

SUBJECT : PROPOSED SWIMMING POOL AND DECK

LEGEND:

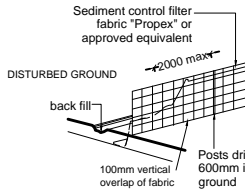
- BOUNDARY LINE
--- SEDIMENT CONTROL FENCE
EXISTING
PROPOSED SWIMMING POOL (ABOVE GROUND STYLE)
PROPOSED TIMBER DECK
SEWER LINE
F LOCATION OF FILTER BOX
POOL FENCE
- FPL- FINISHED PAD LEVEL
FDL- FINISHED DECK LEVEL
FCL- FINISHED COPING LEVEL
CONCRETE PAVING
HANDRAILS AND BALUSTRADES
POOL SAFETY BARRIER
STOCK PILE 1 & 2 AREAS

DECK NOTE:
PROPOSED DECK REPLACING EXISTING DECK TO USE EXISTING FOOTINGS HENCE NO IMPACT ON EXISTING TREE.
NEW DECK EXTENSION BEYOND EXISTING DECK TO HAVE STRIP FOOTINGS FOR LOW IMPACT ON EXISTING TREES.

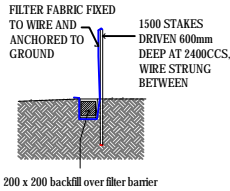
FENCE NOTE:
SELECTED SAFETY FENCE MAY VARY SLIGHTLY TO ENSURE COMPLIANCE WITH AS 1926-1

POOL NOTE:
POOL TO BE INSTALLED USING SPREAD FOOTINGS OR SHALLOW PIERS AS RECOMMENDED BY SUBMITTED GEOTECHNICAL REPORT DATED 24 FEB 2019 BY PETER THOMPSON FOR JACK HODGSON CONSULTANT PTY.LTD

NOTE:
PROPOSED POOL BARRIERS TO COMPLY WITH AS1926.1 & LOCAL COUNCIL REQUIREMENTS.



SILT FENCE PERSPECTIVE
Scale NTS

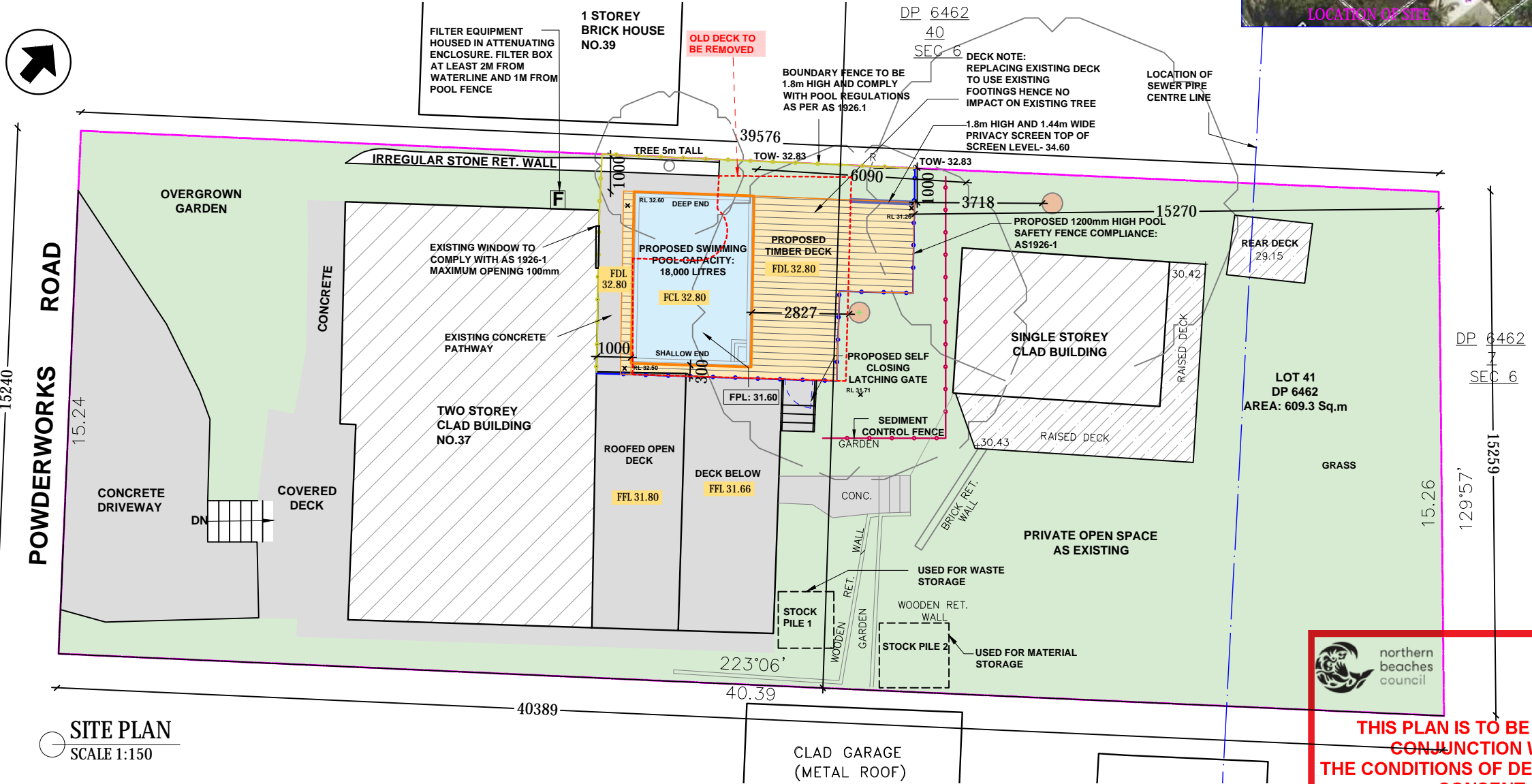


SILT FENCE SECTION
Scale NTS



LOCATION OF SITE

SITE CALCULATIONS (SQM)	
AREA OF SITE	609.30
FLOOR SPACE RATIO	33.10%
DOUBLE STOREY DWELLING : FLOOR AREA	176.16
SINGLE STOREY BUILDING : FLOOR AREA	25.54
GROSS/TOTAL FLOOR AREA	201.70
SITE COVERAGE	18.65%
DOUBLE STOREY DWELLING : LEVEL G	88.08
SINGLE STOREY BUILDING	25.54
TOTAL FOOTPRINT	113.62
LANDSCAPE COVERAGE	50.87%
COVERED DECK & CONCRETE	29.63
PROPOSED POOL	17.48
PROPOSED TIMBER DECK	21.77
CONCRETE PATHWAY	5.55
ROOFED OPEN DECK	19.12
DECK (BELOW)	20.67
RAISED DECK	14.96
REAR DECK	3.99
CONCRETE STEPS/SURFACES	10.00
DRIVEWAY	42.56
TOTAL HARDSURFACE AREA	185.73
TOTAL BUILDING + HARDSURFACE	299.35
TOTAL LANDSCAPE AREA	309.95



SITE PLAN
SCALE 1:150

LEGEND:

- FFL - FINISHED FLOOR LEVEL
FCL - FINISHED CEILING LEVEL
BCL - BOTTOM CEILING LEVEL
FRL - FINISHED RIDGE LEVEL
GL - FINISHED GUTTER LEVEL
FBL - FLOOR BOTTOM LEVEL
TCL - TOP CEILING LEVEL
FGL - FINISHED GROUND LEVEL
EGL - EXISTING GROUND LEVEL
F - FILTER
FPL - FINISHED POOL COPING LEVEL
NCC - NATIONAL CONSTRUCTION CODE
- TW - TOP OF WALL LEVEL
BW - BOTTOM OF WALL LEVEL
ZOI - ZONE OF INFLUENCE
BLD - EXTERNAL BUILDING LEVEL
DK - FINISHED DECK LEVEL
PAV - FINISHED PAVING LEVEL
TIL - FINISHED TILE LEVEL
TW - TOP OF WALL LEVEL

FOR APPROVAL PURPOSE ONLY

DRAWING ORIGINAL SIZE A3

DISCLAIMER

- All work to be carried out with the Building Code of Australia. All Local and State Ordinances relevant to Australian Standards, local electricity, Water Regulations and all other relevant Authorities concerned.
- All structural and drainage to be subject to Engineer's details or certification where required by the PCA. This shall include R.C. Slabs & footings & steel beams and columns, wind bracing to AS 1170 & AS 4055 anchor rods or bolts, tie downs, fixings, etc. driveway slabs & drainage to the PCA's satisfaction.
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Project Name: PROPOSED SWIMMING POOL AND DECK

Client: FAULKNER

Site: LOT 41 DP 6462
37 Powderworks road,
North Narrabeen NSW 2101

Drawing Title: SITE PLAN

Scale: AS NOTED
Date: 17.05.2019
Checked: A.J.
Authorised:

Designers / Architects / Drafters:



Building Drafting Solutions
P.O. Box 667,
Round Corner, NSW 2158

info@buildingdraftingsolutions.com.au

North Point:



Job Reference:

FAULKNER

Sheet No:

02 / 04

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

DA2019/0494

SUBJECT : PROPOSED SWIMMING POOL AND DECK

LEGEND:

- BOUNDARY LINE
- SEDIMENT CONTROL FENCE
- EXISTING
- PROPOSED SWIMMING POOL (ABOVE GROUND STYLE)
- HANDRAILS AND BALUSTRADES
- PROPOSED TIMBER DECK
- SEWER LINE
- LOCATION OF FILTER BOX
- POOL FENCE
- POOL SAFETY BARRIER

FPL- FINISHED PAD LEVEL
FDL- FINISHED DECK LEVEL
FCL- FINISHED COPING LEVEL

NOTE:
PROPOSED POOL BARRIERS TO COMPLY WITH AS1926.1 & LOCAL COUNCIL REQUIREMENTS.

DECK NOTE:
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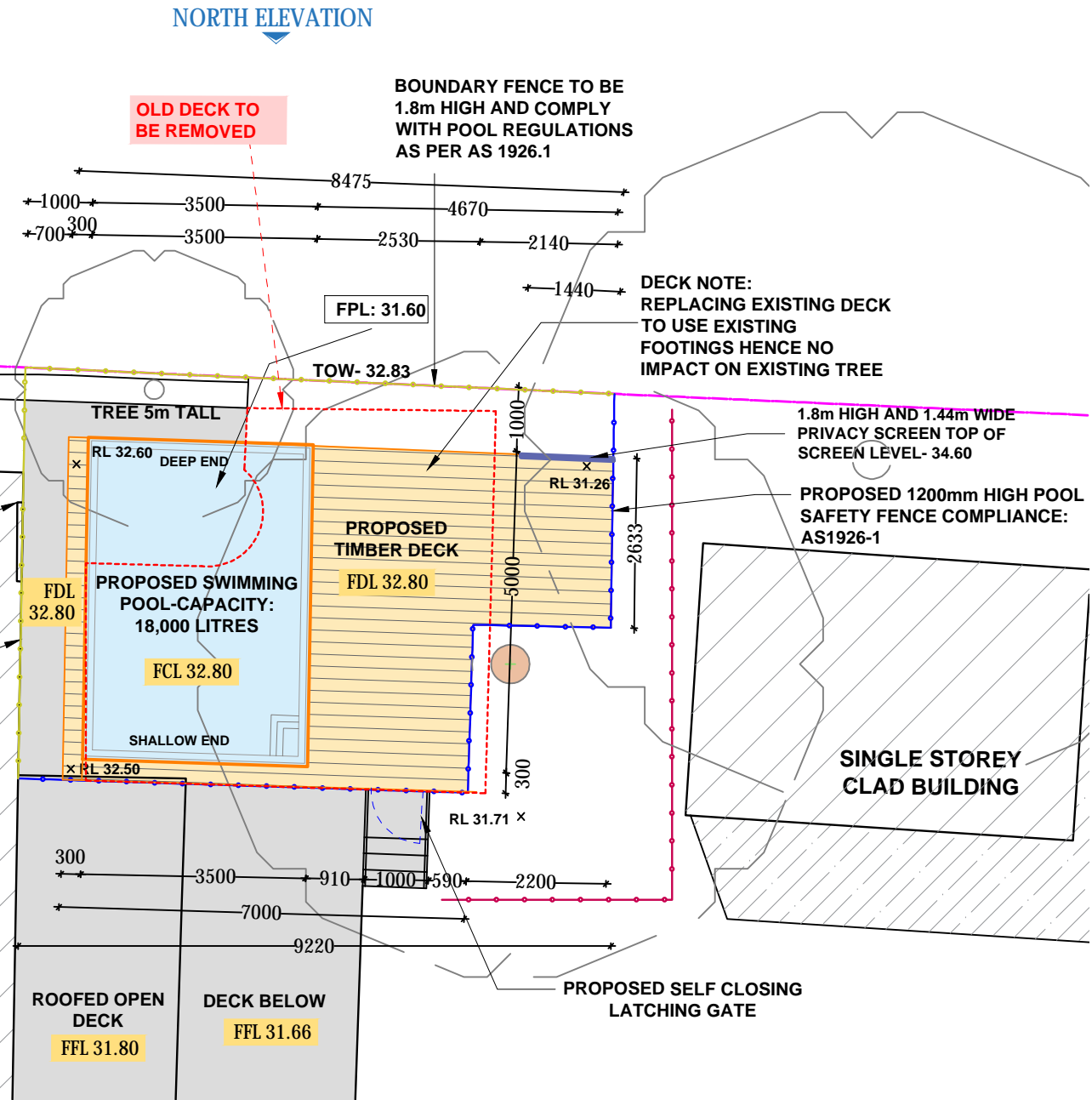
WEST ELEVATION

FILTER EQUIPMENT HOUSED IN ATTENUATING ENCLOSURE. FILTER BOX AT LEAST 2M FROM WATERLINE AND 1M FROM POOL FENCE

EXISTING WINDOW TO COMPLY WITH AS 1926-1 MAXIMUM OPENING 100mm

POOL SAFETY BARRIER

TWO STOREY CLAD BUILDING NO.37



FLOOR PLAN :
SCALE 1:100

SOUTH ELEVATION

ALL PROPOSED STRUCTURES TO BE AS PER ENGINEER'S SPECIFICATIONS

NOTE : BALUSTRADE, HANDRAILS AND STEPS TO COMPLY WITH BCA 3.9.1



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DA2019/0494

LEGEND:

FFL - FINISHED FLOOR LEVEL
FCL - FINISHED CEILING LEVEL
BCL - BOTTOM CEILING LEVEL
FRL - FINISHED RIDGE LEVEL
GL - FINISHED GUTTER LEVEL
FBL - FLOOR BOTTOM LEVEL
TCL - TOP CEILING LEVEL
FGL - FINISHED GROUND LEVEL
EGL - EXISTING GROUND LEVEL
F - FILTER
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PAV - FINISHED PAVING LEVEL
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Project Name: PROPOSED SWIMMING POOL AND DECK

Client: FAULKNER

Site: LOT 41 DP 6462
37 Powderworks road,
North Narrabeen NSW 2101

Drawing Title: DETAILED PLAN

Scale: AS NOTED
Date: 17.05.2019
Checked: A.J.
Authorised:

Designers / Architects / Drafters:



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North Point:



Job Reference:

FAULKNER

Sheet No:

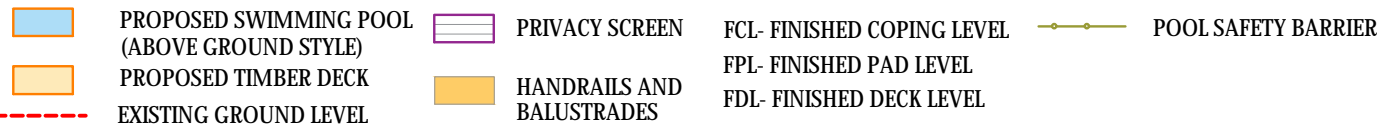
03 / 04

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DRAWING ORIGINAL SIZE A3

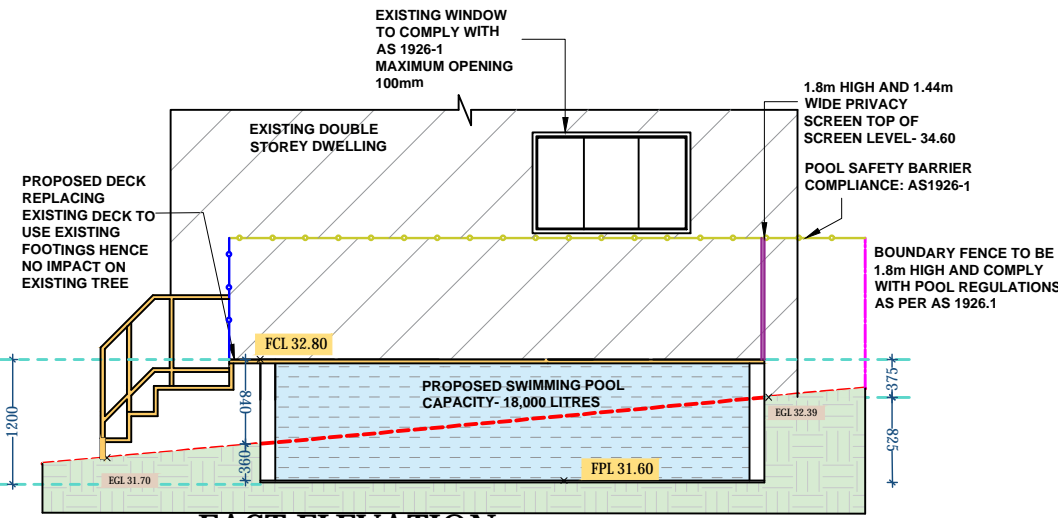
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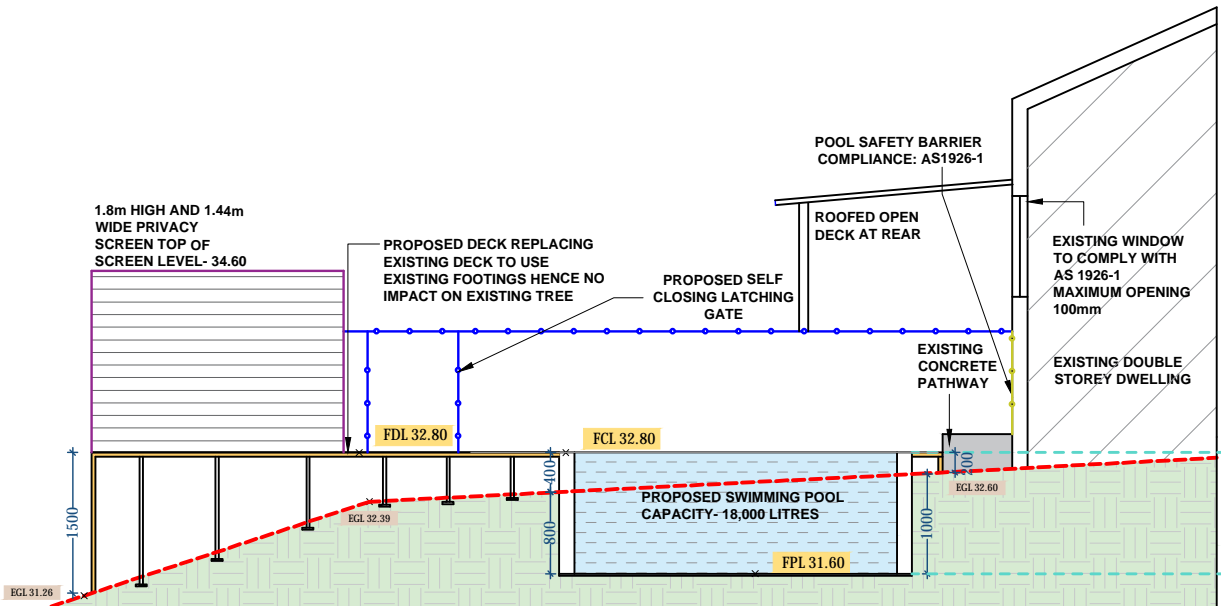
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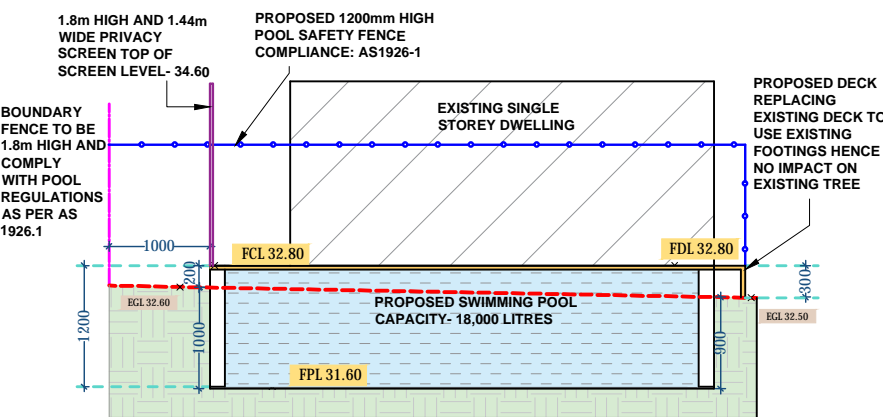
EAST ELEVATION :

SCALE 1:75



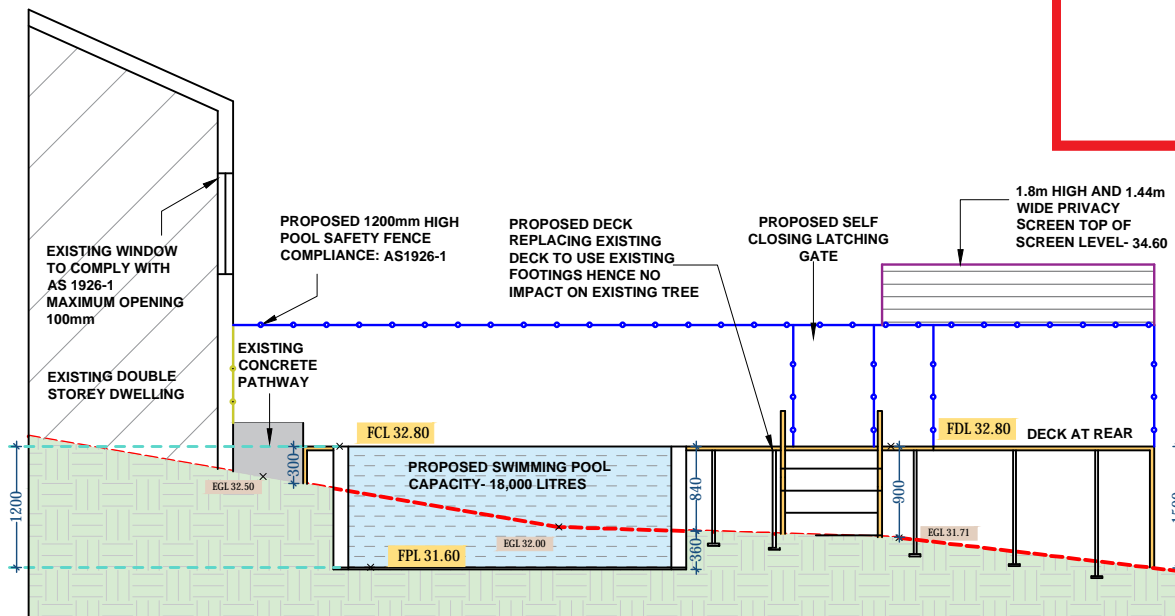
NORTH ELEVATION :

SCALE 1:75



WEST ELEVATION :

SCALE 1:75



SOUTH ELEVATION :

SCALE 1:75

LEGEND:

FFI - FINISHED FLOOR LEVEL	TW - TOP OF WALL LEVEL
FCI - FINISHED CEILING LEVEL	BW - BOTTOM OF WALL LEVEL
BCI - BOTTOM CEILING LEVEL	
RFI - FINISHED RIDGE LEVEL	ZOI - ZONE OF INFLUENCE
GL - FINISHED GUTTER LEVEL	BID - EXTERNAL BUILDING LEVEL
FL - FLOOR BOTTOM LEVEL	
TCI - TOP CEILING LEVEL	DK - FINISHED DECK LEVEL
FGI - FINISHED GROUND LEVEL	PAV - FINISHED PAVING LEVEL
EGI - EXISTING GROUND LEVEL	
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Client: FAULKNER

Site:	LOT 41 DP 6462 37 Powderworks road, North Narrabeen NSW 2101
-------	---

Drawing Title: ELEVATION

Scale:	Date:	Checked:	Authorised:
AS NOTED	17.05.2019	A J	

Designers / Architects / Drafters:

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04 / 04