

EXISTING ORIGINAL SITE PLAN 1:200

- GENERAL NOTES**
- DO NOT SCALE FROM THE DRAWINGS.
 - CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
 - REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
 - ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCCS/ B.C.A REQUIREMENTS.
 - VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB.
 - WET AREA & APPLIANCE DETAILS PROVIDED BY OWNER/CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB.
 - ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER/ BUILDER.

**PROPOSED ALTERATIONS
EXTENSIONS / ADDITIONS**

CLIENT :

**OLAF SVEN
FREDERICKSON &
KELLY MARIE
THOMPSON**

JOB ADDRESS :

**LOT :1 HSE: # 2
PARKER STREET,
EAST FREMANTLE.**

DATE : 30-06-22	DESIGNER : CHRIS BECVAROVSKI
SCALE : 1 : 100	REV'N :
DRAWN : RB	SHEET OF
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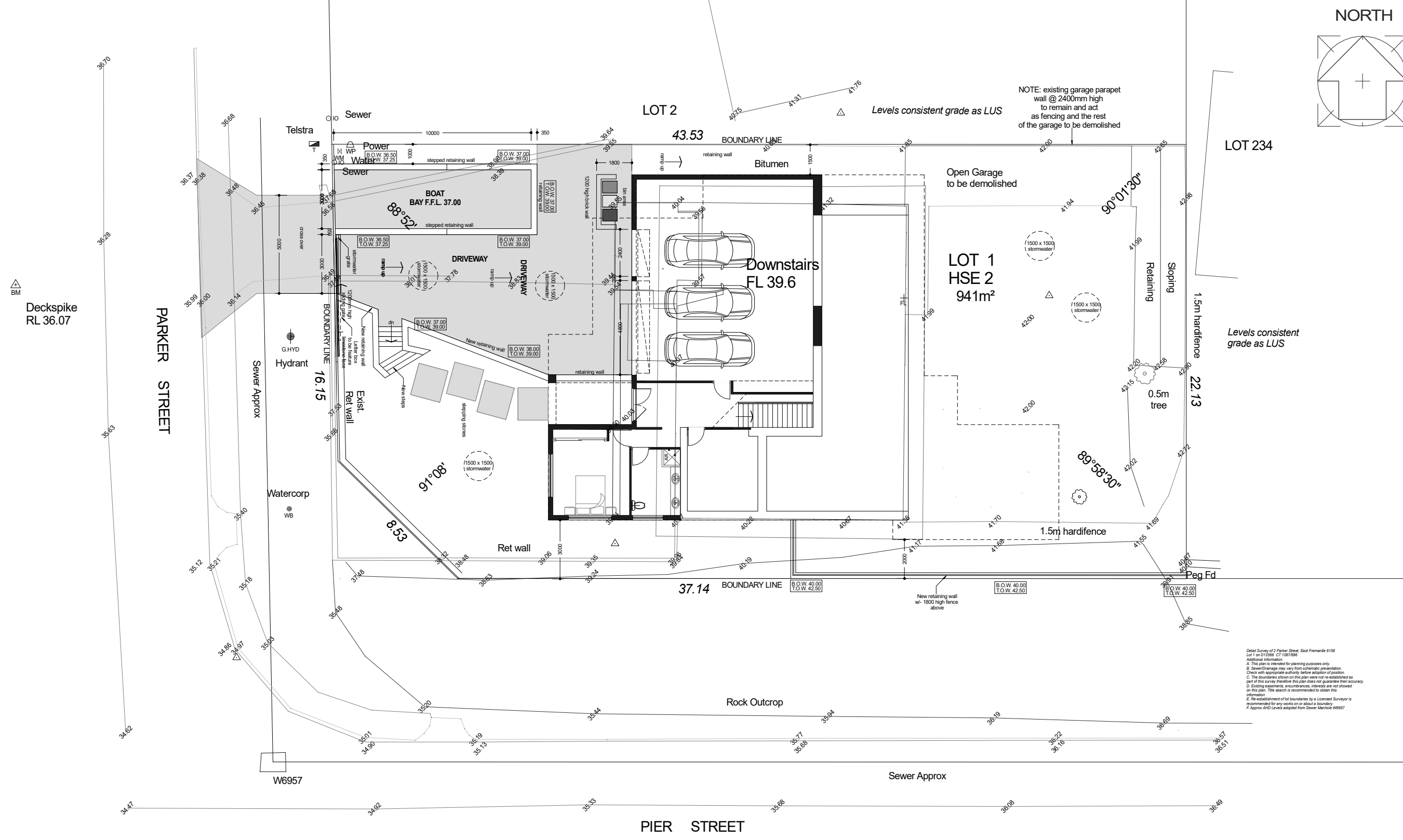
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CHRIS BECVAROVSKI

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Fax: (08) 9207 2500
Mobile: 0418 903 242
Suite 5/ 175 Main Street,
Osborne Park. WA 6017
P.O. Box 246
Osborne Park 6017



Detail Survey of 2 Parker Street, East Fremantle 6158
 Lot 1 on D12566, CT 1007596
 Additional Information:
 A. This plan is intended for planning purposes only.
 B. Sewer/Drainage may vary from schematic presentation.
 C. Check with appropriate authority before acquisition of position.
 D. The boundaries shown on this plan were not re-established as part of this survey therefore this plan does not guarantee their accuracy.
 E. Existing easements, encumbrances, interests are not shown on this plan. Title search is recommended to obtain this information.
 F. Re-establishment of lot boundaries by a Licensed Surveyor is recommended for any works on or about a boundary.
 G. Figures and Levels adopted from: Dever Maxwell 88957

PROPOSED SITE PLAN 1:200

PLOT RATIO	
- TOTAL SITE AREA	= 941m ²
- TOTAL BUILDING AREA (GARAGE & GF LEVEL)	= 273.82m ²
- TOTAL SITE COVERAGE (70.9% OPEN SPACE)	= 29.1%

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OLAF SVEN FREDERICKSON & KELLY MARIE THOMPSON

JOB ADDRESS:

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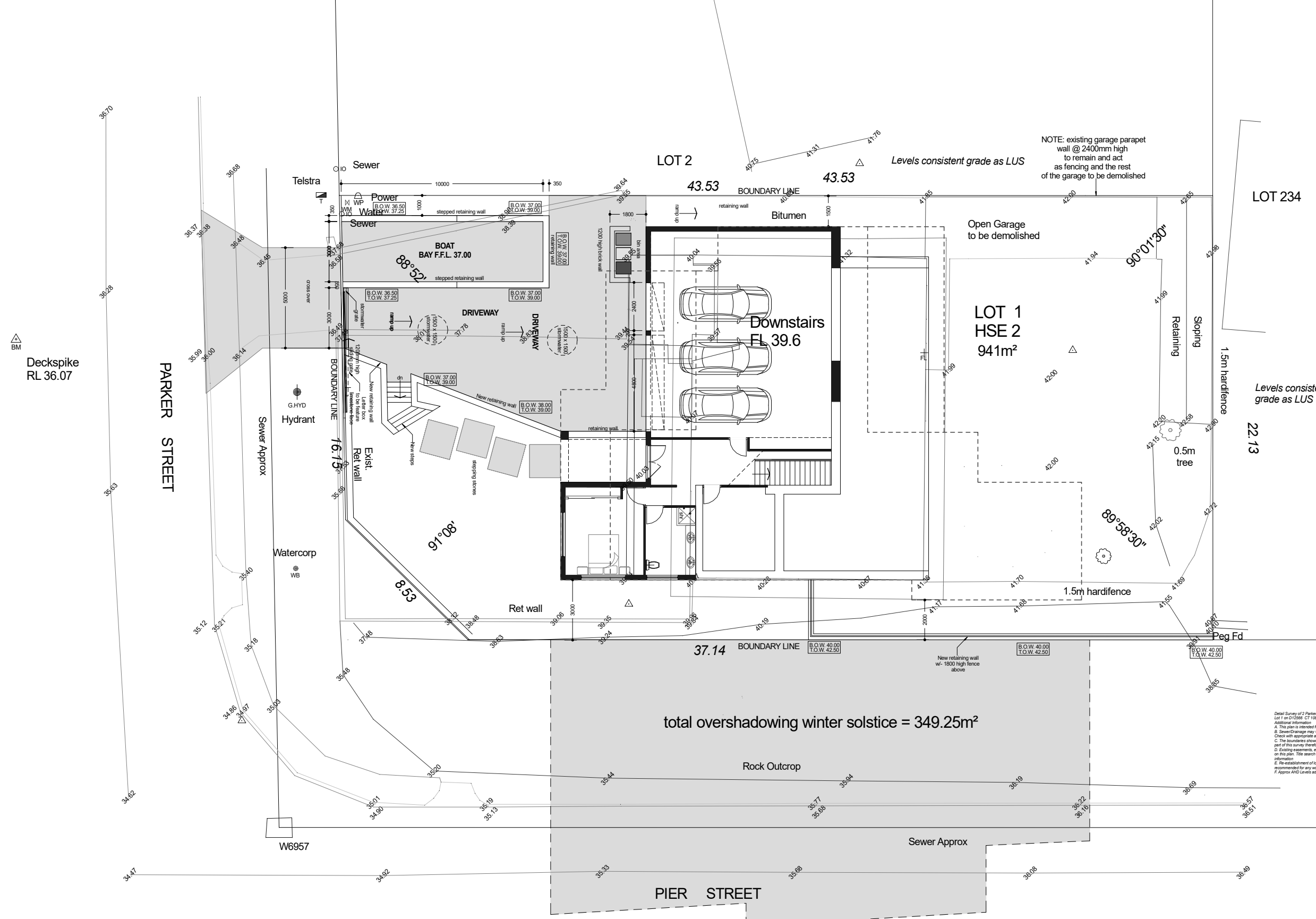
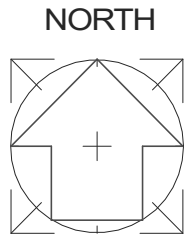
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NOTE: existing garage parapet wall @ 2400mm high to remain and act as fencing and the rest of the garage to be demolished

LOT 234

LOT 1
HSE 2
941m²

Downstairs
FL 39.6

BOAT
BAY F.F.L. 37.00

total overshadowing winter solstice = 349.25m²

Detail Survey of 2 Parker Street, East Fremantle 6158
Lot 1 on CD 2566, CT 1007596
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F. Figure A142 Levels adopted from: Dever Maxwell 189957

PLOT RATIO

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PROPOSED OVERSHADOWING PLAN 1:200

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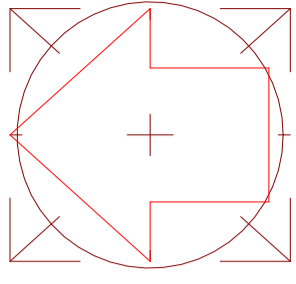
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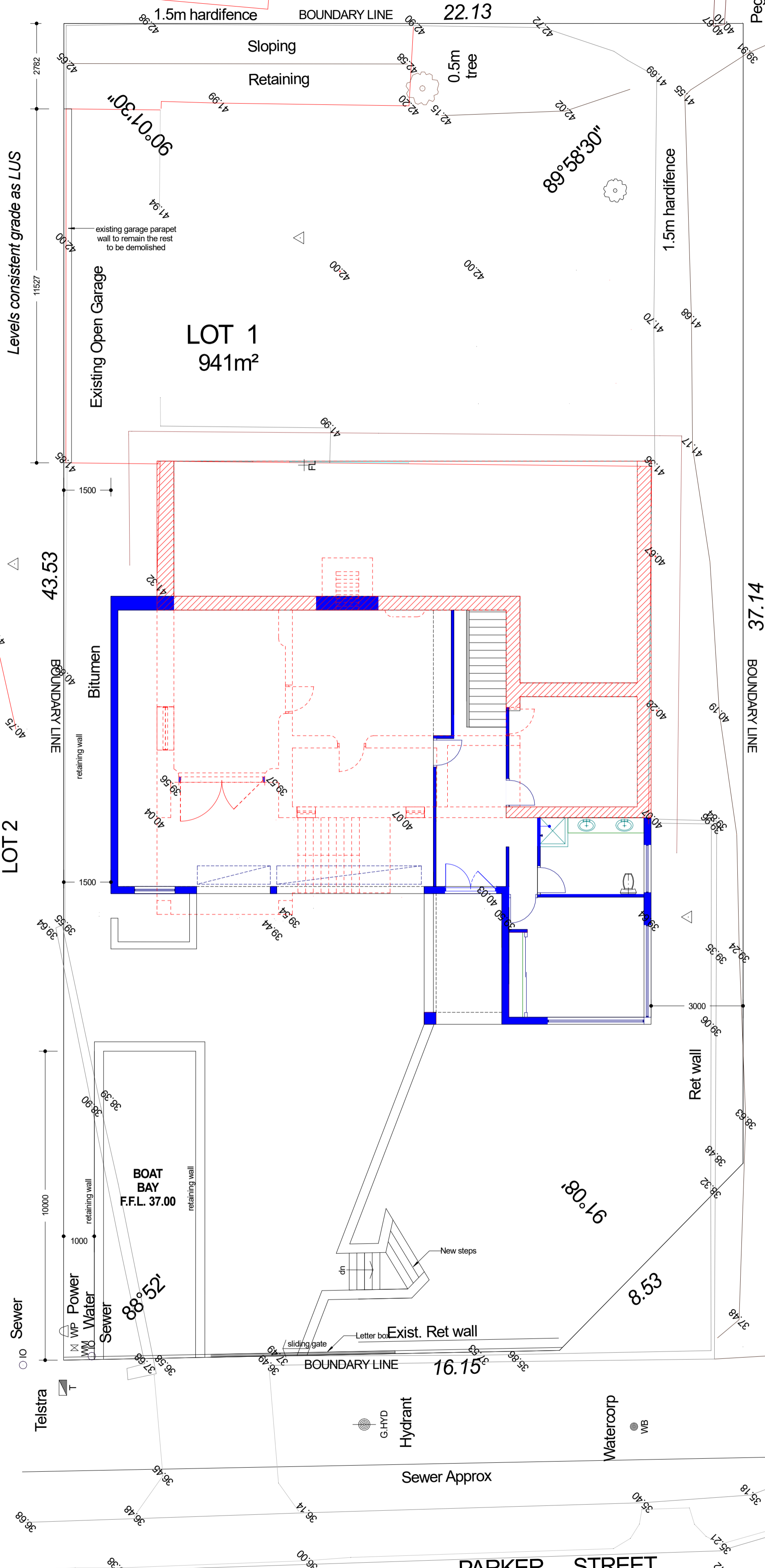
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NORTH

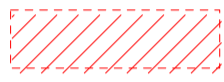


LOT 234

Levels consistent grade as LUS



NOTE:- EXTENT OF WALLS TO UNDERCROFT TO BE RETAINED SHOWN HATCHED AS PER BELOW THE REST TO BE DEMOLISHED



UNDERCROFT DEMOLITION PLAN 1:100

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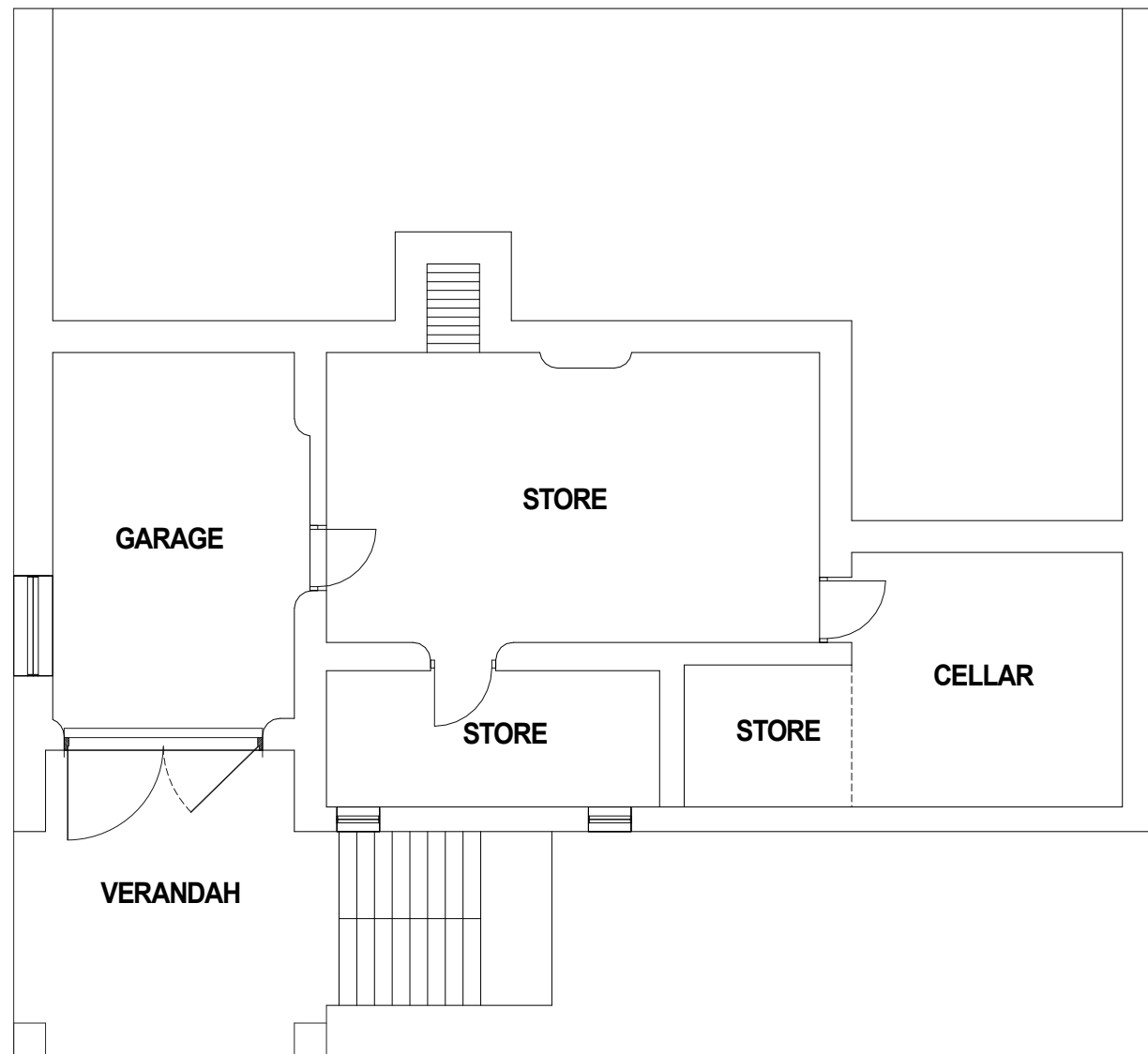
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EXISTING UNDERCROFT FLOOR PLAN 1:100

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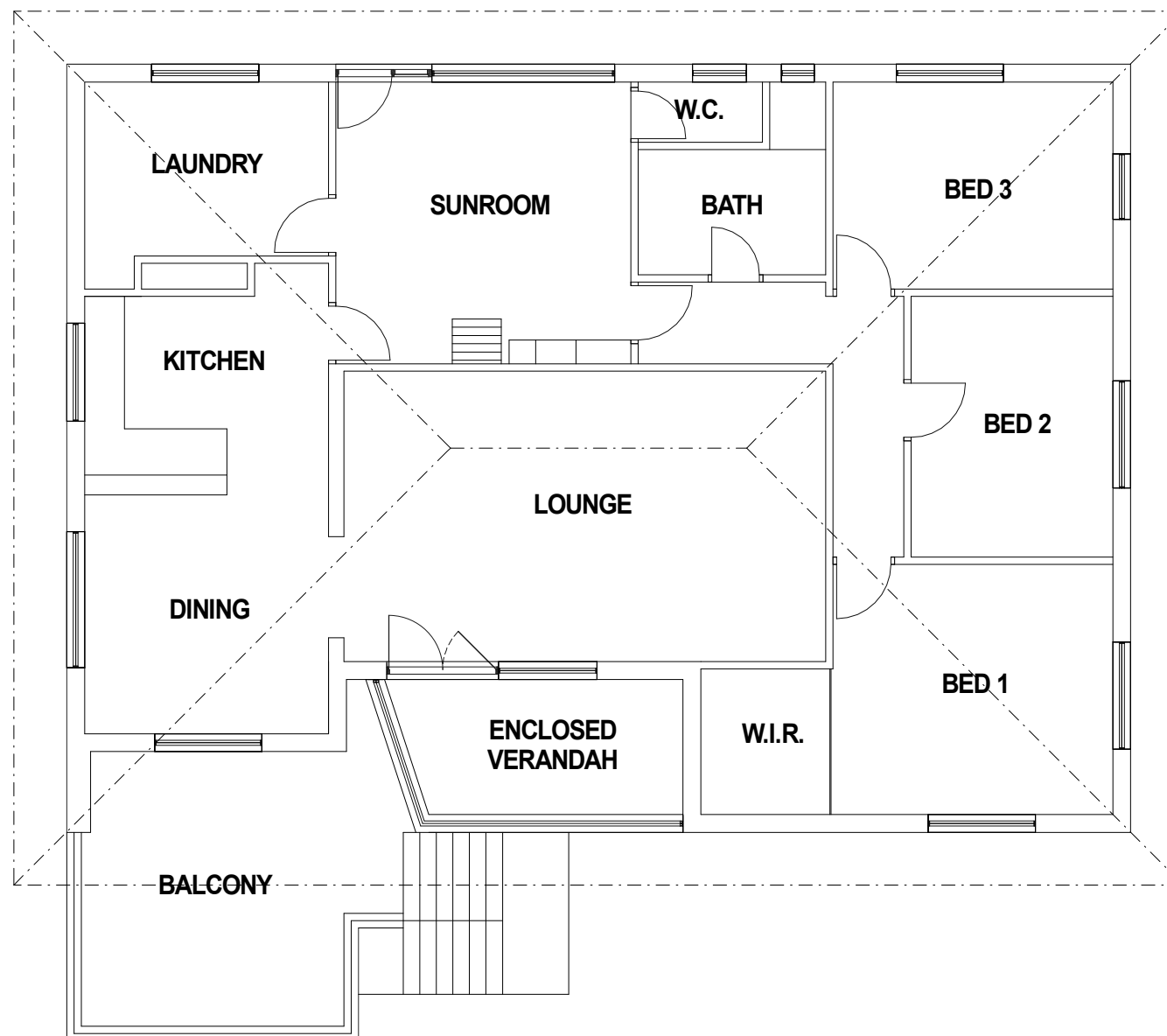
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EXISTING GROUND FLOOR PLAN 1:100

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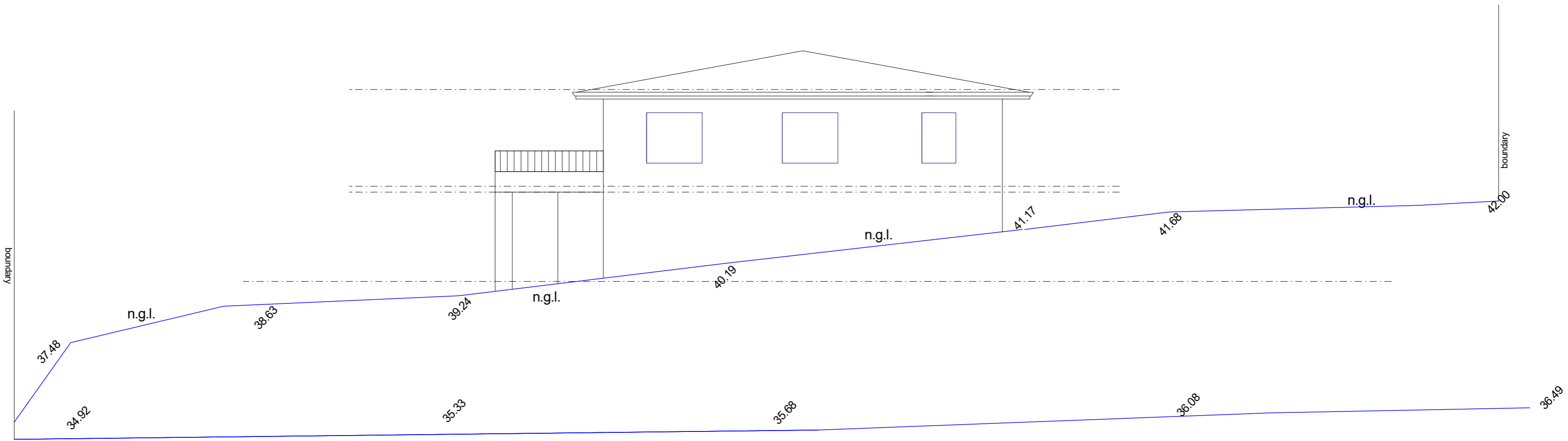
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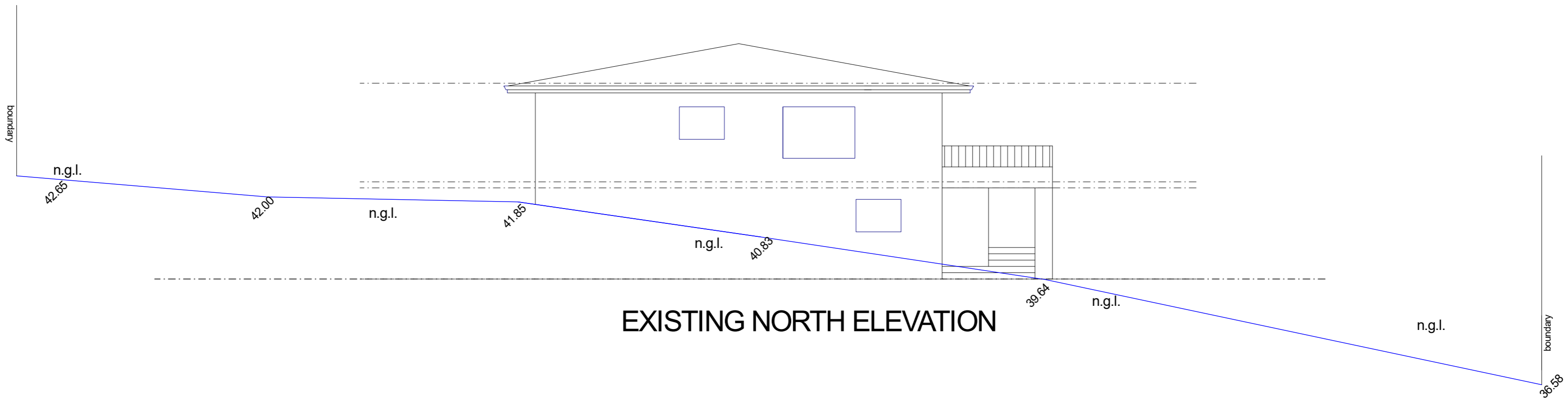
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Osborne Park 6017



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

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 - VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO POURING CONCRETE SUPERSEDED SLAB
 - MEET AREA & APPLIANCE DETAILS PROVIDED BY OWNER/CONTRACTOR/FURNITURE WITH SLAB
 - ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER/BUILDER

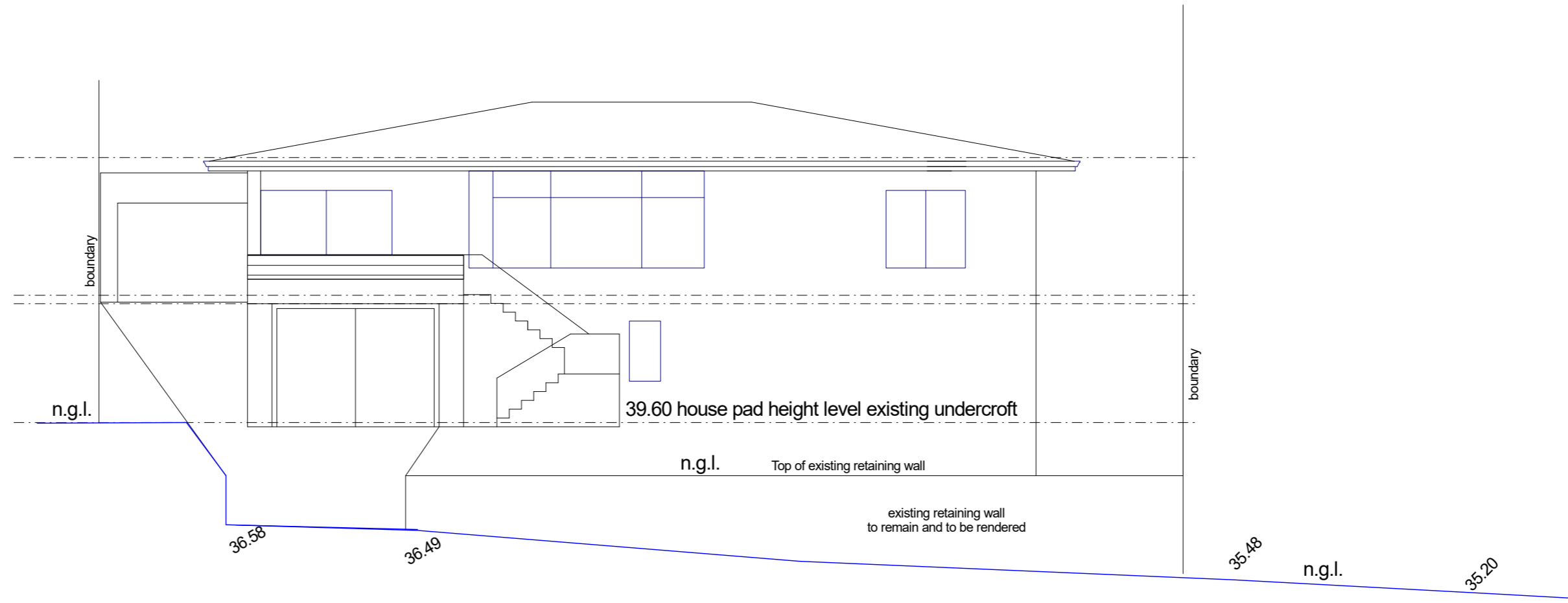
PROPOSED ALTERATIONS
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 FEDERICKSON &
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JOB ADDRESS:
 LOT :1 HSE: # 2
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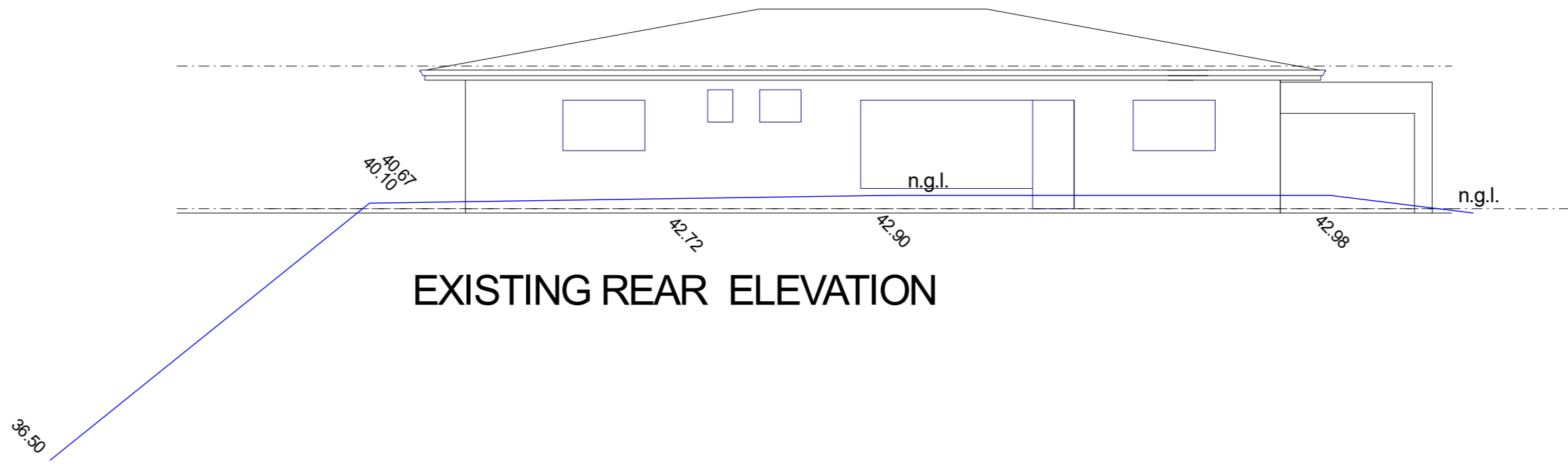
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 10/100 Osborne Park WA 6017
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 Osborne Park 6017



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

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JOB ADDRESS:

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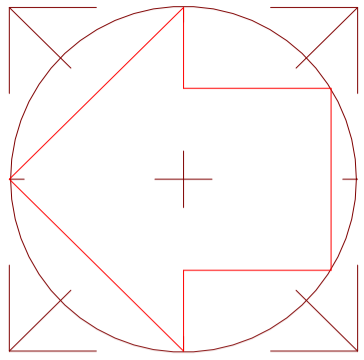
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Osborne Park 6017

NORTH



LOT 234

Levels consistent grade as LUS

Levels consistent grade as LUS

LOT 1
HSE 2
941m²

LANDSCAPE KEY

GND COVERS

- Anigozanthos Manglesi (Kangaroo Paw)
- Scaevola 'Purple Fanfare' (Fan Flower)
- Grevillia Lanigera (Grevillia)

SHRUBS

- Eromophila 'Pink Passion' (Emu Bush)
- Callistemon 'Little John' (Red Bottlebrush)

TREES

- Corymbia Ficifolia (Red Flowering Gum)
- Callitris Preissii (Rottnest Pine)

PLANT SELECTION SUBJECT TO AVAILABILITY.

MULCHING

Garden Beds to be mulched with black mulch to a depth of no less than 100mm and no deeper than 150mm

LAWN

The area of the lawns will need preparing with a specialized topsoil for moisture retention and nutrition. It should be spread to a depth of at least 20mm before turfing.

IRRIGATION

All planted areas including Lawn will be reticulated with an irrigation system, plumbing connection, master solenoid valve PVC mainline, poly sub mains. All courtyards will be reticulated and connected to the mains. All plants connected to dripline (NETA FIM) water only plants, no wastage.

FERTILIZER/ SOIL

It is recommended that a soil treatment containing a fertilizer and water holding agent be applied at the time of planting the driveway and courtyard plants. A product such as 'Terracottem' would be ideal.

PAVING

All access ways & driveways are to be graded so that stormwater is directed to landscaping areas. All paved areas are to be graded so that stormwater is directed to lawn or landscaped areas where applicable.

LANDSCAPING PLAN 1:100

AREAS

LIVING	- 72.64m ²
PORCH	- 11.15m ²
GARAGE	- 106.34m ²
TOTAL	- 190.13m²

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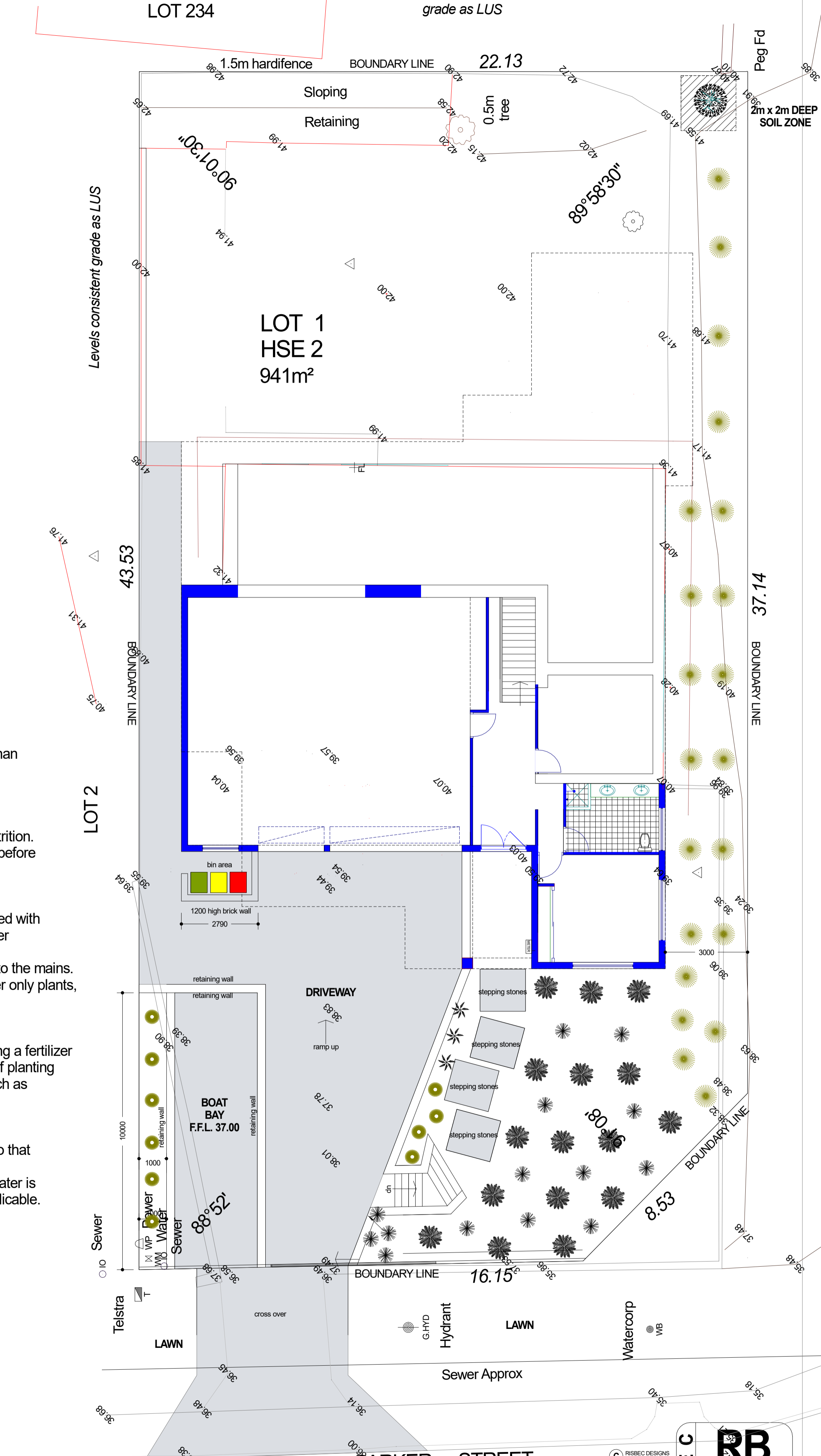
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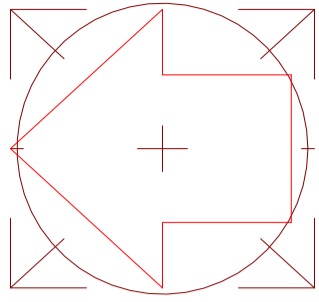
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NORTH



Schedule of materials and colours:-

- Roof cover**
Colour:- black
Material:- kliplok
- Walls**
Colour:-white
Material:-texture coat
- Gutters**
Colour:-white
Material:-metal
- Downpipes**
Colour:-white
Material:-metal
- Paving**
Colour:-cream
Material:-exposed aggregate
- Window frames**
Colour:-
Material:-
- Garage door**
Colour:-black
Material:-sectional metal door
- Letterbox**
Colour:-beige & brown
Material:-limestone
- Feature walls**
Colour:-beige & brown
Material:-limestone

AREAS

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TOTAL	- 190.13m²

UNDERCROFT PLAN & SITE PLAN 1:100

PLOT RATIO

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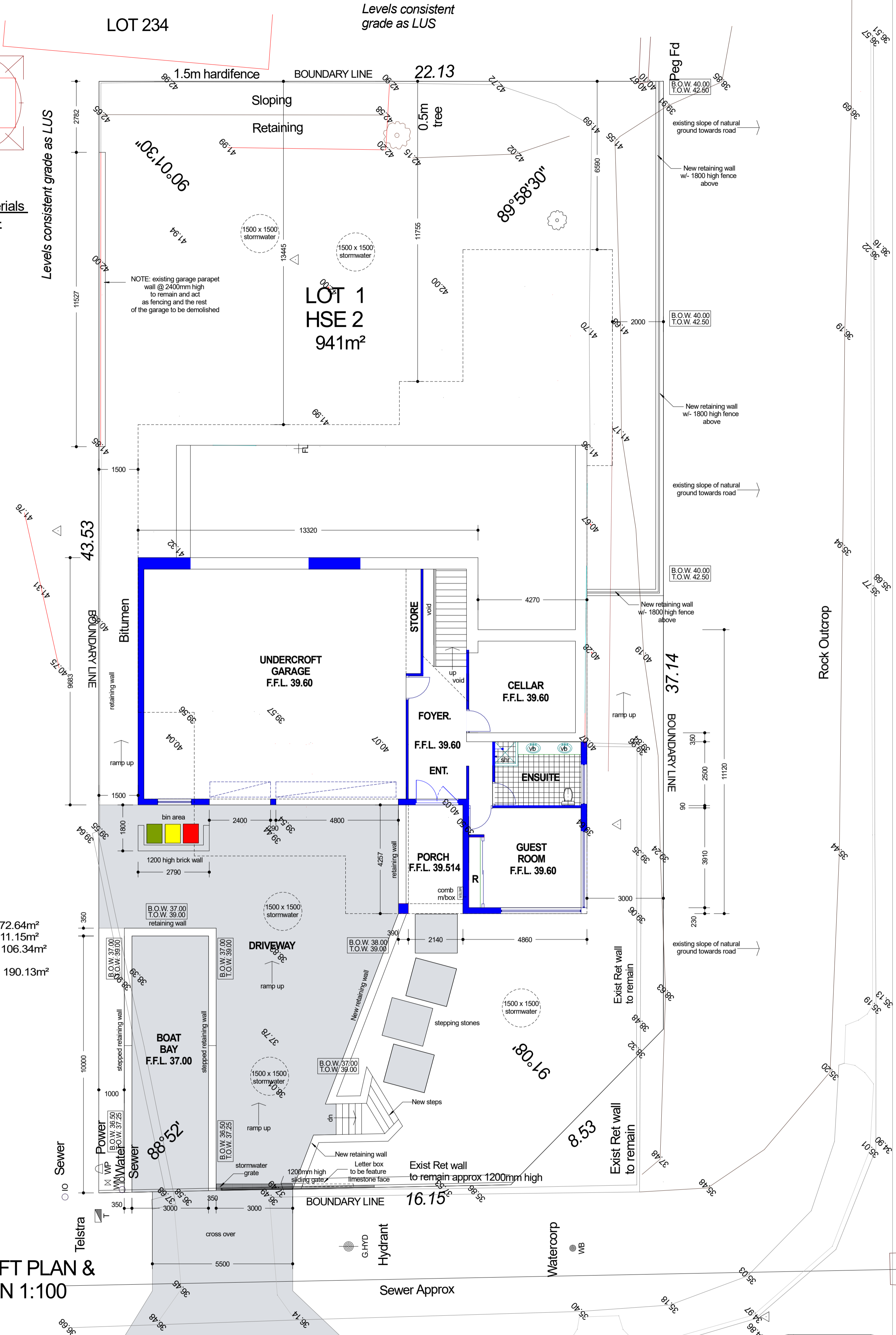
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LOT 234

Levels consistent grade as LUS

1.5m hardifence

BOUNDARY LINE

22.13

Sloping

Retaining

0.5m tree

90° 07' 30"

89° 58' 30"

LOT 1 HSE 2 941m²

NOTE: existing garage parapet wall @ 2400mm high to remain and act as fencing and the rest of the garage to be demolished

1500 x 1500 stormwater

1500 x 1500 stormwater

Peg Fd

B.O.W. 40.00 T.O.W. 42.50

B.O.W. 40.00 T.O.W. 42.50

B.O.W. 40.00 T.O.W. 42.50

B.O.W. 40.00 T.O.W. 42.50

43.53

ENTRANCE LINE

UNDERCROFT GARAGE F.F.L. 39.60

STORE

CELLAR F.F.L. 39.60

FOYER F.F.L. 39.60

ENT.

ENSUITE

GUEST ROOM F.F.L. 39.60

PORCH F.F.L. 39.514

DRIVEWAY

BOAT BAY F.F.L. 37.00

1500 x 1500 stormwater

1500 x 1500 stormwater

1500 x 1500 stormwater

1500 x 1500 stormwater

Sewer

Power

Water

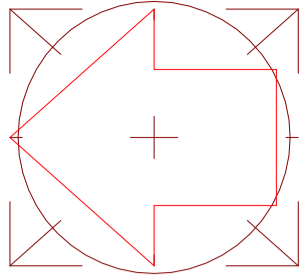
Hydrant

Watercorp

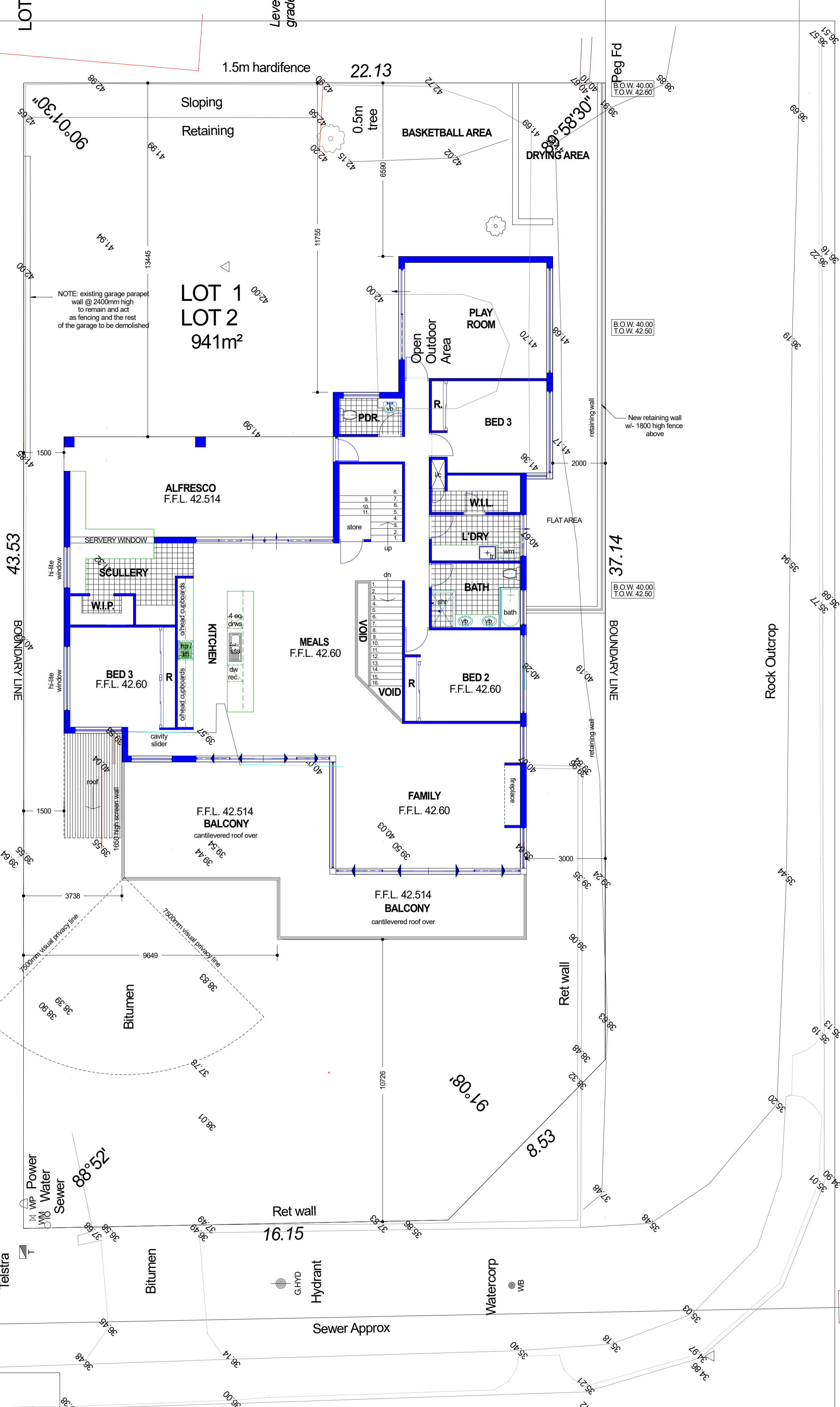
Sewer Approx

PARKER STREET

NORTH



Levels consistent grade as LUS



NOTE: existing garage parapet wall @ 2400mm high to remain and act as fencing and the rest of the garage to be demolished

LOT 1
LOT 2
941m²

ALFRESCO
F.F.L. 42.514

SCULLERY

W.I.P.

BED 3
F.F.L. 42.60

KITCHEN

MEALS
F.F.L. 42.60

VOID

BED 2
F.F.L. 42.60

BATH

L'DRY

W.I.L.

BED 3

PLAY ROOM

Open Outdoor Area

BASKETBALL AREA

DRYING AREA

FAMILY
F.F.L. 42.60

F.F.L. 42.514
BALCONY
cantilevered roof over

F.F.L. 42.514
BALCONY
cantilevered roof over

Schedule of materials and colours:-

- Roof cover
Colour:- black
Material:- kliplok
- Walls
Colour:-white
Material:-texture coat
- Gutters
Colour:-white
Material:-metal
- Downpipes
Colour:-white
Material:-metal
- Paving
Colour:-cream
Material:-exposed aggregate
- Window frames
Colour:-black
Material:-aluminium
- Garage door
Colour:-black
Material:-sectional metal door
- Letterbox
Colour:-beige & brown
Material:-limestone
- Feature walls
Colour:-beige & brown
Material:-limestone

AREAS

LIVING	- 253.88m ²
BALCONY	- 58.51m ²
ALFRESCO	- 39.01m ²
TOTAL	- 351.40m²

PLOT RATIO

- TOTAL SITE AREA	= 941m ²
- TOTAL BUILDING AREA (GARAGE & GF LEVEL)	= 273.82m ²
- TOTAL SITE COVERAGE (70.9% OPEN SPACE)	= 29.1%

GENERAL NOTES

- DO NOT SCALE FROM THE DRAWINGS.
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
- ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCCS/BCA REQUIREMENTS.
- VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB.
- WET AREA & APPLIANCE DETAILS PROVIDED BY OWNER/CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB.
- ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER/ BUILDER.

PROPOSED ALTERATIONS EXTENSIONS / ADDITIONS

CLIENT: OLAF SVEN FREDERICKSON & KELLY MARIE THOMPSON

JOB ADDRESS:

LOT :1 HSE: # 2
PARKER STREET,
EAST FREMANTLE.

DATE: 30-06-22

SCALE: 1 : 100

DRAWN: RB

PRINTED: 30/11/2022 1:08 PM

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DESIGNER: CHRIS BECVAROVSKI

REV: 13-07-22

REV: 21-07-22

REV: 05-09-22

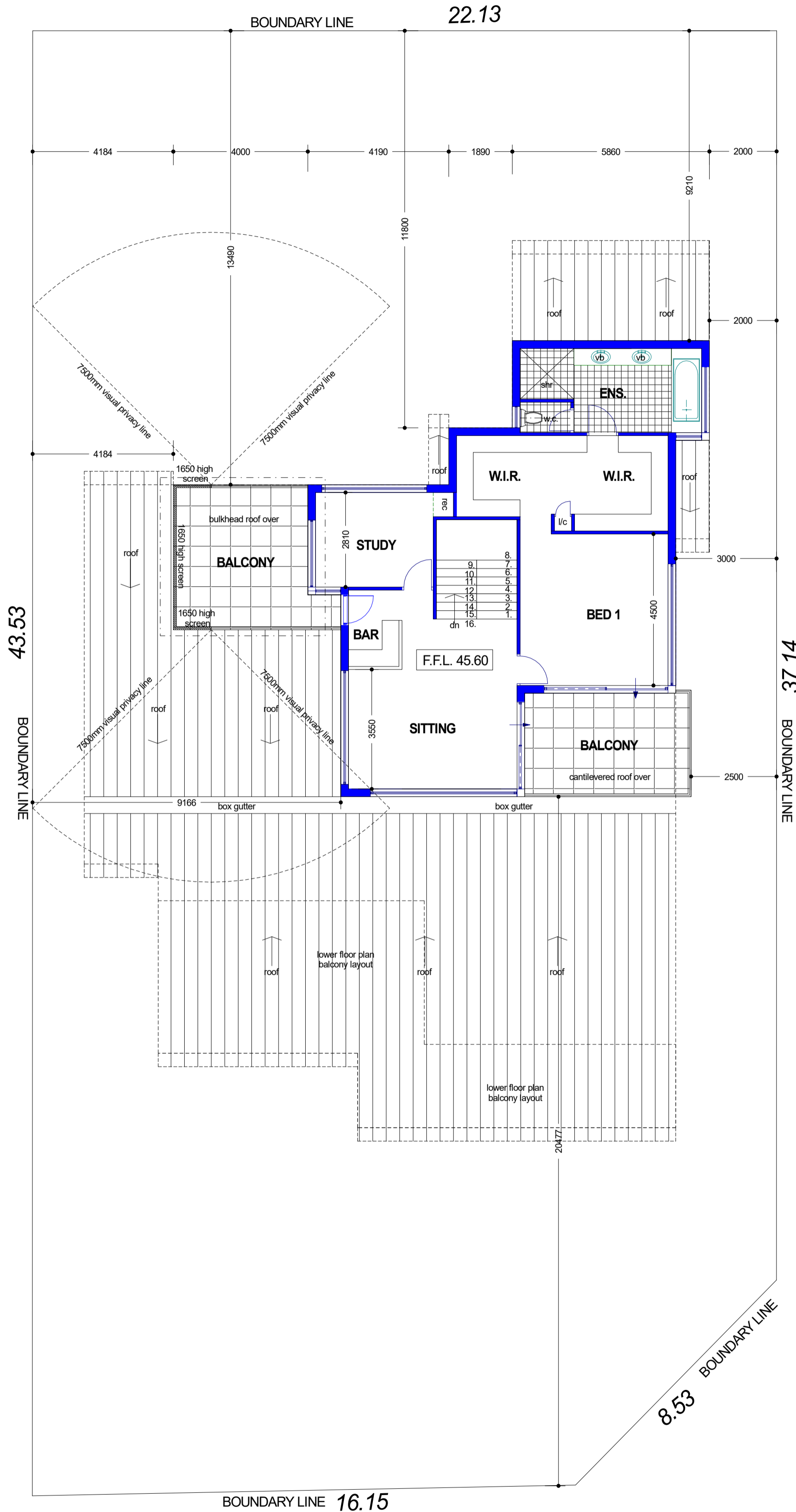
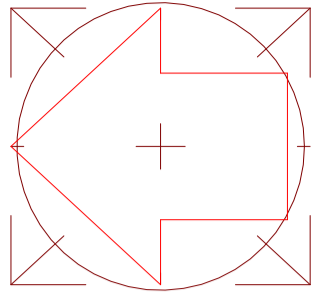
REV: 19-09-22

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Mobile: 0418 903 242
Suite 5/ 175 Main Street
Osborne Park WA 6017
P.O. Box 246
Osborne Park 6017

NORTH



Schedule of materials and colours:-

- Roof cover**
Colour:- black
Material:- kiplok
- Walls**
Colour:-white
Material:-texture coat
- Gutters**
Colour:-white
Material:-metal
- Downpipes**
Colour:-white
Material:-metal
- Paving**
Colour:-cream
Material:-exposed aggregate
- Window frames**
Colour:-black
Material:-aluminium
- Garage door**
Colour:-black
Material:-sectional metal door
- Letterbox**
Colour:-beige & brown
Material:-limestone

AREAS

LIVING	- 108.68m ²
BALCONY'S	- 33.51m ²
TOTAL	- 142.19m²

PROPOSED FIRST FLOOR PLAN 1:100

PLOT RATIO

- TOTAL SITE AREA	= 941m ²
- TOTAL BUILDING AREA (GARAGE & GF LEVEL)	= 273.82m ²
- TOTAL SITE COVERAGE (70.9% OPEN SPACE)	= 29.1%

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PROPOSED ALTERATIONS EXTENSIONS / ADDITIONS

CLIENT:
**OLAF SVEN
FREDERICKSON &
KELLY MARIE
THOMPSON**

JOB ADDRESS:

**LOT :1 HSE: #2
PARKER STREET,
EAST FREMANTLE.**

DATE:

30-06-22

SCALE:

1 : 100

DRAWN:

RB

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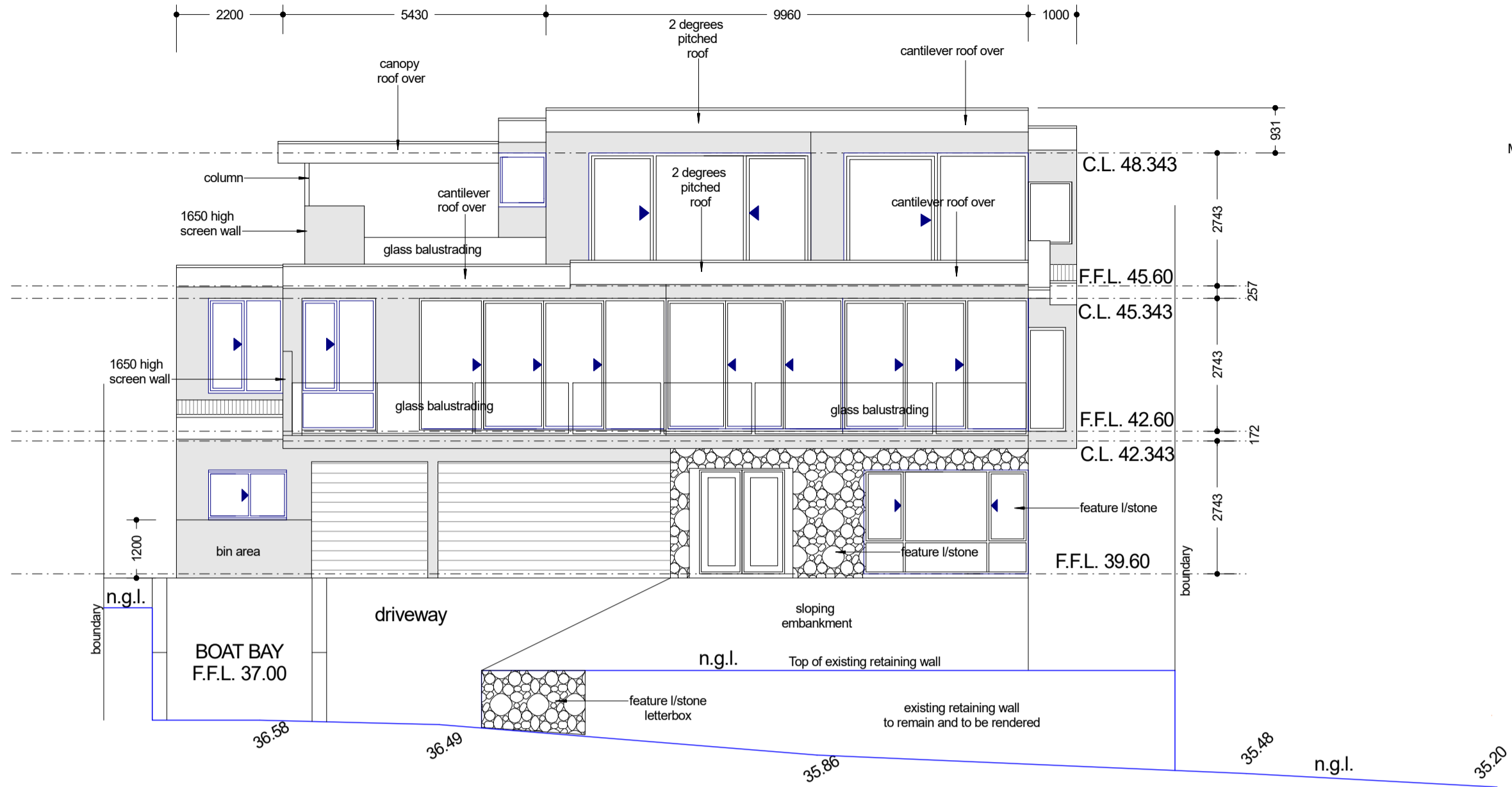
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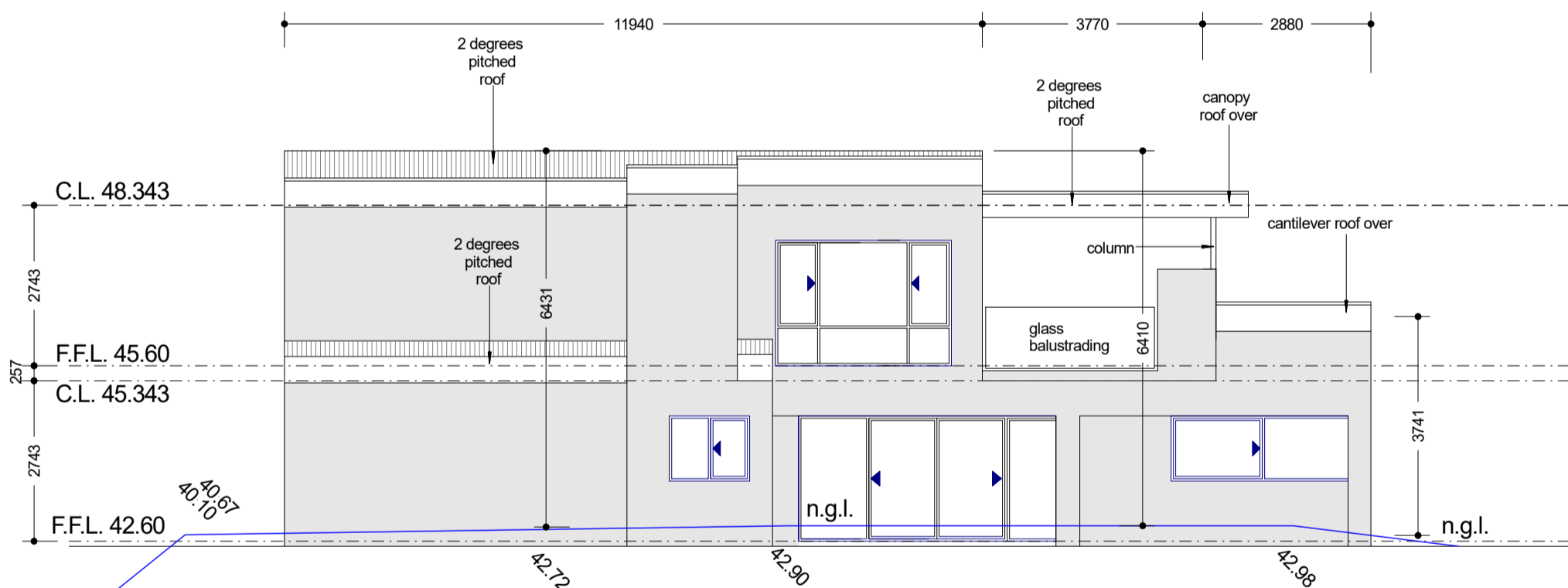
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Mobile: 0418 903 242
Suite 5/ 175 Main Street,
Osborne Park, WA 6017
P.O. Box 246
Osborne Park 6017

Schedule of materials and colours:-

- Roof cover**
Colour- black
Material- kliplok
- Walls**
Colour-white
Material-texture coat
- Gutters**
Colour-white
Material-metal
- Downpipes**
Colour-white
Material-metal
- Paving**
Colour-cream
Material-exposed aggregate
- Window frames**
Colour-black
Material-aluminium
- Garage door**
Colour-black
Material-sectional metal door
- Letterbox**
Colour-beige & brown
Material-limestone
- Feature walls**
Colour-beige & brown
Material-limestone



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

36.50

- GENERAL NOTES**
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PROPOSED ALTERATIONS EXTENSIONS / ADDITIONS

CLIENT: **OLAF SVEN FREDERICKSON & KELLY MARIE THOMPSON**

JOB ADDRESS: **LOT :1 HSE: # 2 PARKER STREET, EAST FREMANTLE.**

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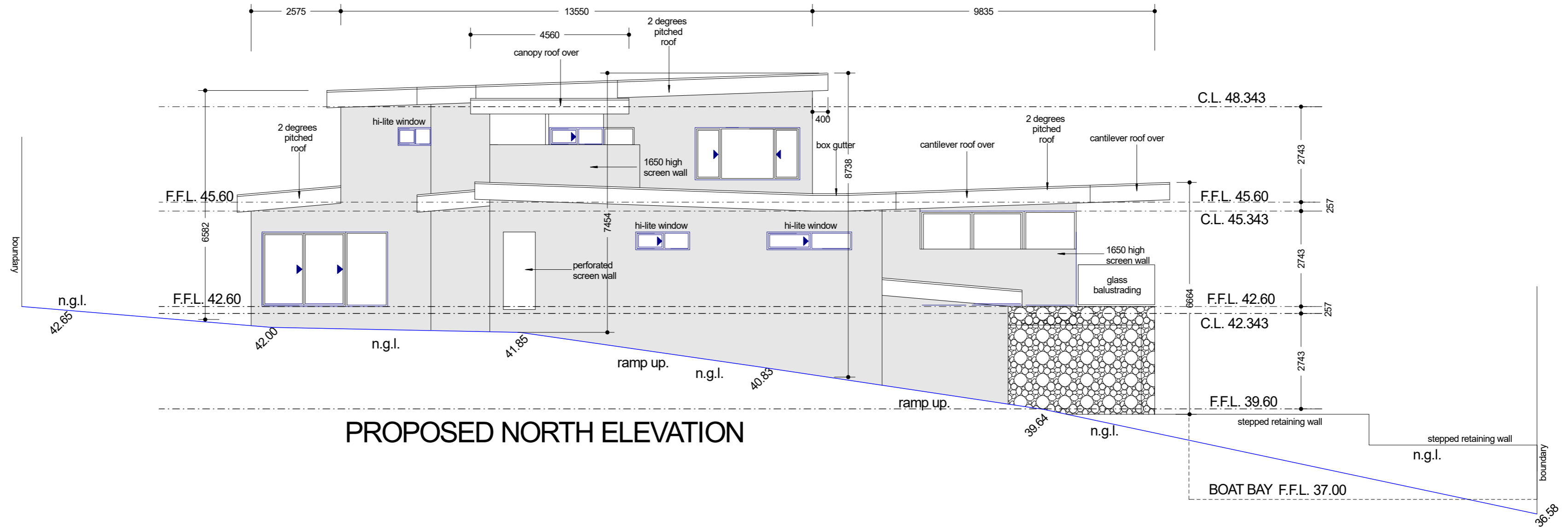
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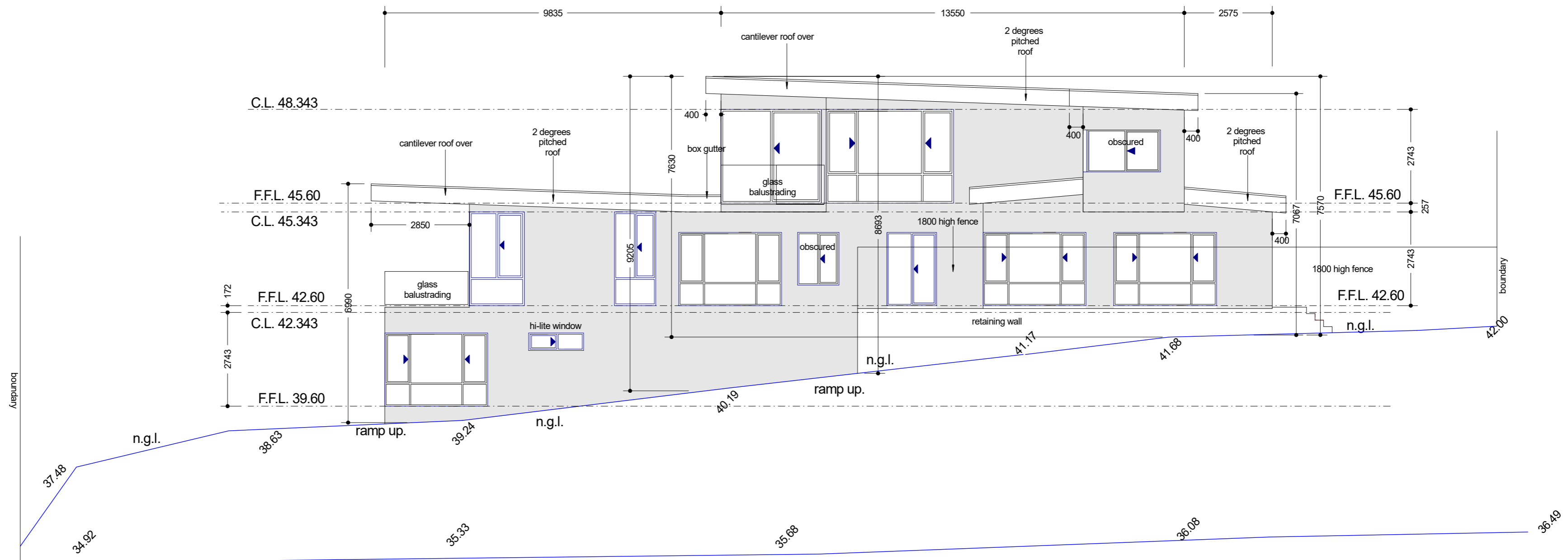
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Material:-exposed aggregate
- Window frames**
Colour:-black
Material:-aluminium
- Garage door**
Colour:-black
Material:-sectional metal door
- Letterbox**
Colour:-beige & brown
Material:-limestone
- Feature walls**
Colour:-beige & brown
Material:-limestone



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

- GENERAL NOTES**
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PROPOSED ALTERATIONS EXTENSIONS / ADDITIONS

CLIENT :
**OLAF SVEN
FREDERICKSON &
KELLY MARIE
THOMPSON**

JOB ADDRESS :
**LOT :1 HSE: # 2
PARKER STREET,
EAST FREMANTLE.**

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