



TORONTO DIGGERS  
ALTERATIONS & ADDITIONS

ARCHITECTURAL DRAWING SCHEDULE      SCALE @A3

A00	COVER SHEET	N.T.S.	A3	F
A01	SITE PLAN	1:500	A3	F
A02	SITE ANALYSIS PLAN	1:500	A3	F
A03	GROUND FLOOR PLAN	1:200	A3	F
A04	FIRST FLOOR PLAN	1:200	A3	F
A05	MEZZANINE PLAN	1:200	A3	F
A06	ROOF PLAN	1:200	A3	F
A07	DETAILED BATHROOM & BAR PLAN	1:50	A3	E
A08	NORTH & EAST ELEVATIONS	1:100	A3	F
A09	SOUTH & WEST ELEVATIONS	1:100	A3	F
A10	SECTION 01 & 02	1:100	A3	E
A11	SHADOW DIAGRAMS	1:500	A3	D
A12	3D PERSPECTIVES	N.T.S.	A3	C
A13	SCHEDULE OF MATERIALS	N.T.S.	A3	D
A14	NOTIFICATION PLAN	NOTED	A3	E
A15	PHOTOMONTAGES			

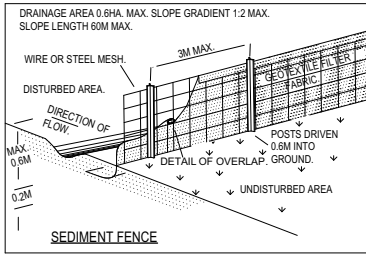
41 The Boulevard, Toronto NSW 2283  
Lot 83 & 84 DP9673, Lot 9 DP240283

DA ISSUE

REV F



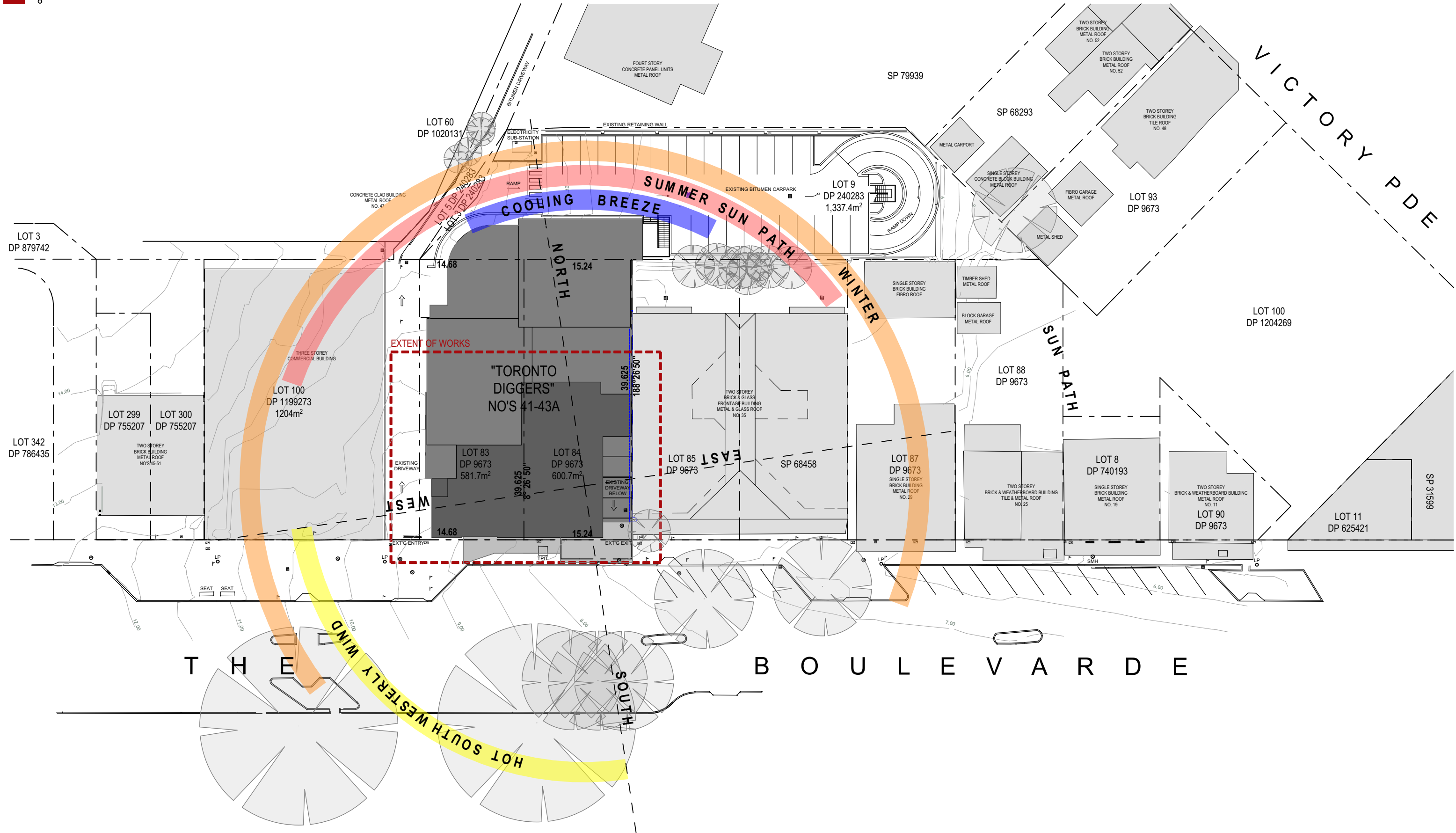
1. EROSION AND SILTATION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE DEPARTMENT OF LAND AND WATER AND COUNCIL.
3. SITE DISTURBANCE SHALL BE MINIMISED AT ALL TIMES.
4. ALL AVAILABLE TOPSOIL FROM WITHIN THE AREA OF DISTURBANCE SHALL BE STOCKPILED FOR THE PURPOSE OF REVEGETATION.
5. STOCKPILES OF SOIL MATERIALS SHALL NOT BE PLACED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS OR WITHIN WATERWAYS.
6. TURF STRIPS SHALL BE PLACED ON THE DOWNSLOPE SIDE OF THE SEDIMENT FENCE WHERE THERE IS NO EXISTING VEGETATION COVER.
7. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL COMPLETE REHABILITATION IS ACHIEVED. ALL SEDIMENT TRAPPING STRUCTURES SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
9. NO TEMPORARY SEDIMENT TRAPPING STRUCTURES SHALL BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILISED.
10. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AND MAINTAINED AS REQUIRED.
11. PROVIDE FABRIC FILTER FENCE ON THE DOWN SLOPE SIDE OF ALL EXPOSED BATTERS AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.
12. PROVIDE KERB INLET SEDIMENT TRAPS AT MINIMUM 30m INTERVALS OR WHERE REQUIRED.
13. PROVIDE PORTABLE GRAVEL KERBS INLET SEDIMENT TRAPS AT THE ENTRANCE OF KERB INLET PITS UNTIL COMPLETION OF WORKS.
14. PROVIDE SANDBAGS AROUND GRATED INLET PITS AND LETTER BOX PITS UNTIL COMPLETION OF WORKS.



**EVE** architecture

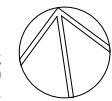
LEGEND

- STORMWATER DRAIN
- STREET SIGN
- ELECTRICAL BOX
- SEWER MANHOLE
- TELECOM PIT
- TELECOM PIT
- LP LIGHT POST



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B	12/05/2017	ISSUED TO CLIENT FOR BOARD MEETING
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D	25/05/2017	FINAL DA DRAFT
E	29/05/2017	ISSUED FOR DA
F	7/06/2017	REISSUED FOR DA

DRN	CHKD	VRFD	PROJECT
JAC	RIW		TORONTO DIGGERS MEZZANINE
RIW	RIW		
JAC	RIW		
JAC	RIW	DJW	
JAC	RIW	DJW	
JAC	RIW	DJW	
CLIENT			TORONTO DIGGERS 41 THE BOULEVARDE, TORONTO NSW, 2283

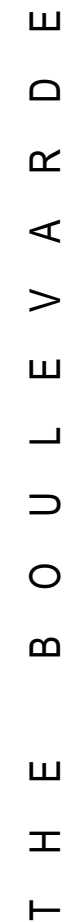
SITE : 41 THE BOULEVARDE  
LOT 83 & 84 DP9673,  
LOT 9 DP240283  
TORONTO NSW 2283

DRAWING : SITE ANALYSIS PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.  
FILENAME : 11674.TORONTOMEZZ.DA.170504.pln  
DRAWN : JAC DATE : 7/06/2017  
SCALES : 1:500

PROJECT No : 11674 DA PHASE : A02 DRAWING No : F REV : F



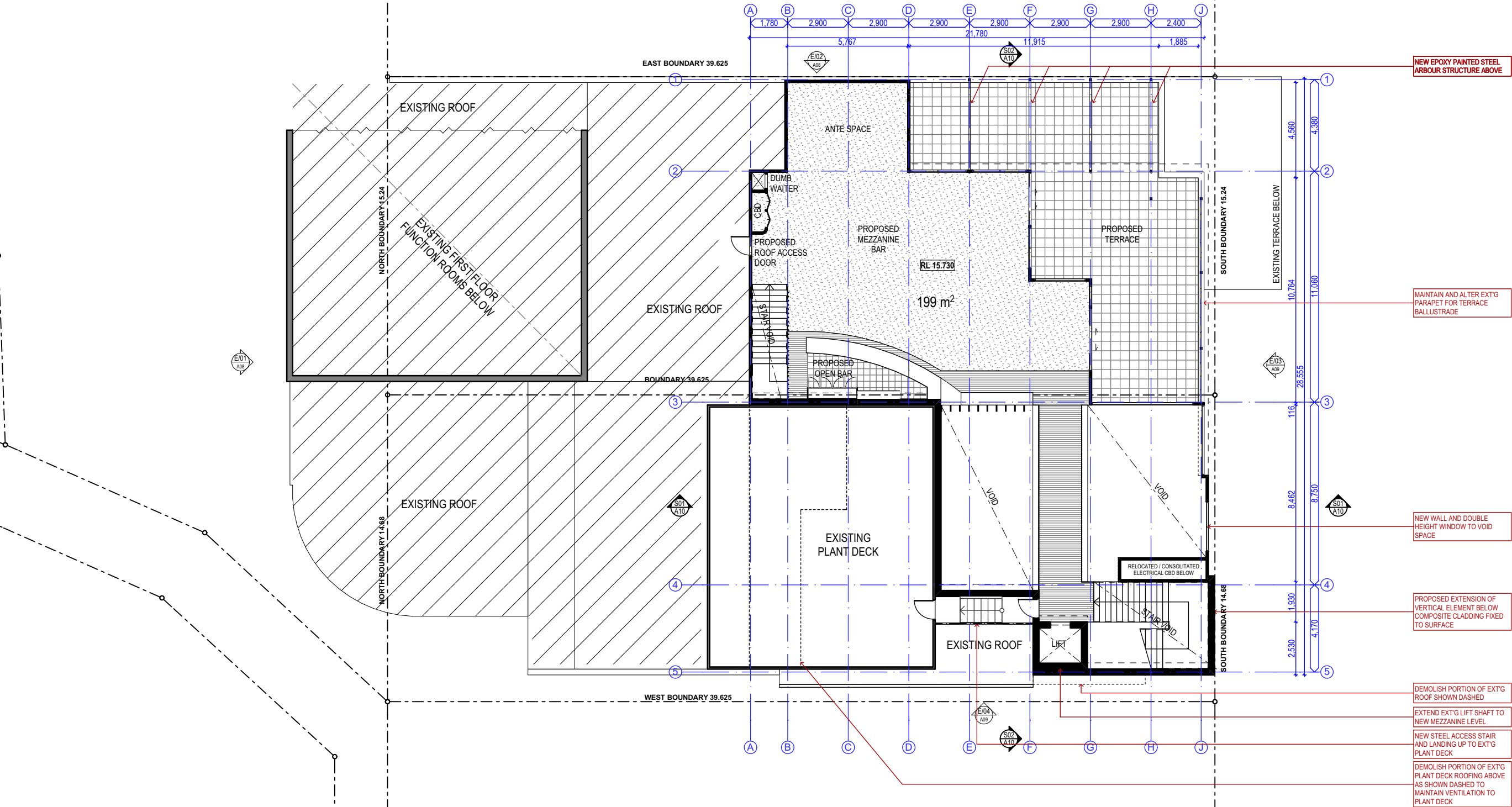






GENERAL ACCESSIBILITY NOTES:

- PROVIDE EQUAL OPPORTUNITY ACCESS TO MEZZANINE. NO ACCESSIBLE OR AMBULANT WC REQUIRED AS NO WC'S ARE PROVIDED
- ENSURE COMPLIANCE OF NEW STAIRS WITH AS 1428.1
- DOORWAYS AND CLEARANCES TO COMPLY WITH AS 1428.1 (ENSURE MINIMUM 850mm CLEAR OPENING)
- ENSURE LEVEL TRANSITION FROM MEZZANINE TO TERRACE



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THREE STOREY  
COMMERCIAL BUILDING

DRN	CHKD	VRFD
JAC	RIW	
RIW	RIW	
JAC	RIW	
JAC	RIW	DJW
JAC	RIW	DJW
JAC	RIW	DJW

PROJECT: TORONTO DIGGERS MEZZANINE

CLIENT: TORONTO DIGGERS  
41 THE BOULEVARDE, TORONTO  
NSW, 2283

SITE: 41 THE BOULEVARDE  
LOT 83 & 84 DP9673,  
LOT 9 DP240283  
TORONTO NSW 2283

DRAWING: MEZZANINE PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 11674.TORONTOMEZZ.DA.170504.pln

DRAWN: JAC DATE: 7/06/2017 SCALES: 1:200

PROJECT No: 11674 DA PHASE: DA DRAWING No: A05 REV: F



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DRN	CHKD	VRFD	PROJECT
JAC	RIW		TORONTO DIGGERS MEZZANINE
RIW	RIW		
JAC	RIW		
JAC	RIW	DJW	
JAC	RIW	DJW	
JAC	RIW	DJW	
CLIENT			TORONTO DIGGERS 41 THE BOULEVARDE, TORONTO NSW, 2283

SITE : 41 THE BOULEVARDE  
LOT 83 & 84 DP9673,  
LOT 9 DP240283  
TORONTO NSW 2283

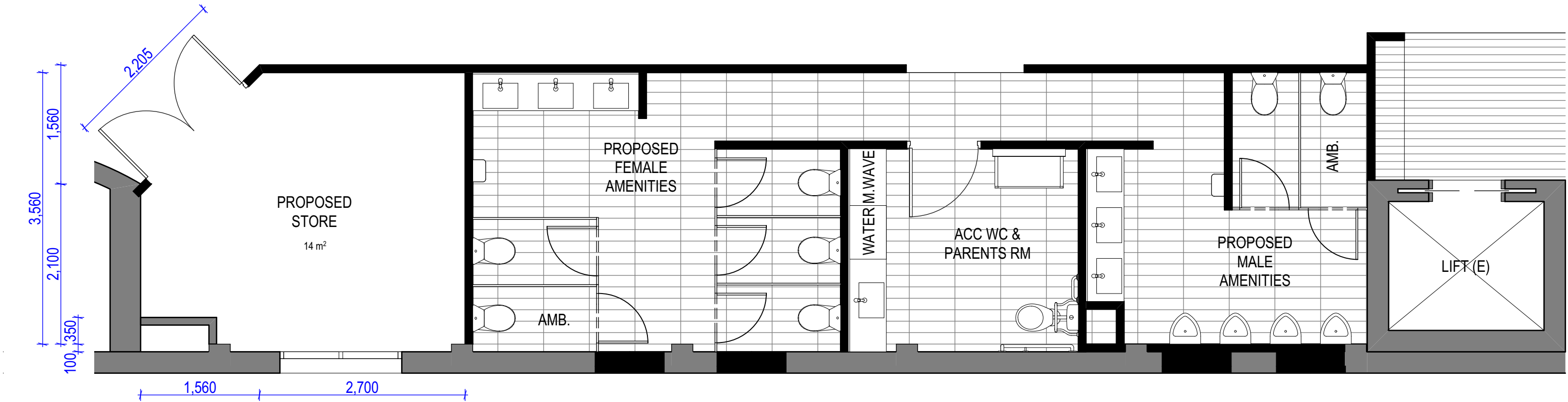
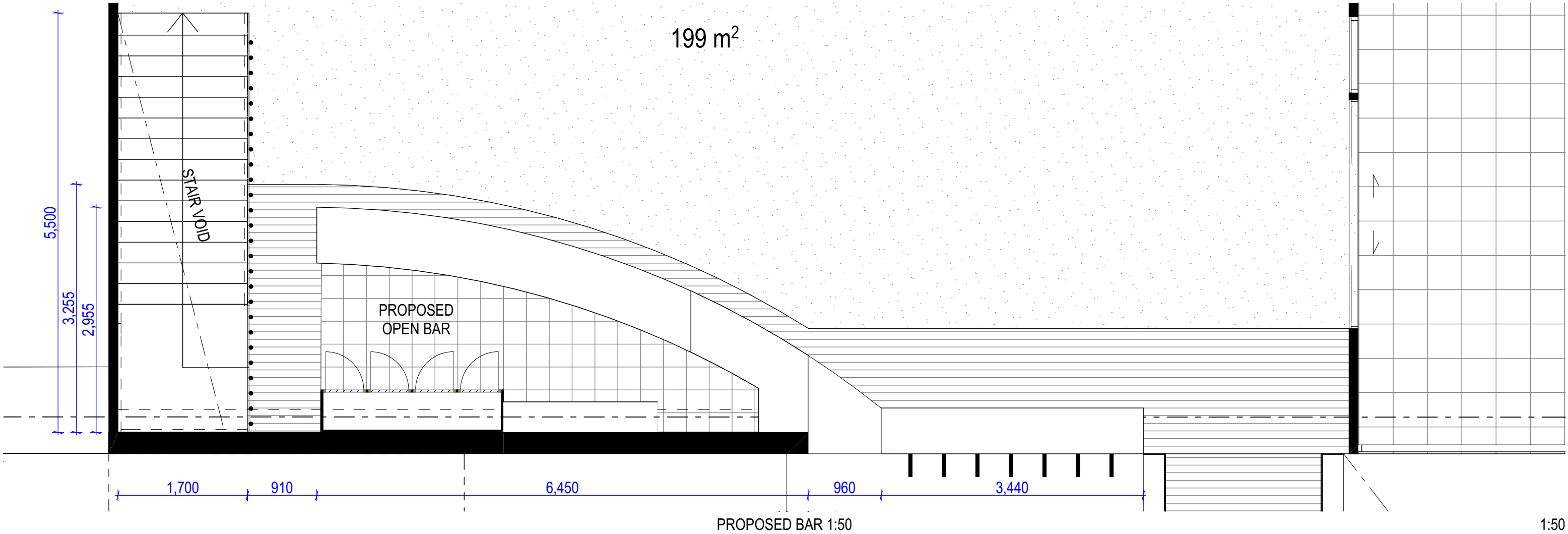
DRAWING : ROOF PLAN

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FILENAME : 11674.TORONTOMEZZ.DA.170504.pln

DRAWN : JAC DATE : 7/06/2017 SCALES : 1:200

PROJECT No : 11674 DA A06 REV : F



REV	DATE	COMMENTS
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DRN	CHKD	VRFD	PROJECT
JAC	RIW		TORONTO DIGGERS MEZZANINE
RIW	RIW	RIW	
JAC	RIW		
JAC	RIW	DJW	
JAC	RIW	DJW	

CLIENT: TORONTO DIGGERS  
41 THE BOULEVARDE, TORONTO  
NSW, 2283

SITE: 41 THE BOULEVARDE  
LOT 83 & 84 DP9673,  
LOT 9 DP240283  
TORONTO NSW 2283

DRAWING: DETAILED BATHROOM & BAR PLAN

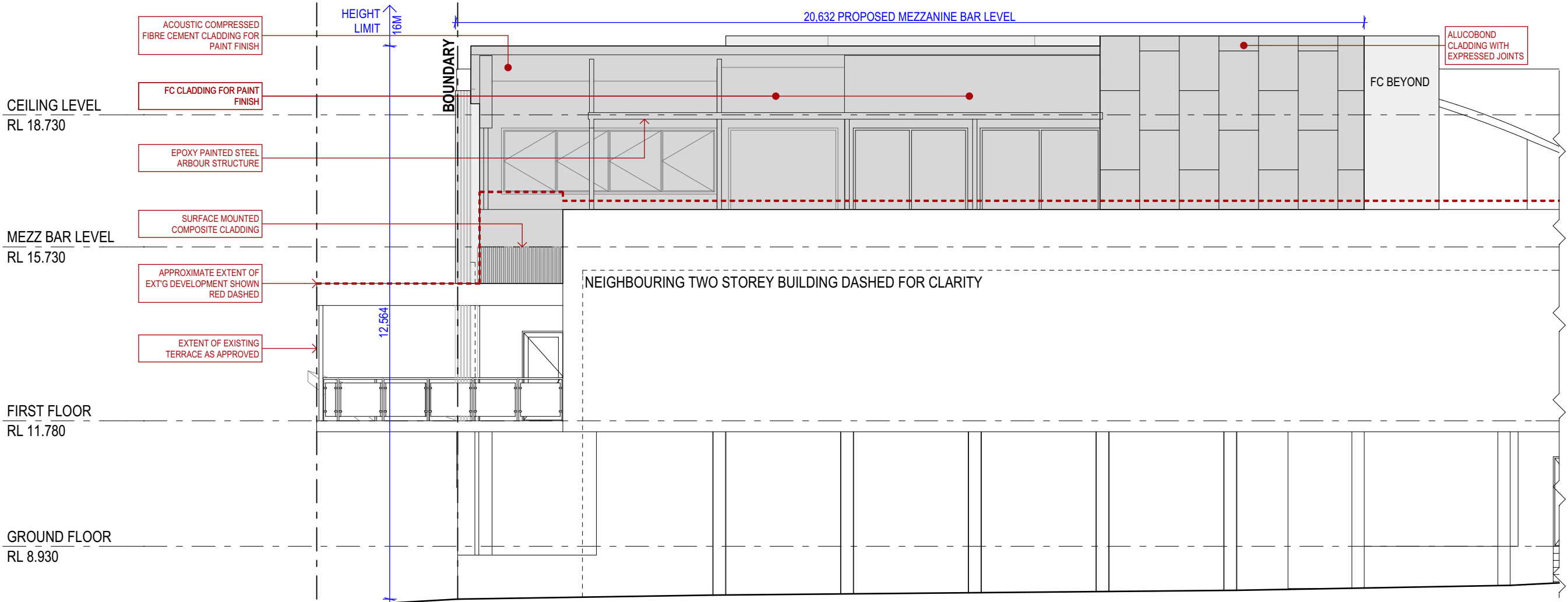
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FILENAME: 11674.TORONTOMEZZ.DA.170504.pln

DRAWN: JAC DATE: 7/06/2017 SCALES: 1:50

PROJECT No: 11674 DA PHASE: DA DRAWING No: A07 REV: E





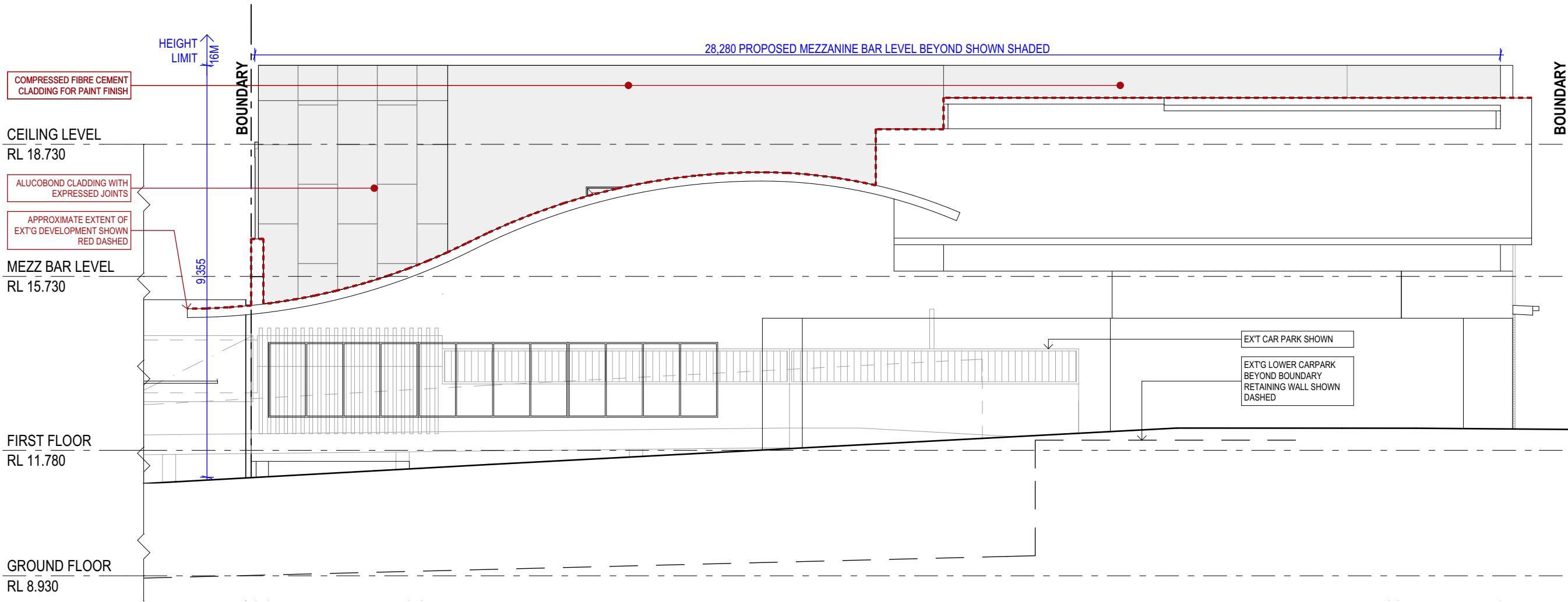
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supporting the RSL & community

PROJECT: TORONTO DIGGERS MEZZANINE

CLIENT: TORONTO DIGGERS  
41 THE BOULEVARDE, TORONTO  
NSW, 2283

SITE: 41 THE BOULEVARDE  
LOT 83 & 84 DP9673,  
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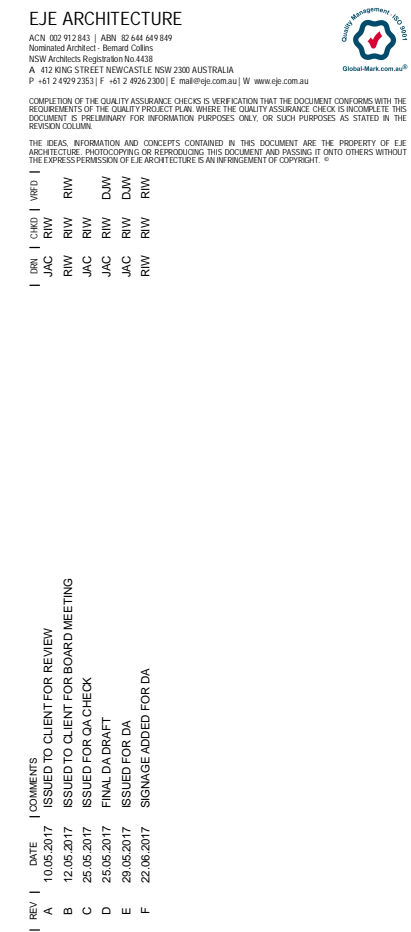
DRAWING: NORTH & EAST ELEVATIONS

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DRAWN: JAC DATE: 7/06/2017 SCALES: 1:100

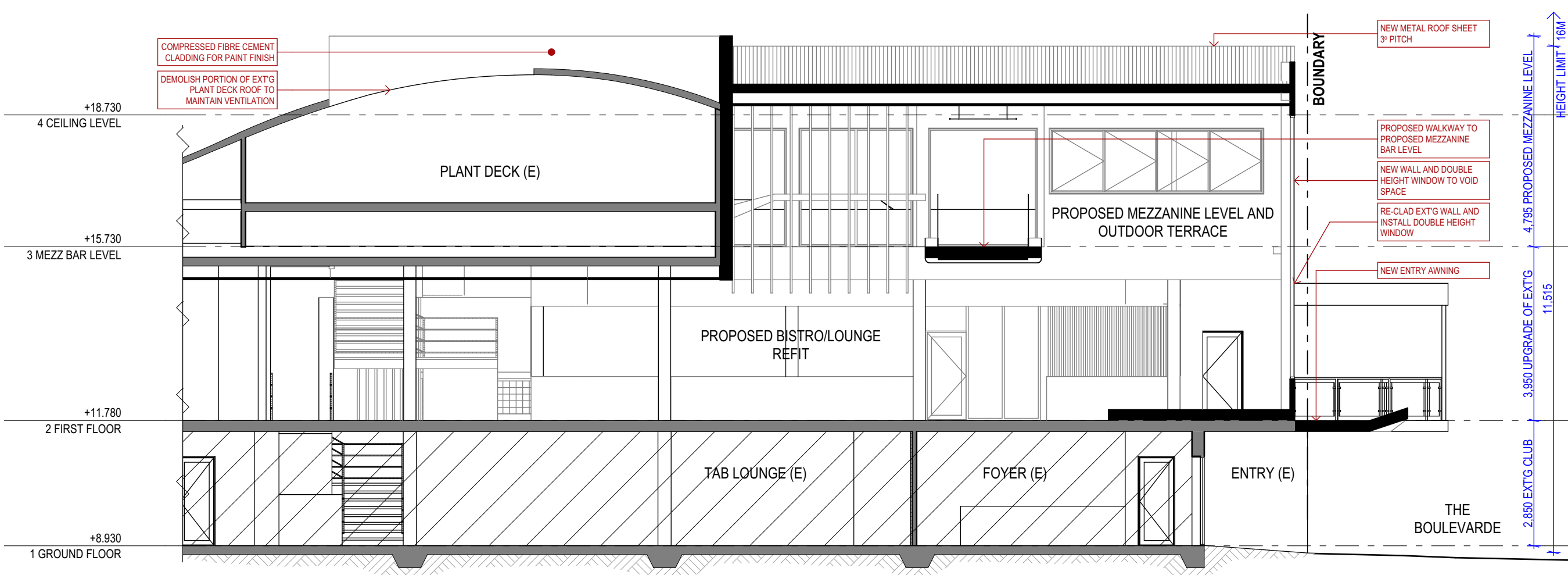
PROJECT No: 11674 PHASE: DA DRAWING No: A08 REV: F



PROJECT No: 11674      PHASE: DA      DRAWING No: A09      REV: F







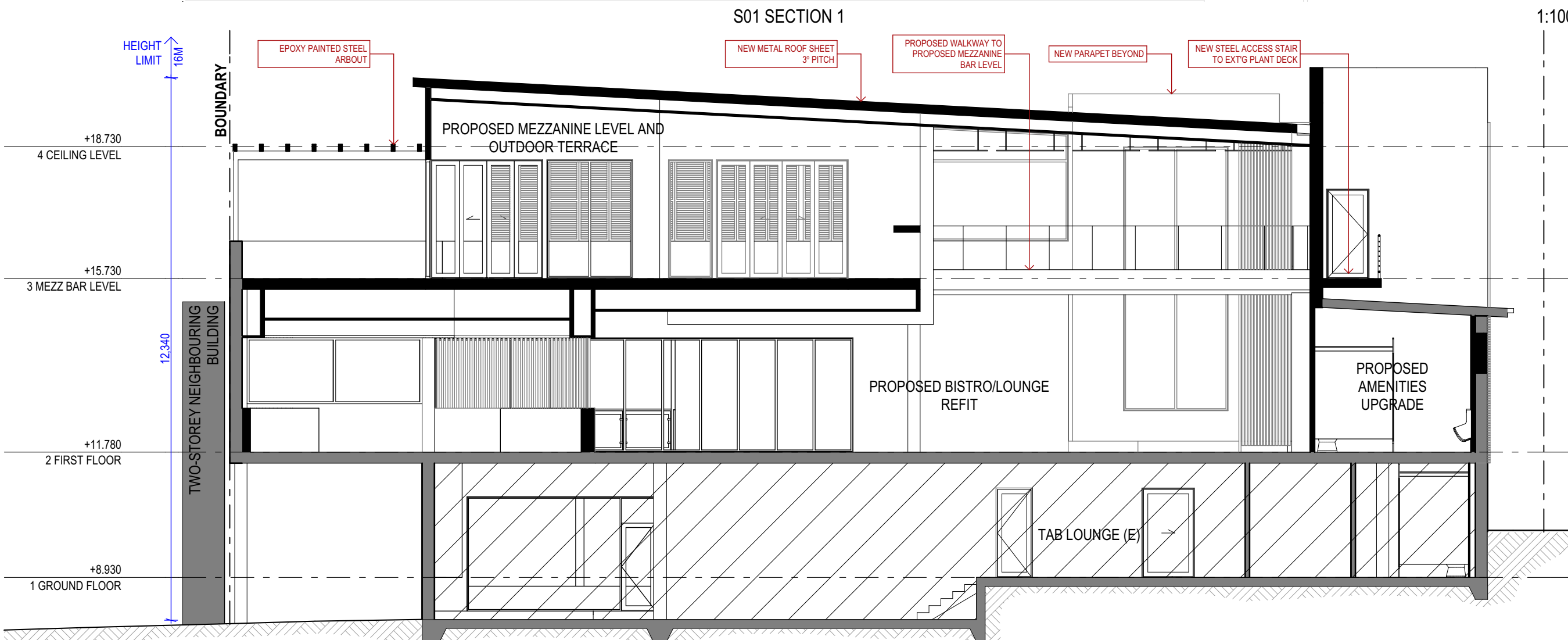
**EJE ARCHITECTURE**  
ACN 002 912 863 | ABN 82 644 649 849  
Nominated Architect - Bernard Collins  
NSW Architects Registration No 4438  
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1:100



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PROJECT: TORONTO DIGGERS MEZZANINE

CLIENT: TORONTO DIGGERS  
41 THE BOULEVARDE, TORONTO  
NSW, 2283

SITE: 41 THE BOULEVARDE  
LOT 83 & 84 DP9673,  
LOT 9 DP240283  
TORONTO NSW 2283

DRAWING: SECTION 01 & 02

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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DRAWN: JAC DATE: 7/06/2017 SCALES: 1:100

PROJECT No: 11674 PHASE: DA DRAWING No: A10 REV: E

**EJE** architecture

NOTE:  
APPROXIMATE EXTENT OF EXISTING SHADOWS SHOWN RED DASHED  
APPROXIMATE EXTENT OF SHADOWS RESULTING FROM PROPOSED DEVELOPMENT SHOWN BLUE DASHED



SHADOW SUMMARY:  
- THE LOCATION OF THE PROPOSAL ON THE SOUTHERN PORTION OF A SOUTH FACING BLOCK ENSURES THAT NO NEIGHBOURING BUILDING BE SIGNIFICANTLY OVERSHADOWED AS A RESULT OF THIS DEVELOPMENT.  
- IN ADDITION, THE PROPOSAL SITS APPROXIMATELY 3.3M BELOW THE MAXIMUM HEIGHT LIMIT, FURTHER REDUCING SHADOWING.

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DRN	CHKD	VRFD	PROJECT
JAC	RIW		TORONTO DIGGERS MEZZANINE
JAC	RIW		
JAC	RIW	DJW	
JAC	RIW	DJW	

CLIENT: TORONTO DIGGERS  
41 THE BOULEVARDE, TORONTO  
NSW, 2283

SITE: 41 THE BOULEVARDE  
LOT 83 & 84 DP9673,  
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TORONTO NSW 2283

DRAWING: SHADOW DIAGRAMS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 11674.TORONTOMEZZ.DA.170504.pln

DRAWN: JAC DATE: 7/06/2017 SCALES: 1:500

PROJECT No: 11674 DA PHASE: DA DRAWING No: A11 REV: D





SOUTH PERSPECTIVE



SOUTH-EAST PERSPECTIVE



SOUTH-WEST PERSPECTIVE



SOUTH-EAST PROPOSED ROOFTOP TERRACE PERSPECTIVE

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JAC	RIW	DJW	
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DRAWING: 3D PERSPECTIVES

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FILENAME: 11674.TORONTOMEZZ.DA.170504.pln  
DRAWN: JAC DATE: 7/06/2017 SCALES: N.T.S.

PROJECT No: 11674 DA PHASE: A12 DRAWING No: A12 REV: C





1  
SURFACE MOUNTED COMPOSITE CLADDING



2  
ALUCOBOND



3  
SURFACE MOUNTED COMPOSITE CLADDING



4  
ALUMINIUM SHUTTERS



5  
EPOXY PAINTED STEEL



6  
SPOTTED GUM SOFFIT



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DRN	CHKD	VRFD
JAC	RIW	
JAC	RIW	
JAC	RIW	DJW
JAC	RIW	DJW

PROJECT: TORONTO DIGGERS MEZZANINE

CLIENT: TORONTO DIGGERS  
41 THE BOULEVARDE, TORONTO  
NSW, 2283

SITE: 41 THE BOULEVARDE  
LOT 83 & 84 DP9673,  
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DRAWING: SCHEDULE OF MATERIALS

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DRAWN: JAC  
DATE: 7/06/2017  
SCALES: N.T.S.

PROJECT No: 11674  
PHASE: DA  
DRAWING No: A13  
REV: D





