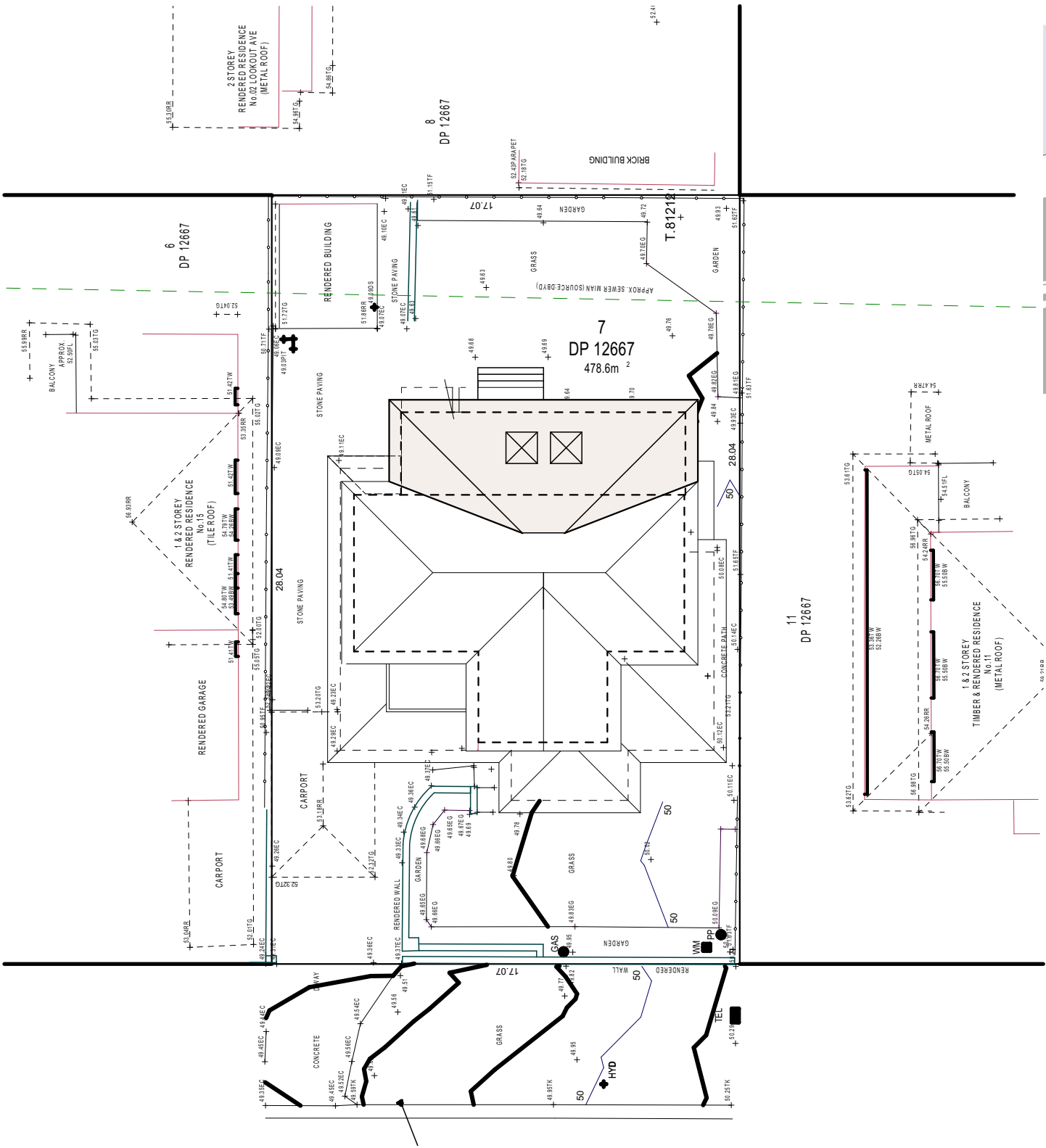




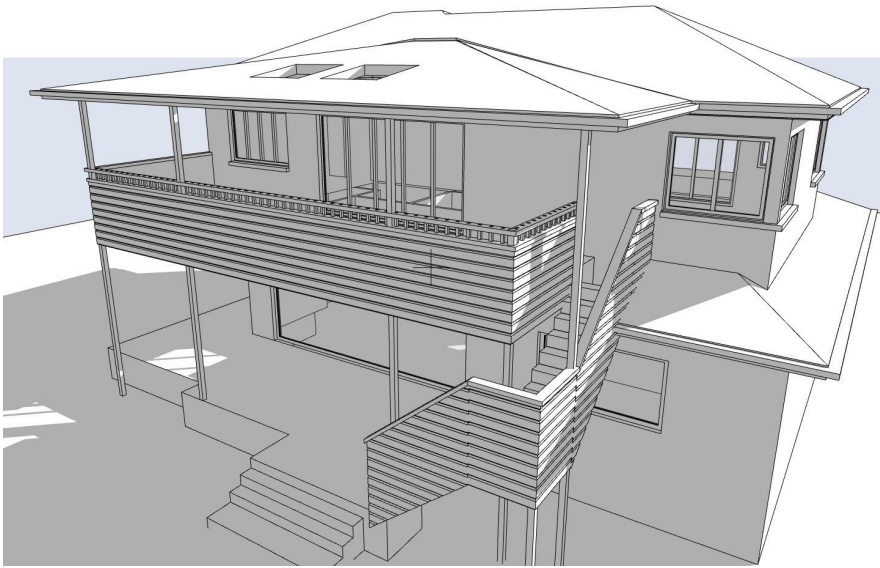
OZONE PARADE

SITE PLAN 1:200



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

DA2021/1074



3D RENDER OF REAR - NOT TO BE READ AS A WORKING DRAWING

- GENERAL NOTES
- ALL WORK IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT STANDARDS BY THE STANDARDS ASSOCIATION OF AUSTRALIA.

ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO BETTSWHITE PRIOR TO CONSTRUCTION

BUILDER TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN AND ENGINEERING PLANS ARE STRICTLY COMPLIED WITH

DEMOLITION.
ALL DEMOLITION TO BE IN ACCORDANCE WITH AS2601 DEMOLITION OF STRUCTURES. MUST BE CARRIED OUT BY A REGISTERED DEMOLITION CONTRACTOR

TIMBER CONSTRUCTION.
ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1684 - 'TIMBER FRAMING CODE'. EXTERNAL WALLS TO BE WRAPPED IN A BREATHABLE MEMBRANE

FIRE PROTECTION.
FIRE PROTECTION OF SEPARATING WALLS TO COMPLY WITH NCC PART 3.7.3.2. FRL 60/60/60 WITHIN 900mm OF BOUNDARY

BRICKWORK CONSTRUCTION.
ALL BRICKWORK TO COMPLY WITH AS1640 & AS3700

BATHROOMS & WET AREAS
ALL WET AREAS ARE TO BE ADEQUATELY WATERPROOFED AND COMPLY WITH AS3740 & PART 3.8.1 OF THE NCC

GLAZING
ALL GLAZING TO COMPLY WITH AS1288 & AS2047 WITH CHILD SAFE LOCKS/SCREENS TO COMPLE WITH NCC PART 3.9.2

STORMWATER
CONNECT ALL STORMWATER TO EXISTING STORMWATER SYSTEM WHICH DRAINS TO THE STREET. IN ACCORDANCE WITH AS3500 & PART 3.1.2 DRAINAGE OF THE NCC

SMOKE ALARMS
INTERCONNECTED/HARDWIRED SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE NCC CLAUSE 3.7.2.2

STAIR BALUSTRADING
STAIRS ARE TO COMPLY WITH NCC PART 3.9.1 & 3.9.2

TERMITE PROTECTION
TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660

FRAMING NOTES.	
ROOF PITCH	24 Degrees GABLE REST 10 DEGREES
STRIKING POINT	MATCH EXISTING
EAVE OVERHANGS	450mm
FRAME AND TRUSS CENTRES	TO ENGINEER DETAILS
LEGEND	
B.O	WORK TO BE DONE BY OTHERS
O.T.A	OWNER TO ADVISE BUILDER
O.B.&H	OPEN BALUSTRADING AND HANDRAIL
90P	90 x 90 TIMBER POST
90PP	90 x 90 TIMBER PRIMED POST
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
C.O.S	TO BE CHECKED ON SITE

OPEN SPACE CALCULATIONS	
SITE AREA	478.6sqm
NO CHANGE TO LANDSCAPING	

BASIX REQUIREMENTS		
NOT REQUIRED		
STORMWATER DRAINAGE		
CONNECT INTO EXISTING STORMWATER SYSTEM		
COLOUR SCHEME		
ROOF:	MATCH EXISTING	
WALLS:	LIGHT GREY	O.T.A
WINDOWS	WHITE	O.T.A
BALUSTRADE	WHITE	
GUTTERS	MATCH EXISTING	
DOWNPIPES	MATCH WALL COLOUR	
EAVES	WHITE	
BARGE BOARD	WHITE	

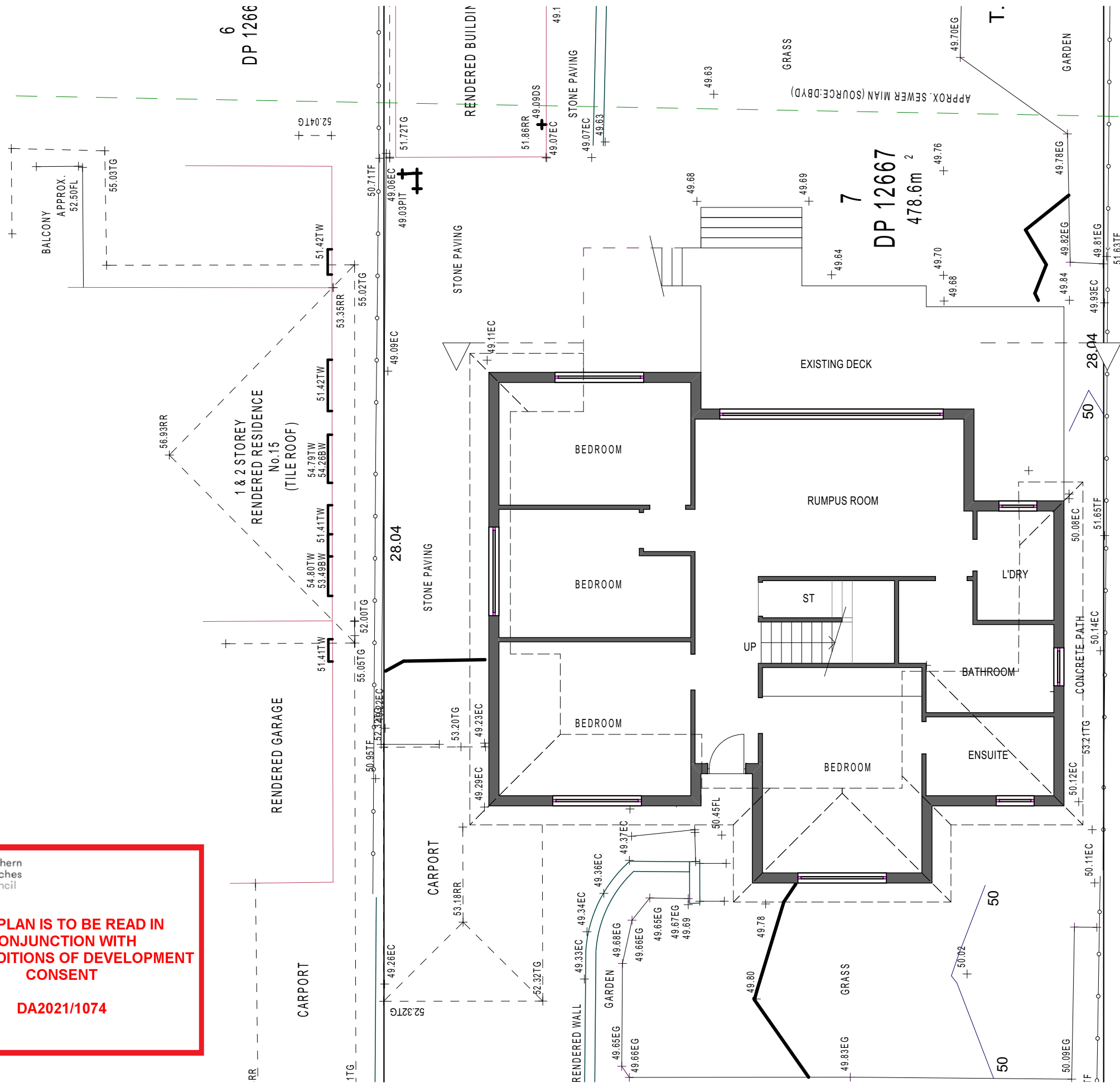
D	Concept Design	25/10/21	JP
C	Concept Design	20/10/21	MB
B	Concept Design	02/04/21	MB
A	For Review	26/03/21	MB
NO. REVISION		DATE	BY

Project.	CLIENTS Sam & Greg Caisley		
Remodel existing Deck at 13 Ozone St, Dee Why	TITLE: Concept Plans	PAGE NO.	
MARCUS BETTS 0411363328	DRAWING NO. 2102 CDC 1	ISSUE D	
	SCALE: 1 : 100	DATE: 26-03-21	DWN BY: MB





GROUND FLOOR PLAN


$$b + w$$

Project.
Remodel existing Deck at
13 Ozone St, Dee Why
MARCUS BETTS
0411363328

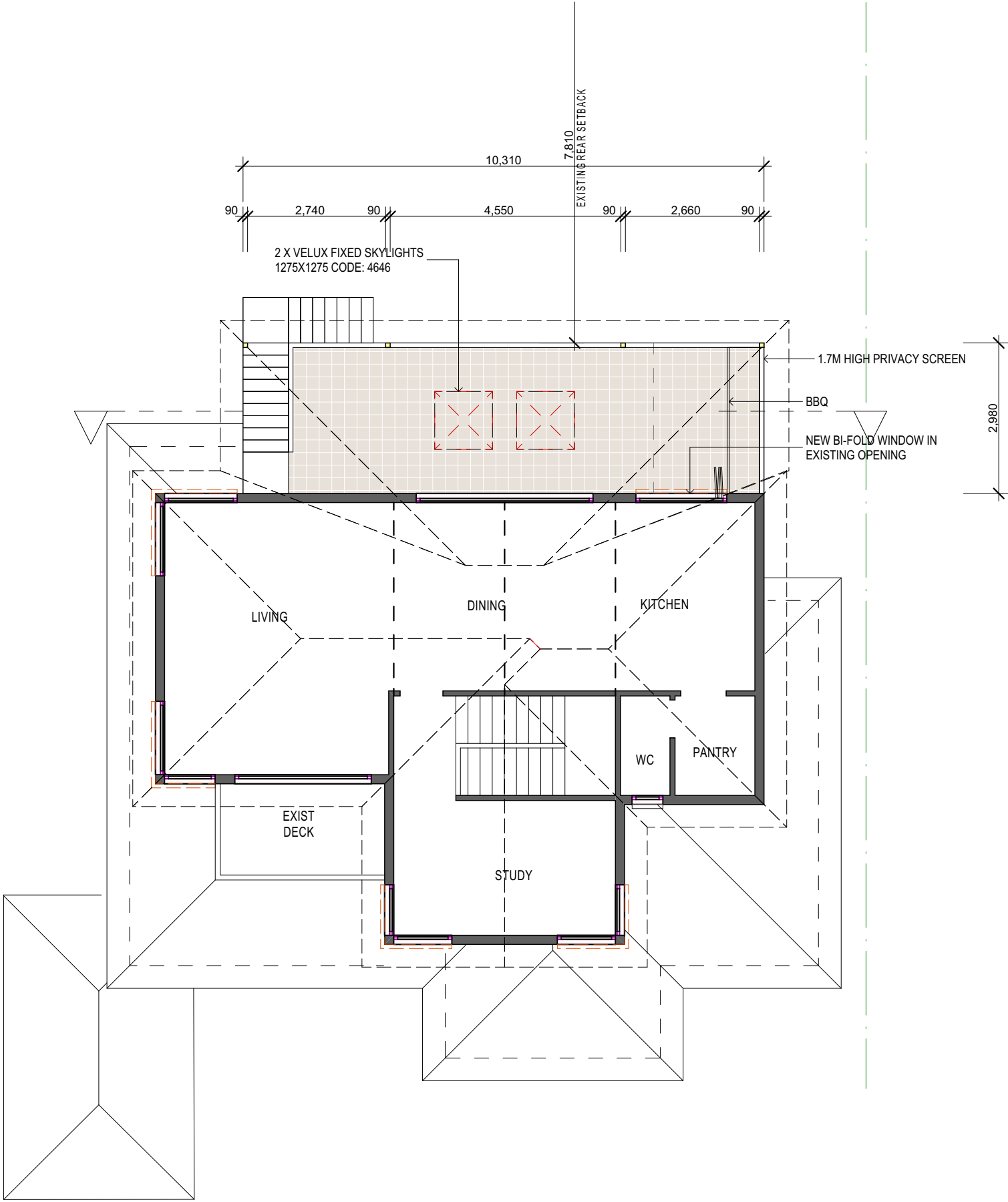
D	Concept Design	25/10/21	JP
C	Concept Design	20/10/21	MB
B	Concept Design	02/04/21	MB
A	For Review	26/03/21	MB
NO.	REVISION	DATE	BY

CLIENTS Sam & Greg Caisley

TITLE: Concept Plans **PAGE NO.**

DRAWING NO. 2102 CDC 1**ISSUE** D

SCALE: 1 : 100 **DATE:** 26-03-21 **DWN BY:** MB



FIRST FLOOR PLAN



northern
beaches
council

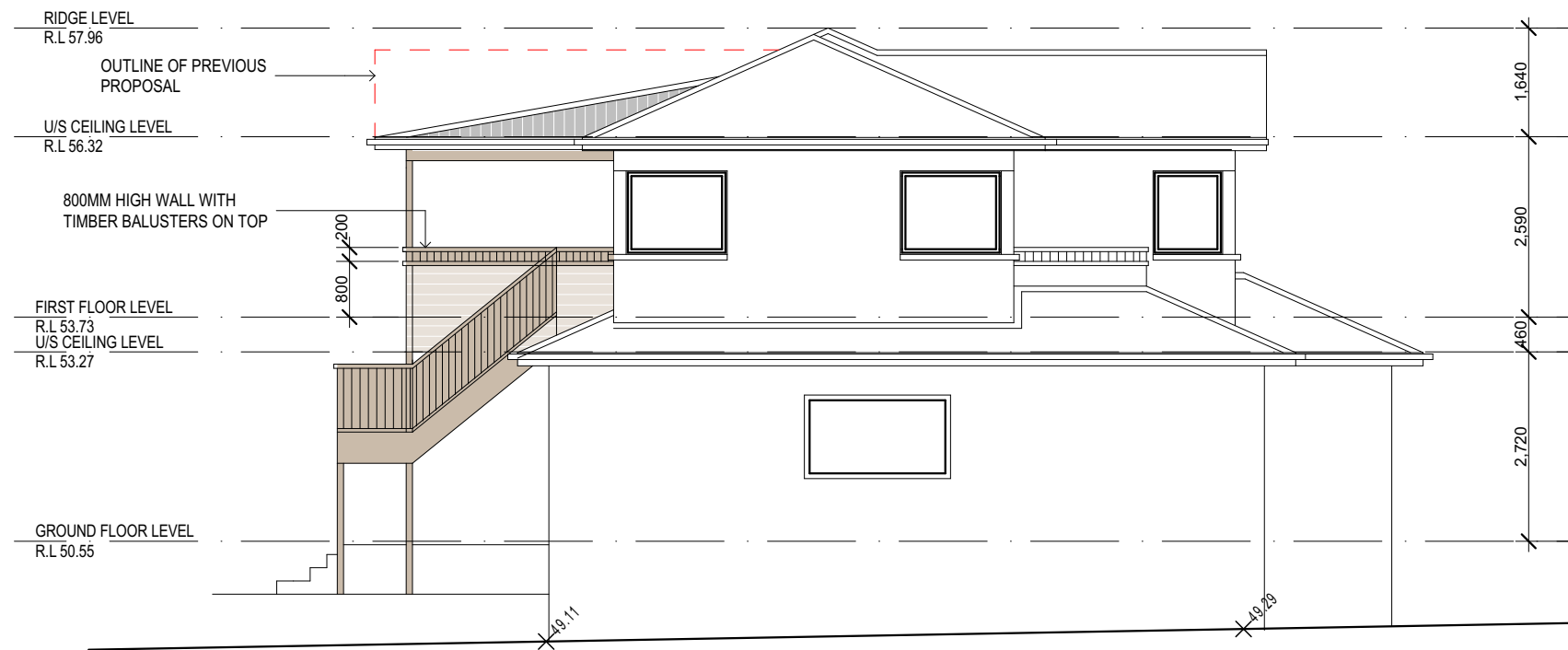
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/1074

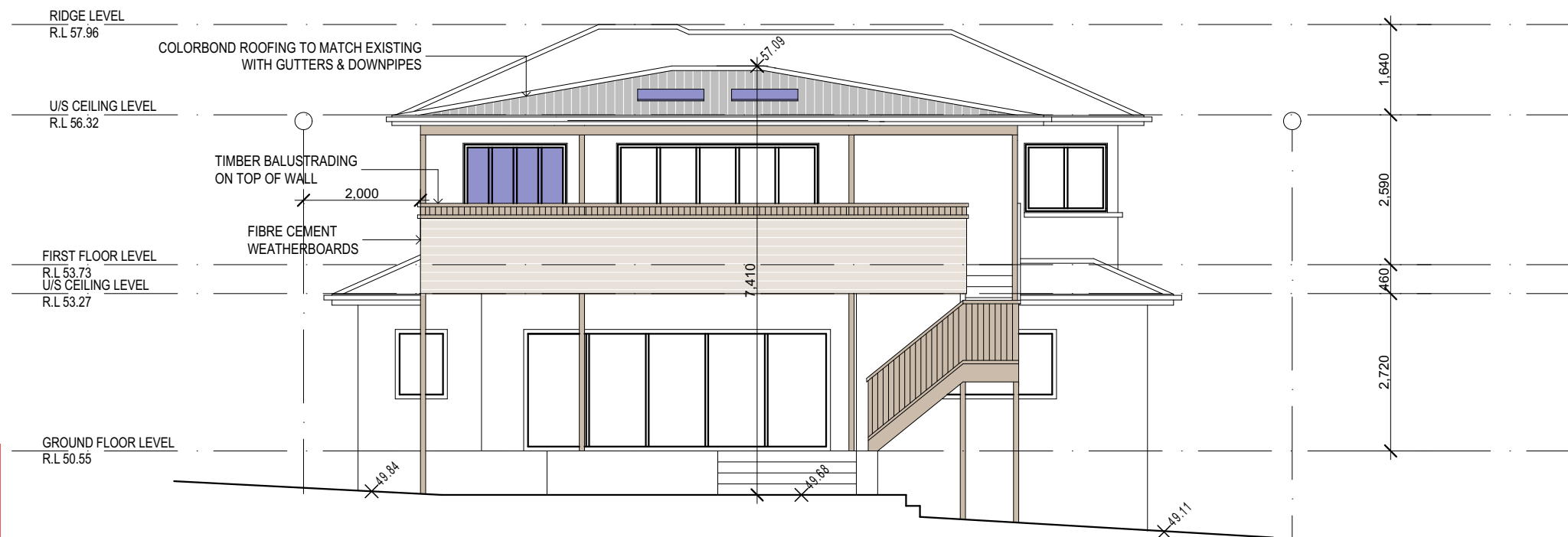


Project.		CLIENTS Sam & Greg Caisley	
Remodel existing Deck at		TITLE: Concept Plans	PAGE NO.
13 Ozone St, Dee Why		DRAWING NO. 2102 CDC 1	ISSUE D
MARCUS BETTS 0411363328		SCALE: 1 : 100	DATE: 26-03-21 DWN BY: MB

D	Concept Design	25/10/21	JP
C	Concept Design	20/10/21	MB
B	Concept Design	02/04/21	MB
A	For Review	26/03/21	MB
NO.	REVISION	DATE	BY



NORTH ELEVATION

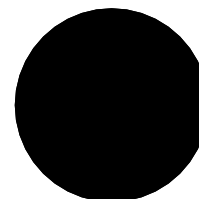


SOUTH ELEVATION

 northern
beaches
council

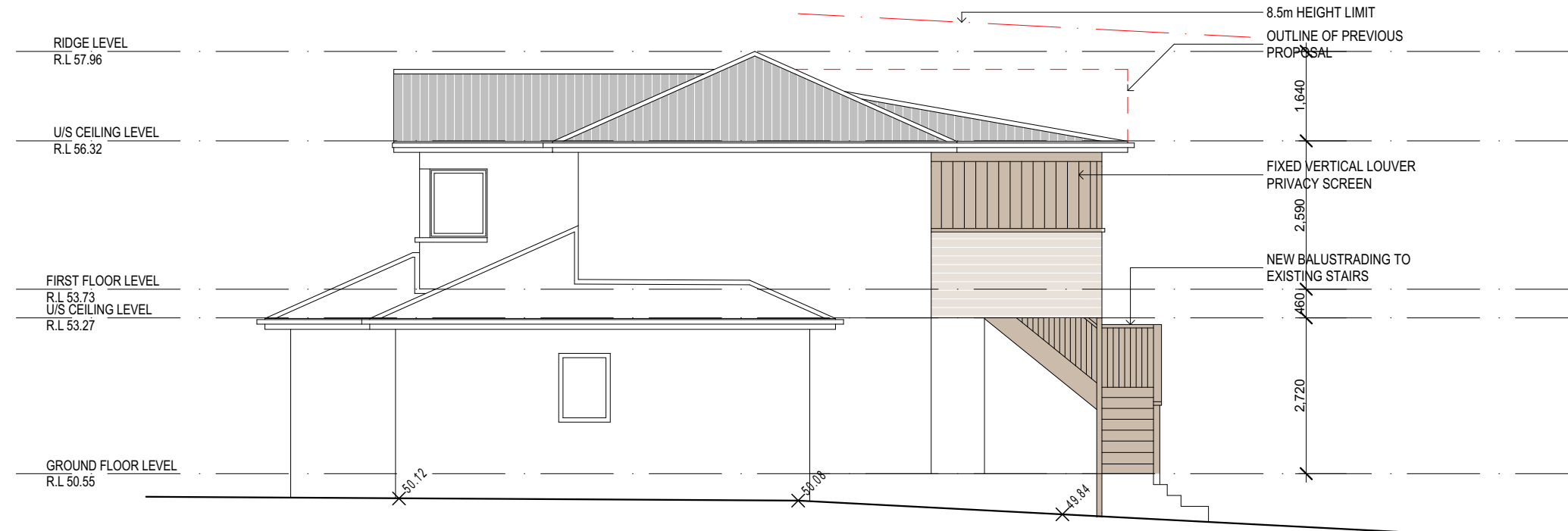
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/1074

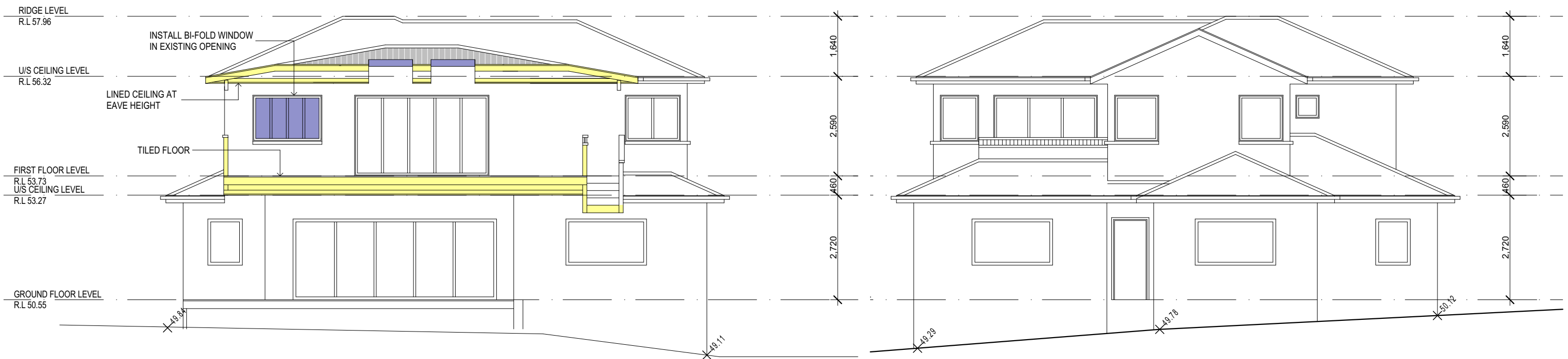


Project.
Remodel existing Deck at
13 Ozone St, Dee Why
MARCUS BETTS
0411363328

D	Concept Design	25/10/21	JP
C	Concept Design	20/10/21	MB
B	Concept Design	02/04/21	MB
A	For Review	26/03/21	MB
NO.	REVISION	DATE	BY
CLIENTS		Sam & Greg Caisley	
TITLE:		Concept Plans	PAGE NO.
DRAWING NO.		2102 CDC 11SSUE	D
SCALE: 1 : 100		DATE: 26-03-21	DWN BY: MB



SOUTH ELEVATION



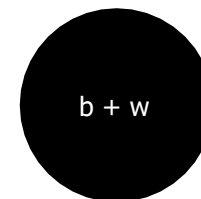
SECTION A A

WEST ELEVATION



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

DA2021/1074



Project.
Remodel existing Deck at
13 Ozone St, Dee Why
MARCUS BETTS
0411363328

D	Concept Design	25/10/21	JP
C	Concept Design	20/10/21	MB
B	Concept Design	02/04/21	MB
A	For Review	26/03/21	MB
NO.	REVISION	DATE	BY

CLIENTS Sam & Greg Caisley
TITLE: Concept Plans **PAGE NO.** 4
DRAWING NO. 2102 CDC **1ISSUE** D
SCALE: 1 : 100 **DATE:** 26-03-21 **DWN BY:** MB