

PROPOSED RESIDENTIAL ALTERATIONS + ADDITIONS

No 30 VIEW TCE

I

EAST FREMANTLE

I

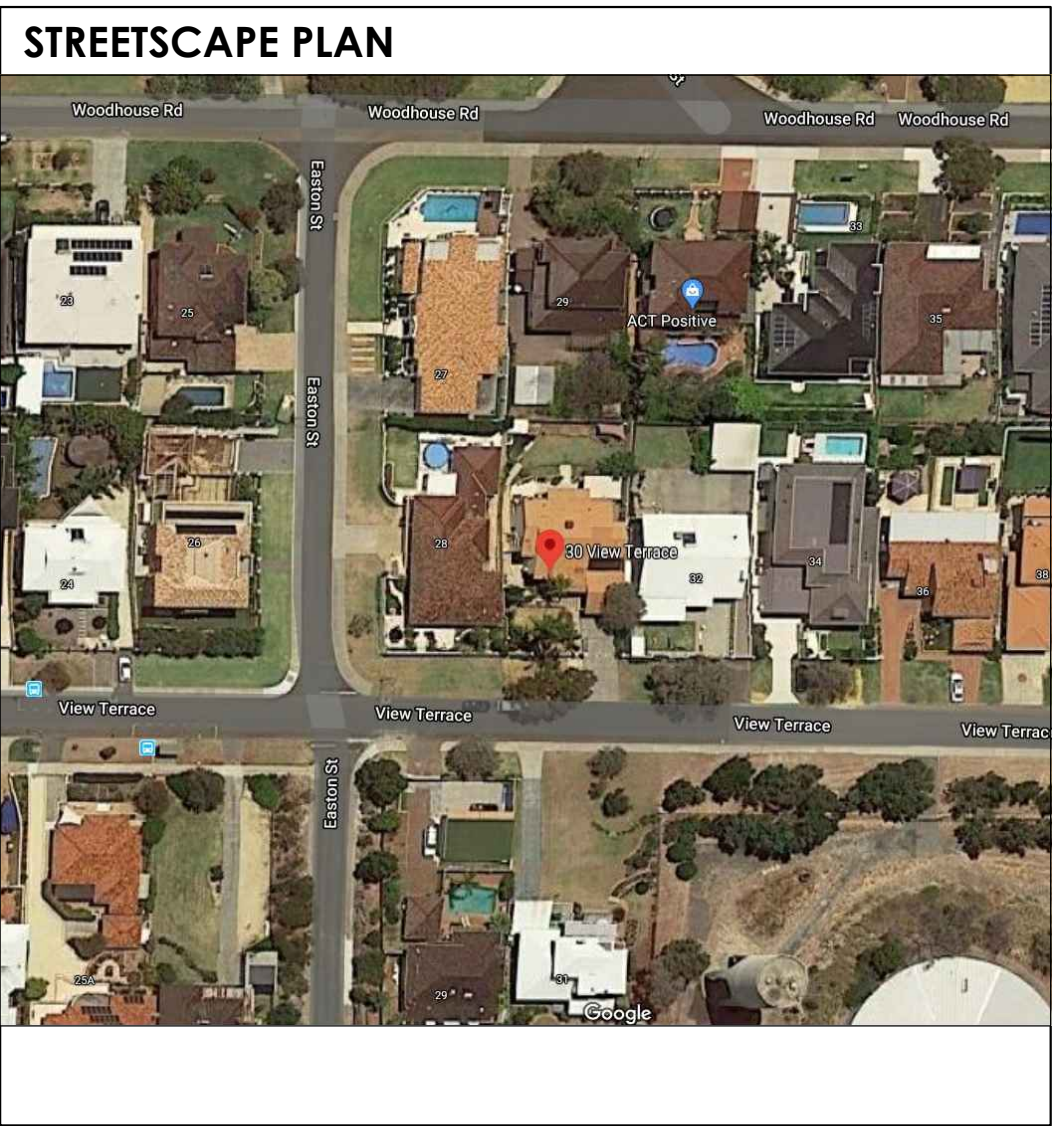
WA 6158

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ARCHITECTURAL STAGES	
STAGE 01	CONCEPT / SCHEMATIC DESIGN DRAWINGS (SD)
STAGE 02	DESIGN DEVELOPMENT DRAWINGS (DD)
STAGE 02b	3D VISUALISATION
STAGE 03	PLANNING / DEVELOPMENT APPROVAL DRAWINGS (DA)
STAGE 04	WORKING DRAWINGS (WD)
STAGE 05	CONSTRUCTION DRAWINGS (CD)
STAGE 06	WET AREA LAYOUTS + ELEVATIONS (CABINET DRAWINGS)

PROJECT TEAM		ABBREVIATIONS	
BUILDING DESIGN AND DRAFTING		00c ZERO BRICK COURSE LEVEL	
MODERN ARK LAYOUT DESIGN		AFL ABOVE FLOOR LEVEL	
Mladen 'Mal' - 0401 062 718		BWK BRICKWORK	
mal@modernarklayout.com.au		CFC FIBRE CEMENT SHEET	
		CL CEILING LEVEL	
		CJ CONTROL JOINT	
		CON CONCRETE	
		COL COLUMN	
		CP CARPET	
		C/SL CAVITY SLIDER	
		DP DOWN PIPE (E) EXISTING (N) NEW	
		DW DISHWASHER	
		DWG DRAWINGS	
		ENG ENGINEER	
		EQ EQUAL	
		E EXISTING	
		FFL FINISHED FLOOR LEVEL	
		FP FIREPLACE	
		FR FRIDGE	
		FW FLOOR WASTE	
		GPO GENERAL PURPOSE OUTLET	
		HP HOT PLATE	
		HC HOSECOCK/WATER TAP	
		HWP HARD WALL PLASTER	
		HWU HOT WATER UNIT	
		MBOX METER BOX	
		MAX MAXIMUM	
		MW MICROWAVE	
		NTS NOT TO SCALE	
		OV OVEN	
		O/H OVER HEAD	
		RH RANGE HOOD	
		RL RELATIVE LEVEL	
		REN RENDER	
		RWH RAIN WATER HEAD	
		SB SWITCH BOARD	
		SHR SHOWER	
		SK SINK	
		SKYL SKYLIGHT	
		SPEC SPECIFICATION	
		SS STAINLESS STEEL	
		SW SOAK WELL	
		TB TIMBER	
		TEL TELEPHONE	
		TOW TOP OF WALL	
		TR TROUGH	
		TYP TYPICAL	
		UBO UNDER BENCH OVEN	
		UNO UNLESS NOTED OTHERWISE	
		U/S UNDERSIDE	
		WC WATER CLOSET	



SHEET: **A01**

COVER PAGE / STREETSCAPE

PROJECT ADDRESS: No 30 VIEW TCE | EAST FREMANTLE | WA 6158

MODERN ARK LAYOUT DESIGN

BUILDING DESIGN + ARCHITECTURAL DRAFTING

NEW HOMES | RENOVATIONS | ADDITIONS

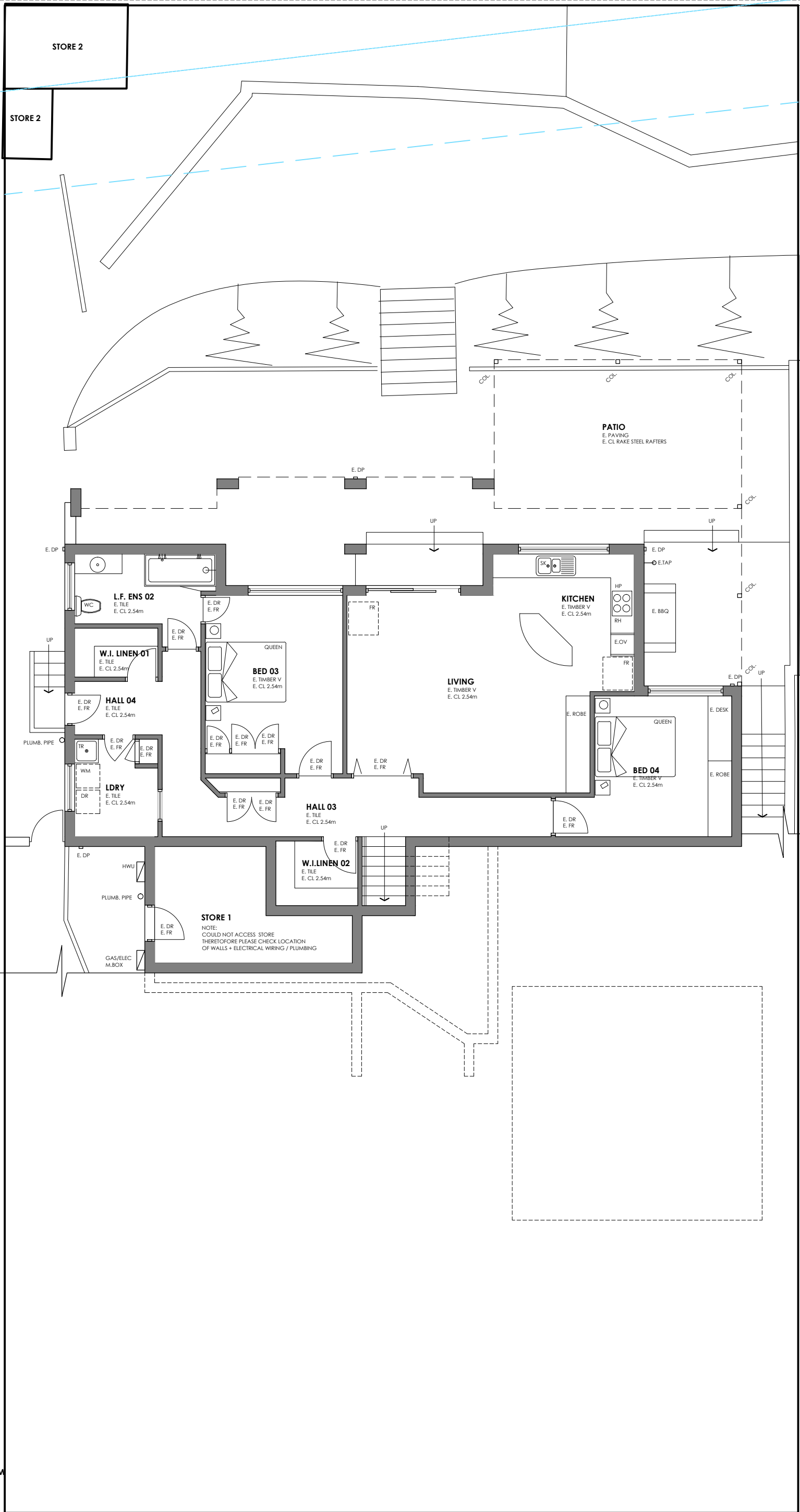
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REVISION: R05	STAGE: ST03 DA
P TYPE: PROPOSED RESIDENTIAL ALTERATIONS + ADDITIONS	
05 24.04.2020	STAGE 03 DA ISSUED TO COUNCIL FOR DA
04 22.04.2020	STAGE 03 DA ISSUED TO COUNCIL FOR DA
03 01.04.2020	STAGE 03 DA ISSUED TO CLIENT FOR REVIEW
REV NO	DATE
	AMENDMENT

REV NO	DATE	AMENDMENT
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EXISTING LOWER GROUND FLOOR

WALL LEGEND

NEW WALLS

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

N

W

E

S

SCALE 1:100 @ A3 SIZE PAPER

0

1

5M

SHEET: A05

MODERN ARK LAYOUT DESIGN

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NEW HOMES

RENOVATIONS

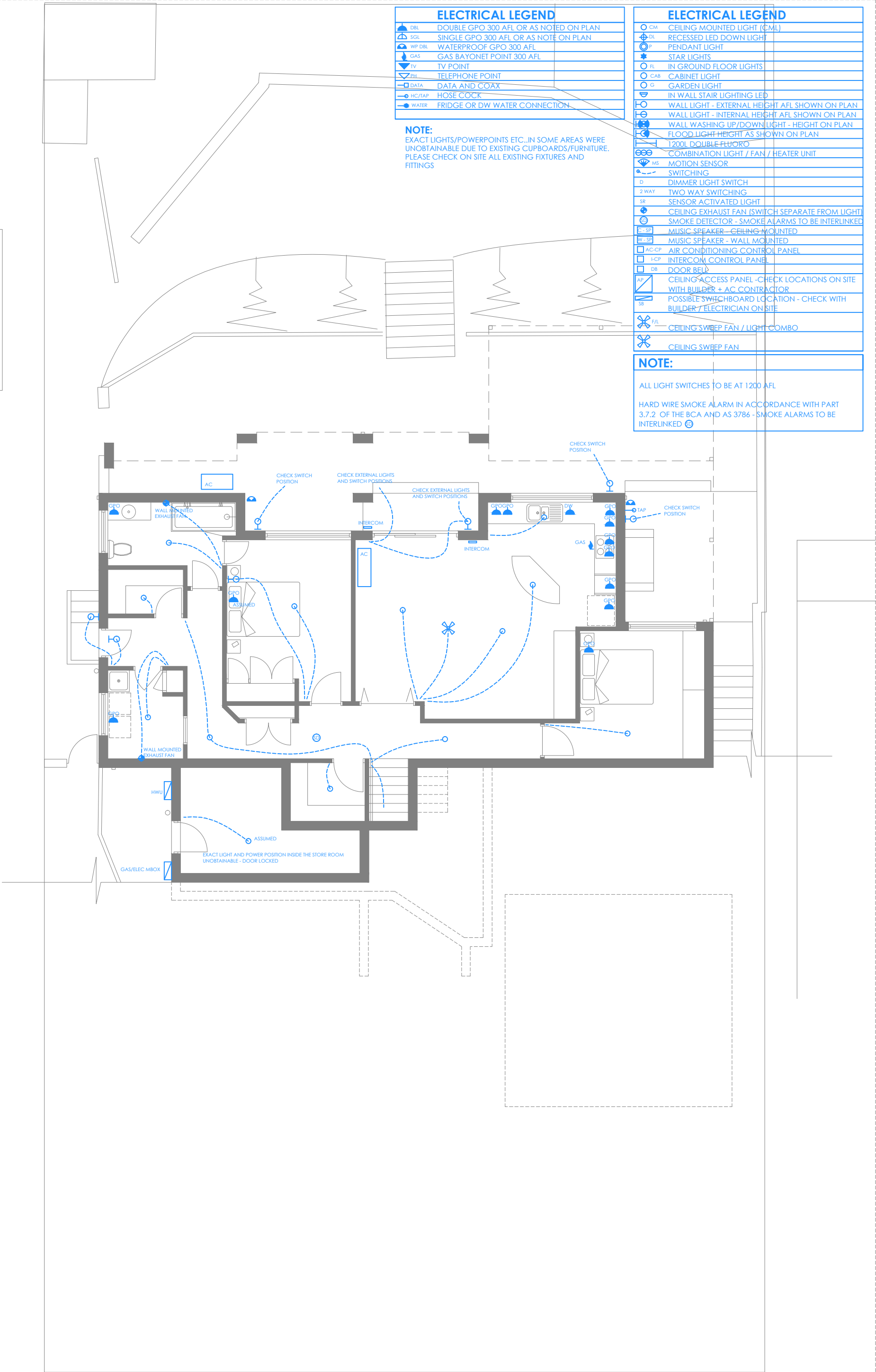
ADDITIONS

ELECTRICAL LEGEND	
	DOUBLE GPO 300 AFL OR AS NOTED ON PLAN
	SINGLE GPO 300 AFL OR AS NOTED ON PLAN
	WATERPROOF GPO 300 AFL
	GAS BAYONET POINT 300 AFL
	TV POINT
	TELEPHONE POINT
	DATA AND COAX
	HOSE COCK
	FRIDGE OR DW WATER CONNECTION

NOTE:
EXACT LIGHTS/POWERPOINTS ETC..IN SOME AREAS WERE UNOBTAINABLE DUE TO EXISTING CUPBOARDS/FURNITURE. PLEASE CHECK ON SITE ALL EXISTING FIXTURES AND FITTINGS

ELECTRICAL LEGEND	
	CEILING MOUNTED LIGHT (CML)
	RECESSED LED DOWN LIGHT
	PENDANT LIGHT
	STAR LIGHTS
	IN GROUND FLOOR LIGHTS
	CABINET LIGHT
	GARDEN LIGHT
	IN WALL STAIR LIGHTING LED
	WALL LIGHT - EXTERNAL HEIGHT AFL SHOWN ON PLAN
	WALL LIGHT - INTERNAL HEIGHT AFL SHOWN ON PLAN
	WALL WASHING UP/DOWN LIGHT - HEIGHT ON PLAN
	FLOOD LIGHT HEIGHT AS SHOWN ON PLAN
	1200L DOUBLE FLUORO
	COMBINATION LIGHT / FAN / HEATER UNIT
	MOTION SENSOR
	SWITCHING
	DIMMER LIGHT SWITCH
	TWO WAY SWITCHING
	SENSOR ACTIVATED LIGHT
	CEILING EXHAUST FAN (SWITCH SEPARATE FROM LIGHT)
	SMOKE DETECTOR - SMOKE ALARMS TO BE INTERLINKED
	MUSIC SPEAKER - CEILING MOUNTED
	MUSIC SPEAKER - WALL MOUNTED
	AIR CONDITIONING CONTROL PANEL
	INTERCOM CONTROL PANEL
	DOOR BELL
	CEILING ACCESS PANEL - CHECK LOCATIONS ON SITE WITH BUILDER + AC CONTRACTOR
	POSSIBLE SWITCHBOARD LOCATION - CHECK WITH BUILDER / ELECTRICIAN ON SITE
	CEILING SWEEP FAN / LIGHT COMBO
	CEILING SWEEP FAN

NOTE:
ALL LIGHT SWITCHES TO BE AT 1200 AFL
HARD WIRE SMOKE ALARM IN ACCORDANCE WITH PART 3.7.2 OF THE BCA AND AS 3786 - SMOKE ALARMS TO BE INTERLINKED



SHEET: **A07**

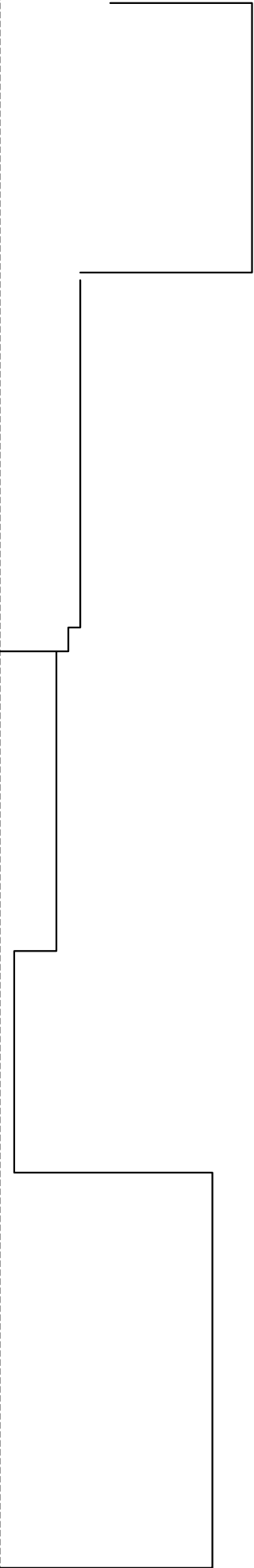
EXISTING LOWER GROUND FLOOR ELECTRICAL PLAN

MODERN ARK LAYOUT DESIGN
BUILDING DESIGN + ARCHITECTURAL DRAFTING

NEW HOMES | RENOVATIONS | ADDITIONS

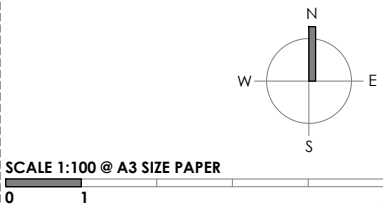
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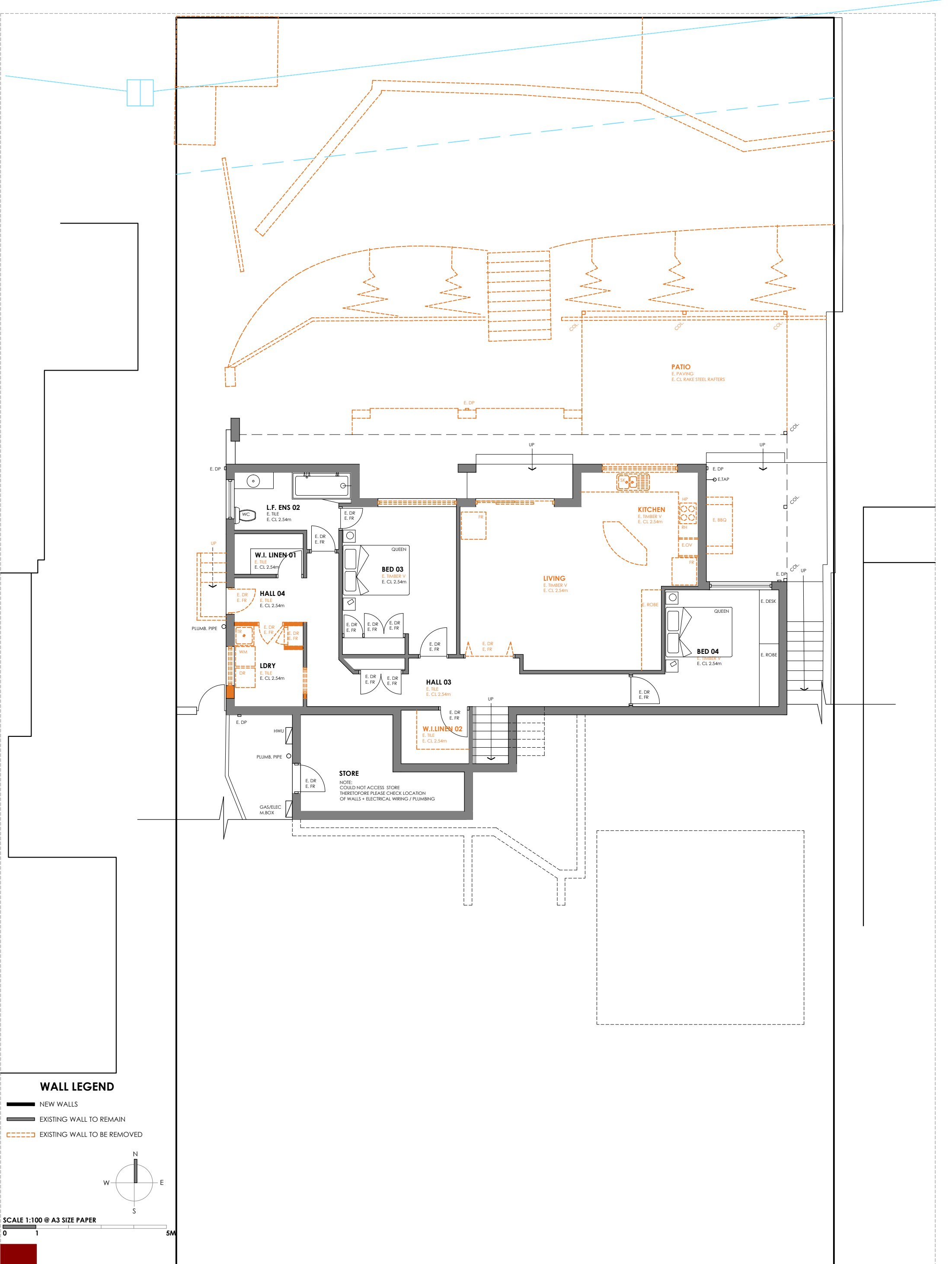
WALL LEGEND

- NEW WALLS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



SHEET: A08 EXISTING MID AND UPPER LEVEL DEMO PLAN

MODERN ARK LAYOUT DESIGN
BUILDING DESIGN + ARCHITECTURAL DRAFTING
NEW HOMES | RENOVATIONS | ADDITIONS
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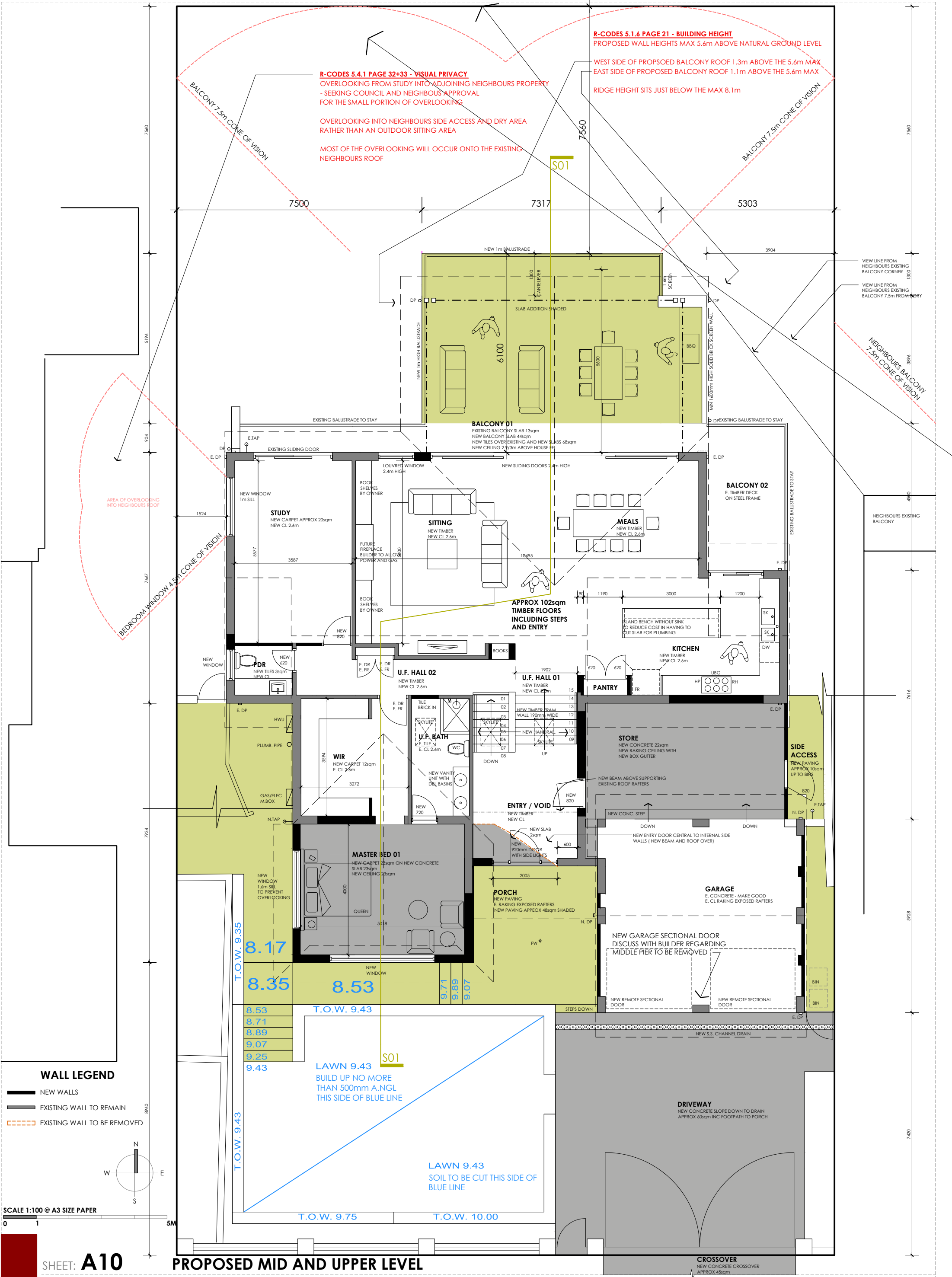


WALL LEGEND

- NEW WALLS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

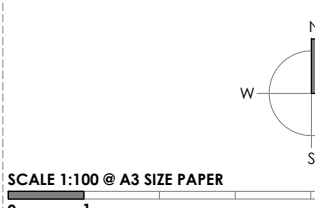
SCALE 1:100 @ A3 SIZE PAPER

0 1 5M



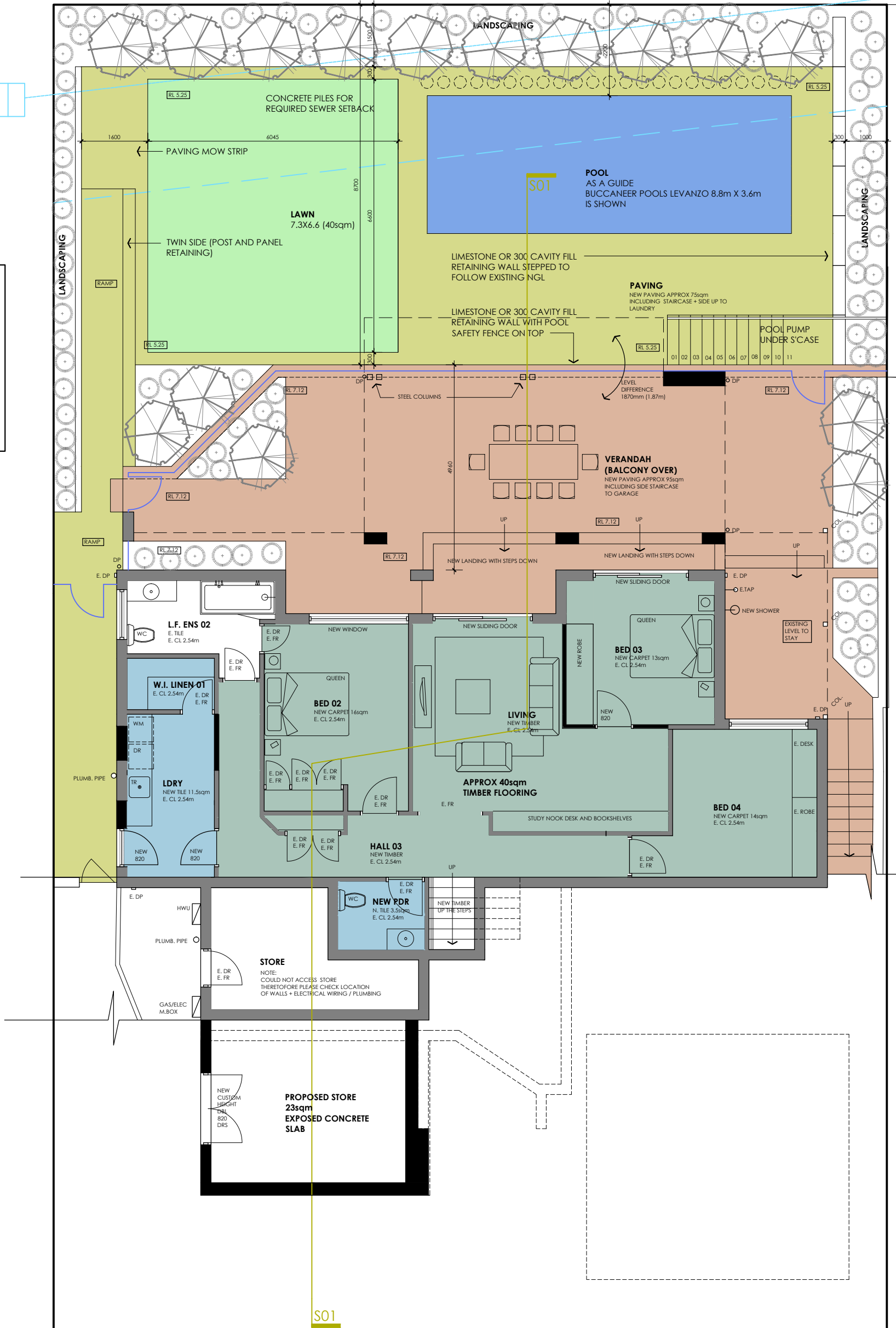
WALL LEGEND

- NEW WALLS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



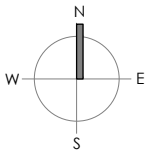
SHEET: **A10**

PROPOSED MID AND UPPER LEVEL



WALL LEGEND

- NEW WALLS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



SCALE 1:100 @ A3 SIZE PAPER

0 1 5M

PROPOSED HOUSE AREA:

(INCLUDING WALLS)

EXISTING MID & UPPER FLOOR	158.00 m ²
PROPOSED BED 01/ENTRY ADDITION	25.00 M ²
PROPOSED AND EXISTING BALCONY	68.00 M ²
PROPOSED GARAGE STORE W/ ROOF	22.00 M ²
EXISTING GARAGE	37.00 m ²
EXISTING OPEN PORCH	11.00 m ²
PROPOSED STORE UNDER M.BED01	23.00 M ²
EXISTING GROUND FLR INC STORE	136.00 m ²
TOTAL	480.00 m²

PROPOSED PLANNING INFO:

LOT AREA	769.00 m ²
ZONING	R12.5 REQUIRE 55% MIN OPEN SPACE, 7.5m FRONT SETBACK / 6m REAR SETBACK
BUILDING AREA/ SITE COVER	323.00 m ² / 769.00 m ² X 100 = 42.0% SITE COVER
OPEN SPACE	446.00 m ² / 769.00 m ² X 100 = 48.60% OPEN SPACE

PROPOSED OVERSHADOW:

EXTENT OF OVERSHADOWING AT MIDDAY 21 JUNE - VSA 34°

REQUIREMENTS:
ZONING R25 AND LOWER 25% OF SITE AREA

THE PROPOSED HOUSE DOES NOT HAVE ANY IMPACT ON THE NEIGHBOURS DUE TO THE FACT THAT THE BLOCK FACES NORTH/SOUTH

SHEET: **A11**

PROPOSED LOWER GROUND FLOOR

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BUILDING DESIGN + ARCHITECTURAL DRAFTING

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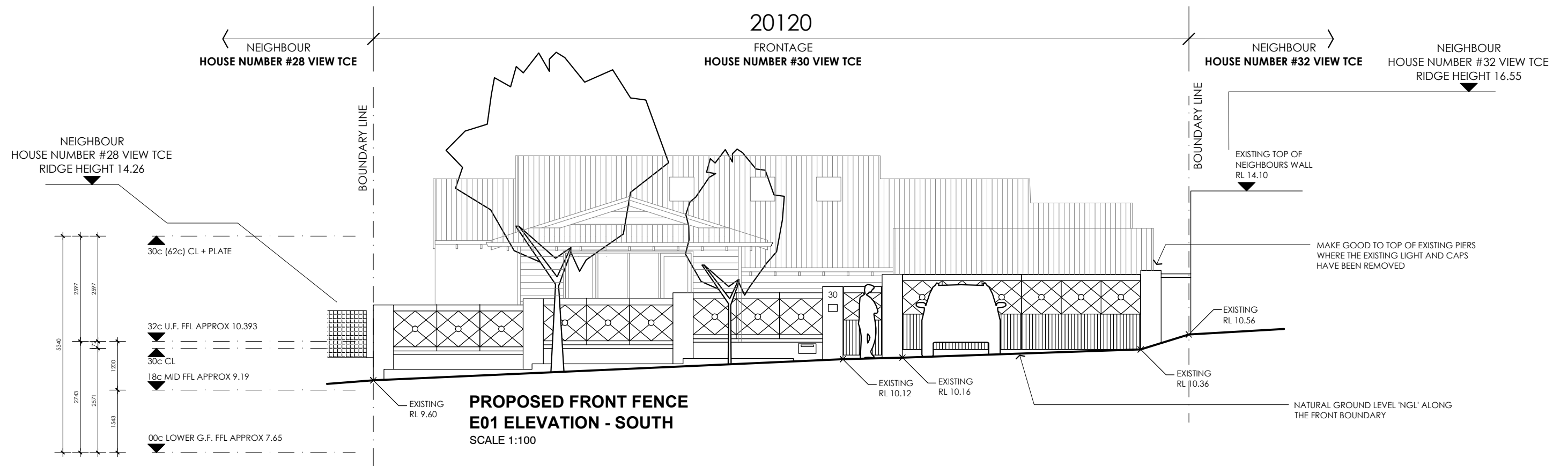
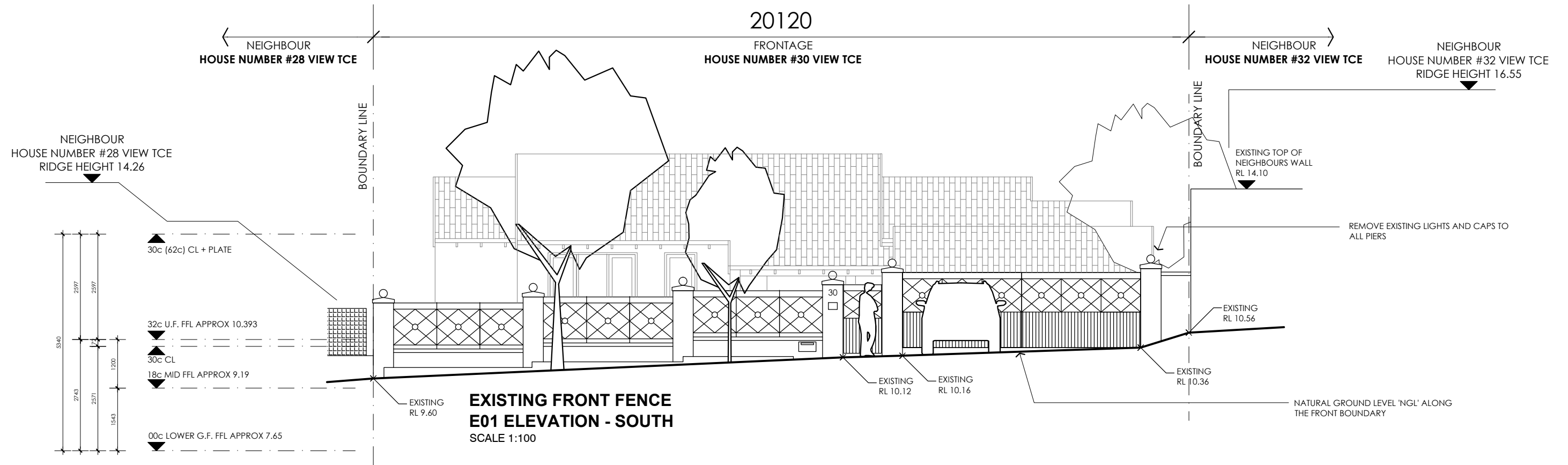
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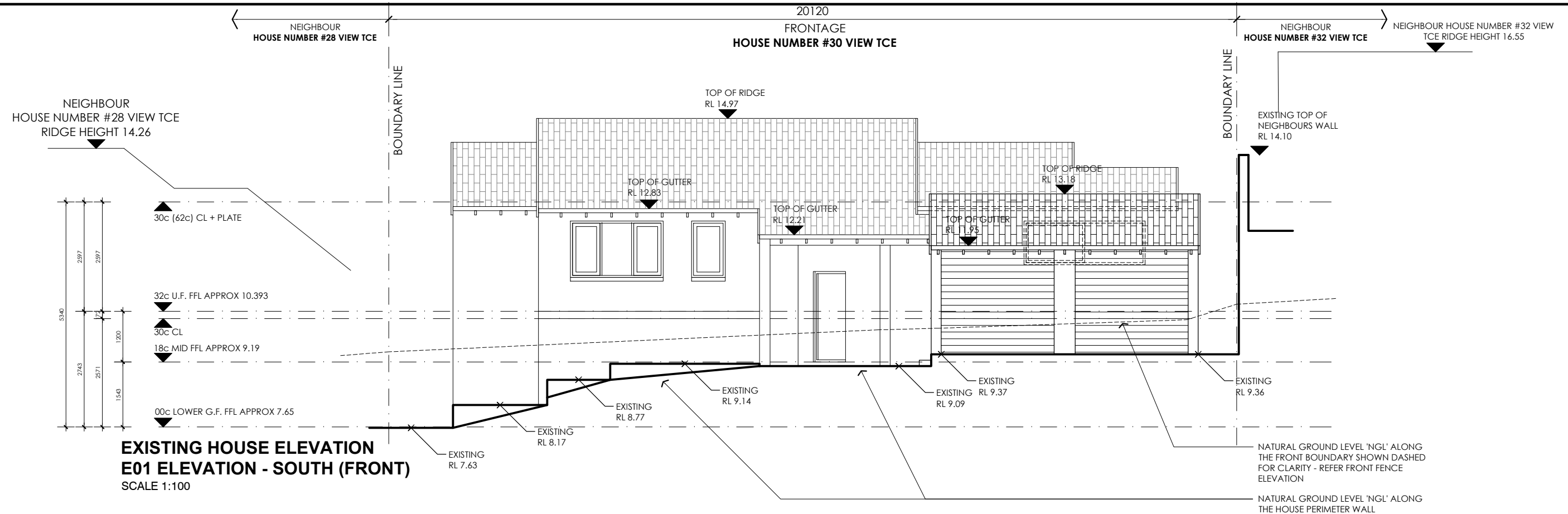
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NEW HOMES

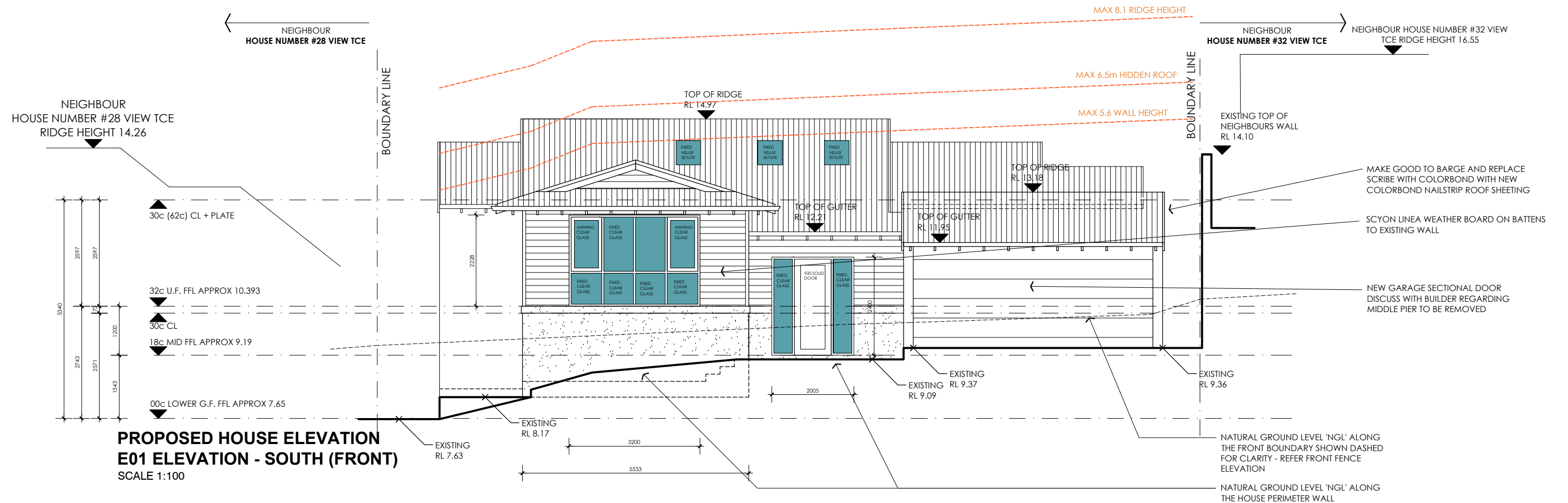
RENOVATIONS

ADDITIONS

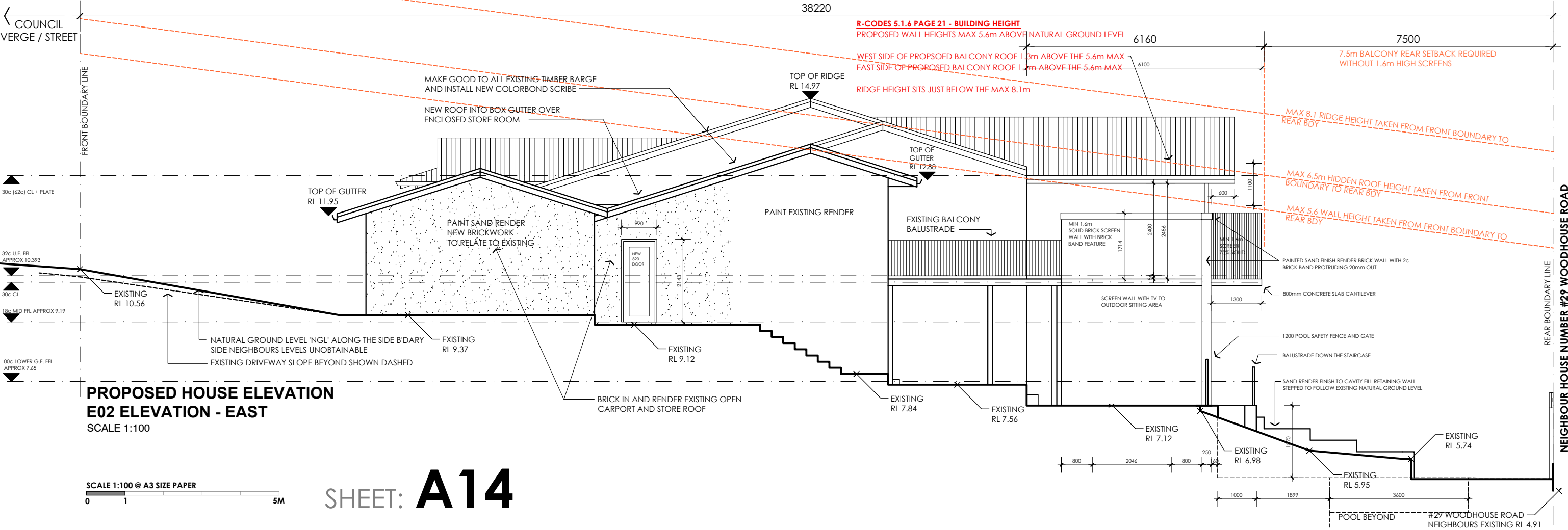
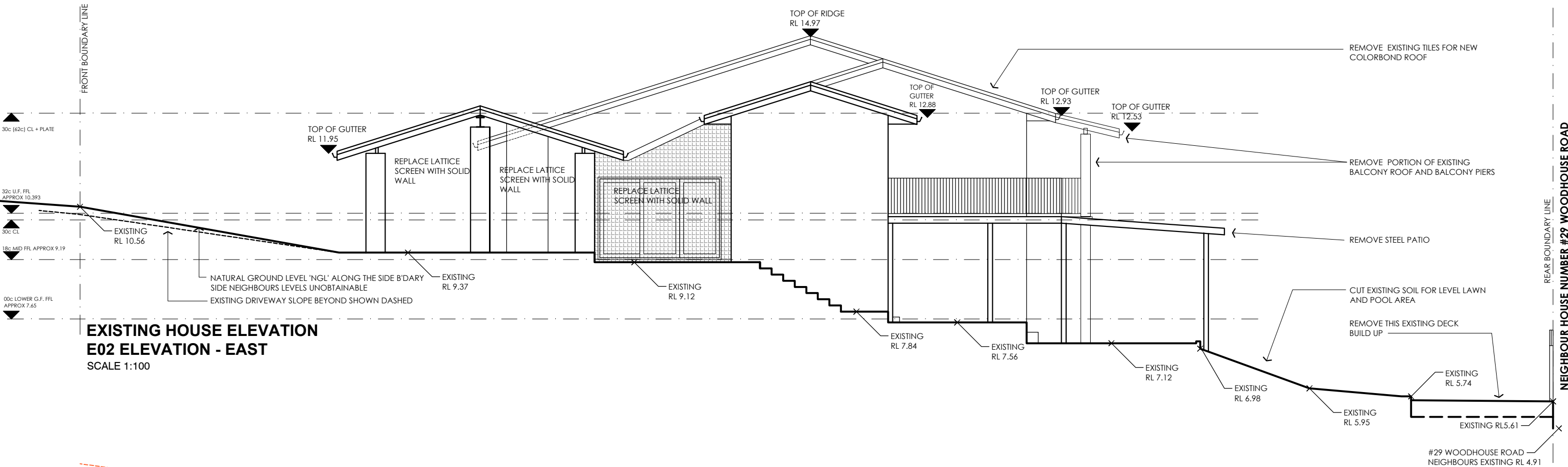


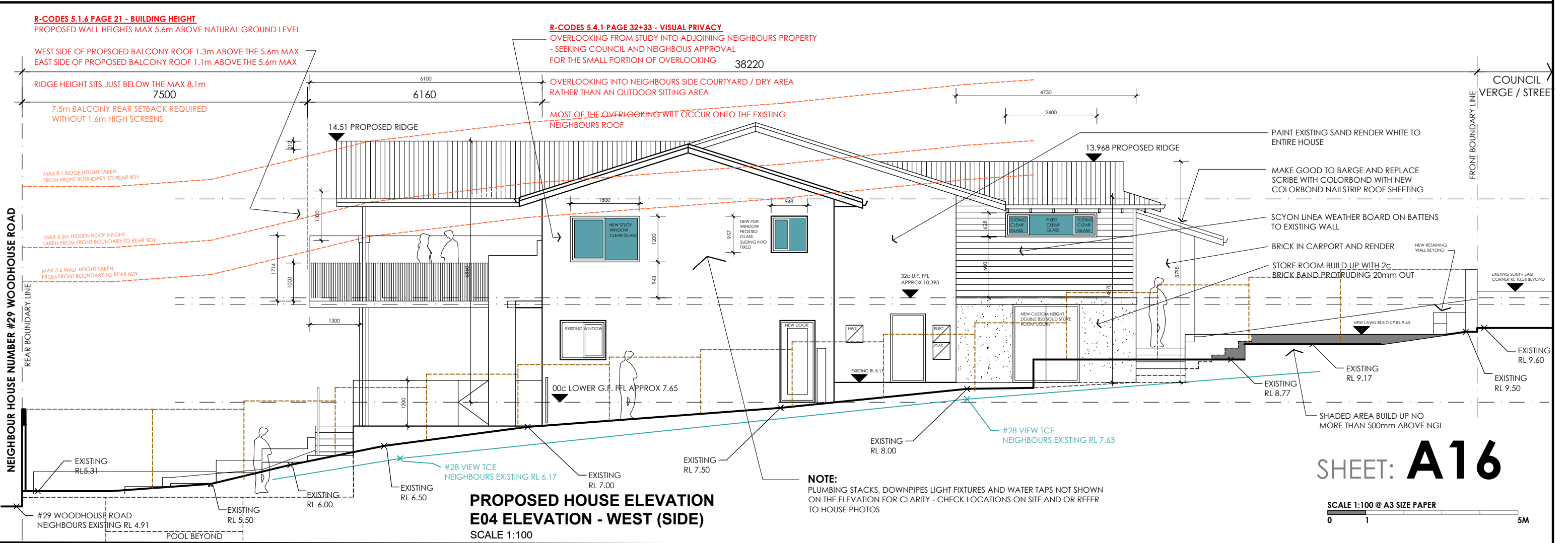
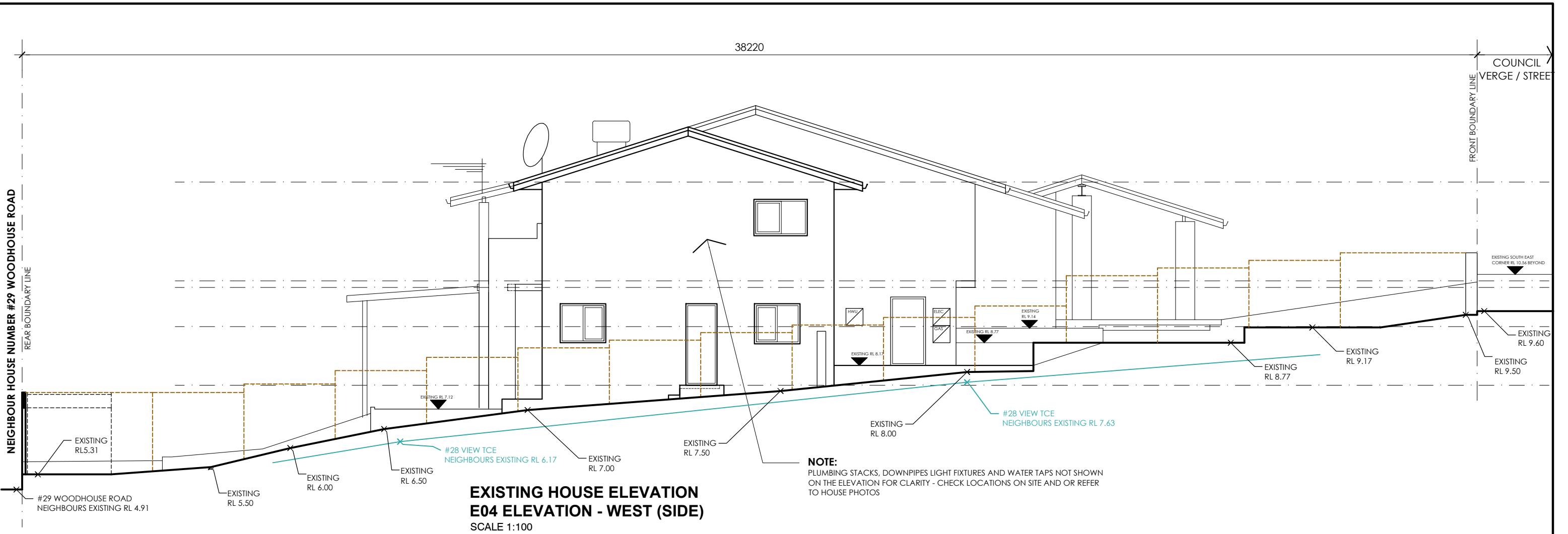


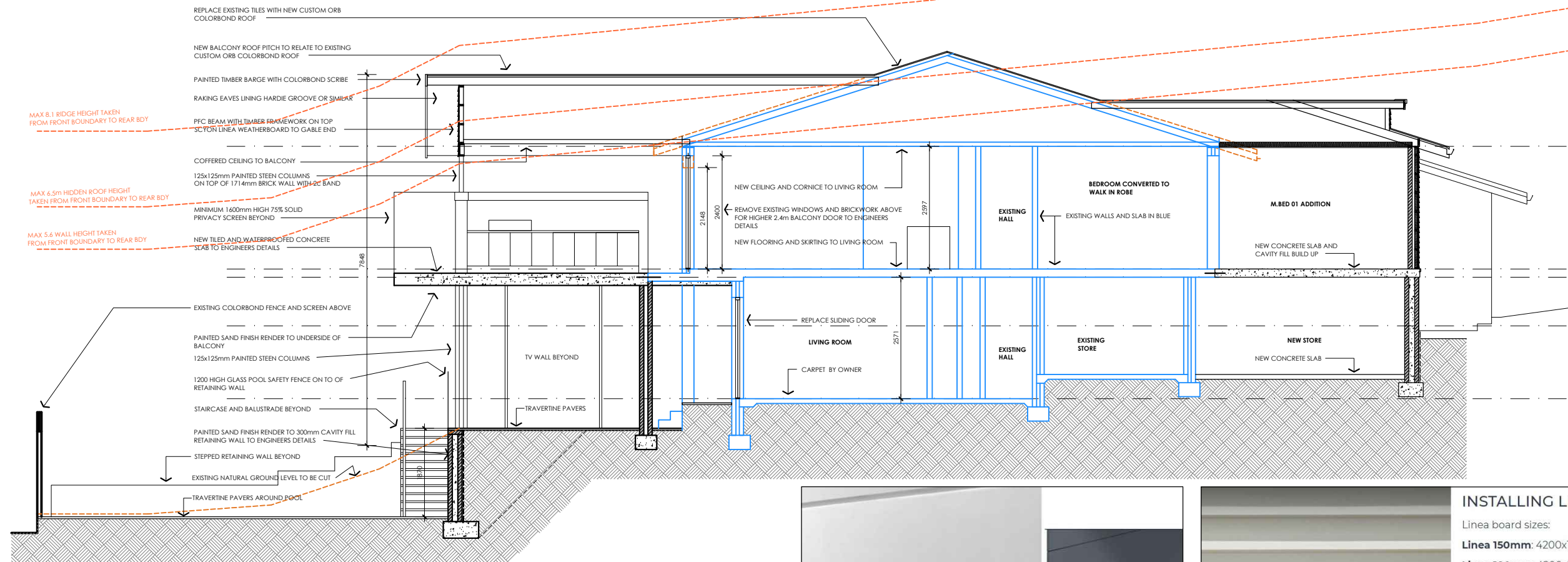
**EXISTING HOUSE ELEVATION
E01 ELEVATION - SOUTH (FRONT)**
SCALE 1:100



**PROPOSED HOUSE ELEVATION
E01 ELEVATION - SOUTH (FRONT)**
SCALE 1:100







SOLID ENTRY DOOR BLACK
ALL OTHER WINDOWS AND DOORS TIMBER FRAMED PAINTED
VIVID WHITE



MINIMUM 1600mm HIGH BALCONY ALUMINIUM OR SIMILAR
PRIVACY SCREEN - CAN BE A SOLID BRICK WALL OR
FROSTED GLASS SCREEN MINIMUM 1.6m HIGH

INSTALLING LINEA WEATHERBOARDS.

Linea board sizes:

Linea 150mm: 4200x150x16 mm (code 403930)

Linea 180mm: 4200x180x16 mm (code 403912)

Linea coverage:

150mm Linea - 120mm effective cover - 8.3 planks per meter of height.

180mm Linea - 150mm effective cover - 6.7 planks per meter of height.

LEGEND

- Also available in COLORBOND® Ultra steel for coastal and industrial environments. All other colours are available in COLORBOND® Ultra steel on request, please speak with your supplier.
- Also available in COLORBOND® Stainless steel for severe coastal and industrial environments. Please speak to your supplier for more information regarding availability. For further details on the legend, please refer to the back page.

CLASSIC colour range¹

CLASSIC CREAM™ SA = 0.32, BCA = L	PAPERBARK™ SA = 0.42, BCA = M
PALE EUCALYPT™ SA = 0.60, BCA = M	WOODLAND GREY™ SA = 0.71, BCA = D
DEEP OCEAN™ SA = 0.75, BCA = D	COTTAGE GREEN™ SA = 0.75, BCA = D
MAJOR RED™ SA = 0.69, BCA = D	NIGHT SKY™ SA = 0.96, BCA = D

CONTEMPORARY colour range¹

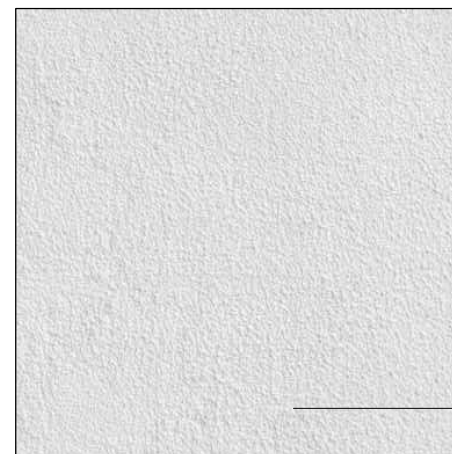
SURFMIST™ SA = 0.32, BCA = L	EVENING HAZE™ SA = 0.43, BCA = M
SHALE GREY™ SA = 0.43, BCA = M	DUNE™ SA = 0.47, BCA = M
WINDPRAY™ SA = 0.58, BCA = M	GULLY™ SA = 0.63, BCA = D
WALLABY™ SA = 0.64, BCA = D	JASPER™ SA = 0.68, BCA = D
IRONSTONE™ SA = 0.74, BCA = D	TERRAIN™ SA = 0.69, BCA = D
MONUMENT™ SA = 0.75, BCA = D	

CUSTOM ORB® | Lysaght
lysaght.com

1" RIB CUSTOM ORB PROFILE TO NEW AND EXISTING ROOF FRAMEWORK WITH ANTICON R1.5 INSULATION TO UNDERSIDE COLOUR SURFMIST



CONCRETE DRIVEWAY AND CROSSOVER
WASHED AGGREGATE LIMECRETE SALT AND PEPPER OR
SIMILAR - APPROX 110gsm



PAINTED SAND FINISH RENDER EXISTING AND NEW BRICK
WALLS INCLUDING CAVITY FILL RETAINING WALLS
COLOUR - DULUX LEXICON



V-GROOVE SIDING BY JAMES HARDIE

HARDIE GROOVE

HARDIE GROOVE TO FRONT PORCH + MASTER BED EAVES
+ POSSIBLY BALCONY ROOF AND BALCONY EAVES

Dulux Colour Inspiration Products Services How to Find a store

Most Loved Whites

Loved for their ability to transcend trends and enhance any space, Dulux whites stand the test of time. They offer endless options for your home. Whether it's a cool, contemporary vibe, a beachy oasis or a warm traditional look, you'll find your perfect white here. Scroll down to learn more.

Test your favourite colours at home with a sample pot or A4 colour swatch to get the most accurate example of the final result. Over 4,500 Dulux colours are now available in a 100ml sample pot to be delivered to your door. Simply click the colour swatch from the selection below and add to your cart.

Natural White™	15W Whisper® White	12W Antique White U.S.A.®	16W Hog Bristle® Quarter	A180
EAVES LINING + TIMBER FASCIA + EXTERNAL DOORS/WINDOWS AND ARCHITRAVES AROUND WINDOWS TO WEATHER BOARDS				
Vivid White™	1W White on White™	5W Lexicon® Quarter	B11 Lexicon®	6W

Colours displayed should be used as a guide for your colour selection. To ensure best accuracy, test your colour choice at home by ordering Dulux Sample Pots and A4 Colour Swatches.



1200 HIGH GLASS POOL SAFETY FENCE AND GATE + EXTERNAL STAIRCASE GLASS BALUSTRADE + EXTERNAL BALCONY BALUSTRADE



TRAVERTINE PAVING LAID IN STRETCHER BOND PATTERNS AS PER PICTURE ABOVE
PAVING AREAS: TOTAL BELOW 228sqm EXCLUDING OFFCUTS
- FRONT PORCH AND SIDE OF HOUSE DOWN TO LAUNDRY
- SIDE OF GARAGE AND STORE INCLUDING STAIRCASE DOWN
- LOWER GROUND FLOOR SITTING AREA AND RAMP DOWN TO POOL
- POOL AREA INCLUDING POOL AREA STAIRCASE

SCALE 1:100 @ A3 SIZE PAPER

0 1 5M

SHEET: **A17**

NOTE:

ALL LIGHT SWITCHES TO BE AT 1200 AFL

HARD WIRE SMOKE ALARM IN ACCORDANCE WITH PART 3.7.2 OF THE BCA AND AS 3786 - SMOKE ALARMS TO BE INTERLINKED

ELECTRICAL LEGEND

DBL	DOUBLE GPO 300 AFL OR AS NOTED ON PLAN
SGL	SINGLE GPO 300 AFL OR AS NOTE ON PLAN
WP DBL	WATERPROOF GPO 300 AFL
GAS	GAS BAYONET POINT 300 AFL
TV	TV POINT
PH	TELEPHONE POINT
DATA	DATA AND COAX
HC/TAP	HOSE COCK
WATER	FRIDGE OR DW WATER CONNECTION

NOTE:

POWER POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS

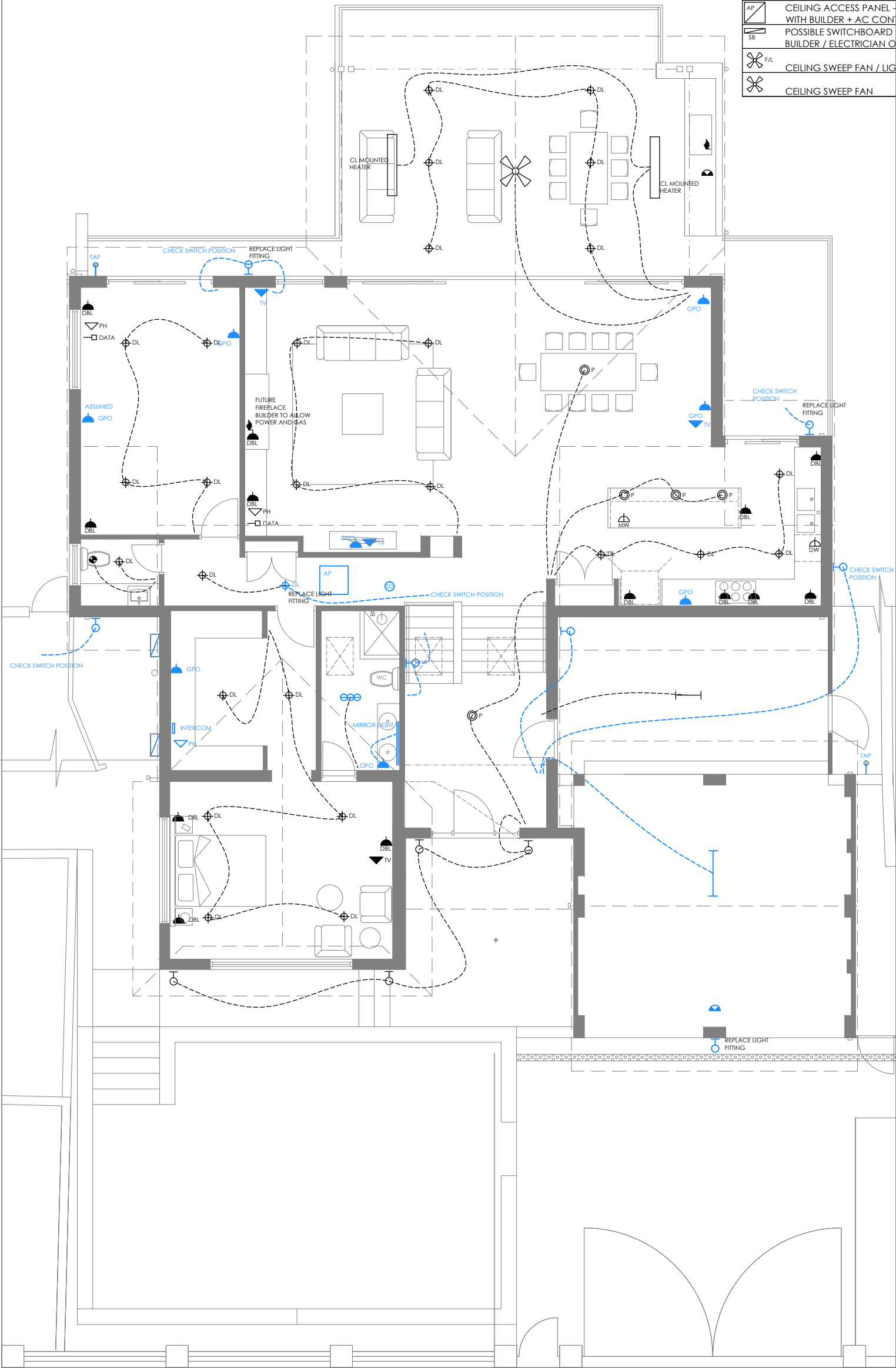
GAS POINT IN ACCORDANCE WITH ALINTA GAS REGULATIONS

TO BE CHECKED WITH CABINETMAKER / OWNER

- DISHWASHER
- OVEN
- HOT PLATE
- RANGEHOOD
- MICROWAVE

ELECTRICAL LEGEND

CM	CEILING MOUNTED LIGHT (CML)
DL	RECESSED LED DOWN LIGHT
P	PENDANT LIGHT
*	STAR LIGHTS
FL	IN GROUND FLOOR LIGHTS
CAB	CABINET LIGHT
G	GARDEN LIGHT
IN WALL STAIR LIGHTING LED	
WALL LIGHT - EXTERNAL HEIGHT AFL SHOWN ON PLAN	
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WALL WASHING UP/DOWN LIGHT - HEIGHT ON PLAN	
FLOOD LIGHT HEIGHT AS SHOWN ON PLAN	
1200L DOUBLE FLUORO	
COMBINATION LIGHT / FAN / HEATER UNIT	
MS	MOTION SENSOR
SWITCHING	
D	DIMMER LIGHT SWITCH
2 WAY	TWO WAY SWITCHING
SR	SENSOR ACTIVATED LIGHT
CEILING EXHAUST FAN (SWITCH SEPARATE FROM LIGHT)	
SMOKE DETECTOR - SMOKE ALARMS TO BE INTERLINKED	
E-SP	MUSIC SPEAKER - CEILING MOUNTED
W-SP	MUSIC SPEAKER - WALL MOUNTED
AC-CP	AIR CONDITIONING CONTROL PANEL
I-CP	INTERCOM CONTROL PANEL
DB	DOOR BELL
AP	CEILING ACCESS PANEL - CHECK LOCATIONS ON SITE WITH BUILDER + AC CONTRACTOR
SB	POSSIBLE SWITCHBOARD LOCATION - CHECK WITH BUILDER / ELECTRICIAN ON SITE
F/L	CEILING SWEEP FAN / LIGHT COMBO
CEILING SWEEP FAN	



SHEET: **A18**

PROPOSED MID AND UPPER LEVEL

MODERN ARK LAYOUT DESIGN

BUILDING DESIGN + ARCHITECTURAL DRAFTING

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NEW HOMES

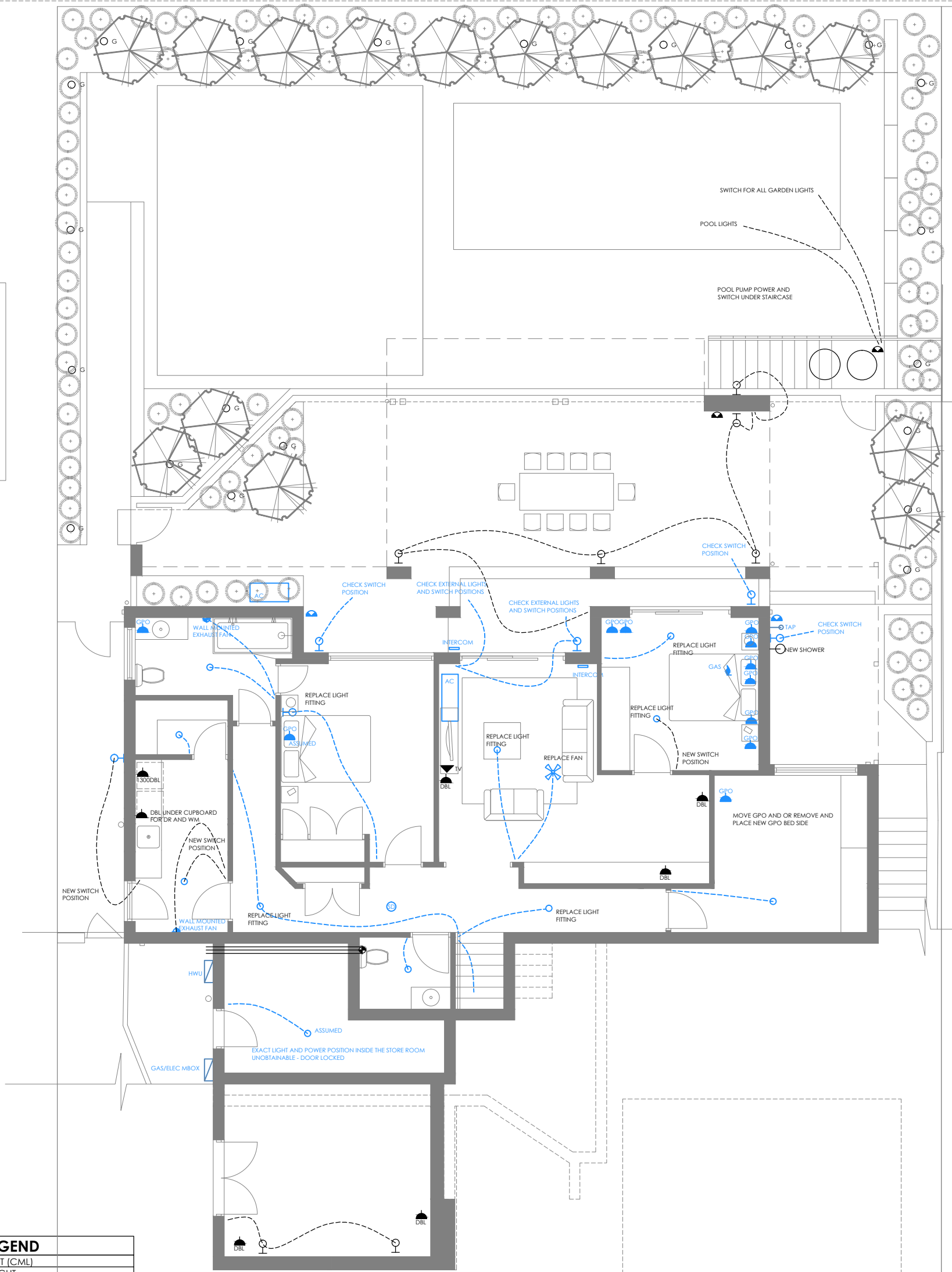
RENOVATIONS

ADDITIONS

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	SINGLE GPO 300 AFL OR AS NOTE ON PLAN
	WATERPROOF GPO 300 AFL
	GAS BAYONET POINT 300 AFL
	TV POINT
	TELEPHONE POINT
	DATA AND COAX
	HOSE COCK
	FRIDGE OR DW WATER CONNECTION

NOTE:

POWER POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS

GAS PONT IN ACCORDANCE WITH ALINTA GAS REGULATIONS

TO BE CHECKED WITH CABINETMAKER / OWNER
- DISHWASHER
- OVEN
- HOT PLATE
- RANGEHOOD
- MICROWAVE

SHEET: **A19**

PROPOSED LOWER GROUND FLOOR

MODERN ARK LAYOUT DESIGN

BUILDING DESIGN + ARCHITECTURAL DRAFTING

NEW HOMES

RENOVATIONS

ADDITIONS

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