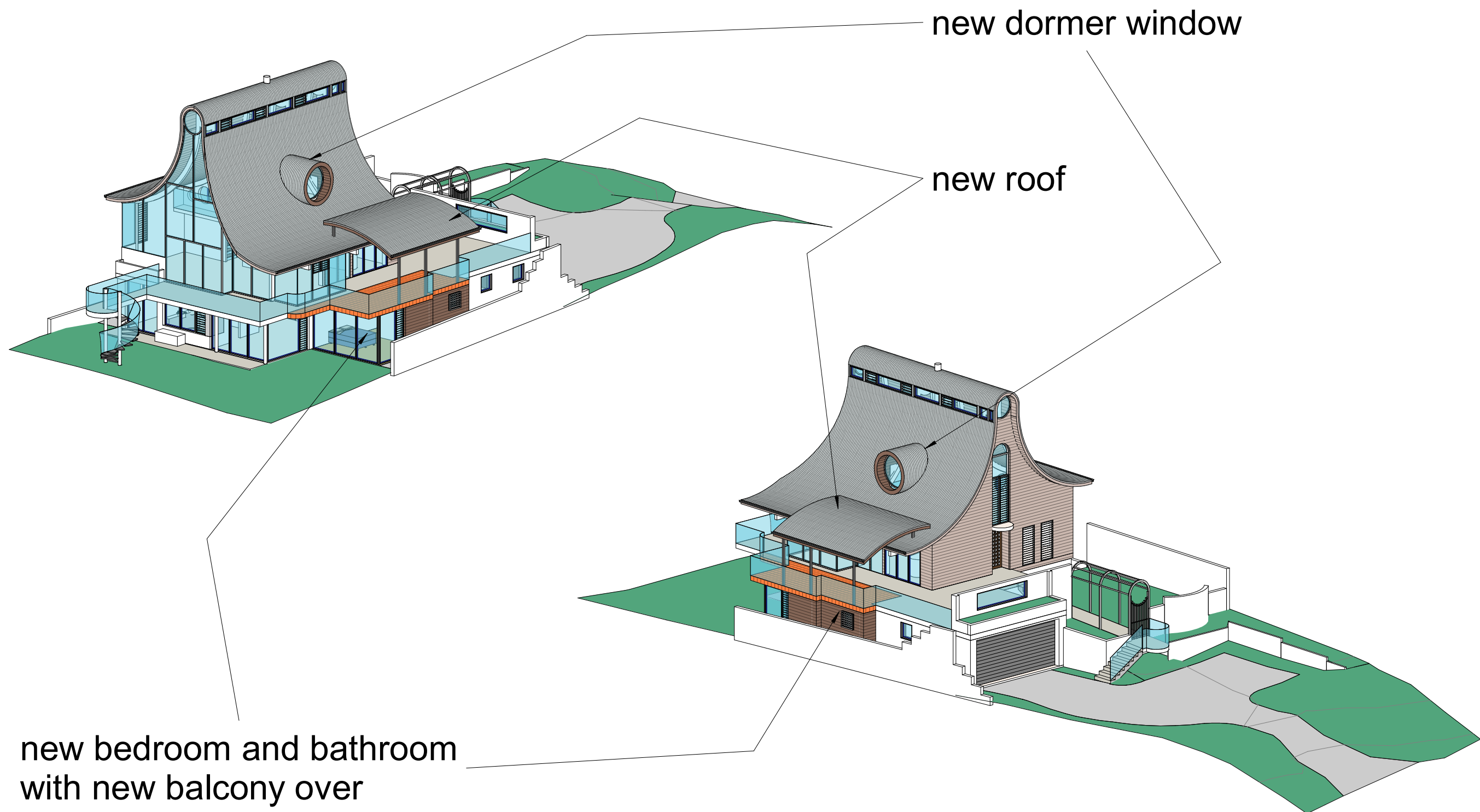
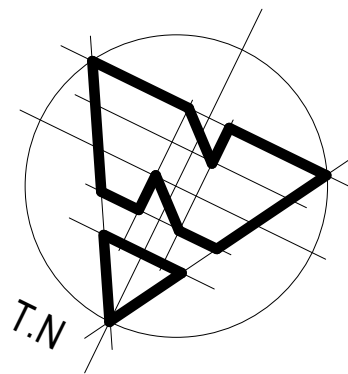




INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

REVISION	REV A 28.11.22 FBL ADDED W12 ALTERED	  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 cover sheet	SCALE	DATE 01.07.22
				DRG. A3 2202	00 A



existing balcony

existing 3 story house

waste management area

existing driveway



demolish existing pool structure and timber deck

new balcony

outline of new ground floor bedroom and bathroom under

existing balcony

900 setback

INTERIOR DETAILING TO
ALEXANDRA KIDD DESIGN DETAILS
DA ISSUE

REVISION

REV A 28.11.22

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PROJECT

alterations to an existing dwelling at 518
Barrenjoey rd Avalon Beach

DRAWING

site plan

DRAWN
PD

SCALE
1 : 200

DRG.

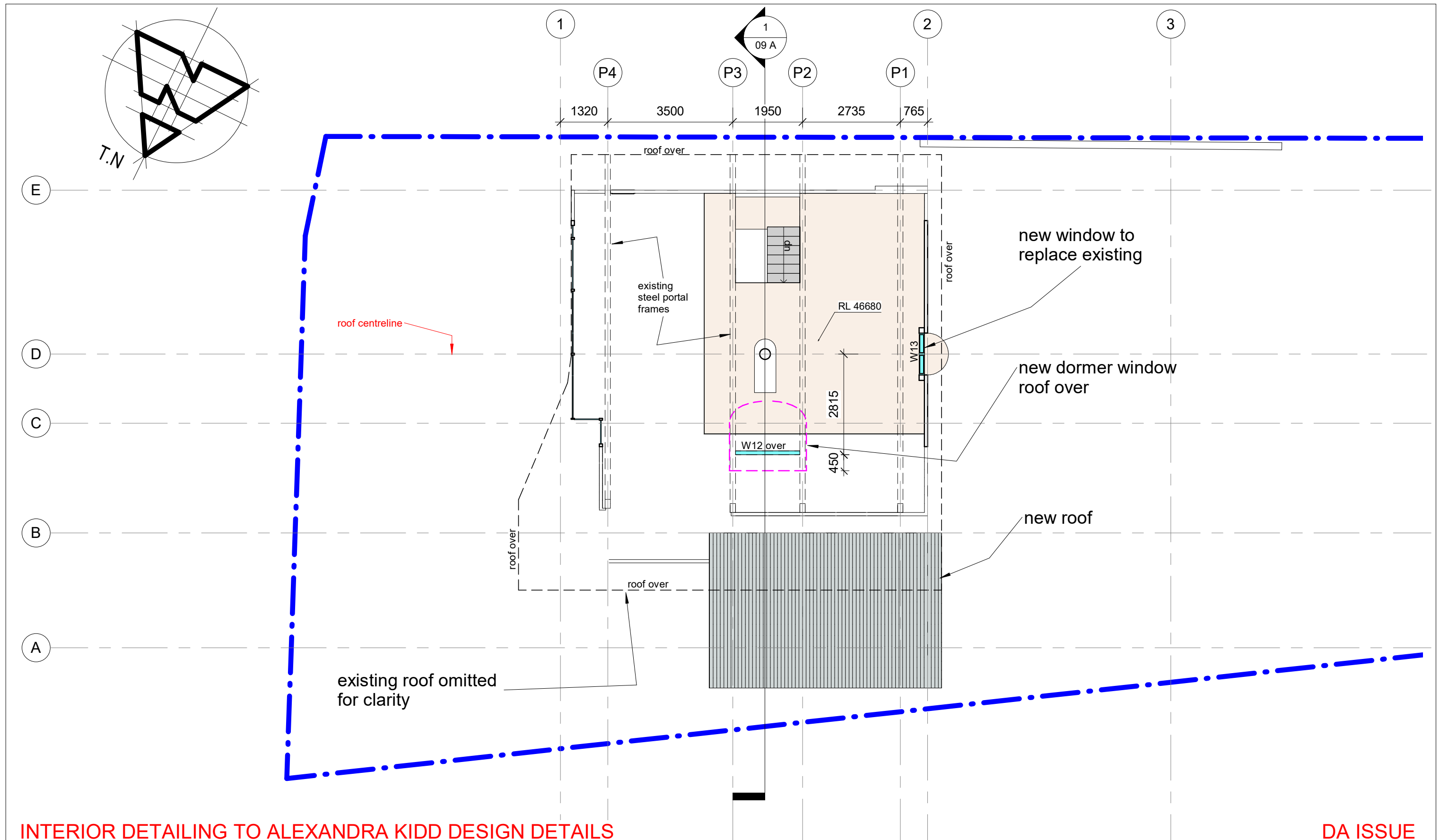
A3 2202 01 A

CHECKED
PD

DATE
06/03/22



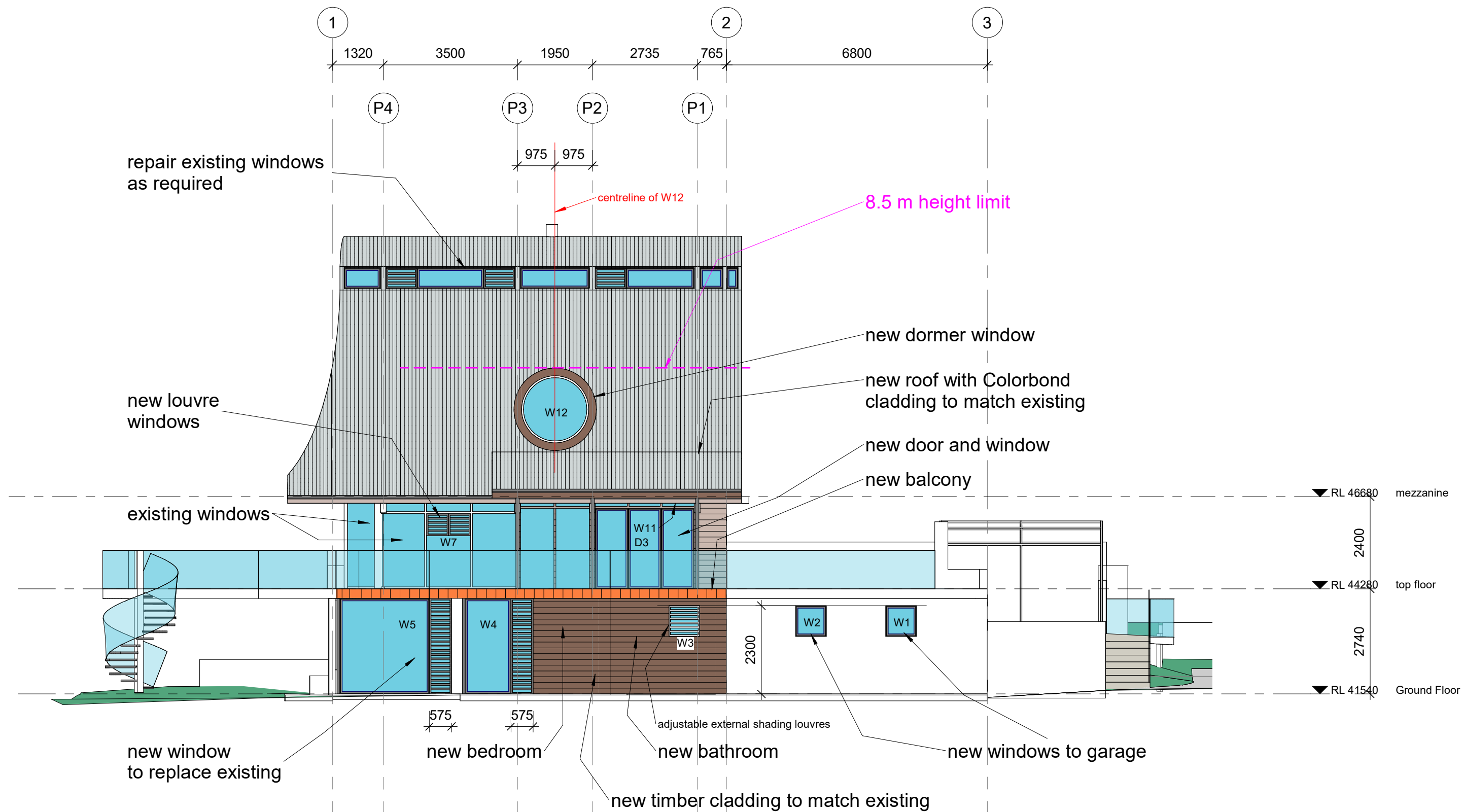
REVISION REV A 28.11.22 FBL ADDED W12 ALTERED	 peterdownes multi-award winner designs 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach	DRAWN PD	CHECKED PD
			SCALE 1 : 100	DATE 01.07.22
		DRAWING top floor plan	DRG. A3 2202 03 A	



INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

REVISION	REV A 28.11.22 FBL ADDED W12 ALTERED	BUILDING DESIGNERS AUSTRALIA NSW  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 mezzanine floor	SCALE 1 : 100	DATE 01.07.22
				DRG. A3 2202 04 A	



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

north elevation

DRAWN

PD

SCALE

1 : 100

DRG.

A3

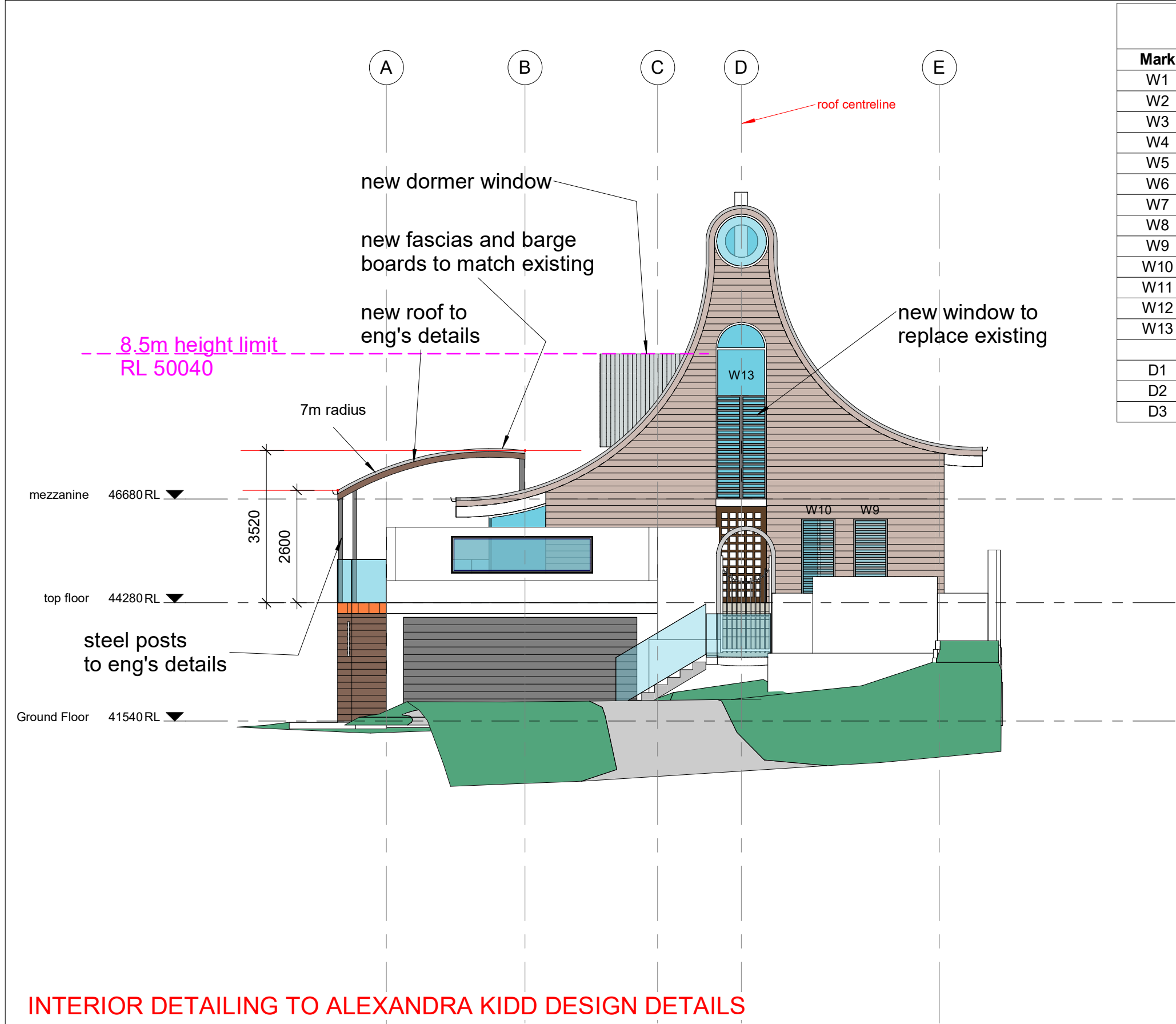
CHECKED

PD

DATE

01.07.22

2202 06 A



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	875	875	0.8	1 fixed circular
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

51.0

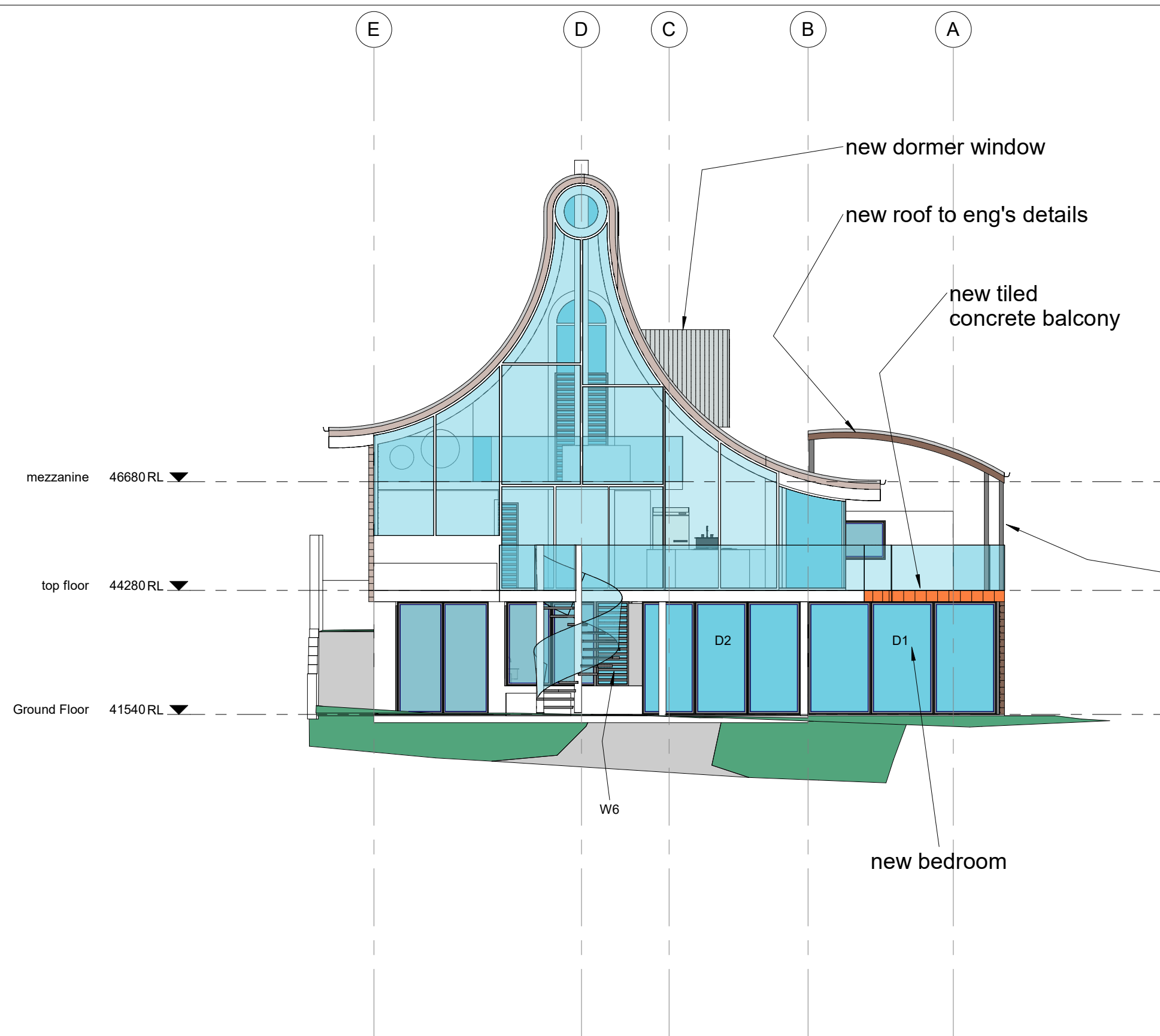
WINDOW AND DOOR NOTES

- 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	REV A 28.11.22 FBL ADDED W12 ALTERED	 peterdownes multi-award winner designs 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 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

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

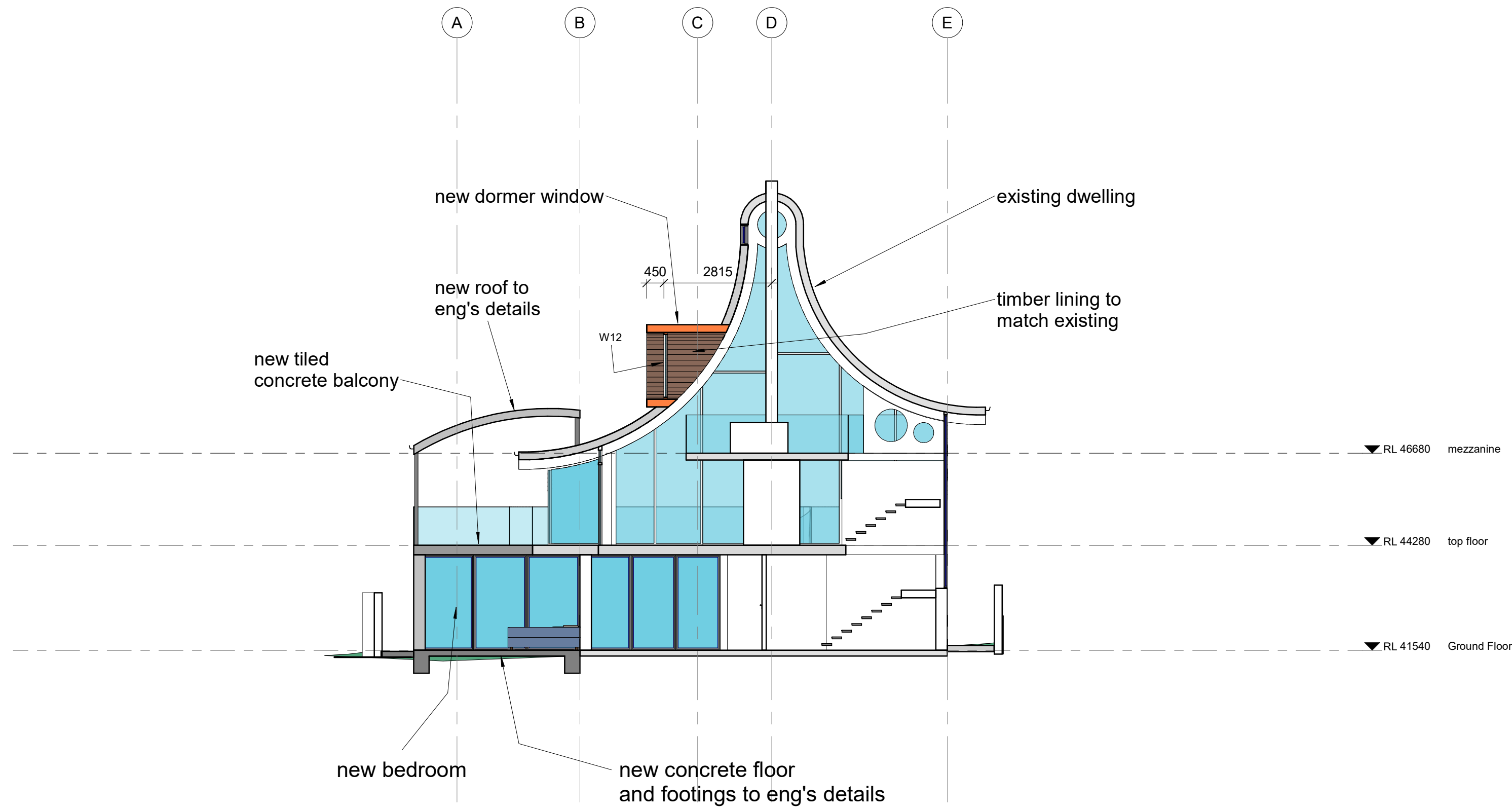
adjoining properties to be protected at all times

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

INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

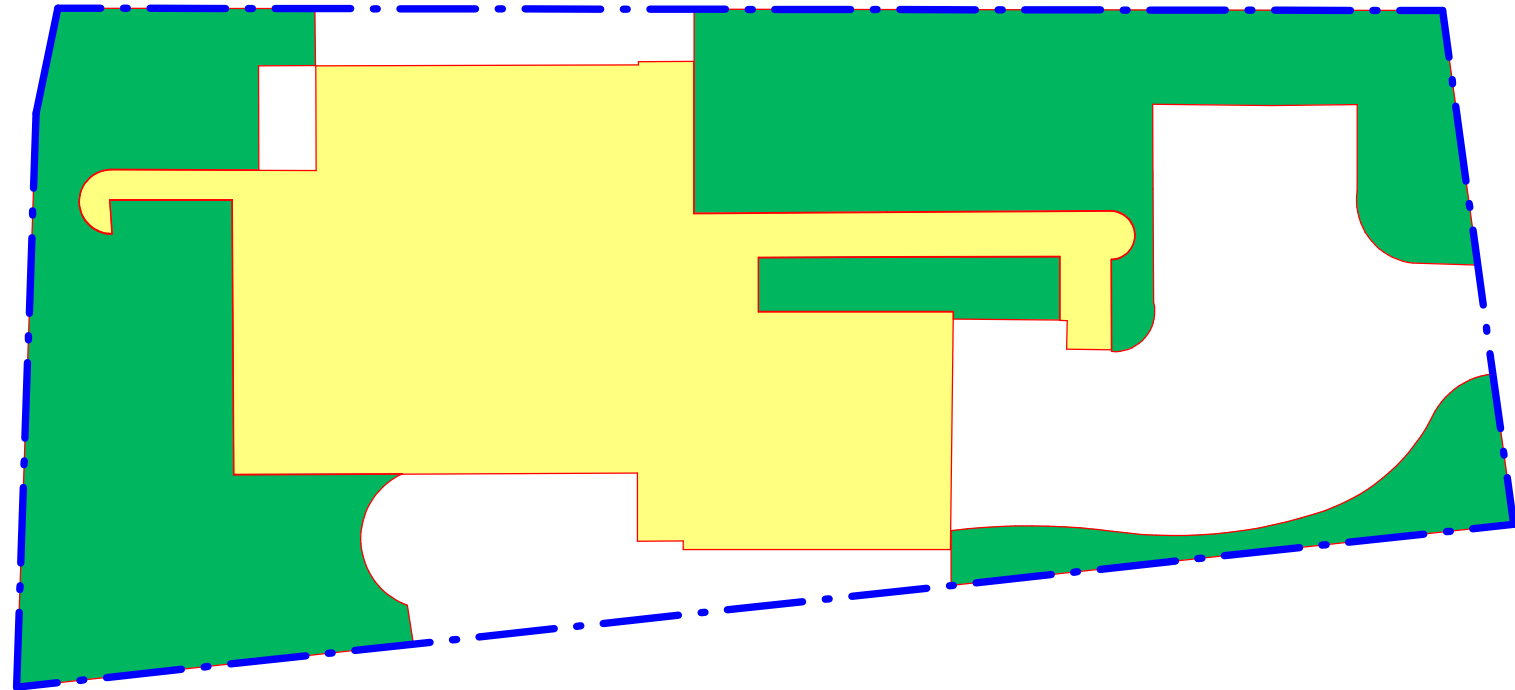
REVISION	REV A 28.11.22 FBL ADDED W12 ALTERED	BUILDING DESIGNERS AUSTRALIA NSW peterdownes multi-award winner 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT		DRAWN	CHECKED
			alterations to an existing dwelling at 518 Barrenjoey rd Avalon Beach		PD	PD
			DRAWING		SCALE	DATE
			east elevation and notes		1 : 100	01.07.22
			DRG.			
			A3 2202 08 A			



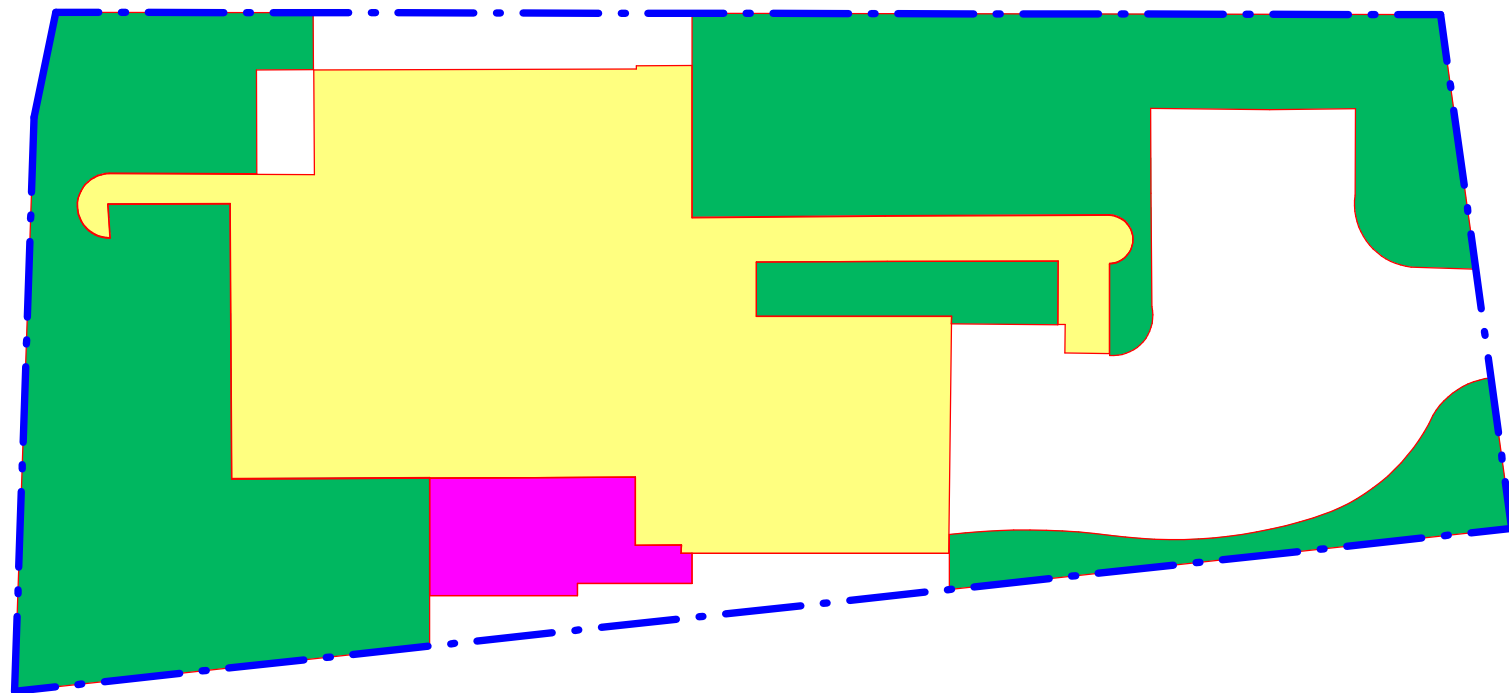
INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

REVISION	REV A 28.11.22 FBL ADDED W12 ALTERED	  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 section	DRG. A3 2202 09 A	



total site area = 605.7
landscaping = 236.1 m2



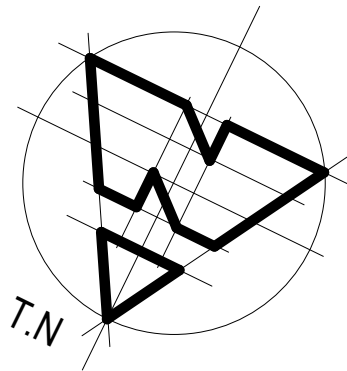
total site area = 605.7
landscaping = 242.0 m2

INTERIOR DETAILING TO ALEXANDRA KIDD DESIGN DETAILS

DA ISSUE

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PROJECT

alterations to an existing dwelling at 518
Barrenjoey rd Avalon Beach

DRAWING

9 am shadows 21.06

DRAWN
PD

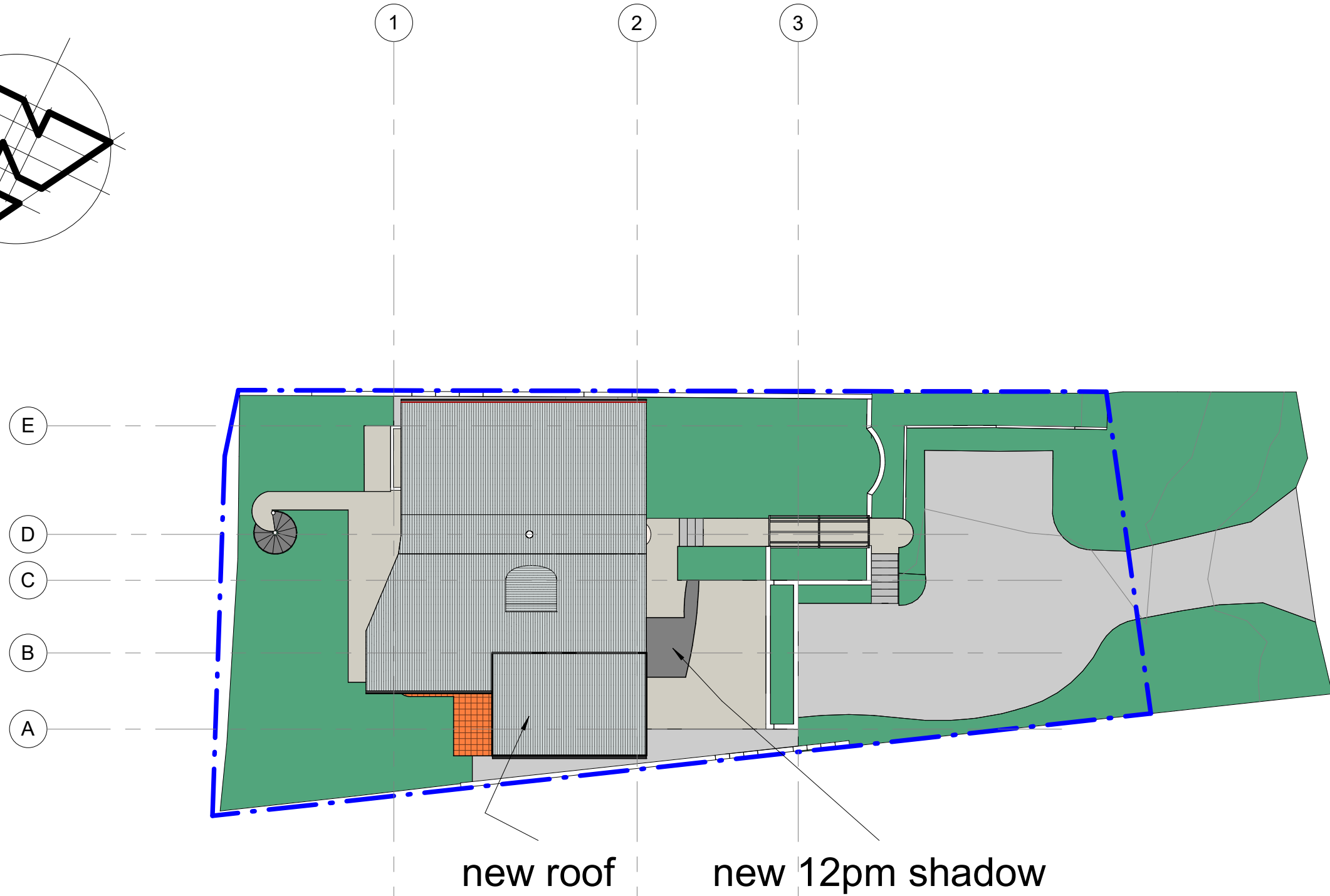
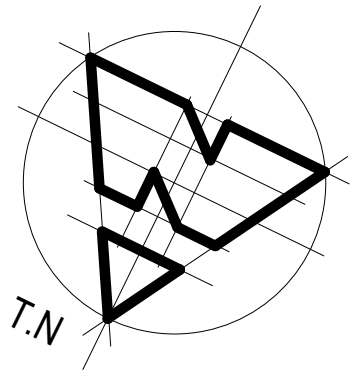
SCALE
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A3 2202 11 A

CHECKED
PD

DATE
12.10.22



new roof

new 12pm shadow

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PROJECT

alterations to an existing dwelling at 518
Barrenjoey rd Avalon Beach

DRAWING

12 pm shadows 21.06

DRAWN
PD

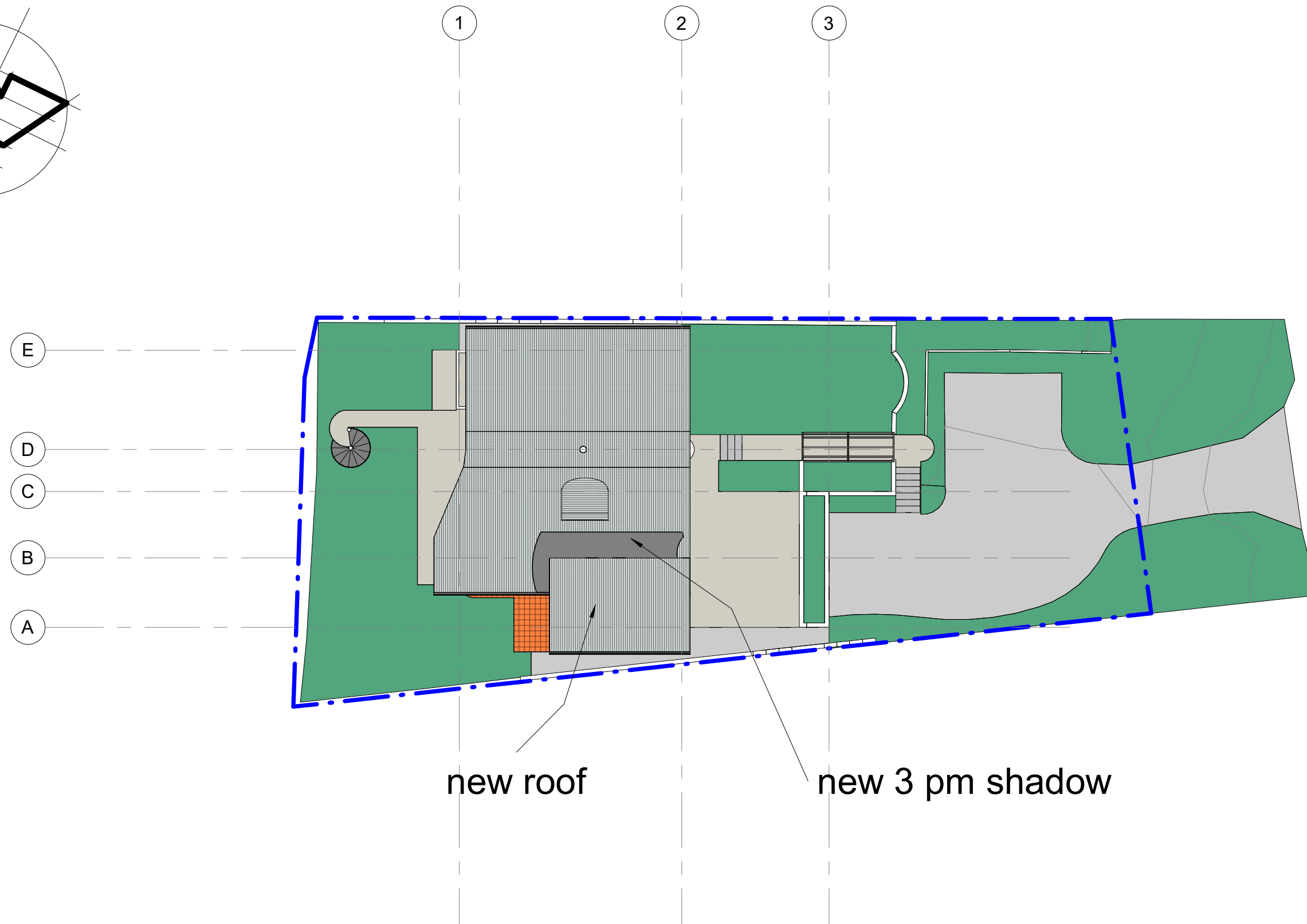
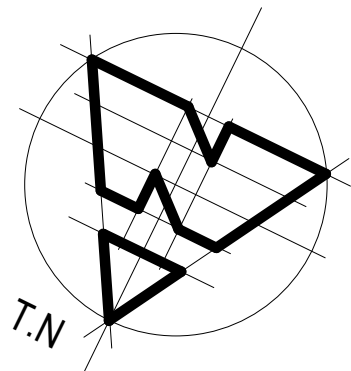
SCALE
1 : 200

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A3 2202 12 A

CHECKED
PD

DATE
12.10.22



new roof

new 3 pm shadow

REVISION

REV A 28.11.22

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W12 ALTERED



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PROJECT

alterations to an existing dwelling at 518
Barrenjoey rd Avalon Beach

DRAWING

3 pm shadows 21.06

DRAWN
PD

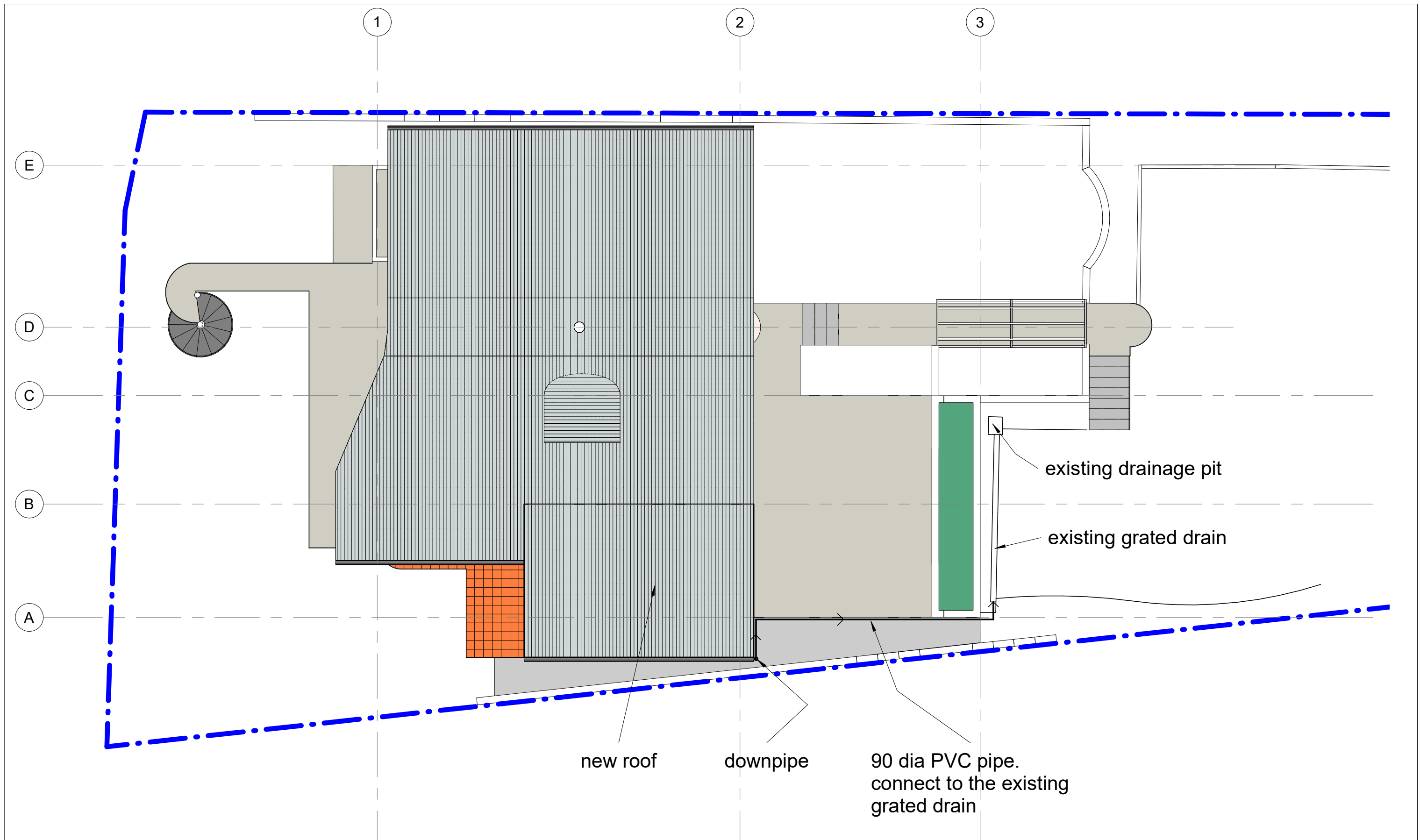
SCALE
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DRG.

A3 2202 13 A

CHECKED
PD

DATE
12.10.22



REVISION	REV A 28.11.22 FBL ADDED W12 ALTERED	BUILDING DESIGNERS AUSTRALIA NSW   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
					SCALE	DATE
					1 : 100	12.10.22
			DRAWING		DRG.	
stormwater concept plan		A3 2202 14 A				