

# TAGGART - GUTHRIE RESIDENCE

PROPOSED SINGLE STOREY RESIDENTIAL ADDITIONS AT:  
LOT 54 / #14 WALTER ROAD, EAST FREMANTLE W.A. 6158

ISSUED FOR PLANNING APPROVAL  
REVISION G / MAY 2023

LEGEND	
	NEW 90mm TIMBER STUD FRAMING (U.N.O.) AS PER S.E. DWGS, A.S. 1684 & 1720.1, & BCA REQ'S.
	EXISTING STRUCTURE TO BE REMOVED
	EXISTING 270mm CAVITY & 110mm SINGLE LEAF BRICKWORK
	EXISTING TIMBER STUD WALL FRAMING
	NEW OBSCURE GLAZED WINDOWS
	NEW CLEAR GLAZED WINDOWS / DOORS
	SMOKE ALARMS HARDWIRED & INTERLINKED IN ACCORDANCE W/ A.S. 3786

EX. =	EXISTING
T.B.R. =	TO BE REMOVED
T.M.E. =	TO MATCH EXISTING
G.F.L. =	GROUND FLOOR LEVEL
F.F.L. =	FINISHED FLOOR LEVEL
F.S.L. =	FINISHED SLAB LEVEL
A.F.L. =	ABOVE FLOOR LEVEL
C.O.S. =	CHECK/CONFIRM ON SITE
M.R. =	MAIN RESIDENCE (ORIGINAL PART OF HOUSE)
WR =	WALK IN ROBES - AS SPECIFIED.
WP =	WALK IN PANTRY - AS SPECIFIED.
S/D =	SLIDING DOOR
C.S.D. =	CAVITY SLIDING DOOR
W. =	WINDOW
D. =	DOOR
A. =	AWNING WINDOW
SL. =	SLIDING WINDOW
C. =	CASEMENT WINDOW
HL. =	HIGHLIGHT WINDOW
D.H. =	DOUBLE HUNG WINDOW
AN. =	DOUBLE HUNG SASHLESS WINDOW 'ANEETA'
F. =	FIXED GLAZING
AIF=	EXISTING ALUMINIUM INSERT IN EXISTING TIMBER FRAME
P.F. =	PAINT FINISH
H.C. =	HOSECOCK
V.P. =	SEWER VENT PIPES
I.O. =	SEWER INSPECTION OPENINGS
D.P. =	NEW 75mm COLORBOND D.P. & SPREADER
SP =	NEW 75mm COLORBOND D.P. & SPREADER
D.P. C =	EXISTING DOWNPIPE, CONNECTED TO SOAKWELL
D.P. NC =	EXISTING DOWNPIPE, NOT CONNECTED TO SOAKWELL

## EXTERNAL FINISHES SCHEDULE

EF01	NEW PAINT FINISH (COLOUR AS SELECTED) HARDIES SCYON 'LINEA' FC WEATHERBOARD CLADDING (FULL HEIGHT AS SHOWN) OVER 'TYPE 5' INSULATION & NEW TIMBER STUD WALL FRAMING AS PER A.S. 1684 & 1720.1, BCA REQ'S, & S.E. DWGS.
EF02	NEW PAINT FINISH (COLOUR AS SELECTED) HARDIES SCYON 'LINEA' FC WEATHERBOARD CLADDING (FULL HEIGHT AS SHOWN) OVER 'TYPE 5' INSULATION & EXISTING TIMBER STUD WALL FRAMING, AS PER A.S. 1684, BCA REQ'S. (TO REPLACE EXISTING POOR CONDITION TIMBER WEATHERBOARD CLADDING.)
EF03	NEW ZINCALUME CORRUGATED ROOF SHEETING @ 31.5° PITCH U.N.O. (C.O.S. - T.M.E.), OVER 'TYPE 1' INSULATION & NEW TIMBER ROOF FRAMING AS PER S.E. DWGS, A.S. 1684 & 1720.1, & IN ACCORDANCE WITH MANUFACTURER'S & BCA REQ'S.
EF04	EX. POOR CONDITION GALV. CORRUGATED ROOF SHEETING TO BE REMOVED & REPLACED WITH NEW ZINCALUME CORRUGATED ROOF SHEETING @ APPROX. 31.5° PITCH U.N.O. (C.O.S.), OVER 'TYPE 1' INSULATION & EX. TIMBER ROOF FRAMING AS PER S.E. DWGS, A.S. 1684, 1720.1, 3500.3, & BCA REQ'S. EX. ROOF FRAMING TO HAVE NEW HOLD-DOWN ANCHORS APPLIED AS PER S.E. DWGS.
EF05	NEW RESIDENTIAL GRADE (U.N.O.) POWDERCOATED ALUMINIUM DOOR & WINDOW FRAMING, IN NEW & EXISTING TIMBER WALL FRAMING, AS PER ENERGY EFFICIENCY REPORT, AND A.S. & BCA REQ'S. (COLOUR AS SELECTED).
EF06	EXISTING PAINT FINISH HARDWOOD TIMBER DOOR & WINDOW FRAMING.
EF07	NEW ZINCALUME BARGE FLASHINGS OVER NEW PAINT FINISH TREATED TIMBER BARGEBOARDS AS PER BCA REQ'S.
EF08	NEW ZINCALUME 'LONGLINE' (OR EQUIV.) EAVES GUTTER, OVER NEW PAINT FINISH TREATED TIMBER FASCIA, TO ALL NEW & TO REPLACE ALL EXISTING REMAINING GUTTERS & FASCIAS.
EF09	NEW ZINCALUME 'LONGLINE' (OR EQUIV.) EAVES GUTTER, OVER NEW (TREATED) & EXISTING, PAINT FINISH TIMBER NOTCHED RAFTER ENDS. TO REPLACE ALL EXISTING REMAINING INSTANCES.
EF10	EXISTING PAINT FINISH TREATED TIMBER COLUMNS & EDGE BEAMS.
EF11	NEW GRANO CONC SLAB (COLOUR & FINISH AS SELECTED)
EF12	NEW EXPOSED RAKING EAVES, PAINT FINISH RAFTERS & ROOF BATTENS.
EF13	NEW TEXTURED P.F. CONC SLAB EDGE BUILD-UP. (COLOR TO MATCH WALL CLADDING, AS SELECTED).
EF14	EXISTING RED FACE BRICKWORK CHIMNEY
EF15	PAINT FINISH (COLOUR AS SELECTED), 4.5mm HARDIFLEX (OR EQUIV.) FC SOFFIT LINING, FIXED TO TIMBER CEILING FRAMING, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECI. & BCA REQ'S.
EF16	PAINT FINISH (COLOUR AS SELECTED), STEEL EDGE BEAMS & SHS COLUMNS AS PER S.E. DWGS & BCA REQ'S.
EF17	NEW ZINCALUME TRIMDEK (OR EQUIV.) ROOF SHEETING @ 2.5° PITCH OVER 'TYPE 5' INSULATION NEW TIMBER ROOF FRAMING AS PER S.E. DWGS, A.S. 1684 & 1720.1, & IN ACCORDANCE WITH MANUFACTURER'S & BCA REQ'S.
EF18	ZINCALUME 75mmØ DOWNPIPES, PLUMBED TO SOAKWELLS AS PER PLAN.
EF19	PAINT FINISH TREATED TIMBER, STRUTTING BEAM, STRUTS, & WALL PLATES AS PER S.E. DWGS & A.S. 1684. OPEN STRUCTURE - PAINT FINISH RAFTERS & ROOF BATTENS. ROOF PITCH @ 31.5° TO MATCH MAIN ROOFLINE, U.N.O.

WET AREAS NOTE:  
WET AREAS TO BE CONSTRUCTED AS PER BCA 3.8.1 & A.S. 3740

TERMITE NOTE:  
TERMITE TREATMENT TO BE COMPLIED WITH, AS PER BCA 3.1.3 & A.S. 3660, INCLUDING BOUNDARY TREATMENT

## DRAWING SCHEDULE

DWG. NO.	DWG. TITLE	DWG. REVISION
A000	COVER PAGE & DRAWING SCHEDULE	G
A100	PROPOSED SITE PLAN	G
A200	DEMOLITION PLAN	G
A201	PROPOSED FLOOR PLAN	G
A300	ELEVATIONS	G
A301	ELEVATIONS	G

## SCHEDULE OF INSULATION

REFERENCE	TYPE	INSTANCE
TYPE 1	ANTICON 60 - ROOFING INSULATION	UNDER NEW ROOF SHEETING TYP. U.N.O.
TYPE 2	R4.0 THERMAL BATTS - CEILING INSULATION	OVER NEW CEILINGS TYP. U.N.O.
TYPE 3	R2.5 HIGH DENSITY THERMAL INSULATION BATTS	NEW & EX. EXTERNAL TIMBER STUD FRAMED WALLS U.N.O.
TYPE 4	R1.5 ACOUSTIC INSULATION BATTS	NEW INTERNAL TIMBER STUD FRAMED WALLS.
TYPE 5	VAPOUR PERMEABLE SARKING	UNDER ALL NEW EXTERNAL CLADDING & SHEETING WHERE NOM.

## GENERAL NOTES:

- ONLY DRAWINGS ISSUED 'FOR CONSTRUCTION' ARE PERMITTED TO BE USED FOR ANY CONSTRUCTION OR FABRICATION UNLESS OTHERWISE PERMITTED BY SANDTRACKS DESIGN.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONING.
- BUILDER IS TO VERIFY DRAWING IS TO SCALE BEFORE BEING USED TO SCALE OFF.
- THE BUILDER IS TO CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL BUILDING WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA, LOCAL & REGULATORY AUTHORITIES.
- ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONSULTANTS DRAWINGS.
- DOWNPIPE LOCATIONS SHOWN ARE PREFERRED, IF THEY MUST VARY CONSULT WITH BUILDER & OWNER FIRST. QUANTS ARE INDICATIVE ONLY AND MAY VARY TO SUIT THE ROOF PLUMBER'S REQUIREMENTS.
- UNLESS A BUILDING ELEMENT, MATERIAL, FITTING OR FIXTURE IS NOTED AS BEING EXISTING, IT IS TO BE ASSUMED AS BEING NEW.

NOTES MUST BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DWGS.

PRELIMINARY ONLY

REV	DATE	DESCRIPTION
G	11/05/23	ISSUED FOR PLANNING APPROVAL

PROJECT : SINGLE-STOREY RESIDENTIAL ADDITIONS  
AT : LOT 54 / #14 WALTER ROAD  
EAST FREMANTLE W.A. 6158  
TITLE : COVER PAGE, LEGENDS, & NOTES.

DATE : 11/05/23

CLIENT:  
MR. TAGGART & MRS. GUTHRIE  
JN : 22.024

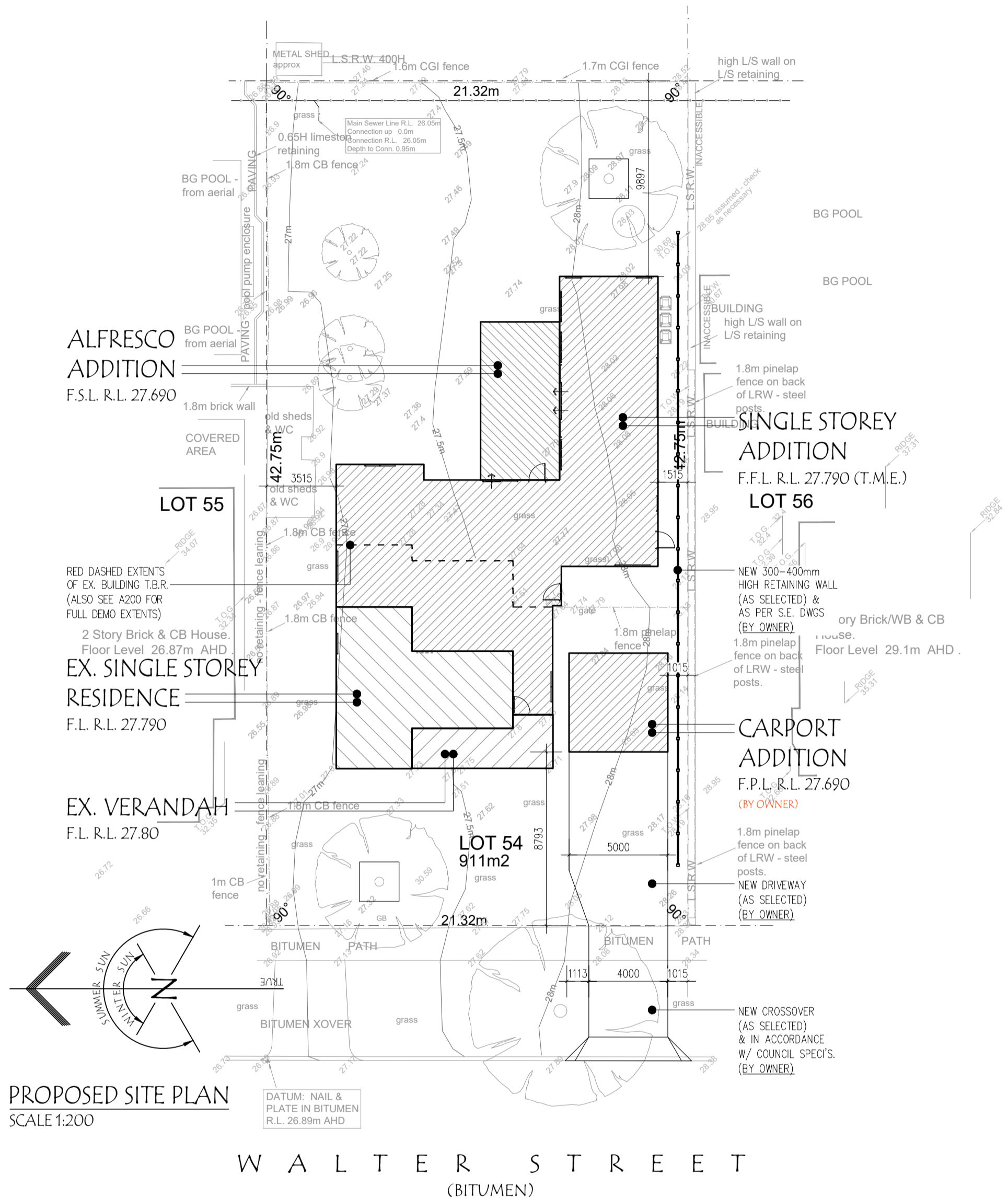
SCALE :  
N/A

PAGE SIZE :  
A2

DRAWING No. :  
A000  
REV. :  
G

**Sandtracks**  
DESIGN

UNIT 3 / #86 FORSYTH STREET | O'CONNOR | W.A. | 6163  
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REV	DATE	DESCRIPTION
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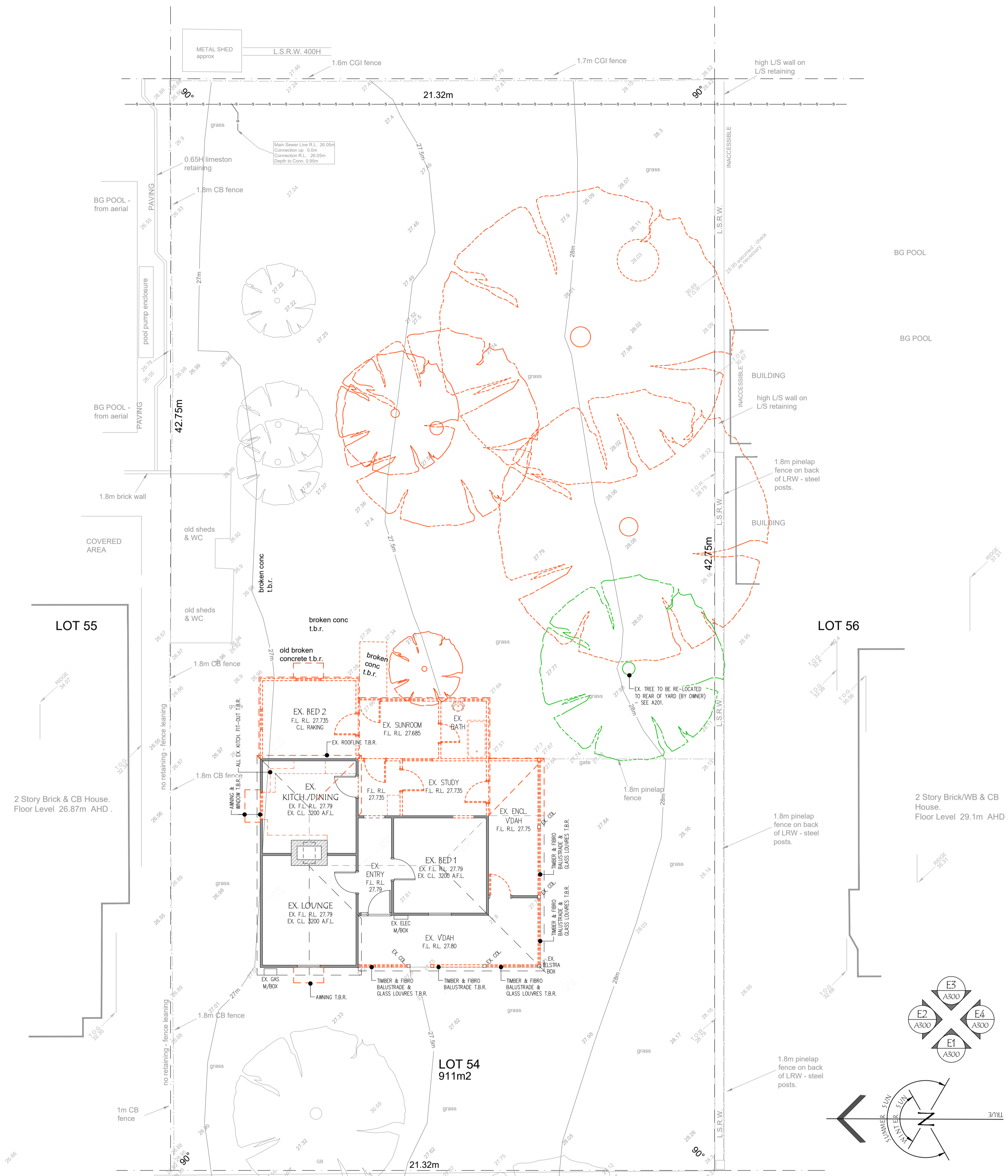
PROJECT : SINGLE-STOREY RESIDENTIAL ADDITIONS  
AT : LOT 54 / #14 WALTER ROAD  
EAST FREMANTLE W.A. 6158  
TITLE : PROPOSED SITE PLAN

DATE : 11/05/23  
CLIENT:  
MR. TAGGART & MRS. GUTHRIE  
JN : 22.024

SCALE :  
1:200

PAGE SIZE :  
A2

DRAWING No. :  
A100 G



DEMOLITION PLAN  
SCALE 1:100

REV	DATE	DESCRIPTION
G	11/05/23	ISSUED FOR PLANNING APPROVAL
F	30/03/23	DEVELOPED CONCEPT ISSUED FOR COSTING
E	23/03/23	DEVELOPED CONCEPT ISSUED FOR CLIENT COMMENT

PROJECT : SINGLE-STOREY RESIDENTIAL ADDITIONS  
AT : LOT 54 / #14 WALTER ROAD  
EAST FREMANTLE W.A. 6158  
TITLE : DEMOLITION PLAN

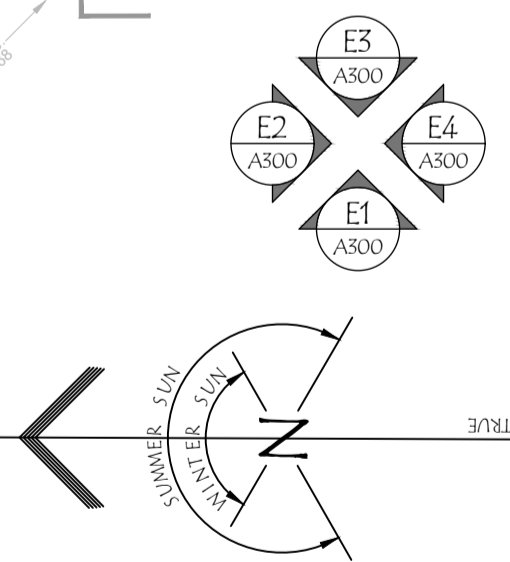
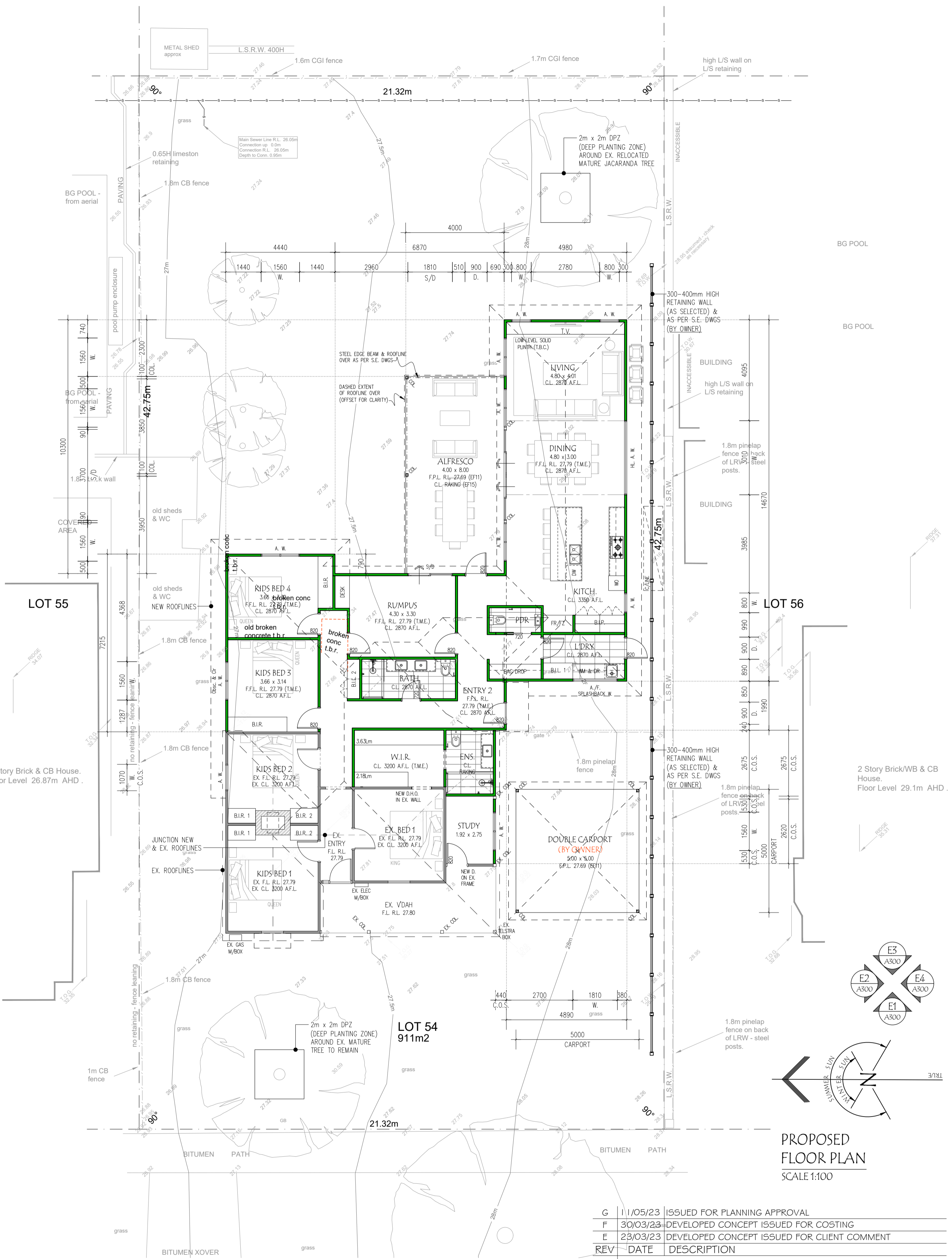


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DATE :	11/05/23	SCALE :	1:100	PAGE SIZE :	A2	DRAWING No. :	A200	REV. :	G
CLIENT:	MR. TAGGART & MRS. GUTHRIE								
JN :	22.024								



**PROPOSED FLOOR PLAN**  
SCALE 1:100

REV	DATE	DESCRIPTION
G	11/05/23	ISSUED FOR PLANNING APPROVAL
F	30/03/23	DEVELOPED CONCEPT ISSUED FOR COSTING
E	23/03/23	DEVELOPED CONCEPT ISSUED FOR CLIENT COMMENT

PROJECT : SINGLE-STORY RESIDENTIAL ADDITIONS  
 AT : LOT 54 / #14 WALTER ROAD  
 EAST FREMANTLE W.A. 6158  
 TITLE : PROPOSED FLOOR PLAN

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING A000

PRELIMINARY ONLY



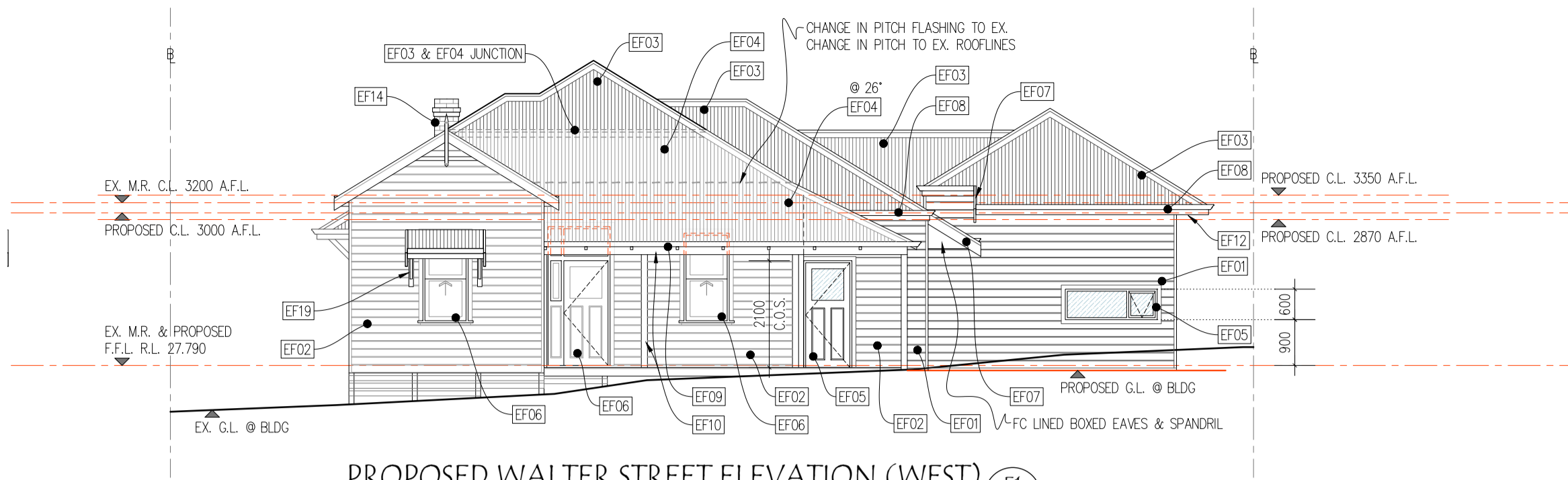
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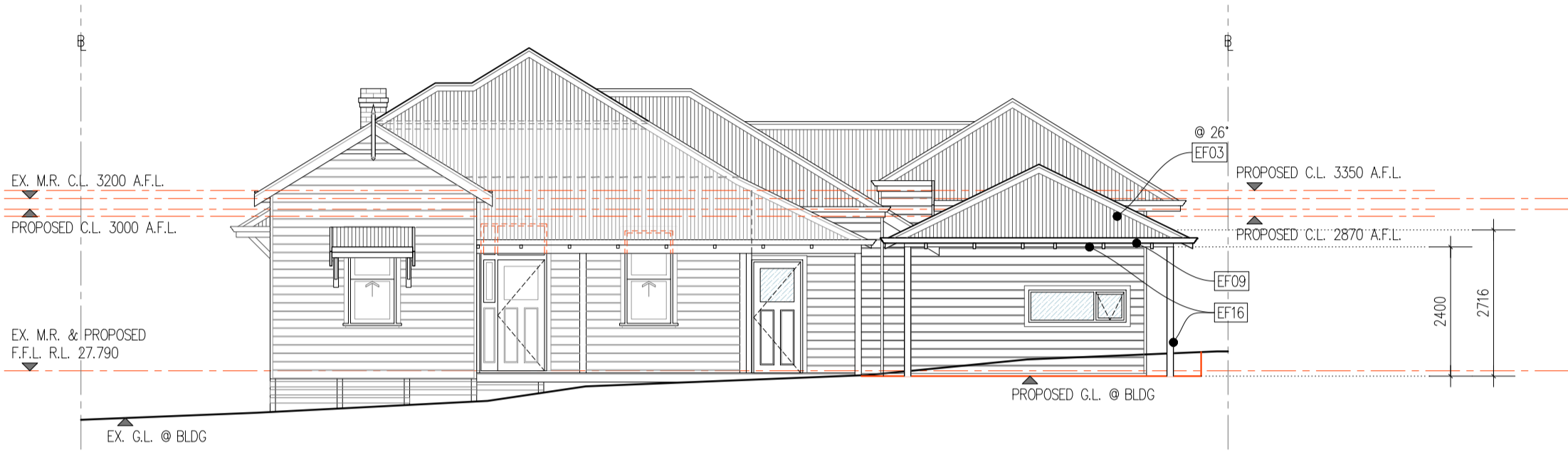
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PAGE SIZE : A2

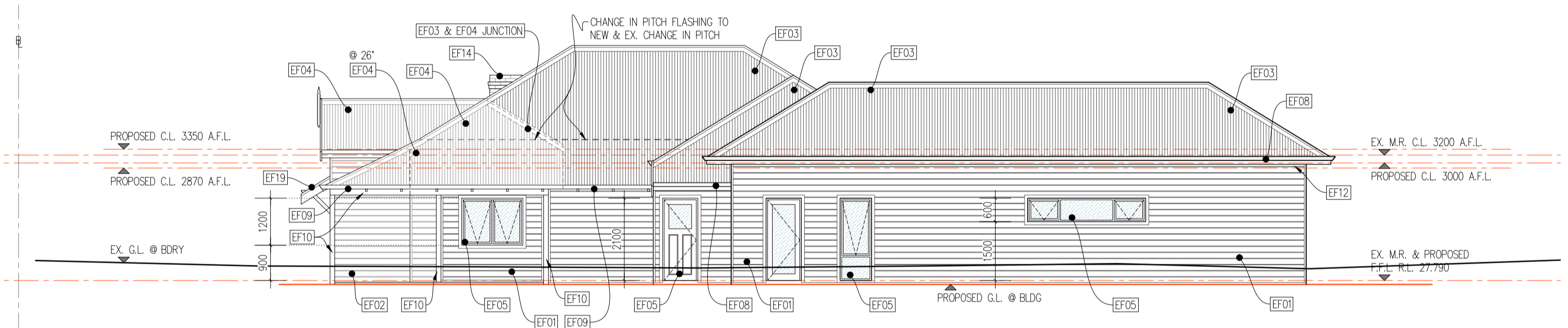
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 REV. : G



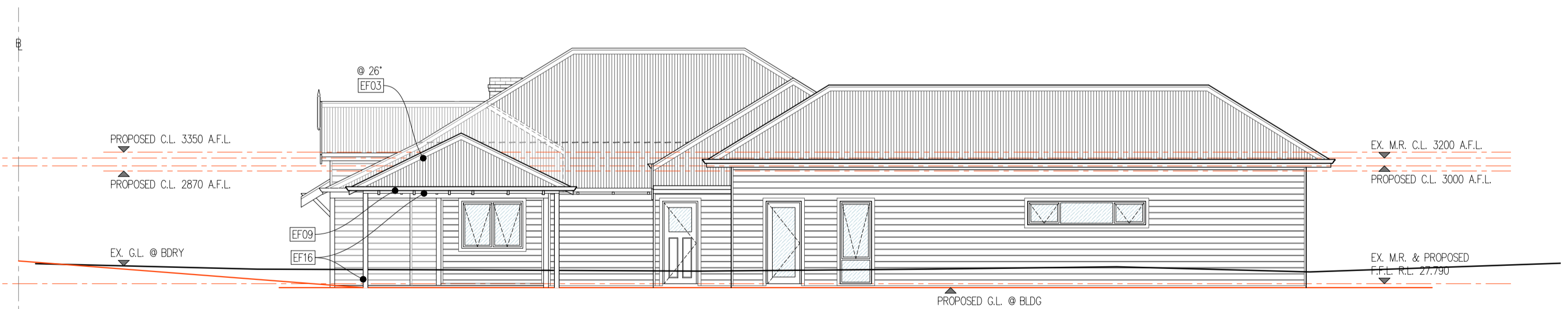
PROPOSED WALTER STREET ELEVATION (WEST) E1  
 SCALE 1:100  
 (SEE SEPARATE ELEVATION FOR CARPORT DETAIL)



PROPOSED WALTER STREET ELEVATION (WEST) E1  
 SCALE 1:100  
 (CARPORT ELEVATION ONLY - SEE MAIN ELEVATION FOR FULL DETAIL)



PROPOSED SIDE ELEVATION (SOUTH) E4  
 SCALE 1:100  
 (SEE SEPARATE ELEVATION FOR CARPORT DETAIL)



PROPOSED SIDE ELEVATION (SOUTH) E4  
 SCALE 1:100  
 (CARPORT ELEVATION ONLY - SEE MAIN ELEVATION FOR FULL DETAIL)

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E	23/03/23	DEVELOPED CONCEPT ISSUED FOR CLIENT COMMENT

PROJECT : SINGLE-STOREY RESIDENTIAL ADDITIONS  
 AT : LOT 54 / #14 WALTER ROAD  
 EAST FREMANTLE W.A. 6158  
 TITLE : PROPOSED ELEVATIONS

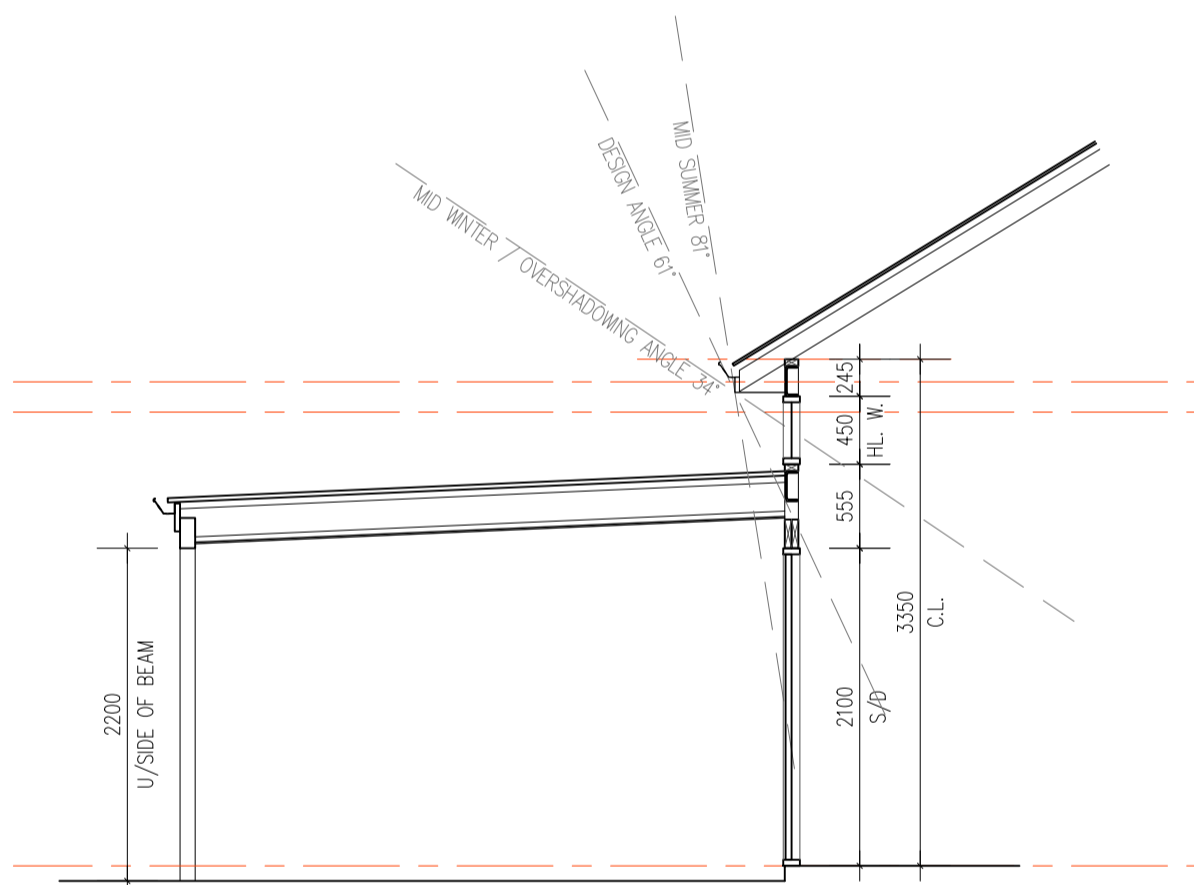
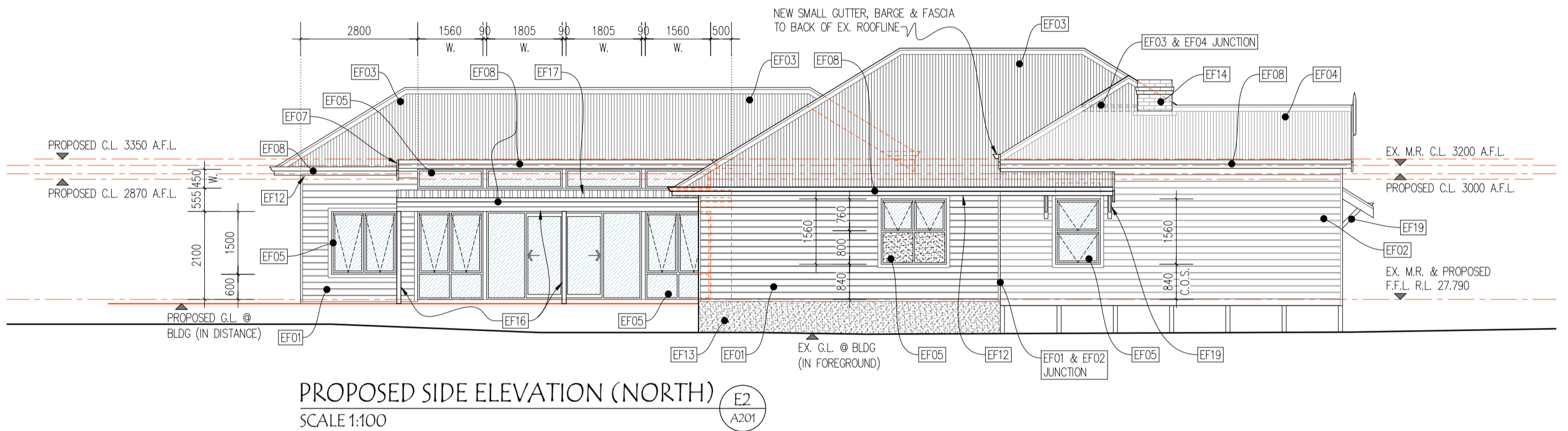
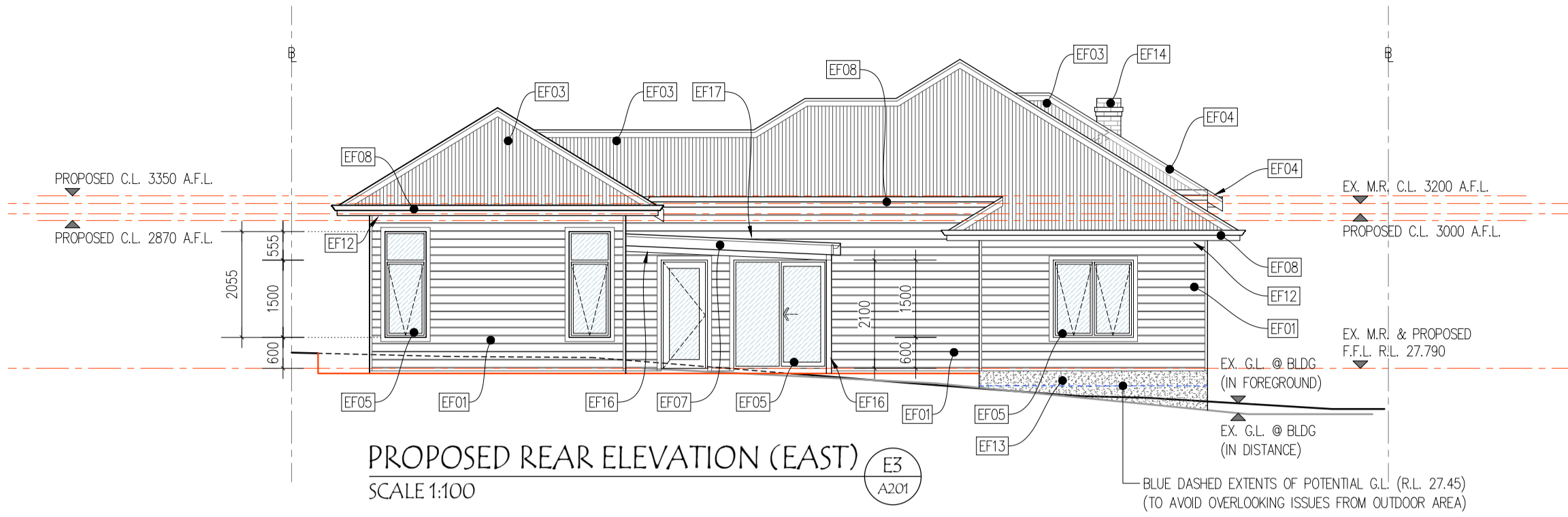
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 JN : 22.024

SCALE :  
 1:100

PAGE SIZE :  
 A2

DRAWING No. :  
 A300 G

REV. :



SCHEMATIC ALFRESCO / DINING SECTION  
SCALE 1:50

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING A000

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PROJECT : SINGLE-STOREY RESIDENTIAL ADDITIONS  
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EAST FREMANTLE W.A. 6158  
TITLE : PROPOSED ELEVATIONS

DATE : 11/05/23  
CLIENT:  
MR. TAGGART & MRS. GUTHRIE  
JN : 22.024

SCALE :  
1:100

PAGE SIZE :  
A2

DRAWING No. :  
A301 G

**Sandtracks**  
DESIGN

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