

<b>REAL PROPERTY DESCRIPTION:</b>	
LOT No.	56
PLAN No.	SP306287
LOCAL GOV.	MORETON BAY R.C.
LOCALITY	ROTHWELL
SITE AREA	350sq.m.

<b>FLOOR AREAS:</b>	
LIVING	183.7sq.m.
PORCH	3.1sq.m.
ALFRESCO	11.3sq.m.
<b>TOTAL BUILD</b>	<b>198.1sq.m.</b>
SITE AREA	350sq.m.
SITE COVER	56.6%



SUITE 1/9 EAST STREET  
P.O. BOX 1305  
CABOOLTURE QLD 4510  
OFFICE: 07 5495 2011  
FAX: 07 5495 2677  
ACN: 065 955 179

COPYRIGHT ©  
MANCORP QUALITY HOMES

- CONSTRUCTION TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & AS1684.2-2010 TIMBER FRAMING MANUAL.
- WINDOW CODES DENOTE HEIGHT x WIDTH e.g. 12.18 = 1200 HIGH x 1800 WIDE.
- DIMENSIONS TAKE PREFERENCE OVER SCALE. DIMENSIONS ARE IN MILLIMETERS U.N.O.
- ALL DIMENSIONS, DETAILS, LEVELS & SETOUT ARE TO BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION & RESPONSIBLE PERSONS NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS.
- THE SYMBOLS USED ON THIS DRAWING ARE NOT TRUE REPRESENTATIONS OF THE ITEMS INCLUDED IN THE BUILDERS SPECIFICATION. REFER TO THE BUILDERS SPECIFICATION FOR ALL SPECIFIED ITEMS.
- ALL TIMBER FRAMING TO BE TERMITE TREATED.
- THESE DESIGNS AND PLANS ARE THE COPYRIGHT OF MANCORP QUALITY HOMES AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

CLIENT:  
**MANCORP QUALITY HOMES**

PROJECT:  
**PROPOSED RESIDENCE**

LOCATION:  
**LOT 56  
ANCORA STREET  
PROMENADE ROTHWELL  
STAGE 1**

### WIND LOAD - N3

### PRELIMINARY DRAWING

REV:	DATE:	DESCRIPTION:
A	22/10/19	DRAWING ISSUE

REF: 763NH

JOB No.

CHECKED:

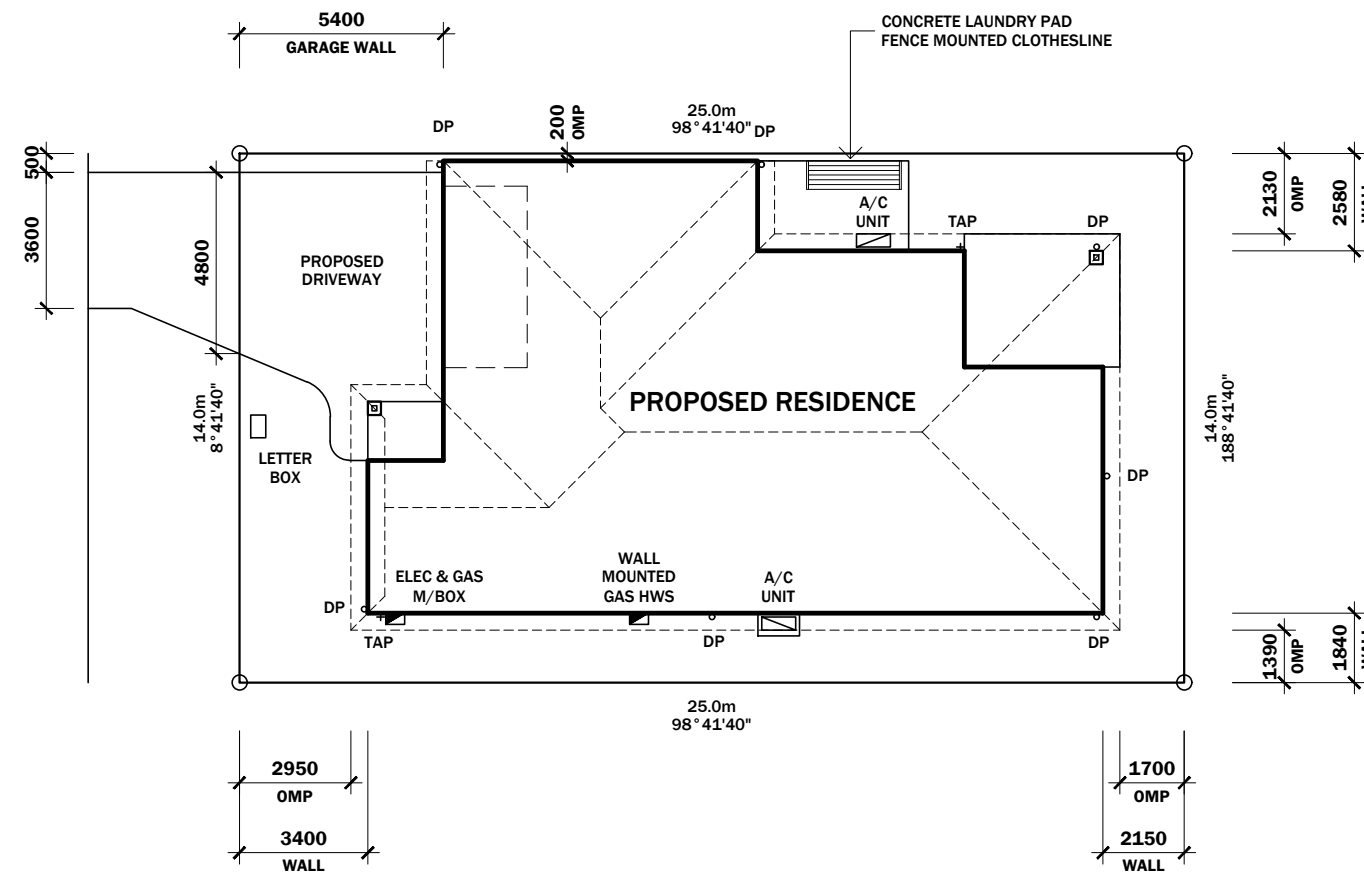
DRAWN: LCA

SHEET SIZE: A3

SCALE: AS SHOWN

SHEET No.

**ANCORA STREET**



## WARNING

**SUB SURFACE ELECTRICAL LAYOUT  
IN METERBOX.  
NO WORK TO COMMENCE UNTIL  
LAYOUT CONFIRMED.  
APPROVED HAND TOOLS ONLY  
IN THIS AREA. SAFETY FIRST.**

ALL WORK TO COMPLY WITH AS 3500 & NCC 2019 VOL. 2 PARTS 3.1.2, 3.1.3 & 3.5.  
GUTTERS MUST ALSO COMPLY WITH AS/NZS 3500.3.2.  
125 QUAD GUTTER MAX. 40sq.m. OF ROOF CONTRIBUTING TO DP IN EACH DIRECTION  
150 QUAD GUTTER MAX. 60sq.m. OF ROOF CONTRIBUTING TO DP IN EACH DIRECTION

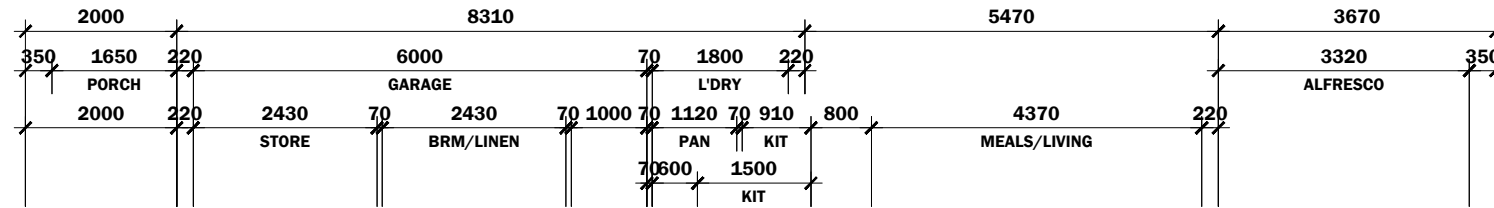
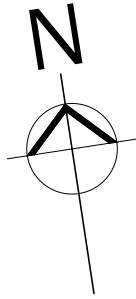
STORMWATER PIPES TO HAVE 100mm MIN. COVER.  
DOWNPIPES (DP):  
TO BE Ø90mm UPVC U.N.O.  
TO BE MAX. 12m LINEAL APART

CONNECT STORMWATER TO LEGAL POINT OF DISCHARGE:

1. KERB ADAPTORS TO STREET (2 MAX.)
2. STORMWATER PIPE AT REAR OF BLOCK
3. BUBBLERS TO COUNCIL SPECIFICATION (COUNCIL APPROVAL REQUIRED)

### SITE PLAN

SCALE 1:200



FLOOR AREAS:	
LIVING	183.7sq.m.
PORCH	3.1sq.m.
ALFRESCO	11.3sq.m.
<b>TOTAL BUILD</b>	<b>198.1sq.m.</b>
SITE AREA	350sq.m.
SITE COVER	56.6%



SUITE 1/9 EAST STREET  
P.O. BOX 1305  
CABOOLTURE QLD 4510  
OFFICE: 07 5495 2011  
FAX: 07 5495 2677  
ACN: 065 955 179

COPYRIGHT ©  
MANCORP QUALITY HOMES

- CONSTRUCTION TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & AS1684.2-2010 TIMBER FRAMING MANUAL.
- WINDOW CODES DENOTE HEIGHT x WIDTH e.g. 12.18 = 1200 HIGH x 1800 WIDE.
- DIMENSIONS TAKE PREFERENCE OVER SCALE. DIMENSIONS ARE IN MILLIMETERS U.N.O.
- ALL DIMENSIONS, DETAILS, LEVELS & SETOUT ARE TO BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION & RESPONSIBLE PERSONS NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS.
- THE SYMBOLS USED ON THIS DRAWING ARE NOT TRUE REPRESENTATIONS OF THE ITEMS INCLUDED IN THE BUILDERS SPECIFICATION. REFER TO THE BUILDERS SPECIFICATION FOR ALL SPECIFIED ITEMS.
- ALL TIMBER FRAMING TO BE TERMITE TREATED.
- THESE DESIGNS AND PLANS ARE THE COPYRIGHT OF MANCORP QUALITY HOMES AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

CLIENT:  
**MANCORP QUALITY HOMES**

PROJECT:  
**PROPOSED RESIDENCE**

LOCATION:  
**LOT 56  
ANCORA STREET  
PROMENADE ROTHWELL  
STAGE 1**

**WIND LOAD - N3  
PRELIMINARY DRAWING**

REV:	DATE:	DESCRIPTION:
A	22/10/19	DRAWING ISSUE

REF: 763NH

JOB No.

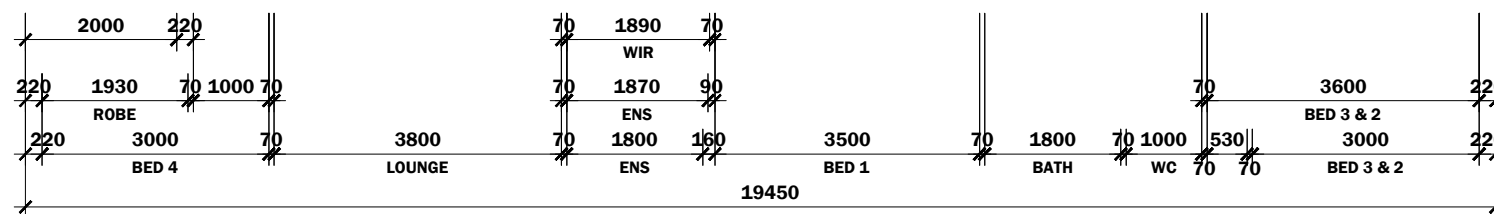
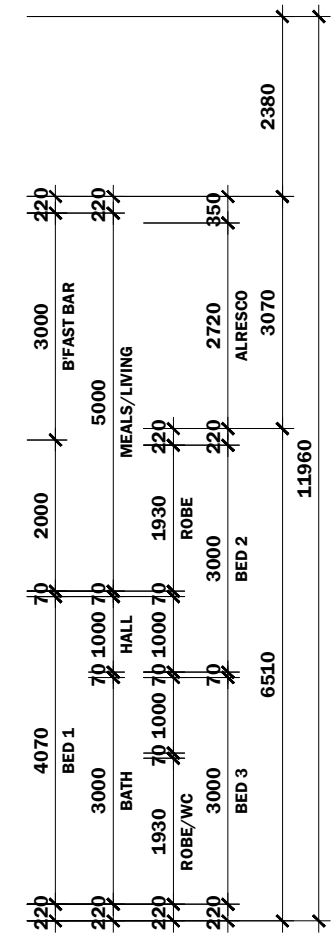
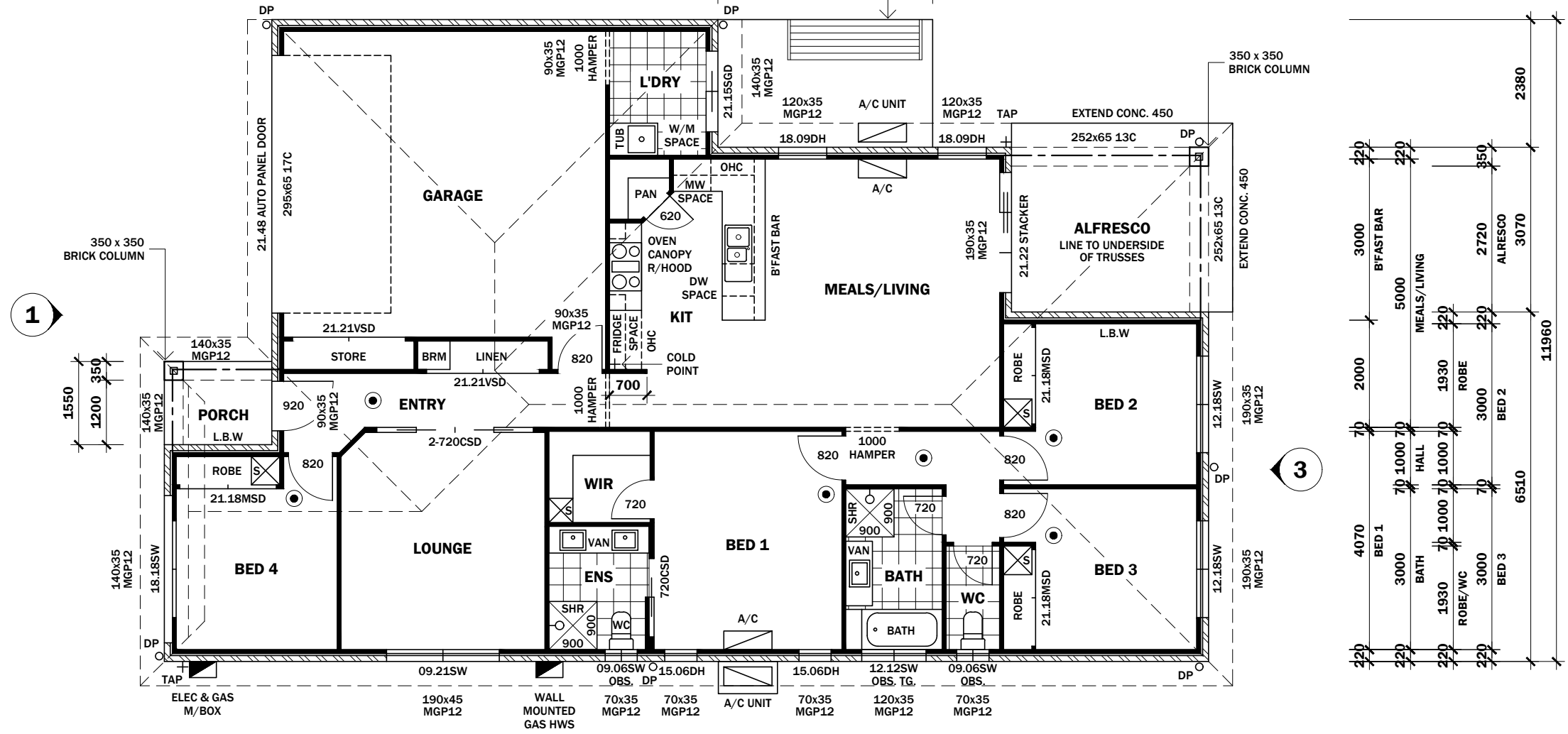
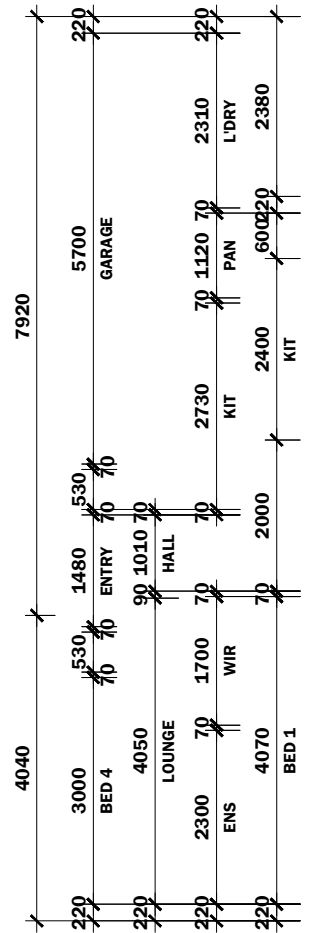
CHECKED:

DRAWN: LCA

SHEET SIZE: A3

SCALE: AS SHOWN

SHEET No.



**WARNING**  
SUB SURFACE ELECTRICAL LAYOUT  
IN METERBOX.  
NO WORK TO COMMENCE UNTIL  
LAYOUT CONFIRMED.  
APPROVED HAND TOOLS ONLY  
IN THIS AREA. SAFETY FIRST.

**FLOOR PLAN**  
SCALE 1:100

- APPROVED SMOKE ALARM TO COMPLY WITH NCC 2019 VOL. 2 PART 3.7.5. TO COMPLY WITH AS3786
- SOLID WALLS INDICATE TIMBER CONSTRUCTION
- ▨ HATCHED WALLS INDICATE MASONRY CONSTRUCTION



**MANCORP**  
QUALITY HOMES

SUITE 1/9 EAST STREET  
P.O. BOX 1305  
CABOOLTURE QLD 4510  
OFFICE: 07 5495 2011  
FAX: 07 5495 2677  
ACN: 065 955 179

COPYRIGHT ©  
MANCORP QUALITY HOMES

• CONSTRUCTION TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & AS1684.2-2010 TIMBER FRAMING MANUAL.

• WINDOW CODES DENOTE HEIGHT x WIDTH e.g. 12.18 = 1200 HIGH x 1800 WIDE.  
• DIMENSIONS TAKE PREFERENCE OVER SCALE. DIMENSIONS ARE IN MILLIMETERS U.N.O.

• ALL DIMENSIONS, DETAILS, LEVELS & SETOUT ARE TO BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION & RESPONSIBLE PERSONS NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS.

• THE SYMBOLS USED ON THIS DRAWING ARE NOT TRUE REPRESENTATIONS OF THE ITEMS INCLUDED IN THE BUILDERS SPECIFICATION. REFER TO THE BUILDERS SPECIFICATION FOR ALL SPECIFIED ITEMS.

• ALL TIMBER FRAMING TO BE TERMITE TREATED.

• THESE DESIGNS AND PLANS ARE THE COPYRIGHT OF MANCORP QUALITY HOMES AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

CLIENT:  
**MANCORP QUALITY HOMES**

PROJECT:  
**PROPOSED RESIDENCE**

LOCATION:  
**LOT 56  
ANCORA STREET  
PROMENADE ROTHWELL  
STAGE 1**

**WIND LOAD - N3**

**PRELIMINARY DRAWING**

REV:	DATE:	DESCRIPTION:
A	22/10/19	DRAWING ISSUE

REF: 763NH

JOB No.

CHECKED:

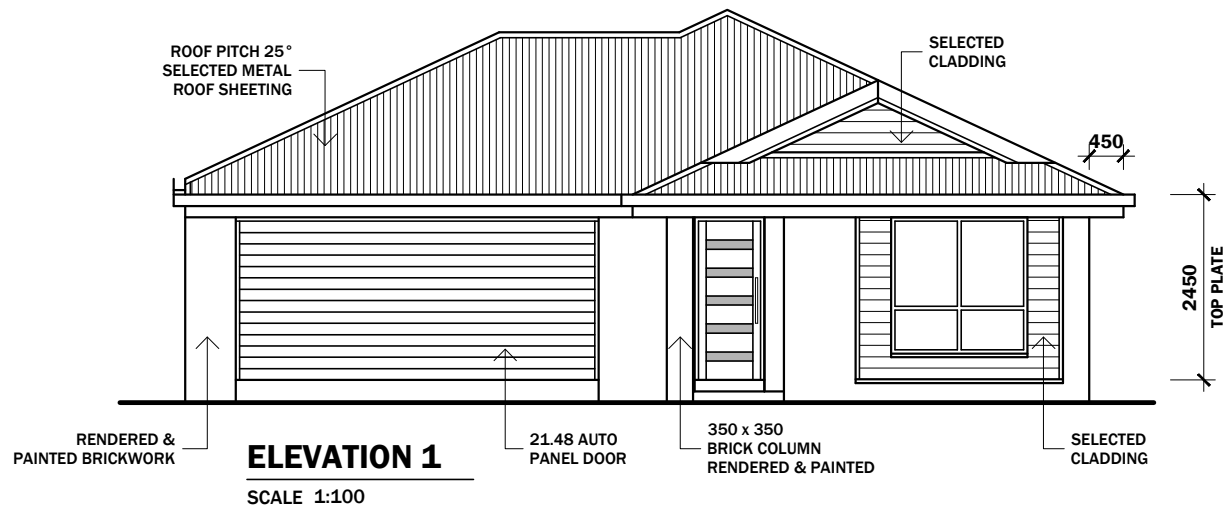
DRAWN: LCA

SHEET SIZE: A3

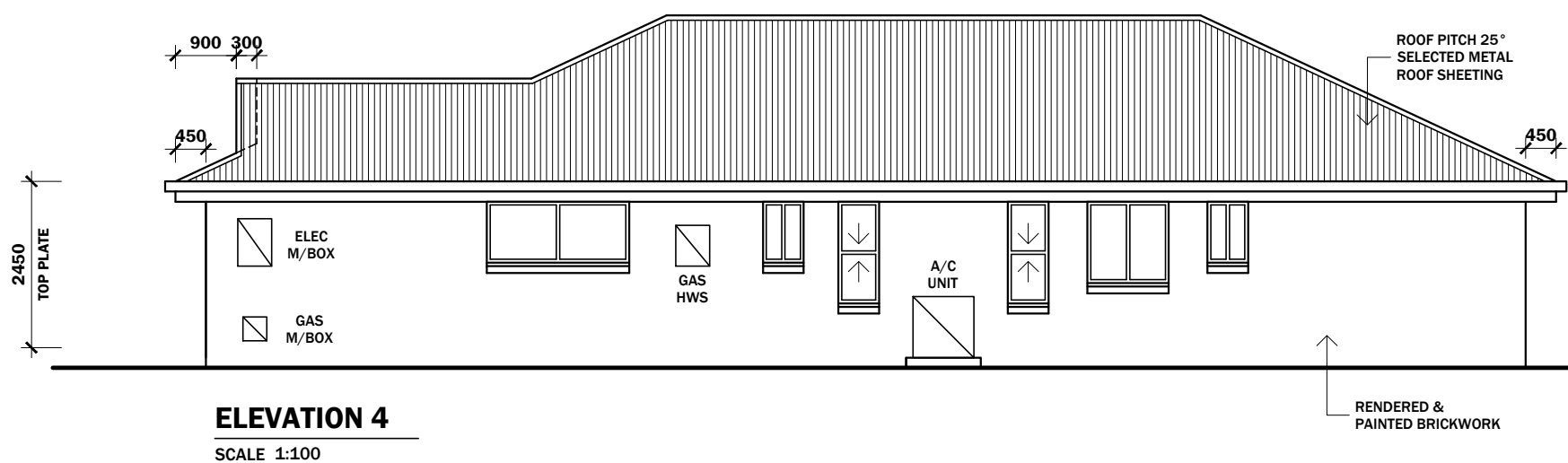
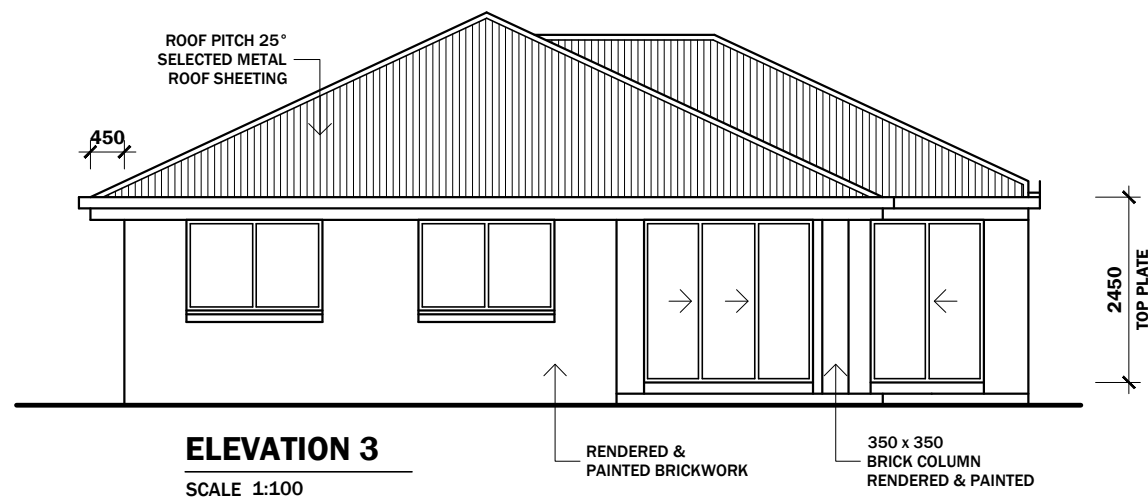
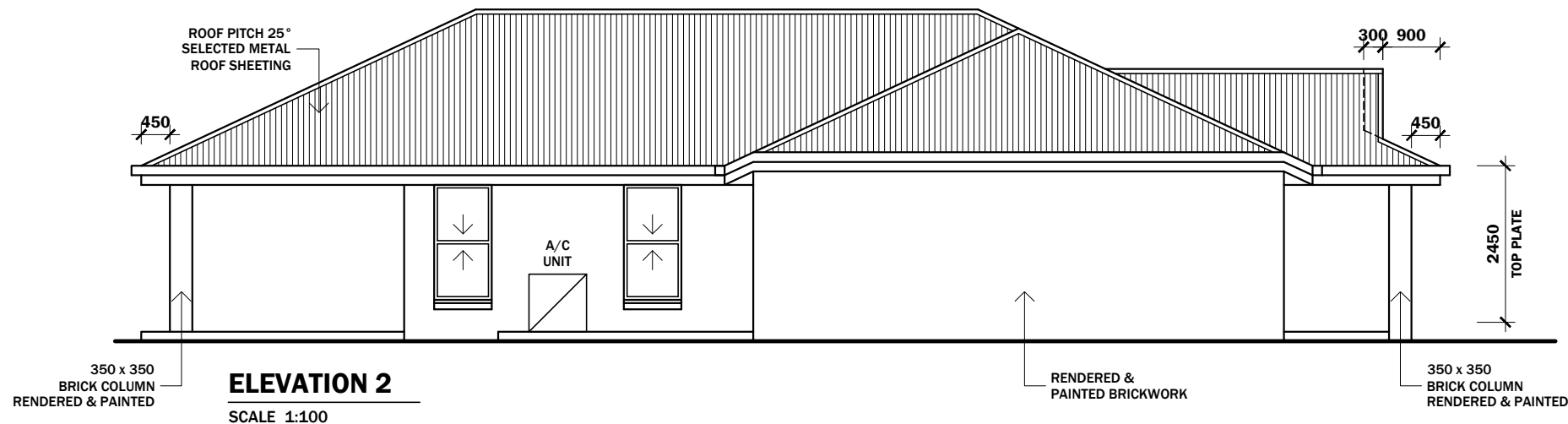
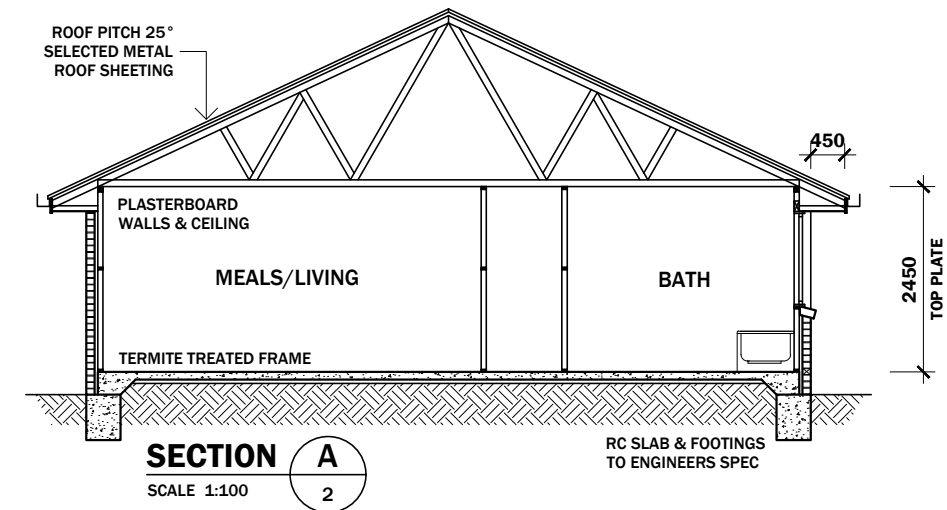
SCALE: AS SHOWN

SHEET No.

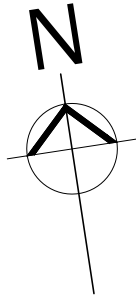
**3 OF 3**



NOTE:  
SELECTED ROOF SHEETING FIXED TO METAL  
BATTENS SUPPLIED BY THE MANUFACTURER.  
ROOF SHEETING AND BATTENS INSTALLED AS  
PER THE MANUFACTURERS SPECIFICATION,  
SUITABLE FOR N3 AREA.  
ROOF TRUSSES AT 600 CENTRES MAX.



**WARNING**  
SUB SURFACE ELECTRICAL LAYOUT  
IN METERBOX.  
NO WORK TO COMMENCE UNTIL  
LAYOUT CONFIRMED.  
APPROVED HAND TOOLS ONLY  
IN THIS AREA. SAFETY FIRST.



**WARNING**  
 SUB SURFACE ELECTRICAL LAYOUT  
 IN METERBOX.  
 NO WORK TO COMMENCE UNTIL  
 LAYOUT CONFIRMED.  
 APPROVED HAND TOOLS ONLY  
 IN THIS AREA. SAFETY FIRST.



**MANCORP**  
 QUALITY HOMES

SUITE 1/9 EAST STREET  
 P.O. BOX 1305  
 CABOOLTURE QLD 4510  
 OFFICE: 07 5495 2011  
 FAX: 07 5495 2677  
 ACN: 065 955 179

COPYRIGHT ©  
 MANCORP QUALITY HOMES

- CONSTRUCTION TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & AS1684.2-2010 TIMBER FRAMING MANUAL.
- WINDOW CODES DENOTE HEIGHT x WIDTH e.g. 12.18 = 1200 HIGH x 1800 WIDE.
- DIMENSIONS TAKE PREFERENCE OVER SCALE. DIMENSIONS ARE IN MILLIMETERS U.N.O.
- ALL DIMENSIONS, DETAILS, LEVELS & SETOUT ARE TO BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION & RESPONSIBLE PERSONS NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS.
- THE SYMBOLS USED ON THIS DRAWING ARE NOT TRUE REPRESENTATIONS OF THE ITEMS INCLUDED IN THE BUILDERS SPECIFICATION. REFER TO THE BUILDERS SPECIFICATION FOR ALL SPECIFIED ITEMS.
- ALL TIMBER FRAMING TO BE TERMITE TREATED.
- THESE DESIGNS AND PLANS ARE THE COPYRIGHT OF MANCORP QUALITY HOMES AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

CLIENT:  
**MANCORP QUALITY HOMES**

PROJECT:  
**PROPOSED RESIDENCE**

LOCATION:  
**LOT 56  
 ANCORA STREET  
 PROMENADE ROTHWELL  
 STAGE 1**

**WIND LOAD - N3**

**PRELIMINARY DRAWING**

REV:	DATE:	DESCRIPTION:
A	22/10/19	DRAWING ISSUE

REF: 763NH

JOB No.

CHECKED:

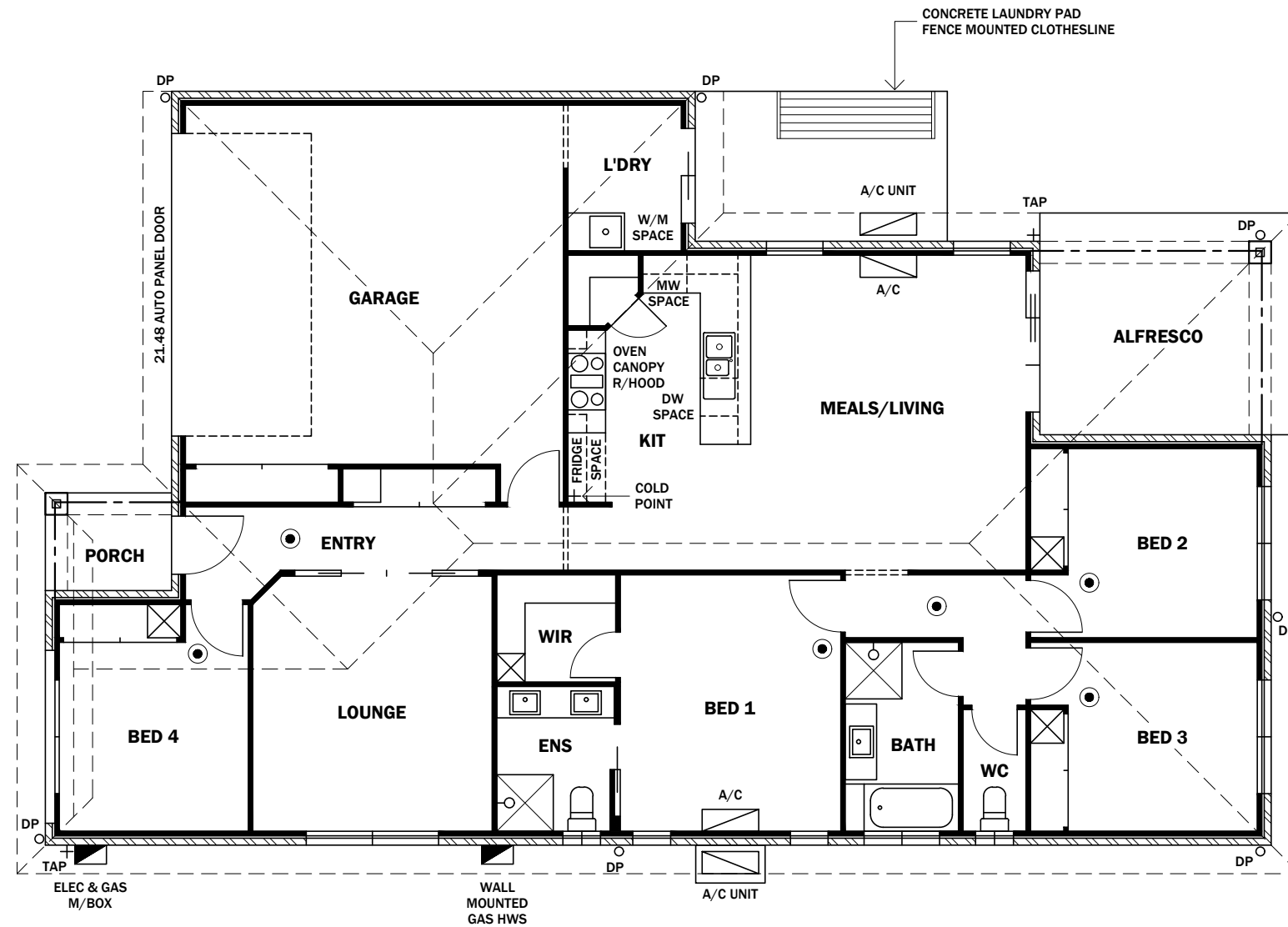
DRAWN: LCA

SHEET SIZE: A3

SCALE: AS SHOWN

SHEET No.

**Add 1**



**ELECTRICAL LEGEND**

- |                             |                          |
|-----------------------------|--------------------------|
| LIGHT POINT                 | TEL TELEPHONE OUTLET     |
| FLUORESCENT LIGHT           | WALL MOUNTED LIGHT POINT |
| SINGLE POWER OUTLET         | DOWN LIGHT               |
| DOUBLE POWER OUTLET         | WATERPROOF FLOOD LIGHT   |
| TV POINT                    | METRE BOX                |
| EXHAUST FAN/MECHANICAL VENT | SMOKE ALARM              |
| CEILING FAN                 |                          |

**PLUMBING &  
 ELECTRICAL PLAN**

SCALE 1:100