

ZONED: R12.5  
50% OPEN SPACE REQUIRED

SITE AREA - 983.31m<sup>2</sup>  
EXISTING BUILDING AREA - 212.87m<sup>2</sup>  
EXISTING VERANDAH - 24.60m<sup>2</sup>  
EXISTING WOODEN DECK - 39.27m<sup>2</sup>  
EXISTING POOL - 28.19m<sup>2</sup>

PROPOSED DETACHED ADDITION - 31.82m<sup>2</sup>  
PROPOSED VERANDAH - 8.0m<sup>2</sup>

TOTAL BUILDING AREA - 344.75m<sup>2</sup>  
OPEN SPACE ACHIEVED - 638.56m<sup>2</sup>  
OPEN SPACE REQUIRED - 185.224m<sup>2</sup>

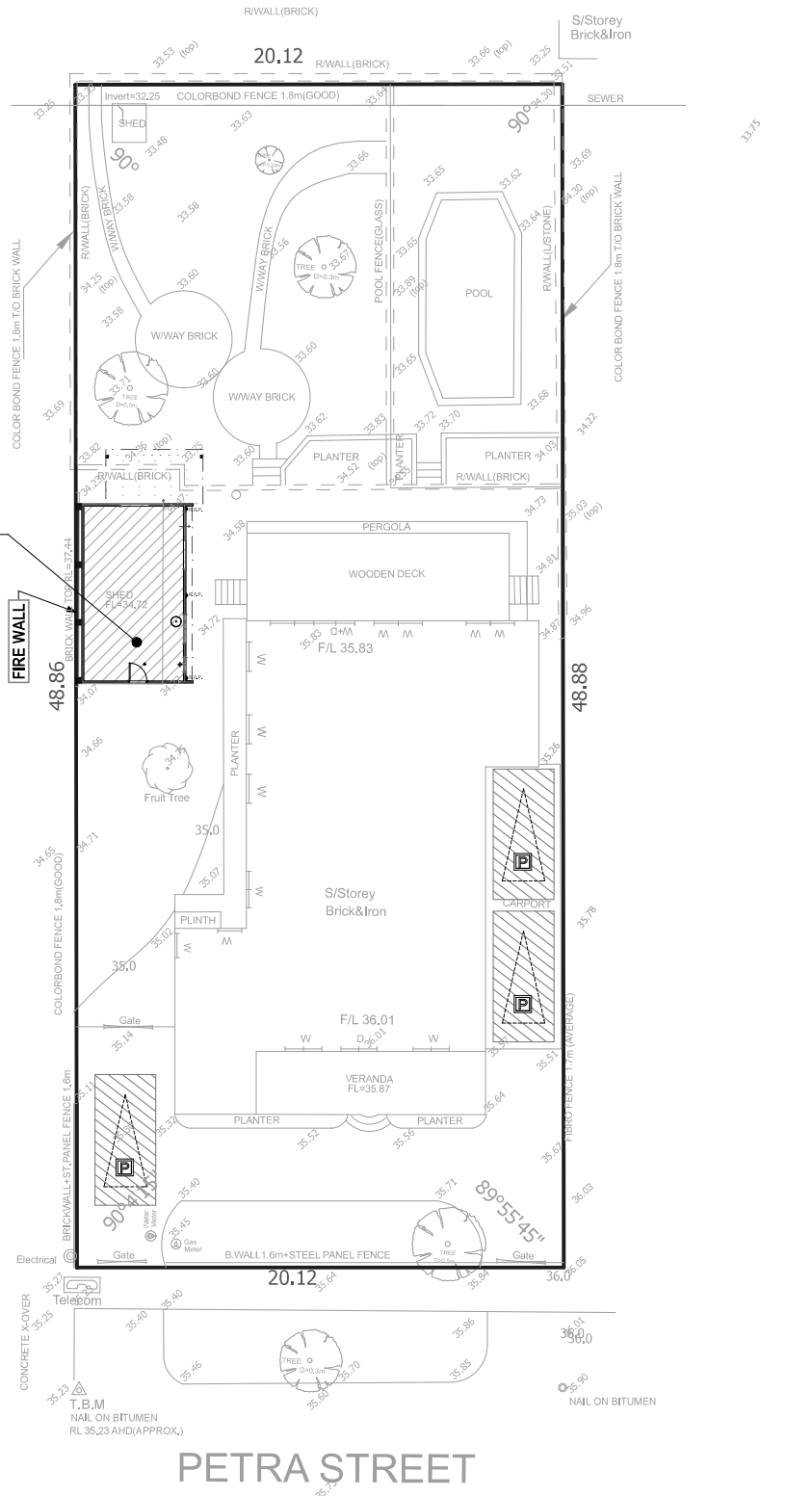
**SITE WORKS BY BUILDER TO INCLUDE:**

1. REMOVE SHED LAWN AND GARDEN BEDS & PROVIDE LEVEL COMPACTED SANDY SITE.
2. CAP OFF RETICULATION AROUND NEW BUILD.
3. SOAKWELLS BY BUILDER.

**SITE WORKS BY CLIENT TO INCLUDE:**

1. CLOSE OFF EXISTING RETICULATION PRIOR TO CONSTRUCTION.

**PROPOSED ANCILLIARY DWELLING**  
F.F.L. = 34.82 RL  
(SITE SUPERVISOR TO CONFIRM LEVELS PRIOR TO CONSTRUCTION)



**SITE PLAN - PROPOSED**  
1:200



PO BOX 4459  
MYAREE DC WA 6960  
PHONE: 9329 6888  
BUILDERS REGISTRATION #11156  
EMAIL: admin@grannyflatswa.com

**SIGNATURES**

CLIENT: \_\_\_\_\_  
CLIENT: \_\_\_\_\_  
BUILDER: \_\_\_\_\_

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**VARIATIONS**

DATE	BY
10/03/21	FR

**CLIENT NAME:**

SHELLY CAMPOS  
SITE ADDRESS:  
9 (LOT 391) PETRA ST  
E FREMANTLE WA 6158

**DRAWN:**

FR DATE: 31/03/21  
SALES: COASTAL: NO  
CLIMATE ZONE:  
SHEET No: 1 OF 11  
WIND REGION:  
JOB No:

**ADVANCED BUILDING ENGINEERS PTY LTD**  
100 St Georges Terrace Perth WA 6000  
T: 98 1982 8888 F: 98 1981 9999 www.abes.com.au

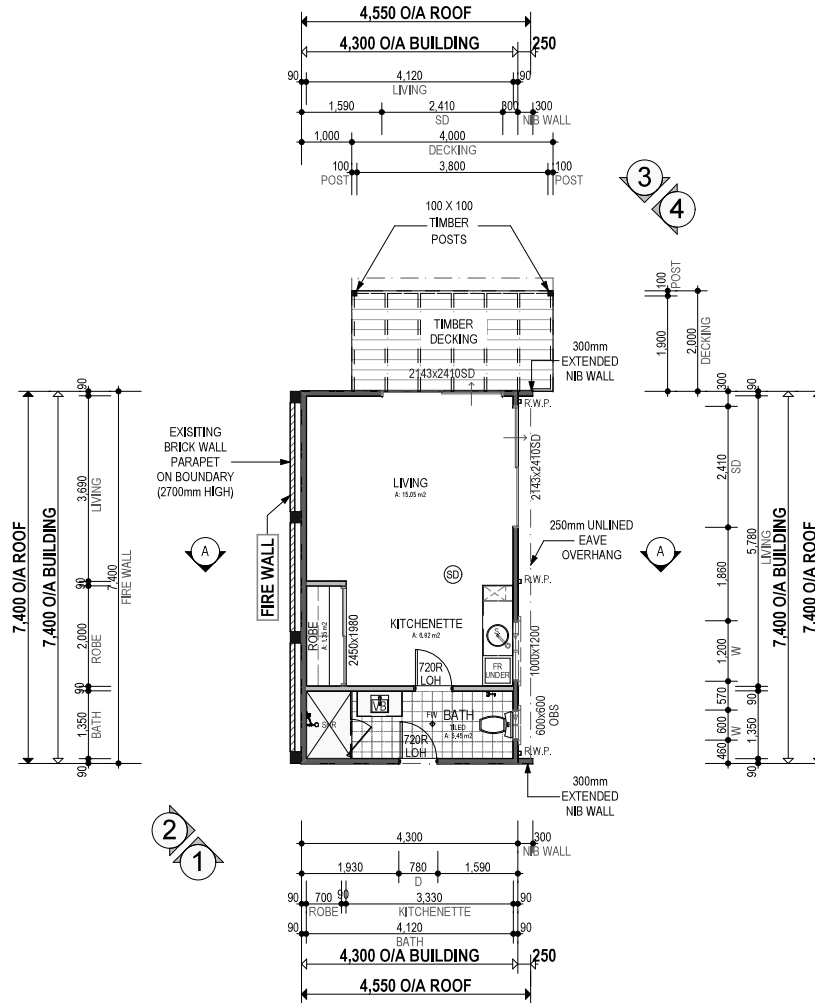
Robert David  
18 March 2021  
Checked and Approved by:  
Professional Engineer (PE) No. 12345

APPROVED

**NOTES:**

- CLIENT SUPPLIED MATERIALS & LABOUR - REFER TO CONTRACT & ADDENDA.
- BUILDER TO VERIFY ALL DIMENSIONS, LEVELS & CONTOURS ON SITE BEFORE CONSTRUCTION.
- DIMENSIONS ARE TO FRAME STUDS ONLY & DO NOT INCLUDE LININGS OR CLADDINGS.
- HEIGHTS ARE FROM TOP OF SLAB. NO ALLOWANCE MADE FOR FLOOR COVERINGS.
- THE BUILDING CODE OF AUSTRALIA FORMS PART OF THESE DRAWINGS, ALL THE BCA REQUIREMENTS ARE TO APPLY INCLUDING THOSE NOT SHOWN OR MENTIONED HERE IN.
- SMOKE DETECTOR TO BCA 3.7.2.
- BUILDER IS TO PROVIDE ALL FLASHINGS AS NECESSARY TO WATERPROOF THE BUILDING.
- WET AREA FLOORS TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 - 2010 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS."
- TILING TO WET AREAS BY BUILDER, UNLESS NOTED OTHERWISE.
- ELECTRICAL & PLUMBING FINAL LOCATIONS AT DISCRETION OF TRADES TO MEET AS/NZS 3000:2007 & AS/NZS 3500.5
- COLORBOND/ZINCALUME GUTTERS AND DOWNPIPES TO DISPERSE WATER TO GROUND LEVEL.
- SOAKWELLS / STORMWATER IN ACCORDANCE WITH BCA REQUIREMENTS & BUILDING PERMIT CONDITIONS TO BE UNDERTAKEN **GFWA - (PC ITEM)**
- BW ——— DENOTES WALL BRACING 3KN CAPACITY TO 1684 - 2010.
- EXTERNAL DOORS & OPENABLE WINDOWS SERVING HABITABLE ROOMS TO BE FITTED WITH WEATHER SEALS IN ACCORDANCE WITH BCA 3.12.3.3, ALL WINDOWS TO BE IN ACCORDANCE WITH AS 2047 - 1999.
- ROOF INSULATION: **R2.0 ANTICON + R2 BLANKET BATT INSULATION**
- CEILING INSULATION: **R2.0 BATTS**
- EXT WALL INSULATION: **6.5mm AIRCELL + R2.0 BATT INSULATION**

AREA CALCULATIONS	
	Area m <sup>2</sup>
BUILDING	31.820
DECKING	8.000
ROOF	33.670



**FLOOR PLAN**  
1:100



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VARIATIONS	
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10/03/21	FR
DS	

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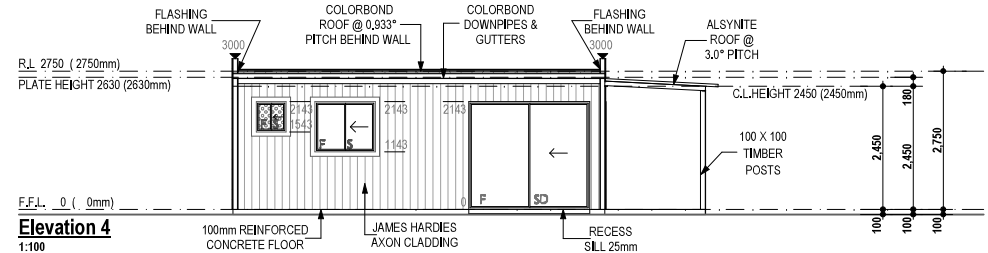
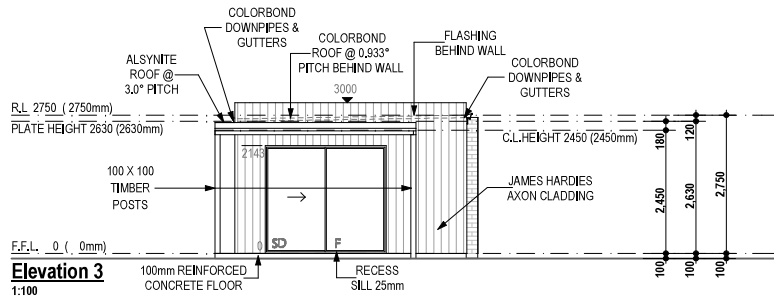
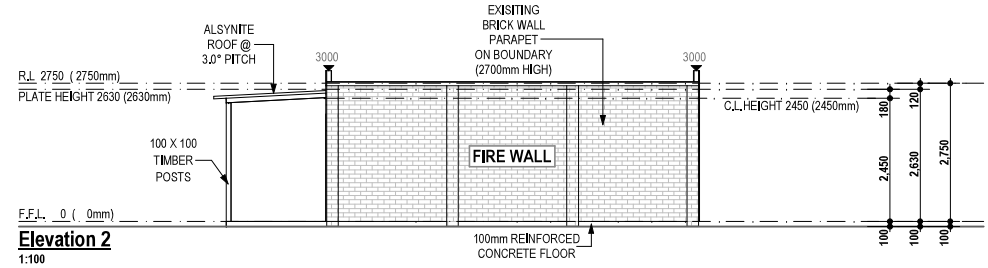
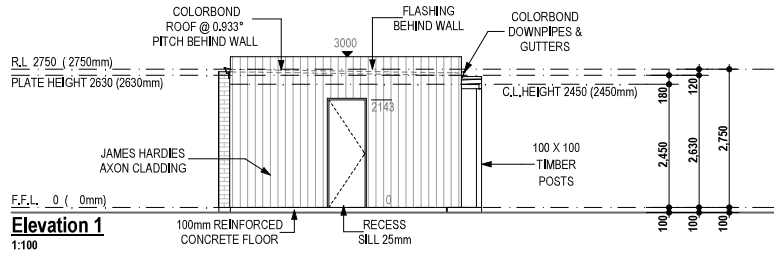
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<b>SALES:</b>	<b>COASTAL:</b> NO
<b>CLIMATE ZONE:</b>	<b>WIND REGION:</b>
<b>SHEET No:</b> 2 OF 11	<b>JOB No.</b>

**ADVANCED BUILDING ENGINEERS PTY LTD**  
ABN 63 029 673 832 ACN 029 673 832  
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 T. 08 9382 8888, F. 08 9381 9999 www.abewa.com.au

**Robert David**  
MEMBER CPENG  
 Chartered Professional Engineer  
 Membership No. 201916  
 The Institution of Engineers, Australia

**APPROVED**

	MATERIAL	COLOUR
EXTERNAL WALLS	HARDIES AXON CLADDING	BASALT
ROOF	COLORBOND/ALSYNTE	BASALT
GUTTERS	COLORBOND	BASALT
FACIA	COLORBOND	BASALT
DOWNPIPES	COLORBOND	BASALT
WINDOW FRAMES	ALUMINIUM	CHARCOAL LUSTRE
CORBELLING	HARDIES 90x45	BASALT
POST	100 x 100 TIMBER	BASALT



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APPROVED