## PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING ROYAL HOTEL **NEW OUTDOOR DECK AREAS AND PLYGROUND DENAM NSW 2328**

### 102/-/DP1299078 OGLIVILLE STREET DENMAN NSW 2328

DRAWING SCHEDULE						
Sheet Number	Sheet Name					

A100	OVERALL SITE PLAN
A101	NEW DECK AREA PLAN
A800	NOTIFICATION PLAN
A000	COVERPAGE
A500	3D
A501	3D
A301	ELEVATIONS
A302	ELEVATIONS
A102	ROOF PLAN
A400	SECTION 01
A303	ELEVATIONS



**GENERAL CONSTRUCTION NOTES** 

### WINDOWS AND GLAZING

WINDOWS AND GLAZING - TO COMPLY WITH NCC VOL.2-2022 AND

### WATERPROOFING

WATERPROOFING - TO COMPLY WITH AS 3740-2010 OR PART 10.2 ABCB HOUSING PROVISIONS STANDARD 2022.

### TERMITE MANAGEMENT

TERMITE TREATMENT - TO COMPLY WITH 3.4.2 ABCB 2022.

### TIMBER FRAMING

FRAMING - TIMBER FRAMING CONSTRUCTION TO COMPLY WITH PART H1D6 NCC 2022 AND AS 1170.2-2021 - AS1684-2021.

### CONCRETE CONSTRUCTION

CONCRETE CONSTRUCTION - TO COMPLY WITH H1D4 NCC 2022 &

### SMOKE ALARMS

SMOKE ALARMS - TO COMPLY WITH THE PROVISIONS OF PART H3D6 NCC. VOL.2-2022 & PART 9.5 OF ABCB & AS3786-2014.

### CONDENSATION MANAGEMENT

CONDENSATION MANAGEMENT - TO COMPLY WITH AS 16682. INSTALLED AS PER 10.8.2 ABCB 2022.

### MECHANICAL EXHAUST

EXHAUST FANS TO BE DUCTED TO EXTERNAL VENT TO COMPLY WITH H4D7 NCC 2022.

### **GUTTERS AND DOWNPIPES**

GUTTERS & DOWNPIPES - TO COMPLY WITH NCC 2022 H2D6 &PART 7.4.2 - 7.4.7

### STAIRS & RAMPS

STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH BCA Part 3.9.1.4.4

### BUSHFIRE

- ALL CONSTRUCTION TO MEET ALL RELAVANT

### **GENERAL**

- ALL CONSTRUCTION TO MEET ALL RELAVANT BUSHFIRE ATT- PROVIDE VERTICAL BRICK CONTROL JOINTS AT ALL MAJOR OPENINGS AND AT A MAXIMUM OF 6000 CTS
- DOWNPIPE LOCATION INDICATIVE ONLY. PLUMBER TO LOCATE ON SITE. DOWNPIPES MAX
- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY PARTICULAR STAGE OF WORKS. CONSULT MBS IF ANY DISCREPANCIES IN DESIGN AND MEASUREMENTS
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA - NCC
- ALL CONSTRUCTION TO MEET ALL RELAVANT BUSHFIRE ATTACK LEVEL REQUIREMENTS

ACK LEVEL REQUIREMENTS AND TO AS3529

### AYDESIGN STUDIO LETS GET STARTED!!

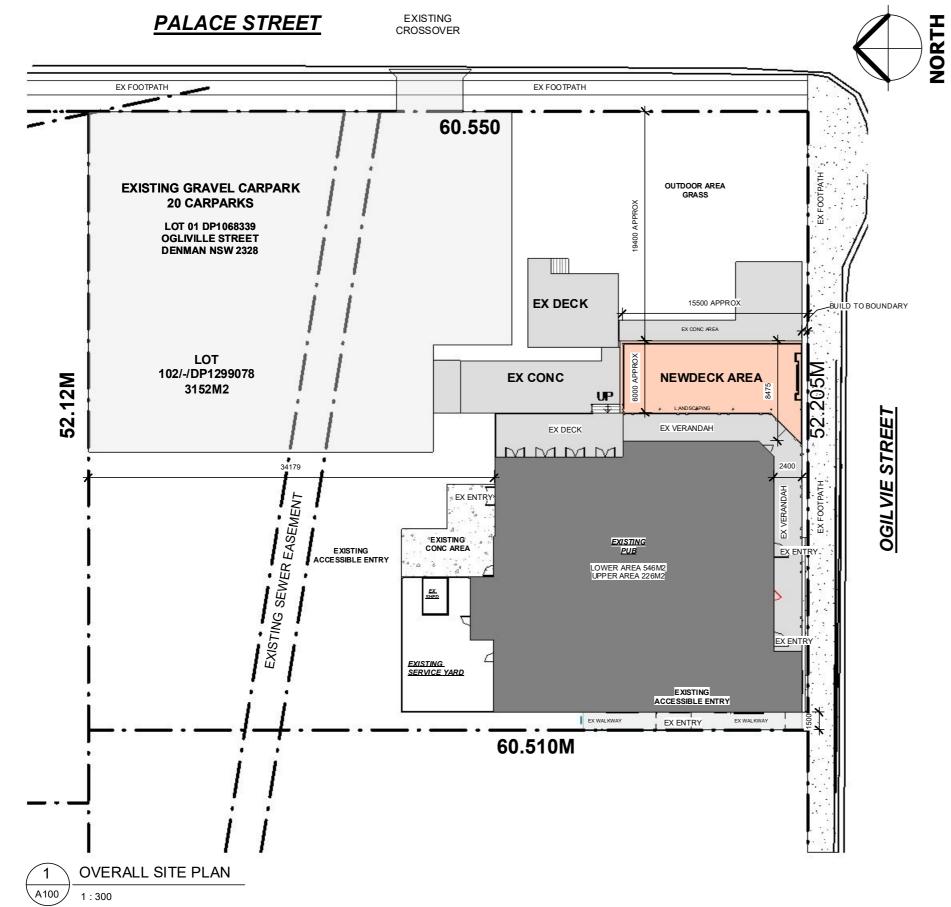
PHONE: 0435832810 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignsutdio.com.au WEB: www.playdesignstudio.com.au





### SATELITTE LOCATION PLAN

REV: 1 DATE: 08.05.2025 CLIENT: MARK 7177A SHEET TITLE: COVERPAGE ISSUED BY: HW ISSUED TO: CLIENT ADDRESS: 102/-/DP1299078 OGLIVILLE STREET SHEET NUMBER: A000 DESCRIPTION OF CHANGES **DENMAN NSW 2328** JOB NUMBER: 2025020 FOR APPROVALS DRAWN: PLAY DESIGN STUDIO DATE DRAWN: APRIL 2022 CHECKED: PLAY **SCALE:** 1:100 ISSUE: 1



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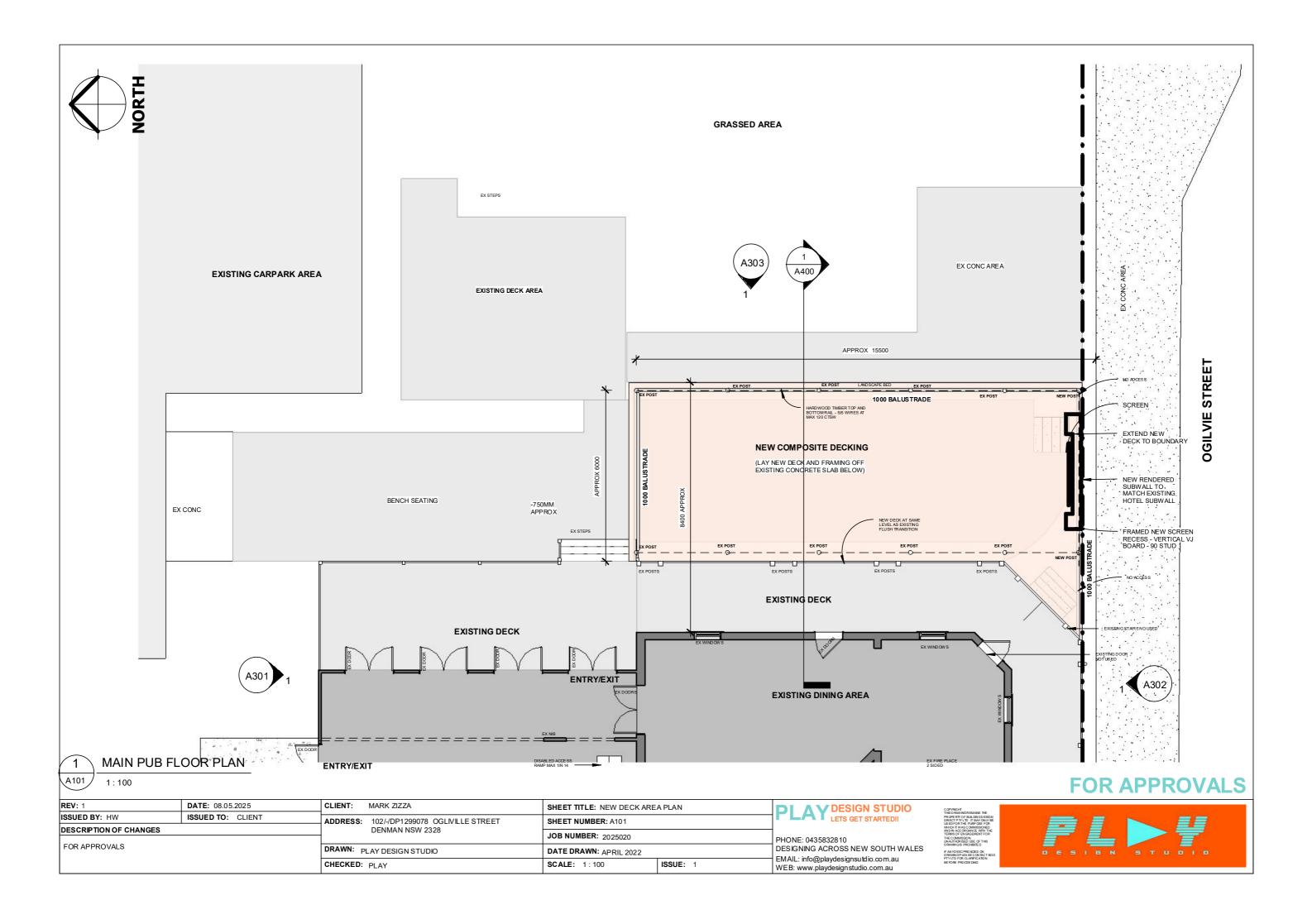
NEW DECK AREA (OVER EXISTING) = 100M2

EX CONC DECK AREA =130M2 EX DECK =40M2 EX VERANDAH =96M2

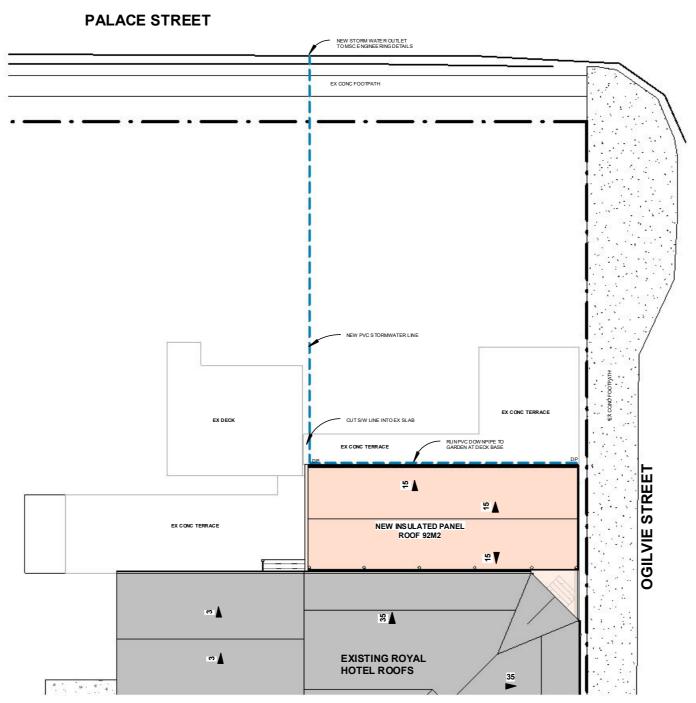
EV: 1 DATE: 08.05.2025	CLIENT: MARK ZIZZA	SHEET TITLE: OVERALL SITE PLAN	DI A V DESIGN STUDIO		
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		JOB NUMBER: 2025020	PHONE: 0435832810		
FOR APPROVALS	DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022	DESIGNING ACROSS NEW SOUTH WALES		
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# 1 ROOF PLAN 1: 200

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### 1 NEW DECK NORTH ELEVATION

A301

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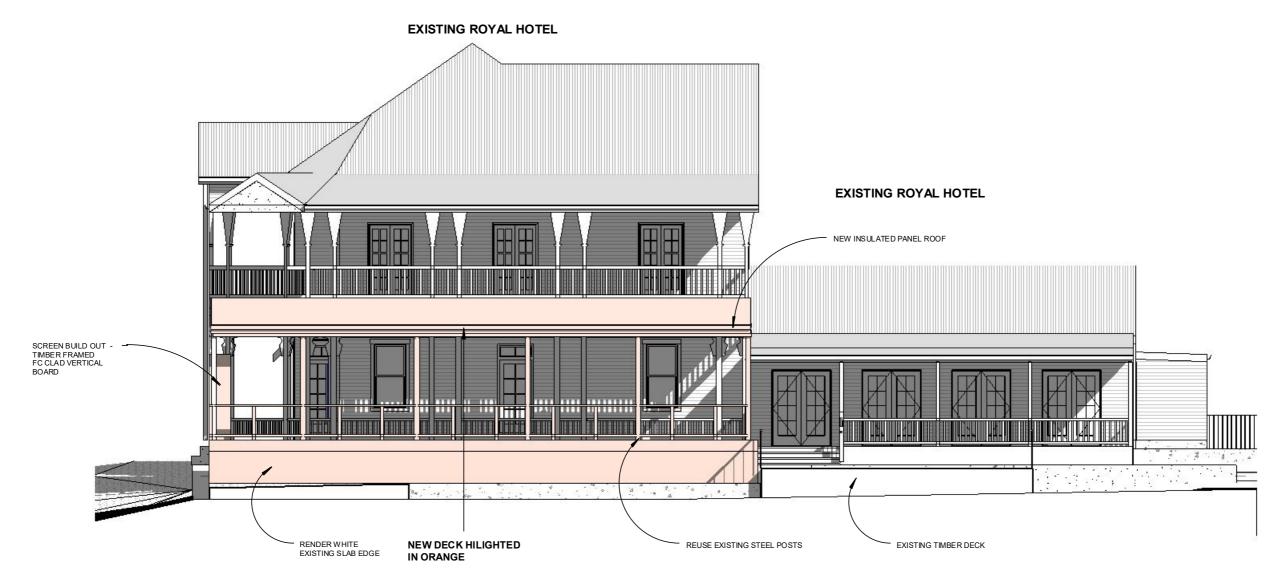
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# **EXISTING ROYAL HOTEL** ROYAL HOTEL ROOF NOT ATTACHED TO MAIN BUILDING SITS LOWER THAN UPPER FLOOR DECK NEW FRAMED SCREEN BUILD OUT FC VERTICAL CLAD LED LOW LIGHT ILLUMINATED SIGNAGE - FONT BOOK ANTIQUA 400MM HIGH TEXT KING POST TRUSSES NEW INSULATED PANEL ROOF COLORBOND FASCIA AND GUTTERS 豆 REUSE EXISTING STEEL POSTS NEW BALUSTRADE 1000MM - HARDWOOD TIMBER TOP AND BOTTOM RAIL - S/S WIRES AT MAX 120 CTS Royal Hotel Denman RENDERED ENCLOSED SUBFLOOR TO DECK SIDES - MASONRY OR FC CLAD NEW DECK SOUTH ELEVATION - OGILVIE STREET

## \A302

1:100

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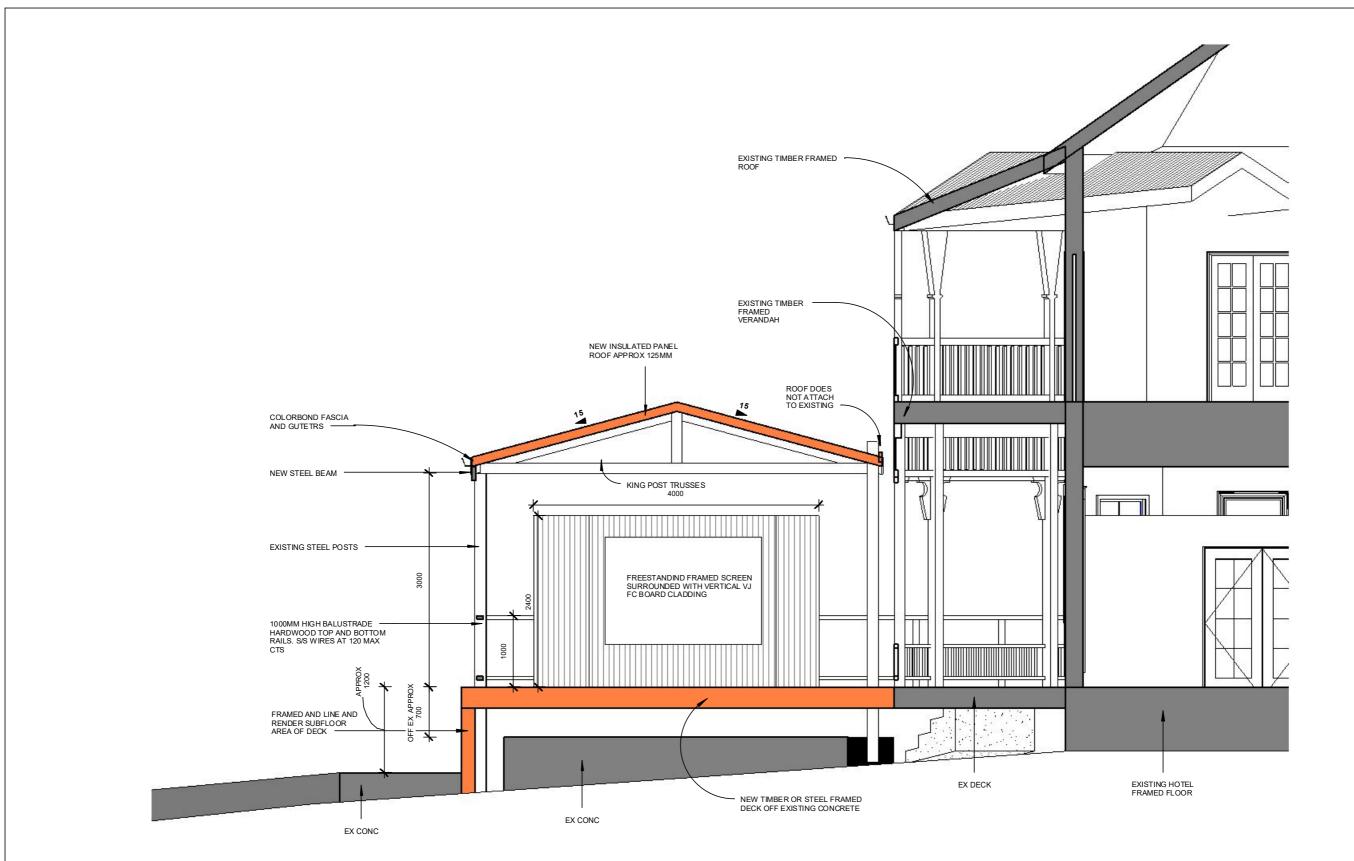


# A303

### NEW DECK EAST ELEVATION - PALACE STREET

1:100

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### **DECK SECTION 01**

1:50

REV: 1	DATE: 08.05.2025 CLIENT: MARK ZIZZA		MARK ZIZZA	SHEET TITLE: SECTION 01		DI A V DESIGN STUDIO	
ISSUED BY: HW ISSUED TO: CLIENT		ADDRESS:	RESS: 102//DP1299078 OGLVILLE STREET SHEET NUMBER: A400		LETS GET STARTED!!		
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info@playdesignsutdio.com.au	PTYLTD FOR CLARIF BEFORE PROCEEDIN







## 1 A500 PALACE STREET VIEW

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OGILVIE STREET VIEW

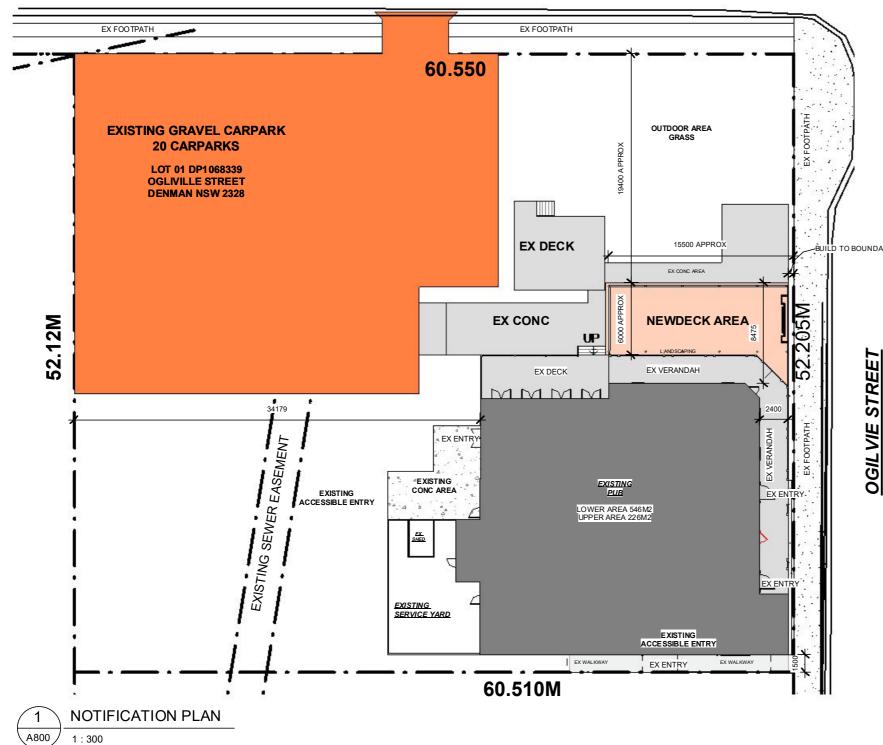
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PALACE STREET

EXISTING CROSSOVER





OGILVIE STREET VIEW 02



PALACE STREET VIEW 02

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