

MICHAEL SPITERI ARCHITECTURAL DRAFTING

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FEBRUARY 2024
JOB NO. 24.10

PROJECT DETAILS

USE OF EXISTING BUILDING AS POOL
HOUSE & DECK
LOT 2 DP 707865
1271 LISMORE RD. CLUNES

CLIENT DETAILS

KEVIN & CHRISTINE BIFFIN
1271 LISMORE RD. CLUNES

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STANDARD NOTES:

ALL CONSTRUCTION WILL COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA

DO NOT SCALE FROM DRAWING

ENSURE ALL BUILDING CONSTRUCTION WITHIN BUILDING ENVELOPE.

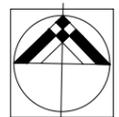
CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.

DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE & ENGINEERING DRAWINGS.

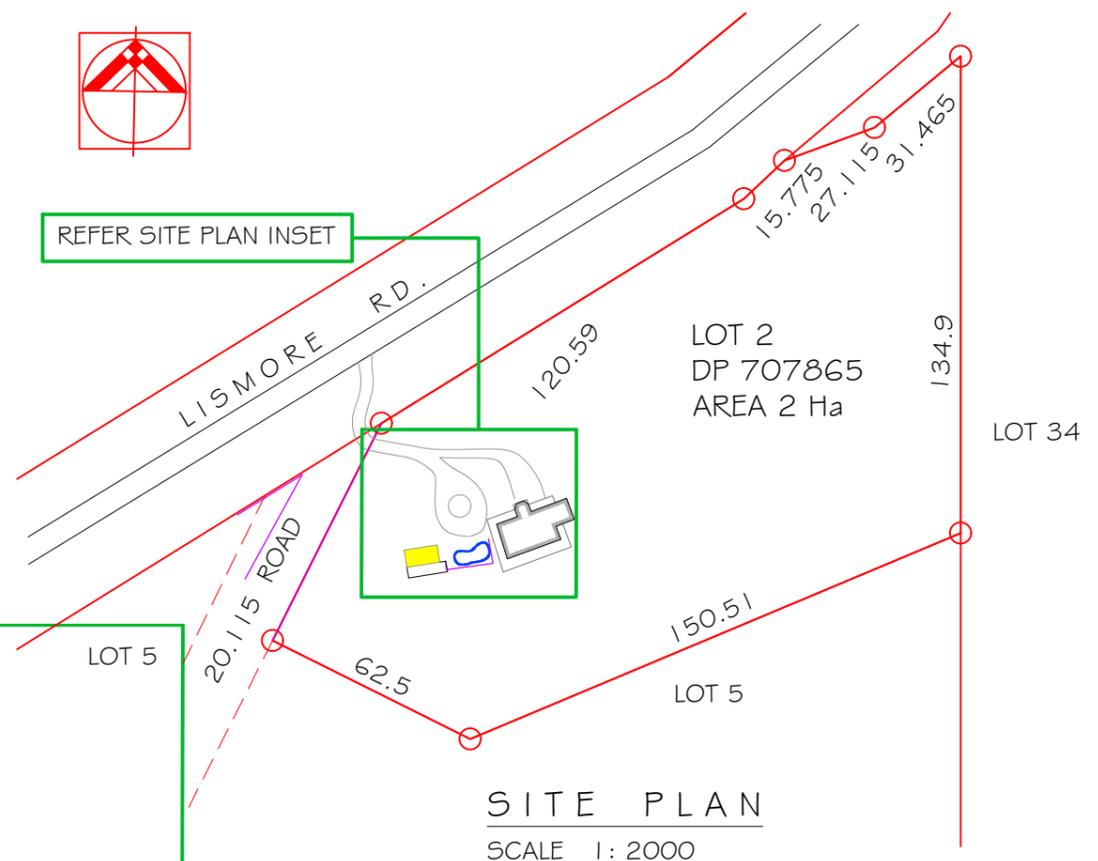


LOCALITY PLAN





REFER SITE PLAN INSET



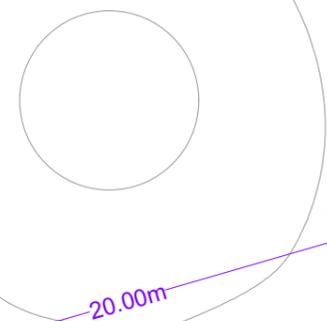
SITE PLAN
SCALE 1:2000



EXISTING GRAVEL DRIVEWAY



EXISTING
CARPORT

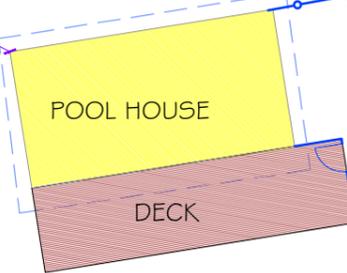


EXISTING
SWIMMING
POOL



EXISTING
PRIMARY
RESIDENCE

(3 BEDROOM)
290.7m²



POOL HOUSE
DECK

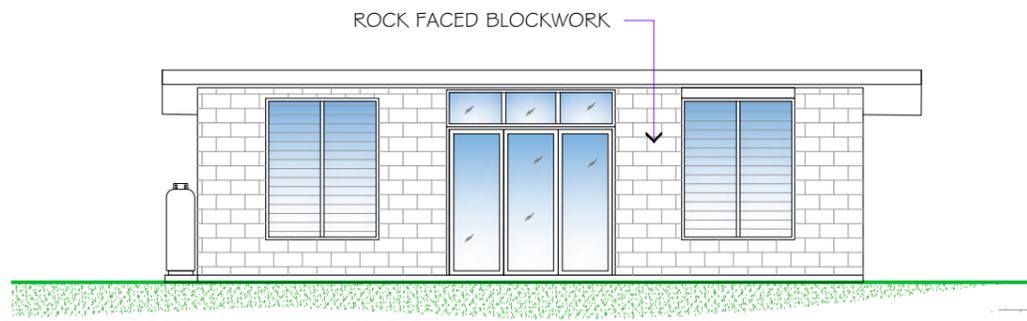
SITE PLAN INSET
SCALE 1:250



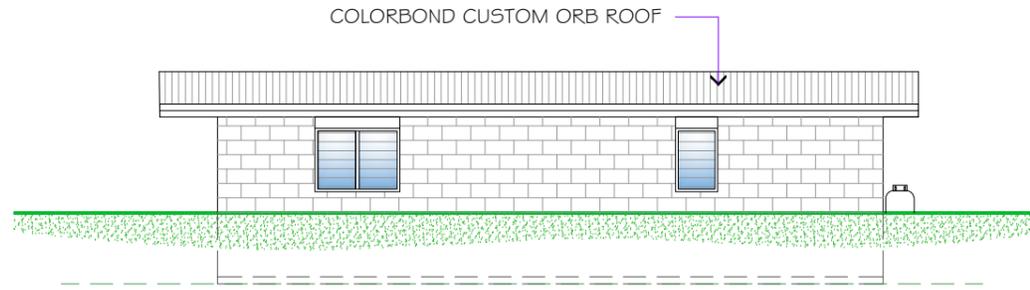
INDICATES EXISTING
BUILDING CONVERTED
TO POOL HOUSE

STANDARD NOTES:

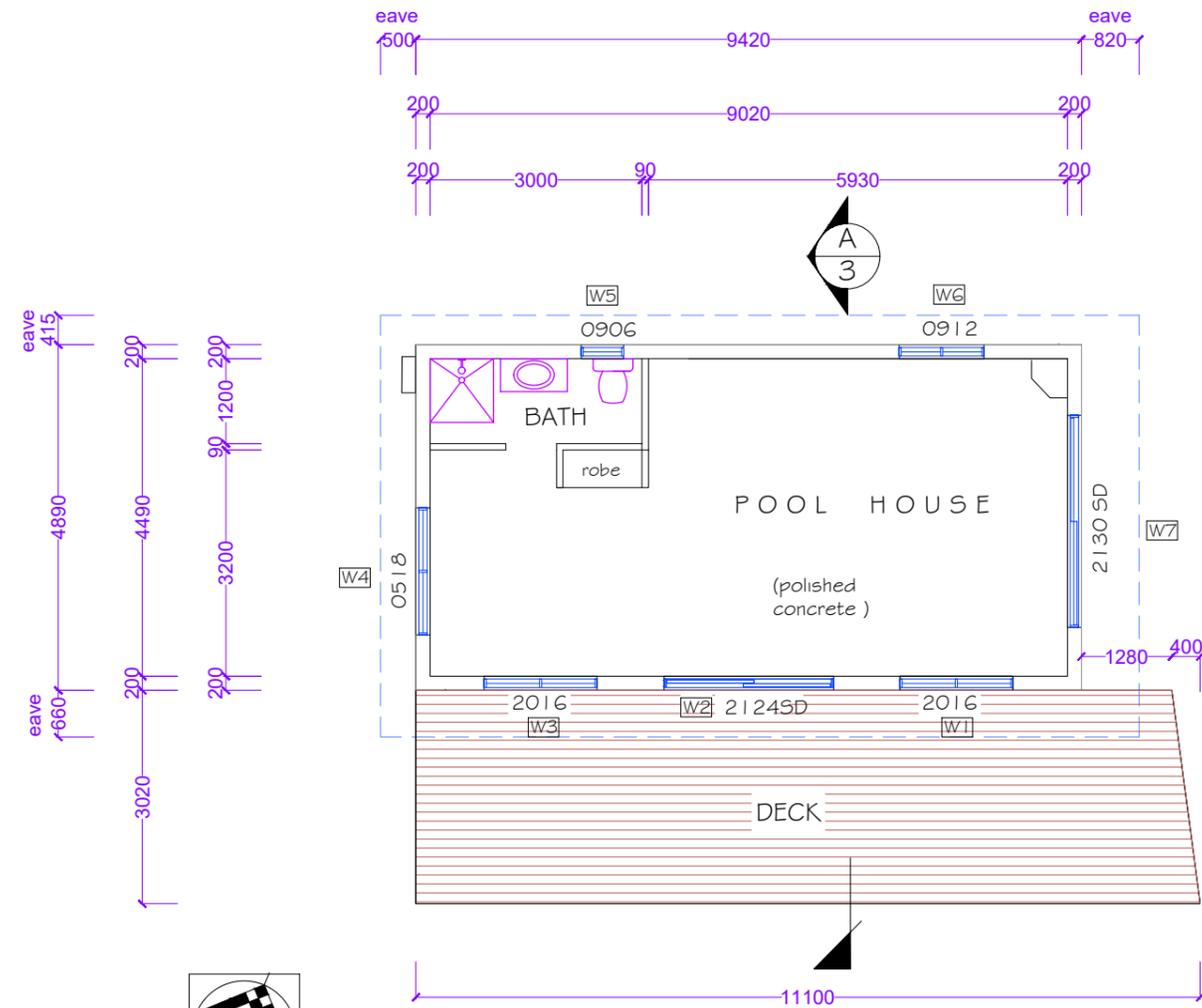
- ALL CONSTRUCTION WILL COMPLY WITH THE BUILDING CODE OF AUSTRALIA
- DO NOT SCALE FROM DRAWING
- ENSURE ALL BUILDING CONSTRUCTION WITHIN BUILDING ENVELOPE.
- CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION
- CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.
- DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE & ENGINEERING DRAWINGS



SOUTH ELEVATION



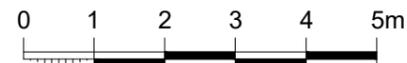
NORTH ELEVATION



FLOOR PLAN

SMOKE ALARM

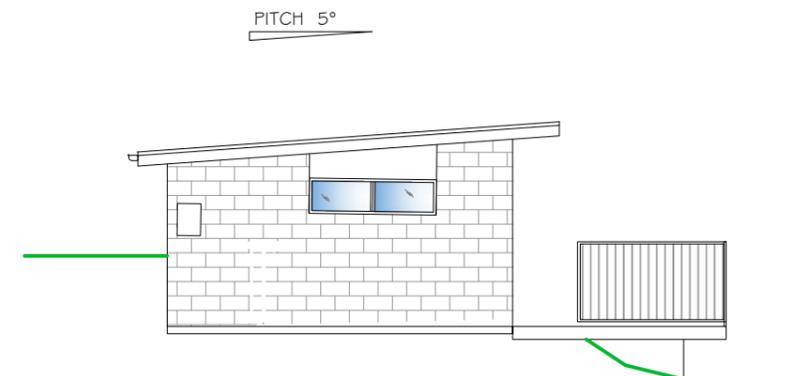
FLOOR AREAS	
EXISTING HOUSE	290.7 m ²
POOL HOUSE	40.5 m ²
DECK	32.9 m ²
GROSS FLOOR AREA	331.2 m²
SITE AREA	2.0 Ha



SCALE 1:100



EAST ELEVATION



WEST ELEVATION

NOTES

ALL WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE 2022, BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REGULATIONS / APPROVALS

- AS 1684 TIMBER FRAMING CODE
- AS 3700 MASONRY IN BUILDINGS
- AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS
- AS 3660.1 2014 TERMITE MANAGEMENT # NCC 3.4.1/ 3.4.3
- AS 3500. STORMWATER DISCHARGE # NCC 7.4.3/ 7.4.5
- AS 3740 2021 WATERPROOFING OF WET AREAS # NCC H4D2 # H4D3
- AS 2047 WINDOWS IN BUILDINGS
- STAIRWAYS IN ACCORDANCE WITH NCC 2022 H5D2, RISER # DOING DIMENSIONS TO BE COMPLIANT WITH NCC. 11.2.2
- AS 1926 SWIMMING POOL SAFETY
- ALL VERANDAHS AT LEVELS GREATER THAN 1000 MM TO HAVE HANDRAIL ASSEMBLIES IN ACCORDANCE WITH NCC H5D3
- ROOM HEIGHTS TO BE COMPLIANT WITH NCC H4D4

FOOTINGS AND TIE DOWNS TO ENGINEERS SPECIFICATIONS

EXISTING ELEMENTS

ROOF

ROOF TO BE COMPLIANT WITH NCC 2022 H1D7

150 QUAD ROOF GUTTERING WITH 90 DIA DOWNPIPES

COLORBOND CUSTOM ORB ROOF WITH MATCHING CAPPINGS AND FLASHINGS.
COLOUR LIGHT TONE

CONDENSATION CONTROL MEASURES-
ANTI CONDENSATION SARKING

STEEL FRAME CONSTRUCTION

R3.0 FOIL FACED BUILDING BLANKET INSTALLED

VJ BOARD CEILING LINING

WALLS

INTERNAL STEEL STUD WALL - 75 x 35 P10
LAMINEX LINED

EXTERNAL - STONE FACED BLOCKWORK
COLOUR LIGHT

FLOOR / FOOTINGS

POLISHED CONCRETE SLAB

OTHER

INSTANT GAS HOT WATER SERVICE

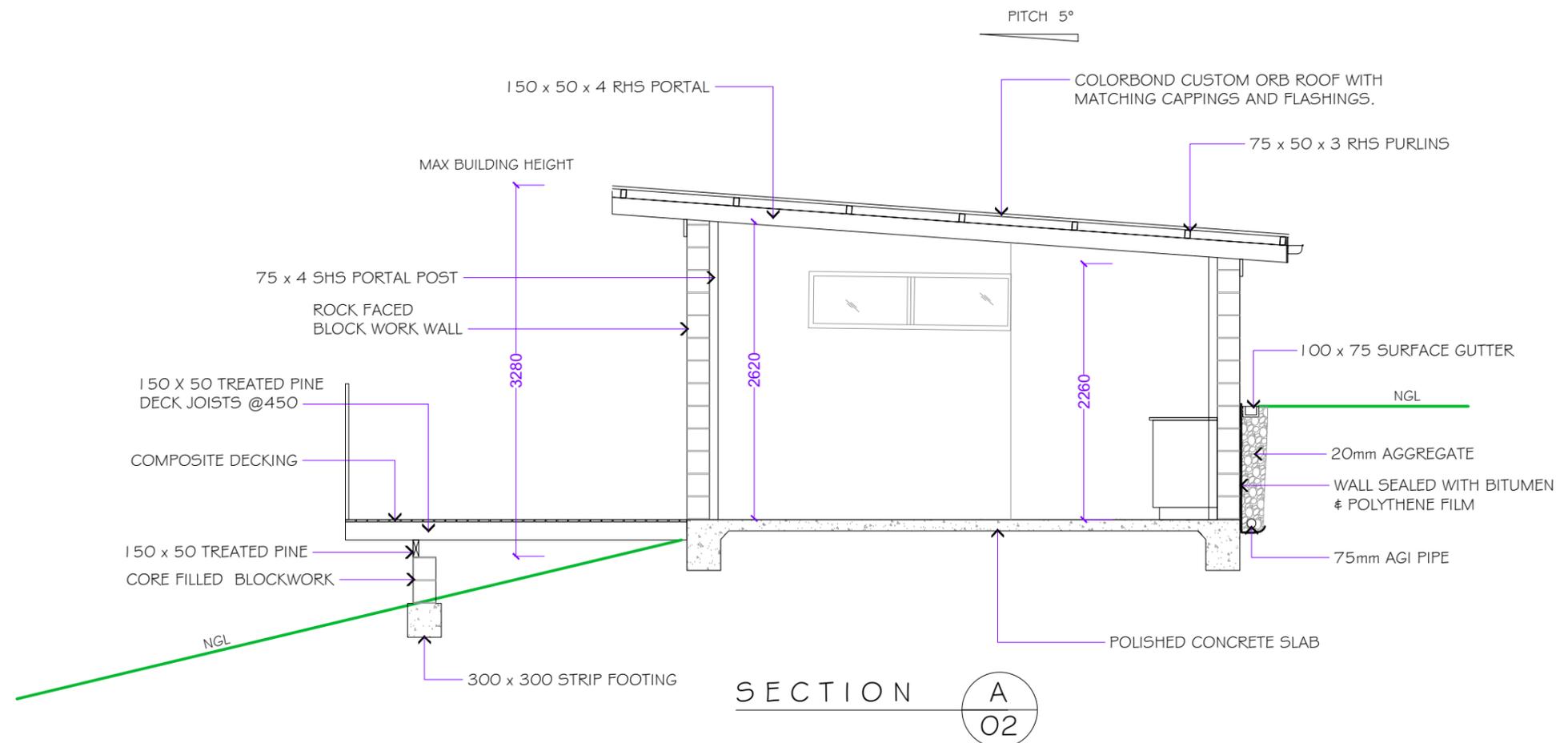
CEILING FANS THRU OUT

NO AIRCONDITIONING

MIN 3 STAR RATING TOILET # ALL TAPS

NO ACTIVE HEATER SYSTEM

ALUMINIUM POOL FENCE TO AS 1926
SWIMMING POOL SAFETY



SECTION & NOTES

Scale : 1:100 @ A3

Drwg No: 24.10.03

Rev

Date: FEB 2024

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USE OF EXISTING BUILDING AS POOL HOUSE & DECK
1271 LISMORE RD. CLUNES
for KEVIN & CHRISTINE BIFFIN