

DRAWING REGISTER		
	SHEET	REV
Demolition Plan	A002	C
Site Plan	A101	C
Floor Plan	A102	C
Roof Plan	A103	C
Elevation	A201	C
Streetscape	A202	C

PLANNING DETAILS

LOCAL COUNCIL	East Fremantle
ZONING	R12.5 (Subdivision R20)
HERITAGE	N/A

PROPERTY DETAILS

SITE AREA	351m ²
BUILDING ENVELOPE	181m ²
SITE COVER	52%
TOTAL FLOOR AREA	307m ²
OVERSHADOWING @ 12PM 21 JUNE.	0%

Nicholson House

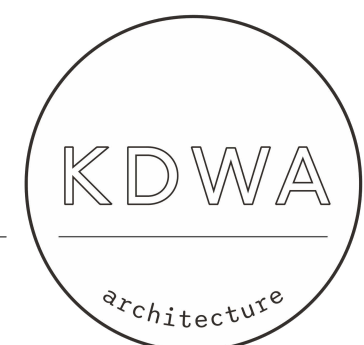
74 View Tce, East Fremantle

Suzy & Adan Nicholson

Development Application

08/06/26

24 May Street, East Fremantle, Western Australia, 6158



GENERAL NOTES

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

ALL WORK TO COMPLY WITH **NCC 2022**, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

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

DRAWINGS ARE DIAGRAMMATIC ONLY. REFER TO CONSULTANT DOCUMENTATION FOR STRUCTURAL, HYDRAULIC, ELECTRICAL AND MECHANICAL REQUIREMENTS.

INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

CONSTRUCTION STANDARDS

CONSTRUCTION **TOLERANCES** TO COMPLY WITH NCC AND RELEVANT AUSTRALIAN STANDARDS. ANY VARIATIONS TO BE APPROVED PRIOR TO PROCEEDING.

CONTRACTOR TO VERIFY ALL DIMENSIONS, LEVELS, SETOUTS AND **EXISTING CONDITIONS** ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES TO BE REPORTED PRIOR TO PROCEEDING.

NO **SUBSTITUTION OF SPECIFIED MATERIALS OR SYSTEMS** WITHOUT APPROVAL FROM THE ARCHITECT.

ALL **FLASHINGS AND CAPPINGS** TO BE INSTALLED TO PREVENT WATER INGRESS AT ALL JUNCTIONS, OPENINGS AND PENETRATIONS. INSTALL IN ACCORDANCE WITH NCC PERFORMANCE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.

ALL **WET AREA WATERPROOFING** TO COMPLY WITH NCC 2022 AND AS 3740. INSTALLATION TO BE BY LICENSED APPLICATOR. PROVIDE FALLS TO FLOOR WASTE (MIN 1:80 UNO).

MASONRY WEATHERPROOFING TO COMPLY WITH NCC 2022 PART 9.3.4 & AS 3700 OR AS 4773.

EXTERNAL ABOVE GROUND **MEMBRANES** TO COMPLY WITH NCC 2022 PART 10.2 & AS 4654 PARTS 1 & 2.

INSULATION TO COMPLY WITH NCC 2022 ENERGY EFFICIENCY REQUIREMENTS AND AS/NZS 4859.1. REFER TO SPECIFICATION FOR R-VALUES AND INSTALLATION.

TERMITE MANAGEMENT SYSTEM WILL BE IN ACCORDANCE WITH NCC PART 3.1.4 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 NCC 2022 REQUIREMENTS.

SMOKE ALARMS TO COMPLY WITH NCC 2022 PART 11.5, AS 3786 (2014) + AMDT 1 (2015) AND BE HARDWIRED AND INTERCONNECTED.

DRAINAGE TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND NCC 2022 PART 3.1.2

FOOTINGS SUPPORTING OR BELOW LANDSCAPED AREAS TO ALLOW FOR MINIMUM 400MM SOIL DEPTH. REFER TO STRUCTURAL ENGINEER FOR DESIGN REQUIREMENTS.

SERVICES TO BE CONCEALED WHERE PRACTICABLE UNLESS NOTED OTHERWISE OR REQUIRED FOR COMPLIANCE, MAINTENANCE OR ACCESS.

SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. REVIEW DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONS, QUANTITIES OR COMPLIANCE.

SHOP DRAWINGS ARE REQUIRED FOR ITEMS SUCH AS: 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.

CONTRACTOR TO **PROTECT** ALL EXISTING AND NEW WORKS FROM DAMAGE DURING CONSTRUCTION.

ALL **EXISTING SURFACES** NOMINATED FOR REPAINTING TO BE PREPARED AND FINISHED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

GENERAL ABBREVIATION LEGEND

GENERAL NOTE: KEYNOTE SCHEDULES TO OVERRIDE GENERAL NOTES AND TAGS

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
MI	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



SITE LEVELS

NGL	NATURAL GROUND LEVEL
99.05	EXISTING GROUND LEVEL (AHD)
xx.xx AHD	PROPOSED LEVEL (AHD)
xx.xx AFL	ABOVE FLOOR LEVEL
xx.xx FFL	FINISHED FLOOR LEVEL
xx.xx SFL	STRUCTURAL FLOOR LEVEL
xx.xx RL	RELATIVE LEVEL
xx.xx TOW	TOW
xx.xx TOF	TOF








ELECTRICAL

	DATA
	PHONE
	TV
	AIR-CONDITIONING UNIT
	SUB METER
	ELECTRICAL / GAS MAINS METER
	SWITCHED DOUBLE GPO
	GPO (EXTERNAL) IP RATED
	GPO ABOVE BENCH
	GPO WITH NOMINATED HEIGHT AFFL
	FLUSH FLOOR BOX
	SECURITY CAMERA










ROOF LEGEND

RF1	METAL ROOF
	ROOF SUMP
	OVERFLOW POP








RCP LEGEND

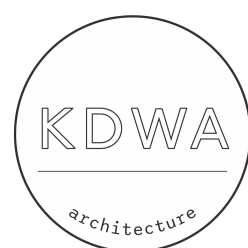
	SWITCH PLATE
	SENSOR
	EXHAUST FAN
	SMOKE DETECTOR (HARDWIRED)
	CIRCUIT
	2 WAY CIRCUIT
	AIR-CONDITIONING UNIT

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 (CENTERLINE)
	EXISTING LEVEL
XX.XX AHD	NEW LEVEL




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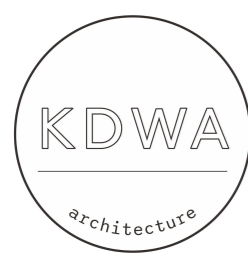
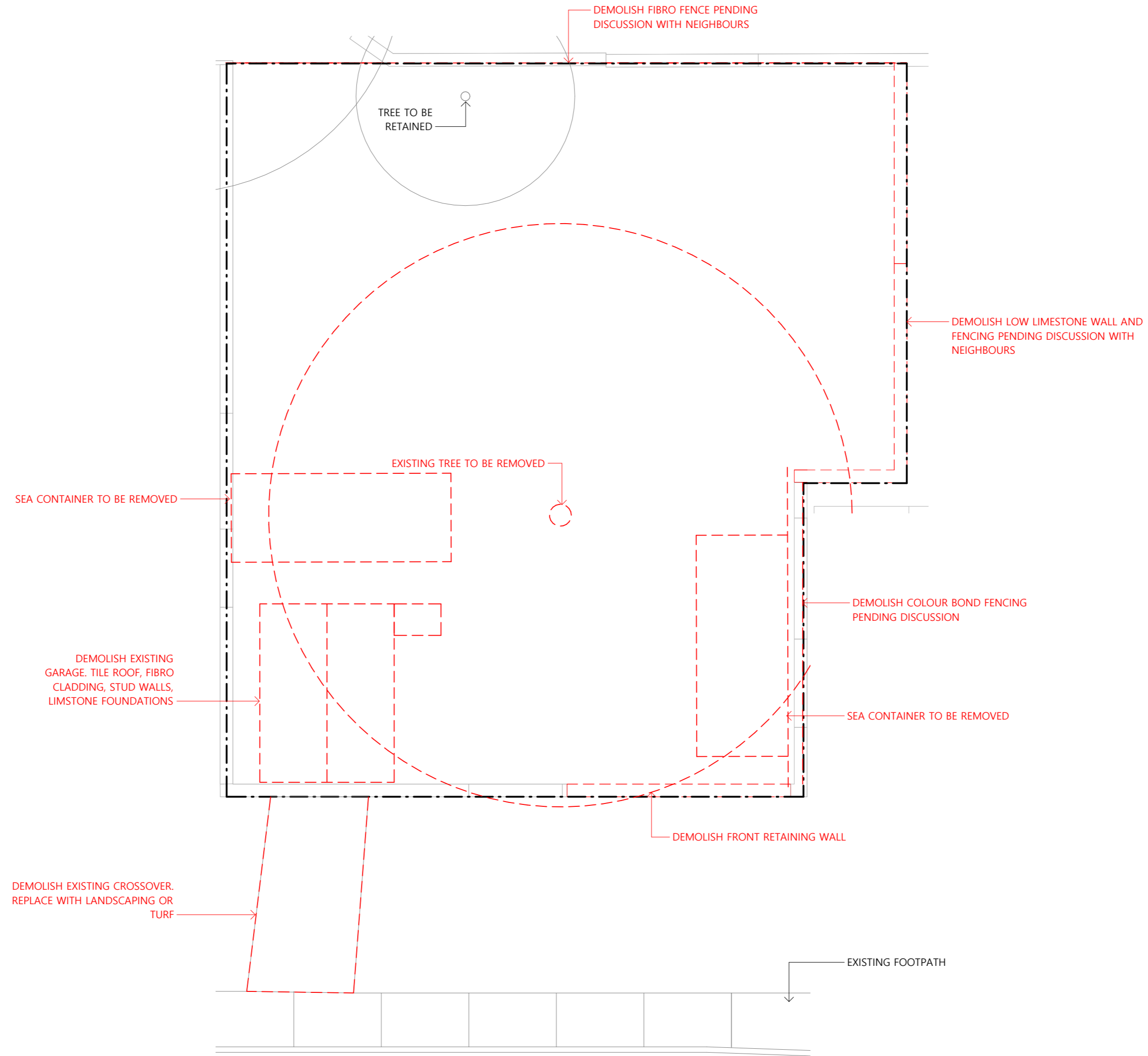
Structural Engineer TBC
Building Surveyor TBC

Nicholson House

Client
 Suzy & Adan Nicholson
Address
 74 View Tce, East Fremantle

General Notes

Scale As indicated
Revision C
Project 2523
Drawn PM
Print A2

A001



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Structural Engineer TBC


Building Surveyor TBC

Nicholson House

Client
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 74 View Tce, East Fremantle

Demolition Plan

Scale 1 : 100
Revision C
Project 2523
Drawn PM

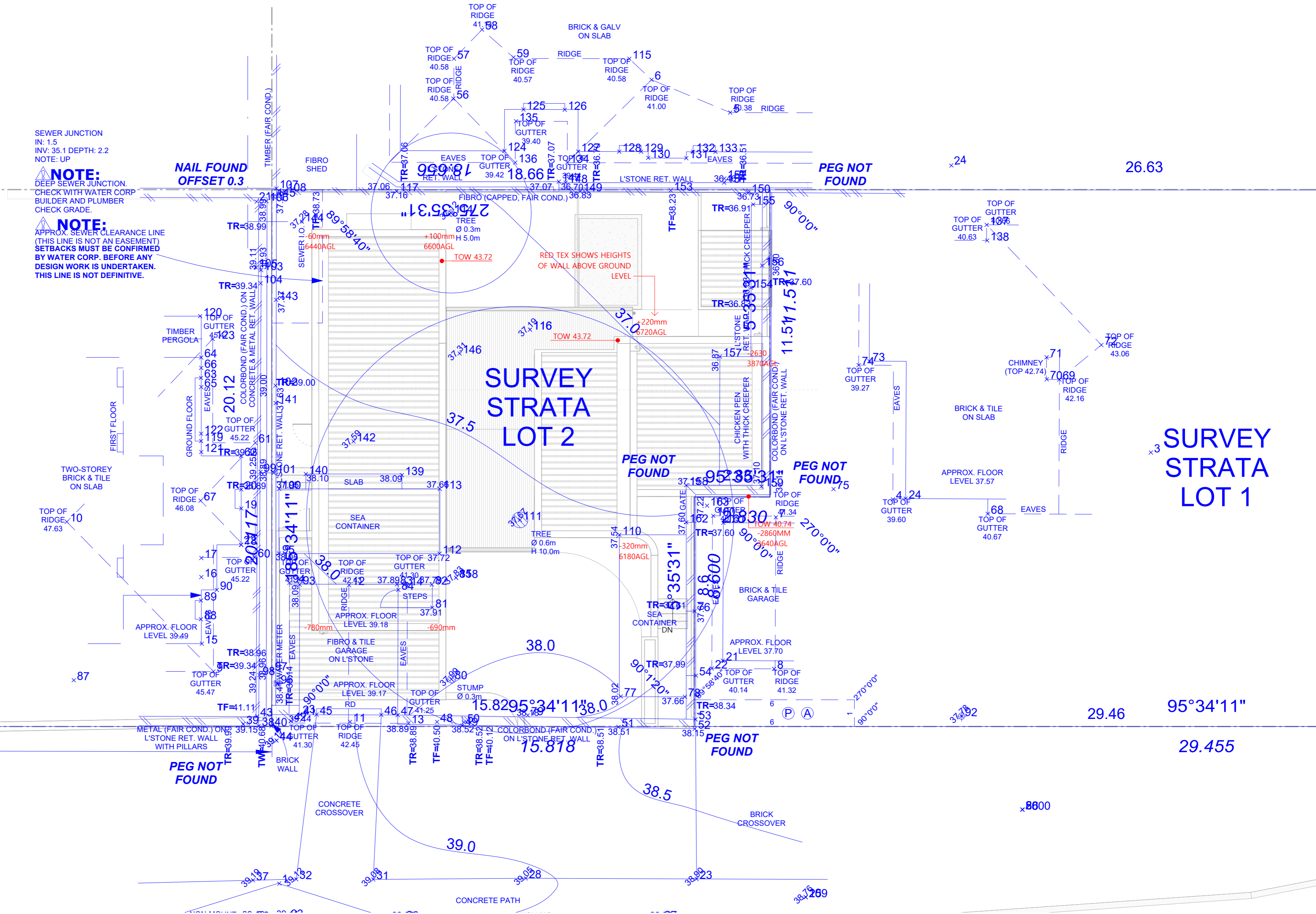
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 A002



SEWER JUNCTION
IN: 1.5
INV: 35.1 DEPTH: 2.2
NOTE: UP

NOTE:
DEEP SEWER JUNCTION.
CHECK WITH WATER CORP
BUILDER AND PLUMBER
CHECK GRADE.

NOTE:
APPROX. SEWER CLEARANCE LINE
(THIS LINE IS NOT AN EASEMENT)
**SETBACKS MUST BE CONFIRMED
BY WATER CORP. BEFORE ANY
DESIGN WORK IS UNDERTAKEN.
THIS LINE IS NOT DEFINITIVE.**



23m AHD

CLOSE

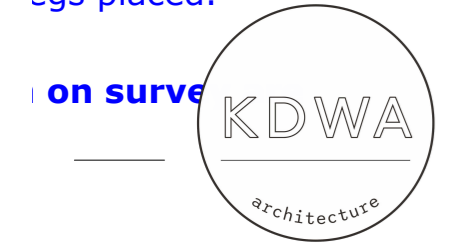
CLOSE

34'11"

45.274

22.608

company regarding possible
service run ins, positions &
le private sewer lines &
nection to strata lot. Beware
ions on strata lot by
or by-laws. If strata
on plan only parent lot may
egs placed.



on surve

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Structural Engineer TBC

Building Surveyor TBC

Nicholson House

Client
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Address
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Survey Overlay

Scale 1 : 100

Revision C

Project 2523

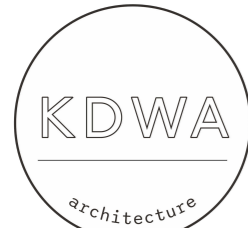
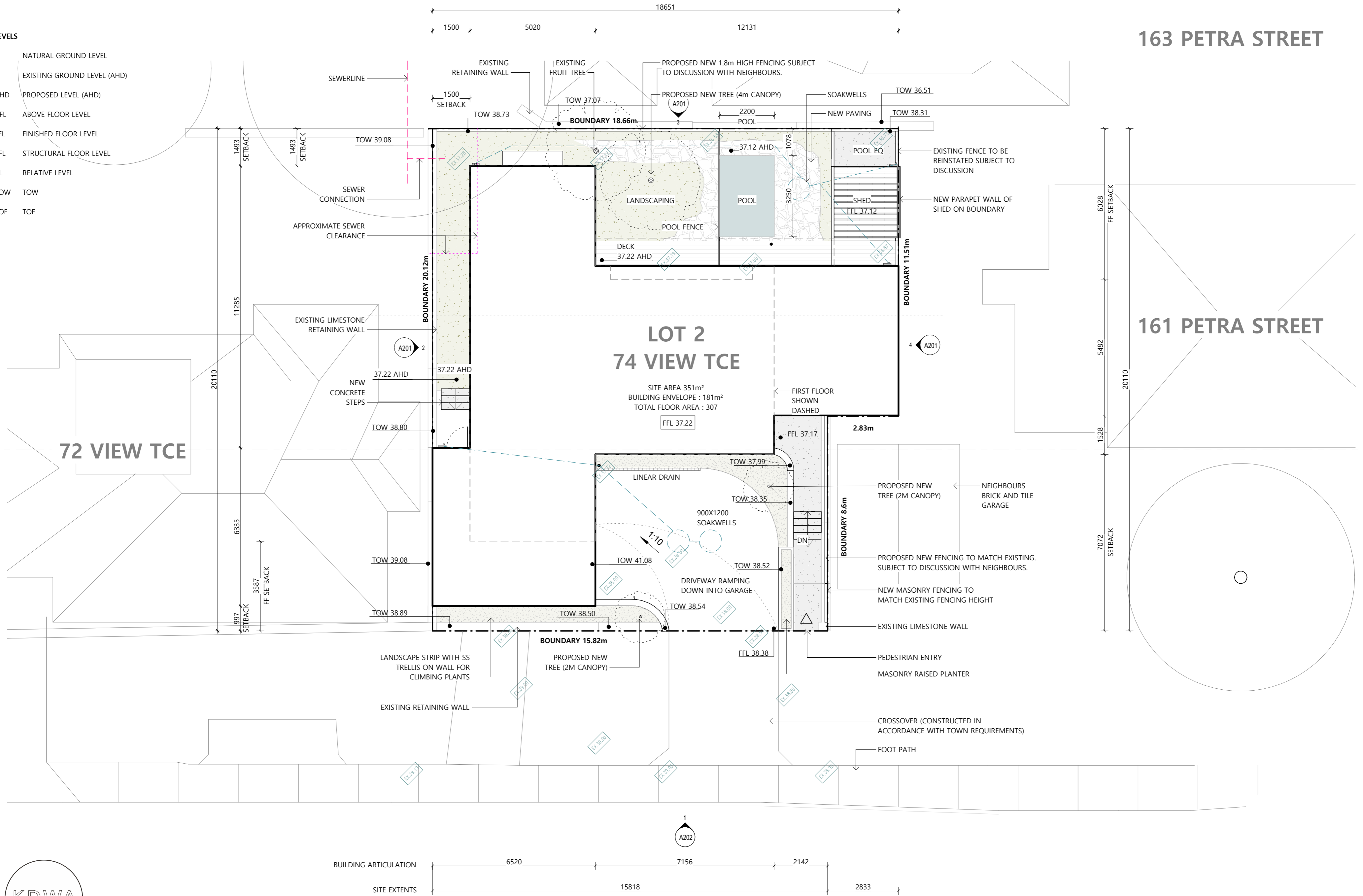
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A003

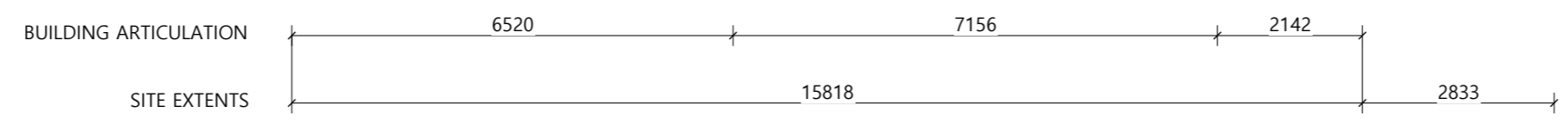
SITE LEVELS

- NGL NATURAL GROUND LEVEL
- 39.05 EXISTING GROUND LEVEL (AHD)
- xx.xx AHD PROPOSED LEVEL (AHD)
- xx.xx AFL ABOVE FLOOR LEVEL
- xx.xx FFL FINISHED FLOOR LEVEL
- xx.xx SFL STRUCTURAL FLOOR LEVEL
- xx.xx RL RELATIVE LEVEL
- xx.xx TOW TOW
- xx.xx TOF TOF



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Building Surveyor TBC

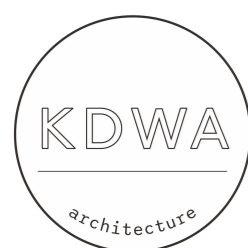
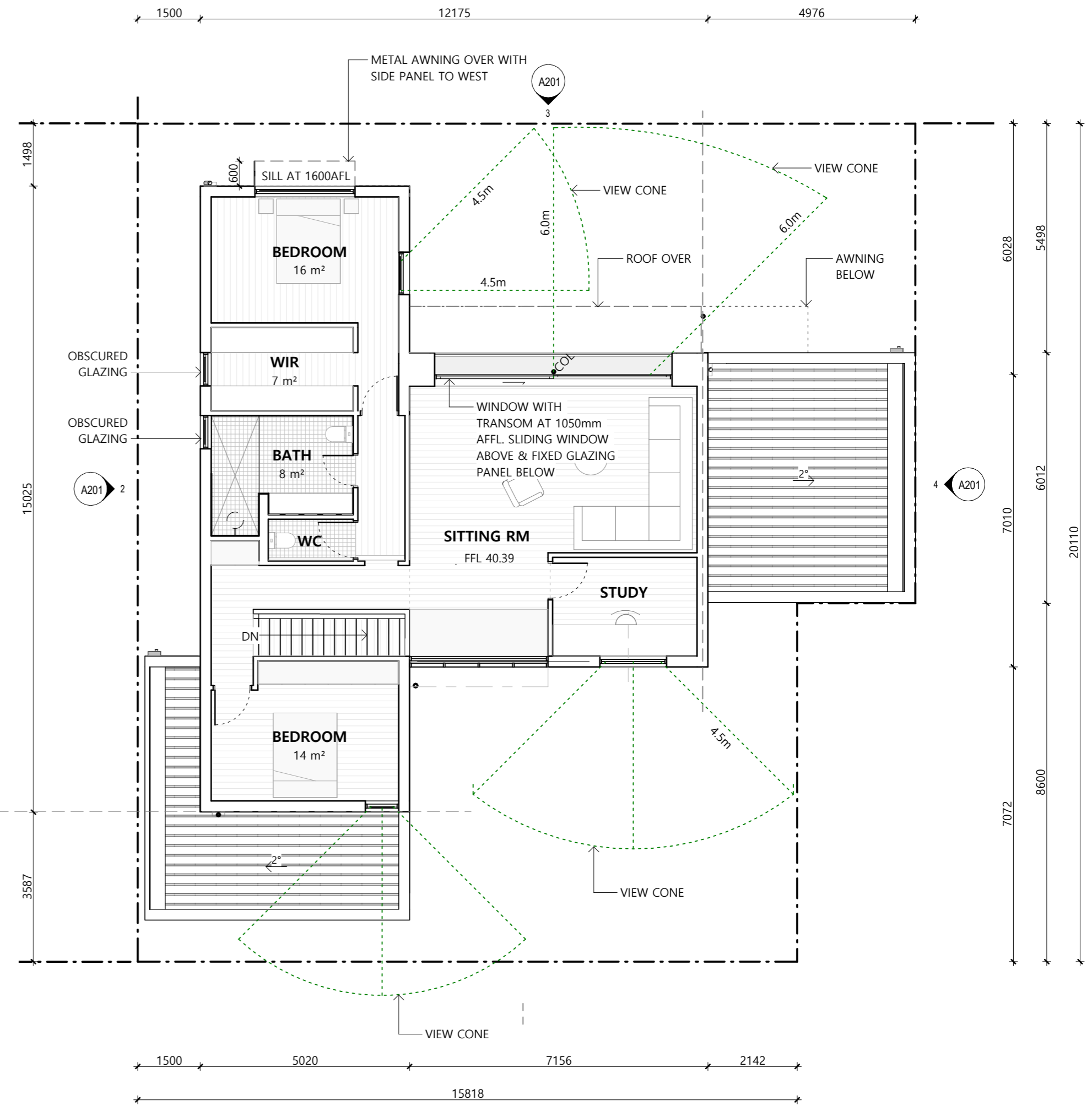
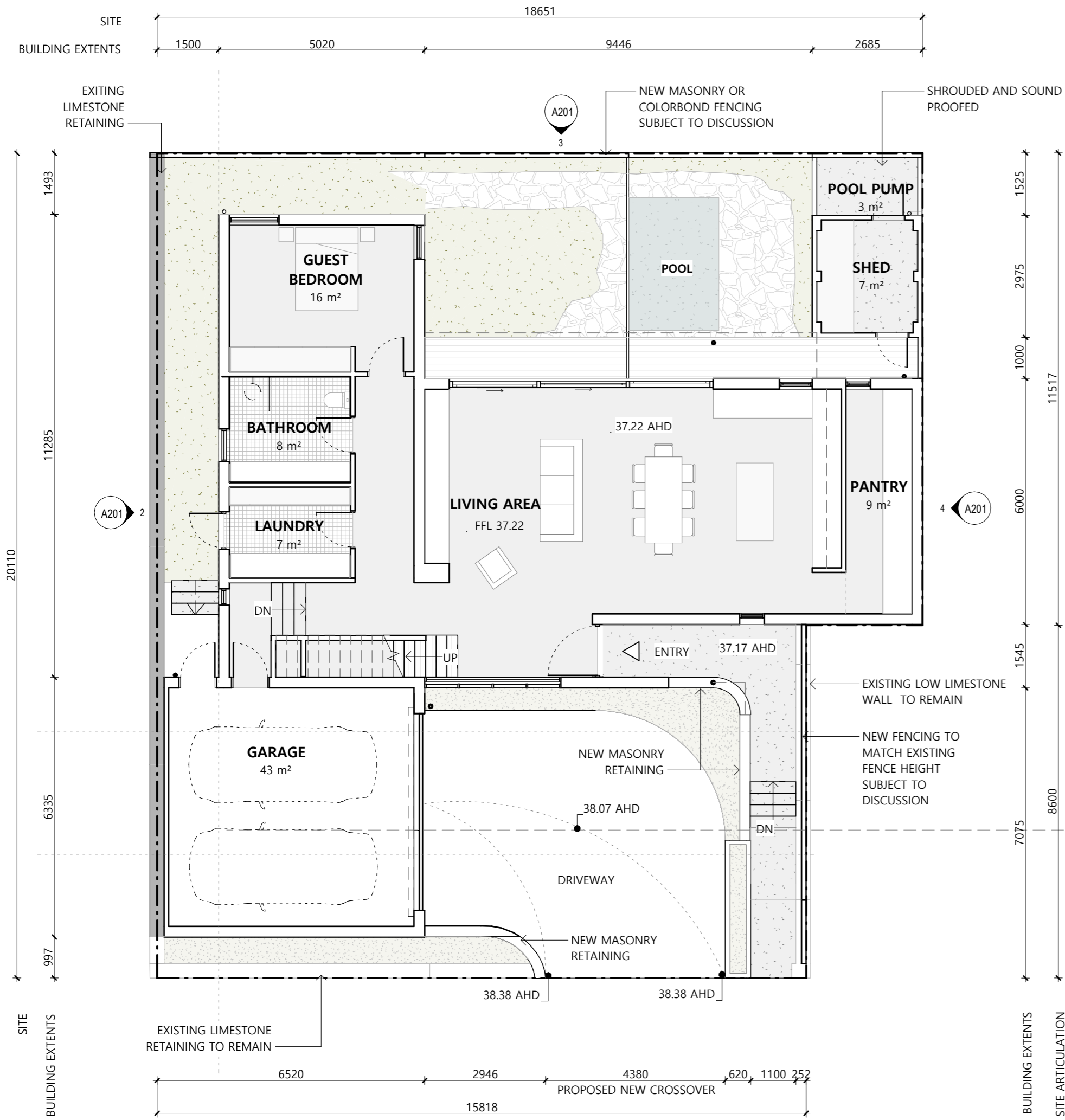


Nicholson House
 Client: Suzy & Adan Nicholson
 Address: 74 View Tce, East Fremantle

Site Plan
 Scale: 1 : 100
 Revision: C
 Project: 2523
 Drawn: PM

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 A101



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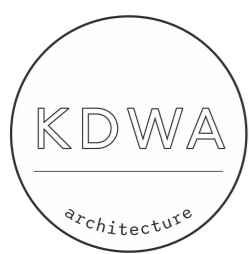
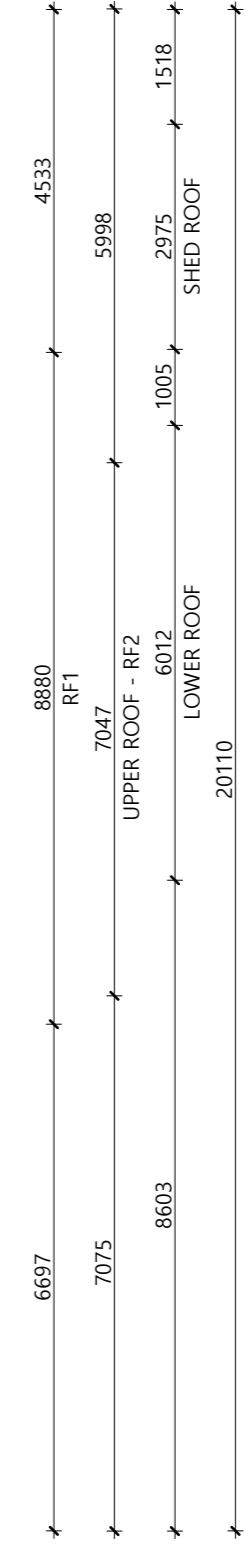
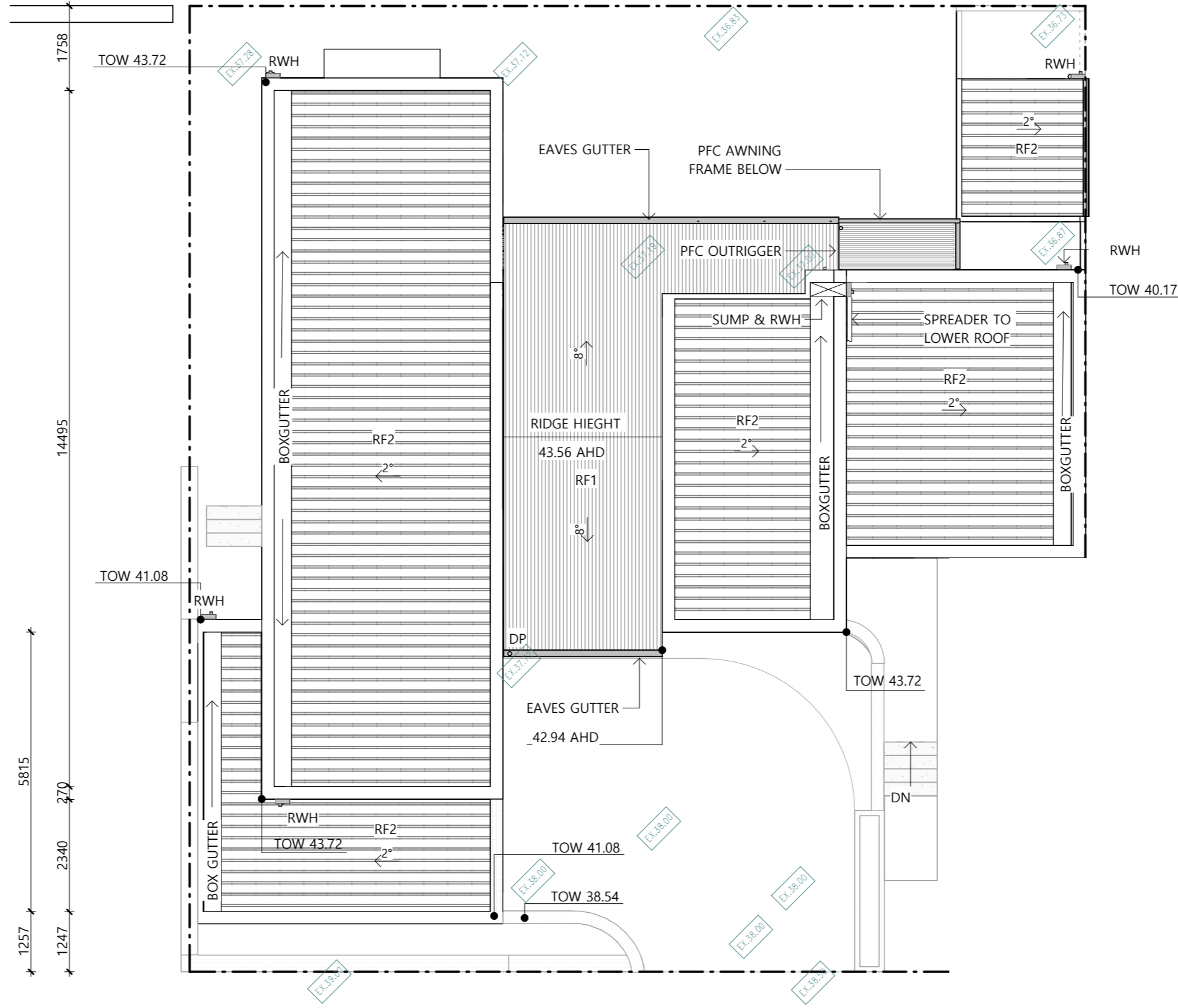
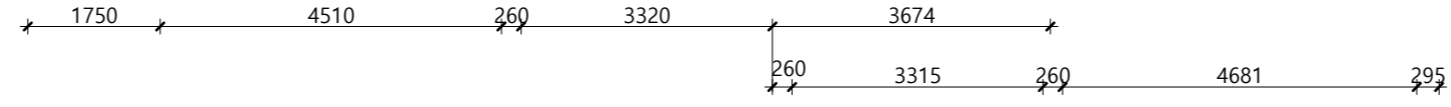
Structural Engineer TBC
 Building Surveyor TBC

Nicholson House
 Client
 Suzy & Adan Nicholson
 Address
 74 View Tce, East Fremantle

Floor Plan
 Scale 1 : 100
 Revision C
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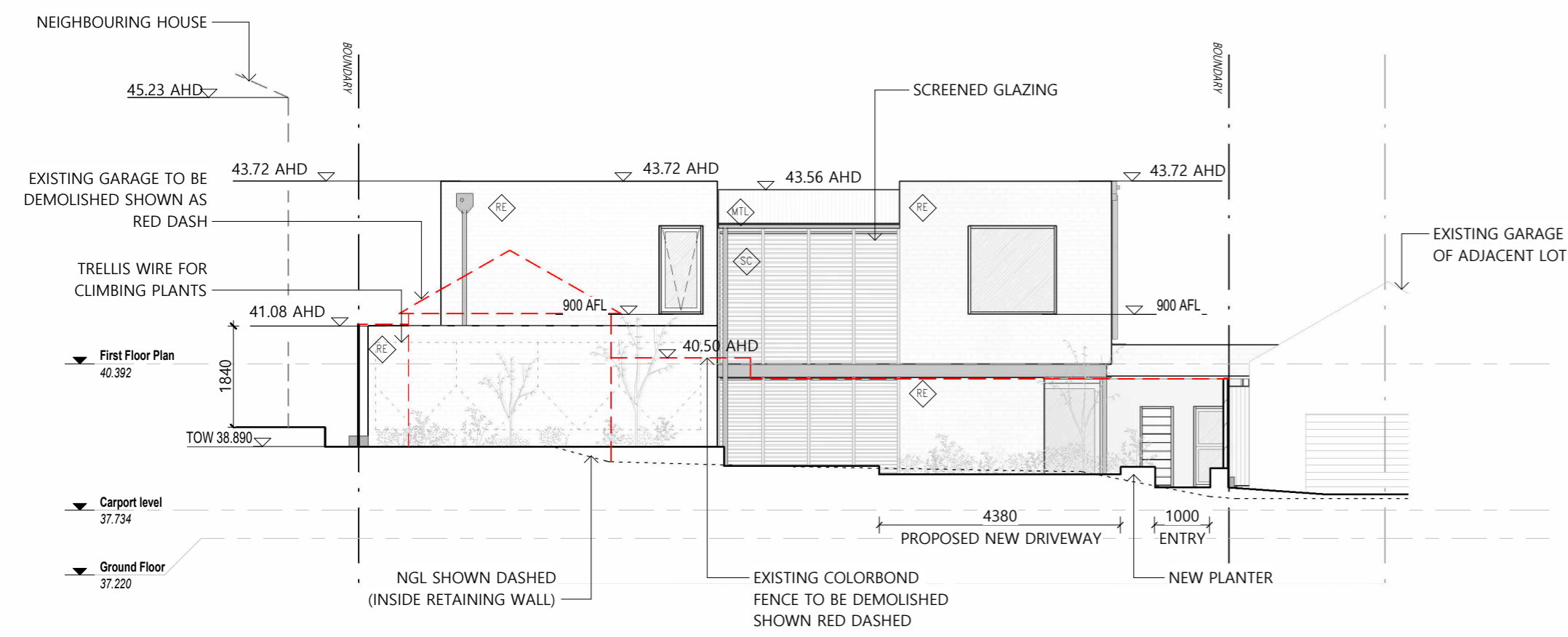
Structural Engineer TBC
Building Surveyor TBC

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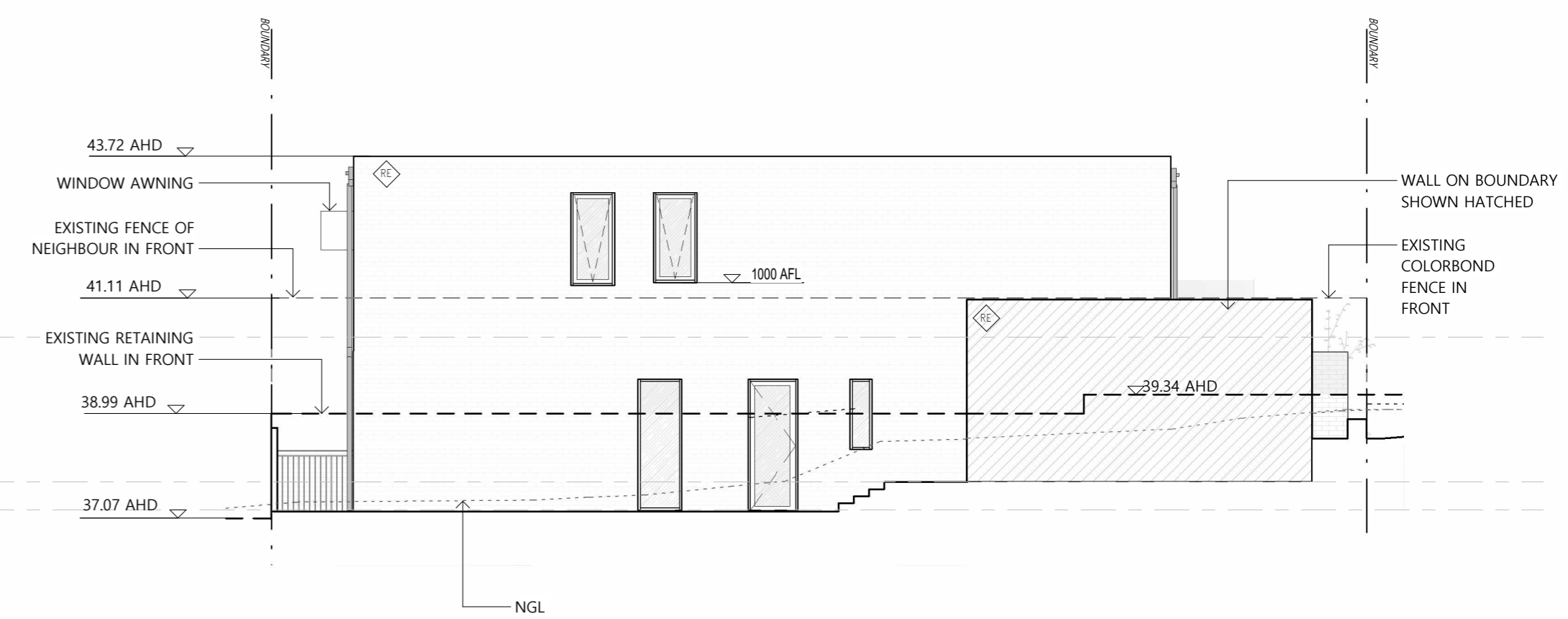
Roof Plan
 Scale 1 : 100
 Revision C
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 A103

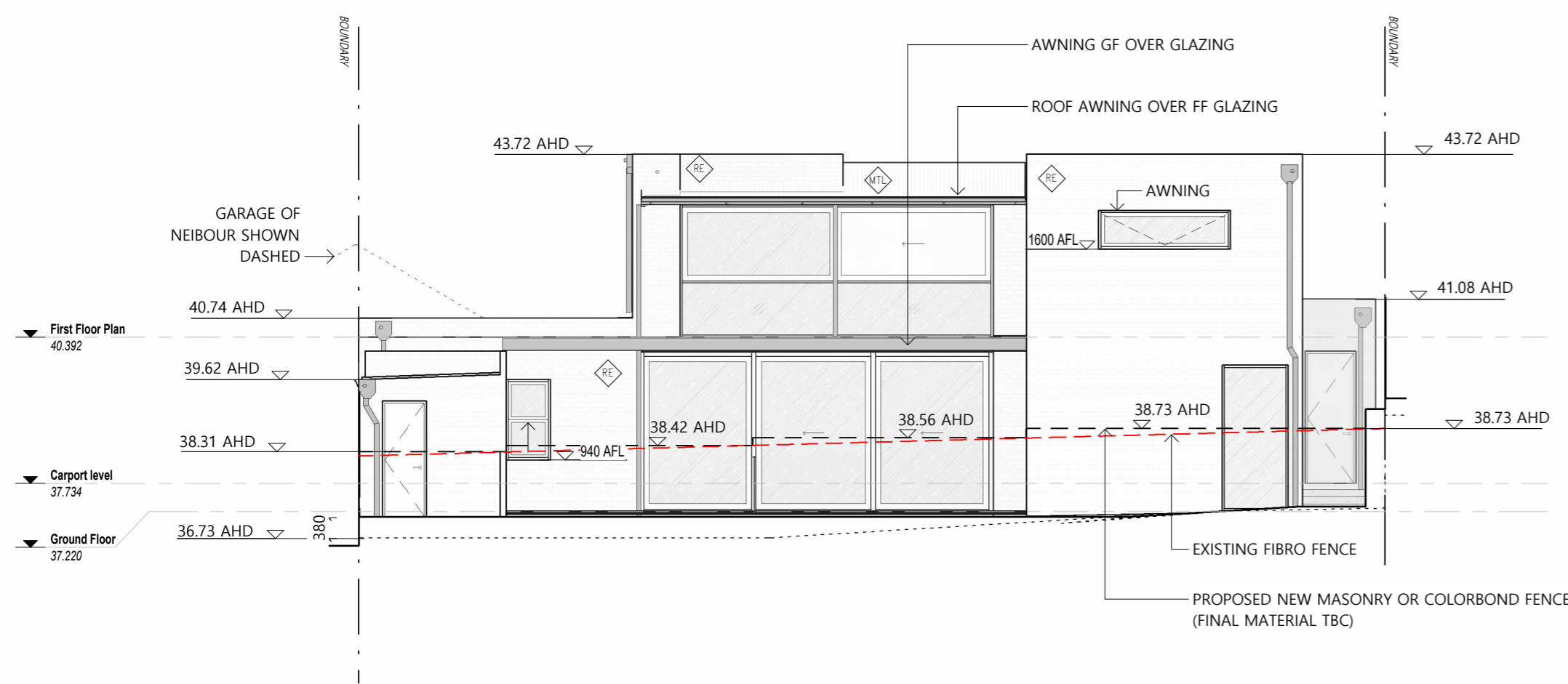


1. Elevation South (View Terrace)
1 : 100

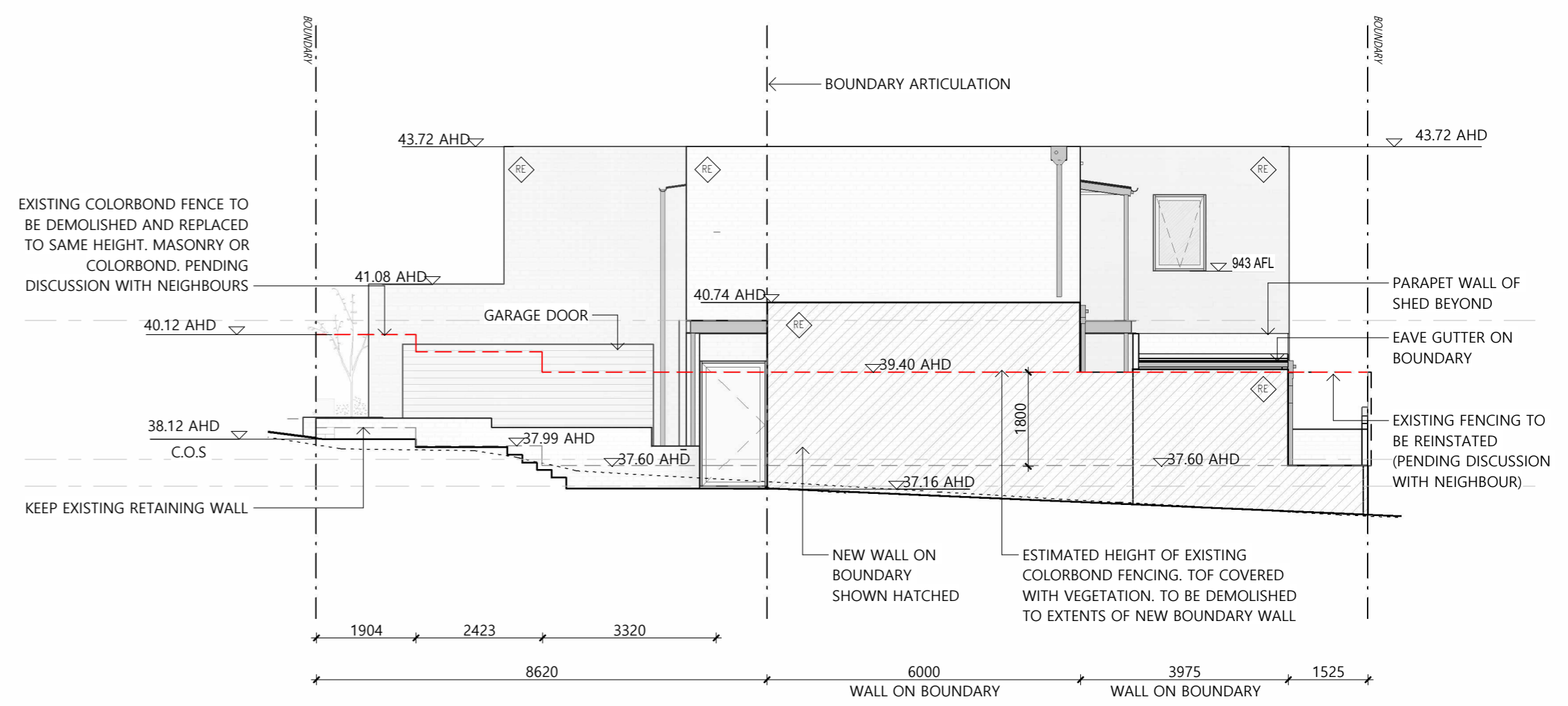


2. Elevation West
1 : 100

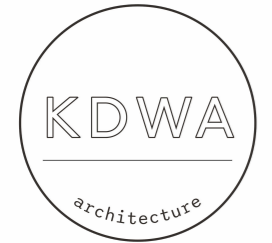
1000
SETBACK



3. Elevation North
1 : 100



4. Elevation East
1 : 100



Structural Engineer TBC
Building Surveyor TBC

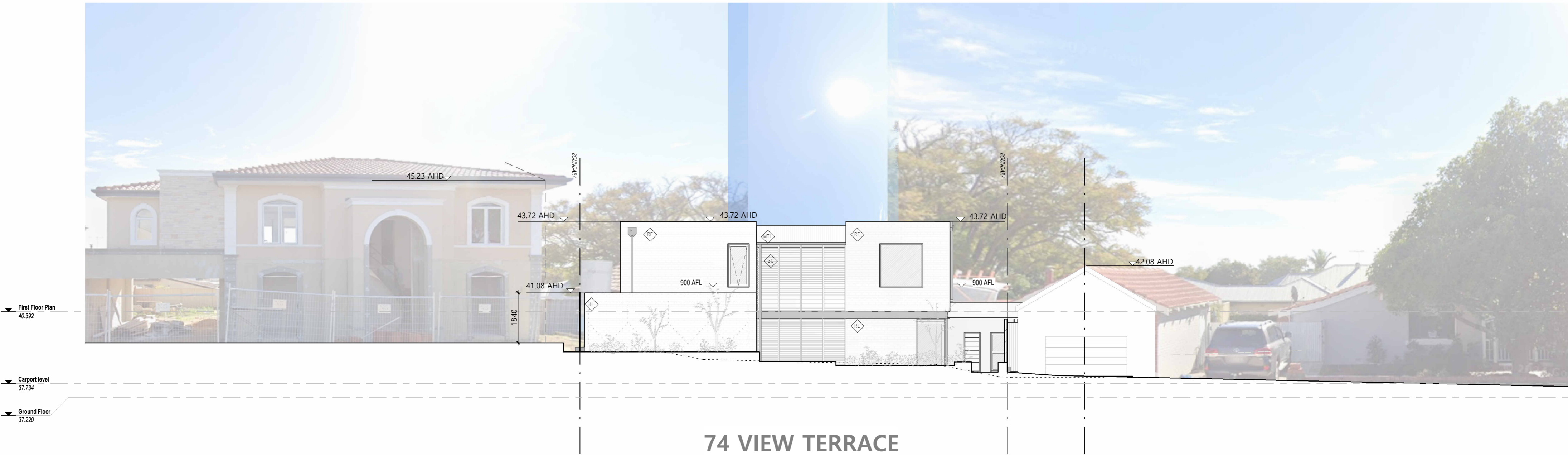
MATERIAL LEGEND (WALLS)
RE MASONRY RENDERED
MTL METAL ROOFING
SC TIMBER OR ALUMINIUM SCREENING

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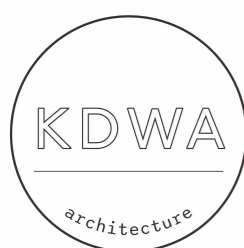
Nicholson House
Client Suzy & Adan Nicholson
Address 74 View Tce, East Fremantle

Elevation
Scale 1 : 100
Revision C
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A201



74 VIEW TERRACE



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Structural Engineer TBC

Building Surveyor TBC

MATERIAL LEGEND (WALLS)

RE MASONRY RENDERED
 MTL METAL ROOFING
 SC TIMBER OR ALUMINIUM SCREENING

Nicholson House

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Streetscape

Scale 1 : 100
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 Project 2523
 Drawn PM

Print A2
 A202