

PLANNING

20TH SEPTEMBER 2023

CANNONBALL HOUSE

ROBERT & ANNCRISE VAGNONI

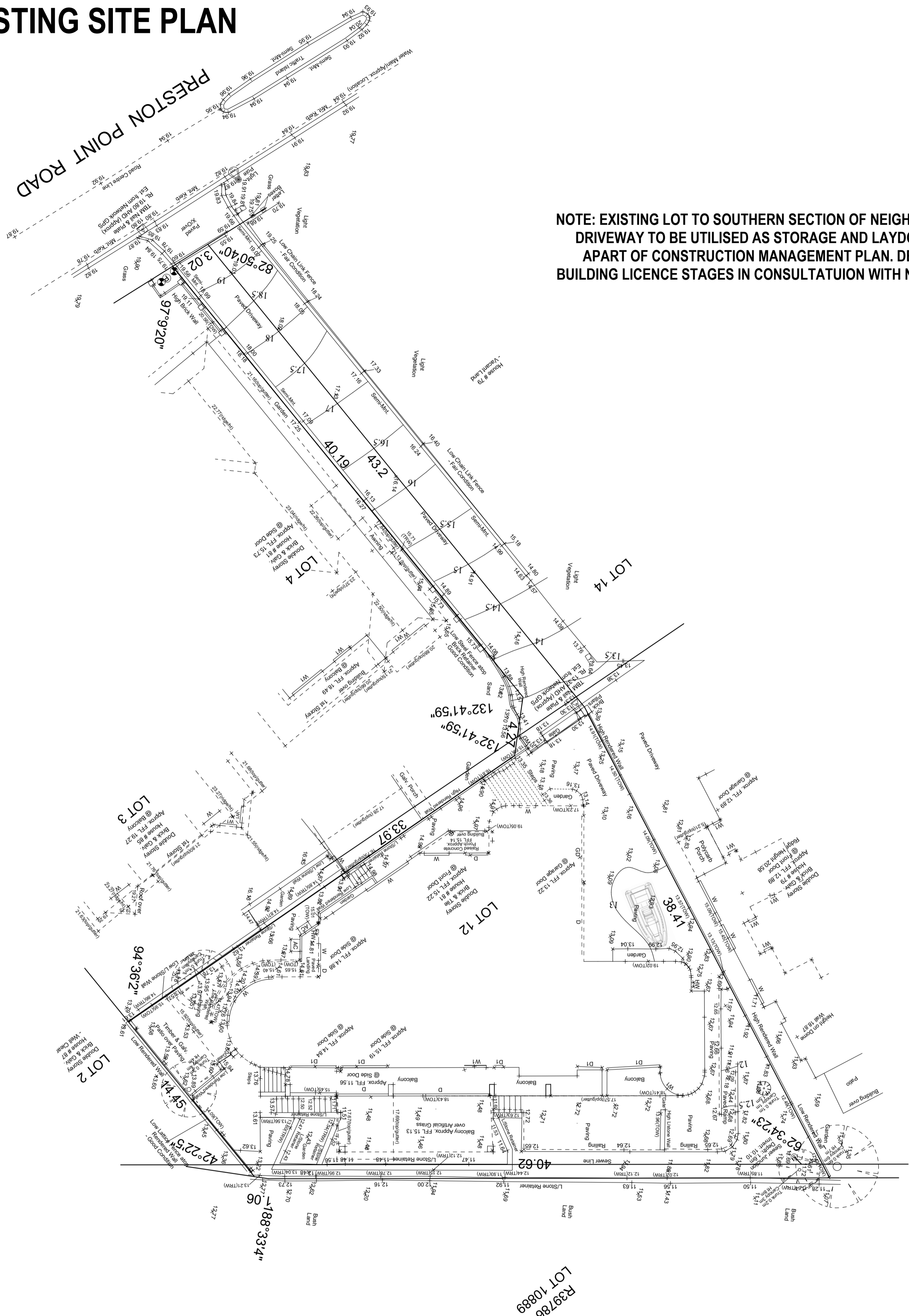
LOT 12 (#81) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHTDESIGN



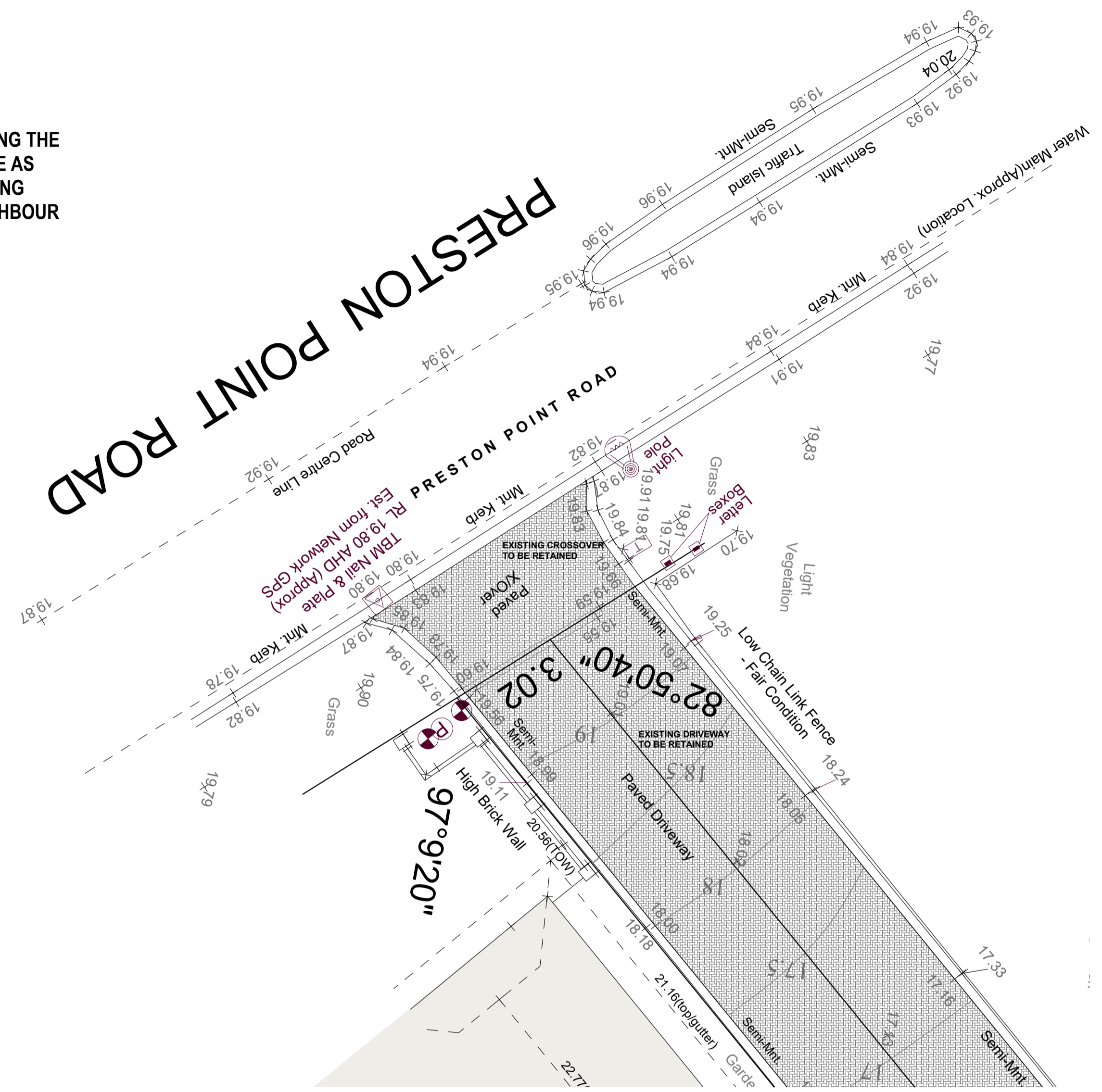
EXISTING SITE PLAN

SCALE @ 1:200 (A1)



CROSSOVER DIAGRAM

SCALE @ 1:100 (A1)



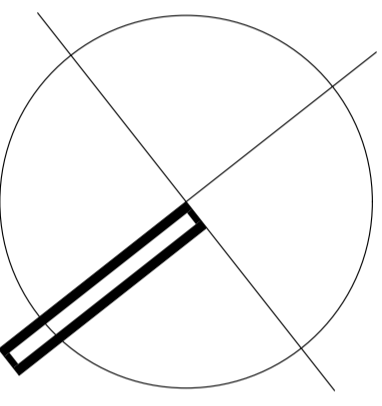
STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS REVIEW. OVERALL DESIGN MAY CHANGE DEPENDANT AT BL STAGE - DETAILS TBC

BUILDER SPECIFICATION:
BUILDERS SPECIFICATION TAKES PRECEDENT OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS

STAGING NOTE:
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CEILING NOTE:
CEILING HEIGHTS TBC AT BL IN CONSULTATION WITH BUILDER AND AIRCONDITIONING MANUFACTURER. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE



FEATURE SURVEY		STREET NAME: Preston Point Road	LOT #: 12	HOUSE #: 81	SUBURB: East Fremantle	LOCAL AUTHORITY: Town of East Fremantle	LOT AREA: 1136m ²	R CODE: R12.5	SURVEY DATE: 30/08/2022
CLIENTS DETAILS: Robert and Anne Christina Vagnoni									
LEGEND WATER METER (W) TELSTRANBN PIT (T) POWER DOME (P) TREE (TO SCALE) WINDOW (W) DOOR (D) W1 1ST FLOOR WINDOW D1 1ST FLOOR DOOR TEMP. BENCHMARK (A) SEWER CONN. (S) (TRW) TOP OF RETAINING WALL (TOW) TOP OF WALL HW HOT WATER UNIT AC AIRCON UNIT GM GAS METER									
LEVEL DATUM: AHD (Approx.) DWG REF: Preston 81 F - v1.0									
Vision surveys CONSULTING T: (08) 6144 0000 F: (08) 6144 0099 59 SCARBOROUGH BEACH RD. SCARBOROUGH WA 6019 Email: info@visionsc.com.au www.visionsurveys.com.au					IMPORTANT NOTES: THE BOUNDARY CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCING, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICH MAY OR MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REQUESTED. BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY. THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.				
PLAN / DIAG / SP		P 15533		TELSTRA		YES			
ELECTRICITY		UNDERGROUND		SEWERAGE		YES			
WATER		YES		DRAINAGE		GOOD			
GAS		YES		VEG. / SOIL		AS DESCRIBED			

D	PLANNING	20.09.23
C	PLANNING	18.05.23
B	PLANNING + COSTING REVIEW	05.04.23
A	CLIENT REVIEW	01.02.23
Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNCHRISTINA VAGNONI
LOT 12 (81) PRESTON POINT ROAD, EAST FREMANTLE (TOWN OF EAST FREMANTLE)

DARKLIGHT DESIGN
EXISTING SITE PLAN

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA1.01

PLOT DATE: Wednesday, 20 September 2023

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PROPOSED SITE PLAN

SCALE @ 1:100 (A1)

PLANNING LEGEND

PROPOSED SITE COVER (R12.5)
 TOTAL SITE = 1136m²
 PROPOSED SITE COVER = 495.372m²
 R12.5 MAX ALLOWED = 45% SITE COVER
 SITE COVER PERCENTAGE = 43.36%
 OPEN SPACE PERCENTAGE = 56.64%

OVERSHADOWING DIAGRAM

OVERSHADOWING CALCULATIONS:
 NEIGHBOURING LOT TO SOUTH WEST * 1896m²
 R12.5 PERMITS 23% OVERSHADOWING
 PROPOSED OVERSHADOWING CREATES 58 METRES OF SHADOWS CAST AT MIDDAY ON 21st JUNE @ 3.3%
 NOTE: EXTENTS INDICATED WITH HATCH AND DOES NOT ALLOW FOR OBSTRUCTIONS OF NEIGHBOURING PROPERTY (IE BOUNDARY FENCES) OR EXISTING BUILDING FOOTPRINTS CURRENTLY ESTABLISHED AND FOLLOWS THE APPROXIMATE NATURAL GROUND LINE ESTIMATED.

LANDSCAPING LEGEND

LANDSCAPED GARDEN BED
 PLANT SPECIFICATIONS AS PER BUILDERS DETAILS
EXPOSED AGGREGATE CONCRETE HARDSTAND
 REFER PLANS FOR DETAILS
CHLORINATED WATER (POOL)
 REFER PLANS FOR DETAILS
NATURAL GRASS / LAWN
 DETAILS TBC

SOAKWELL LEGEND

NOTE: EXISTING SOAKWELLS NOT SHOWN AS LOCATIONS ARE UNKNOWN. BUILDER TO CONFIRM ON SITE ALL DETAILS AND ADJUST TO SUIT BELOW CALCULATIONS. SOAKWELLS INDICATED ON DRAWINGS ARE FOR ENTIRE SYSTEM.

SW - SOAK WELL

PRELIMINARY LOCATION ONLY

DRAINAGE NOTES:

- Volumes are in cubic metres & Areas in square metres.
- Volume to be stored is calculated by multiplying square metres of impervious surface by 0.0208. This is suitable for a 1 in 20 year storm.
- Down pipes to be located so each tank fills at same rate (i.e. Roof Area to each tank is proportional to its Volume).
- Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

DRAINAGE CALCULATIONS:

Impervious Area (GF & UF Roof)
 Area (Roof Area) = 670m²
 Volume to Store = 13.936m³

TOTAL TO STORE	DIAM	DEPTH	No of TANKS	VOLUME
13.936m ³	1800	1500	4	15.28m ³

ALL OTHER PAVED AREAS RUN OFF INTO GARDEN BEDS

TANK VOLUME			
DIAM	DEPTH	VOLUME	WHERE REQUIRED BUILDER TO REPLACE WITH PLASTIC SOAKWELLS WRAPPED IN GEOTEXTILE WITH SIZES TO SUIT ACCESS ISSUES DOWN SIDE OF HOUSE - VOLUME TO MATCH REQUIREMENTS INDICATED
1800	900	2.29	
	1200	3.65	
	1500	3.82	
	1800	4.58	
1500	900	1.59	
	1200	2.12	
	1500	1.02	
	1200	1.36	
	900	0.38	
	1200	0.76	

EXISTING BUILDING STRUCTURE TO BE COMPLETELY REMOVED AND SITE MADE GOOD TO SUIT PROPOSED NEW WORKS

SETOUT NOTE: REFER TO MASTER FLOOR PLANS & ELEVATIONS FOR ALL ADDITIONAL HEIGHT REFERENCES AND BUILDING SETBACKS / REMOVED FROM PROPOSED SITE PLAN FOR CLARITY

x375-22

CB
 CANNONBALL HOUSE

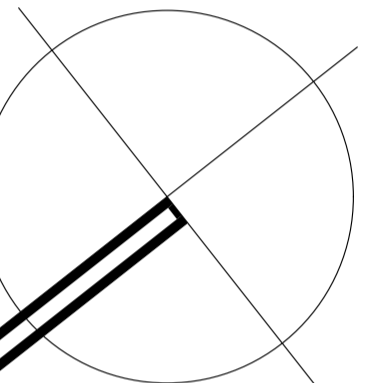
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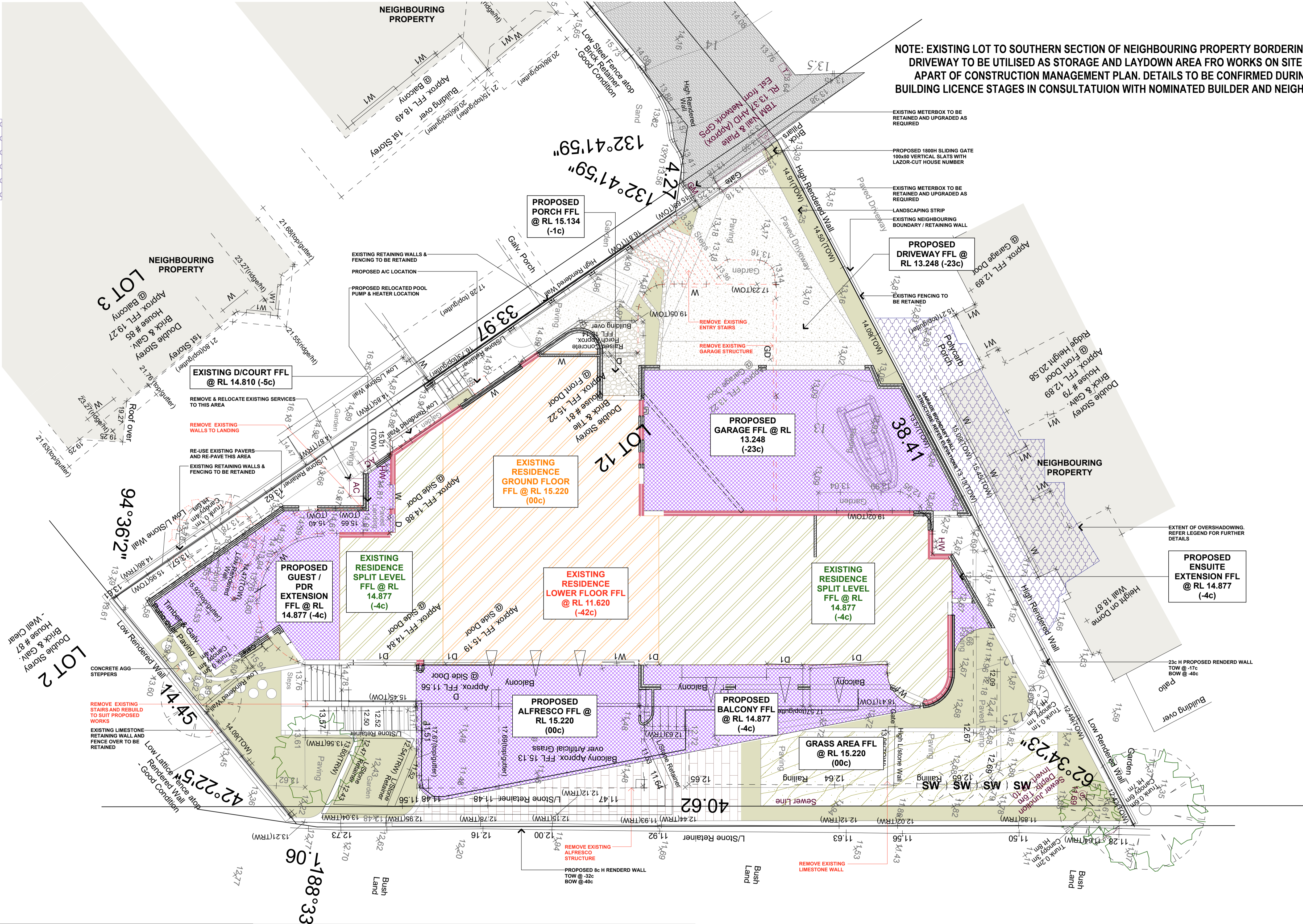
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NOTE: EXISTING LOT TO SOUTHERN SECTION OF NEIGHBOURING PROPERTY BORDERING THE DRIVEWAY TO BE UTILISED AS STORAGE AND LAYDOWN AREA FRO WORKS ON SITE AS APART OF CONSTRUCTION MANAGEMENT PLAN. DETAILS TO BE CONFIRMED DURING BUILDING LICENCE STAGES IN CONSULTATION WITH NOMINATED BUILDER AND NEIGHBOUR



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CANNONBALL HOUSE
 ROBERT & ANNIE VAGNONI
 LOT 12 (881) PRESTON POINT ROAD, EAST FREMANTLE
 (TOWN OF EAST FREMANTLE)

DARKLIGHT DESIGN
 PROPOSED SITE PLAN

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DA1.02

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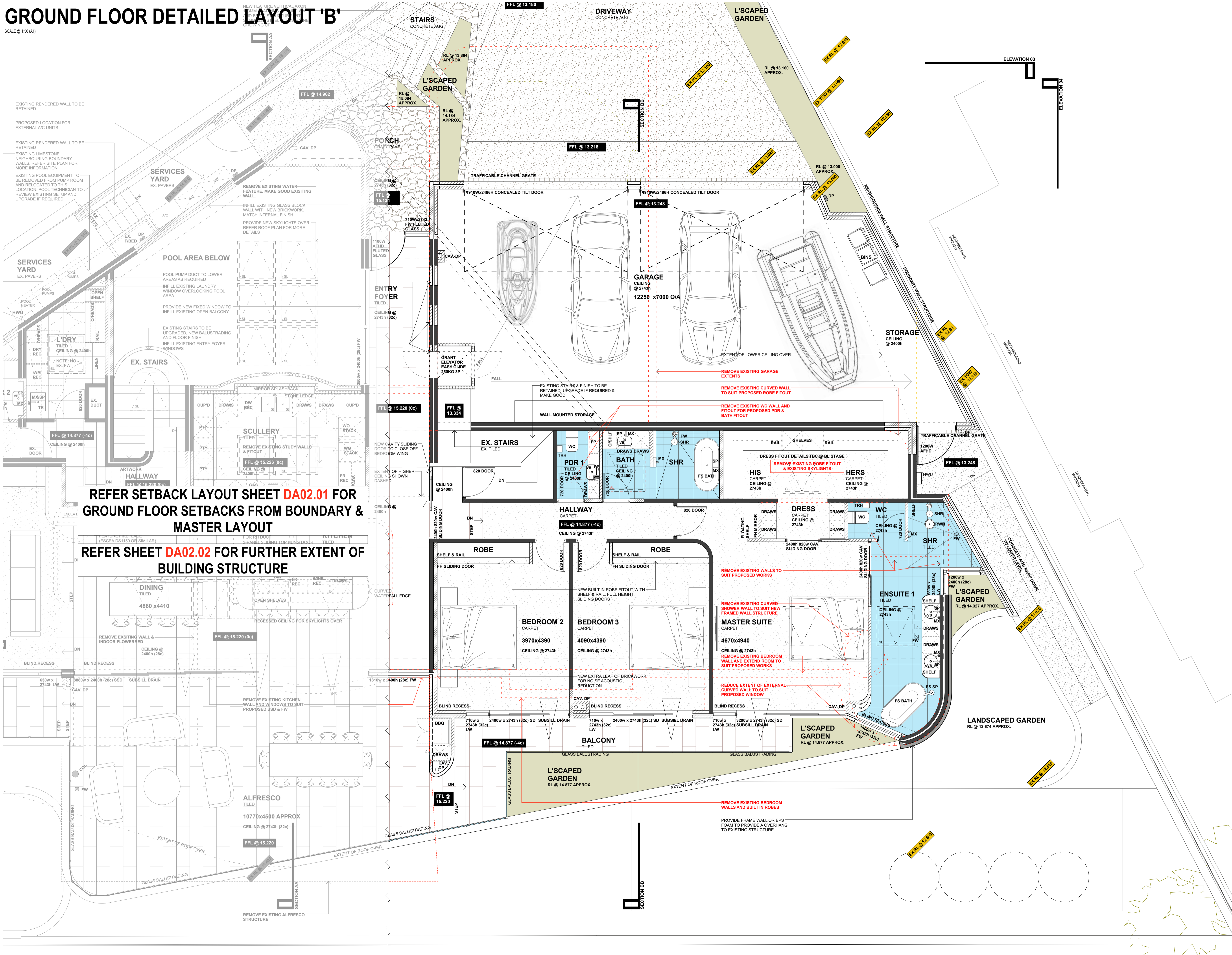
FEATURE SURVEY		STREET NAME:	LOT #:	HOUSE #:	SUBURB:	LOCAL AUTHORITY:	LOT AREA:	R CODE:	SURVEY DATE:
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CLIENTS DETAILS:		Robert and Anne Christina Vagnoni							
LEVEL DATUM:		AHD (Approx.)							
DWG REF:		Preston 81 F - v1.0							
T: (08) 6144 0000 F: (08) 6144 0099		59 SCARBOROUGH BEACH RD, SCARBOROUGH WA 6019 Email: info@visionsc.com.au www.visionsurveys.com.au							
PLAN / DIAG / SP		P 15533		TELSTRA		YES			
ELECTRICITY		UNDERGROUND		SEWERAGE		YES			
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LOT 1088
 R39786



GROUND FLOOR DETAILED LAYOUT 'B'

SCALE @ 1:50 (A1)



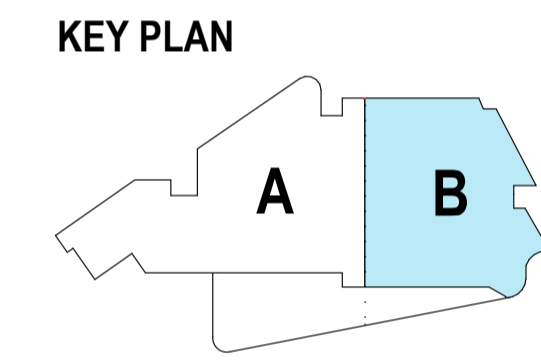
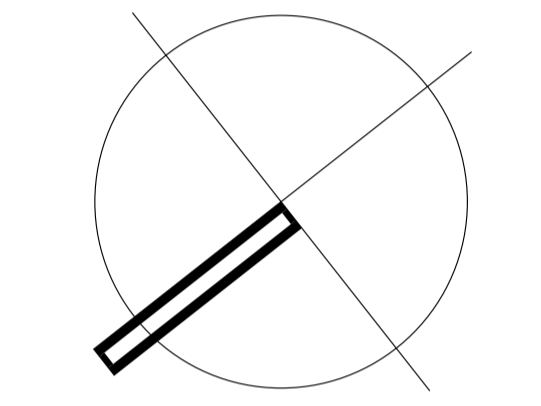
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REFER SETBACK LAYOUT SHEET DA02.01 FOR GROUND FLOOR SETBACKS FROM BOUNDARY & MASTER LAYOUT

REFER SHEET DA02.02 FOR FURTHER EXTENT OF BUILDING STRUCTURE

AREAS

LF POOL AREA	215.718 m ²
LF OUTDOOR DINING	96.176 m ²
LF TOTAL	311.629 m²
GF LIVING	391.911 m ²
GARAGE	103.102 m ²
PORCH	2.715 m ²
ALFRESCO	97.353 m ²
GUEST SUITE	43.101 m ²
GF TOTAL	595.146 m²
TOTAL LIVING	601.728 m²
O/ALL TOTAL	906.775 m²

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CANNONBALL HOUSE
ROBERT & ANNIEKISE VASOMINI
LOT 12 (H31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)
DARKLIGHTDESIGN
GROUND FLOOR PLAN B

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA2.03

PLLOT DATE Wednesday, 20 September 2023
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LOWER FLOOR DETAILED LAYOUT 'A'

SCALE @ 1:50 (A1)



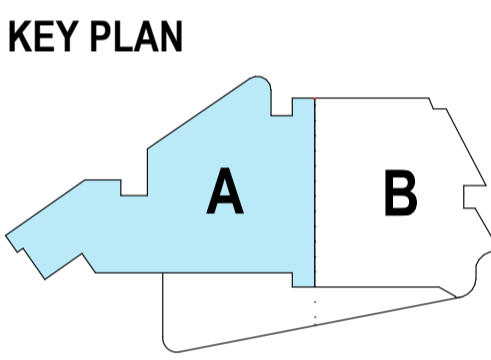
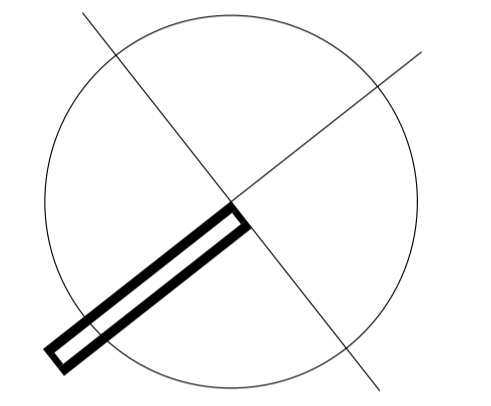
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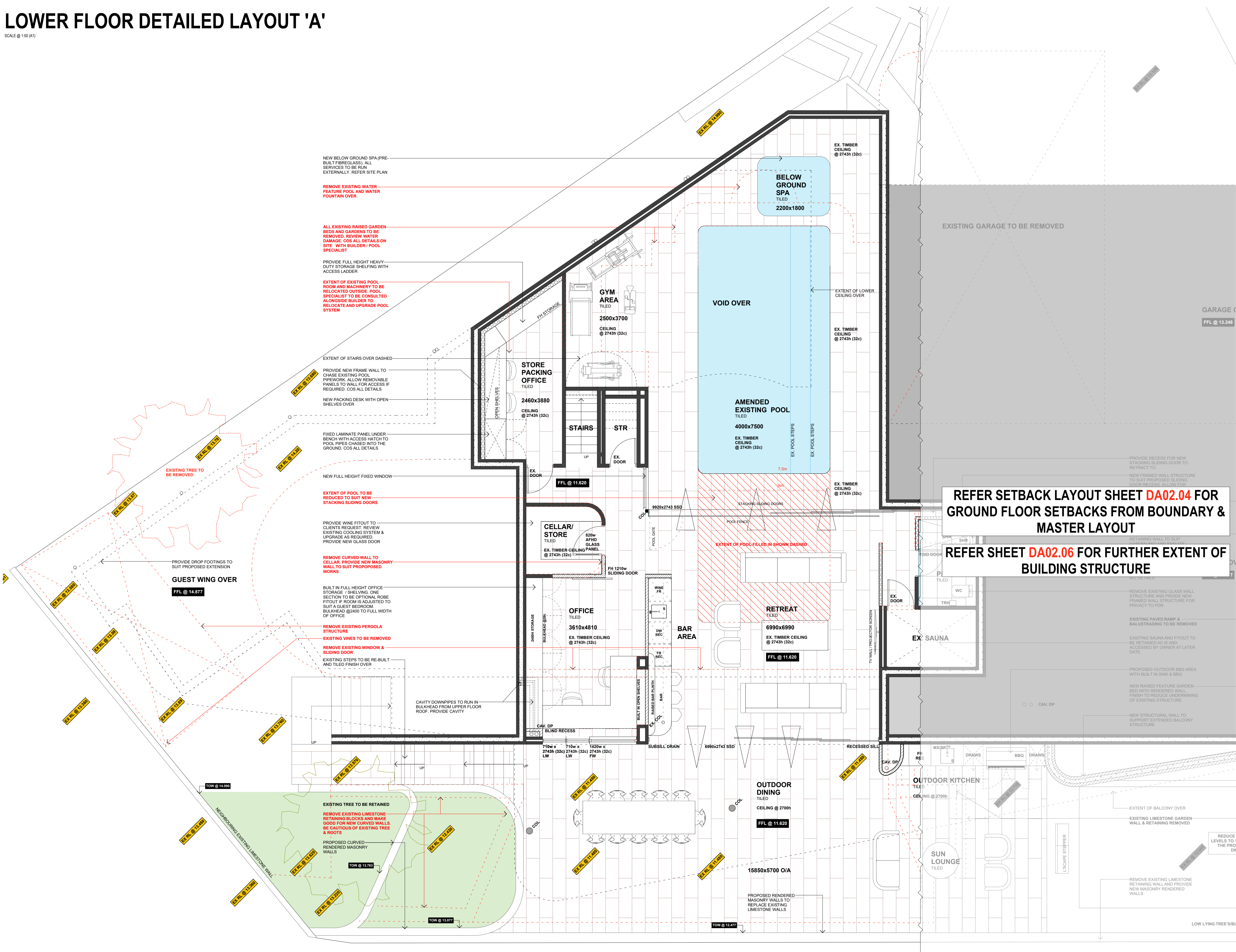


AREAS

LF POOL AREA	215.718 m ²
LF OUTDOOR DINING	96.176 m ²
LF TOTAL	311.629 m²
GF LIVING	391.911 m ²
GARAGE	103.102 m ²
PORCH	2.715 m ²
ALFRESCO	97.353 m ²
GUEST SUITE	43.101 m ²
GF TOTAL	595.146 m²
TOTAL LIVING	601.728 m²
O/ALL TOTAL	906.775 m²

REFER SETBACK LAYOUT SHEET DA02.04 FOR GROUND FLOOR SETBACKS FROM BOUNDARY & MASTER LAYOUT

REFER SHEET DA02.06 FOR FURTHER EXTENT OF BUILDING STRUCTURE



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ROBERT & ANNIEKRISE VASGNOMI
LOT 12 (H31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)
DARKLIGHTDESIGN
LOWER FLOOR PLAN A

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DA2.05

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LOWER FLOOR DETAILED LAYOUT 'B'

SCALE @ 1:50 (A1)

215.718 m²
96.176 m²
311.629 m²



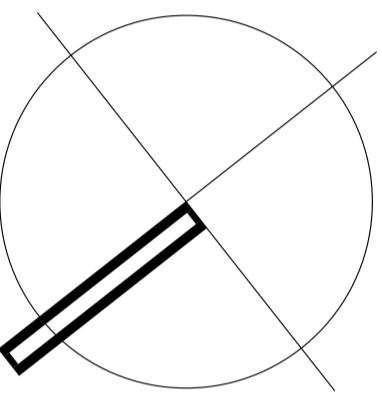
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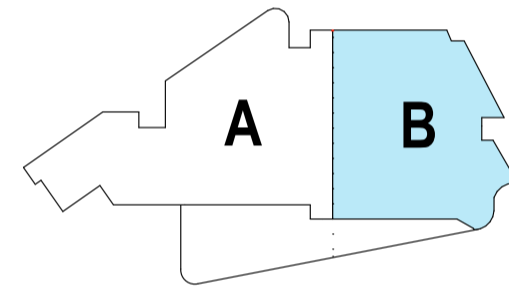
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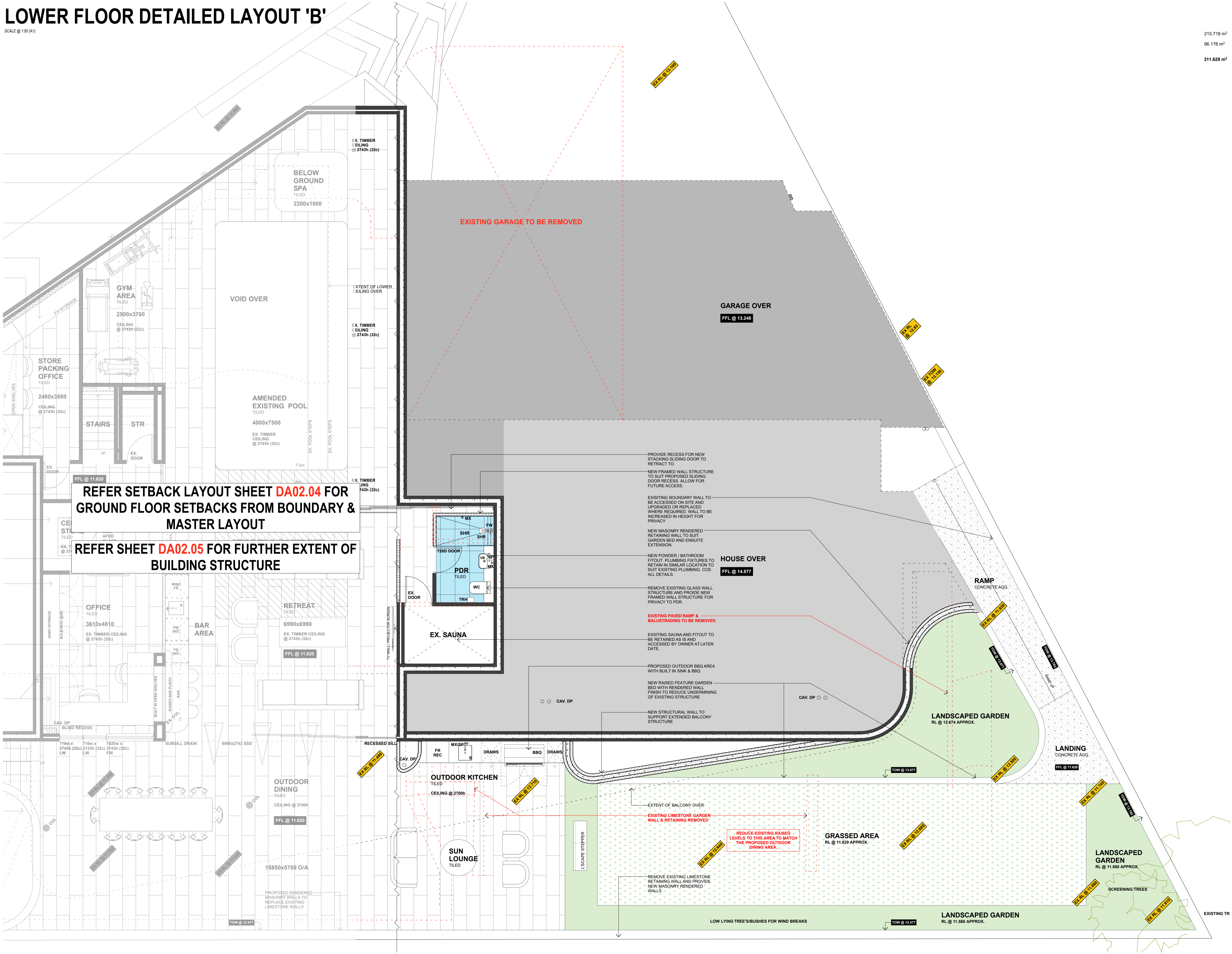


KEY PLAN



AREAS

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REFER SHEET DA02.05 FOR FURTHER EXTENT OF BUILDING STRUCTURE

PROVIDE RECESS FOR NEW STACKING SLIDING DOOR TO RETRACT TO.
NEW FRAMED WALL STRUCTURE TO SUIT PROPOSED SLIDING DOOR RECESS. ALLOW FOR FUTURE ACCESS.
EXISTING BOUNDARY WALL TO BE ACCESSED ON SITE AND UPGRADED OR REPLACED WHERE REQUIRED. WALL TO BE INCREASED IN HEIGHT FOR PRIVACY.
NEW MASONRY RENDERED RETAINING WALL TO SUIT GARDEN BED AND ENSUITE EXTENSION.
NEW POWDER / BATHROOM FITOUT. PLUMBING FIXTURES TO REMAIN IN SIMILAR LOCATION TO SUIT EXISTING PLUMBING. COS ALL DETAILS.
REMOVE EXISTING GLASS WALL STRUCTURE AND PROVIDE NEW FRAMED WALL STRUCTURE FOR PRIVACY TO PDR.

EXISTING PAVED RAMP & BALUSTRADING TO BE REMOVED
EXISTING SAUNA AND FITOUT TO BE RETAINED AS IS AND ACCESSED BY OWNER AT LATER DATE.
PROPOSED OUTDOOR BBQ AREA WITH BUILT IN SINK & BBQ
NEW RAISED FEATURE GARDEN BED WITH RENDERED WALL FINISH TO REDUCE UNDERMINING OF EXISTING STRUCTURE
NEW STRUCTURAL WALL TO SUPPORT EXTENDED BALCONY STRUCTURE

EXTENT OF BALCONY OVER
EXISTING LIMESTONE GARDEN WALL & RETAINING REMOVED
REDUCE EXISTING RAISED LEVELS TO THIS AREA TO MATCH THE PROPOSED OUTDOOR DINING AREA.
REMOVE EXISTING LIMESTONE RETAINING WALL AND PROVIDE NEW MASONRY RENDERED WALLS

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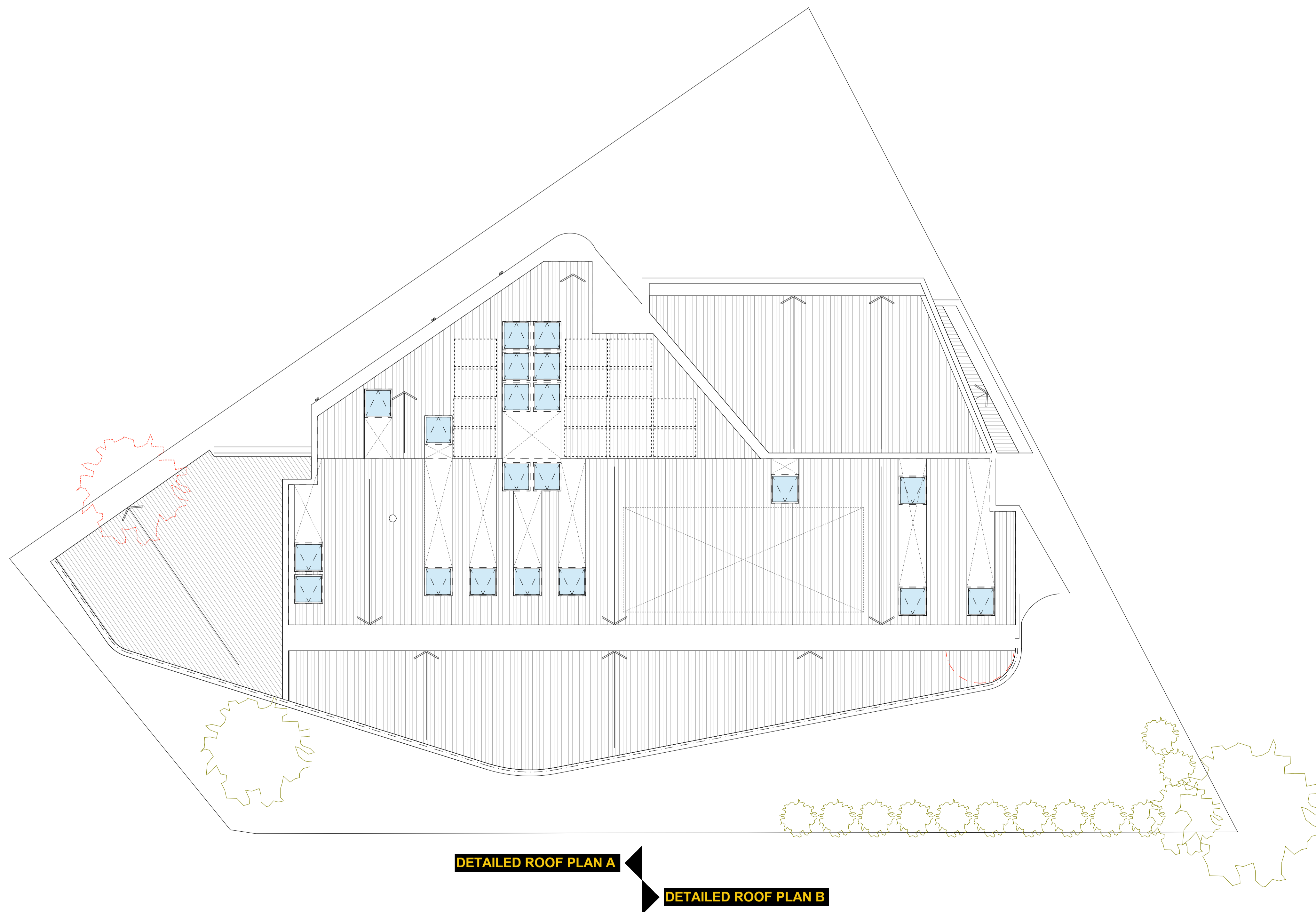
DA2.06 **E** REVISION
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MASTER ROOF PLAN

SCALE @ 1:100 (A1)

DETAILED ROOF PLAN A

DETAILED ROOF PLAN B



DETAILED ROOF PLAN A

DETAILED ROOF PLAN B



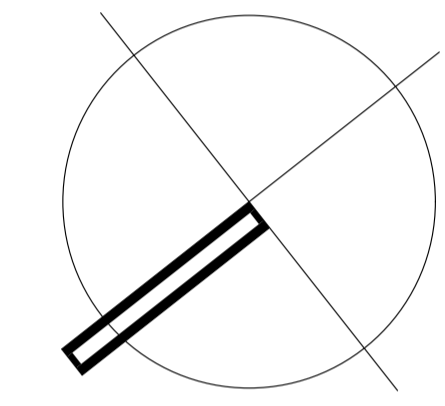
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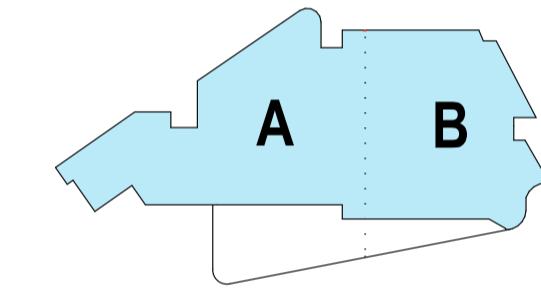
STAGING NOTE:
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT. DOCUMENTATION REFLECTS ENTIRE PACKAGE OF WORKS AND NOT THE BUILDER AND CLIENTS AGREED EXTENT OF WORKS DURING TENDER.

LANDSCAPING NOTE:
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT - ALL SOFTSCAPE ELEMENTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY - REFER BUILDERS SPECIFICATIONS FOR DETAILS

CEILING NOTE:
CEILINGS HEIGHTS TBC AT BL IN CONSULTATION WITH BUILDER AND AIRCONDITIONING MANUFACTURER. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE



KEY PLAN



AREAS

LF POOL AREA	215.718 m ²
LF OUTDOOR DINING	96.176 m ²
LF TOTAL	311.829 m²
GF LIVING	391.911 m ²
GARAGE	103.102 m ²
PORCH	2.715 m ²
ALFRESCO	97.353 m ²
GUEST SUITE	43.101 m ²
GF TOTAL	595.146 m²
TOTAL LIVING	601.728 m²
O/ALL TOTAL	906.775 m²

E	PLANNING	20.09.23
D	CLIENT REVIEW	13.09.23
C	PLANNING	18.05.23
B	PLANNING + COSTING REVIEW	05.04.23
A	CLIENT REVIEW	01.02.23

CANNONBALL HOUSE
ROBERT & ANNIESE VAGNONI
LOT 12 (H31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHTDESIGN
MASTER ROOF PLAN

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA2.07 **E** REVISION

PLOT DATE Wednesday, 20 September 2023
THESE DOCUMENTS ARE THE SOLE PROPERTY OF DARKLIGHT DESIGN AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT AUTHORISATION FROM THE DIRECTOR

ROOF PLAN DETAILED LAYOUT 'A'

SCALE @ 1:50 (A1)

X375-22



CANNONBALL HOUSE

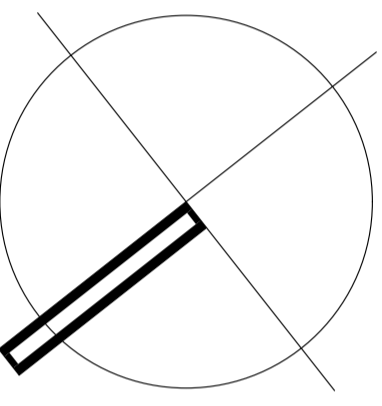
STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS REVIEW. OVERALL DESIGN MAY CHANGE DEPENDANT AT BL STAGE - DETAILS TBC

BUILDER SPECIFICATION:
BUILDERS SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS

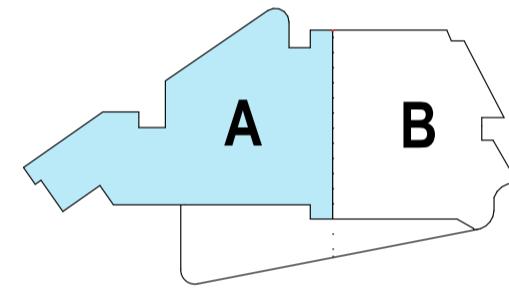
STAGING NOTE:
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CEILING NOTE:
CEILINGS HEIGHTS TBC AT BL IN CONSULTATION WITH BUILDER AND AIRCONDITIONING MANUFACTURER. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE



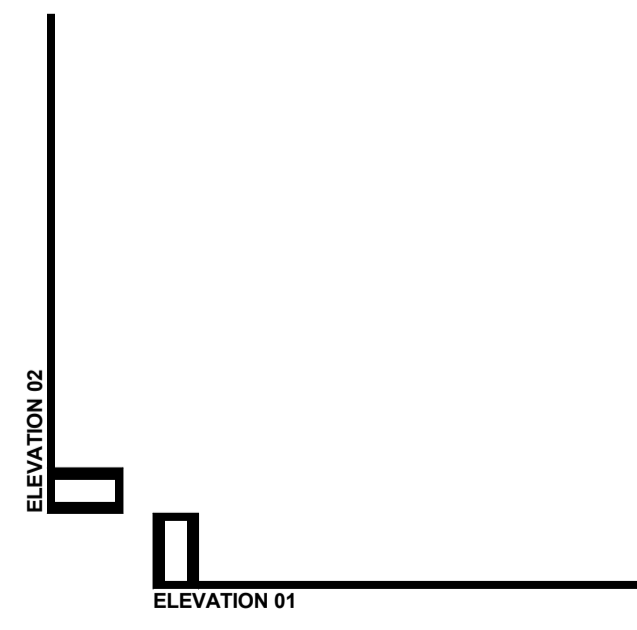
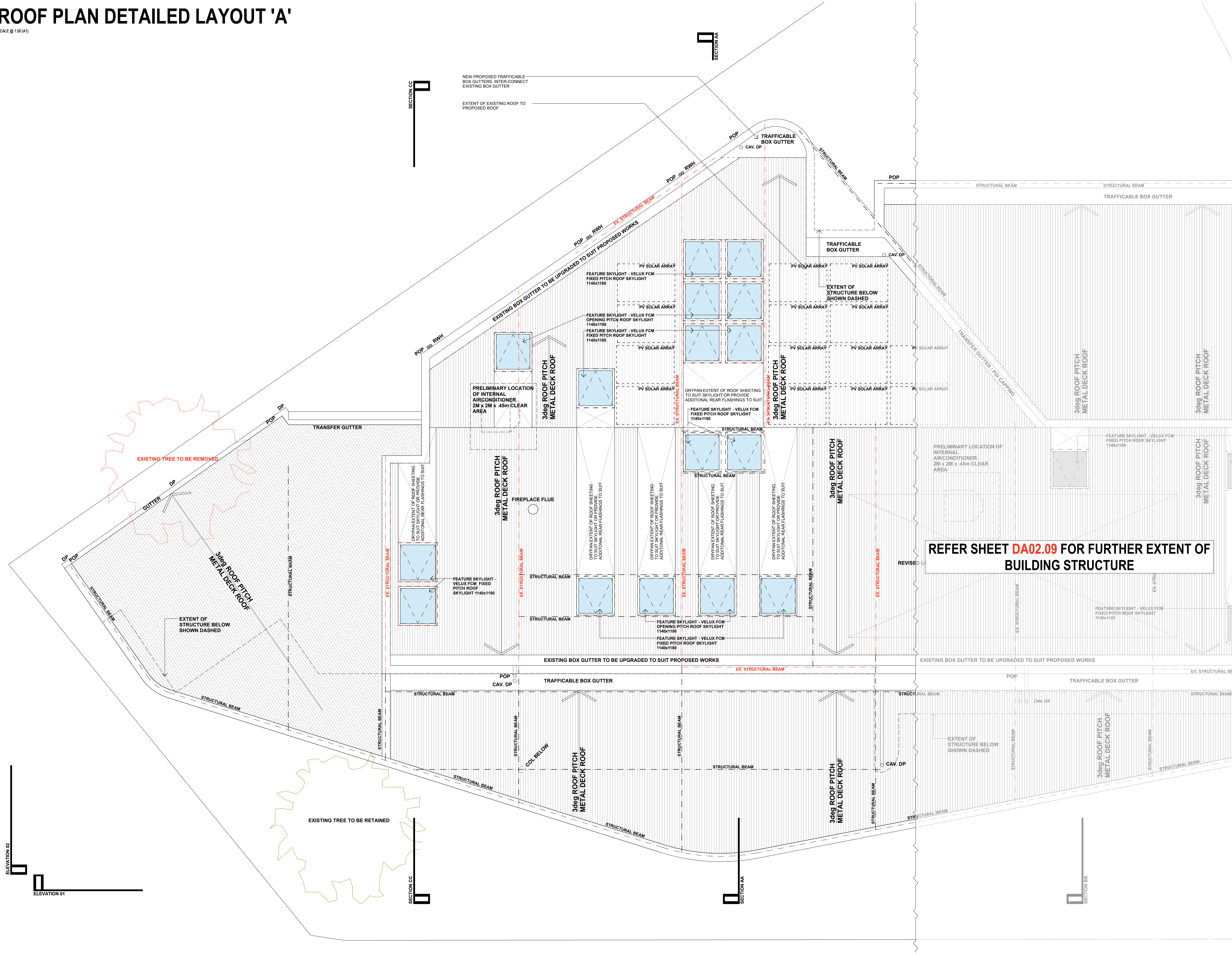
KEY PLAN



AREAS

LF POOL AREA	215.718 m ²
LF OUTDOOR DINING	96.176 m ²
LF TOTAL	311.894 m²
GF LIVING	391.911 m ²
GARAGE	103.102 m ²
PORCH	2.715 m ²
ALFRESCO	97.353 m ²
GUEST SUITE	43.101 m ²
GF TOTAL	595.146 m²
TOTAL LIVING	601.728 m²
O/ALL TOTAL	906.775 m²

REFER SHEET DA02.09 FOR FURTHER EXTENT OF BUILDING STRUCTURE



E	PLANNING	20.09.23
D	CLIENT REVIEW	13.09.23
C	PLANNING	05.05.23
B	PLANNING + COSTING REVIEW	05.04.23
A	CLIENT REVIEW	01.02.23
Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNIEGRISE VASCONI
LOT 12 (H31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)
DARKLIGHT DESIGN
ROOF PLAN A

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA2.08 **E** REVISION

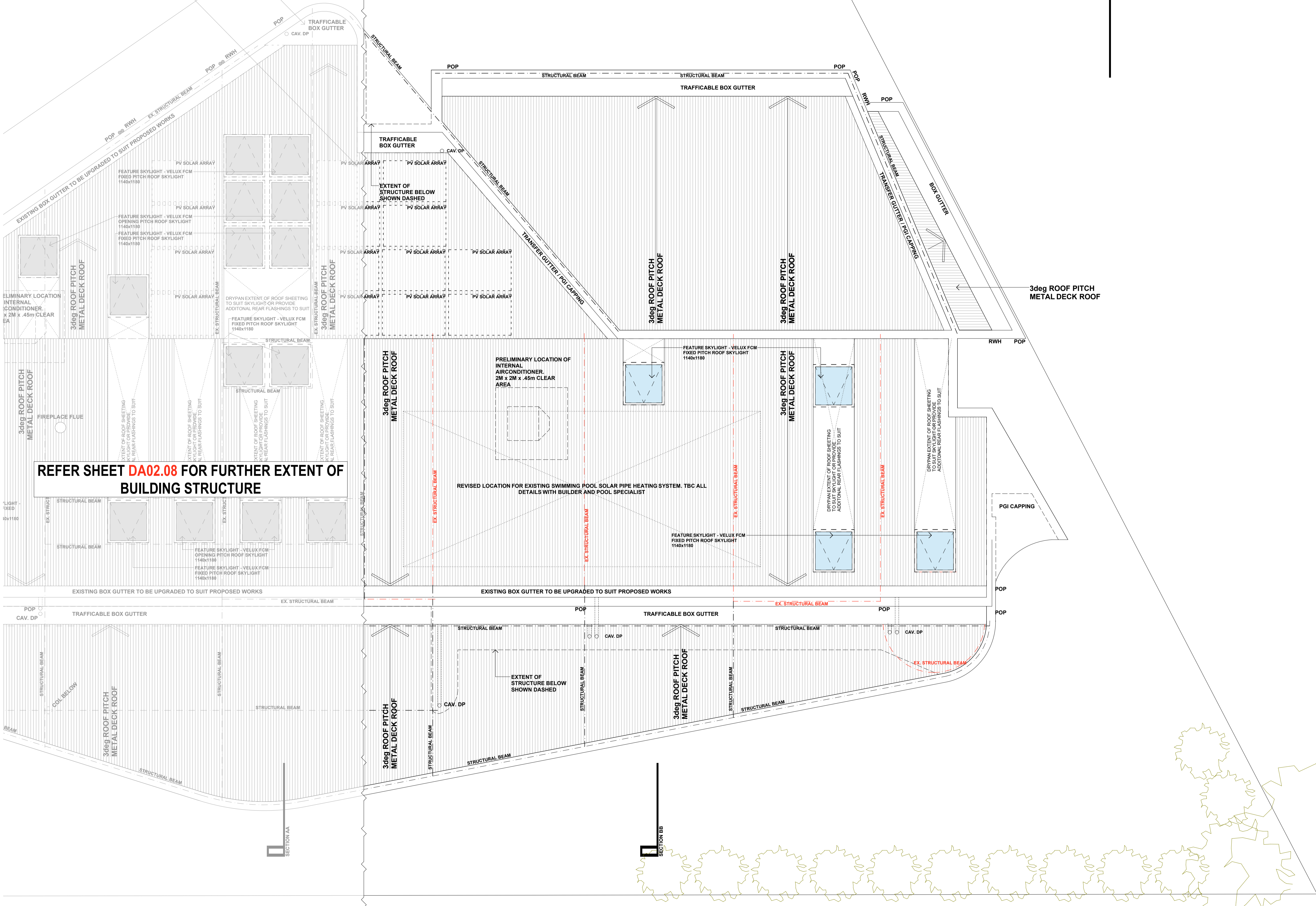
PLOT DATE: Wednesday, 20 September 2023
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LOWER FLOOR DETAILED LAYOUT 'B'

SCALE @ 1:50 (A1)

PROPOSED TRAFFICABLE
BOX GUTTER
TERMS INTERCONNECT

OF EXISTING ROOF TO
ED ROOF



REFER SHEET DA02.08 FOR FURTHER EXTENT OF BUILDING STRUCTURE



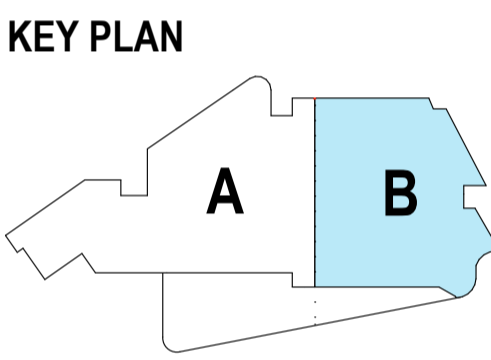
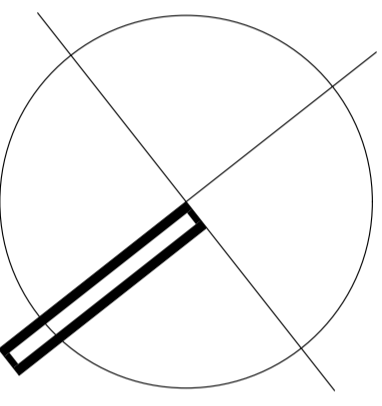
STRUCTURAL NOTE:
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BUILDER SPECIFICATION:
BUILDERS SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS

STAGING NOTE:
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CeILING NOTE:
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GF LIVING	391.911 m ²
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CANNONBALL HOUSE
ROBERT & ANNIGRISSE VASNOVI
LOT 12 (H81) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)
DARKLIGHTDESIGN
ROOF PLAN B

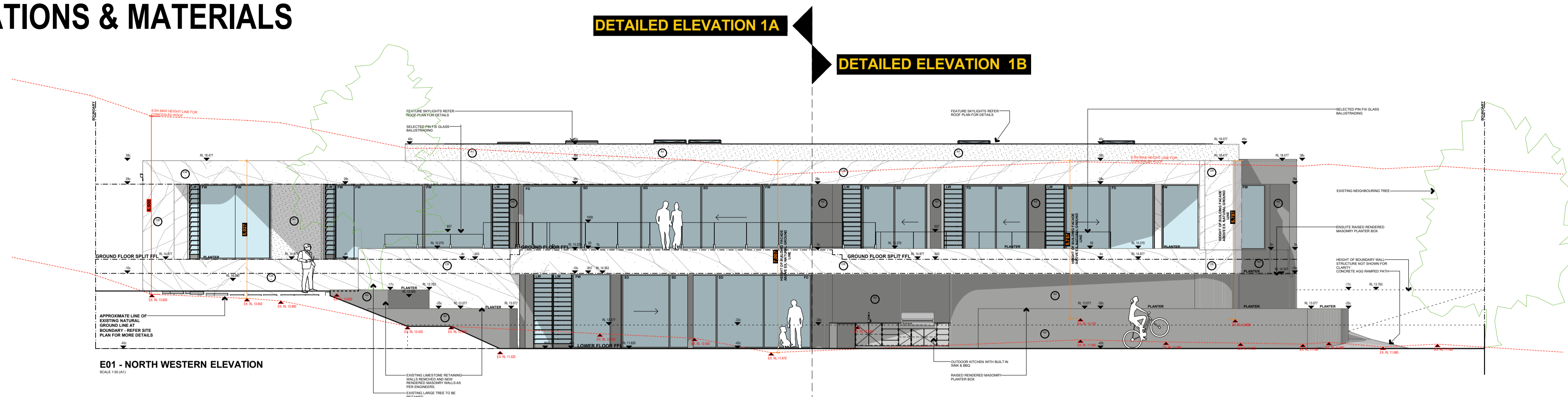
designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA2.09 **E** REVISION

PLOT DATE Wednesday, 20 September 2023
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MASTER ELEVATIONS & MATERIALS

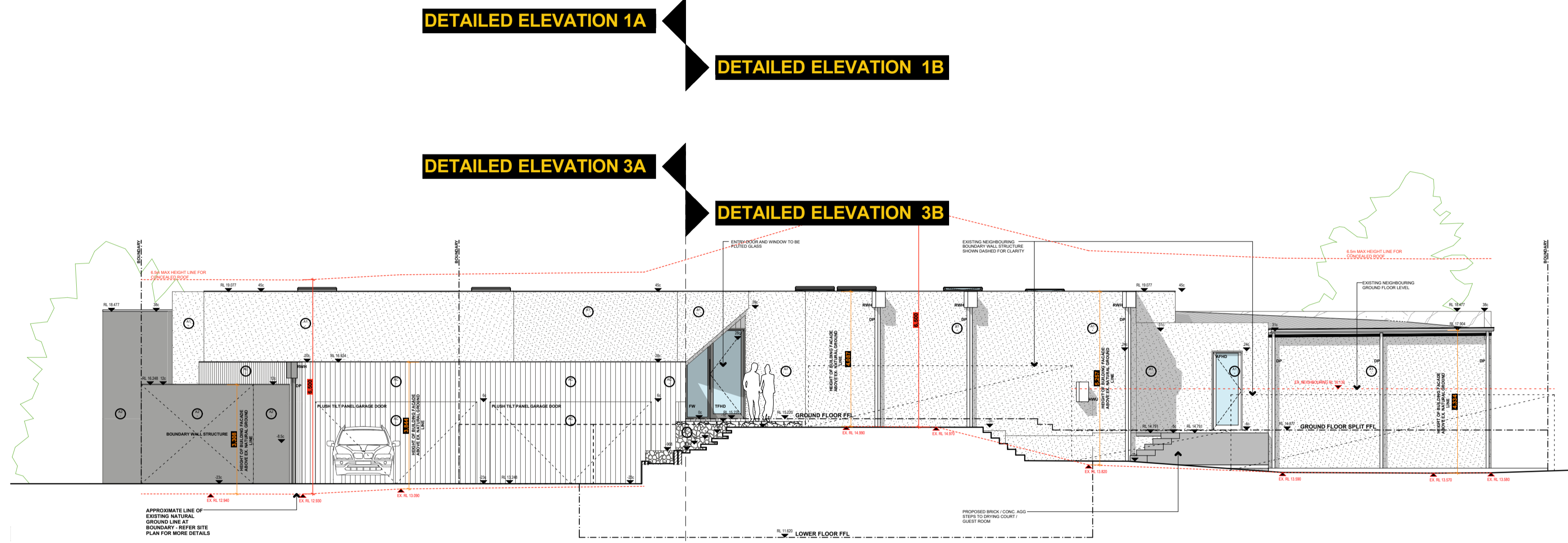
SCALE @ 1:100 (A1)



E01 - NORTH WESTERN ELEVATION
SCALE 1:100 (A1)

ELEVATION 1

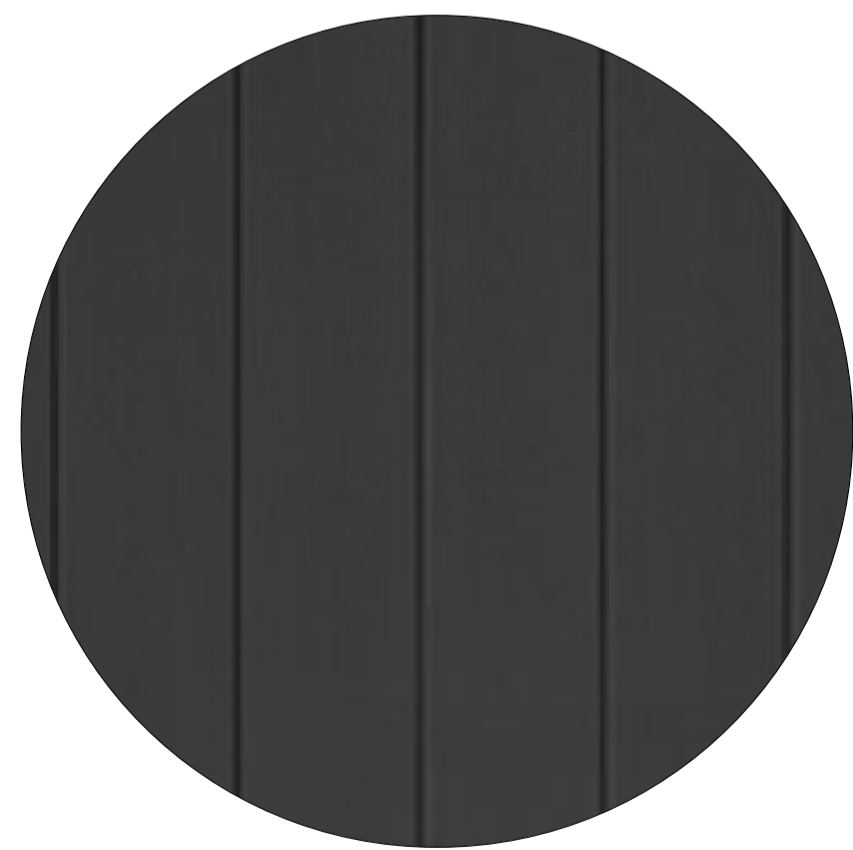
SCALE @ 1:100 (A1)



E03 - SOUTH EASTERN ELEVATION
SCALE 1:100 (A1)

ELEVATION 3

SCALE @ 1:100 (A1)



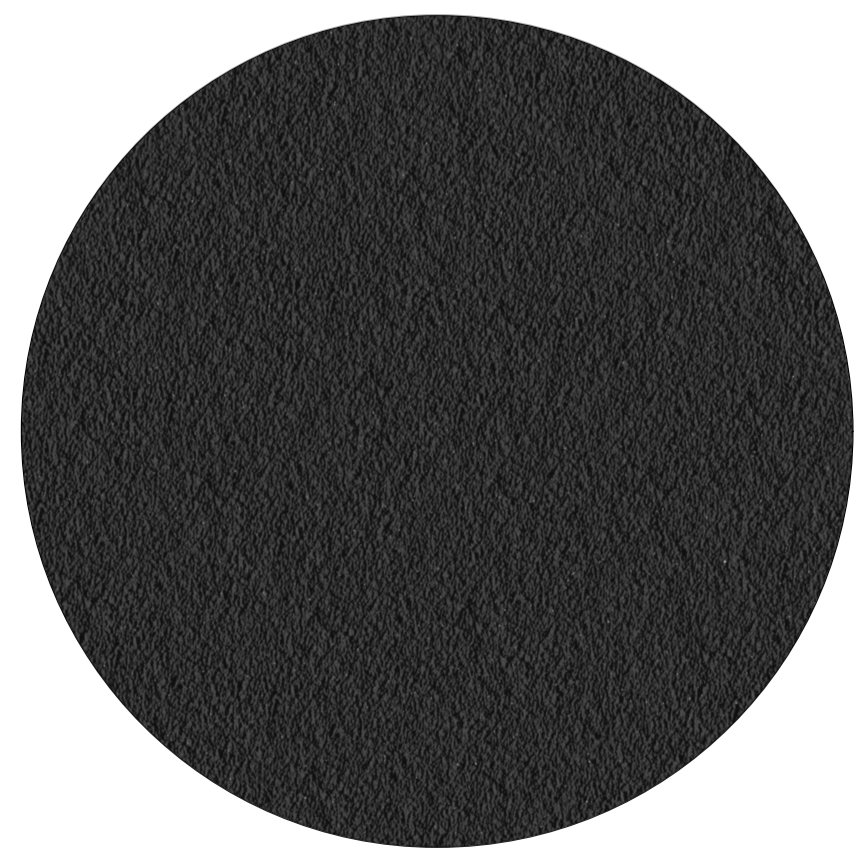
AC

AXON CLADDING
JAMES HARDIE AXON 133MM
CLADDING - PAINTED MONUMENT
OR SIMILAR APPROVED



A1

ACRYLIC RENDER
WHITE ACRYLIC RENDER



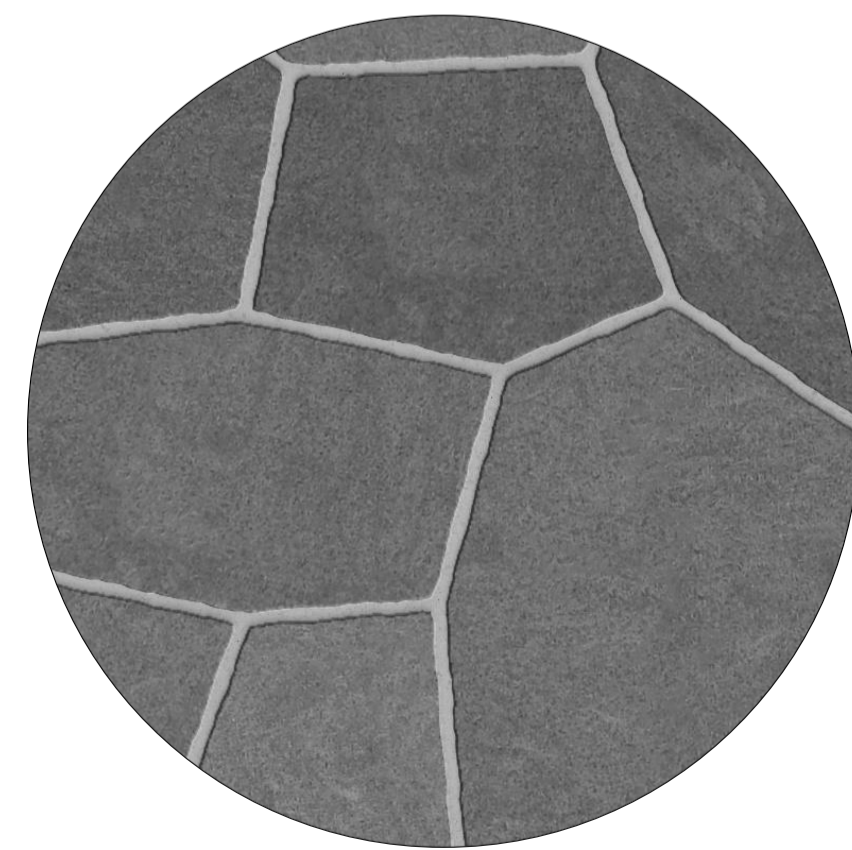
A2

CONTRASTING ACRYLIC RENDER
MONUMENT ACRYLIC RENDER



CR

CONCRETE LOOK RENDER
CONCRETE LOOK APPLIED FINISH - BY
STO ON MASONRY/FRAMED WALL WITH
EPS FOAM



SC

CRAZY PAVE STONE CLADDING
BOLZANO CRAZY PAVE BY ECO
OUTDOOR OR SIMILAR APPROVED

DETAILED ELEVATION 1A

DETAILED ELEVATION 1B

DETAILED ELEVATION 1A

DETAILED ELEVATION 1B

DETAILED ELEVATION 3A

DETAILED ELEVATION 3B

DETAILED ELEVATION 3A

DETAILED ELEVATION 3B

X375-22

CB
CANNONBALL HOUSE

STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS
REVIEW. OVERALL DESIGN MAY CHANGE DEPENDENT AT
BL STAGE - DETAILS TBC

BUILDER SPECIFICATION:
BUILDER'S SPECIFICATION TAKES PRECEDENCE OVER
ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER
DOCUMENTS FOR DETAILS

STAGING NOTE:
REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED
WORKS AS PER THE BUILD CONTRACT
DOCUMENTATION REFLECTS ENTIRE PACKAGE OF
WORKS AND NOT THE BUILDER AND CLIENTS AGREED
EXTENT OF WORKS DURING TENDER.

LANDSCAPING NOTE:
REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED
WORKS AS PER THE BUILD CONTRACT - ALL SOFTSCAPE
ELEMENTS SHOWN ARE FOR ILLUSTRATION PURPOSES
ONLY - REFER BUILDER'S SPECIFICATIONS FOR DETAILS

CEILING NOTE:
CEILING HEIGHTS TBC AT BL IN CONSULTATION WITH
BUILDER AND AIRCONDITIONING MANUFACTURER.
HEIGHTS NOMINATED AND DUCT LOCATIONS ARE
SUBJECT TO CHANGE

FINISHES LEGEND

- A1 ACRYLIC RENDER - WHITE FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY
AND STRUCTURAL CONCRETE AS PER BUILDER
SPECIFICATION
- A2 ACRYLIC RENDER - MONUMENT FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY
AND STRUCTURAL CONCRETE AS PER BUILDER
SPECIFICATION
- CR CONCRETE LOOK RENDER -
CONCRETE LOOK APPLIED FINISH - BY STO ON
MASONRY/FRAMED WALL WITH EPS FOAM
- SC CRAZY PAVE STONE CLADDING -
BOLZANO CRAZY PAVE BY ECO OUTDOOR OR SIMILAR
APPROVED
- AC AXON FIBRE CEMENT CLADDING
JAMES HARDIE AXON 133MM CLADDING - PAINTED MONUMENT
OR SIMILAR APPROVED

FINISHES NOTE:

GENERAL DOWNPIPES, FLASHINGS & TRIMS, GUTTERS &
FASCIAS, ROOF TO MATCH WALL CLADDING COLOUR -
EXACT FINISH TBC AT BL STAGES. SEEK CLARIFICATION
FROM BUILDER IF REQUIRED PRIOR TO EXECUTION OF
ANY WORKS

ALL DOWNPIPES, RWH AND SPREADERS
SHOWN FOR ILLUSTRATION PURPOSES
ONLY - REFER ROOF PLANS FOR ALL
DETAILS AND SPECIFICATIONS

CONTROL JOINTS:
BUILDER TO CONFIRM ON SITE AND PROVIDE NECESSARY
CONTROL / EXPANSION JOINTS IN SELECTED WALL
FINISHES

WINDOW & DOOR FRAMES:

- MONUMENT COLORBOND / BLACK

DOWNPIPES & GUTTERS:

- WALL COLOUR

EXTERNAL SCREENS / FENCES:

- TO MATCH WINDOW FRAME OR WALL

BUILDER SPECIFICATION:

BUILDER'S SPECIFICATION TAKES PRECEDENCE OVER
ARCHITECTURAL DRAWINGS IN ALL INSTANCES.
REFER DOCUMENTS FOR DETAILS

E	PLANNING	20.09.23
D	CLIENT REVIEW	13.09.23
C	PLANNING	18.05.23
B	PLANNING + COSTING REVIEW	05.04.23
A	CLIENT REVIEW	01.02.23
Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNIE VASCONI
LOT 12 (H31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHT DESIGN
MASTER ELEVATIONS & MATERIALS

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA3.01 **E** REVISION

PLOT DATE: Wednesday, 20 September 2023

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DETAILED ELEVATIONS 01 B

SCALE @ 1:50 (A1)

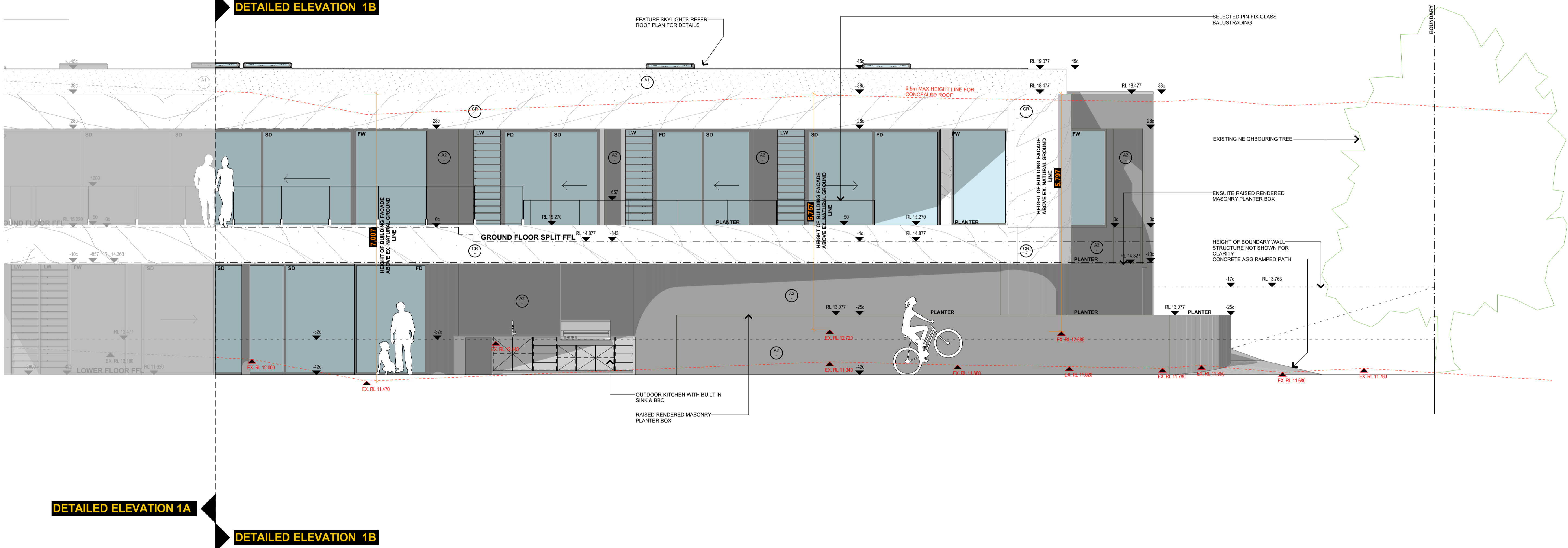
x375-22

CB

CANNONBALL HOUSE

DETAILED ELEVATION 1A

DETAILED ELEVATION 1B



DETAILED ELEVATION 1A

DETAILED ELEVATION 1B

- FINISHES LEGEND**
- (A1) ACRYLIC RENDER - WHITE FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
 - (A2) ACRYLIC RENDER - MONUMENT FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
 - (CR) CONCRETE LOOK RENDER -
CONCRETE LOOK APPLIED FINISH - BY SDO ON MASONRY/FRAMED WALL WITH EPS FOAM
 - (C) CRAZY PAVE STONE CLADDING -
BOLZANO CRAZY PAVE BY ECO OUTDOOR OR SIMILAR APPROVED
 - (AC) AXON FIBRE CEMENT CLADDING
JAMES HARDE AXON 13MM CLADDING - PAINTED MONUMENT OR SIMILAR APPROVED

FINISHES NOTE:
GENERAL DOWNPIPES, FLASHINGS & TRIMS, GUTTERS & FASCIAS, ROOF TO MATCH WALL CLADDING COLOUR - EXACT FINISH TBC AT BL STAGES. SEEK CLARIFICATION FROM BUILDER IF REQUIRED PRIOR TO EXECUTION OF ANY WORKS

ALL DOWNPIPES, RWH AND SPREADERS SHOWN FOR ILLUSTRATION PURPOSES ONLY - REFER ROOF PLANS FOR ALL DETAILS AND SPECIFICATIONS

CONTROL JOINTS:
BUILDER TO CONFIRM ON SITE AND PROVIDE NECESSARY CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES

WINDOW & DOOR FRAMES:
- MONUMENT COLORBOND / BLACK

DOWNPIPES & GUTTERS:
- WALL COLOUR

EXTERNAL SCREENS / FENCES:
- TO MATCH WINDOW FRAME OR WALL

BUILDER SPECIFICATION:
BUILDER'S SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS

STRUCTURAL NOTE:
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LANDSCAPING NOTE:
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CEILING NOTE:
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Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNIRISE VAGNOMI
LOT 12 (H81) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHT DESIGN
DETAILED ELEVATIONS 01 B

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA3.03

REVISION

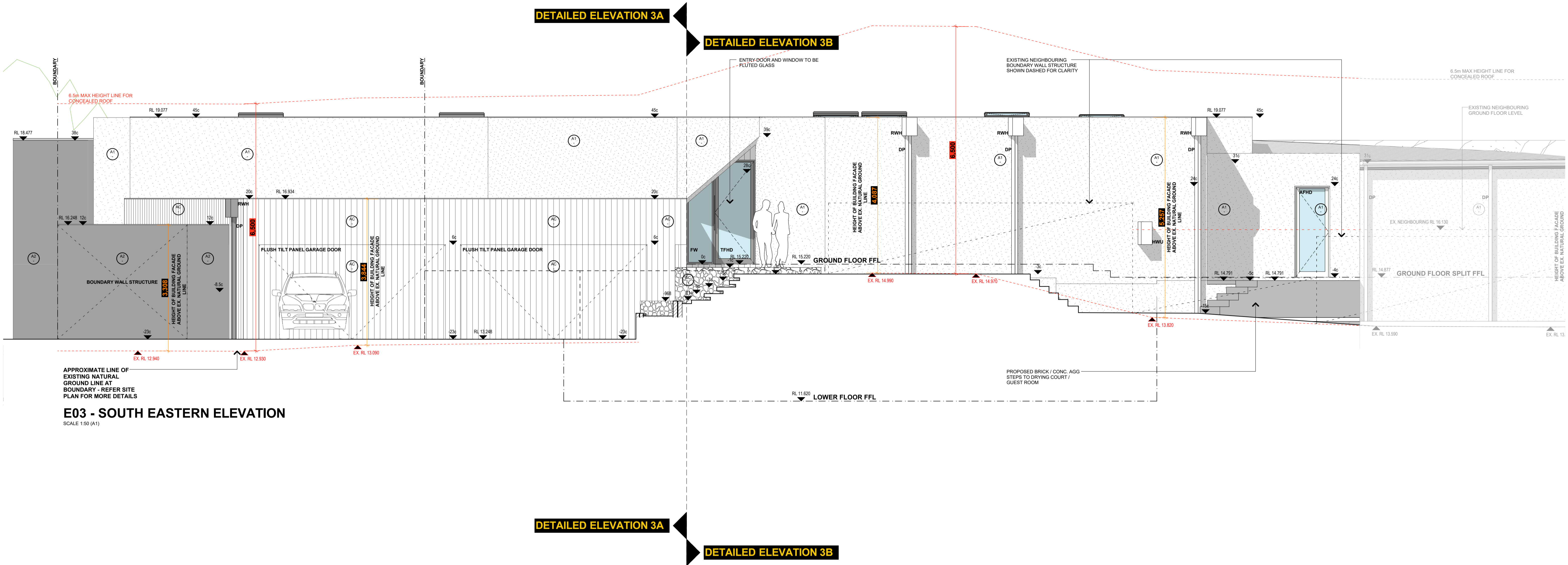
PLOT DATE	Wednesday, 20 September 2023
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DETAILED ELEVATIONS 03 A

SCALE @ 1:50 (A1)

X375-22



E03 - SOUTH EASTERN ELEVATION
SCALE 1:50 (A1)

DETAILED ELEVATION 3A

DETAILED ELEVATION 3B

DETAILED ELEVATION 3A

DETAILED ELEVATION 3B

- FINISHES LEGEND**
- (A1) ACRYLIC RENDER - WHITE FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
 - (A2) ACRYLIC RENDER - MONUMENT FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
 - (CR) CONCRETE LOOK RENDER -
CONCRETE LOOK APPLIED FINISH - BY S10 ON MASONRY/FRAMED WALL WITH EPS FOAM
 - (A3) CRAZY PAVE STONE CLADDING -
BOLZANO CRAZY PAVE BY ECO OUTDOOR OR SIMILAR APPROVED
 - (A4) AXON FIBRE CEMENT CLADDING
JAMES HARDE AXON 13MM CLADDING - PAINTED MONUMENT OR SIMILAR APPROVED

FINISHES NOTE:
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BUILDER TO CONFIRM ON SITE AND PROVIDE NECESSARY CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES

WINDOW & DOOR FRAMES:
- MONUMENT COLORBOND / BLACK

DOWNPIPES & GUTTERS:
- WALL COLOUR

EXTERNAL SCREENS / FENCES:
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Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNIEGRIS VAGNOMI
LOT 12 (H31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHT DESIGN
DETAILED ELEVATIONS 03 A

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA3.04

REVISION

PLOT DATE	Wednesday, 20 September 2023
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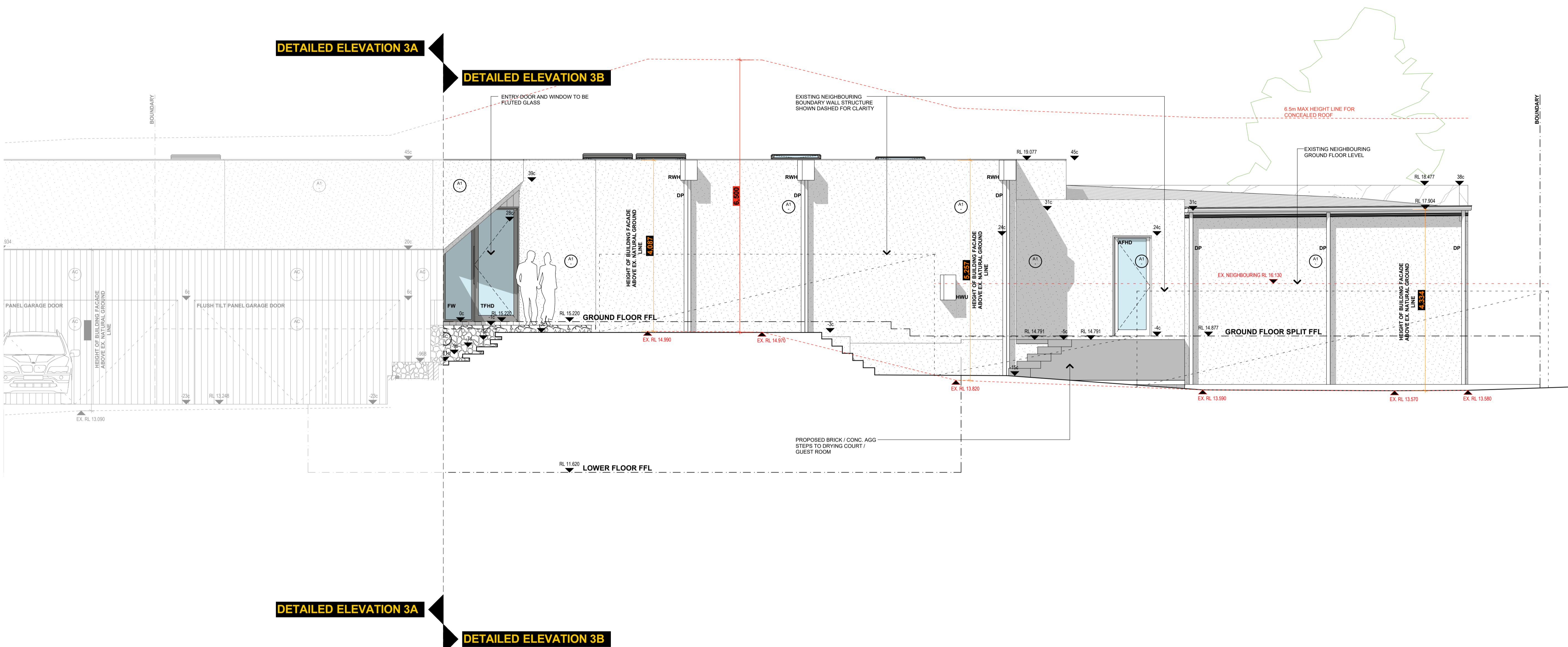
DETAILED ELEVATIONS 03 B

SCALE @ 1:50 (A1)

X375-22

CB

CANNONBALL HOUSE



DETAILED ELEVATION 3A

DETAILED ELEVATION 3B

DETAILED ELEVATION 3A

DETAILED ELEVATION 3B

- FINISHES LEGEND**
- (A1) ACRYLIC RENDER - WHITE FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
 - (A2) ACRYLIC RENDER - MONUMENT FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
 - (CR) CONCRETE LOOK RENDER -
CONCRETE LOOK APPLIED FINISH - BY GTO ON MASONRY/FRAMED WALL WITH EPS FOAM
 - (C1) CRAZY PAVE STONE CLADDING -
BOLZANO CRAZY PAVE BY ECO OUTDOOR OR SIMILAR APPROVED
 - (AC) AXON FIBRE CEMENT CLADDING
JAMES HARDE AXON 13MM CLADDING - PAINTED MONUMENT OR SIMILAR APPROVED

FINISHES NOTE:
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WINDOW & DOOR FRAMES:
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DOWNPIPES & GUTTERS:
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EXTERNAL SCREENS / FENCES:
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BUILDER'S SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS

STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS REVIEW. OVERALL DESIGN MAY CHANGE DEPENDENT AT BL STAGE - DETAILS TBC

BUILDER SPECIFICATION:
BUILDER'S SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS

STAGING NOTE:
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LANDSCAPING NOTE:
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CEILING NOTE:
CEILING HEIGHTS TBC AT BL IN CONSULTATION WITH BUILDER AND AIRCONDITIONING MANUFACTURER. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE

E	PLANNING	20.09.23
D	CLIENT REVIEW	13.09.23
C	PLANNING	18.05.23
B	PLANNING + COSTING REVIEW	05.04.23
A	CLIENT REVIEW	01.02.23
Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNIRISSE VAGNONI
LOT 12 (H31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHT DESIGN
DETAILED ELEVATIONS 03 B

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB
DA3.05			E REVISION
PLOT DATE	Wednesday, 20 September 2023		
THESE DOCUMENTS ARE THE SOLE PROPERTY OF DARKLIGHT DESIGN AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT AUTHORISATION FROM THE DIRECTOR			

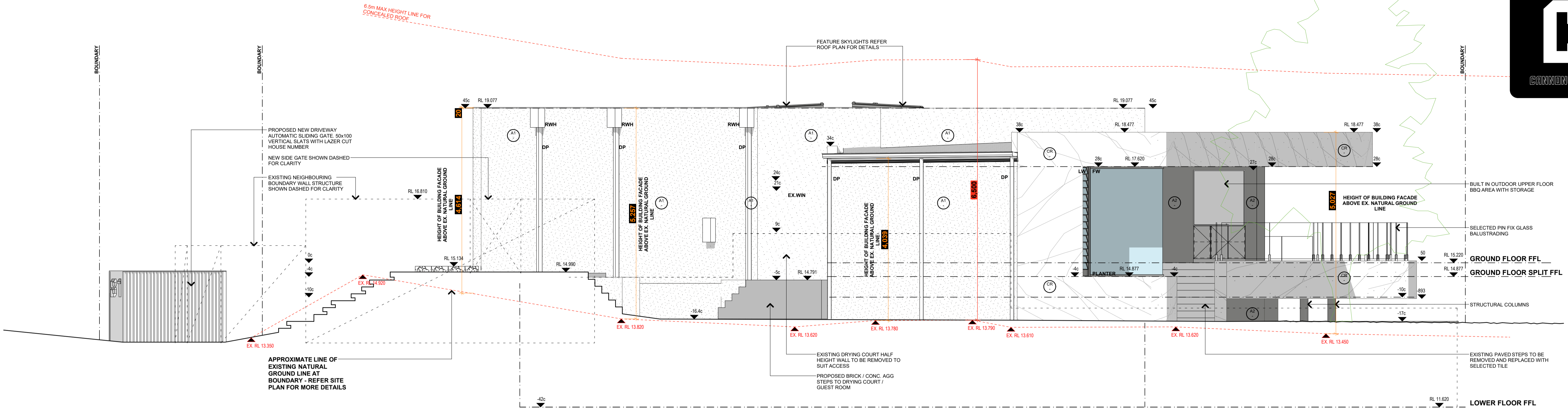
ELEVATIONS 2 & 4

SCALE @ 1:50 (A1)

X375-22

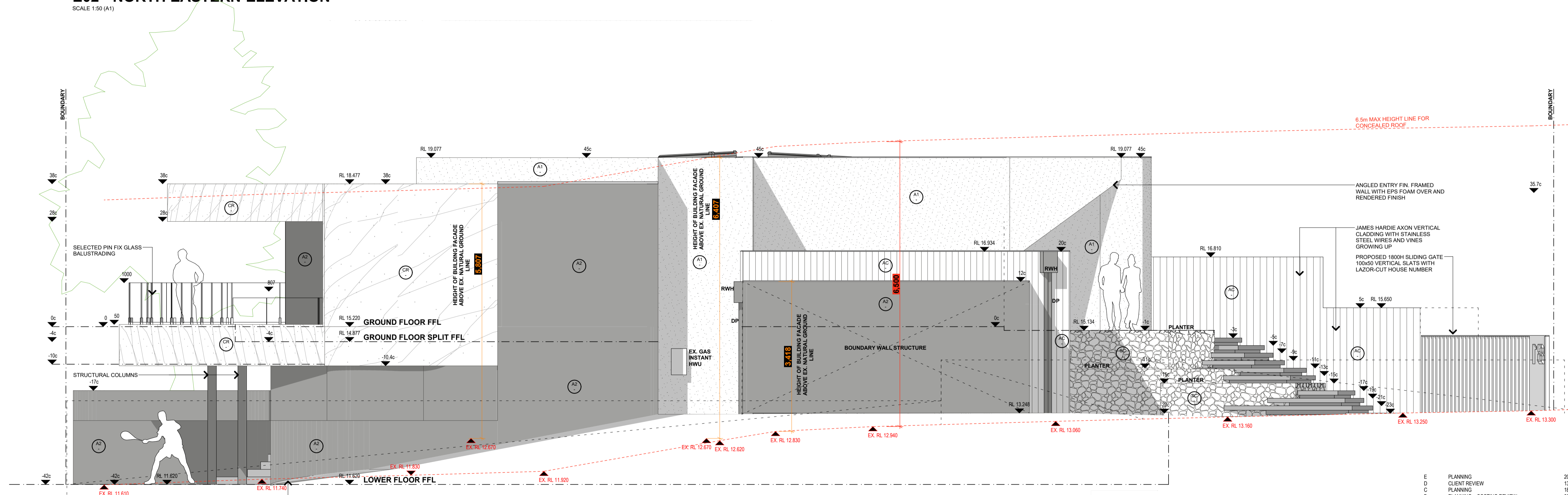
CB

CANNONBALL HOUSE



E02 - NORTH EASTERN ELEVATION

SCALE 1:50 (A1)



E04 - SOUTH WESTERN ELEVATION

SCALE 1:50 (A1)

FINISHES LEGEND

- (A1) ACRYLIC RENDER - WHITE FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
- (A2) ACRYLIC RENDER - MONUMENT FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
- (CR) CONCRETE LOOK RENDER -
CONCRETE LOOK APPLIED FINISH - BY STD ON MASONRY/FRAMED WALL WITH EPS FOAM
- (CS) CRAZY PAVE STONE CLADDING -
BOLZANO CRAZY PAVE BY ECO OUTDOOR OR SIMILAR APPROVED
- (AC) AXON FIBRE CEMENT CLADDING
JAMES HARDIE AXON 13MM CLADDING - PAINTED MONUMENT OR SIMILAR APPROVED

FINISHES NOTE:

GENERAL DOWNPIPES, FLASHINGS & TRIMS, GUTTERS & FASCIAS, ROOF TO MATCH WALL CLADDING COLOUR - EXACT FINISH TBC AT BL STAGES. SEEK CLARIFICATION FROM BUILDER IF REQUIRED PRIOR TO EXECUTION OF ANY WORKS

ALL DOWNPIPES, RWH AND SPREADERS SHOWN FOR ILLUSTRATION PURPOSES ONLY - REFER ROOF PLANS FOR ALL DETAILS AND SPECIFICATIONS

CONTROL JOINTS:
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES

WINDOW & DOOR FRAMES:
- MONUMENT COLORBOND / BLACK

DOWNPIPES & GUTTERS:
- WALL COLOUR

EXTERNAL SCREENS / FENCES:
- TO MATCH WINDOW FRAME OR WALL

BUILDER SPECIFICATION:
BUILDERS SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS

STRUCTURAL NOTE:

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BUILDER SPECIFICATION:
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STAGING NOTE:

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LANDSCAPING NOTE:

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CEILING NOTE:

CEILING HEIGHTS TBC AT BL IN CONSULTATION WITH BUILDER AND AIRCONDITIONING MANUFACTURER. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE

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Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNIEGRIS VASCONI
LOT 12 (H31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHTDESIGN
ELEVATIONS 2 & 4

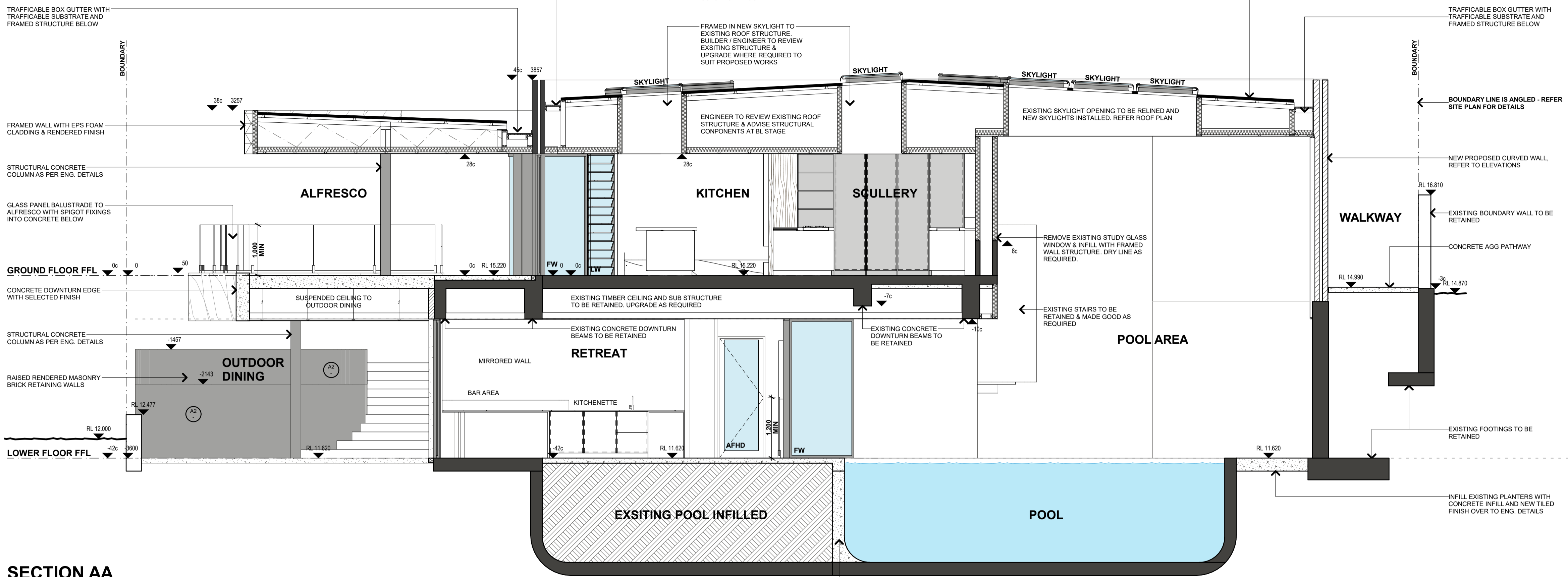
designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA3.06

PLOT DATE: Wednesday, 20 September 2023
THESE DOCUMENTS ARE THE SOLE PROPERTY OF DARKLIGHT DESIGN AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT AUTHORISATION FROM THE DIRECTOR

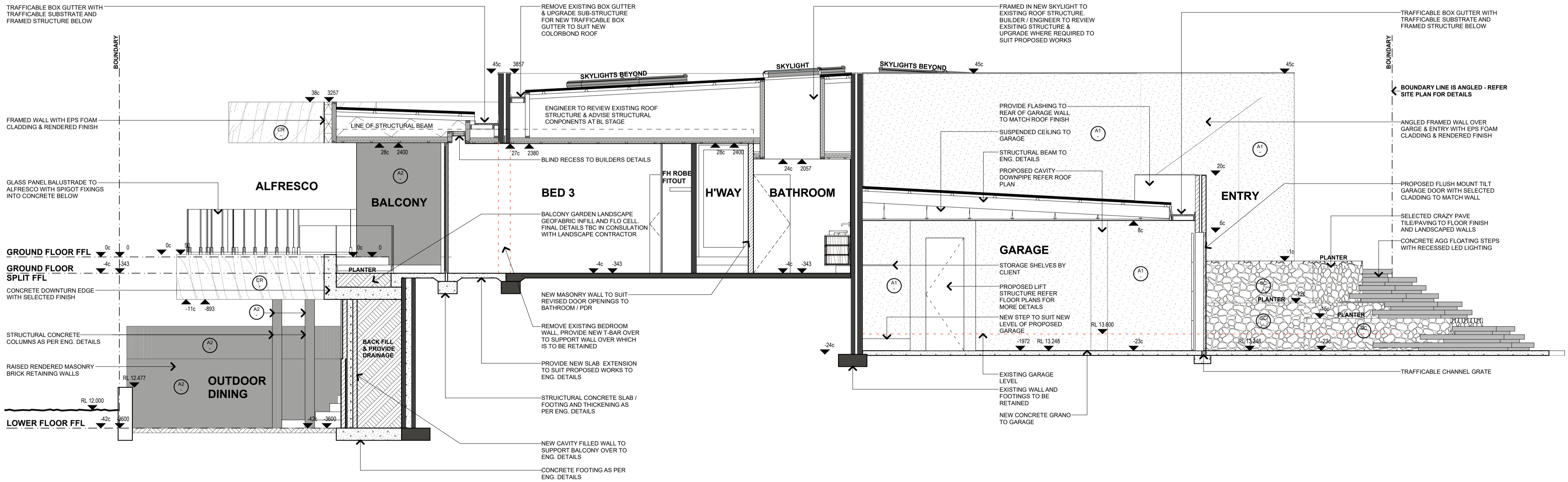
SECTIONS

SCALE @ 1:50 (A1)



SECTION AA

SCALE 1:50 (A1)



SECTION BB

SCALE 1:50 (A1)



STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS REVIEW. OVERALL DESIGN MAY CHANGE DEPENDANT AT BL STAGE - DETAILS TBC

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CEILING NOTE:
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FINISHES LEGEND

- (A1) ACRYLIC RENDER - WHITE FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
- (A2) ACRYLIC RENDER - MONUMENT FINISH
ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY AND STRUCTURAL CONCRETE AS PER BUILDER SPECIFICATION
- (CR) CONCRETE LOOK RENDER -
CONCRETE LOOK APPLIED FINISH - BY STO ON MASONRY-FRAMED WALL WITH EPS FOAM
- (SC) CRAZY PAVE STONE CLADDING -
BOLZANO CRAZY PAVE BY ECO OUTDOOR OR SIMILAR APPROVED
- (AC) AXON FIBRE CEMENT CLADDING
JAMES HARRIS AXON 133MM CLADDING - PAINTED MONUMENT OR SIMILAR APPROVED

FINISHES NOTE:

GENERAL DOWNPIPES, FLASHINGS & TRIMS, GUTTERS & FASCIAS, ROOF TO MATCH WALL CLADDING COLOUR - EXACT FINISH TBC AT BL STAGES. SEEK CLARIFICATION FROM BUILDER IF REQUIRED PRIOR TO EXECUTION OF ANY WORKS

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CONTROL JOINTS:
BUILDER TO CONFIRM ON SITE AND PROVIDE NECESSARY CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES

WINDOW & DOOR FRAMES:

- MONUMENT COLORBOND / BLACK

DOWNPIPES & GUTTERS:

- WALL COLOUR

EXTERNAL SCREENS / FENCES:

- TO MATCH WINDOW FRAME OR WALL

BUILDER SPECIFICATION:

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Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNIE VASCONI
LOT 12 (H31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHTDESIGN

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA4.1

PLOT DATE Wednesday, 20 September 2023

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SECTIONS

SCALE @ 1:50 (A1)

X375-22

CB

CANNONBALL HOUSE

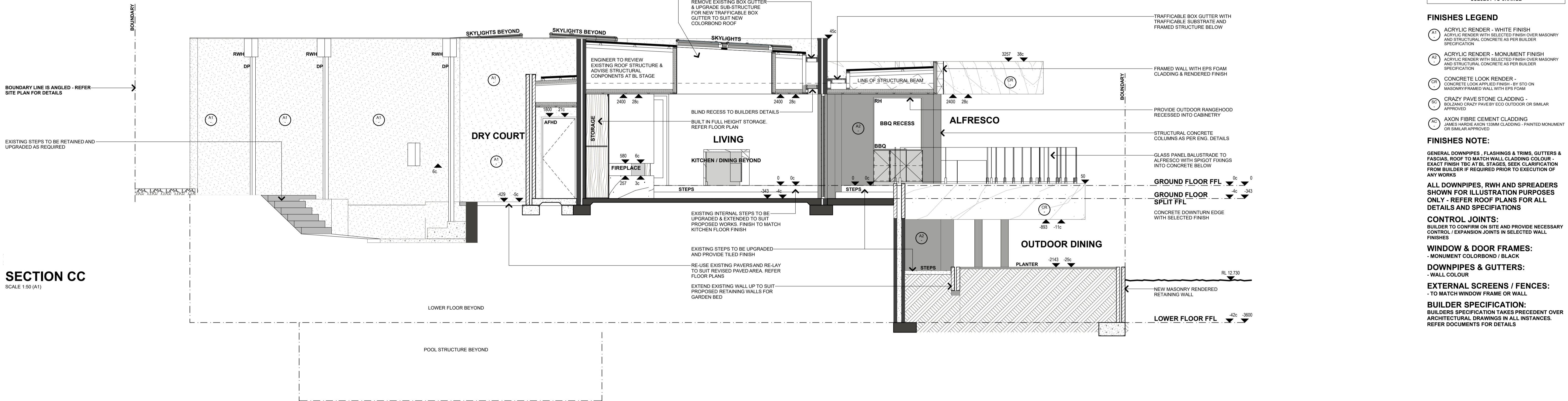
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SECTION CC
SCALE 1:50 (A1)

FINISHES LEGEND

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- (SC) CRAZY PAVE STONE CLADDING -
BOLZANO CRAZY PAVE BY ESO OUTDOOR OR SIMILAR APPROVED
- (AC) AXON FIBRE CEMENT CLADDING
JAMES HARRIS AXON 153MM CLADDING - PAINTED MONUMENT OR SIMILAR APPROVED

FINISHES NOTE:

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A	PLANNING + COSTING REVIEW	05.04.23
Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNIE VASCONI
LOT 12 (R1) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHTDESIGN
SECTIONS

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA4.2

PLOT DATE: Wednesday, 20 September 2023

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FRONT ENTRY 3D PRESENTATION

SCALE @ 1:50 (A1)



x375-22

CB

CANNONBALL HOUSE

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BUILDER SPECIFICATION:
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C	PLANNING	20.09.23
B	PLANNING	18.05.23
A	CLIENT REVIEW	01.02.23
Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNICRISSE VASCONI
LOT 12 (H81) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHTDESIGN
FRONT ENTRY 3D PRESENTATION

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA5.01

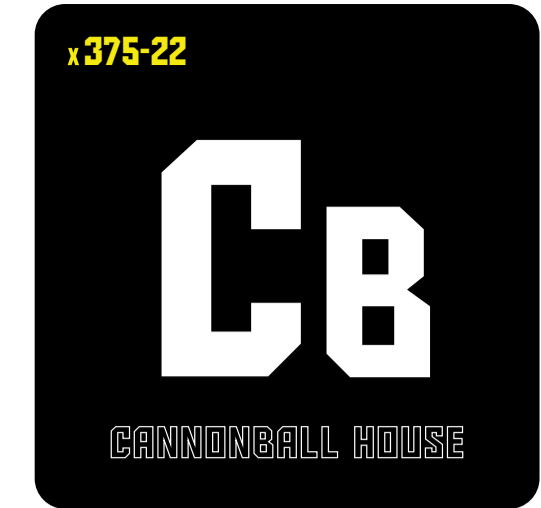
C
REVISION

PLOT DATE Wednesday, 20 September 2023

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RIVER VIEW 3D PRESENTATION

SCALE @ 1:50 (A1)



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A	CLIENT REVIEW	01.02.23
Issue	revision/reason for issue	date

CANNONBALL HOUSE
ROBERT & ANNICRISE VASCONI
LOT 12 (R31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)
DARKLIGHTDESIGN
RIVER VIEW 3D PRESENTATION

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA5.02

PLOT DATE Wednesday, 20 September 2023
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SIDE OF HOUSE 3D PRESENTATION

SCALE @ 1:50 (A1)

x.375-22

CB

CANNONBALL HOUSE



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CANNONBALL HOUSE
ROBERT & ANNIEGRISE VASCONI
LOT 12 (R31) PRESTON POINT ROAD, EAST FREMANTLE
(TOWN OF EAST FREMANTLE)

DARKLIGHTDESIGN
SIDE OF HOUSE 3D PRESENTATION

designed	DT/AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X375-22
status	PLANNING	checked	AB

DA5.03

PLOT DATE: Wednesday, 20 September 2023

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