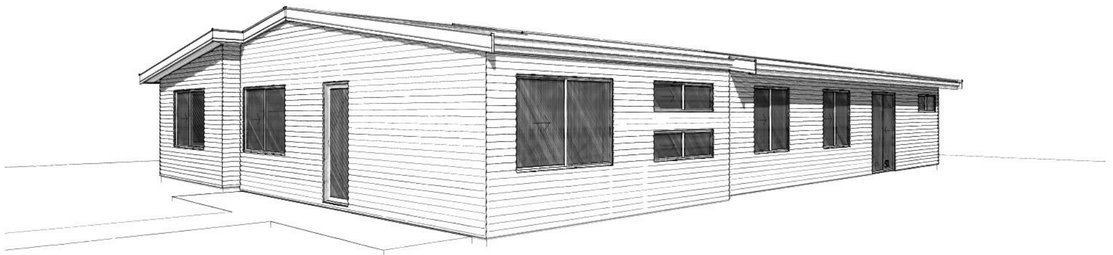
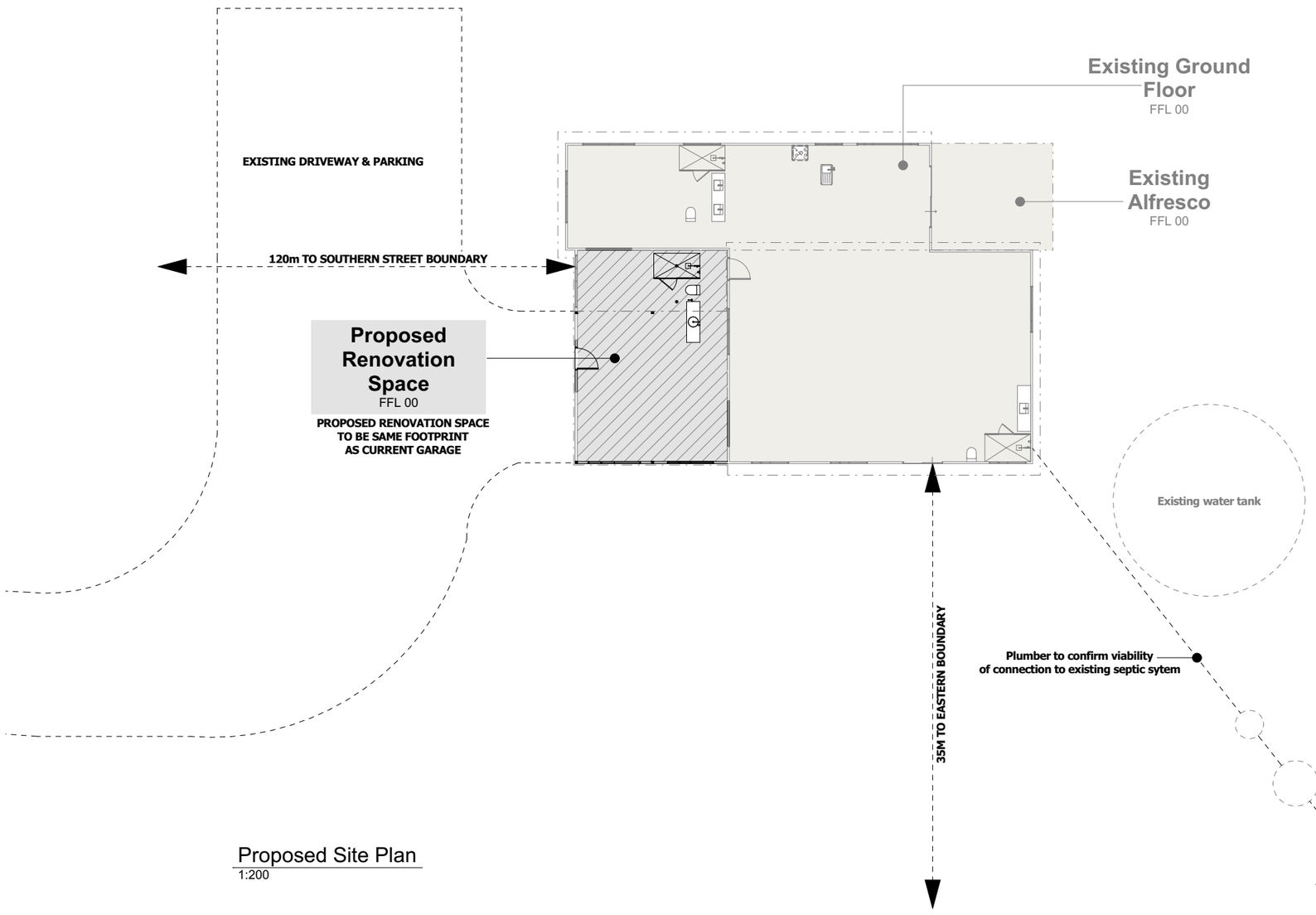
12.3.2 d) Approved Building Extension - 90 Native Dog Beach Road

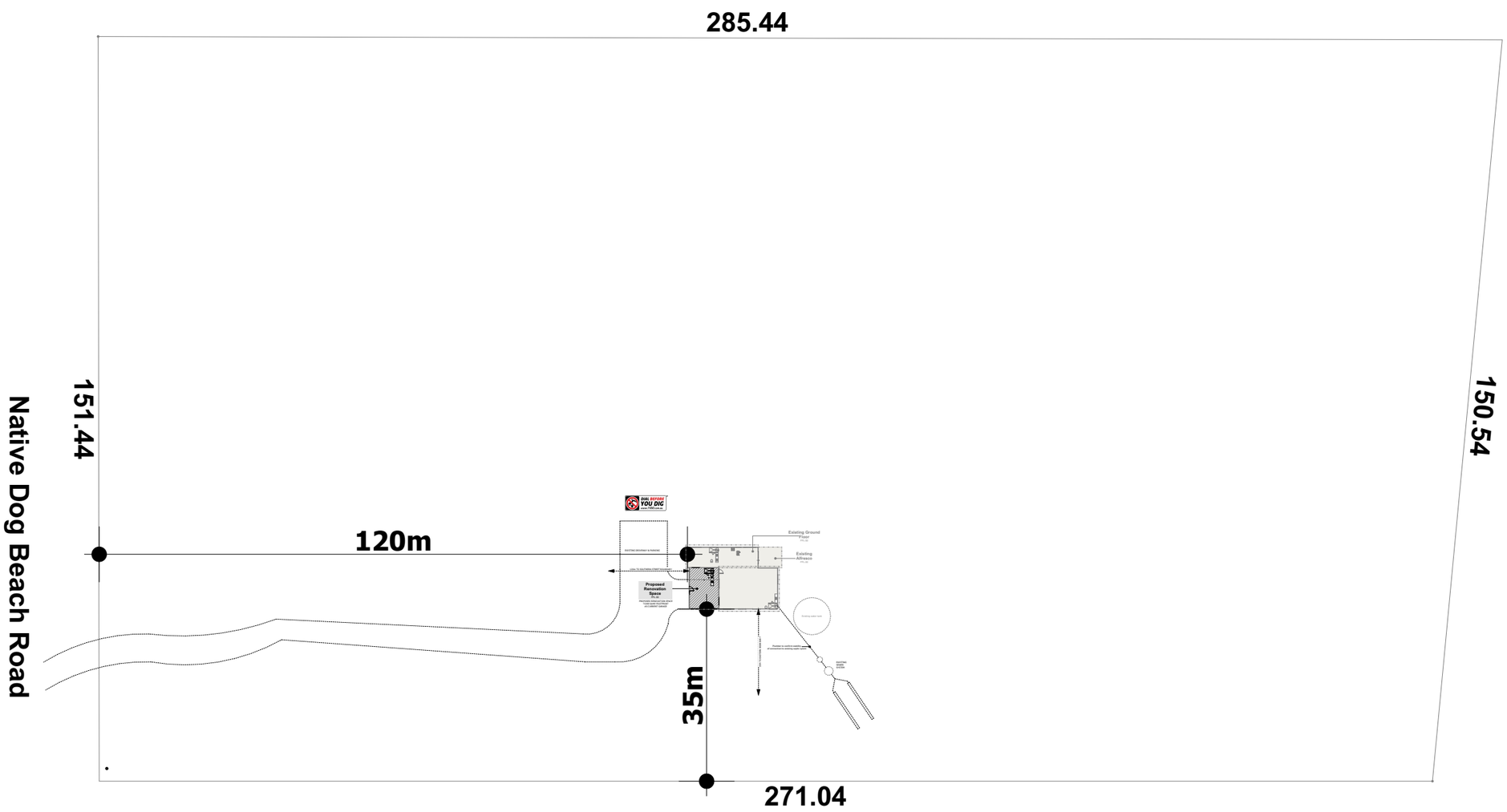


Perspective View

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Proposed Site Plan
1:200



Location Plan
1:1000

Client
Naturaliste Charters

Project Address
90 Native Dog Beach Road,
Bremer Bay W.A

Amendments
Issued for building permit (Revision 1)

Date
09/09/26

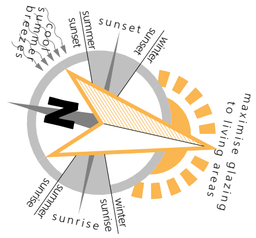
Drawn
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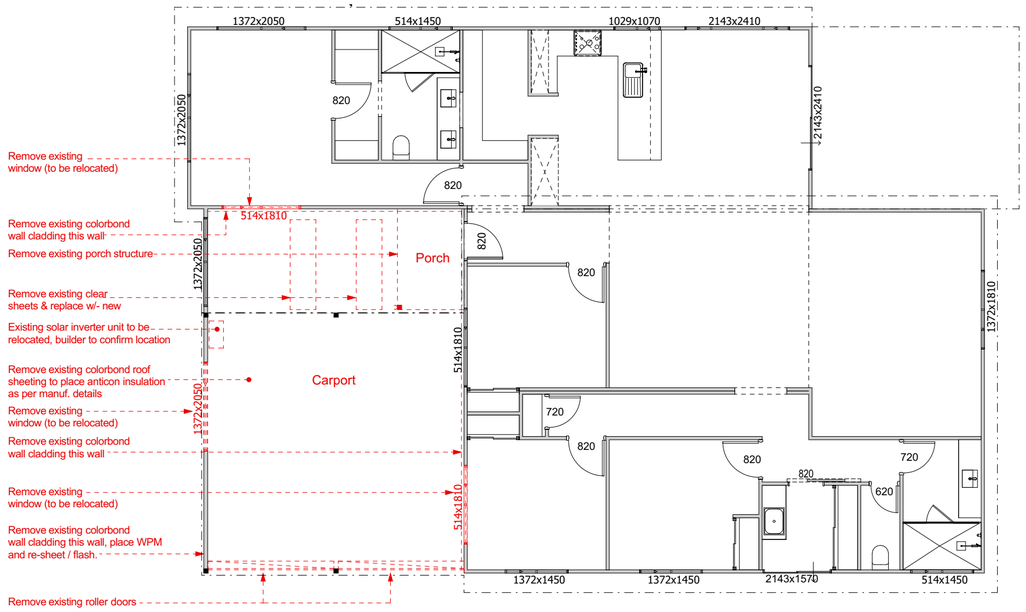
Sheet 2 of 5
A2 Sheets (UON)

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DO NOT SCALE FROM THESE DRAWINGS.
ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPENCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY

Demolition Note!
All items shown dashed / shaded RED to be removed, please refer to ground floor plan for extent



Demolition Plan
1:100

DIAL BEFORE YOU DIG www.1100.com.au

DO NOT SCALE FROM THESE DRAWINGS.
ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPENCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY

2460 high ceilings throughout
unless otherwise noted

Gyprock lined walls internally
unless otherwise noted

Internal doors
all internal doors 2040mm high U.O.N

Gyprock lined walls internally
unless otherwise noted

90mm wide stud framing w/- WPM & insulation througout
(refer addenda)

CRITICAL NOTE
DIMENSIONS OF EXISTING ARE APPROXIMATE ONLY AND WILL REQUIRE SITE MEASUREMENT

Exhaust from the bathroom, WC & laundry to be vented to outside air.

Plumber note
floor wastes to plumbers discretion, refer room layouts for approximate setouts

Flooring note
Burnished concrete throughout (excluding wet areas)

Cabinetry note
Refer room layouts for dimensions and cabinetry / robe / desk elevations

Ventilation of roof spaces:
Exhaust discharging into a roof space must be ventilated evenly through openings
Openings to comply with < 22 degrees 1/150 of the ceiling area
Openings to comply with > 22 degrees 1/300 of the ceiling area
30% of the unobstructed area must be located not more than 900mm below the ridge or highest point of the roof space, with the remaining area provided by eave vents

Cornice Note
Coved cornice to match existing

Bathroom note
Lift-off hinges to wc

Flow rate and discharge of exhaust systems:
Bathroom or WC: 25 L/ sec
Kitchen or laundry: 40L/ sec

Pliable Building Membrane
(1) Where a pliable building membrane is installed in an external wall, it must- a. comply with AS 4200.1; and b. be installed in accordance with AS 4200.2; and c. be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. (2)Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than- a. in climate zones 4 and 5, 0.143 µg/N.s; and b. in climate zones 6, 7 and 8, 1.14 µg/N.s. (3)Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity. Detail by builder.

BUSHFIRE RATING BAL 12.5 AS-3959-2018

EXTERNAL GLAZED ELEMENTS
- ALUMINIUM MESH SCREENS TO ALL OPENABLE PORTIONS OF WINDOWS (2mm MAX APERTURE)
- AWNINGS WINDOWS REQUIRE INTERNAL SCREENS
- 5mm TOUGHENED GLASS TO ALL GLAZING LESS THAN 400mm FROM THE GROUND
- 5mm TOUGHENED GLASS TO ALL SLIDING DOORS.

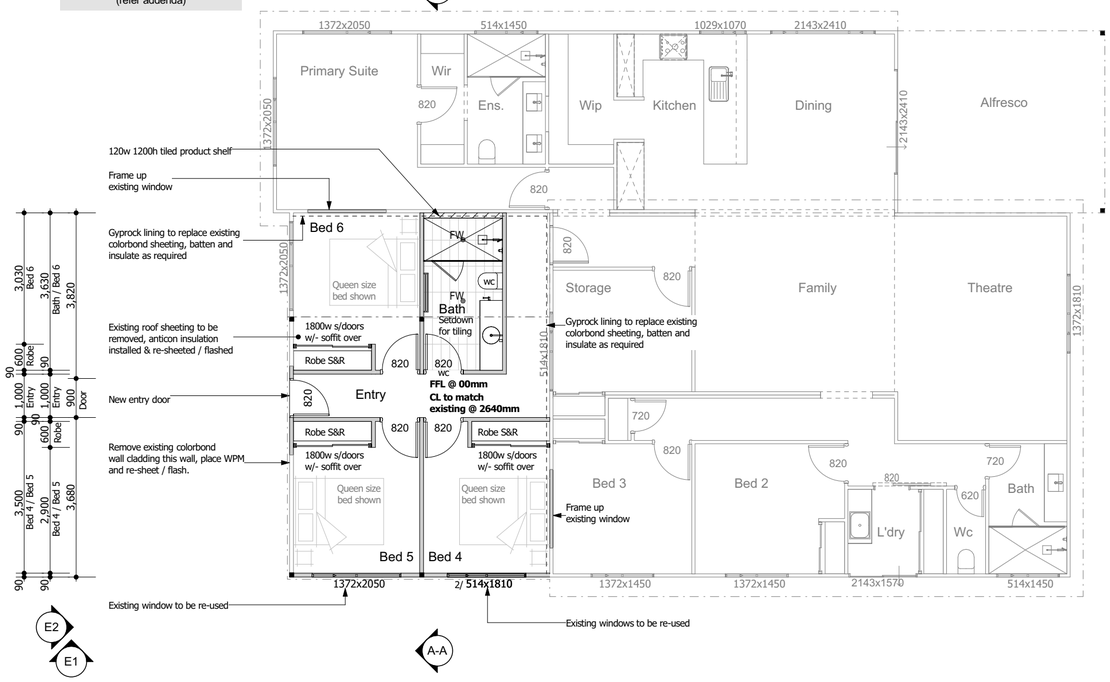
EXTERNAL WALLS
- 2mm WEEPHOLES TO BRICKWORK
- ALL EXTERNAL WALL JOINTS SHALL BE SEALED OR COVERED TO PREVENT GAPS NO GREATER THAN 3mm

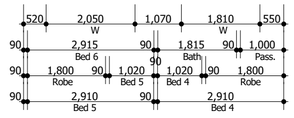
DOORS
- ENTRY DOORS MUST BE SOLIDCORE TIMBER OR ALUMINIUM.
- EMBER SEALS TO GARAGE DOOR/S INCLUDING RECESSED HARDSTAND TO SUIT

PENETRATIONS
- NON-COMBUSTIBLE MESH COVERS TO FLUMES (2mm MAX APERTURE)
- ROOF PENETRATIONS MUST HAVE GAPS NO GREATER THAN 3mm

ROOF COVER:
- **METAL SHEET** - 55mm ANTICON TO ENTIRE ROOF WITH NON-COMBUSTIBLE MINERAL WOOL BLANKET ALONG GUTTERS, RIDGES AND VALLEYS
- **TILED** - FULL SARKING TO ENTIRE ROOF DIRECTLY ON TOP OF ROOF FRAME.

TO BE READ IN CONJUCTION WITH ADDENDA FOR EXACT PRODUCT & SPECIFICATIONS





Proposed Ground Floor Plan
1:100

Area:	
Existing Ground Floor	161.28
Proposed Renovation Space	50.40
Existing Alfresco	20.21
Total:	**231.89 m²**

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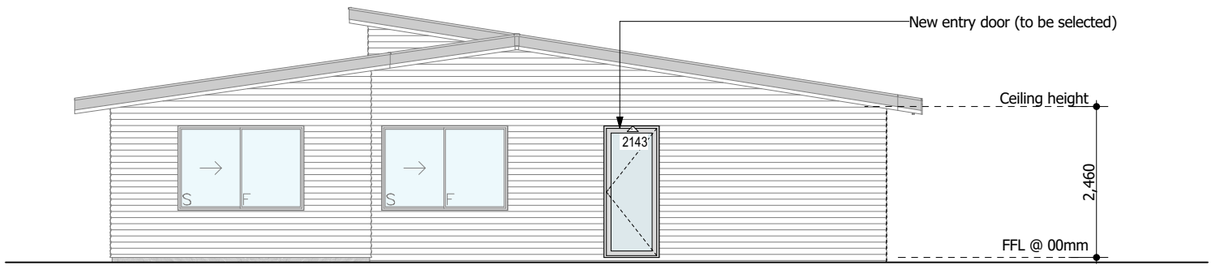
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Material & Colour Schedule

Cladding -	To match existing
Trims / flashings -	To match existing



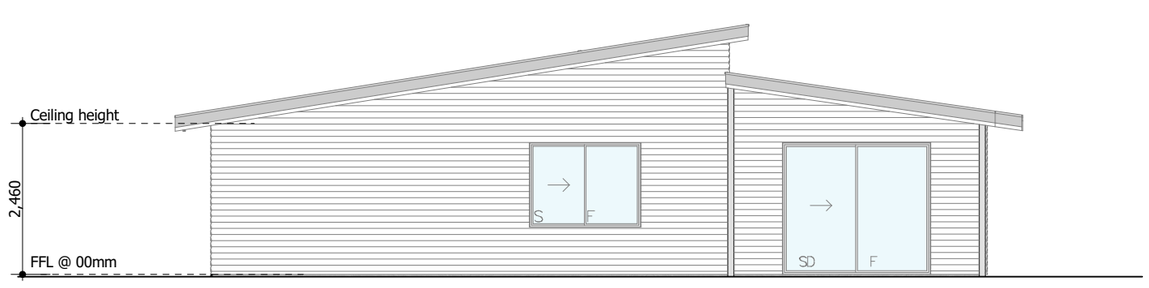
E1 East Elevation
1:100



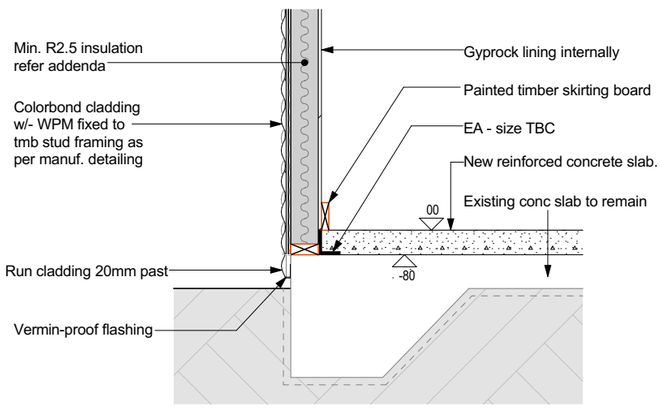
E2 South Elevation
1:100



E3 West Elevation
1:100



E4 North Elevation
1:100

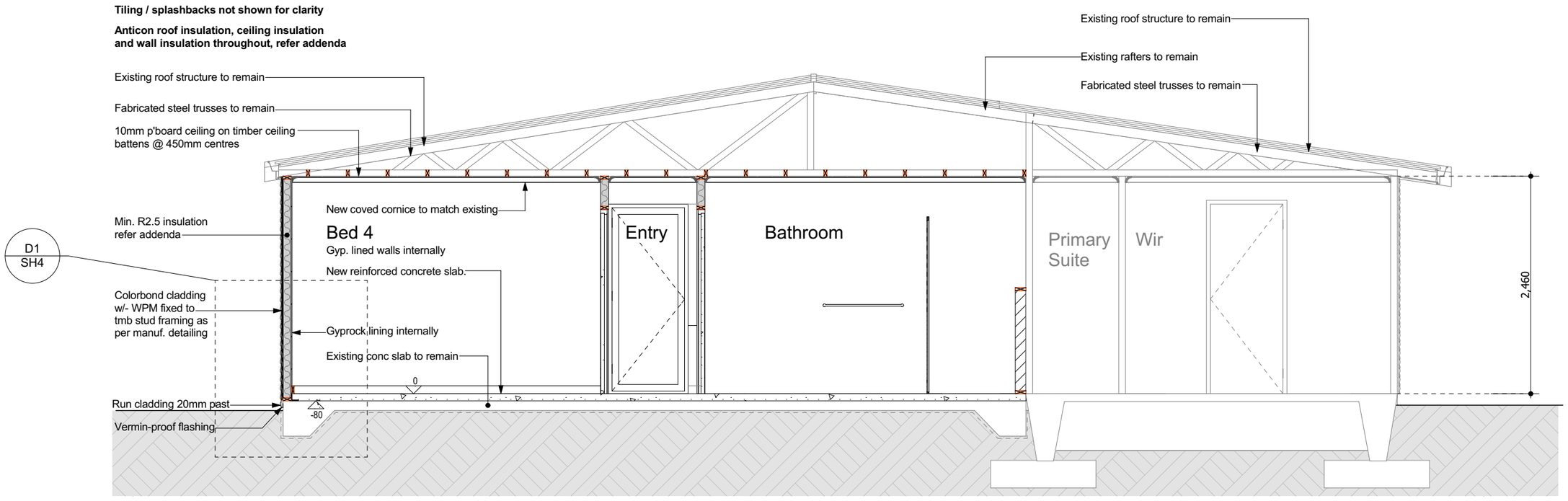


D1 Floor Detail
1:20

Timber framing as per AS 1684

Tiling / splashbacks not shown for clarity

Anticon roof insulation, ceiling insulation and wall insulation throughout, refer addenda



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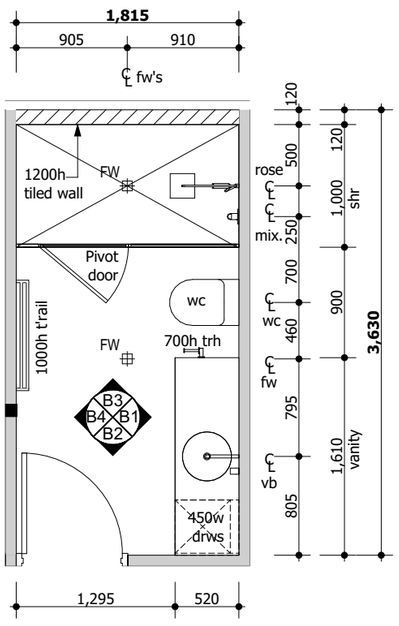
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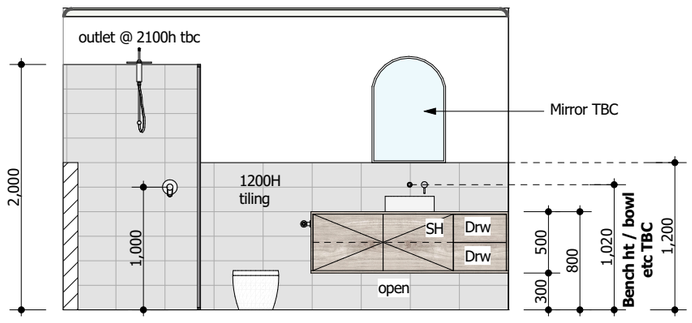
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TILER NOTE
REFER TO TILE SELECTION SHEET FOR TILE SIZES, LAYING PATTERNS, FEATURE TILES ETC

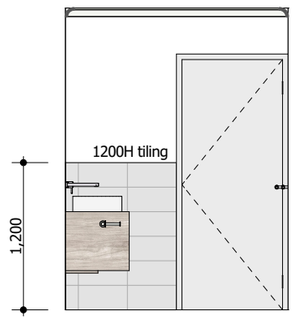
PLANS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION, ADDENDA AND ENGINEERS DOCUMENTS.



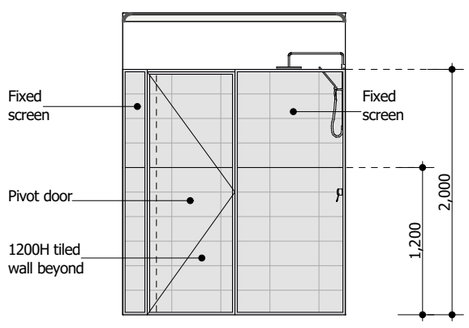
Bathroom Layout
1:50



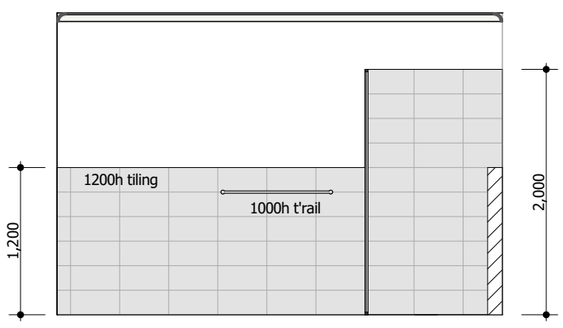
B1 Bath
1:50



B2 Bath
1:50



B3 Bath
1:50



B4 Bath
1:50

ELECTRICIAN NOTE
LIGHT SWITCHES TO BE AT 1250h AND 200mm HORIZONTALLY FROM EDGE OF DOOR FRAME UNLESS NOTED

SMOKE DETECTORS INTERCONNECTED, HARDWIRED AND WITH BATTERY BACK-UP

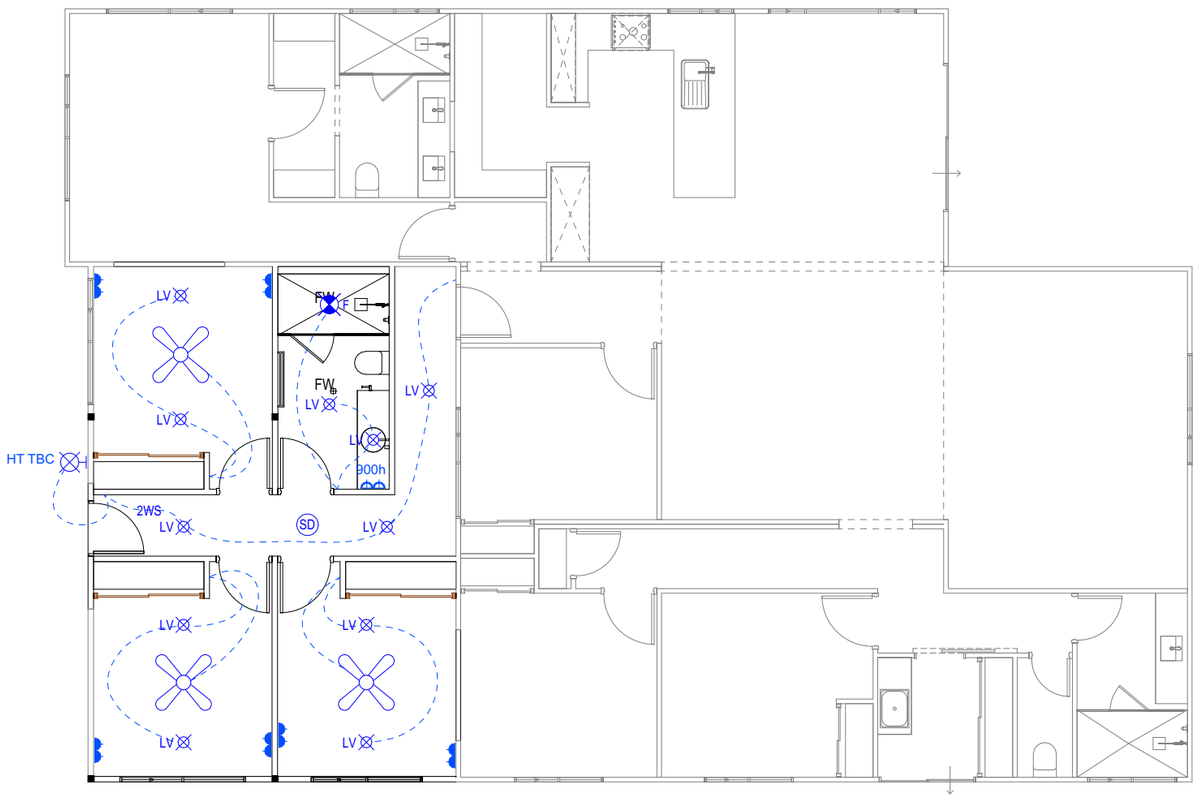
DOWNLIGHT NOTE
IC-4 RATED DOWNLIGHTS THROUGHOUT

NOTE!!
REFER TO FINAL LIGHTING SELECTIONS SHEET FOR CONFIRMATION ON LIGHT SELECTIONS (LV NOTING MAY REFER TO DIFFERENT LIGHT SELECTIONS)

Electrical Legend

Ground

Qty	Sym.	Description
1	F	Exhaust Fan Flumed
3		Ceiling Fan
1		Double GPO - Noted Ht AFL
6		Double GPO - FL + 300
1	SD	Smoke Detector
11	LV	Ceiling LV
1	2WS	2 Way Switch
1		Wall Std



Electrical Plan
1:100

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Sheet 5 of 5
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