

DEVELOPMENT APPROVAL DRAWINGS

Attree Residence
LOT 70 #4 FRASER ROAD, APPECROSS

GENERAL NOTES:

- ALL DIMENSIONS ARE IN METRIC MILLIMETRES
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS (DO NOT SCALE OFF DRAWINGS)
- LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
- THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE B.C.A.S AND LOCAL AUTHORITY REQUIREMENTS
- ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY AND CONFORM TO WHAT IS SHOWN ON THE DRAWINGS
- REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL WORK
- ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY BUILDER
- ALL BRICK COURSE HEIGHTS ARE TO BE TAKEN FROM MAIN FLOOR LEVEL (± 0) COURSE
- ALL WINDOWS AND DOORS AS PER WINDOWS AND DOORS SCHEDULE
- ALL WINDOWS TO COMPLY WITH B.C.A. PART 3.9.2.5
- ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED AS PER BCA VOLUME TWO PART 3.7.2.2 AND AS3786-2014
- POOL TO AS1926-1:2013
- THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK OF ANY NEW BUILDING WORK
- SITE VISIT - THE CONTRACTOR SHALL BE REQUIRED TO VISIT & ACQUAINT THEMSELVES WITH ALL VISIBLE SITE CONDITIONS AND ACCESS TO THE SITE
- OMISSIONS & ERRORS (EXCEPTED) INADVERTENT CLERICAL ERRORS IN INFORMATION OR INCOMPLETE INFORMATION ON THESE DOCUMENTS MAY BE AMENDED ON SITE
- PROVIDE MECHANICAL VENTILATION TO ALL W.C.S
- PROVIDE INSULATION TO ENTIRE RESIDENCE AS PER ENERGY CALC.
- LIFT OFF HINGES TO WCS LESS THAN 1200 FROM DOOR
- MASONRY WEATHERPROOFING TO COMPLY WITH BCA VOLUME TWO PART 3.4.4.6 & AS 3700 OR AS 4773
- EXTERNAL ABOVE GROUND MEMBRANES TO COMPLY WITH THE BCA VOLUME TWO PART 3.1.3 & AS 4684 PARTS 1 & 2
- STAR CONSTRUCTION TO COMPLY WITH THE BCA VOLUME TWO PART 3.9.1.2, 3.9.1.4, 3.9.1.5 AND TABLE 3.9.1.1. TREADS TO BE SLIP-RESISTANT AS PER AS 4586
- HANDRAILS TO COMPLY WITH BCA VOLUME TWO PART 3.9.2.4

BRICKWORK DETAILS

- ALL GENERAL BRICKWORK TO BE 90mm MAXIBRICK AND 90mm LONGREACH BRICKWORK AS REQUIRED, UNLESS OTHERWISE STATED REFER BRICKWORK LEGENDS
- CAVITY BRICKWORK THICKNESS AS SHOWN ON FLOOR PLAN DIMENSIONING

BRICKLAYERS NOTE

- ALL DIMENSIONS ARE MEASURED FROM BRICKWORK TO BRICKWORK ONLY. NO ALLOWANCE FOR FLOAT/SET COAT OR CRYSALL PLASTER

LUMBER NOTE

ALL STORMWATER DRAINAGE TO BE CONNECTED TO SOAKWELLS

ROOF PLUMBING NOTE

- PROVIDE OVERFLOW PROVISION FOR ALL BOX GUTTERS
- DOWNPIPE SIZES ARE INDICATIVE ONLY. BUILDER AND ROOF PLUMBER TO DETERMINE EXACT SIZES ACCORDING TO AUSTRALIAN STANDARDS AND NOTIFY OF CHANGE TO DRAWING
- TIMBER ROOF CONSTRUCTION TO ENDS DWGS AND AS1884
- ENSURE ALL SHEET ROOFING COMPLIES WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS FOR LOW PITCHED ROOFS UNDER PIP @ LYSAGHT KLIP-LOC 406 DESIGN & INSTALLATION GUIDE

ENERGY EFFICIENCY NOTES:

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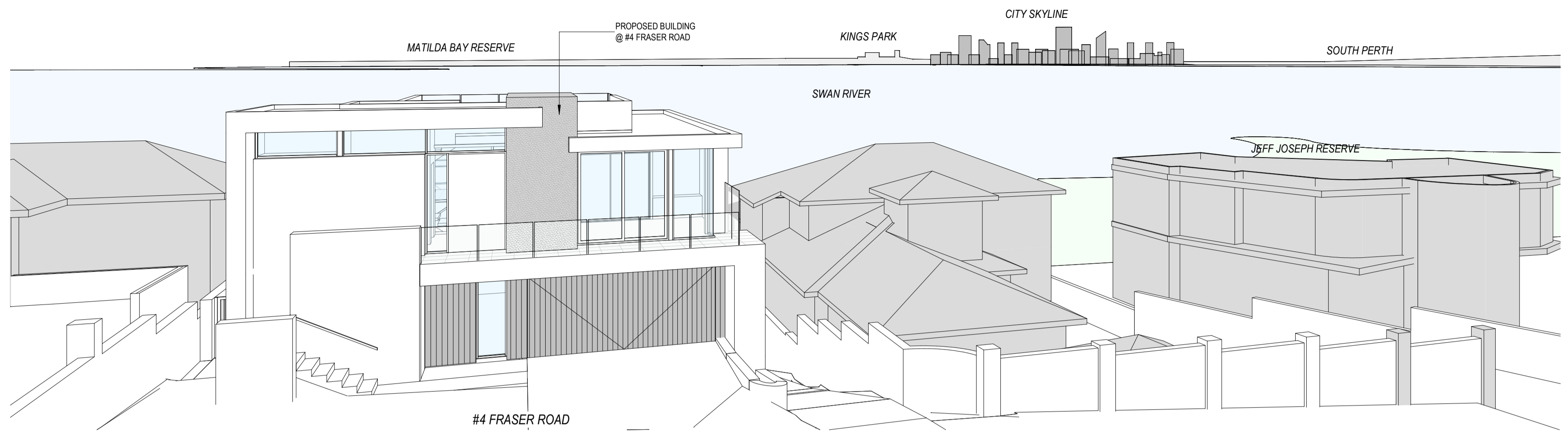
REV	AMENDMENTS	DATE
F	DTC BUILDING - PITCHED ROOF COMPARISON	18/07/22
E	DTC BUILDING COMPARISON	04/05/22



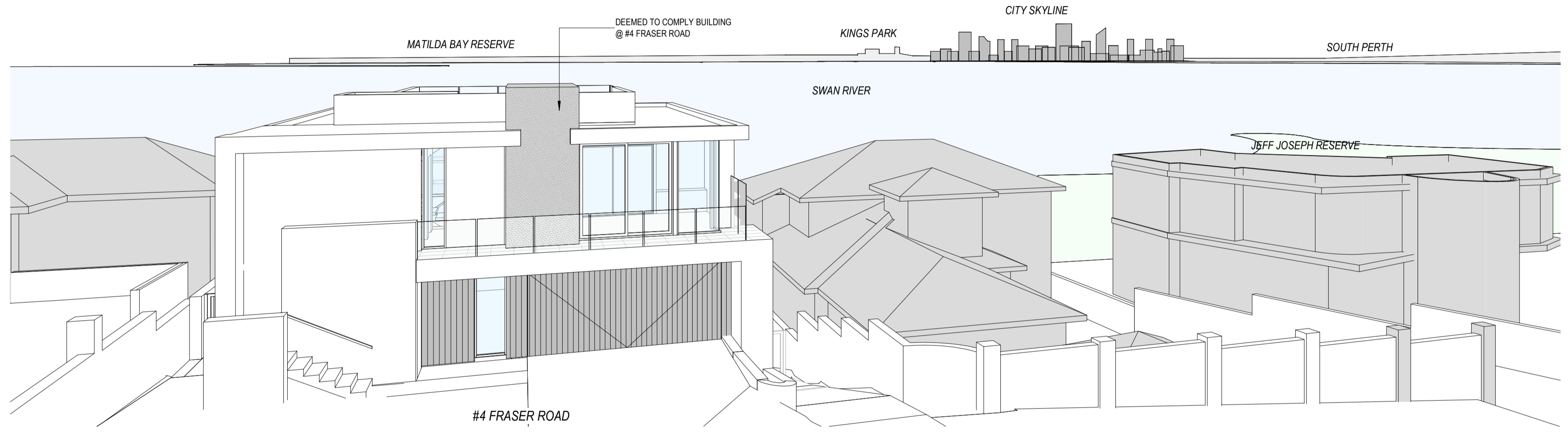
urbane projects pty ltd
Unit 2/31 Shields Crescent
Booragoon WA, 6154
A/N 78 009 438 662
T 93099900
E info@urbane.net.au

Title SITE ANALYSIS - 'DEEMED TO COMPLY'

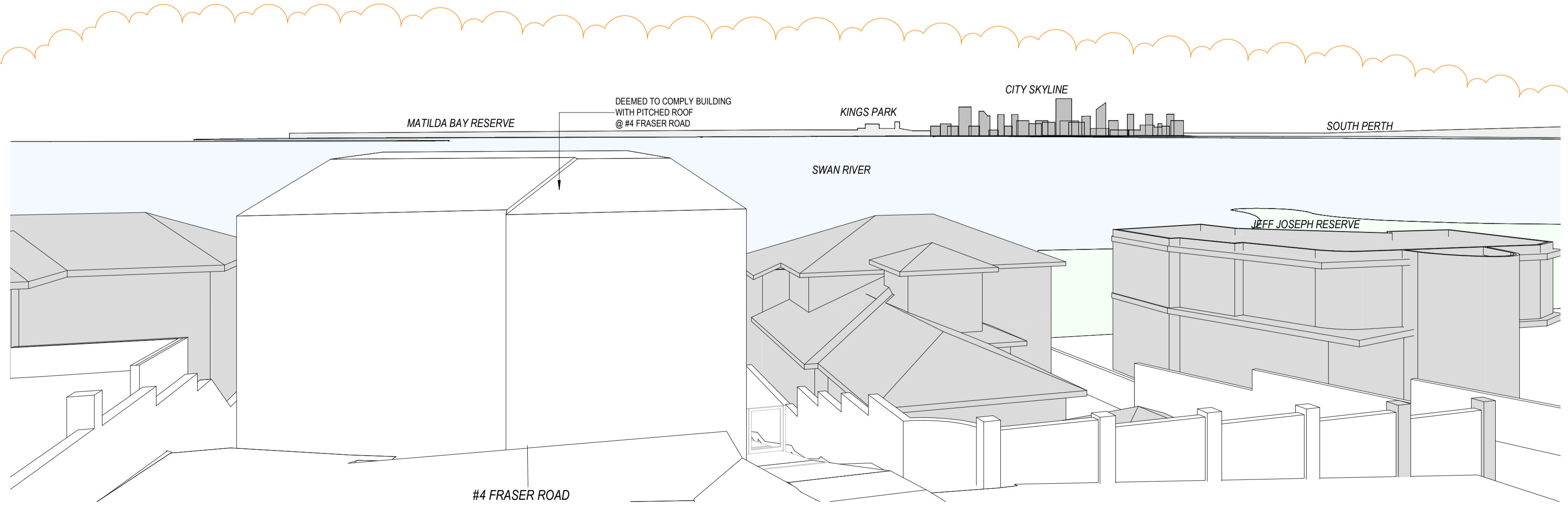
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DRAWN	Author	SCALE	@ A1
DRG No.	A4.05	Original Sheet Size A1 - 841 x 594mm	



VIEW FROM #3 FRASER ROAD UPPER BALCONY - WITH PROPOSED BUILDING ON #4 FRASER ROAD



VIEW FROM #3 FRASER ROAD UPPER BALCONY - WITH DTC BUILDING ON #4 FRASER ROAD



VIEW FROM #3 FRASER ROAD UPPER BALCONY - WITH DTC BUILDING (PITCHED ROOF) ON #4 FRASER ROAD