

| REAL PROPERTY DESCRIPTION: |                     |
|----------------------------|---------------------|
| LOT No.                    | 3216                |
| PLAN No.                   | SP318138            |
| LOCAL GOV.                 | SUNSHINE COAST R.C. |
| LOCALITY                   | NIRIMBA             |
| SITE AREA                  | 350sq.m.            |

| FLOOR AREAS: |            |
|--------------|------------|
| LIVING       | 183.2sq.m. |
| PORCH        | 3.7sq.m.   |
| ALFRESCO     | 13.6sq.m.  |
| TOTAL BUILD  | 200.5sq.m. |
| SITE AREA    | 350sq.m.   |
| SITE COVER   | 57.29%     |



**MANCORP**  
QUALITY HOMES

SUITE 1/9 EAST STREET  
P.O. BOX 1305  
CABOOLTURE QLD 4510  
OFFICE: (07) 5495 2011  
ACN: 62 065 955 179  
LICENCE No. 74679

- NOTES:
- WINDOW CODES DENOTE HEIGHT x WIDTH  
e.g. 12.18 = 1200mm HIGH x 1800mm WIDE.
  - DIMENSIONS TAKE PREFERENCE OVER SCALE.  
DIMENSIONS ARE IN MILLIMETRES U.N.O.
  - THE SYMBOLS USED IN THIS DRAWING ARE NOT  
A TRUE REPRESENTATION OF THE ITEMS  
INCLUDED IN THE BUILDERS SPECIFICATION.  
REFER TO THE BUILDERS SPECIFICATION FOR  
ALL INCLUDED ITEMS.
  - THE BUILDERS SPECIFICATION TAKES  
PRECEDENCE OVER THESE DRAWINGS
  - THESE PLANS AND DESIGNS ARE THE EXCLUSIVE  
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 3216  
JENNIFER STREET  
AURA - PRECINCT 11  
STAGE 14**

**WIND LOAD - N3**  
**PRELIMINARY DRAWING**

**REVISION A**

| DATE:    | DESCRIPTION:  |
|----------|---------------|
| 01/09/20 | DRAWING ISSUE |
|          |               |
|          |               |
|          |               |
|          |               |
|          |               |
|          |               |
|          |               |

REF: 3593AU

JOB No.

CHECKED:

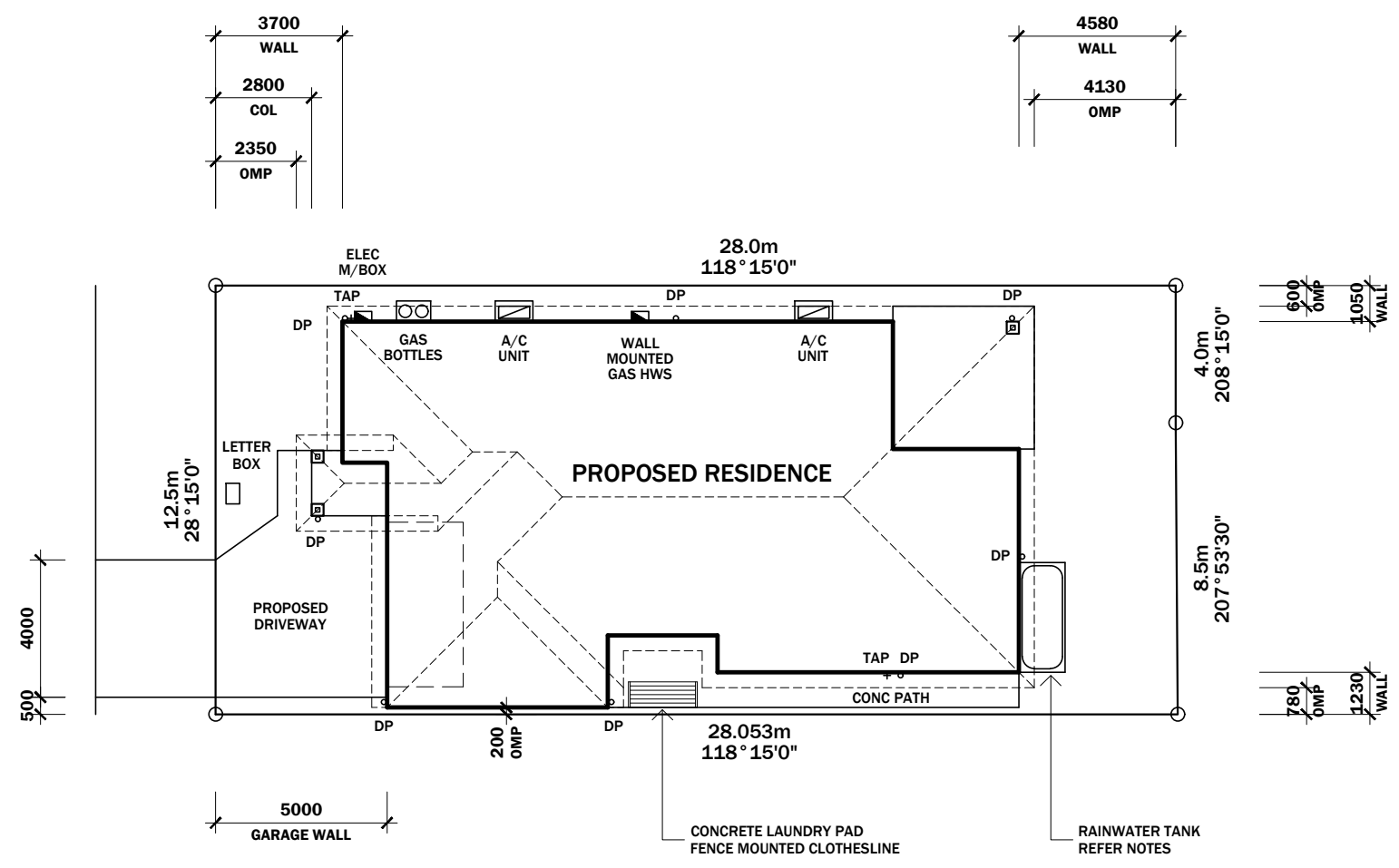
DRAWN: LCA

SHEET SIZE: A3

SCALE: AS SHOWN

SHEET No.

**1 OF 3**



**BUILDING MATERIALS WITHIN 450mm OF THE ALLOTMENT BOUNDARY TO COMPLY WITH NCC 2019 VOL. 2 PART 3.7.2.7 MIN. FRL 60/60/60**

**DOWNPIPES (DP) TO BE NOT LESS THAN 450mm TO THE ALLOTMENT BOUNDARY**

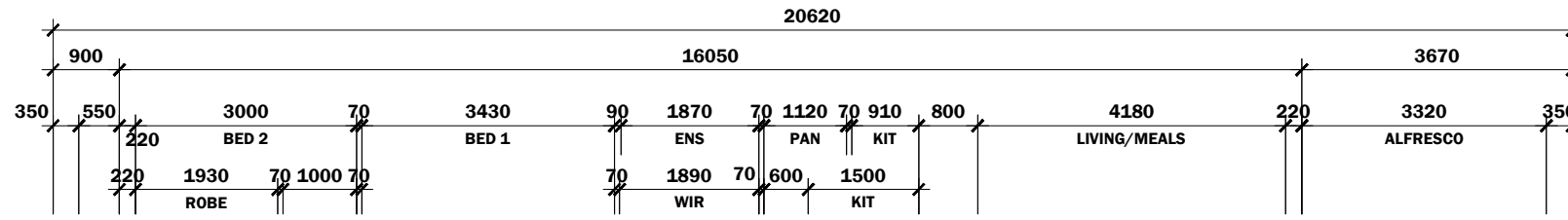
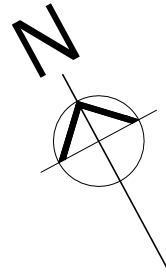
- RAINWATER TANK NOTES:
- MINIMUM TANK CAPACITY TO BE 5000 LITRES.
  - TANK TO RECEIVE RAINFALL FROM A MINIMUM OF HALF OF THE ROOF CATCHMENT AREA.
  - TANK TO SERVICE WATER CLOSETS & WASHING MACHINE IN ACCORDANCE WITH THE QDC PART 25 & RELEVANT LOCAL AUTHORITY REQUIREMENTS.
  - PROVIDE GARDEN HOSE COCK.

- PLUMBING & DRAINAGE NOTES:
- ALL WORK TO COMPLY WITH AS3500 AND NCC 2019 VOL. 2 PARTS 3.1.2, 3.1.3 & 3.5.
  - 125 QUAD GUTTER = MAX. 40sq.m. OF ROOF AREA.
  - 150 QUAD GUTTER = MAX. 60sq.m. OF ROOF AREA.
  - STORMWATER PIPES TO HAVE 100mm MIN. COVER.
  - DOWNPIPES (DP) TO BE Ø90mm UPVC UNO.
  - DOWNPIPES (DP) TO BE MAX. 12m LINEAL APART.

- CONNECT STORMWATER TO LEGAL POINT OF DISCHARGE:
- MINIMUM FALL 1:100
  - KERB ADAPTORS TO STREET (2 MAX.)
  - ROOFWATER/STORMWATER PIPE
  - BUBBLERS TO COUNCIL SPECIFICATION

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

**SITE PLAN**  
SCALE 1:200



|                     |                   |
|---------------------|-------------------|
| <b>FLOOR AREAS:</b> |                   |
| LIVING              | 183.2sq.m.        |
| PORCH               | 3.7sq.m.          |
| ALFRESCO            | 13.6sq.m.         |
| <b>TOTAL BUILD</b>  | <b>200.5sq.m.</b> |
| SITE AREA           | 350sq.m.          |
| SITE COVER          | 57.29%            |



SUITE 1/9 EAST STREET  
P.O. BOX 1305  
CABOOLTURE QLD 4510  
OFFICE: (07) 5495 2011  
ACN: 62 065 955 179  
LICENCE No. 74679

- NOTES:
- WINDOW CODES DENOTE HEIGHT x WIDTH  
e.g. 12.18 = 1200mm HIGH x 1800mm WIDE.
  - DIMENSIONS TAKE PRECEDENCE OVER SCALE.  
DIMENSIONS ARE IN MILLIMETRES U.N.O.
  - THE SYMBOLS USED IN THIS DRAWING ARE NOT  
A TRUE REPRESENTATION OF THE ITEMS  
INCLUDED IN THE BUILDERS SPECIFICATION.  
REFER TO THE BUILDERS SPECIFICATION FOR  
ALL INCLUDED ITEMS.
  - THE BUILDERS SPECIFICATION TAKES  
PRECEDENCE OVER THESE DRAWINGS
  - THESE PLANS AND DESIGNS ARE THE EXCLUSIVE  
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 3216  
JENNIFER STREET  
AURA - PRECINCT 11  
STAGE 14**

**WIND LOAD - N3**

**PRELIMINARY DRAWING**

**REVISION A**

| DATE:    | DESCRIPTION:  |
|----------|---------------|
| 01/09/20 | DRAWING ISSUE |

REF: 3593AU

JOB No.

CHECKED:

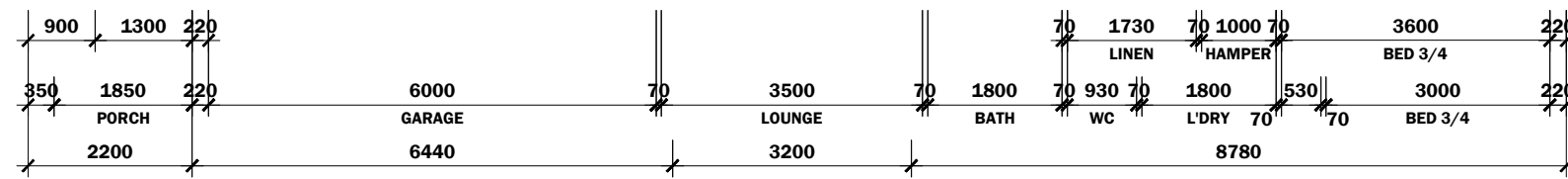
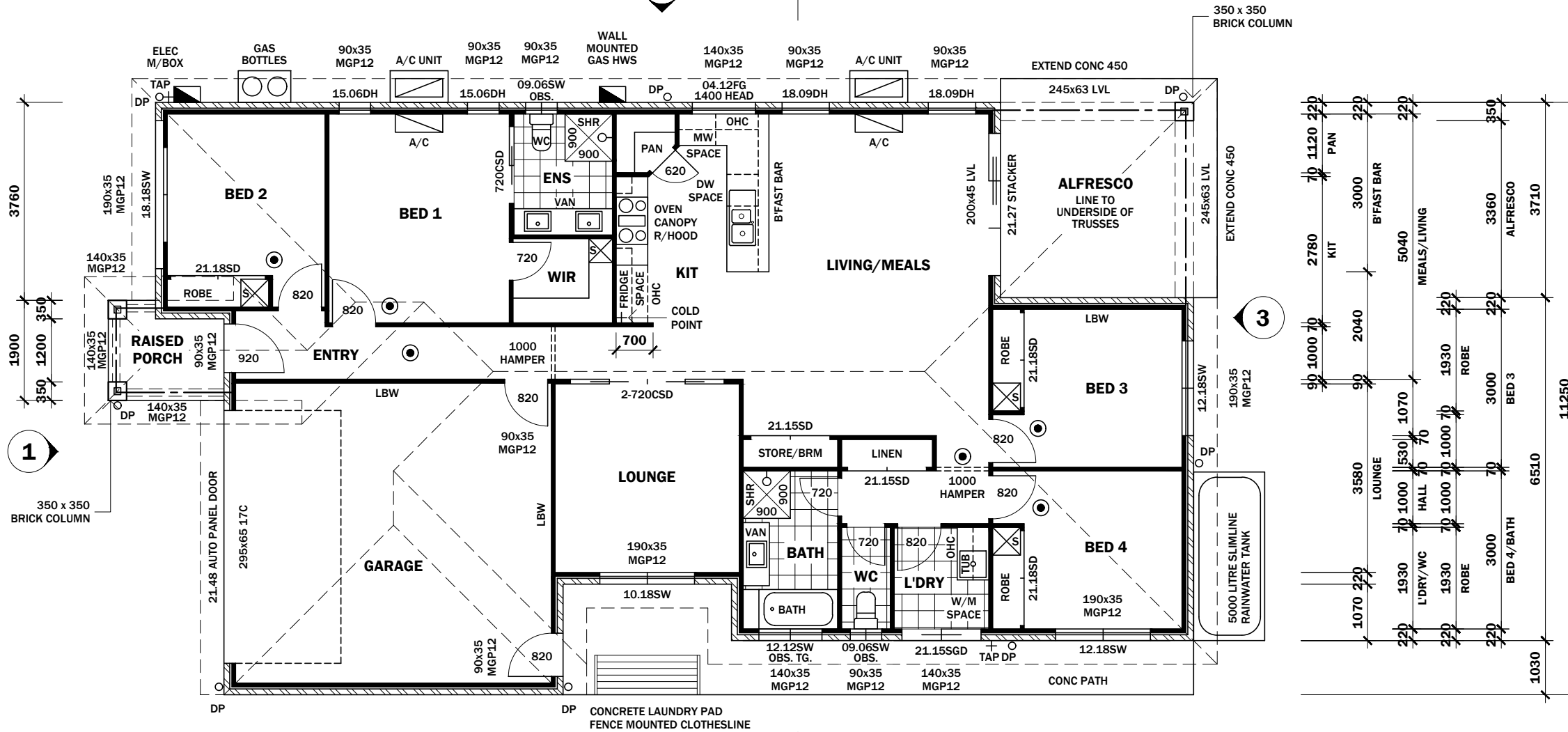
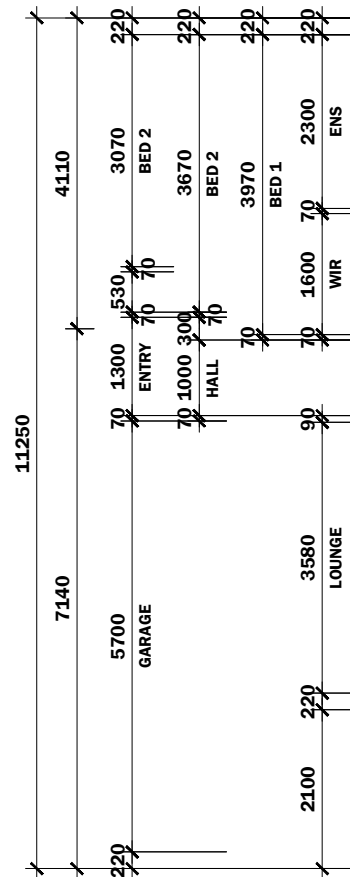
DRAWN: LCA

SHEET SIZE: A3

SCALE: AS SHOWN

SHEET No.

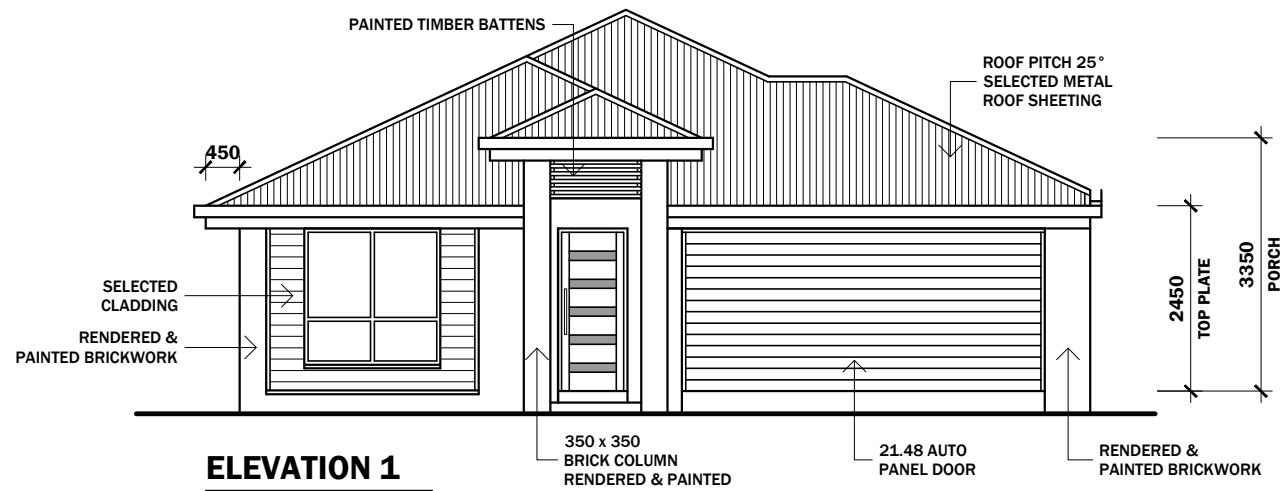
**2 OF 3**



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

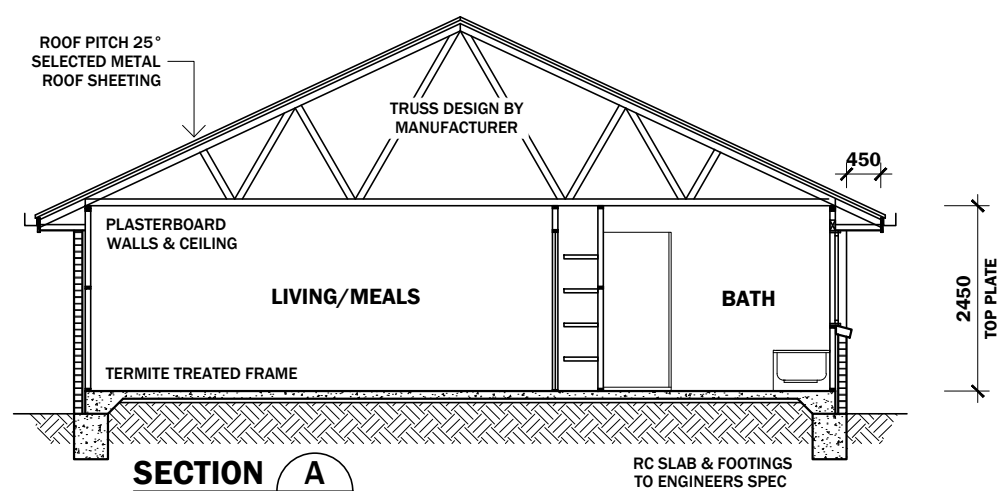
**FLOOR PLAN**  
SCALE 1:100

- 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



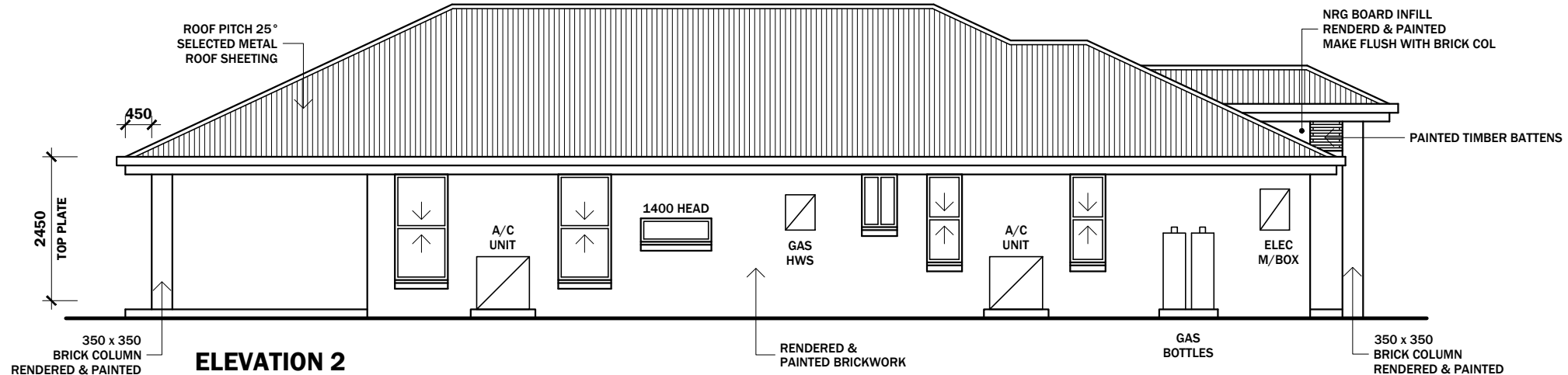
**ELEVATION 1**

SCALE 1:100



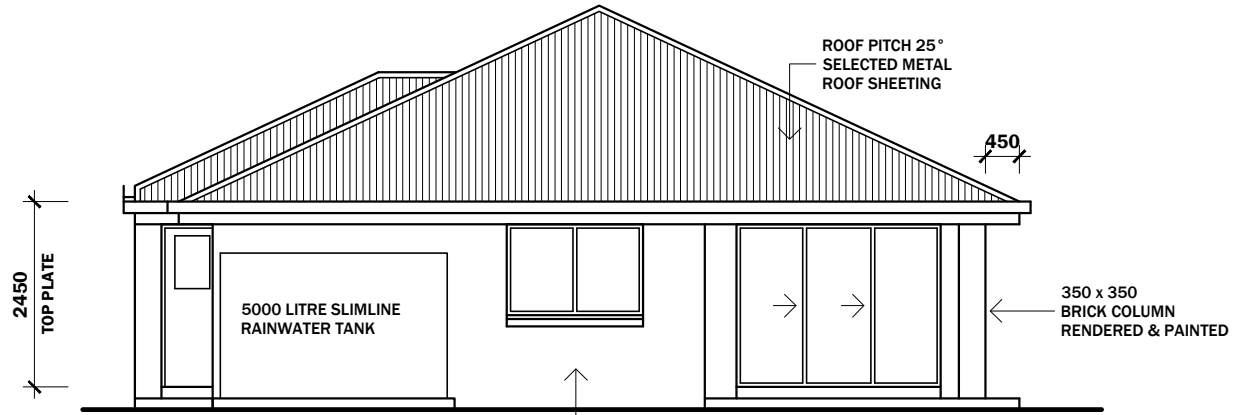
**SECTION A**

SCALE 1:100



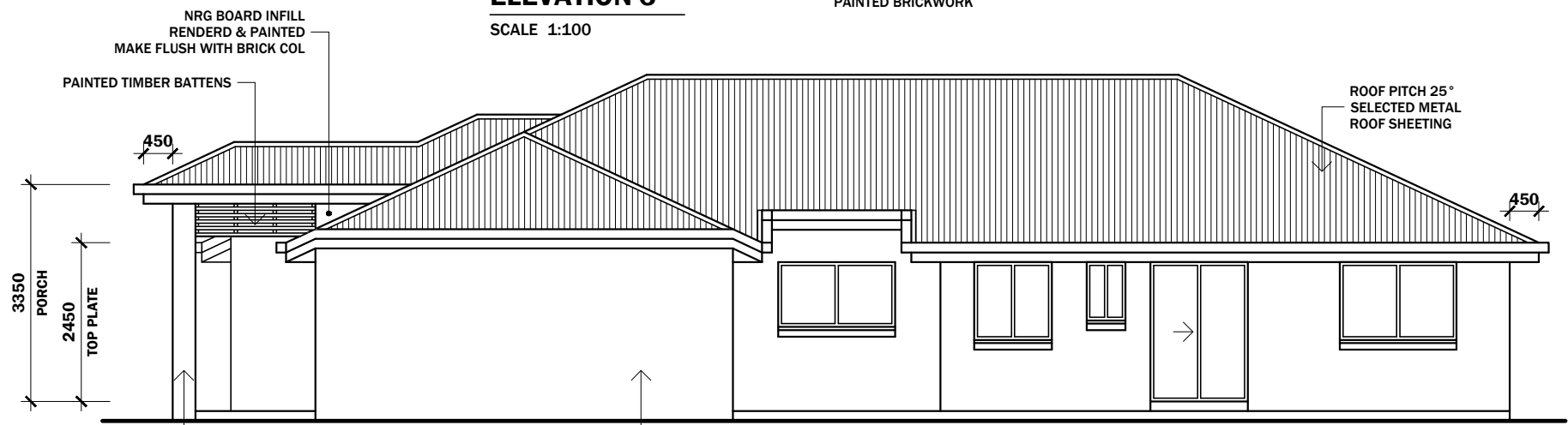
**ELEVATION 2**

SCALE 1:100



**ELEVATION 3**

SCALE 1:100



**ELEVATION 4**

SCALE 1:100

**ROOF FRAMEWORK NOTE:**

1. TRUSS DESIGN TO COMPLY WITH AS1720.1.
2. TRUSSES TO BE SPACED AT 600 CENTRES MAX.
3. BOTTOM CHORD BINDERS AS PER THE TRUSS MANUFACTURERS SPECIFICATION.
4. SELECTED METAL ROOF SHEETING FIXED TO METAL ROOF BATTENS AS PER THE MANUFACTURERS SPECIFICATION.
5. FIXING OF METAL ROOF SHEETING TO SUIT THE TERRAIN CATEGORY/WIND LOAD AS CONFIRMED BY THE ENGINEER.

**NOTE:**  
WALL FINISHES AND WINDOW TYPES ON ELEVATIONS ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATION FOR DETAILS.

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



**MANCORN**  
QUALITY HOMES

SUITE 1/9 EAST STREET  
P.O. BOX 1305  
CABOOLTURE QLD 4510  
OFFICE: (07) 5495 2011  
ACN: 62 065 955 179  
LICENCE No. 74679

- NOTES:**
1. WINDOW CODES DENOTE HEIGHT x WIDTH e.g. 12.18 = 1200mm HIGH x 1800mm WIDE.
  2. DIMENSIONS TAKE PREFERENCE OVER SCALE. DIMENSIONS ARE IN MILLIMETRES U.N.O.
  3. THE SYMBOLS USED IN THIS DRAWING ARE NOT A TRUE REPRESENTATION OF THE ITEMS INCLUDED IN THE BUILDERS SPECIFICATION. REFER TO THE BUILDERS SPECIFICATION FOR ALL INCLUDED ITEMS.
  4. THE BUILDERS SPECIFICATION TAKES PRECEDENCE OVER THESE DRAWINGS
  5. THESE PLANS AND DESIGNS ARE THE EXCLUSIVE COPYRIGHT OF MANCORN QUALITY HOMES AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

**CLIENT:**  
MANCORN QUALITY HOMES

**PROJECT:**  
PROPOSED RESIDENCE

**LOCATION:**  
LOT 3216  
JENNIFER STREET  
AURA - PRECINCT 11  
STAGE 14

**WIND LOAD - N3**

**PRELIMINARY DRAWING**

**REVISION A**

| DATE:    | DESCRIPTION:  |
|----------|---------------|
| 01/09/20 | DRAWING ISSUE |
|          |               |
|          |               |
|          |               |
|          |               |
|          |               |
|          |               |
|          |               |

REF: 3593AU

JOB No.

CHECKED:

DRAWN: LCA

SHEET SIZE: A3

SCALE: AS SHOWN

SHEET No.

**3 OF 3**

