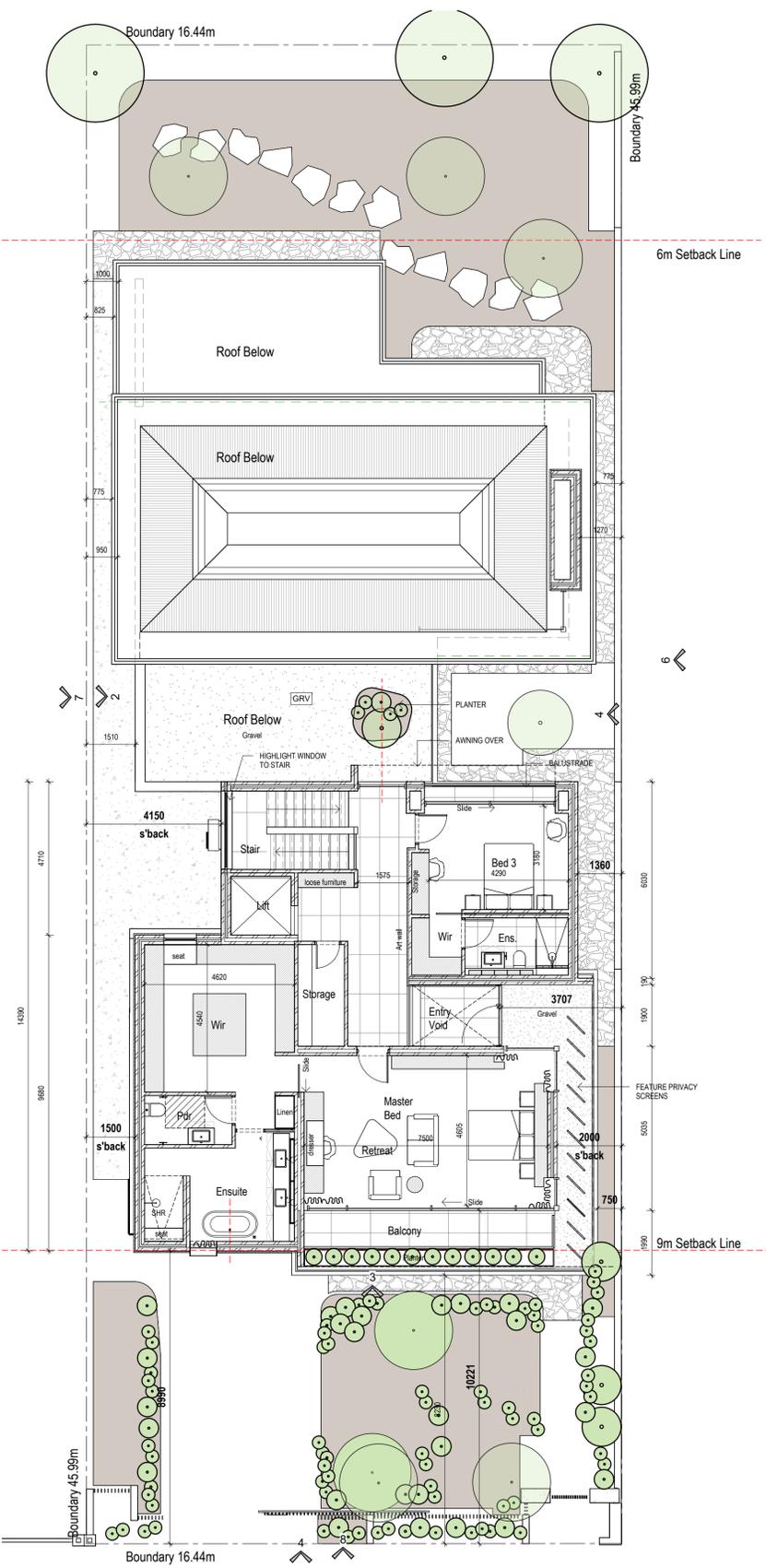
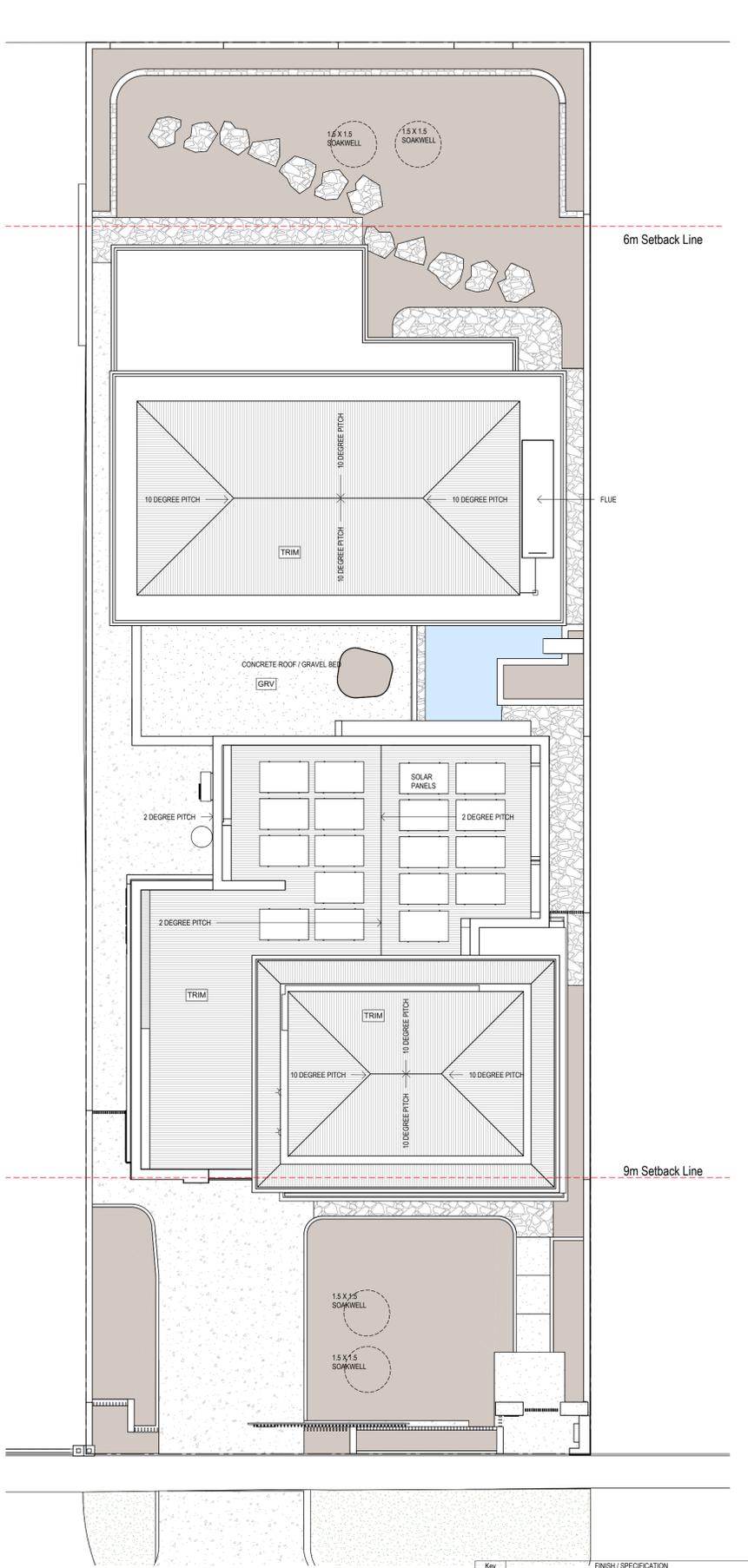


Ground Floor Plan 1:100



2 First Floor Plan 1:100

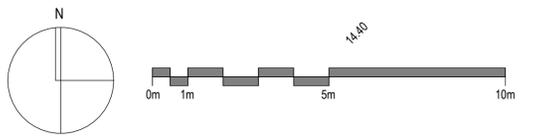


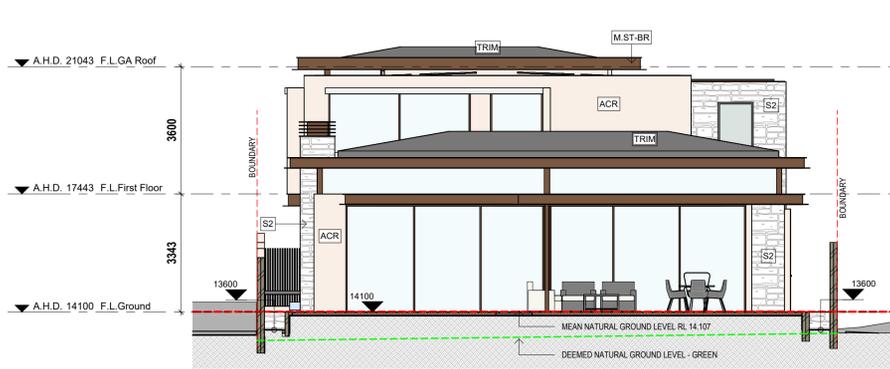
3 Site / Roof Plan 1:100

Key	FINISH / SPECIFICATION
CO.E	EXPOSED CONCRETE - LIMECRETE CORAL OR SANDSTONE TO BE CONFIRMED SELECTION WITH CLIENT
CO.H	GRAVEL ROOF - SELECTED RIVERSTONES OVER DRAINAGE MAT - ENSURE STONES ARE WASHED PRIOR TO INSTALL TO AVOID BLOCKING DRAINAGE
GRV	ECO OUTDOOR - SCALA TRAVERTINE CRAZY PAVERS - PROVIDE SAMPLE FOR CLIENT APPROVAL
PAV	OPEN PLAN FLOOR TILE - 1500 x 600 - SELECTION TBC BY CLIENT
TI	20mm TRIMMER AT MIN 1 DEG - COLOUR/BOND SURFMAST - FULLY CONCEALED
TRIM	INSTALL ROOF VENT/ WHIRLYBIRDS

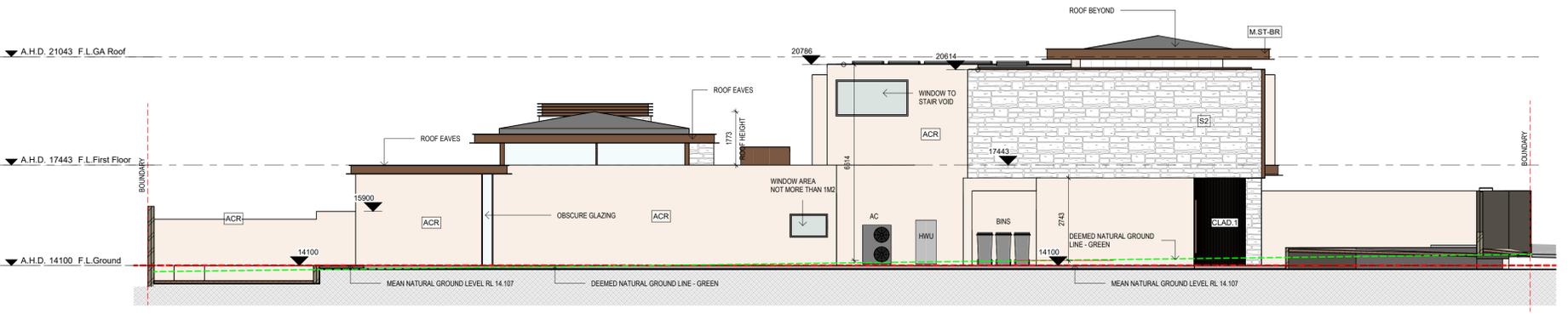
REV	DESCRIPTION	DATE
1	ISSUED FOR PLANNING	28.01.2025

31 Irvine Street, Peppermint Grove Lot 56
 PROJECT: 2025.106 DRAWN: DR DATE: 23.01.2025 DA 02
 www.seamusryanarchitects.com.au Tel:0416492513 E:seamus@seamusryanarchitects.com.au





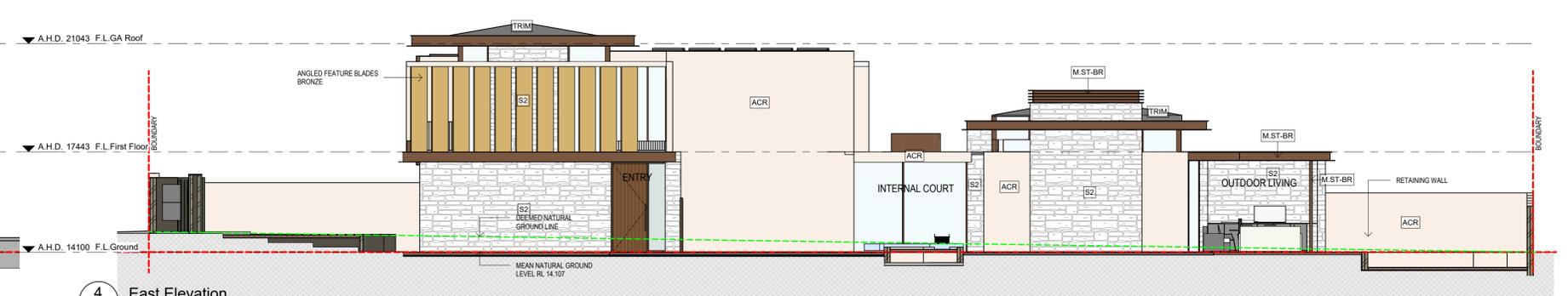
1 North Elevation
A1.03 1:100



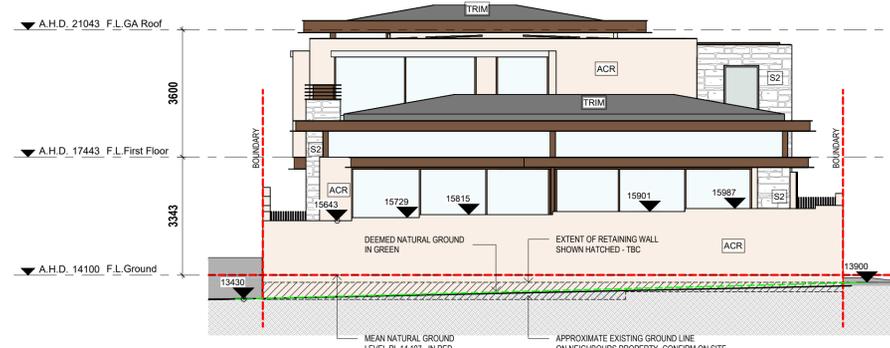
2 West Elevation
A1.03 1:100



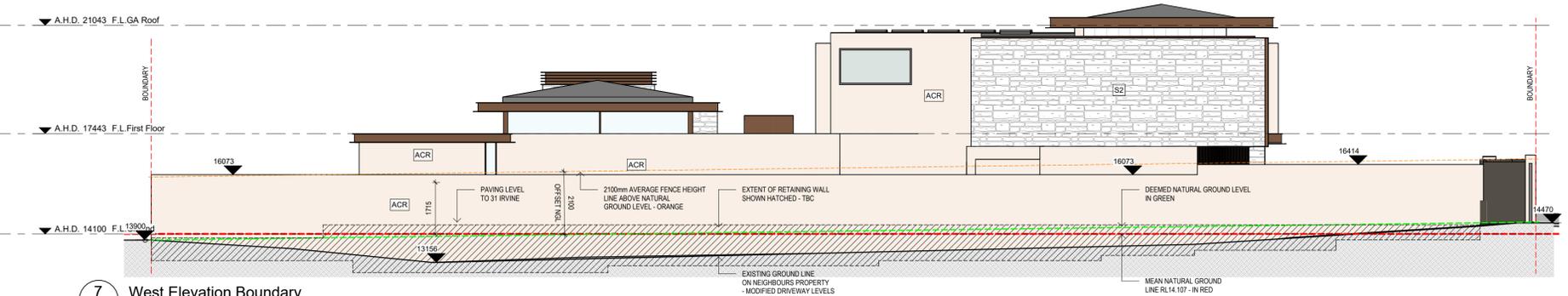
3 South Elevation
DA.02 1:100



4 East Elevation
A1.03 1:100



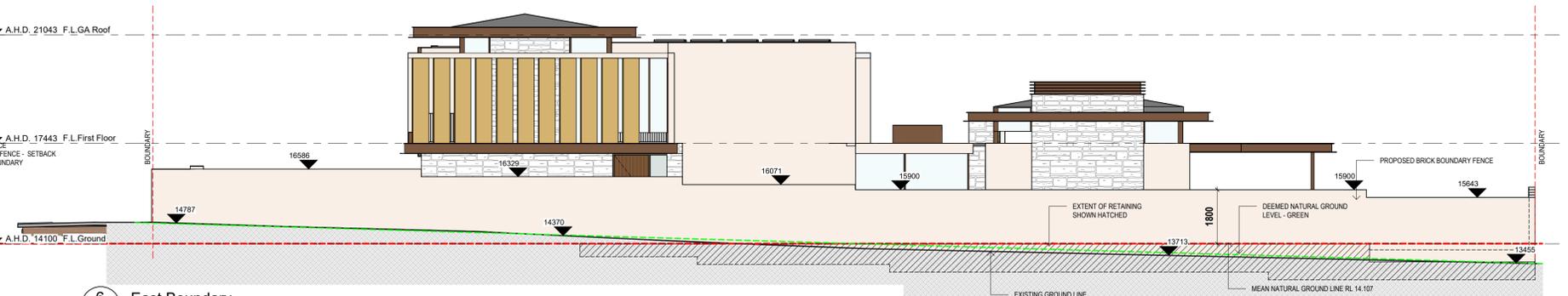
9 North Elevation Boundary
1:100



7 West Elevation Boundary
A1.03 1:100



8 Irvine Street Boundary
DA.02 1:100



6 East Boundary
A1.03 1:100

Key	FINISH / SPECIFICATION
ACR	ACR-TEXTURE RENDER- TOP-COAT-TEXTURE FULL-PROVIDE COVENTRY COARSE & FINE SAMPLE FOR CLIENT APPROVAL
CLAD.1	TIMBER CLADDING - AUS TM - ECHO BATTEN 175 X 26 - COLOUR TBC
M.ST-BR	FABRICATED GALVANISED STEEL WITH BRONZE POWDERCOAT FINISH. INTERSPON 03030 BRONZE PEARL
S2	ECO OUTDOOR - EXTERNAL STONE - LINEAR - (SCALA RODA CAVERN SANCERRE) - PROVIDE SAMPLE FOR CLIENT APPROVAL
TRIM	25mm TRIMDEX AT MIN 2 DEG - COLOUR BOND SURFIMST - FULLY CONCEALED - INSTALL ROOF VENT/ WHIRL BIRDS



Model View Rear



Front View 01



Front View 02



Model View Front



Rear View 01