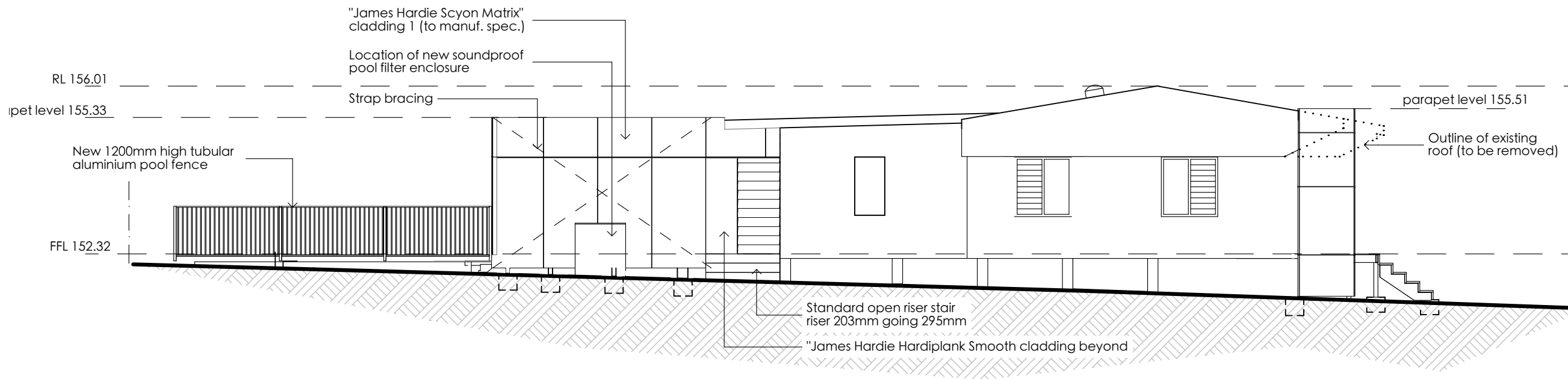
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13520 Meters @ 1:100																					
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																	A	4/09/19	Move swimming pool to the east and remove tiled surround on north and west edges		
															B	15/10/19	Remove new fence to front side boundaries and driveway				



North East Elevation
1:100



North West Elevation
1:100