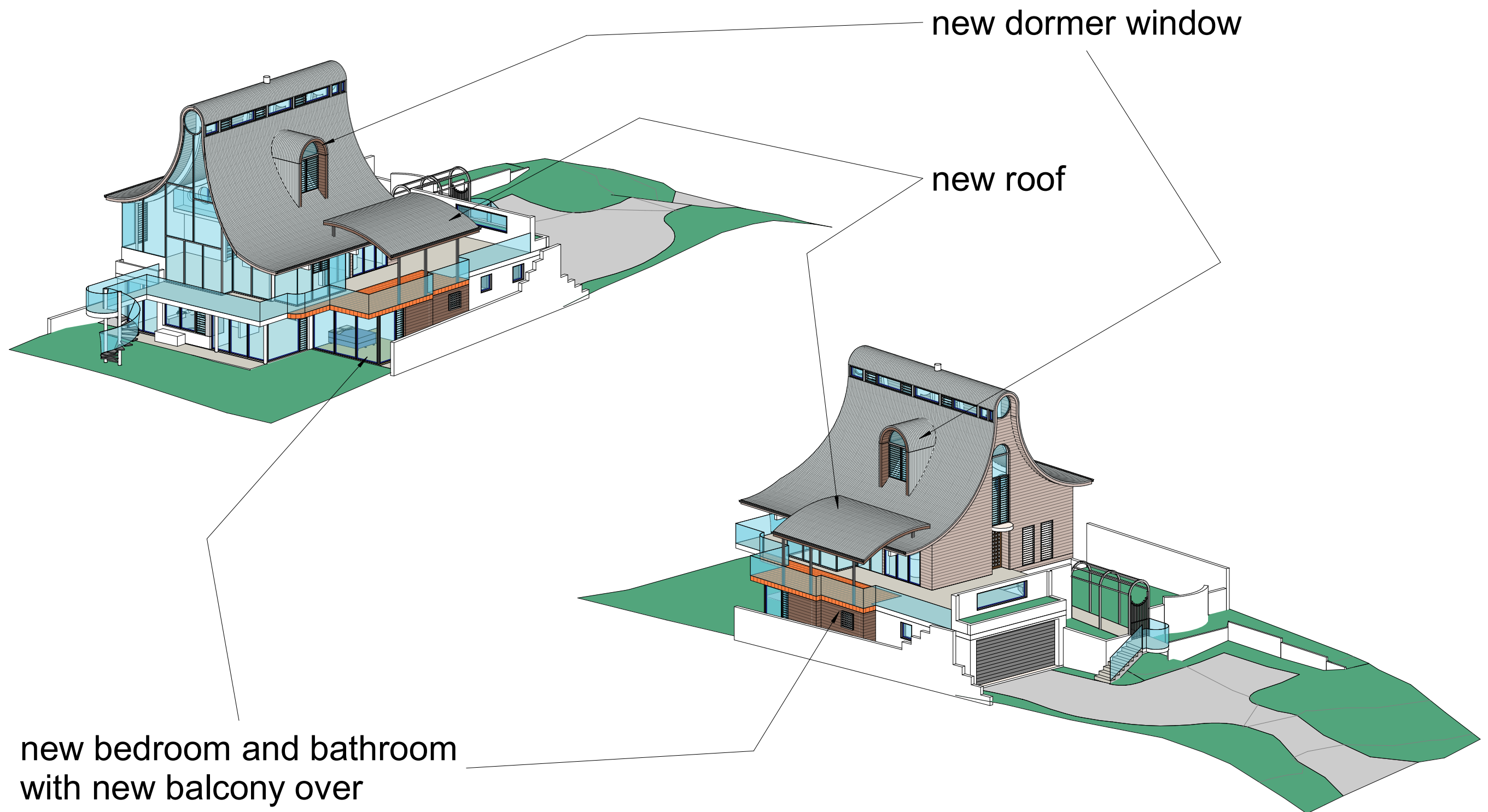
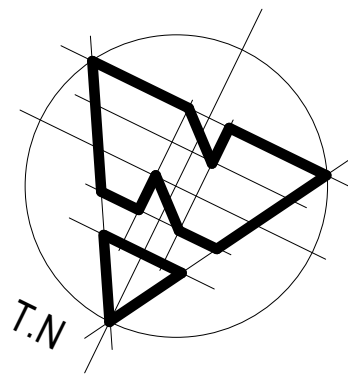




INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

REVISION			 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT	alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach	DRAWN	CHECKED
				DRAWING	cover sheet	PD	PD
						SCALE	DATE
						DRG.	01.07.22
						A3	2202 00



existing balcony

existing 3 story house

waste management area

existing driveway



BARRENJOEY ROAD

INTERIOR DETAILING TO
ALEXANDRA KIDD DESIGN DETAILS
DA ISSUE

REVISION

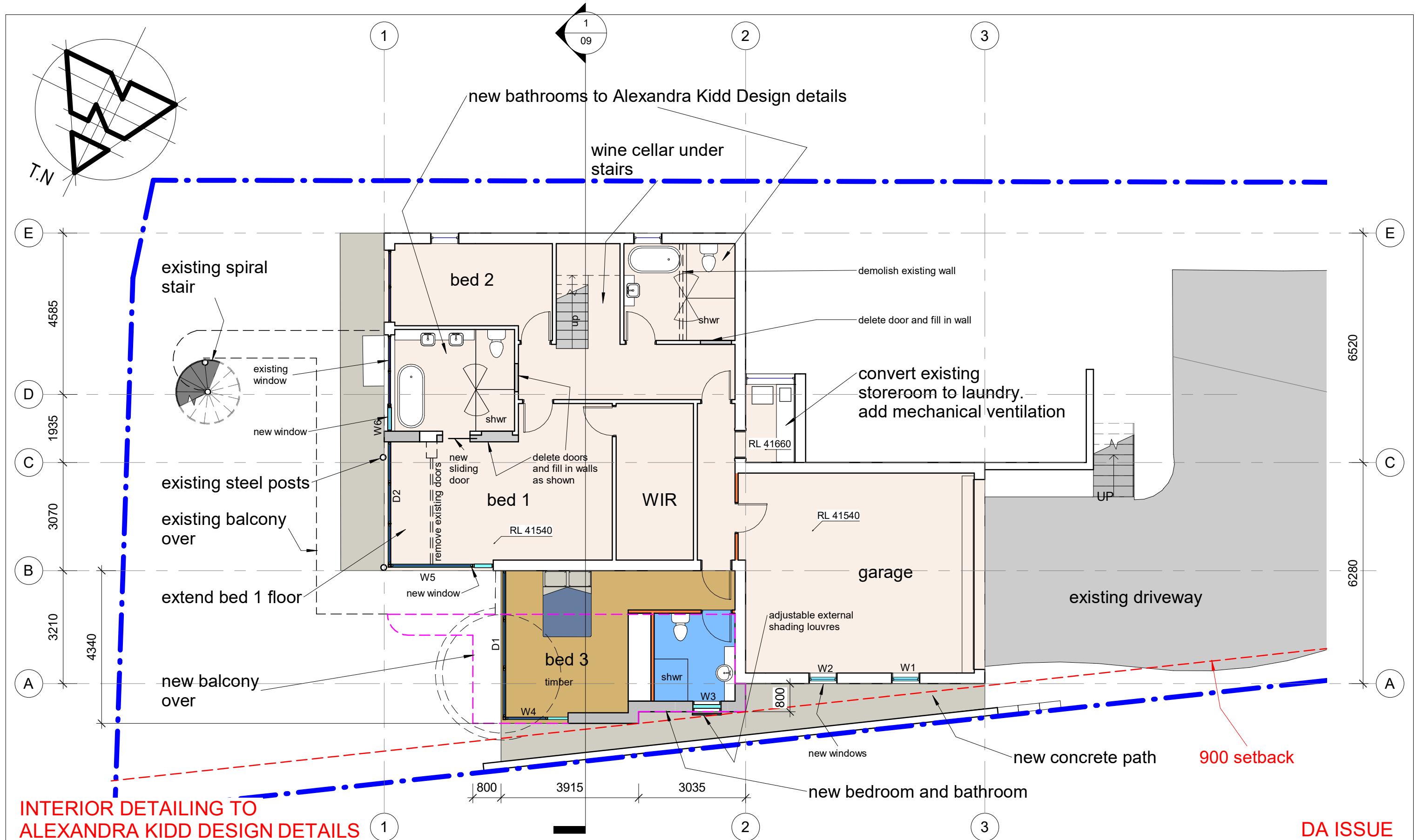


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PROJECT
alterations to an existing dwelling at 518
Barrenjoey rd Avalon Beach

DRAWING
site plan

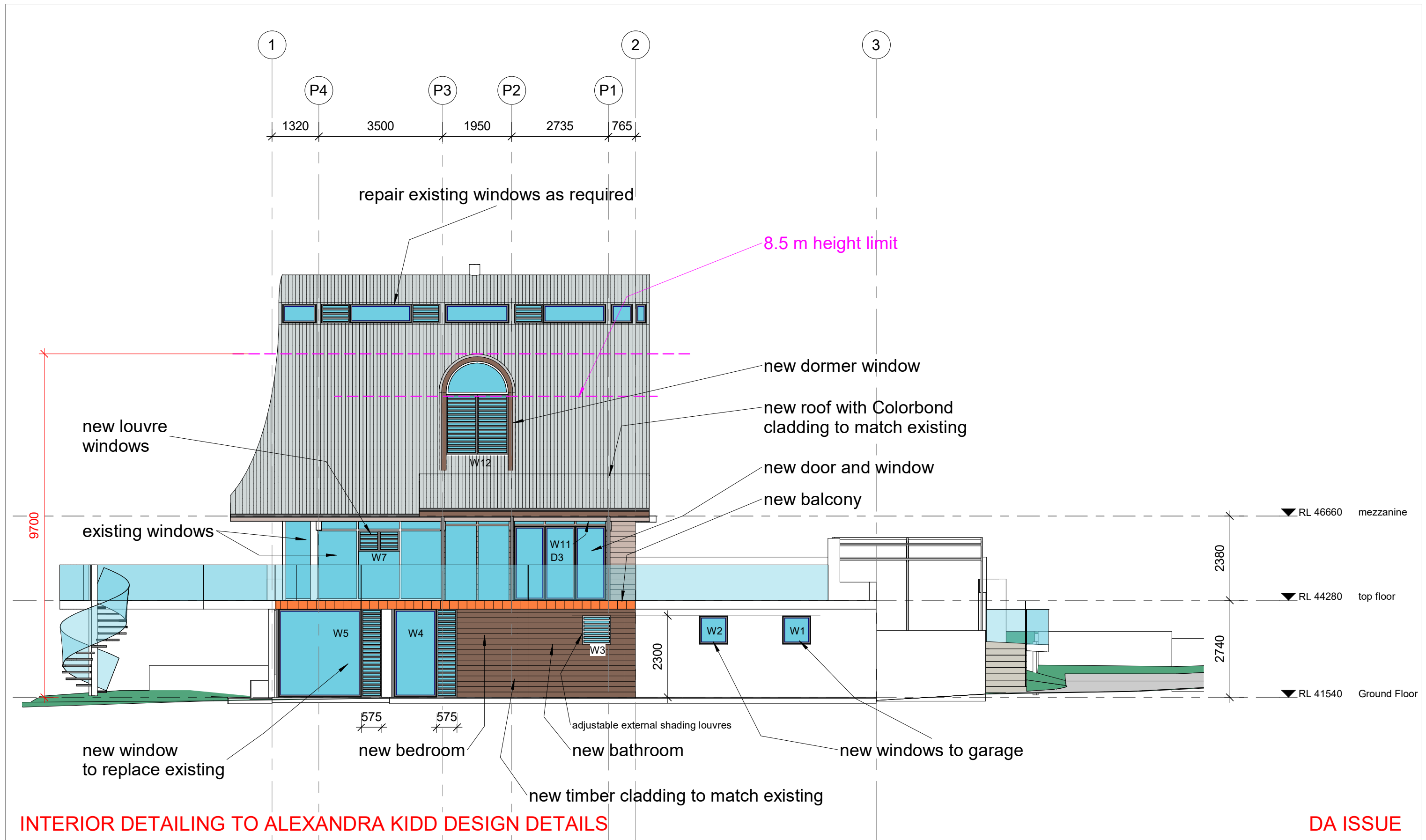
DRAWN PD	CHECKED PD
SCALE 1 : 200	DATE 06/03/22
DRG. A3 2202 01	



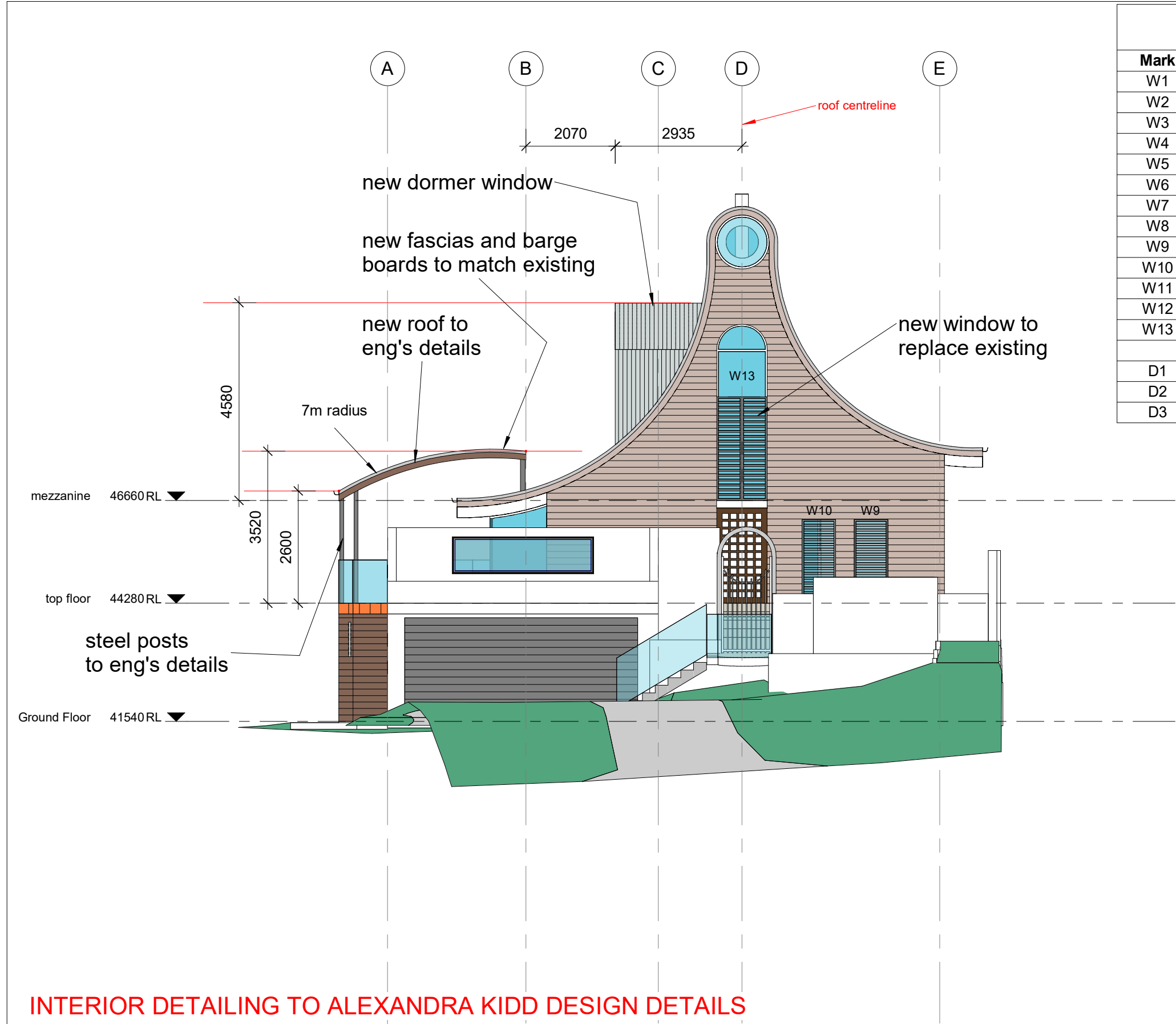
REVISION	  77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach	DRAWN PD	CHECKED PD
			SCALE 1 : 100	DATE 01.07.22
			DRG. A3 2202 02	
		DRAWING ground floor plan		



REVISION	  77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach	DRAWN PD		CHECKED PD
			SCALE 1 : 100		DATE 01.07.22
			DRG. A3 2202 03		
			DRAWING top floor plan		



REVISION		  77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach	DRAWN PD	CHECKED PD
				SCALE 1 : 100	DATE 01.07.22
			DRAWING north elevation	DRG. A3 2202 06	



WINDOW AND DOOR SCHEDULE					
Mark	Orientation	Width	Height	Glazed m2	Description
W1	N	800	800	0.6	1 fixed
W2	N	800	800	0.6	1 louvre
W3	N	800	800	0.6	1 fixed
W4	N	1775	2490	4.4	1 fixed, 1 louvre
W5	N	2915	2490	7.3	1 fixed, 1 louvre
W6	E	715	1860	1.3	1 louvre
W7	N	1150	575	0.7	2 louvre
W8	S	700	2280	1.6	1 louvre
W9	W	780	1935	1.5	1 louvre
W10	W	780	1935	1.5	1 louvre
W11	N	2580	360	0.9	3 louvre
W12	N	1750	2620	4.6	2 louvre, 1 fixed
W13	W	1170	4080	4.8	2 louvre, 2 fixed
D1	E	4100	2490	10.2	3 panel stacker
D2	E	3480	2490	8.7	3 panel stacker
D3	N	2580	2100	5.4	3 panel stacker
				54.8	

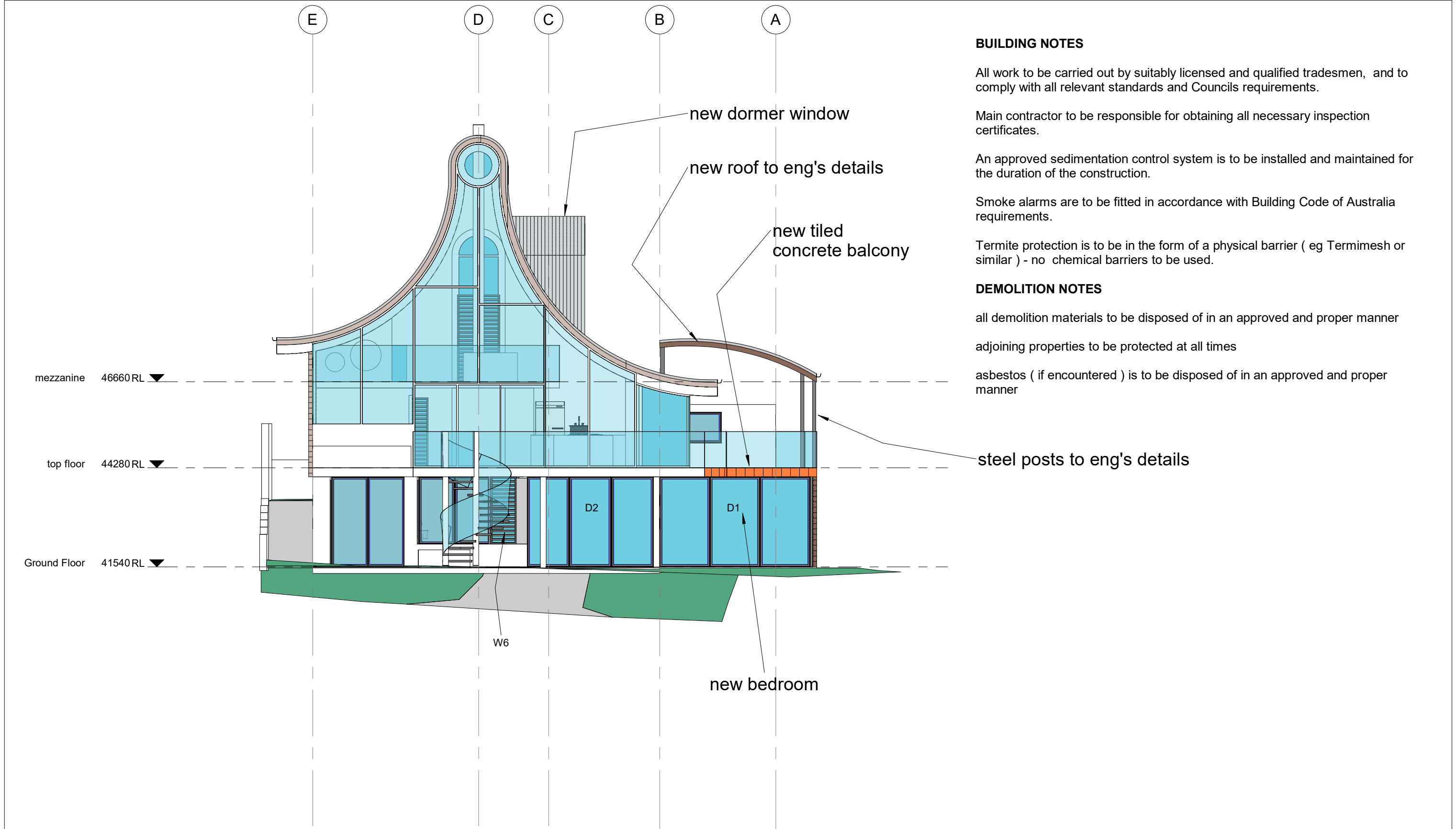
WINDOW AND DOOR NOTES

- all windows and doors to be powdercoated aluminium unless noted otherwise
- all dimensions to be verified by the builder
- all windows and doors to be fitted with draft seals
- all glazing to be to BASIX specifications

INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

REVISION		77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach		DRAWN PD	CHECKED PD
			DRAWING west elevation. windows and doors		SCALE 1 : 100	DATE 01.07.22
					DRG. A3	2202 07



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

all demolition materials to be disposed of in an approved and proper manner

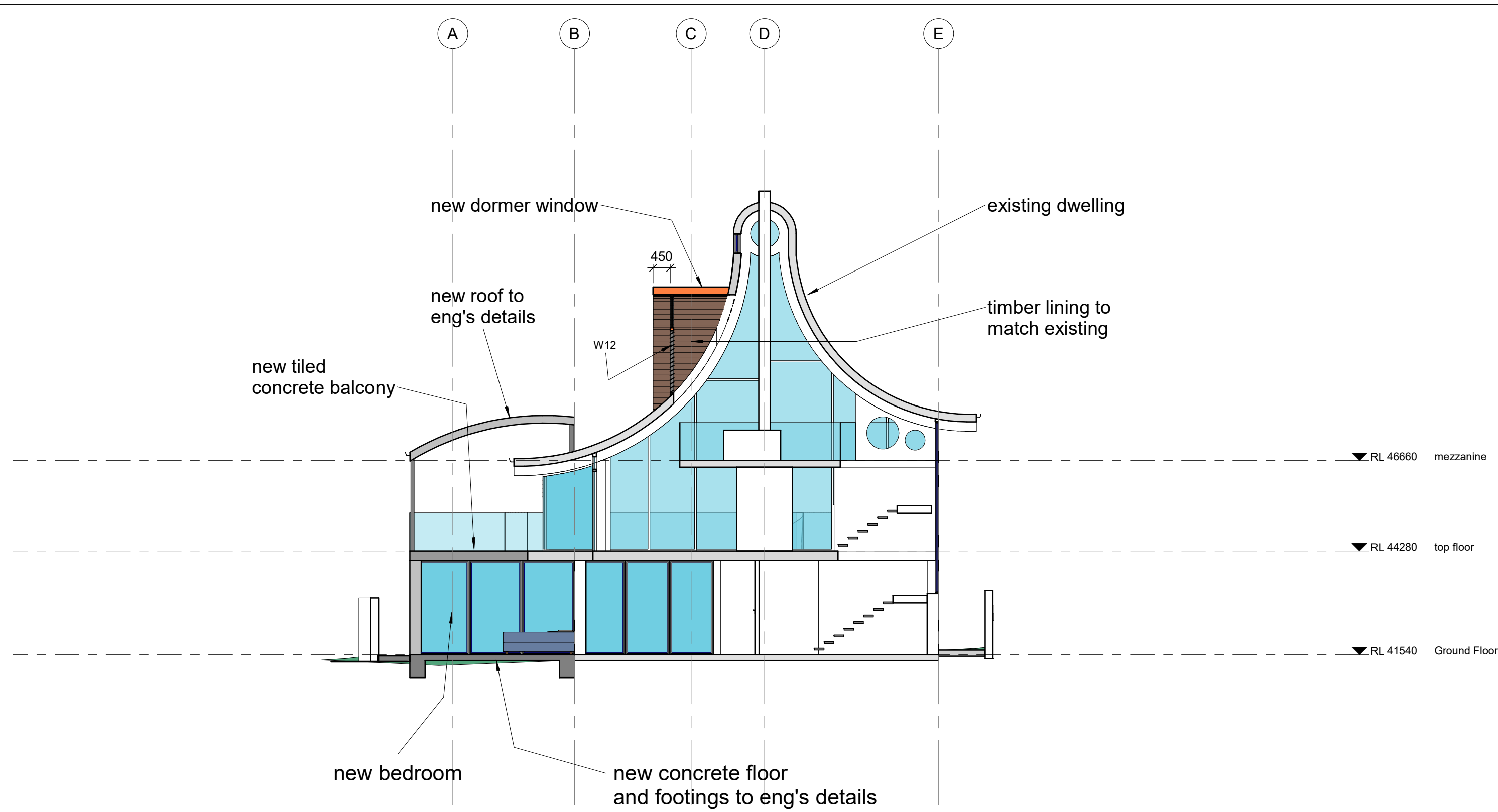
adjoining properties to be protected at all times

asbestos (if encountered) is to be disposed of in an approved and proper manner

INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

REVISION		BUILDING DESIGNERS AUSTRALIA NSW bda peterdownes multi-award winner designs 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT		DRAWN	CHECKED
			alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach		PD	PD
			DRAWING		SCALE	DATE
			east elevation and notes		1 : 100	01.07.22
			DRG.			
			A3		2202	08



INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

REVISION

BUILDING
DESIGNERS
AUSTRALIA NSW



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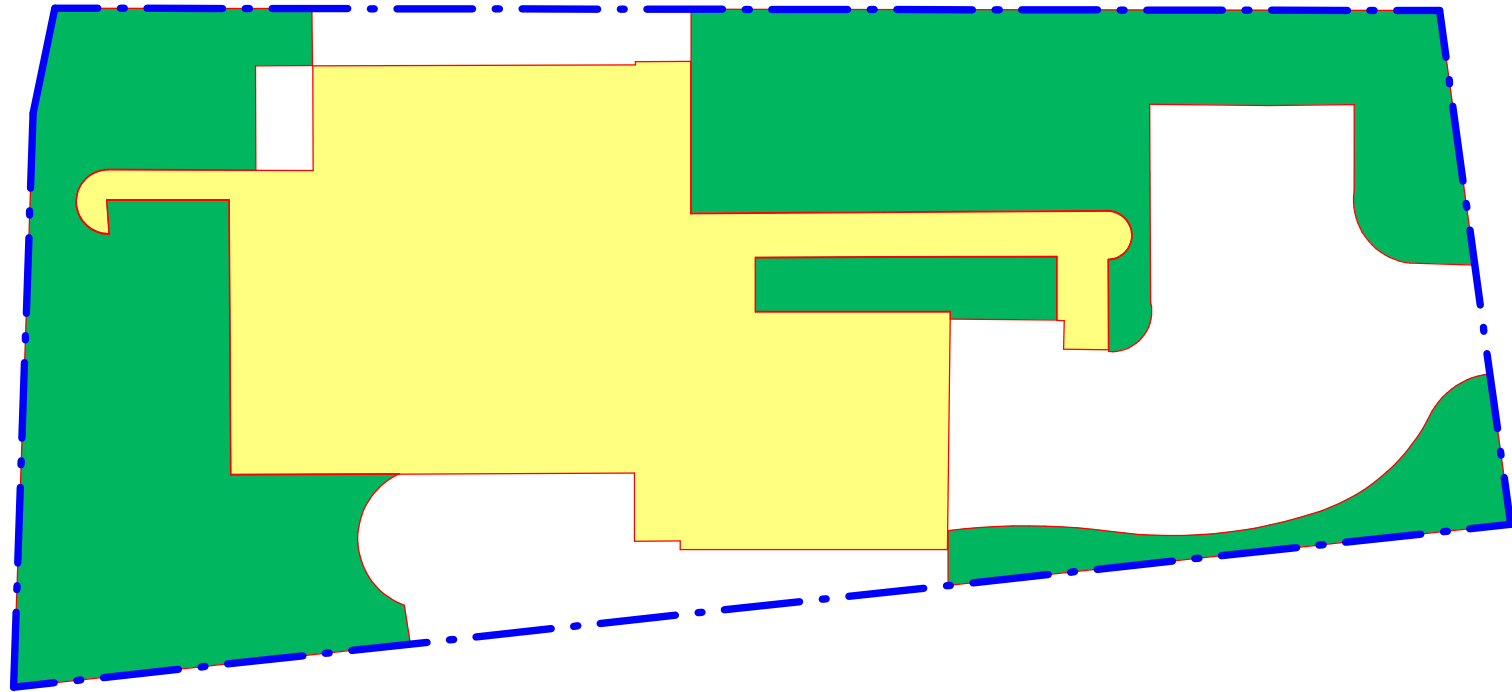
designs

77 Riviera Ave, Avalon Beach 2107

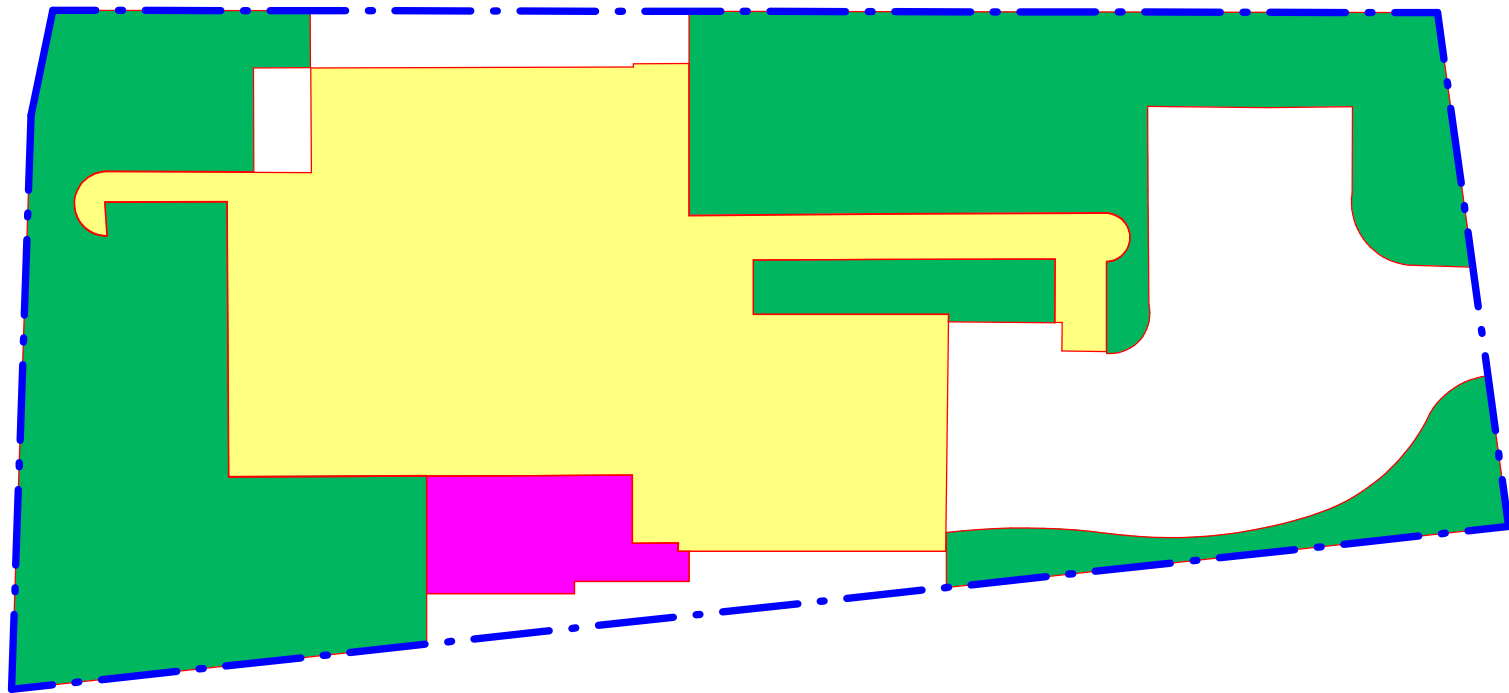
0488 662 445

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PROJECT alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach	DRAWN PD	CHECKED PD
	SCALE 1 : 100	DATE 01.07.22
	DRAWING section	
DRG. A3		2202 09



total site area = 605.7
landscaping = 236.1 m2

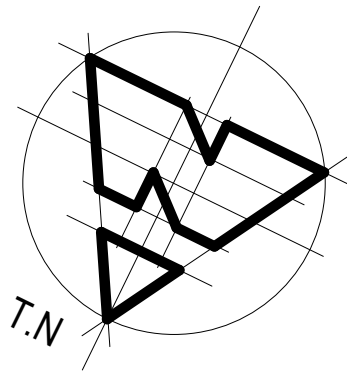


total site area = 605.7
landscaping = 242.0 m2

INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

REVISION			 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach	DRAWN PD	CHECKED PD
				DRAWING landscaping calcs	SCALE 1 : 200	DATE 01.07.22
					DRG. A3	2202 10



REVISION

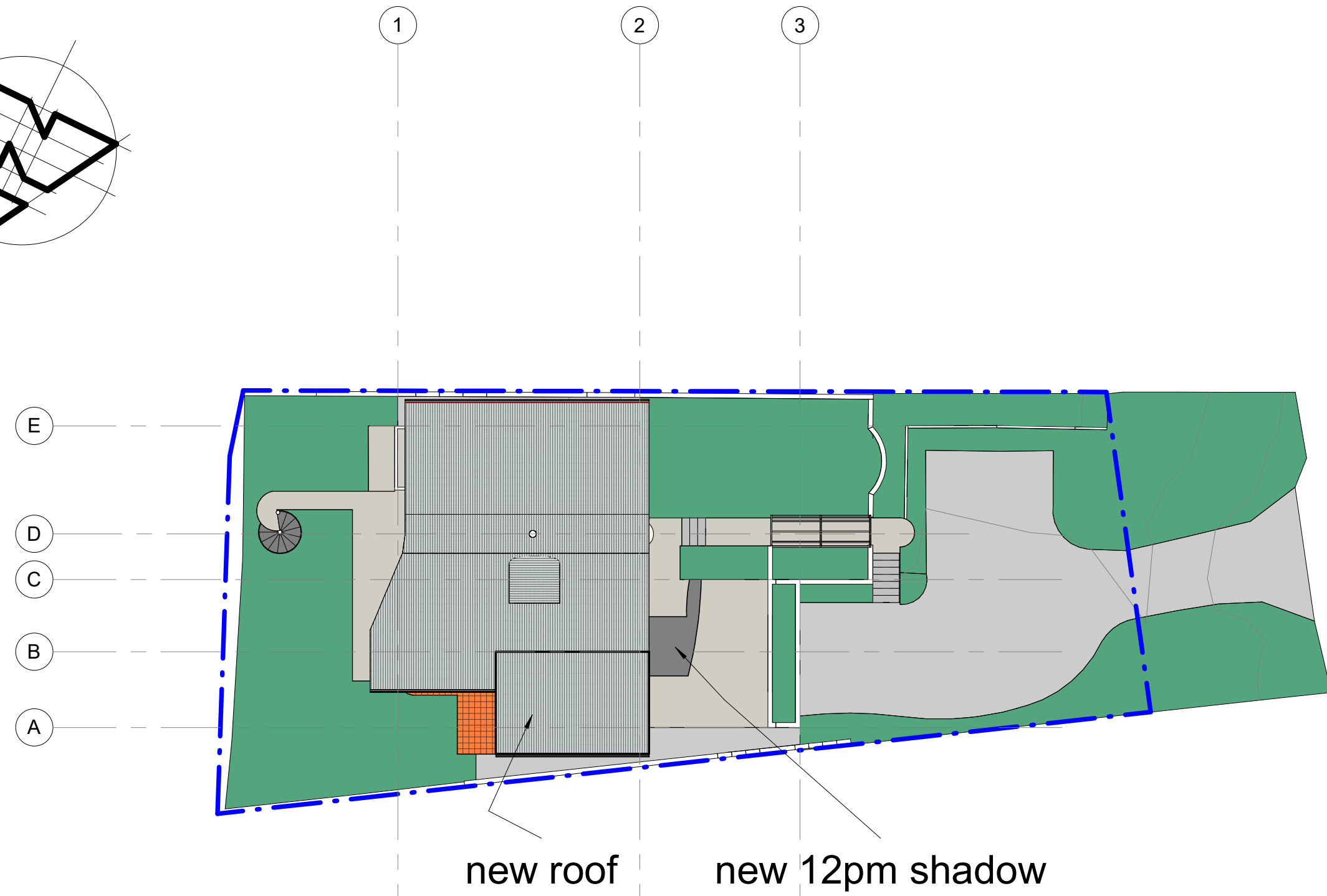
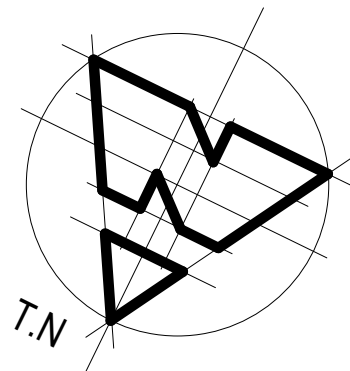


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PROJECT
alterations to an existing dwelling at 518
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DRAWING
9 am shadows 21.06

DRAWN PD	CHECKED PD
SCALE 1 : 200	DATE 12.10.22
DRG. A3 2202 11	



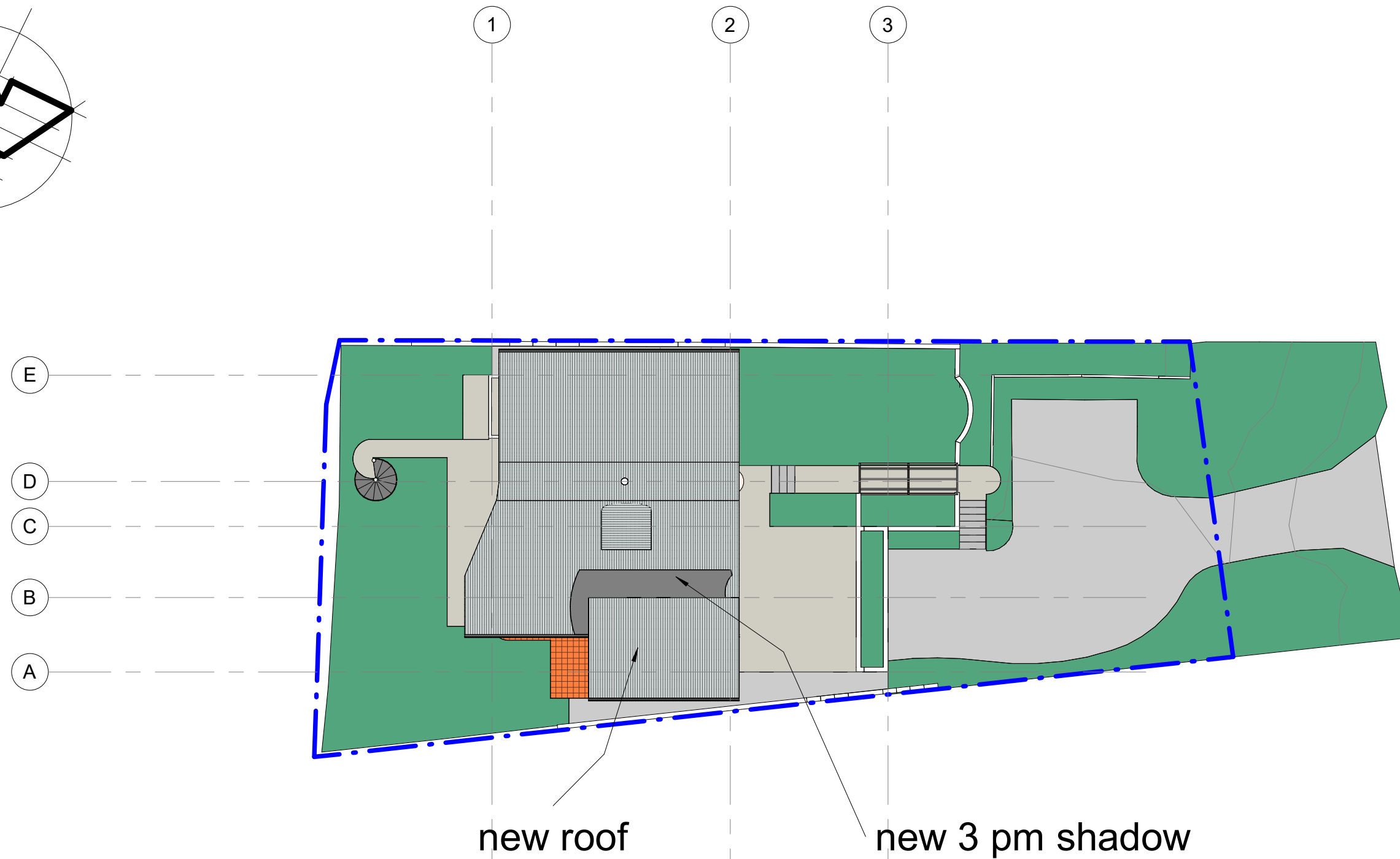
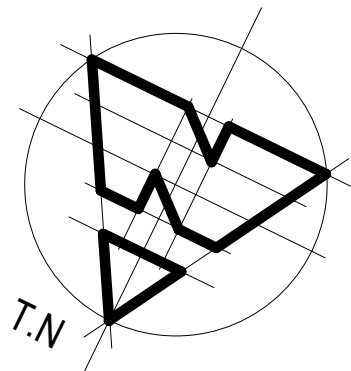
new roof new 12pm shadow

REVISION



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PROJECT alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach	DRAWN PD	CHECKED PD
	SCALE 1 : 200	DATE 12.10.22
	DRG. A3 2202 12	
DRAWING 12 pm shadows 21.06		



REVISION

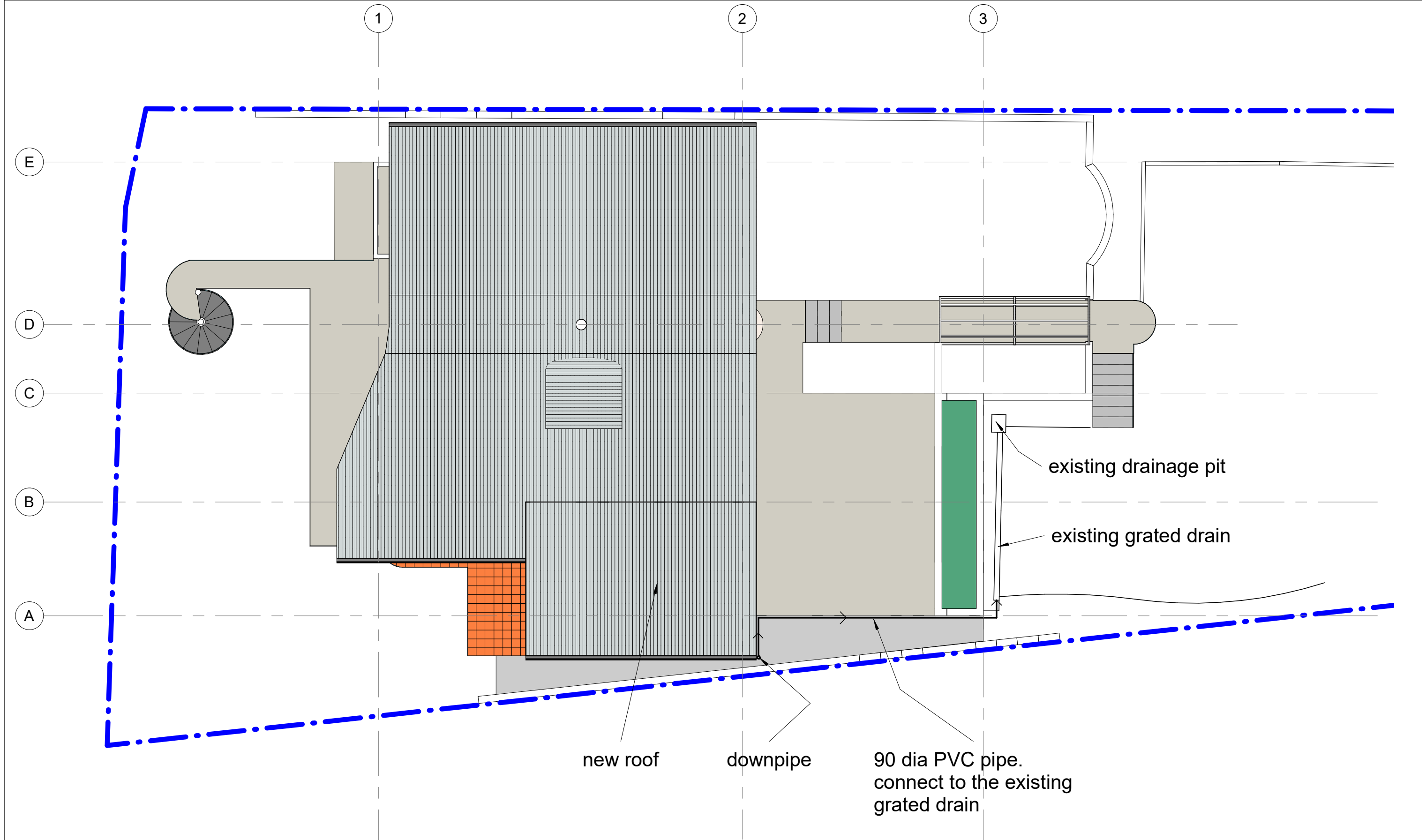


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PROJECT
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Barrenjoey rd Avalon Beach

DRAWING
3 pm shadows 21.06

DRAWN PD	CHECKED PD
SCALE 1 : 200	DATE 12.10.22
DRG. A3 2202 13	



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Building Designers Australia NSW

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PROJECT	alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach	DRAWN PD	CHECKED PD
DRAWING	stormwater concept plan	SCALE 1 : 100	DATE 12.10.22
		DRG. A3	2202 14

EXTERNAL FINISHES SCHEDULE

PROPOSED DEVELOPMENT AT 518 BARRENJOEY RD AVALON

Roof – Colorbond Basalt to match existing



External weatherboard walls – medium brown weatherboard to match existing

