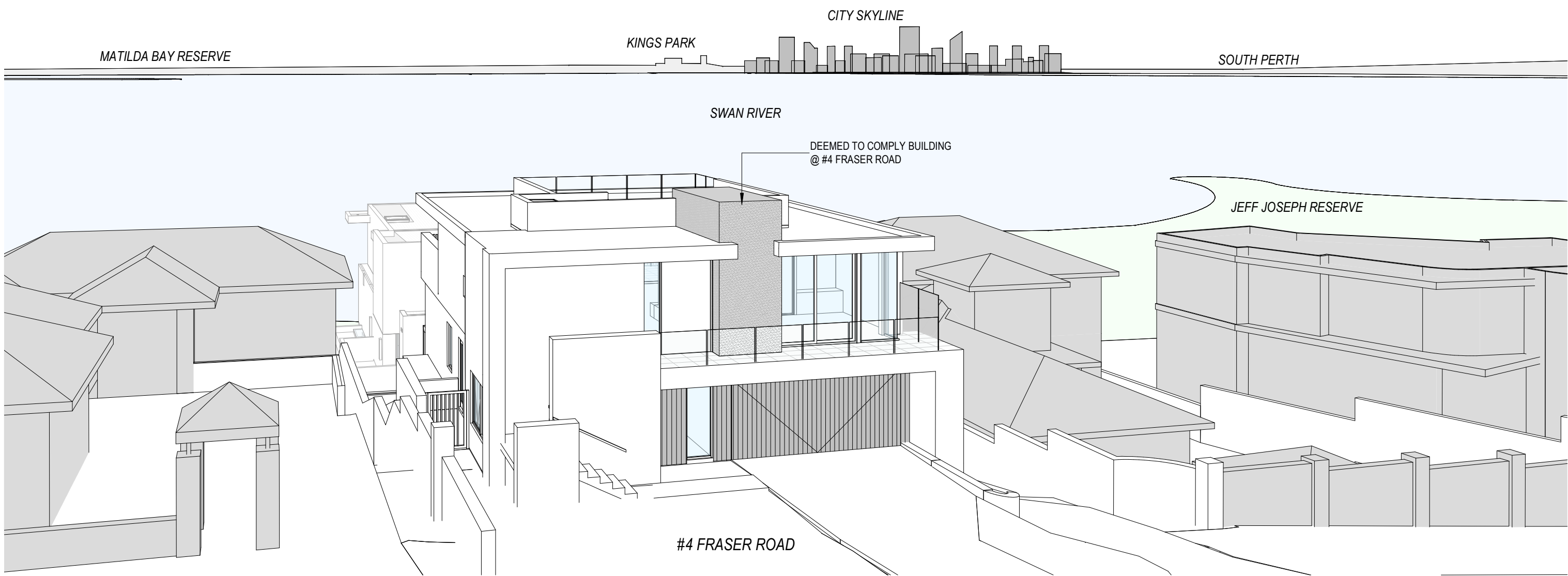
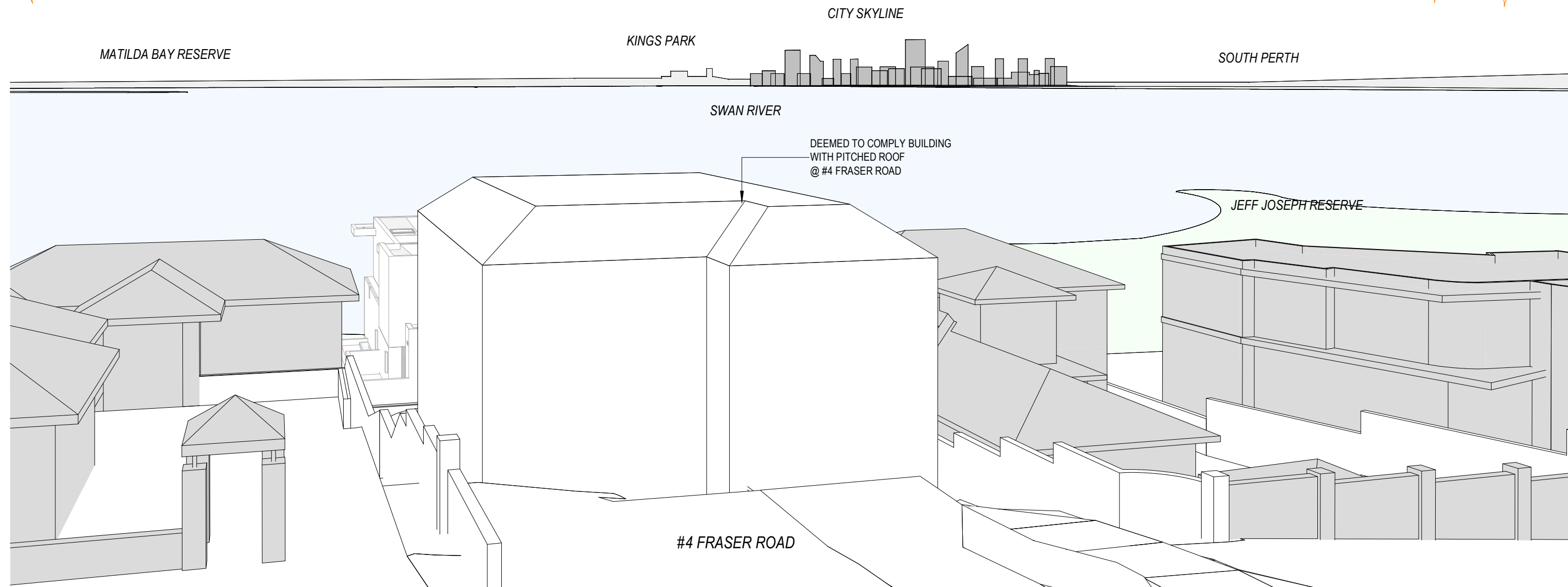


VIEW FROM #5 FRASER ROAD BALCONY - WITH PROPOSED BUILDING ON #4 FRASER ROAD



VIEW FROM #5 FRASER ROAD BALCONY - WITH DTC BUILDING ON #4 FRASER ROAD



VIEW FROM #5 FRASER ROAD BALCONY - WITH DTC BUILDING (PITCHED ROOF) ON #4 FRASER ROAD

DEVELOPMENT
APPROVAL
DRAWINGS

Attree 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, (± 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 & ACCQUANT THEMSELVES WITH ALL VISIBLE SITE CONDITIONS AND ACCESS TO THE SITE.
- ESOC (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 CALCUS.
- 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, 3.8.1.3, 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.

BRICKLAYERS NOTE
ALL DIMENSIONS ARE MEASURED FROM BRICKWORK TO BRICKWORK ONLY. NO ALLOWANCE FOR FLOAT/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 COMPLES WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS FOR LOW PITCHED ROOFS UNDER 9° (i.e. LYSAGHT KLIP-LOC 406 DESIGN & INSTALLATION GUIDE).

ENERGY EFFICIENCY NOTES:

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



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Title
SITE ANALYSIS - 'DEEMED TO COMPLY'

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