

REAL PROPERTY DESCRIPTION:
 LOT No. 3323
 PLAN No. SP318131
 LOCAL GOV. SUNSHINE COAST R.C.
 LOCALITY NIRIMBA
 SITE AREA 312.5sq.m.

FLOOR AREAS:
 LIVING 162.4sq.m.
 PORCH 3.4sq.m.
 ALFRESCO 16.2sq.m.
 TOTAL BUILD 182.0sq.m.
 SITE AREA 312.5sq.m.
 SITE COVER 58.24%



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.
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CLIENT:
MANCORP QUALITY HOMES

PROJECT:
PROPOSED RESIDENCE

LOCATION:
**LOT 3323
 CHARLOTTE AVENUE
 AURA - PRECINCT 11
 STAGE 12 - NIRIMBA**

WIND LOAD - N3

PRELIMINARY DRAWING

REVISION A

DATE:	DESCRIPTION:
20/08/20	DRAWING ISSUE

REF: SOPHIE/1213AU

JOB No.

CHECKED:

DRAWN: LCA

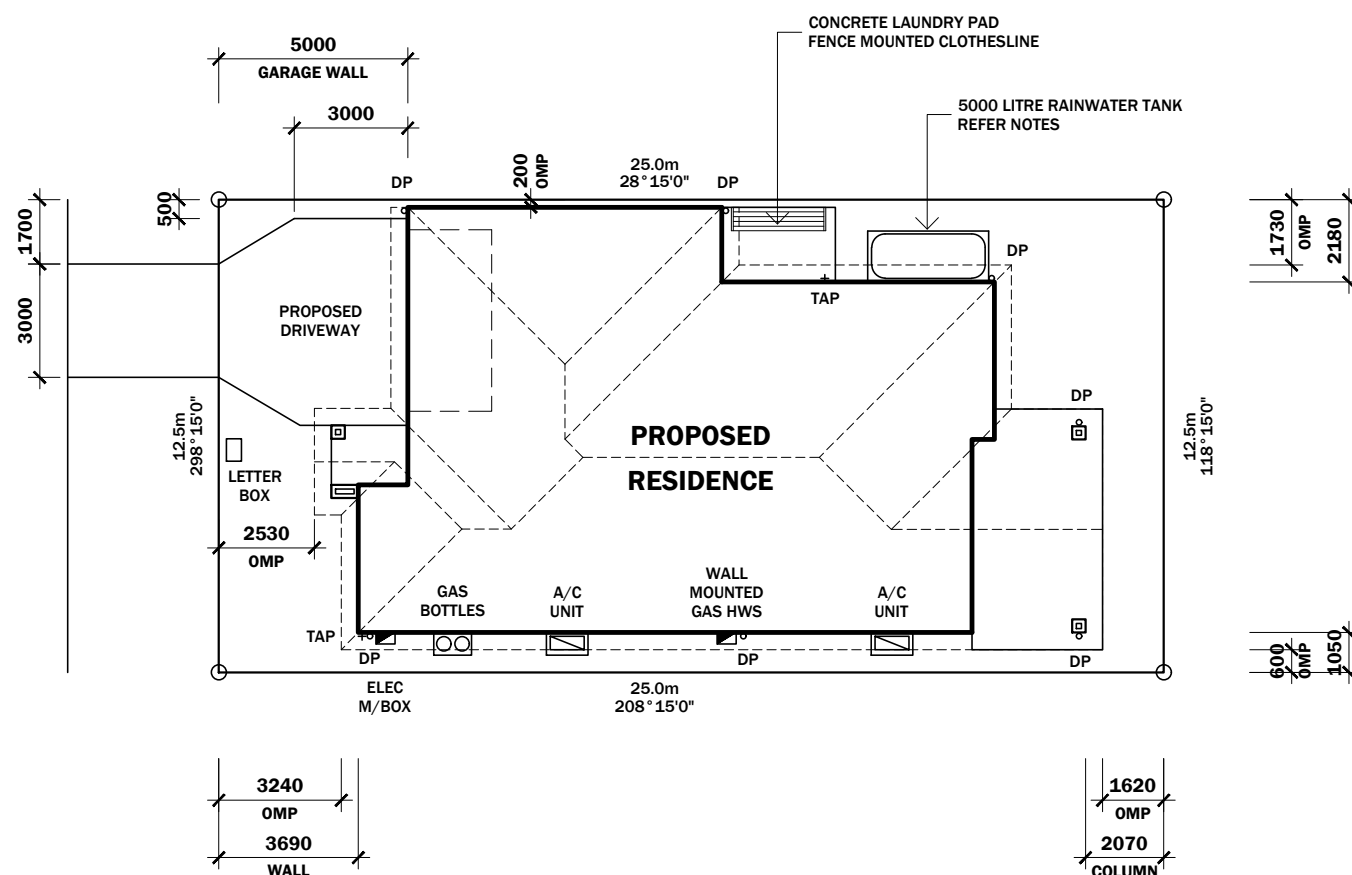
SHEET SIZE: A3

SCALE: AS SHOWN

SHEET No.

1 OF 3

CHARLOTTE AVENUE



**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**

DISCLAIMER:
 BEARINGS & DISTANCES OF THE
 SITE ARE FROM A DISCLOSURE
 PLAN & MAY VARY FROM THE
 FINAL APPROVED SURVEY PLAN

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

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.
- OVERFLOW TO CONNECT TO STORMWATER SYSTEM

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

SITE PLAN

SCALE 1:200



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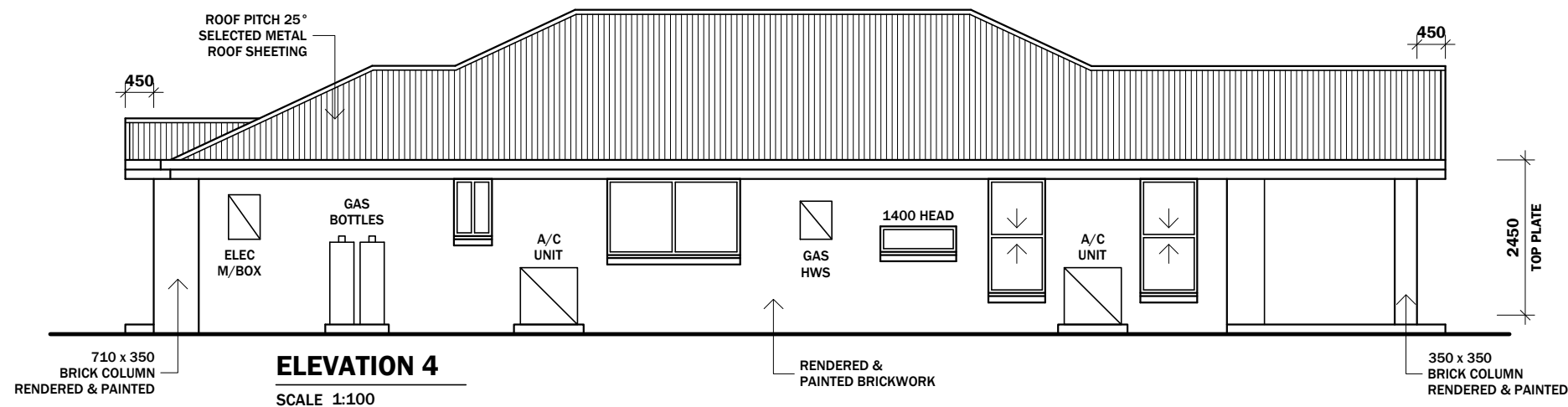
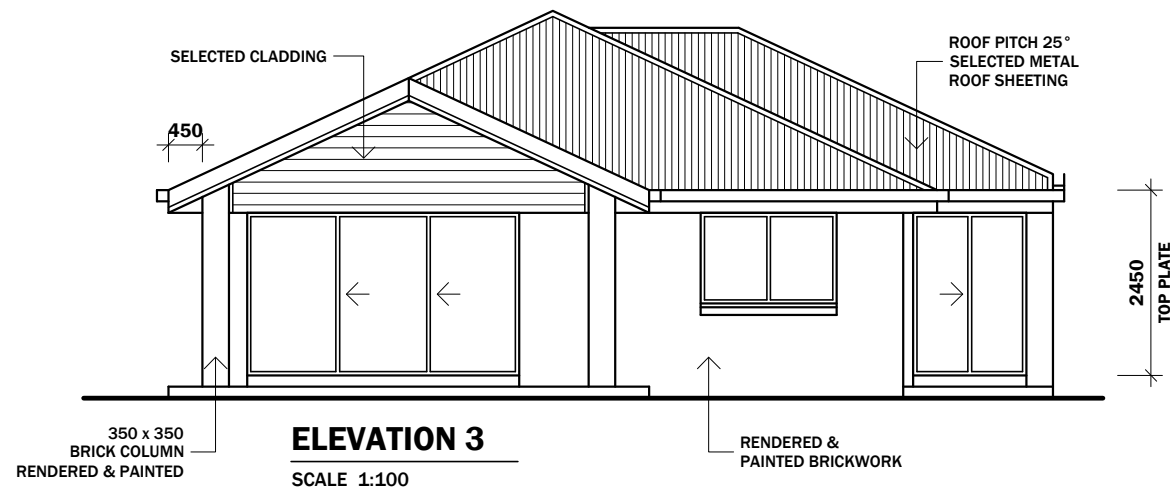
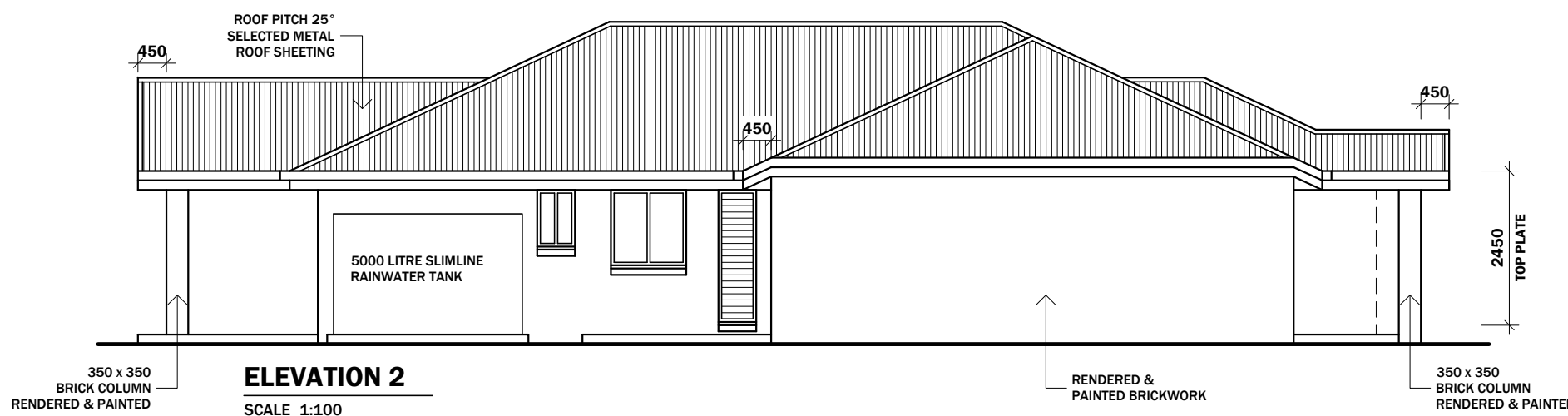
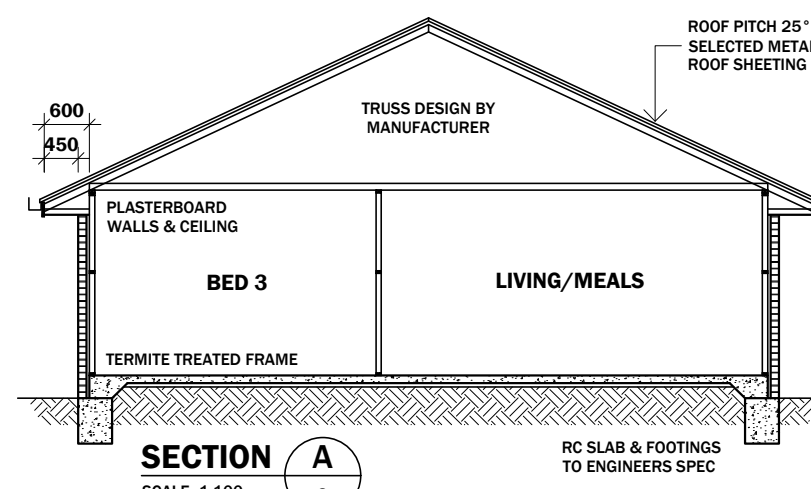
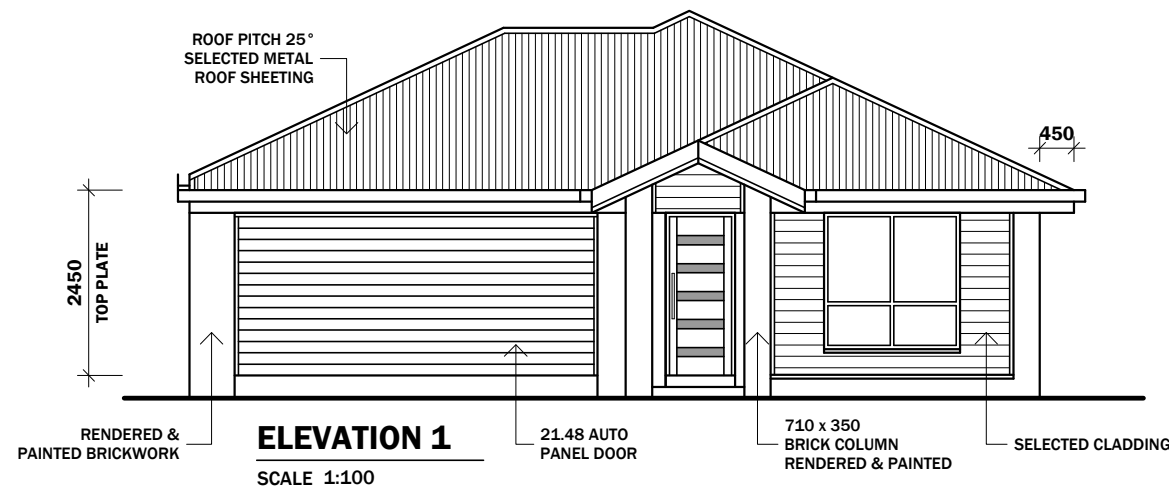
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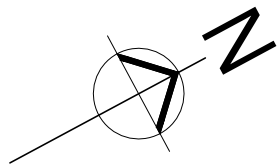


ROOF FRAMEWORK NOTE:

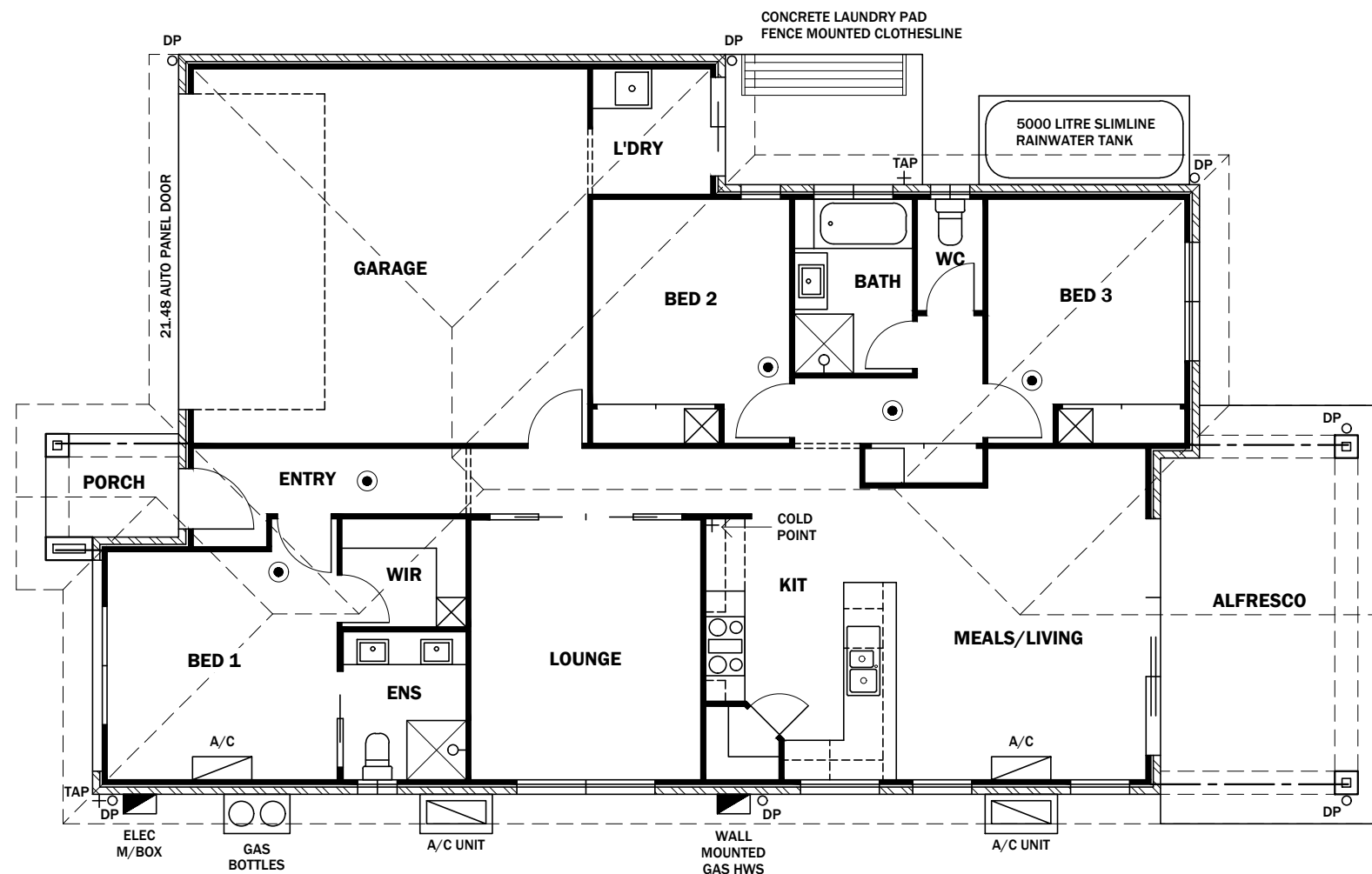
1. TRUSS DESIGN TO COMPLY WITH AS1720.1.
2. TRUSSES TO BE SPACED AT 600 CENTRES MAX.
3. BOTTOM CHORD BINDERS AS PER THE TRUSS MANUFACTURERS SPECIFICATION.
4. SELECTED METAL ROOF SHEETING FIXED TO METAL ROOF BATTENS AS PER THE MANUFACTURERS SPECIFICATION.
5. FIXING OF METAL ROOF SHEETING TO SUIT THE TERRAIN 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
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ELECTRICAL LEGEND	
	SMOKE ALARM
	MECHANICAL VENT
	SINGLE POWER OUTLET
	DOUBLE POWER OUTLET
	LIGHT POINT
	FLUORESCENT LIGHT
	DOWN LIGHT
	WALL MOUNTED LIGHT
	WATERPROOF FLOOD LIGHT
	CEILING FAN
	PHONE POINT
	TV POINT



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**PLUMBING &
ELECTRICAL PLAN**

SCALE 1:100



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