

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

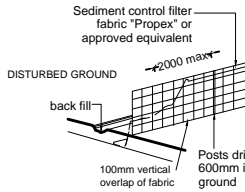
STOCK PILE 1 & 2 AREAS

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.

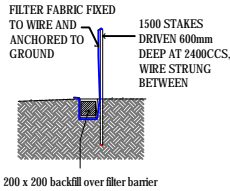
FENCE NOTE:
SELECTED SAFETY FENCE MAY VARY SLIGHTLY TO
ENSURE COMPLIANCE WITH AS 1926-1

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.



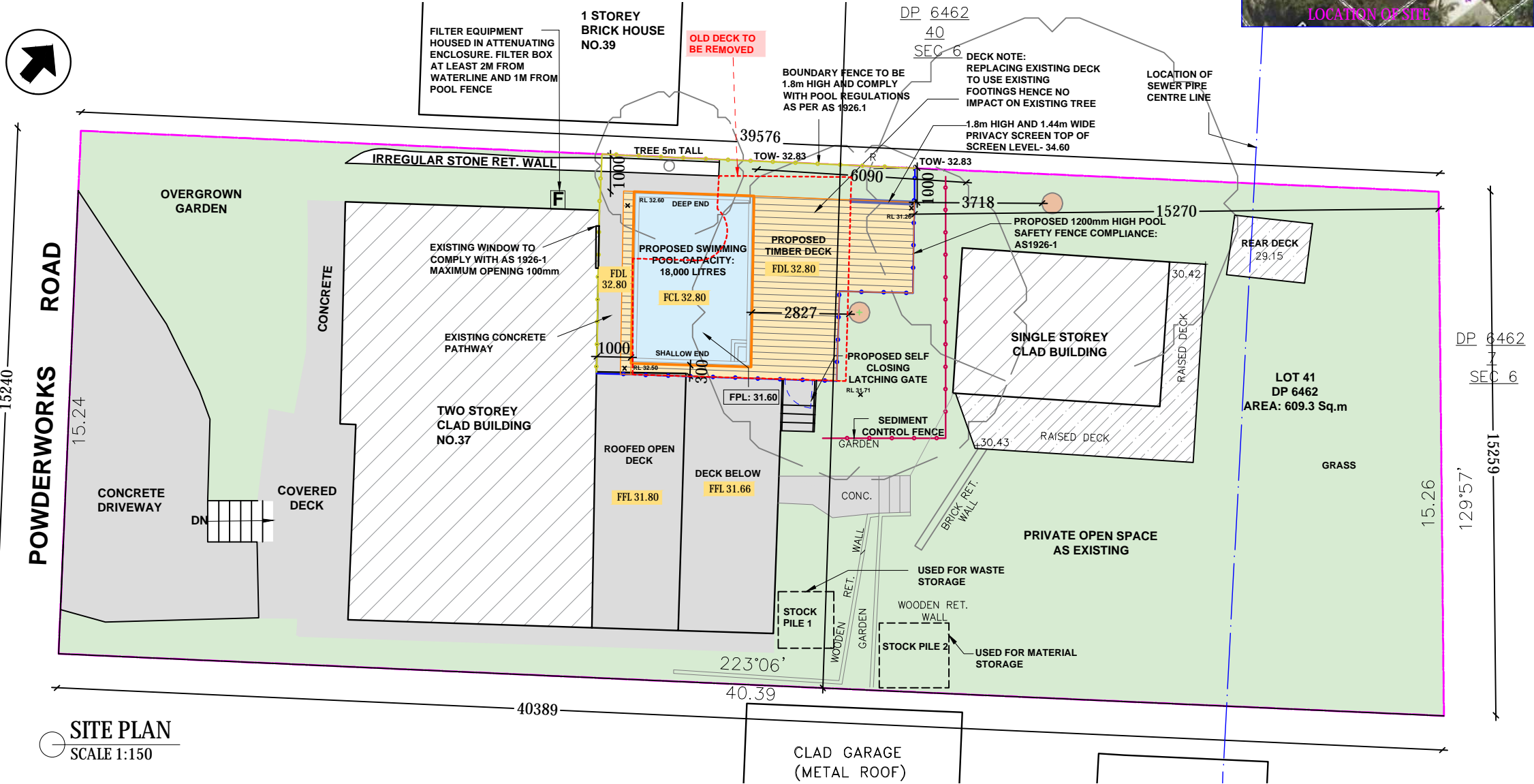
SILT FENCE PERSPECTIVE
Scale NTS



SILT FENCE SECTION
Scale NTS



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



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

FOR APPROVAL PURPOSE ONLY

DRAWING ORIGINAL SIZE A3
- 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

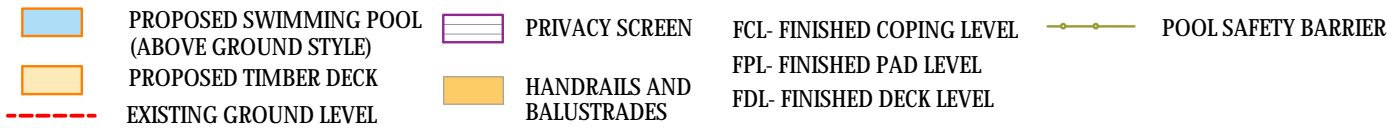
DISCLAIMER

- 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.
- All work to be carried out in a professional & workmanship manner according to the plans & specification.
- Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
- All dimensions & levels are subject to final survey and set out, all dimensions are to be checked & verified on site before the commencement of work.
- The Design Scheme (drawings documents information) contained within this set have been prepared by Drafting Solutions purely for the purpose of providing information about potential design schemes.
- The information should not be considered to be error free or to include all relevant data.
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Project Name: PROPOSED SWIMMING POOL AND DECK				<div>Designers / Architects / Drafters:</div> <div><div><div></div><div>Building Drafting Solutions</div></div><div>Building Drafting Solutions P.O. Box 667, Round Corner, Nsw 2158 info@buildingdraftingsolutions.com.au</div></div>				
Client: FAULKNER								
Site: LOT 41 DP 6462 37 Powderworks road, North Narrabeen NSW 2101								
Drawing Title: SITE PLAN				North Point: <div></div>		Job Reference: <div>FAULKNER</div>		Sheet No: <div>02 / 04</div>
Scale: AS NOTED	Date: 17.05.2019	Checked: A.J.	Authorised:					

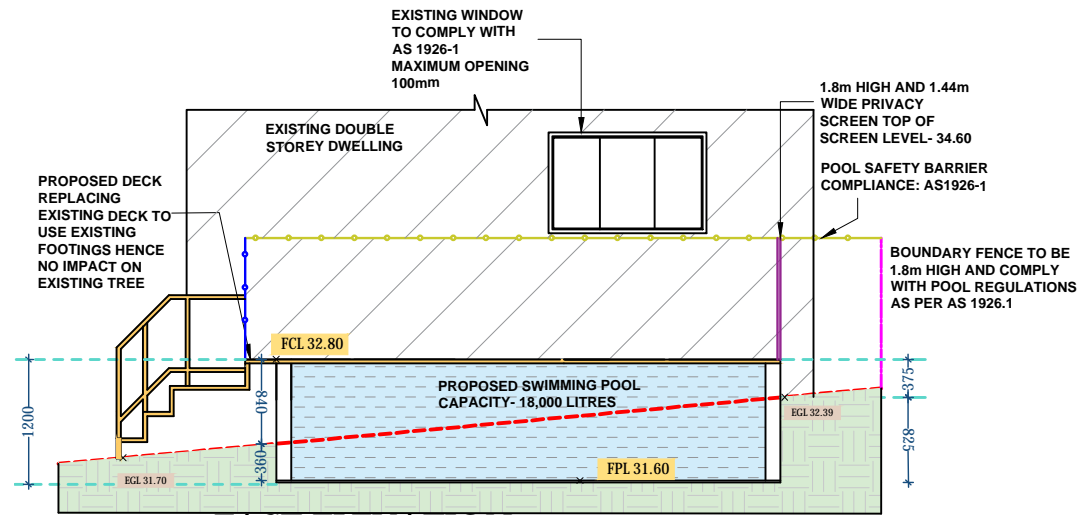
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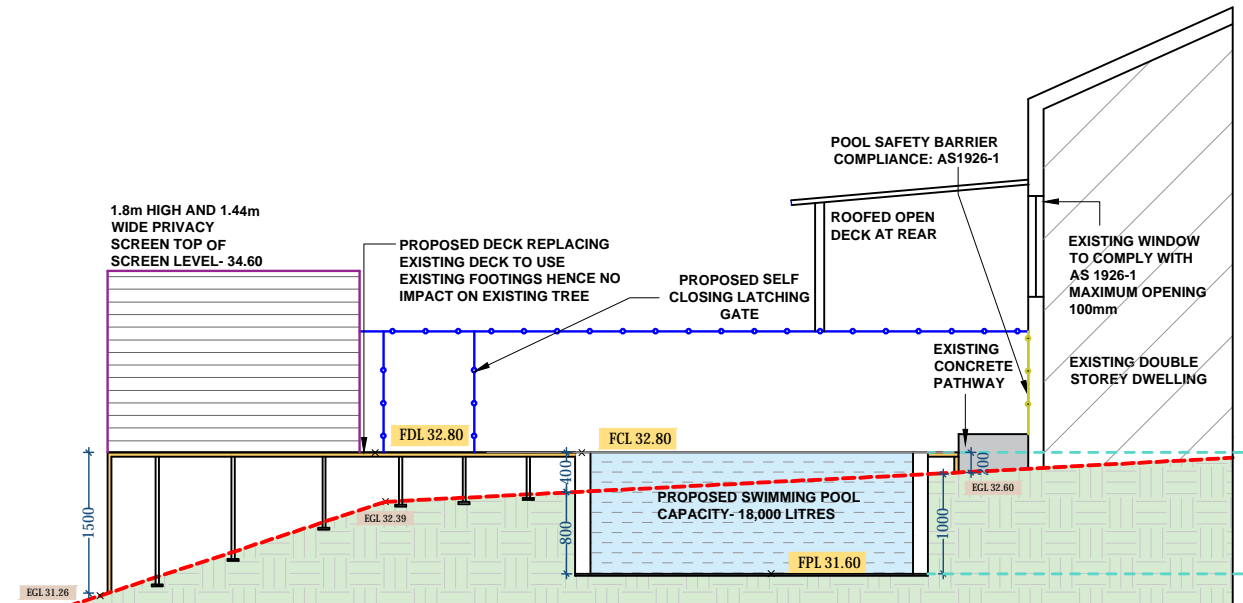
NOTE : BALUSTRADE, HANDRAILS AND STEPS TO COMPLY WITH BCA 3.9.1

ALL PROPOSED STRUCTURES TO BE AS PER
ENGINEER'S SPECIFICATIONS



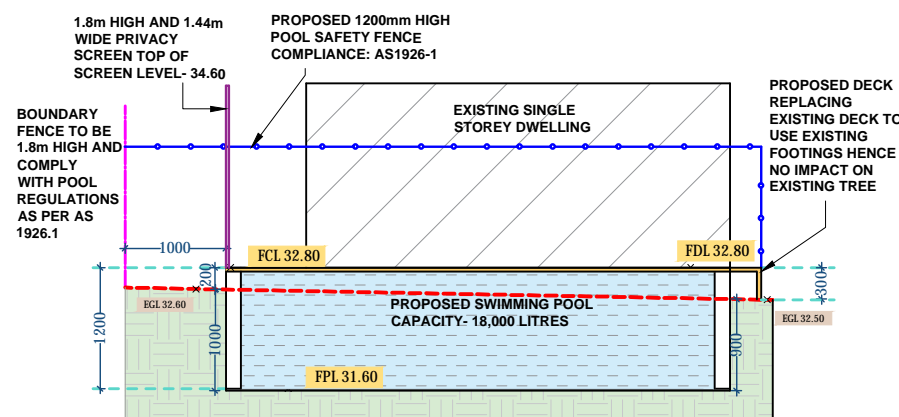
EAST ELEVATION :

SCALE 1:75



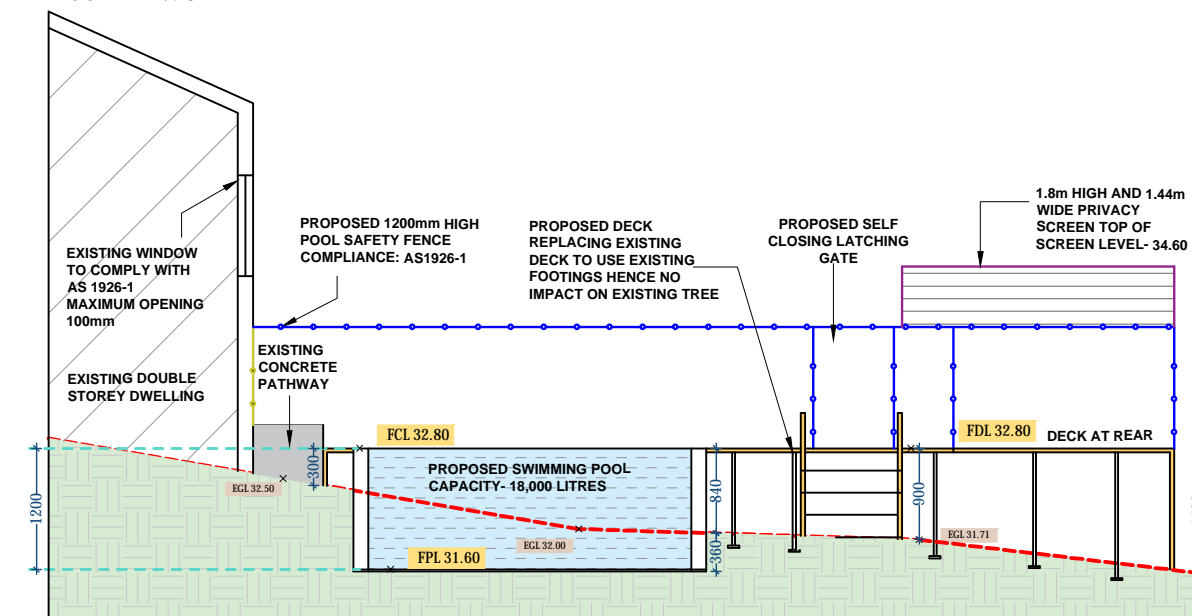
NORTH ELEVATION :

SCALE 1:75



WEST ELEVATION :

SCALE 1:75



SOUTH ELEVATION :

SCALE 1:75

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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
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Drawing Title: ELEVATION

Scale:	AS NOTED
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Date: 17.05.2019

Checked:	A.J.
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Authorised:	
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Designers / Architects / Drafters:

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	North Point:
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Job Reference:

FAULKNER

Sheet No:

04 / 04