



DA ISSUE

REVISION

REV A 28.06.23
STUDIO FRONT SETBACK
INCREASED TO 3M
CAR PARKING SPACES
ADDED

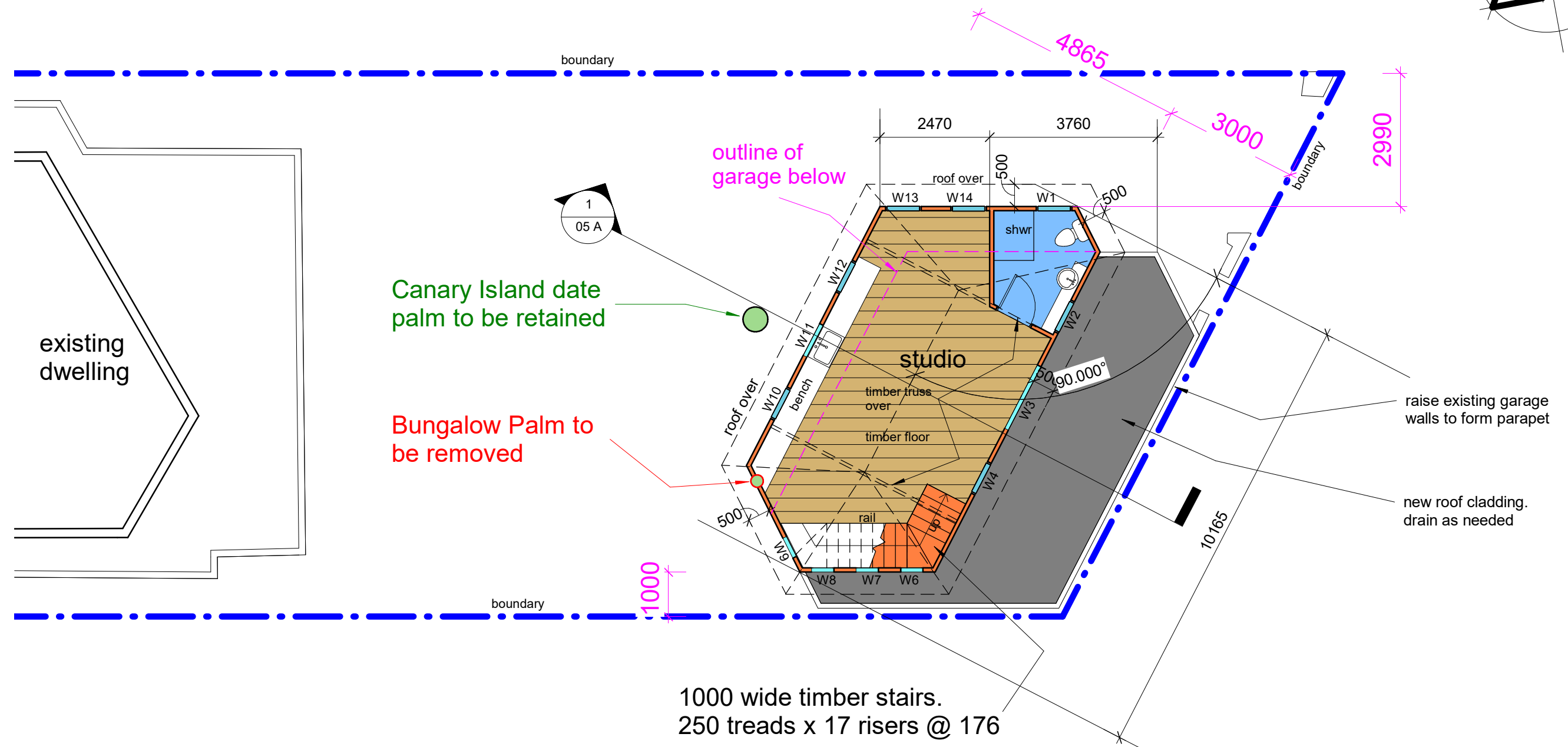


peterdownes
multi-award winner designs
77 Riviera Ave, Avalon Beach 2107 0488 662 445
www.peterdownes.com.au

PROJECT
new studio added to 102 Iluka rd Palm
Beach

DRAWING
cover sheet

DRAWN PD	CHECKED PD
SCALE	DATE 08.03.23
DRG. A3 2304	00 A



total studio floor area = 41.4 m²
including stairwell void

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DRAWING

studio floor plan

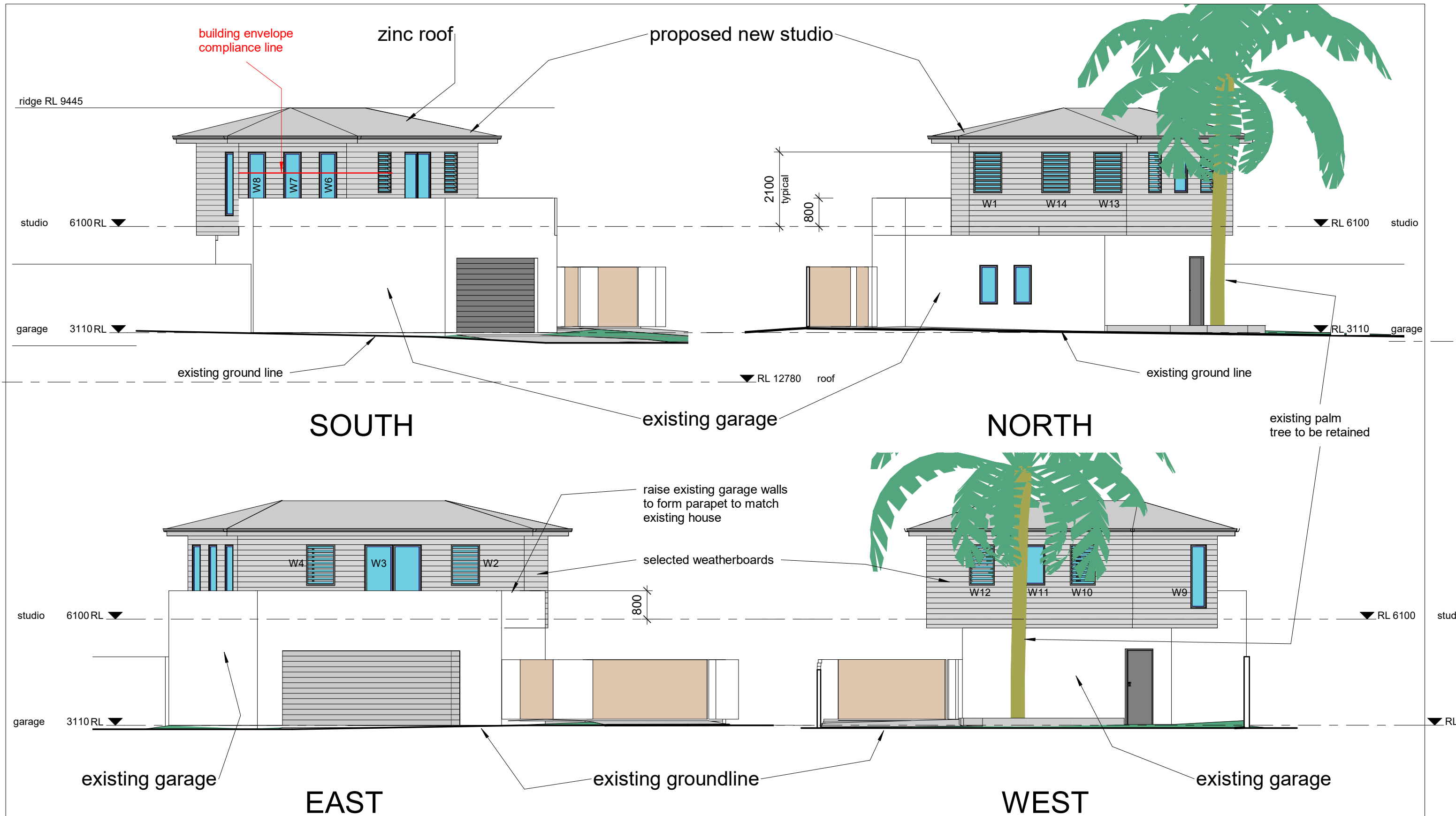
DRAWN
PD

SCALE
1 : 100

CHECKED
PD

DATE
08.03.23

DRG.		
A3	2304	03 A



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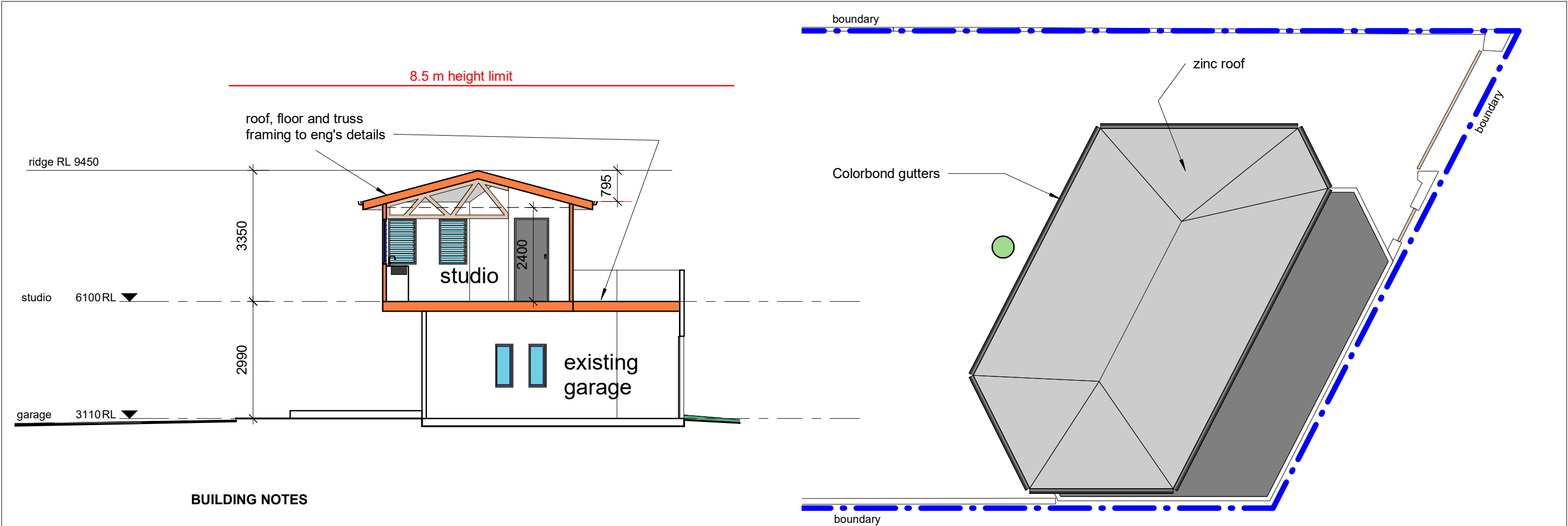


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PROJECT
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DRAWING
elevations

DRAWN PD	CHECKED PD
SCALE 1 : 100	DATE 08.03.23
DRG. A3 2304 04 A	



BUILDING NOTES

All work to be carried out by suitably licensed and qualified tradesmen, and to comply with all relevant standards and Councils requirements.

Main contractor to be responsible for obtaining all necessary inspection certificates.

An approved sedimentation control system is to be installed and maintained for the duration of the construction.

Smoke alarms are to be fitted in accordance with Building Code of Australia requirements.

Termite protection is to be in the form of a physical barrier (eg Termimesh or similar) - no chemical barriers to be used.

DEMOLITION NOTES

- existing top floor, garage and driveway to be demolished.
- all demolition materials to be disposed of in an approved and proper manner
- adjoining properties to be protected at all times
- asbestos (if encountered) is to be disposed of in an approved and proper manner

WINDOW AND DOOR SCHEDULE				
Mark	Orientation	Width	Height	Description
W1	N	800	1150	1 louvre
W2	SE	800	1150	1 louvre
W3	SE	1600	2100	2 fixed
W4	SE	800	1150	1 louvre
W5		0	0	not used
W6	S	500	1800	1 fixed
W7	S	500	1800	1 fixed
W8	S	500	1800	1 fixed
W9	SW	500	1800	1 fixed
W10	NW	800	1150	1 louvre
W11	NW	800	1150	1 fixed
W12	NW	800	1150	1 louvre
W13	N	800	1150	1 louvre
W14	N	800	1150	1 louvre

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