

LEGEND

- EXISTING STRUCTURES
- PROPOSED TRIPLE GARAGE

SOAKWELL CALCULATION

PROPOSED ADDITIONS IMPERVIOUS AREA = 64.54
 VOLUME CO-EFFICIENT USED = 0.013
 $64.54 \times 0.013 = 0.839\text{m}^3$ REQUIRED VOLUME
NOTE: SOAKWELLS BY CLIENT'S AGENT. POSITIONS OF RAINWATER DOWNPIPES NOMINAL.

DEMOLITION NOTES:

- TAKE DOWN & REMOVE IRON SHED & IRON CARPORT COMPLETE.
- TAKE DOWN & REMOVE GARDEN BED WALLS AS NECESSARY TO SUIT THE PROPOSED WORKS.
- TAKE UP & REMOVE CONCRETE DRIVEWAY AS NECESSARY TO SUIT THE PROPOSED WORKS.



Specialised Building Solutions

Stress Free Building Approvals
 UNIT 10/1 IRWIN ROAD
 WANGARA WA 6065
 ph 82094130
 drafting@specialisedbuildingsolutions.com

GENERAL:
 - THESE DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING BUILDING APPROVALS AND MUST STRICTLY READ IN CONJUNCTION WITH CLIENT INSTRUCTIONS, ANY SPECIFICATIONS, INTERIOR SCHEDULES, ENGINEERING PLANS/DETAILS/ CERTIFICATIONS & NOTATIONS AND ANY OTHER WORKING DETAILS PROVIDED OR REQUIRED BY OTHERS THROUGHOUT THE CONSTRUCTION PROCESS. PLEASE REPORT ALL DISCREPANCIES TO THIS OFFICE IMMEDIATELY.
 - ALL LEVELS, DIMENSIONS, POSITIONS AND HEIGHTS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY BUILDING WORKS.
 - FIGURED DIMENSIONS ARE TO BE TAKEN. NO SCALING OF DRAWINGS ALLOWED.
 - IN ALL CASES WHERE HEIGHTS OR DIMENSIONS ARE NOMINATED, THOSE SHOULD ALL BE CONSIDERED APPROXIMATE AND MAY BE SUBJECT TO VARIATIONS DUE TO THE MATERIALS USED OR METHODS UNDERTAKEN.
 - ALL WORK IS TO COMPLY WITH THE LATEST AUSTRALIAN STANDARDS, BCA AND RELEVANT STATUTORY CODES.
 - ALL THIRD PARTY PRODUCTS ARE TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
 - ALL 3D DRAWINGS, RENDERED VISUALIZATIONS AND PERSPECTIVES ARE INDICATIVE ONLY. IN ALL CASES PLANS, ELEVATIONS, DETAILS, SPECIFICATIONS AND CLIENT SELECTIONS TAKE PRECEDENCE.
 - FINAL ONSITE CONSTRUCTION DETAILS ARE AT THE DISCRETION OF THE BUILDER SUBJECT TO EXISTING CONSTRUCTION WORKS, SITE CONDITIONS, ENGINEERING DETAILS AND ANY SPECIFICATIONS PROVIDED.
 - DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER AND/OR PLASTER BOARD. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS.
 - IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO ENGAGE A LICENCED SURVEYOR TO ACCURATELY DETERMINE BOUNDARY LOCATIONS AND REQUIRED SETBACKS PRIOR TO CONSTRUCTION COMMENCEMENT SHOULD THEY NOT BE ABLE TO ACCURATELY BE DETERMINED ON SITE.
 - THE BUILDER SHALL RECORD ALL VARIATIONS TO THE DRAWINGS AND BE RESPONSIBLE FOR PRODUCING AS CONSTRUCTED DRAWINGS IN ELECTRONIC FORMAT AT THE COMPLETION OF WORKS, IF REQUIRED BY THE CLIENT.
 - THE OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
 - SITE AND CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE BUILDER. THE BUILDER SHALL IDENTIFY ANY HAZARDS RELATING TO THE CONSTRUCTION OF THE WORKS AND PUT SUFFICIENT MEASURES IN PLACE TO CONTROL THESE RISKS, INCLUDING COMPLETING ALL NECESSARY JOB SAFETY ANALYSIS SHEETS. THE BUILDER SHALL ENSURE THAT ALL METHODS OF CONSTRUCTION MEET THE REQUIREMENTS OF WORKSAFE AND OCCUPATIONAL HEALTH AND SAFETY LEGISLATION.

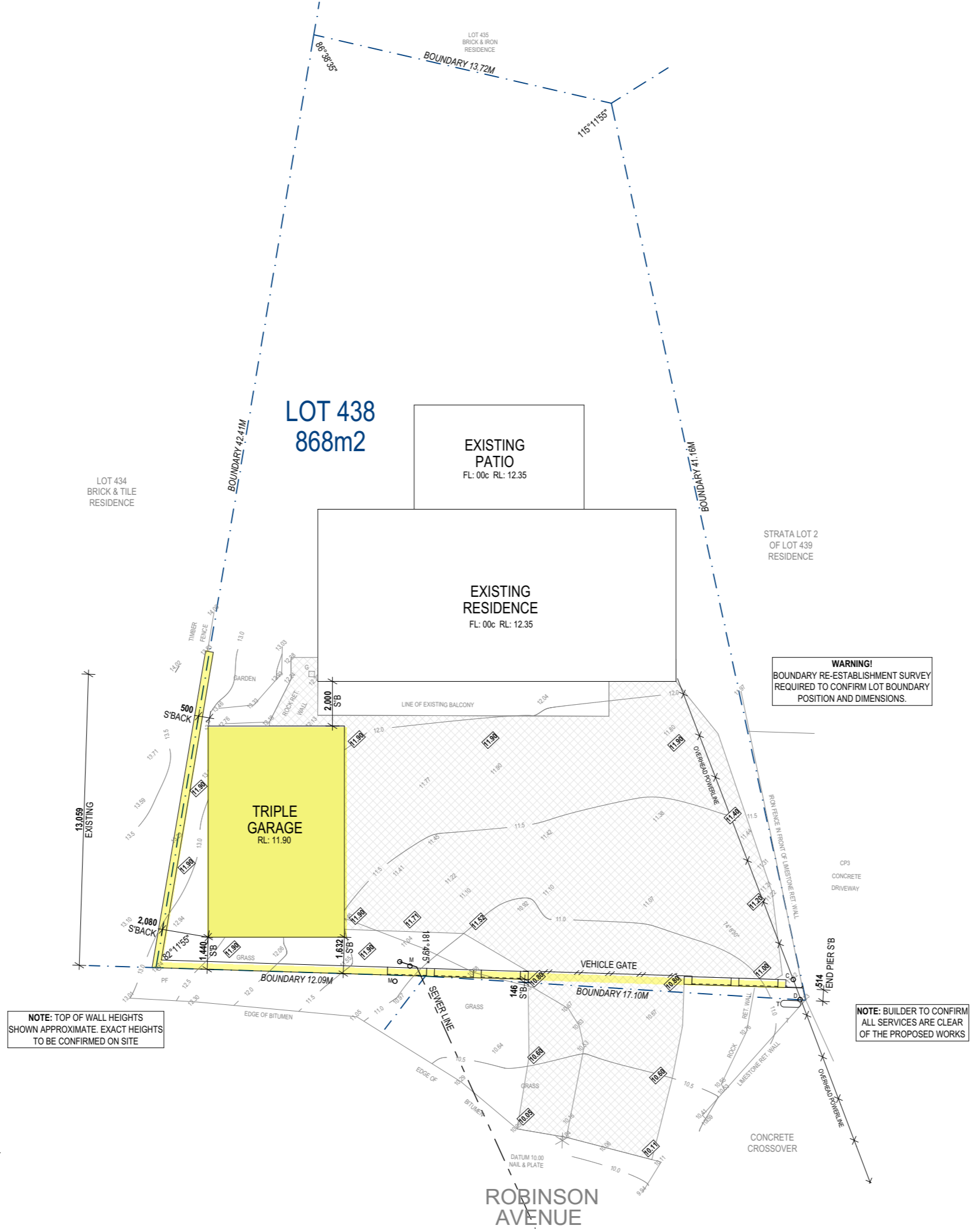
Drawn | Checked CB / CS
 Plot Date: 8/12/2021

Client: Gary Hart
 Site: 11 Robinson Avenue
 Quinns Rocks, WA 6030

DRAWING TITLE :
 Site and Location Drawings
Site Plan

PROJECT NAME :
 Proposed Garage,
 Limestone Retaining/ Front
 Fence

REVISION NO. A	DRAWING NO. 2
--------------------------	-------------------------





Specialised Building Solutions

Stress Free Building Approvals

UNIT 10/1 IRWIN ROAD
WANGARA WA 6065
ph 82094130
drafting@specialisedbuildingsolutions.com

GENERAL:
- THESE DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING BUILDING APPROVALS AND MUST STRICTLY READ IN CONJUNCTION WITH CLIENT INSTRUCTIONS, ANY SPECIFICATIONS, INTERIOR SCHEDULES, ENGINEERING PLANS/DETAILS/ CERTIFICATIONS & NOTATIONS AND ANY OTHER WORKING DETAILS PROVIDED OR REQUIRED BY OTHERS THROUGHOUT THE CONSTRUCTION PROCESS. PLEASE REPORT ALL DISCREPANCIES TO THIS OFFICE IMMEDIATELY.

- ALL LEVELS, DIMENSIONS, POSITIONS AND HEIGHTS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY BUILDING WORKS.
- FIGURED DIMENSIONS ARE TO BE TAKEN. NO SCALING OF DRAWINGS ALLOWED.

- IN ALL CASES WHERE HEIGHTS OR DIMENSIONS ARE NOMINATED, THOSE SHOULD ALL BE CONSIDERED APPROXIMATE AND MAY BE SUBJECT TO VARIATIONS DUE TO THE MATERIALS USED OR METHODS UNDERTAKEN.
- ALL WORK IS TO COMPLY WITH THE LATEST AUSTRALIAN STANDARDS, BCA AND RELEVANT STATUTORY CODES.

- ALL THIRD PARTY PRODUCTS ARE TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
- ALL 3D DRAWINGS, RENDERED VISUALIZATIONS AND PERSPECTIVES ARE INDICATIVE ONLY. IN ALL CASES PLANS, ELEVATIONS, DETAILS, SPECIFICATIONS AND CLIENT SELECTIONS TAKE PRECEDENCE.

- FINAL ONSITE CONSTRUCTION DETAILS ARE AT THE DISCRETION OF THE BUILDER SUBJECT TO EXISTING CONSTRUCTION WORKS, SITE CONDITIONS, ENGINEERING DETAILS AND ANY SPECIFICATIONS PROVIDED.

- DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER AND/OR PLASTER BOARD. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS.

- IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO ENGAGE A LICENCED SURVEYOR TO ACCURATELY DETERMINE BOUNDARY LOCATIONS AND REQUIRED SETBACKS PRIOR TO CONSTRUCTION COMMENCEMENT SHOULD THEY NOT BE ABLE TO ACCURATELY BE DETERMINED ON SITE.

- THE BUILDER SHALL RECORD ALL VARIATIONS TO THE DRAWINGS AND BE RESPONSIBLE FOR PRODUCING AS CONSTRUCTED DRAWINGS IN ELECTRONIC FORMAT AT THE COMPLETION OF WORKS, IF REQUIRED BY THE CLIENT.

- THE OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.

- SITE AND CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE BUILDER. THE BUILDER SHALL IDENTIFY ANY HAZARDS RELATING TO THE CONSTRUCTION OF THE WORKS AND PUT SUFFICIENT MEASURES IN PLACE TO CONTROL THESE RISKS, INCLUDING COMPLETING ALL NECESSARY JOB SAFETY ANALYSIS SHEETS. THE BUILDER SHALL ENSURE THAT ALL METHODS OF CONSTRUCTION MEET THE REQUIREMENTS OF WORKSAFE AND OCCUPATIONAL HEALTH AND SAFETY LEGISLATION.

Drawn | Checked CB / CS
Plot Date: 8/12/2021

Client: Gary Hart
Site: 11 Robinson Avenue
Quinns Rocks, WA 6030

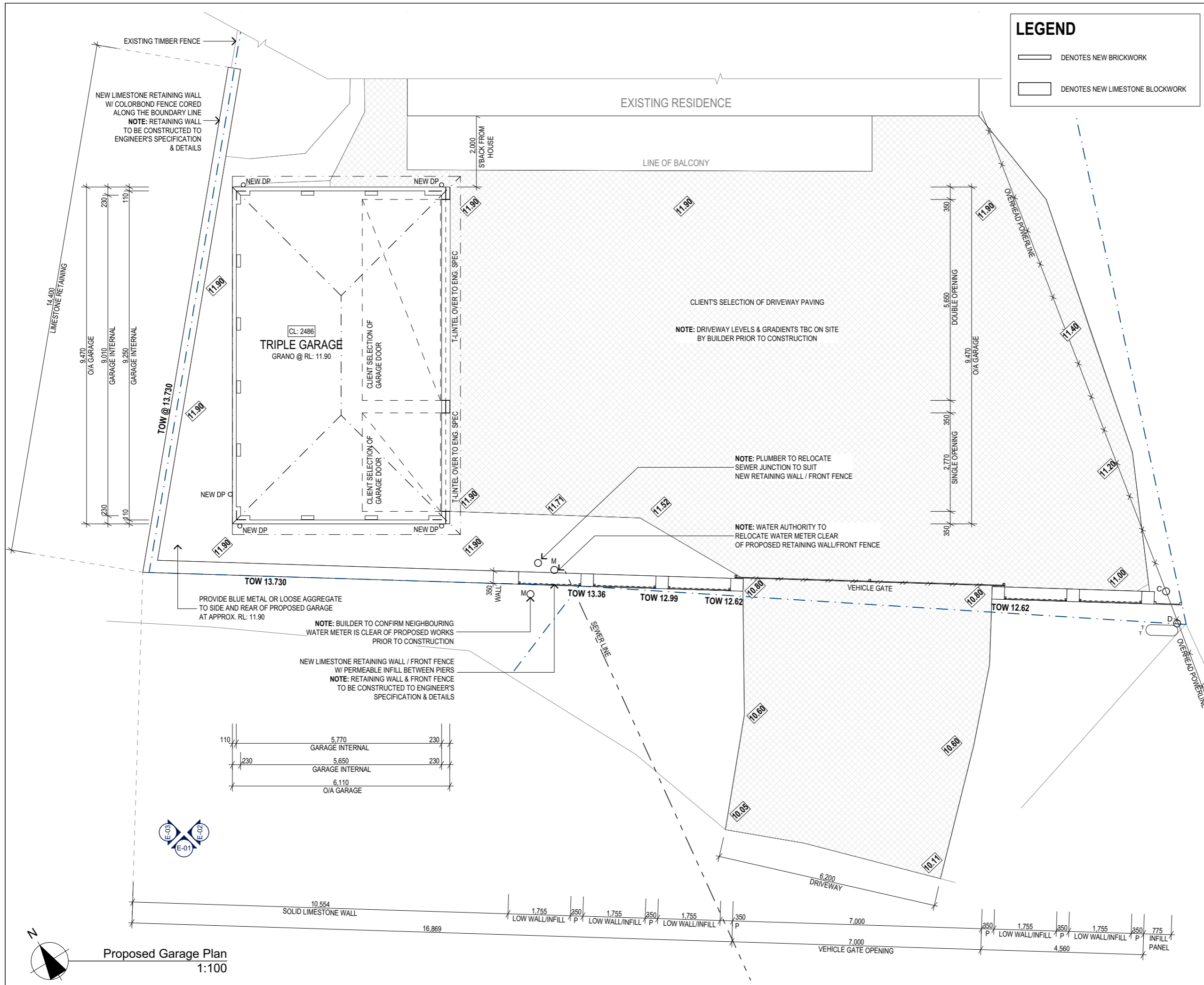
DRAWING TITLE :
Architectural Plans
Proposed Floor Plan

PROJECT NAME :
**Proposed Garage,
Limestone Retaining/ Front
Fence**

REVISION NO. **A** DRAWING NO. **3**

LEGEND

- DENOTES NEW BRICKWORK
- DENOTES NEW LIMESTONE BLOCKWORK



EXISTING TIMBER FENCE

EXISTING RESIDENCE

LINE OF BALCONY

CL: 2486
TRIPLE GARAGE
GRANO @ RL: 11.90

NOTE: DRIVEWAY LEVELS & GRADIENTS TBC ON SITE BY BUILDER PRIOR TO CONSTRUCTION

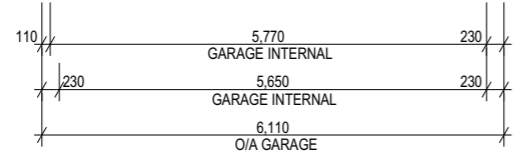
NOTE: PLUMBER TO RELOCATE SEWER JUNCTION TO SUIT NEW RETAINING WALL / FRONT FENCE

NOTE: WATER AUTHORITY TO RELOCATE WATER METER CLEAR OF PROPOSED RETAINING WALL/FRONT FENCE

PROVIDE BLUE METAL OR LOOSE AGGREGATE TO SIDE AND REAR OF PROPOSED GARAGE AT APPROX. RL: 11.90

NOTE: BUILDER TO CONFIRM NEIGHBOURING WATER METER IS CLEAR OF PROPOSED WORKS PRIOR TO CONSTRUCTION

NEW LIMESTONE RETAINING WALL / FRONT FENCE W/ PERMEABLE INFILL BETWEEN PIERS
NOTE: RETAINING WALL & FRONT FENCE TO BE CONSTRUCTED TO ENGINEER'S SPECIFICATION & DETAILS



Proposed Garage Plan
1:100

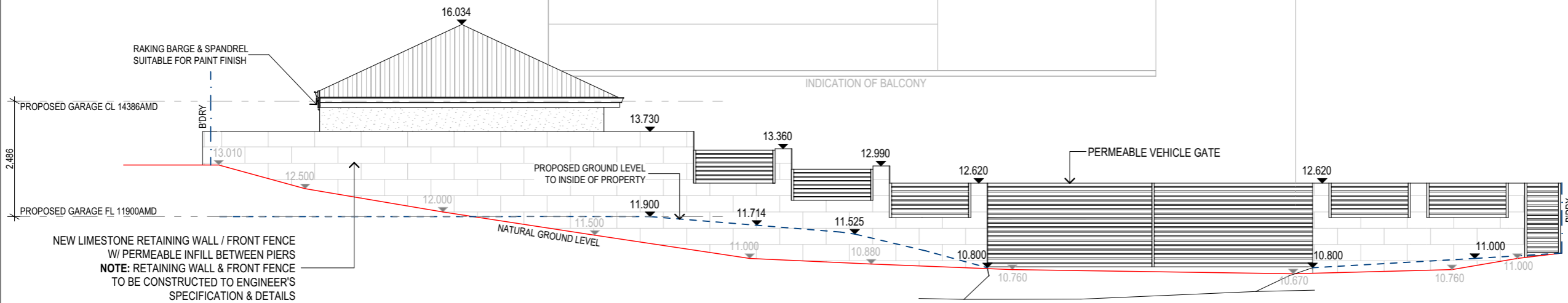
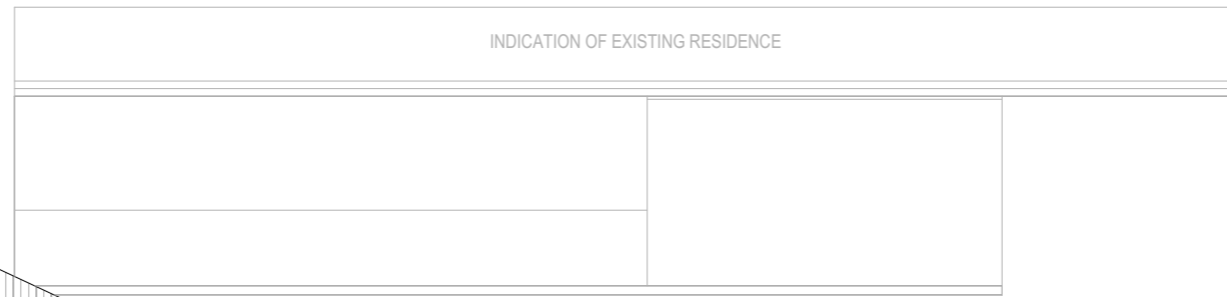


Specialised Building Solutions

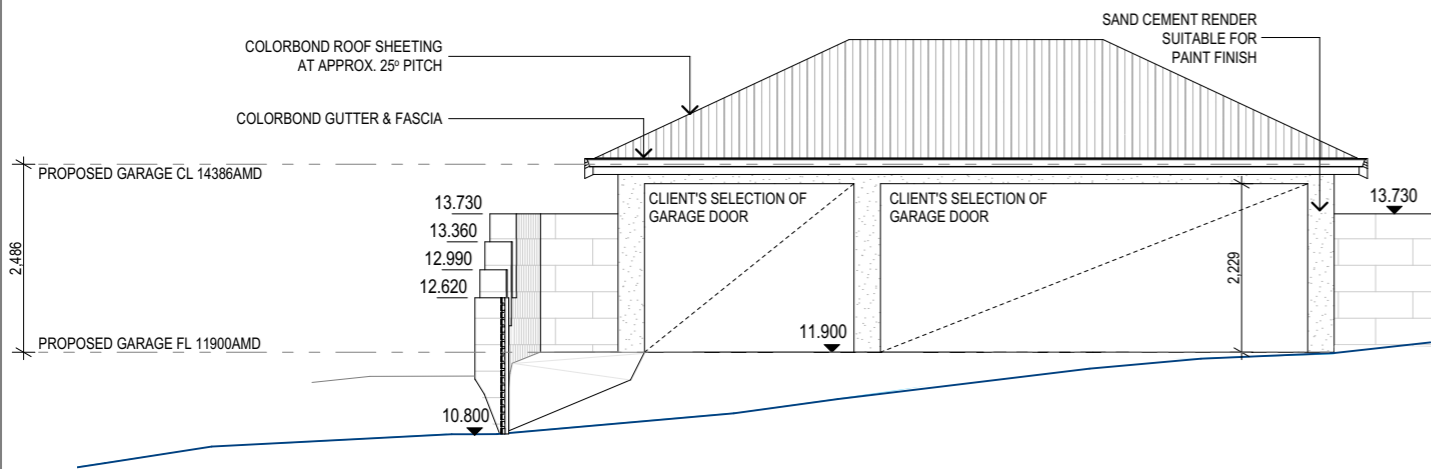
Stress Free Building Approvals

UNIT 10/1 IRWIN ROAD
WANGARA WA 6065
ph 82094130
drafting@specialisedbuildingsolutions.com

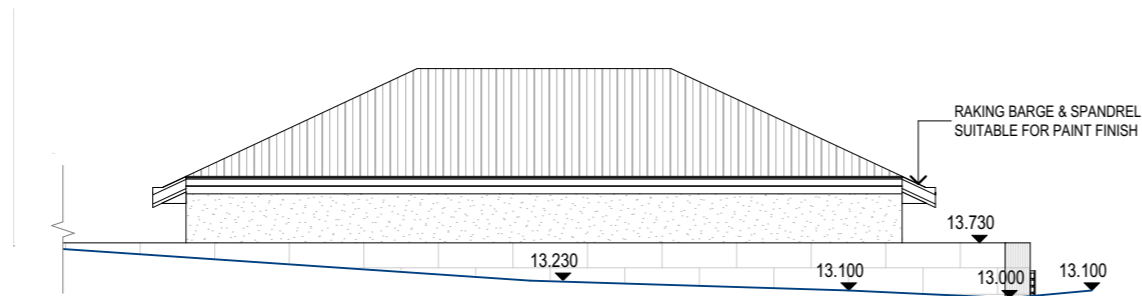
- GENERAL:**
- THESE DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING BUILDING APPROVALS AND MUST STRICTLY READ IN CONJUNCTION WITH CLIENT INSTRUCTIONS, ANY SPECIFICATIONS, INTERIOR SCHEDULES, ENGINEERING PLANS/DETAILS/ CERTIFICATIONS & NOTATIONS AND ANY OTHER WORKING DETAILS PROVIDED OR REQUIRED BY OTHERS THROUGHOUT THE CONSTRUCTION PROCESS. PLEASE REPORT ALL DISCREPANCIES TO THIS OFFICE IMMEDIATELY.
 - ALL LEVELS, DIMENSIONS, POSITIONS AND HEIGHTS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY BUILDING WORKS.
 - FIGURED DIMENSIONS ARE TO BE TAKEN. NO SCALING OF DRAWINGS ALLOWED.
 - IN ALL CASES WHERE HEIGHTS OR DIMENSIONS ARE NOMINATED, THOSE SHOULD ALL BE CONSIDERED APPROXIMATE AND MAY BE SUBJECT TO VARIATIONS DUE TO THE MATERIALS USED OR METHODS UNDERTAKEN.
 - ALL WORK IS TO COMPLY WITH THE LATEST AUSTRALIAN STANDARDS, BCA AND RELEVANT STATUTORY CODES.
 - ALL THIRD PARTY PRODUCTS ARE TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
 - ALL 3D DRAWINGS, RENDERED VISUALIZATIONS AND PERSPECTIVES ARE INDICATIVE ONLY. IN ALL CASES PLANS, ELEVATIONS, DETAILS, SPECIFICATIONS AND CLIENT SELECTIONS TAKE PRECEDENCE.
 - FINAL ONSITE CONSTRUCTION DETAILS ARE AT THE DISCRETION OF THE BUILDER SUBJECT TO EXISTING CONSTRUCTION WORKS, SITE CONDITIONS, ENGINEERING DETAILS AND ANY SPECIFICATIONS PROVIDED.
 - DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER AND/OR PLASTER BOARD. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS.
 - IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO ENGAGE A LICENCED SURVEYOR TO ACCURATELY DETERMINE BOUNDARY LOCATIONS AND REQUIRED SETBACKS PRIOR TO CONSTRUCTION COMMENCEMENT SHOULD THEY NOT BE ABLE TO ACCURATELY BE DETERMINED ON SITE.
 - THE BUILDER SHALL RECORD ALL VARIATIONS TO THE DRAWINGS AND BE RESPONSIBLE FOR PRODUCING AS CONSTRUCTED DRAWINGS IN ELECTRONIC FORMAT AT THE COMPLETION OF WORKS, IF REQUIRED BY THE CLIENT.
 - THE OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
 - SITE AND CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE BUILDER. THE BUILDER SHALL IDENTIFY ANY HAZARDS RELATING TO THE CONSTRUCTION OF THE WORKS AND PUT SUFFICIENT MEASURES IN PLACE TO CONTROL THESE RISKS, INCLUDING COMPLETING ALL NECESSARY JOB SAFETY ANALYSIS SHEETS. THE BUILDER SHALL ENSURE THAT ALL METHODS OF CONSTRUCTION MEET THE REQUIREMENTS OF WORKSAFE AND OCCUPATIONAL HEALTH AND SAFETY LEGISLATION.



E-01 South Elevation 1:100



E-02 East Elevation 1:100



E-03 West Elevation 1:100

Drawn | Checked CB / CS
Plot Date: 8/12/2021

Client: Gary Hart
Site: 11 Robinson Avenue
Quinns Rocks, WA 6030

DRAWING TITLE :
Architectural Plans
Elevations

PROJECT NAME :
**Proposed Garage,
Limestone Retaining/ Front
Fence**

REVISION NO. A	DRAWING NO. 4
--------------------------	-------------------------