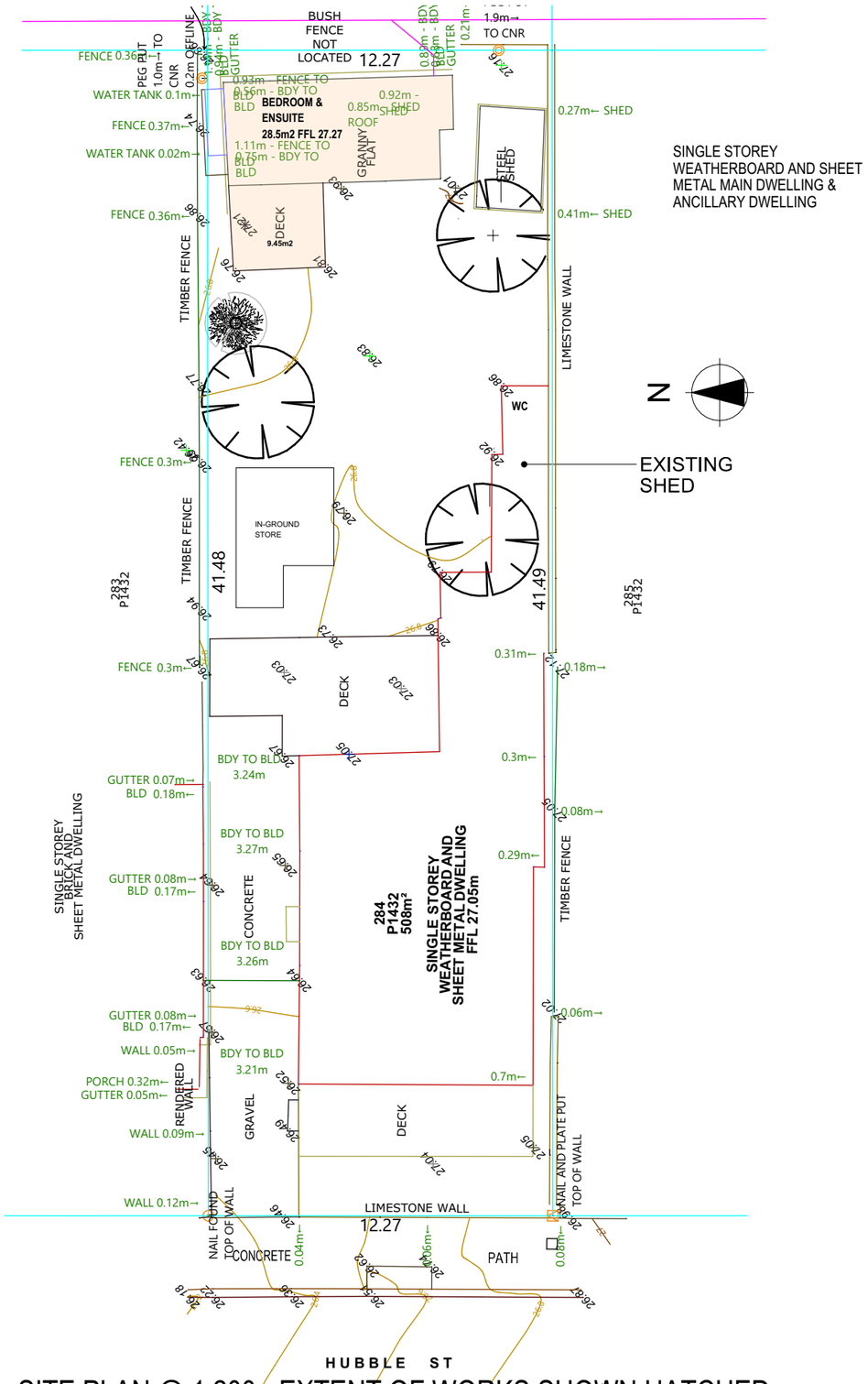
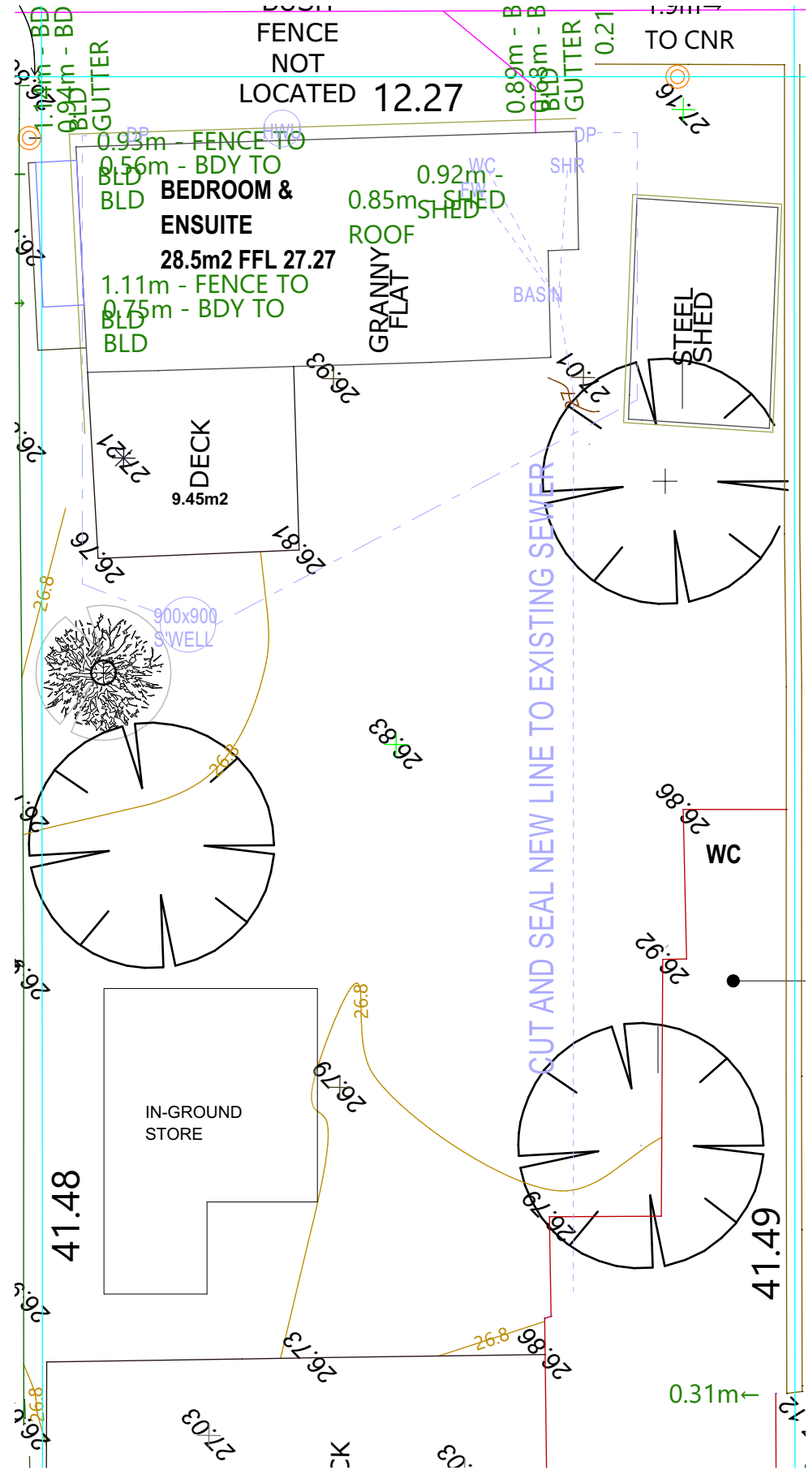


SITE PLAN @ 1:200 - EXTENT OF WORKS SHOWN HATCHED



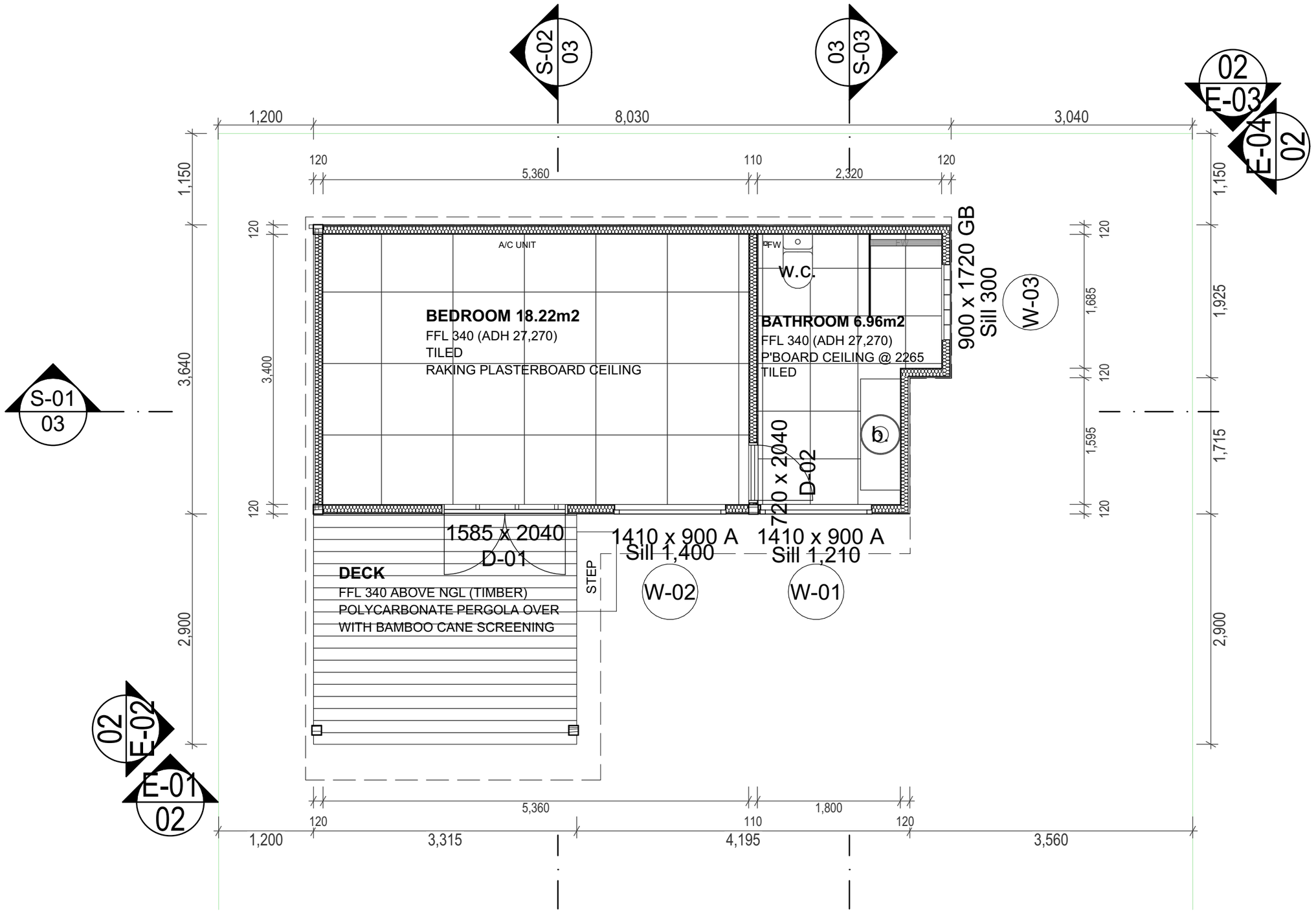
HYDRAULIC PLAN @ 1:100

NOTES
GLAZED SECTIONS TO COMPLY WITH BCA PART 3.9.2, AS1170.1, AS1288 & AS2047
BEDROOM WINDOWS - WHERE FLOOR IS 2M MORE THAN SURFACE BENEATH UNLESS OPENING SASH IS GREATER THAN 1700MM AFL OPENING MUST BE PERMANENTLY RESTRICTED TO 125MM OR FITTED WITH A NON-REMOVABLE ROBUST SCREEN.
ALL TIMBER TO BE H3 TREATED PINE.
ALL WORKMANSHIP & MATERIALS TO BE IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS & RELEVANT BUILDING CODES OF AUSTRALIA AND AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

[redacted]

PROJECT
Garden Bedroom
SITE ADDRESS
90 Hubble Street East Fremantle WA

DRAWING	**SITE & HYDRAULIC**
DATE	**29/10/2026**
DRAWING No.	**00**
SCALE @ A3	**1:200, 1:100**



1. GROUND LEVEL 1:50

NOTES
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PROJECT
Garden Bedroom
SITE ADDRESS
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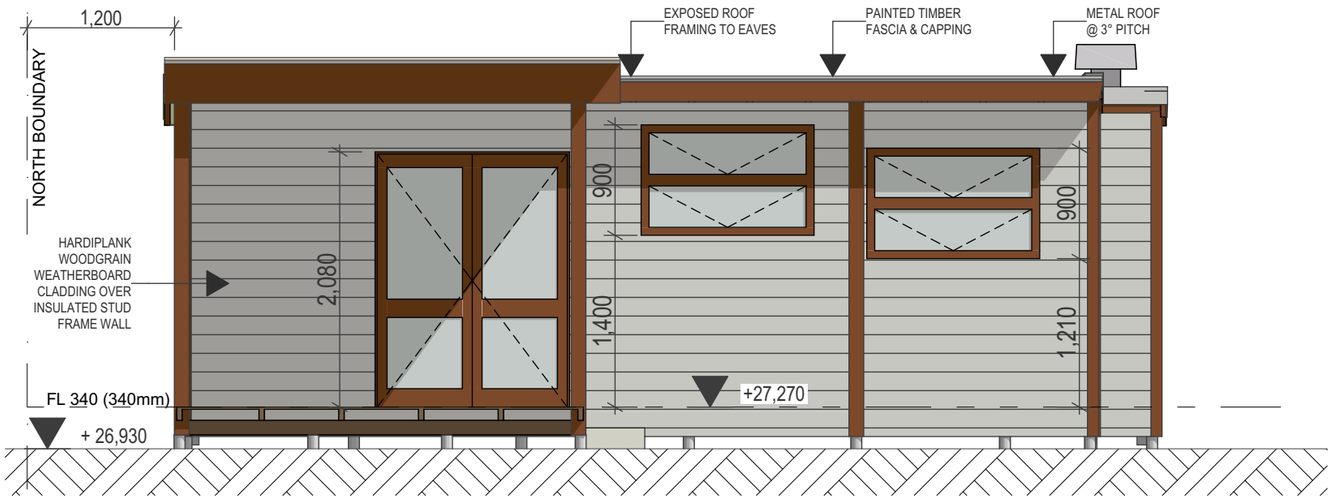
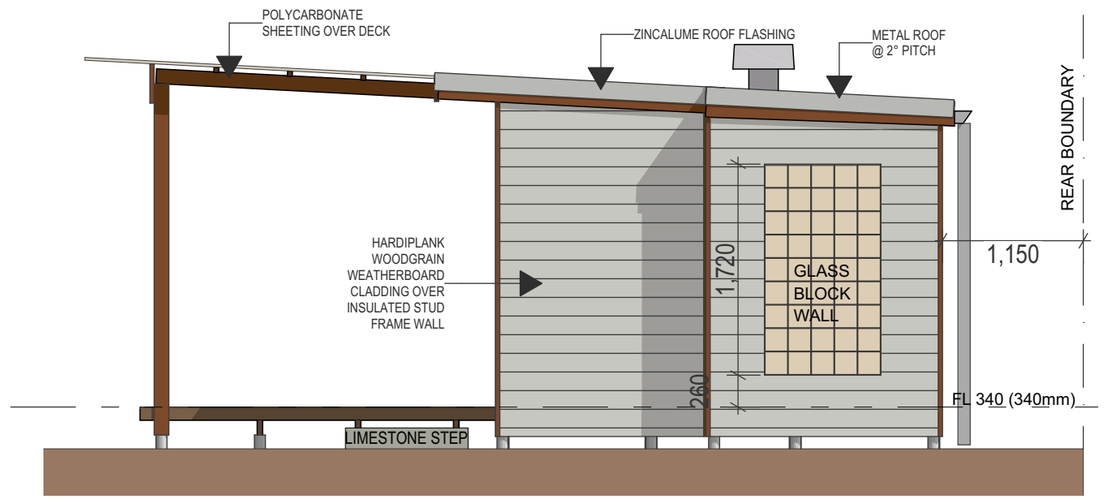
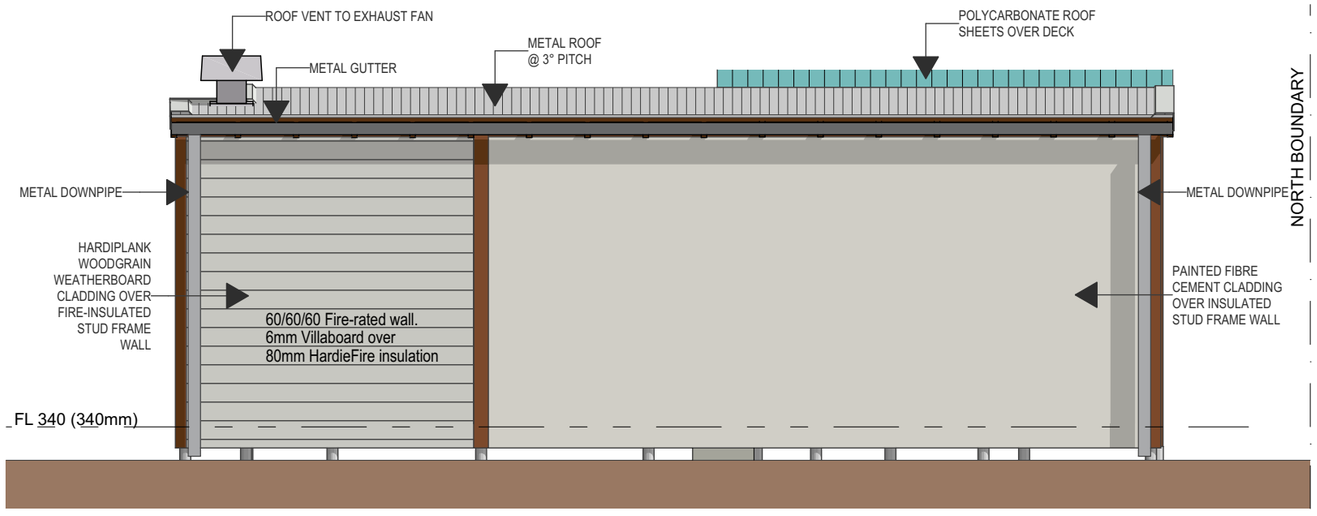
DRAWING	**FLOOR PLAN**
DATE	**29/10/2026**
DRAWING No.	**01**
SCALE @ A3	**1:50**



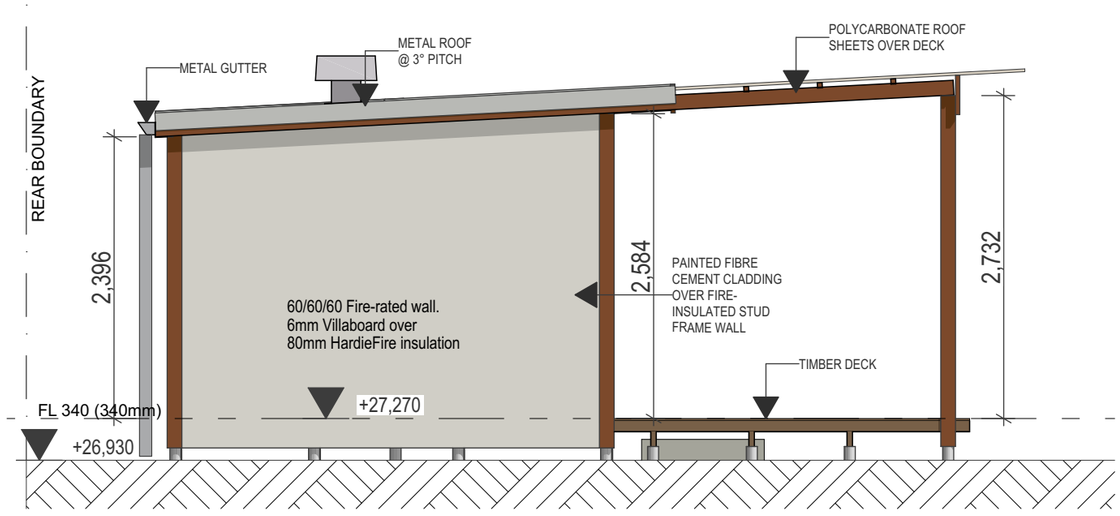
E-01 WEST ELEVATION 1:50



E-04 SOUTH ELEVATION 1:50



E-03 EAST ELEVATION 1:50



E-02 NORTH ELEVATION 1:50

ALL EXTERIOR WEATHERBOARD AND FC SHEET TO BE PAINTED
DULUX NATURAL WHITE WITH TIMBER TRIMS TO BE VARNISHED

NOTES
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PROJECT
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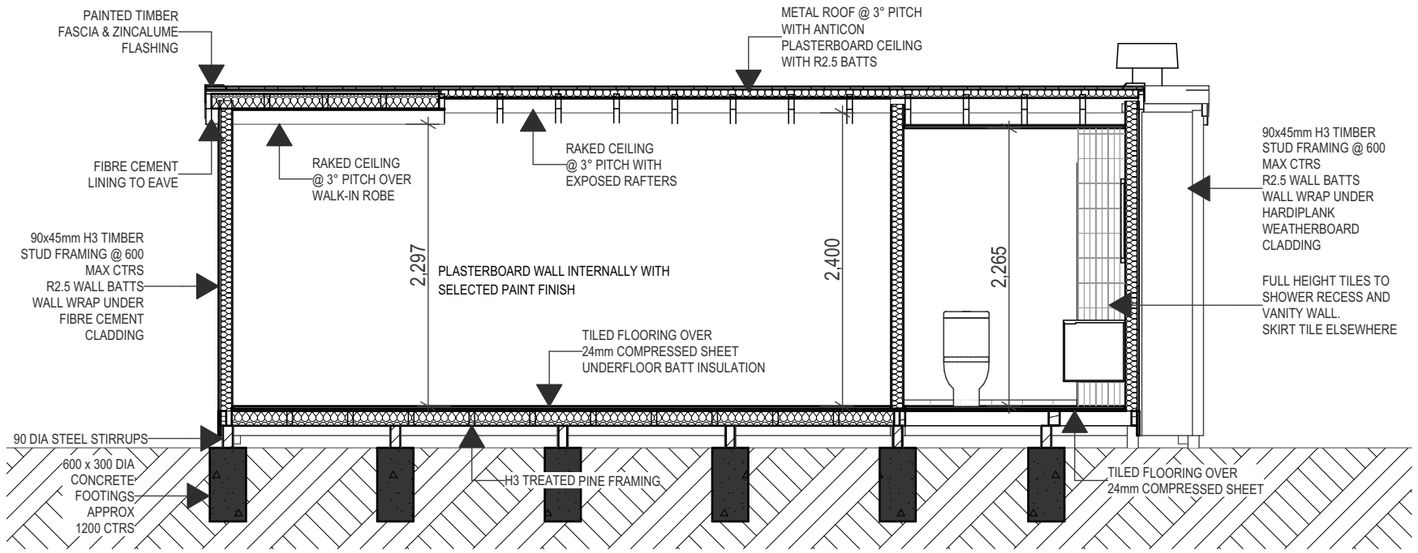
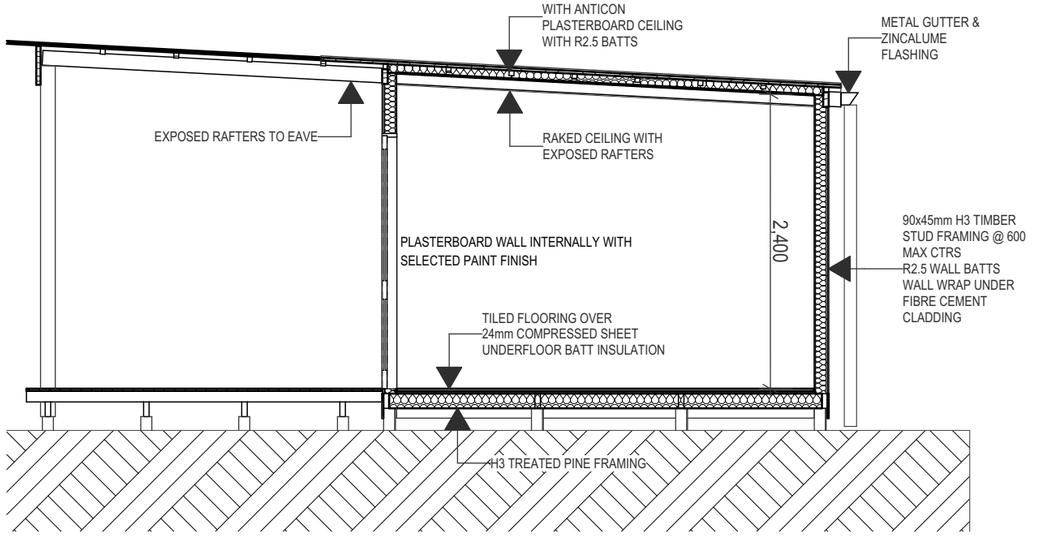
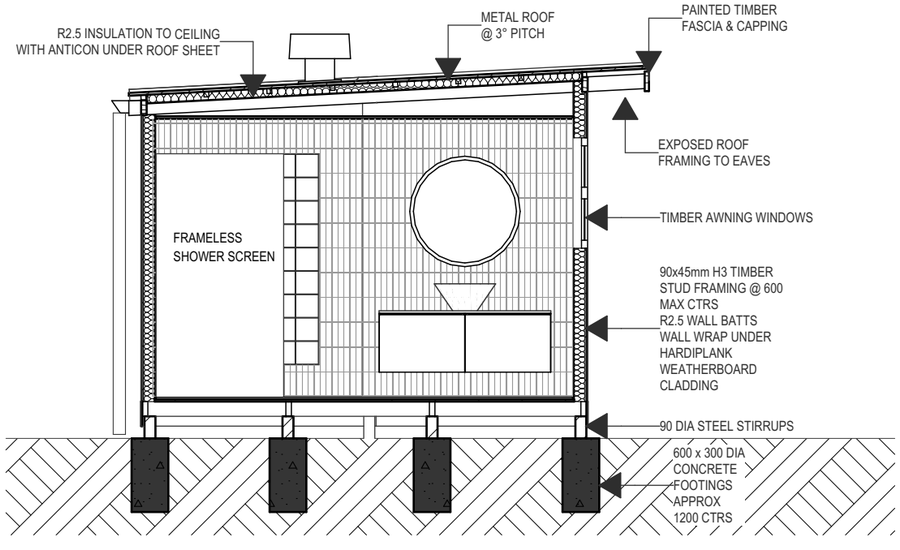
DRAWING	**ELEVATIONS**
DATE	**29/10/2026**
DRAWING No.	**02**
SCALE @ A3	**1:50**



S-01 SECTION 1:50



S-02 SECTION 1:50



S-03 SECTION 1:50

GENERAL SPECIFICATION

ROOFING
The roof system as installed shall remain intact and waterproof under wind forces applicable to the region and terrain category to AS1170 Part 2 and be installed with a fixing system using fastenings of types, sizes and in locations as necessary to withstand, with the appropriate margins of safety, forces not less than the design forces derived from AS1170 Part 2.
Metal roof sheeting at 3 degree pitch over sisalation with R2.5 insulation between rafters.

TIMBER FRAMING
All timber wall framing to be H3 treated timbers to NCC 3.4.3
Roof framing 120 x 45mm H3 treated timber rafters @ 475 centres. Wall framing 90x45mm studs @ max 600 centres.
Floor framing 120 x 45mm H3 timber joists and bearers with 24mm compressed sheet flooring.

WALL CONSTRUCTION
R2.5 insulation batts between studs. Wall wrap to manufacturer's specifcations under Hardiplank Weatherboard cladding or fibre cement sheet as indicated on drawings. Fire-rated insulation to walls as indicated to achieve 60/60/60 FRL.

WATERPROOFING TO WET AREAS
Membrane applied as per manufacturer's instructions to wet areas as per NCC 3.8.1.
Membrane to be Crommelin's Wetite or similar.

PLASTERBOARD
10mm flush finished plasterboard with square set edge. 10mm waterproof plasterboard to wet areas
All materials and work shall conform with Australian Standard AS2785-1985 Suspended Ceiling Design and Installation.

TILING
All tiling laying and grouting to conform to Australian Standard 3958.1-1991
Wall tiles are to be fixed with a suitable waterproof adhesive and joints to be horizontal and vertical with border tiles with grouting in as selected colours to be applied on completion.
Floor tiles laid on 3:1 cement mortar bed suitable adhesive to falls. Grout on completion.

PLUMBING
The whole of the work is to be executed by a licensed Contractor to Water Authority regulations. All fixtures as per the schedule are to be connected to the drainage system, complete with all necessary traps, waste pipes, back vents, etc., in accordance with all the appropriate regulations and Australian Standards.
All tap fittings other than bath outlets and garden taps must have a minimum 4 star WELS rating.

GLAZING
Operable windows are timber-framed awnings with flyscreens. Fixed windows are glass blocks as indicated. External doors are timber-framed glass doors.
Single glazing throughout.

NOTES
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Garden Bedroom
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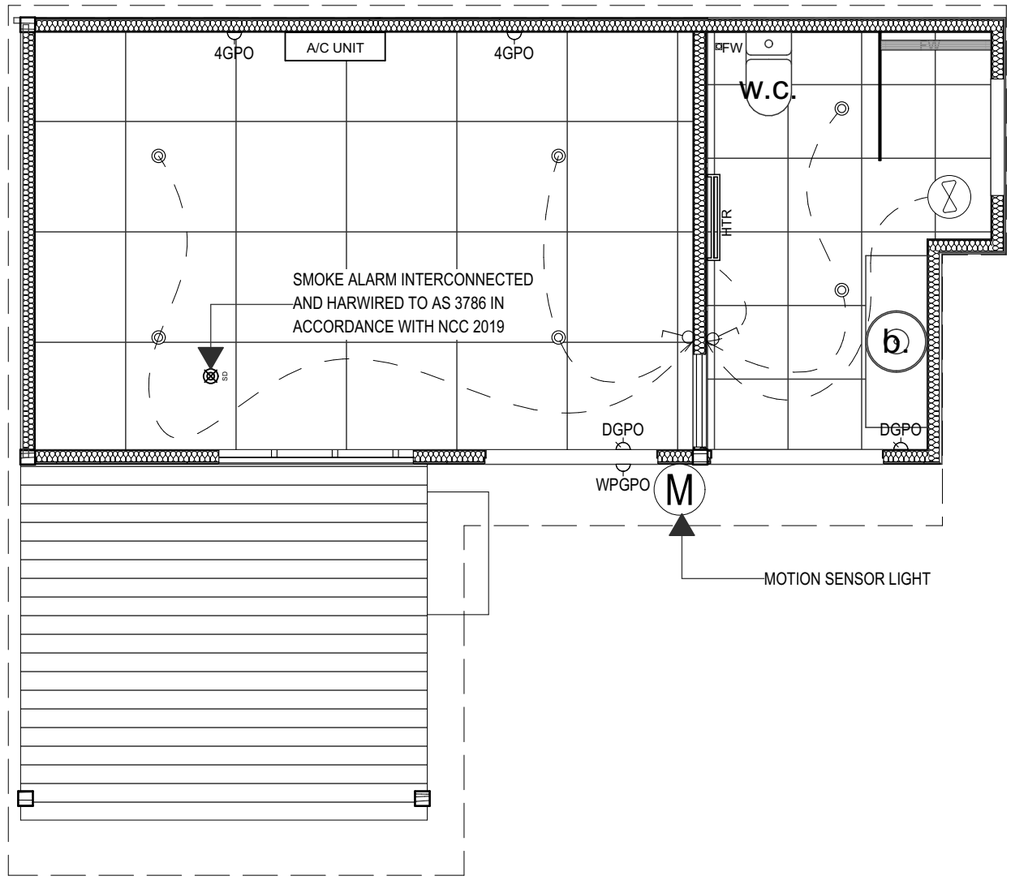
DRAWING	**SECTIONS**
DATE	**29/10/2026**
DRAWING No.	**03**
SCALE @ A3	**1:50**



2. ELECTRICAL 1:50

ELECTRICAL NOTES

ALL ELECTRICAL INSTALLATION TO THE POINT OF SUPPLY IS TO BE EXECUTED BY A LICENSED ELECTRICAL INSTALLER IN ACCORDANCE WITH THE RULES AND REGULATIONS OF WESTERN POWER.

ALL DOWNLIGHTS TO BE SEALED LED AND IC RATED.

ALL EXHAUST FANS SEALED AND VENTED EXTERNALLY THROUGH THE ROOF AND NOT INTO THE CEILING OR CAVITY SPACE AS PER NCC V2 PART 3.8.5.2.

ALL SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2019.

LEGEND

- LED DOWNLIGHT
- EXHAUST FAN
- SD — SMOKE DETECTOR
- LIGHT SWITCH
- DGPO — GPO
- WPGPO — WATERPROOF GPO
- HEATED TOWEL RAIL
- M — MOTION SENSOR LIGHT

NOTES

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Garden Bedroom
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DRAWING **ELECTRICAL**
DATE **29/10/2026**
DRAWING No. **04**
SCALE @ A3 **1:50**