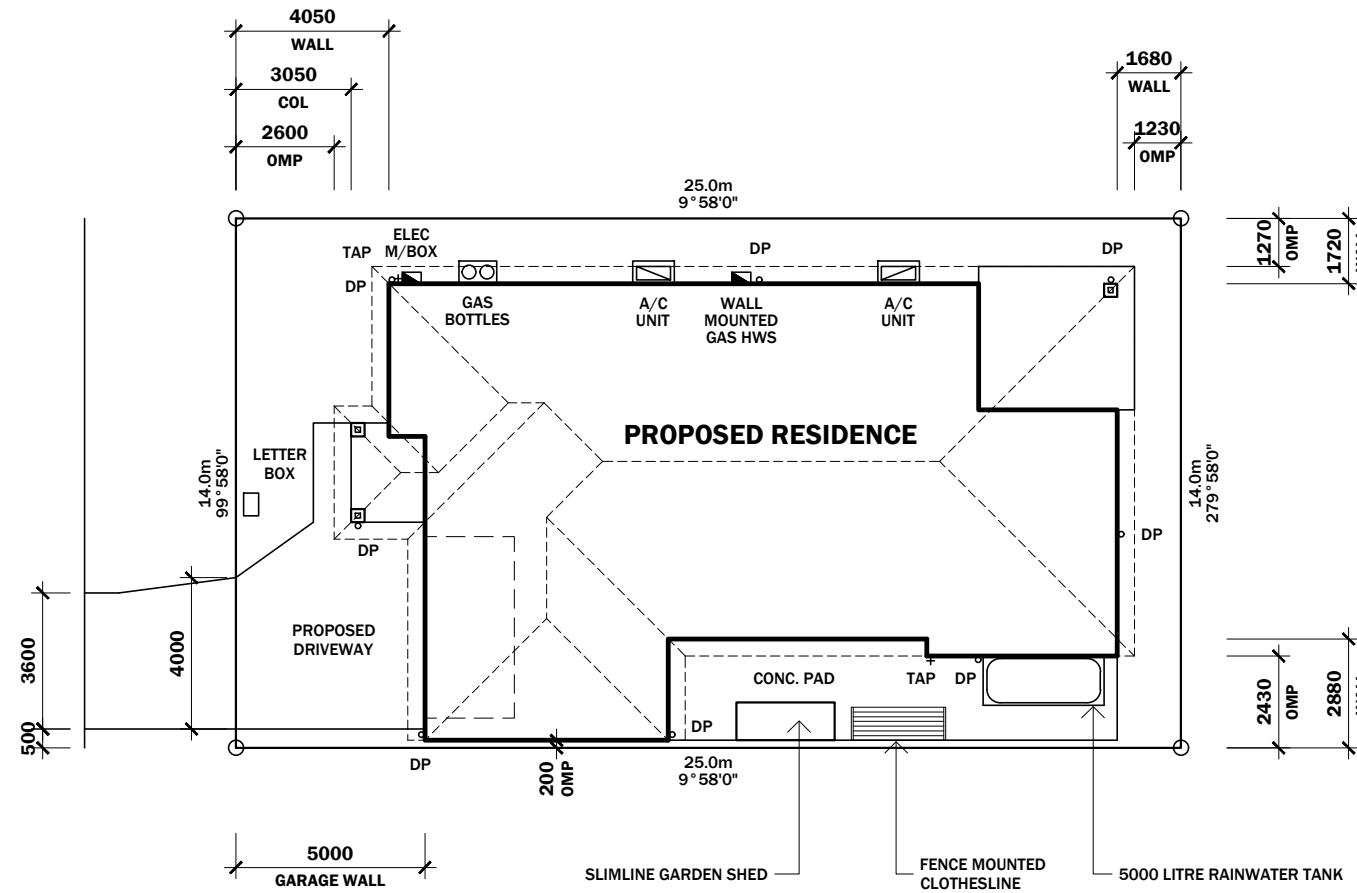


ARCHIBALD CRESCENT



**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.

**SITE PLAN**  
SCALE 1:200

- RAINWATER TANK:**
1. MINIMUM TANK CAPACITY TO BE 5000 LITRES.
  2. TANK TO RECEIVE RAINFALL FROM A MINIMUM OF HALF OF THE ROOF CATCHMENT AREA.
  3. TANK TO SERVICE WATER CLOSETS & WASHING MACHINE IN ACCORDANCE WITH THE QDC PART 25 & RELEVANT LOCAL AUTHORITY REQUIREMENTS.
  4. PROVIDE GARDEN HOSE COCK.
  5. OVERFLOW TO CONNECT TO STORMWATER SYSTEM

- PLUMBING & DRAINAGE NOTES:**
1. ALL WORK TO COMPLY WITH AS3500 AND NCC 2019 VOL. 2 PARTS 3.1.2, 3.1.3 & 3.5.
  2. 125 QUAD GUTTER = MAX. 40sq.m. OF ROOF AREA.
  3. 150 QUAD GUTTER = MAX. 60sq.m. OF ROOF AREA.
  4. STORMWATER PIPES TO HAVE 100mm MIN. COVER.
  5. DOWNPIPES (DP) TO BE Ø90mm UPVC UNO.
  6. DOWNPIPES (DP) TO BE MAX. 12m LINEAL APART.

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

<b>REAL PROPERTY DESCRIPTION:</b>	
LOT No.	3619
PLAN No.	SP
LOCAL GOV.	SUNSHINE COAST R.C.
LOCALITY	NIRIMBA
SITE AREA	350sq.m.

<b>FLOOR AREAS:</b>	
LIVING	183.2sq.m.
PORCH	4.8sq.m.
ALFRESCO	12.3sq.m.
<b>TOTAL BUILD</b>	<b>200.3sq.m.</b>
<b>AREA OF SITE</b>	<b>350sq.m.</b>
<b>SITE COVER</b>	<b>57.23%</b>



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 REPRESENTATIONS OF THE ITEMS INCLUDED IN THE BUILDERS SPECIFICATION. REFER TO THE BUILDERS SPECIFICATION FOR ALL INCLUDED ITEMS.
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  5. 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**

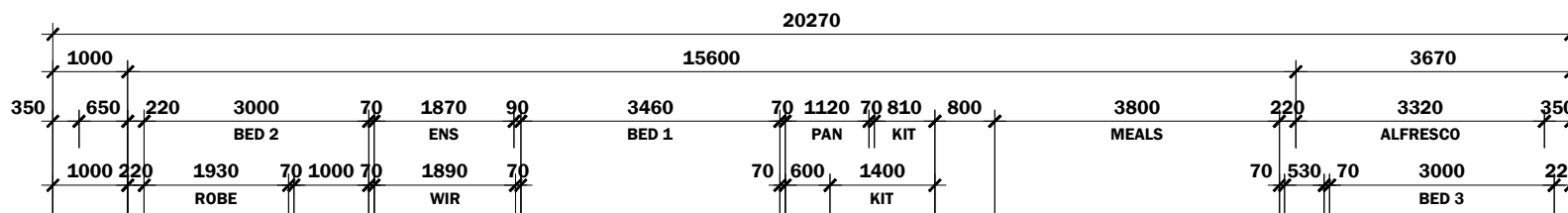
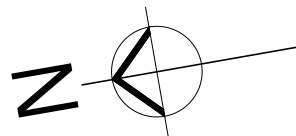
LOCATION:  
**LOT 3619  
ARCHIBALD CRESCENT  
AURA - PRECINCT 11  
STAGE 30 - NIRIMBA**

**WIND LOAD - N3**

**PRELIMINARY DRAWING**

REV:	DATE:	DESCRIPTION:
A	01/07/20	DRAWING ISSUE

JOB No.  
CHECKED:  
REF: 1363AURA  
DRAWN: LCA  
SHEET SIZE: A3  
SCALE: AS SHOWN  
SHEET No.



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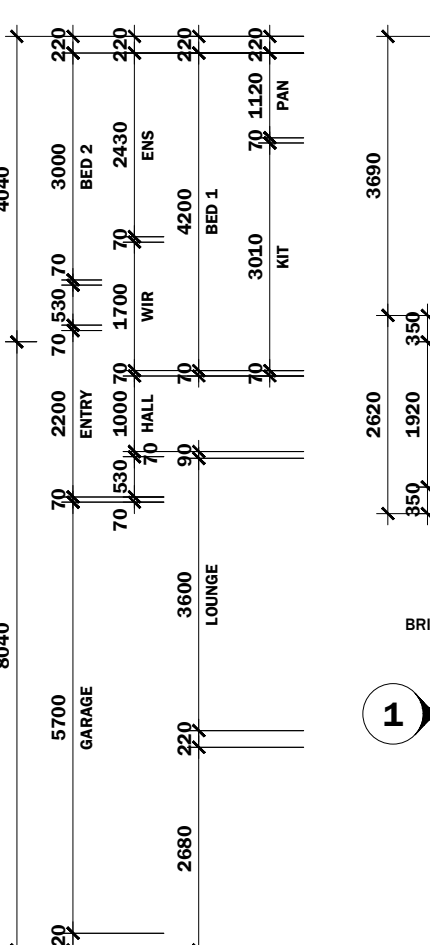
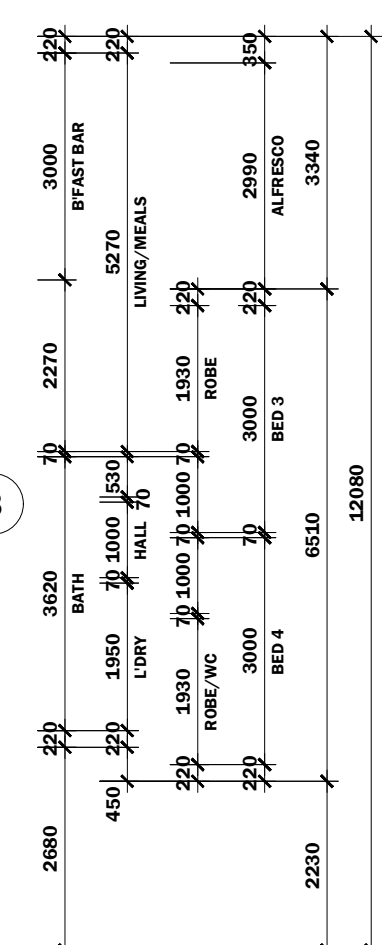
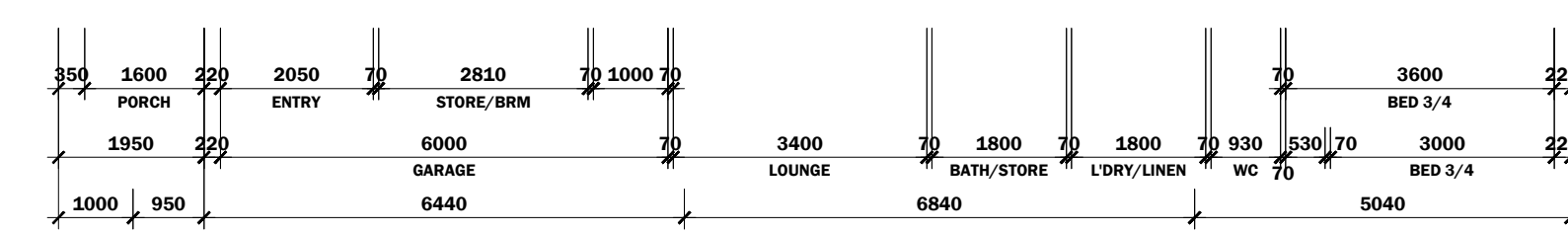
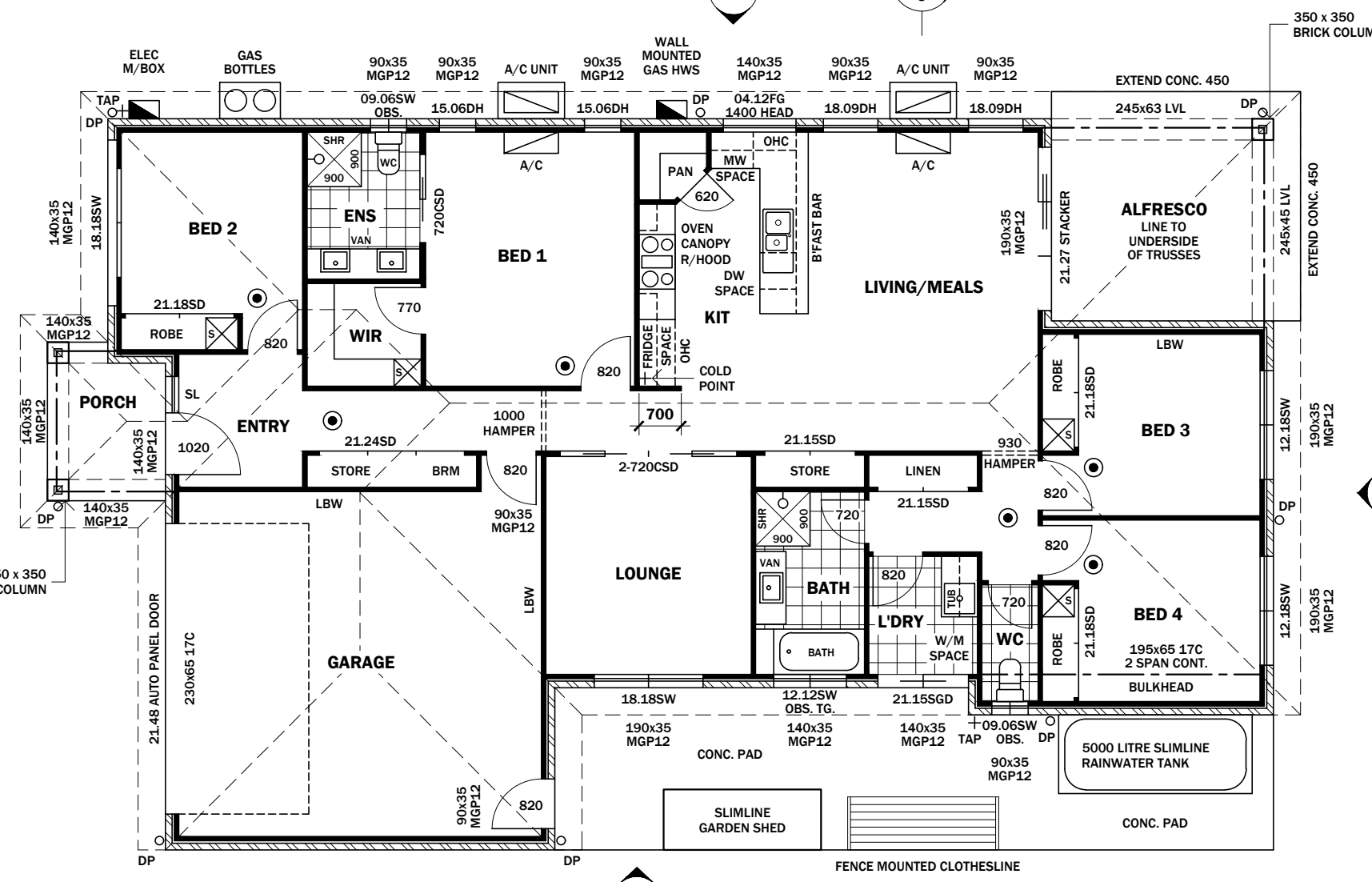
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LOCATION:  
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 ARCHIBALD CRESCENT  
 AURA - PRECINCT 11  
 STAGE 30 - NIRIMBA**

**WIND LOAD - N3**  
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**WARNING**  
 SUB SURFACE ELECTRICAL LAYOUT  
 IN METERBOX.  
 NO WORK TO COMMENCE UNTIL  
 LAYOUT CONFIRMED.  
 APPROVED HAND TOOLS ONLY  
 IN THIS AREA. SAFETY FIRST.

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

**FLOOR PLAN**  
 SCALE 1:100



**MANCORP**  
QUALITY HOMES

SUITE 1/9 EAST STREET  
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**NOTES:**

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**PROJECT:**

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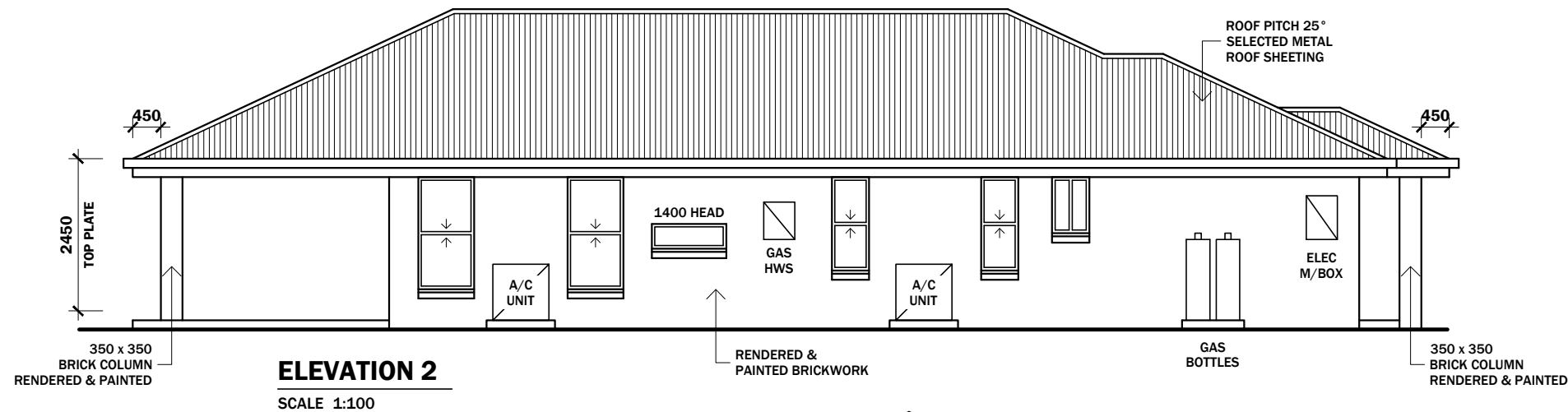
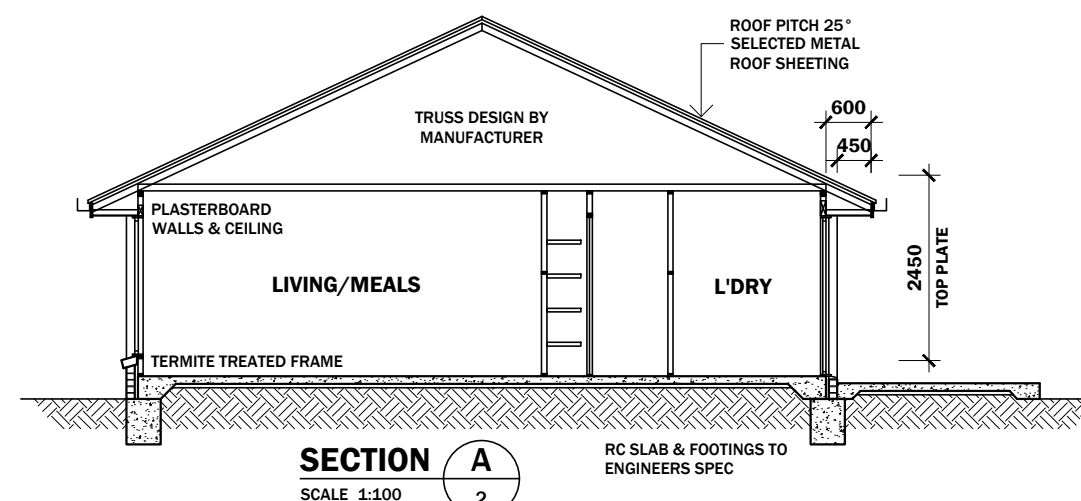
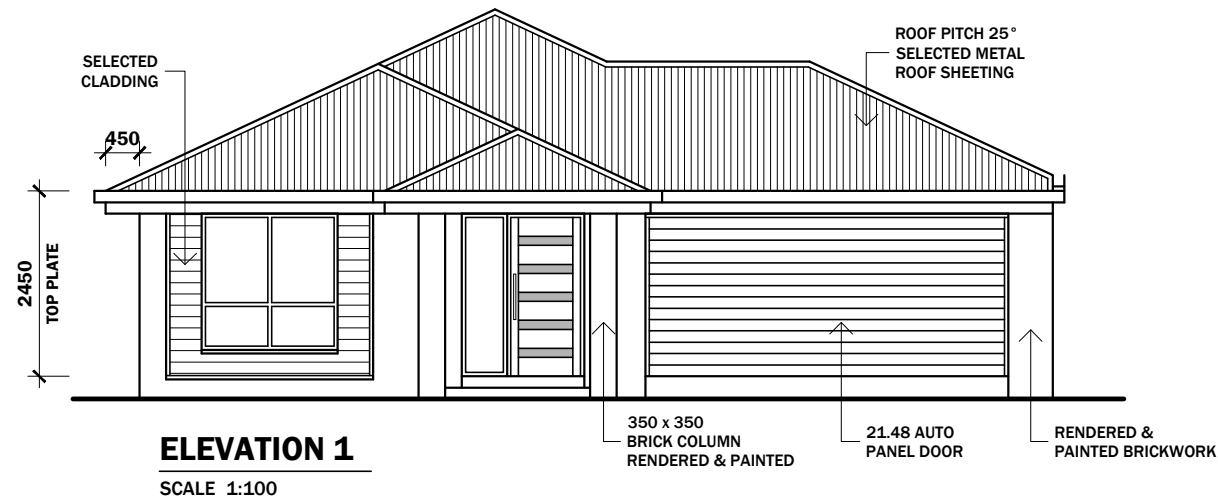
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SHEET SIZE: A3

SCALE: AS SHOWN

SHEET No.

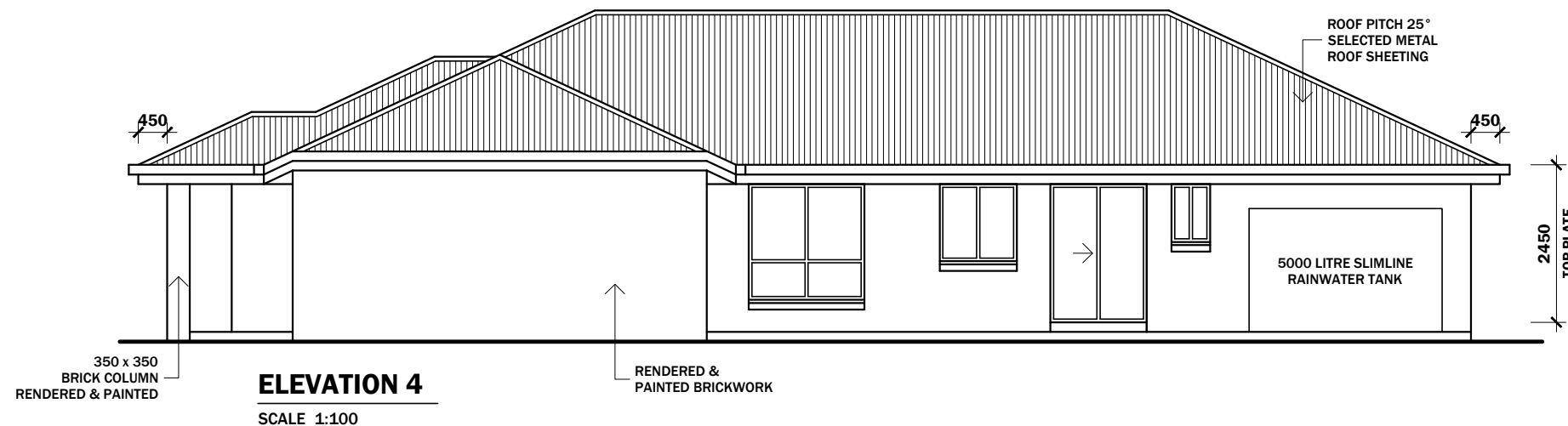
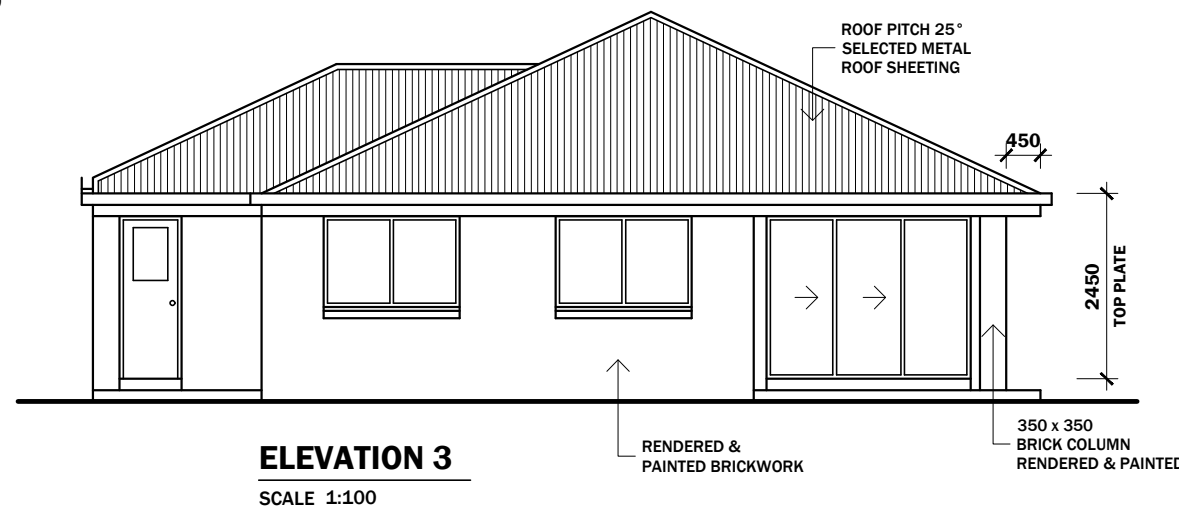
**3 OF 3**



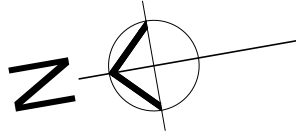
**ROOF FRAMEWORK NOTE:**

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.



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PROJECT:  
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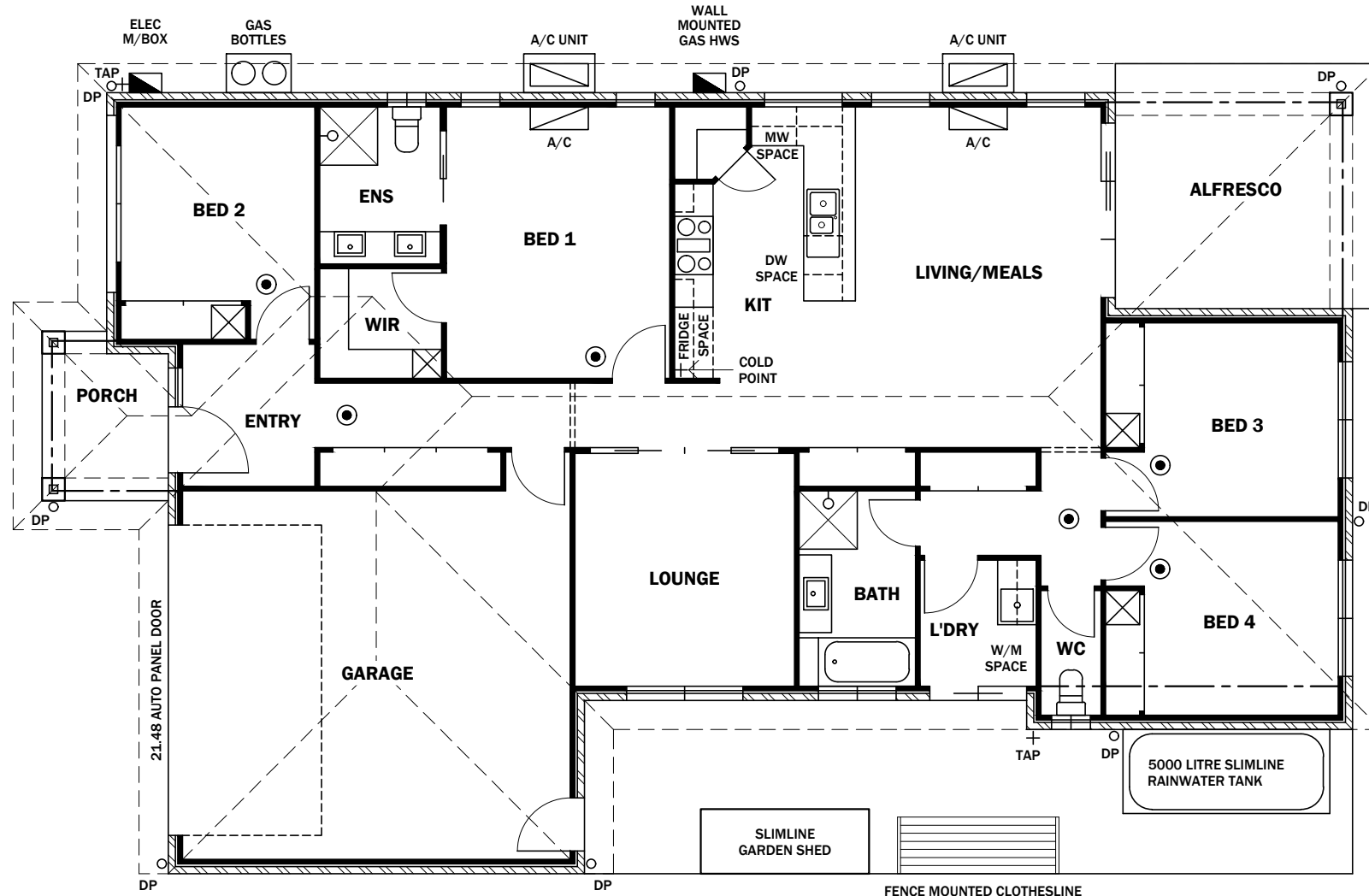
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ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	SMOKE ALARM
	MECHANICAL VENT
	SINGLE POWER OUTLET
	DOUBLE POWER OUTLET
	LIGHT POINT
	FLUORESCENT LIGHT
	DOWN LIGHT
	WALL MOUNTED LIGHT
	WATERPROOF FLOOD LIGHT
	CEILING FAN
	PHONE POINT
	TV POINT

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**PLUMBING &  
ELECTRICAL PLAN**  
SCALE 1:100