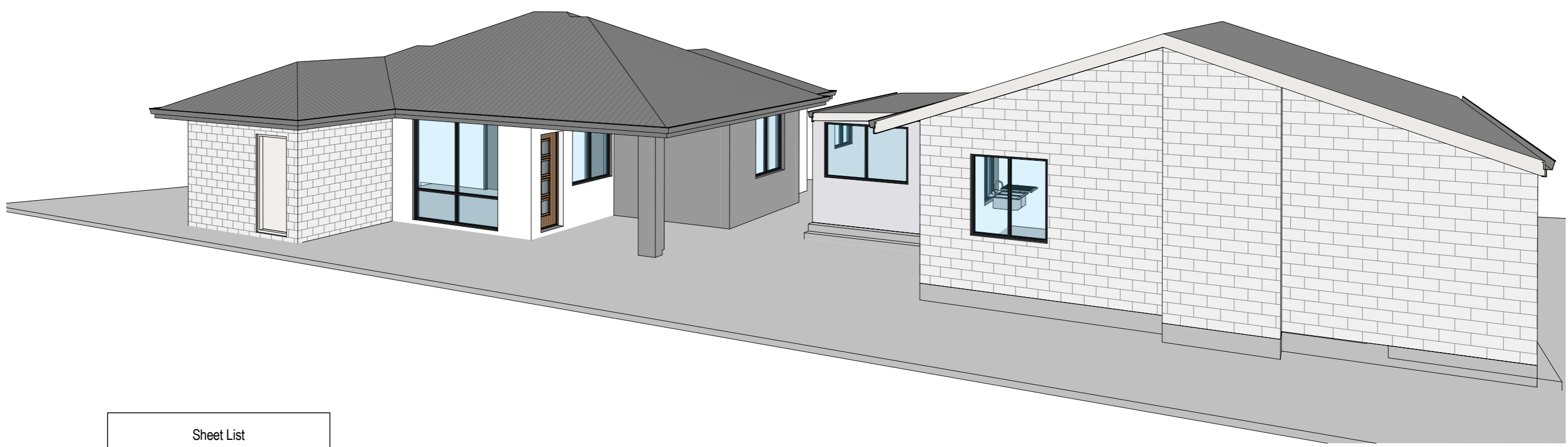


PROPOSED GRANNY FLAT

AT

#11 CLINTON AVENUE, ST JAMES



Sheet List	
Sheet Number	Sheet Name
A000	COVER SHEET
A101	PROPOSED SITE PLAN
A201	OVERALL GROUND FLOOR PLAN
A202	GRANNY FLAT FLOOR PLAN
A301	ELEVATIONS
A302	ELEVATIONS
A303	ELEVATIONS
A401	ELECTRICAL PLAN
A501	SECTIONS & DETAILS
A601	ROOM LAYOUT
A701	SLAB LAYOUT
A801	3D VIEWS

- NOTES:
- CHECK SITE MEASURE BEFORE COMMENCEMENT OF ANY FABRICATION.
 - EXISTING DIMENSIONS ARE APPROXIMATE ONLY.
 - CHECK MEASURE AND ENSURE ALL MEASUREMENTS ARE VERIFIED BEFORE FABRICATION.
 - ALL CEILING DIMENSIONS AND SERVICES LOCATIONS TO BE CONFIRMED.
 - SHOPFITTERS DRAWINGS TO BE SUBMITTED TO ARCHITECT AND CLIENT FOR APPROVAL PRIOR TO FABRICATION.
 - FINAL DETAILS TO BE CONFIRMED DURING WORKSHOP STAGE.
 - ALL STRUCTURAL/SUPPORTING ELEMENTS TO BE CONFIRMED BY STRUCTURAL DESIGNER AND DIMENSIONS MIGHT BE ADJUSTED IF NECESSARY.

	EG Building Design	Status:	Drawing Title: COVER SHEET	Designed: [REDACTED]	Job No: 25200						
	Add: [REDACTED]		Client / Project: 11 Clinton Avenue, St James	Drawn: [REDACTED]	Rev.						
	Tel: [REDACTED]			Checked:	Dwg No. A000						
	E-mail: [REDACTED]			Scale: 1 : 50	Paper: A3						
				Plot Info: 19/03/2026 4:23:26 PM	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Description	Date			
Rev	Description	Date									



Licensed and Engineering Surveying Consultants

T: [REDACTED] E: admin@prowestsurveying.com.au
F: [REDACTED] Web: www.prowestsurveying.com.au

DWG# 3691001

Feature & Contour Survey of: Lot 958, No. 11 Clinton Avenue, St James

REVISION: A
SHEET: 1 OF 1

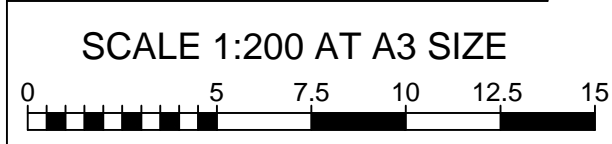
CLIENT: [REDACTED]	PLAN: P 6418	LOT AREA: 655m ²	SURVEY DATE: 15/06/20
BUILDER:	C/T Vol: 1280 Fol: 560	MAP REFERENCE:	
BUILDER JOB #	HEIGHT DATUM: AHD	COASTAL ZONE: >1KM	
AUTHORITY: TOWN OF VICTORIA PARK	HEIGHT CORRECTION TO AHD: NO	SEWER INFORMATION: YES	

FEATURE SYMBOL LEGEND

NOTES
(1) FOR CLARITY, TREE SPREADS ARE NOT SHOWN TO SCALE

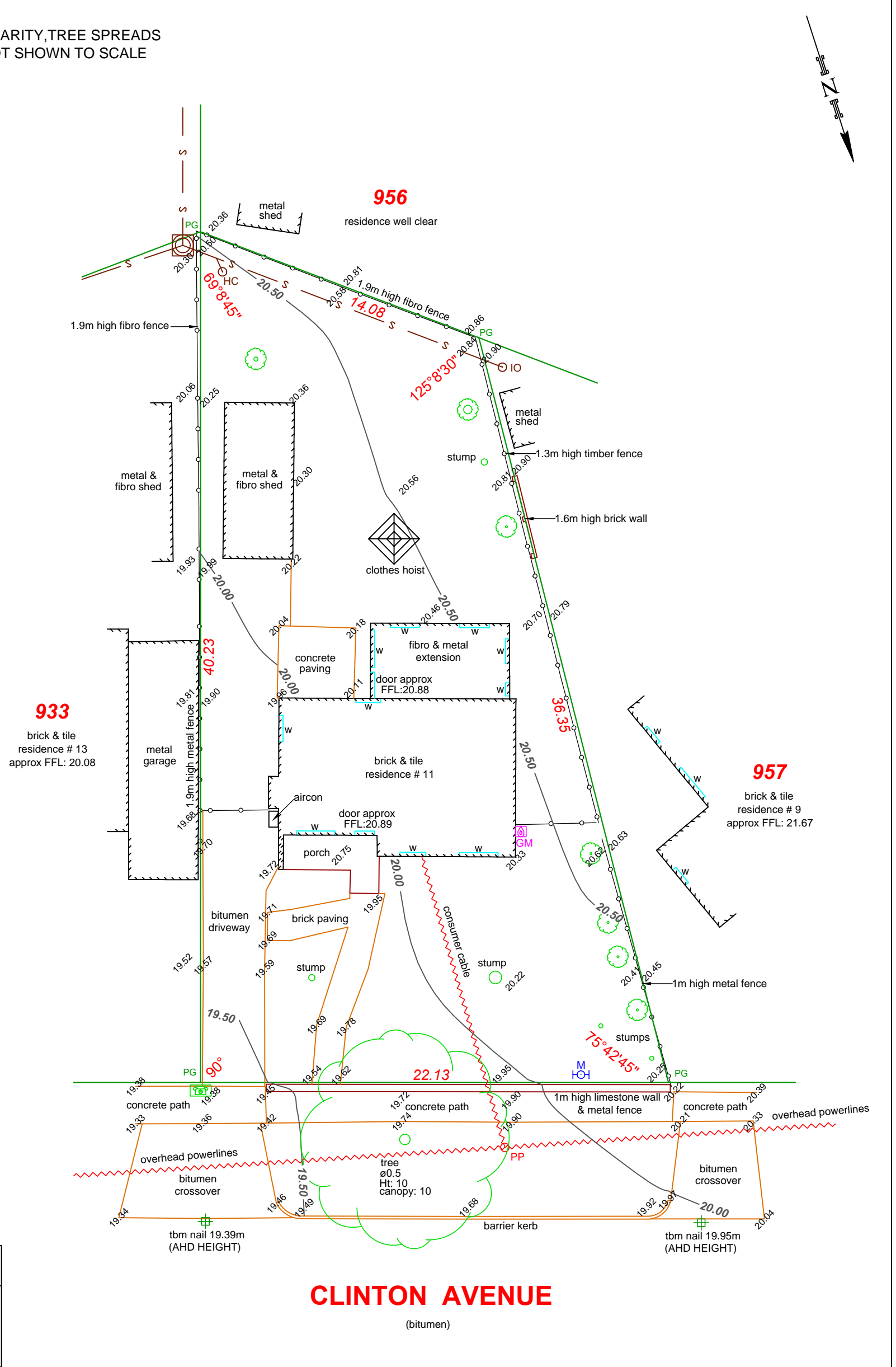
POWER	
CABLE DOME	POWER POLE PP
CABLE BOX	CONSUMER POLE CP
POWER MARKER	EXPOSED CABLES EC
LIGHT POLE LP	EARTH ROD ER
WATER	
WATER METER / TAP M	FIRE HYDRANT H
TAP	STOP VALVE SV
FLUSHING POINT FP	RETIC VALVE RV
BORE	WATER MARKER
SEWERAGE	
SEWER M/H (SQUARE LID)	SEWER M/H (ROUND LID)
INSPECTION SHAFT IS	INSPECTION OPENING IO
HOUSE CONNECTION HC	
TELSTRA	
TELSTRA PIT	TELSTRA MANHOLE
TELSTRA MARKER	
DRAINAGE	
DRAIN M/H (SQUARE LID)	DRAIN M/H (ROUND LID)
SIDE ENTRY PIT	DRAINAGE GRATE
COMBINED ENTRY PIT	
GAS	
GAS METER GM	GAS VALVE GV
GAS MARKER	
SURVEY MARKS	
PEG FOUND PF	PEG GONE PG
DRILL HOLE DH	BENCH MARK
PEN MARK PM	NAIL & PLATE NPL
	NAIL
MISCELLANEOUS INFO.	
SMALL TREE HEIGHT < 5m	SPOT HEIGHT 10.16
UNKNOWN SERVICE MARKER	BOLLARD OB
OVERHEAD POWER LINE	SEWER LINE S
FENCE LINE	WINDOW / OPENING W
SERVICE DETAILS	
WATER: L OVERHEAD POWER: L U/G POWER: NS TELSTRA: L GAS: L SEWER: L	
SERVICE NOTES L: LOCATED NS: NO SERVICE A: AVAILABLE BUT NOT LOCATED TBC: LOCATION TO BE CONFIRMED	

SEWER JUNCTION DETAILS	
HOUSE CONNECTION (HC) IL:	17.99
UP DISTANCE:	0
DEPTH TO CONNECTION:	2.48

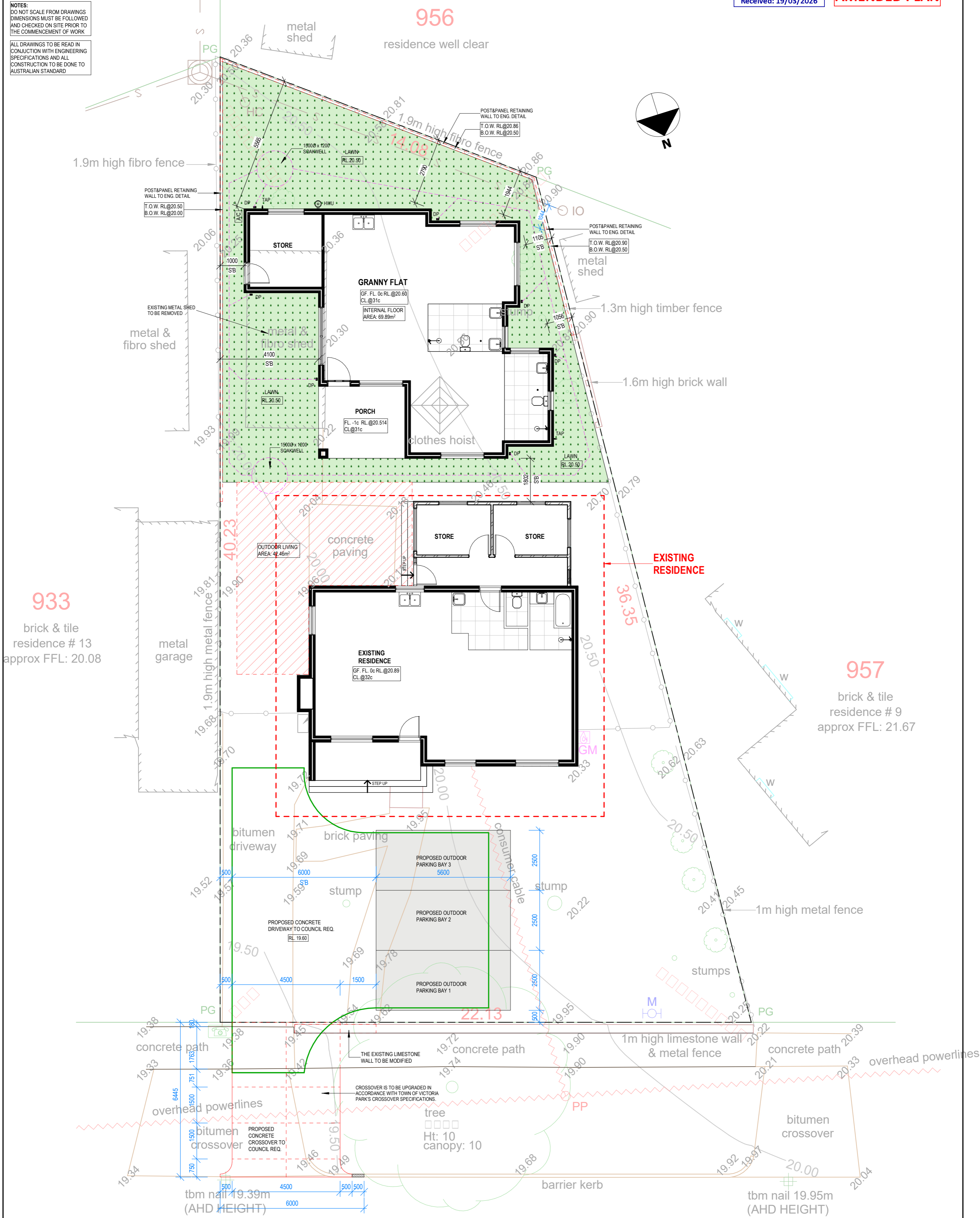


IMPORTANT FEATURE SURVEY NOTES

- The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.
- The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.
- The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.
- All service information shown of this plan should be verified with the relevant authorities.
- Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.



NOTES:
DO NOT SCALE FROM DRAWINGS
DIMENSIONS MUST BE FOLLOWED
AND CHECKED ON SITE PRIOR TO
THE COMMENCEMENT OF WORK
ALL DRAWINGS TO BE READ IN
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CONSTRUCTION TO BE DONE TO
AUSTRALIAN STANDARD

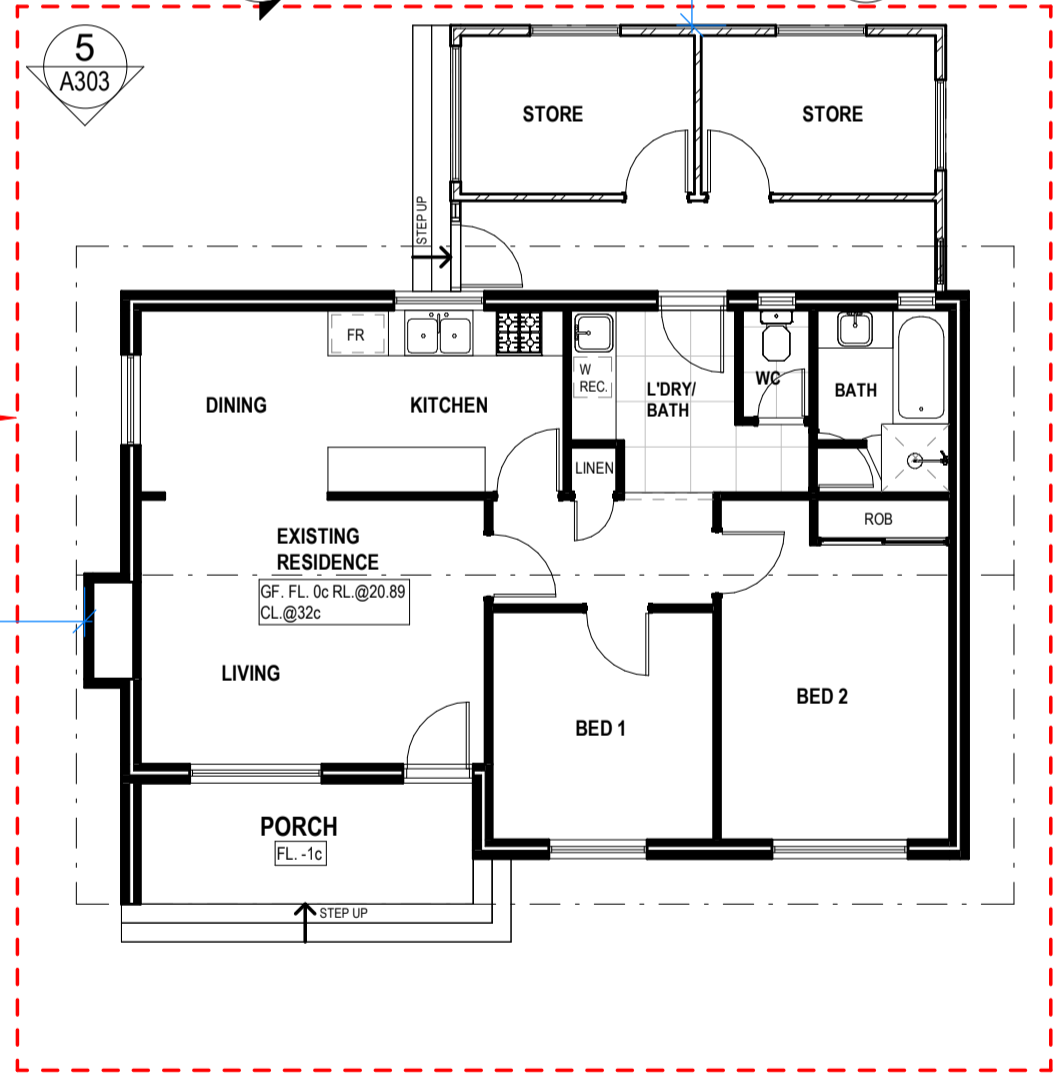
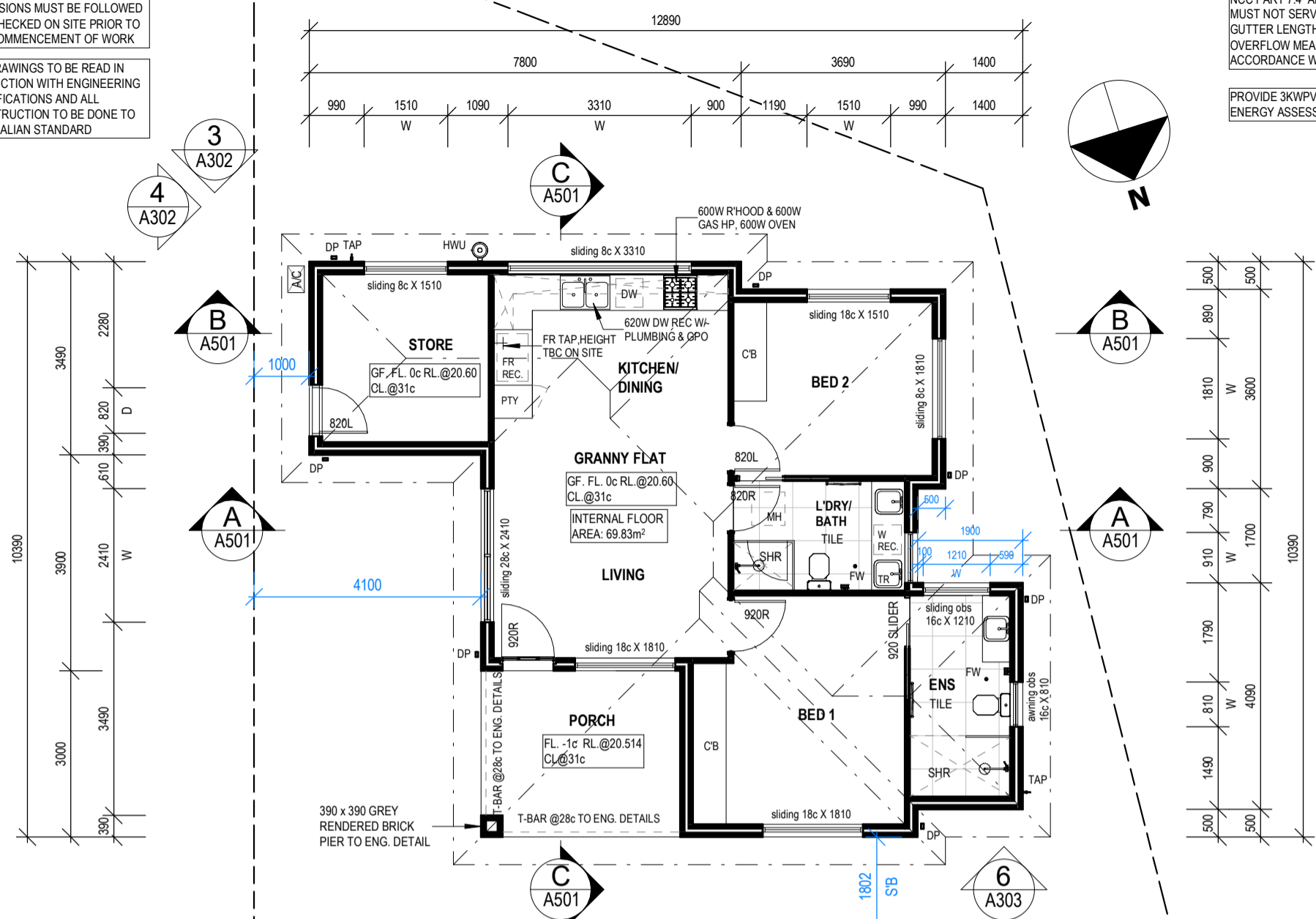


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DOWNPIPE AND GUTTER TO COMPLY THE
NCC PART 7.4 AND AS3500.3. DOWNPIPES
MUST NOT SERVE MORE THAN 12M OF
GUTTER LENGTH FOR EACH DOWNPIPE.
OVERFLOW MEASURES TO BE PROVIDED IN
ACCORDANCE WITH NCC PART 7.4.6 & 7.4.7.

PROVIDE 3KW PV SYSTEM TO ROOF AS PER
ENERGY ASSESSMENT REPORT.



**EXISTING
RESIDENCE**

OVERALL GROUND FLOOR PLAN

SCALE: 1 : 100

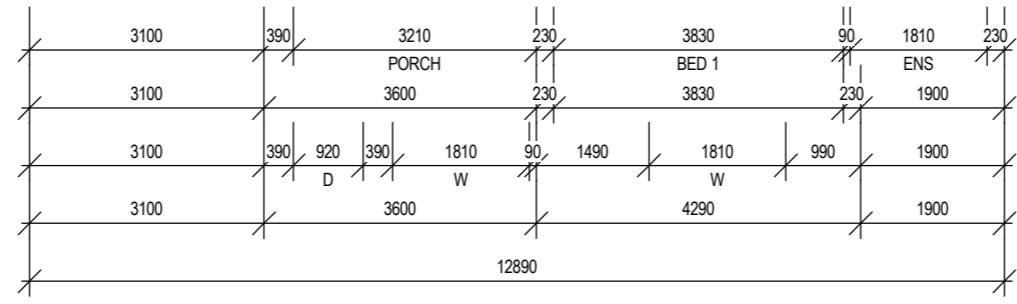
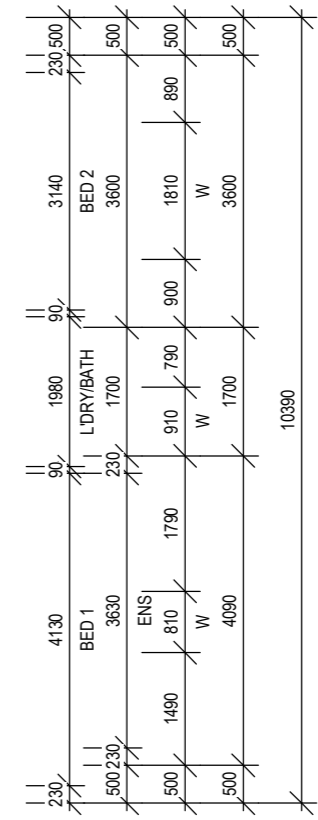
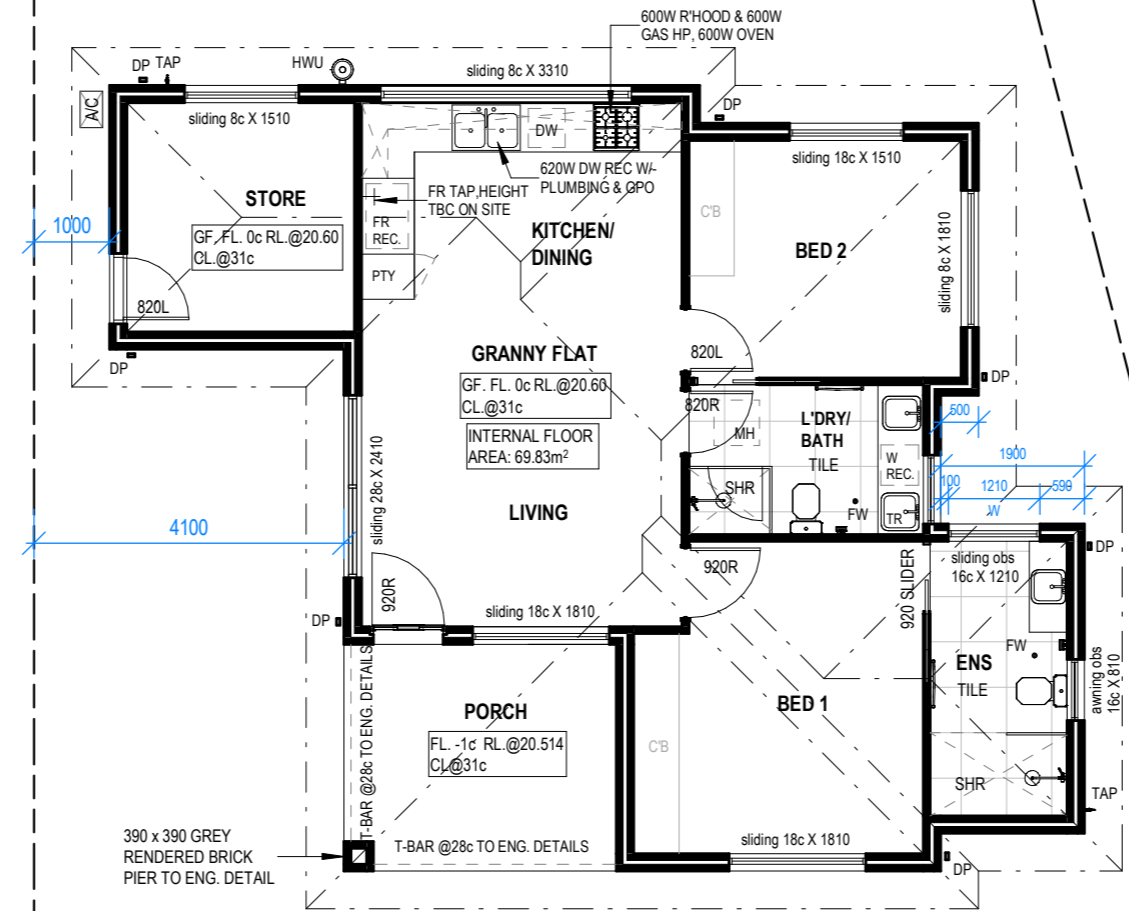
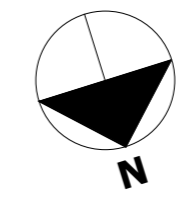
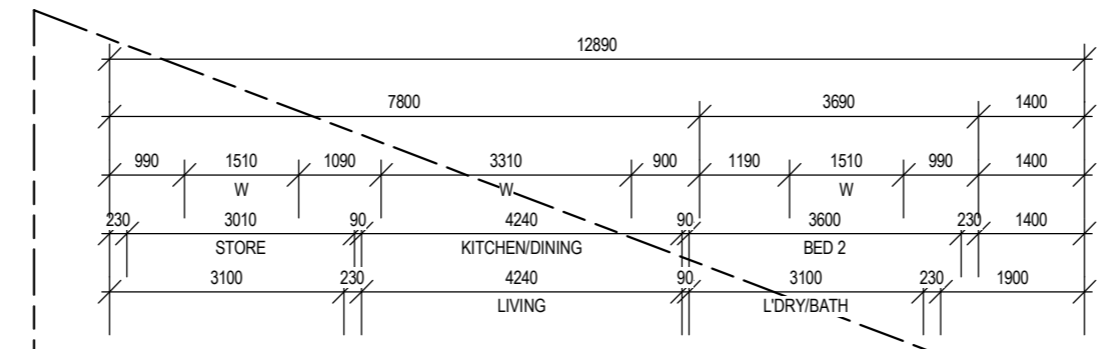
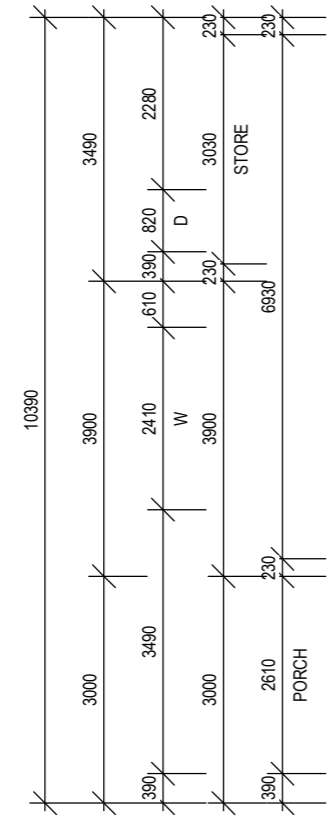
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	11 Clinton Avenue, St James		Scale: <u>As indicated</u>	A201
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				Description
				Date

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TERMITE TREATMENT TO BE PROVIDED IN
ACCORDANCE WITH BCA PART 3.4 AND TO
COMPLY WITH AS 3660.1. PROVIDE
PHYSICAL TERMITE BARRIER TO BOUNDARY
AND ANY SLAB PENETRATION.

PROVIDE 3KWPV SYSTEM TO ROOF AS PER
ENERGY ASSESSMENT REPORT.



PROPOSED GRANNY FLAT FLOOR PLAN

SCALE: 1 : 100



EG Building Design
Add: [Redacted]
Tel: [Redacted]
E-mail: [Redacted]

Status:

Drawing Title:
GRANNY FLAT FLOOR PLAN
Client / Project:
11 Clinton Avenue, St James

Designed: [Redacted]
Drawn: [Redacted]
Checked: [Redacted]
Scale: As indicated
Plot Info: 19/03/2026 4:23:27 PM

Job No:
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Dwg No.:
A202
Rev.
Paper: A3

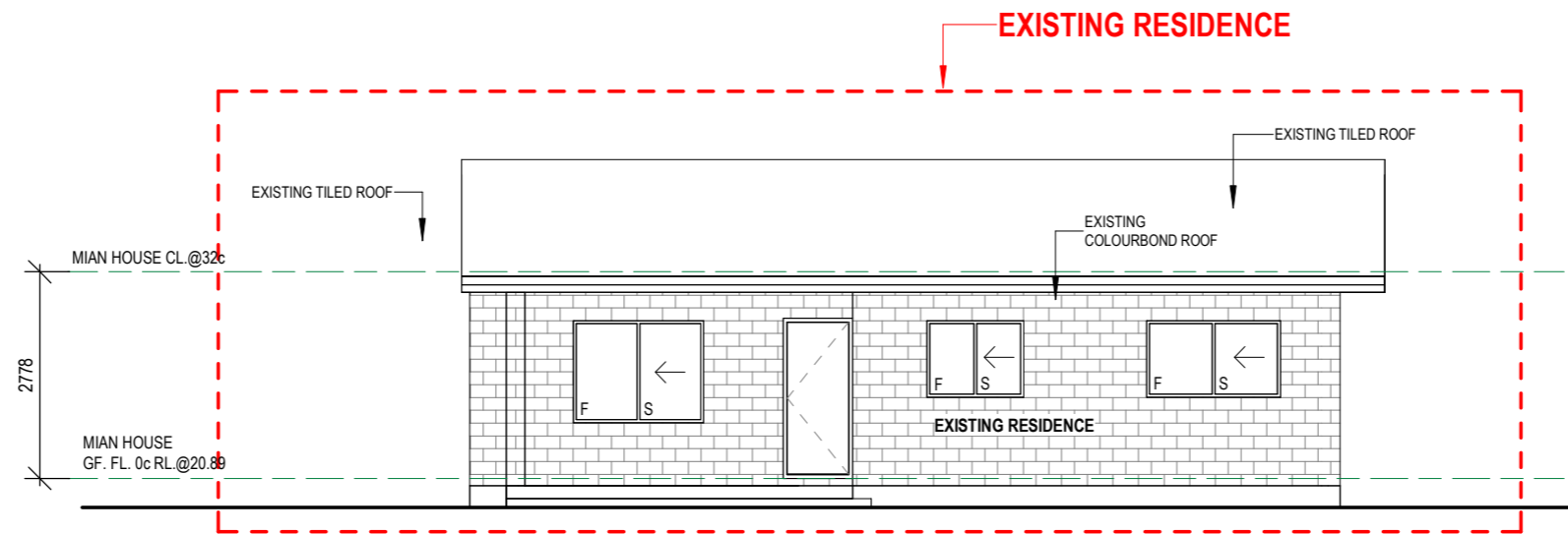
Rev	Description	Date

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ACCORDANCE WITH NCC PART 7.4.6 & 7.4.7.

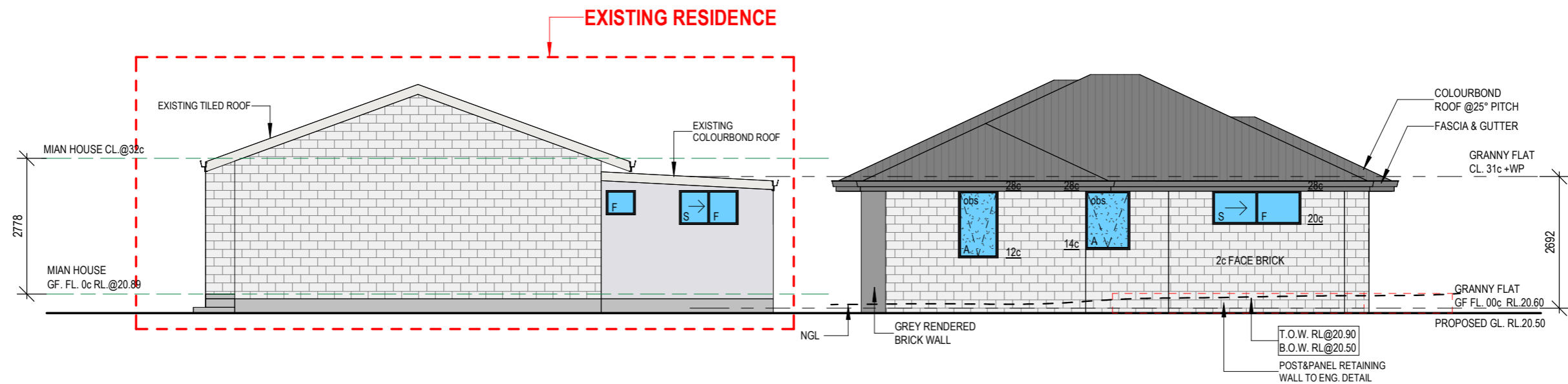
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ELEVATION 1

SCALE: 1 : 100



ELEVATION 2

SCALE: 1 : 100



EG Building Design

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Tel: [REDACTED]
E-mail: [REDACTED]

Status: [REDACTED]

Drawing Title:
ELEVATIONS
Client / Project:
11 Clinton Avenue, St James

Designed: [REDACTED]	Job No
Drawn: [REDACTED]	25200
Checked: [REDACTED]	Dwg No. Rev.
Scale: As indicated	A301
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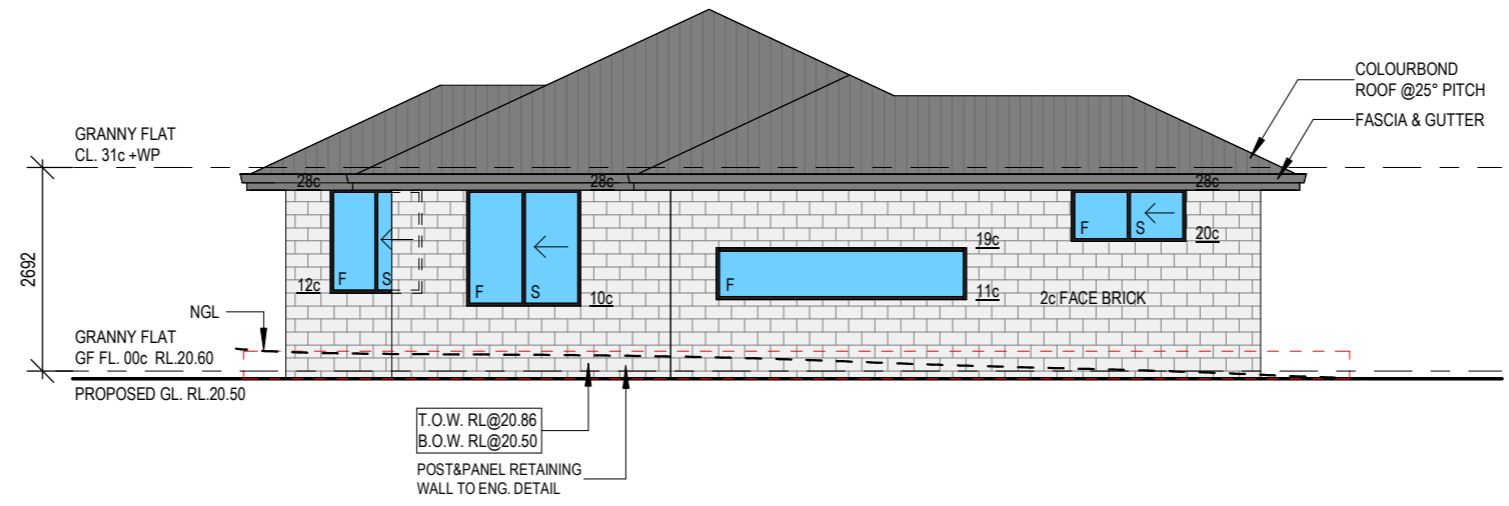
Rev	Description	Date

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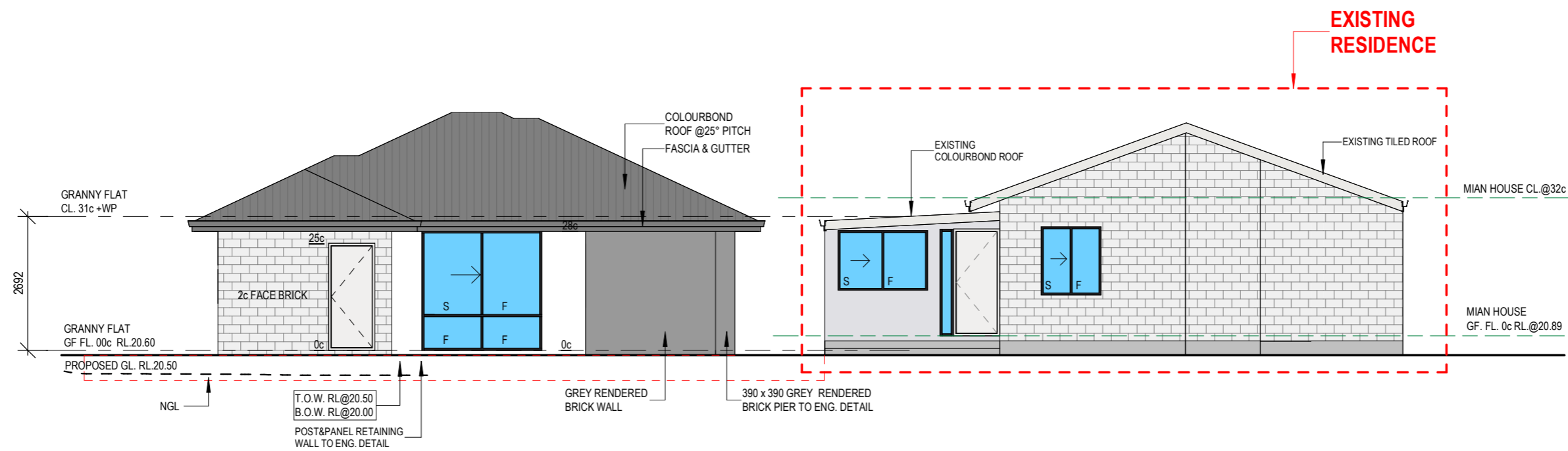
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ELEVATION 3
SCALE: 1 : 100



ELEVATION 4
SCALE: 1 : 100

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Tel: [REDACTED]
E-mail: [REDACTED]

Status:

Drawing Title:
ELEVATIONS
Client / Project:
11 Clinton Avenue, St James

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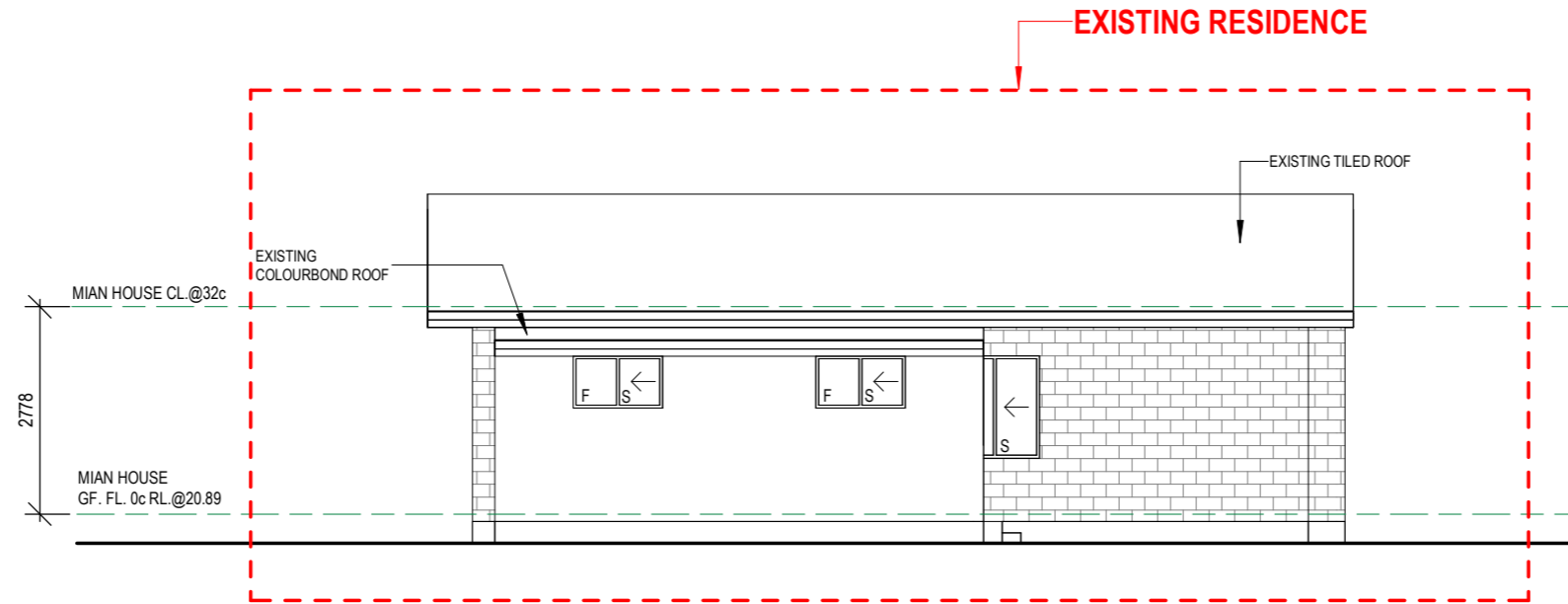
Rev	Description	Date

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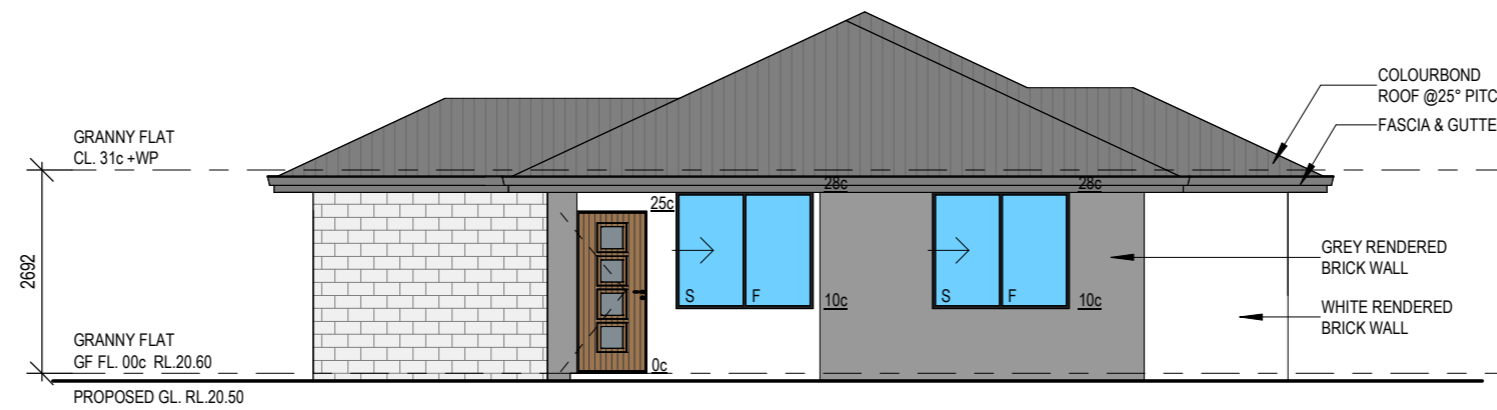
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ELEVATION 5

SCALE: 1 : 100



ELEVATION 6

SCALE: 1 : 100



EG Building Design

Add: [Redacted]
Tel: [Redacted]
E-mail: [Redacted]

Status:

Drawing Title:

ELEVATIONS

Client / Project:

11 Clinton Avenue, St James

Designed:

Drawn:

Checked:

Scale: As indicated

Plot Info: 19/03/2026 4:23:27 PM

Job No

25200

Dwg No.

A303

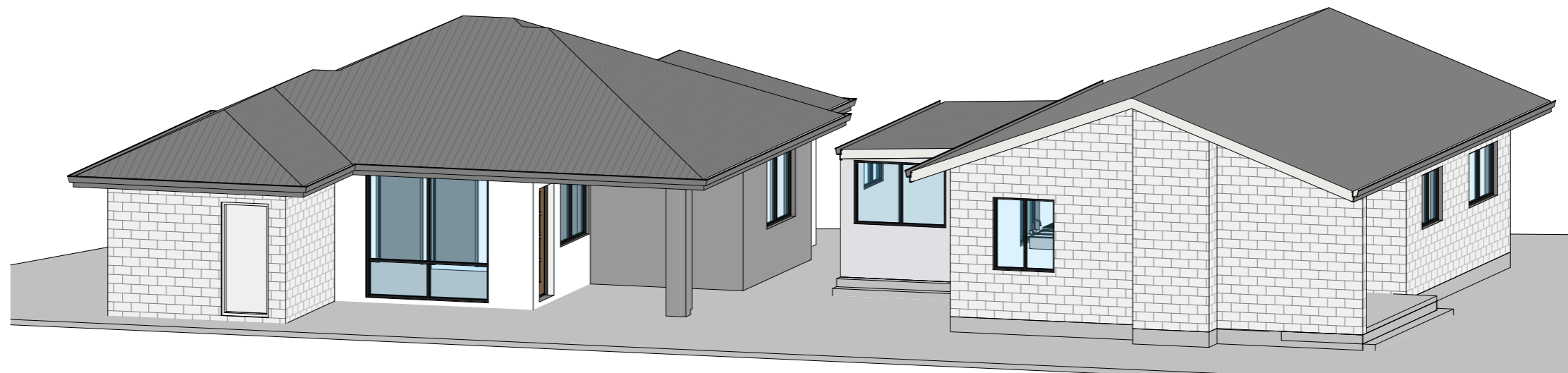
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Rev.

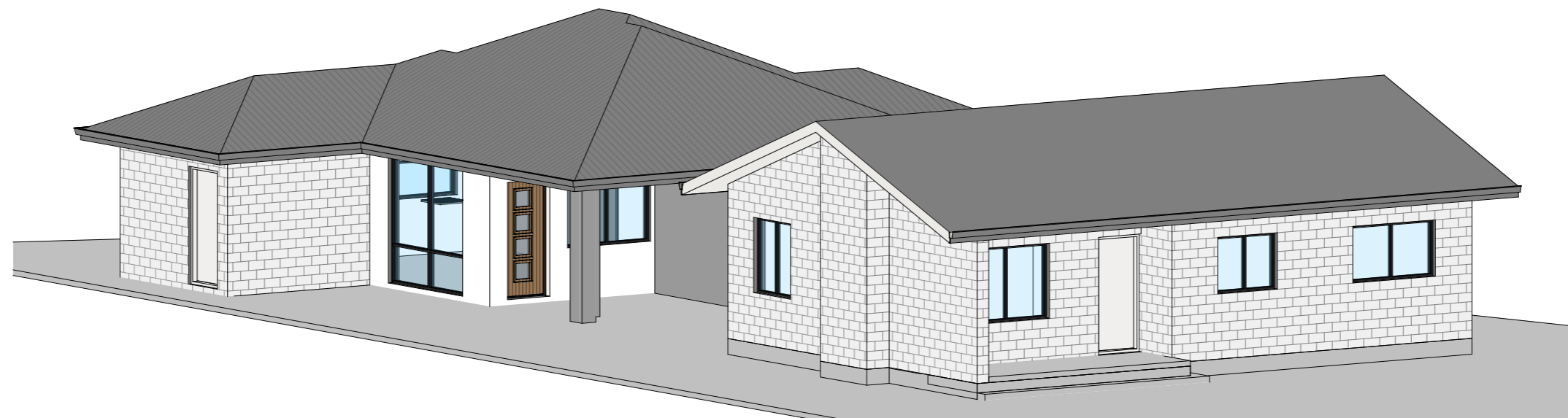
Rev	Description	Date

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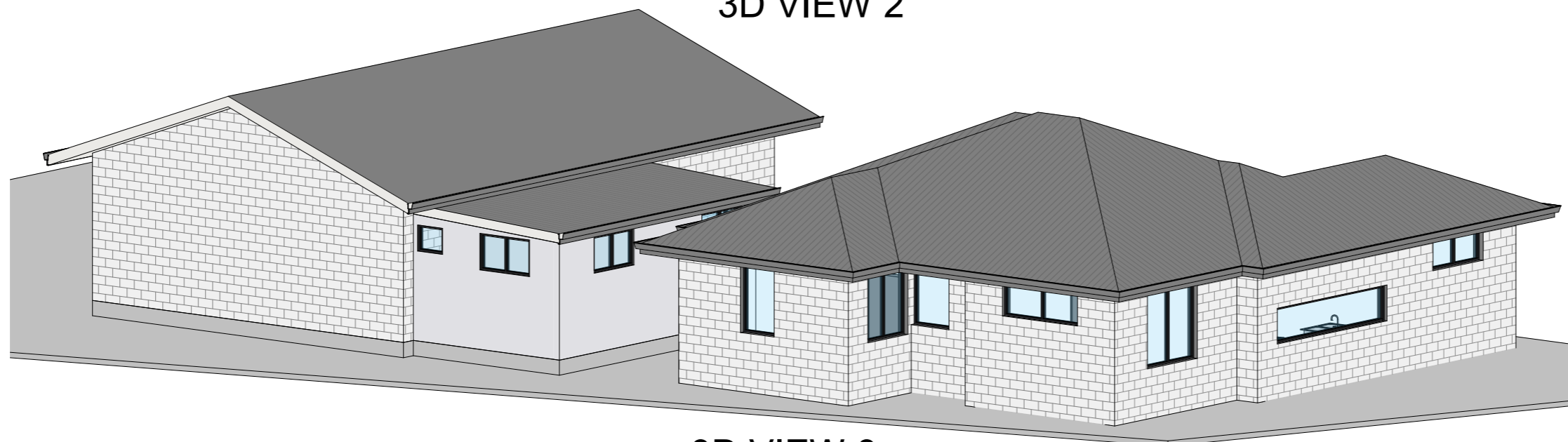
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3D VIEW 1



3D VIEW 2



3D VIEW 3



EG Building Design

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Tel: [Redacted]
E-mail: [Redacted]

Status:

Drawing Title:

3D VIEWS

Client / Project:

11 Clinton Avenue, St James

Designed: [Redacted]

Drawn: [Redacted]

Checked:

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Dwg No.

A801

Paper: A3

Rev.

Rev	Description	Date