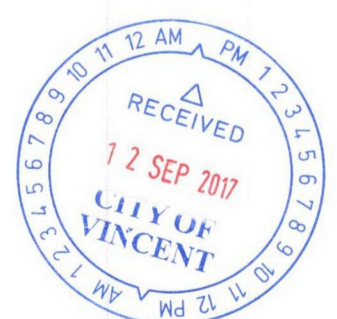
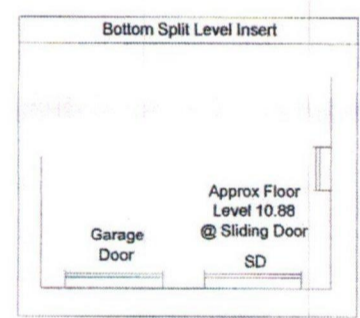
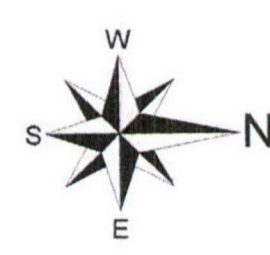


[illegible]

1 2

new 400 high bench seat
with 1/s r/w under

900h benchtop c/w bbq

NOTE:

possible chemical injection
required under existing 1/s
r/w (where dashed)

provide for external
gpo & tap in corner (for
potential future provisions)

existing r/w shown
solid to be retained

revise r/w as necessary
for 900 min. clearance
t.o.w 14.60

retain existing
bougainvillea tree

tooth in new b/w with cavity
to remain continuous

NOTE:

Possible velux skylights
to study & or sitting (t.b.c)

approx. location
of exist. gate

new compressed sheeting
floor with carpet over
(to replace existing Jarah)

exist. porch roof
to be removed

new entry door
floor over porch t.b.c

250 PFC (toe out) with
concealed roof beyond

new laser cut gates
(to match porch)

new retaining wall for track
in as necessary (t.o.w 11.13)

existing brick r/w.
t.o.w 11.13

1840
setback

proposed addition

Note
No. 7

1750
setback

NOTE:

All measurements are approximate only.
It is the builders responsibility to confirm all
drawings and all dimensions on site prior to the
commencement of any works or ordering materials.

SITE COVERAGE

LOT AREA:	377m ²
LOT ZONING:	R30
TOTAL FLOOR AREA :	142.11m ²
TOTAL SITE COVERAGE:	37.7%
TOTAL OPEN SPACE:	62.3%

FLOOR AREA CALCULATION:

EXIST. FLOOR AREA (RETAINED):	107.16m ²
EXIST. BALCONY:	12.59m ²
MODIFIED SLEEPOUT:	19.13m ²
PROPOSED ADDITION:	15.48m ²
TOTAL FLOOR AREA:	155.5m ²

Note No.
6

outdoor shower provide
plumbing as necessary

top of wall 13.92

drying area

reduce distance of r/w as per allowances
consideration neighbours r/w & ground
lines . reposition shed as shown

slimline cabinetry

existing shed to be retained

tooth in new b/w with cavity
to remain continuous

line of new conc.
slab @ 00c

Brick & tile
on slab #57

1200w fridge recess

remove approx. 700width
of b/w to accommodate
for new cabinetry

wall to be retained

floors to be replaced with
Jarrah floor boards from
Bed 1 confirm on site

new 3 panel stacker sliding door

remove tiles & replace with new

new beam over to eng. details

new beam over to eng. details

new beam over to eng. details

new beam over to eng. details

new beam over to eng. details

new beam over to eng. details

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new beam over to eng. details

new beam over to eng. details

NOTE:

Bamboo wall or
similar outside

NOTE:

L'dry to use existing
travertine tiling supplied
by client. - (approx. 15 m²)

NOTE:

Ac to be provided for
study and sitting

3

INDICATES:

- extent of new conc. slab
- aggregate conc.
- grassed area
- new brickwall
- new studwall
- new roofline
- existing brickwork
- existing roofline
- demolished/ removed
- Existing Ground Levels (maintained)
- Existing Ground levels to be modified
- R.L. 13.4 new Ground Levels
- mv mechanical ventilation

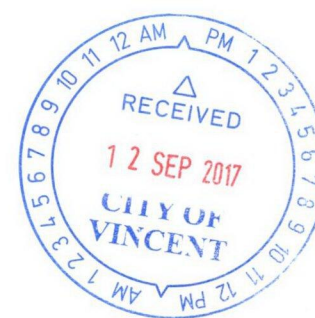
ANTHONY &
ASSOCIATES
DESIGNERS

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DA - PART SITE & U.F PLAN
PROP. ADD. & ALTERATION
AT 55 EDINBORO STREET,
MT HAWTHORN FOR SHARON
CORK & KIMBERLEY MANN

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE
COMMENCEMENT OF ANY WORK. TAKE WRITTEN
DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY
DISCREPANCIES OCCUR, NOTIFY THE DESIGNER
IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL
STRUCTURAL REQUIREMENTS.

REV: -	RS/BB/PP	1 OF 3
JOB: 975	25.08.2017	



Lot 79
377m²

approx line of
carport roof

new laser cut electric
controlled sliding gate
(to match porch)

existing swinging
gate to be removed

existing swinging
gate to be removed

existing swinging
gate to be removed

existing swinging
gate to be removed

existing swinging
gate to be removed

existing swinging
gate to be removed

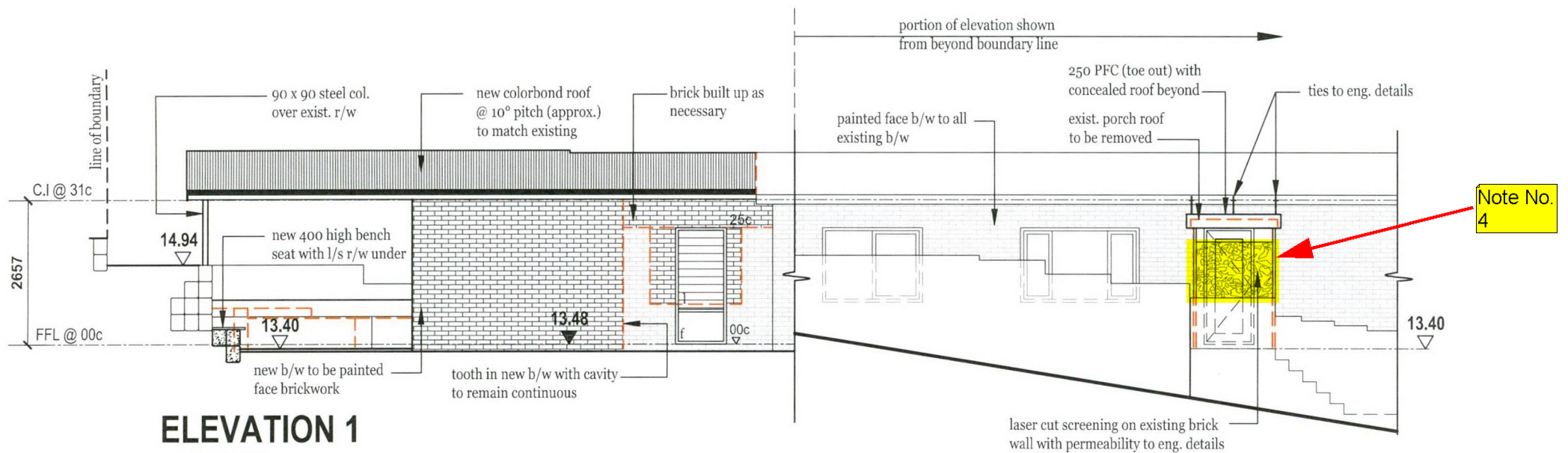
Note No.
3

4

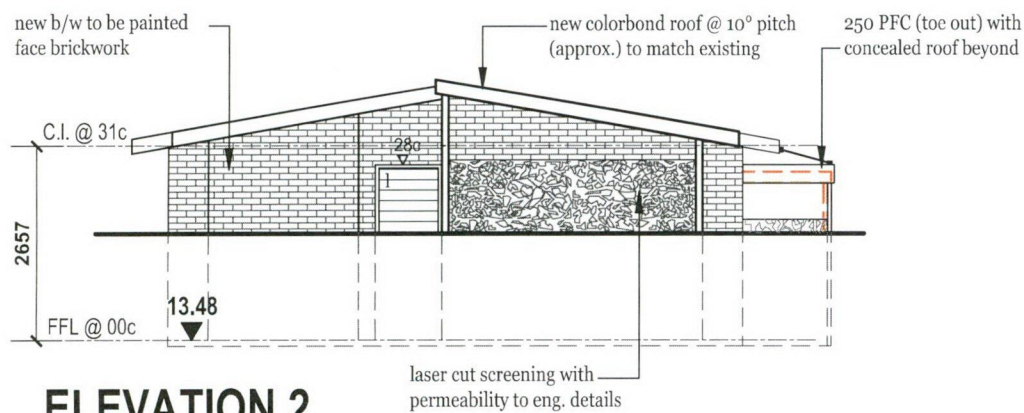


PART SITE & UPPER FLOOR PLAN

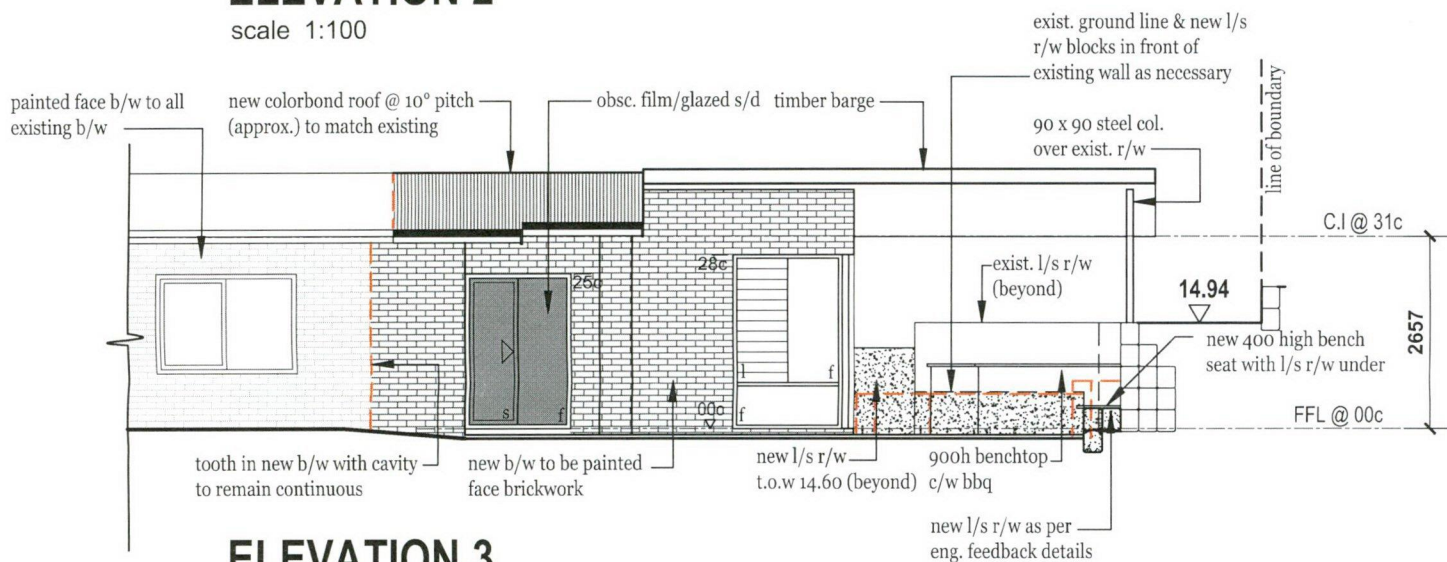
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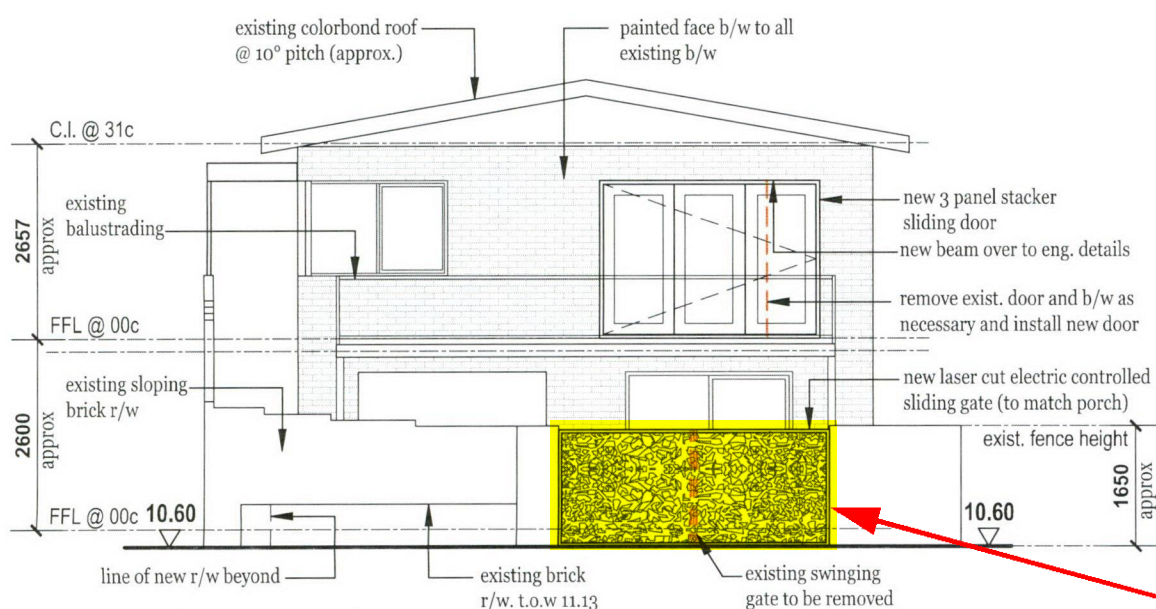
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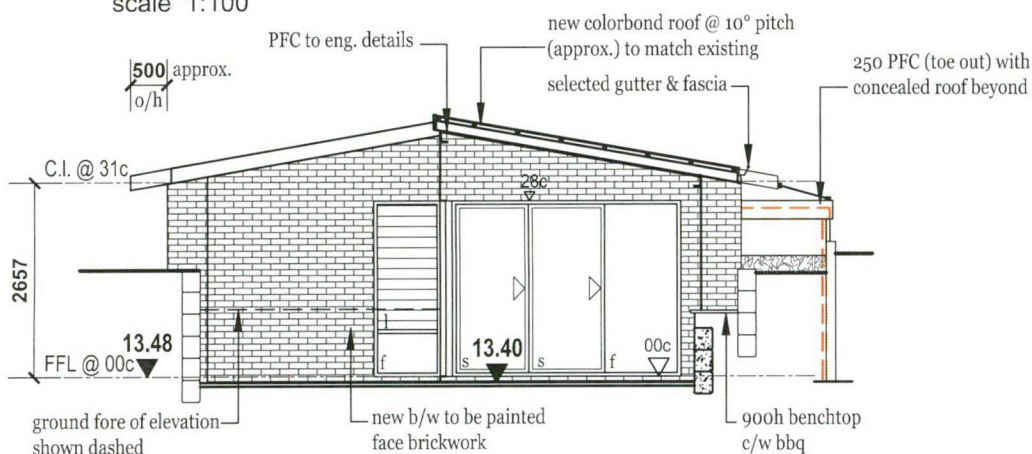
ELEVATION 2
scale 1:100



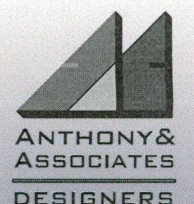
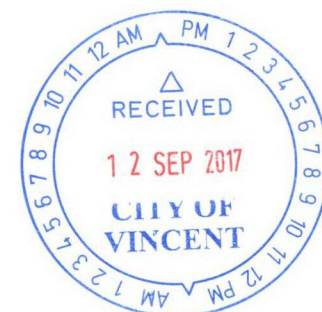
ELEVATION 3
scale 1:100



ELEVATION 4
scale 1:100



SECTION C
scale 1:100



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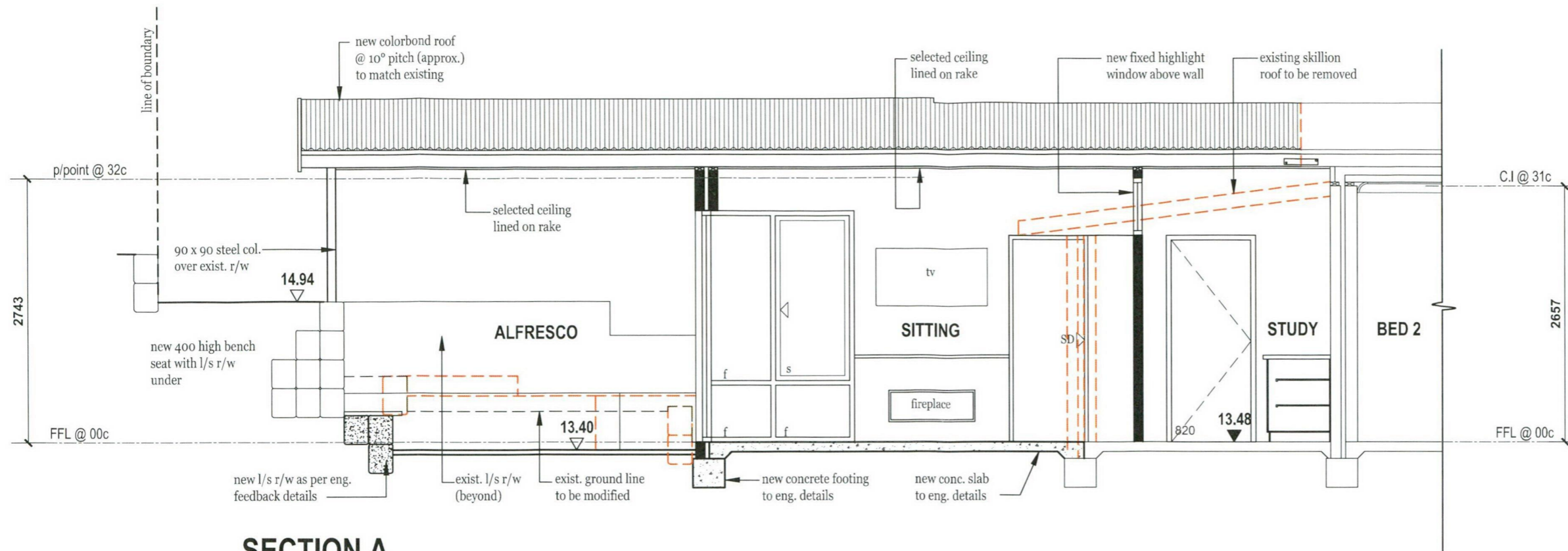
DA - ELEVATIONS & SECTION
PROP. ADD. & ALTERATION
AT 55 EDINBORO STREET,
MT HAWTHORN FOR SHARON
CORK & KIMBERLEY MANN

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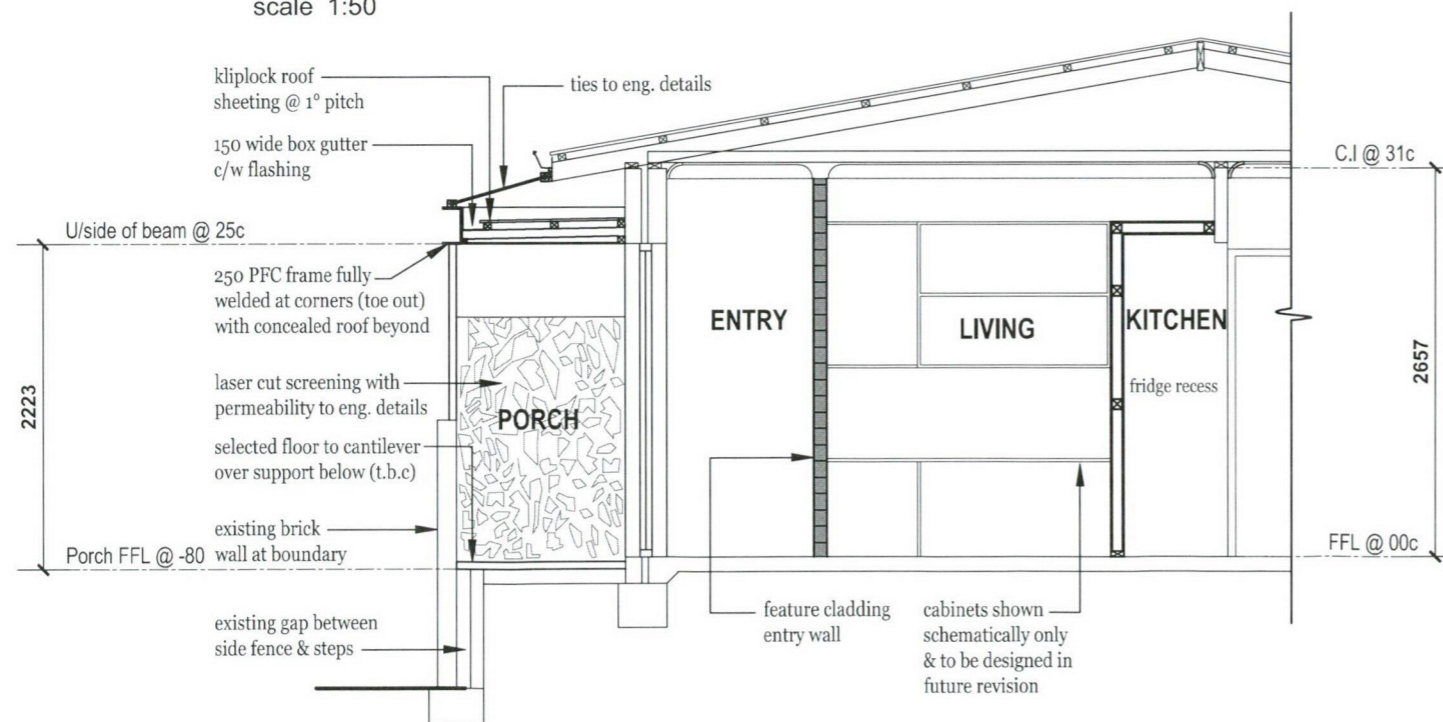
REV: -	RS/BB/PP	2 OF 3
JOB: 975	25.08.2017	

NOTE:
Termite treatment to BCA requirements

NOTE:
Roof construction as specified
and in accordance with AS1684-2006



SECTION A
scale 1:50



SECTION B
scale 1:50

ANTHONY & ASSOCIATES DESIGNERS

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEER'S DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

DA - SECTION

PROP. ADD & ALTERATION
AT 55 EDINBORO STREET,
MT HAWTHORN FOR SHARON
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REV: - RSBB/PP 3 OF 3
JOB: 975 25.08.2017

