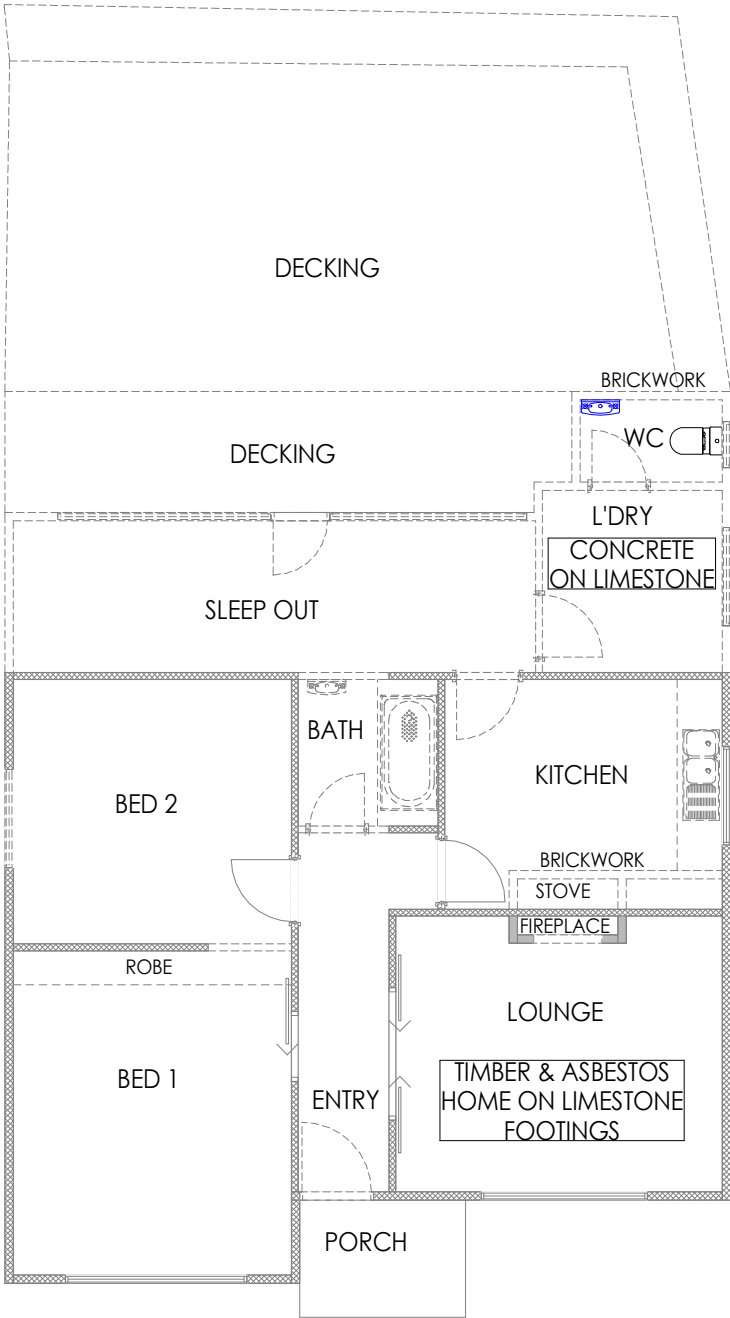




ALL WALLS, DOORS, WINDOWS AND FIXTURES
SHOWN DASHED ARE TO BE DEMOLISHED

EXISTING ASBESTOS TO BE REMOVED AND REPLACED
WITH OWNERS SELECTED CLADDING



JOJART & HOGAN

#35 MAY STREET
EAST FREMANTLE
TOWN OF EAST FREMANTLE

JOB NUMBER		DRAWING NAME	
2006		DEMOLITION PLAN	
DATE	REVISION DESCRIPTION	DATE	
FEBRUARY 2019	CONCEPT DESIGN	11.12.2019	
SHEET 04 of 06	CONCEPT DESIGN - REV A	16.12.2019	
A3	CONCEPT DESIGN - REV B	18.12.2019	
SCALE 1:100	PLANNING DRAWINGS	FEB 2020	

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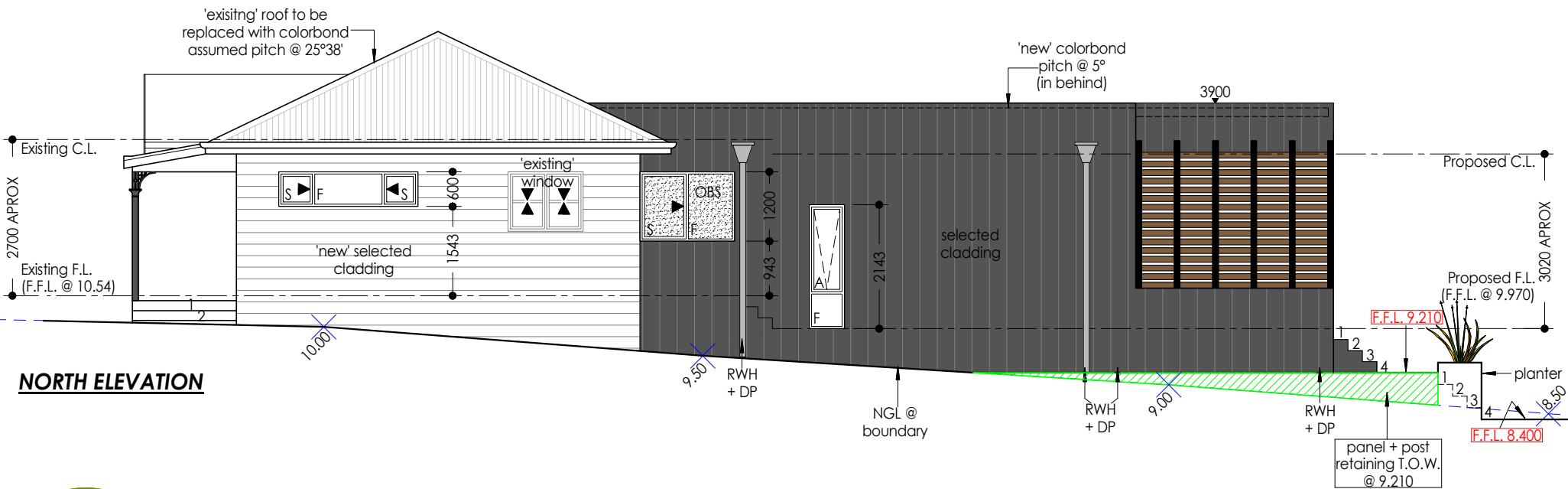
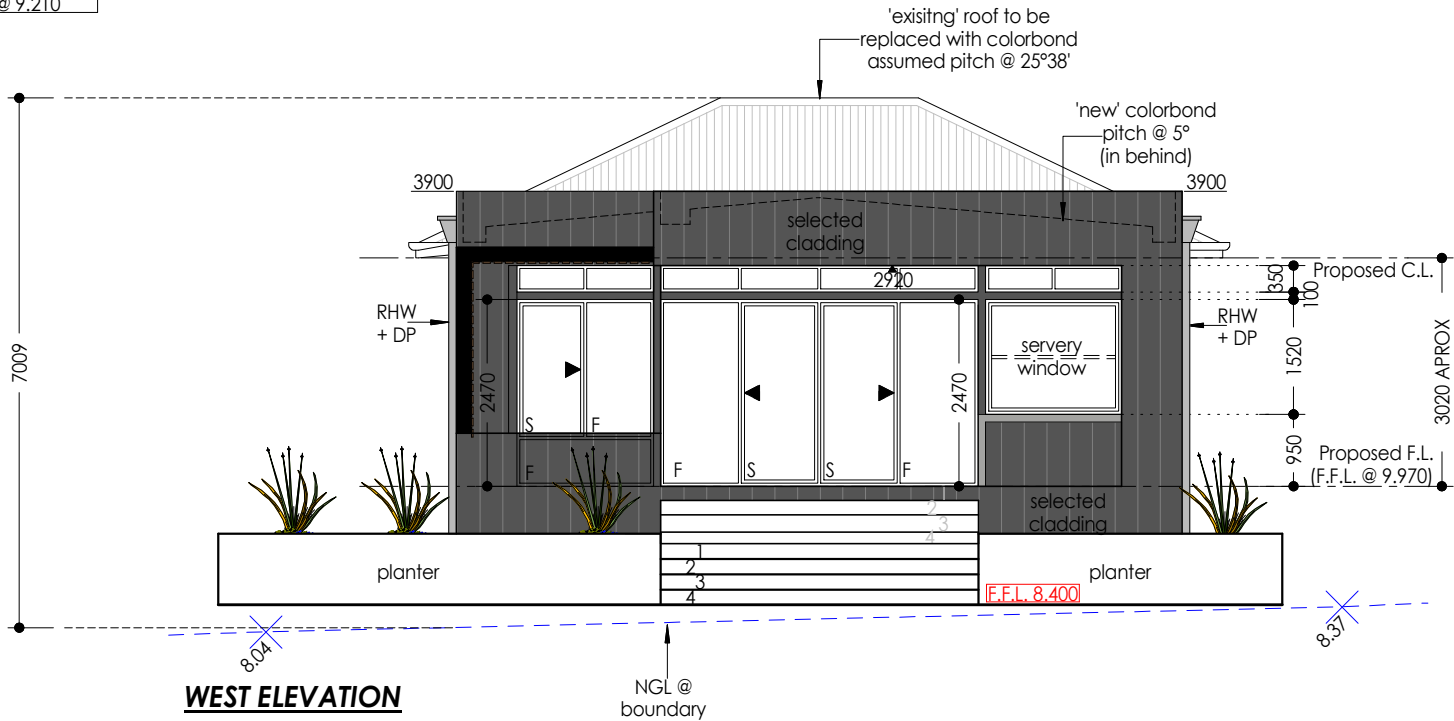
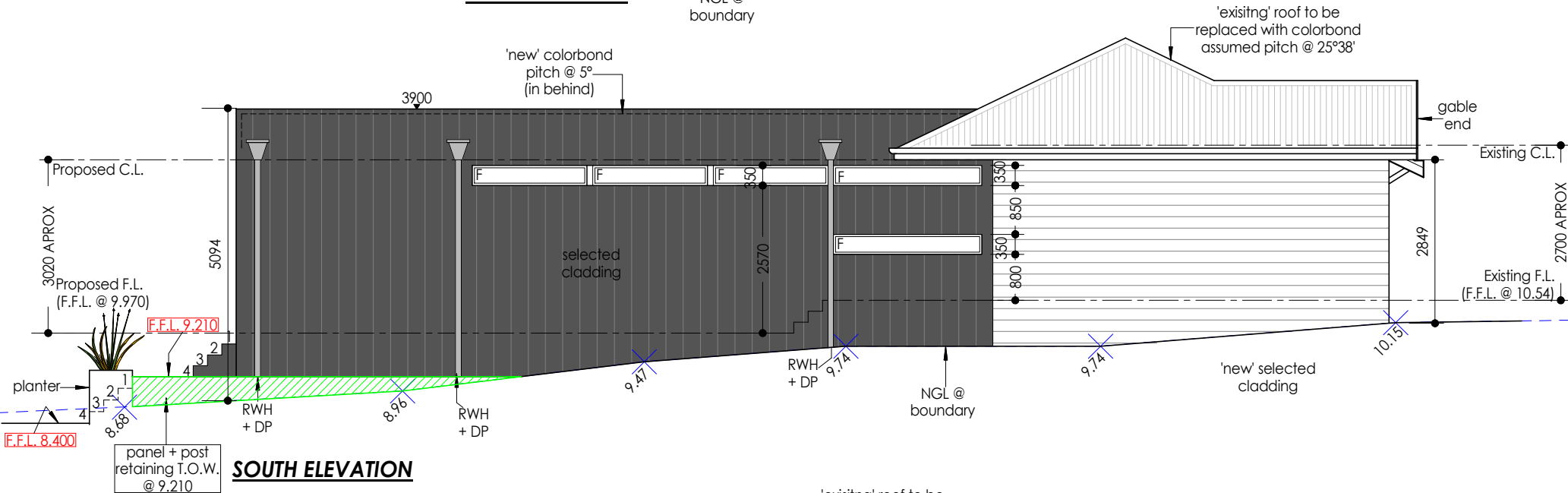
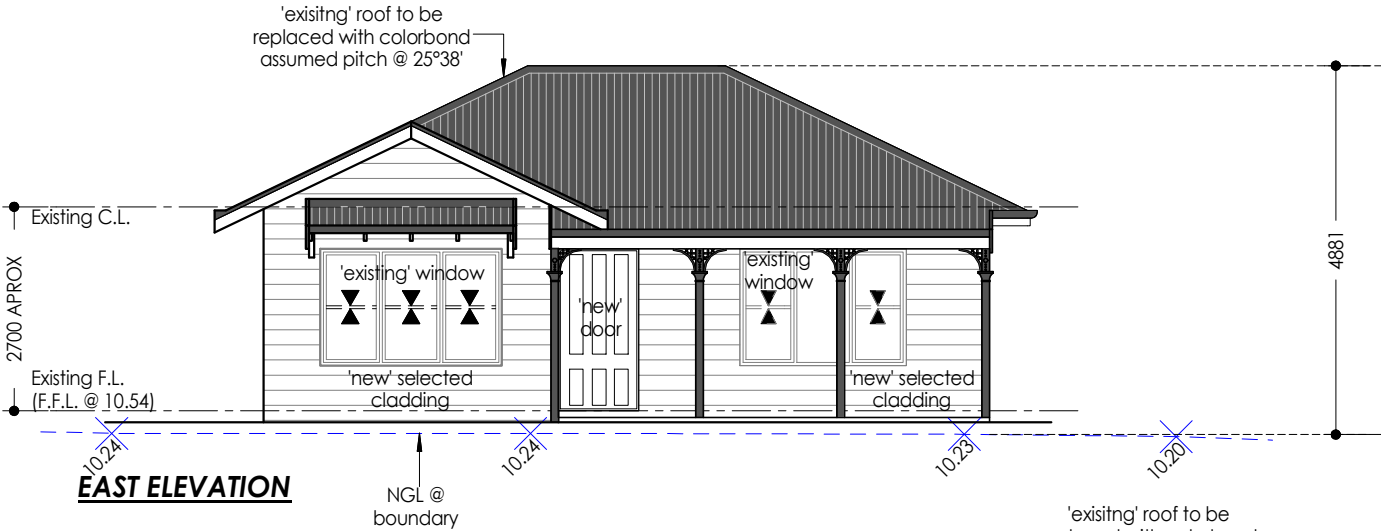
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90mm TIMBER STUDWORK
WITH SELECTED CLADDING

EXISTING ROOF TO BE REMOVED
AND REPLACED WITH COLORBOND
ASSUMED PITCH @ 18°47'

NEW COLORBOND ROOF
5° PITCH

NON - COASTAL ZONE APPLIES
WIND CLASSIFICATION
AS PER ENGINEER'S
CERTIFICATE OF INSPECTION



JOJART & HOGAN

1035 61A STREET
EAST FREMANTLE

TOWN OF EAST FREMANTLE

JOB NUMBER	
2006	
DATE	
FEBRUARY 2019	
SHEET	
06 of 06	A3
SCALE	REVISION
1:100	-

DRAWING NAME	
ELEVATIONS	
REVISION DESCRIPTION	DATE
CONCEPT DESIGN	11.12.2019
CONCEPT DESIGN - REV A	16.12.2019
CONCEPT DESIGN - REV B	18.12.2019
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90mm TIMBER STUDWORK
WITH SELECTED CLADDING

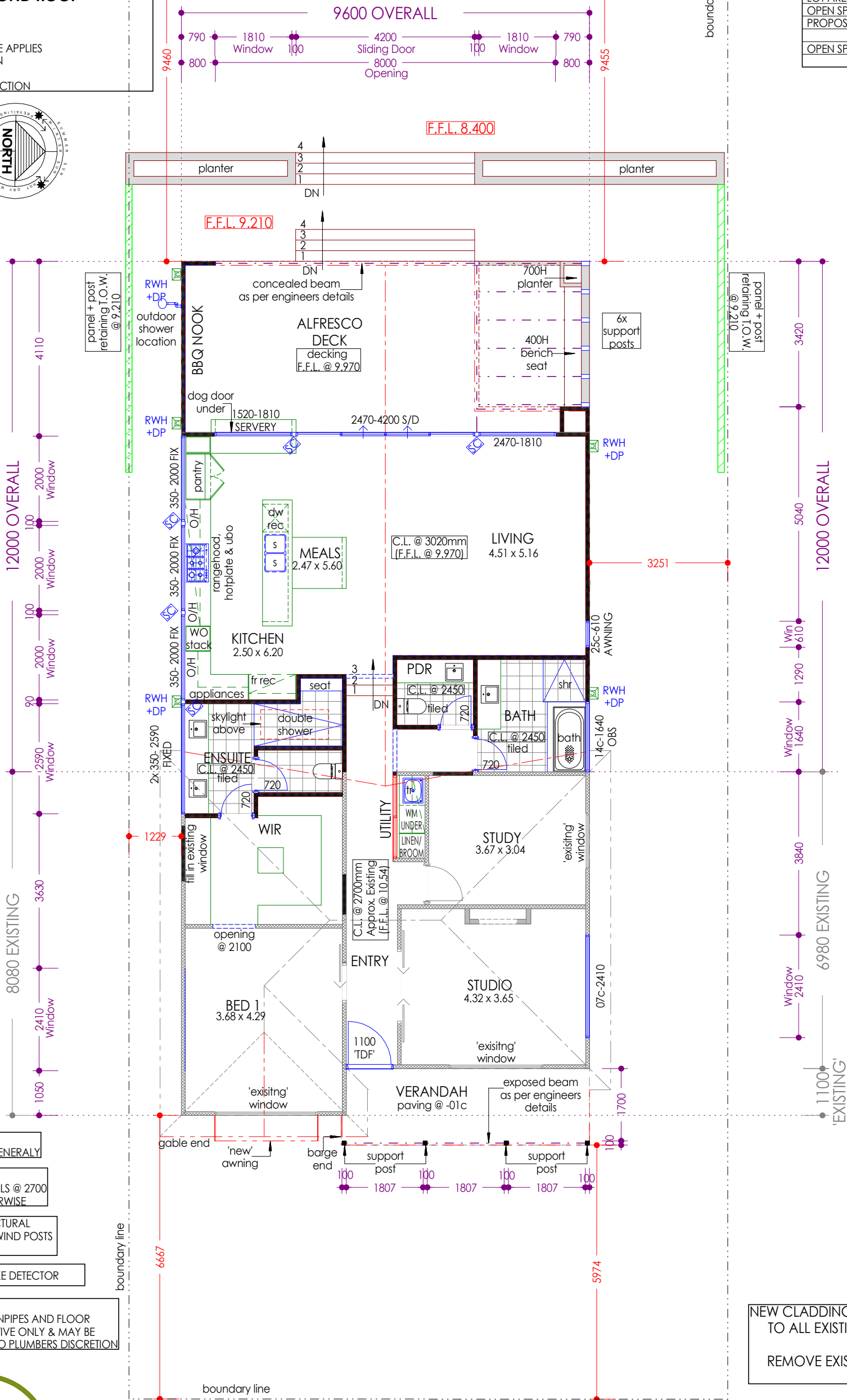
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ASSUMED PITCH @ 18°47'

NEW COLORBOND ROOF
5° PITCH

NON - COASTAL ZONE APPLIES
WIND CLASSIFICATION
AS PER ENGINEER'S
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AREAS		
EXISTING HOUSE	71.298m²	
PROPOSED EXTENSION	76.800m²	
PROPOSED ALFRESCO	38.400m²	
PROPOSED PORCH	3.397m²	
TOTAL AREA	189.895m²	
OPEN SPACE CALCULATOR		
LOT AREA	509.84m²	R20
OPEN SPACE REQUIRED	254.92m²	(50%)
PROPOSED SITE COVER	148.098m²	(29%)
OPEN SPACE PROVIDED	361.742m²	(71%)



NOTE:
90mm STUDWORK GENERALLY

CEILING NOTE:
APPROX CEILING LEVELS @ 2700
UNLESS NOTED OTHERWISE

DENOTED STRUCTURAL
COLUMN &/or WIND POSTS
(REFER ENGS.)

Ⓢ DENOTES SMOKE DETECTOR

NOTE:
LOCATION OF DOWNPIPES AND FLOOR
WASTES ARE INDICATIVE ONLY & MAY BE
CHANGED ON SITE TO PLUMBERS DISCRETION

NEW CLADDING AND INSULATION TO BE INSTALLED
TO ALL EXISTING AND NEW EXTERNAL WALLS

REMOVE EXISTING ROOF TILES AND REPLACE
WITH TIN ROOF



JOJART & HOGAN

1035 61A STREET
EAST FREMANTLE

TOWN OF EAST FREMANTLE

JOB NUMBER		DRAWING NAME	
2006		PROPOSED FLOOR PLAN	
DATE	REVISION	DESCRIPTION	DATE
FEBRUARY 2019		CONCEPT DESIGN	11.12.2019
SHEET 05 of 06	A3	CONCEPT DESIGN - REV A	16.12.2019
SCALE 1:100		CONCEPT DESIGN - REV B	18.12.2019
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SITE AREA:	509.840m ²
REQUIRED OPEN SPACE:	254.920m ² (50%)
SITE COVER PROPOSED:	148.098m ² (29%)

OPEN SPACE PROPOSED: 361.742m² (71%)

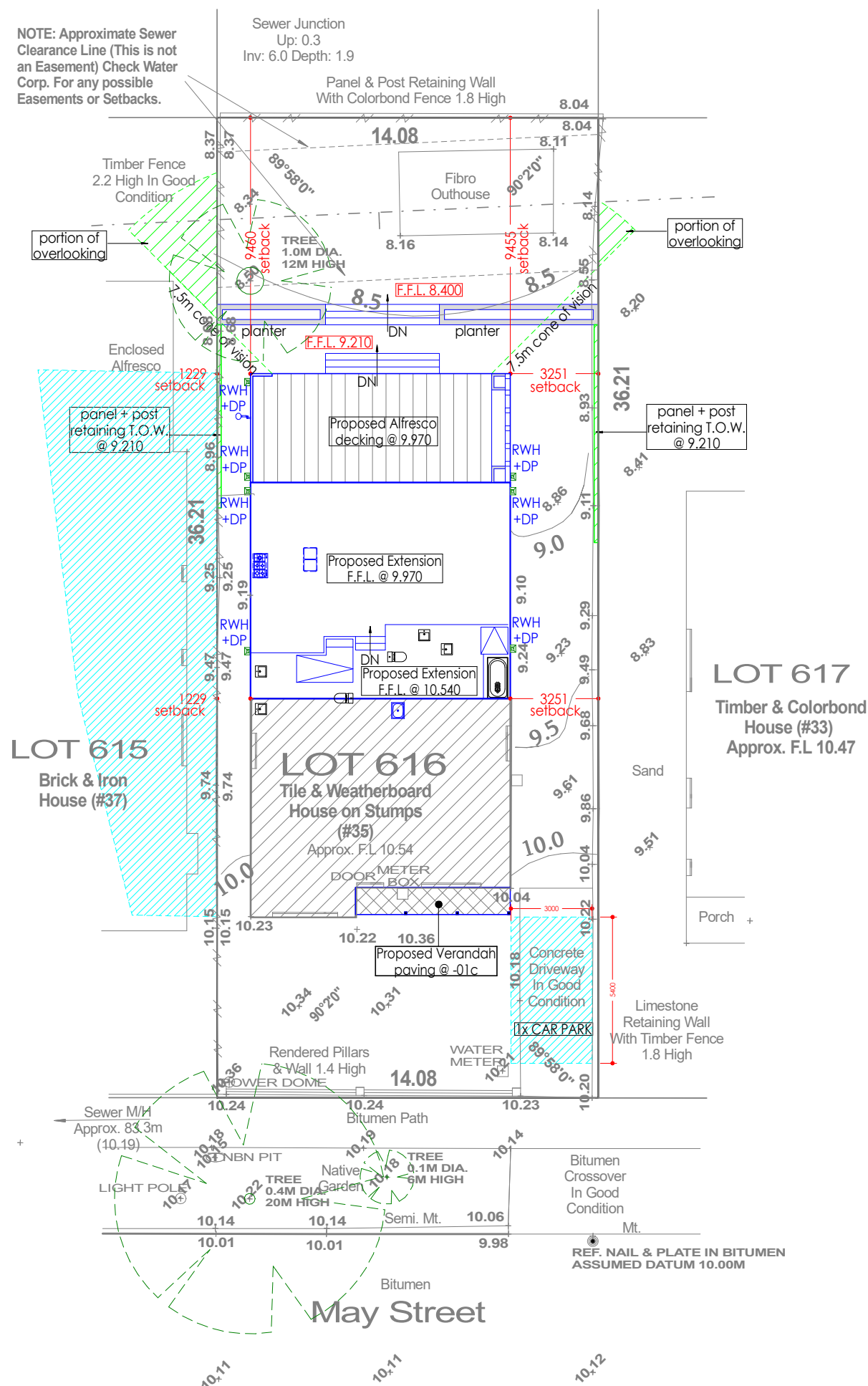
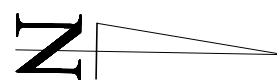
AREA OF NEIGHBOURING PROPERTY = 513.32m²
AREA OF SHADOW CAST ON 21 JUNE = 103.91m²

MAXIMUM ALLOWABLE COVERAGE = 25%

PROPOSED RESIDENCE ACTUAL COVERAGE = 20.24%

NOTE:

NOTE: DIAGRAM HAS BEEN CALCULATED AND DRAWN BY ACURATELY PLOTTING AVAILABLE SITE LEVELS OF THE ADJOINING PROPERTY AND THE EXISTING FLOOR LEVELS OF THE NEIGHBOURING RESIDENCE



JOJART & HOGAN

LOT 616 #35 MAY STREET
EAST FREMANTLE

TOWN OF EAST FREMANTLE

JOB NUMBER 2006		DRAWING NAME PROPOSED SITE PLAN	
DATE FEBRUARY 2019		REVISION DESCRIPTION	DATE
		CONCEPT DESIGN	11.12.2019
		CONCEPT DESIGN - REV A	16.12.2019
		CONCEPT DESIGN - REV B	18.12.2019
SHEET 02 of 06	A3	PLANNING DRAWINGS	FEB 2020
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