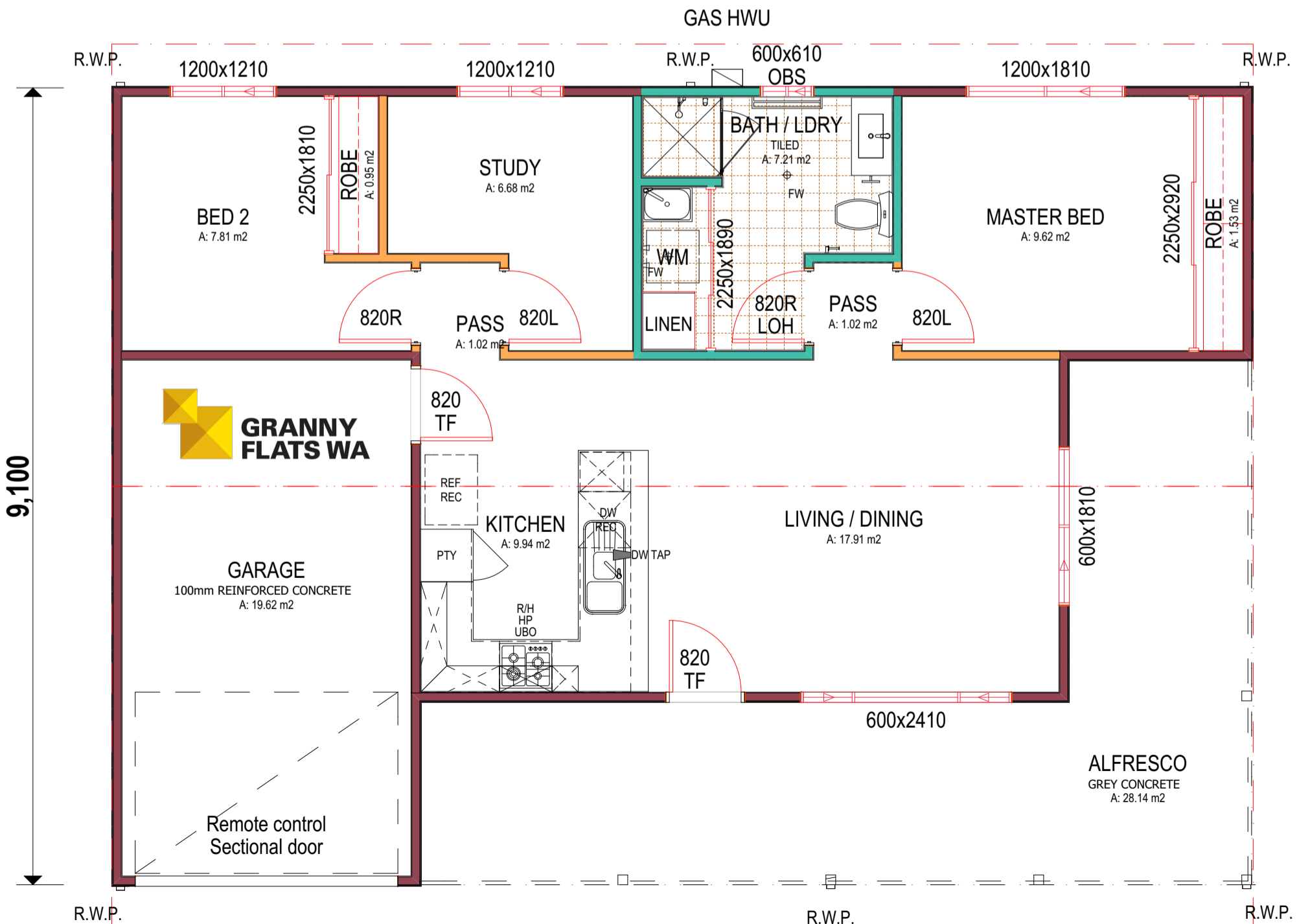


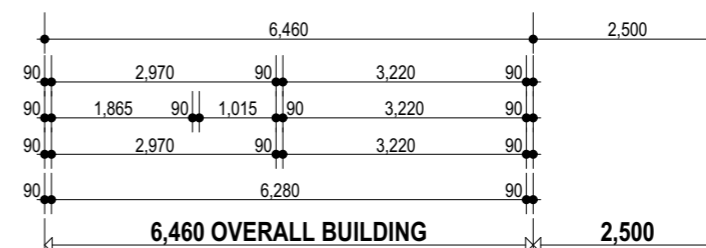
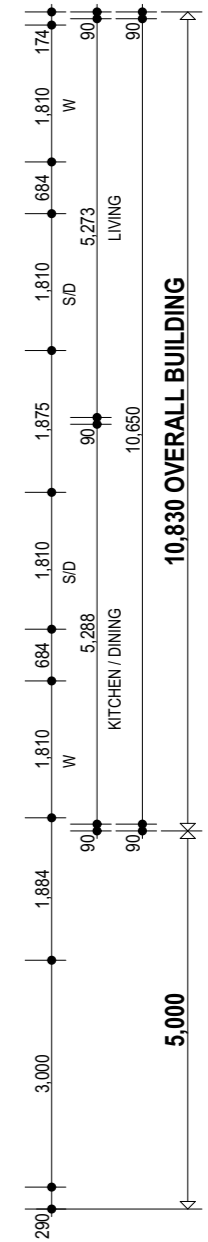
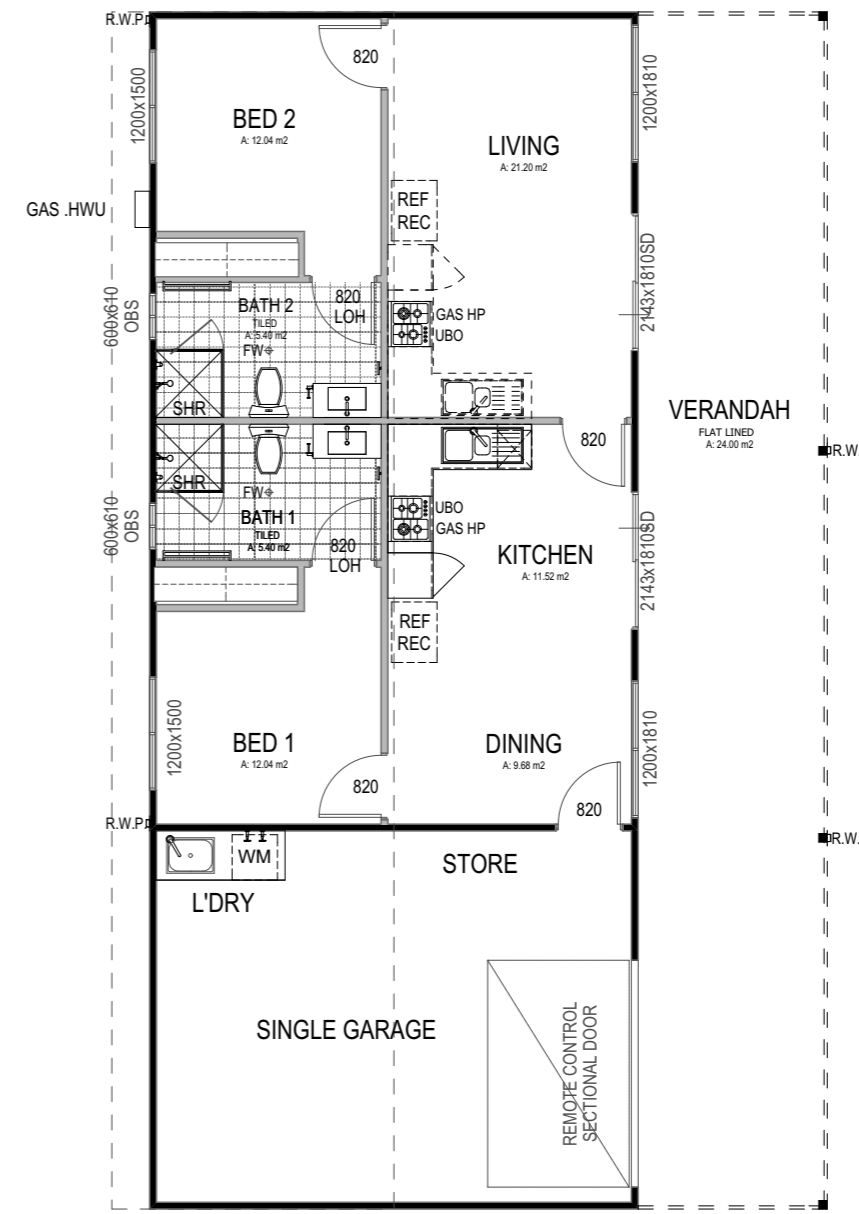
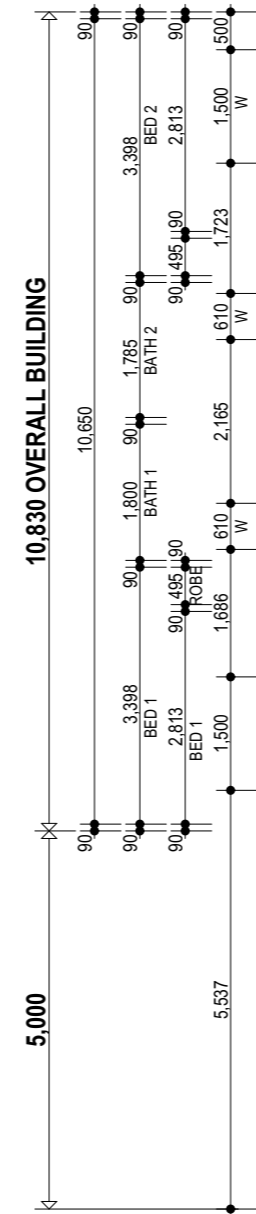
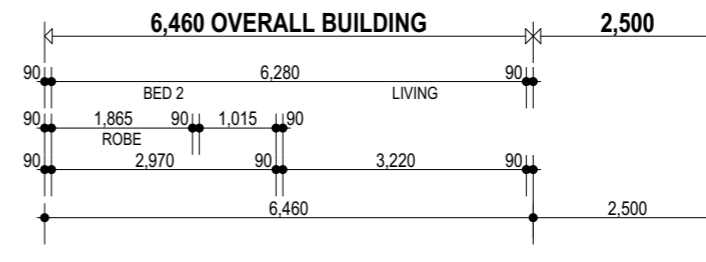
13,000



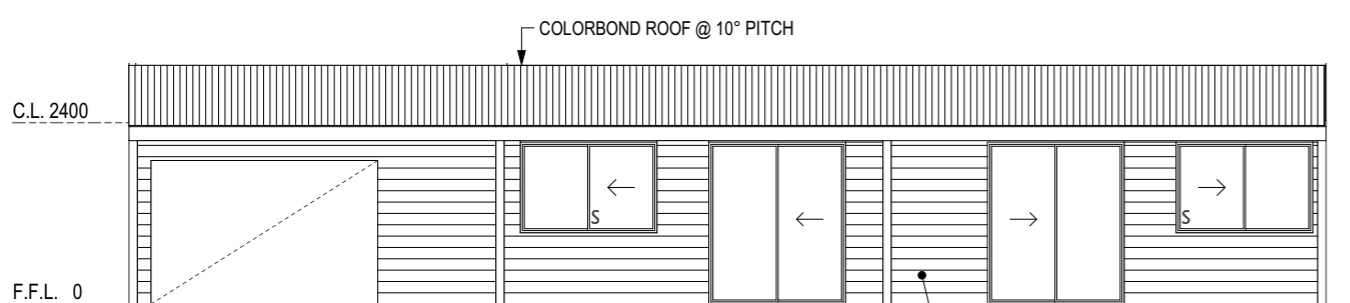
**NOTES:**

- FOR SUPPLIED MATERIALS & LABOUR - REFER TO CONTRACT & DRAWINGS.
- 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 AS INDICATED ON PLAN.
- BUILDER IS TO PROVIDE ALL FLASHINGS AS NECESSARY TO WATERPROOF THE BUILDING.
- COLORBOND GUTTERS & DOWNPIPES TO DISPERSE WATER TO GROUND LEVEL.
- WET AREA FLOORS TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 - 2010 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- SOAKWELLS / STORMWATER IN ACCORDANCE WITH BCA REQUIREMENTS & BUILDING PERMIT CONDITIONS TO BE UNDERTAKEN BY - **OWNER**
- 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**
- CEILING INSULATION - **R2.0 BATTS**
- EXTERNAL WALL INSULATION - **R2.0 BATTS & INSULBREAK 65**
- INTERNAL WALL INSULATION - **R1.5 BATTS**

AREA CALCULATIONS	
HOUSE	69.96M2
VDAAH	39.58M2
GARAGE	32.30M2
ROOF	149.75M2



**FLOORPLAN**



**FLOOR PLAN**  
1:100

HARDIES PRIMELINE HERITAGE WEATHERBOARD CLADDING

**OPTION 7**



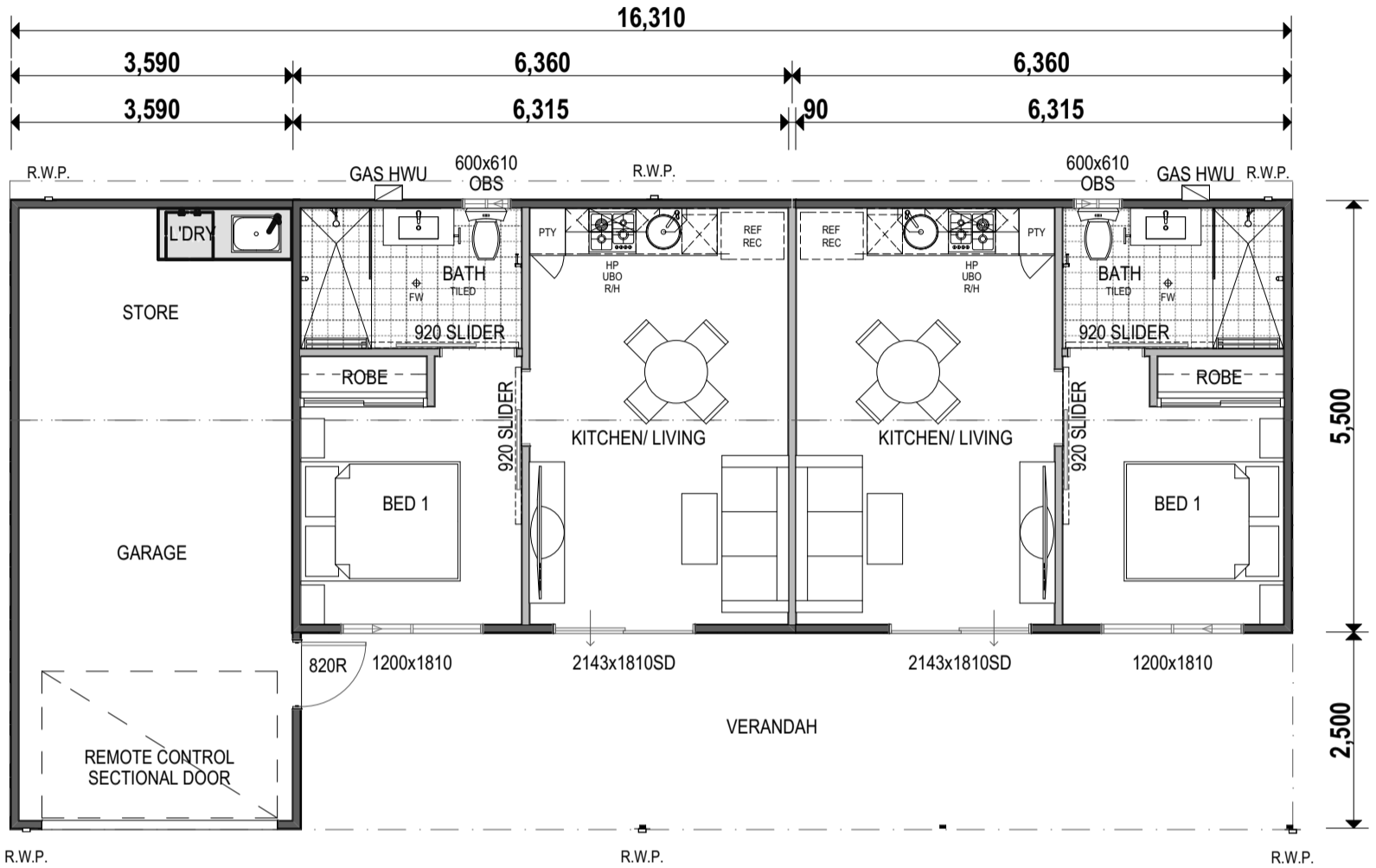
PO BOX 4459  
MYAREE BC WA 6960  
PHONE: 9329 6888  
BUILDERS REGISTRATION #11156  
EMAIL: admin@grannyflatswa.com



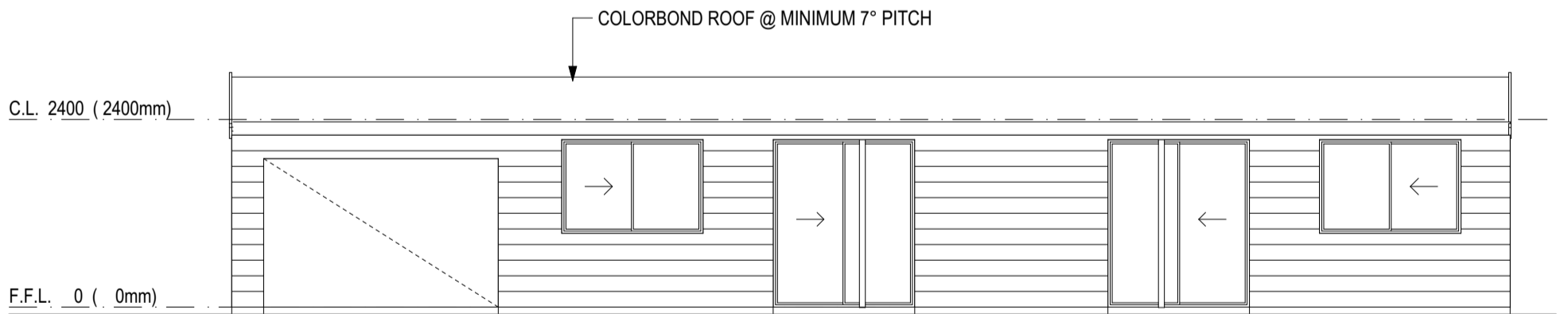
# GRANNY FLATS WA

HOUSE	69.96M <sup>2</sup>
VDAH	31.39M <sup>2</sup>
GARAGE	28.95M <sup>2</sup>
ROOF	135.15M <sup>2</sup>

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



**BASED ON SUBIACO**



**ELEVATION 1**

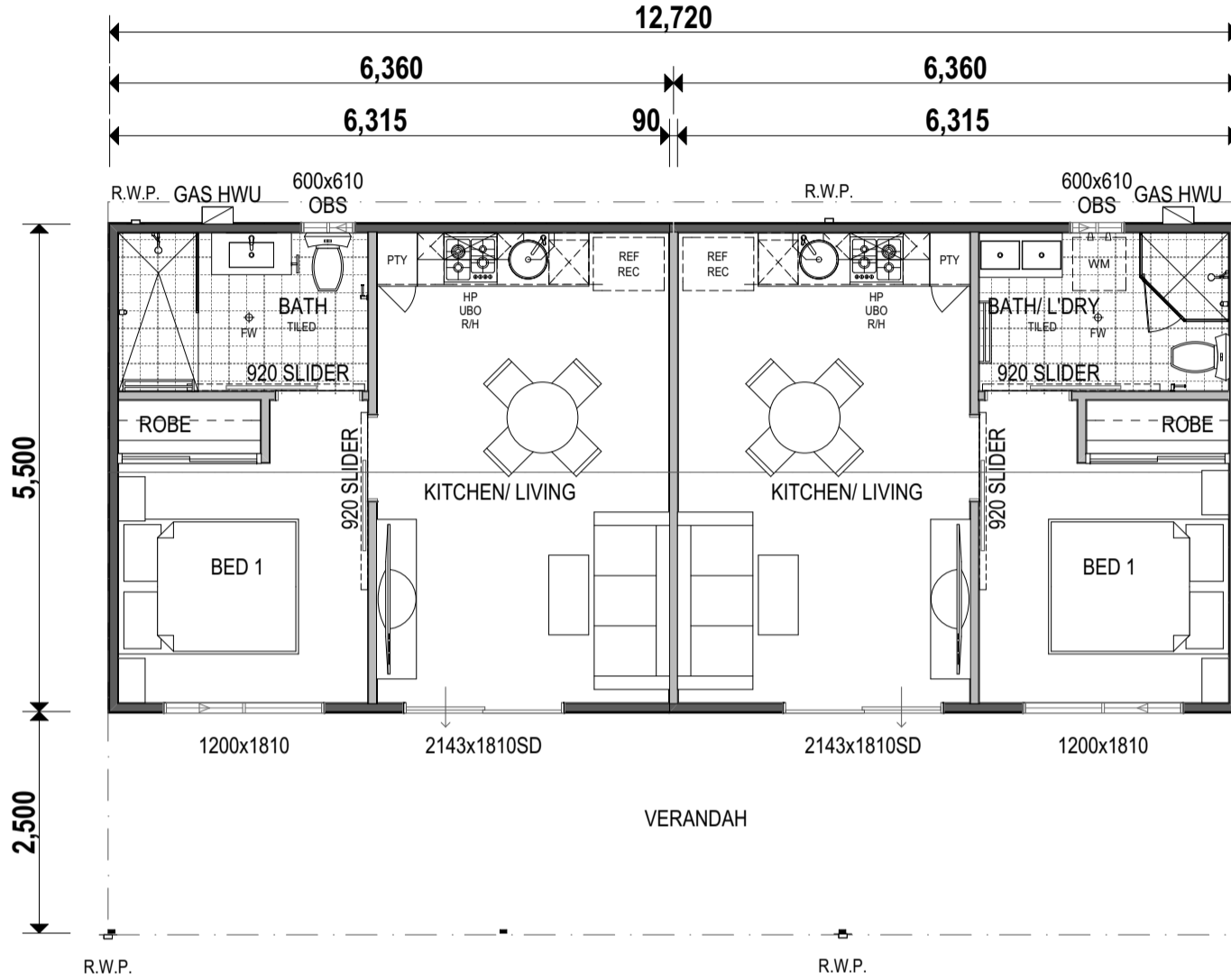
**OPTION 6**



# GRANNY FLATS WA

HOUSE	69.96M2
VDAH	31.85M2
ROOF	105.32M2

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



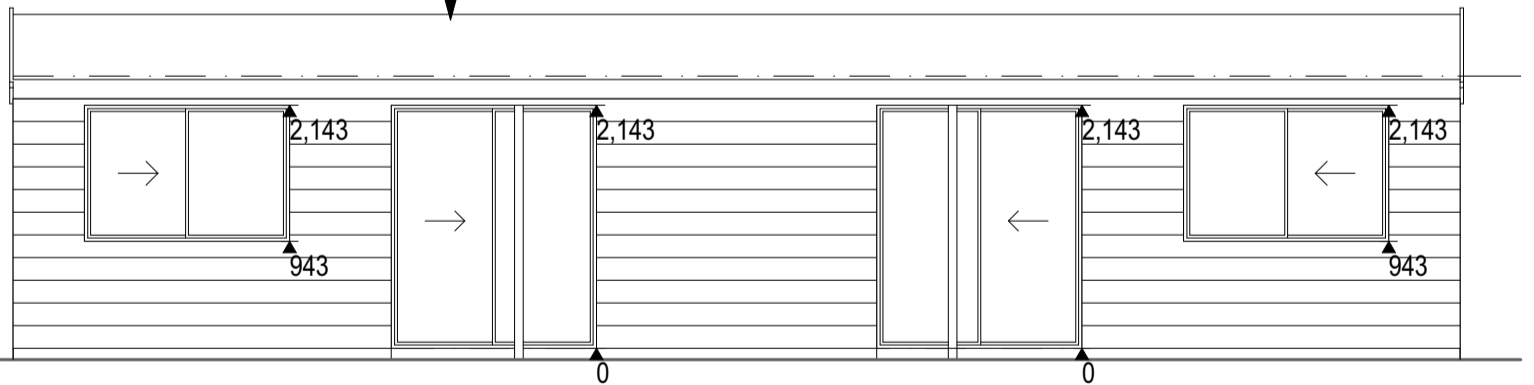
**BASED ON SUBIACO**

COLORBOND ROOF @ MINIMUM 7° PITCH

C.L. 2400 (2400mm)

F.F.L. 0 (0mm)

**ELEVATION 1**



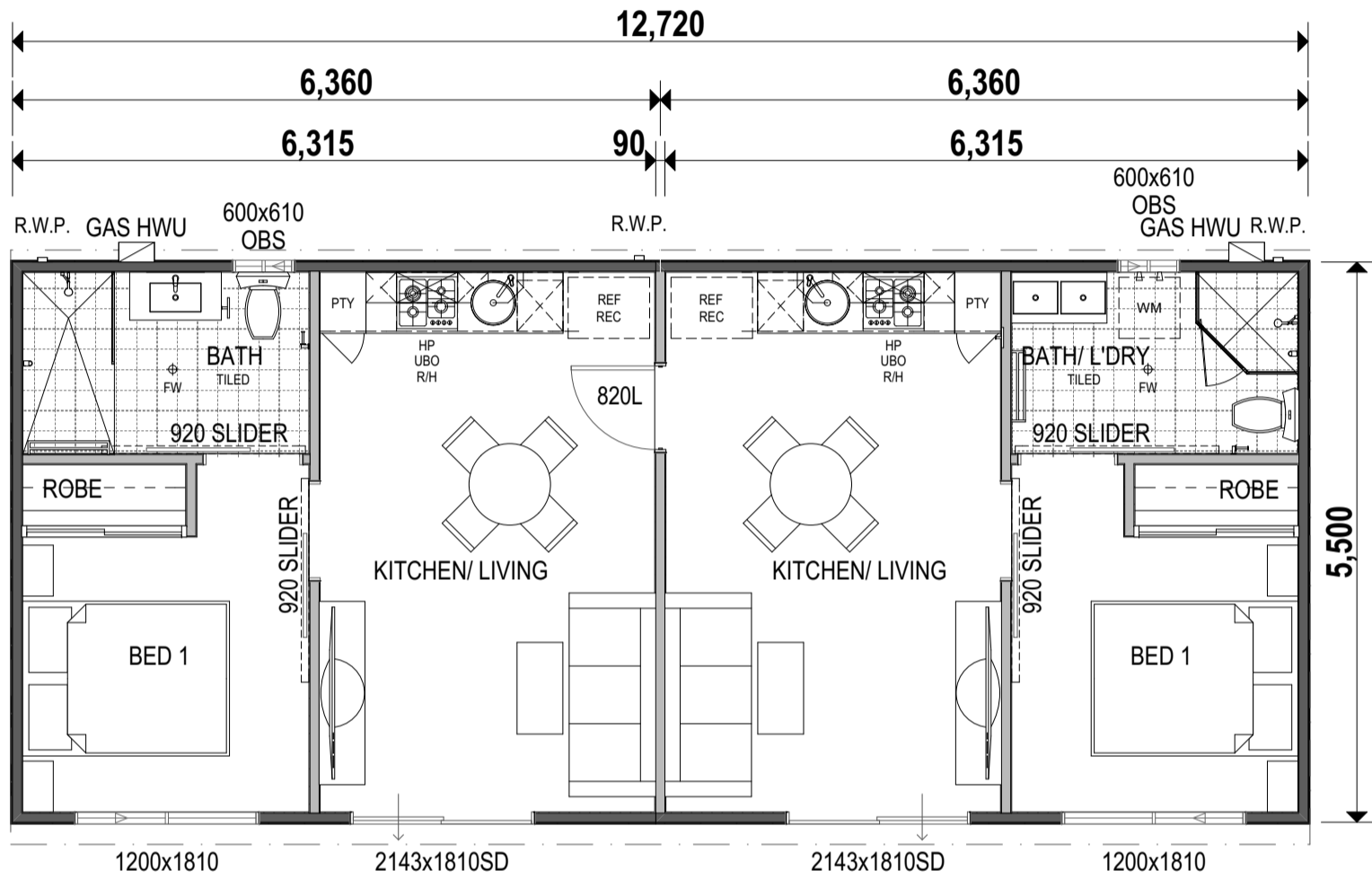
**OPTION 5**



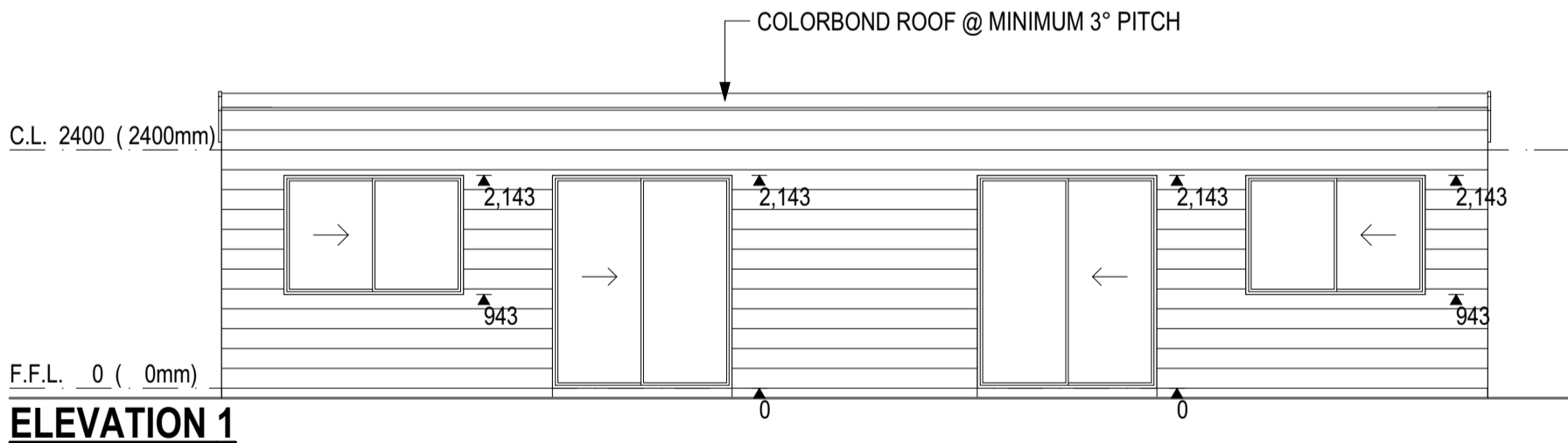
# GRANNY FLATS WA

HOUSE 69.96M2  
ROOF 74.44M2

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



**BASED ON SUBIACO**

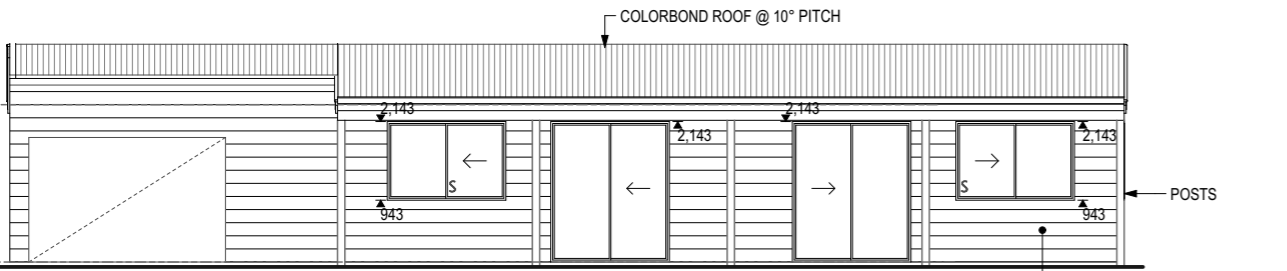
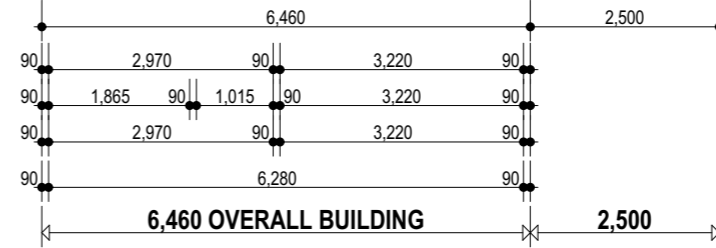
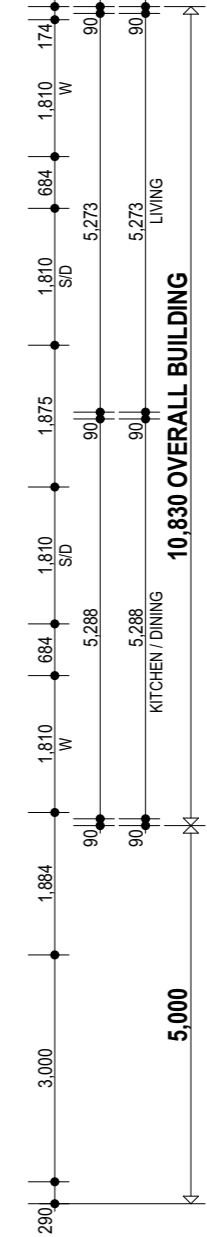
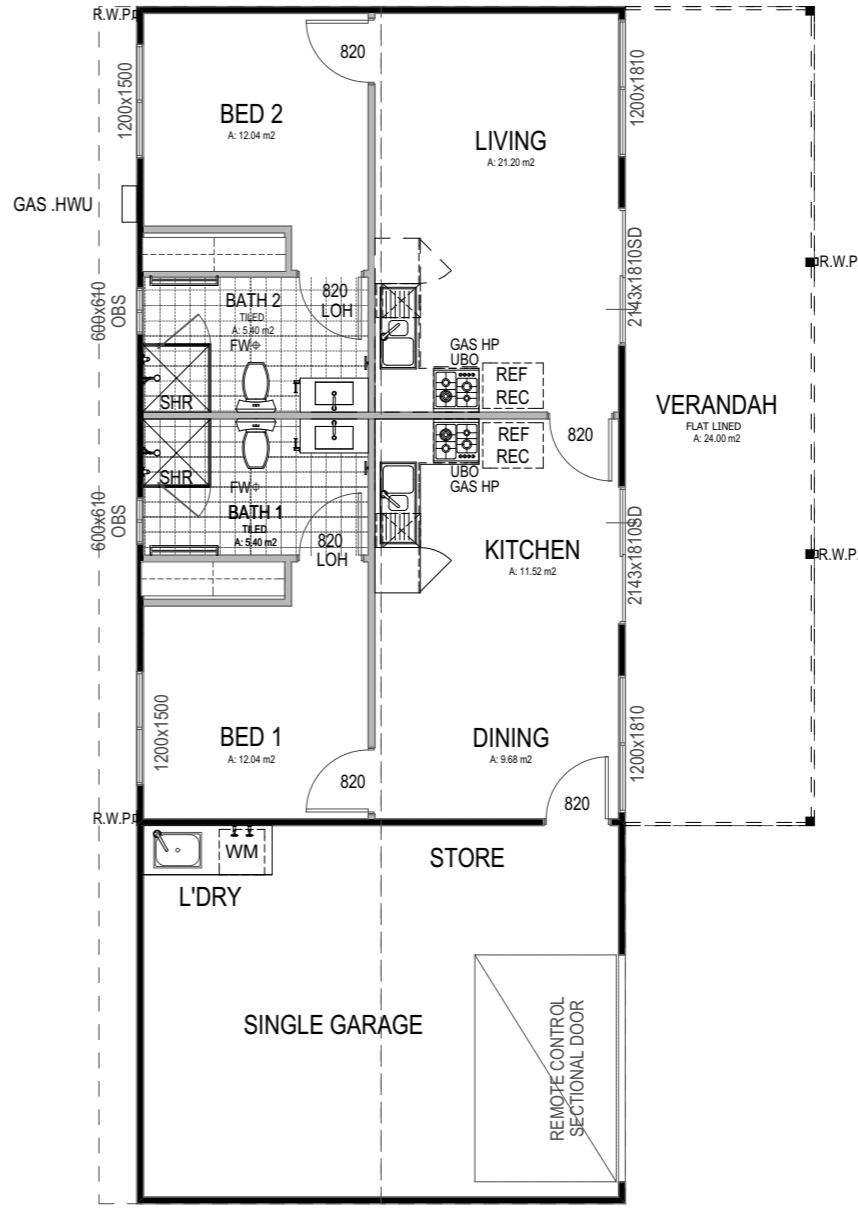
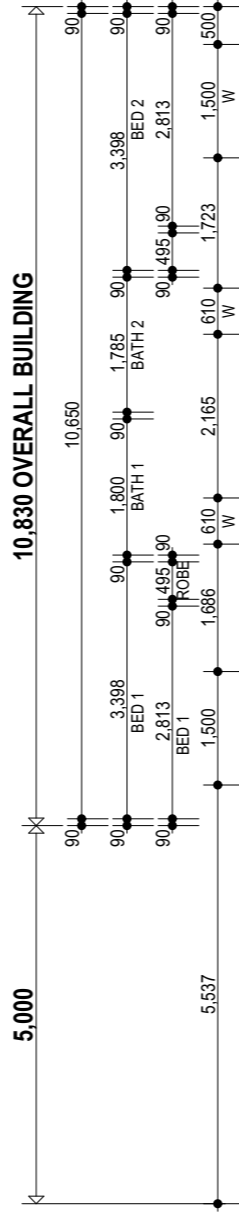
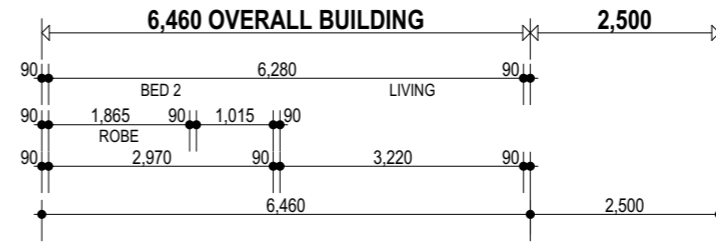


**OPTION 4**

**NOTES:**

- FOR SUPPLIED MATERIALS & LABOUR - REFER TO CONTRACT & DRAWINGS.
- 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 AS INDICATED ON PLAN.
- BUILDER IS TO PROVIDE ALL FLASHINGS AS NECESSARY TO WATERPROOF THE BUILDING.
- COLORBOND GUTTERS & DOWNPIPES TO DISPERSE WATER TO GROUND LEVEL.
- WET AREA FLOORS TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 - 2010 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- SOAKWELLS / STORMWATER IN ACCORDANCE WITH BCA REQUIREMENTS & BUILDING PERMIT CONDITIONS TO BE UNDERTAKEN BY - **OWNER**
- 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**
- CEILING INSULATION - **R2.0 BATTS**
- EXTERNAL WALL INSULATION - **R2.0 BATTS & INSULBREAK 65**
- INTERNAL WALL INSULATION - **R1.5 BATTS**

AREA CALCULATIONS	
HOUSE	69.96M2
VERANDAH	27.08M2
GARAGE	32.30M2
ROOF	137.25M2



**FRONT ELEVATION**

**OPTION 3**

**FLOORPLAN**

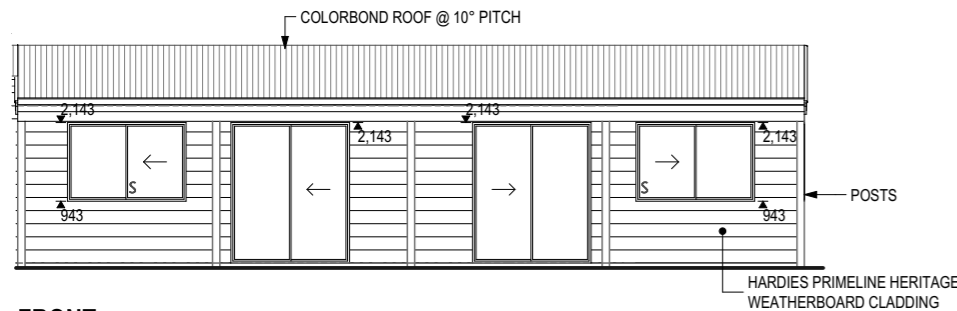
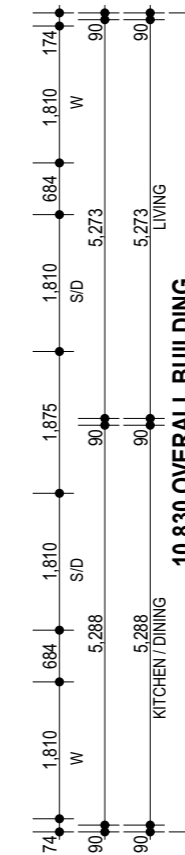
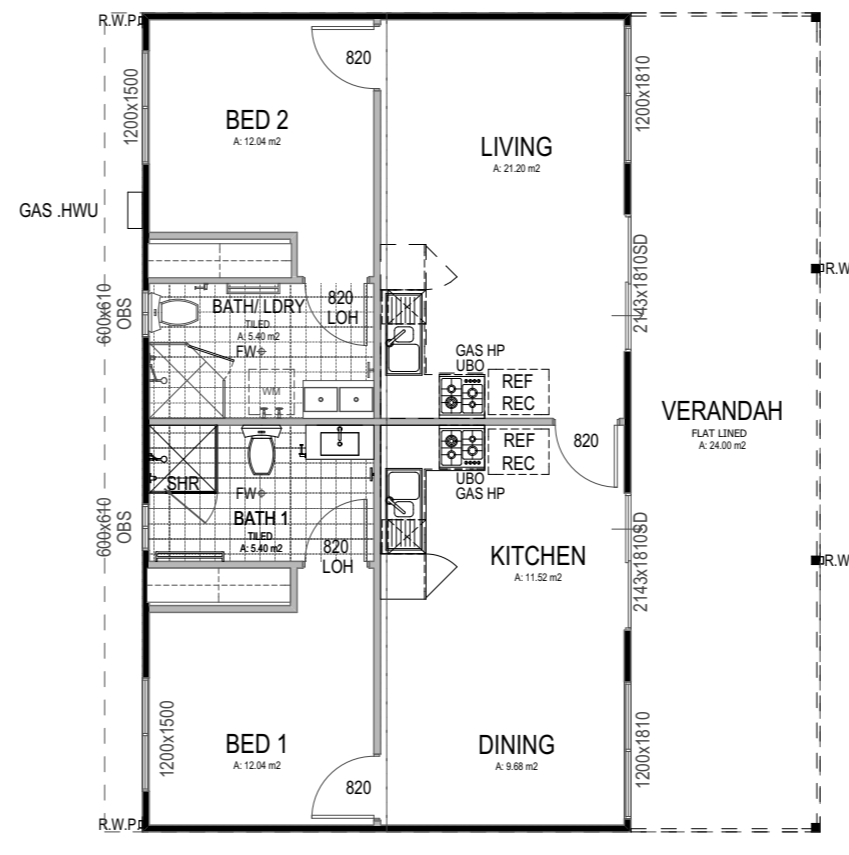
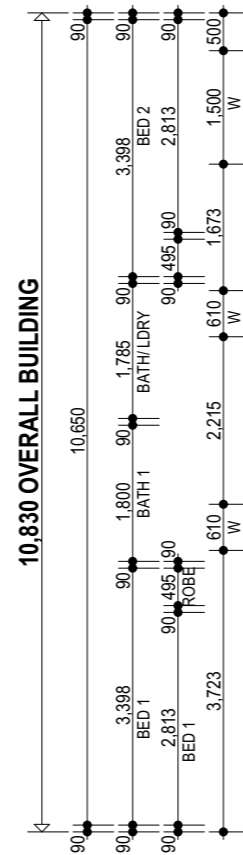
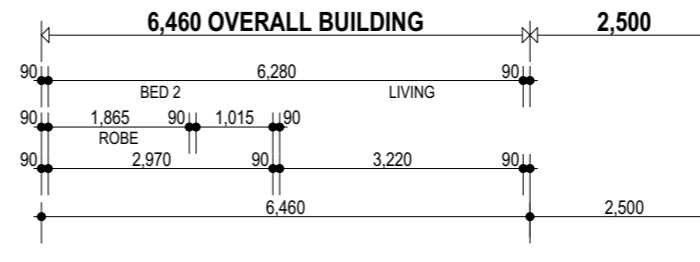


PO BOX 4459  
 MYAREE BC WA 6960  
 PHONE: 9329 6888  
 BUILDERS REGISTRATION #11156  
 EMAIL: admin@grannyflatswa.com

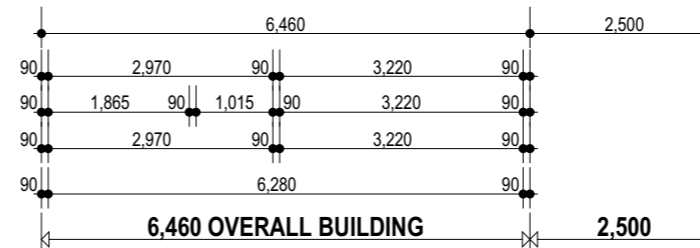
**NOTES:**

- FOR SUPPLIED MATERIALS & LABOUR - REFER TO CONTRACT & DRAWINGS.
- 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 AS INDICATED ON PLAN.
- BUILDER IS TO PROVIDE ALL FLASHINGS AS NECESSARY TO WATERPROOF THE BUILDING.
- COLORBOND GUTTERS & DOWNPIPES TO DISPERSE WATER TO GROUND LEVEL.
- WET AREA FLOORS TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 - 2010 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- SOAKWELLS / STORMWATER IN ACCORDANCE WITH BCA REQUIREMENTS & BUILDING PERMIT CONDITIONS TO BE UNDERTAKEN BY - **OWNER**
- 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**
- CEILING INSULATION - **R2.0 BATTS**
- EXTERNAL WALL INSULATION - **R2.0 BATTS & INSULBREAK 65**
- INTERNAL WALL INSULATION - **R1.5 BATTS**

AREA CALCULATIONS	
HOUSE	69.96M2
VERANDAH	27.08M2
ROOF	102.45M2



**FRONT ELEVATION**



**FLOORPLAN**  
1:100

**OPTION 2**

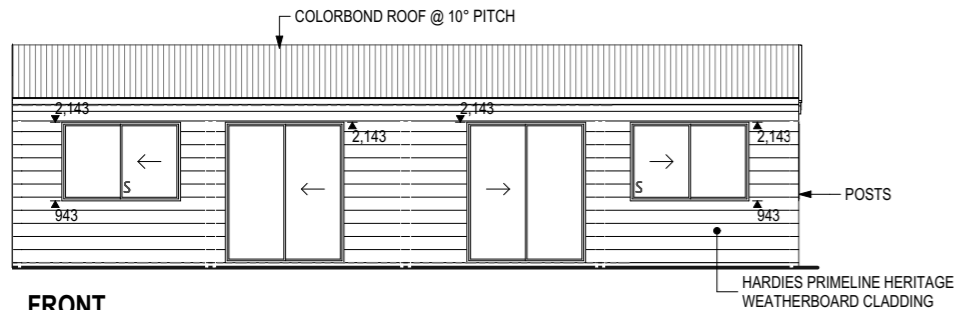
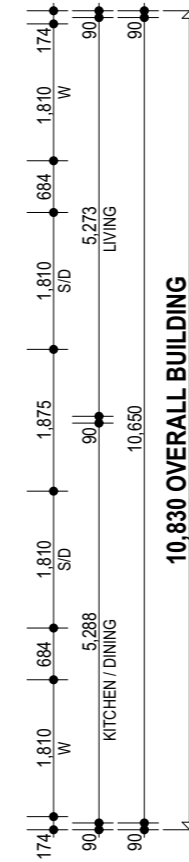
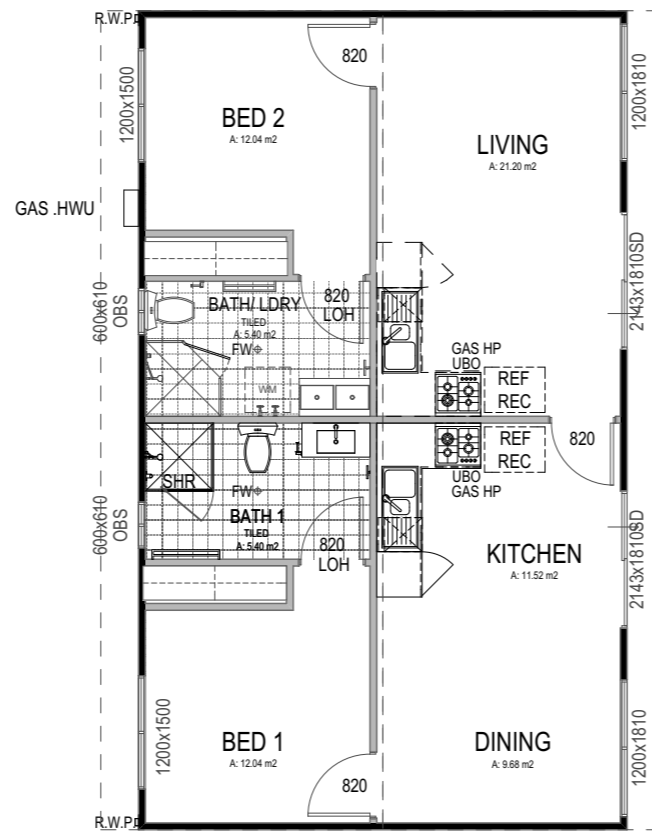
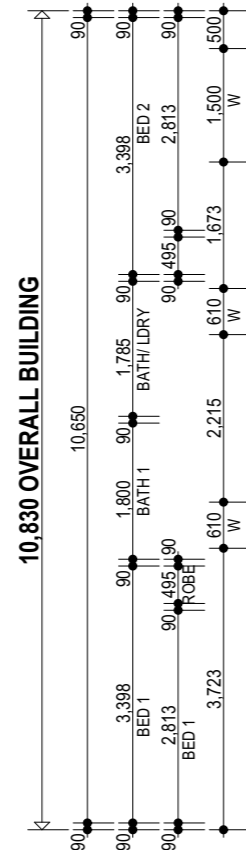
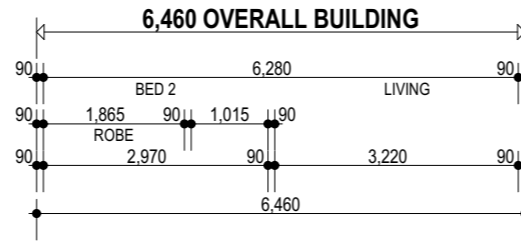


PO BOX 4459  
MYAREE BC WA 6960  
PHONE: 9329 6888  
BUILDERS REGISTRATION #11156  
EMAIL: admin@grannyflatswa.com

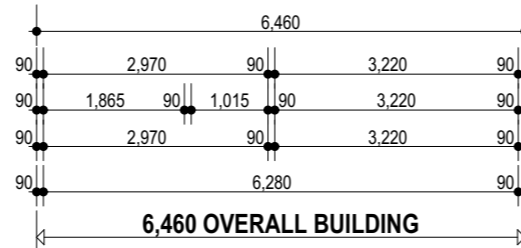
AREA CALCULATIONS	
HOUSE	69.96M2
ROOF	80.79M2

**NOTES:**

- FOR SUPPLIED MATERIALS & LABOUR - REFER TO CONTRACT & DRAWINGS.
- 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 AS INDICATED ON PLAN.
- BUILDER IS TO PROVIDE ALL FLASHINGS AS NECESSARY TO WATERPROOF THE BUILDING.
- COLORBOND GUTTERS & DOWNPIPES TO DISPERSE WATER TO GROUND LEVEL.
- WET AREA FLOORS TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 - 2010 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- SOAKWELLS / STORMWATER IN ACCORDANCE WITH BCA REQUIREMENTS & BUILDING PERMIT CONDITIONS TO BE UNDERTAKEN BY - **OWNER**
- 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**
- CEILING INSULATION - **R2.0 BATTS**
- EXTERNAL WALL INSULATION - **R2.0 BATTS & INSULBREAK 65**
- INTERNAL WALL INSULATION - **R1.5 BATTS**



**FRONT ELEVATION**



**FLOORPLAN 1:100**

**OPTION 1**



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