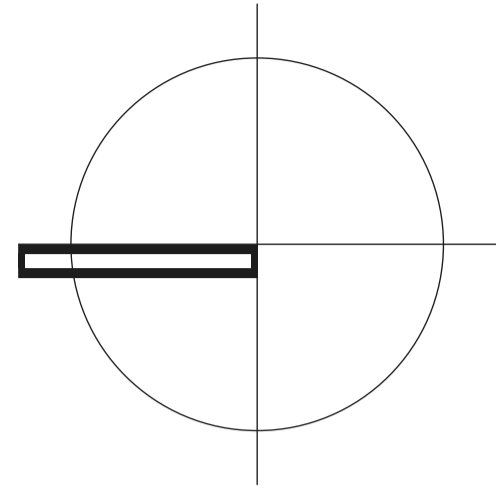


PROPOSED SITE PLAN

SCALE @ 1:100 (A1)



Amended Plan

CITY OF VINCENT
RECEIVED
17 August 2018

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

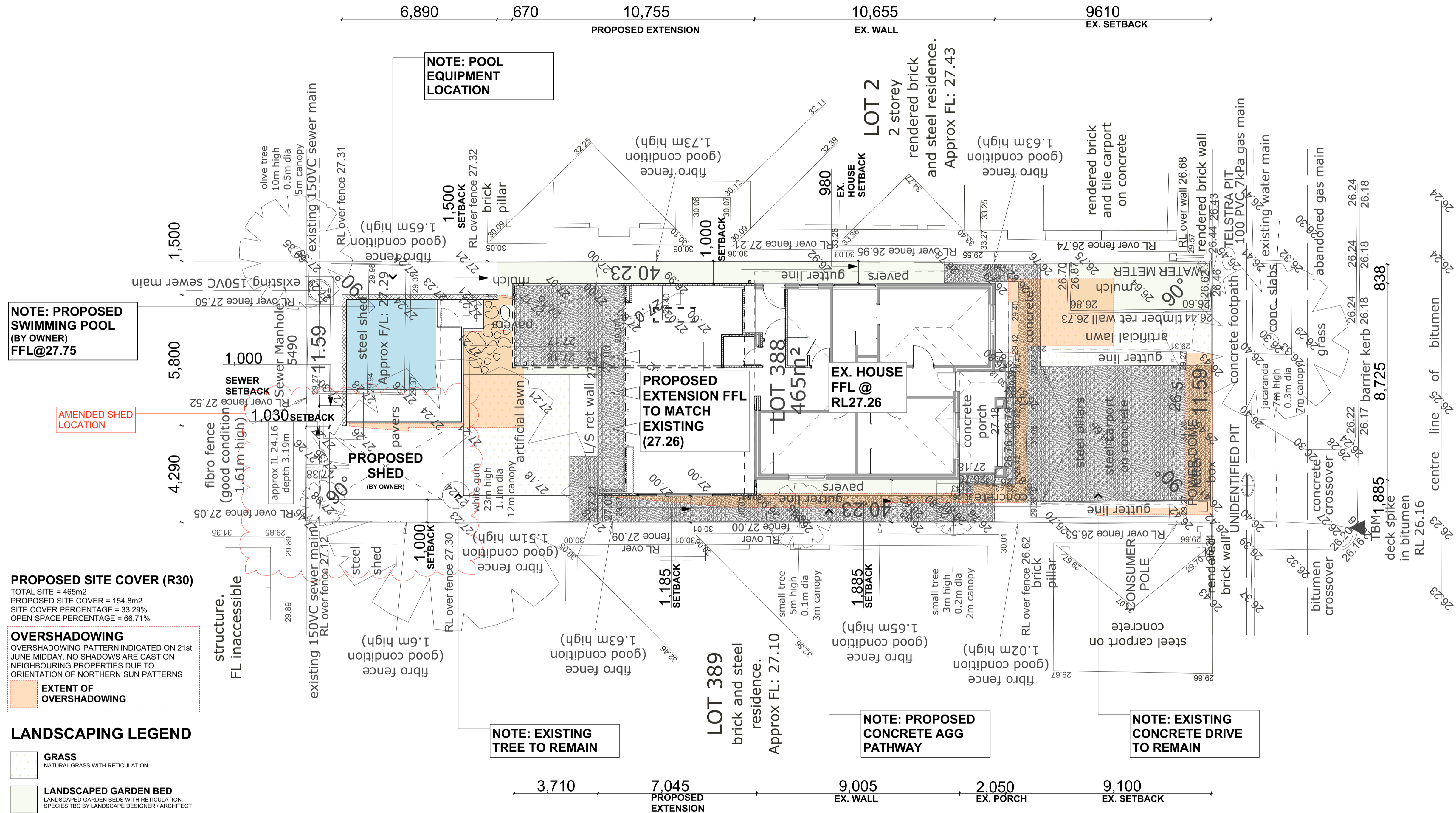
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L² RENOVATION



HARDY CONSTRUCTIONS



NOTE: PROPOSED SWIMMING POOL (BY OWNER) FFL@27.75

AMENDED SHED LOCATION

PROPOSED SITE COVER (R30)
TOTAL SITE = 465m²
PROPOSED SITE COVER = 154.8m²
SITE COVER PERCENTAGE = 33.29%
OPEN SPACE PERCENTAGE = 66.71%

OVERSHADOWING
OVERSHADOWING PATTERN INDICATED ON 21st JUNE MIDDAY. NO SHADOWS ARE CAST ON NEIGHBOURING PROPERTIES DUE TO ORIENTATION OF NORTHERN SUN PATTERNS

EXTENT OF OVERSHADOWING

LANDSCAPING LEGEND

- GRASS**
NATURAL GRASS WITH RETICULATION
- LANDSCAPED GARDEN BED**
LANDSCAPED GARDEN BEDS WITH RETICULATION. SPECIES TBC BY LANDSCAPE DESIGNER / ARCHITECT
- CONCRETE HARDSTAND**
CONCRETE HARDSTAND - STANDARD GREY OR EXPOSED AGG. CONCRETE - DETAILS TBC
- POOL**
IN GROUND POOL - IN GROUND POOL AND STRUCTURE BELOW GROUND - DETAILS TBC

NOTE: LANDSCAPE DESIGN TBC BY LANDSCAPE ARCHITECT / DESIGNER AT BUILDING LICENCE STAGE. DESIGN IS SHOWN FOR REPRESENTATIONAL PURPOSES ONLY

MILTON STREET

C	PLANNING AMENDMENTS	16.08.18
B	CLIENT AMENDMENTS	27.08.18
A	DETAILED REVIEW	20.06.18
Issue	revision/reason for issue	date

PROPOSED L² RENOVATION
HARDY CONSTRUCTIONS - LEIGH & LAUREN FOLKARD
LOT 388 826 MILTON STREET, MT HAWTHORN, WA (CITY OF VINCENT)

DARKLIGHT DESIGN
PROPOSED SITE PLAN

designed	AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X97-17
status	PLANNING	checked	AB

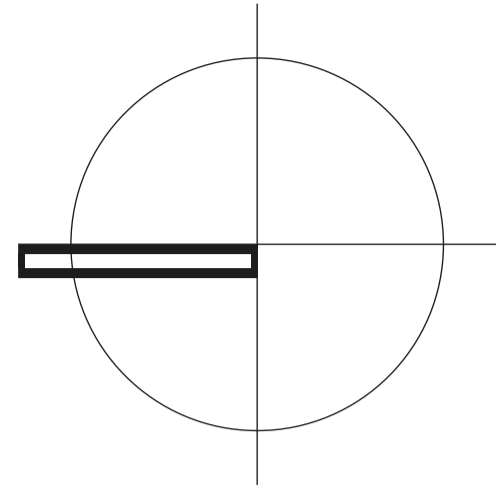
DA02.2

PLOT DATE Thursday, 16 August 2018

THESE DOCUMENTS ARE THE SOLE PROPERTY OF DARKLIGHT DESIGN AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT AUTHORISATION FROM THE DIRECTOR

GROUND FLOOR PLAN

SCALE @ 1:50 (A1)



Amended Plan

CITY OF VINCENT
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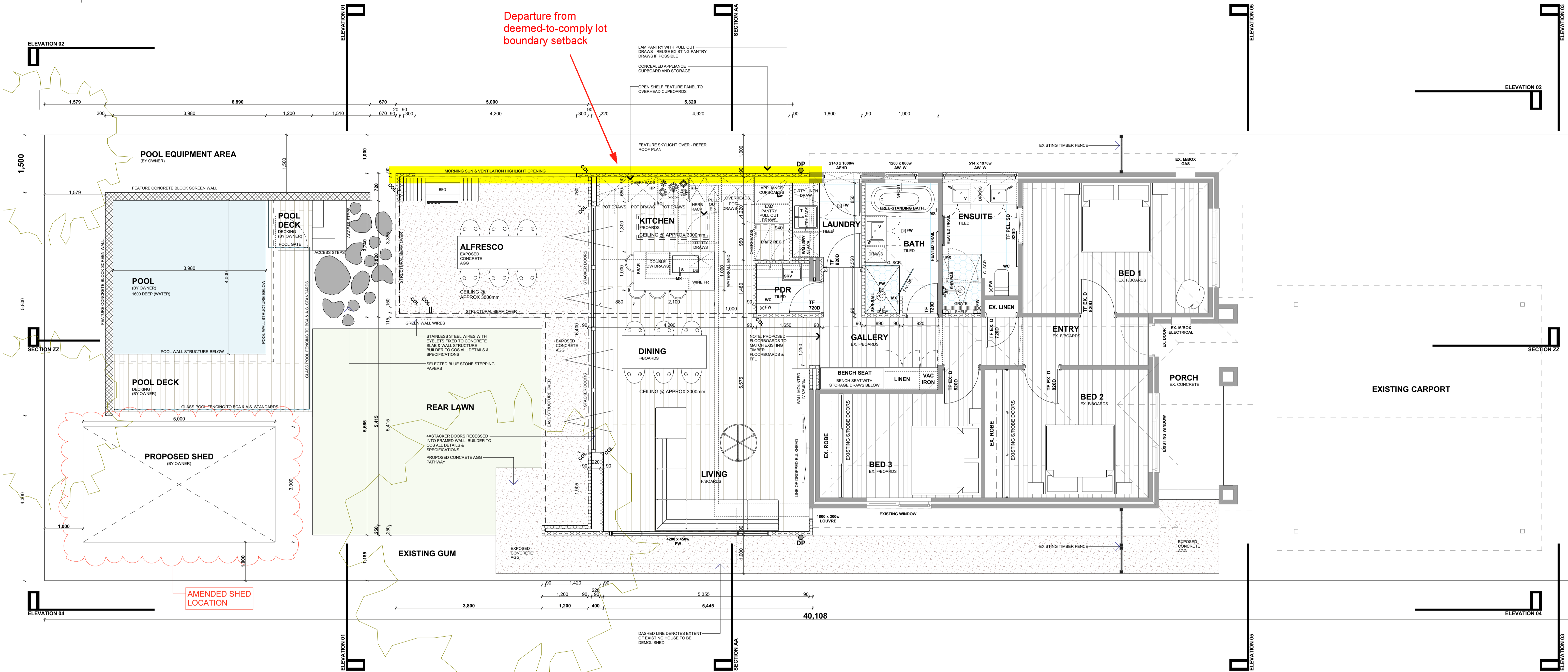
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L² RENOVATION



HARDY CONSTRUCTIONS



Departure from deemed-to-comply lot boundary setback

AMENDED SHED LOCATION

AREAS	
EXISTING CARPORT	47.507 m ²
EXISTING PORCH	9.635 m ²
EXISTING HOUSE	85.709 m ²
PROPOSED EXTENSION	54.489 m ²
ALFRESCO / VERANDAH	25.198 m ²
TOTAL	222.524 m²

E	PLANNING AMENDMENTS	16.08.18
D	CLIENT AMENDMENTS	27.06.18
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A	PRELIMINARY CLIENT REVIEW	18.10.17
Issue	revision/reason for issue	date

PROPOSED L² RENOVATION
HARDY CONSTRUCTIONS - LEIGH & LAUREN FOLKARD
LOT 368 826 MILTON STREET, MT HAWTHORN, WA (CITY OF VINCENT)

DARKLIGHTDESIGN
GROUND FLOOR PLAN

designed	AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X97-17
status	PLANNING	checked	AB

DA03.1

PLOT DATE Thursday, 16 August 2018

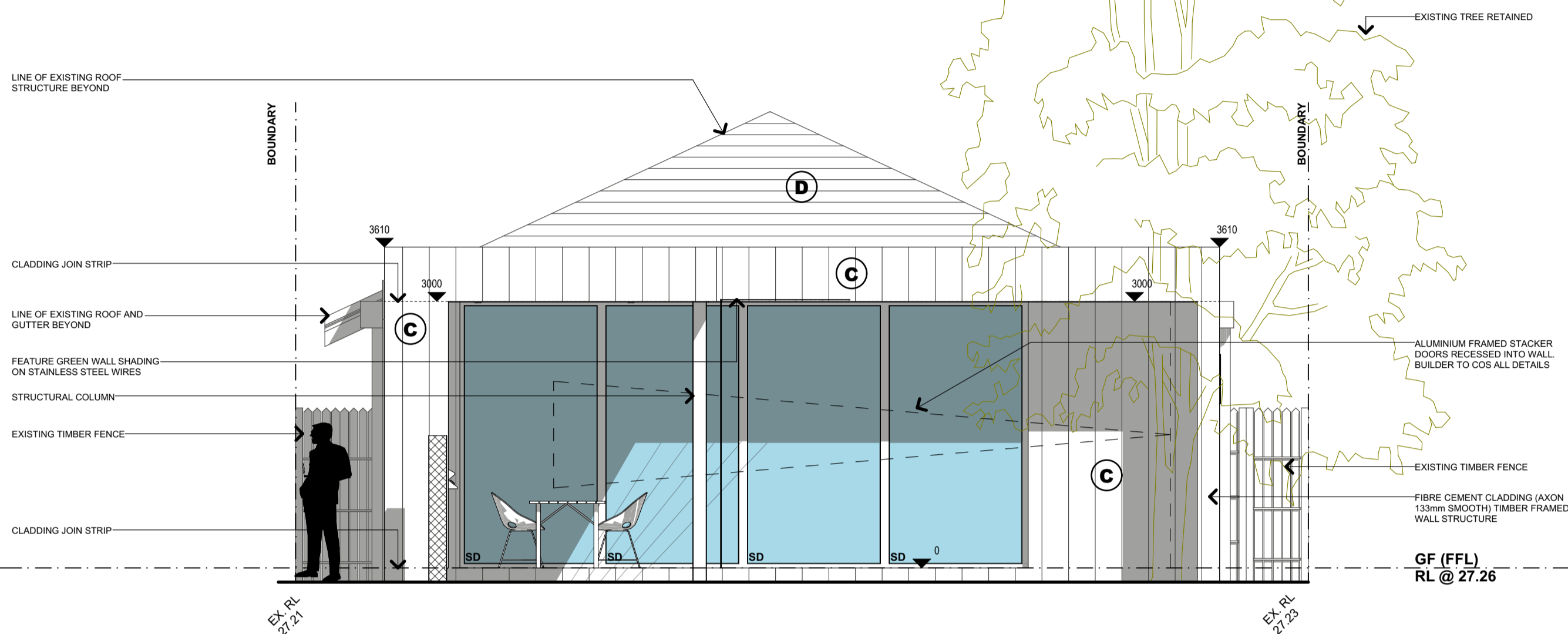
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ELEVATIONS

SCALE @ 1:50 (A1)

WALL FINISHES LEGEND:

- (A)** - EXISTING PAINTED RENDER
EXISTING PAINTED RENDER RETAINED
- (B)** - EXISTING PAINTED FACE BRICK
EXISTING PAINTED FACE BRICK RETAINED. REPLACE AREAS WHERE NOTATED AND PAINT TO MATCH EXISTING
- (C)** - WALL CLADDING
SCYON AXON 133mm VERTICAL SMOOTH BOARD OR SIMILAR - COLOUR DARK GREY
- (D)** - EXISTING TILED ROOF
EXISTING TILED ROOF RETAINED AND MADE GOOD AS REQUIRED
- (E)** - METAL ROOF CLADDING
LYSHAGHT METAL CLADDING TRIMDECK - COLOUR DARK GREY
- (F)** - 200 SERIES CONCRETE BLOCK
CONCRETE BESA (200 SERIES) BLOCKS IN HALF BOND PATTERN WITH NATURAL GREY FINISH



Amended Plan

CITY OF VINCENT
RECEIVED
17 August 2018

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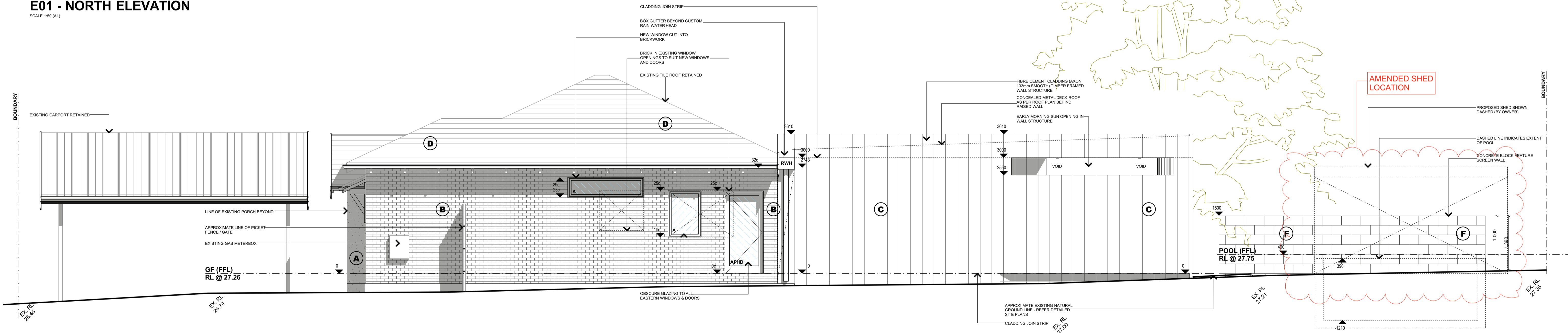
L² RENOVATION



HARDY CONSTRUCTIONS

E01 - NORTH ELEVATION

SCALE 1:50 (A1)



E02 - EAST ELEVATION

SCALE 1:50 (A1)

E	PLANNING AMENDMENTS	16.08.18
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PROPOSED L² RENOVATION
HARDY CONSTRUCTIONS - LEIGH & LAUREN FOLKARD
LOT 368 826 MILTON STREET, MT HAWTHORN, WA (CITY OF VINCENT)

DARKLIGHTDESIGN
ELEVATIONS 01 & 02

designed	AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X97-17
status	PLANNING	checked	AB

DA04.1 **E** REVISION

PLOT DATE Thursday, 16 August 2018

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ELEVATIONS

SCALE @ 1:50 (A1)

WALL FINISHES LEGEND:

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EXISTING PAINTED RENDER RETAINED
- (B)** - EXISTING PAINTED FACE BRICK
EXISTING PAINTED FACE BRICK RETAINED. REPLACE AREAS WHERE NOTATED AND PAINT TO MATCH EXISTING
- (C)** - WALL CLADDING
SCYON AXON 133mm VERTICAL SMOOTH BOARD OR SIMILAR - COLOUR DARK GREY
- (D)** - EXISTING TILED ROOF
EXISTING TILED ROOF RETAINED AND MADE GOOD AS REQUIRED
- (E)** - METAL ROOF CLADDING
LYSIGHT METAL CLADDING TRIMDECK - COLOUR DARK GREY
- (F)** - 200 SERIES CONCRETE BLOCK
CONCRETE BESA (200 SERIES) BLOCKS IN HALF BOND PATTERN WITH NATURAL GREY FINISH

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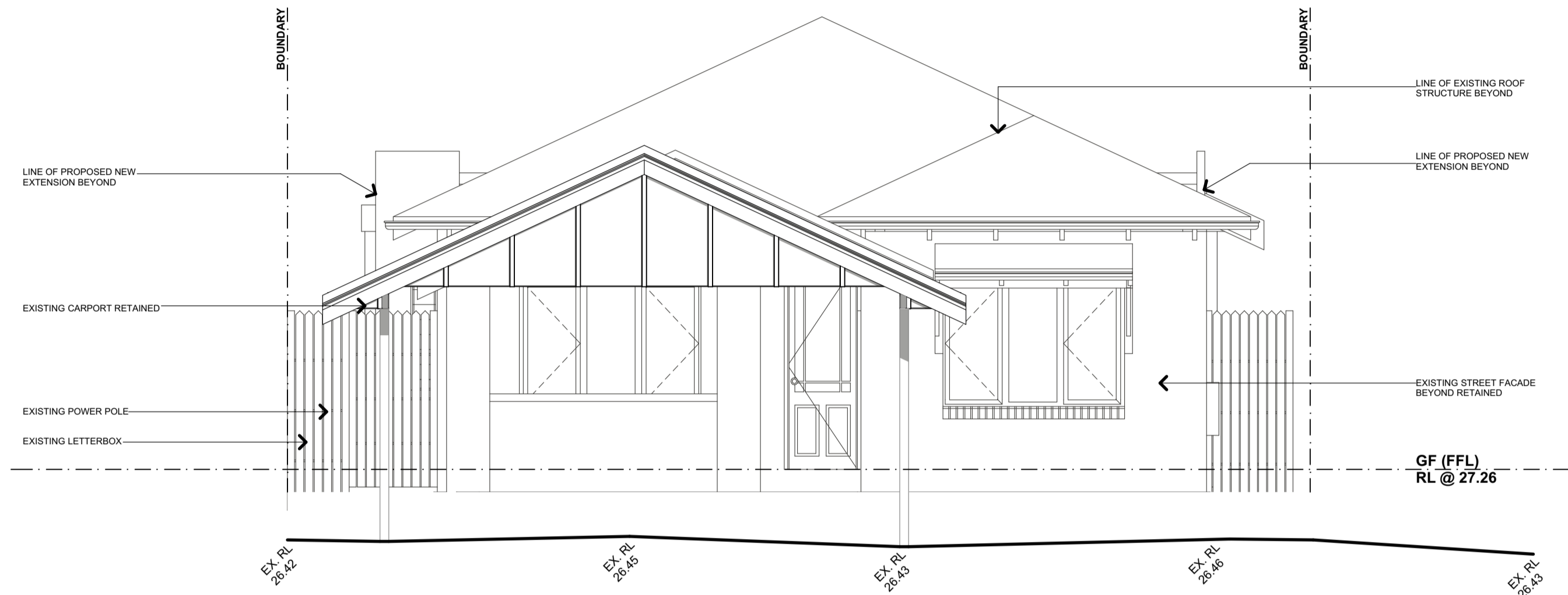
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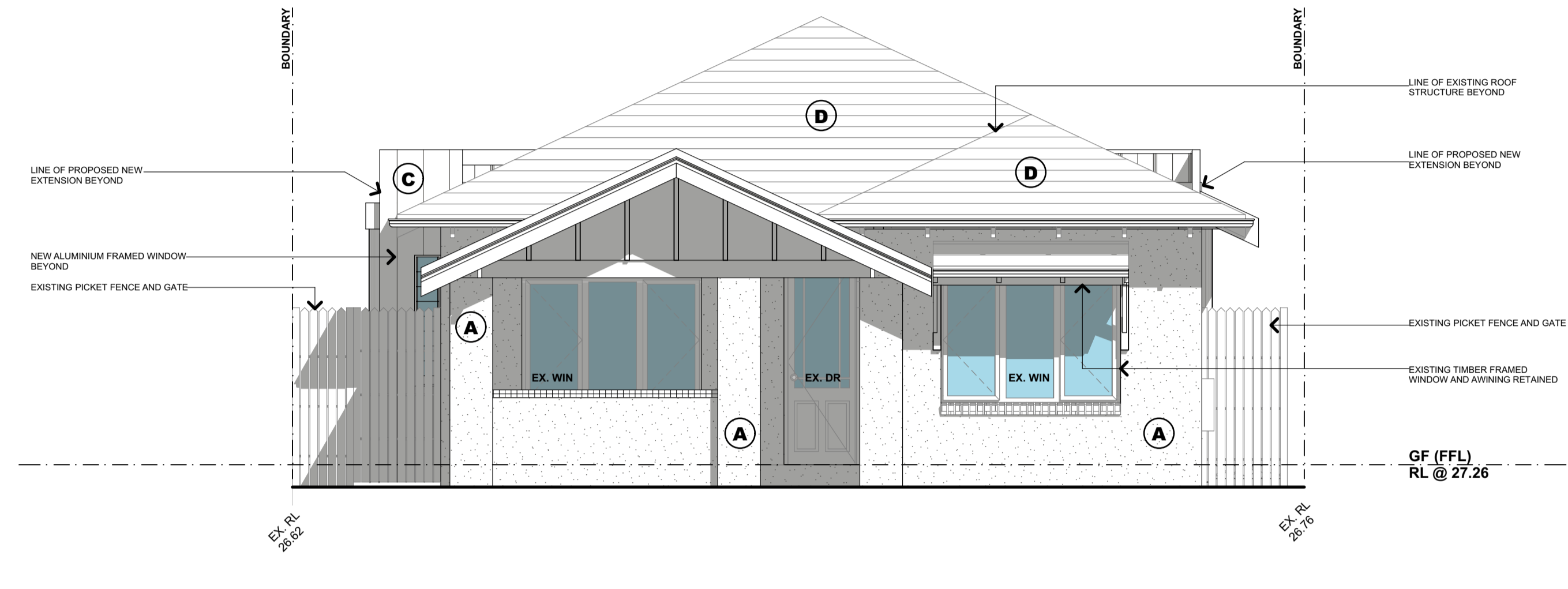
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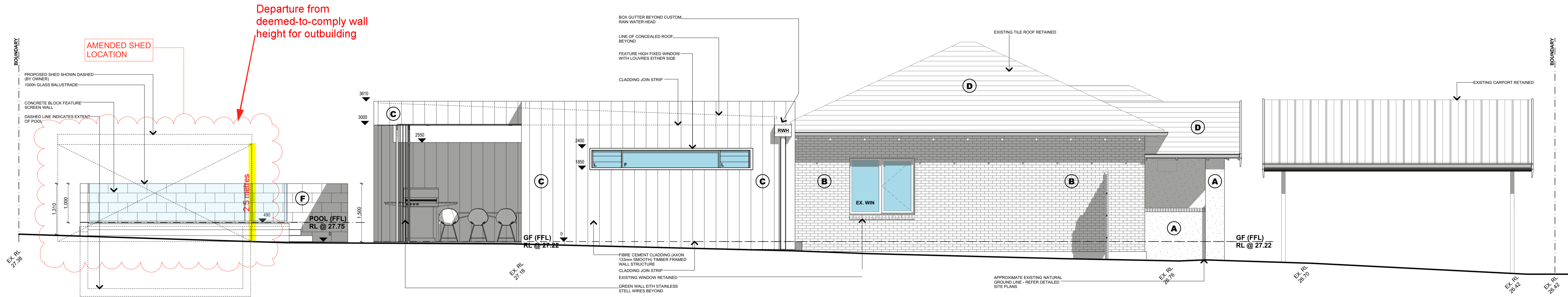
E03 - SOUTH STREET ELEVATION (CARPORT)

SCALE 1:50 (A1)



E05 - SOUTH STREET ELEVATION (HOUSE)

SCALE 1:50 (A1)



E02 - EAST ELEVATION

SCALE 1:50 (A1)

D	PLANNING AMENDMENTS	16.08.18
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Issue	revision/reason for issue	date

PROPOSED L2 RENOVATION
HARDY CONSTRUCTIONS - LEIGH & LAUREN FOLKARD
LOT 368 826 MILTON STREET, MT HAWTHORN, WA (CITY OF VINCENT)

DARKLIGHTDESIGN
ELEVATIONS 03 & 04

designed	AB	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X97-17
status	PLANNING	checked	AB

DA04.2

PLOT DATE Thursday, 16 August 2018

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