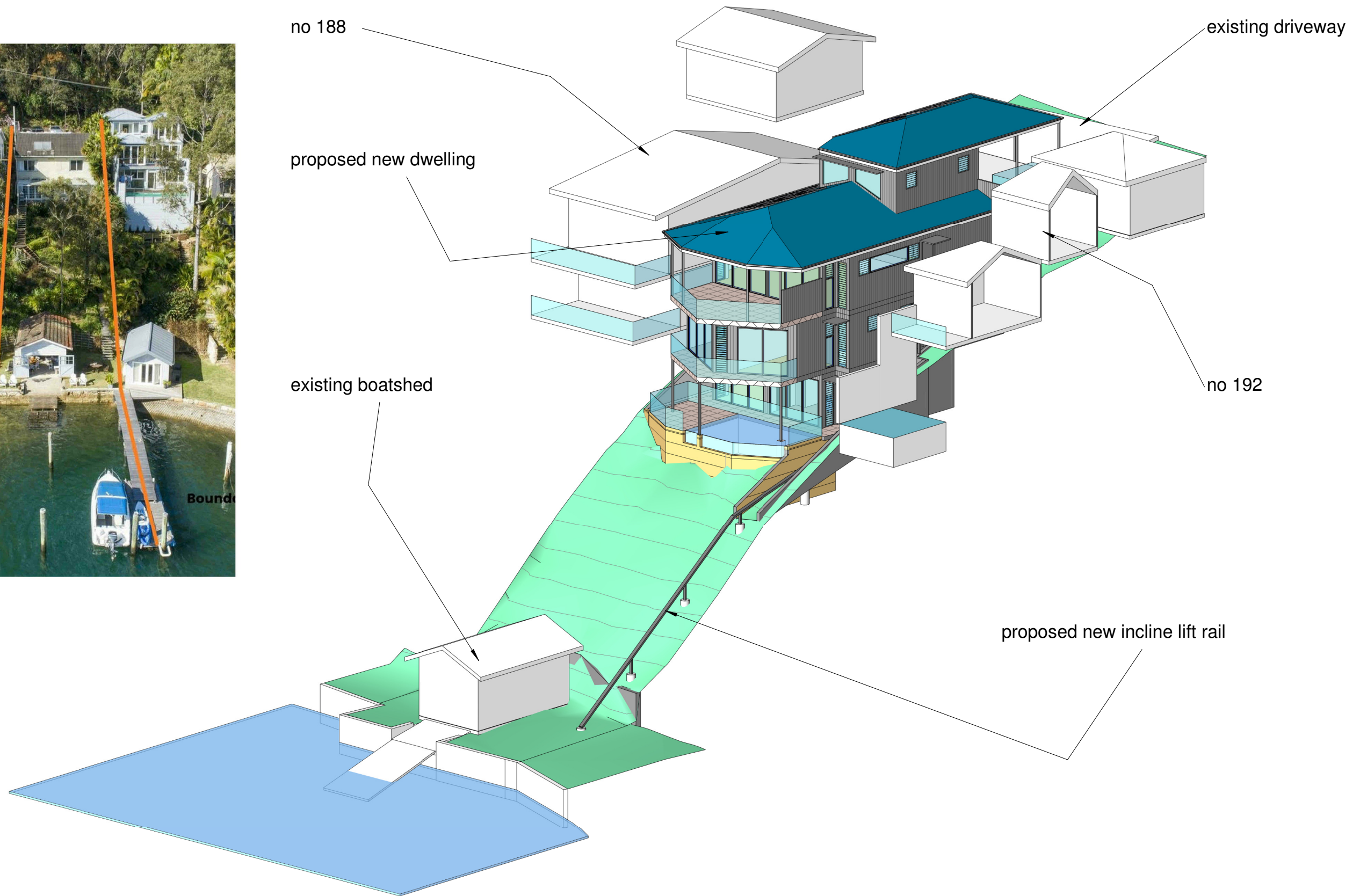
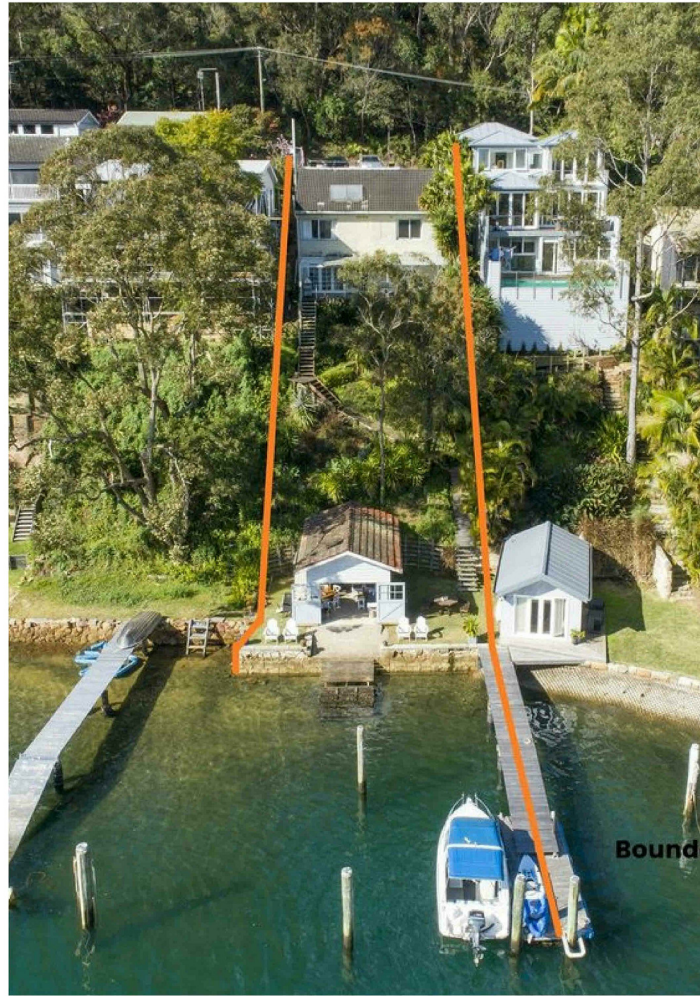




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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

cover sheet

DRAWN

PD

SCALE

DRG. No.

A3

2012

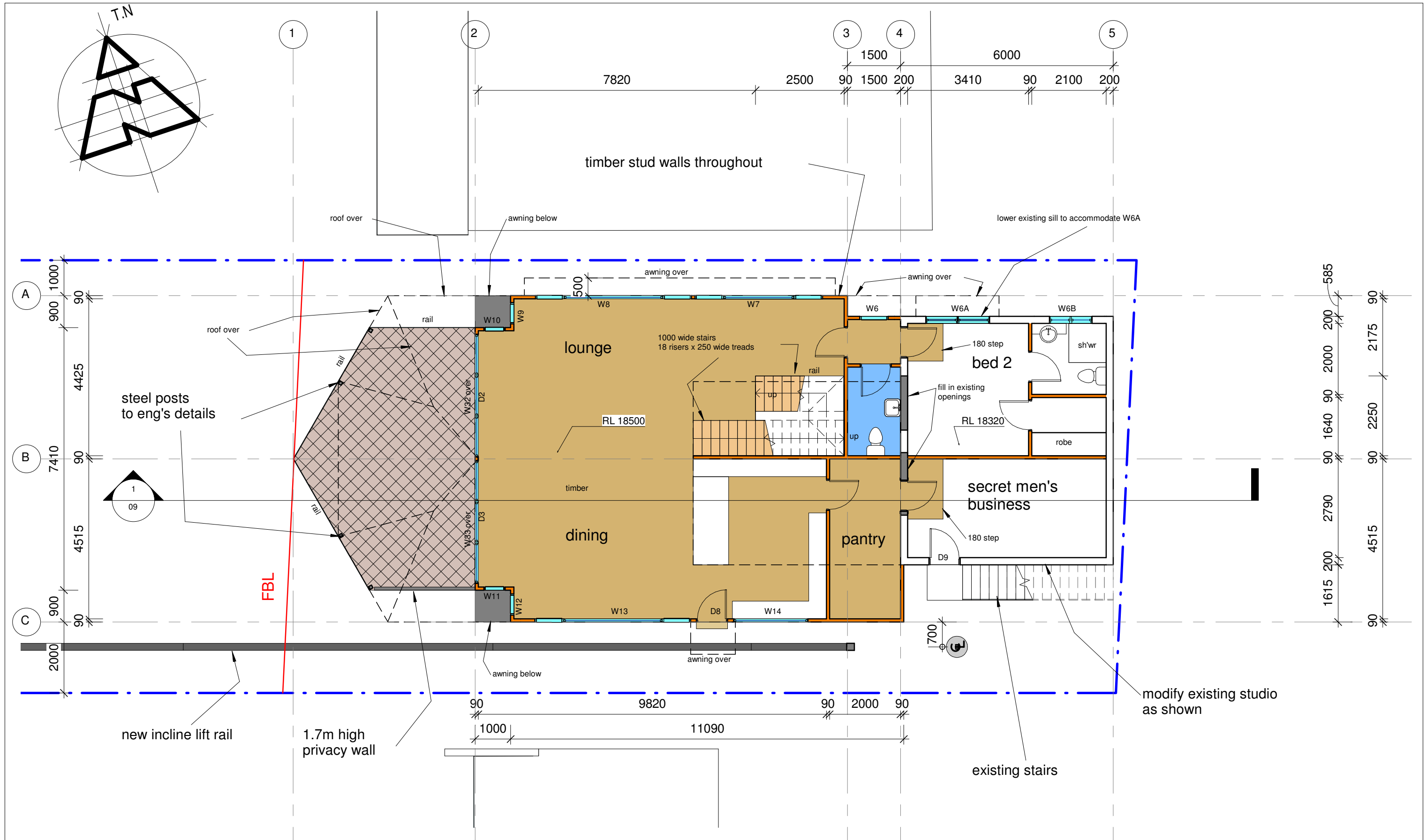
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PD

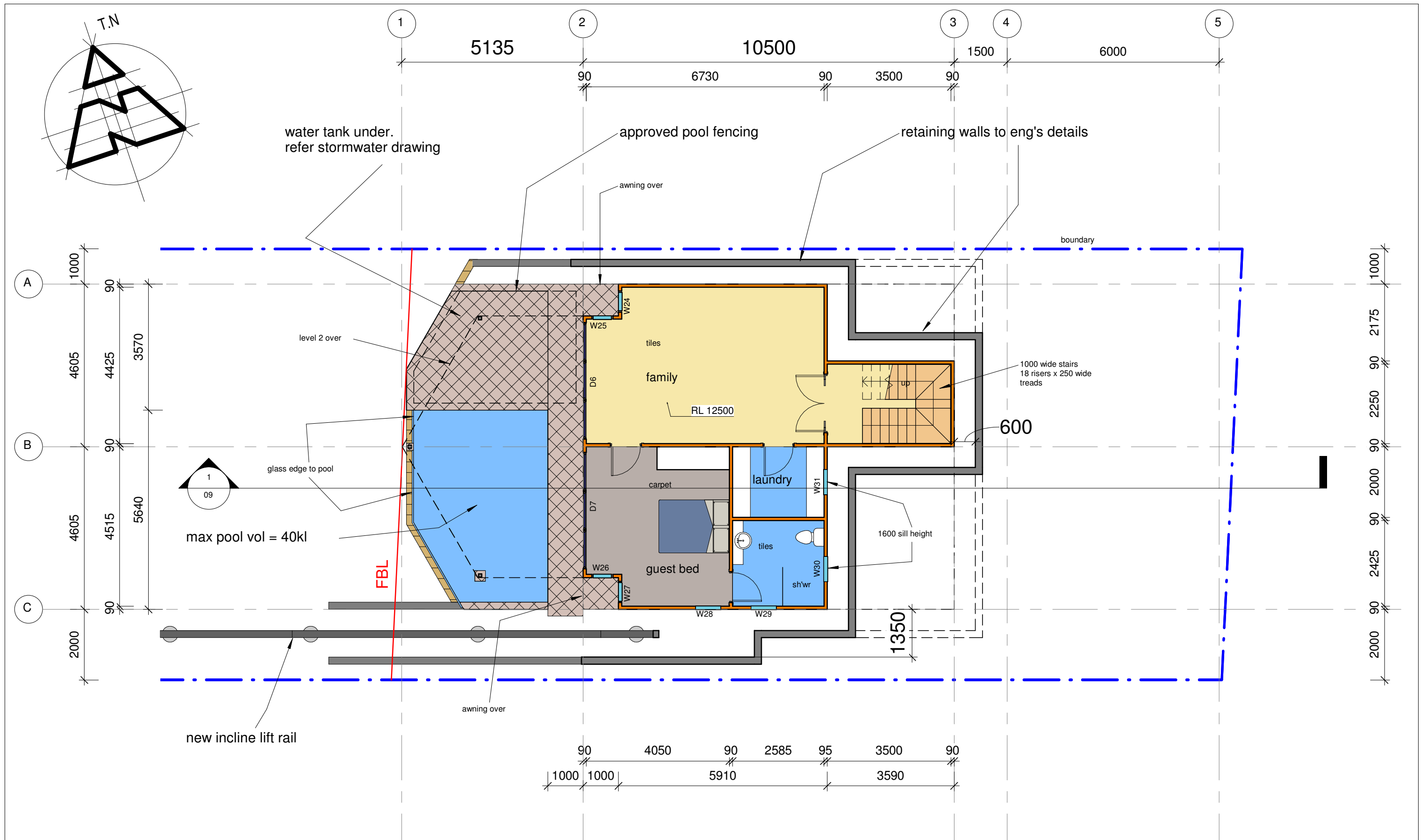
DATE

11.03.21

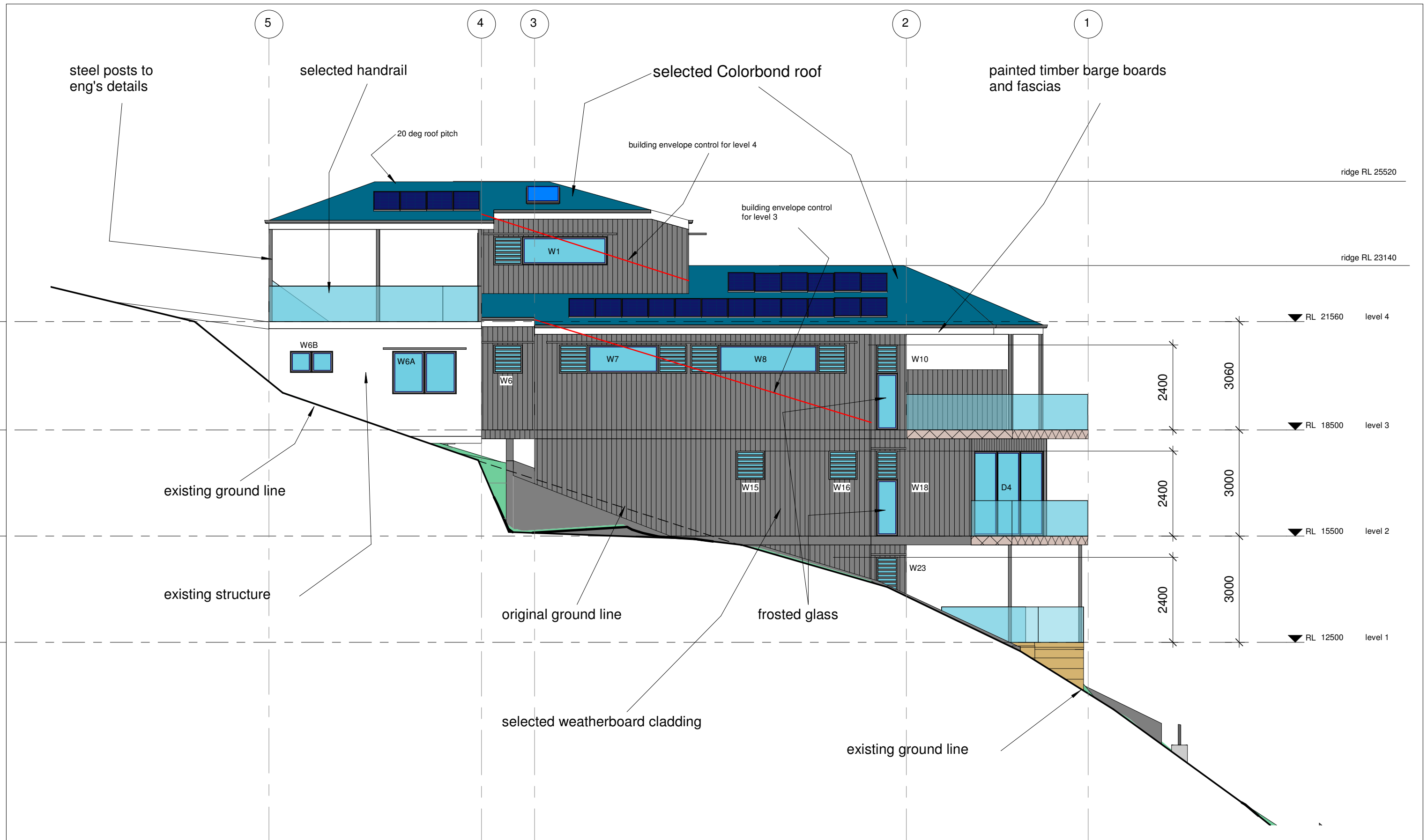
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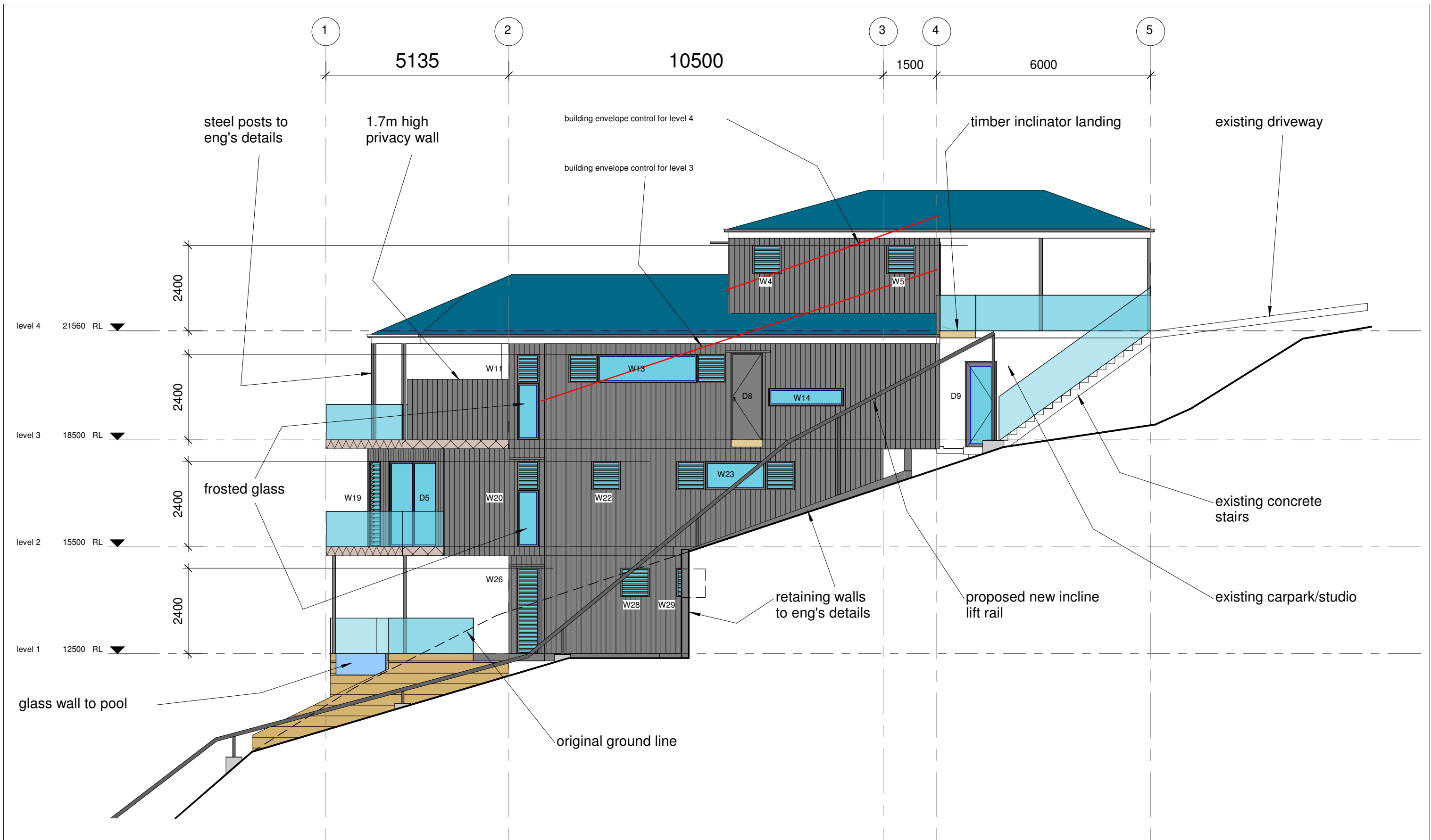
REVISION	  77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au		PROJECT		DRAWN	CHECKED
			new dwelling at 190 McCarrs Creek rd Church Point		PD	PD
			DRAWING		SCALE	DATE
			level 3		1 : 100	11.03.21
					DRG. No.	
					A3 2012 03	



REVISION		BUILDING DESIGNERS AUSTRALIA NSW  peterdownes multi-award winner designs 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT		new dwelling at 190 McCarrs Creek rd Church Point		DRAWN	CHECKED
			DRAWING		level 1		PD	PD
							SCALE	DATE
							1 : 100	11.03.21
					DRG. No.			
					A3	2012	05	



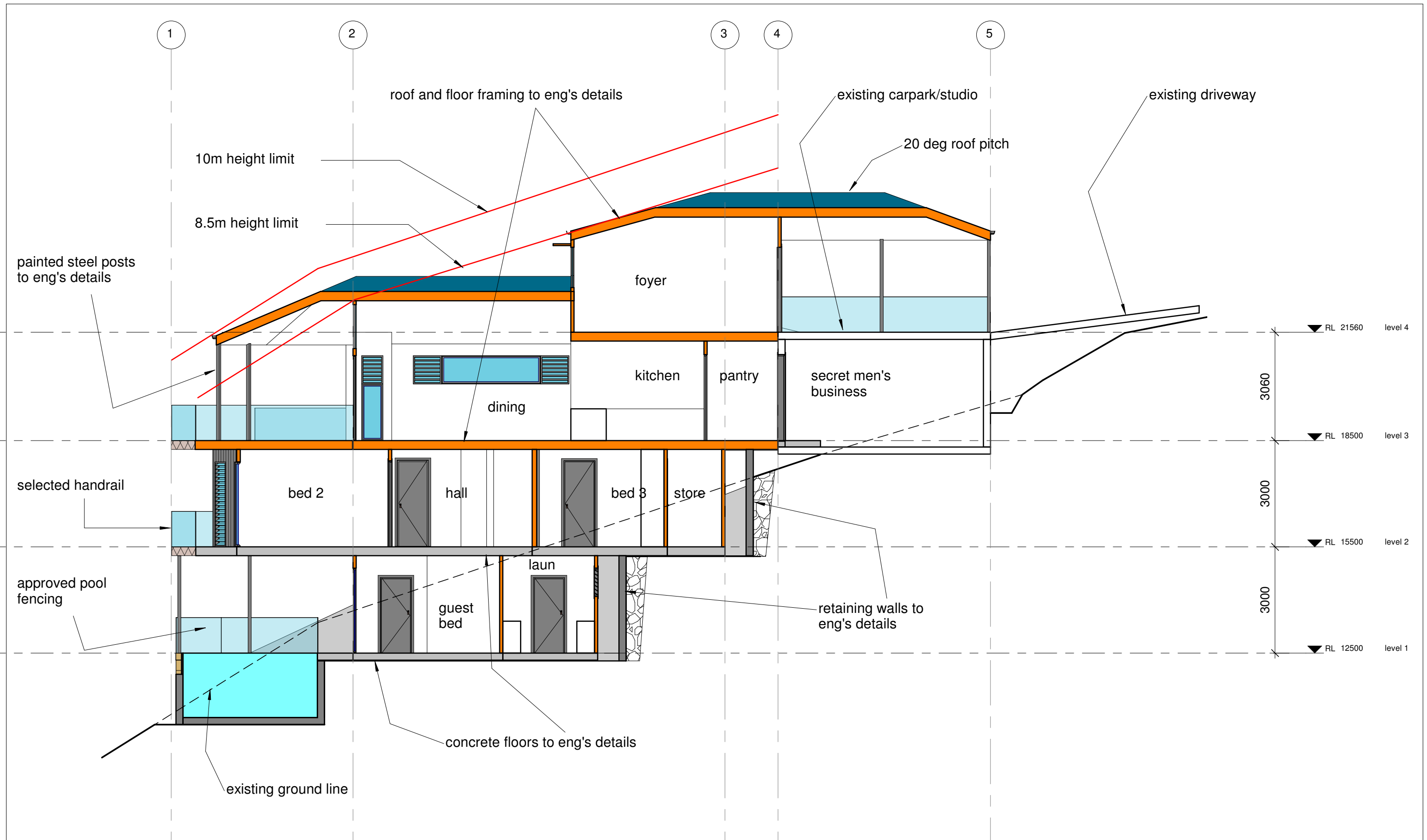
REVISION		BUILDING DESIGNERS AUSTRALIA NSW  peterdownes multi-award winner designs 77 Riviera Ave, Avalon Beach 21070488 662 445 www.peterdownes.com.au	PROJECT		new dwelling at 190 McCarrs Creek rd Church Point		DRAWN PD	CHECKED PD
			DRAWING		north elevation		SCALE 1 : 100	DATE 11.03.21
							DRG. No.	
							A3201206	



REVISION	BUILDING DESIGNERS AUSTRALIA NSW peterdownes multi-award winner designs 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT		DRAWN	CHECKED
		new dwelling at 190 McCarrs Creek rd Church Point		PD	PD
		DRAWING		SCALE	DATE
		south elevation		1 : 100	11.03.21
				DRG. No.	
				A3	2012 07



REVISION		BUILDING DESIGNERS AUSTRALIA NSW  peterdownes multi-award winner designs 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT	new dwelling at 190 McCarrs Creek rd Church Point	DRAWN PD	CHECKED PD
			DRAWING	east and west elevations	SCALE As indicated	DATE 11.03.21
					DRG. No.	
					A3	2012



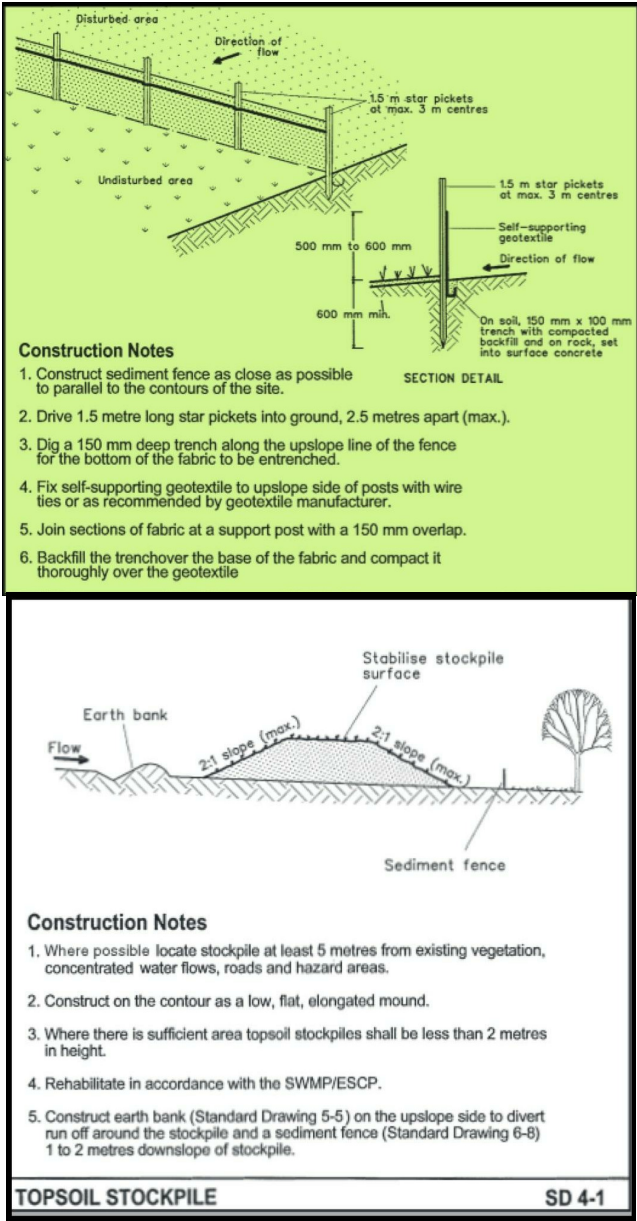
REVISION		<
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WINDOW AND DOOR SCHEDULE					
Mark	Orientation	Width	Height	Glazed m2	Description
W1	N	3200	800	2.6	1 fixed, 1 louvre
W2	W	1700	1400	2.4	1 fixed
W3	W	1700	1400	2.4	1 fixed
W4	S	800	800	0.6	1 louvre
W5	S	800	800	0.6	1 louvre
W6	N	800	800	0.6	1 louvre - obs
W6A	N	1800	1200	2.2	2 awning
W6B	N	1200	600	0.7	2 panel slider
W7	N	3600	800	2.9	1 fixed, 2 louvre
W8	N	4400	800	3.5	1 fixed, 1 louvre
W9	W	600	2400	1.4	1 louvre
W10	N	600	2400	1.4	1 fixed, 1 louvre
W11	S	600	2400	1.4	1 fixed, 1 louvre
W12	W	860	2400	2.1	1 louvre
W13	S	4400	800	3.5	1 fixed, 2 louvre
W14	S	2100	500	1.1	1 fixed
W15	N	800	800	0.6	1 louvre - obs
W16	N	600	800	0.5	1 louvre - obs
W17	W	600	2400	1.4	1 louvre
W18	N	600	2400	1.4	1 fixed, 1 louvre
W19	SW	600	2400	1.4	1 louvre
W20	S	600	2400	1.4	1 fixed, 1 louvre
W21	W	600	2400	1.4	1 louvre
W22	S	800	800	0.6	1 louvre
W23	S	3300	800	2.6	1 fixed, 2 louvre
W24	W	600	2400	1.4	1 louvre
W25	N	600	2400	1.4	1 louvre
W26	S	600	2400	1.4	1 louvre
W27	W	600	2400	1.4	1 louvre
W28	S	800	800	0.6	1 louvre
W29	S	800	800	0.6	1 louvre
W30	E	800	800	0.6	1 louvre
W31	E	800	800	0.6	1 louvre
W32	W	3460	1650	5.7	1 fixed
W33	W	3460	1650	5.7	1 fixed
D1	E	1600	2400	3.8	2 panel glazed swing
D2	W	3460	2400	8.3	3 panel stacker
D3	W	3460	2400	8.3	3 panel stacker
D4	NW	3900	2400	9.4	3 panel stacker
D5	SW	2400	2400	5.8	3 panel stacker
D6	W	3300	2400	7.9	3 panel stacker
D7	W	3300	2400	7.9	3 panel stacker
D8	S	800	2400	1.9	solid swing
D9	S	800	2100	1.7	glazed single swing

115.8

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
- frosted glass to the fixed panels of W10, 11, 18 and 20



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.

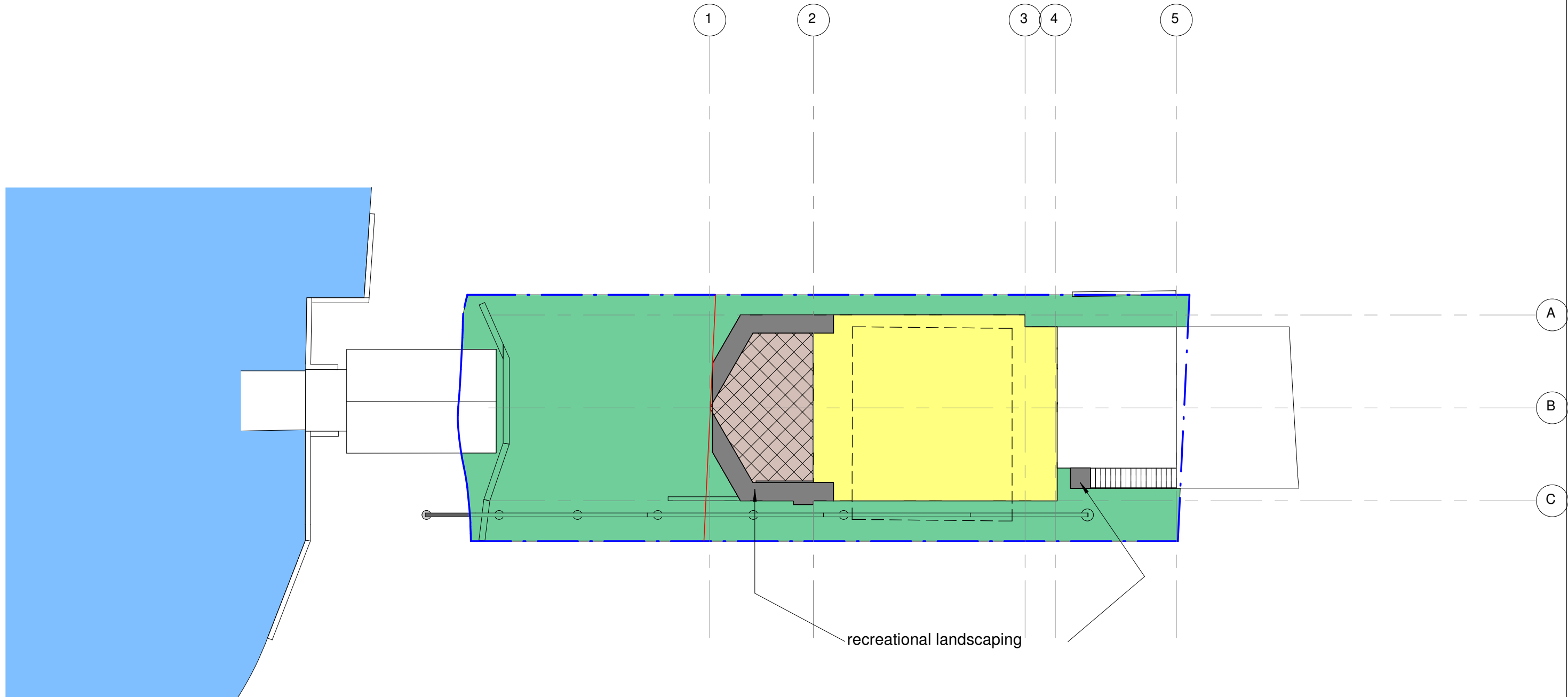
DEMOLITION NOTES

- existing house, garage, driveway, paths, retaining walls, external stairs etc 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

EROSION AND SEDIMENT CONTROL PLAN

1. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
2. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
3. Where excavations extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must preserve and protect the building from damage and, if necessary, underpin and support the adjoining building in an approved manner.
4. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
5. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
6. Builder to confirm the locations of barrier fences and stockpiles onsite, see suggested main barrier fence location on site plan.
7. Sediment fences and stockpiles to be constructed in accordance with modern standards and the diagrams seen to the left.
8. Due to the steeply sloping site, special care will be taken to prevent sediment runoff into existing drains or the waterway.
9. Note that due to the constraints of the site, barriers may need to be relocated during construction.
10. All ESCP measures are to be installed and managed in accordance with Landcom's Managing Urban Stormwater: *Soils and Construction* 2004.

REVISION		 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT		DRAWN	CHECKED
			new dwelling at 190 McCarrs Creek rd Church Point		PD	PD
					DRAWING	
			W&D schedule, ESCP, notes		11.03.21	
					DRG. No.	
		A3	2012	10		



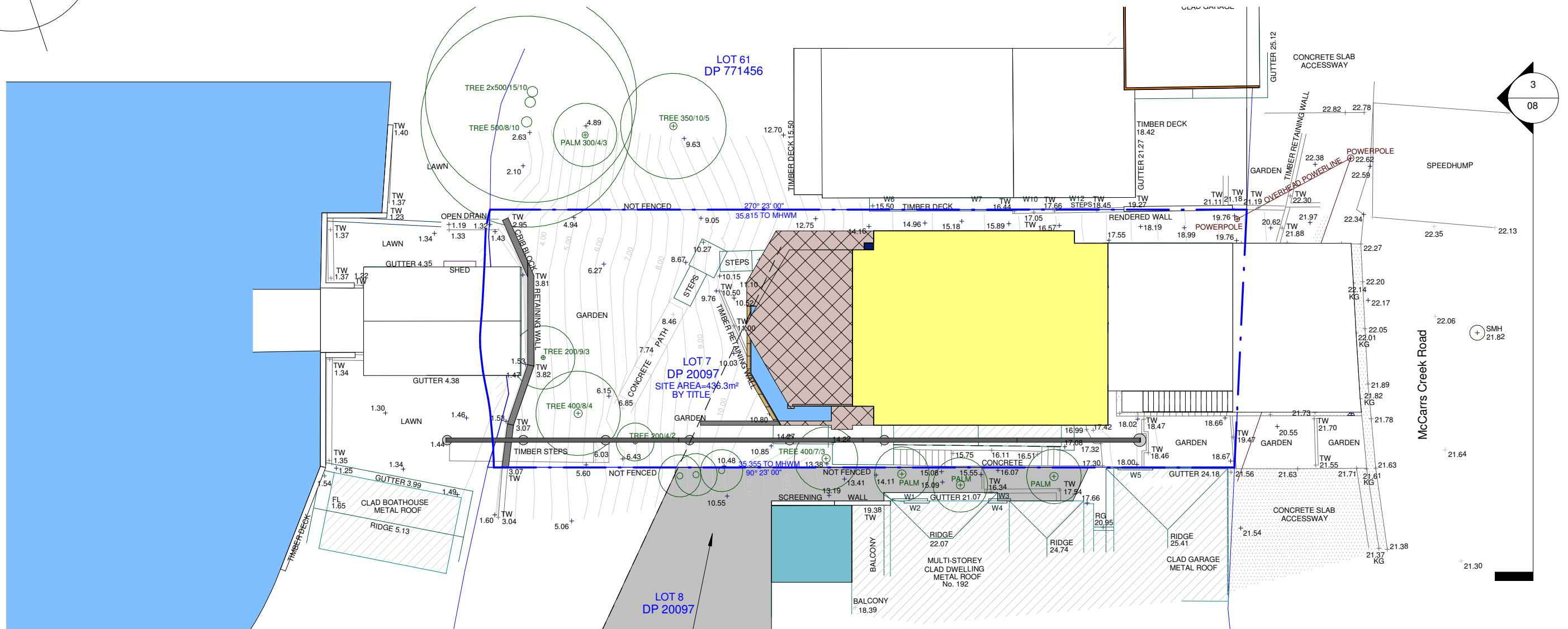
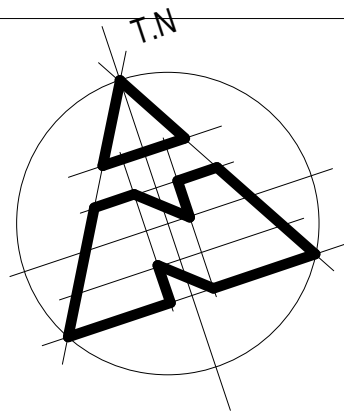
total site area = 436.3 m2

total soft landscaped area = 223.7 m2 = 51.3 %

recreational landscaped = 15.6 m2 = 3.6 %

total landscaping = 239.3 m2 = 54.9 %

REVISION		BUILDING DESIGNERS AUSTRALIA NSW  peterdownes multi-award winner 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au designs	PROJECT	new dwelling at 190 McCarrs Creek rd Church Point		DRAWN	CHECKED
			DRAWING	landscaping calcs		PD	PD
					SCALE	DATE	
							1 : 200
				DRG. No.			
				A3	2012	11	



new 9 am shadows

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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

shadows 9 am 21.06

DRAWN

PD

SCALE

1 : 200

DRG. No.

A3

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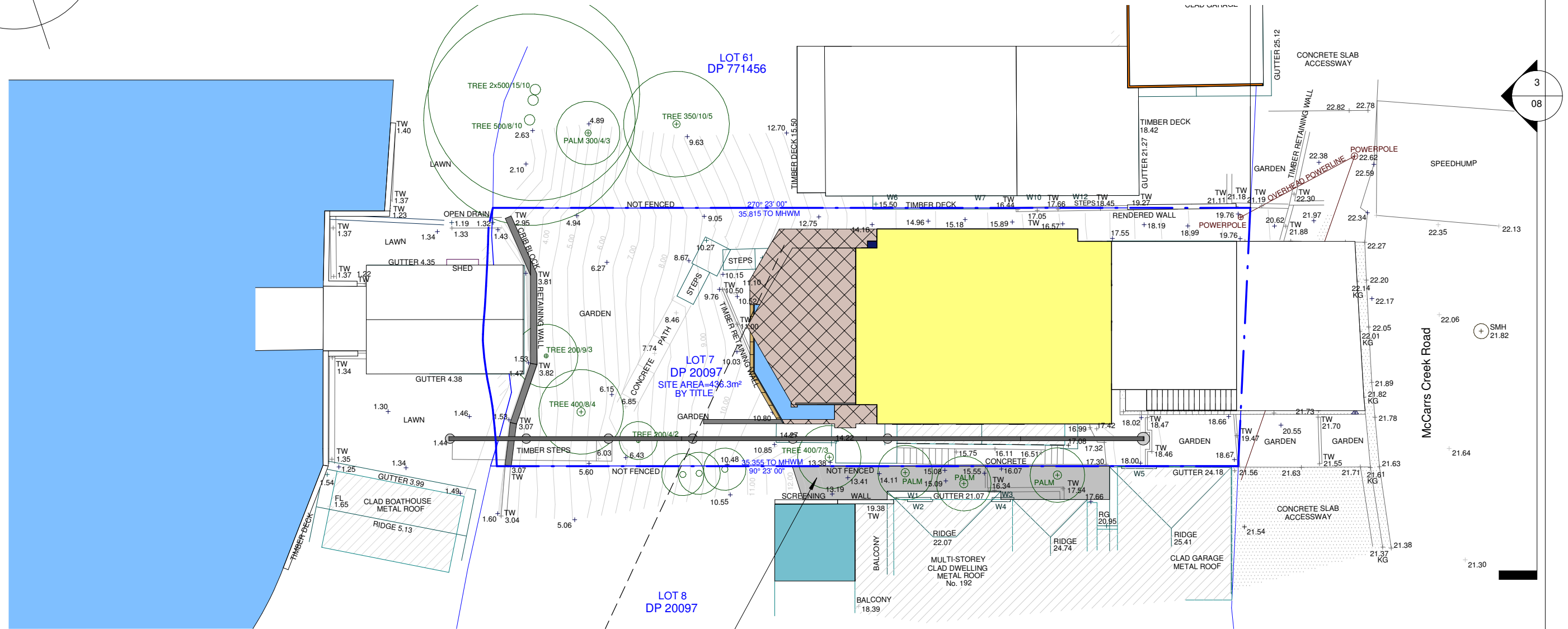
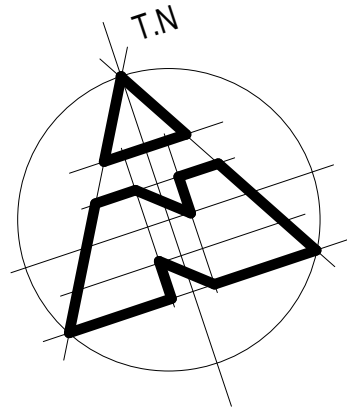
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DATE

11.03.21

2012

12



new 12 pm shadows

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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

shadows 12 pm 21.06

DRAWN

PD

SCALE

1 : 200

DRG. No.

A3

2012

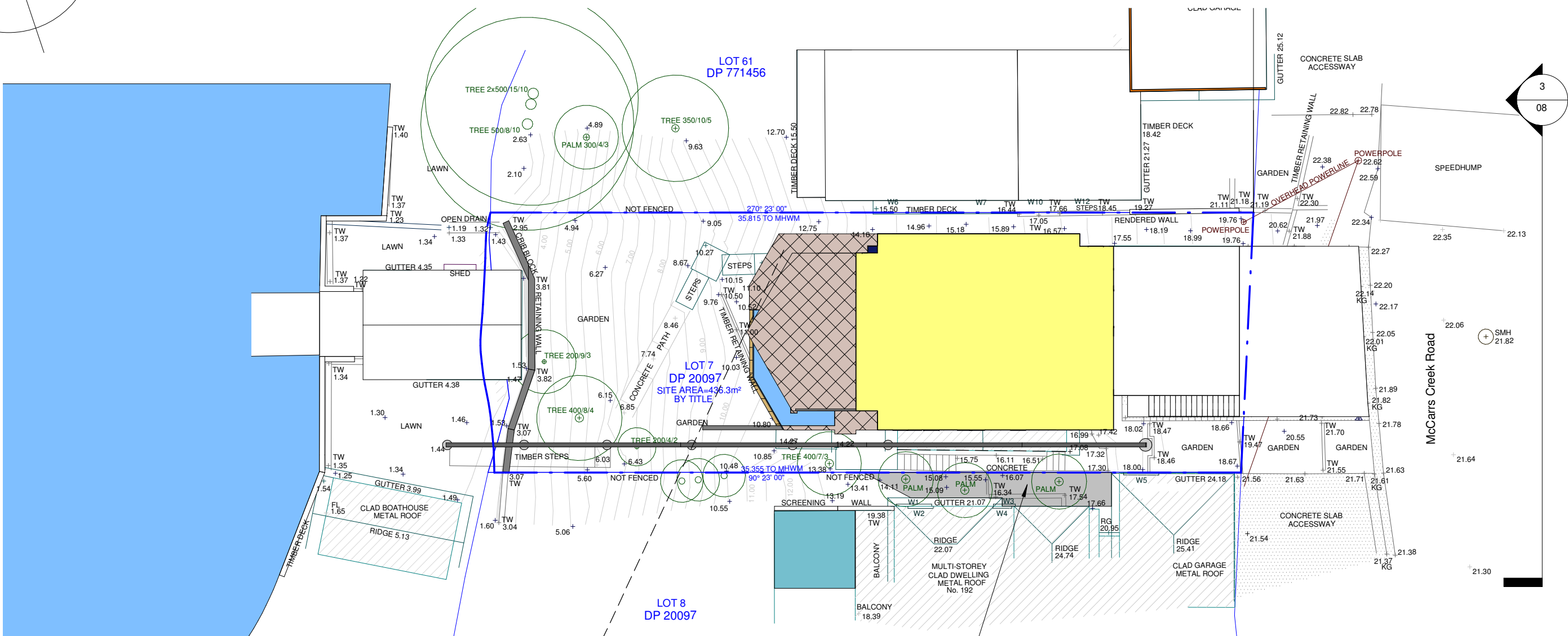
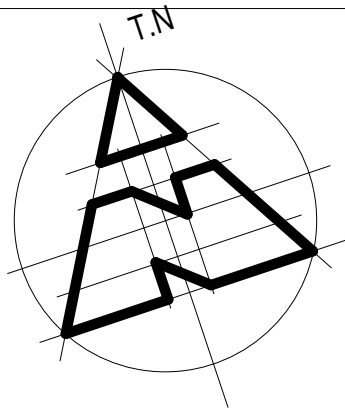
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PD

DATE

11.03.21

13



new 3 pm shadows

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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

shadows 3pm 21.06

DRAWN

PD

SCALE

1 : 200

DRG. No.

A3

2012

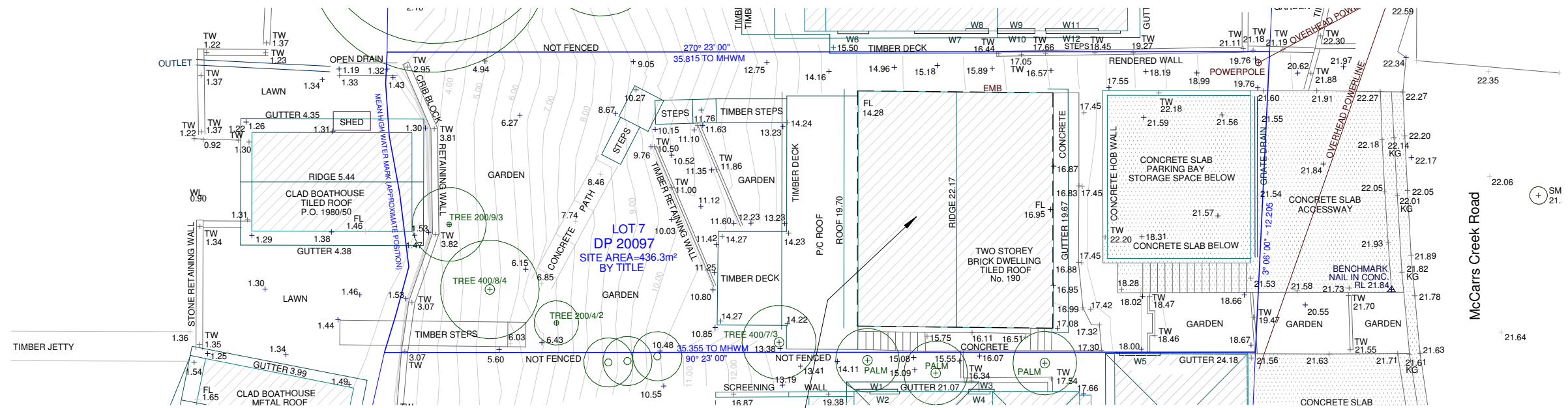
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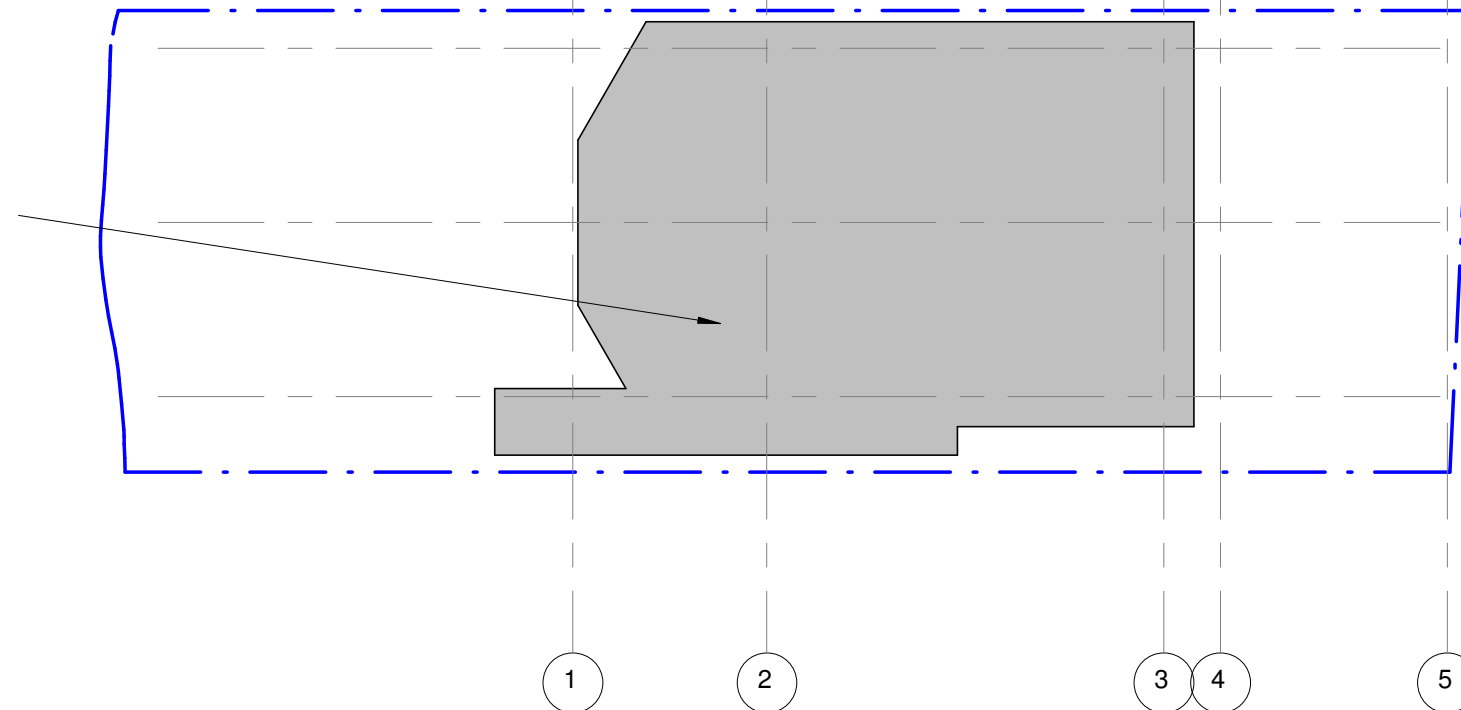
DATE

11.03.21

14



area to be excavated.
excavation depth varies from
zero to 4.0m



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surveys Copy 1

1 : 200

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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

demolition and excavation plans

DRAWN

Author

SCALE

1 : 200

DRG. No.

A3

CHECKED

Checker

DATE

03/19/21

2012

15