



# ARCFORMS

DESIGN INNOVATION

**Claremont Yacht Club**  
**4 Victoria Avenue Claremont**

**Renovations & additions**

DESIGNED BY - Daniel Patterson  
DATE- 31-08-21 COPYRIGHT ARCFORMS 2021  
REVISION - H- 28-11-2022 - terrace amendments

ARCFORMS  
Studio 83  
Plastowe Mews  
102 Railway Parade  
West Perth WA 6005  
Daniel Patterson - 0418915316  
[www.arcforms.com.au](http://www.arcforms.com.au)  
[studio@arcforms.com.au](mailto:studio@arcforms.com.au)



NORTH	
EAST	
LOT 14	
3698m <sup>2</sup>	
SERVICE INFORMATION	
AREA	ESTABLISHED
SEWERAGE	YES DEPTH 138
WATER	YES PRELAD L
ELECTRICAL	YES U/G
TELECOM	YES
GAS	YES
DRAWN	MR SURVEYOR TS
SERVICE LEGEND	
SURVEY	
✱	DATUM
PF	PEG FOUND
PG	PEG GONE
SEWERAGE	
○	SEWER MANHOLE
○	INSPECTION OPENING
○	INSPECTION SHAFT
WATER	
○	WATER METER
○	HYDRANT
○	FLASH POINT
○	STOP VALVE
ELECTRICAL	
○	POWER CABLE/POLLAR
○	POWER POLE
○	LAMP POST
○	CONSUMER POLE
○	STAY WIRE ANCHOR
STORMWATER	
○	STORMWATER MANHOLE
○	GRATE
○	SIDE ENTRY PIT
GAS	
○	GAS METER
○	SERVICE VALVE
○	TELECOM
○	COMMUNICATION PIT
SEWER CONNECTION POSITION	
APPROXIMATE ONLY	
SEW INV. 122	
UP: 610	
DEPTH: 138m	

NOTE:  
THIS PLAN HAS BEEN PREPARED WITH 2D VALUES  
& HAS APPROXIMATE MGA/AL COORDINATES

**BUILDING LEGEND**

—	GROUND FLOOR BUILDING
—	GROUND FLOOR WINDOWS / DOORS
—	UPPER FLOOR BUILDING
—	UPPER FLOOR WINDOWS / DOORS

**CLIENT**  
Daniel Patterson

**ADDRESS**  
LOT 14 (14) VICTORIA AVENUE, CLAREMONT

**PLAN**  
DIA78375

**DATE**  
28/06/2021

**LOCAL LEVEL**  
NWA

**SEWER RISE**  
AC753

**DATE**  
28/11/2022

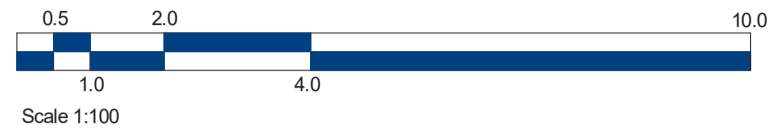
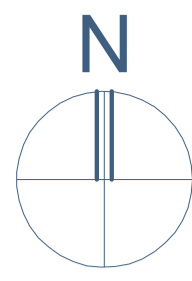
**APPROVED BY**  
DANIEL PATTERSON


**IMPORTANT NOTES**


- The information on this drawing is current as of the date of survey.
- All services are to be confirmed with relevant authorities.
- The client shall obtain Council, State, Federal, Electrical, Gas & Communications.
- Further to the above, all services to be installed shall be in accordance with the relevant codes of practice.
- Boundary to be established by a registered surveyor to confirm the boundary position and dimensions.
- The site owner of this plan is responsible to verify the accuracy of the information provided to the client.
- The plan is for the purpose of application and is not a contract. All services are to be confirmed with relevant authorities.
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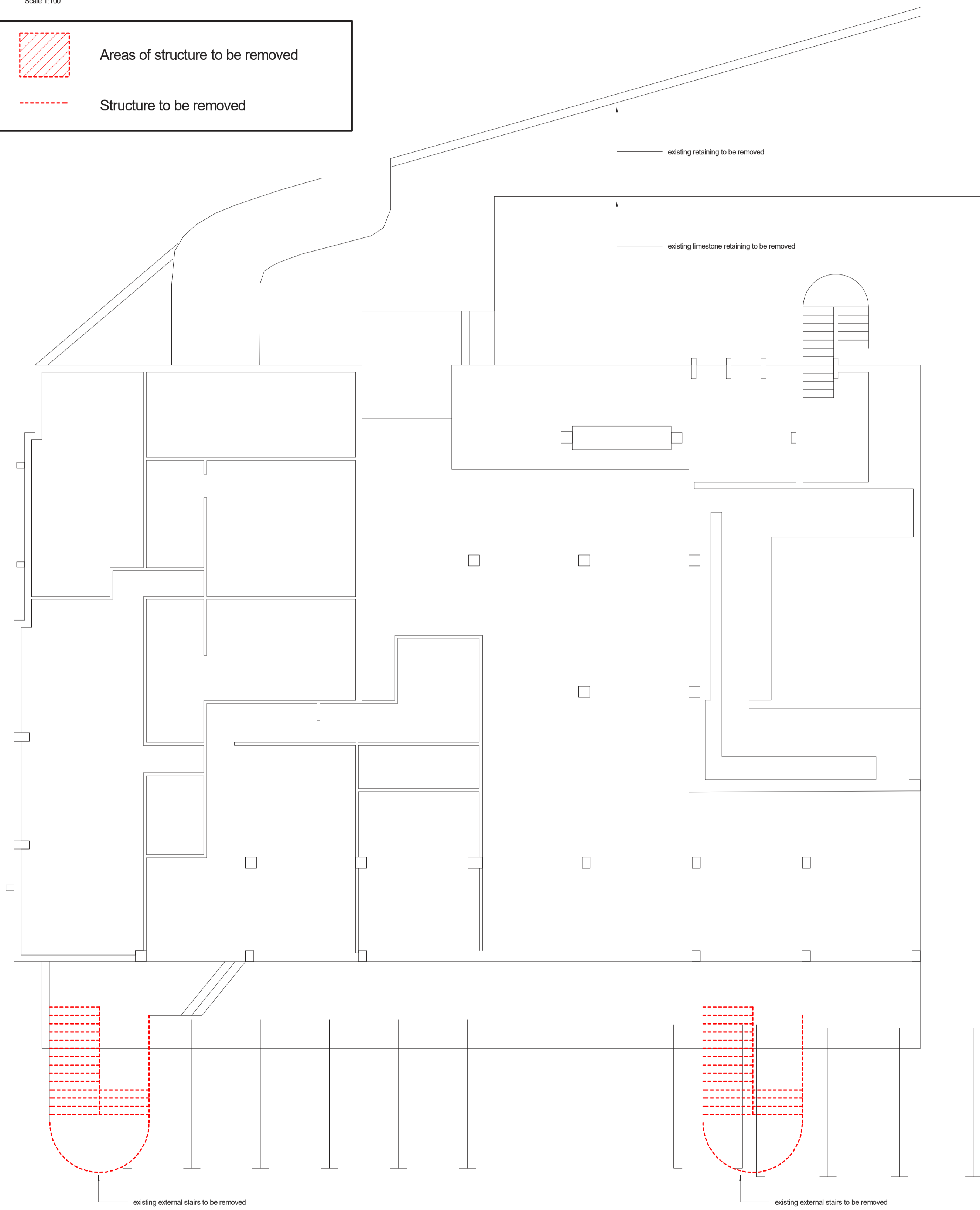
Scale 1:200 at A1

PROPOSED SITE PLAN - scale 1:200

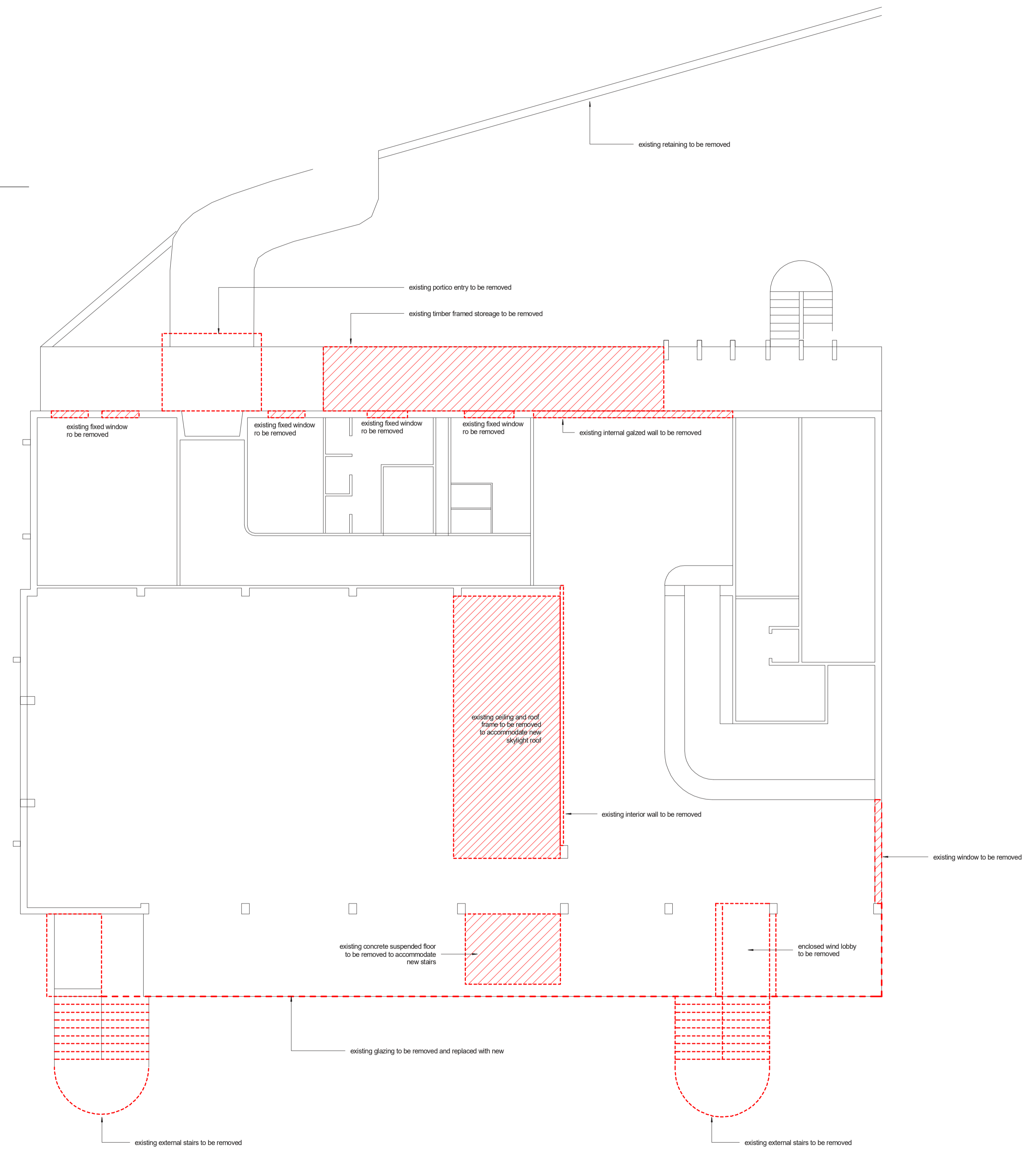


 Areas of structure to be removed

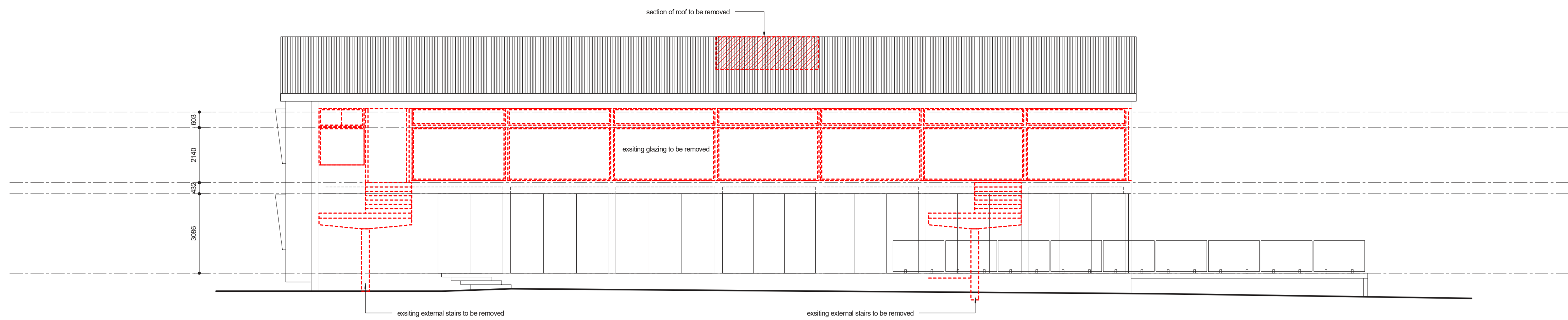
 Structure to be removed



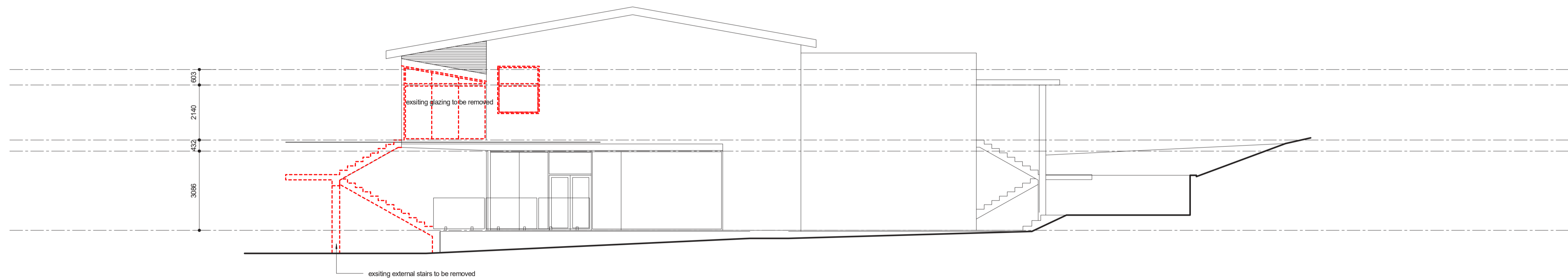
EXISTING LOWER LEVEL  
GROUND FLOOR DEMOLITION PLAN scale 1:100



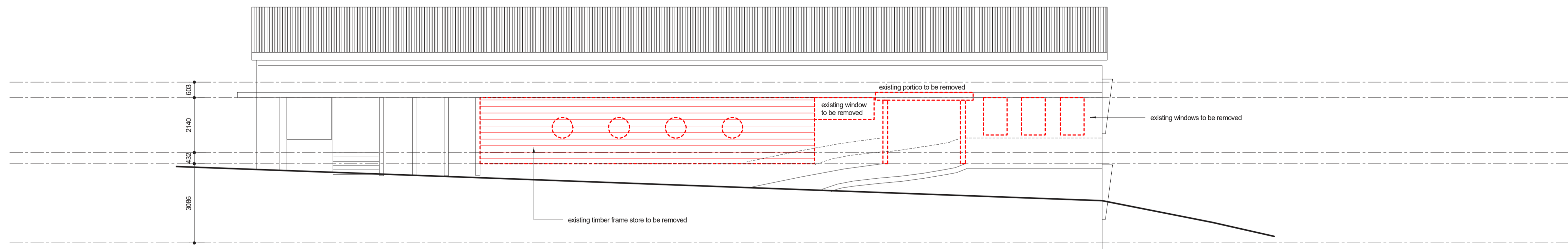
EXISTING UPPER LEVEL  
DEMOLITION PLAN scale 1:100



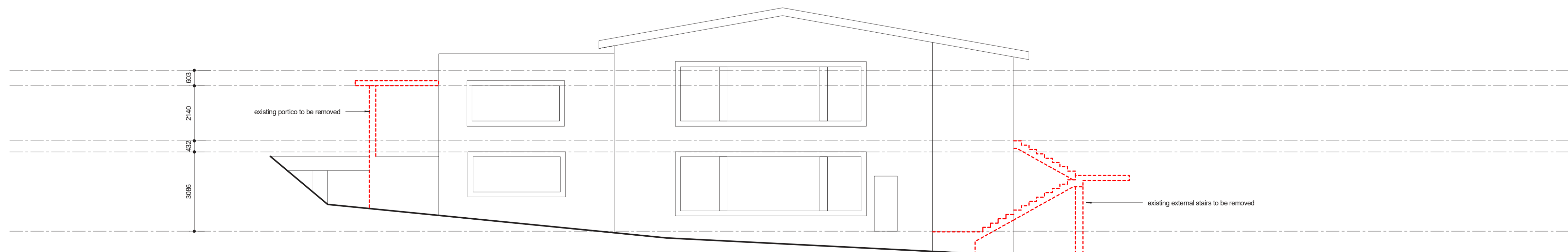
EXISTING SOUTH ELEVATION - DEMOLITION PLAN scale 1:100



EXISTING EAST ELEVATION - DEMOLITION PLAN scale 1:100

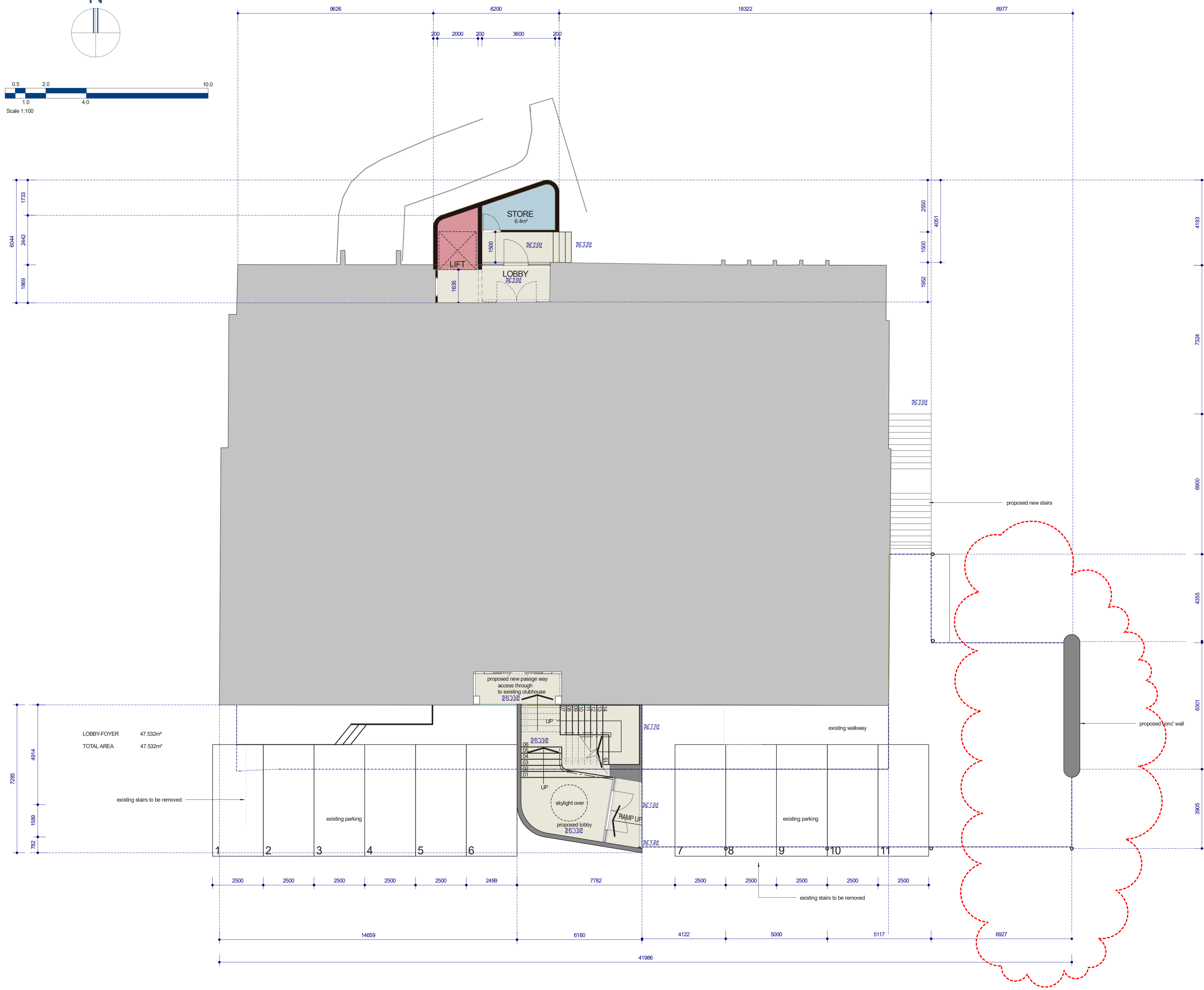
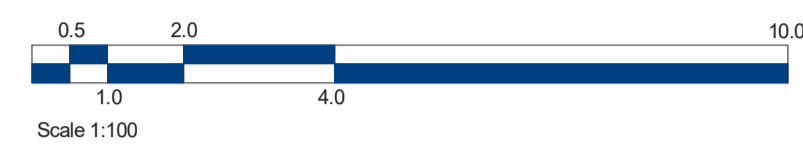
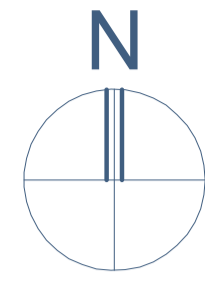


EXISTING NORTH ELEVATION - DEMOLITION PLAN scale 1:100



EXISTING WEST ELEVATION - DEMOLITION PLAN scale 1:100

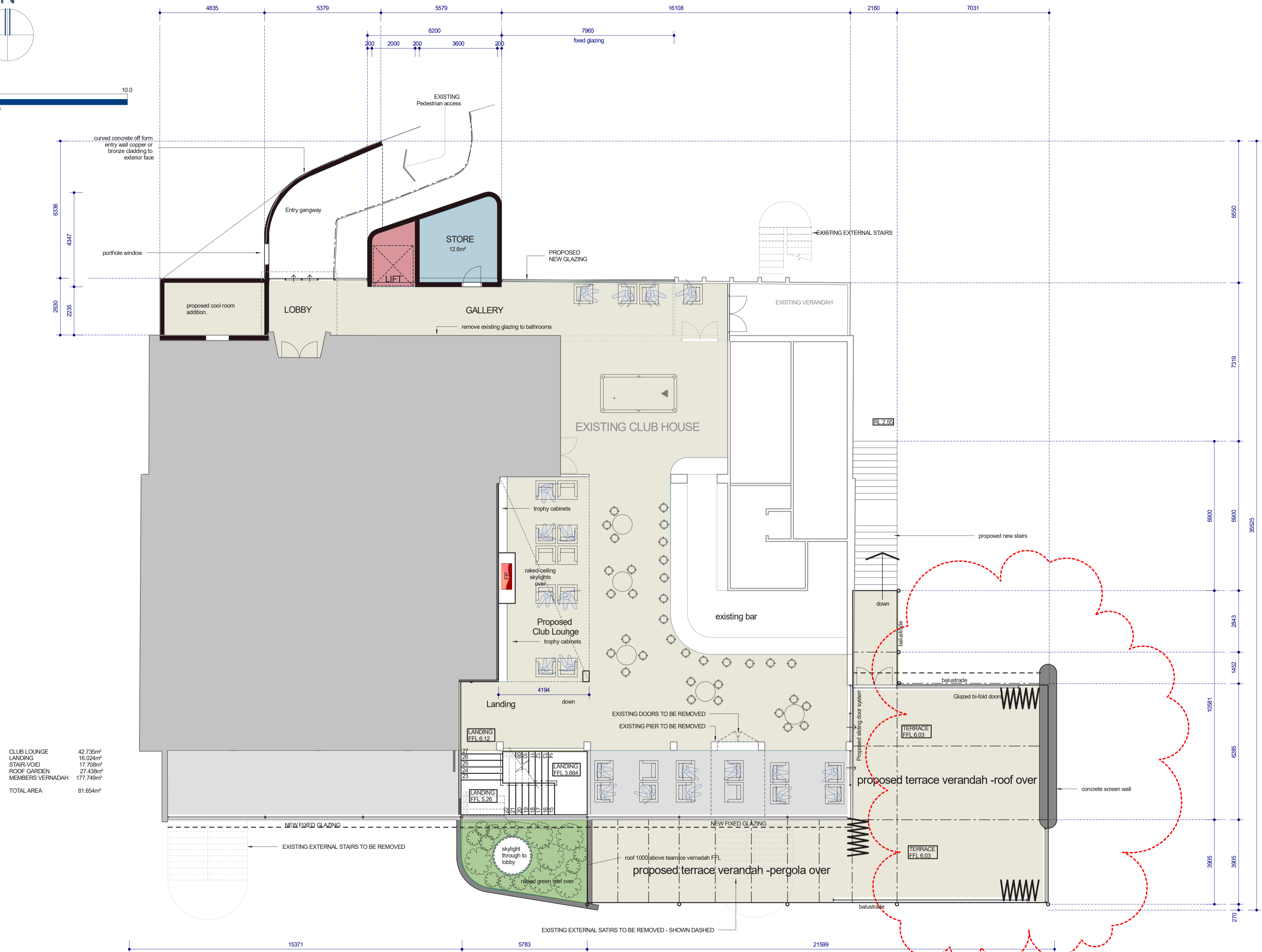
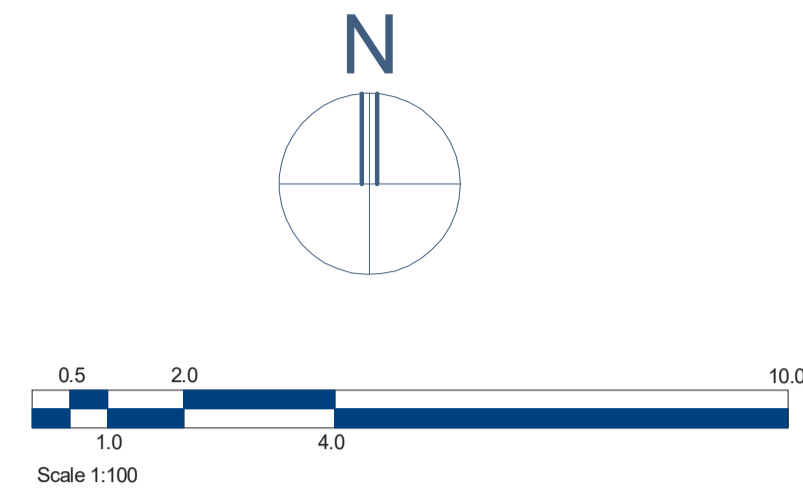
EXISTING ELEVATIONS-DEMOLITION PLANS - scale 1:100



LOWER GROUND FLOOR PLAN - scale 1:100



LOWER GROUND FLOOR PLAN - scale 1:100 - including site contours



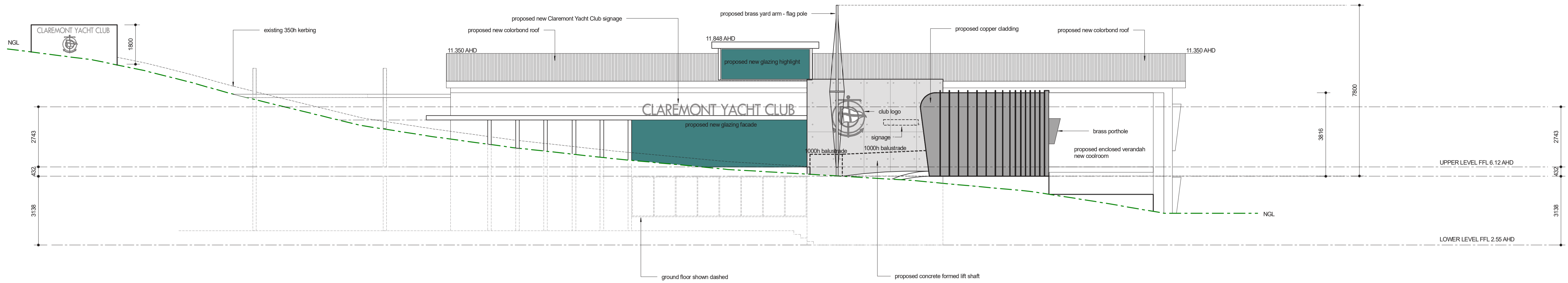
CLUB LOUNGE	42.735m²
LANDING	16.024m²
STAIR-VOID	17.708m²
ROOF GARDEN	27.438m²
MEMBERS VERANDAH	177.749m²
<b>TOTAL AREA</b>	<b>81.654m²</b>

UPPER FLOOR PLAN - scale 1:100

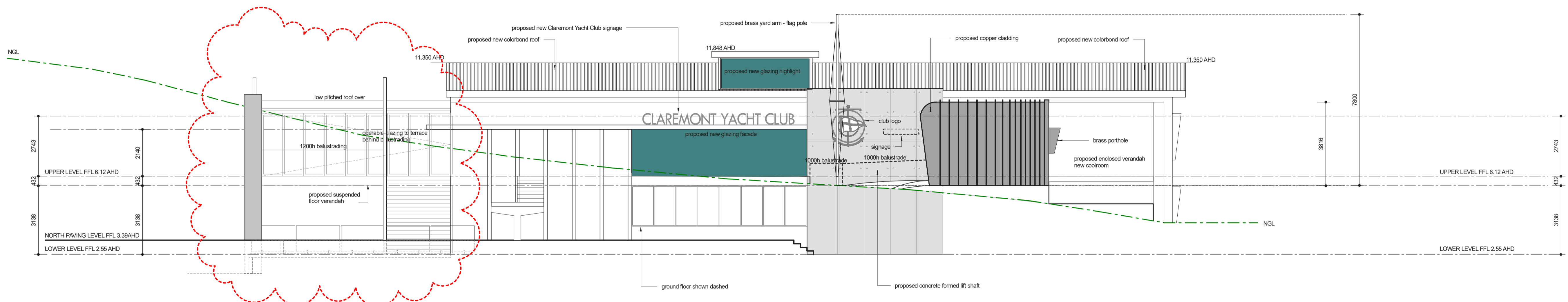


UPPER FLOOR PLAN - scale 1:100 -including site contours

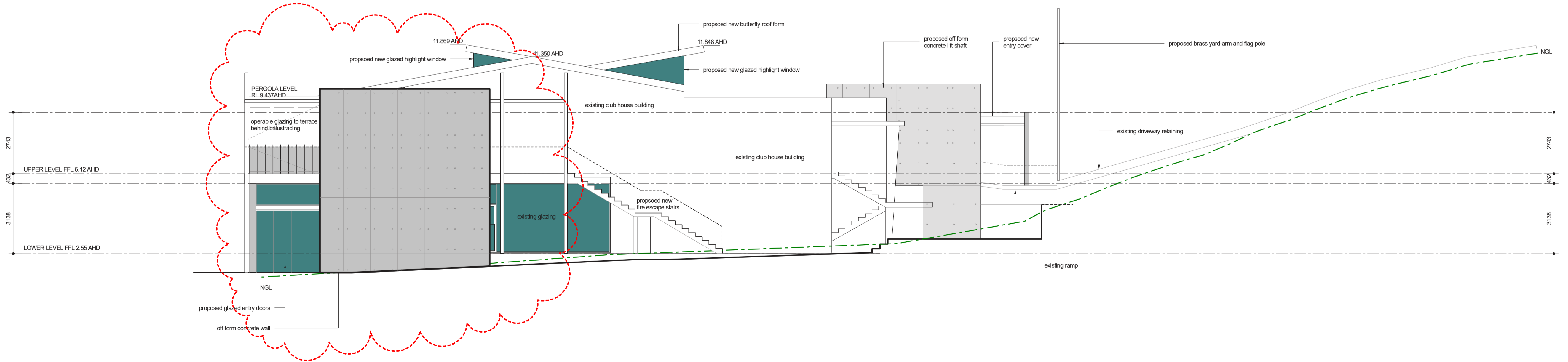




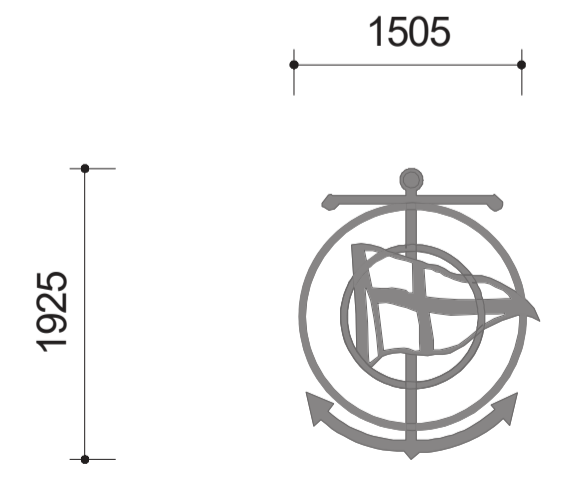
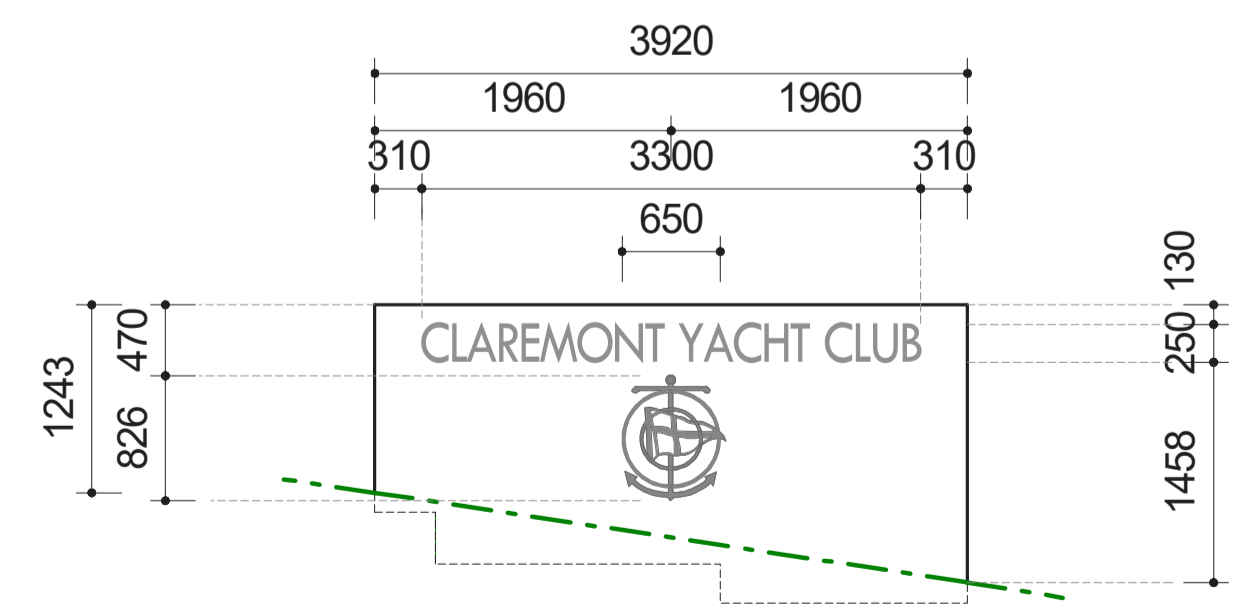
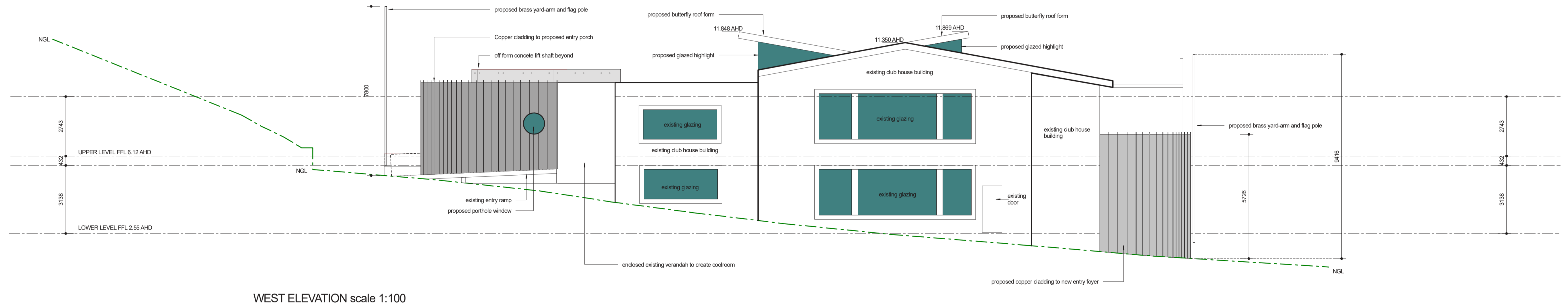
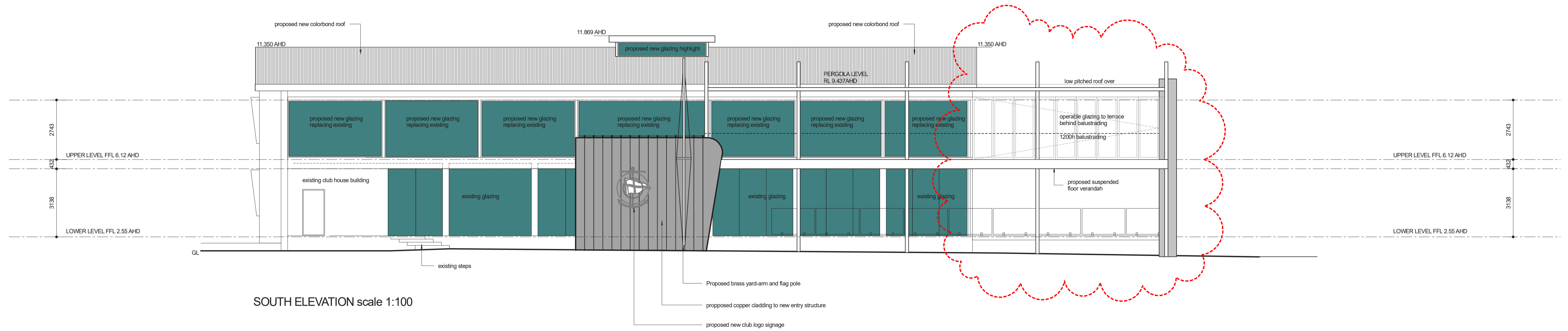
NORTH ELEVATION scale 1:100



NORTH ELEVATION scale 1:100 (BEYOND DRIVEWAY)



EAST ELEVATION scale 1:100



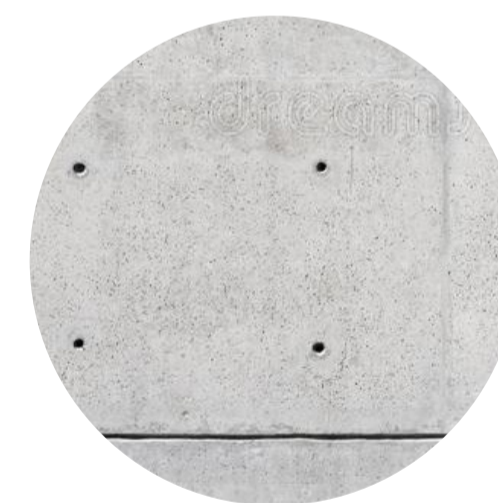
ELEVATIONS - 2 - scale 1:100



NORTHERN ELEVATION PERSPECTIVE - DRIVEWAY SECTION

Copper, Bronze and Brass are traditional nautical materials that are enduring and weather beautifully.

The metals can withstand the harsh marine environment whilst their patina evokes warmth, tranquility, adding elegance and luxury to any space.



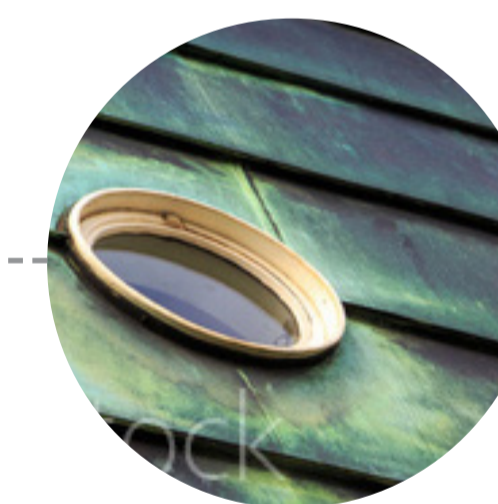
off form concrete



Brass flag pole and yard a-m



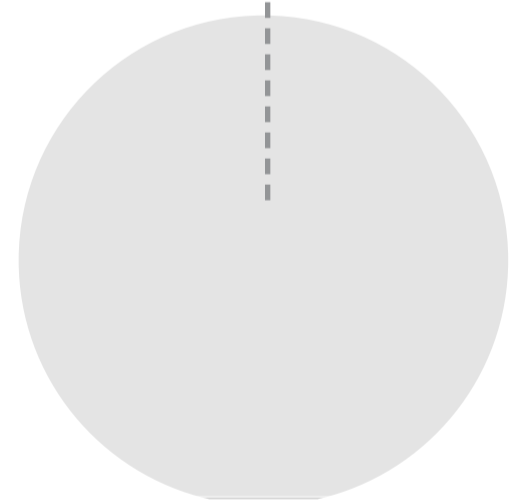
copper



Patina copper



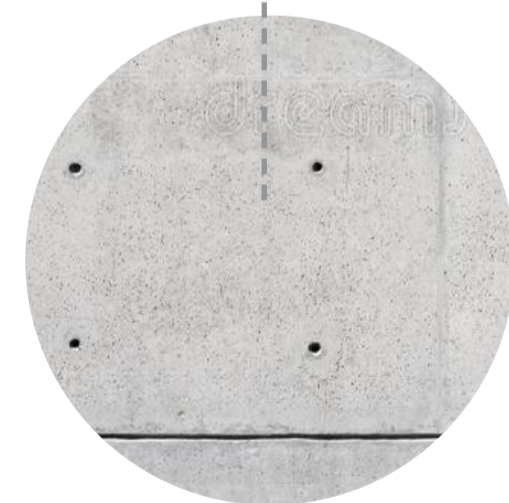
NORTHERN ELEVATION EXTERNAL MATERIALS



Seagul grey - texturecoat



Illuminated freestanding lettering



off form concrete



Brass embossed letter



copper



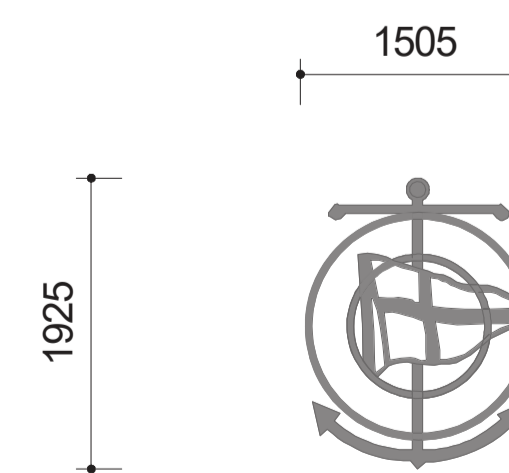
Patina copper



BACKLIGHT FREESTANDING BUILDING SIGNAGE scale 1:50  
North elevation building facade only

SIGNAGE LIGHTING.

All signage illumination will be 100cd/m<sup>2</sup> or less - dimmers can also be applied to reduce lighting when required



BACKLIGHT CLUB EMBLEM SIGNAGE  
North entry and southern entry

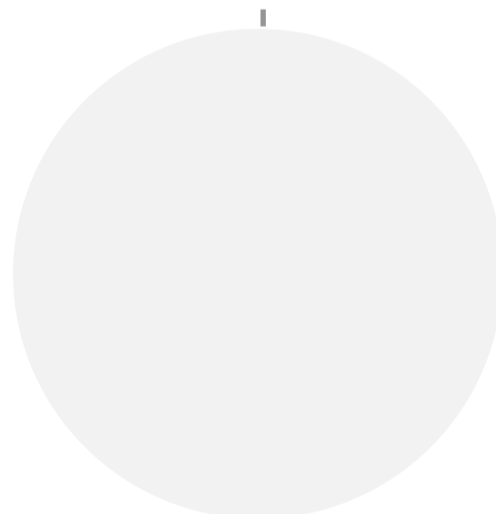
NORTH ELEVATION & EXTERIOR FEATURES - MATERIALS & COLOURS - 2



SOUTHERN ELEVATION PERSPECTIVE  
RIVER SIDE

Copper, Bronze and Brass are traditional nautical materials that are enduring and weather beautifully.

The metals can withstand the harsh marine environment whilst their patina evokes warmth, tranquility, adding elegance and luxury to any space.



Lexicon Quarterpaint finish



copper



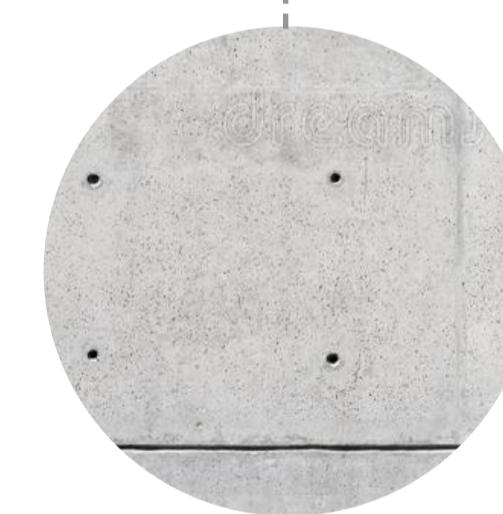
Patina copper



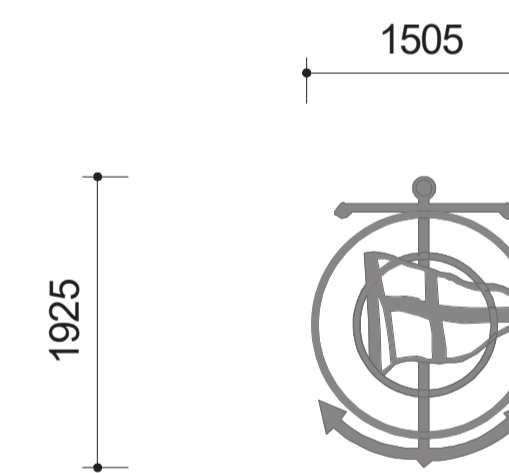
Brass flag pole and yard arm



Bronze anodised frames



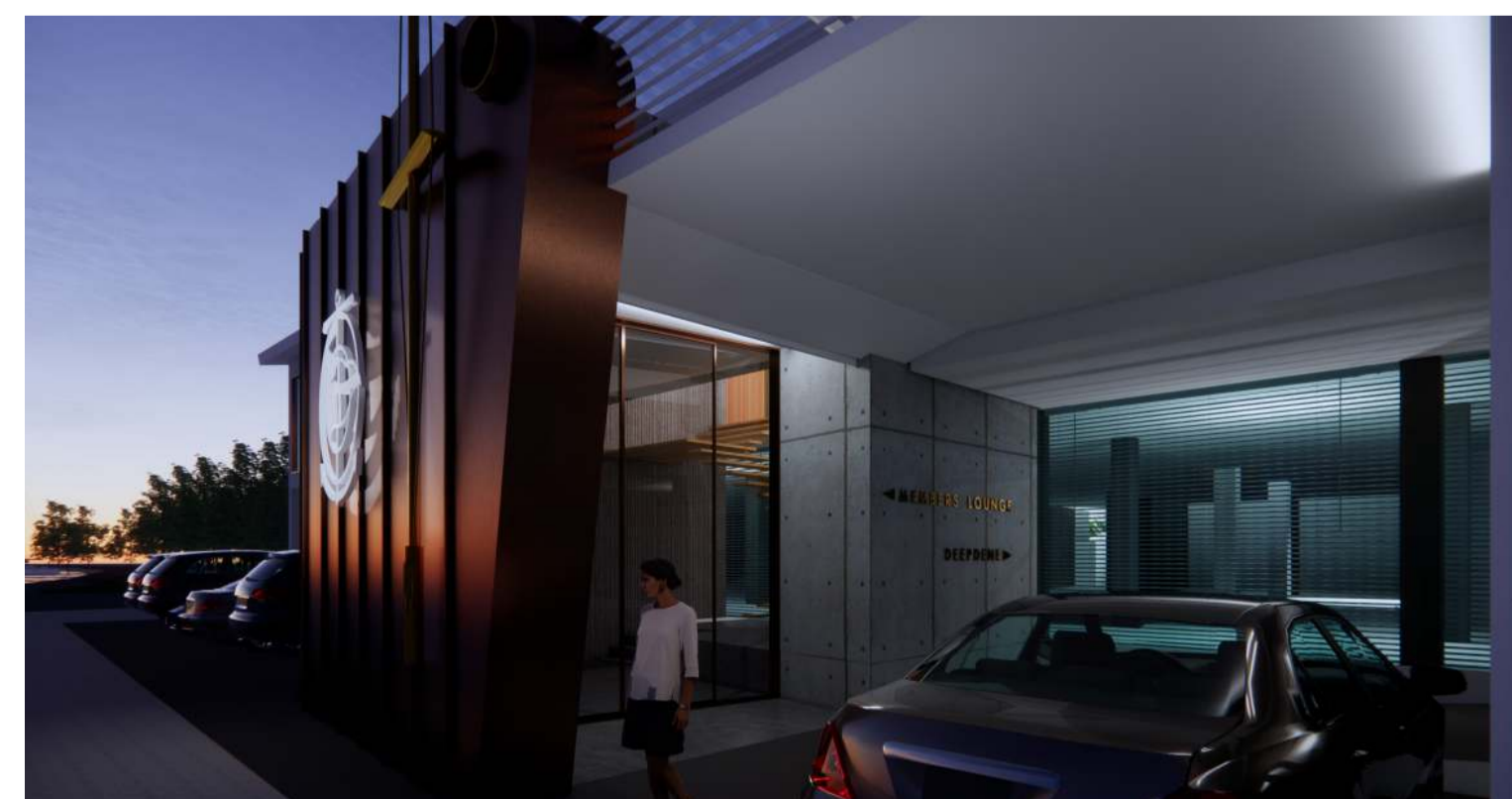
off form concrete

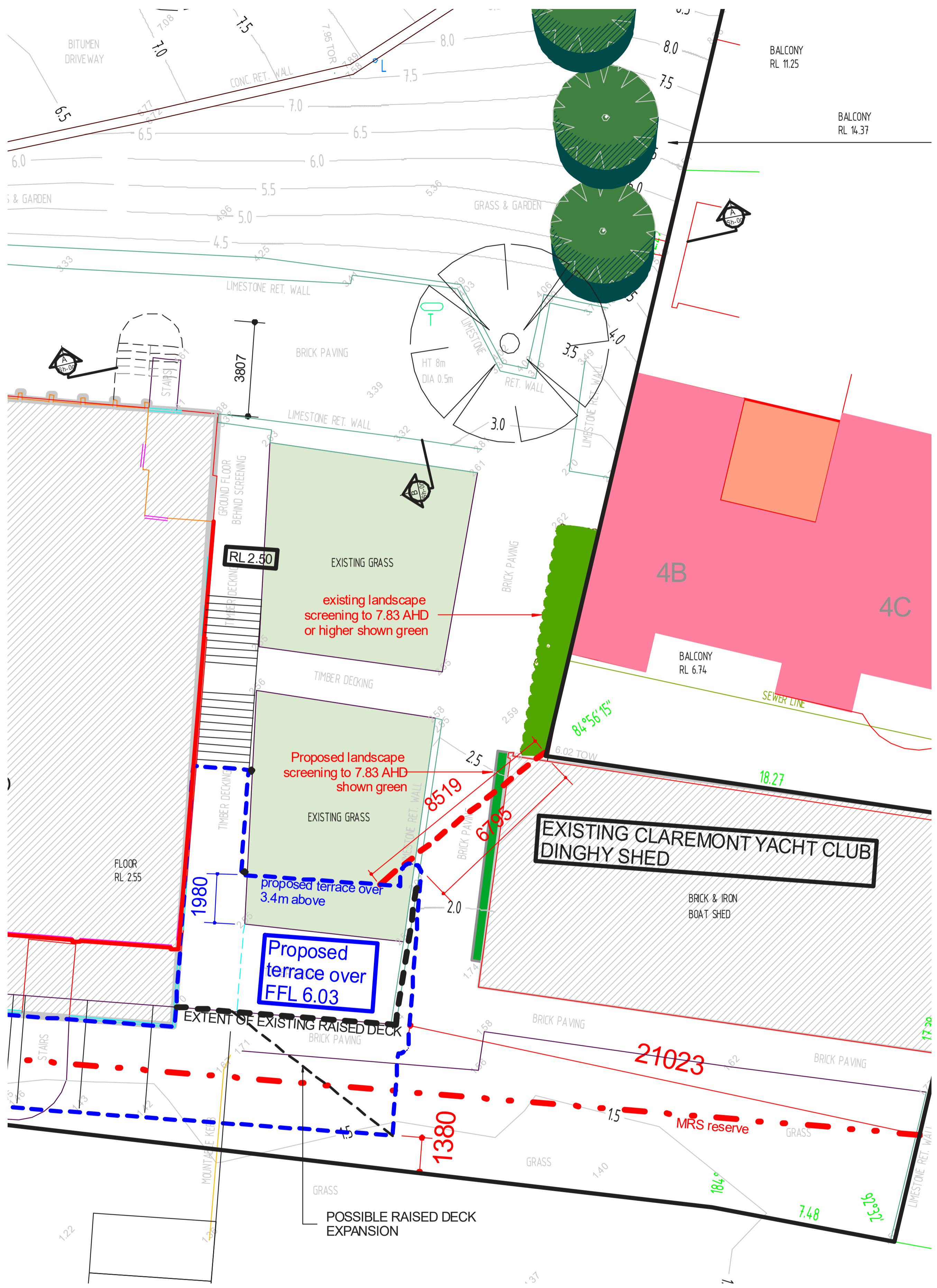


BACKLIGHT CLUB EMBLEM SIGNAGE  
North entry and southern entry



SOUTHERN ELEVATION EXTERNAL MATERIALS





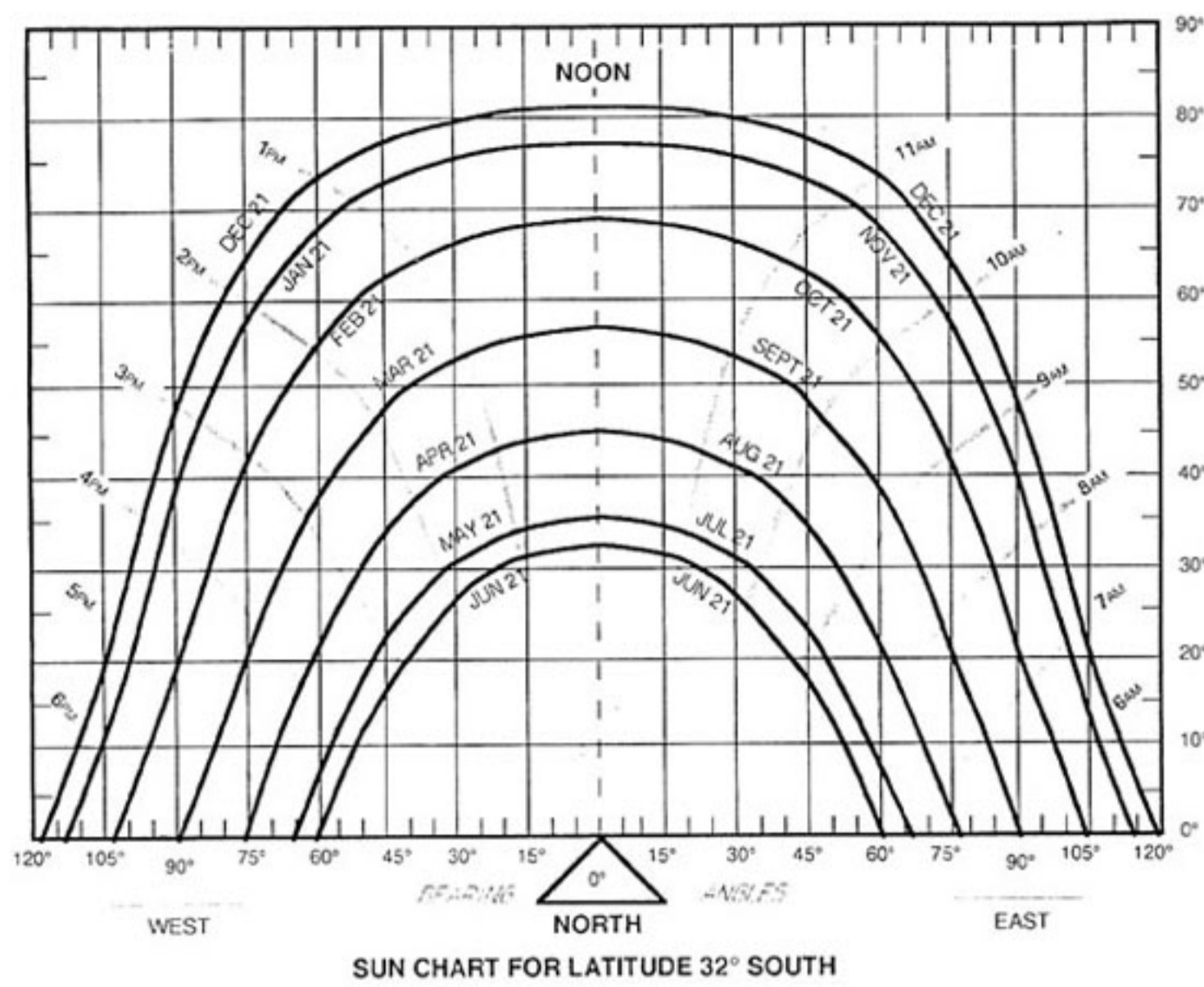
SITE PLAN DETAIL - Existing Bovell Green Lawn Shaded light Green



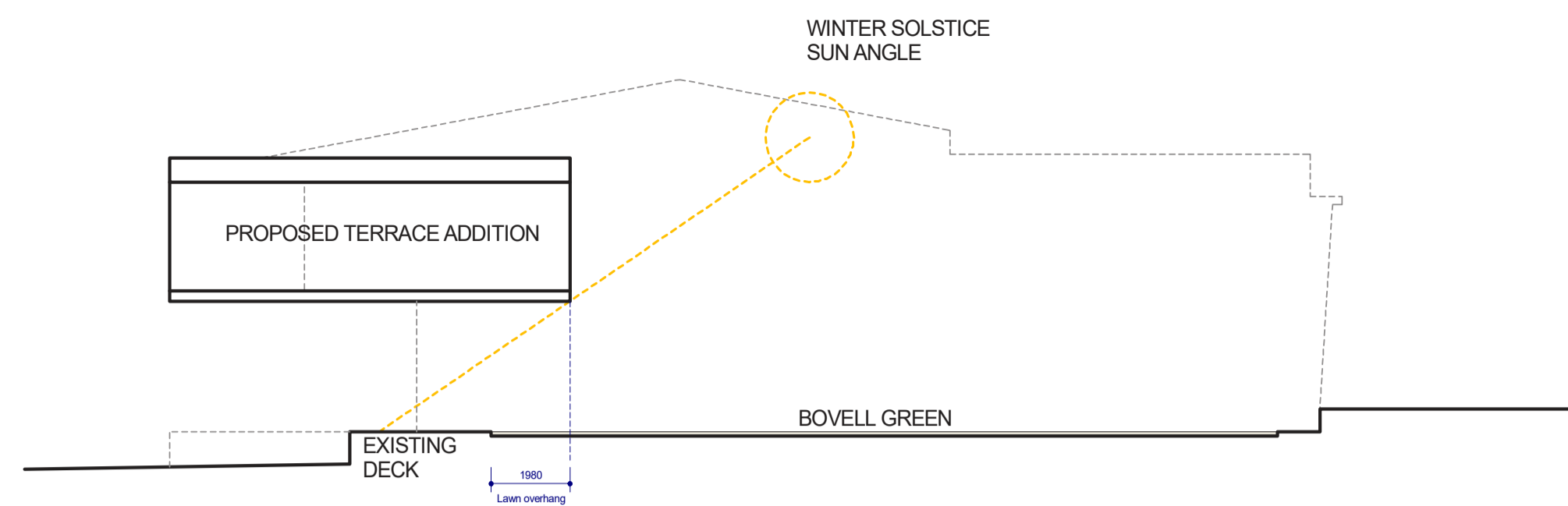
Elevated View of Bovell Green Including Proposed Terrace.



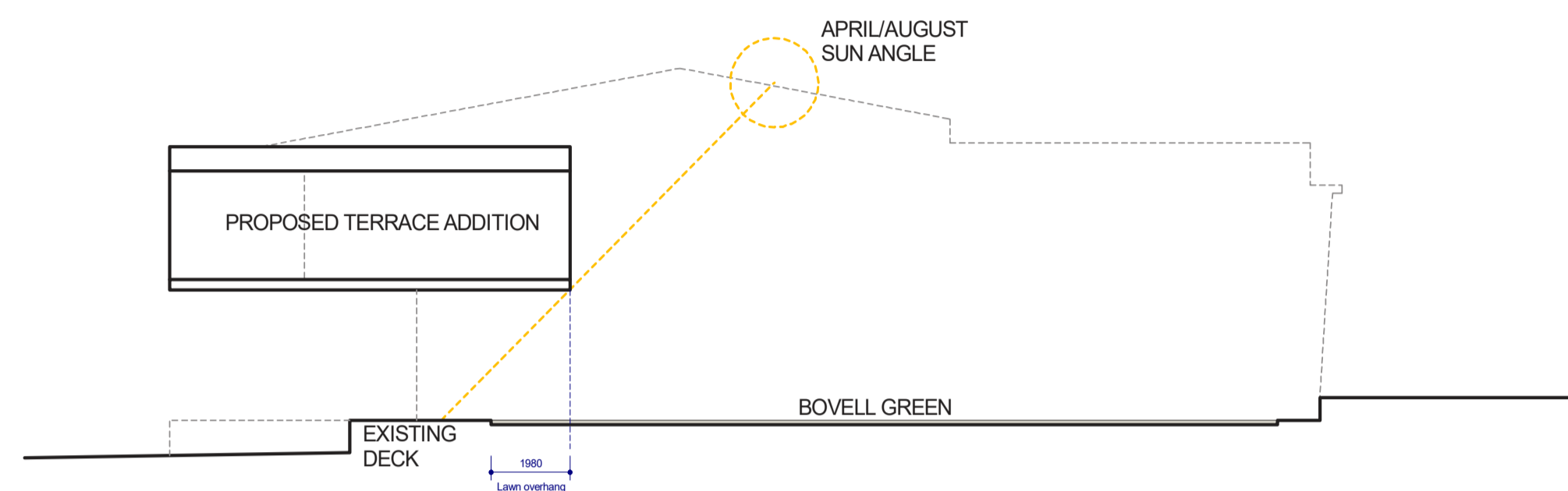
Ground Level View of Bovell Green Including Proposed Terrace.



Solar pathways diagram



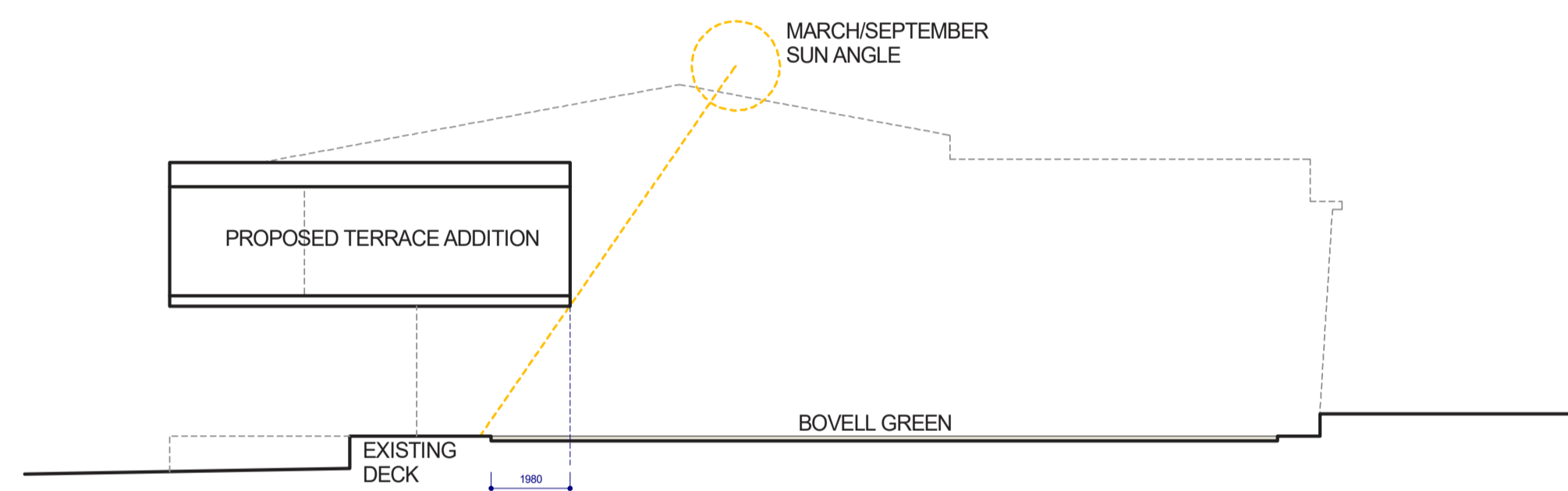
Winter Solstice solar penetration



April solar penetration



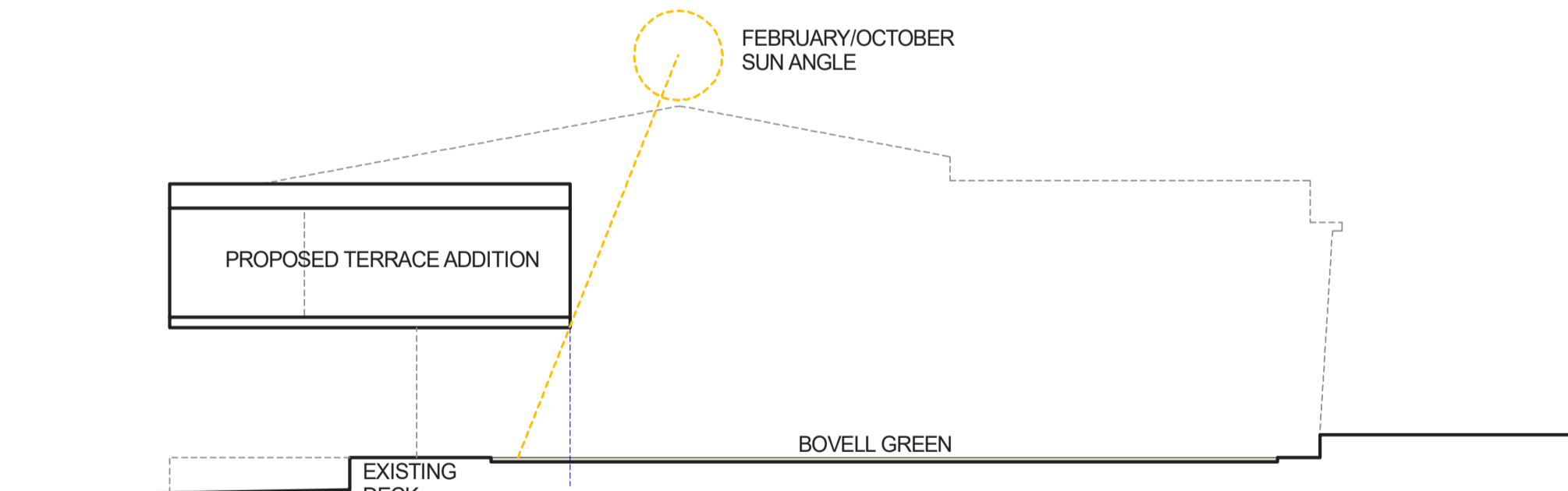
August solar penetration



March solar penetration



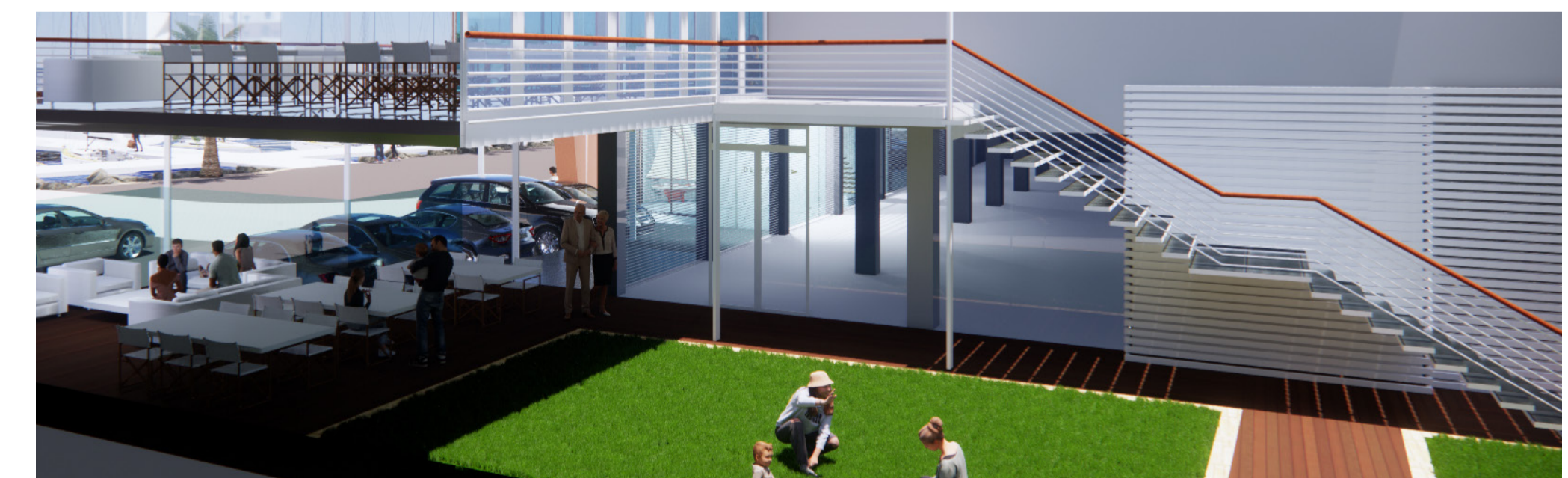
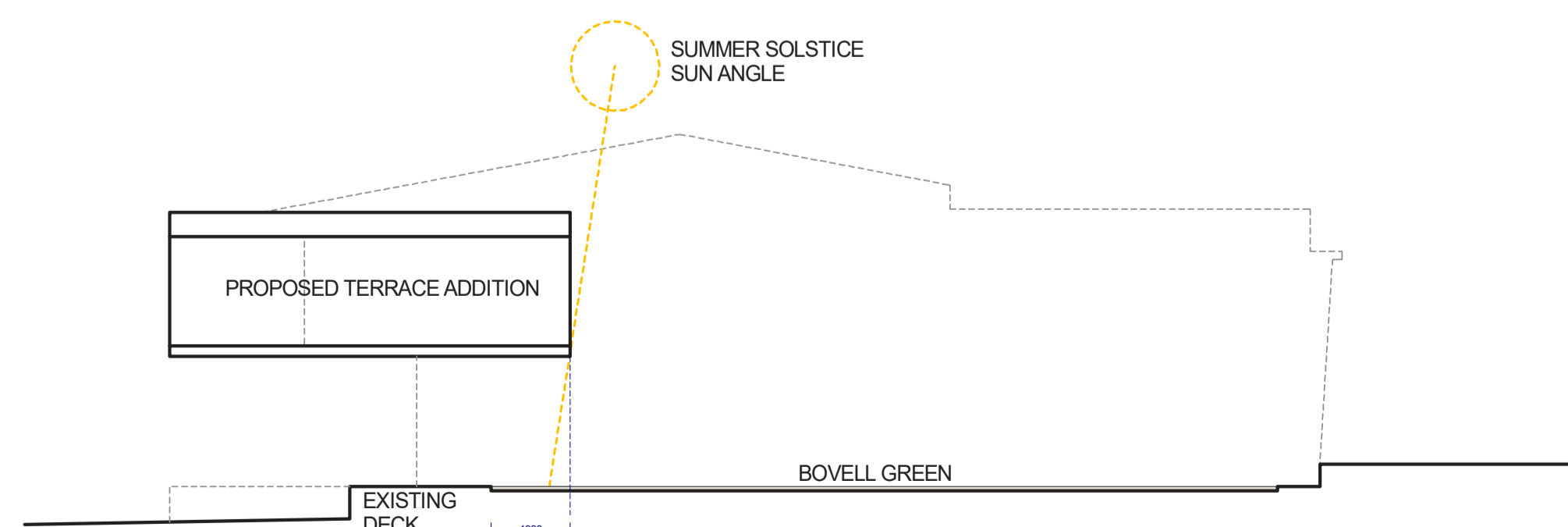
September solar penetration



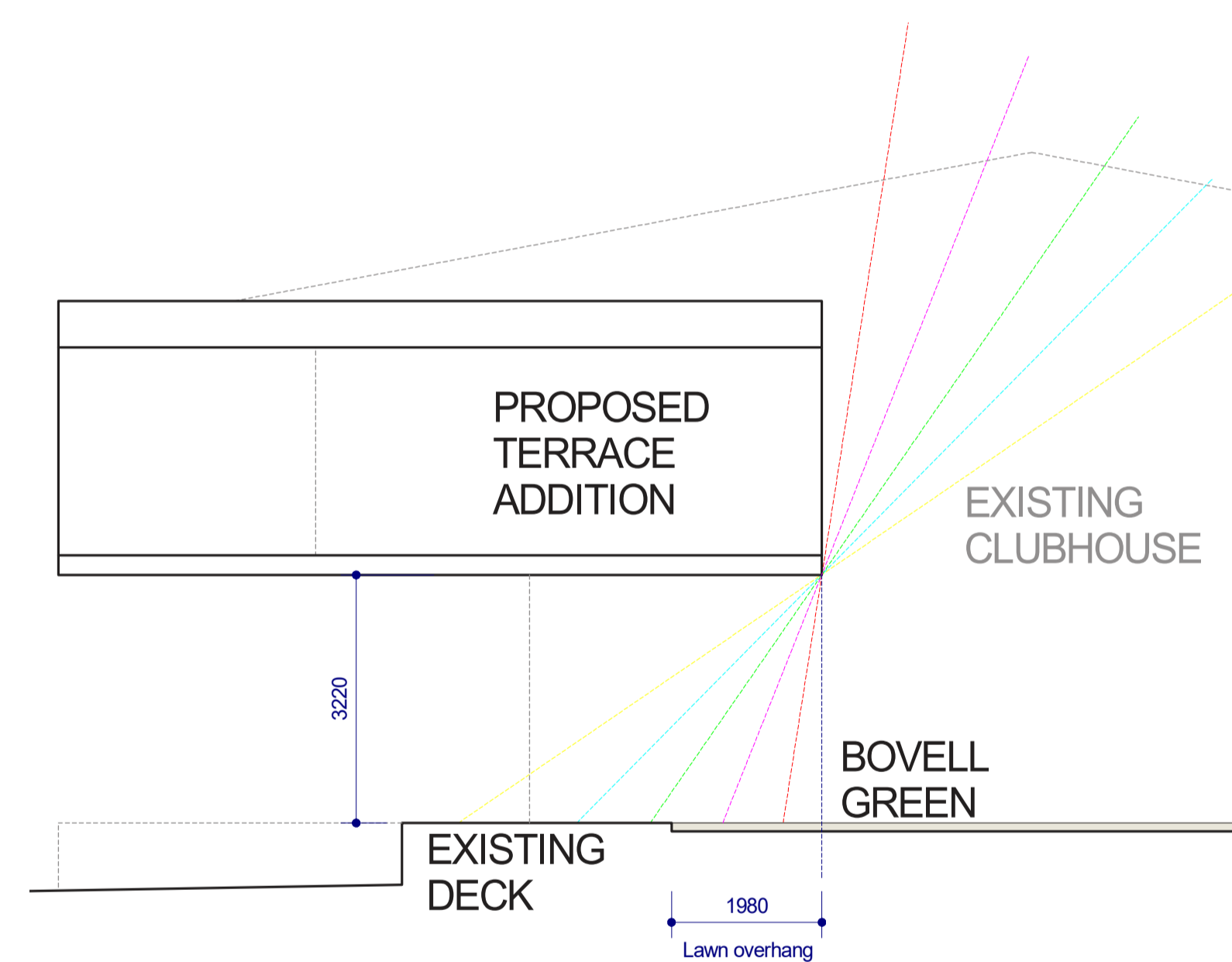
February solar penetration



October solar penetration



Summer Solstice solar penetration



Solar Penetration diagram.

With an elevation of 3.2m above the ground level of Bovell Green to the lower edge of the proposed terrace, solar access for the lawn to grow is achieved almost the full year calendar.

these diagrams demonstrate the minimal affect the proposed elevated terrace will have on the lawn of Bovell Green.



PROPOSED TERRACE ADDITION- SECTION - BOVELL GREEN RELATIONSHIP







SOUTHERN ELEVATION - CLOSED GLASS OPERABLE WALLING



Stacking doors -operable glass wall





SOUTHERN ELEVATION - OPEN GLASS OPERABLE WALLING





BOVELL DECK - WEATHER PROTECTED TERRACE



BOVELL GREEN - COVERED DECK



SHELTERED SUNSET SANCTUARY



WIND SHELTERED SUNSET ALFRESCO DINING



SUNSET VIEWING ON THE TERRACE



TWILIGHT SAILING SUNDOWNER