

NO CHANGES

NOTES

Builder to clarify and verify with Metamorphica for unclear or insufficient details. Under no circumstances will this office take responsibility for assumptions.

Should the documents contain any discrepancy or inconsistency, then the Detailed drawings and Drawings to take precedence over the Specification.

Use written dimensions only. Do not scale these drawings. Check for discrepancies all figured dimensions prior to commencement of works.

Builder and all subcontractors to verify all existing conditions, relevant levels and dimensions on site prior to commencement of any works or prefabrication.

All materials & methods of construction shall comply with relevant A.S., B.C.A. codes and local council by-laws.

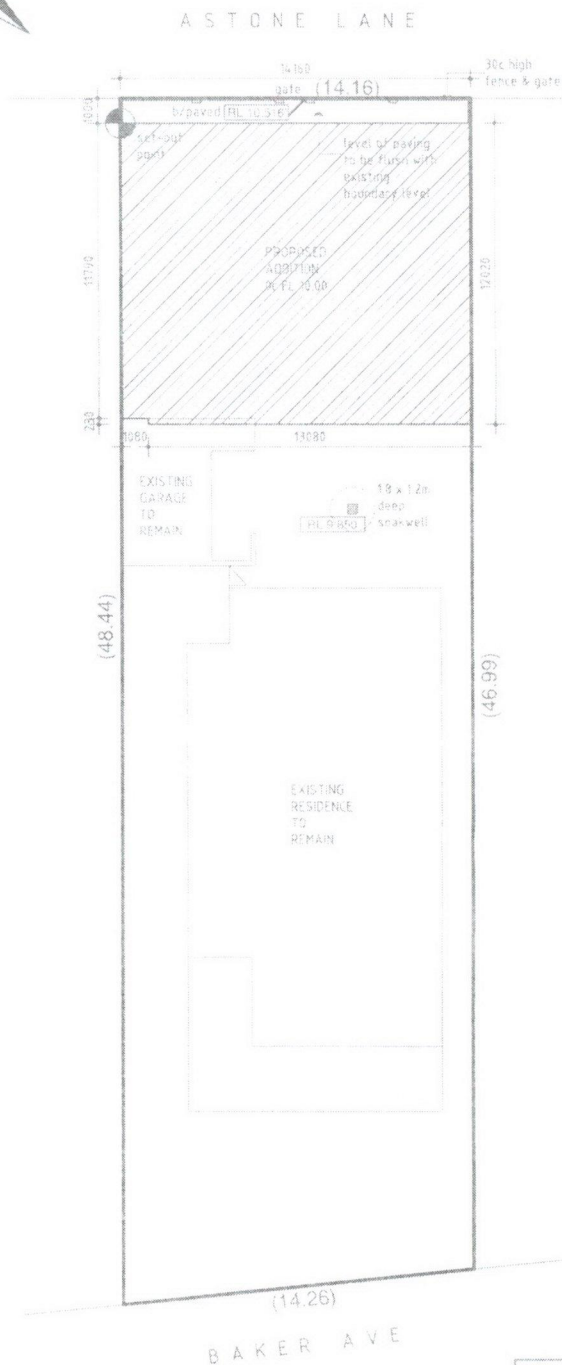
Seakwell locations & pvc pipe connections shown as a guide only & to be confirmed by contractor on site prior to construction.

Supply and install 'Kordon' termite & moisture resistant treatment (unless otherwise approved) to comply with AS3660.1 and manufacturer's specifications.

Refer to Structural Engineers drawings for all roofings, slabs, suspended concrete, structural steel work and retaining wall details.

Electrician to supply & install approved hard wired smoke alarms in accordance with AS 3786.

Electrician to supply & install mechanical ventilation to required wet areas in accordance with AS1663.2. ALL vents to be ducted outside.



CITY OF VINCENT
DA No. 5.2019.171

OMC 15 October 2019

APPROVED
Refer to Decision Notice

A/ Coordinator Planning Services

**meta
mor
phica**
architecture + interiors

11-13 Claude Street
Burswood WA 6100
Tel +618-9228-2288
Fax +618-6371-7718

PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE : SITE PLAN

DATE	REV	REVISION NOTES	DATE
13-01-16	01	Rear setback & stairs changes	MAY 15
03-03-16	02	BA submission drawing	SCALE : 1:200
			DRAWN : SUJ
			JOB NO :
			15-1577
			DWG NO :
			100

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Electrician to supply & install approved hard wired smoke alarms in accordance with AS 3786.

Electrician to supply & install mechanical ventilation to required wet areas in accordance with AS1658.2. ALL vents to be ducted outside.

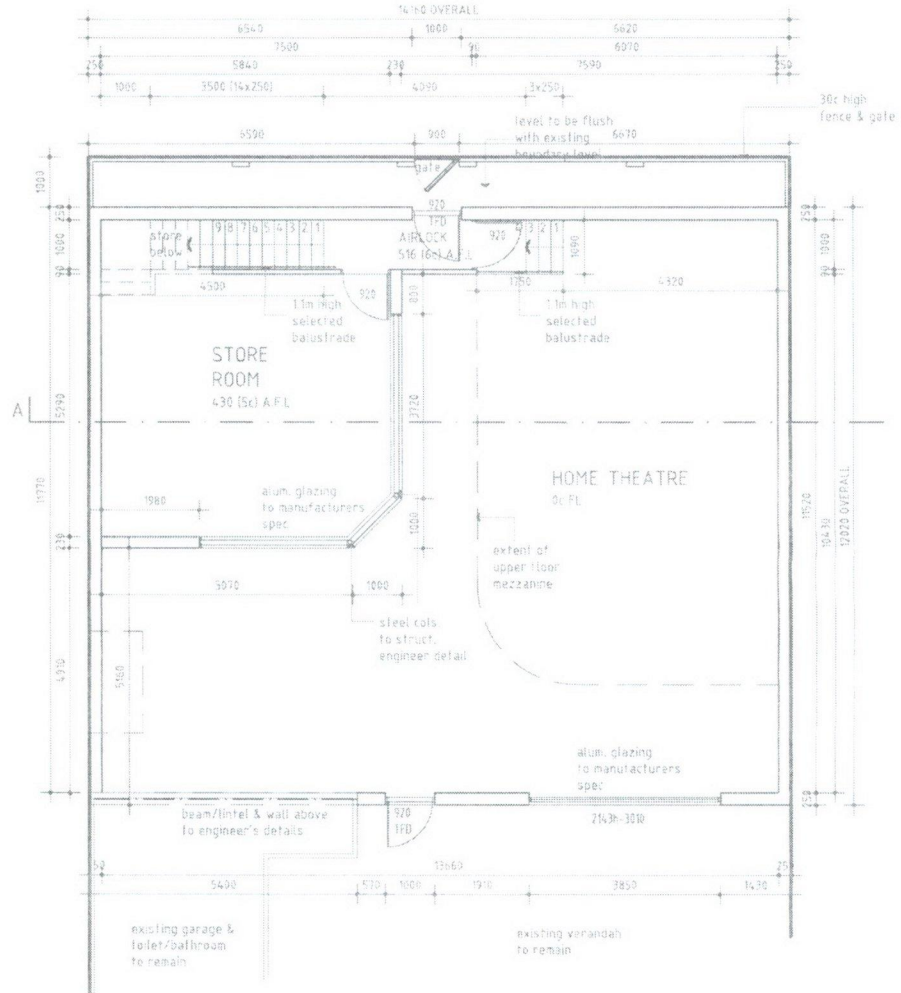
**CITY OF VINCENT
RECEIVED
14 May 2024**

1. The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing 7 Baker Ave and 11 Baker Ave, in a good and clean condition. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City.

2. All storm water produced on the subject land shall be retained on site, by suitable means to the satisfaction of the City.

3. All external fixtures shall be designed integrally with the development and shall not be visually obtrusive from Baker Ave, Astone Lane and neighbouring properties. External fixtures are such things as TV antennas, radio and other antennas, satellite dishes, external hot water heaters, air cond and the like

ASTONE LANE



GROUND FLOOR PLAN

SCALE 1:100



**CITY OF VINCENT
DA No. 5.2019.171**

OMC 15 October 2019

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architecture + interiors

PROJECT :
**Proposed House Extension
9 Baker Avenue, Perth WA**

DRAWING TITLE : **GROUND FLOOR PLAN**

DATE	REV	REVISION NOTES	DATE
15-01-16	01	Rear setback & stairs changes	15 MAY 15
03-03-16	02	BA submission drawing	SCALE - 1:100
			DRAWN - SUJ
			JOB NO.
			15-1577
			DWG NO.
			101

NOTES

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Refer to Structural Engineers drawings for all footings, slabs, suspended concrete, structural steel work and retaining wall details.

Electrician to supply & install approved hard wired smoke alarms in accordance with AS 3786.

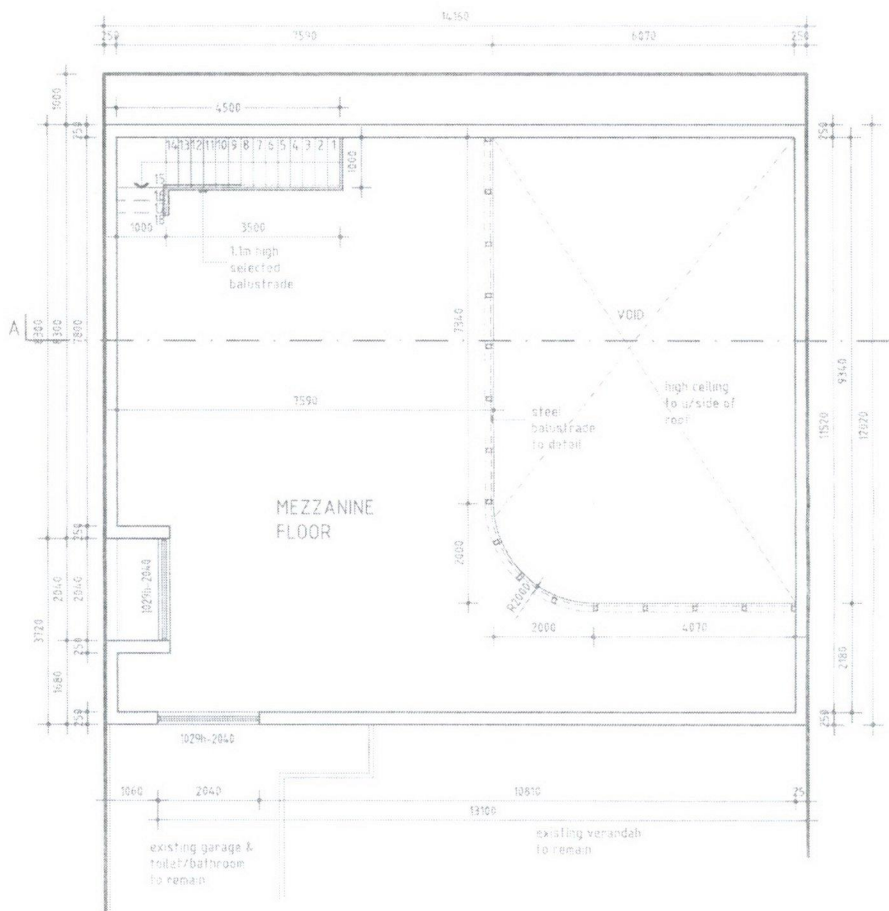
Electrician to supply & install mechanical ventilation to required wet areas in accordance with AS1668.2. ALL vents to be ducted outside.

**CITY OF VINCENT
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14 May 2024**

1. The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing 7 Baker Ave and 11 Baker Ave, in a good and clean condition. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City.

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MEZZANINE FLOOR PLAN
SCALE 1:100



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DA No. 5.2019.171

OMC 15 October 2019

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architecture + interiors

PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE :
UPPER FLOOR PLAN

DATE	REV	REVISION NOTES	DATE
13-01-16	01	Rear setback & stairs changes	MAY 15
03-03-16	02	BA submission drawing	SCALE : 1:100
05-01-17	03	Upper Floor balustrade changes	DRAWN : SLJ
			JOB NO :
			15-1577
			DWG NO :
			102

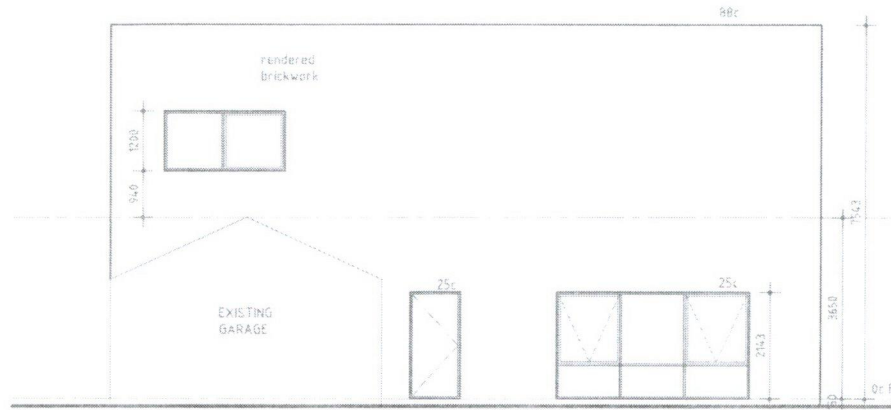
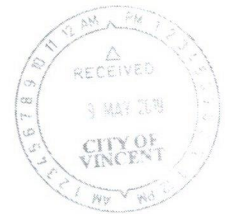
CITY OF VINCENT
RECEIVED
14 May 2024

CITY OF VINCENT
DA No. 5.2019.171

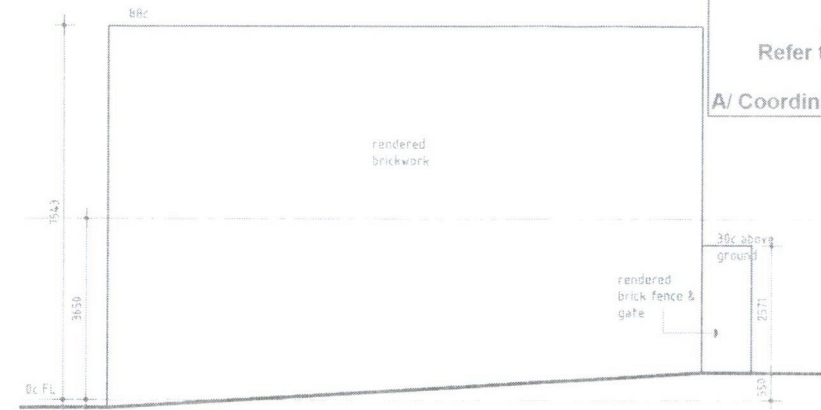
OMC 15 October 2019

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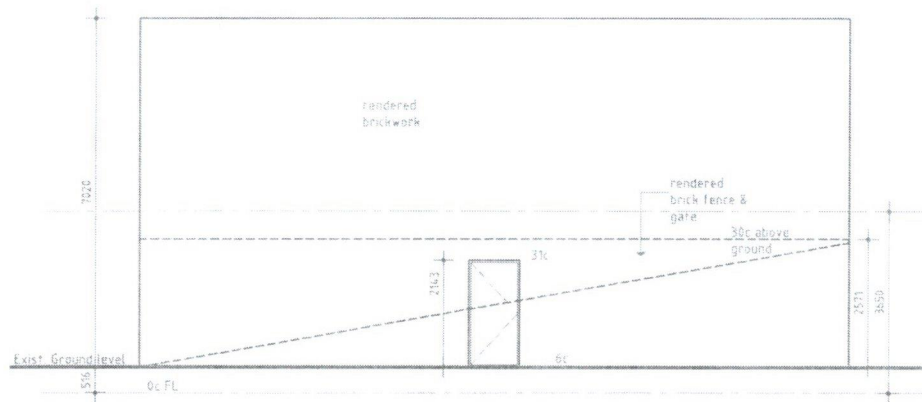
A/ Coordinator Planning Services



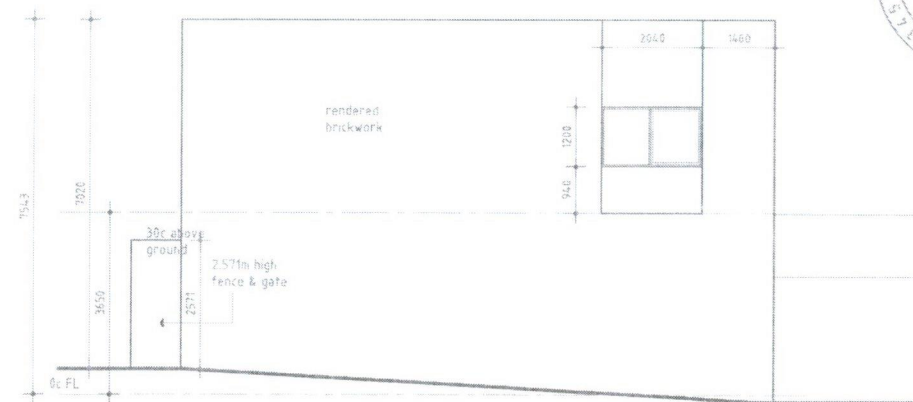
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE :
ELEVATIONS

DATE	REV	REVISION NOTES	DATE
13-01-16	01	Rear setback & stairs changes	MAY 15
03-03-16	02	BA submission drawing	SCALE : 1:100
			DRAWN : SUJ
			JOB NO :
			15-1577
			DWG NO :
			201