

SUBJECT : PROPOSED SWIMMING POOL AND DECK

All work to be done in conjunction with the working drawings, this specification and engineer's details if required.  
Items not shown on drawings or in the specification but required to obtain a workman like finish are to be allowed for as part of the contract.  
All work is to be in accordance with the Building Code of Australia, Local government requirements and all other relevant authorities.  
The builder is to arrange and pay for all inspections, approvals etc. as may be required by the authorities concerned. Excepting amplification of electrical power major sewer extensions and water amplification.  
Builder is to ensure employees are covered as required by the Workers Compensation Act of NSW.  
Builder is to insure against public risk, with relevant public liability insurance.  
Builder is to check all dimensions, levels etc. prior to any works proceeding.  
Figured dimensions take preference to scale.  
All dimensions and levels are subject to requirements of the project PCA. To be checked and verified as required before works commencement.  
Unless otherwise noted the builder shall provide a defects liability period of three months.  
Builder is to provide for himself and his workers on site amenities as may be required unless other arrangements have been made with the owners or the local authorities.

WORKMANSHIP

ALL WORKMANSHIP TO COMPLY WITH THE APPLICABLE PERFORMANCE REQUIREMENTS OF THE BCA AND RELEVANT AUSTRALIAN STANDARDS.  
Execute all work in the best and most tradesman like manner to the satisfaction of the superintendent or building inspector.  
Remove all waste items after completion of works.

EXCAVATION

Excavate the site as required for dwelling / addition.  
Additional surplus soil to be stored on site for future use.  
PEST CONTROL as per AS3660.1  
1. Monolithic Slab.  
- Min 75mm of Slab edge exposed below 1st course of brickwork.  
- Crushed granite "Granitgard" on all penetrations.  
2. Suspended Floor.  
- Install a barrier system in accordance with BCA Part 3.1.3 Table 3.1.3.  
- Provide sub-floor ventilation in accordance with BCA Part 3.4.1.  
- Where a barrier that needs to be inspected is installed,provide access to the area of the barrier that needs inspection in accordancewith AS3660.1

CARPENTER

Erect both wall and floor frames as shown on plans.  
If roof trusses are supplied install to manufactures written instructions. In accordance with clause 3.4.3.6.BCA96 or AS1684  
WINDOWS - as per AS2147 / AS2048 / AS1288  
Refer plans for all window sizes, locations and material type. Flash heads and sills as required.  
Provide all storm moulds, architrave's and trims as required.  
Windows to depth of 1,500mm to be 6mm toughened glass.  
Window colour and glass type to be determined by owner.  
Allow min of 15mm clearance between architrave and bottom of head for deflection.

ROOFER

METAL ROOF

Provide corrugated steel roof to entire roof area as required. All necessary accessories to be provided and the roof is to be adequately birdproofed. Sheets to be fixed with 45mm non corrosive hex head self drilling screws fitted with neoprene ceiling washers to every alternate corrugation at ends and every fourth corrugation immediately. All hips and ridges to be covered with screws and washers and cappings as required by product and manufacturer  
Where pitch of roof is less than 1:4.5 minimum a material having effective vapour barrier and thermal insulation qualities is to be fixed to the underside of ceiling joists where a level surface is to be provided. Where the ceiling is to follow the pitch of the rafters, irrespective of the pitch of the roof, the vapour/thermal barrier is to be fixed to the underside of the rafters.  
LEAD FLASHING NOT TO BE USED WITH ZINCALUME STEEL.

PLUMBER, DRAINER

Provide Steel Fascia and Gutter to all eaves as shown. Fix as per manufacturer's details.  
Provide Steel barge and barge capping to all gables fix as per manufacturer's details.  
Provide 100 x 50 Steel down pipes or as shown on plans and connect to storm water system.  
All pipe work internal and external to be copper.  
Supply and install all required taps and fixtures to complete the job. Works to comply with AS/NZS-3500 plumbing/drainage  
Sewer lines to be 100mm PVC all jointed using approved adhesive min 300mm below ground level with a min 1:75 fall. Storm water lines to be min 90mm PVC with 1:100 fall.  
Keep all lines a min of 600mm away from foundations. Provide all required cleaning eyes and inspection openings. All work to be inspected and approved by both council as well as water board and certificates of compliance given to builder/owner.  
AGG lines to be generally 100mm dia laid in 10mm blue metal.

ELECTRICIAN - in accordance with AS3000 / AS3006

Supply and install all power points and light points as per plans are as directed by owner/builder.  
All work is to be carried out in accordance to the SAA wiring rules.  
All materials shall be first quality and installed in a workmanlike manner. All fees and connection charges shall be applied for and paid. Certificate of compliance shall be provided to owner/builder.  
The switch board shall be applied for shall be of circuit breaker type conforming to current standards.  
Power circuits 15 amp  
Light circuits 10 amp  
Main switch 100 amp  
Install smoke detectors as per AS3786 and in accordance to E 1.7 of the building code.

EXTERNAL LININGS

Clad dwelling exterior or areas nominated as such using BCA required materials and processes to AS 1562 or as required.  
Fix directly to studs using galv clouts or approved fixings as recommended by manufacturer.  
Sheets to be lapped a min of 25mm

INTERNAL LININGS - as per AS3740

All internal surfaces unless nominated on plans to be gyprock lined.  
Board thickness as follows ....walls 10mm  
....ceilings 13mm or 10mm superceil  
Allow a period of 9 days after frame erection prior to gyprock installation for frame stabilisation.  
Prior to laying of sheeting inspect wall studs and ceiling joists for any defective work, warping or twisting of timbers.  
Boards are to be both clout and glue fixed to timbers. Clouts are to be galv 30mm long driven just below paper skin.  
Provide paper tape to all joints and plaster set.  
Sand between plaster coats and allow a min of 2 coats plaster and 1 coat final skim coat.  
Sand and leave ready for painting.  
All arches and exterior edges to be steel trim fixed and finished as above.

JOINER

All timbers shall comply with the appropriate standards.  
All frames to be mitred and scribed, fitted and joined together with linings, mouldings and trims.  
All surfaces to be left ready for painting.  
External doors 2040 x 820 x 40 as selected - as per AS109 / AS2588 / AS2689  
Laundry doors 2040 x 820 x 40 flush panel - as per AS109 / AS2588 / AS2689  
Internal doors 2040 high Refer plans for width  
Skirting 50 x 19 custom wood or as selected by builder  
Man Hole Fit 600 x 600mm access hole in roof

PAINTER

Prior to any work check and fill all voids.  
Check and sand all plaster and wood work if not yet so.  
Apply all primers to both internal and external surfaces as appropriate for material.  
Internal surfaces to receive min two coats of selected acrylic paint.  
External paints to be acrylic with 2 finish coats.

COMPLETION

At completion of all works builder to clean site and dwelling of all rubble.  
Test and check all doors, windows etc. for proper operation.  
Plane and allow for all door clearances as may be required.  
Council final inspection to take place and all defects rectified and all conditions complied with.  
Hand over all certificates and warranties as held to owner.

SHEET DESCRIPTION

01	COVER SHEET
02	SITE PLAN
03	FLOOR PLAN
04	ELEVATIONS

FOR APPROVAL PURPOSE ONLY

FOR REVISIONS

Status	Issue	Date
DRAWING ORIGINAL SIZE A3		

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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: COVER SHEET

Scale:	Date: 17.05.2019	Checked: A.J.	Authorised:
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Designers / Architects / Drafters:



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Round Corner, Nsw 2158

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North Point:



Job Reference:

FAULKNER

Sheet No:

01 / 04

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

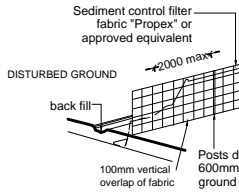
STOCK PILE 1 & 2 AREAS

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.

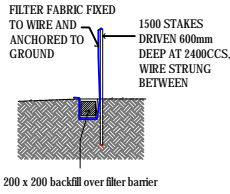
FENCE NOTE:  
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ENSURE COMPLIANCE WITH AS 1926-1

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.



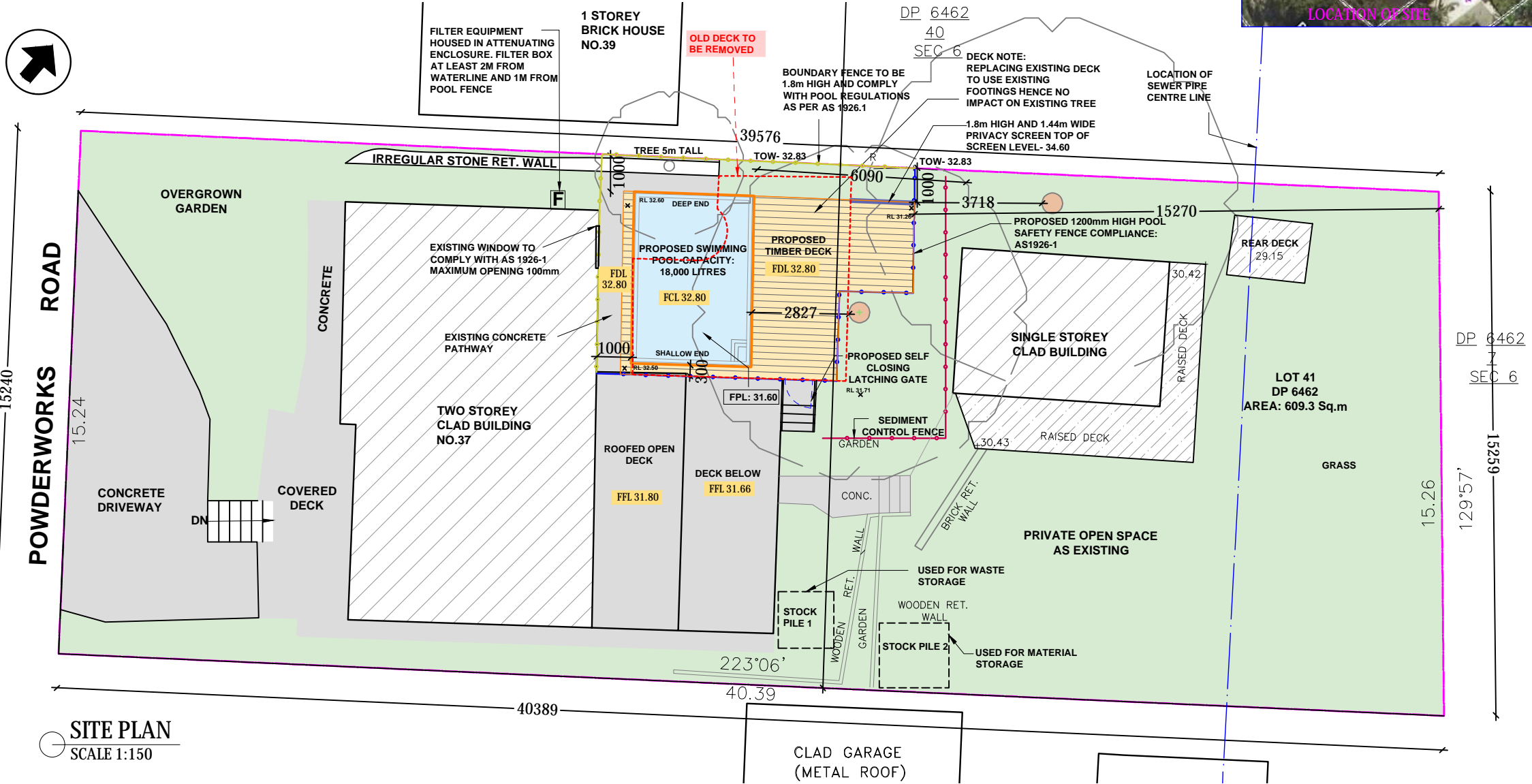
SILT FENCE PERSPECTIVE  
Scale NTS



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
- 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

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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:



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North Point:



Job Reference:

FAULKNER











Sheet No:

02 / 04



**SUBJECT : PROPOSED SWIMMING POOL AND DECK**

LEGEND:

- |   |  |
|---|--|
|  | BOUNDARY LINE                                  |
|  | SEDIMENT CONTROL FENCE                         |
|  | EXISTING                                       |
|  | PROPOSED SWIMMING POOL<br>(ABOVE GROUND STYLE) |
|  | HANDRAILS AND<br>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:**  
**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

**WEST ELEVATION**

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

**CONCRETE PATH**

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

## POOL SAFETY BARRIER

**TWO STOREY  
CLAD BUILDING  
NO.37**

**OLD DECK TO  
BE REMOVED**

**BOUNDARY FENCE TO BE  
1.8m HIGH AND COMPLY  
WITH POOL REGULATIONS  
AS PER AS 1926.1**

**BOUNDARY FENCE TO BE  
1.8m HIGH AND COMPLY  
WITH POOL REGULATIONS  
AS PER AS 1926.1**

**DECK NOTE:  
REPLACING EXISTING DECK  
— TO USE EXISTING  
FOOTINGS HENCE NO  
IMPACT ON EXISTING TREE**

1.8m HIGH AND 1.44m WIDE  
- PRIVACY SCREEN TOP OF  
SCREEN LEVEL- 34.60

**PROPOSED 1200mm HIGH POOL SAFETY FENCE COMPLIANCE: AS1926-1**

## SINGLE STOREY CLAD BUILDING

PROPOSED SELF CLOSING  
LATCHING GATE

**FLOOR PLAN :**  
**SCALE 1:100**

  
SOUTH ELEVATION

**LEGEND:**

FFL - FINISHED FLOOR LEVEL	TW - TOP OF WALL LEVEL
FCI - FINISHED CEILING LEVEL	BW - BOTTOM OF WALL
BCI - BOTTOM CEILING LEVEL	
FLI - FINISHED RIDGE LEVEL	ZOI - ZONE OF INFLUENCE
GL - FINISHED GUTTER LEVEL	BLD - EXTERNAL BUILDING
FLB - FLOOR BOTTOM LEVEL	LEVEL
TCL - TOP CEILING LEVEL	DK - FINISHED DECK LEVEL
FGI - FINISHED GROUND LEVEL	PAV - FINISHED PAVING
EGL - EXISTING GROUND LEVEL	LEVEL
F - FILTER	TLI - FINISHED TILE LEVEL
FPI - FINISHED POOL COPING	TW - TOP OF WALL LEVEL
LEVEL	

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

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DRAWING ORIGINAL SIZE A3

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**Client:** FAULKNER

Site:	<b>LOT 41 DP 6462</b> <b>37 Powderworks road,</b> <b>North Narrabeen NSW 2101</b>
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**Drawing Title:** DETAILED PLAN

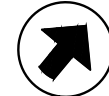
Scale:	Date:	Checked:	Authorised:
AS NOTED	17.05.2019	A.J.	

<b>Designers / Architects / Drafters:</b>
---



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**North Point:**

<b>Job Reference:</b>
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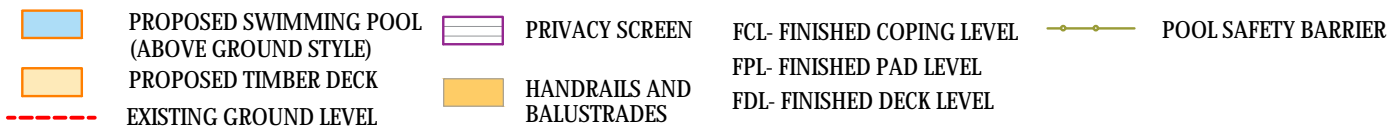
**FAULKNER**

Sheet No:

03 / 04

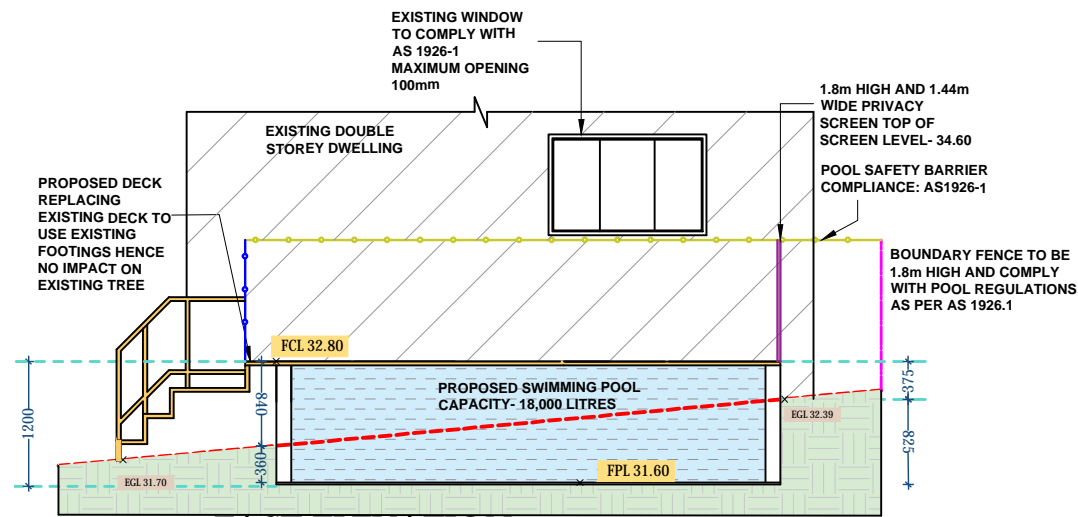
**SUBJECT : PROPOSED SWIMMING POOL AND DECK**

LEGEND:



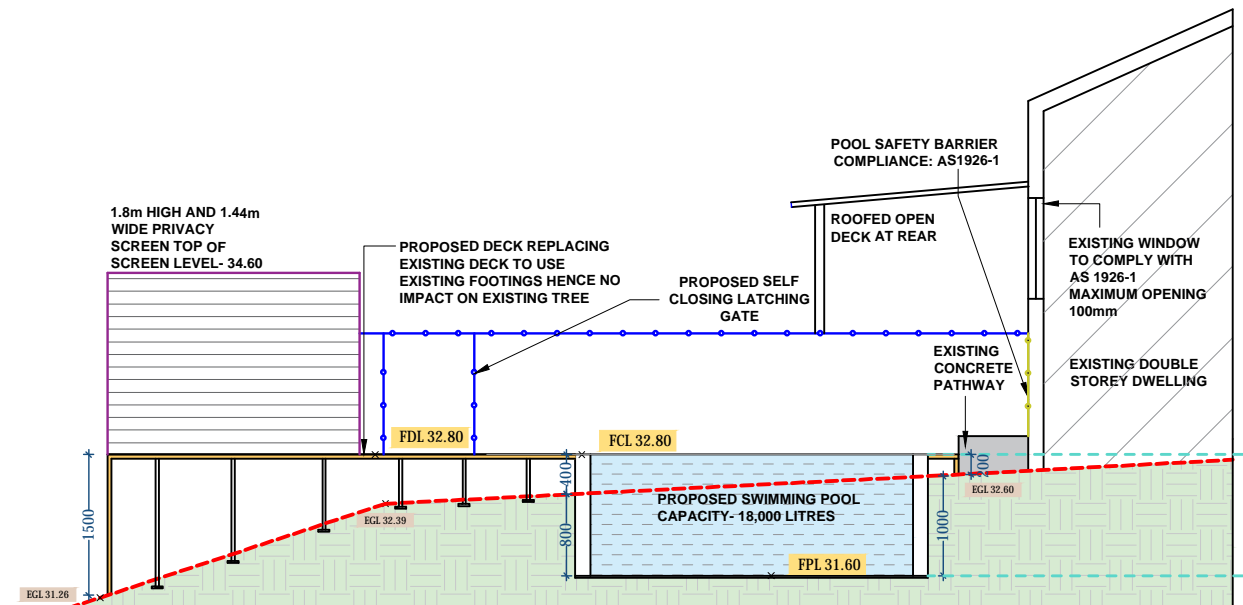
**NOTE : BALUSTRADE, HANDRAILS AND STEPS TO COMPLY WITH BCA 3.9.1**

ALL PROPOSED STRUCTURES TO BE AS PER  
ENGINEER'S SPECIFICATIONS



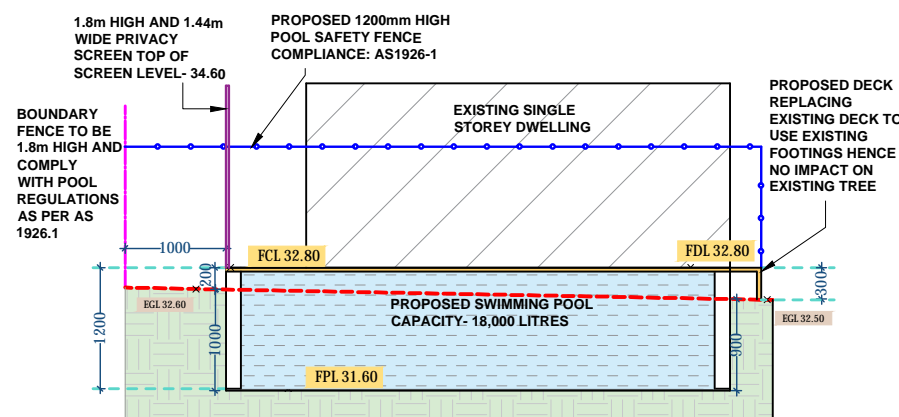
### EAST ELEVATION :

SCALE 1:75



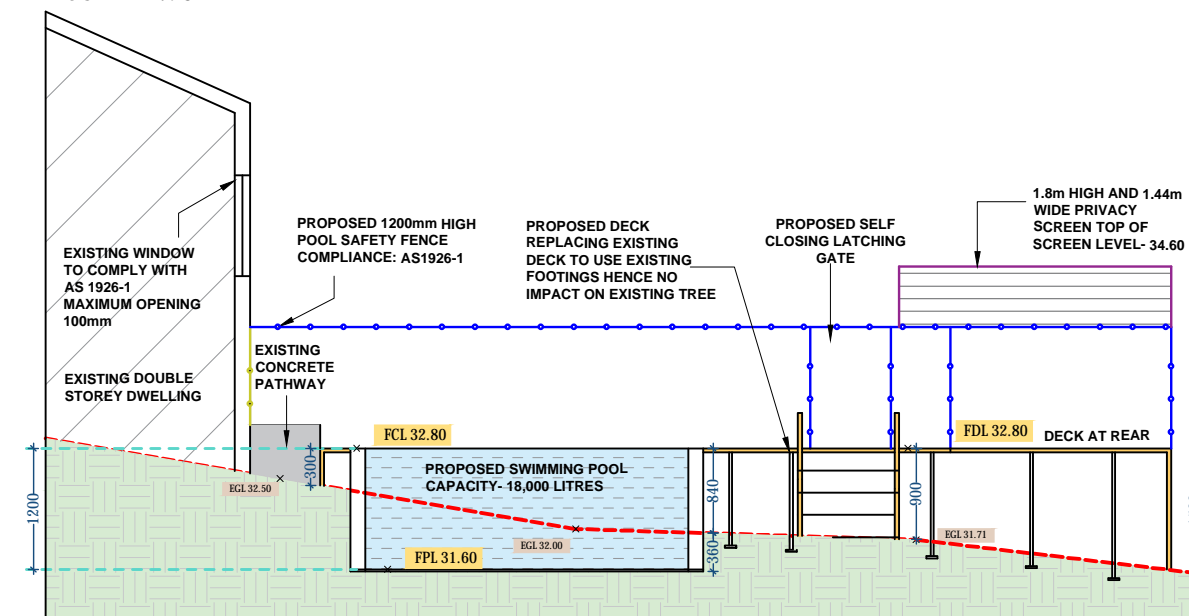
**NORTH ELEVATION :**

SCALE 1:75



**WEST ELEVATION :**

SCALE 1:75



**SOUTH ELEVATION :**

SCALE 1:75

**LEGEND:**

FFL - FINISHED FLOOR LEVEL	TW - TOP OF WALL LEVEL
FCL - FINISHED CEILING LEVEL	BW - BOTTOM OF WALL LEVEL
BCL - BOTTOM CEILING LEVEL	
FRL - FINISHED RIDGE LEVEL	ZOI - ZONE OF INFLUENCE
CL - FINISHED CUTLER LEVEL	BLD - EXTERNAL BUILDING
FFBL - FLOOR BOTTOM LEVEL	
TCL - TOP CEILING LEVEL	DK - FINISHED DECK LEVEL
FCGL - FINISHED GROUND LEVEL	PAV - FINISHED PAVING LEVEL
EGL - EXISTING GROUND LEVEL	
F - FILTER	TIL - FINISHED THE LEVEL
FPL - FINISHED POOL COPING LEVEL	TW - TOP OF WALL LEVEL

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Site:	<b>LOT 41 DP 6462</b> <b>37 Powderworks road,</b> <b>North Narrabeen NSW 2101</b>
-------	---

**Drawing Title: ELEVATION**

Scale:  
AS NOTED

<b>Date:</b> <b>17.05.2019</b>
-----------------------------------

Checked:
A.J.

<b>Authorised:</b>	
--------------------	--

<b>Designers / Architects / Drafters:</b>
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Sheet No:

04 / 04