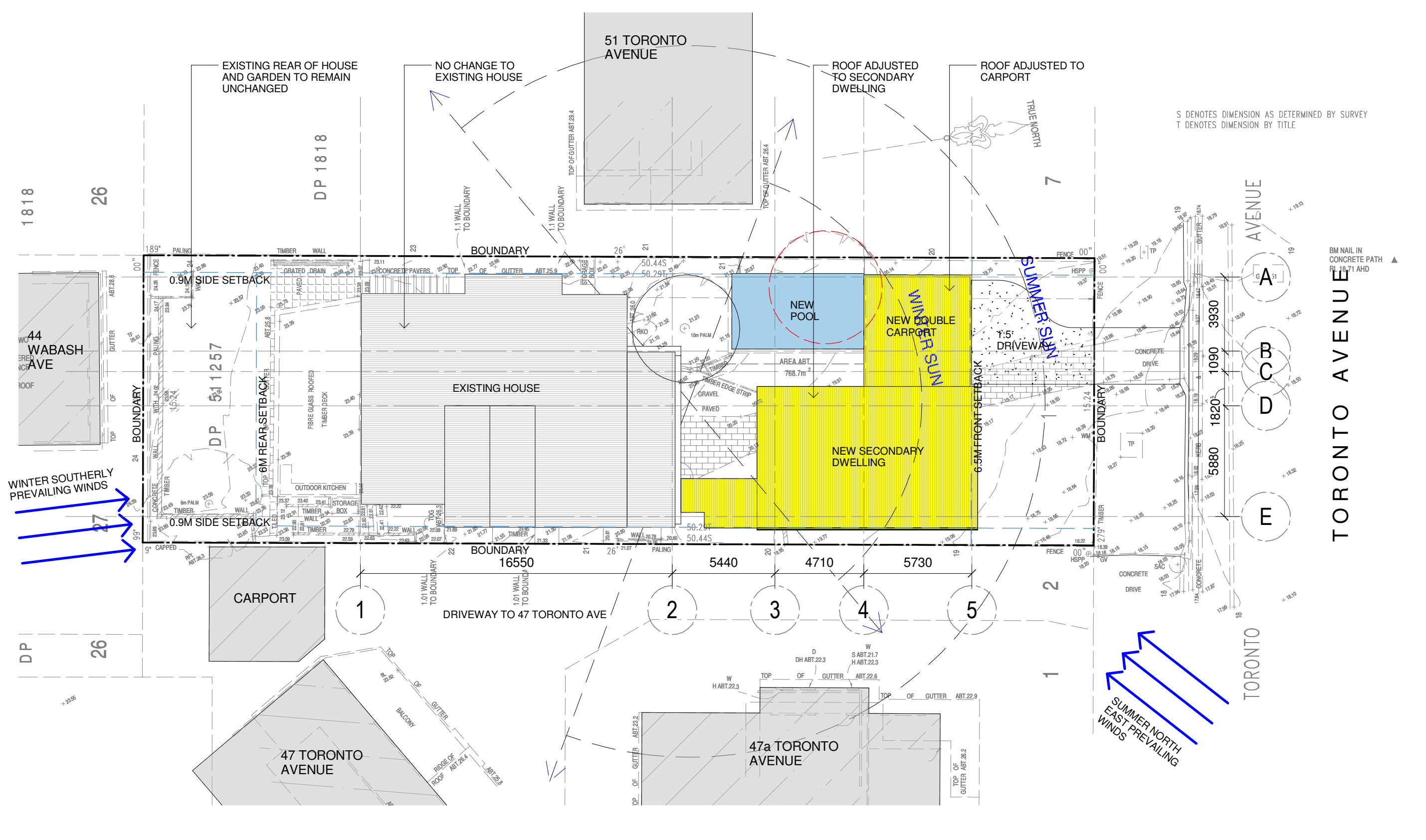


ALTERATIONS AND ADDITIONS

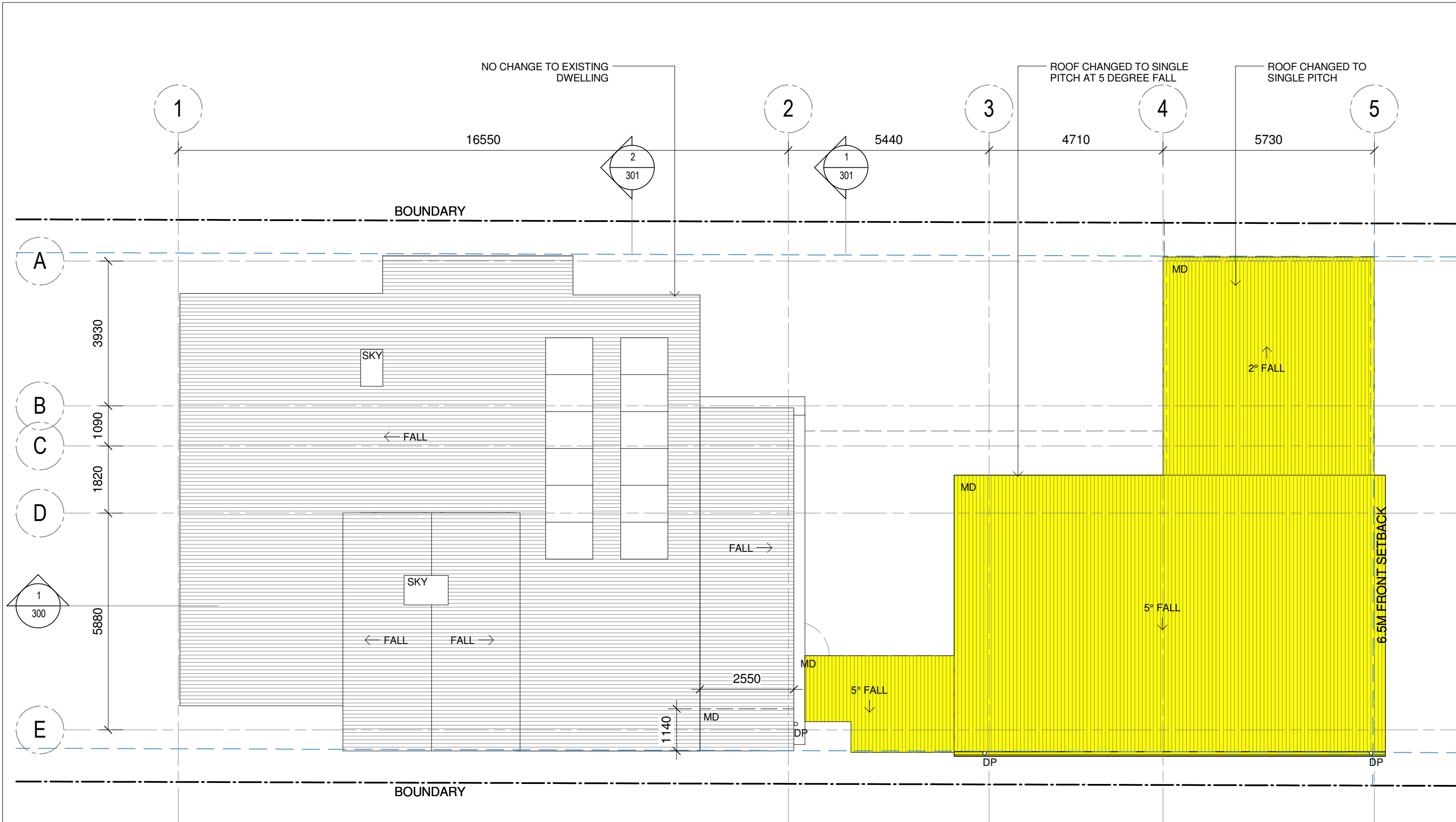
49 TORONTO AVENUE, CROMER

Sheet Number	Sheet Name	Current Revision
000	Cover	C
001	Site Plan	C
100	Ground Floor Plan	C
101	Level 1 Plan	C
102	Roof Plan	C
200	North and South Elevations	C
201	East Elevation	C
202	West Elevation	C
300	Sections 1	C



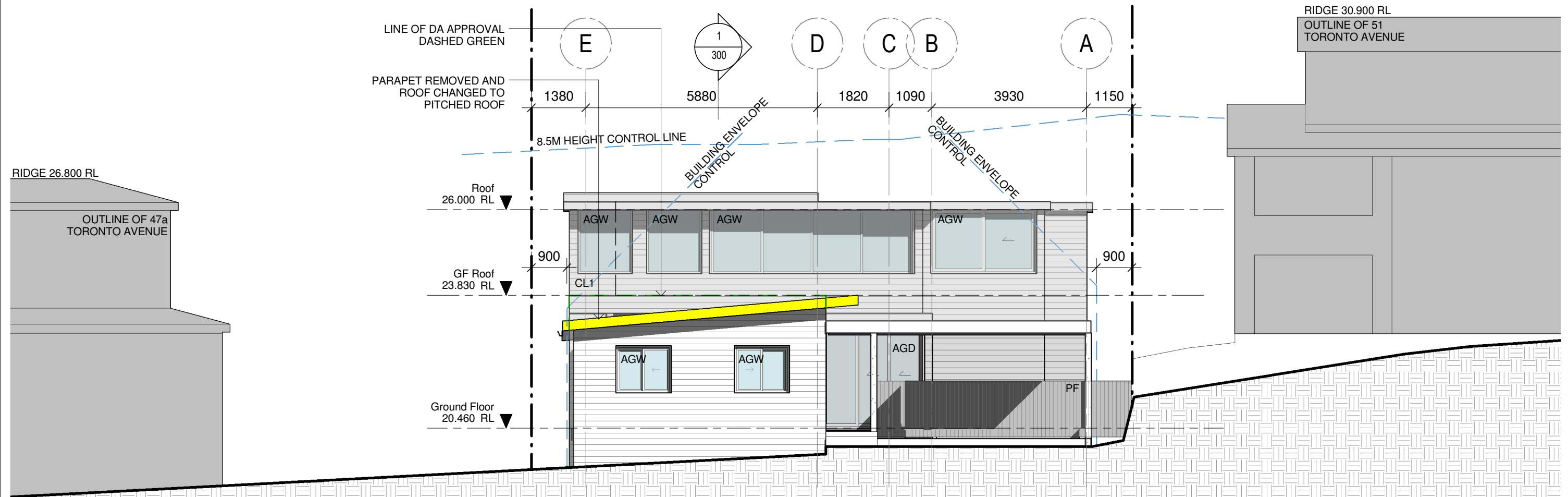
1 Site Plan

				KEY (SEE ELEVATIONS FOR DETAILS)		BASIX		Note		ALTERATIONS AND ADDITIONS		Architect		Project No. 2103		Dwg Title	
				AGD - ALUMINIUM FRAMED GLAZED DOOR		Indigenous low water species throughout 220m² of site.		1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or hte reproduction of this drawing is strictly prohibited without the consent of PDB Studio.		49 TORONTO AVENUE, CROMER		PDB Studio		Scale 1 : 200 @ A3		Site Plan	
				AGW - ALUMINIUM FRAMED GLAZED WINDOWS		3000litre rainwater tank must be provided.		2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.						Date 06.09.23			
				CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH		Hot water: Gas instantaneous.				Mrs R and A Newton		Sydney, Australia, 2092		Drawn PB		Dwg No	
C	FOR S4.55	PB	06.09.23	MD - METAL DECK ROOFING		Swimming pool volume must not be more than 50kilolitres.						M 0450 722 683				DA 001	
B	FOR DA	PB	02.12.22	PF - POOL FENCE METAL WHITE PAINTED FINISH		Showerheads, toilets and taps to be min. 4-star water rating.										Rev / C	
A	FOR DA	PB	11.08.22	PS - PAINTED STEEL		R2.0 insulation external framed walls.R3.5 insulation to roof.											
No.	Revisions	By	Date	SKY - SKYLIGHT		Roof to be light colour.											
				TD - TIMBER ENTRY DOOR		0.9kw photovoltaic system to be installed.											
						Windows to be min. U-value 6.7. SHGC 0.7.											

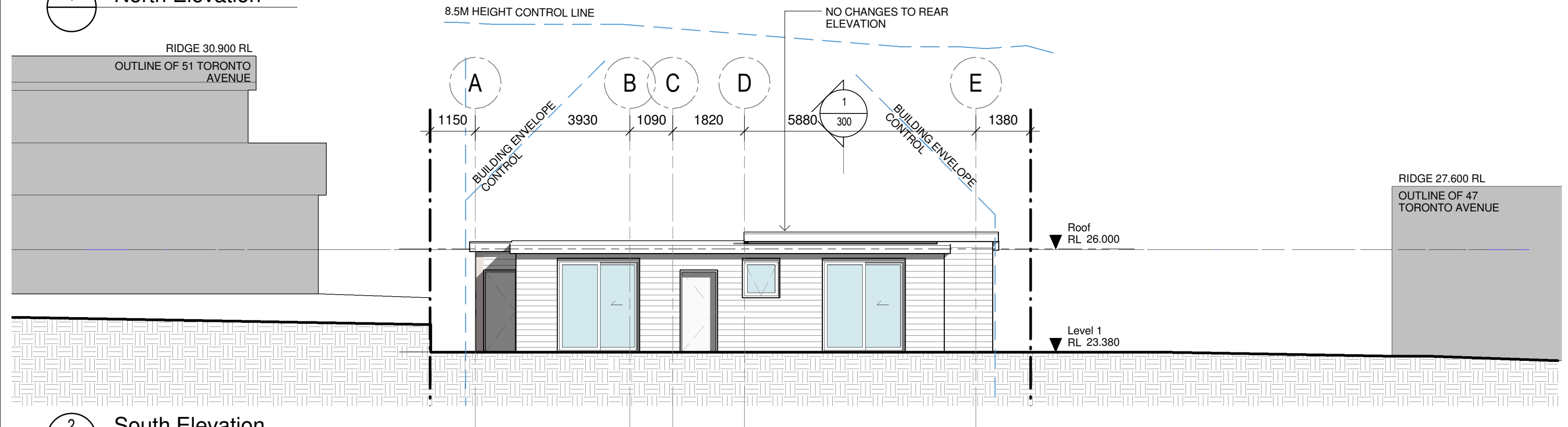


1 Roof

KEY (SEE ELEVATIONS FOR DETAILS) AGD - ALUMINIUM FRAMED GLAZED DOOR AGW - ALUMINIUM FRAMED GLAZED WINDOWS CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH PF - POOL FENCE METAL WHITE PAINTED FINISH PS - PAINTED STEEL SKY - SKYLIGHT TD - TIMBER ENTRY DOOR				BASIX Indigenous low water species throughout 220m² of site. 3000litre rainwater tank must be provided. Hot water: Gas instantaneous. Swimming pool volume must not be more than 50kilolitres. Showerheads, toilets and taps to be min. 4-star water rating. R2.0 insulation external framed walls. R3.5 insulation to roof. Roof to be light colour. 0.9kw photovoltaic system to be installed. Windows to be min. U-value 6.7, SHGC 0.7.				LEGEND WALL TO BE DEMOLISHED EXISTING WALL TO BE RETAINED NEW CONSTRUCTION				Note 1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of PDB Studio. 2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.				ALTERATIONS AND ADDITIONS 49 TORONTO AVENUE, CROMER Mrs R and A Newton				Architect PDB Studio Sydney, Australia, 2092 M 0450 722 683				Project No. 2103 Scale As indicated @ A3 Date 06.09.23 Drawn Author				Dwg Title Roof Plan Dwg No DA 102 Rev / C			
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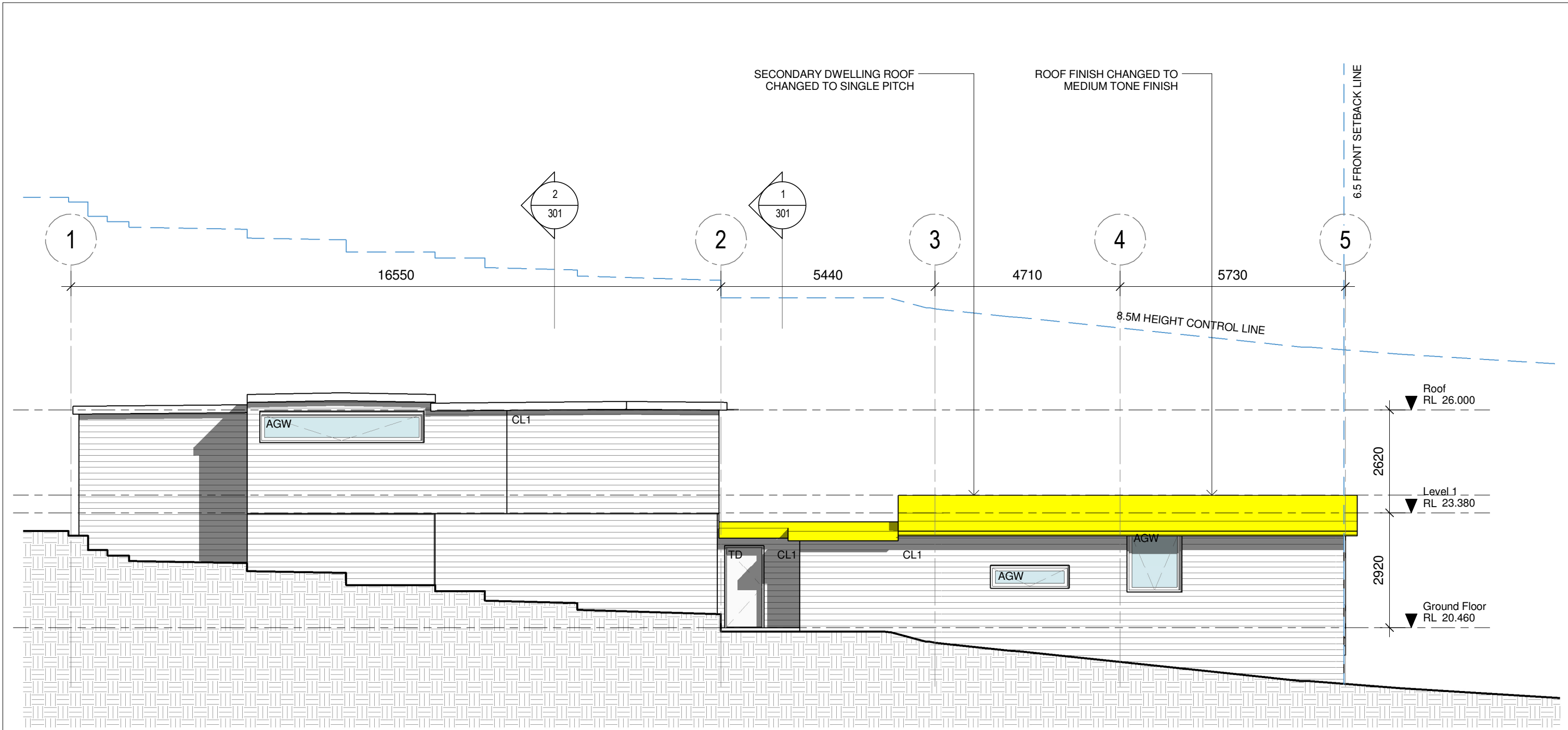


1 North Elevation



2 South Elevation

KEY (SEE ELEVATIONS FOR DETAILS)				BASIX		LEGEND	Note	ALTERATIONS AND ADDITIONS 49 TORONTO AVENUE, CROMER	Architect PDB Studio Sydney, Australia, 2092 M 0450 722 683	Project No. 2103 Scale As indicated @ A3 Date 06.09.23 Drawn PB	Dwg Title North and South Elevations Dwg No DA 200 Rev / C
C	FOR S4.55	PB	06.09.23	AGD - ALUMINIUM FRAMED GLAZED DOOR	Indigenous low water species throughout 220m ² of site.						
B	FOR DA	PB	02.12.22	AGW - ALUMINIUM FRAMED GLAZED WINDOWS	3000litre rainwater tank must be provided.		1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of PDB Studio.	Mrs R and A Newton			
A	FOR DA	PB	11.08.22	CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH	Hot water: Gas instantaneous.		2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.				
No.	Revisions	By	Date	MD - METAL DECK ROOFING	Swimming pool volume must not be more than 50kilolitres.						
				PF - POOL FENCE METAL WHITE PAINTED FINISH	Showerheads, toilets and taps to be min. 4-star water rating.						
				PS - PAINTED STEEL	R2.0 insulation external framed walls. R3.5 insulation to roof.						
				SKY - SKYLIGHT	Roof to be light colour.						
				TD - TIMBER ENTRY DOOR	0.9kw photovoltaic system to be installed.						
					Windows to be min. U-value 6.7, SHGC 0.7.						



1 East Elevation



C FOR S4.55 PB 06.09.23 B FOR DA PB 02.12.22 A FOR DA PB 11.08.22 No. Revisions By Date			KEY (SEE ELEVATIONS FOR DETAILS) AGD - ALUMINIUM FRAMED GLAZED DOOR AGW - ALUMINIUM FRAMED GLAZED WINDOWS CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH MD - METAL DECK ROOFING PF - POOL FENCE METAL WHITE PAINTED FINISH PS - PAINTED STEEL SKY - SKYLIGHT TD - TIMBER ENTRY DOOR		BASIX Indigenous low water species throughout 220m ² of site. 3000litre rainwater tank must be provided. Hot water: Gas instantaneous. Swimming pool volume must not be more than 50kilolitres. Showerheads, toilets and taps to be min. 4-star water rating. R2.0 insulation external framed walls. R3.5 insulation to roof. Roof to be light colour. 0.9kw photovoltaic system to be installed. Windows to be min. U-value 6.7, SHGC 0.7.		LEGEND WALL TO BE DEMOLISHED EXISTING WALL TO BE RETAINED NEW CONSTRUCTION		Note 1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of PDB Studio. 2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.		ALTERATIONS AND ADDITIONS 49 TORONTO AVENUE, CROMER Mrs R and A Newton		Architect PDB Studio Sydney, Australia, 2092 M 0450 722 683		Project No. 2103 Scale As indicated @ A3 Date 06.09.23 Drawn PB		Dwg Title East Elevation Dwg No DA 201 Rev / C	
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SECONDARY DWELLING
ROOF ADJUSTED TO
SINGLE PITCH AT 5
DEGREE FALL

NEW CORRIDOR ROOF
ADJUSTED TO SINGLE
PITCH

8.5M HEIGHT CONTROL LINE

Roof
RL 26.000

Level 1
RL 23.380

Ground Floor
RL 20.460

1 West Elevation



PF - Powdercoated metal slat
pool fence



MD - Metal Roofing
Colorbond matte Surfmist



AL1 - Powdercoated aluminium windows and
doors



CL1 - Horizontal cladding
White paint finish

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH
MD - METAL DECK ROOFING
PF - POOL FENCE METAL WHITE PAINTED FINISH
PS - PAINTED STEEL
SKY - SKYLIGHT
TD - TIMBER ENTRY DOOR

BASIX

Indigenous low water species throughout 220m² of site.
3000litre rainwater tank must be provided.
Hot water: Gas instantaneous.
Swimming pool volume must not be more than 50kilolitres.
Showerheads, toilets and taps to be min. 4-star water rating.
R2.0 insulation external framed walls. R3.5 insulation to roof.
Roof to be light colour.
0.9kw photovoltaic system to be installed.
Windows to be min. U-value 6.7, SHGC 0.7.

LEGEND



WALL TO BE DEMOLISHED
EXISTING WALL TO BE RETAINED
NEW CONSTRUCTION

Note

1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of PDB Studio.
2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.

ALTERATIONS AND
ADDITIONS
49 TORONTO AVENUE,
CROMER

Mrs R and A Newton

Architect
PDB Studio

Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 06.09.23
Drawn PB

Dwg Title

West Elevation

Dwg No

DA 202

Rev / C

No.	Revisions	By	Date
C	FOR S4.55	PB	06.09.23
B	FOR DA	PB	02.12.22
A	FOR DA	PB	11.08.22

