

MANCORP  
DISPLAY  
HOME

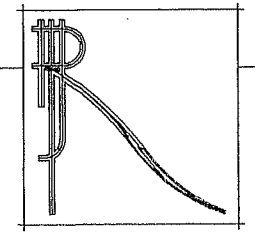
site plan.

proposed residence  
lot 47 dunebean drive  
pacific harbour.  
mancorp development group pty. ltd.

scale: 1:200  
date: april 2006  
dwg: 4704/1  
Figured dimensions to  
take precedence over  
scaled readings

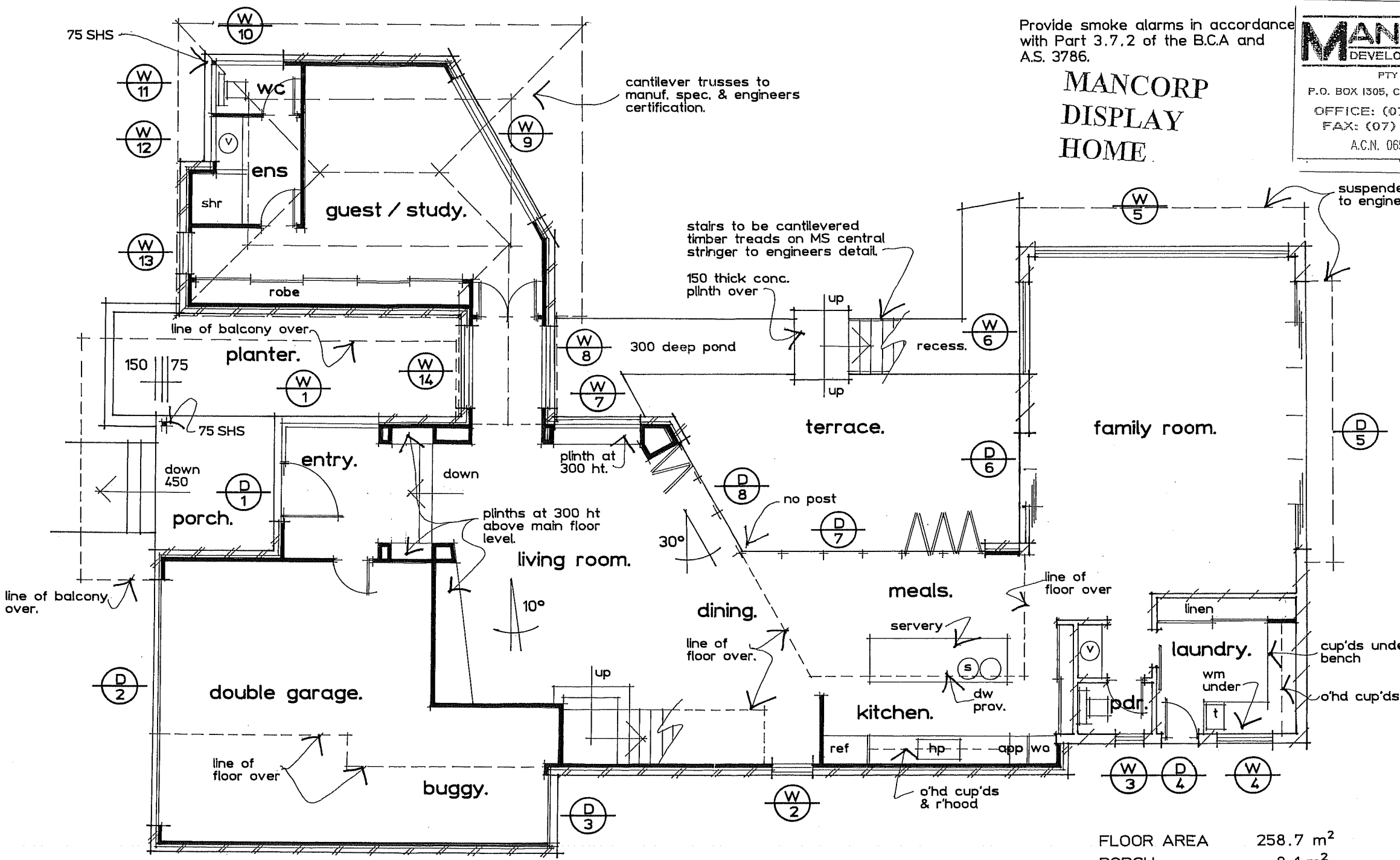
**robin payne - building designer**

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robinpayne@primus.com.au



510	600	5470	2300	2700	7740	6380
240	1900	90	5300	240	190	6000
240		6300	90	1500	240	5490
					1200	3750

17650	2310	2300	2990	6680
240	90	240	2900	6200
240	90	240	2200	3110
240	90	240	350	90
240	90	240	5740	1750
240	90	240	1200	500
240	90	240	3000	1750
240	90	240	2200	350
240	90	240	240	3995
240	90	240	600	3985
240	90	240	1100	4600
240	90	240	1120	4600
240	90	240	1100	4600
240	90	240	1100	4600



Provide smoke alarms in accordance with Part 3.7.2 of the B.C.A and A.S. 3786.

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A.C.N. 065 955 179

FLOOR AREA	258.7 m <sup>2</sup>
PORCH	8.1 m <sup>2</sup>
TERRACE	27.7 m <sup>2</sup>

2700	240	2100	300	900	900	1500	240	1860
240	6000	90	450					
240		8800	90	1200	3250	1200	90	5400
240								350
								90
								1610
								90
								3100
								190
								5190
								1750
								10780
								7400
								6390
								1200
								190
								4420
								25700

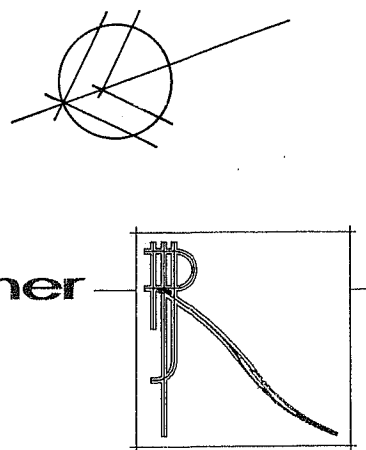
lower floor plan.

proposed residence  
lot 47 dunebean drive  
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scale: 1:100  
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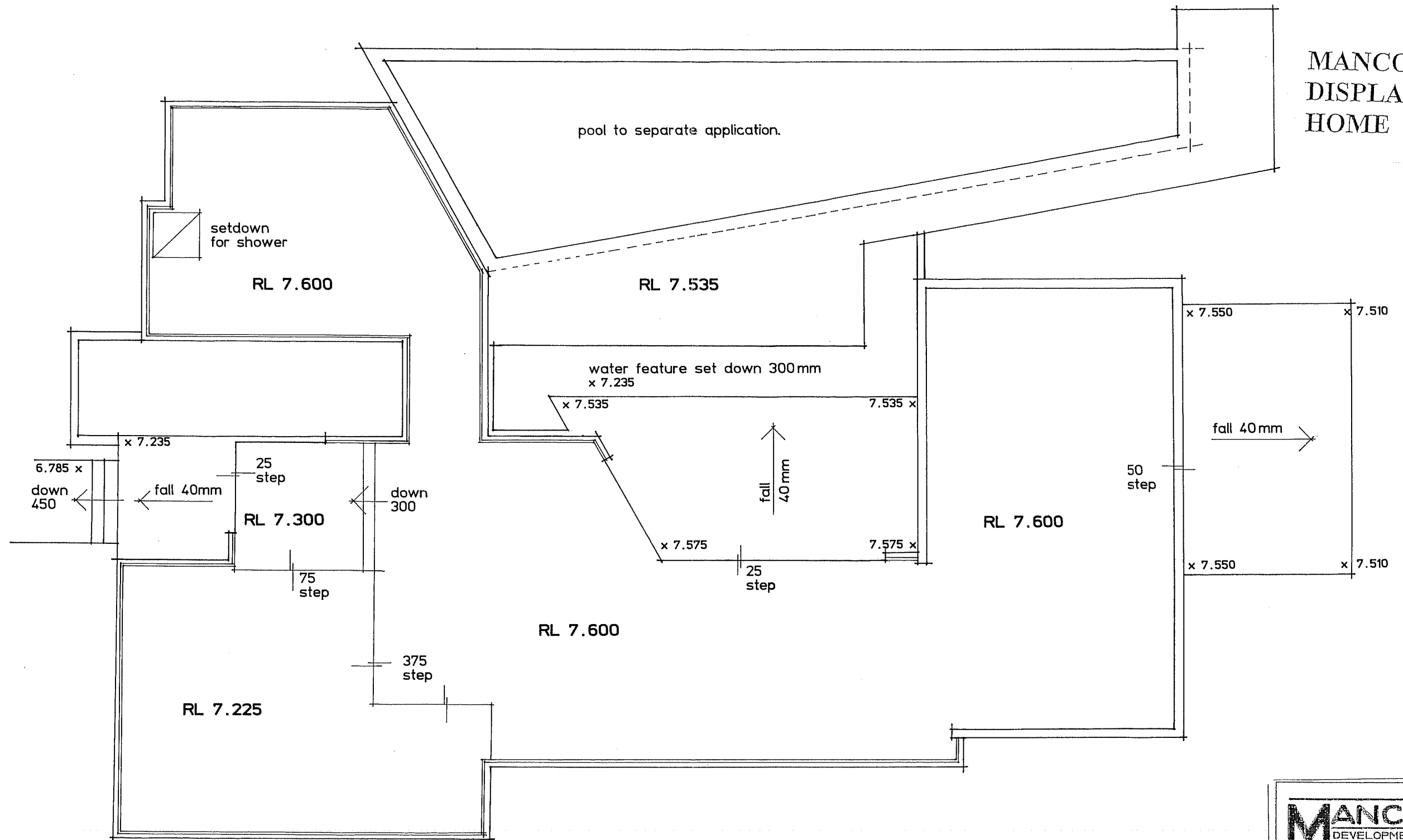
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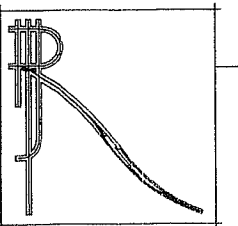


slab layout plan.

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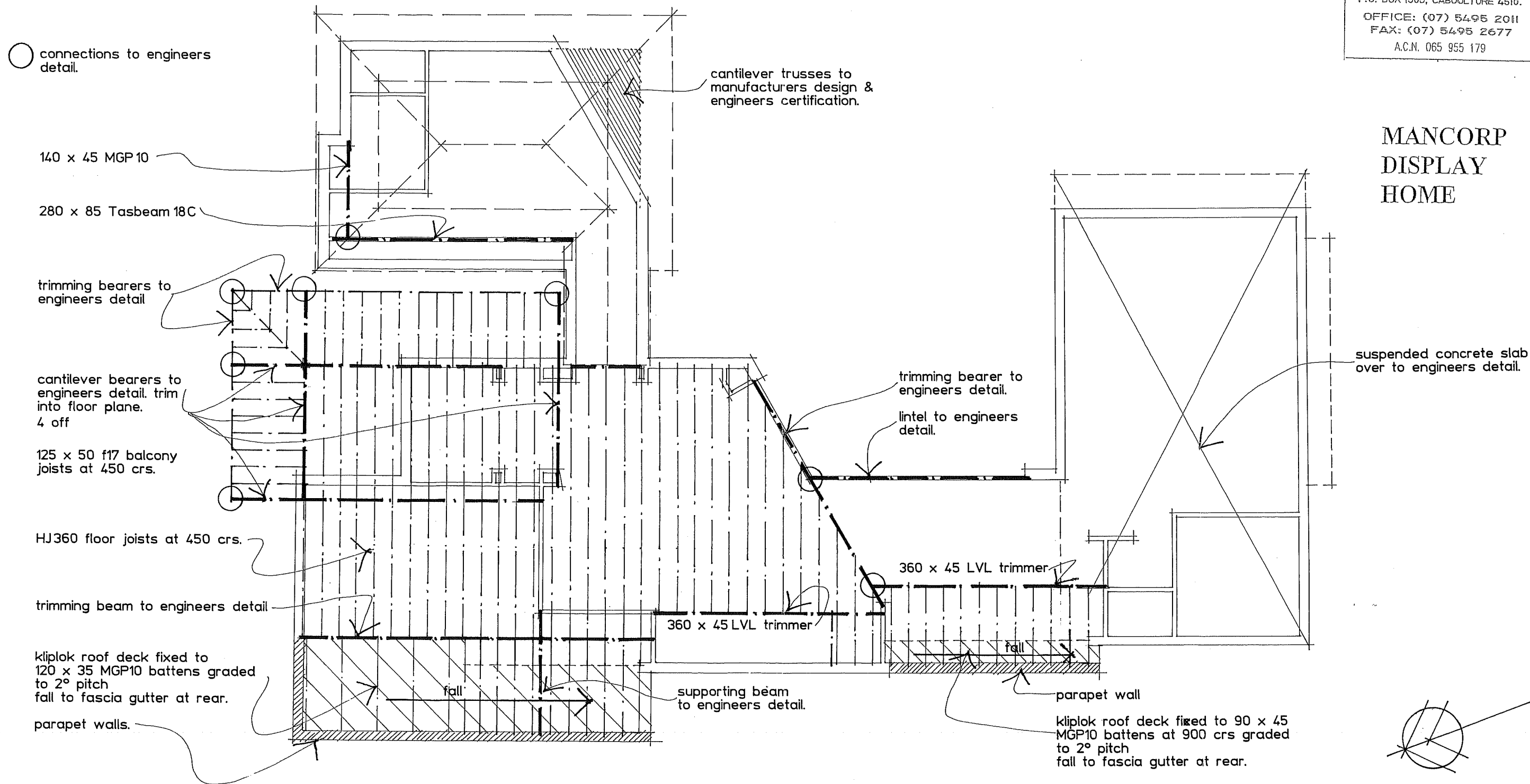


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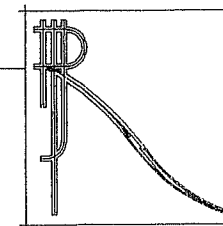
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date: april 2006  
dwg: 4704/4

Figured dimensions to  
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scaled readings

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lower floor / roof framing plan.

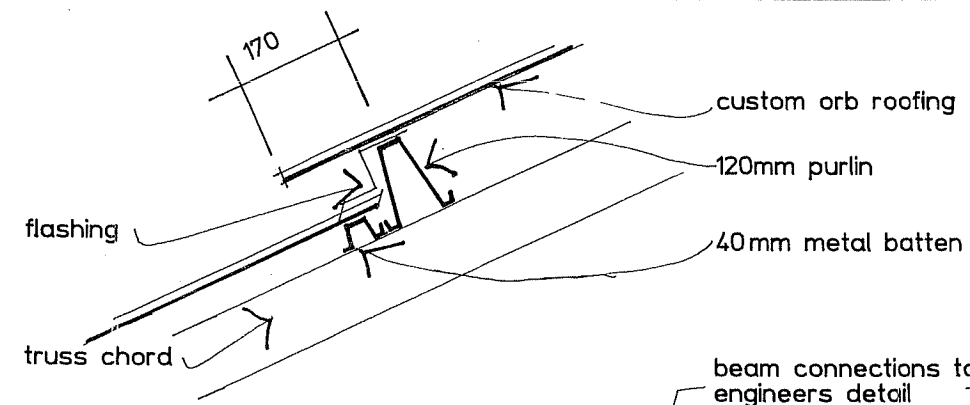


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custom orb roof deck fixed to  
 manufacturers specification to  
 metal battens at 1200 crs on  
 gangnailed trusses at 900 crs to  
 engineers detail.

25° roof pitch  
 800 eaves overhang from frame  
 lined under on rake.  
 half round fascia gutters.



roof detail.

beam connection to  
 engineers detail.

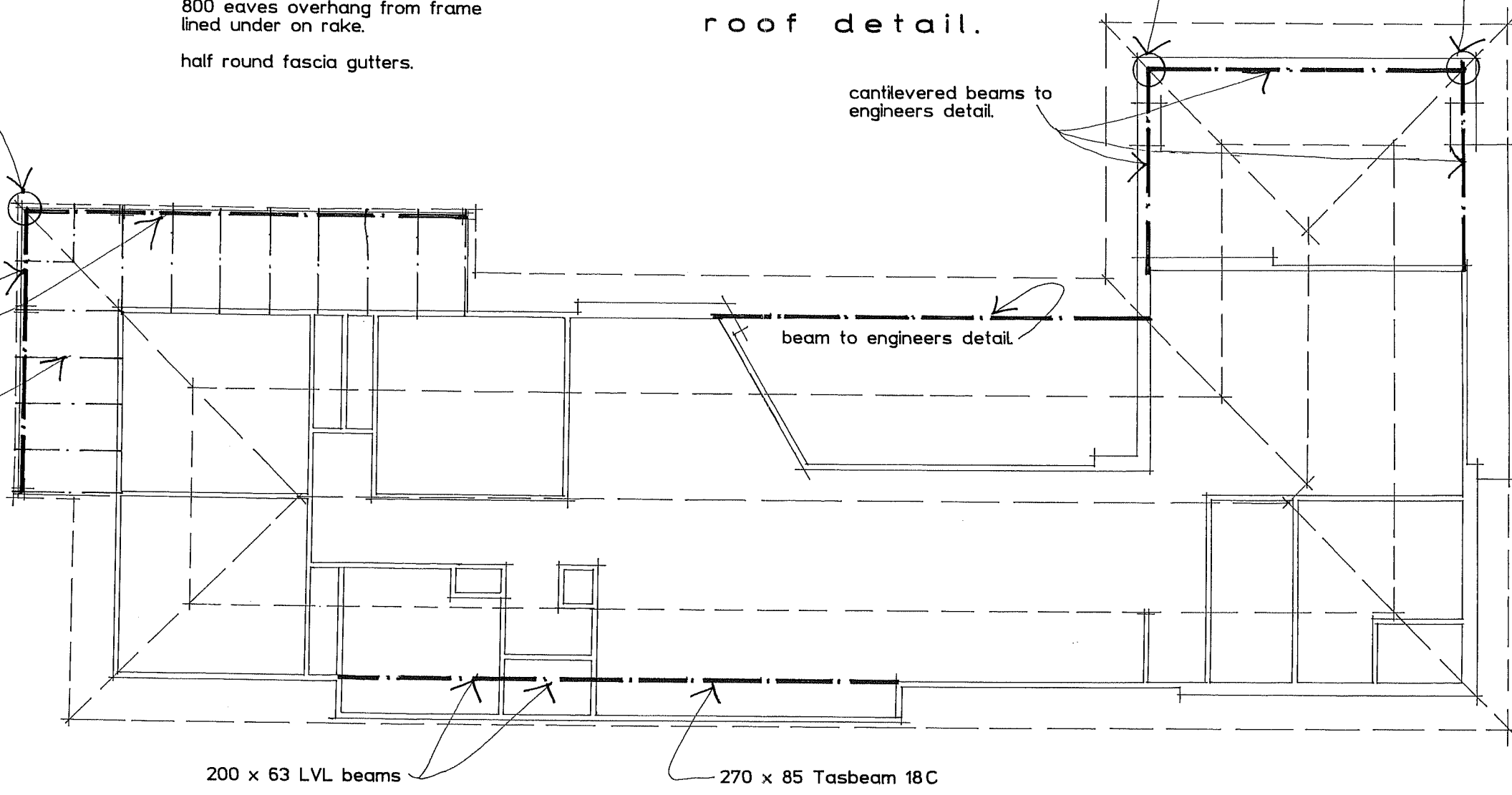
215 x 65 Tasbeam 18C

90 x 45 MGP10 rafters  
 at 900 crs.

cantilevered beams to  
 engineers detail.

beam to engineers detail.

beam connections to  
 engineers detail



upper floor roof framing plan.

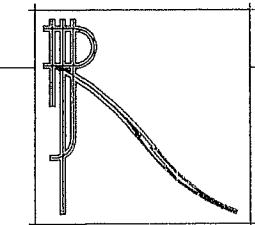
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scale: 1:100  
 date: april 2006  
 dwg: 4704/6

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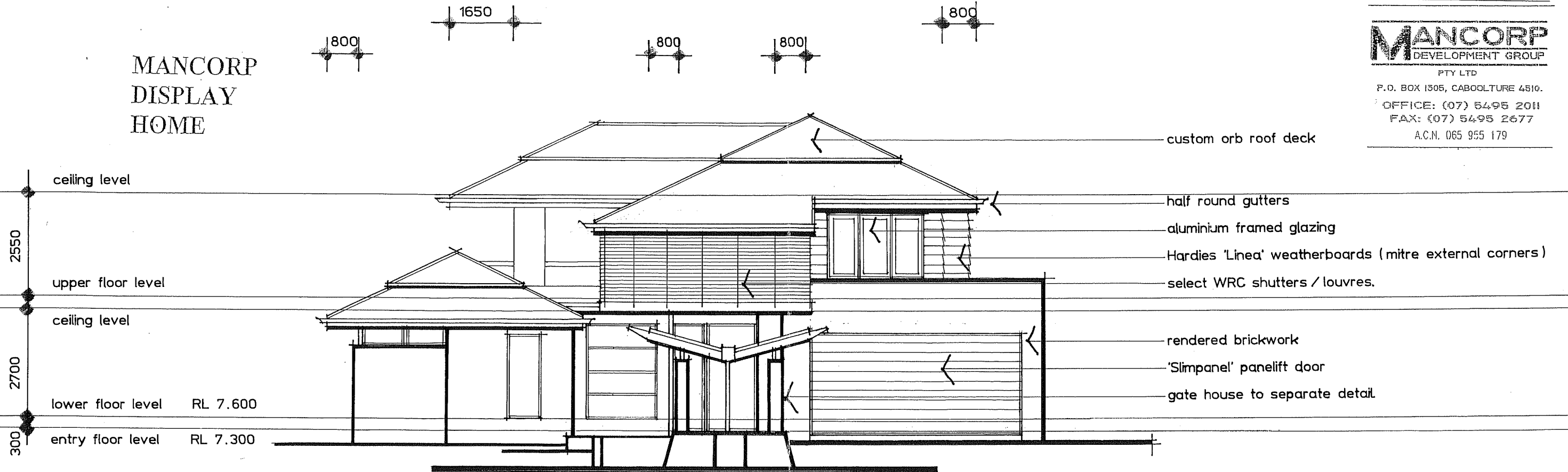
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 robinpayne@primus.com.au

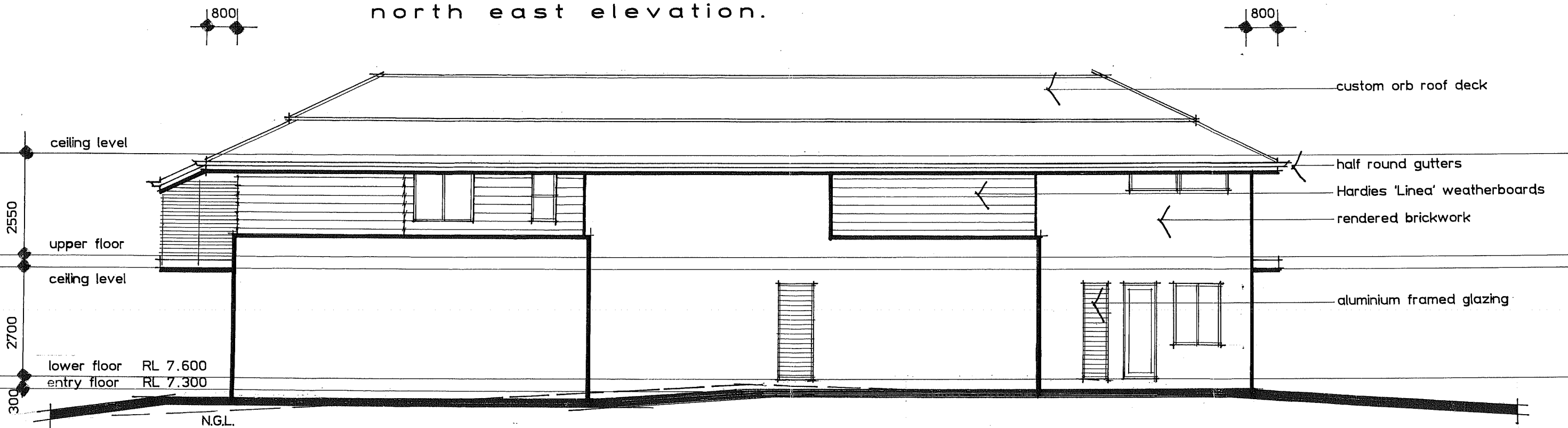


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north east elevation.



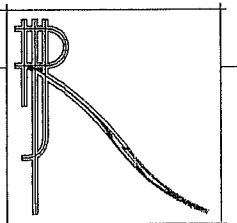
north west elevation.

proposed residence  
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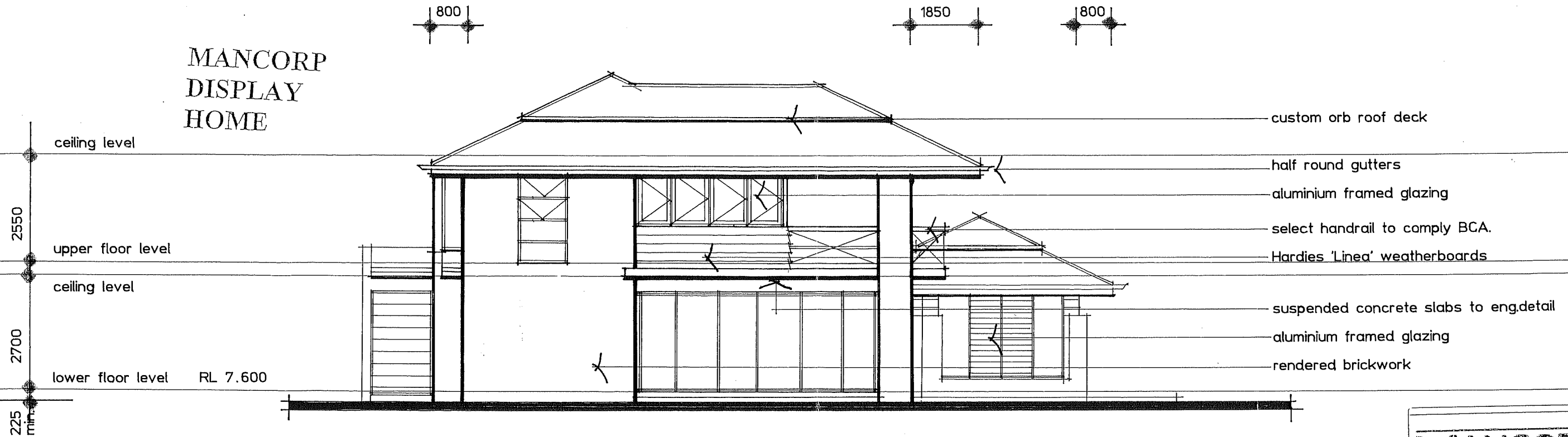
scale: 1:100  
date: april 2006  
dwg: 4704 / 7  
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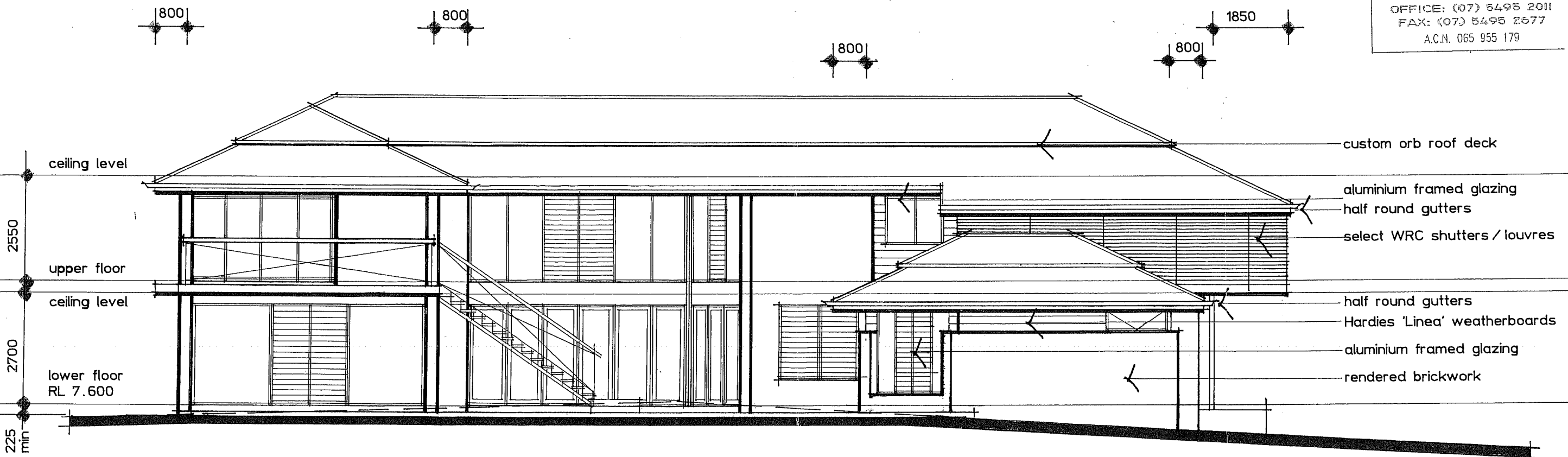


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south west elevation.

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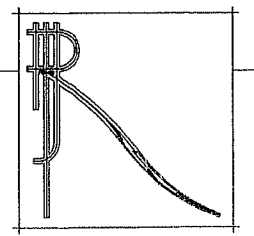


south east elevation.

proposed residence  
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scale: 1:100  
date: april 2006  
dwg: 4704 / 8  
Figured dimensions to  
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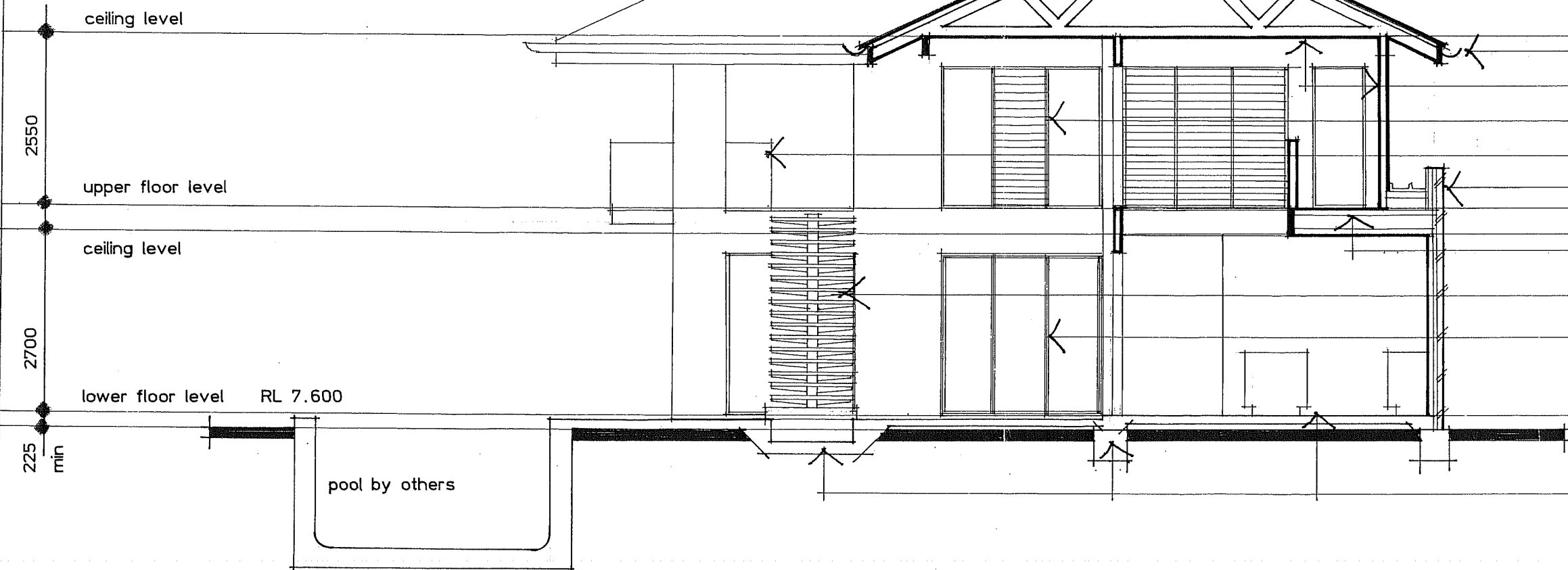
800

800

custom orb roof deck fixe to manufacturers specification to metal battens & purlins on gangnailed trusses at 900 crs to engineers detail.

25° roof pitch  
800 eaves overhangs lined under on rake.

- half round fascia gutters
- plasterboard wall & ceiling linings
- aluminium framed glazing
- select handrail to comply BCA
- parapet wall.
- HJ360 joists at 450 crs
- hardwood treads on steel stringer centrally to engineers design.
- aluminium framed glazing to schedule.

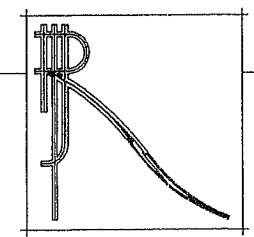


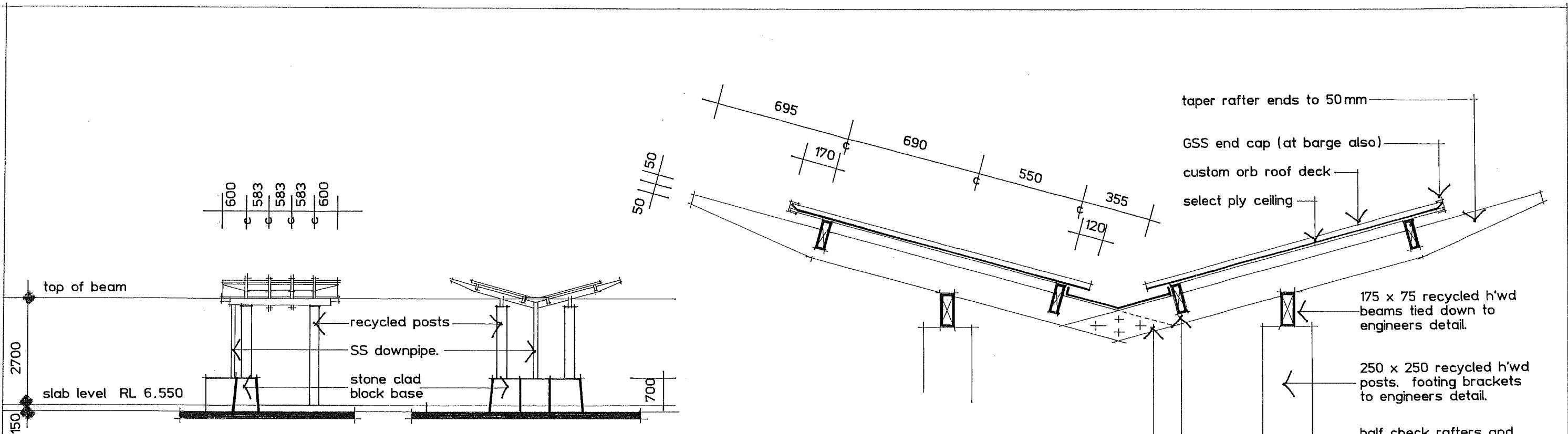
section.

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scale: 1:75  
date: april 2006  
dwa: 4704/9  
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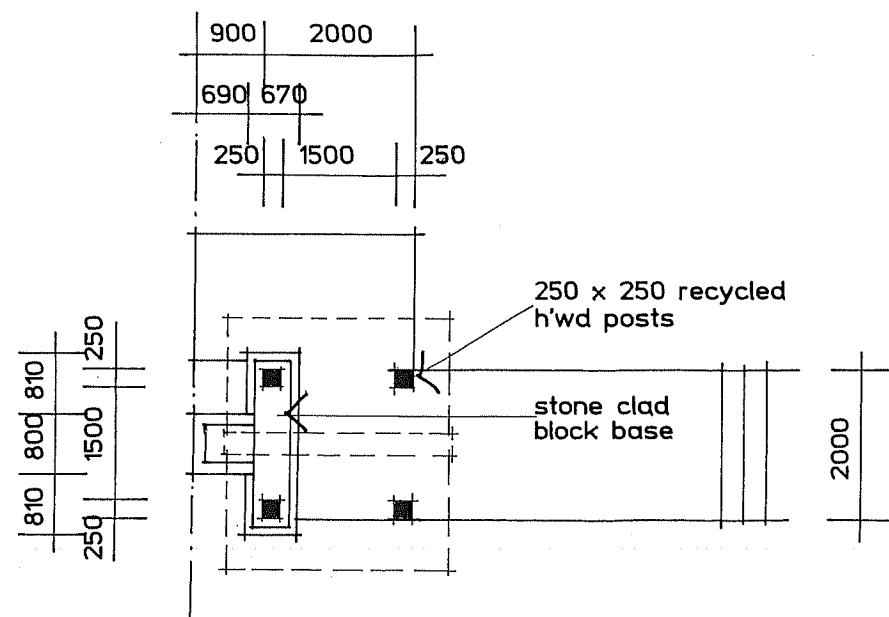


side elevation.

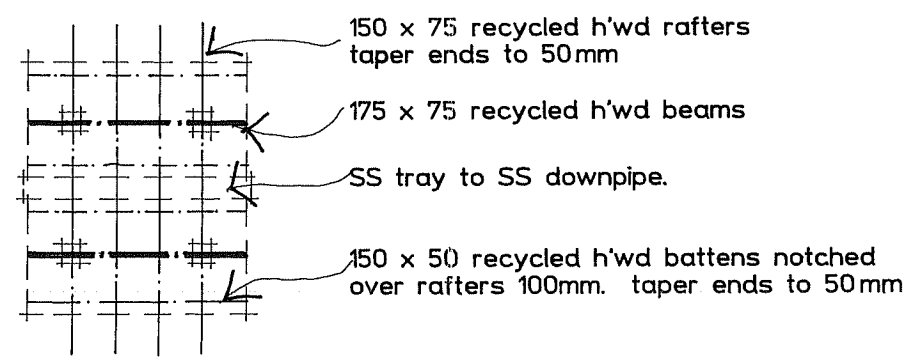
front elevation.

roof detail.  
1:20

- taper rafter ends to 50mm
- GSS end cap (at barge also)
- custom orb roof deck
- select ply ceiling
- 175 x 75 recycled h'wd beams tied down to engineers detail.
- 250 x 250 recycled h'wd posts, footing brackets to engineers detail.
- half check rafters and fix together to engineers detail.
- SS tray.
- 150 x 50 recycled h'wd battens notched over rafters 100mm, taper ends to 50mm



gatehouse plan.



roof framing.

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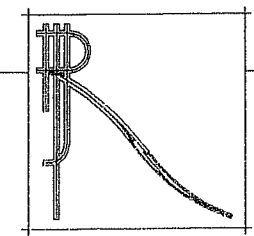
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No.	SIZE.	HEAD HT.	DESCRIPTION.	LINTEL.	STUDS TO SIDE MGP10.
W1	site measure	2700	butt jointed corner translucent glass	engineer	engineer
W2	2409	2400	louvres / translucent	120 x 35 MGP10	2 / 90 x 35
W3	2406	2400	louvres / translucent	blockwork	blockwork
W4	1512	2400	sliding / translucent	blockwork	blockwork
W5	2457	2400	fixed glass / 2 x louvres / fixed glass	blockwork	blockwork
W6	2420	2400	single panel fixed glass	blockwork	blockwork
W7	1818	2400	2 x louvres	200 x 45 LVL	2 / 90 x 35
W8	2418	2400	4 horizontal panels fixed glass / clear glazed	120 x 35 MGP10	2 / 90 x 35
W9	2136	2400	fixed glass / 2 x louvres / fixed glass	240 x 63 LVL	4 / 90 x 35
W10	0615	2400	fixed glass / translucent	120 x 35 MGP10	2 / 90 x 35 & SHS
W11	0611	2400	awning / translucent	120 x 35 MGP10	2 / 90 x 35 & SHS
W12	0609	2400	awning / translucent	120 x 35 MGP10	2 / 90 x 35 & SHS
W13	2109	2100	fixed glass / translucent	2 / 90 x 45 MGP10	2 / 90 x 35
W14	2418	2400	4 horizontal panels fixed glass / translucent	120 x 35 MGP10	2 / 90 x 35
W15	2121	2100	sliding window	130 x 45 LVL	2 / 90 x 35
W16	1524	2100	3 x casement windows	130 x 45 LVL	3 / 90 x 35
W17	1215	2100	sliding window / translucent	120 x 35 MGP10	2 / 90 x 35
W18	1206	2100	double hung / translucent	120 x 35 MGP10	90 x 35
W19	1806	2100	louvres / translucent	120 x 35 MGP10	90 x 35
W20	0412	2100	awning / translucent	140 x 45 MGP10	2 / 90 x 35
W21	0412	2100	awning / translucent	140 x 45 MGP10	2 / 90 x 35
W22	2112	2100	4 horizontal panels / 2 x awning over 2 x fg / all translucent	120 x 35 MGP10	2 / 90 x 35
W23	1239	2100	4 x casement windows	engineer	4 / 90 x 35 & SHS
W24	2124	2100	fixed glass / louvres / fixed glass	140 x 45 MGP10	4 / 90 x 35
W25	2154	2100	fixed glass / 2 x louvres / fixed glass	engineer	4 / 90 x 35 & SHS
W26	2127	2100	fixed glass / louvres / fixed glass	engineer	3 / 90 x 35 & SHS
W27	1215	2100	sliding window	120 x 45 MGP10	2 / 90 x 35
D1	2712	2700	select timber entry door / pivot hinged	140 x 45 MGP10	3 / 90 x 35 & W1
D2	2454	2400	remote 'slimpanel' panelift door	engineer	engineer
D3	site measure	2400	'slimpanel' panelift door	120 x 35 MGP10	2 / 90 x 35
D4	820	2340	full glazed door / translucent	blockwork	blockwork
D5	2460	2400	820 timber framed full glazed door / translucent	blockwork	blockwork
D6	2424	2400	XXO sliding door	blockwork	blockwork
D7	2454	2400	OXXXXX bifold door	engineer	engineer
D8	2427	2400	XXO bifold door	engineer	engineer
D9	2115	2100	XO sliding door	120 x 45 MGP10	2 / 90 x 35
D10	2115	2100	OX sliding door	120 x 45 MGP10	2 / 90 x 35
D11	2136	2100	OXXO sliding door	140 x 45 MGP10	4 / 90 x 35 & SHS
			All louvres to be G. James 130mm blades in frames to allow for the installation of insect screens		

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FRAMING SCHEDULE				TERMITE CONTROL
		Load Bearing MGP10	Non Load	
Bottom Plate	Lower	35 x 90	35 x 70	Termite control to be in accordance with AS 3660.1 to protect structural elements. Barriers to be installed to comply with barrier performance requirements of AS 3660.1  BARRIERS TO BE USED IN THIS BUILDING. Termimesh Suspended Floors
	Upper	35 x 90	35 x 70	
Studs at 450 crs	Lower	90 x 35	70 x 35	
	Upper	90 x 35	70 x 35	
Top Plate	Lower	2 / 45 x 90 MGP12	35 x 70	
	Upper	45 x 90	35 x 70	

NOMINAL FIXINGS FOR TIMBER MEMBERS	
JOINT	MINIMUM FIXING FOR EACH JOINT
<b>FLOOR FRAMING</b>	
Bearer to timber stump / post	4/75 x 3.33mm or 5/75 x 3.05mm machine driven nails plus 1/30 x 0.8mm G.I. strap over bearer and fixed both ends to stump with 4/2.8mm dia. each end; OR 1/M10 bolt through bearer halved to stump; OR 1/M12 cranked bolt fixed vertically through bearer and bolted to stump plus 4/75 x 3.33 or 5/75 x 3.05mm machine driven nails.
Bearer to masonry column / wall / pier (excluding masonry veneer construction)	1/M10 bolt or 1/50 x 4mm mild steel bar fixed to bearer with M10 bolt and cast into masonry (to footing)
Bearer to supports (masonry veneer construction)	No requirement.
Bearer to concrete stump / post	1/6mm dia. rod cast into stump, vertically through bearer and bent over.
Bearer to steel post	1/M10 coach screw or bolt.
Floor joist to bearer	2/75 x 3.05mm dia. nails
<b>WALL FRAMING</b>	
Plates to studs	Plates up to 38mm thick - 2/75mm nails through plate. Plates 38 to 50mm thick - 2/90mm nails through plate; OR 2/75mm nails skewed through stud into plate.
Noggings to studs	2/75mm nails skewed or through nailed.
Timber braces to studs or plates	2/50 x 2.8mm dia. nails at each joint.
Bottom plates to joists	Plates up to 38mm thick - 2/75mm nails at max. 600mm centres Plates 38 to 50mm thick - 2/90mm nails at max. 600mm centres
Bottom plates to concrete slab.	1/75mm masonry nail (hand driven at slab edge), screw or bolt at not more than 1200mm centres.
Ribbon plate to top plate	Refer notes to Span Tables in Appendix A, and Clause 9.2.10 AS 1684.2-1999
Multiple studs.	1/75mm nail at max. 600mm centres
Posts to bearers or joists	1/M12 or 2/M10 bolts (unless otherwise specified.)
<b>ROOF FRAMING</b>	
Roof trusses to top plates	See Clause 1.14 AS 1684.2-1999; OR 1 framing anchor with three nails each leg; OR 1/30 x 0.8mm G.I. strap over truss with strap ends fixed to plate with 3/2.8mm dia. nails plus 2/75mm skew nails
Rafters to top plates (coupled roofs)	2/75mm skew nails plus, where adjoining a ceiling joist of - 38mm thick - 2/75mm nails; OR 50mm thick - 2/90mm nails, fixing joist to rafter
Rafters to top plates (non-coupled roofs)	2/75mm skew nails
Ceiling joists to top plates	2/75mm skew nails
Ceiling joists to rafters.	In coupled roof construction, 1/75mm hand driven nail; OR 2/75 x 3.05mm machine driven nails
Collar ties to rafters.	1/M10 bolt for ties over 4.2m or 3/75mm nails for ties up to 4.2m long
Verandah beams and roof beams to post.	1/M12 or 2/M10 bolts (unless otherwise specified for tie-down)