

# ARCHITECTURAL DRAWINGS

## SWANCARE APARTMENTS – HOBA TALBOT PLACE, BENTLEY WA 6102



**iredale pedersen hook architects**

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10.01.24	Issued for DA Submission	A
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27.12.23	Issued for DA Submission	A
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SWANCARE APARTMENTS - HOBBA		
TALBOT PLACE, BENTLEY WA 6102		
PERSPECTIVE 01 - GRANDIS BLVD & ADIE CT	SCALE @A1 50% REDUCTION @ A3	DATE 27.12.23

DRAWING No.
A0.01 A





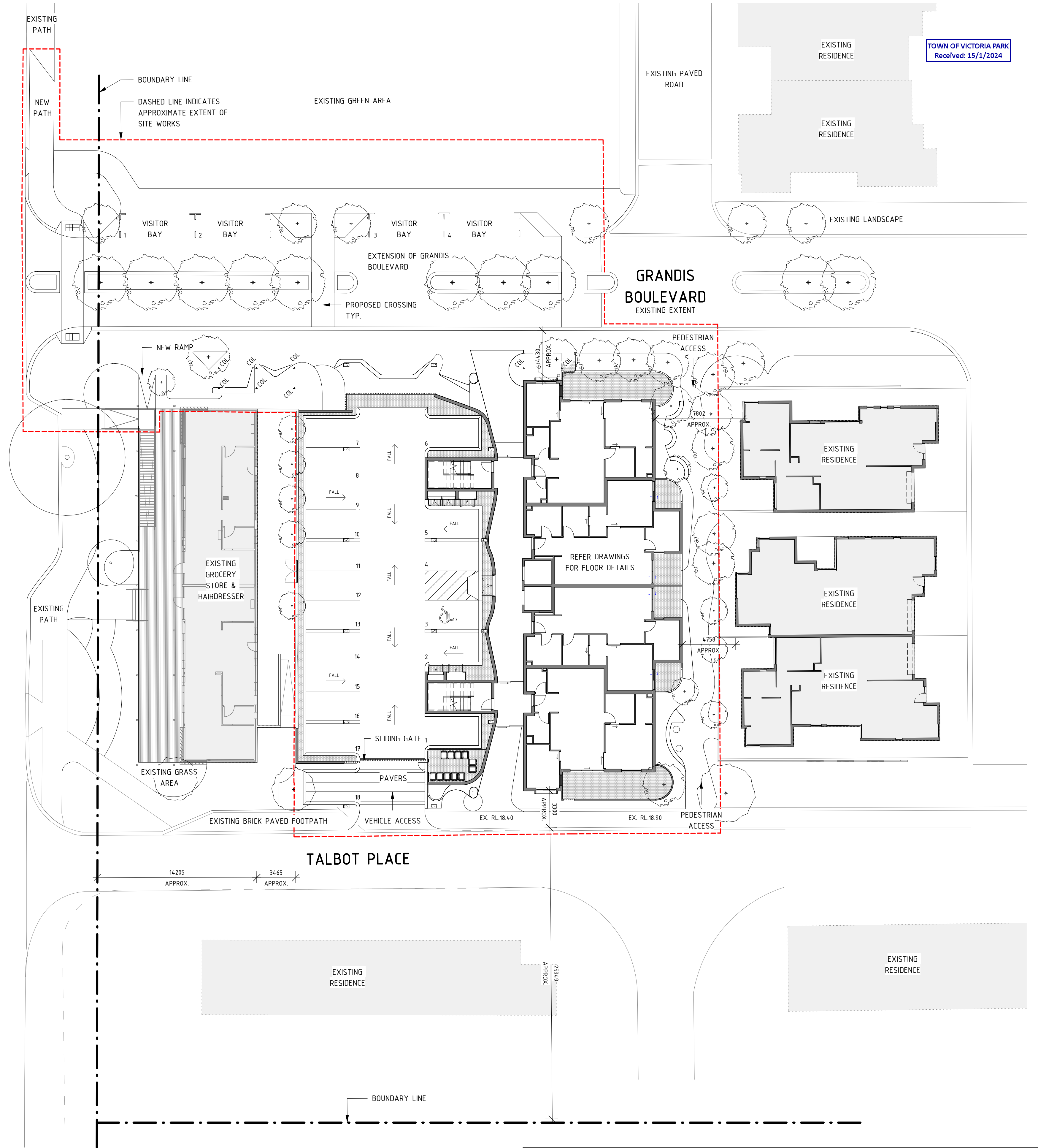
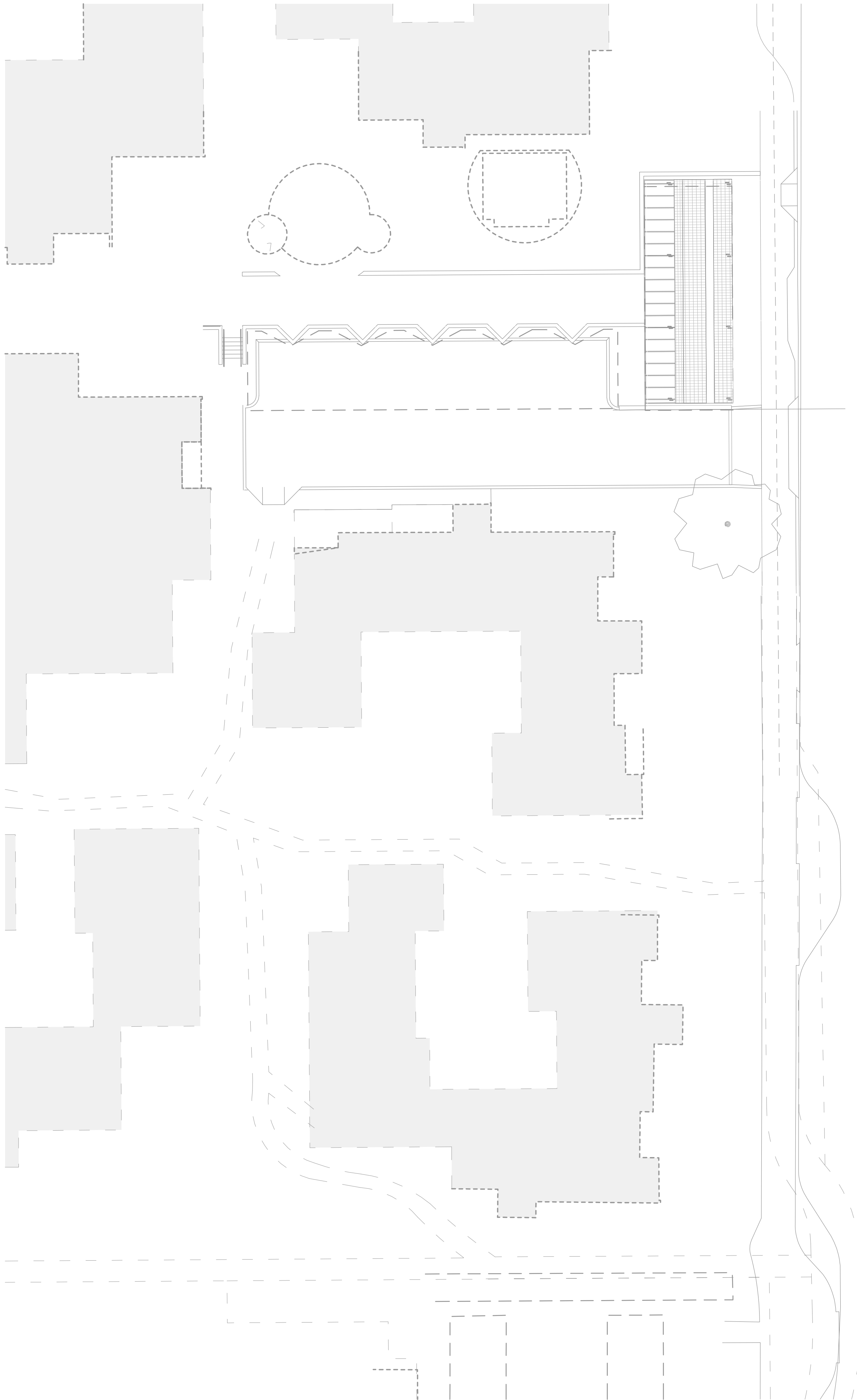
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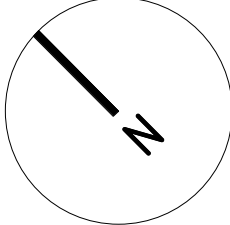
SWANCARE APARTMENTS – HOBA			DRAWING No.  A0.02 A
TALBOT PLACE, BENTLEY WA 6102			
PERSPECTIVE 02 – TALBOT PLACE ENTRY	SCALE  @A1 50% REDUCTION @ A3	DATE  27.12.23	





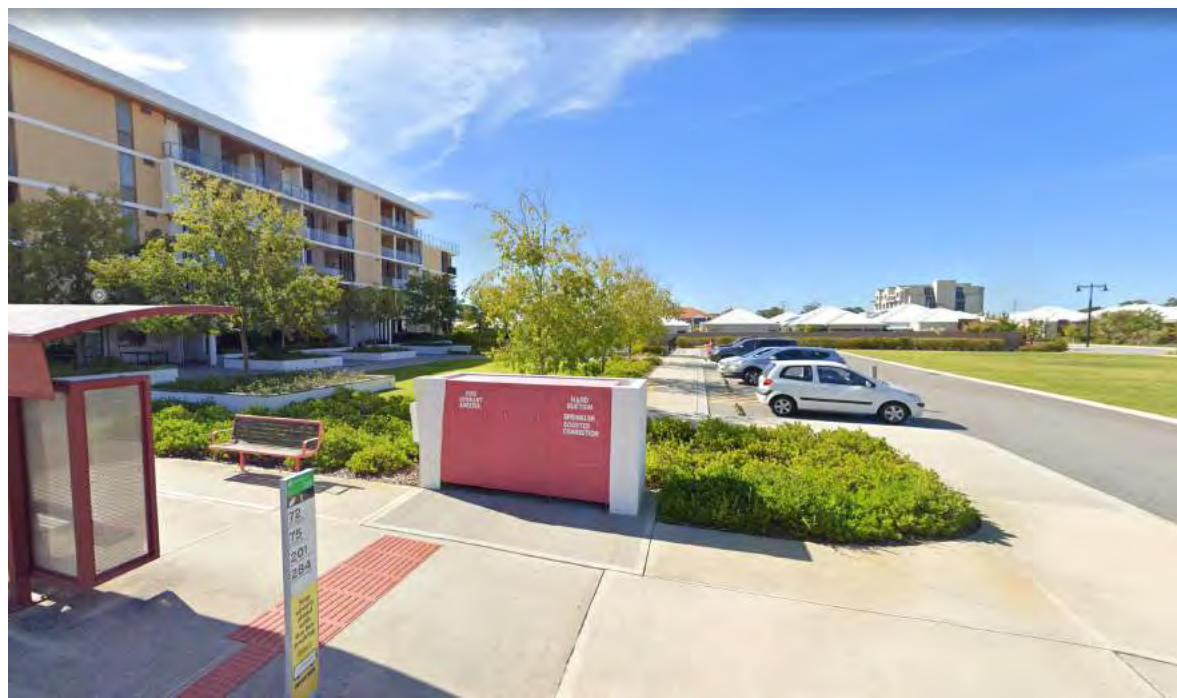
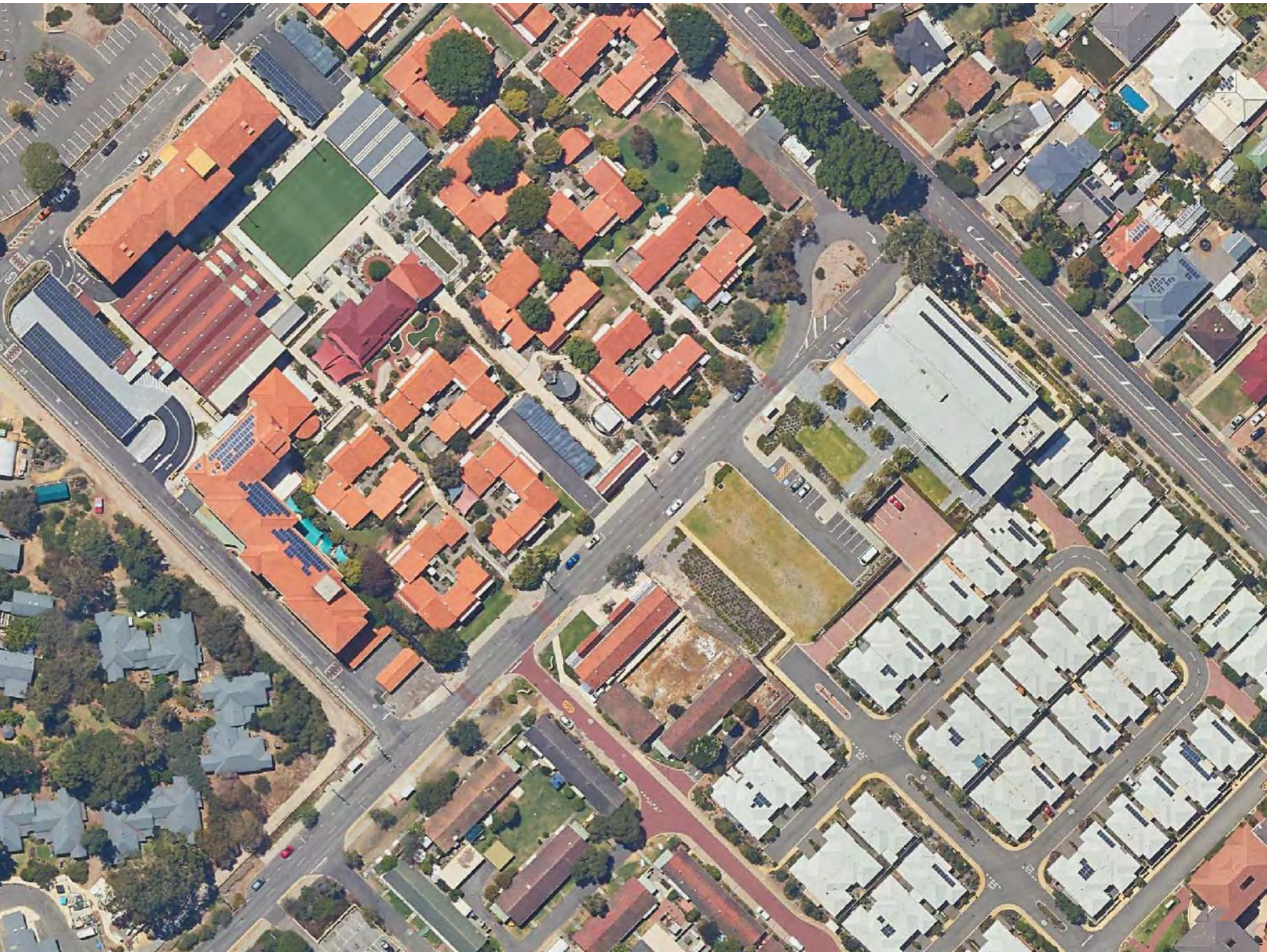
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SWANCARE APARTMENTS - HOBA			DRAWING No.	A1.01	L
TALBOT PLACE, BENTLEY WA 6102					
SITE PLAN	SCALE 1 : 200 @A1 50% REDUCTION @ A3	DATE 10.01.24			





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SWANCARE APARTMENTS - HOBA			DRAWING No  A1.02 E
TALBOT PLACE, BENTLEY WA 6102			
SITE CONTEXT	SCALE 1 : 500 @A1 50% REDUCTION @ A3	DATE 10.01.24	



1 SITE AERIAL  
1 : 500



6.



5.



1.



2.



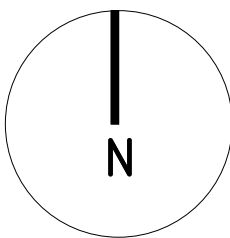
3.



4.

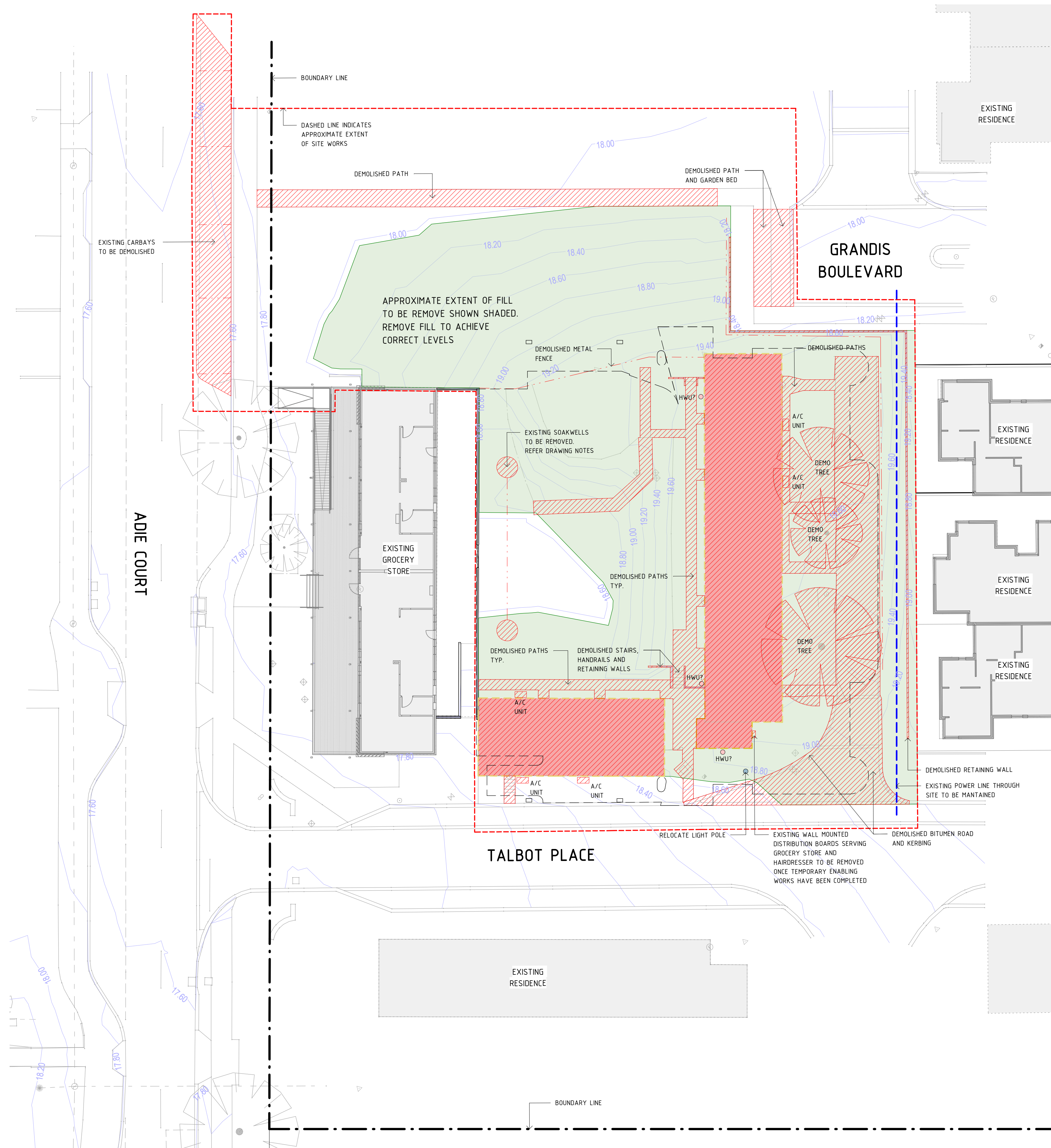
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SWANCARE APARTMENTS - HOBA			DRAWING No  A1.03 E
TALBOT PLACE, BENTLEY WA 6102			
SITE IMAGES	SCALE 1 : 500 @A1 50% REDUCTION @ A3	DATE 10.01.24	





**DEMOLITION LEGEND**

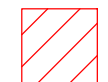
Existing survey item to be retained/demolished as noted



Existing building to be demolished



Dashed line indicates extent of new building RL 18.6



Existing item to be demolished as noted

STRIP TOP SOIL (200mm DEPTH MAX.) INCLUDING VEGETATION & ROOTS, BOULDERS ETC. (600mm DEPTH) REMOVE FROM SITE. EXCAVATE TO NEW LEVELS. VERIFY REMOVAL SAND/FILL/BOULDERS FROM SITE. SEE CIVIL.

THE CONTRACTOR SHALL LIAISE WITH WESTERN POWER, TELSTRA & RELEVANT AUTHORITIES FOR DISCONNECTION OF SERVICES TO THE SITE PRIOR TO COMMENCING DEMOLITION WORKS. ALL EXISTING ELECTRICAL SERVICES ARE TO BECOME REDUNDANT & BE REMOVED FROM SITE.

**Hydraulics Scope Of Work**

Carry out all sanitary plumbing, hot, cold, gas, stormwater & stormwater soakwells, property sewerage cut & seals in order to complete the demolition work to the satisfaction of the Superintendent Representatives and the relevant authorities having jurisdiction. Allow to investigate to locate all existing hydraulic services within the works area. All existing hydraulic services are to become redundant & be removed from site.

**Property Sewer**

Allow to cut, seal & make redundant all property sewer drains. Demolish, remove rubble, backfill and compact all existing redundant property sewer drains and associated apparatuses to facilitate a clean site for new building.

**Water Service**

Allow to cut & seal potable water main from existing potable water meter. Make application, arrange to pay all fees to Water Corporation to disconnect redundant potable water meter.

**Natural gas Service**

Remove all existing redundant gas pipework from site and redundant gas meters.

**Stormwater**

Allow to demolish, remove rubble, backfill with clean sand & compact all redundant soakwells as required.

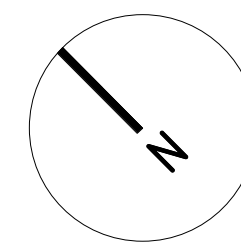
DEMOLISH & ABANDON EXISTING RETICULATION COMPLETE WITH CONTROLS, ELEC. & WATER SERVICES COMPLETE (NOT SHOWN ON SURVEY PLAN).

EXTENT OF SALVAGE ITEMS TBC DURING CONSTRUCTION. NO CLEARING TO OCCUR UNTIL TREES DESIGNATED FOR RETENTION AND LANDSCAPE ITEMS FOR SALVAGE HAVE BEEN CONFIRMED BY THE SUPERINTENDENT'S REPRESENTATIVE. ALL TREES TO BE RETAINED SHALL BE FENCED OFF FOR THE DURATION OF THE WORKS.

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10.01.24	Issued for DA Submission	B
DATE	REVISION	No.



**SWANCARE APARTMENTS - HOBA**

TALBOT PLACE, BENTLEY WA 6102

DEMOLITION PLAN

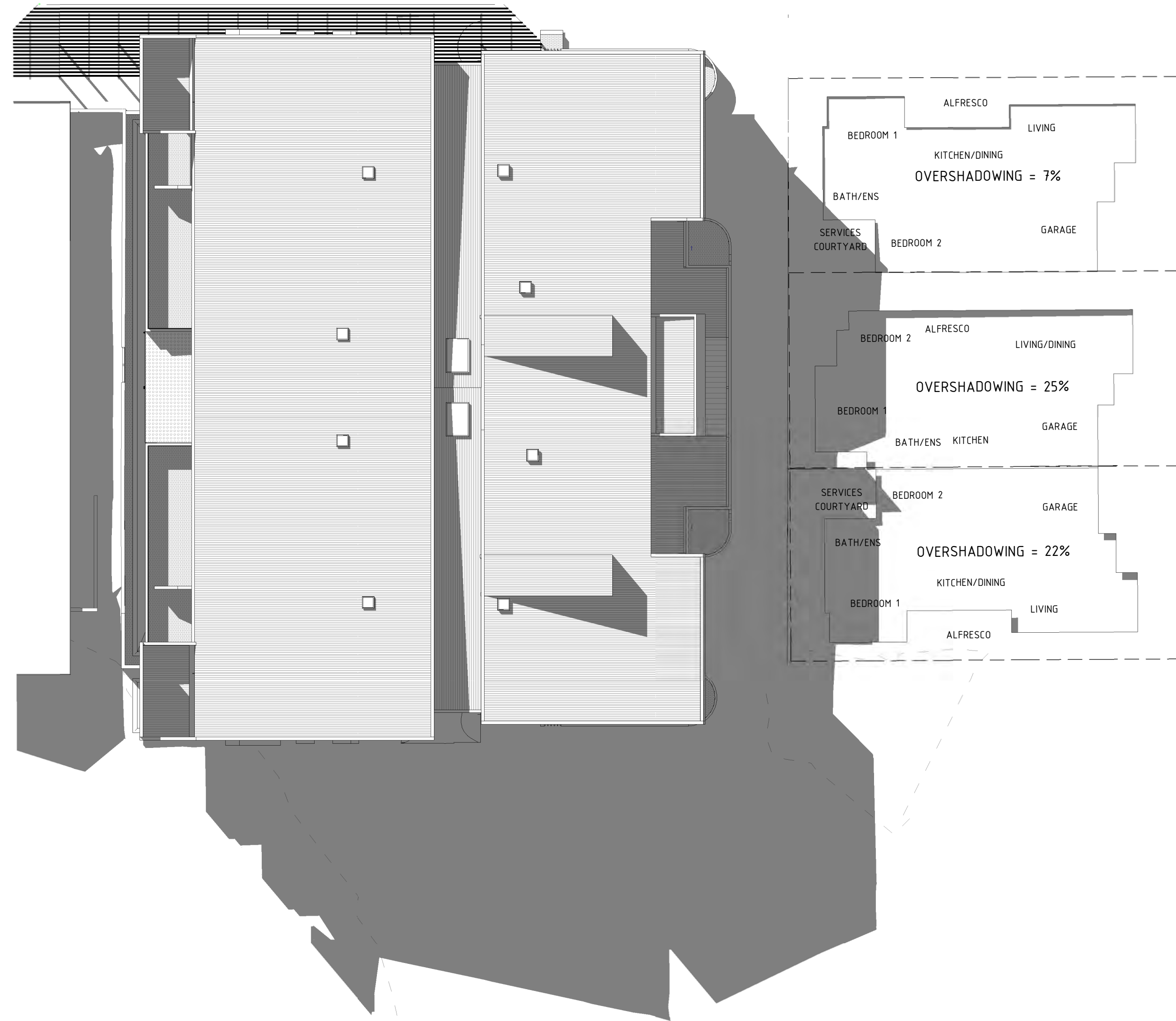
SCALE  
1 : 200 @A1  
50% REDUCTION @ A3

DATE  
10.01.24

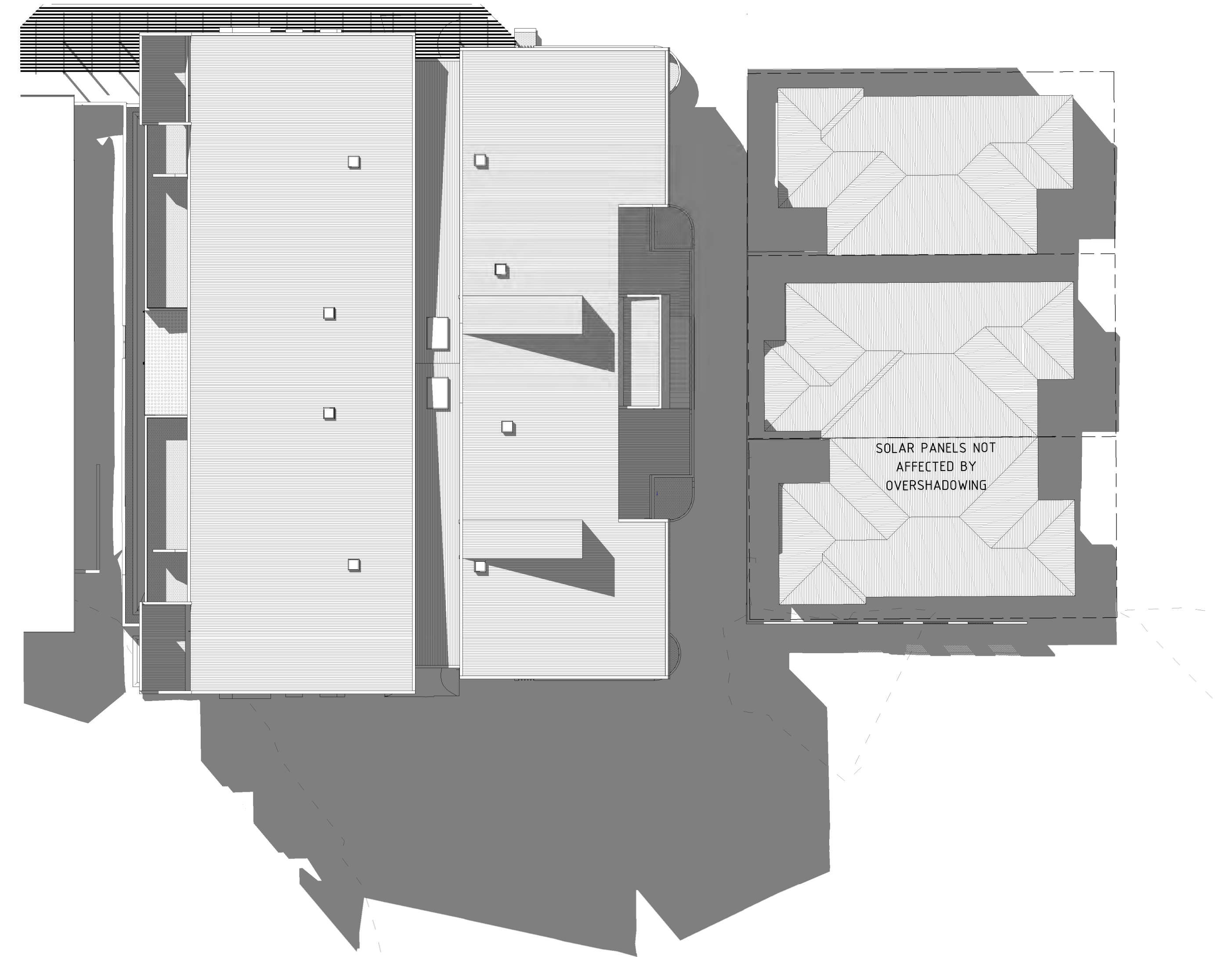
DRAWING No.

**A1.04 B**





1 OVERSHADOWING MID-WINTER (21st JUNE) MIDDAY - ILU'S NOT SHOWN  
1 : 200

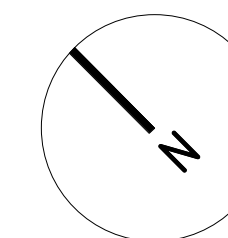


2 OVERSHADOWING MID-WINTER (21st JUNE) MIDDAY  
1 : 200

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10.01.24	Issued for DA Submission	J
DATE	REVISION	No.

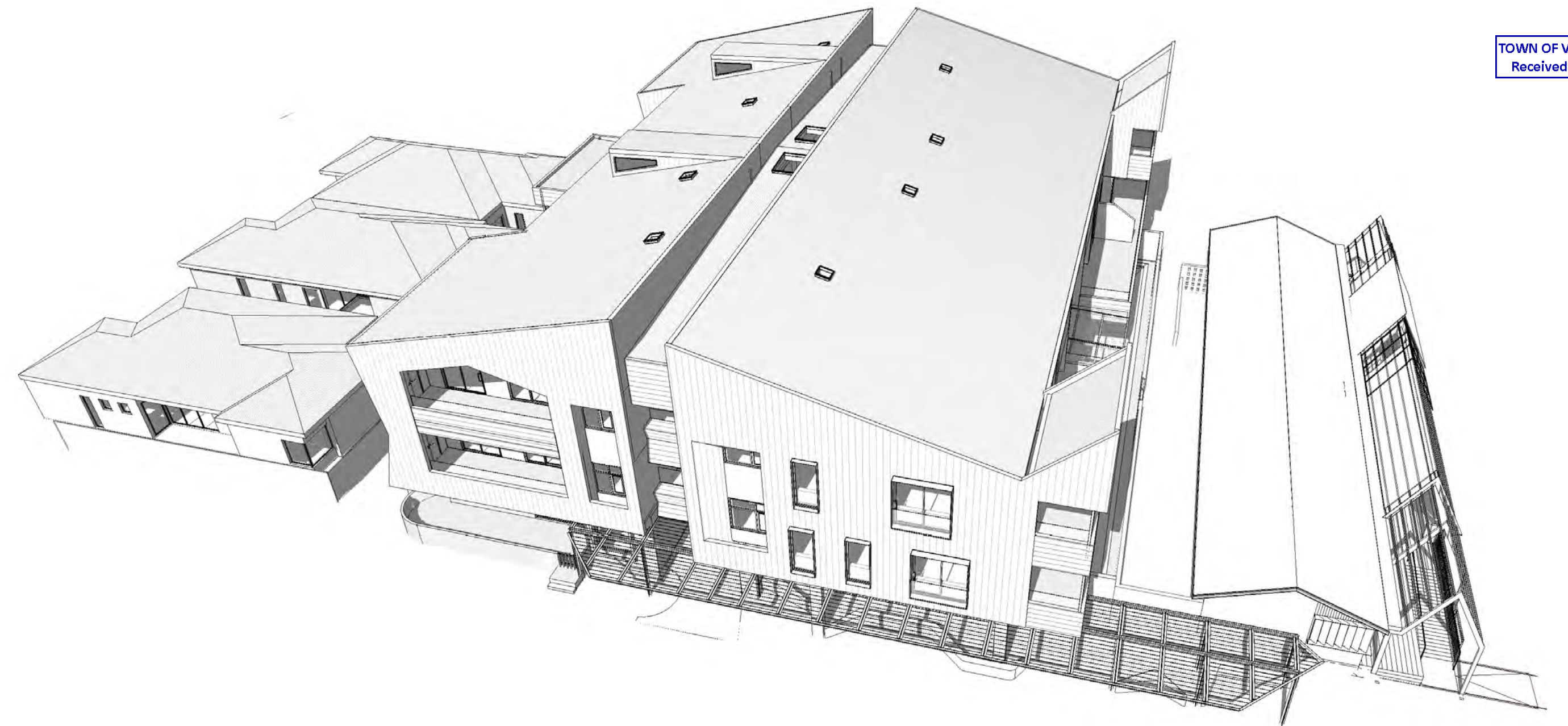


SWANCARE APARTMENTS – HOBA			DRAWING No. <div>A1.05</div> <div>J</div>
TALBOT PLACE, BENTLEY WA 6102			
OVERSHADOWING DIAGRAMS	SCALE 1 : 200 @A1 50% REDUCTION @ A3	DATE 10.01.24	

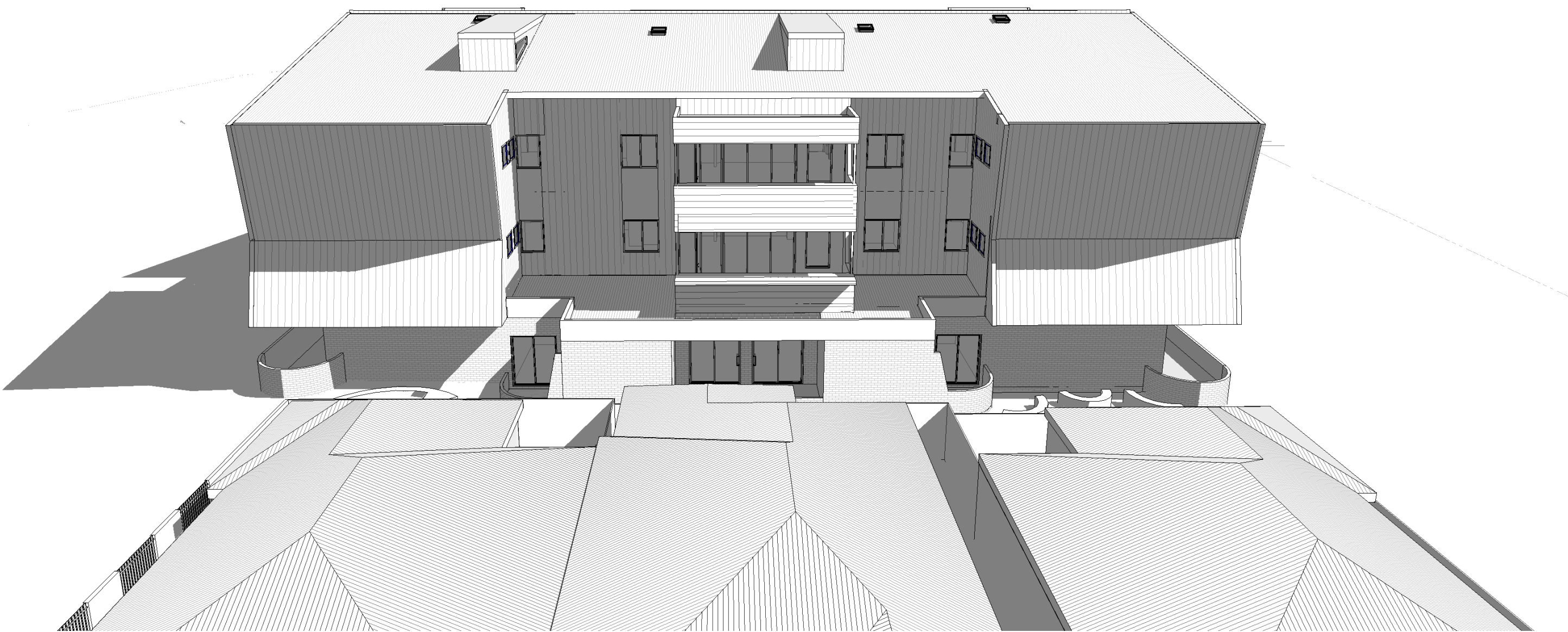




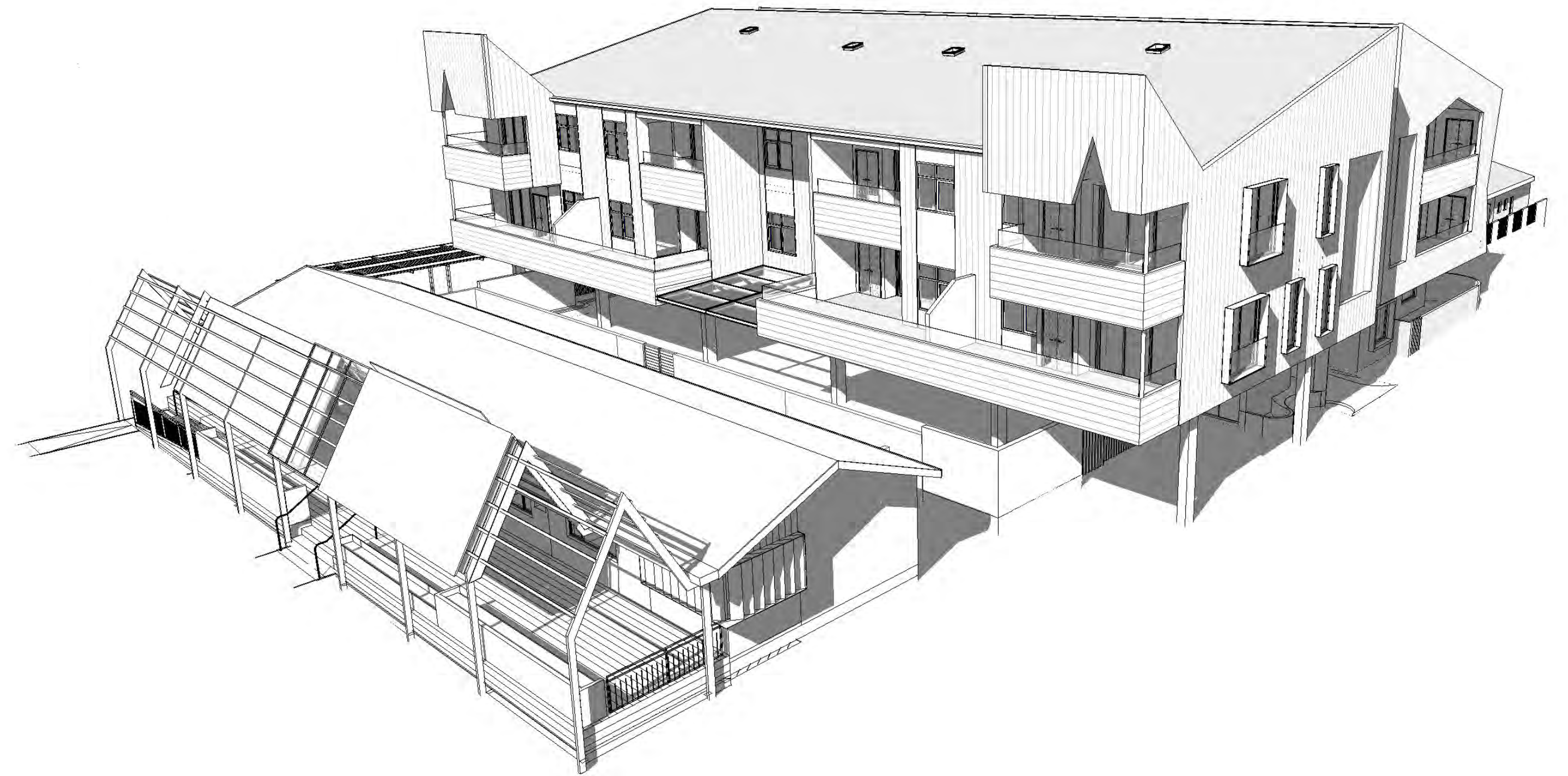
1 External View 001  
1:1  
Summer Afternoon



2 External View 002  
1:1  
Spring Afternoon



3 External View 003  
1:1  
Spring Morning



5 External View 004  
1:1  
Autumn Afternoon

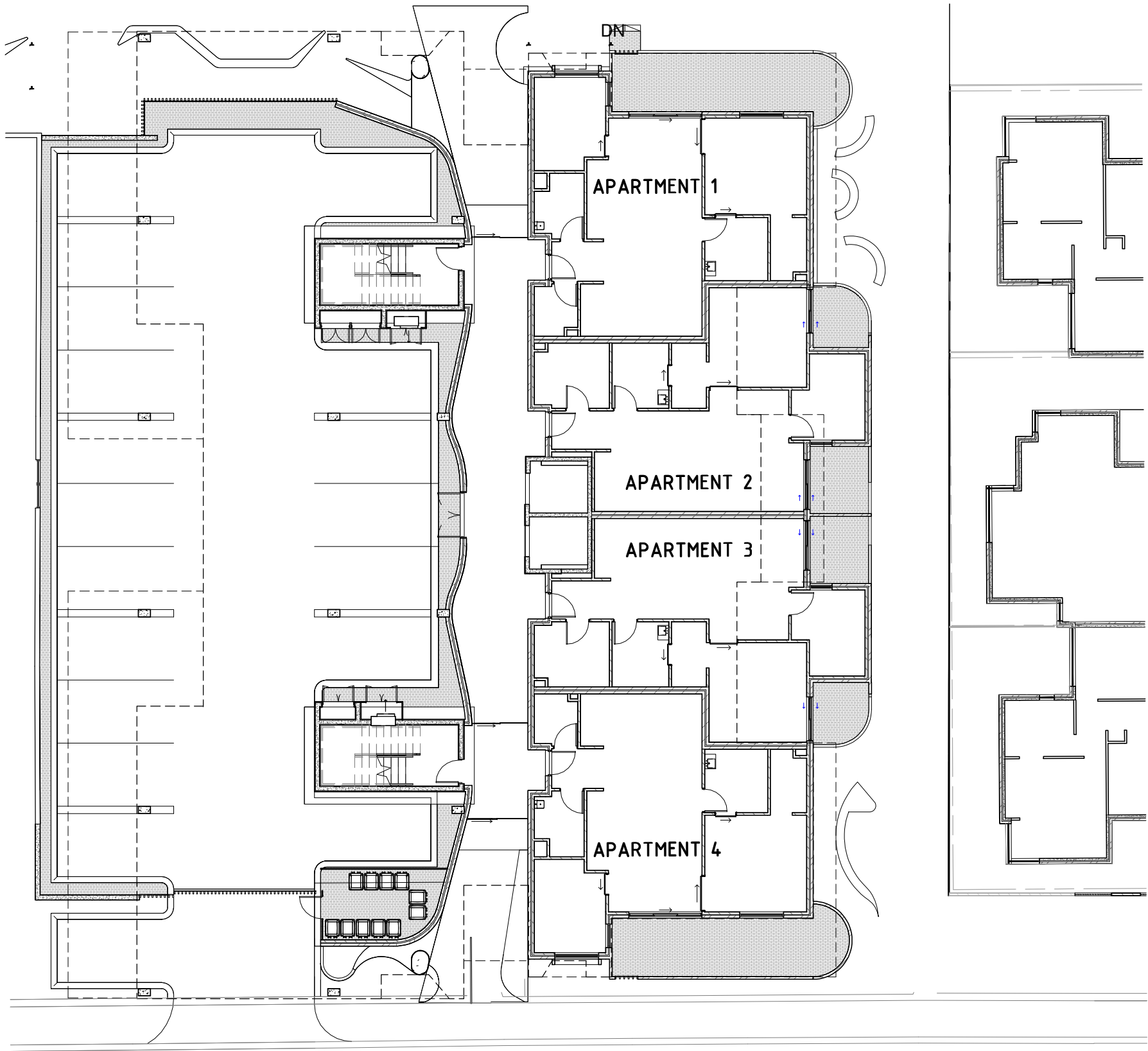
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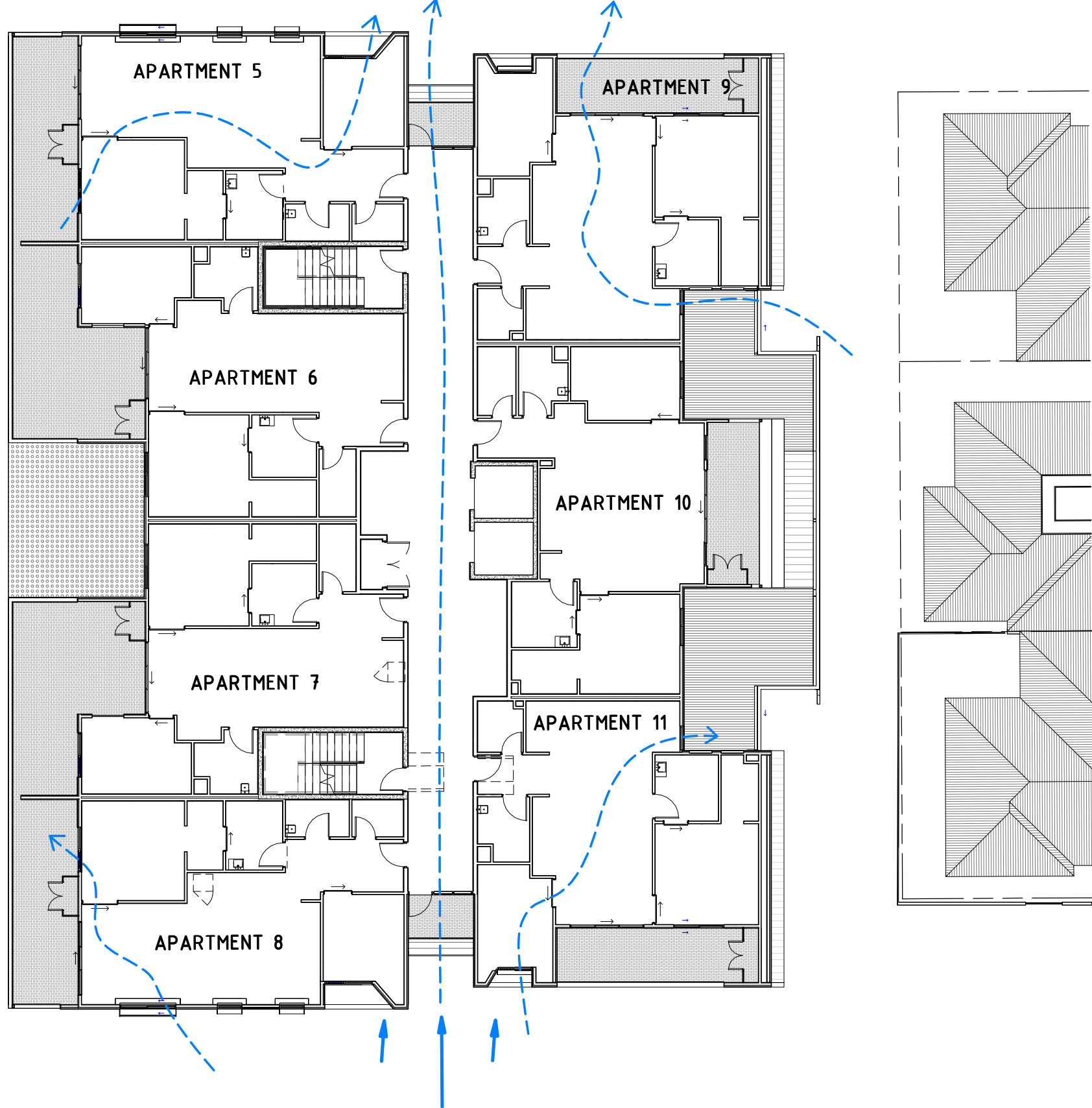
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SWANCARE APARTMENTS - HOBA			DRAWING No.  A1.06 H
TALBOT PLACE, BENTLEY WA 6102			
3D EXTERNAL VIEWS	SCALE  1 : 1 @A1 50% REDUCTION @ A3	DATE  10.01.24	

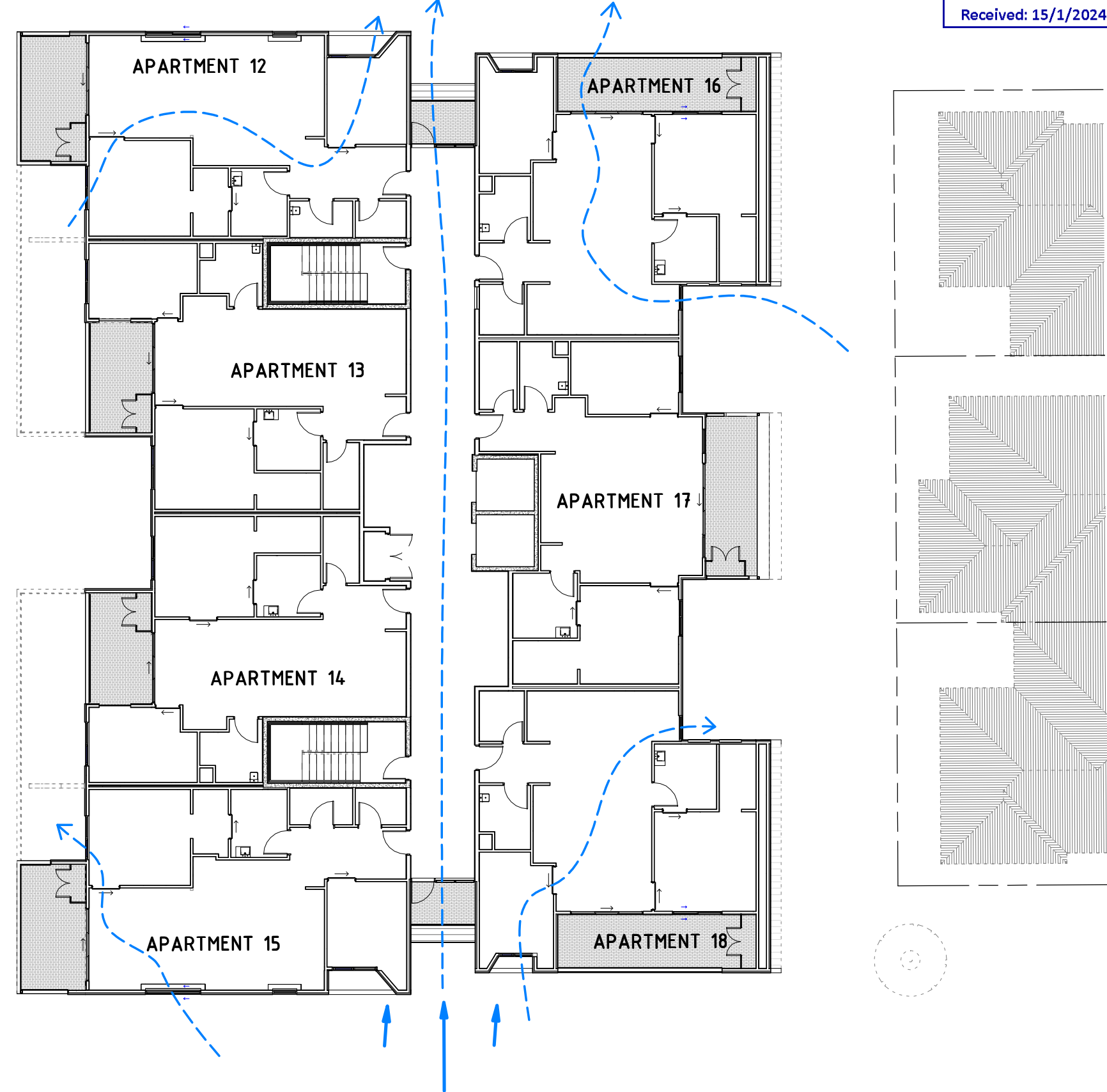




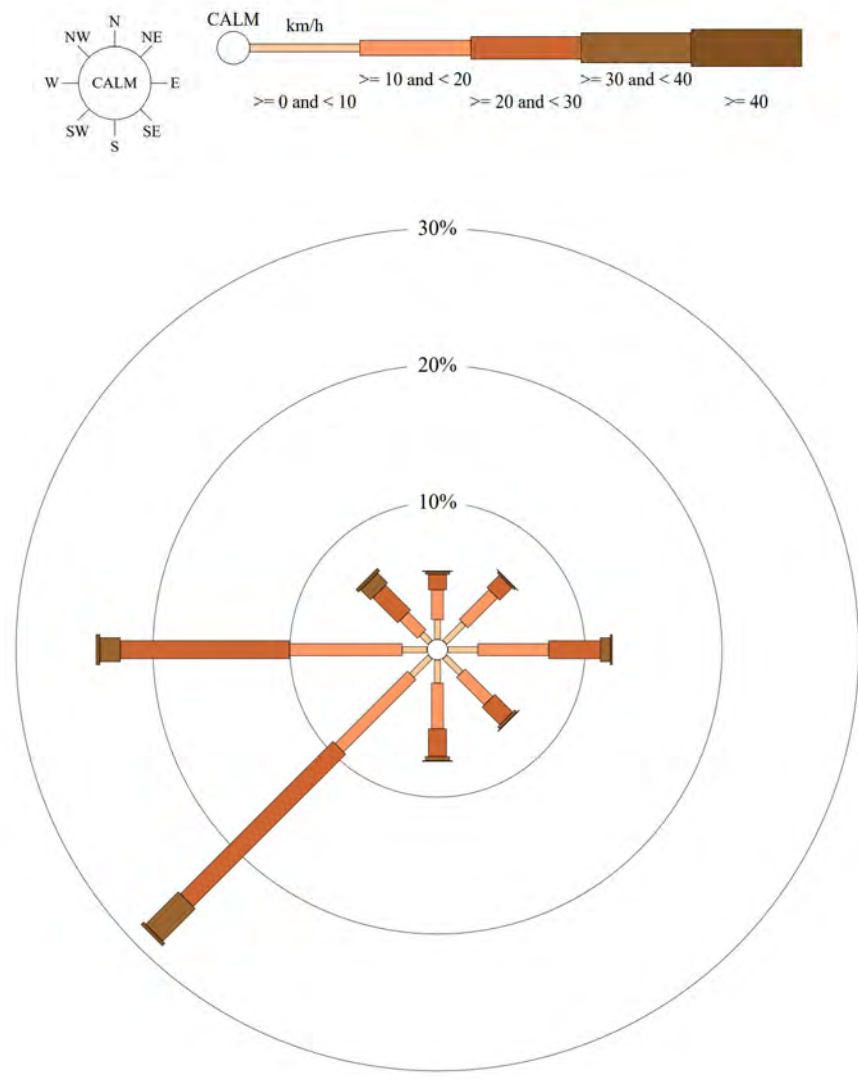
1 GROUND FLOOR VENTILATION  
SCALE - 1:200 @A1



2 FIRST FLOOR VENTILATION  
SCALE - 1:200 @A1



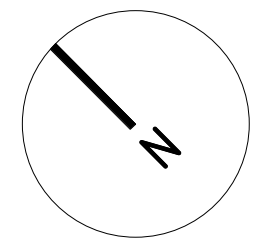
3 SECOND FLOOR VENTILATION  
SCALE - 1:200 @A1



4 WIND ROSE  
SCALE - 1:1 @A1

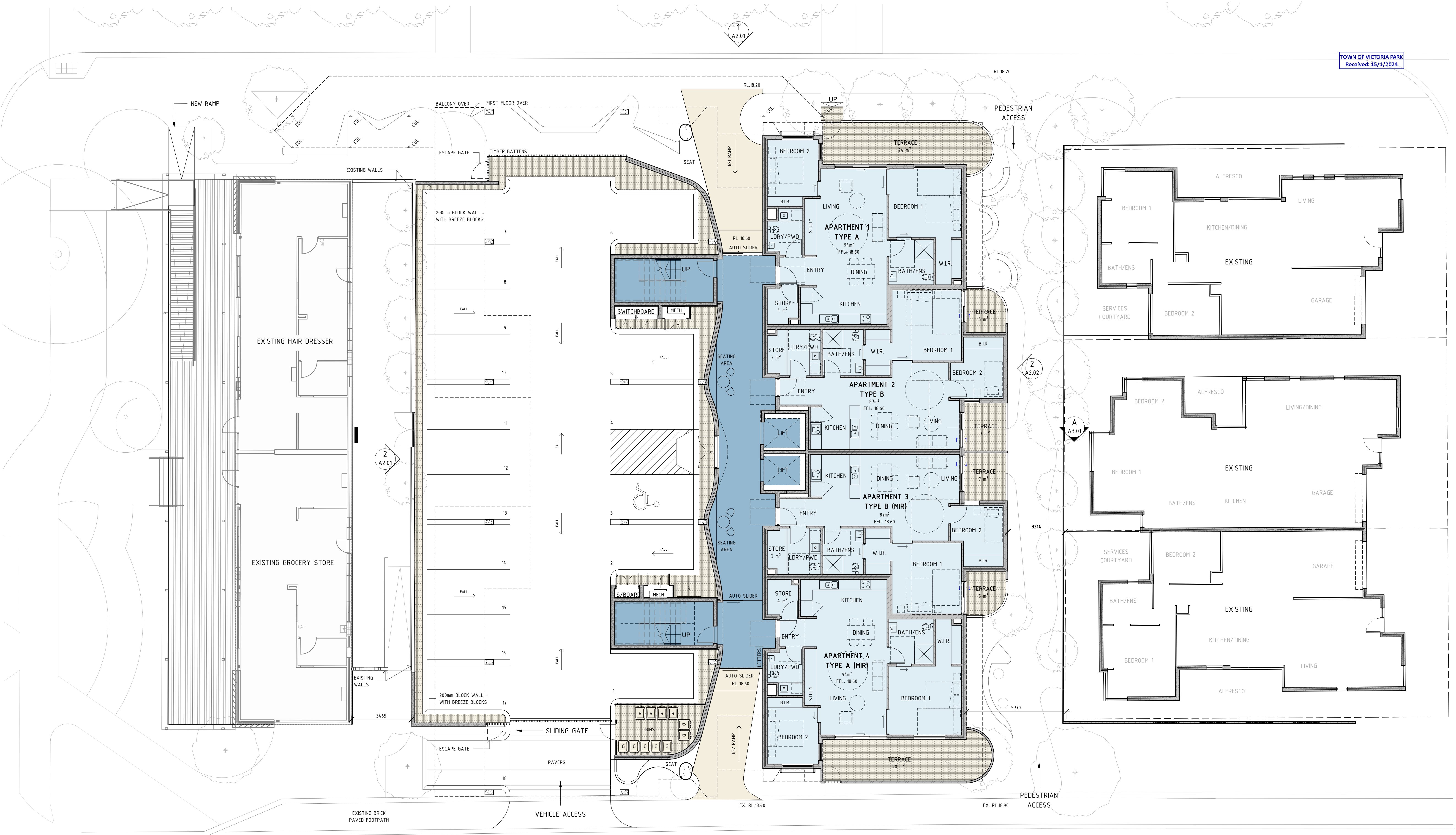
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SWANCARE APARTMENTS - HOBA			DRAWING No.  A1.08 F
TALBOT PLACE, BENTLEY WA 6102			
VENTILATION DIAGRAMS	SCALE As indicated @A1 50% REDUCTION @ A3	DATE 10.01.24	

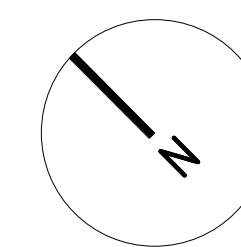




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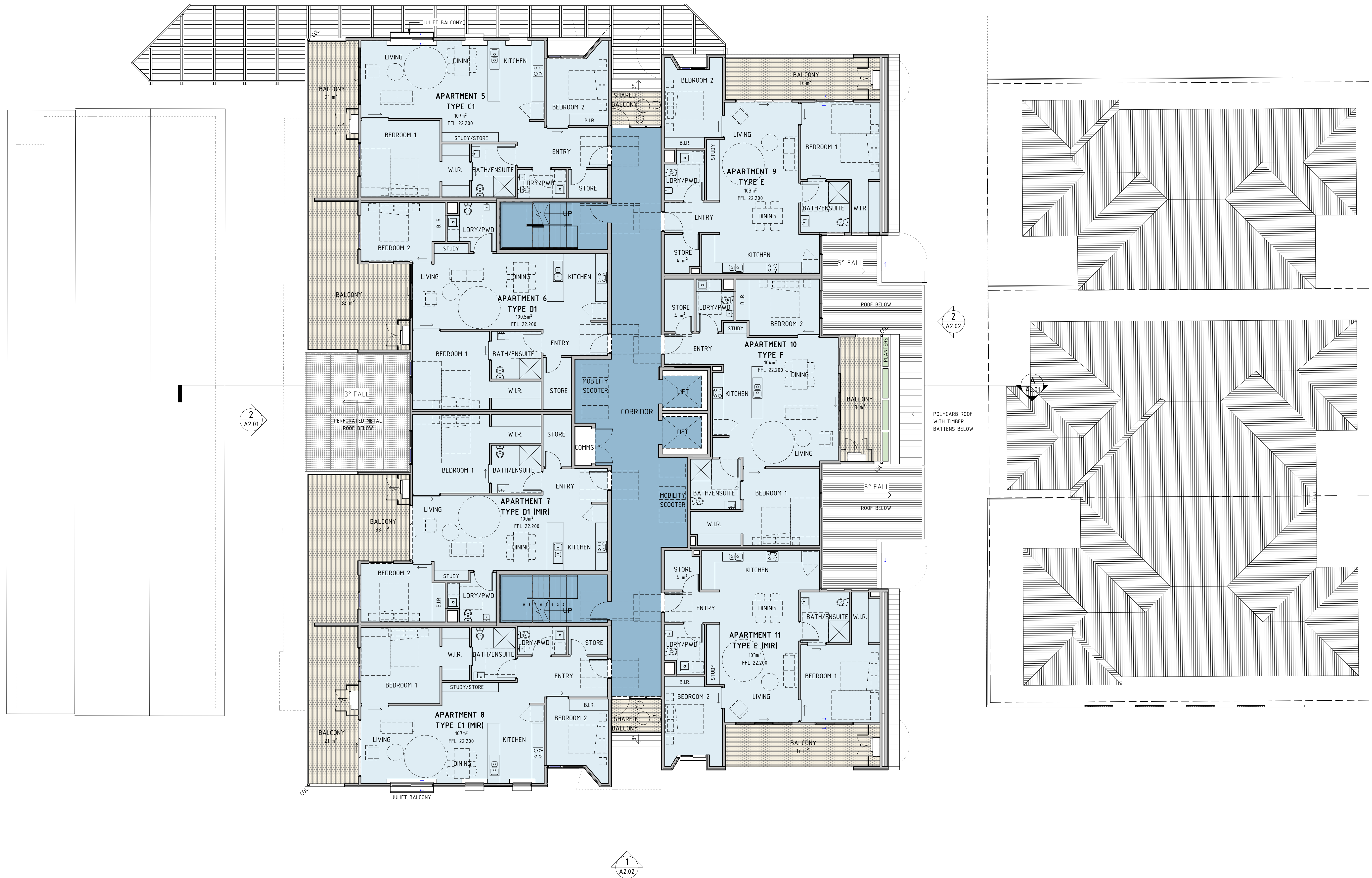
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SWANCARE APARTMENTS - HOBA			DRAWING No.  <b>A1.10</b> <b>L</b>
TALBOT PLACE, BENTLEY WA 6102			
GROUND FLOOR PLAN	SCALE  1 : 100 @A1 50% REDUCTION @ A3	DATE  10.01.24	

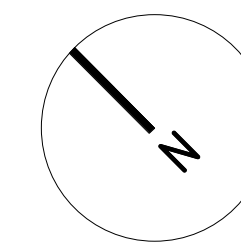




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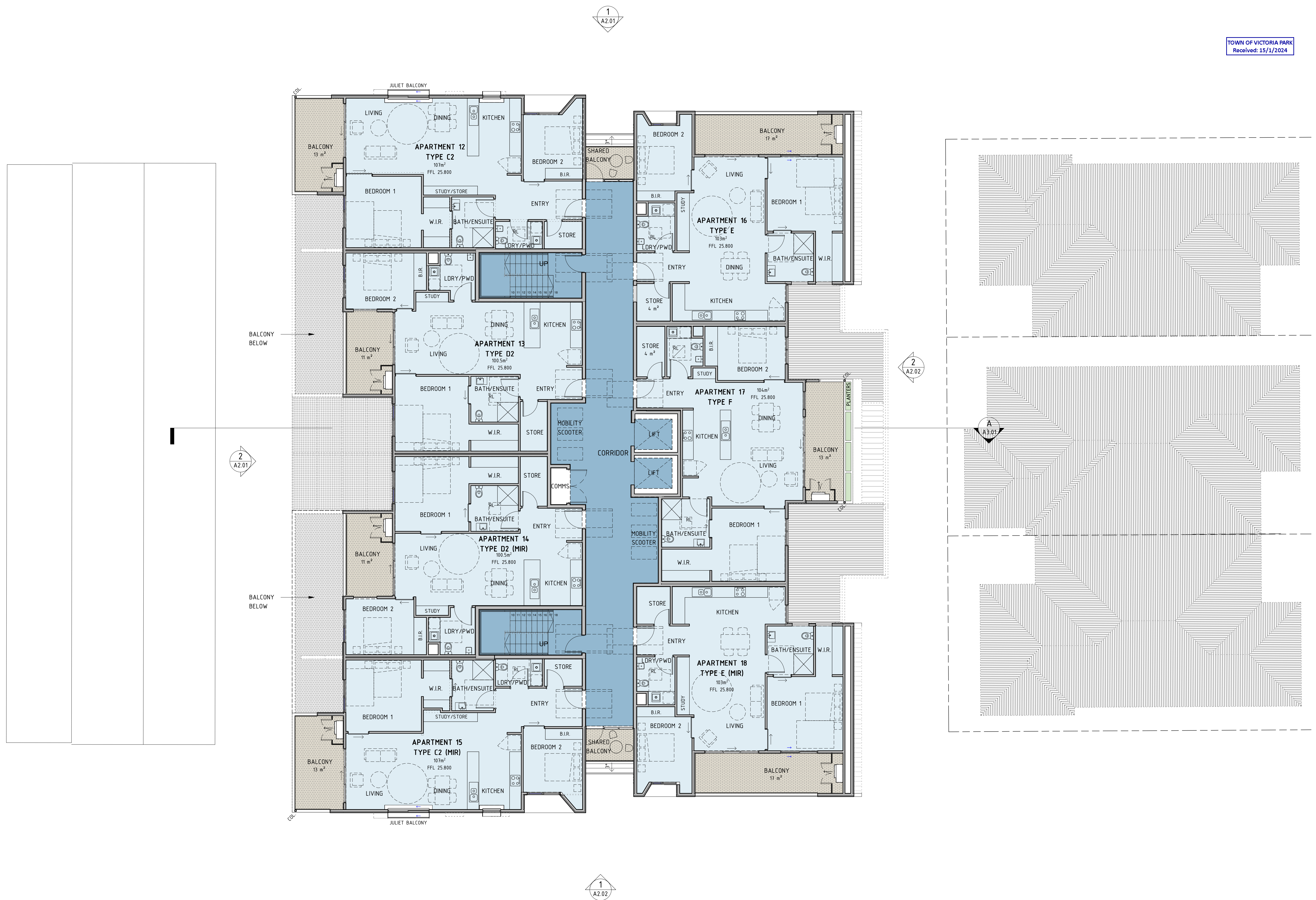
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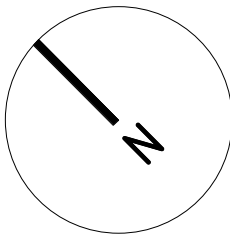
SWANCARE APARTMENTS - HOBA			DRAWING No. <div>A1.11</div> <div>L</div>
TALBOT PLACE, BENTLEY WA 6102			
FIRST FLOOR PLAN	SCALE 1 : 100 @A1 50% REDUCTION @ A3	DATE 10.01.24	





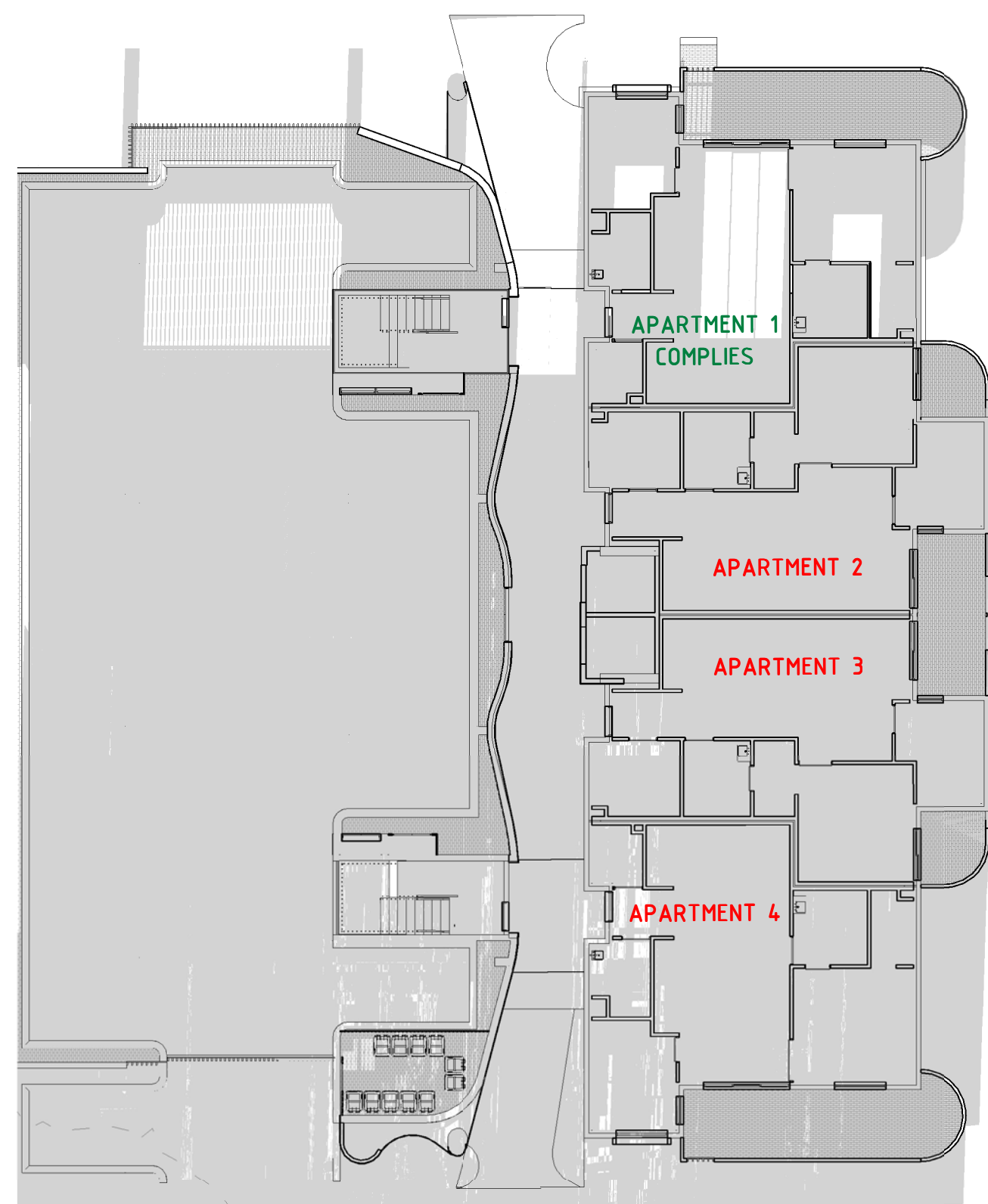
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DATE	REVISION	No.

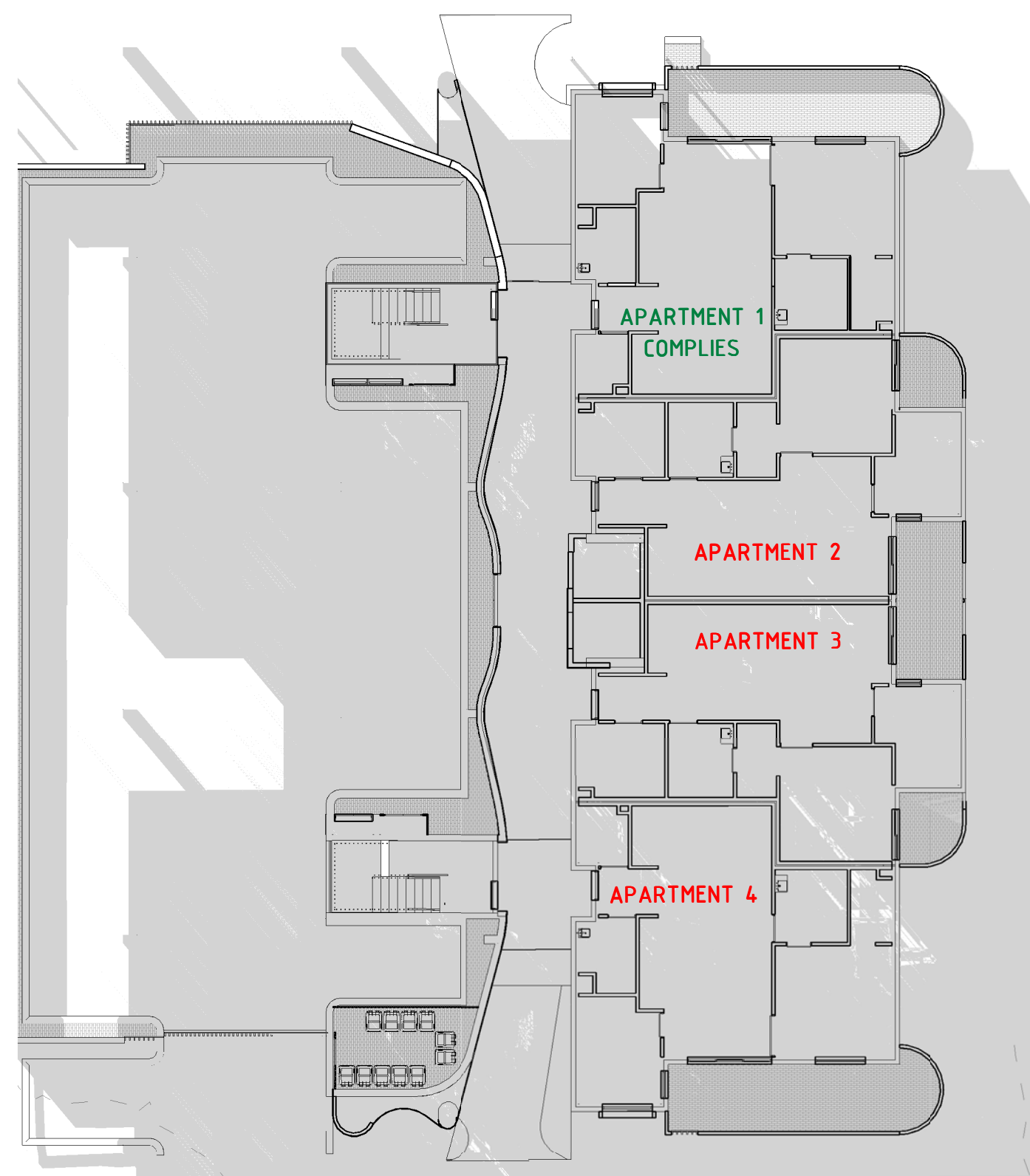


SWANCARE APARTMENTS - HOBA			DRAWING No.	
TALBOT PLACE, BENTLEY WA 6102			A1.12 M	
SECOND FLOOR PLAN		SCALE 1 : 100 @A1 50% REDUCTION @ A3	DATE 10.01.24	

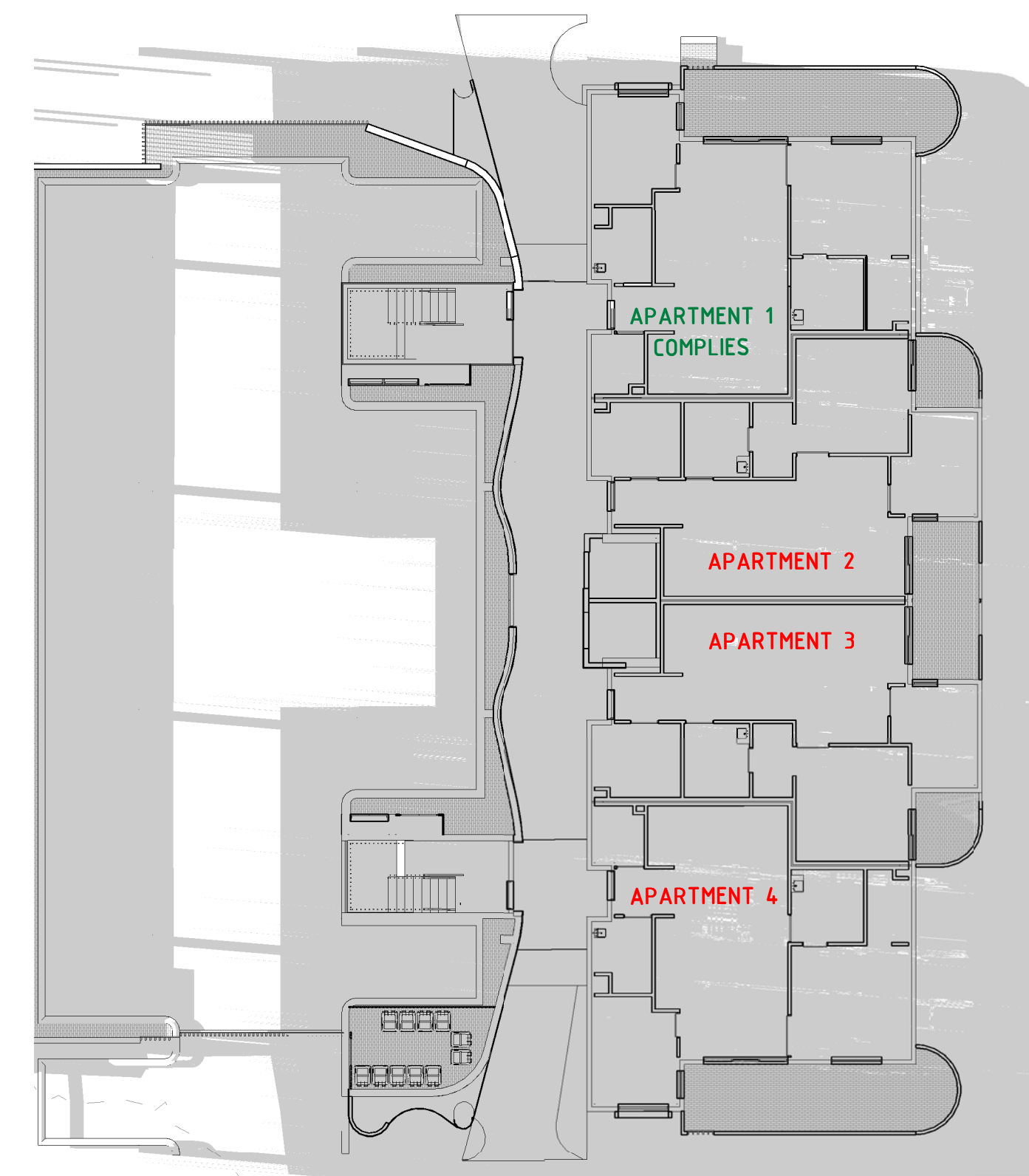




1 GF - WINTER SOLSTICE @ 9AM  
SCALE - @A1

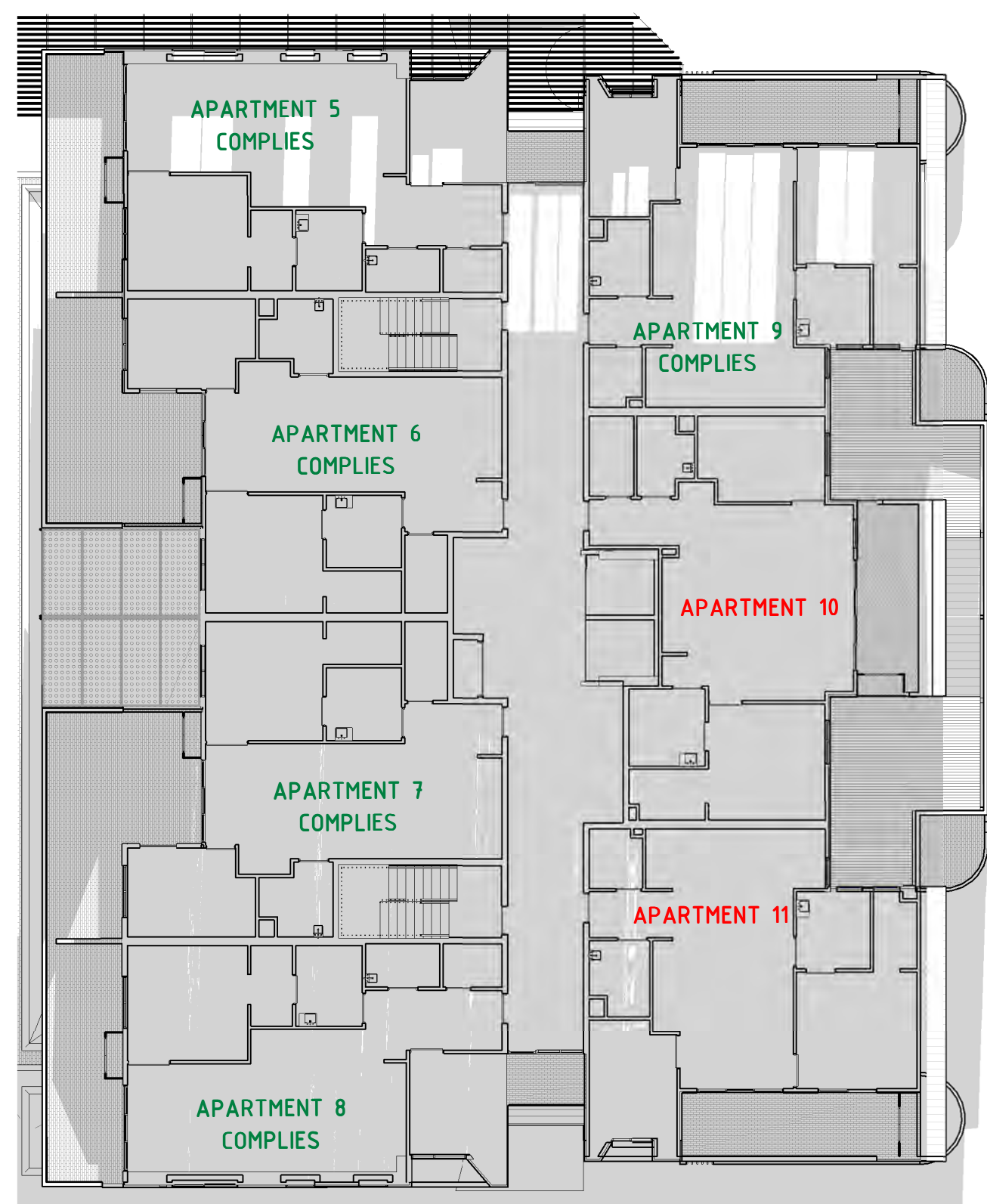


2 GF - WINTER SOLSTICE @ 12PM  
SCALE - @A1

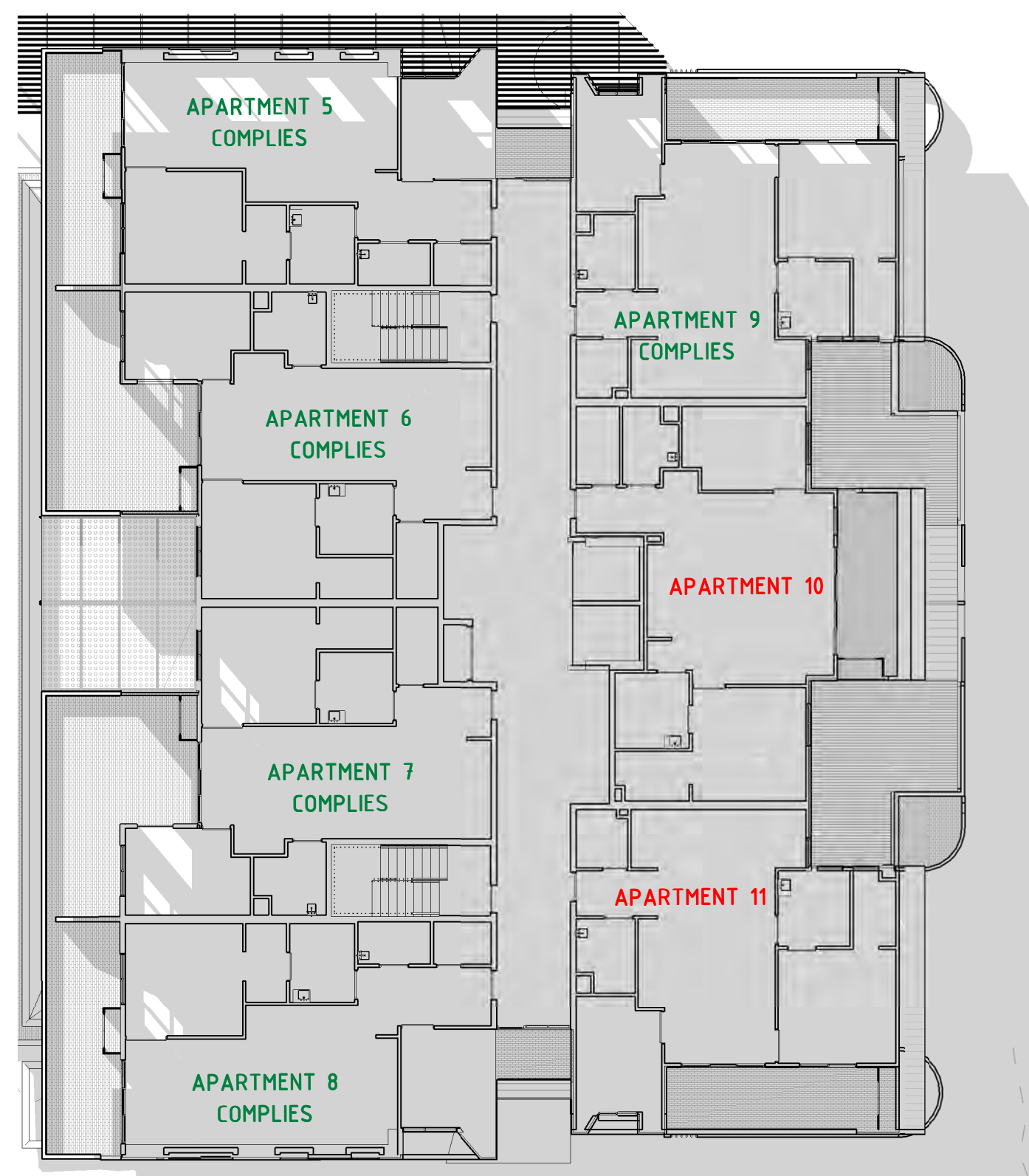


3 GF - WINTER SOLSTICE @ 3PM  
SCALE - @A1

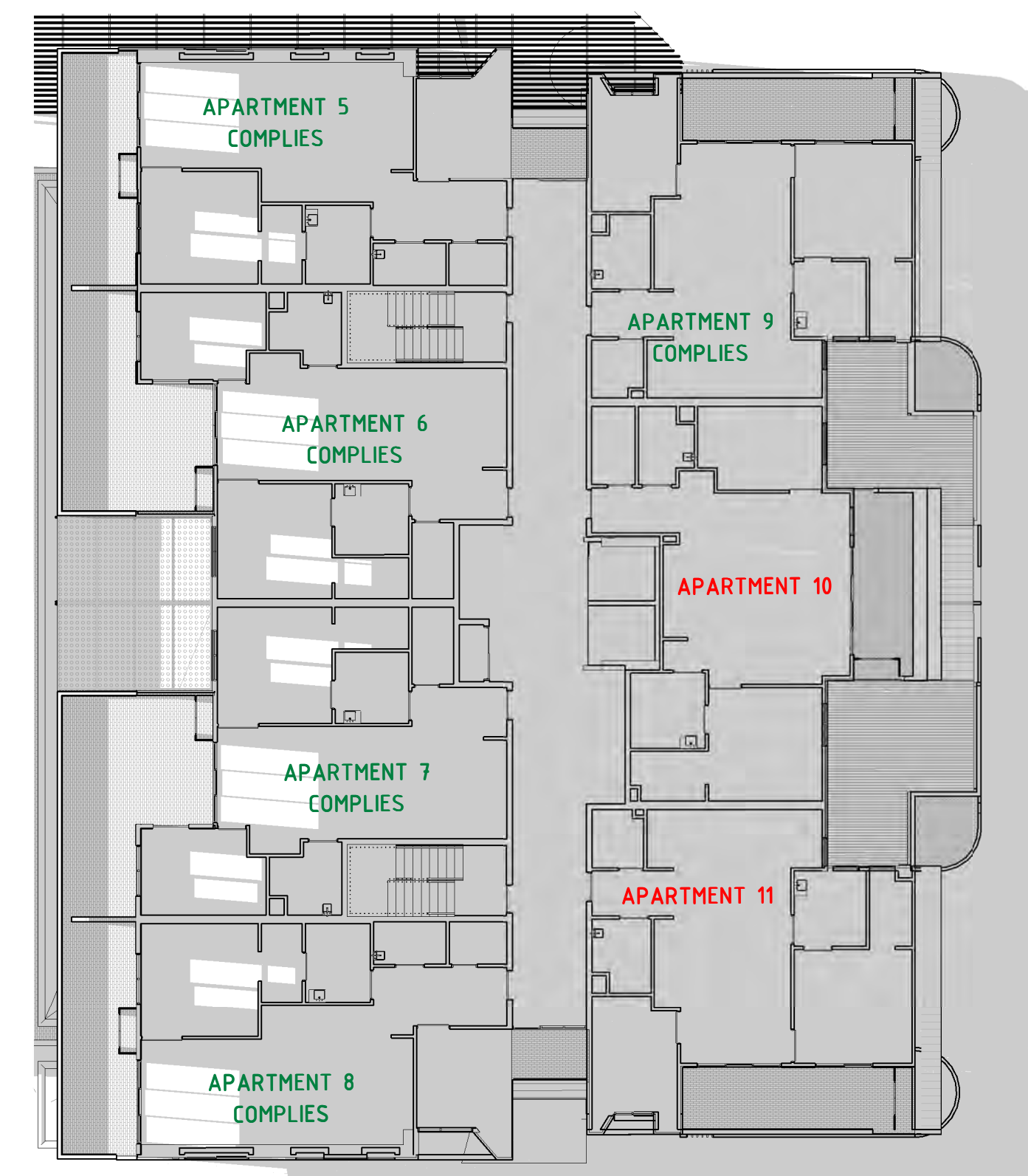
TOWN OF VICTORIA PARK  
Received: 15/1/2024



4 FF - WINTER SOLSTICE @ 9AM  
SCALE - @A1



5 FF - WINTER SOLSTICE @ 12PM  
SCALE - @A1

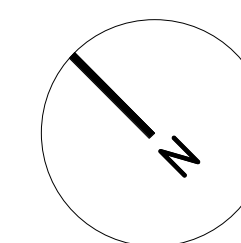


6 FF - WINTER SOLSTICE @ 3PM  
SCALE - @A1

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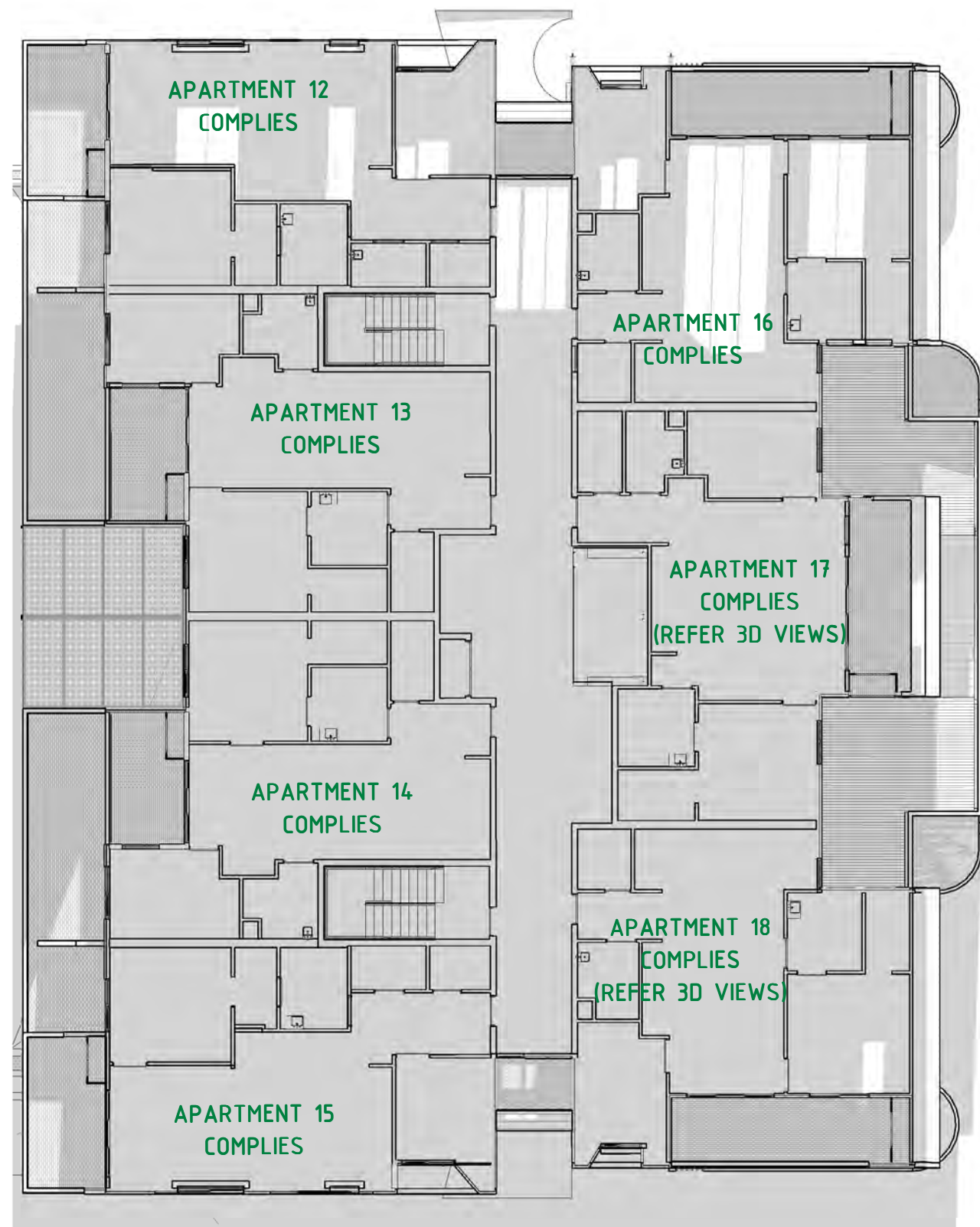
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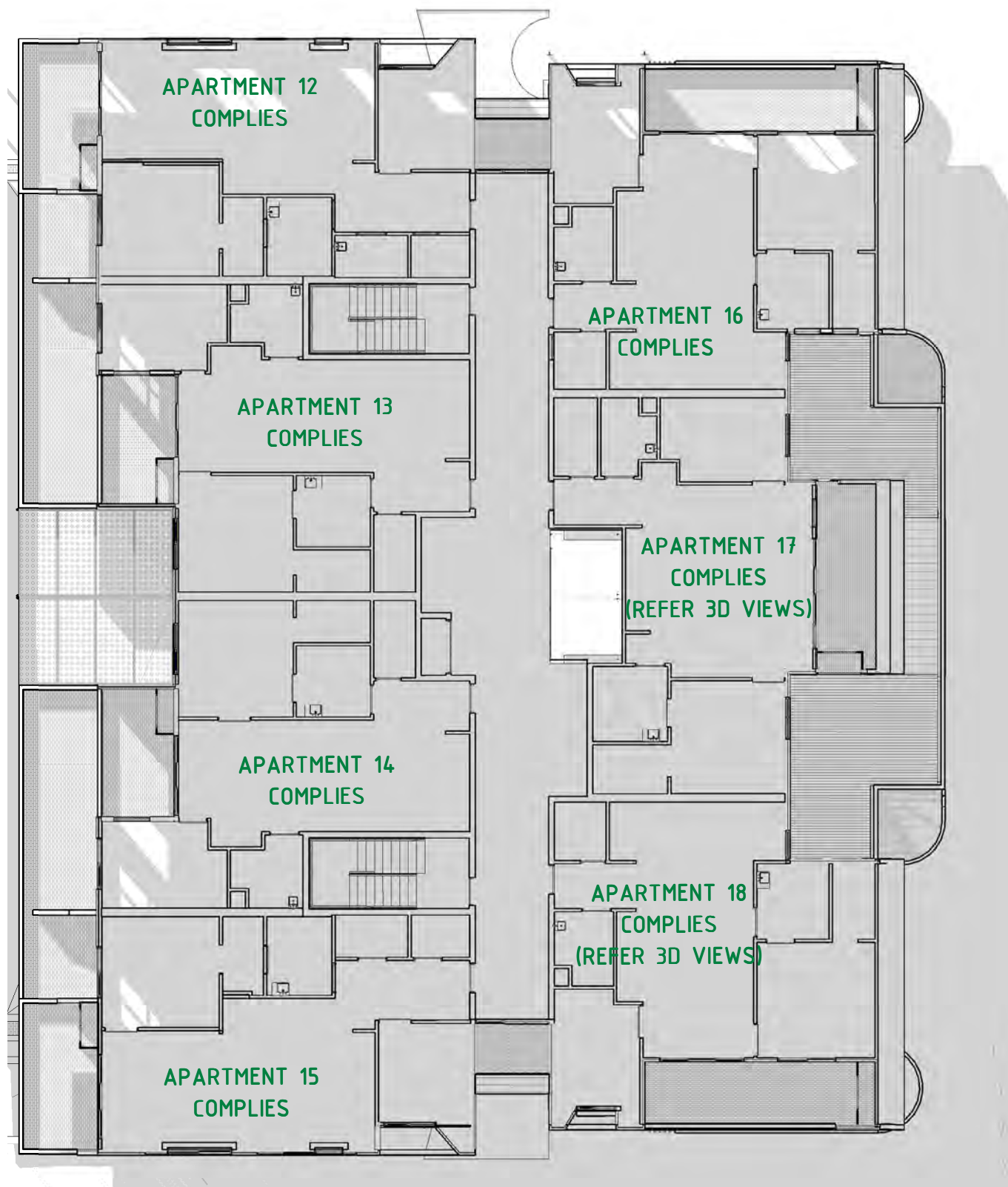


SWANCARE APARTMENTS - HOBA			DRAWING No.  <div>A1.18</div> <div>F</div>
TALBOT PLACE, BENTLEY WA 6102			
GF / FF SOLAR STUDY	SCALE  @A1  50% REDUCTION @ A3	DATE  10.01.24	

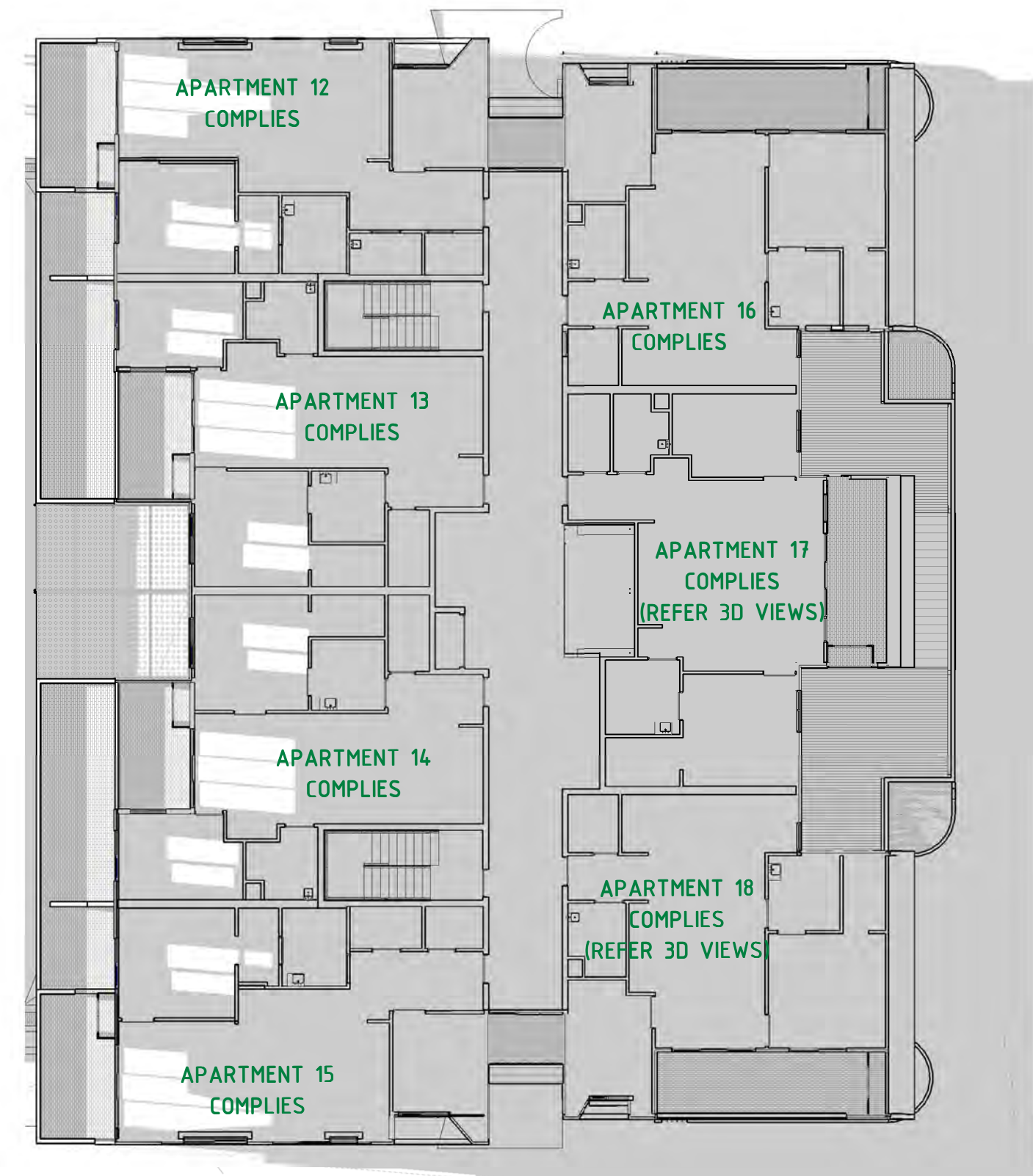




1 SF - WINTER SOLSTICE @ 9AM  
SCALE - @A1



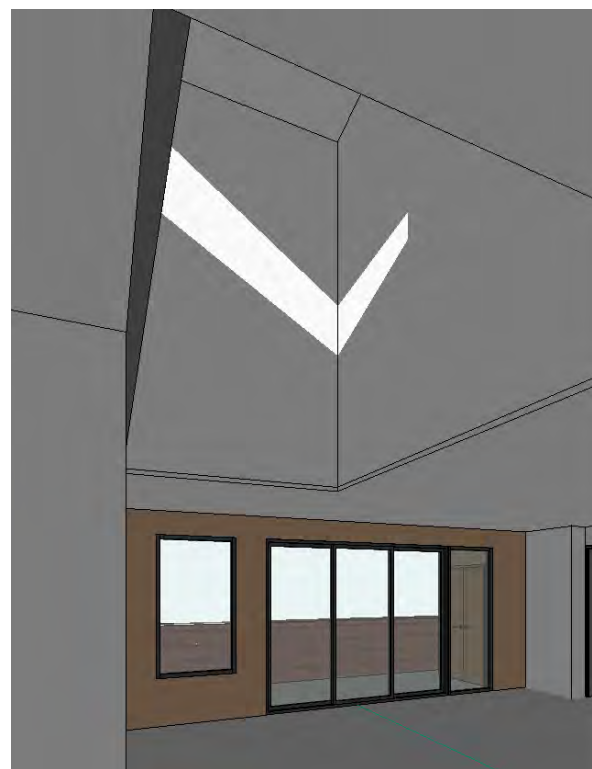
2 SF - WINTER SOLSTICE @ 12PM  
SCALE - @A1



3 SF - WINTER SOLSTICE @ 3PM  
SCALE - @A1



4 SF APARTMENT 17 LIVING ROOM SUNLIGHT 10AM  
1:1



5 SF APARTMENT 17 LIVING ROOM SUNLIGHT 11AM  
1:1



10 SF APARTMENT 17 LIVING ROOM SUNLIGHT 12PM  
1:1



7 SF APARTMENT 18 LIVING ROOM SUNLIGHT 9AM  
1:1



8 SF APARTMENT 18 LIVING ROOM SUNLIGHT 10AM  
1:1

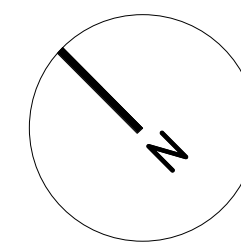


9 SF APARTMENT 18 LIVING ROOM SUNLIGHT 11AM  
1:1

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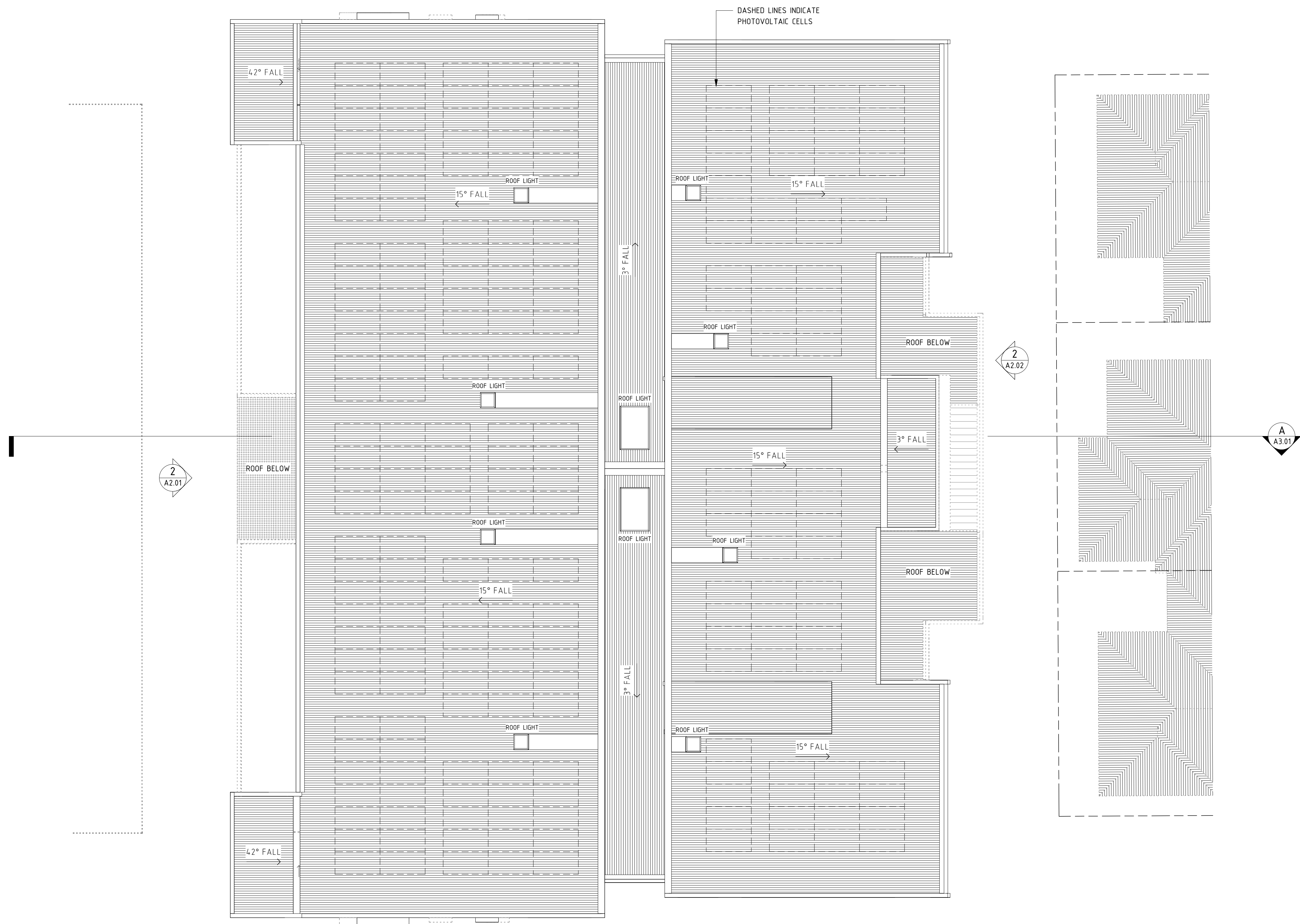
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SWANCARE APARTMENTS – HOBA			DRAWING No. <div>A1.19</div> <div>F</div>
TALBOT PLACE, BENTLEY WA 6102			
FF / SF SOLAR STUDY	SCALE 1 : 1 @A1 50% REDUCTION @ A3	DATE 10.01.24	

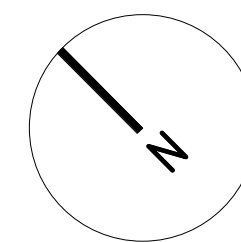




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SWANCARE APARTMENTS - HOBA			DRAWING No.  A1.20 H
TALBOT PLACE, BENTLEY WA 6102			
ROOF PLAN	SCALE 1 : 100 @A1 50% REDUCTION @ A3	DATE 10.01.24	





1 North-East Elevation  
1 : 100



2 North-West Elevation  
1 : 100

MATERIALS LEGEND	
AL-01	ALUMINIUM WINDOW HOODS
AS-01	PERFORATED ALUMINIUM SHEET ON STEEL FRAMEWORK
BK-01	CONCRETE BLOCKWORK
BW-01	FACE BRICKWORK
CFC-01	COMPRESSED FIBRE CEMENT CLADDING
CO-01	OFF FORM CONCRETE
CT-01	CERAMIC TILE
FC-01	FIBRE CEMENT CLADDING
MR-01	PROFILES SHEET METAL ROOFING. REFER TO FINISHES SCHEDULE FOR COLOUR
MW-01	PROFILED SHEET METAL CLADDING - VERTICAL. REFER TO FINISHES SCHEDULE FOR COLOUR
TC-01	TERRACOTTA COLOUR CLADDING

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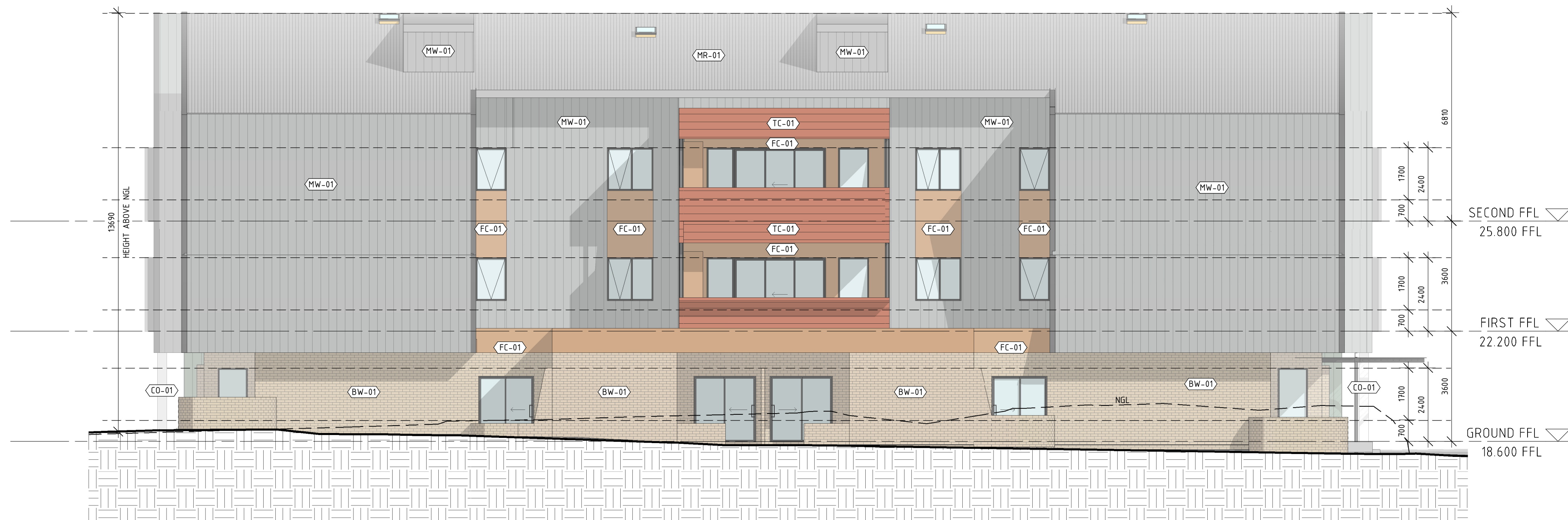
22.01.24	Issued for DA: NGL Lines & Dimensions Added	L
DATE	REVISION	No.

SWANCARE APARTMENTS - HOBA			DRAWING No.  <b>A2.01</b> <b>L</b>
TALBOT PLACE, BENTLEY WA 6102			
NORTH ELEVATIONS	SCALE As indicated @A1 50% REDUCTION @ A3	DATE 22.01.24	





1 South-West Elevation  
1 : 100



2 South-East Elevation  
1 : 100

MATERIALS LEGEND	
AL-01	ALUMINIUM WINDOW HOODS
AS-01	PERFORATED ALUMINIUM SHEET ON STEEL FRAMEWORK
BK-01	CONCRETE BLOCKWORK
BW-01	FACE BRICKWORK
CFC-01	COMPRESSED FIBRE CEMENT CLADDING
CO-01	OFF FORM CONCRETE
CT-01	CERAMIC TILE
FC-01	FIBRE CEMENT CLADDING
MR-01	PROFILES SHEET METAL ROOFING. REFER TO FINISHES SCHEDULE FOR COLOUR
MW-01	PROFILED SHEET METAL CLADDING - VERTICAL. REFER TO FINISHES SCHEDULE FOR COLOUR
TC-01	TERRACOTTA COLOUR CLADDING

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22.01.24	Issued for DA: NGL Lines & Dimensions Added	K
DATE	REVISION	No.

SWANCARE APARTMENTS - HOBA			DRAWING No.  A2.02 K
TALBOT PLACE, BENTLEY WA 6102			
SOUTH ELEVATIONS	SCALE	DATE	
	As indicated @A1 50% REDUCTION @ A3	22.01.24	





**A** SECTION AA  
1 : 100





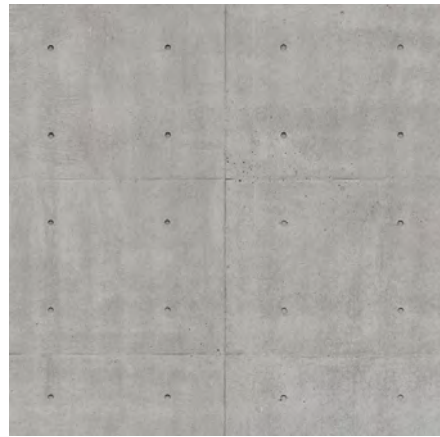

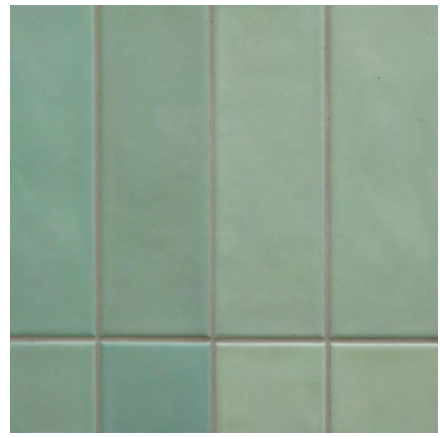



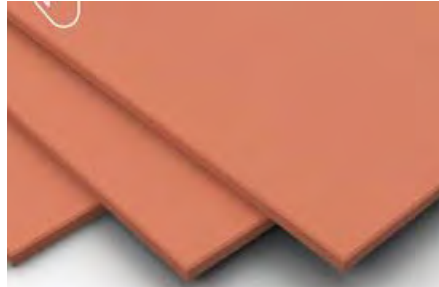
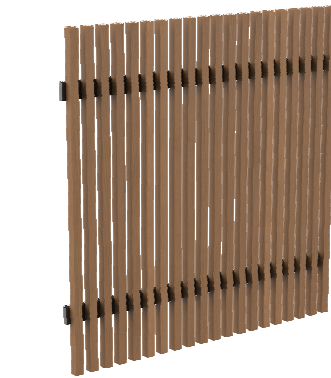
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10.01.24	Issued for DA Submission	G
DATE	REVISION	No.

SWANCARE APARTMENTS - HOBA			DRAWING No.  A3.01 <sup>G</sup>
TALBOT PLACE, BENTLEY WA 6102			
SECTION AA	SCALE  1 : 100 @A1 50% REDUCTION @ A3	DATE  10.01.24	



KEYNOTE	AL-01	AS-01	BK-01	BW-01	CO-01	CFC-01	CT-01	FC-01	MR-01	MW-01	TC-01	
IMAGE												
PRODUCT					Off Form Concrete	Matrix Fibre Cement		Matrix Fibre Cement Wall Cladding	Lysaght Spandek	Fielders Prominence		
MATERIAL	Aluminium Powdercoat Finish Dulux Duratec	Aluminium Screen	Concrete Blockwork	Face Brick	Concrete	Compressed Fibre Cement	Ceramic Tiles	Fibre Cement	Profiled Sheetting steel	Profiled Steel Sheetting	Fibre Cement Cladding	Timber Batten Screening
COLOUR	Monument Matt		Grey Blockwork	Light Coloured Brick Manufacturer/Selection T.B.C.			To Match Existing Grocery Store Blockwork		Colorbond Shale Grey	Colorbond Windspray	Terracotta Colour	
APPLICATION	Window Hoods	Refer to dwg's	Carpark Walls Facing Grandis Blvd & Talbot Place	Ground Floor Walls Refer to dwg's	Ground Floor Columns	Wall cladding to stairwells within carpark	Ground Floor Walls Refer to dwg's	1) Wall cladding 2) Soffit Lining Expressed joints typically Refer to dwg's	Roof Sheetting Refer to dwg's	Vertical Wall Cladding Refer to dwg's	Balcony Cladding Refer to dwg's	Screening (East and West of carpark) Refer to dwg's

10.01.24	Issued for DA Submission	C
DATE	REVISION	No.

SWANCARE APARTMENTS - HOBA

TALBOT PLACE, BENTLEY WA 6102

MATERIALS SCHEDULE

SCALE1 : 1 @A150% REDUCTION @ A3

DATE10.01.24

DRAWING No.

A5.01

C