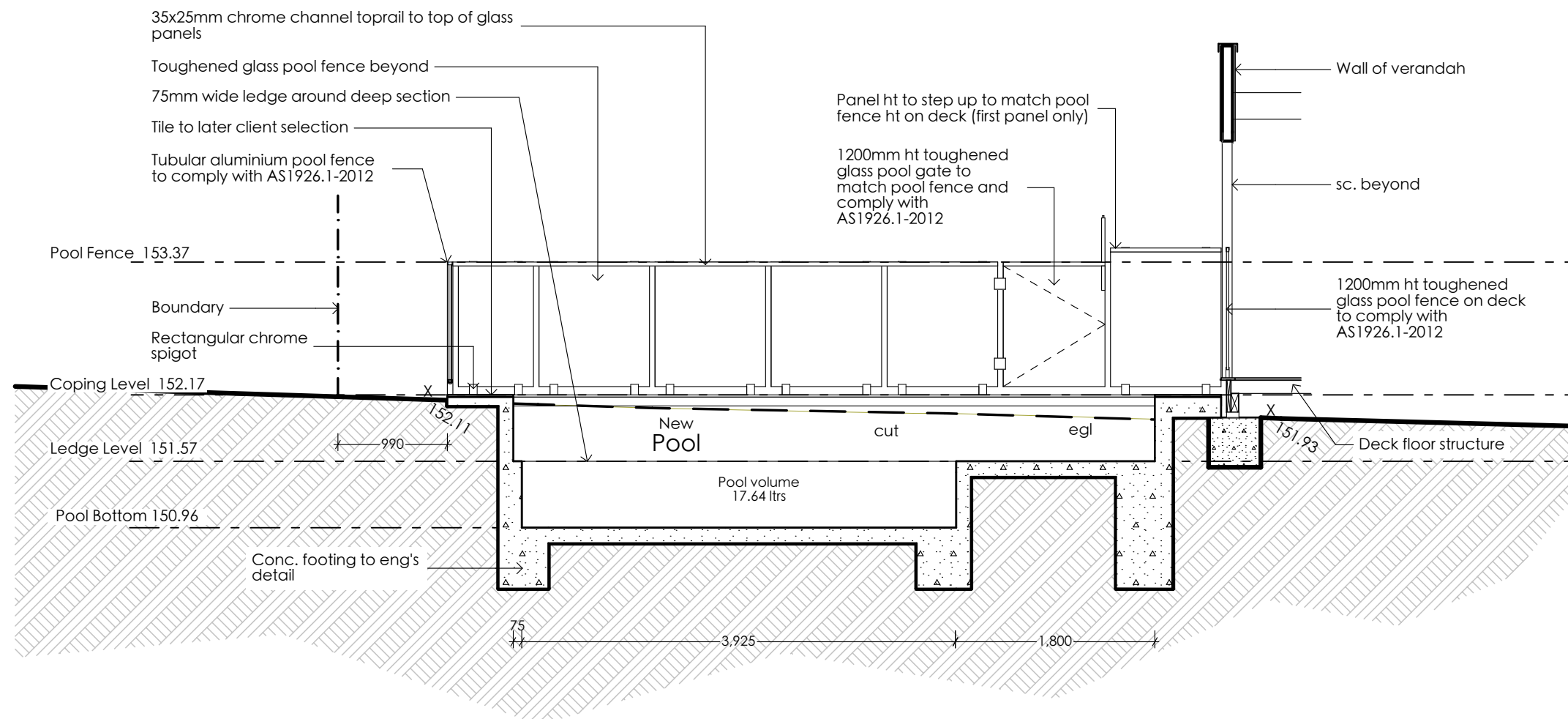
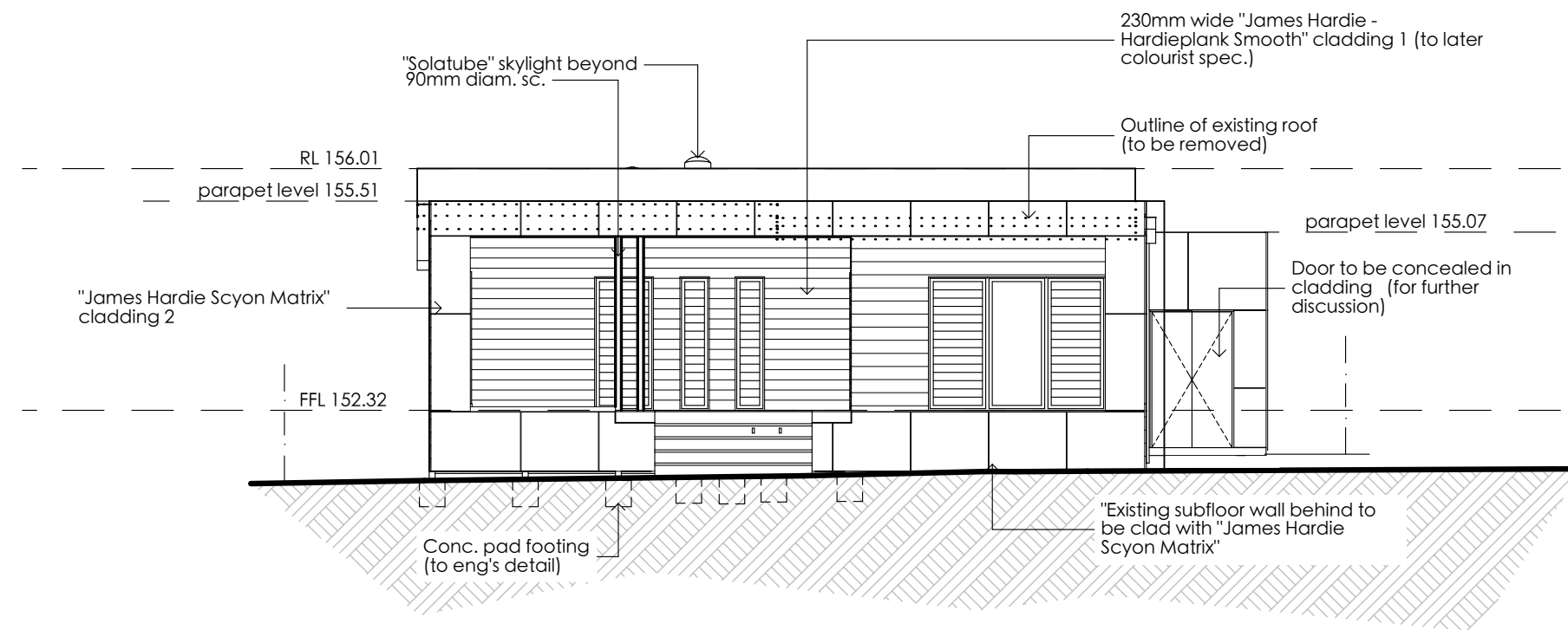


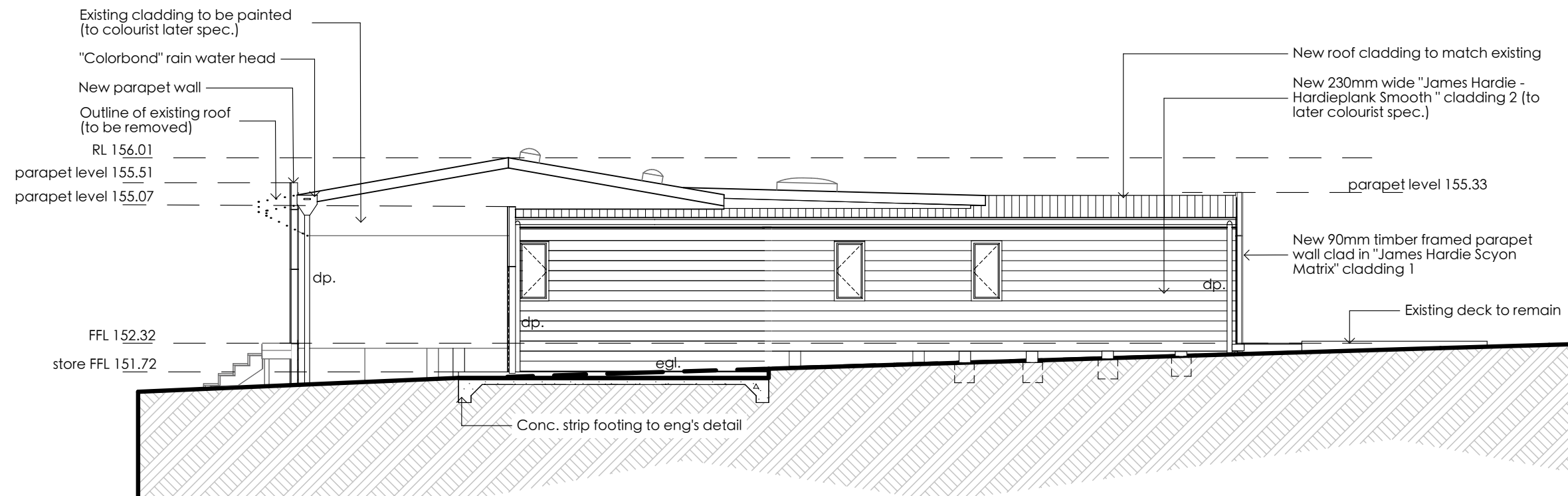


SECTION 2 - Pool
1:50

 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	DRAWING NO: 4 JOB NUMBER 48/18 DATE 24/5/19
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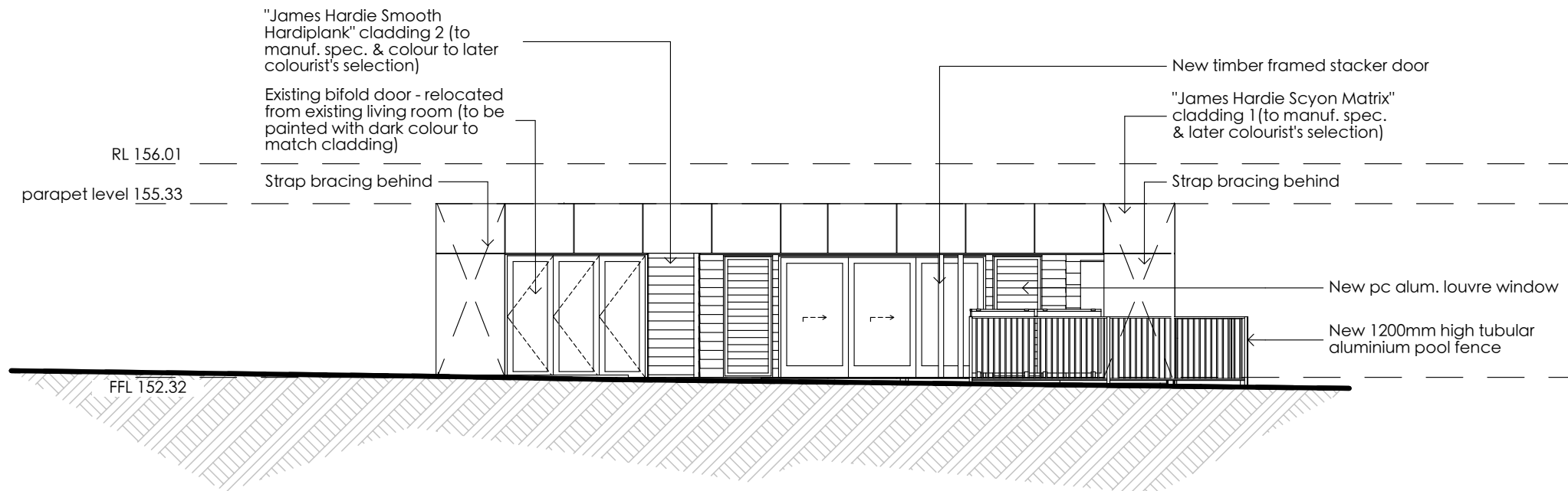


South West Elevation
1:100

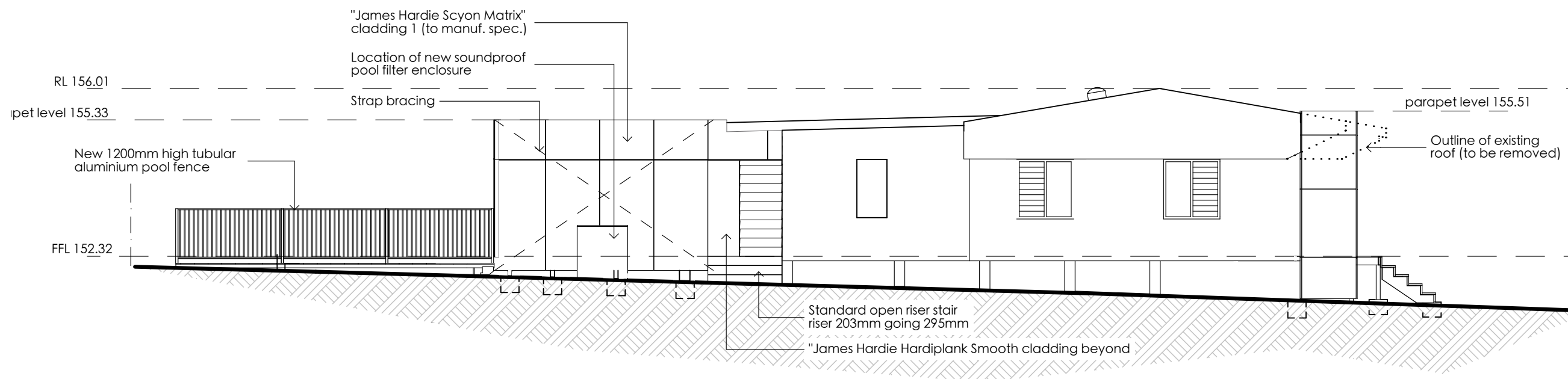


South East Elevation
1:100

 A&A DesignTek P/L trading as angela elliss design ABN 77 064 276 473	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: 5 JOB NUMBER 48/18 DATE 24/5/19
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North East Elevation
1:100



North West Elevation
1:100

 A&A DesignTek P/L trading as angela elliss design ABN 77 064 276 473	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: 6 JOB NUMBER 48/18 DATE 24/5/19
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Fixtures and systems				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting						
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.					✓	✓
Fixtures						
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.					✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.					✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.					✓	
Construction				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements						
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.				✓	✓	✓
Construction		Additional insulation required (R-value)		Other specifications		
suspended floor with open subfloor: framed (R0.7).		R0.8 (down) (or R1.50 including construction)				
external wall: framed (weatherboard, fibro, metal clad)		R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof		ceiling: R1.95 (up), roof: foil backed blanket (55 mm)		medium (solar absorptance 0.475 - 0.70)		
Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.				✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:					✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.					✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.					✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.				✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.					✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.					✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.				✓	✓	✓
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	W	2.14	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	0.92	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)		Shading device	Frame and glass type			
W3	S	0.92	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	S	1.84	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	W	1.62	3	2	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W7	W	1.62	2.5	1.5	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W8	N	1.79	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W9	N	7.55	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W10	N	1.79	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W11	E	0.73	1.8	2.1	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
W12	E	0.73	1.8	2.1	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
W15	E	1.09	1.8	4	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W16	S	1.84	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W17	S	1.84	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W18	S	1.84	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:								✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.								✓	✓
Skylights glazing requirements									
Skylight number	Area of glazing inc. frame (m2)		Shading device		Frame and glass type				
S1	0.6		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				
S2	0.6		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				
S3	0.6		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				

A&D angela elliss design ABN 77 064 276 473		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: 7 JOB NUMBER 48/18 DATE 24/5/19
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STANDARD SPECIFICATION

SOME CLAUSES MAY NOT BE RELEVANT TO THIS PROJECT

1.0 GENERAL

- 1.1
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- 1.2
- DO NOT SCALE OFF PLANS - ERRORS OR OMISSIONS SHOULD BE NOTIFIED IMMEDIATELY & BEFORE WORK PROCEEDS.
- 1.3
- ALL MATERIALS TO BE CHECKED AT DELIVERY & STORED SECURELY ON SITE & PROTECTED FROM WEATHER AS NECESSARY.
- 1.4
- ALL MATERIALS SHALL BE NEW (UNLESS STATED OTHERWISE ON THE PLANS) & COMPLY WITH RELEVANT STANDARDS.
- 1.5
- ALL WORK TO BE PERFORMED IN LINE WITH STATUTORY SAFE WORK PRACTICES & COMPLY WITH RELEVANT & LATEST AUSTRALIAN STANDARDS, BUILDING REGULATIONS & GOOD TRADE PRACTICES & CONFORM TO REQUIREMENTS OF RELEVANT AUTHORITIES.
- 1.6
- COMMENCEMENT OF WORK ON SUBSTRATES IMPLIES ACCEPTANCE OF SUITABILITY OF THE SUBSTRATE FOR THE WORK BEING CARRIED OUT.
- 1.7
- CONTRACTOR TO SUPPLY ALL EQUIPMENT REQUIRED FOR COMPLETION OF THE WORK.
- 1.8
- CONTRACTOR TO ENSURE PROGRESSIVE CLEAN UP OF SITE AS WORK PROGRESSES & AS RESPECTIVE WORK IS COMPLETE.

2.0 EARTHWORKS

- 2.1
- COMPLY WITH APPLICABLE STANDARDS & BUILDING REGS.
- 2.2
- TOP SOIL TO BE REMOVED TO A MINIMUM DEPTH OF 200MM INCLUDING ALL ROOTS & OTHER VEGETATIVE MATTER, & AS REQUIRED BY THE BUILDER & SOIL CONDITION.
- 2.3
- STOCKPILE & PROTECT TOPSOIL FOR REUSE ON SITE.
- 2.4
- PROVIDE SUITABLE CLEAN FILL & COMPACT IN LAYERS NOT GREATER THAN 300MM TO LEVELS AS SHOWN.
- 2.5
- SERVICE TRENCHES SHOULD NOT BE EXCAVATED WITHIN THE ZONE OF INFL. OF THE FOOTINGS.
- 2.6
- WATERPROOFING COMPOUND SHOULD BE APPLIED TO ALL RETAINING WALLS AS APPR. TO JOB.

3.0 CONCRETE

- 3.1
- CONCRETE REINFORCEMENT & FORMWORK SHALL BE TO STRUCTURAL ENGINEER'S DETAILS & RELEVANT BUILDING CODES & STANDARDS.
- 3.2
- FOOTING & SLAB CONSTRUCTION SHALL COMPLY WITH AS2870.
- 3.3
- A PROPRIETARY 0.2MM THICK, PIGMENTED, IMPACT RESISTANT POLYETHYLENE FILM - BRANDED BY THE MANUFACTURER - SHALL BE INSTALLED AS VAPOUR BARRIER
- 3.4
- PROVIDE EXPANSION JOINTS AS REQUIRED.
- 3.5
- CONTRACTOR TO SUBMIT ALTERNATIVE QUOTE FOR FLY-ASH OR MAGNESIUM OXIDE-BASED CONCRETE OR OTHER LOW PORTLAND CEMENT BLEND CONCRETE & CEMENT TOPPINGS TO BE APPROVED BY THE STRUCTURAL ENGINEER & TO RELEVANT AUSTRALIAN STANDARDS.

4.0 CONCRETE FINISHES

- 4.1
- COMPLY WITH APPLICABLE STANDARDS & BUILDING REGULATIONS.
- 4.2
- PROVIDE ADEQUATE & APPROPRIATE FALL TO OUTLETS.
- 4.3
- PROVIDE SET DOWNS TO ENSURE REQUIRED FLOOR OR PAVEMENT LEVELS.
- 4.4
- DRIVE & PATHS TO BE TROWEL FINISHED.
- 4.5
- POLISH WORK FINISH TO BE CONFIRMED BY CLIENT.

5.0 PLUMBING, WATER & DRAINAGE

- 5.1
- COMPLY WITH APPLICABLE STANDARDS & BUILDING REGS.
- 5.2
- PREPARE TRENCHES TO PROVIDE APPROPRIATE FALLS AS REQUIRED.
- 5.3
- ALL CUTOUTS TO BE UNDERTAKEN BY PLUMBER IN DISCUSSION WITH THE CONTRACTOR.
- 5.4
- ENSURE CORRECT PIPE SIZES & COMPLIANT FALLS.
- 5.5
- ALL PENETRATIONS TO BE SEALED FOR AIR & MOISTURE LEAKAGE.
- 5.6
- ON SLOPING SITES OR WHERE CLAY IS PRESENT CONFIRM IF A GEOTECH. REPORT IS REQ. & INSTALL SURFACE & SUB SOIL DRAINAGE TO THE SATISF. OF THE STRUC. ENGINEER & REL. AUTH.
- 5.7
- TANK TO BE METAL & TO INCLUDE PUMP & OTHER TANK GEAR TO SUIT CONDITIONS.

6.0 TERMITE PROTECTION

- 6.1
- PROVIDE ANTI-TERMITE TREATMENT TO THE SUBFLOOR AREA IN ACCORDANCE WITH AS2057, AS3660.1 & APPENDIX D, FOR RETICULATED SYSTEMS.
- 6.2
- BUILDER SHALL USE A COMBINATION OF 'TERMIMESH' & 'GRANITGUARD' AS APPLICABLE.

7.0 MASONRY

- 7.1
- ALL BRICKWORK SHALL COMPLY WITH AS3700 MASONRY CODE; AS A123 MASONRY CODE; MORTAR FOR MASONRY CONSTRUCTION.
- 7.2
- BRICK GAUGE 7 STANDARD COURSES = 600MM.
- 7.3
- BONDING: STRETCHER BOND UNLESS NOTED OTHERWISE.
- 7.4
- EXTERNAL FACE WORK: 230X110X76MM COMMONS UNLESS NOTED OTHERWISE ON DRAWINGS.
- 7.5
- WINDOW SILLS: FACE BRICK SPLAYED SILLS UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
- 7.6
- WINDOW HEADS: SOLID FACE BRICK COURSE.
- 7.7
- MACHINE MIX MORTAR LAY: 2 HOURS.
- 7.8
- WEEP HOLES AT 1200MM CENTRES.
- 7.9
- TIES SHALL BE 3.5MM DIAMETER GAL. WIRE KINKED FOR, & BUILT IN, EVERY 5TH COURSE AT APPROX. 900MM CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300MM HT OF OPENINGS & VERT. CONTROL JOINTS & WITHIN 150MM OF OPENINGS. BUILD TIES INTO EACH LEAF MIN 50MM.
- 7.10
- VERTICAL CONTROL JOINTS SHALL BE 12MM WIDE FILLED AT COMPLETION WITH A CONTINUOUS FILLER STRIP AT INTERVALS TO COMPLY WITH RELEVANT CODE.
- 7.11
- CAVITIES TO BE KEPT CLEAR OF MORTAR & CAVITY BOARDS TO BE USED. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.
- 7.12
- FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING. WEEP HOLES ARE NOT TO BE LOCATED WITHIN 500MM OF FLASHING JOINTS OR DAMP PROOF COURSE JOINTS.
- 7.13
- PROVIDE DPC IN THE BOTTOM 3 COURSES OF BRICKWORK & UNDER SLAB &/OR FOOTINGS.
- 7.14
- SET OUT BRICKWORK ACCURATELY, PLUMB, LEVEL & PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS ETC TO BE TRUE, PLUMB & IN LINE WITH PERPENDS TRUE LINE.
- 7.15
- PLASTERING MARGIN OF 12MM SHOULD BE PROVIDED BETWEEN WINDOW FRAME & INTERNAL BRICKWORK TO BE PLASTERED.
- 7.16
- CLEANING: 5% HYDROCHLORIC ACID OR OTHER MANUF. RECOM. PRODUCT TO FACE BRICK.
- 7.16
- LINTELS TO OPENINGS TO BE HOT DIPPED GAL. & TO EXTEND PAST OPENING AS REQUIRED.

8.0 ELECTRICAL WORK

- 8.1
- ALL ELECTRICAL WORK TO BE PERFORMED BY LICENCED ELECTRICAL TECHNICIANS ACCORDING TO THE RELEVANT STANDARDS & SUPPLY AUTHORITY REQUIREMENTS.
- 8.2
- INSTALL HARD-WIRED SMOKE ALARMS TO THE DWELLING IN ACCORD. WITH SAFETY CODES & BCA

9.0 UNDER FLOOR HEATING

- 9.1
- UNDERFLOOR HEATING SHOULD ONLY BE INSTALLED BY QUALIFIED TRADESPEOPLE & STRICTLY TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

10.0 TIMBER

- 10.1
- PREF IS TO BE GIVEN TO TIMBER SUPPLIES FROM REPUTABLY CERTIFIED PLANTATION SOURCES.
- 10.2
- USE RECYCLED RAINFOREST OR RECYCLED OLD GROWTH FOREST TIMBERS WHERE FEASIBLE.
- 10.2
- FOR LAMINATED BEAMS: USE LOCAL HARDWOODS & ONLY USE LOW VOC ADHESIVES. ENSURE NO PHENOLIC COMPOUNDS ARE PRESENT.
- 10.3
- FOR EXPOSED BEAMS & RAFTERS: USE DRY (PREFERABLY AIR-DRIED), WELL-SEASONED TIMBERS.
- 10.3
- WHEN FINISHING, USE ONLY NAT. OILS OR LOW VOC PAINTS FOR INT TIMBER & EXT TIMBER DECKS.

11.0 ROOFING

- 11.1
- ROOFING TO BE INSTALLED ACC. TO SPECIFIC MANUF'S INSTRUCT. & REL. BUILDING CODES.
- 11.2
- GUTTER, FASCIA, DOWNPIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS.
- 11.3
- EXECUTE ALL WORK TO ENSURE NO WATER PENETRATES TO THE INSIDE OF THE BUILDING.
- 11.4
- ALLOW FOR ALL JOINTS & JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.
- 11.5
- ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF.
- 11.6
- FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH.
- 11.7
- SEAL BETWEEN: OVERLAPPING FLASHING; FLASHING TURNED DOWN OVER BASE OR APRON FLASHING; FLASHING OVER METAL ROOF; FLASHING OVER SECRET GUTTERS; FLASHING AROUND ROOF PENETRATIONS ETC.
- 11.8
- ROOF TILES: POINT UP AT VALLEYS, BARGES & RIDGE TILES WITH COLOUR MATCHED FLEXIBLE MORTAR.
- 11.9
- TEST ROOF ON COMPLETION, ENSURING ALL GUTTERS DRAIN APPROPRIATELY & UNIFORMLY & ROOF FALL IS COMPLIANT WITH MANUFACTURER'S SPEC.
- 11.10
- INSTALL SAFETY ANCHORS SUITED FOR CONSTRUCTION WORKERS & FUTURE MAINTENANCE PERSONNEL ON ROOFS WHERE SOLAR PANELS/HOT WATER SYSTEMS ARE INCLUDED IN A PROJECT.
- 11.11
- SUPPLY & FIX ROOF VENTILATOR AT OR NEAR THE HIGHEST POINT ON THE ROOF PLAN. INSTALL APPROP. EAVE VENTS AT THE SOFFIT OF EAVE LININGS AS RECOMMENDED BY THE MANUFACTURER.

12.0 CARPENTRY

- 12.1
- COMPLY WITH AS1684 LIGHT TIMBER FRAMING CODE FOR ALL ROOF, CEILING & WALL FRAMING. DRAW STRAPS FIRMLY OVER WALL PLATES & SECURELY FIX TO TOP OF PLATE BY 2X30MM GAL. CLOUTS/STRAPS.
- 12.2
- REFER TO AS1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.
- 12.3
- PROVIDE ADDITIONAL FRAMING WHERE EXTRA LOADS WILL BE APPLIED TO WALLS.
- 12.4
- SUPPLY & FIX ALL BULKHEADS & FALSE CEILINGS ACCORDING TO THE DRAWINGS.
- 12.5
- COMPLY WITH AS 1684 FOR ALL STRUCTURAL & NON-STRUCTURAL FRAMING.
- 12.6
- SOFFIT LININGS TO BE 4.5MM FC SHEET UNLESS OTHERWISE SPECIFIED.
- 12.7
- TIMBER DECKING TO BE FIXED WITH GAL. STEEL NAILS & SCREWED AT EACH BOARD END (NON-CORROSIVE ENVIRONS). IN CORROSIVE ENVIRONS, APPR. S/STEEL FIXINGS TO BE USED.
- 12.8
- ALL EXTERNAL TIMBER TO BE PRIMED & TREATED WITH A PENETRATING WOOD PRESERV. TO ALL EXPOSED FACES & EDGES BEFORE FIXING & TO BE FIXED WITH GAL. NAILS IN NON-CORROSIVE ENV. & S/S IN CORROSIVE ENV.

13.0 WINDOWS/GLAZED DOORS/GLAZING

- 13.1
- ALL WINDOWS TO BE CONSTRUCTED OF POWDER COATED ALUMINIUM & BE EITHER A STANDARD RESIDENTIAL OR COMMERCIAL FRAME PROFILE, TO BE CONFIRMED WITH CLIENT.
- 13.2
- ANGLED WINDOWS SHALL BE FACTORY MADE & DELIVERED ON SITE AS A COMPLETE UNIT.
- 13.3
- WINDOWS ARE TO COMPLY WITH BASIX OR NATHERS COMMITMENTS WHERE REQUIRED.
- 13.4
- GLASS IS CLEAR UNLESS OTHERWISE NOTED ON DRAWINGS & BASIX.
- 13.5
- ENSURE WINDOWS & FRAMES ARE INSTALLED WITH CORRECT SEALANT & WEATHER SEALS & MINIMUM 20MM TOLERANCES.
- 13.6
- FIBREGLASS FLYSCREENS TO BE FITTED TO ALL OPERABLE WINDOWS, UNLESS OTHERWISE NOTED IN SCHEDULE.
- 13.7
- OPERABLE WINDOWS WITH A SILL 1500MM ABOVE FINISHED GROUND LEVEL TO COMPLY WITH LATEST BCA & BE FITTED WITH EITHER: RESTRICTED WINDERS; BUFFER STOPS; METAL SCREENS OR FIXED LATCHES.
- 13.8
- GLASS BLOCKS SHALL BE IN FRAMES & INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
- 13.9
- HAND OVER MANUALS & WARRANTIES TO CLIENT UPON COMPLETION.

14.0 TIMBER DOORS/FRAMES

- 14.1
- ALLOW 3MM CLEARANCE AT HEAD & JAMBS FOR DOOR LEAF.
- 14.2
- ALLOW 10MM CLEARANCE ABOVE FLOOR COVERINGS FOR DOOR LEAF.
- 14.3
- EXTERNAL DOOR FRAMES SHALL BE 110X40MM DOUBLE REBATED FRAME WITH 130X40 WEATHER-RATED THRESHOLD UNLESS NOTED OTHERWISE.
- 14.4
- INSTALL WEATHERSTRIPPING TO ALL EXTERNAL DOORS.
- 14.5
- INSTALL INSECT SCREENS AS LISTED IN SCHEDULES.
- 14.6
- ALL DOORS TO BE FINISHED WITH ENAMEL PAINT TO LATER SPEC UNLESS NOTED OTHERWISE.
- 14.7
- TEST LOCKS & PROVIDE TWO KEYS FOR EACH.
- 14.8
- HAND OVER WARRANTIES UPON COMPLETION.

15.0 CABINETRY

- 15.1
- USE ONLY HIGHEST QUAL. MATERIALS & FINISHES. ALL WORK TO BE TO BEST TRADE PRACTICES.
- 15.2
- ENSURE TIMBER CABINETRY IS ISOLATED FROM CONDENSATION & FLOOR DRAINAGE.
- 15.3
- SEAL EDGES OF CUTOUTS IN BENCHTOPS WITH WATER RESISTANT COATING.
- 15.4
- BACK PRIME CONCEALED SOLID TIMBER SURFACES BEFORE INSTALLING.
- 15.5
- INSTALL CARCASSES WITHOUT DISTORTION SO THAT DOORS FIT ACCURATELY & ARE ALIGNED.

16.0 INSULATION

- 16.1
- TO BE READ IN CONJUNCTION WITH BASIX REQUIREMENTS.
- 16.2
- INSULATION TO BE INSTALLED TO ALL NEW ROOF, CEILING, WALL & FLOOR AREAS AS NOTED ON PLANS & BASIX. INSULATION MUST FORM A CONTINUOUS BARRIER TO CEILINGS, WALLS & FLOORS BY ABUTTING OR OVERLAPPING ADJOINING INSULATION & UN-INSULATED WALLS.
- 16.3
- DOWNLIGHTS TO BE PROTECTED FROM CLOSE-FITTING INSULATION BY INSULATED COVERS.
- 16.4
- BULK INSULATION MUST RETAIN ITS THICKNESS & POSITION.
- 16.5
- SERVICES & FITTINGS MUST NOT BE ADVERSELY AFFECTED BY INSULATION.
- 16.6
- REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25MM AIRSPACE & MUST BE FITTED CLOSE TO OPENINGS SUCH AS WINDOWS/DOORS ETC. IT MUST BE PROVIDED WITH ADEQUATE SUPPORT & INSTALLED WITH THE REFLECTIVE SURFACE UP OR DOWN TO REFLECT HEAT AS REQ.

17.0 PLASTERBOARD

- 17.1
- COMPLY WITH AS/NZS 2589 2007 GYPSUM LININGS & AS 3740 2010 WATERPROOFING OF DOMESTIC WET AREAS.
- 17.2
- LINE ALL INTERNAL STUD WALLS & CEILING WITH MINIMUM 8MM PAPER-FACED GYPSUM BOARD.
- 17.3
- CEILING & WALL JOINS SHALL BE SQUARE SET OR CORNICED TO LATER CLIENT CONFIRMATION.
- 17.4
- ALL FIXINGS, FLUSH JOINTS & BLEMISHES TO BE FINISHED TO LEVEL 4 FINISH EXCEPT WHEN WALL WASHER LIGHTS ARE USED, THEN FINISH IS TO LEVEL 5 UNDER LIT AREA.

18.0 PAINTING

- 18.1
- USE LOW VOC EMITTING PAINTS OR ENVIRONMENTAL PAINTS INTERNALLY.
- 18.2
- PREPARE SURFACES ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- 18.3
- PROVIDE ONE COAT OF UNDERCOAT & TWO COATS OF TOPCOAT UNLESS SPECIFIED OTHERWISE.
- 18.4
- ENSURE ADEQUATE QUANTITIES OF PAINTS ARE LEFT FOR FUTURE TOUCHUPS - AT LEAST 0.5L OF EACH COLOUR. STORE IN AIRTIGHT CONTAINERS & LABEL APPROPRIATELY.

19.0 (CERAMIC) TILE

- 19.1
- INSTALL WATERPROOF MEMBRANE TO WET AREA WALLS & FLOORS & ADJACENT TO PLUMBING FIXTURES ACCORDING TO RELEVANT STANDARDS & MANUFACTURER'S INSTRUCTIONS.
- 19.2
- INSTALL WALL TILES WITH EXPANSION JOINTS AT APPROPRIATE SPACINGS.
- 19.3
- PROVIDE FLOOR TILE FINISHES WITH ALL MATERIALS, ANGLE TRIMS ETC TO COMPLETE WORKS.
- 19.4
- GROUT COLOUR AS SPECIFIED ON FINISHES SCHEDULE OR AS SELECTED BY CLIENT.

20.0 FLOORING

- 20.1
- REFER TO FINISHES SCHEDULE OR PLAN.
- 20.2
- JUNCTIONS OF DIFFERENT MATERIALS SHALL OCCUR UNDER THE CENTRE LINE OF DOORS.
- 20.3
- WHEN FINISH IS TIMBER: CHECK MOISTURE CONTENT OF TIMBER FLOORING & ENSURE BOARDS ARE ACCLIMATISED BEFORE INSTALLATION.
- 20.4
- INSTALL EXPANSION JOINTS OVER LARGE AREAS TO MANUFACTURER'S SPECIFICATIONS.
- 20.5
- PROVIDE EXPANSION GAPS OF 10 -15MM AROUND ALL EDGES OF EACH FLOOR AREA.
- 20.6
- ROUGH & FINE SAND TO HIGH STANDARD & FINISH WITH 2 COATS PREMIUM QUALITY SEALER UNLESS NOTED OTHERWISE ON DRAWINGS OR FINISHES SCHEDULE.
- 20.7
- WHEN FINISH IS CARPET: PROVIDE UNDERLAY, SMOOTH EDGE, DIMINISHING STRIPS ETC TO COMPLETE THE WORKS.

21.0 DECKS

- 21.1
- FOR TILED DECKS: FINISHED FLOOR LEVEL TO BE 50MM LESS THAN INTERNAL FLOOR FINISH & WITH AMPLE FALL AWAY FROM THE BUILDING
- 21.2
- FOR TIMBER DECKS: SUPPLY & INSTALL USING LOSP TREATED TIMBER, GROOVED ON THE UNDERSIDE TO CONTROL SHRINKAGE.

22.0 METALWORK

- 22.1
- REMOVE WELD SPATTER & SWARFS & TOUCH UP WITH ZINC-RICH PAINT IMMEDIATELY.
- 22.2
- SMOOTH FINISHES TO EXPOSED SURFACES WITH SHARP, WELL DEFINED LINES & ARRISSES.

23.0 PAVING

- 23.1
- SUPPLY & LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON DRAWINGS.
- 23.2
- CUT, FILL & COMPACT SAND BASE TO REQUIRED LEVELS, SCREED TO UNIFORM THINNESS & LEVELS.
- 23.3
- PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK.
- 23.4
- TO DRIVEWAY AREAS PROVIDE NOMINAL 300X150MM CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY & BED EDGE BRICK IN MORTAR.
- 23.5
- PROVIDE 100MM COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50MM CLEAN SAND & GRADE TO FALLS.
- 23.6
- REFER TO FINISHES SCHEDULE & DRAWINGS FOR PAVING PATTERN & STYLE
- 23.7
- FOR TRAFFICABLE AREAS: BRICK PAVERS SHALL BE A MINIMUM OF 65MM SOLID CLAY OR CONCRETE
- 23.8
- FOR PEDESTRIAN AREAS: BRICK PAVERS SHALL BE A MINIMUM OF 43MM SOLID CLAY OR CONCRETE.

24.0 POOL FENCING

- 24.1
- ALL POOL FENCING & POOL GATES TO BE INSTALLED IN COMPLIANCE WITH AS1926 & AS2820 1993.

25.0 APPLIANCES

- 25.1
- INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- 25.2
- ALL MANUALS & WARRANTIES SHOULD BE HANDED TO HOMEOWNER ON COMPLETION.

26.0 SIGNAGE

- 26.1
- SUPPLY & FIX HOUSE NUMBERS TO DWELLING & LETTERBOX AS APPROPRIATE.
- 26.2
- UNLESS DISCUSSED OTHERWISE WITH CLIENT, ANGELA ELLISS DESIGN RESERVES THE RIGHT TO ERECT SIGNAGE ON THE PROPERTY, FACING THE STREET, DURING THE TERM OF THE BUILD & IN COMPLIANCE WITH COUNCIL REQUIREMENTS.

AED 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	DRAWING NO: 8 JOB NUMBER 48/18 DATE 24/5/19
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Site Area	569m2	
Gross Floor Area	Existing	New
	124.81	165.91

Notes

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- * There are no easements or rights-of-way pertaining to this property
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- * 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
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- * 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

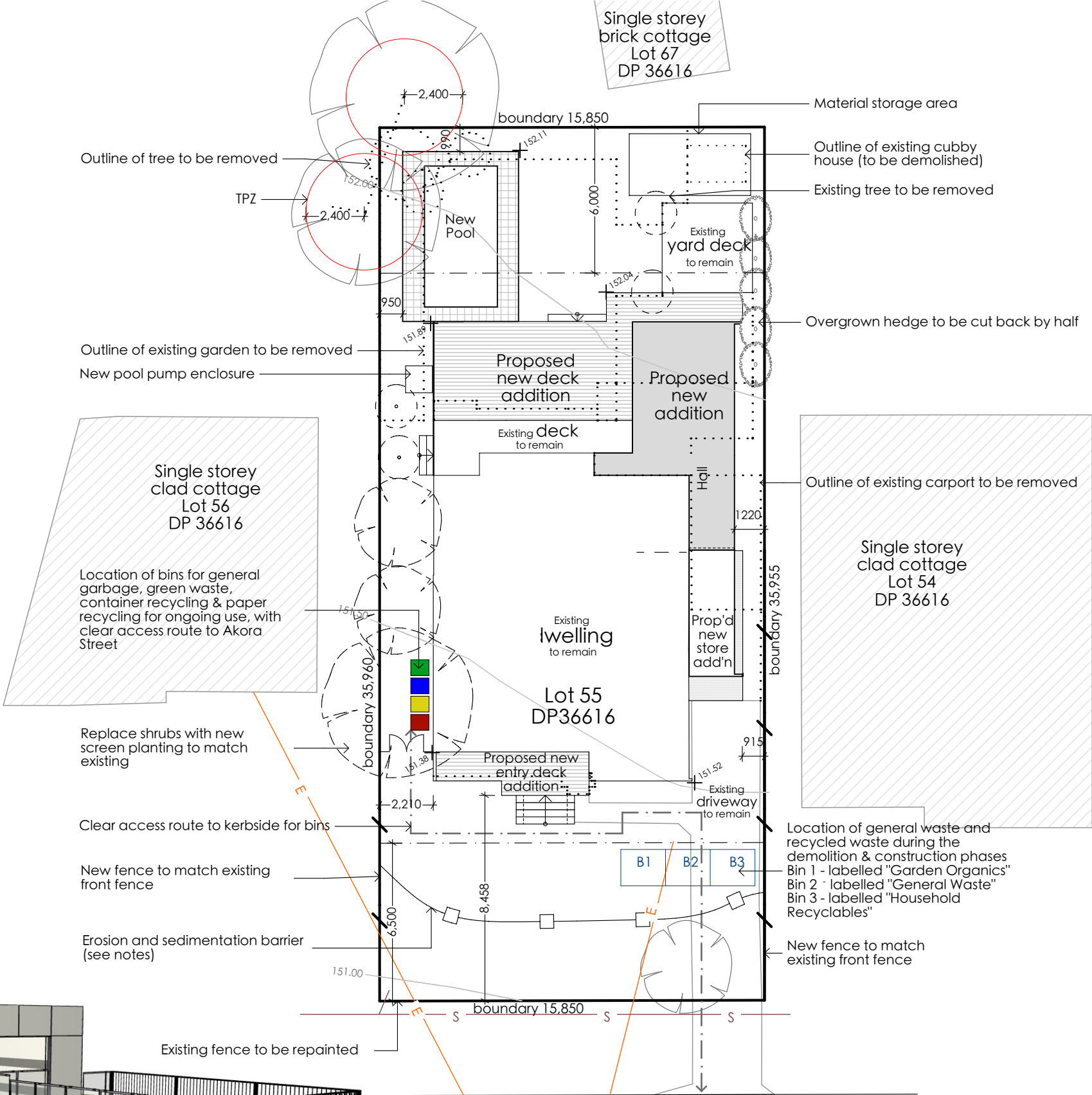
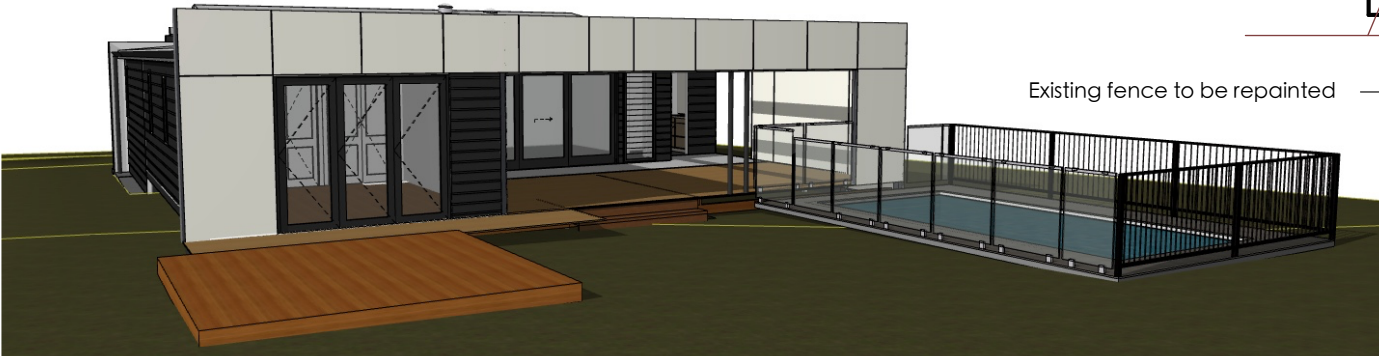
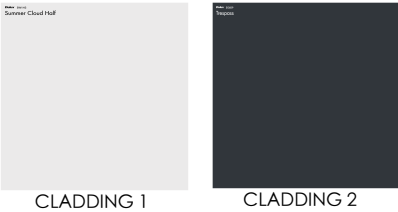
SCHEDULE OF EXTERNAL COLOURS

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

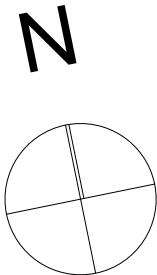
- approp. - appropriate
- bg. - box gutter
- bho. - bulkhead over
- blk. - block
- bo. - beam over
- bp. - butler's pantry
- cc. - "Colorbond" capping
- col. - column
- conc. - concrete
- cpd. cupboard
- cpt. - carpet
- ct. - ceramic tile
- dl. - deck level
- dp. - down pipe
- efl. - existing floor level
- egl - existing ground level
- eng's spec - engineer's specification
- fb - floor boards
- fc. - fibre cement sheeting
- fpl. - 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



AKORA

STREET

Site Analysis Plan
1:200





A&A DesignTek P/L trading as

angela elliss design

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PROJECT
DA Application

DESCRIPTION
Renovations & Additions

SITE ADDRESS
**12 Akora Street
FRENCHS FOREST**

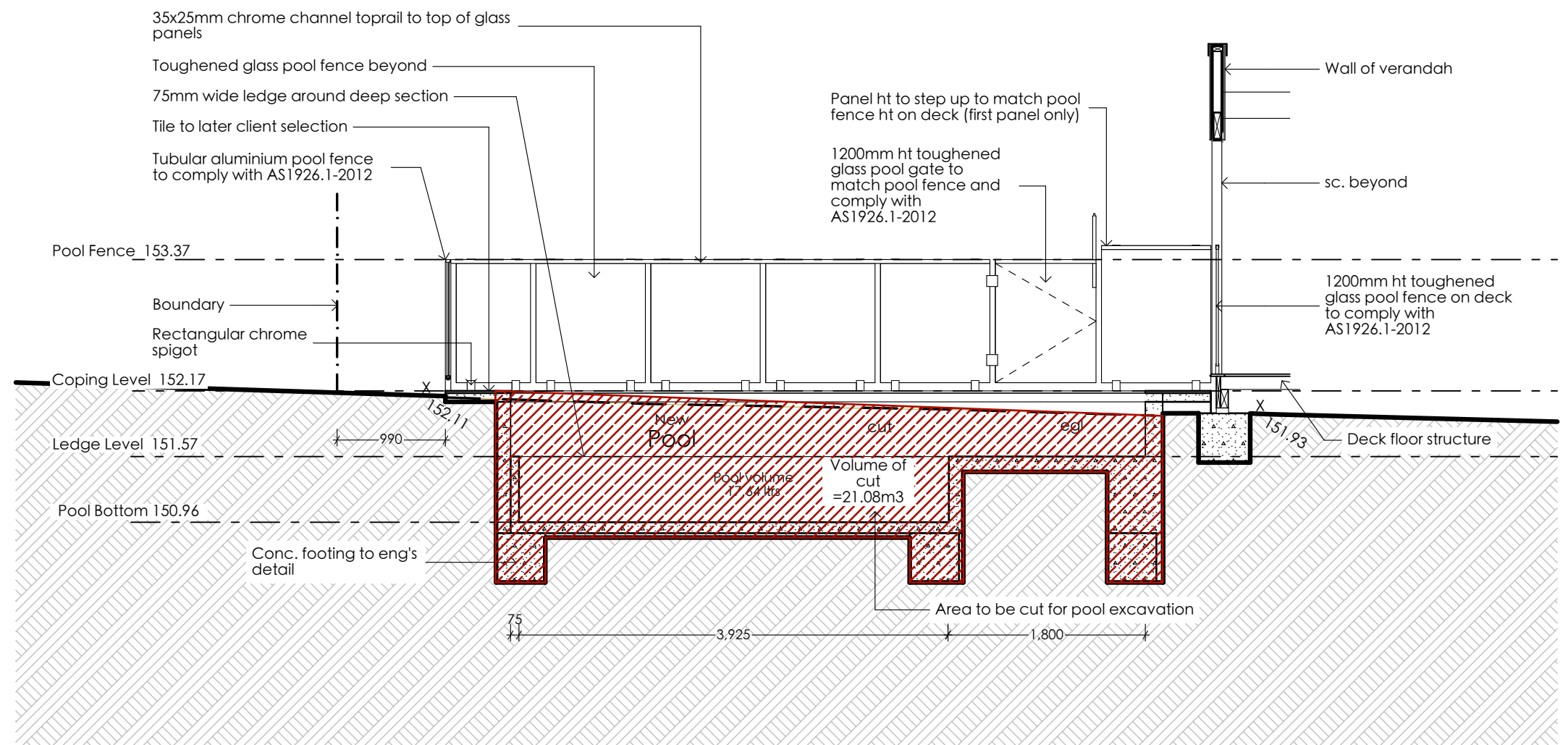
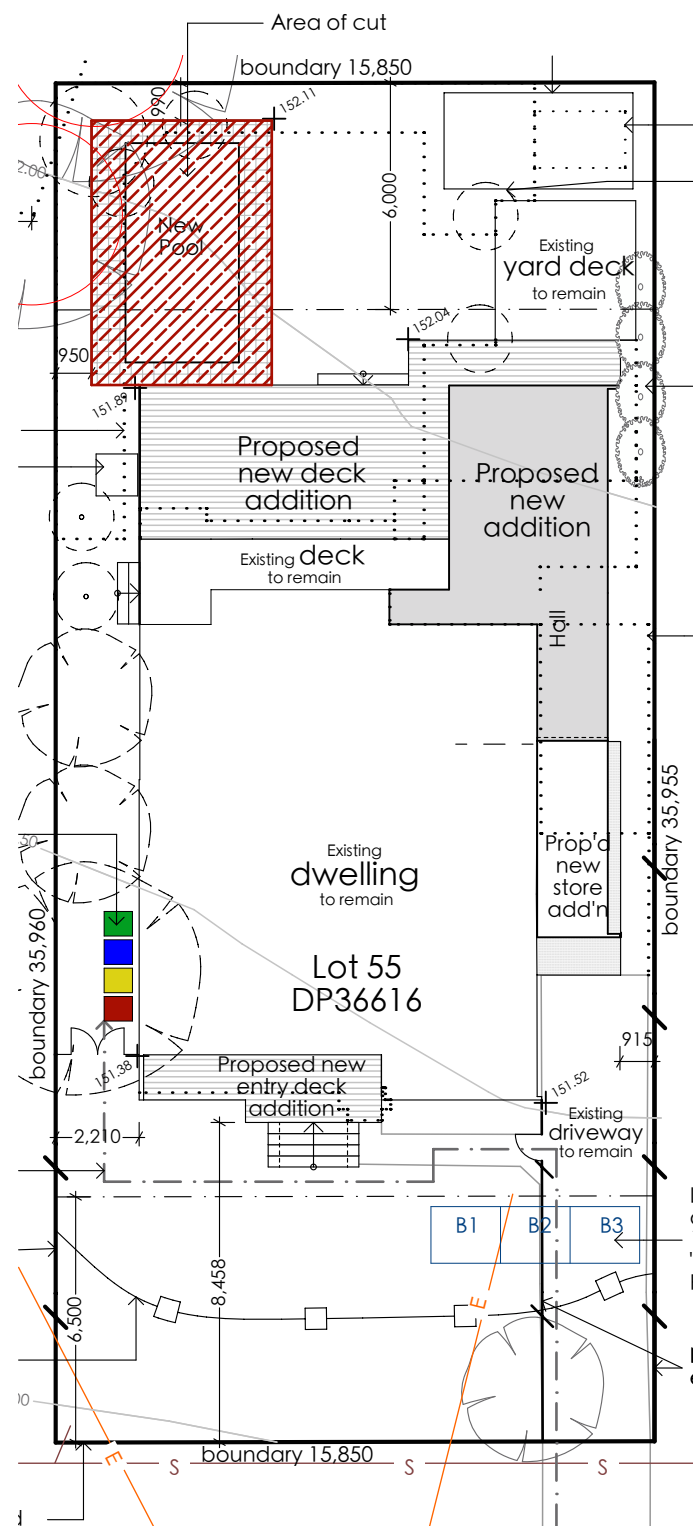
CLIENT
D. & S. Ryan

**Lot 55
DP 36616**

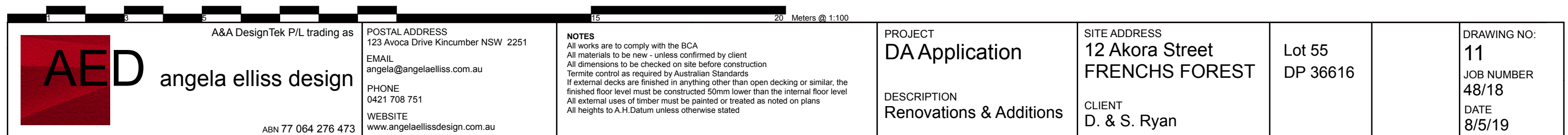
DRAWING NO:
1

JOB NUMBER
48/18

DATE
24/5/19



Excavation and Fill Plan



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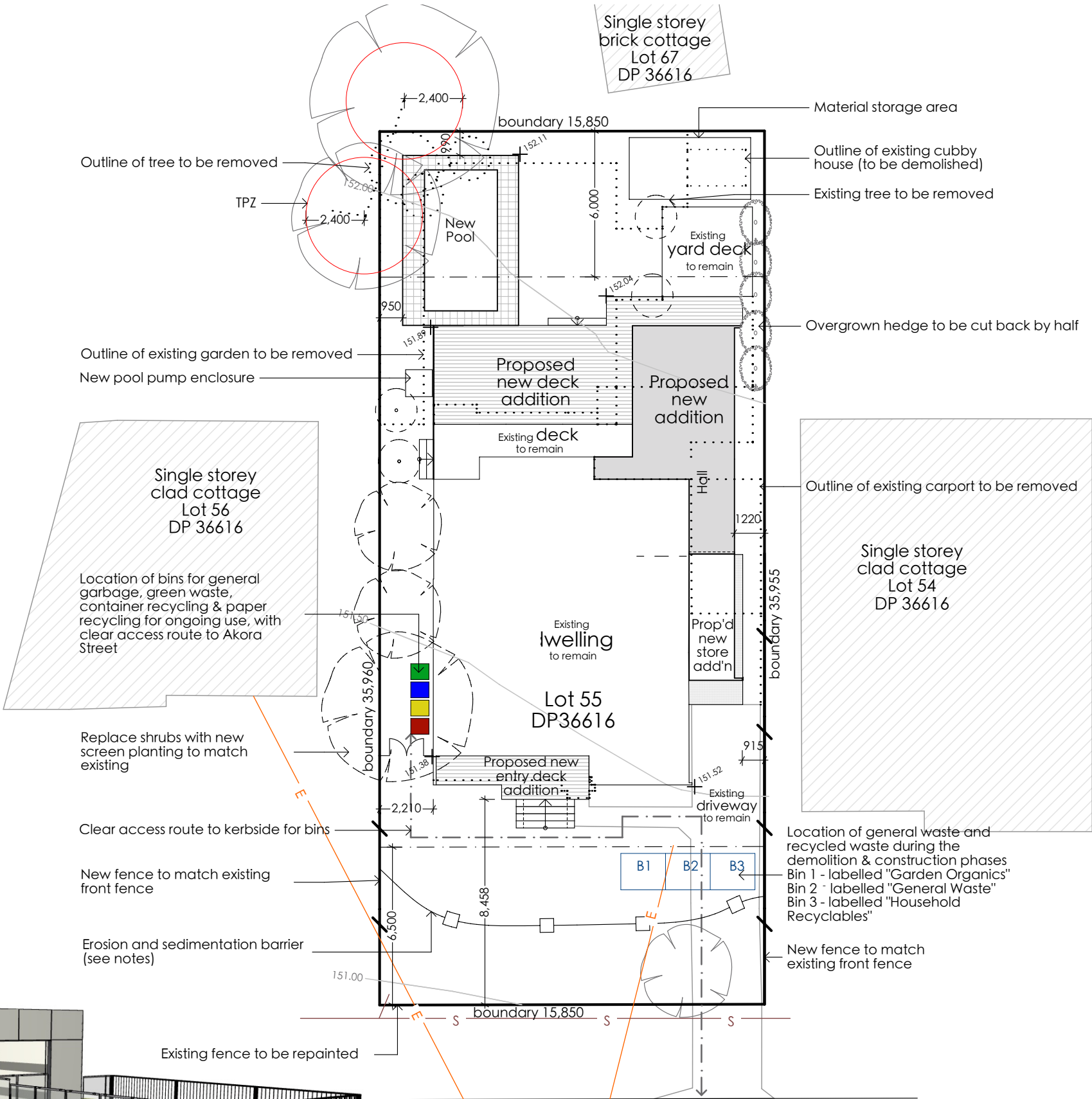
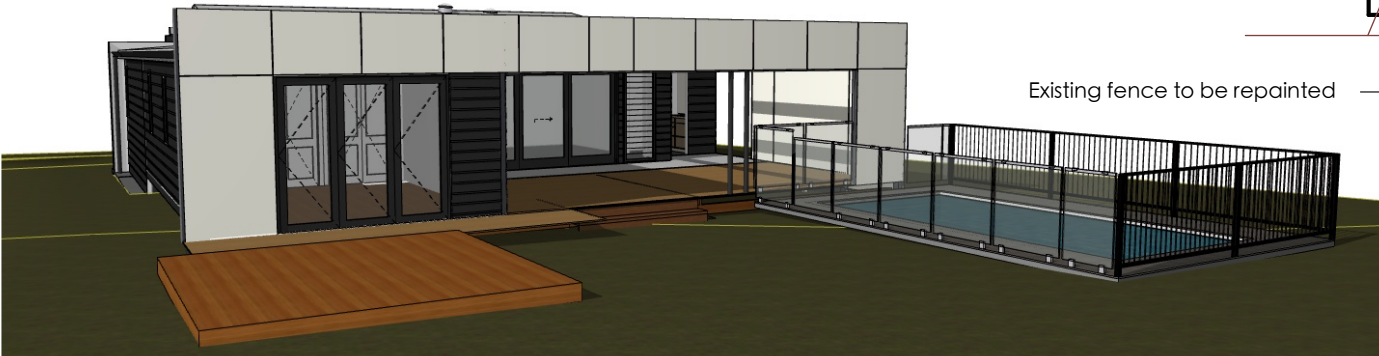
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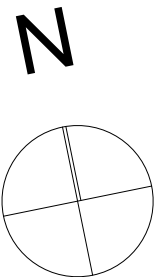
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AKORA

STREET
WASTE MANAGEMENT SITE
1:200

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