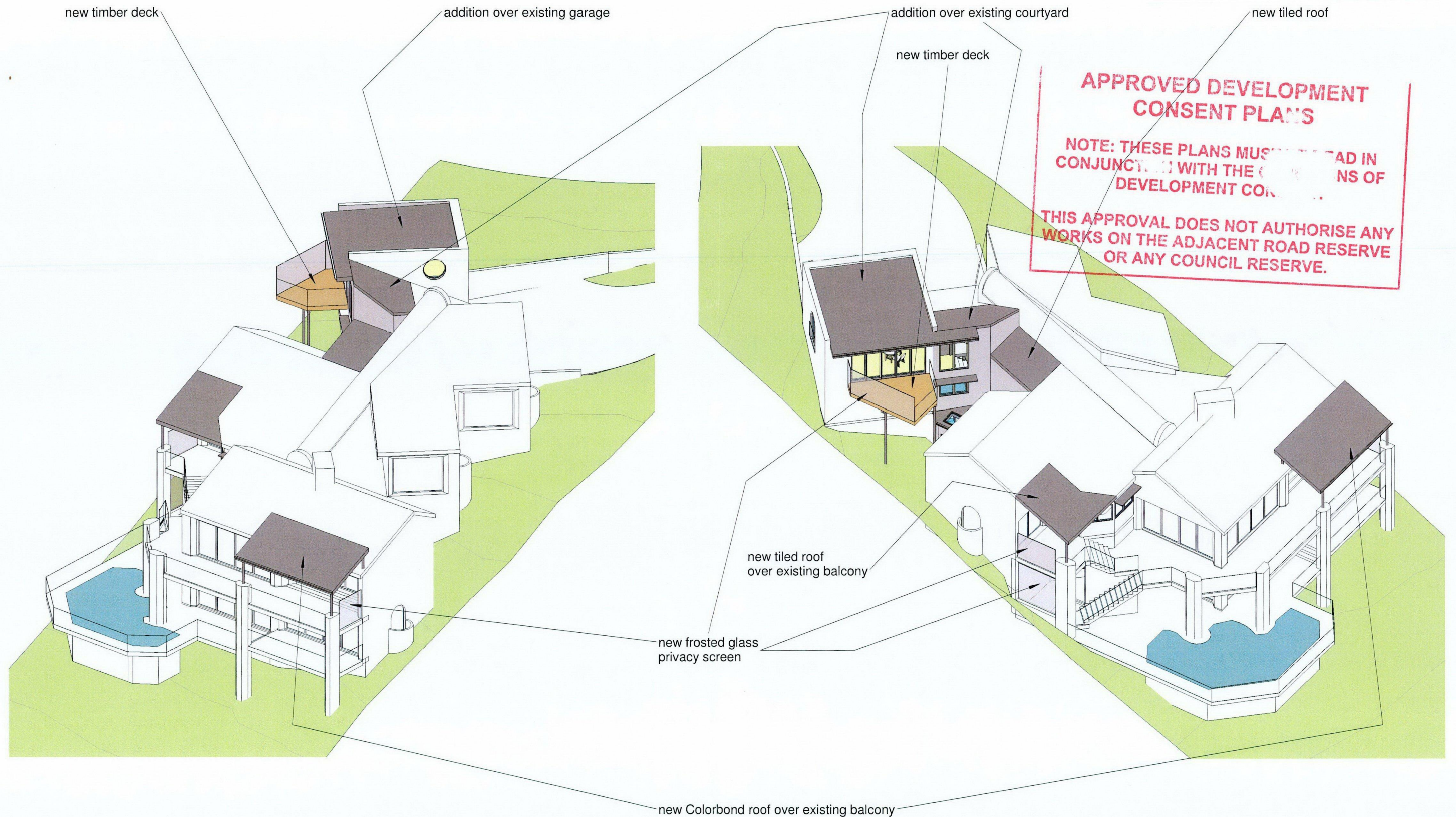




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PROJECT PROPOSED ALTERATIONS TO
EXISTING DWELLING AT 8 CAPRI
CLOSE, AVALON

DRAWING

COVER SHEET

DRAWN
PD

SCALE
1 : 200

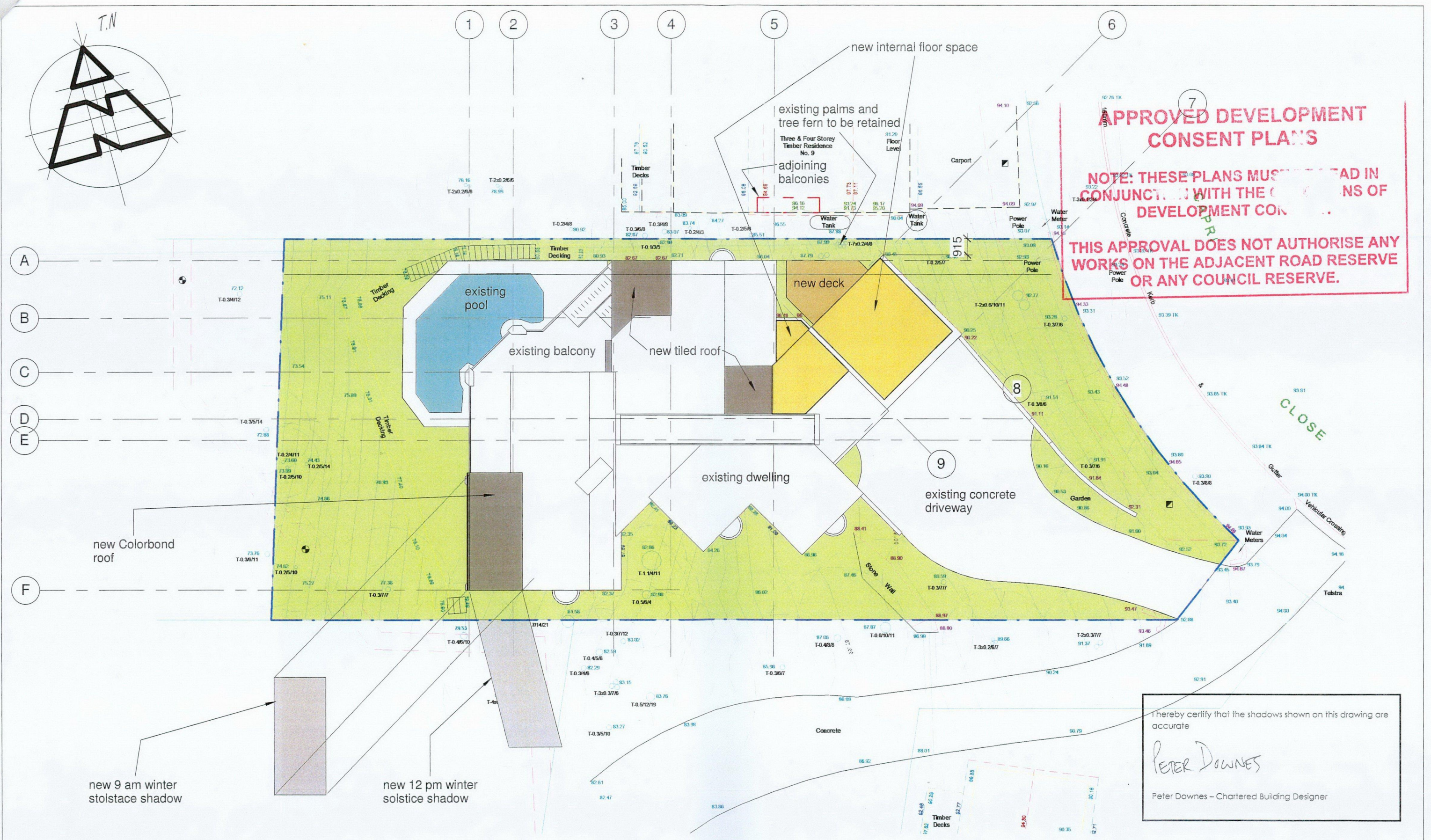
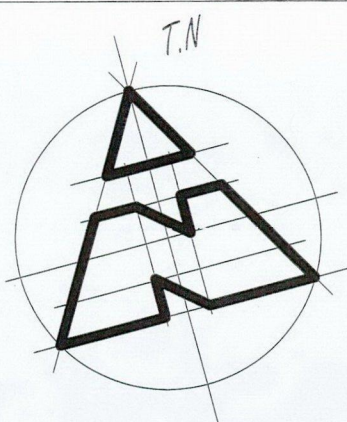
DRG. No.

A3

CHECKED
PD

DATE
13/09/16

1602 00

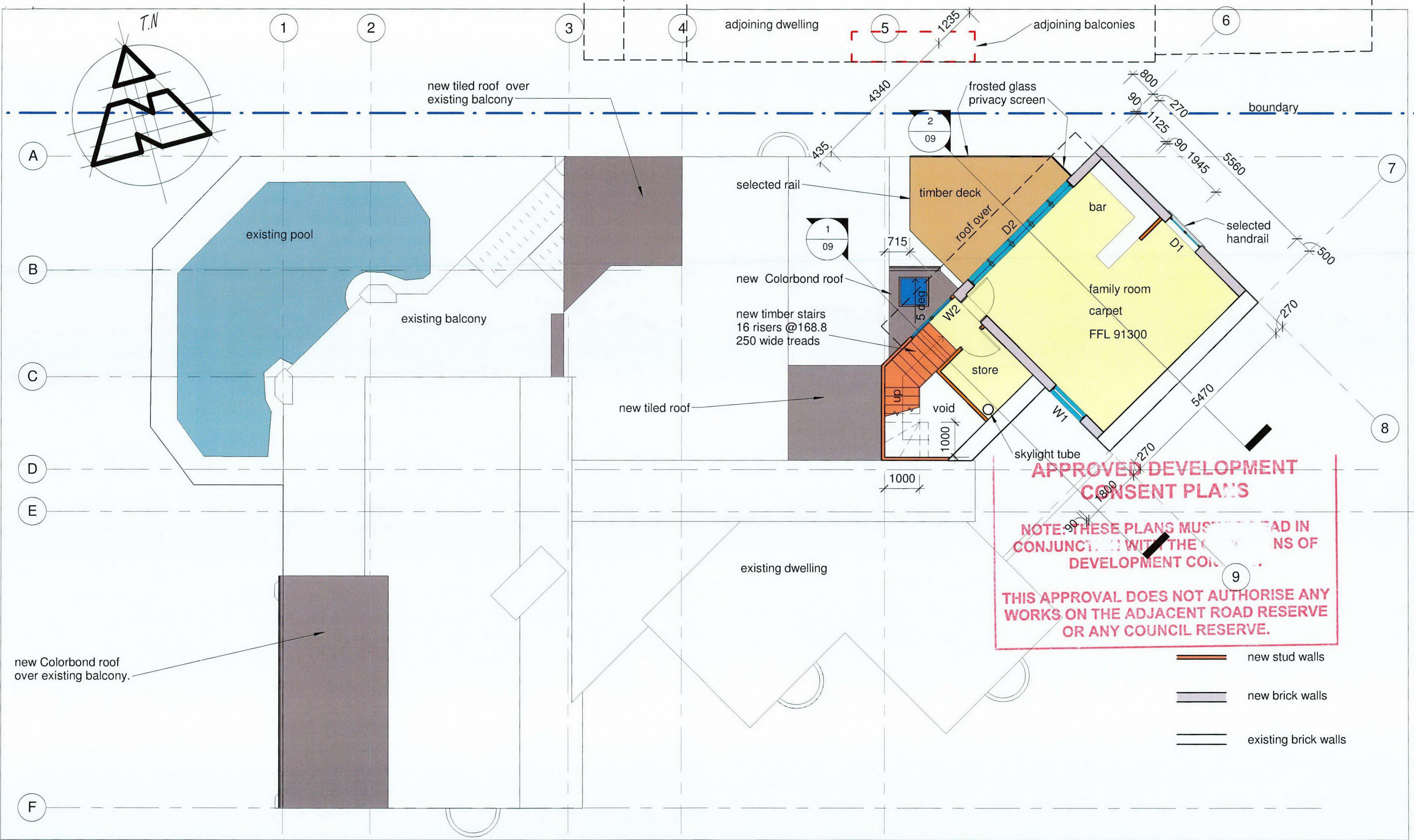


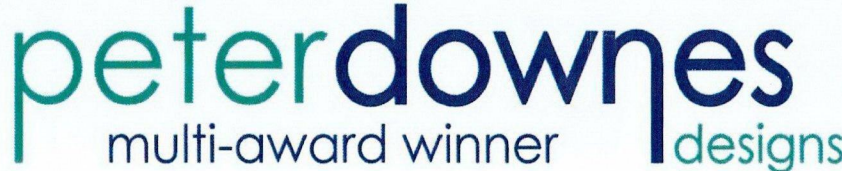
Thereby certify that the shadows shown on this drawing are accurate

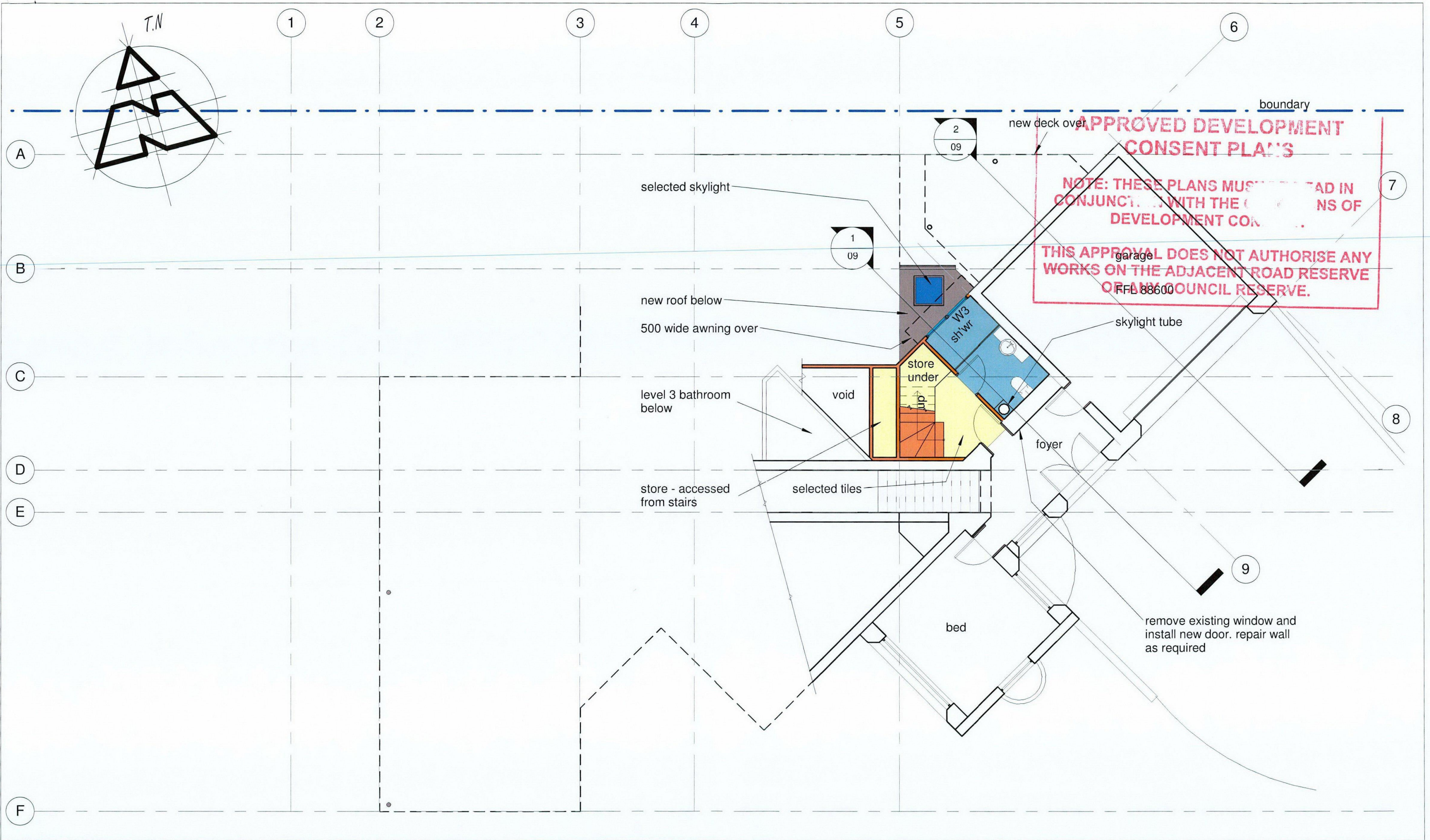
Peter Downes

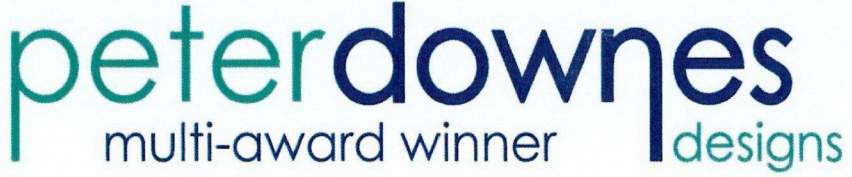
Peter Downes - Chartered Building Designer

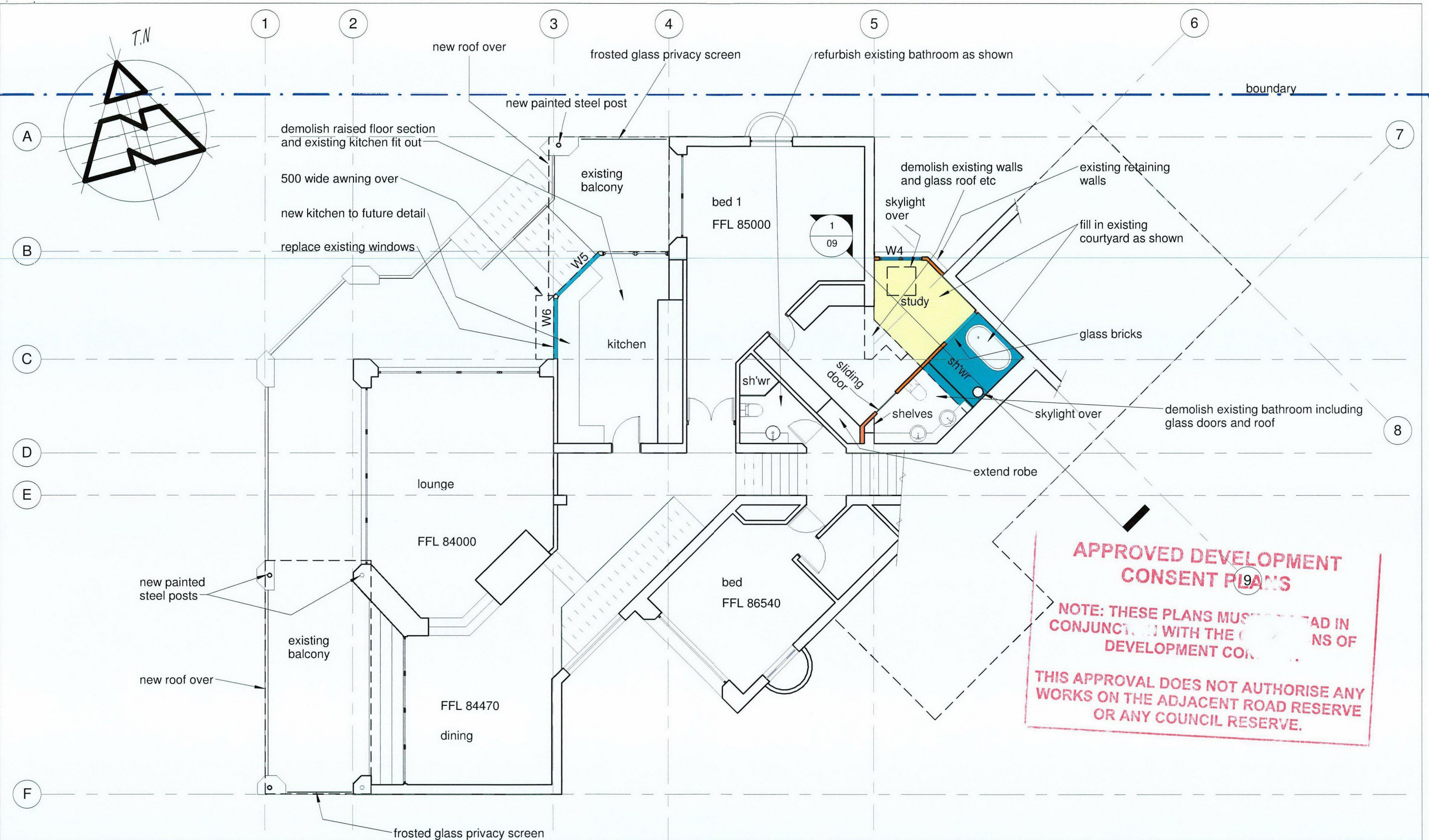
REVISION		 address 77 Riviera rd, Avalon 2017 phone 9973 3312 www.peterdownes.com	PROJECT	PROPOSED ALTERATIONS TO EXISTING DWELLING AT 8 CAPRI CLOSE, AVALON	DRAWN	PD	CHECKED	PD
			DRAWING	SITE PLAN AND SHADOWS	SCALE	1 : 200	DATE	13/09/16
					DRG. No.	A3	1602 01	



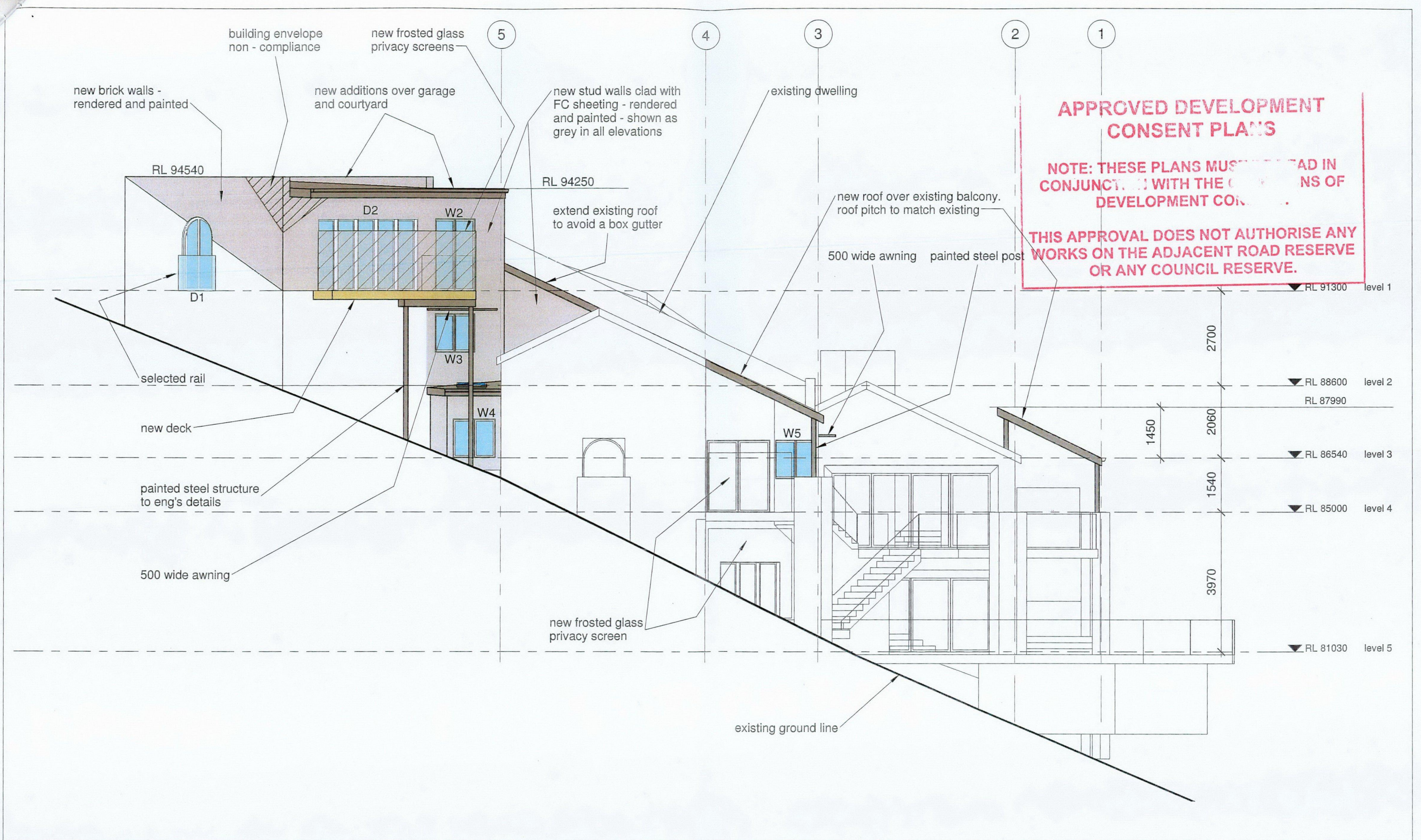
REVISION		 address 77 Riviera rd, Avalon 2017 phone 9973 3312 www.peterdownes.com	PROJECT	PROPOSED ALTERATIONS TO EXISTING DWELLING AT 8 CAPRI CLOSE, AVALON	DRAWN PD	CHECKED PD
			DRAWING LEVEL 1	SCALE 1 : 100	DATE 13/09/16	
				DRG. No. A3 1602 02		



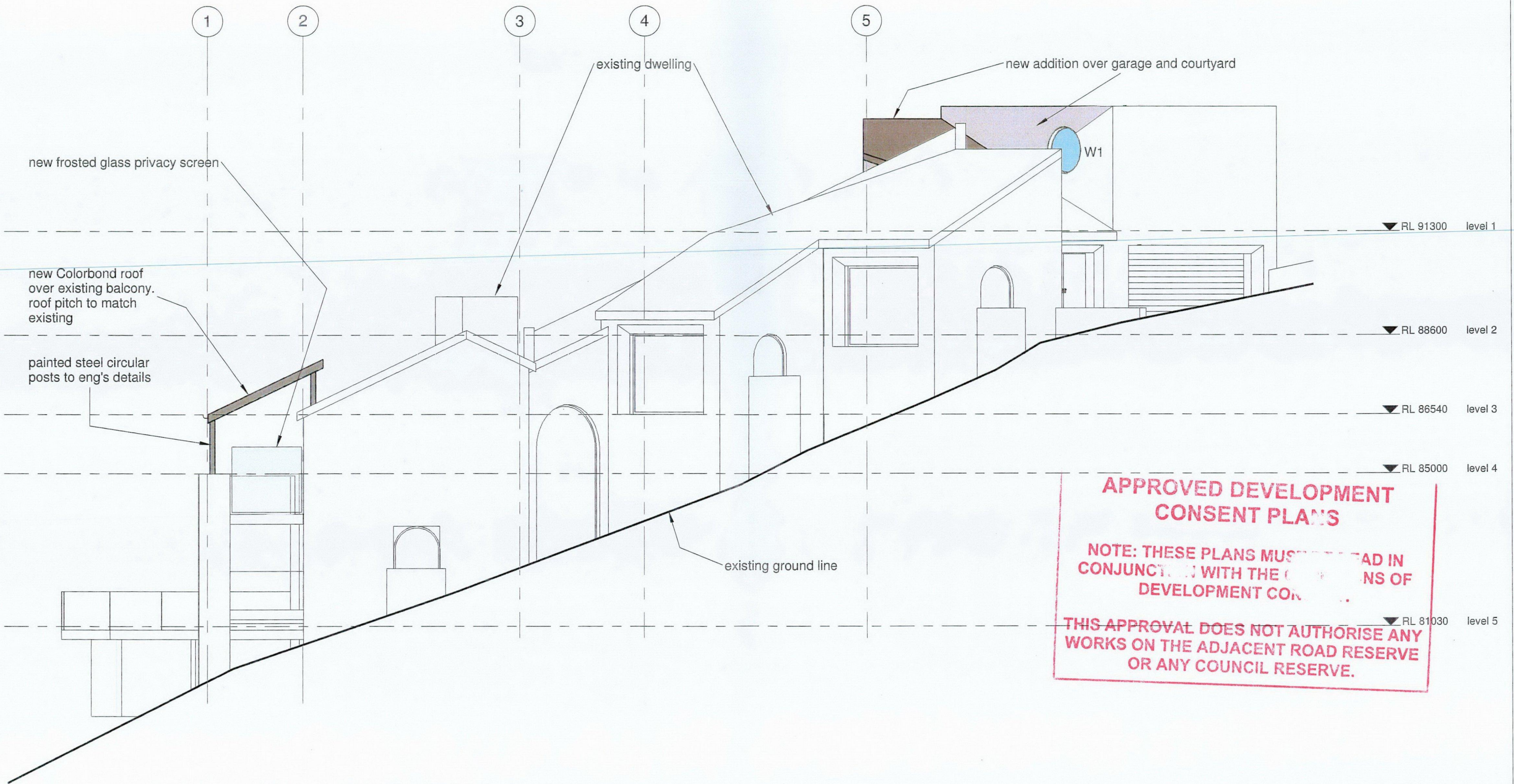
REVISION		 address 77 Riviera rd, Avalon 2017 phone 9973 3312 www.peterdownes.com	PROJECT PROPOSED ALTERATIONS TO EXISTING DWELLING AT 8 CAPRI CLOSE, AVALON		DRAWN PD	CHECKED PD
			DRAWING LEVEL 2		SCALE 1 : 100	DATE 13/09/16
					DRG. No. A3	1602 03



REVISION		 address 77 Riviera rd, Avalon 2017 phone 9973 3312 www.peterdownes.com	PROJECT PROPOSED ALTERATIONS TO EXISTING DWELLING AT 8 CAPRI CLOSE, AVALON DRAWING LEVELS 3 AND 4	DRAWN PD	CHECKED PD
				SCALE 1 : 100	DATE 09/13/16
				DRG. No. A3	1602 04



REVISION			address 77 Riviera rd, Avalon 2017 phone 9973 3312 www.peterdownes.com	PROJECT PROPOSED ALTERATIONS TO EXISTING DWELLING AT 8 CAPRI CLOSE, AVALON DRAWING NORTH ELEVATION	DRAWN PD	CHECKED PD
					SCALE 1 : 100	DATE 13/09/16
					DRG. No. A3	1602 05



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PROJECT PROPOSED ALTERATIONS TO
EXISTING DWELLING AT 8 CAPRI
CLOSE, AVALON

DRAWING
SOUTH ELEVATION

DRAWN PD	CHECKED PD
SCALE 1 : 100	DATE 13/09/16
DRG. No. A3 1602 06	

new timber deck
 new Colorbond roof
 new additions over garage and courtyard
 W1
 new tiled roof
 existing dwelling

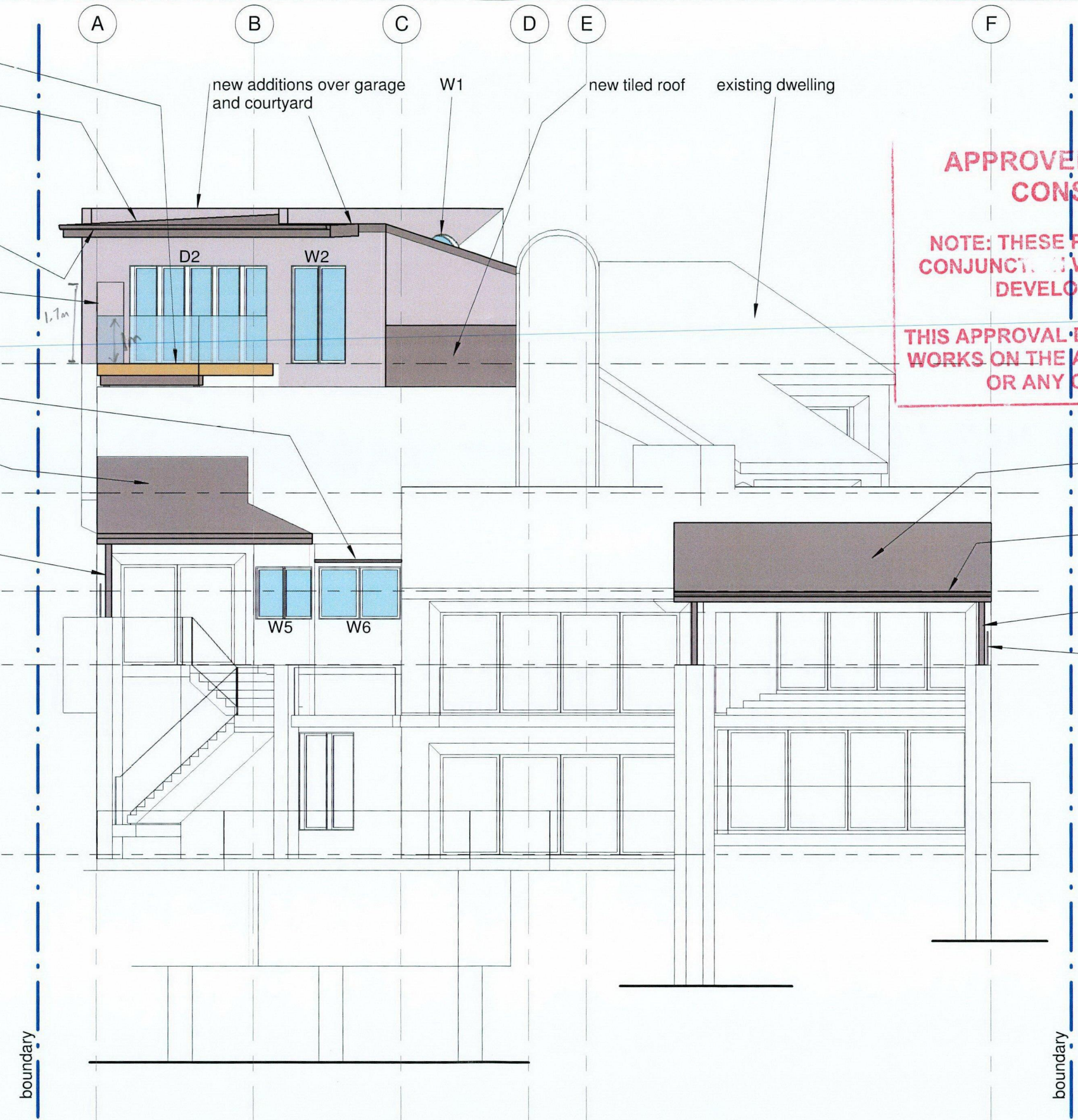
new gutter to match existing
 new frosted glass privacy screen

**APPROVED DEVELOPMENT
 CONSENT PLANS**
 NOTE: THESE PLANS MUST BE READ IN
 CONJUNCTION WITH THE CONDITIONS OF
 DEVELOPMENT CONSENT.
 THIS APPROVAL DOES NOT AUTHORISE ANY
 WORKS ON THE ADJACENT ROAD RESERVE
 OR ANY COUNCIL RESERVE.

500 wide awning
 new tiled roof over existing balcony
 painted circular steel post to eng's details

new Colorbond roof over existing balcony
 new gutter to match existing
 new painted steel circular posts to eng's details
 new frosted glass privacy screen

level 1 91300 RL
 level 2 88600 RL
 level 3 86540 RL
 level 4 85000 RL
 level 5 81030 RL



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						SCALE 1 : 100	DATE 13/09/16
						DRG. No.	
						A3 1602 07	

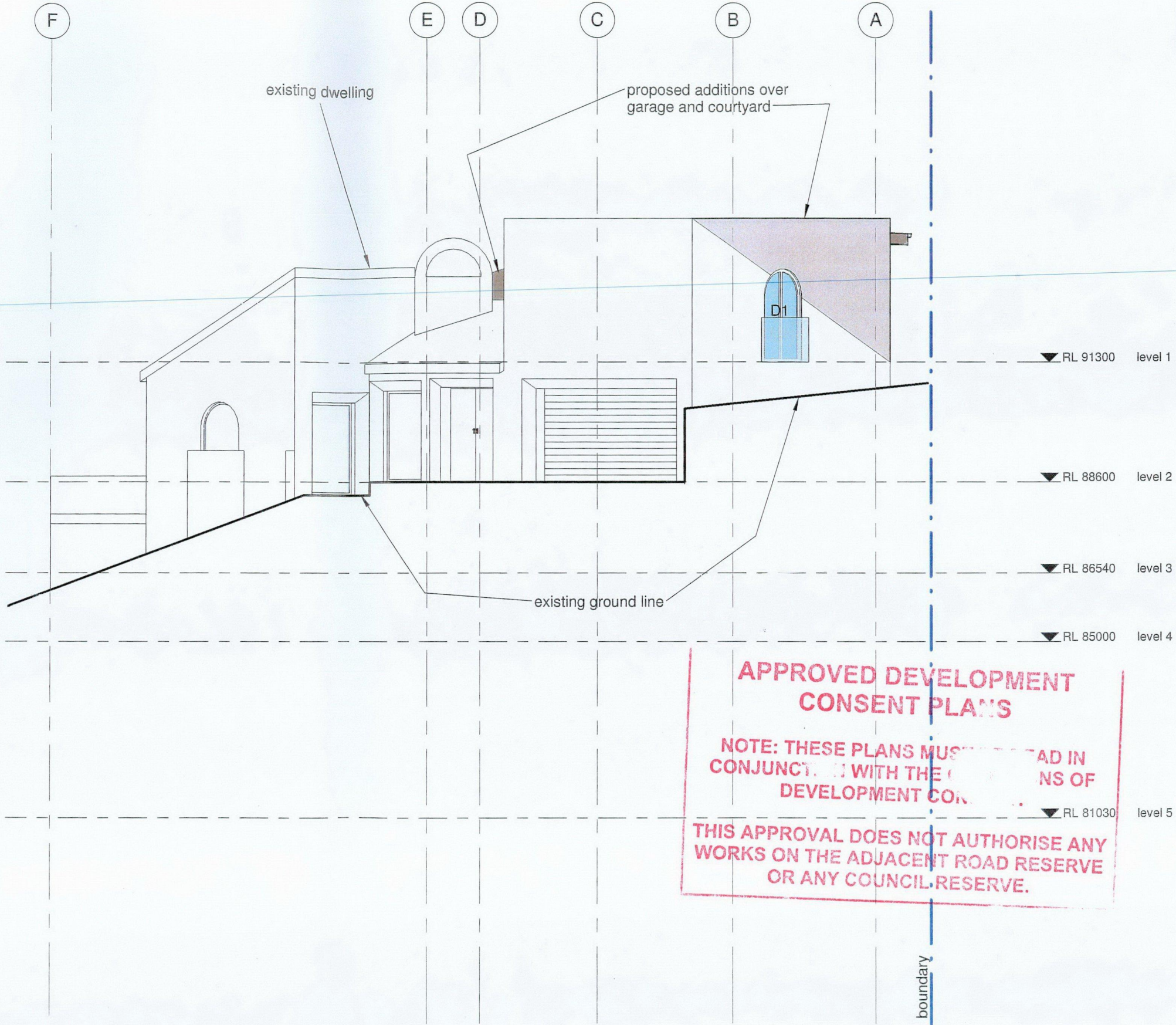
WINDOW AND DOOR SCHEDULE

W1	1200 dia porthole	openable
W2	1600w x 2050h	1 fixed, 1 louvre
W3	1600w x 1100h	1 fixed, 1 louvre
W4	1200w x 1100h	1 fixed, 1 louvre
W5	1700w x 1100h	1 fixed, 1 louvre
W6	1700w x 1100h	1 fixed, 1 louvre
D1	1200w x 2050h	glass French doors
D2	4000w x 2050h	glass multi-fold doors

all windows and doors to be powder coated aluminium
refer to BASIX for glazing specifications

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.



**APPROVED DEVELOPMENT
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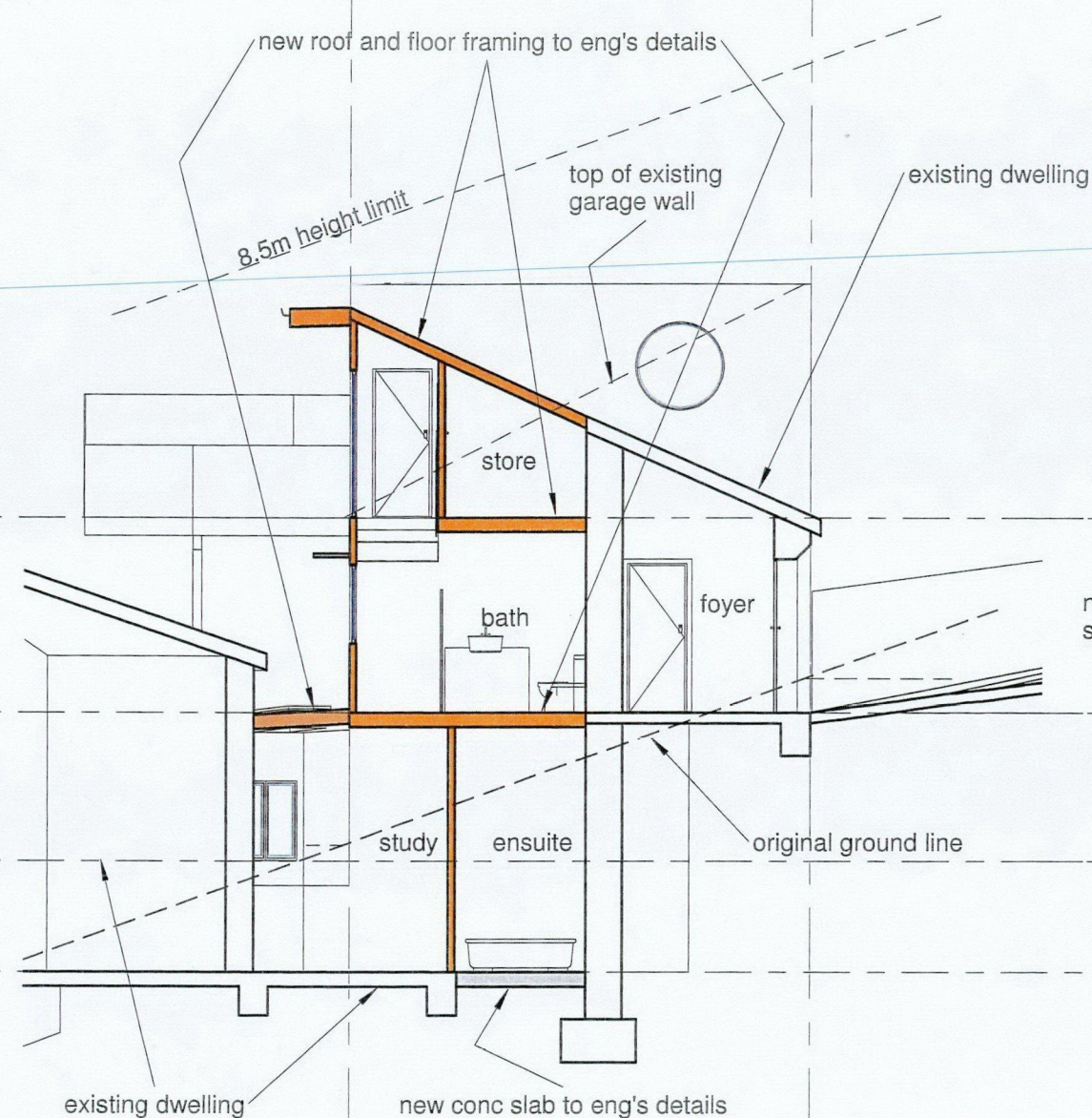
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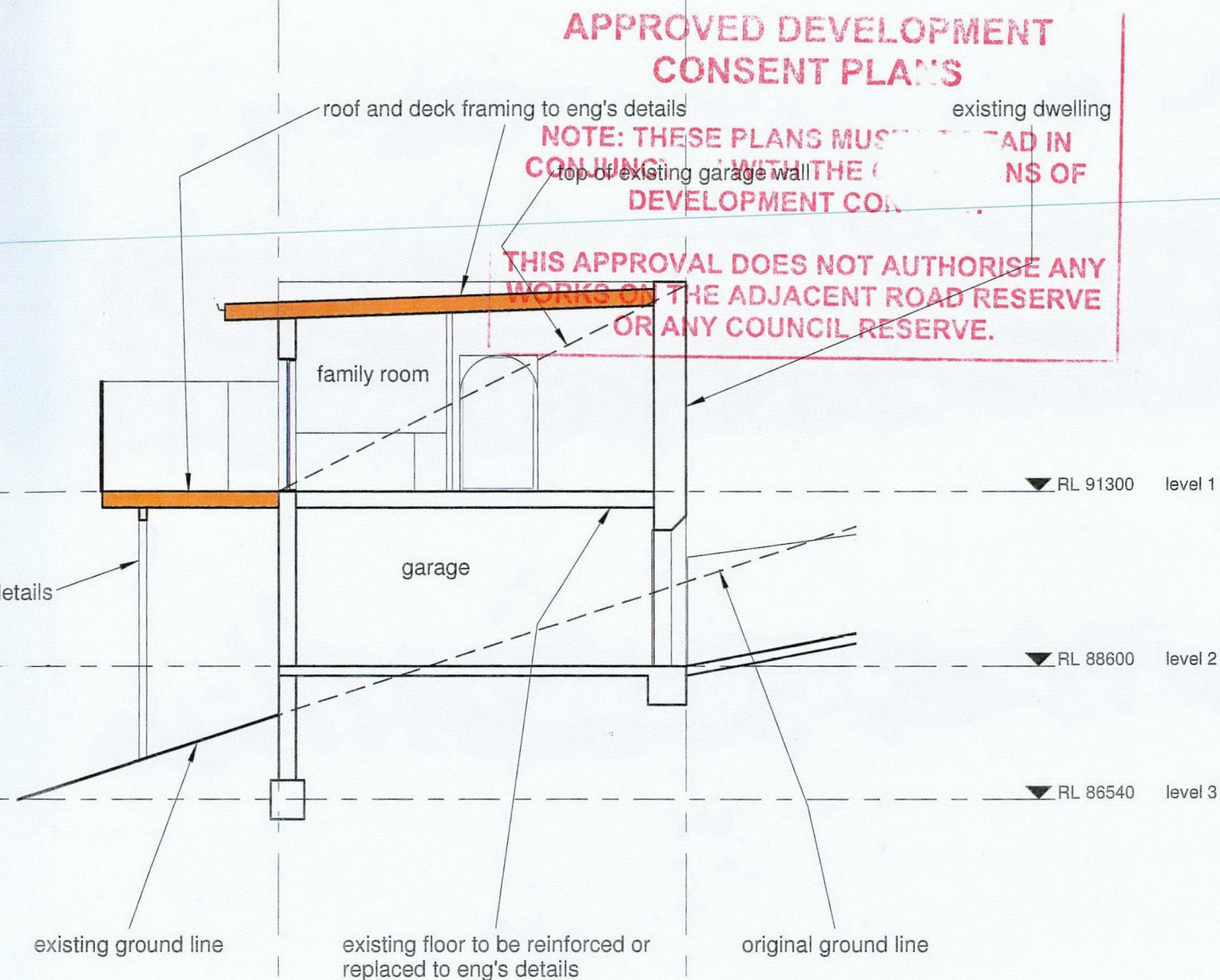
PROJECT PROPOSED ALTERATIONS TO
EXISTING DWELLING AT 8 CAPRI
CLOSE, AVALON

DRAWING EAST ELEVATION

DRAWN PD	CHECKED PD
SCALE 1 : 100	DATE 13/09/16
DRG. No. A3	1602 08



SECTION 1



SECTION 2

**APPROVED DEVELOPMENT
CONSENT PLANS**

**NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.**

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OR ANY COUNCIL RESERVE.**

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BUILDING
DESIGNERS
AUSTRALIA

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PROJECT PROPOSED ALTERATIONS TO
EXISTING DWELLING AT 8 CAPRI
CLOSE, AVALON

DRAWING

SECTIONS

DRAWN
PD

SCALE
1 : 100

DRG. No.

A3

CHECKED
PD

DATE
13/09/16

1602 09