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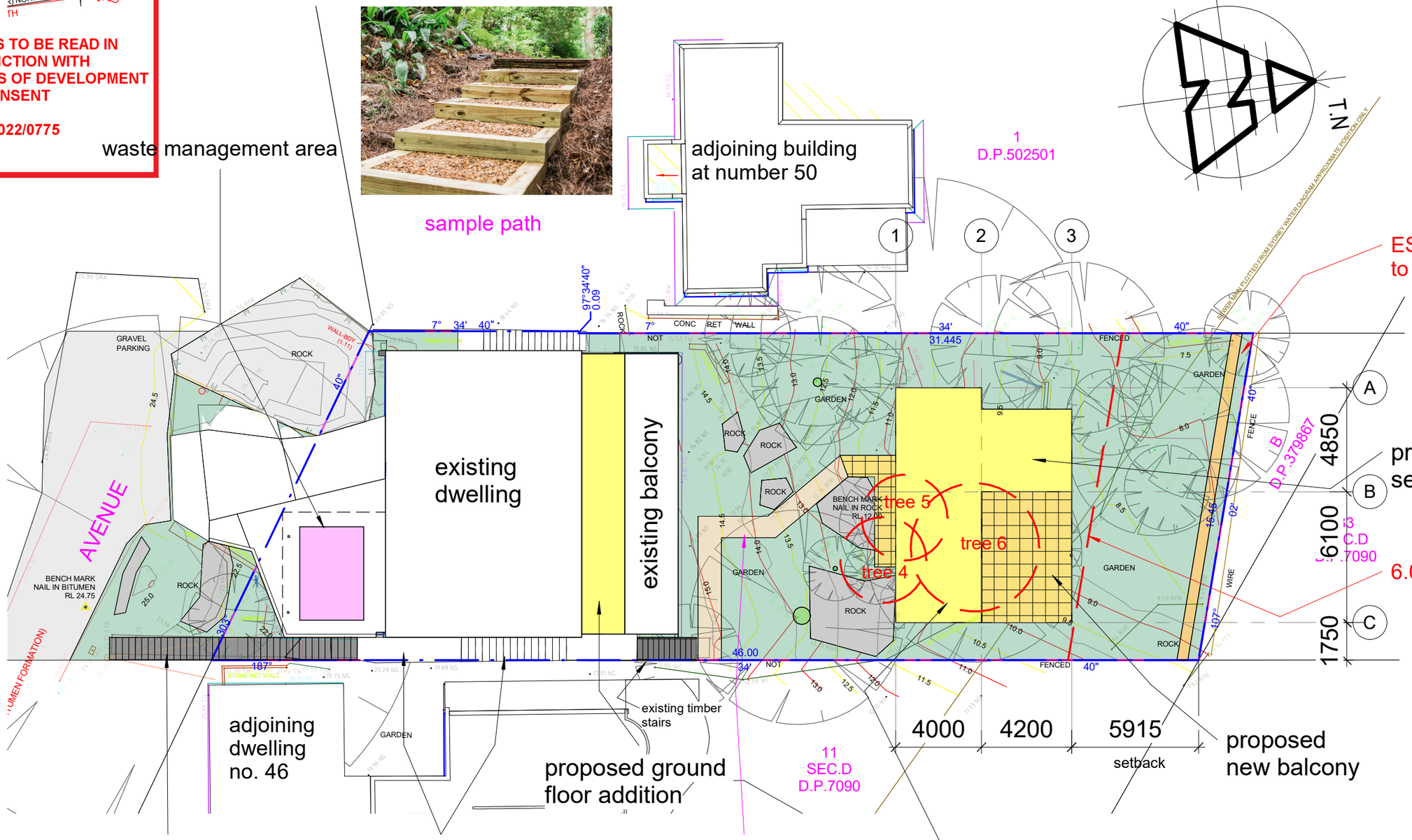
sample path



All work to Geotech, and BASIX requirements.

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REVISION

REV A 18.07.22
SECONDARY DWELLING ACCESS STAIRS AND PATH ALTERED

BUILDING DESIGNERS AUSTRALIA NSW

peterdownes multi-award winner designs

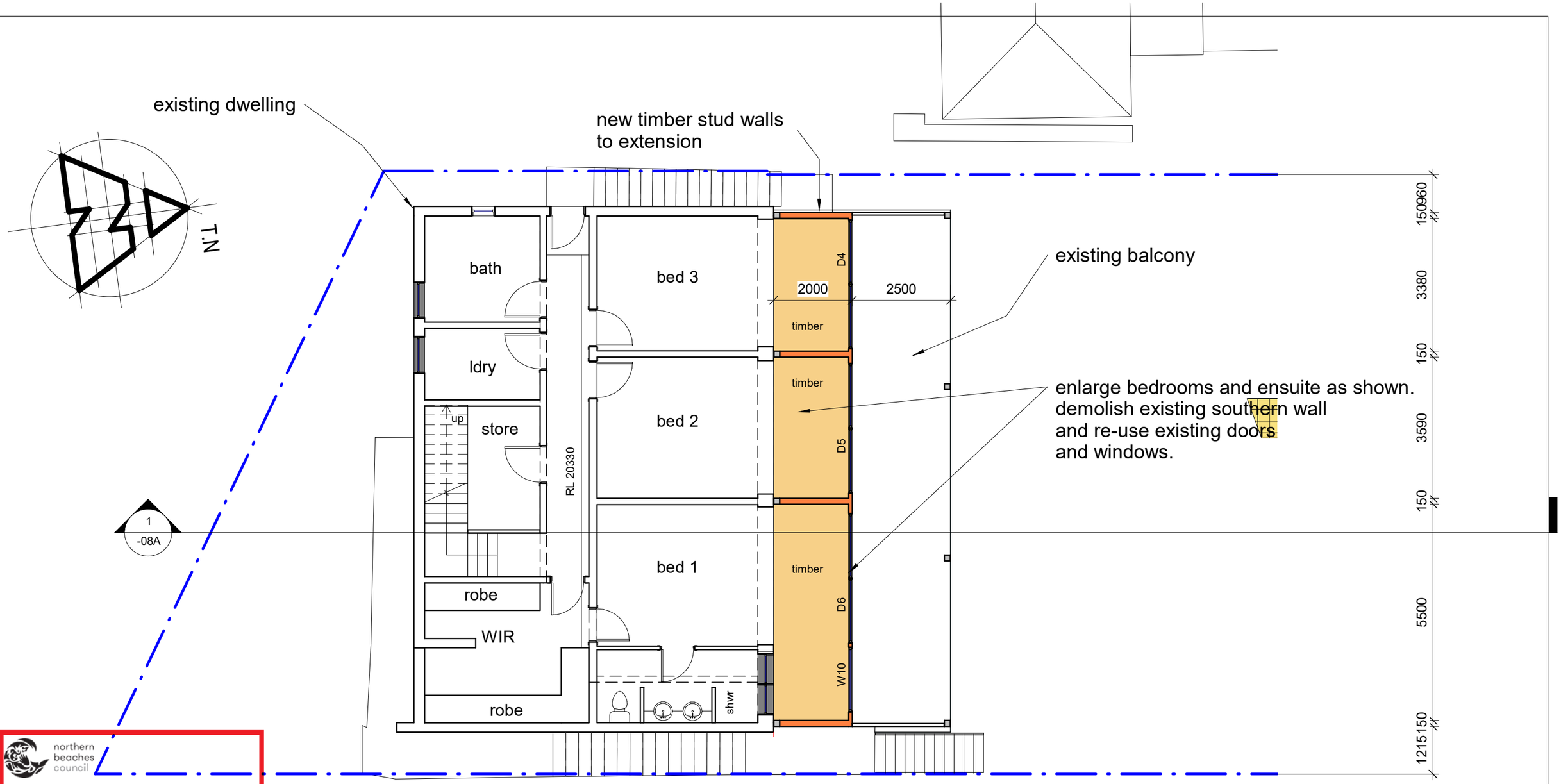
address 77 Riviera rd, Avalon 2107
phone 0488 662 445 www.peterdownes.com

PROJECT
New secondary dwelling at 48 Lindley Ave, Narrabeen

DRAWING
Site Plan

DRAWN	CHECKED
PD	PD
SCALE	**DATE**
1 : 200	18.8.19

DRG. No. A3 2201-01A



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PROJECT
New secondary dwelling at 48 Lindley Ave, Narrabeen

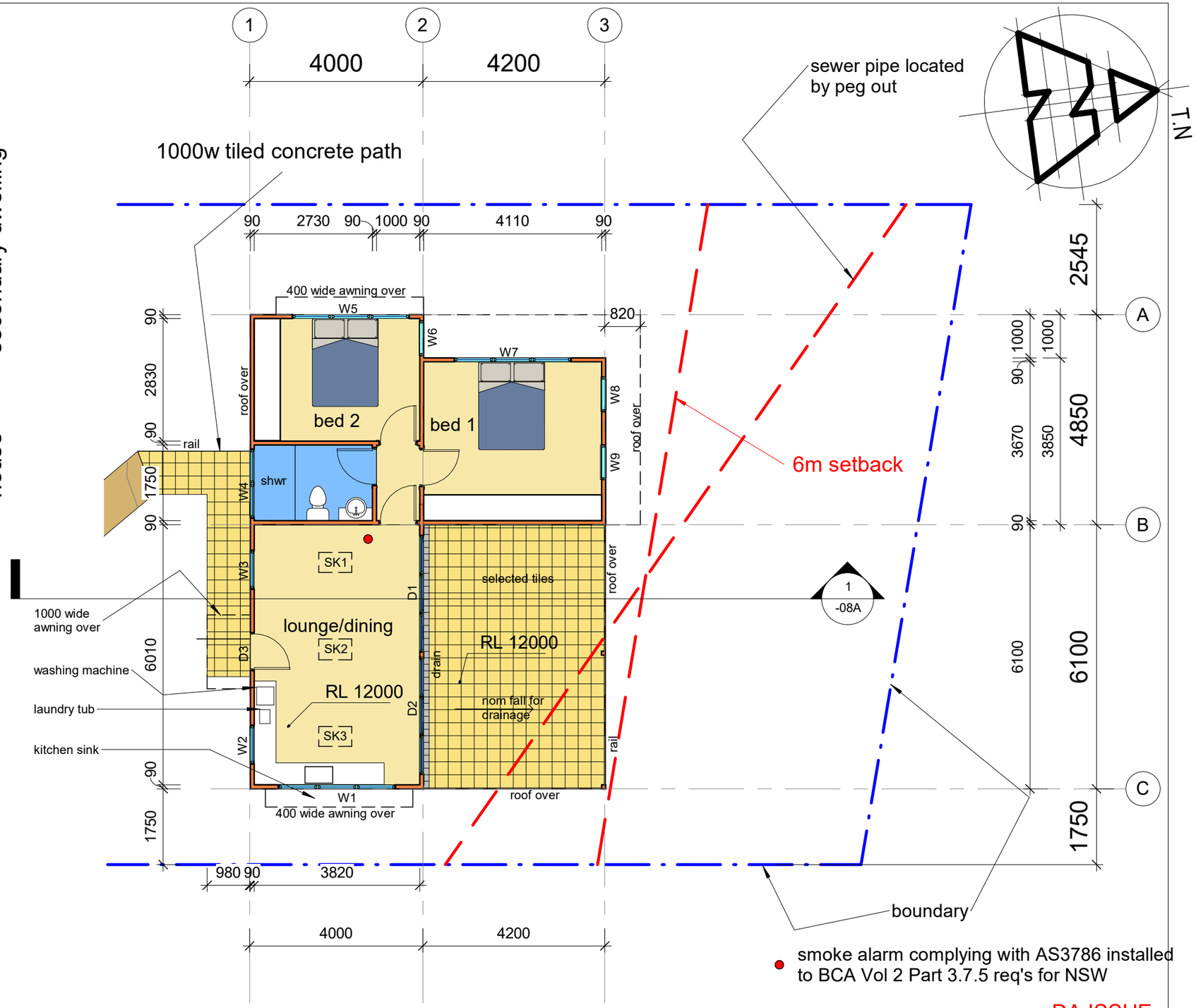
DRAWING
ground floor plan house

DRAWN	CHECKED
PD	PD
SCALE	**DATE**
1 : 100	01.04.22
DRG. No.	
A3	2201-02A

WINDOW AND DOOR SCHEDULE				
Mark	**Orientation**	**Width**	**Height**	**Description**
W1	E	2700	600	2 awning, 1 fixed
W2	S	900	600	1 awning
W3	S	900	600	1 awning
W4	S	1600	600	2 awning
W5	W	2700	600	2 awning, 1 fixed
W6	N	800	2400	1 louvre
W7	W	2700	600	2 awning, 1 fixed
W8	N	800	2400	1 louvre
W9	N	800	2400	1 louvre
D1	N	2700	2400	3 stacking
D2	N	2700	2400	3 stacking
D3	S	820	2400	selected front door
SK1	N	460	780	1 fixed
SK2	N	460	780	1 fixed
SK3	N	460	780	1 fixed
W10	N	1650	2700	1 fixed
D4	N	3300	2700	2 sliding
D5	N	3300	2700	2 sliding
D6	N	3300	2700	2 sliding

secondary dwelling

house



WINDOW AND DOOR NOTES

all windows and doors to be powder coated aluminium

all window and door dimensions to be verified by the builder

all doors and windows to be fitted with draft seals

glazing specification to be in accordance with BASIX etc

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All work to Geotech, and BASIX requirements.

smoke alarm complying with AS3786 installed to BCA Vol 2 Part 3.7.5 req's for NSW

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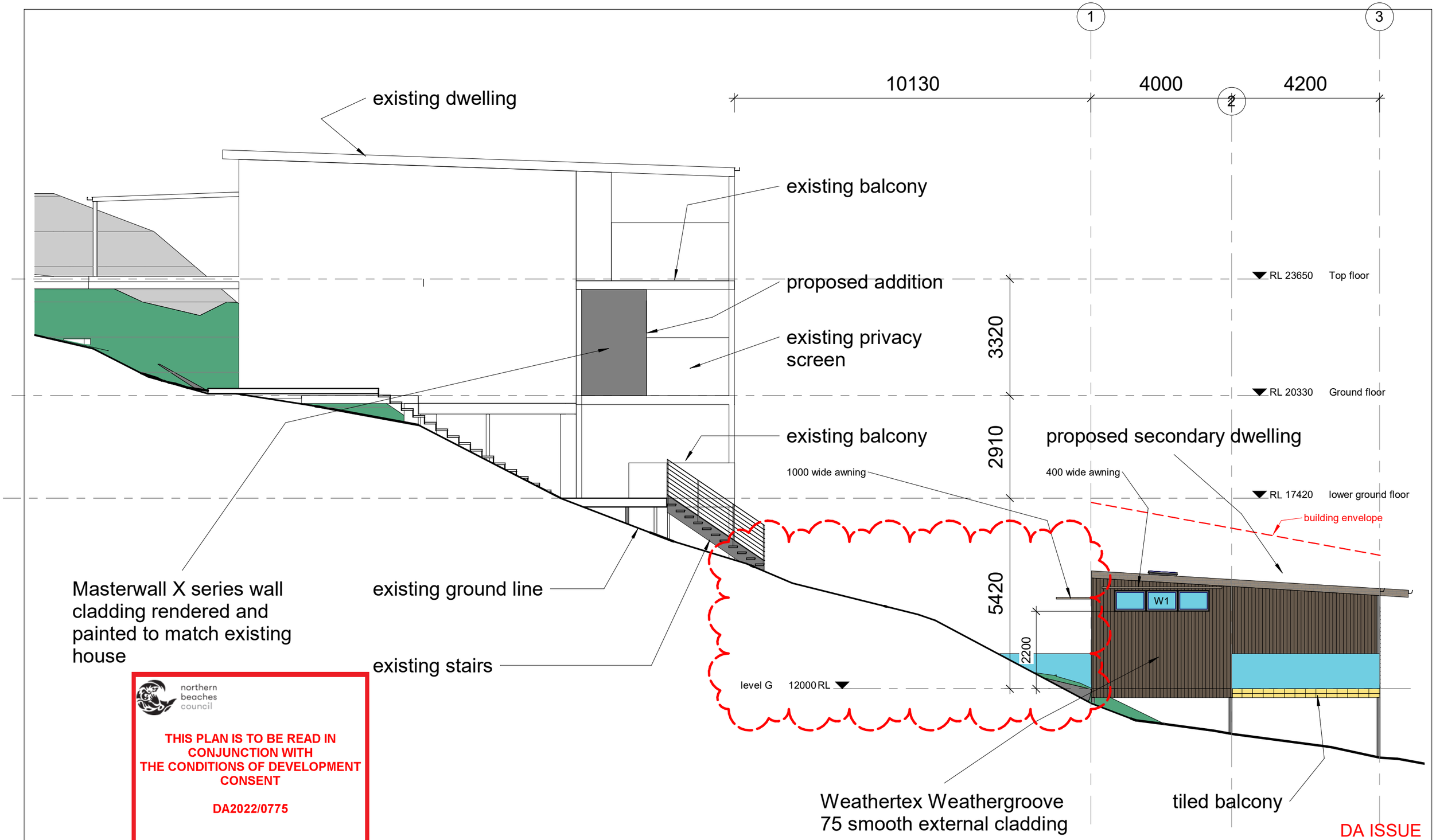
PROJECT
New secondary dwelling at 48 Lindley Ave, Narrabeen

DRAWING
secondary dwelling floor plan, window and door schedule

DRAWN	CHECKED
PD	PD
SCALE	**DATE**
1 : 100	01.04.22
DRG. No.	
A3	2201-03A



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PROJECT
New secondary dwelling at 48 Lindley Ave, Narrabeen

DRAWING
east elevations

DRAWN	CHECKED
PD	PD
SCALE	**DATE**
1 : 100	01.04.22

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A3 2201-04A

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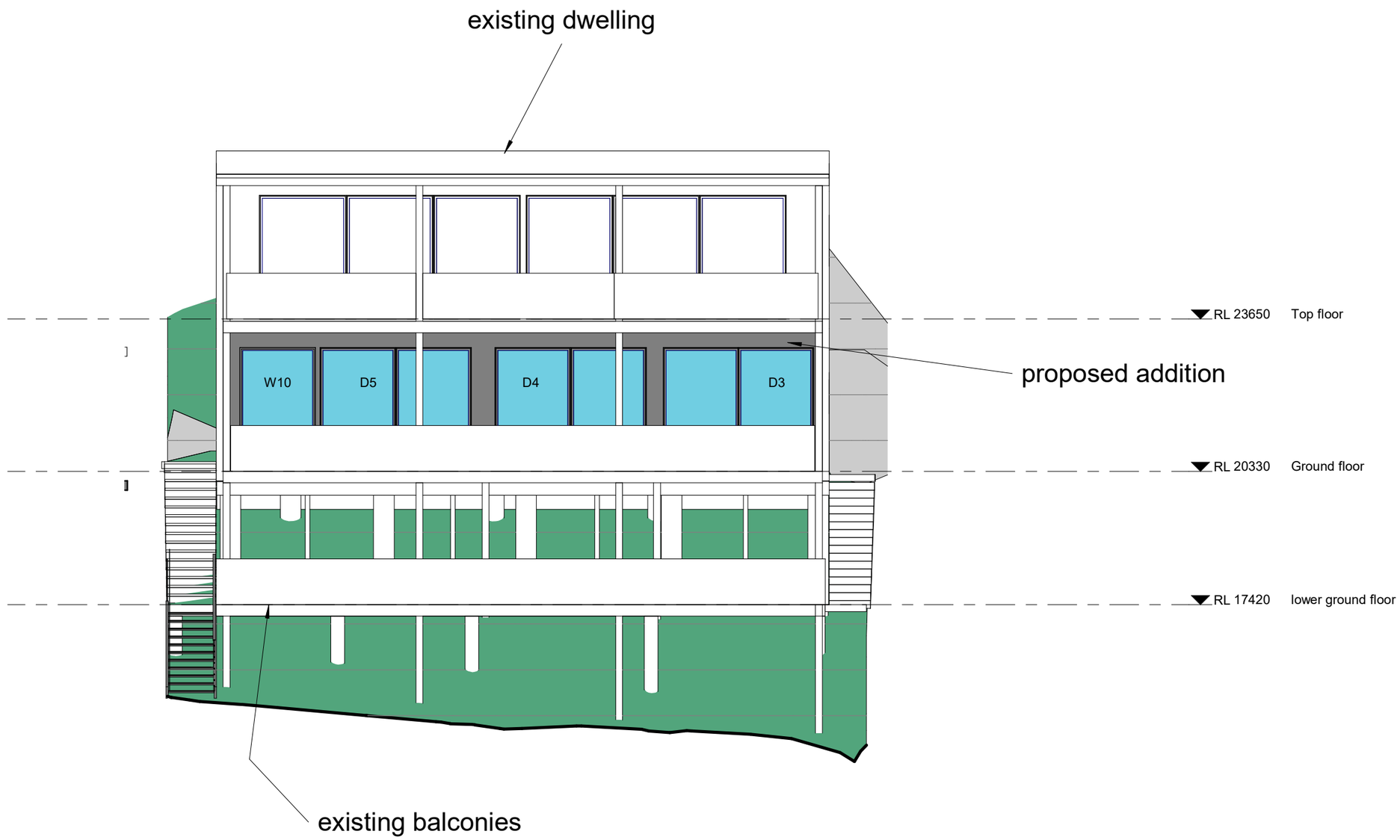

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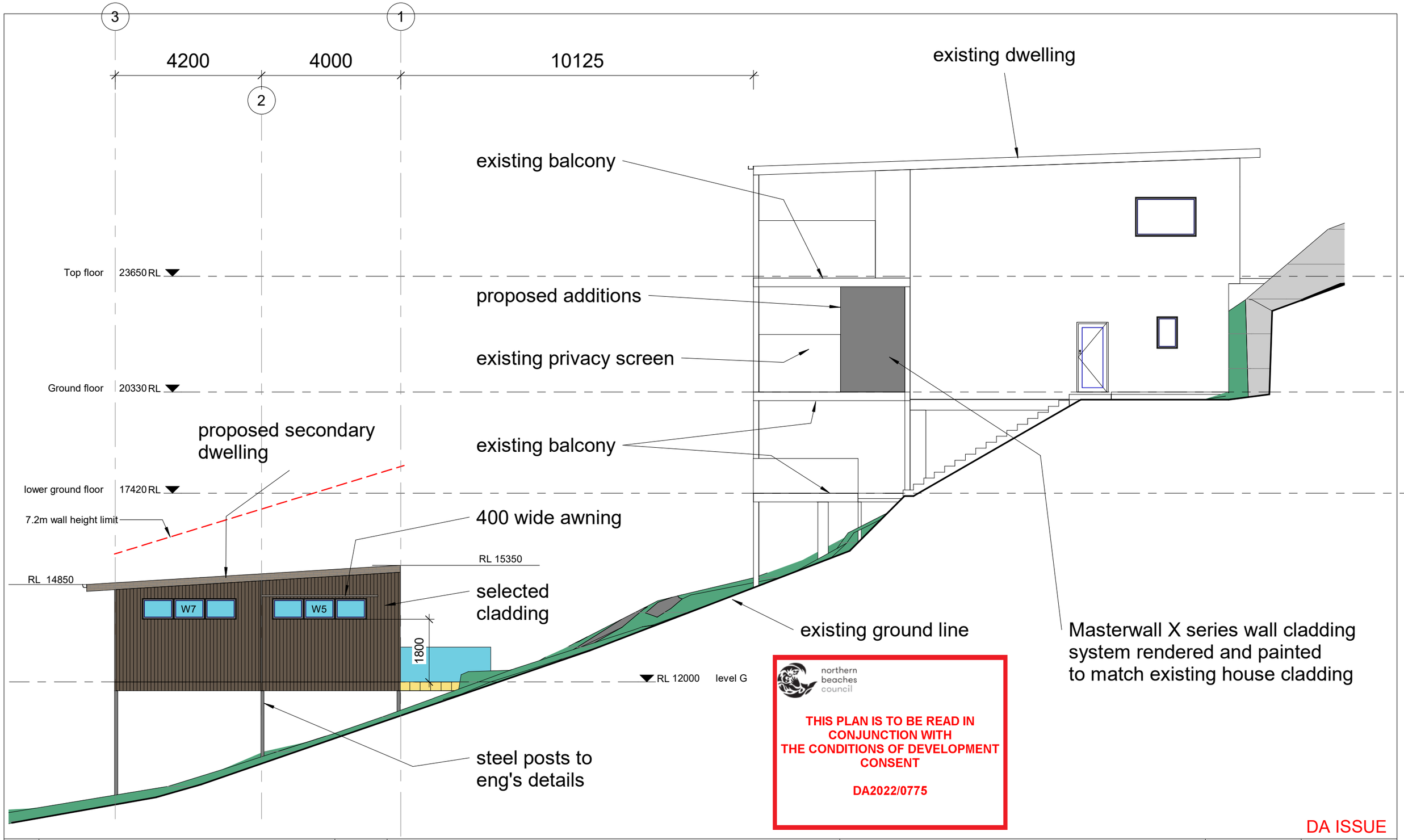
PROJECT
New secondary dwelling at 48 Lindley Ave, Narrabeen

DRAWING
house north elevation

DRAWN	CHECKED
PD	PD
SCALE	**DATE**
1 : 100	01.04.22

DRG. No.
A3 2201-05A



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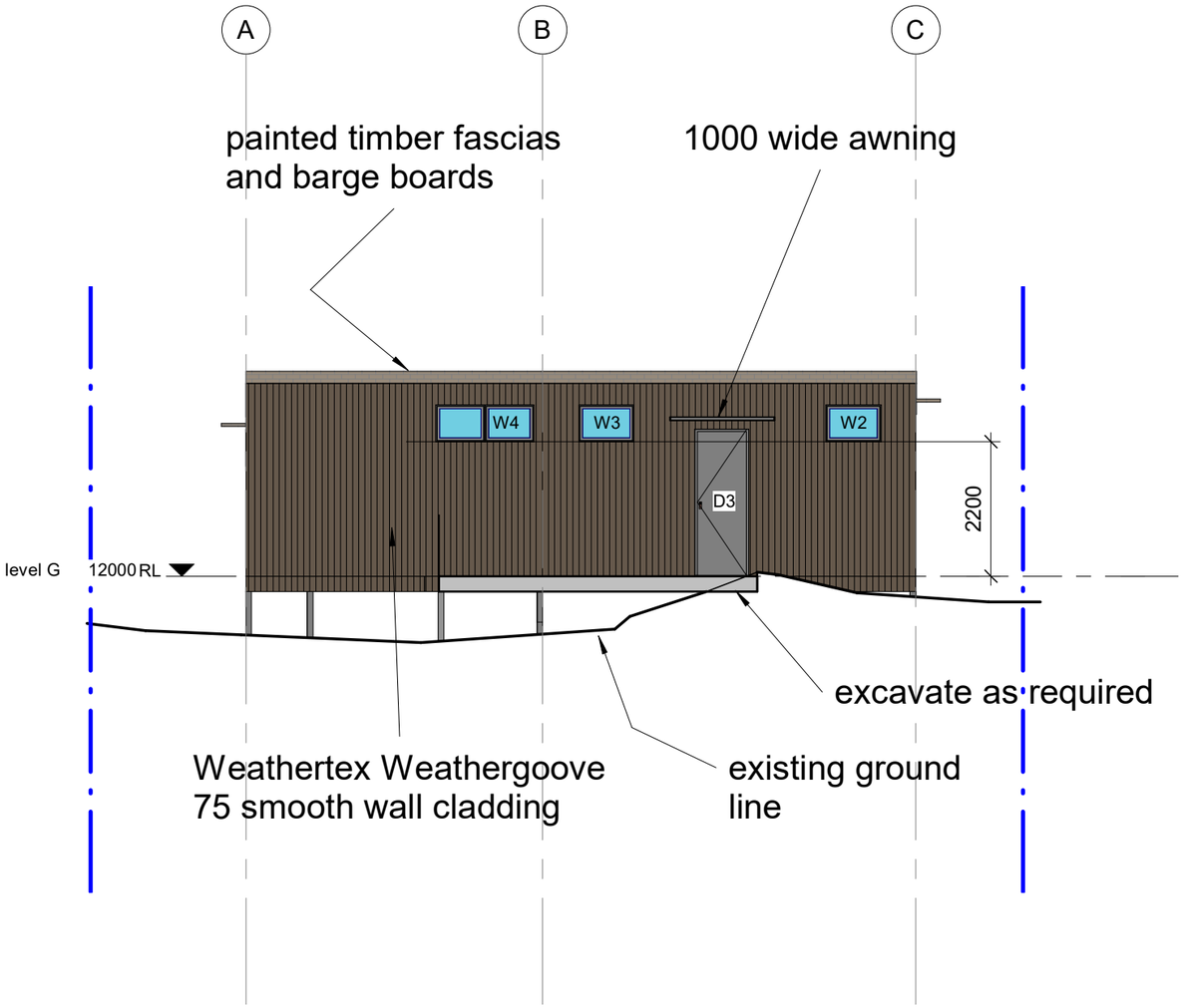
PROJECT
New secondary dwelling at 48 Lindley Ave, Narrabeen

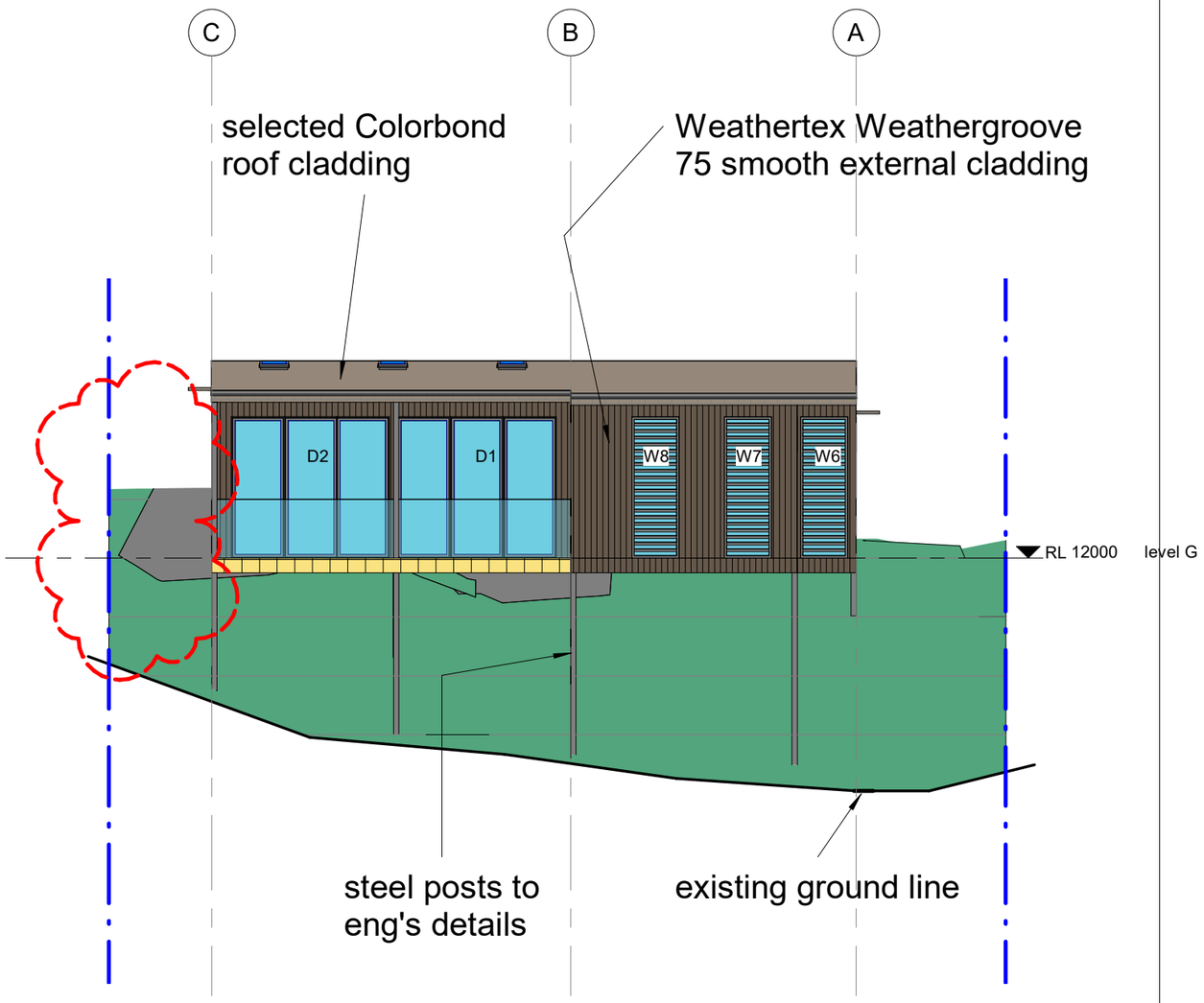
DRAWING
west elevations

DRAWN	CHECKED
PD	PD
SCALE	**DATE**
1 : 100	01.04.22

DRG. No.
A3 2201-06A



SOUTH



NORTH

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All work to Geotech,
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SECONDARY DWELLING
ACCESS STAIRS AND
PATH ALTERED

BUILDING DESIGNERS AUSTRALIA NSW

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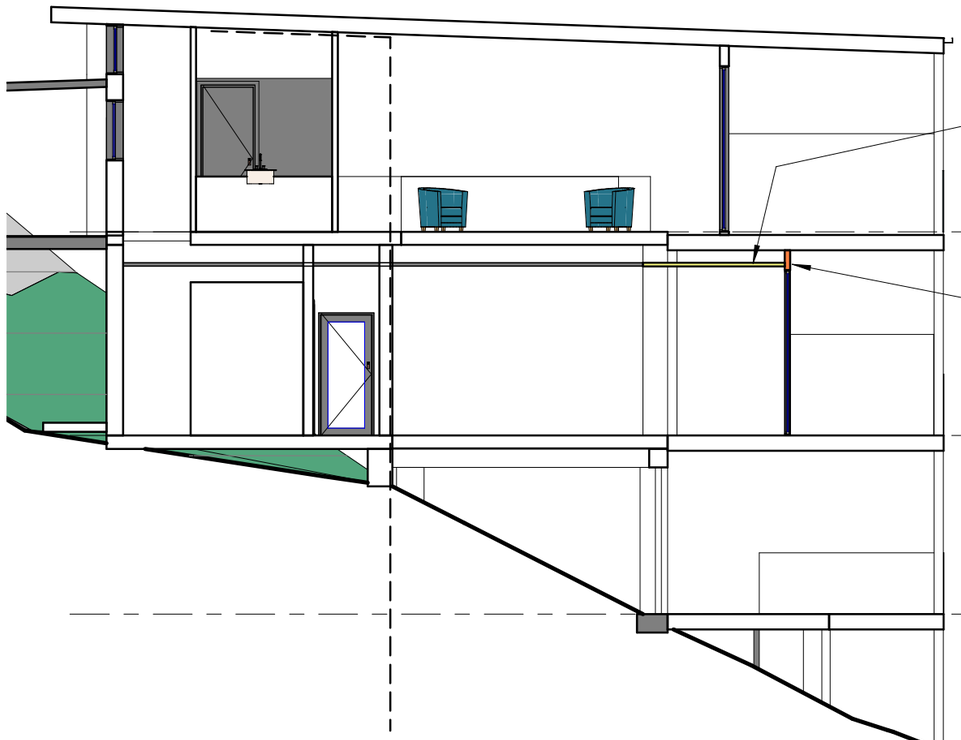
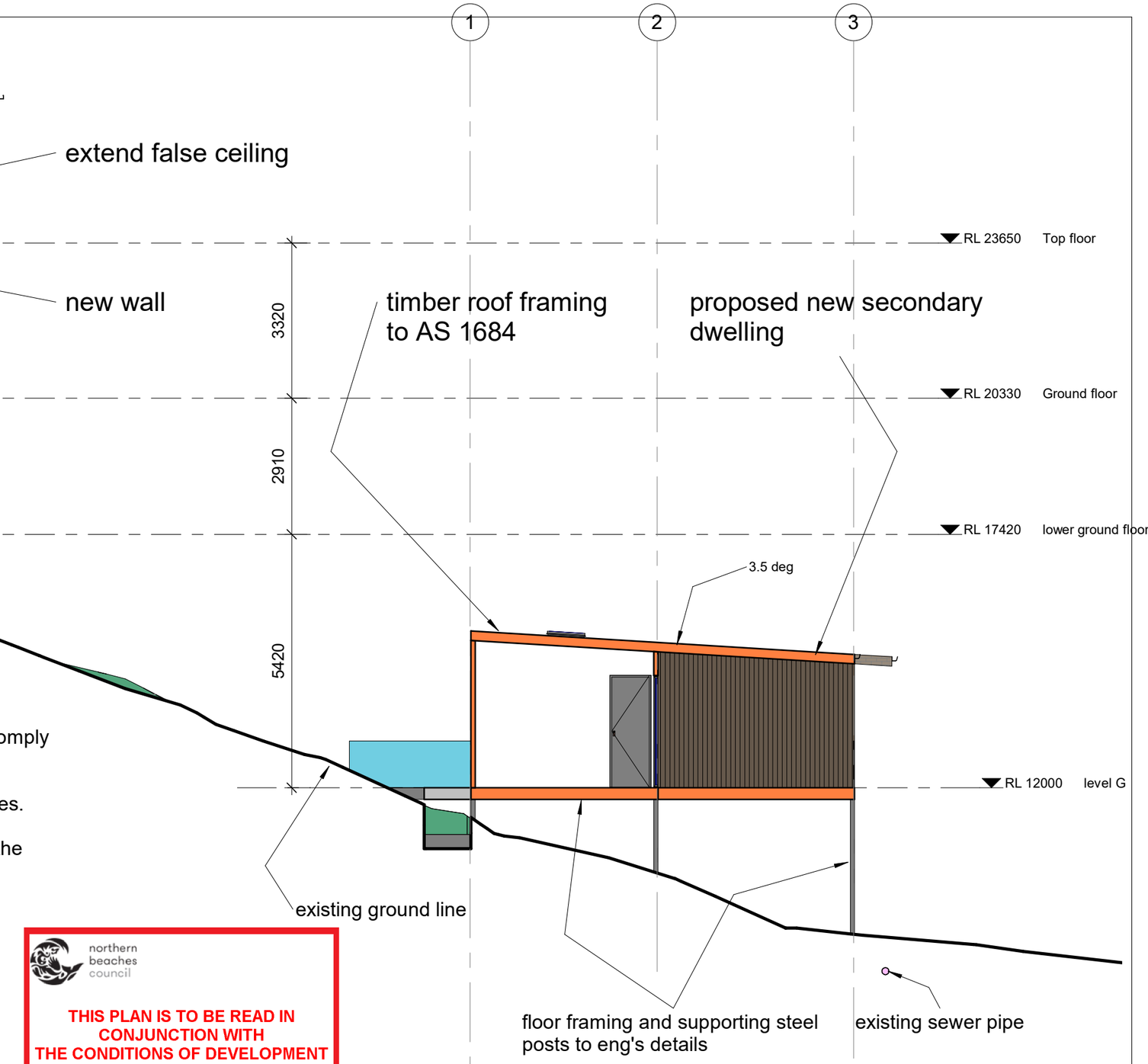
PROJECT
New secondary dwelling at 48 Lindley Ave, Narrabeen

DRAWING
secondary dwelling north and south elevations

DRAWN	CHECKED
PD	PD
SCALE	**DATE**
1 : 100	18.8.19

DRG. No.
A3 2201-07A





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 contract (refer to ESCP).

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.

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PROJECT
New secondary dwelling at 48 Lindley Ave, Narrabeen

DRAWING
section 1, notes

DRAWN	CHECKED
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SCALE	**DATE**
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DRG. No. **A3** 2201-08A