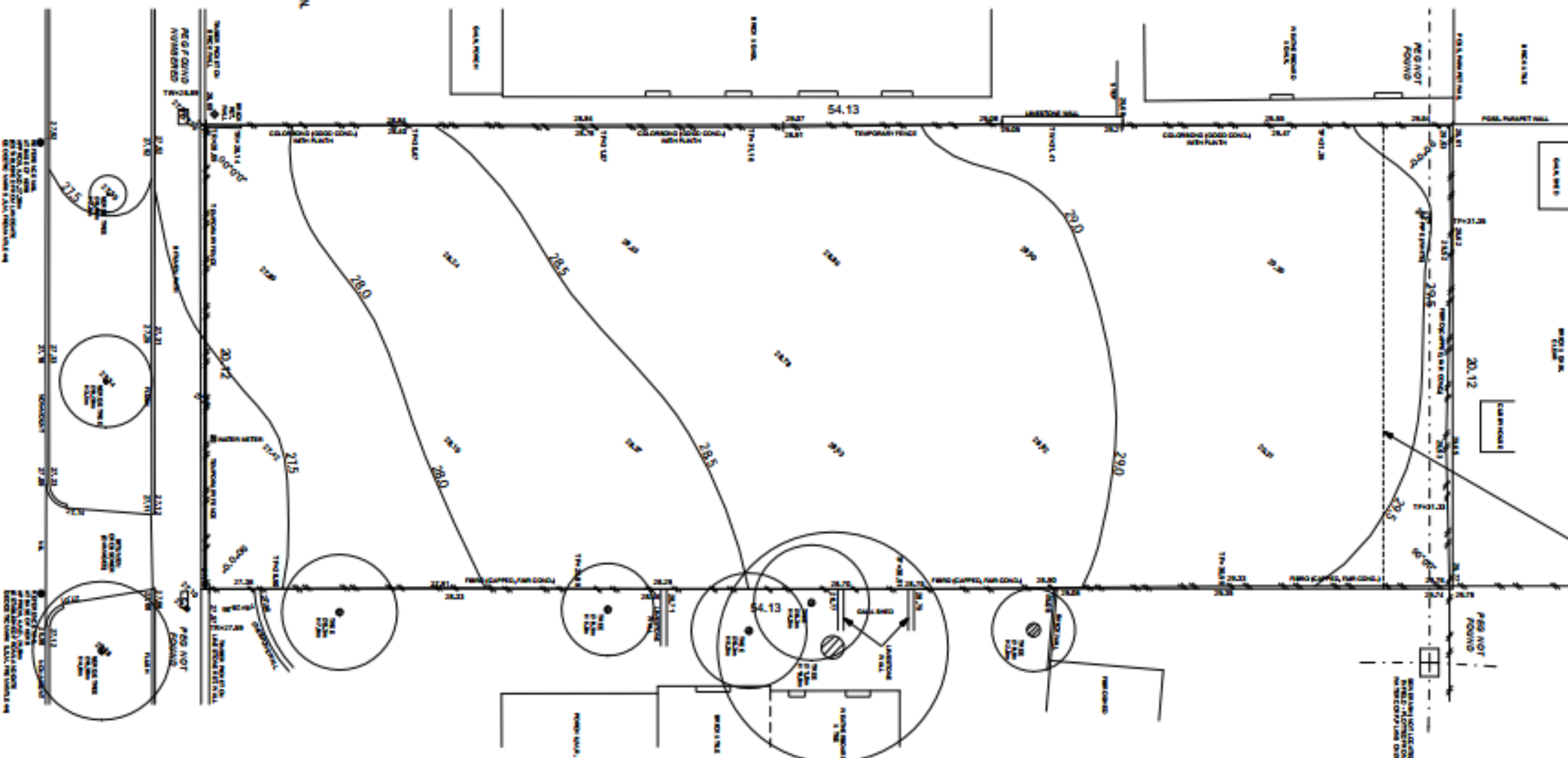




SYMBOL	DESCRIPTION
	BOUNDARY LINE
	PROPOSED BOUNDARY LINE
	EASEMENT
	RIGHT OF WAY
	WATER FEATURE
	BUILDING
	TREE
	FENCING
	SURVEY STATION
	CONTOUR LINE
	SPOT ELEVATION
	PROPOSED STRUCTURE
	PROPOSED ROAD
	PROPOSED UTILITY
	PROPOSED FENCING
	PROPOSED EASEMENT
	PROPOSED RIGHT OF WAY
	PROPOSED WATER FEATURE
	PROPOSED BUILDING
	PROPOSED TREE
	PROPOSED FENCING
	PROPOSED SURVEY STATION
	PROPOSED CONTOUR LINE
	PROPOSED SPOT ELEVATION

NOTE:
THE BOUNDARY LINE SHOWN ON THIS PLAN IS THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOT BEEN ADVISED OF ANY ADVERSE CLAIMS OR INTERESTS. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECT APPLICATION OF SURVEYING PRINCIPLES. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY.



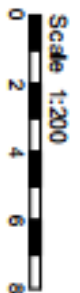
NOTE:
CONTOUR & FEATURE SURVEY HAS BEEN ALIGNED USING CADASTRAL CONTROL INFORMATION. POSITIONS OF ALL FEATURES RELATIVE TO BOUNDARIES SHOULD BE HIGHLY ACCURATE.

LOT MISCLOSE
0.000 m

DISCLAIMER:
The boundary line shown on this plan is the result of a survey conducted by the surveyor. The surveyor has not conducted a visual inspection of the property and has not been advised of any adverse claims or interests. The surveyor's responsibility is limited to the accuracy of the survey data and the correct application of surveying principles. The surveyor does not warrant the accuracy of the data or the results of the survey.

DISCLAIMER:
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DRAWING REGISTER		
	SHEET	REV
Cover	A000	DA_1
General Notes	A001	DA_1
StreetScape	A002	DA_1
StreetScape Render	A003	DA_1
Overshadowing Diagram	A004	DA_1
Plans - Context Site Plan	A005	DA_1
Plans - Site	A101	DA_1
Plans - Basement	A102	DA_1
Plans - Ground Floor	A103	DA_1
Plans - Roof Plan	A105	DA_1
Elevation	A201	DA_1
Elevation	A202	DA_1

PLANNING DETAILS

LOCAL COUNCIL	East Fremantle
ZONING	R12.5
SITE AREA	1118m ²
BUILDING FOOTPRINT	430m ²
OPEN SPACE	62% (688m ²)
UNDERCROFT	194m ²
GROUND FLOOR	430m ²
ALFRESCO	45m ²
HERITAGE	N/A

CONSTRUCTION NOTES

READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH OTHER DOCUMENTS FORMING THE CONSTRUCTION SET.

CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

TERMITE MANAGEMENT SYSTEM WILL BE IN ACCORDANCE WITH BCA PART 3.1.3 AND AS 3660.1 2014.

WHERE REQUIRED, A PHYSICAL TERMITE BARRIER THAT COMPLIES WITH AS3660.1 WILL BE INSTALLED, AS PER THE MANUFACTURERS SPECIFICATIONS.

ON COMPLETION OF THE WORKS, A DURABLE SIGN OF NOTICE WILL BE INSTALLED IN THE METER BOX IN ACCORDANCE WITH THE BCA REQUIREMENTS.

SMOKE ALARMS TO COMPLY WITH BCA VOLUME TWO, PART 3.7.2.2, AS 3786 2014 AND BE HARDWIRED AND INTERCONNECTED.

MASONRY WEATHERPROOFING TO COMPLY WITH BCA VOLUME TWO PART 3.3.4.0 & AS 3700 OR AS 4773.

EXTERNAL ABOVE GROUND MEMBRANES TO COMPLY WITH BCA VOLUME TWO PART 3.3.1.3 & AS 4654 PARTS 1 & 2.

INSULATION IN THE ADDENDA TO THE SPECIFICATION AS PROVIDED BY ARCHITECT FOR INSULATION TYPES.

DRAINAGE TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND BCA VOLUME TWO PART 3.1.2

ALL EXISTING PAINTED SURFACES TO BE REPAINTED

GENERAL SERVICES NOTE

ALL SERVICES ARE TO BE FULLY CONCEALED.

SHOP DRAWINGS

THE BUILDER IS TO PROVIDE SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT PRIOR TO FABRICATION FOR THE FOLLOWING ITEMS: CONCRETE SETOUT, CABINETRY, STRUCTURAL STEELWORK, METALWORK SUCH AS GATES, POOL BALUSTRADES, HANDRAILS, TRIMS OR SPECIALISED SCREENS AND DOORS AND WINDOWS FOR BOTH METAL AND TIMBER OR ALUMINIUM.

FOOTINGS

ALL FOOTINGS THAT HAVE PLANTING ABOVE SHALL MAKE ALLOWANCE FOR 400MM OF SOIL. CONSULT WITH S.E. AS REQUIRED.

□

SITE LEVELS

INGL	NATURAL GROUND LEVEL
EX XLGL	EXISTING GROUND LEVEL (AHD)
XLGL AHD	PROPOSED LEVEL (AHD)
XLGL AFL	ABOVE FLOOR LEVEL
XLGL FFL	FINISHED FLOOR LEVEL
XLGL SPL	STRUCTURAL FLOOR LEVEL
XLGL RL	RELATIVE LEVEL
XLGL TOW	TOW
XLGL TOF	TOF

EXTERNAL MATERIALS LEGEND

	PAINTED FIBRE CEMENT SHEET WALL CLADDING
	METAL SHEET CLADDING / ROOFING
	PAINTED SAND FINISH RENDER OVER MASONRY
	GLAZING

MISCELLANEOUS SERVICES

	GAS CONNECTION
	HOSE TAP
	WATER FEED
	HOT WATER SYSTEM
	RETURN AIR GRILLE
	SUPPLY AIR GRILLE
	ACCESS HATCH
	WATER METER
	TILE SETOUT

GENERAL SYMBOLS

	SECTION
	ELEVATION
	DETAIL
	REVISION NOTE
	DIMENSION MARKER
	DIMENSION MAKER (CENTRUNE)

ROOF FINISHES

RF1	METAL ROOF (CONCEALED)
RF2	METAL ROOF (RE-ROOFED)
RF3	POLYCARBONATE ROOF
	ROOF SUMP
	OVERFLOW POP

GENERAL ABBREVIATION LEGEND

A/C	AIR-CONDITIONING UNIT
AP	ACCESS PANEL
BBQ	BBQ
CD	CLOTHES DRYER
CL	CeILING LINE
CLN	CLOTHES LINE
COL	COLUMN
DN	DOWN
DS	DOOR STOP
DW	DISH WASHER (INTEGRATED)
FF	FLOOR FINISH
FFU	FIXED FURNITURE UNIT
FJ	FLUSH JOINT
FP	FIREPLACE
FR	Fridge / Freezer
FW	FLOOR WASTE
HR	HANDRAIL
HT	HOSE TAP
HWS	HOT WATER SYSTEM
LD	LINEAR DRAIN
LS	LIGHT SWITCH
M	MIRROR
MX	MIXER / TAP
NIC	NOT IN CONTRACT
OV	OVEN
RHK	ROBE HOOK
RHD	RANGEHOOD
RW	RETAINING WALL
RWP	RAIN WATER PIPE
SH	SHOWER
SK	SINK
SL	SKYLIGHT
SW	SOAKWELL
TBH	TOILET BRUSH HOLDER
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
TT	TILE TRIM
VB	VANITY BASIN
WC	WATER CLOSET
WM	WASHING MACHINE
VD	VOID
OG	OBSCURED GLAZING
SLX	SKYLIGHT

CABINETRY

BT	BENCH TOP
DR	DRAWER
F	FIXED PANEL
H	CABINET HANDLE
HK	CLOTHES HOOK
HR	HANGING RAIL
IFP	INTEGRATED FINGER PULL
KB	KICKBOARD
SPL	SPLASHBACK

RCP LEGEND

	SWITCH PLATE
	FEATURE SWITCH PLATE (ZETR)
	SENSOR
	EXHAUST FAN (SURFACE MOUNTED)
	EXHAUST FAN (RECESSED)
	SMOKE DETECTOR (HARDWIRED)
	CIRCUIT
	2 WAY CIRCUIT
	AIR-CONDITIONING UNIT

ELECTRICAL

	DATA
	PHONE
	TV
	AIR-CONDITIONING UNIT
	SUB METER
	ELECTRICAL / GAS MAINS METER
	DOUBLE GPO
	GPO (EXISTING)
	DOUBLE GPO (EXTERNAL) IP RATED
	DOUBLE GPO WITH USB PORT
	FIVE DOUBLE GPOs
	FLUSH FLOOR BOX
	SECURITY CAMERA

DOORS & WINDOWS

	EXTERNAL DOOR
	EXTERNAL WINDOW
	INTERIOR DOOR
	SCREEN
	EXISTING EXTERNAL DOOR
	EXISTING EXTERNAL WINDOW
	EXISTING INTERIOR DOOR

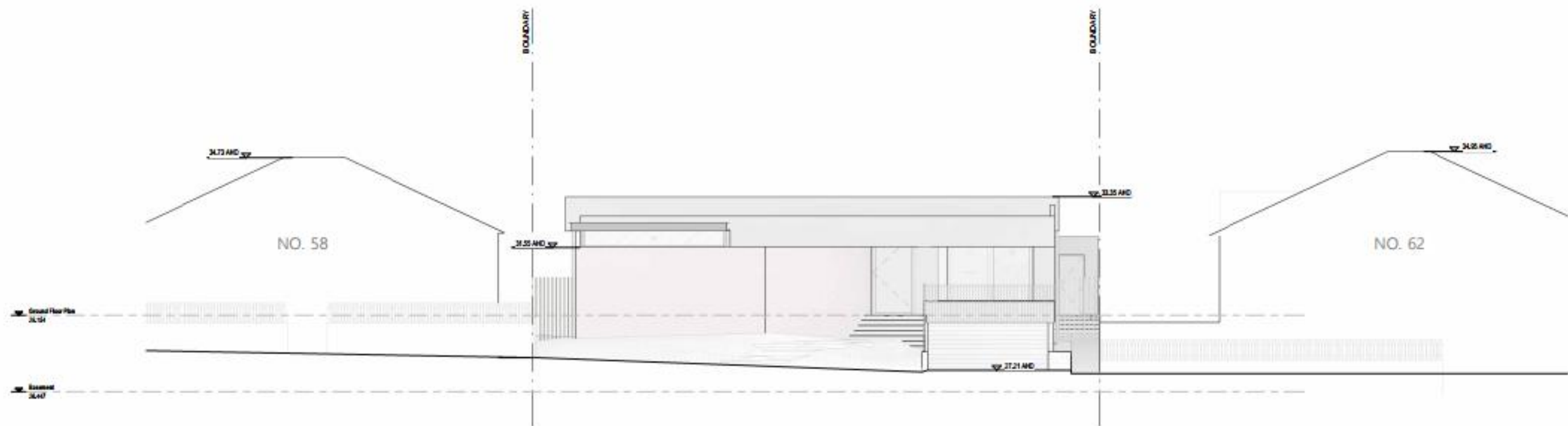
DOOR AND WINDOW JOINERY NOTES

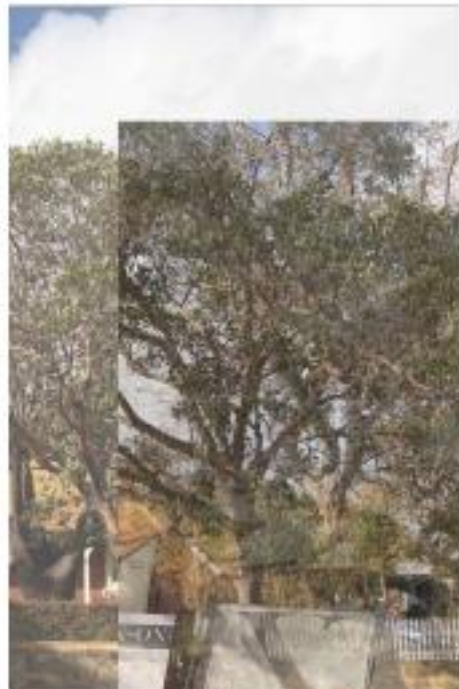
ALL EXTERNAL OPENINGS TO BE LOCKABLE AND KEYED ALIKE

ALL HARDWARE AND FLASHINGS TO MATCH FRAME COLOUR

GLAZING NOTES

NO GLAZING STAMPS PLACED ON GLASS. BUILDER TO PROVIDE SUMMARY OF ALL GLASS AT COMPLETION OF PROJECT.





NO. 58



NO. 60



NO. 62

MATERIALS LEGEND



RAMMED EARTH
RVD



OFF-FORM CONCRETE
CO



BARESTONE CLADDING
CFC

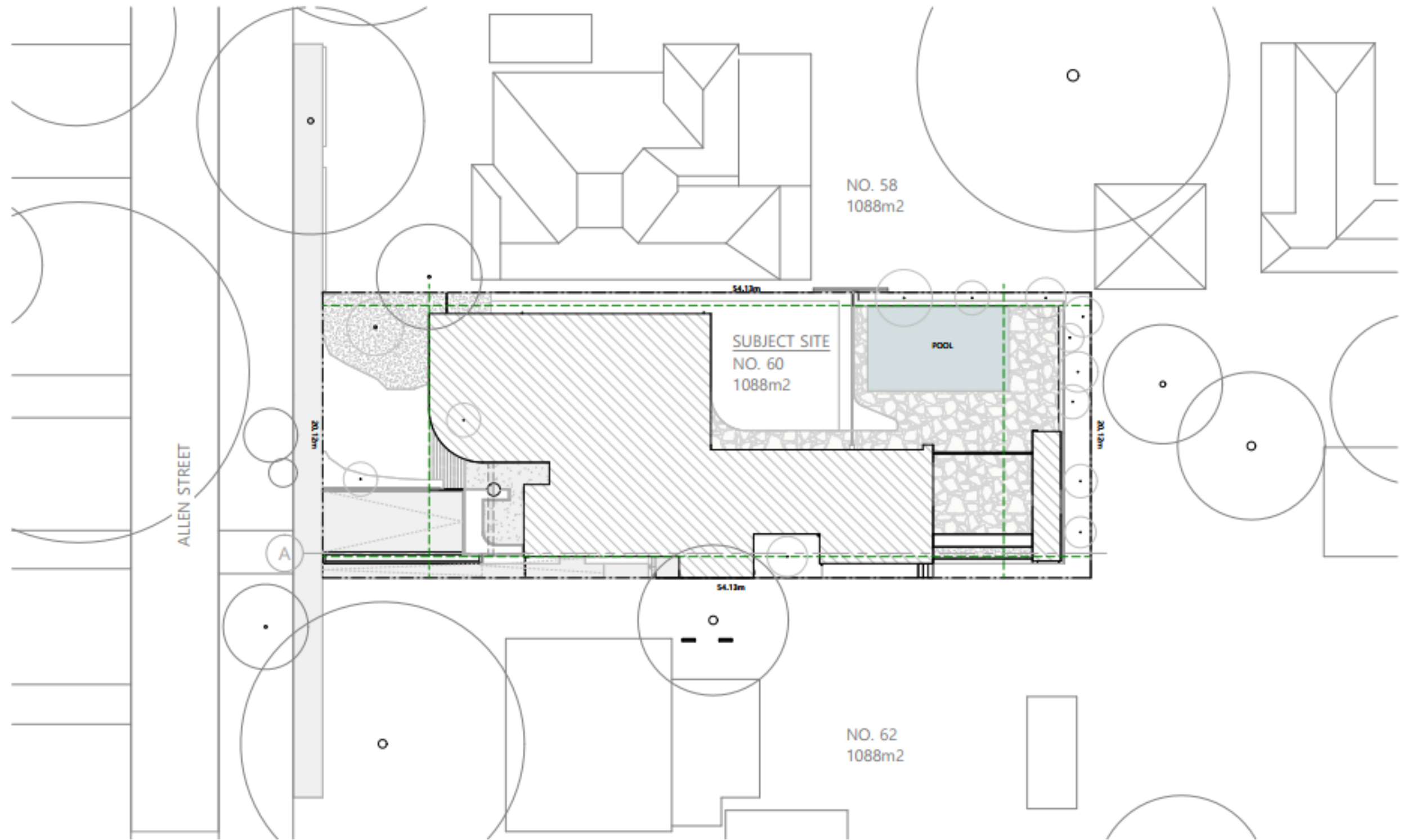


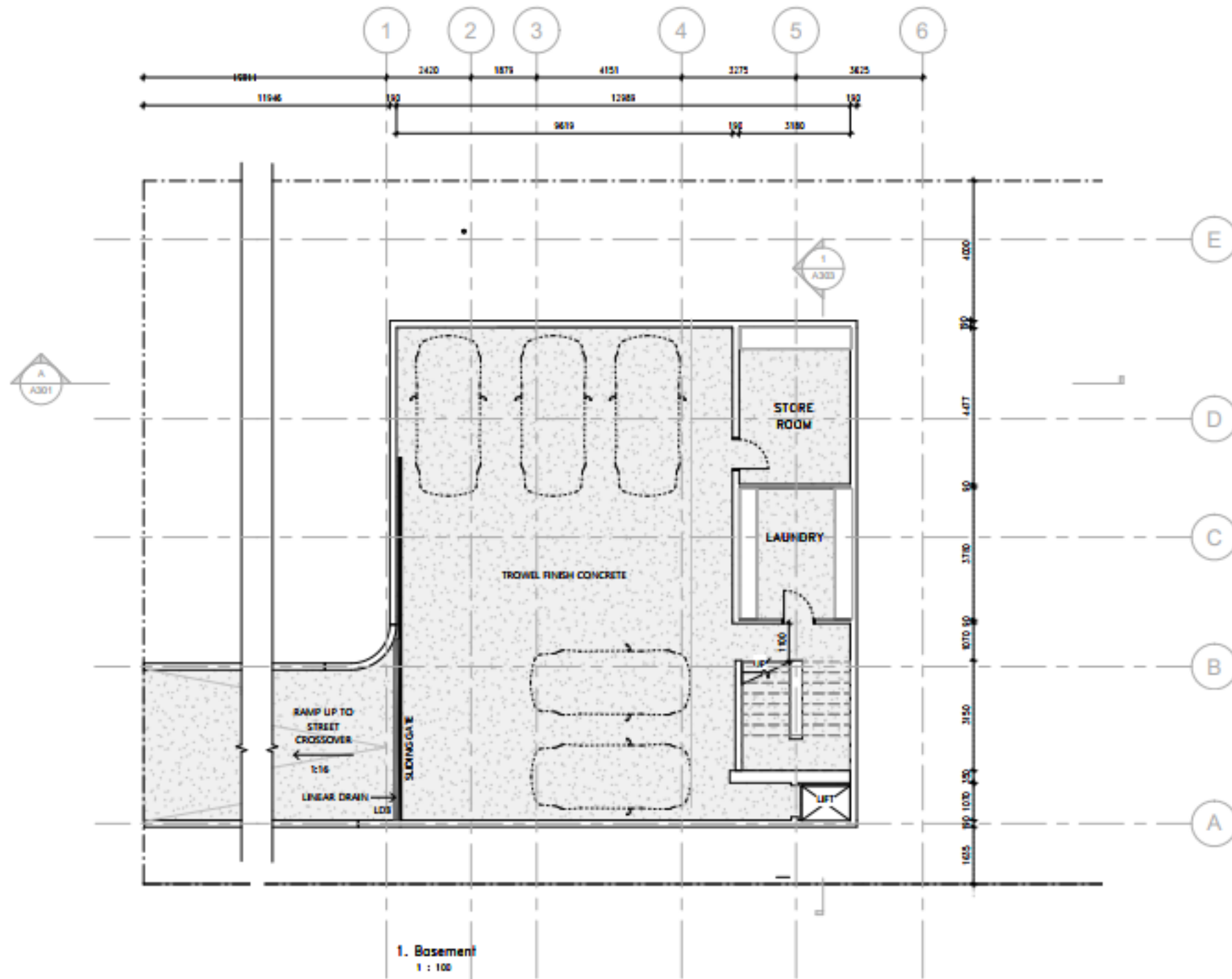
CONCRETE BLOCKWORK
BR1



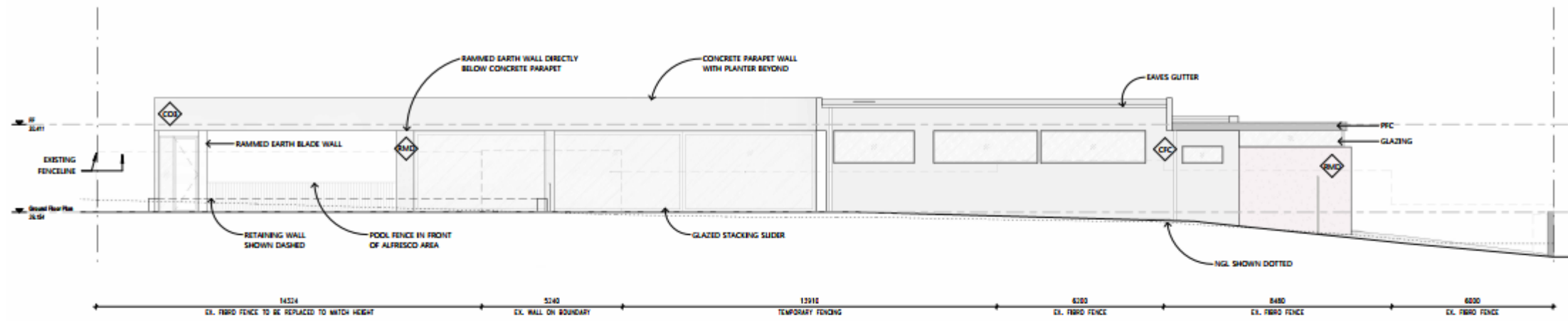
NATIVE AUSTRALIAN
LANDSCAPING



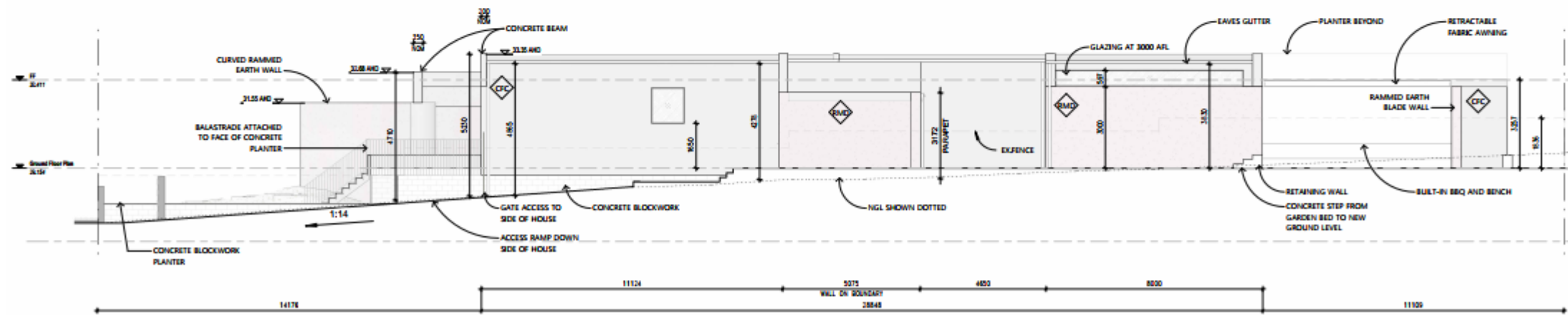




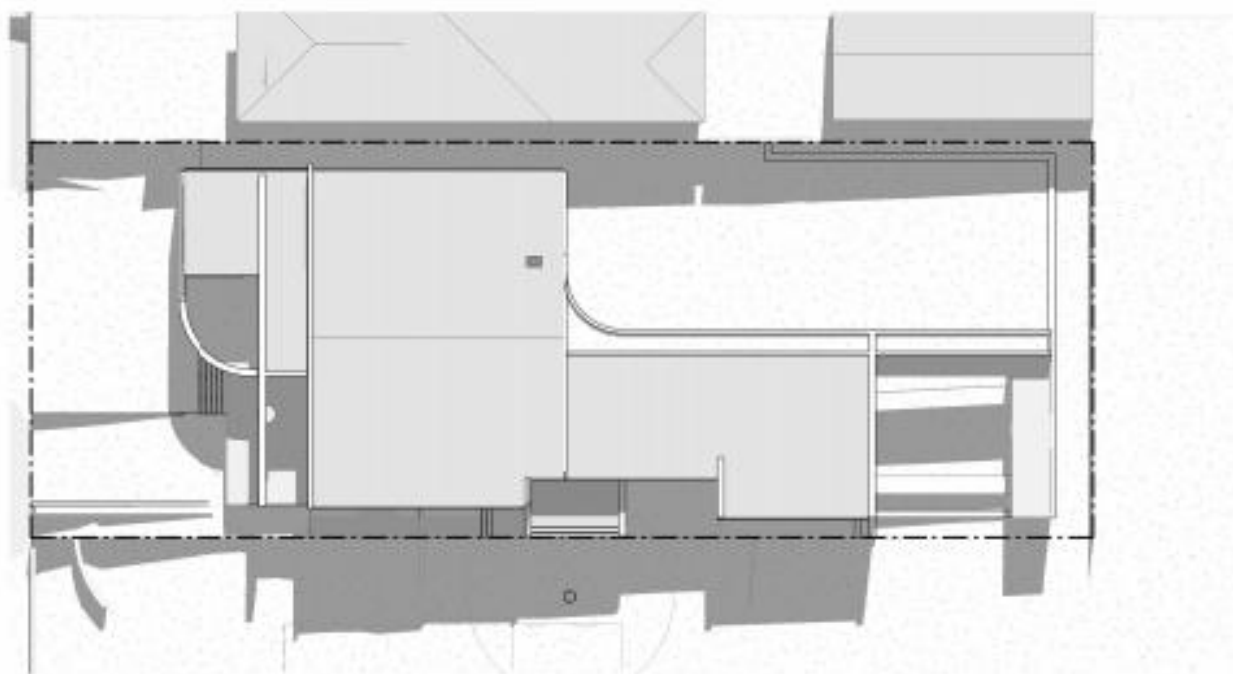




1. Elevation - North
1 : 100



2. Elevation - South
1 : 100



1. Winter Solstice 12 Noon
1 : 250



3. Spring Equinox 12 Noon
1 : 250



2. Autumn Equinox 12 Noon
1 : 250



4. Summer Solstice 12 noon
1 : 250