

REAL PROPERTY DESCRIPTION:
 LOT No. 235
 PLAN No. SP297462
 LOCAL GOV. MORETON BAY R.C.
 LOCALITY BANKSIA BEACH
 SITE AREA 629sq.m.

FLOOR AREAS:
 LIVING 212.3sq.m.
 PORCH 3.1sq.m.
 ALFRESCO 19.8sq.m.
 TOTAL BUILD 235.2sq.m.
 SITE AREA 629sq.m.
 SITE COVER 37.39%



**MANCOPR
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.
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DIMENSIONS ARE IN MILLIMETRES U.N.O.
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CLIENT:
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PROJECT:
PROPOSED RESIDENCE

LOCATION:
**LOT 235
FRESHWATER DRIVE
BAUMEA RESERVE - STAGE 3A
PACIFIC HARBOUR
BANKSIA BEACH**

WIND LOAD - N3

PRELIMINARY DRAWING

REVISION C

ISSUED:	DESCRIPTION:
01/12/20	DRAWING ISSUE
08/12/20	DRAWINGS REVISED
09/12/20	DRIVEWAY WIDTH

REF: N/A

JOB No.

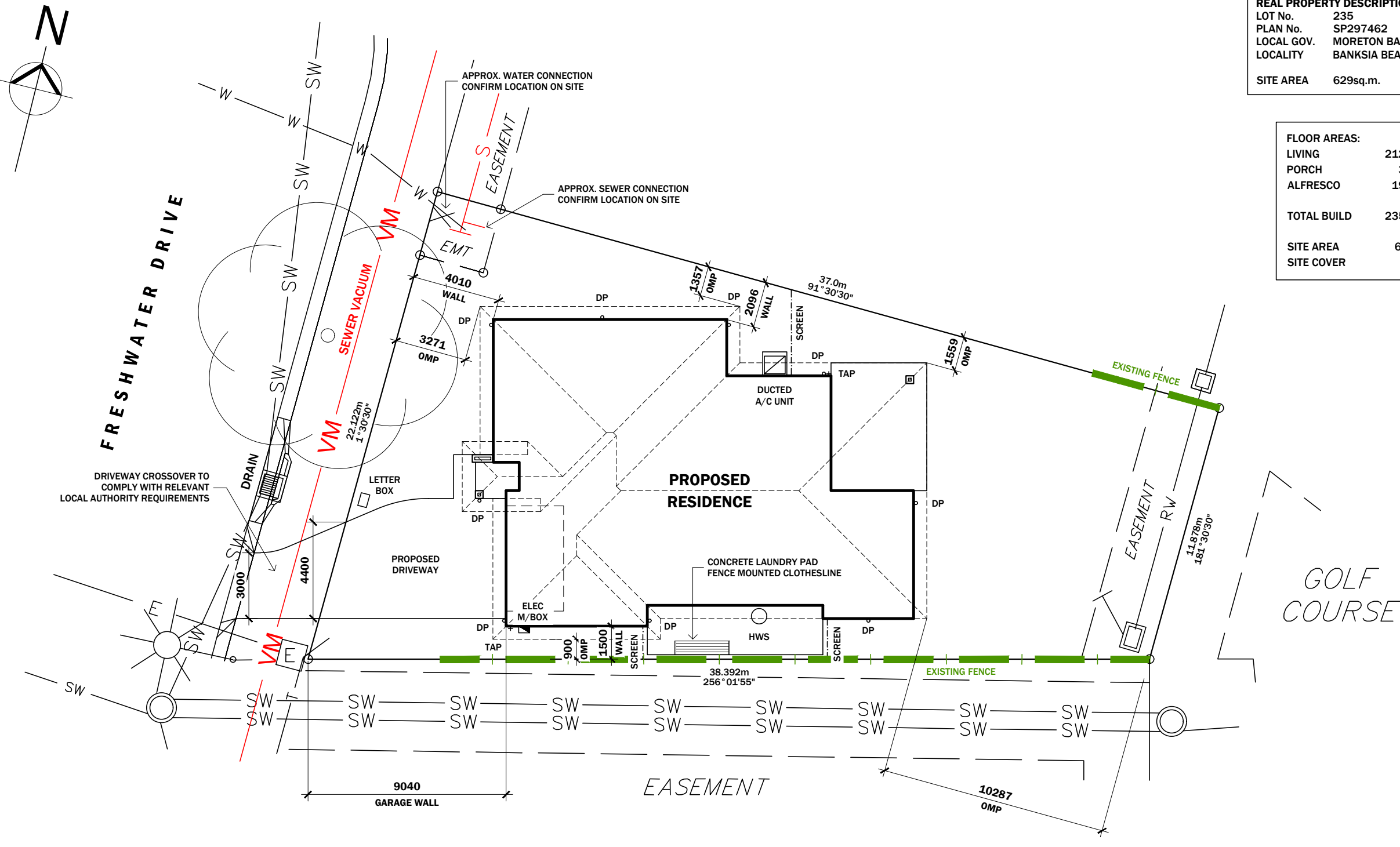
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DRAWN: LCA

SHEET SIZE: A3

SCALE: AS SHOWN

SHEET No.
1 OF 4

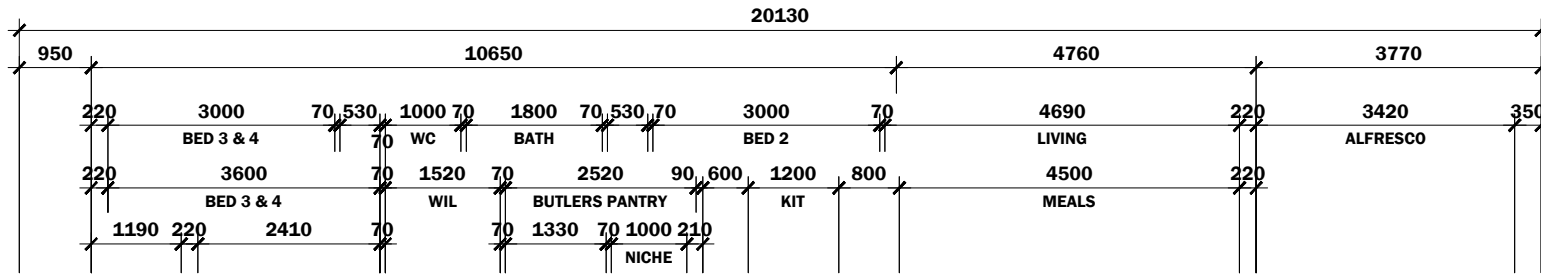
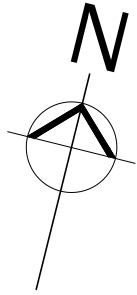


DISCLAIMER:
 BEARINGS & DISTANCES OF THE
 SITE ARE FROM A DISCLOSURE
 PLAN & MAY VARY FROM THE
 FINAL APPROVED SURVEY PLAN

WARNING
 SUB SURFACE ELECTRICAL LAYOUT
 IN METERBOX.
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 IN THIS AREA. SAFETY FIRST.

SITE PLAN
 SCALE 1:200

- 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



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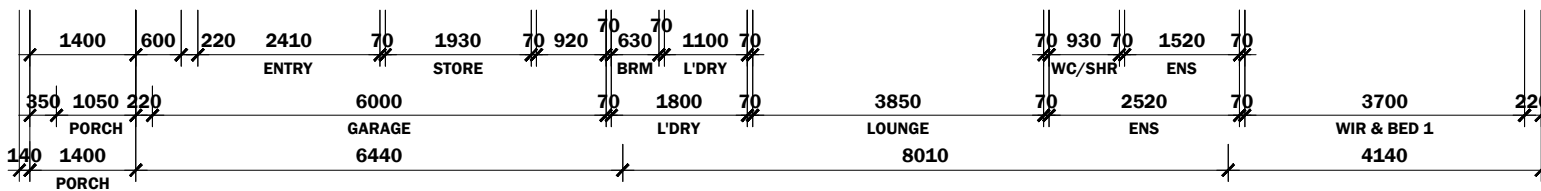
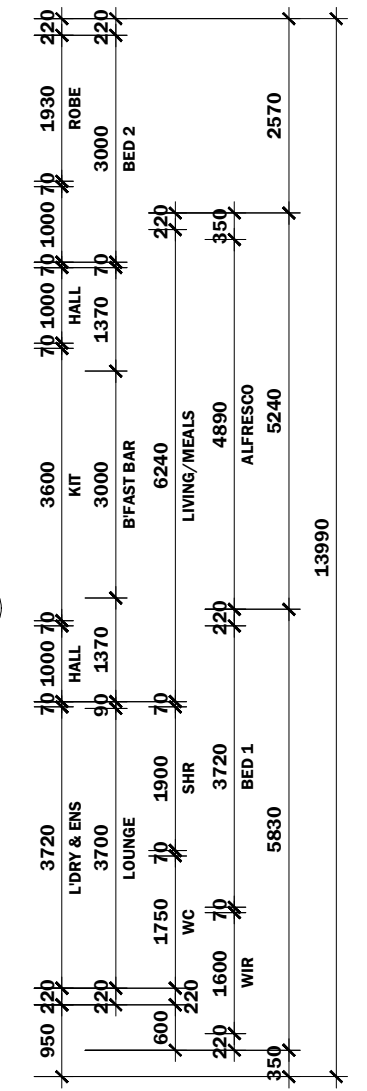
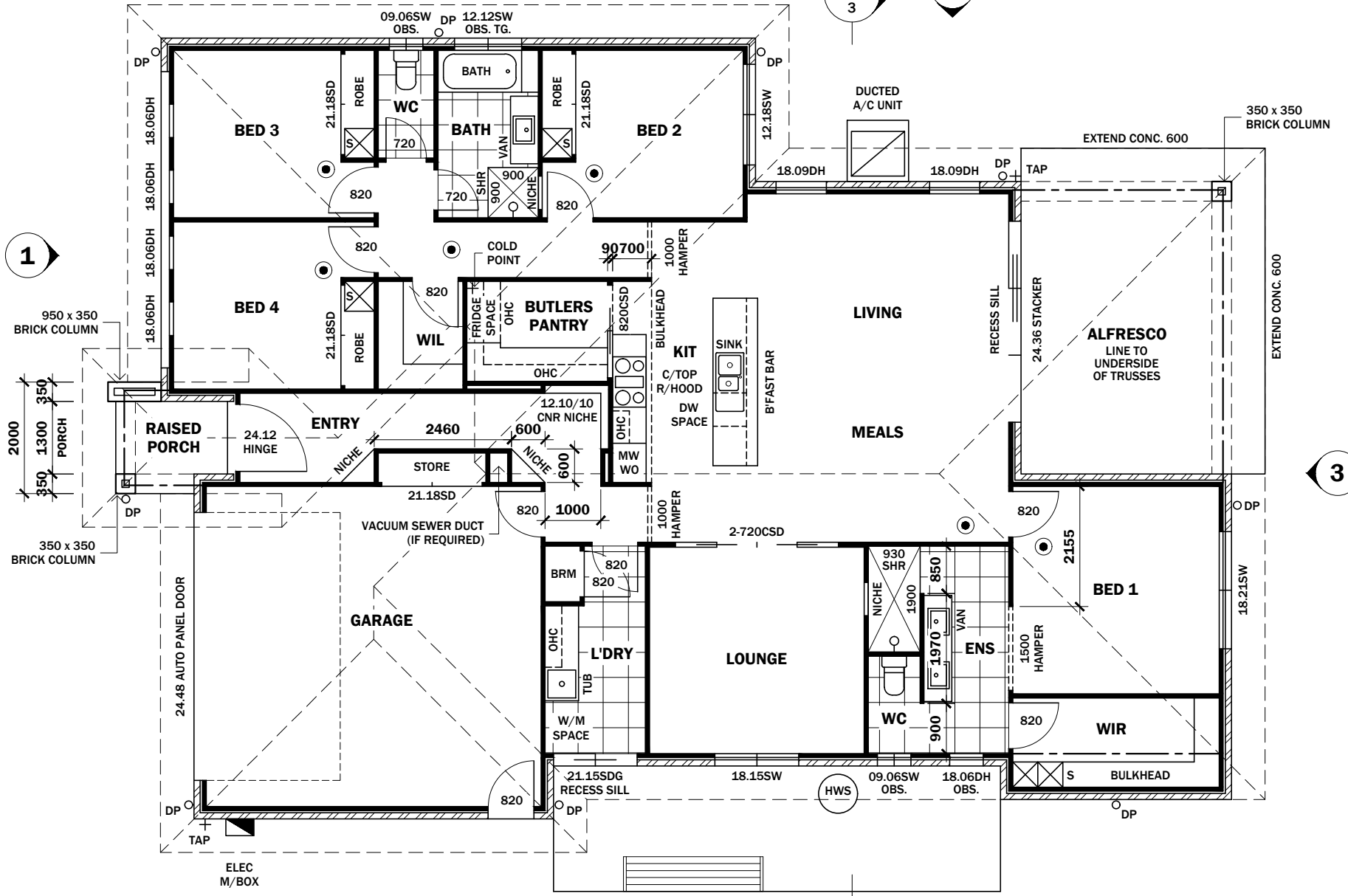
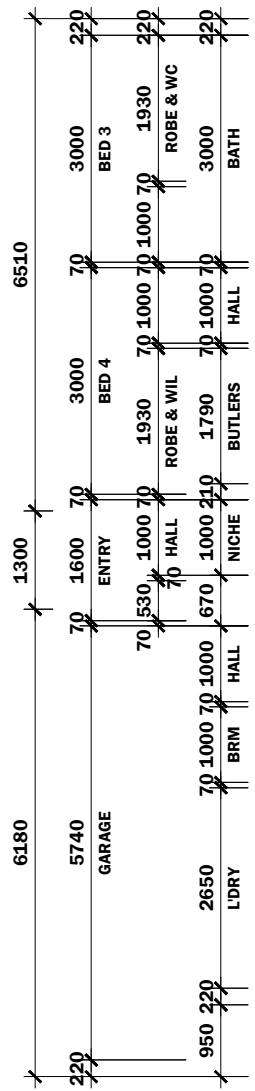
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SHEET SIZE: A3

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SHEET No.
2 OF 4



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LEGEND	
	SMOKE ALARM - TO COMPLY WITH THE NCC & AS3876
	TIMBER STUD WALL
	MASONRY CONSTRUCTION

FLOOR PLAN
SCALE 1:100



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WIND LOAD - N3

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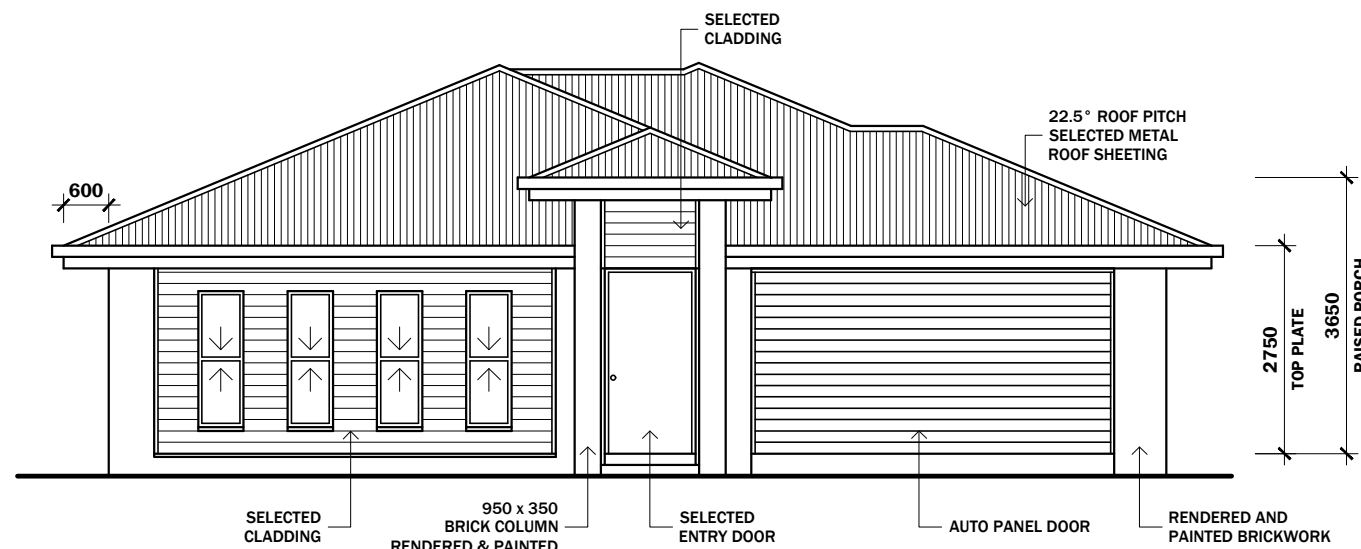
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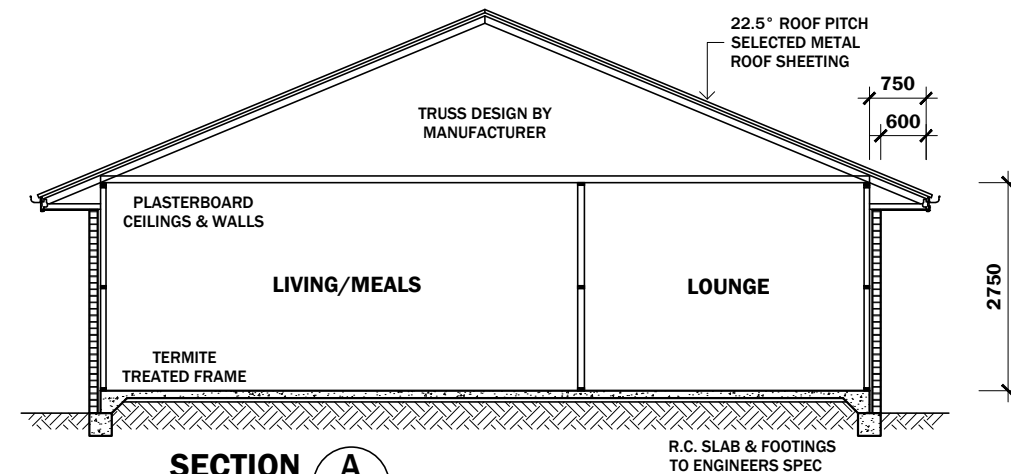
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3 OF 4



ELEVATION 1

SCALE 1:100



SECTION A
SCALE 1:100

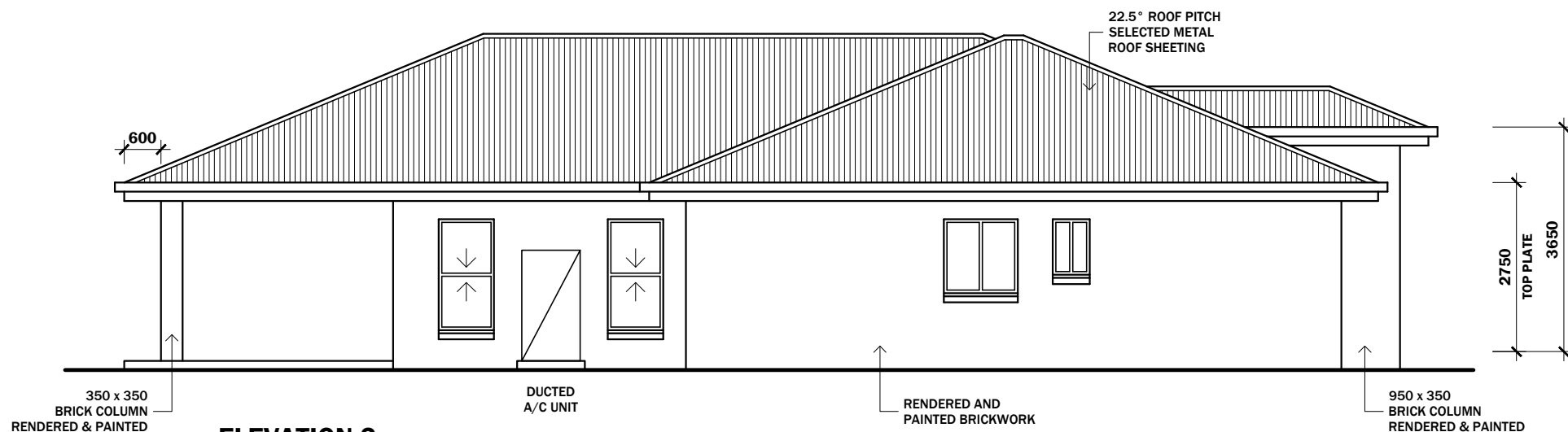
ROOF FRAMEWORK NOTE:

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:

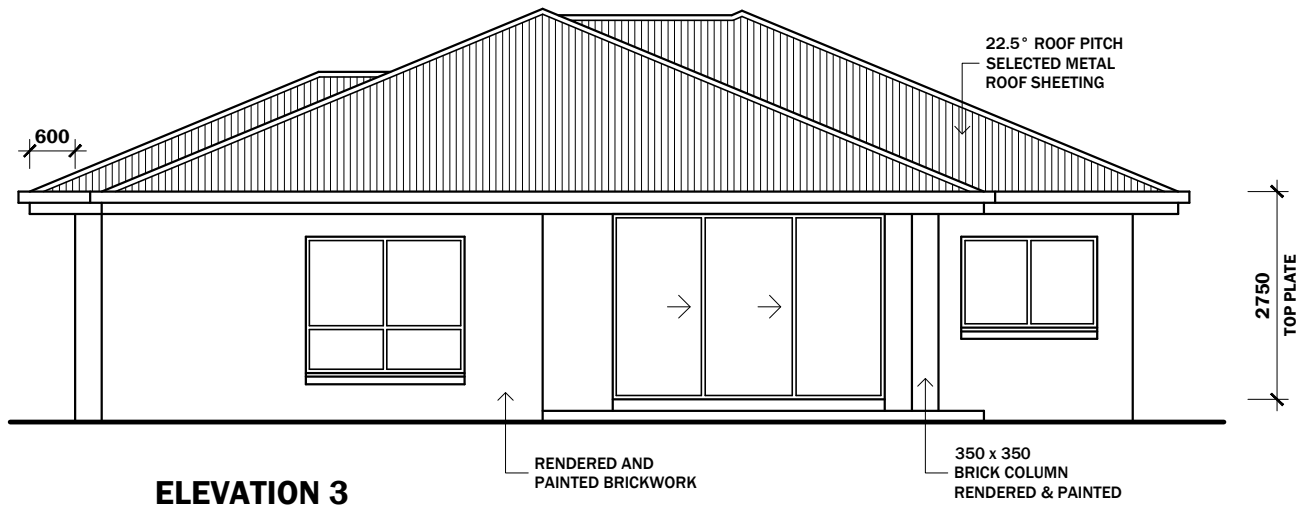
WALL FINISHES, WINDOW TYPES & SYMBOLS USED ON ELEVATIONS ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATION FOR DETAILS.

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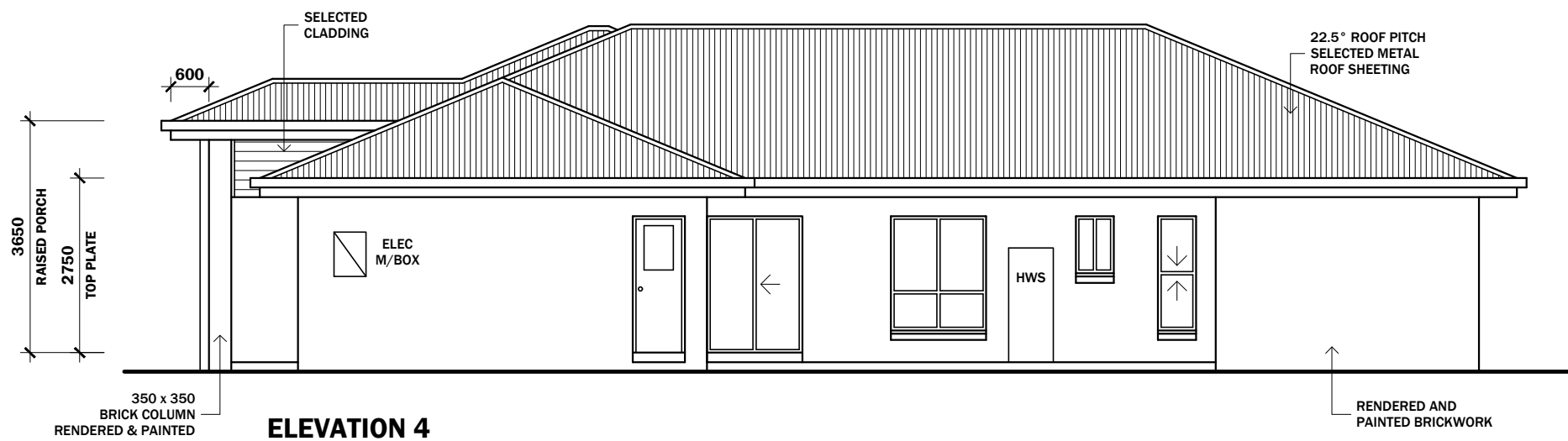
ELEVATION 2

SCALE 1:100



ELEVATION 3
SCALE 1:100

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ELEVATION 4
SCALE 1:100



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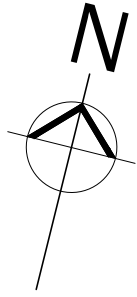
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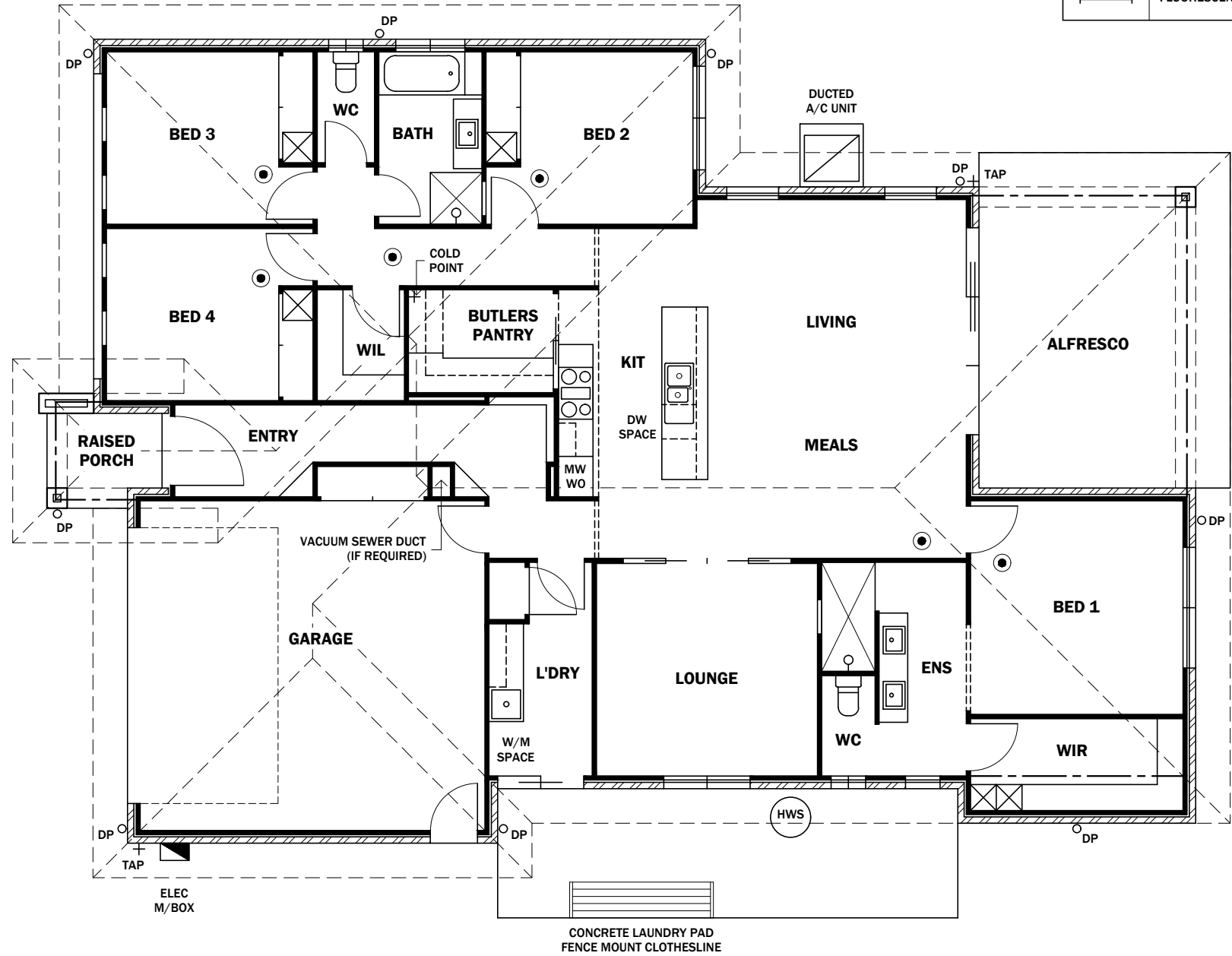
SCALE: AS SHOWN

SHEET No.

4 OF 4



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



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Add 1

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**PLUMBING &
ELECTRICAL PLAN**

SCALE 1:100