

DEVELOPMENT  
APPROVAL  
DRAWINGSAttree Residence  
LOT 70 #4 FRASER ROAD,  
APPLECROSS

## GENERAL NOTES:

- ALL DIMENSIONS ARE IN METRIC MILLIMETRES.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONING (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, (a) "Y" 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.
- EXCISE (ERRORS & OMISSIONS EXCEPTED) INADVERTENT CLERICAL ERRORS IN INFORMATION OR INCOMPLETE INFORMATION ON THESE DOCUMENTS MAY BE AMENDED ON SITE.
- PROVIDE MECHANICAL VENTILATION TO ALL WCs.
- PROVIDE INSULATION TO ENTIRE RESIDENCE AS PER ENERGY CALCULATIONS.
- LIFT OFF HINGES TO WCS LESS THAN 1200 FROM DOOR.
- MASONRY WEATHERPROOFING TO COMPLY WITH BCA VOLUME TWO PART 3.3.4.6 & AS 3700 OR AS 4773.
- EXTERNAL ABOVE GROUND MEMBRANES TO COMPLY WITH THE BCA VOLUME TWO PART 3.8.1.3 & AS 4684 PARTS 1 & 2.
- STAIR CONSTRUCTION TO COMPLY WITH THE BCA VOLUME TWO PART 3.8.1.2, 3.8.1.4, 3.8.1.5 AND TABLE 3.8.1.1. 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 LEGEND).
- CAVITY BRICKWORK THICKNESS AS SHOWN ON FLOOR PLAN DIMENSIONING.

**BRICKLAYSER NOTE**

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

**PLUMBER NOTE**

ALL STORMWATER DRAINAGE TO BE CONNECTED TO SOAKWAYS.

**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 ENGS DWGS AND AS1684.
- ENSURE ALL SHEET ROOFING COMPLIES WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS FOR LOW PITCHED ROOFS UNDER 9° (i.e. LYSAGHT KLIP-LOC 406 DESIGN & INSTALLATION GUIDE).

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

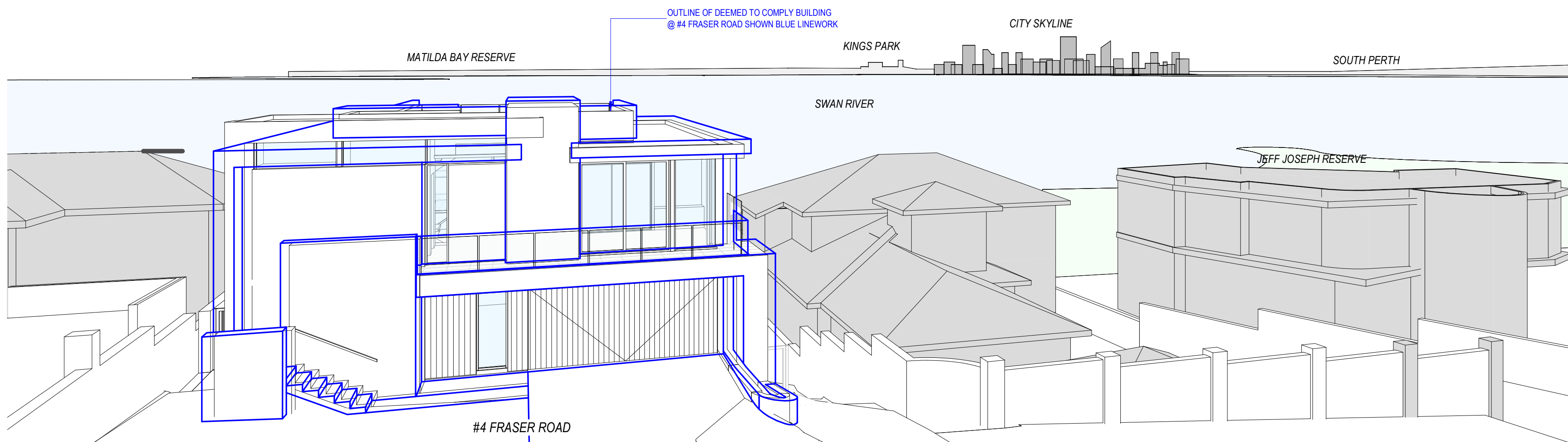


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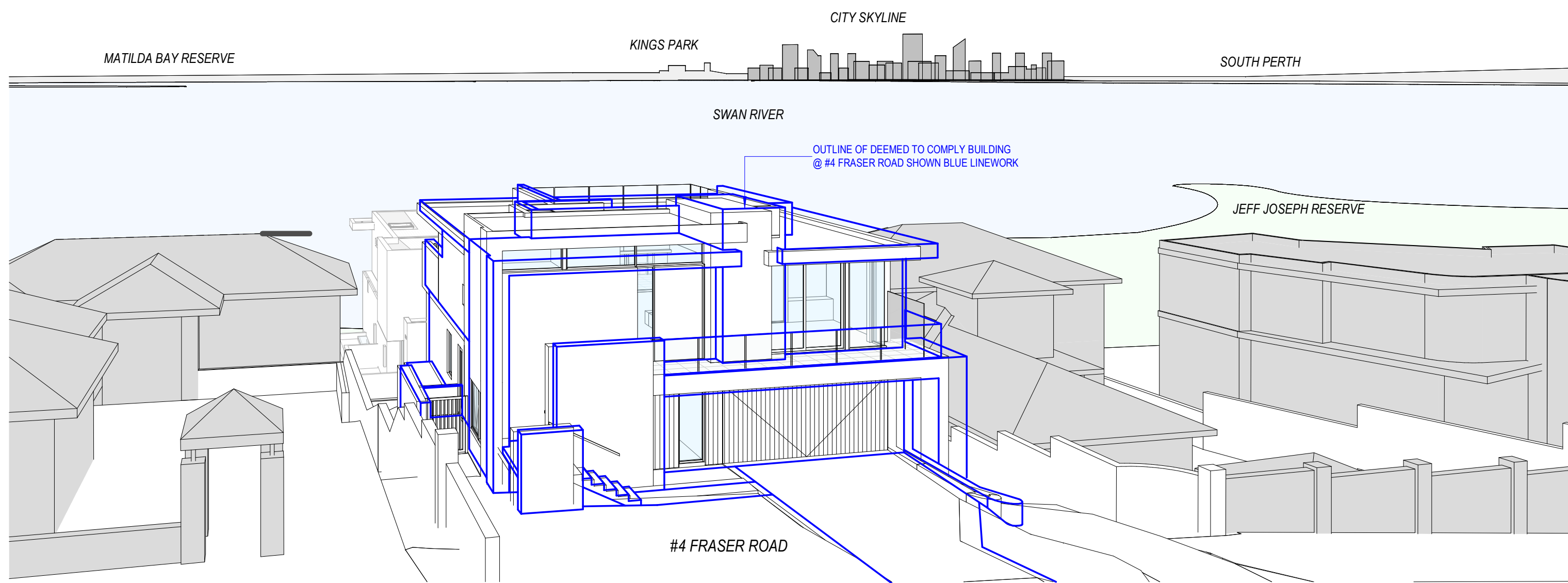
Title  
SITE ANALYSIS - 'DEEMED TO COMPLY'

JOB No.	302	REV No.	F
DRAWN	Author	DRG No.	A4.04
SCALE	1:100 @ A1		

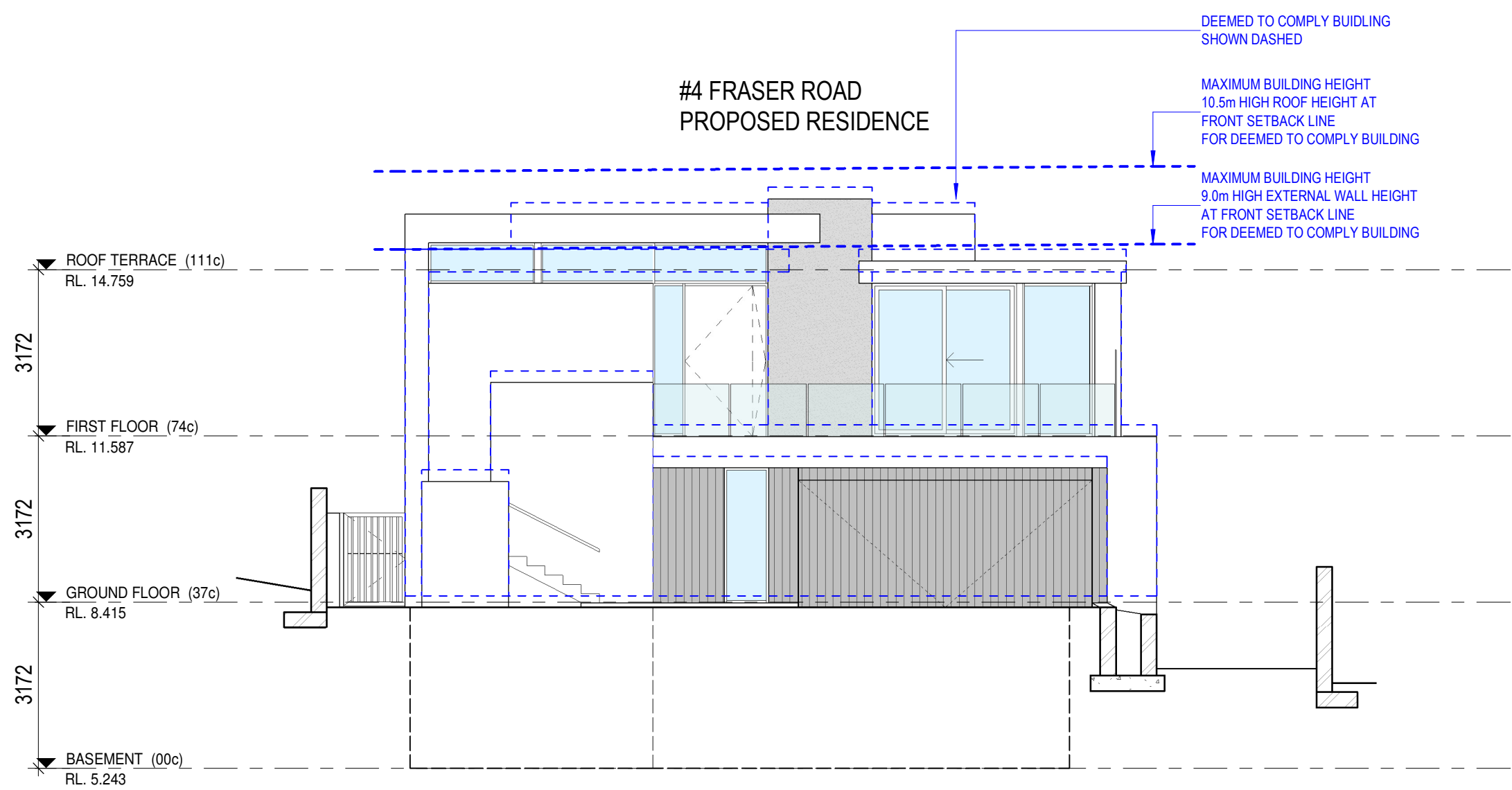
Original Sheet Size A1 - 841 x 594mm



VIEW FROM #3 FRASER ROAD UPPER BALCONY



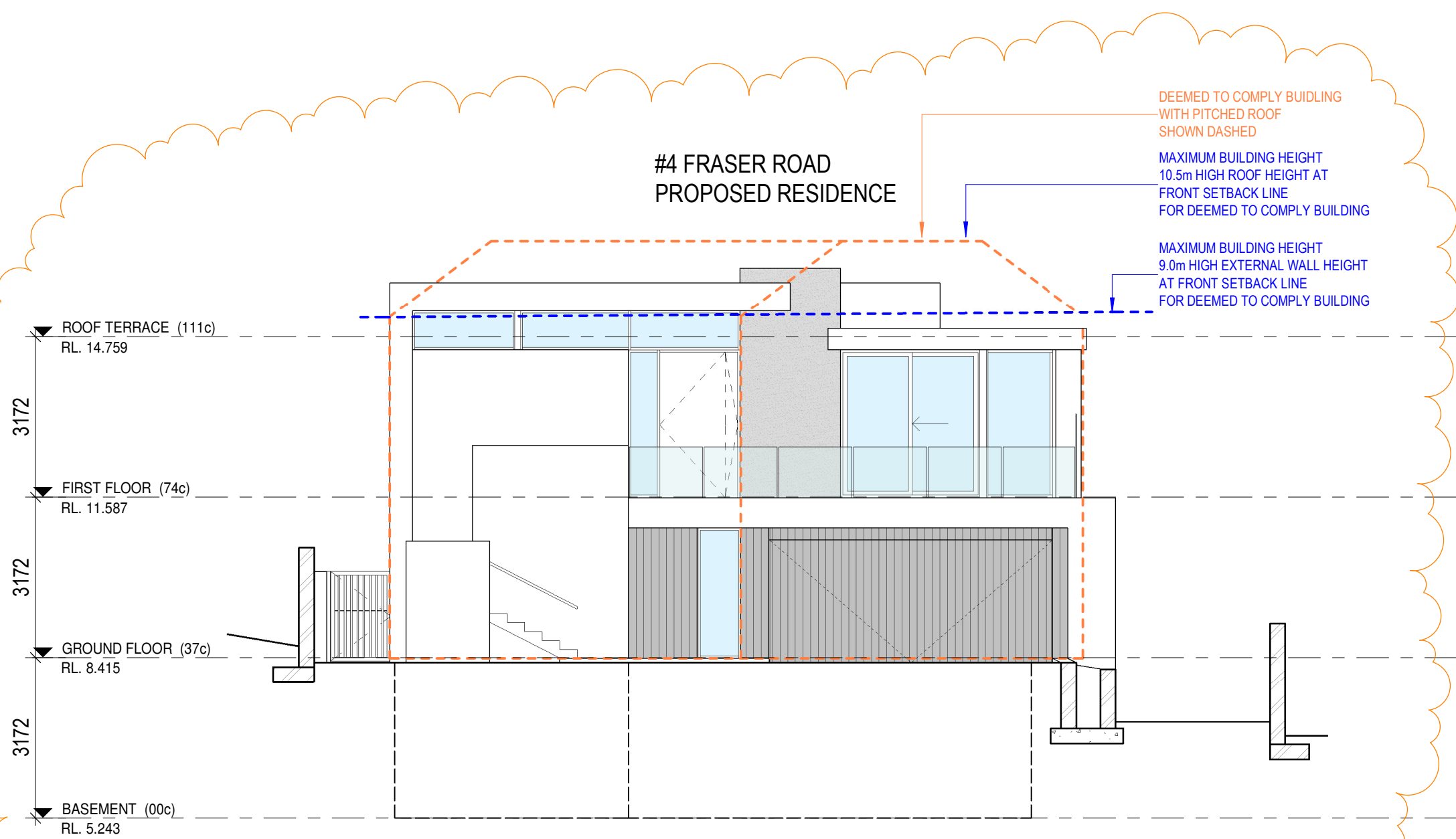
VIEW FROM #5 FRASER ROAD BALCONY



6  
A2.00

FRONT ELEVATION - WITH DTC BUILDING OUTLINE

SCALE 1:100



FRONT ELEVATION - WITH DTC PITCHED ROOF BUILDING OUTLINE

SCALE 1:100