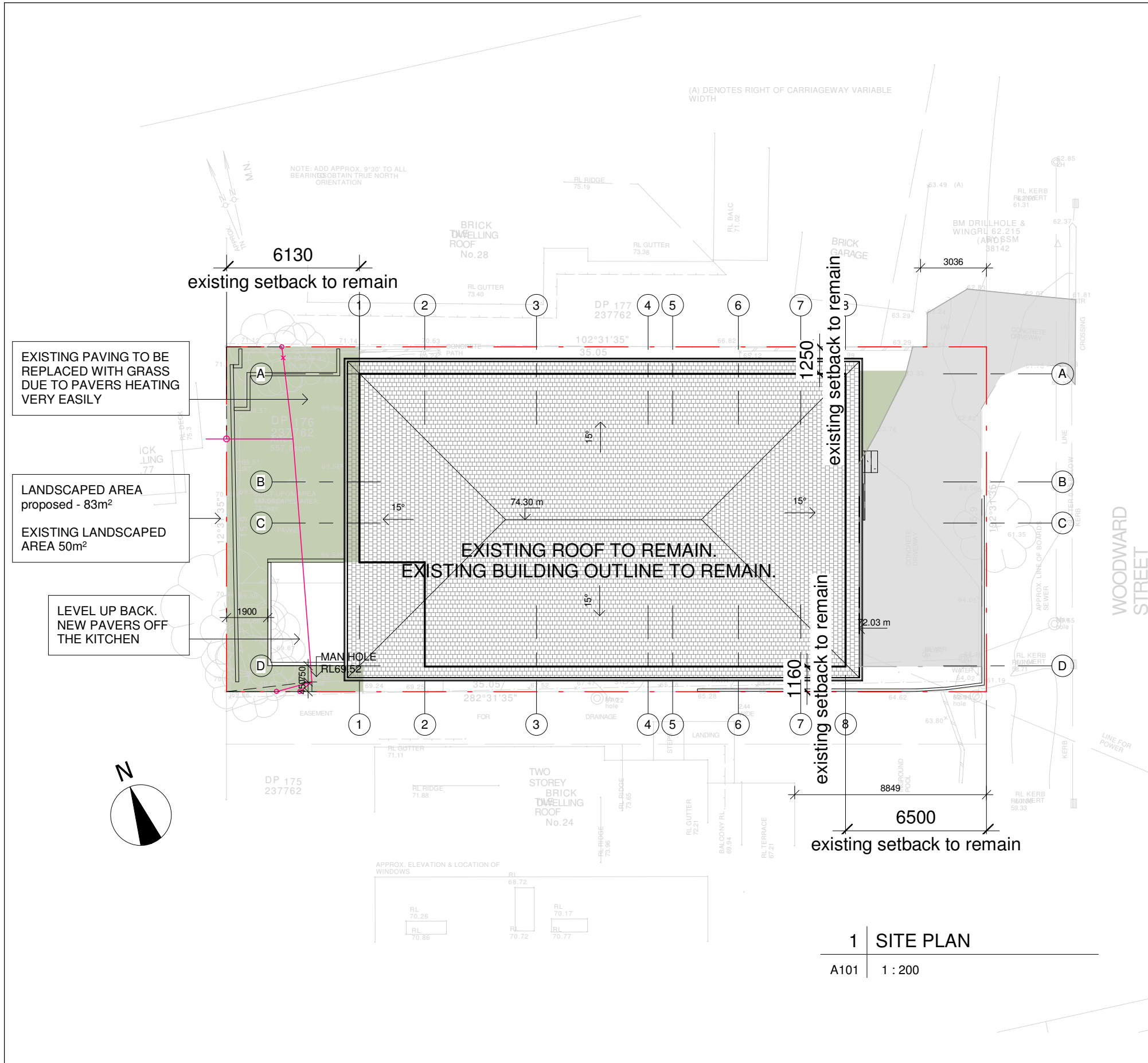




CALCULATION TABLE

ZONE	R2 - LOW DENSITY RESIDENTIAL	
HAZARDS	Bushfire	
SITE AREA	557.3 m² (survey)	
MAX. BUILDING HEIGHT	Hmax = 8.5 m	
BUILDING ENVELOPE	4m - SIDE BOUNDARY ENVELOPES	
	EXISTING	PROPOSED
Gross Floor Area (excl. garage)	GFL37+ FFL222= 259m²	GFL38 + FFL220 = 258m²
SITE COVERAGE	300m² / 54%	300m² / 54%
HARD SURFACE (driveway + paving + back patio)	207.3 m²	174.3 m²
Open Landscaped Space	50m² / 9%	83m² / 15%

NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
 - Protection of site workers and the general public
 - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1 part 3.1.3
- Waterproofing shall be carried out in accordance with NCC Vol.2
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Smoke alarms to be installed in accordance with NCC 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project
- All construction to comply with current NCC codes and Australian Standards.



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DA2020/0164

1 SITE PLAN

A101 1 : 200

ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

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rev.	DATE	DESCRIPTION	DRWN	CHKD
-	04.10.2019	EXISTING	MN	MW
	20.11.2019	PRELIMINARY 1 - OPTION 1	MW	
1	29.01.2020	DA ISSUE	MW	KM
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BUILDING DESIGNS

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www.blueskybuildingdesigns.com.au

PROJECT TITLE:	Alteration & Addition
PROJECT NO.:	2019050
AT:	26 Woodward Street, Cromer
FOR:	Rhonda & Iain Hogg

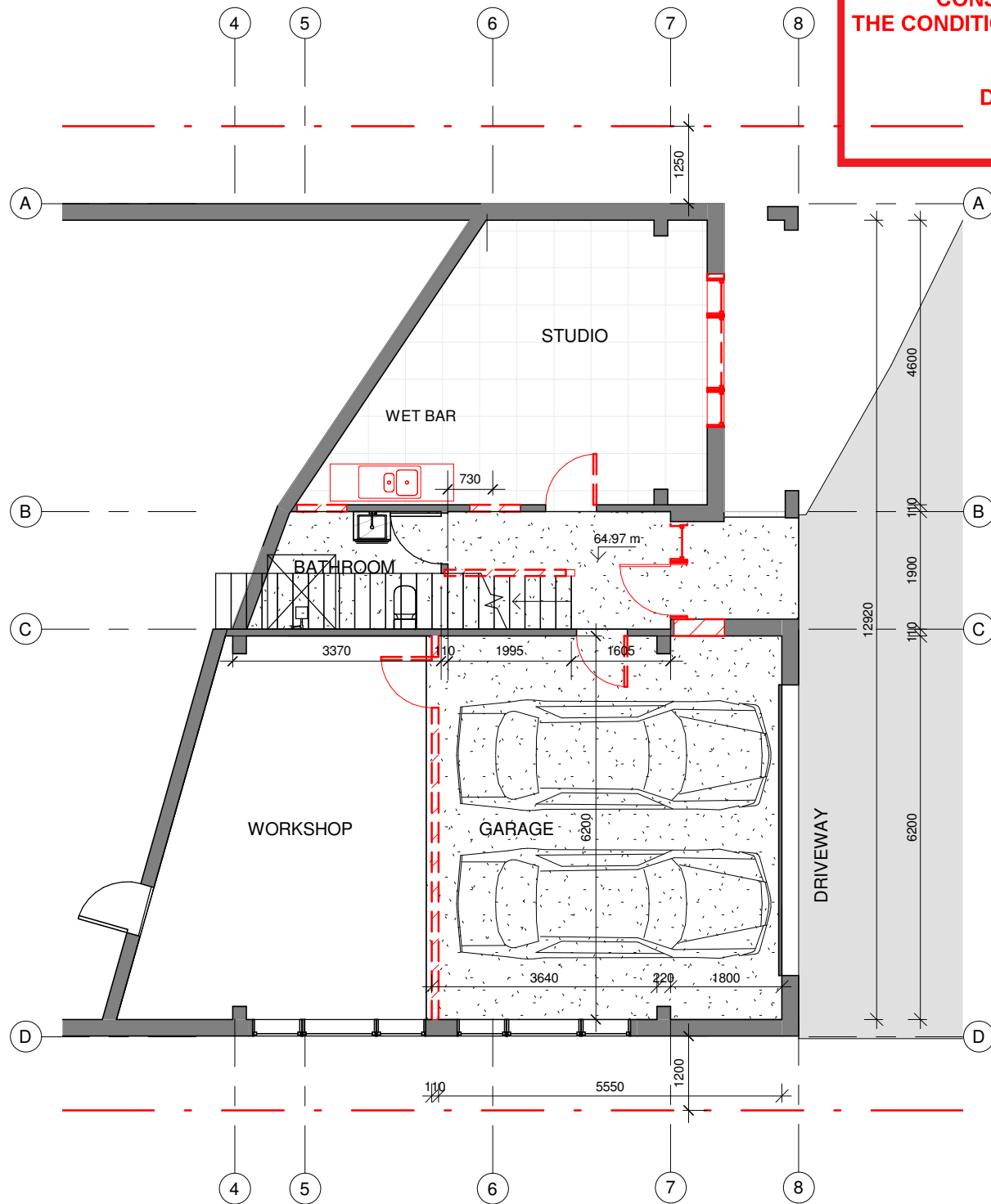
SHEET TITLE:	SITE PLAN
SHEET NO:	A101
SCALE A3:	As indicated



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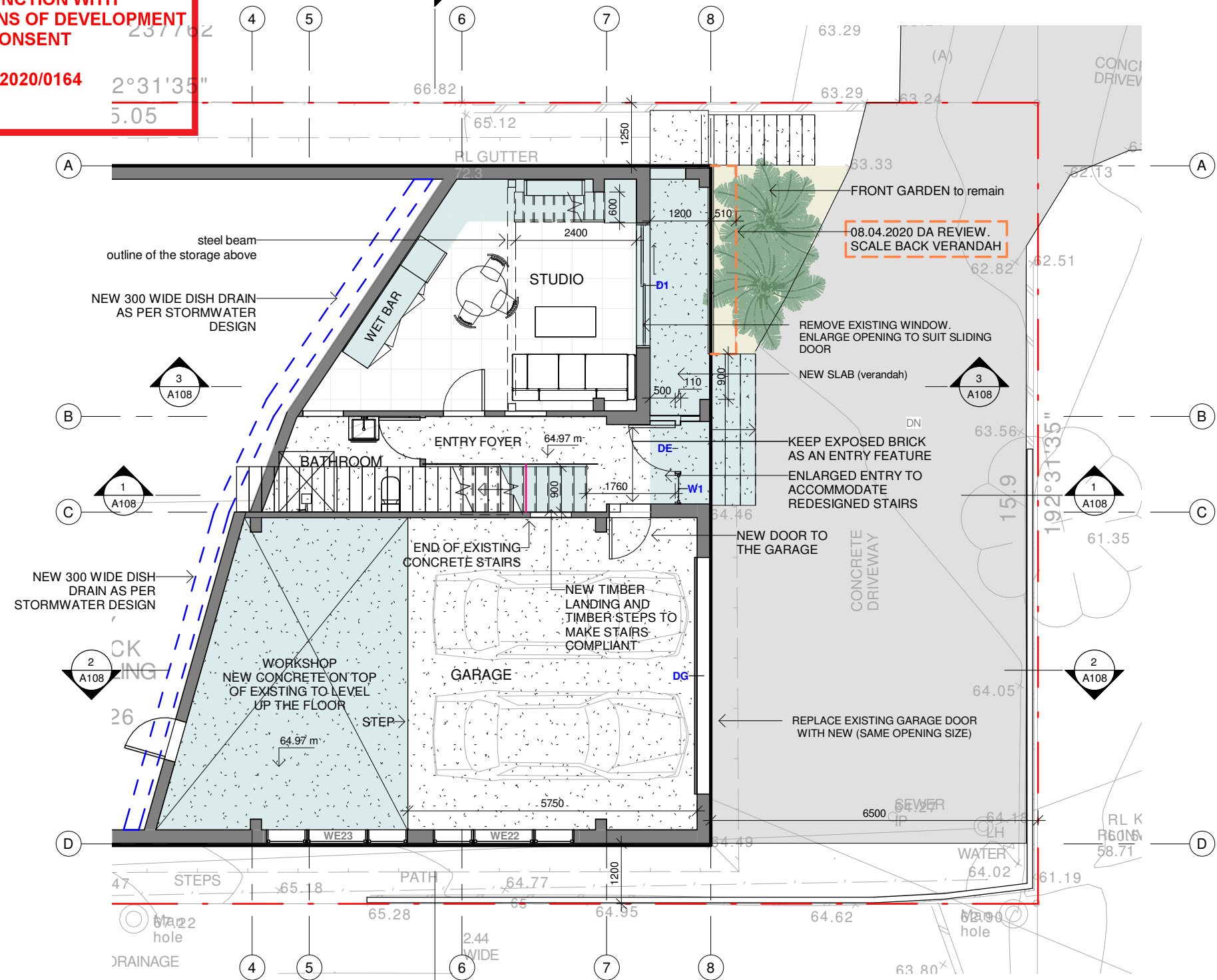
DA2020/0164

2°31'35"
5.05



2 | GFL demolition

A102 | 1 : 100



1 | GFL

A102 | 1 : 100

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PROJECT TITLE: Alteration & Addition

PROJECT NO.: 2019050

AT: 26 Woodward Street, Cromer

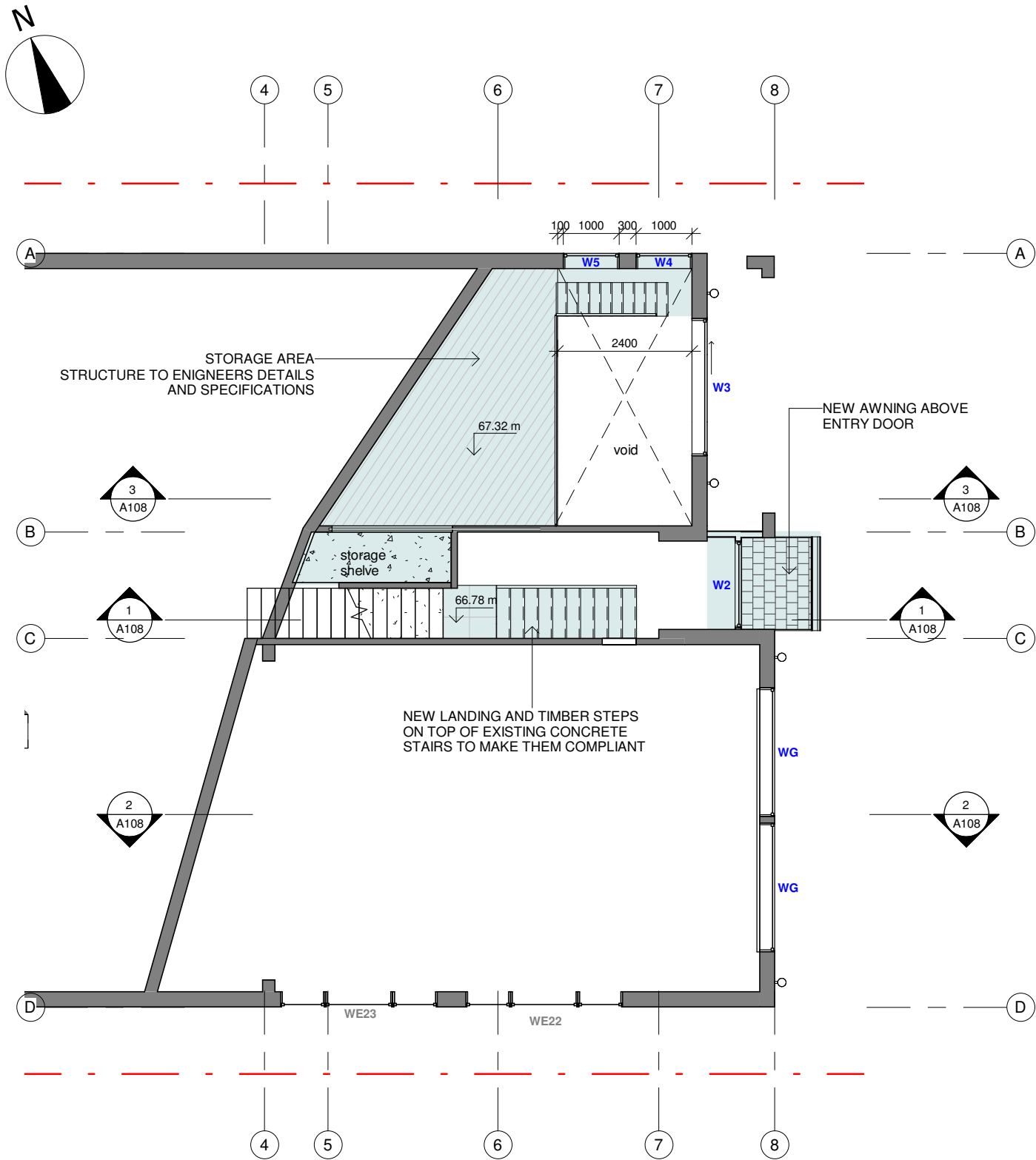
FOR: Rhonda & Iain Hogg

SHEET TITLE: GROUND FLOOR PLAN

SHEET NO: A102

SCALE A3: 1 : 100





1 | mezzanine
A103 1 : 100

WINDOW SCHEDULE

Level	Mark	Phase Created	Width	Height	Sill Height	Comments	area
GFL	W1	New Construction	600	2400	0		1.44 m ²
GFL	W2	New Construction	1550	800	2700		1.24 m ²
GFL	W3	New Construction	2450	800	2700		1.96 m ²
GFL	W4	New Construction	1000	800	2700		0.80 m ²
GFL	W5	New Construction	1000	800	2700		0.80 m ²
GFL	WG	New Construction	2300	600	2700		1.38 m ²
GFL	WG	New Construction	2300	600	2700		1.38 m ²
FFL	W6	New Construction	600	2400	0	LOUVER	1.44 m ²
FFL	W7	New Construction	600	2400	0	LOUVER	1.44 m ²
FFL	W8	New Construction	1500	2400	0		3.60 m ²
FFL	W9	New Construction	600	2400	0	LOUVER	1.44 m ²
FFL	W10	New Construction	600	1500	900		0.90 m ²
GFL	WE22	Existing	2800	1400	1650		3.92 m ²
GFL	WE23	Existing	2800	1400	1650		3.92 m ²
FFL	WE11	Existing	1800	1450	950		2.61 m ²
FFL	WE12	Existing	1800	1450	950		2.61 m ²
FFL	WE13	Existing	1800	1450	950		2.61 m ²
FFL	WE14	Existing	2000	1500	950		3.00 m ²
FFL	WE15	Existing	2000	1500	950		3.00 m ²
FFL	WE16	Existing	1800	950	1500		1.71 m ²
FFL	WE17	Existing	850	900	1500		0.77 m ²
FFL	WE18	Existing	2000	1500	950		3.00 m ²
FFL	WE19	Existing	2700	1500	950		4.05 m ²
FFL	WE20	Existing	2700	1500	950		4.05 m ²
FFL	WE21	Existing	2000	1500	950		3.00 m ²

DOOR SCHEDULE

Level	Mark	Width	Height	Comments
GFL	D1	2400	2400	SLIDING
FFL	D2	5400	2350	SLIDING
FFL	D3	4400	2400	SLIDING
FFL	D4	4400	2400	SLIDING
FFL	D5	920	2400	HINGED GLASS DOOR TO BACKYARD
FFL	D6	1800	2400	SLIDING
GFL	DE	920	2400	SOLID ENTRY DOOR charcoal colour finish
GFL	DG	4700	2700	SECTIONAL GARAGE DOORS charcoal colour finish

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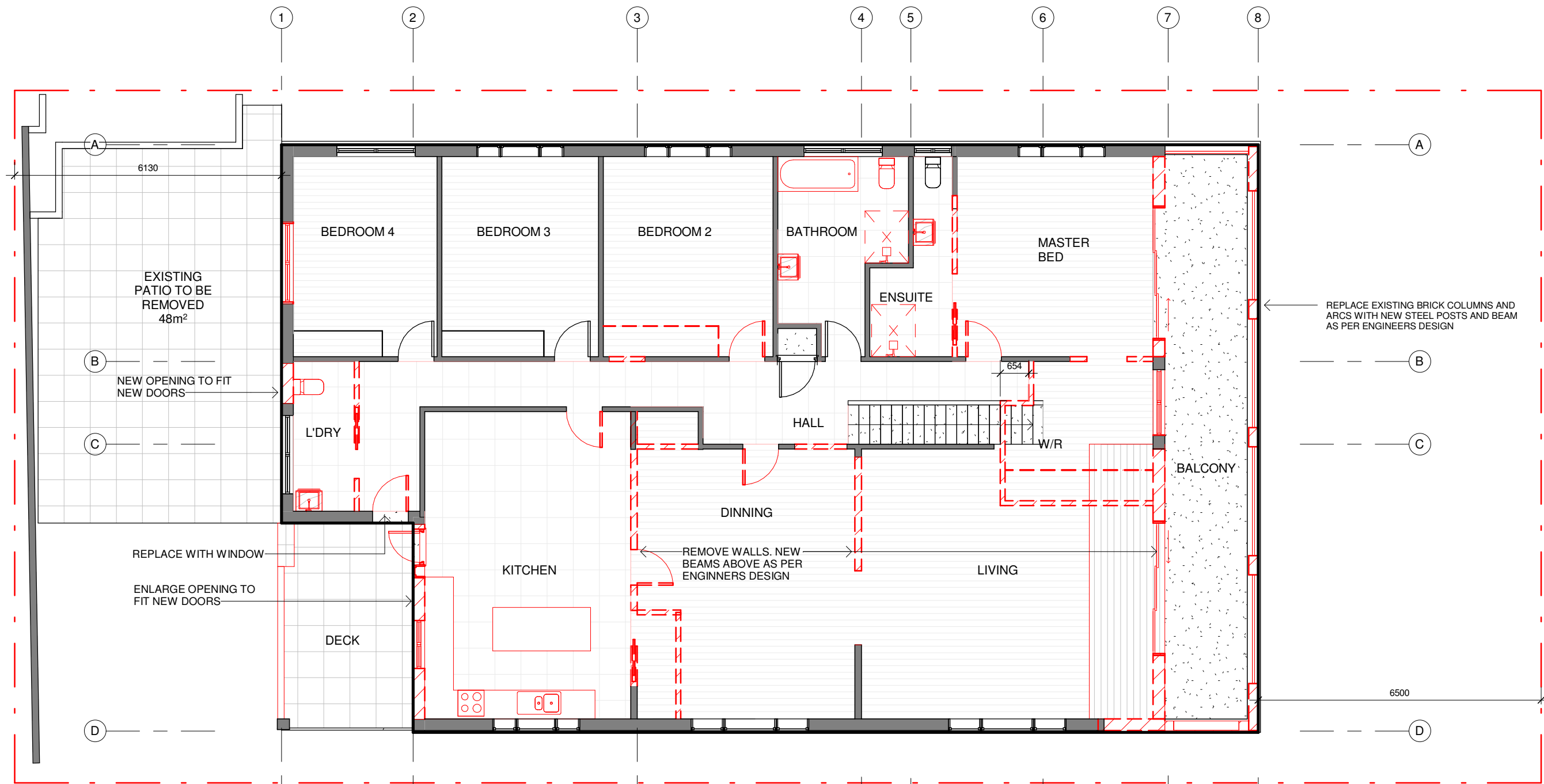
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PROJECT TITLE:	Alteration & Addition	SHEET TITLE:	STORAGE LEVEL
PROJECT NO.:	2019050		
AT:	26 Woodward Street, Cromer	SHEET NO:	A103
FOR:	Rhonda & Iain Hogg	SCALE A3:	1 : 100



1 FFL demolition

A104 1 : 100



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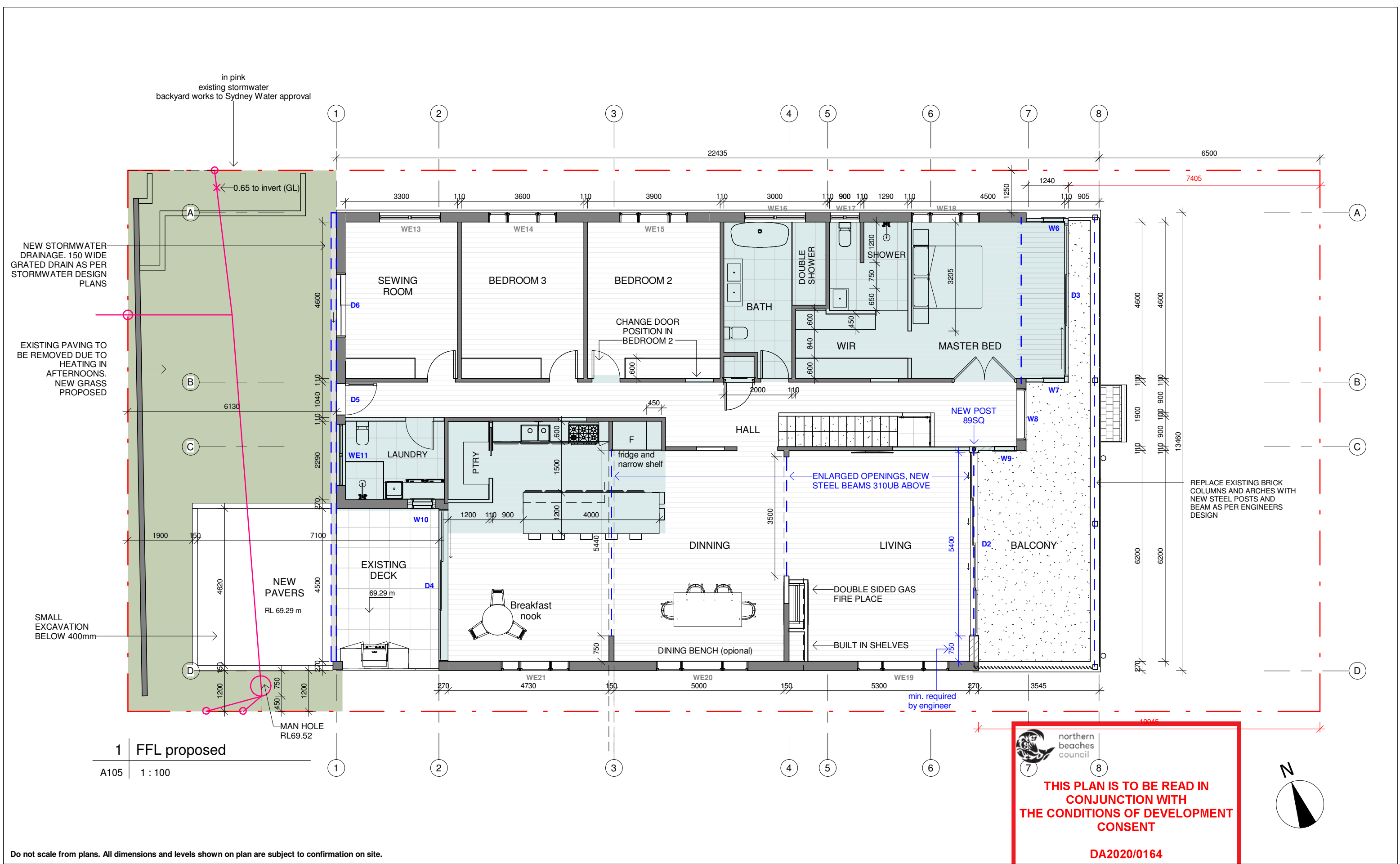
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PROJECT TITLE: Alteration & Addition
PROJECT NO.: 2019050
AT: 26 Woodward Street, Cromer
FOR: Rhonda & Iain Hogg

SHEET TITLE: FFL DEMOLITION
SHEET NO: A104
SCALE A3: 1 : 100



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PROJECT TITLE:	Alteration & Addition
PROJECT NO.:	2019050
AT:	26 Woodward Street, Cromer
FOR:	Rhonda & Iain Hogg

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SHEET TITLE:	FFL PLAN
SHEET NO:	A105
SCALE A3:	1 : 100



RR
74.30 m

FFL ceiling
72.01 m

REPLACE EXISTING BRICK COLUMNS AND ARCS WITH NEW STEEL POSTS AND BEAM AS PER ENGINEERS DESIGN

NEW GLASS BALUSTRADE

FFL
69.31 m

mezzanine
67.32 m

REMOVE EXISTING WINDOW. ENLARGE OPENING TO SUIT SLIDING DOOR AND TRANSOM WINDOW

GFL
64.97 m

1 SE ELEVATION

A106 1 : 100



RR
74.30 m

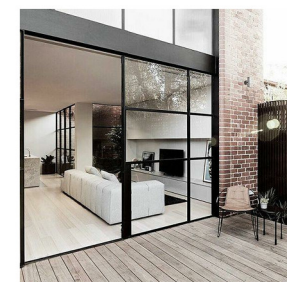
FFL ceiling
72.01 m

FFL
69.31 m

2 NW ELEVATION

A106 1 : 100

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Pictures above -
INSPIRATIONS FOR EXTERNAL
LOOK - contemporary (industrial)
BRICK + DARK STEEL (beams,
posts, joinery) + OVERSIZED
GLASS+ WHITE INTERIORS



EXTERNAL FINISHES AND MATERIALS SCHEME

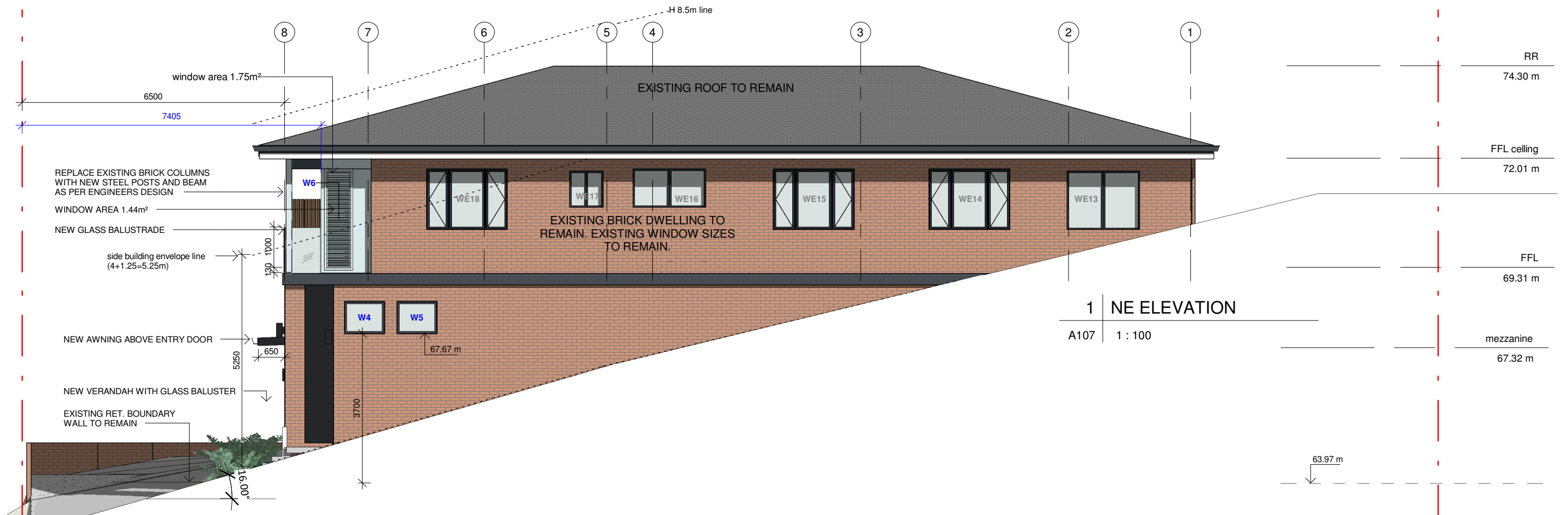


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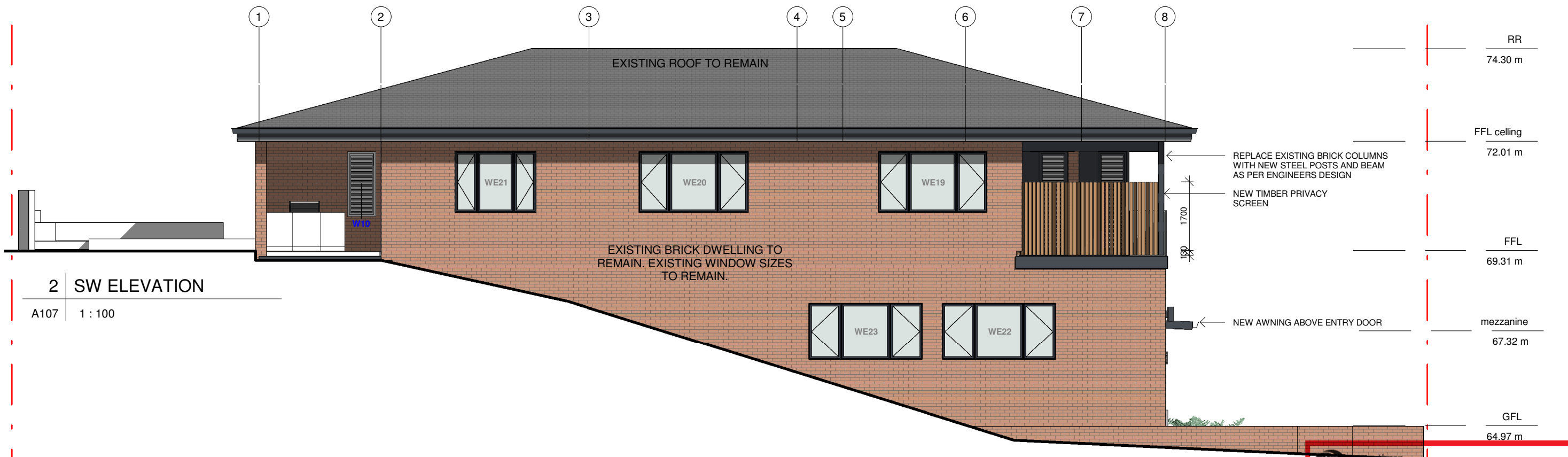
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1 NE ELEVATION

A107 1 : 100



2 SW ELEVATION

A107 1 : 100

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PROJECT NO.: 2019050
AT: 26 Woodward Street, Cromer
FOR: Rhonda & Iain Hogg

SHEET TITLE: ELEVATIONS
SHEET NO: A107
SCALE A3: 1 : 100



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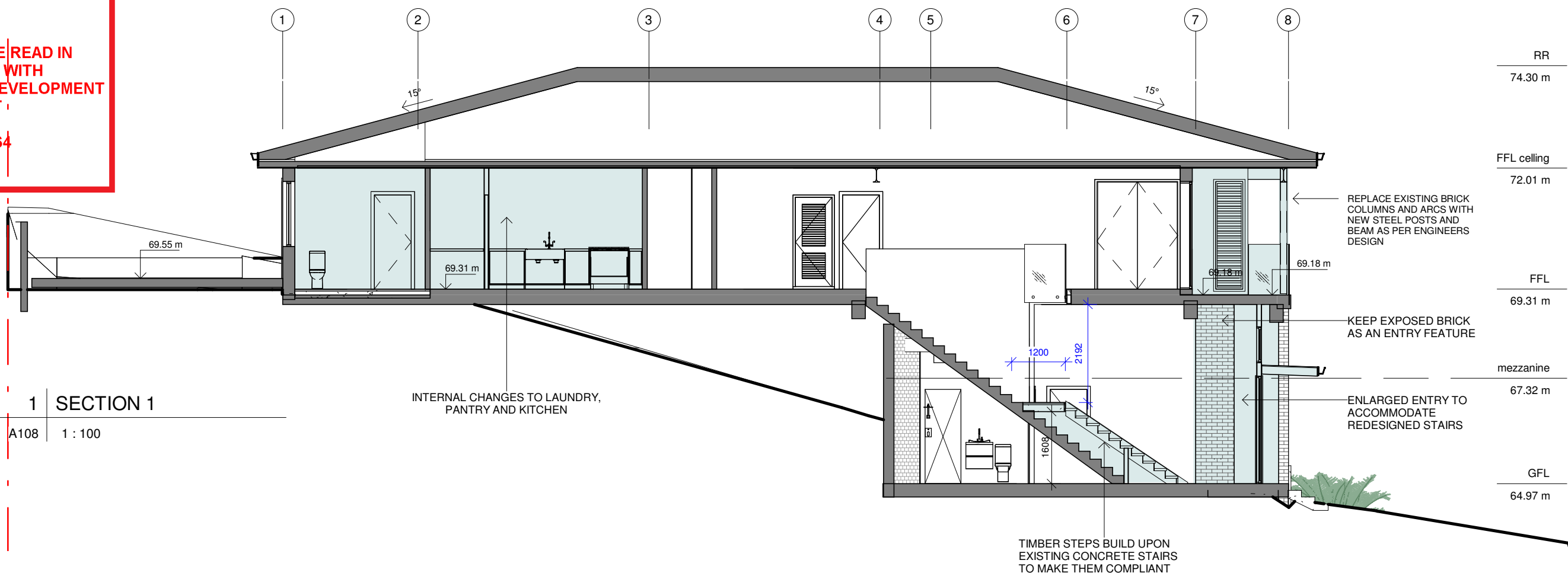
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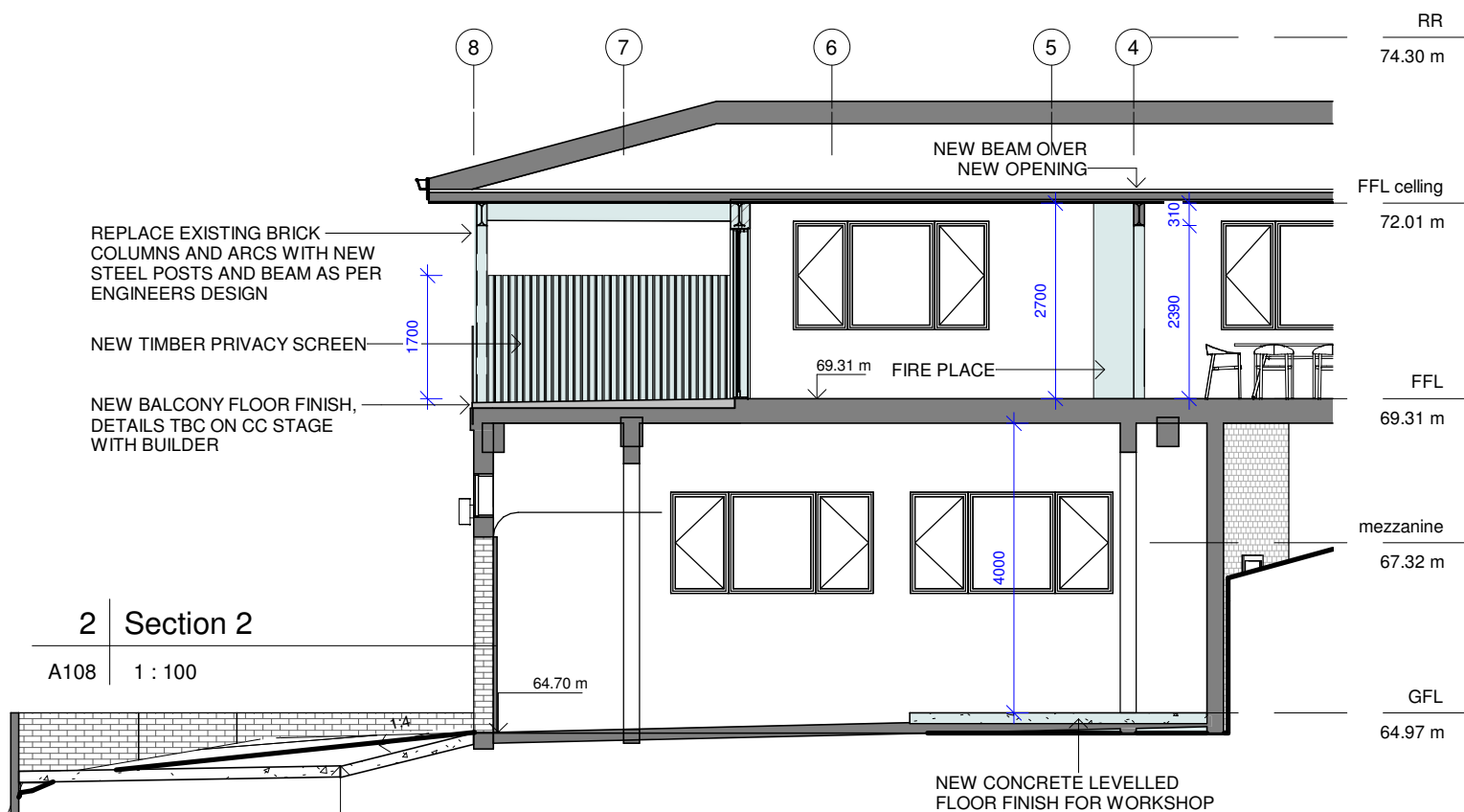
1 SECTION 1

A108 1 : 100



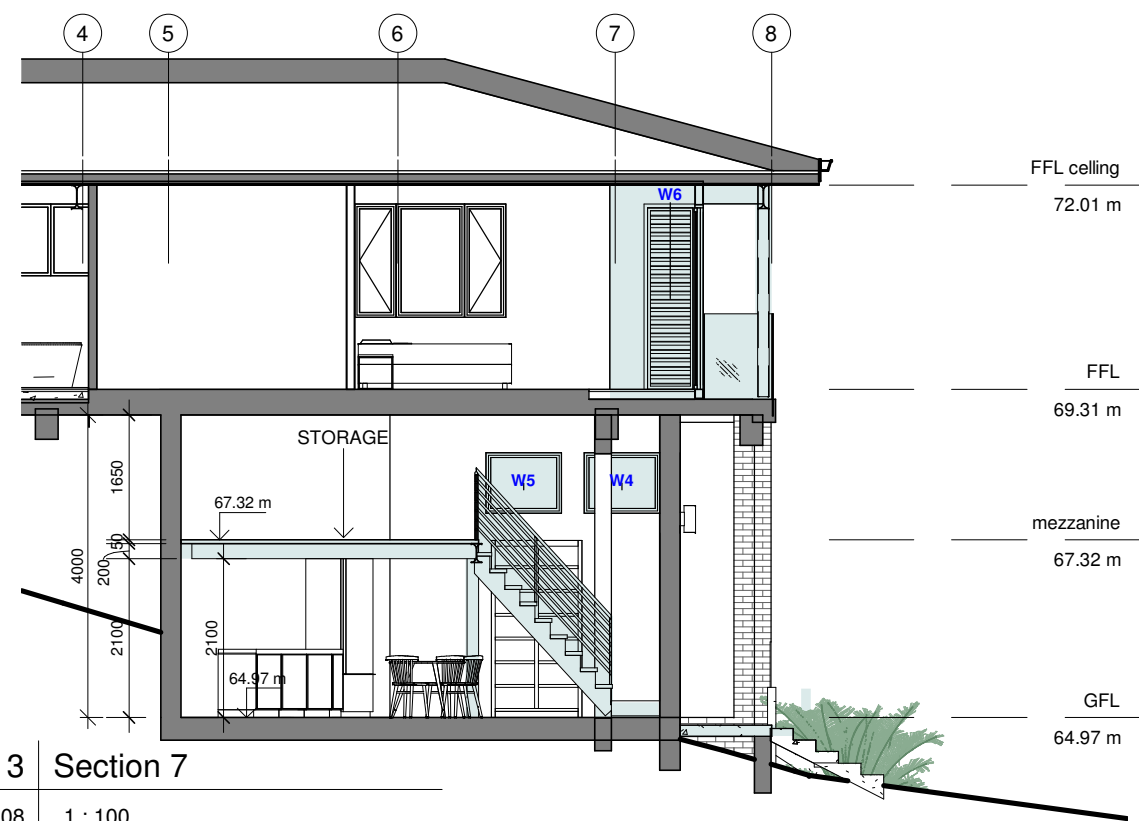
2 Section 2

A108 1 : 100



3 Section 7

A108 1 : 100



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PROJECT TITLE: Alteration & Addition

PROJECT NO.: 2019050

AT: 26 Woodward Street, Cromer

FOR: Rhonda & Iain Hogg

SHEET TITLE: SECTIONS

SHEET NO: A108

SCALE A3: 1 : 100