

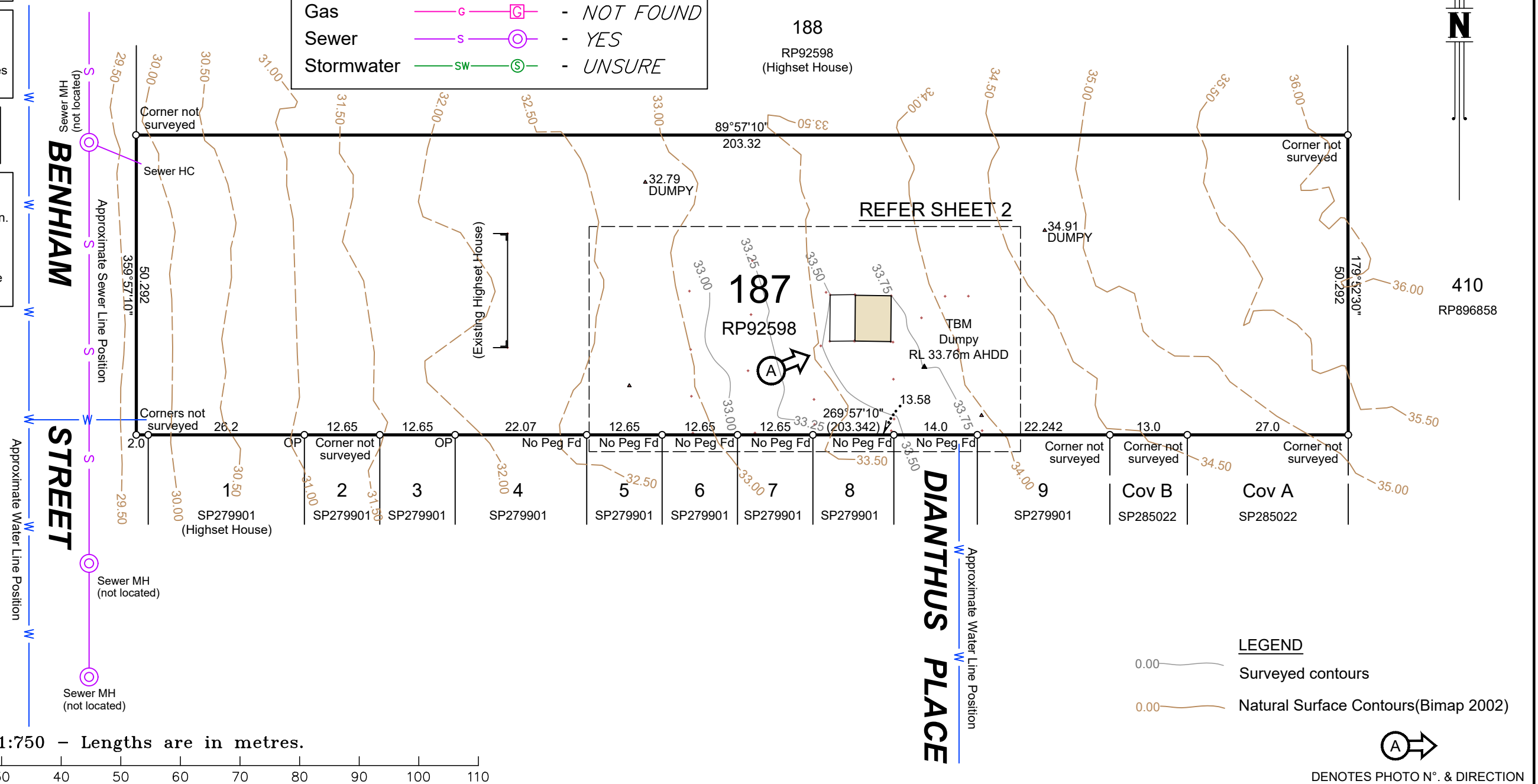
Part 3 – Plans

i. Architectural Plans

Title Search has not been undertaken for subject lot. Check with Department of Resources for easement and encumbrance information.

O/H Power		- <i>UNSURE</i>
U/G Power		- <i>UNSURE</i>
Water		- <i>YES</i>
Telecom		- <i>UNSURE</i>
Gas		- <i>NOT FOUND</i>
Sewer		- <i>YES</i>
Stormwater		- <i>UNSURE</i>

N



KEVIN HOLT CONSULTING
SURVEYORS AND TOWN PLANNERS

Website: www.kevinholtconsulting.com

	LIGHT POLE		LOCATOR POTHOLE
	POWER POLE		FIRE HYDRANT
	POWER BOX		AIR VALVE
	POWER LINE		STOP VALVE
	UNDERGROUND ELEC		WATER METER
	TELSTRA PIT		WATER LINE
	TELSTRA LINE		STORMWATER M/HOLE
	GAS MARKER		GULLY GRATE
	GAS LINE		ROOFWATER PIT
	SEWER MANHOLE		STORMWATER LINE
	SEWER LINE		ROCK RETAINING WALL
	SIGN		RETAINING WALL
	TEMPORARY BENCH MARK		TOE OF BANK
	PERMANENT SURVEY MARK		TOE OF BANK
	ORIGINAL PEG		FENCE

**Lot 187 Benhiam Street,
Calamvale**

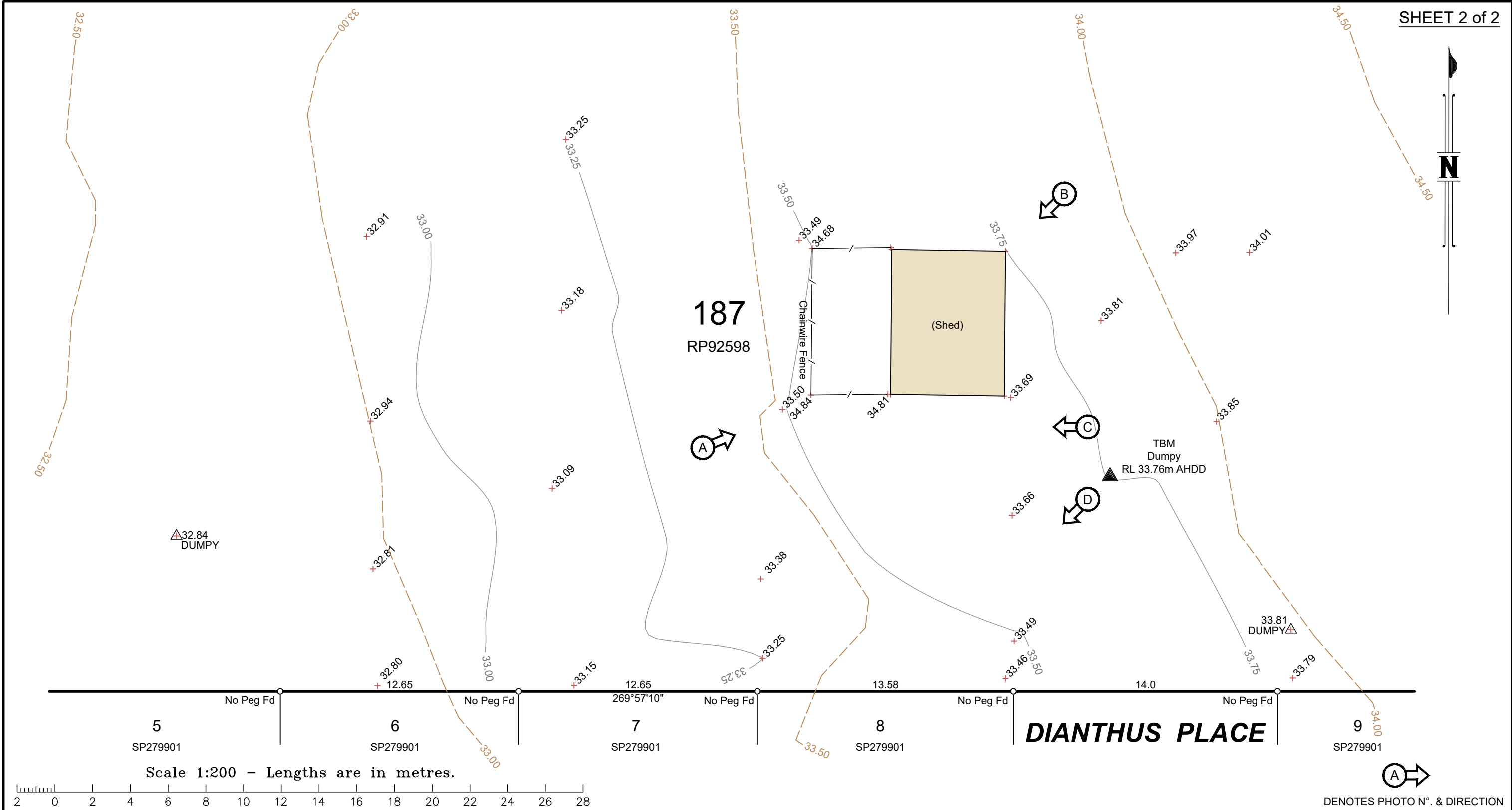
Lot: 187 **on: RP92598**
Area: **1.023** **ha**
Local Authority: **Brisbane C. C.**
Contour Interval: **0.25m**
Datum: **AHDD (GPS 3DCQ = 0.006m)**

Disclaimer: The position of Fence Lines, Retaining Walls and other detail is indicative only and should not be relied upon as depicting the Boundary Lines. This is a plan of **VISIBLE SERVICES ONLY**. The location of pegs found have **NOT BEEN CHECKED** and as such should not be relied on as marking the corners of the lot. An Identification Survey should be carried out prior to any construction works.

REV	DATE	DESCRIPTION	DRW
A	17/06/2025	Original Issue	RC

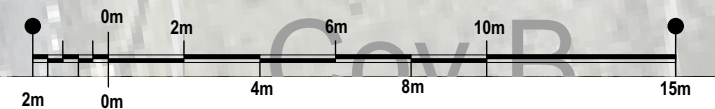
A3	Date Surveyed: 16/06/2025	by: TM
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Scale: 1:750	J2506103	01	A
	JOB NUMBER	DWG NO.	REV.

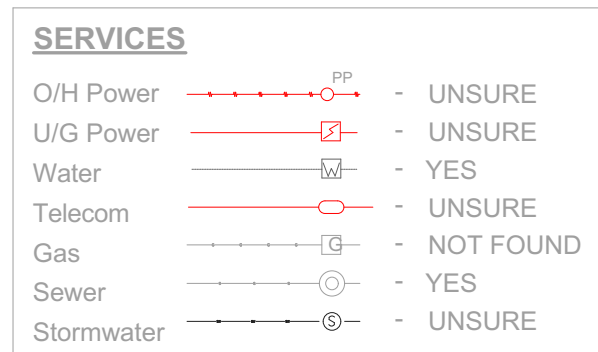


NOTE: OWNER TO REMOVE EXISTING HOUSE, SHEDS, CONCRETE SLABS, ANY GARDENS, TREES AND ROOTBALLS, CUBBY HOUSES, STUMPS, FRONT FENCE, ALL RUBBISH, EXISTING UNDERGROUND SERVICES OR ANY OVERHEAD SERVICES PRIOR TO CONSTRUCTION STARTING

HSTP:
HSTP SYSTEM SUPPLIED AND INSTALLED BY BUILDER MIN
6M FROM HOME



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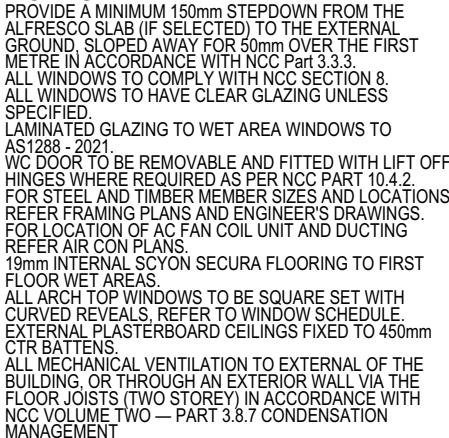


PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

**BCC DS
RECEIVED**
08/09/2026
APPLICATION REF
A037107651

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DP	PVC DOWNPIPE
f.w.	FLOOR WASTE
f.w.g.	FLOOR WASTE GULLY
S.D.	SMOKE ALARM TO BCA 3.7.2
CJ	CONTROL JOINT
	BULKHEAD
AC	AIRCONDITIONING DUCT
PD	PLUMBING DUCT



AREA TABLE		
GROUND FLOOR		
	PORCH	3.03
	ALFRESCO	13.27
	GARAGE	40.70
	GROUND FLOOR LIVING	150.59
		207.59 m²
FIRST FLOOR		
	FIRST FLOOR LIVING	181.21
		181.21 m²
		388.80 m²

**AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116**

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
GROUND FLOOR
1:100

	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

PCV / AMENDMENTS	
JOB No. S5163	SHEET 06
ISSUE: CONTRACT 18/08/2026	

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Stylemaster

Homes

PREMIERE SPECIFICATION

CONTRACT 18/08/2026

M:\CLIENT JOBS\Stylemaster\Boules - S5163 - Lot 187 #268 Benhiam Street, Calamvale\Drafting\CAD Drawings\Boules - S5163.pln | A3 PDF PRINTED Tuesday, 18 August 2026

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LEGEND:

- DP

f.w.

f.w.g.

S.D.

CJ



AC

PD
- PVC DOWNPIPE

FLOOR WASTE

FLOOR WASTE GULLY

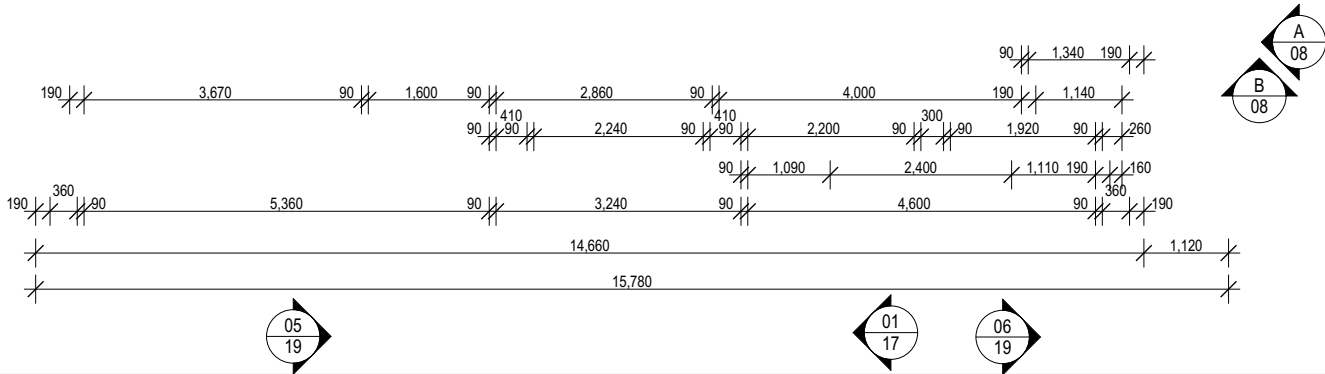
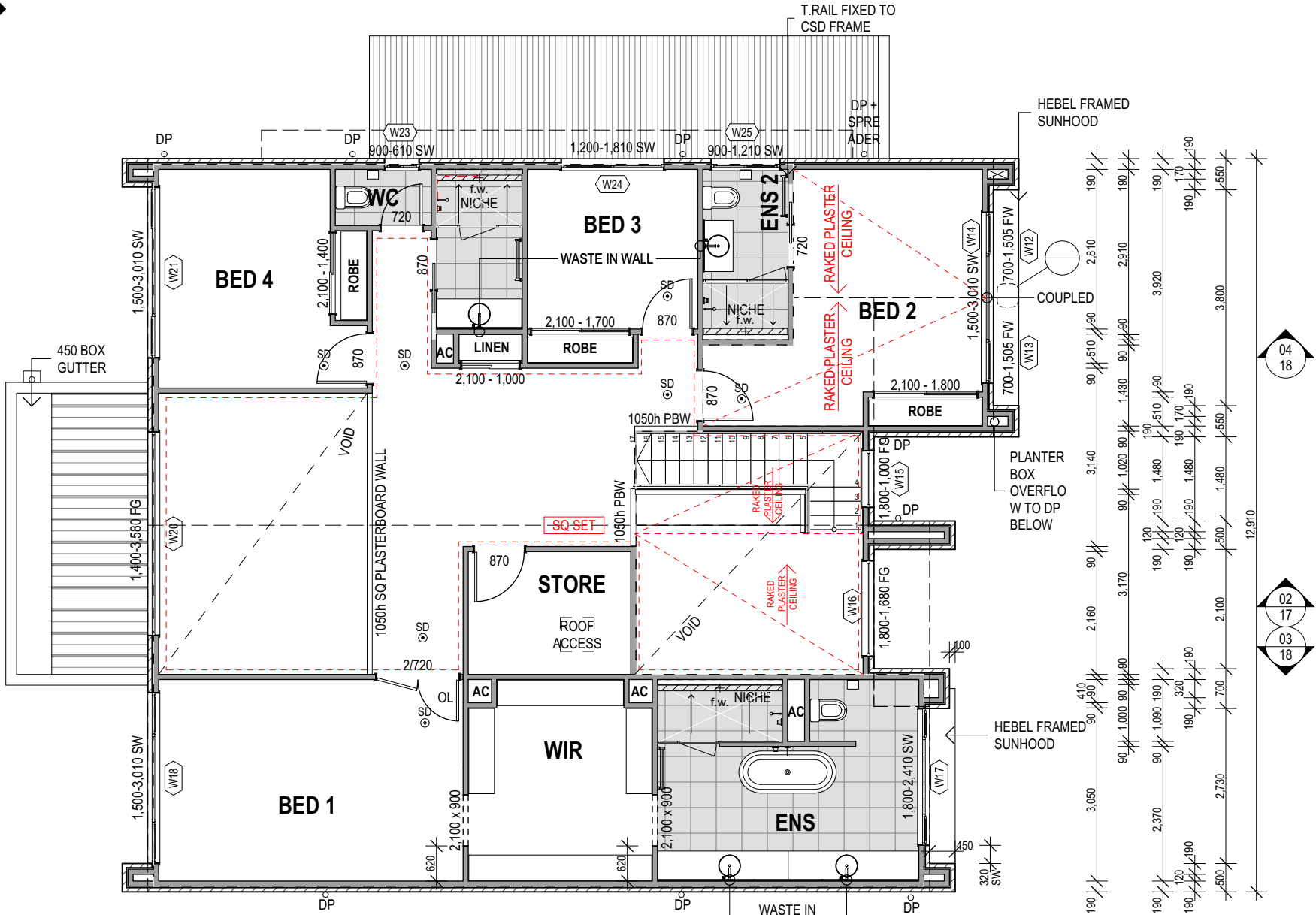
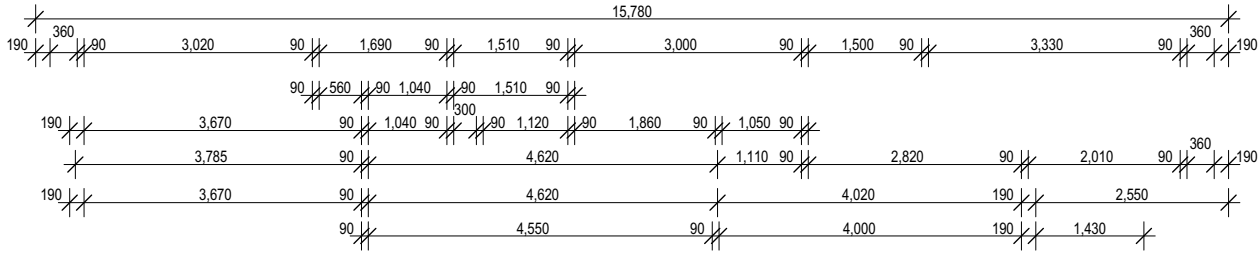
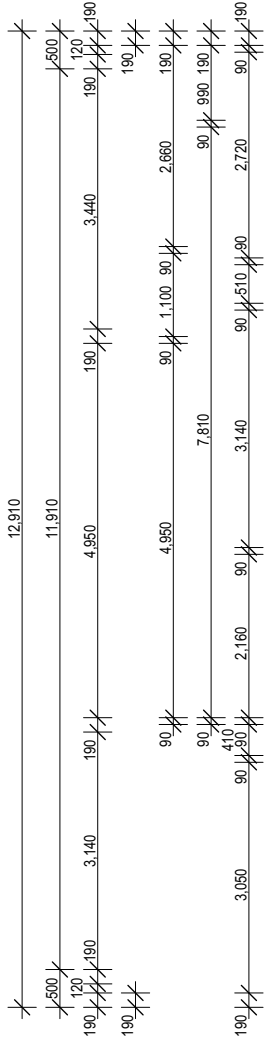
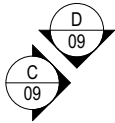
SMOKE ALARM TO BCA 3.7.2

CONTROL JOINT

BULKHEAD

AIRCONDITIONING DUCT

PLUMBING DUCT



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ALFRESCO		13.27
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Homes

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FOR: BOULES

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PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
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SITE ISSUE			

NCC 2022 - 1 MAY 23

(WATERPROOFING TO WET AREAS TO COMPLY WITH NCC 2022 PART 10.2)

NCC 2022 - LHD COMPLIANCE

- CORRIDOR WIDTHS MINIMUM 1m WIDE BETWEEN FINISHED SURFACE OF OPPOSING WALL EXCLUDING SKIRTING ETC
- BATHROOM WC AND SHOWER TO COMPLY WITH NCC LHD
- THE THRESHOLD OF THE ENTRANCE DOOR AND INTERNAL DOORS SERVING HABITABLE AREAS, ACCESSIBLE SANITARY COMPARTMENT AND THE SHOWER ROOM WILL BE MAXIMUM OF 5MM
- STEP-FREE DWELLING ENTRANCE WILL COME FROM THE INTERNAL GARAGE.
- NOMINATED SHOWER ENTRANCE WATER STOP TO COMPLY WITH QDC MP4.5 (4)(a)

STEEL FRAME, (N3) WIND:

CEILING HGT:

- GROUND FLOOR - 2720mm
- FIRST FLOOR - 2440mm

WINDOW HEAD HGT:

- GROUND FLOOR - 2390 UNO
- FIRST FLOOR - 2390 UNO

INTERNAL DOORS:

- GROUND FLOOR - CSD/HINGED - 2340mm
- ROBES - 2400mm
- FIRST FLOOR - CSD/HINGED - 2040mm
- ROBES - 2100mm

RECESSED SHOWER TRAYS:

50mm RECESS TO SLAB & 50mm RECESS TO FLOOR FRAME FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY. EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE ONLY. Min 1:80 AND Max 1:50 FALL.

SQUARE SET CEILINGS:

PROVIDE SQUARE SET CEILINGS TO (GF EXCLUDING GARAGE - FF VOIDS & HALLWAY AREA/BED 2) AS INDICATED IN RED

STAIRS: A+B

STAIR OPTION A:

- STAIN GRADE CLOSED TREADS STAIN GRADE

STRINGERS

BALUSTRADE B:

- S/S HANDRAIL BRACKET FIXED TO PLASTERBOARD NIB WALL

GUTTER PERFORMANCE NOTES:

GROUND FLOOR GUTTERS

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

FIRST FLOOR GUTTERS

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

SPACER INSERT

LYSAGHT'S SPACER INSERT SET TO BARB 5 FOR A MAX OF 2.0 l/s/m. PROVIDING A TOTAL OF 2.17 l/s/m

ENERGY EFFICIENCY REQUIREMENTS:

- PROVIDE 60mm (R1.3) ANI-CON ROOF BLANKET TO ENTIRE ROOF
- PROVIDE R3.5 CEILING INSULATION TO ENTIRE ROOF SPACE INCLUDING GARAGE/ALFRESCO
- 1x CEILING FAN TO EACH BEDROOM, AND UP TO 3x CEILING FANS TO LIVING AREAS (DESIGN SPECIFIC). 1x CEILING FAN TO ALFRESCO

NOTES:

PROVIDE A MINIMUM 150mm STEPDOWN FROM THE ALFRESCO SLAB (IF SELECTED) TO THE EXTERNAL GROUND. SLOPED AWAY FOR 50mm OVER THE FIRST METRE IN ACCORDANCE WITH NCC Part 3.3.3.

ALL WINDOWS TO COMPLY WITH NCC SECTION 8. ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS SPECIFIED

LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2021.

WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER NCC PART 10.4.2. FOR STEEL AND TIMBER MEMBER SIZES AND LOCATIONS REFER FRAMING PLANS AND ENGINEER'S DRAWINGS. FOR LOCATION OF AC FAN COIL UNIT AND DUCTING REFER AIR CON PLANS.

19mm INTERNAL SCYON SECURA FLOORING TO FIRST FLOOR WET AREAS.

ALL ARCH TOP WINDOWS TO BE SQUARE SET WITH CURVED REVEALS. REFER TO WINDOW SCHEDULE. EXTERNAL PLASTERBOARD CEILINGS FIXED TO 450mm CTR BATTENS.

ALL MECHANICAL VENTILATION TO EXTERNAL OF THE BUILDING, OR THROUGH AN EXTERIOR WALL VIA THE FLOOR JOISTS (TWO STOREY) IN ACCORDANCE WITH NCC VOLUME TWO — PART 3.8.7 CONDENSATION MANAGEMENT

PCV / AMENDMENTS

JOB No. S5163	SHEET 07
ISSUE: CONTRACT 18/08/2026	

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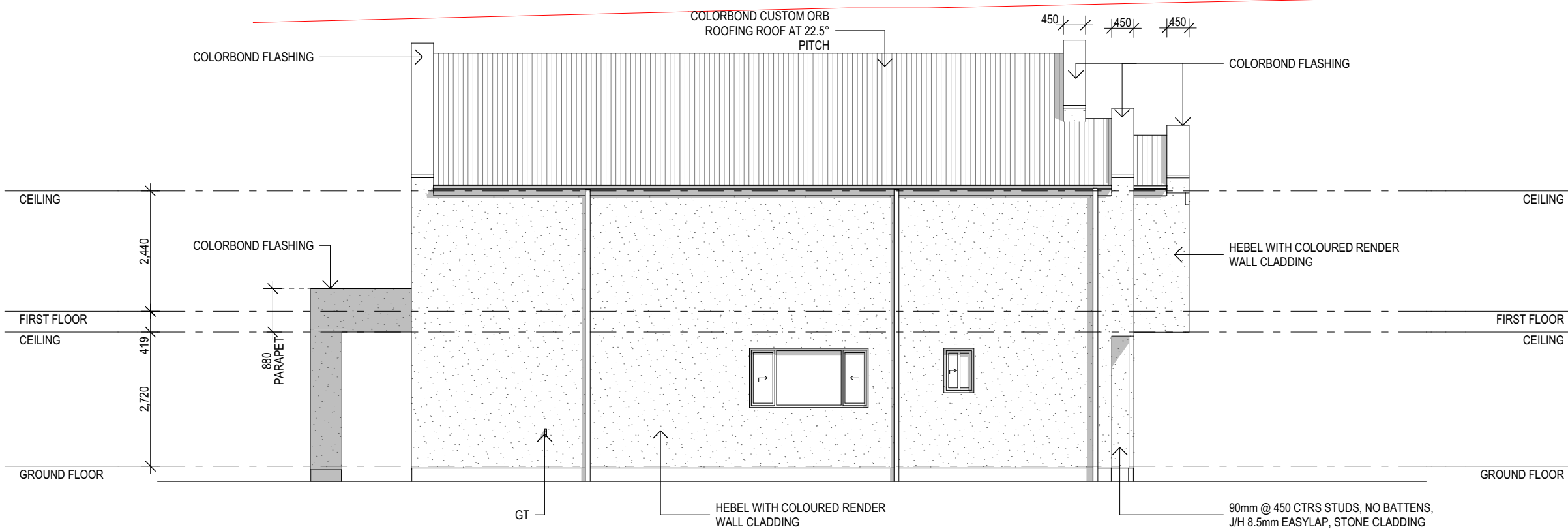
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PREMIERE SPECIFICATION

CONTRACT 18/08/2026

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NOTES:

- ROOF TRUSSES AND WALL FRAMES TO MANUFACTURES SPECIFICATIONS.
- GLASS BALUSTRADE SYSTEMS TO COMPLY FULLY NCC 2022 AND AS1288 2021
- GLAZING TO WINDOWS/DOORS TO AS1288 - 2021.
- ALL WINDOWS TO COMPLY WITH NCC PART 11.3.7 & 11.3.8.
- LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2021.
- WINDOW REVEAL SIZES: BRICK VENEER - 135mm, EURO CLAD - 135mm HEBEL CLADDING 116mm, MATRIX 110mm, AXON/STRIA 135mm
- ALL LIGHTWEIGHT CLADDING EXCEPT FOR MATRIX TO HAVE 70X35mm BATTENS - REFER CLADDING DETAILS

- R2 BATTS TO ALL LIGHTWEIGHT CLAPPED EXTERNAL WALLS EXCLUDING HEBEL / BRICK VENEER
- ROOF SARKING TO ALL ROOF PITCHES 5° AND BELOW
- EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.
- PROVIDE MINIMUM 2No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS AND WALL JUNCTIONS TO SUIT CLADDING FIXING.
- REFER TO LIGHTWEIGHT CLADDING DETAILS FOR REQUIRED INSTALLATION METHODS.
- EAVES OVERHANG AND GABLE ENDS MEASURED TO FRAME.

BARGE/FASCIA OFFSETS FOR ROOF FRAMING
HEBEL = 100mm
AXON = 45mm (35mm TIMBER PLUS 9mm AXON)
STRIA = 50mm (35mm TIMBER PLUS 14mm STRIA)
LINEA = 55mm (35mm TIMBER PLUS 16mm LINEA)

Stylemaster
Homes

PROPOSED DWELLING

FOR: BOULES

AT: LOT 187 #268 BENHAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY MODERN FARMHOUSE + ELEVATIONS

1:100



	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

NCC 2022 - 1 MAY 23

(WATERPROOFING TO WET AREAS TO COMPLY WITH NCC 2022 PART 10.2)

NCC 2022 - LHD COMPLIANCE

- CORRIDOR WIDTHS MINIMUM 1m WIDE BETWEEN FINISHED SURFACE OF OPPOSING WALL EXCLUDING SKIRTING ETC
- BATHROOM WC AND SHOWER TO COMPLY WITH NCC LHD
- THE THRESHOLD OF THE ENTRANCE DOOR AND INTERNAL DOORS SERVING HABITABLE AREAS, ACCESSIBLE SANITARY COMPARTMENT AND THE SHOWER ROOM WILL BE MAXIMUM OF 5MM
- STEP-FREE DWELLING ENTRANCE WILL COME FROM THE INTERNAL GARAGE.
- NOMINATED SHOWER ENTRANCE WATER STOP TO COMPLY WITH QDC MP4.5 (4)(a)

STEEL FRAME, (N3) WIND:

CEILING HGT:

- GROUND FLOOR - 2720mm
- FIRST FLOOR - 2440mm

WINDOW HEAD HGT:

- GROUND FLOOR - 2390 UNO
- FIRST FLOOR - 2390 UNO

INTERNAL DOORS:

- GROUND FLOOR - CSD/HINGED - 2340mm
- ROBES - 2400mm
- FIRST FLOOR - CSD/HINGED - 2040mm
- ROBES - 2100mm

RECESSED SHOWER TRAYS:

50mm RECESS TO SLAB & 50mm RECESS TO FLOOR FRAME FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY. EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE ONLY. Min 1:80 AND Max 1:50 FALL.

SQUARE SET CEILINGS:

PROVIDE SQUARE SET CEILINGS TO (GF EXCLUDING GARAGE - FF VOIDS & HALLWAY AREA/BED 2) AS INDICATED IN RED

STAIRS: A+B

STAIR OPTION A:

- STAIN GRADE CLOSED TREADS STAIN GRADE STRINGERS

BALUSTRADE B:

- S/S HANDRAIL BRACKET FIXED TO PLASTERBOARD NIB WALL

GUTTER PERFORMANCE NOTES:

GROUND FLOOR GUTTERS

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

FIRST FLOOR GUTTERS

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

SPACER INSERT

LYSAGHT'S SPACER INSERT SET TO BARB 5 FOR A MAX OF 2.0 l/s/m, PROVIDING A TOTAL OF 2.17 l/s/m

ENERGY EFFICIENCY REQUIREMENTS:

- PROVIDE 60mm (R1.3) ANI-CON ROOF BLANKET TO ENTIRE ROOF
- PROVIDE R3.5 CEILING INSULATION TO ENTIRE ROOF SPACE INCLUDING GARAGE/ALFRESCO
- 1x CEILING FAN TO EACH BEDROOM, AND UP TO 3x CEILING FANS TO LIVING AREAS (DESIGN SPECIFIC). 1x CEILING FAN TO ALFRESCO

NOTES:

PROVIDE A MINIMUM 150mm STEPDOWN FROM THE ALFRESCO SLAB (IF SELECTED) TO THE EXTERNAL GROUND, SLOPED AWAY FOR 50mm OVER THE FIRST METRE IN ACCORDANCE WITH NCC Part 3.3.3.

ALL WINDOWS TO COMPLY WITH NCC SECTION 8.

ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS SPECIFIED.

LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2021.

WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER NCC PART 10.4.2.

FOR STEEL AND TIMBER MEMBER SIZES AND LOCATIONS REFER FRAMING PLANS AND ENGINEER'S DRAWINGS.

FOR LOCATION OF AC FAN COIL UNIT AND DUCTING REFER AIR CON PLANS.

19mm INTERNAL SCYON SECURA FLOORING TO FIRST FLOOR WET AREAS.

ALL ARCH TOP WINDOWS TO BE SQUARE SET WITH CURVED REVEALS. REFER TO WINDOW SCHEDULE.

EXTERNAL PLASTERBOARD CEILINGS FIXED TO 450mm CTR BATTENS.

ALL MECHANICAL VENTILATION TO EXTERNAL OF THE BUILDING, OR THROUGH AN EXTERIOR WALL VIA THE FLOOR JOISTS (TWO STOREY) IN ACCORDANCE WITH NCC VOLUME TWO — PART 3.8.7 CONDENSATION MANAGEMENT

PREMIERE SPECIFICATION

CONTRACT 18/08/2026

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- ROOF TRUSSES AND WALL FRAMES TO MANUFACTURERS SPECIFICATIONS.
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- R2 BATTS TO ALL LIGHTWEIGHT CLADDLED EXTERNAL WALLS
 - EXCLUDING HEBEL / BRICK VENEER
 - ROOF SARKING TO ALL ROOF PITCHES 5° AND BELOW
 - EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH
 ENGINEERS SPECIFICATIONS.
 - PROVIDE MINIMUM 2No. STUDS TO SIDES OF DOOR/WINDOW
 OPENINGS AND WALL JUNCTIONS TO SUIT CLADDING FIXING
 - REFER TO LIGHTWEIGHT CLADDING DETAILS FOR REQUIRED
 INSTALLATION METHODS.
 - EAVES OVERHANG AND GABLE ENDS MEASURED TO FRAME

HEBEL = 100mm
 AXON = 45mm (35mm TIMBER PLUS 9mm AXON)
 STRIA = 50mm (35mm TIMBER PLUS 14mm STRIA)
 LINEA = 55mm (35mm TIMBER PLUS 16mm LINEA)

**AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116**

1:100

PCV / AMENDMENTS	
JOB No. S5163	SHEET 09
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(WATERPROOFING TO WET AREAS TO COMPLY WITH NCC 2022 PART 10.2)

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CEILING HGT:
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FIRST FLOOR - 2440mm

WINDOW HEAD HGT:	
GROUND FLOOR	- 2390 UN
FIRST FLOOR	- 2390 UN

GROUND FLOOR	- CSD/HINGED -	2340mm
	- ROBES	2400mm
FIRST FLOOR	- CSD/HINGED -	2040mm
	- ROBES	2100mm

50mm RECESS TO SLAB & 50mm RECESS TO FLOOR
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ONLY. EXTENSION OF 25mm TO SHWR RECESS FOR
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-STAIN GRADE CLOSED TREADS STAIN GRADE STRINGERS

- S/S HANDRAIL BRACKET FIXED TO PLASTERBOARD
NIB WALL

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD
GUTTER AND FASCIA SYSTEM WITH SPACER INSERT
(MAX GUTTER ROOF CATCHMENT AREA OF 40m² PER
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 ALL ARCH TOP WINDOWS TO BE SQUARE SET WITH
 CURVED REVEALS, REFER TO WINDOW SCHEDULE.
 EXTERNAL PLASTERBOARD CEILINGS FIXED TO 450mm
 CTR BATTENS.
 ALL MECHANICAL VENTILATION TO EXTERNAL OF THE
 BUILDING, OR THROUGH AN EXTERIOR WALL VIA THE
 FLOOR JOISTS (TWO STOREY) IN ACCORDANCE WITH
 NCC VOLUME TWO — PART 3.8.7 CONDENSATION
 MANAGEMENT

Stylemaster

Homes

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WINDOW NUMBER	W01	W02	W03	W05	W06	W08
HEAD HEIGHT	2,390	2,390	2,390	2,390	2,390	2,365
WALL TYPE	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
GLAZING TYPE	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR

WINDOW NUMBER	W10	W11	W12	W13	W14	W15
HEAD HEIGHT	2,390	2,400	3,100	3,100	2,200	2,110
WALL TYPE	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
GLAZING TYPE	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR

WINDOW NUMBER	W16	W17	W18	W20	W21	W23
HEAD HEIGHT	2,110	2,110	2,110	2,110	2,110	2,110
WALL TYPE	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
GLAZING TYPE	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR	GLASS CLEAR

WINDOW NUMBER	W24	W25
HEAD HEIGHT	2,110	2,110
WALL TYPE	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90
FRAME TYPE	ALUMINIUM	ALUMINIUM
GLAZING TYPE	GLASS CLEAR	GLASS CLEAR

NCC 2022 - 1 MAY 23

(WATERPROOFING TO WET AREAS TO COMPLY WITH NCC 2022 PART 10.2)

NCC 2022 - LHD COMPLIANCE

- CORRIDOR WIDTHS MINIMUM 1m WIDE BETWEEN FINISHED SURFACE OF OPPOSING WALL EXCLUDING SKIRTING ETC
- BATHROOM WC AND SHOWER TO COMPLY WITH NCC LHD
- THE THRESHOLD OF THE ENTRANCE DOOR AND INTERNAL DOORS SERVING HABITABLE AREAS, ACCESSIBLE SANITARY COMPARTMENT AND THE SHOWER ROOM WILL BE MAXIMUM OF 5MM
- STEP-FREE DWELLING ENTRANCE WILL COME FROM THE INTERNAL GARAGE.
- NOMINATED SHOWER ENTRANCE WATER STOP TO COMPLY WITH QDC MP4.5 (4)(a)

STEEL FRAME, (N3) WIND:

CEILING HGT:

- GROUND FLOOR - 2720mm
- FIRST FLOOR - 2440mm

WINDOW HEAD HGT:

- GROUND FLOOR - 2390 UNO
- FIRST FLOOR - 2390 UNO

INTERNAL DOORS:

- GROUND FLOOR - CSD/HINGED - 2340mm
- ROBES - 2400mm
- FIRST FLOOR - CSD/HINGED - 2040mm
- ROBES - 2100mm

RECESSED SHOWER TRAYS:

50mm RECESS TO SLAB & 50mm RECESS TO FLOOR FRAME FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY. EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE ONLY. Min 1:80 AND Max 1:50 FALL.

SQUARE SET CEILINGS:

PROVIDE SQUARE SET CEILINGS TO (GF EXCLUDING GARAGE - FF VOIDS & HALLWAY AREA/BED 2) AS INDICATED IN RED

STAIRS: A+B

STAIR OPTION A:

- STAIN GRADE CLOSED TREADS STAIN GRADE STRINGERS

BALUSTRADE B:

- S/S HANDRAIL BRACKET FIXED TO PLASTERBOARD NIB WALL

GUTTER PERFORMANCE NOTES:

GROUND FLOOR GUTTERS

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

FIRST FLOOR GUTTERS

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

SPACER INSERT

LYSAGHT'S SPACER INSERT SET TO BARB 5 FOR A MAX OF 2.0 l/s/m. PROVIDING A TOTAL OF 2.17 l/s/m

ENERGY EFFICIENCY

REQUIREMENTS:

- PROVIDE 60mm (R1.3) ANI-CON ROOF BLANKET TO ENTIRE ROOF
- PROVIDE R3.5 CEILING INSULATION TO ENTIRE ROOF SPACE INCLUDING GARAGE/ALFRESCO
- 1x CEILING FAN TO EACH BEDROOM, AND UP TO 3x CEILING FANS TO LIVING AREAS (DESIGN SPECIFIC). 1x CEILING FAN TO ALFRESCO

NOTES:

PROVIDE A MINIMUM 150mm STEPDOWN FROM THE ALFRESCO SLAB (IF SELECTED) TO THE EXTERNAL GROUND. SLOPED AWAY FOR 50mm OVER THE FIRST METRE IN ACCORDANCE WITH NCC Part 3.3.3. ALL WINDOWS TO COMPLY WITH NCC SECTION 8. ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS SPECIFIED. LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2021. WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER NCC PART 10.4.2. FOR STEEL AND TIMBER MEMBER SIZES AND LOCATIONS REFER FRAMING PLANS AND ENGINEER'S DRAWINGS. FOR LOCATION OF AC FAN COIL UNIT AND DUCTING REFER AIR CON PLANS. 19mm INTERNAL SCYON SECURA FLOORING TO FIRST FLOOR WET AREAS. ALL ARCH TOP WINDOWS TO BE SQUARE SET WITH CURVED REVEALS. REFER TO WINDOW SCHEDULE. EXTERNAL PLASTERBOARD CEILINGS FIXED TO 450mm CTR BATTENS. ALL MECHANICAL VENTILATION TO EXTERNAL OF THE BUILDING. OR THROUGH AN EXTERIOR WALL VIA THE FLOOR JOISTS (TWO STOREY) IN ACCORDANCE WITH NCC VOLUME TWO — PART 3.8.7 CONDENSATION MANAGEMENT

Stylemaster
Homes

PROPOSED DWELLING

FOR: BOULES

AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
WINDOW SCHEDULE

1:1.27



	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

PCV / AMENDMENTS

JOB No. S5163	SHEET 13
ISSUE: CONTRACT 18/08/2026	

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A007107651

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PREMIERE SPECIFICATION

CONTRACT 18/08/2026

ARTIST IMPRESSION ONLY

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PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
RENDER FRONT



	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

PCV / AMENDMENTS	
JOB No. S5163 SHEET 15	
ISSUE: CONTRACT 18/08/2026	

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**AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116**

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY MODERN FARMHOUSE + RENDER REAR



	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

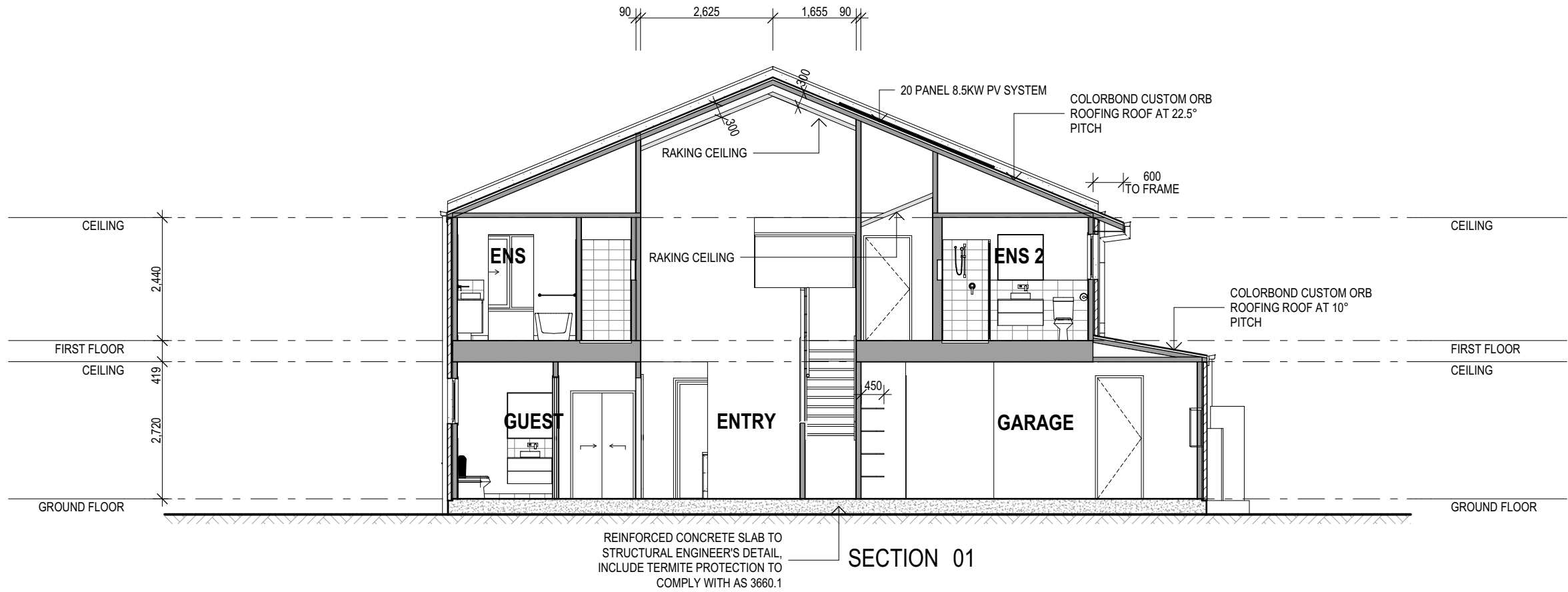
PCV / AMENDMENTS	

JOB No. S5163	SHEET 16
ISSUE: CONTRACT 18/08/2026	

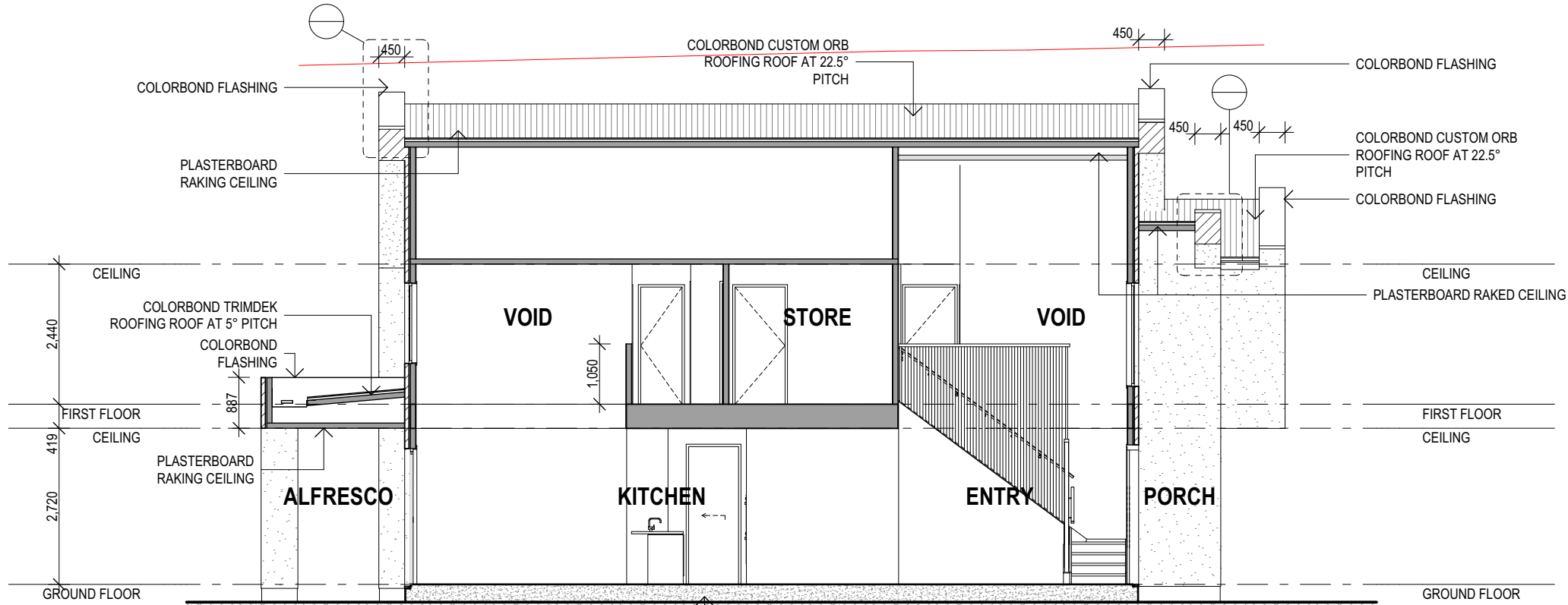
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SECTION 01



SECTION 02

NOTES:

- ROOF TRUSSES AND WALL FRAMES TO MANUFACTURES SPECIFICATIONS.
- GLASS BALUSTRADE SYSTEMS TO COMPLY FULLY NCC 2022 AND AS1288 2021
- GLAZING TO WINDOWS/DOORS TO AS1288 - 2021.
- ALL WINDOWS TO COMPLY WITH NCC PART 11.3.7 & 11.3.8.
- LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2021.
- WINDOW REVEAL SIZES: BRICK VENEER - 135mm, EURO CLAD - 135mm HEBEL CLADDING 116mm, MATRIX 110mm, AXON/STRIA 135mm
- ALL LIGHTWEIGHT CLADDING EXCEPT FOR MATRIX TO HAVE 70X35mm BATTENS - REFER CLADDING DETAILS

- R2 BATTS TO ALL LIGHTWEIGHT CLADDED EXTERNAL WALLS EXCLUDING HEBEL / BRICK VENEER
- ROOF SARKING TO ALL ROOF PITCHES 5° AND BELOW
- EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.
- PROVIDE MINIMUM 2No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS AND WALL JUNCTIONS TO SUIT CLADDING FIXING.
- REFER TO LIGHTWEIGHT CLADDING DETAILS FOR REQUIRED INSTALLATION METHODS.
- EAVES OVERHANG AND GABLE ENDS MEASURED TO FRAME.

BARGE/FASCIA OFFSETS FOR ROOF FRAMING
HEBEL = 100mm
AXON = 45mm (35mm TIMBER PLUS 9mm AXON)
STRIA = 50mm (35mm TIMBER PLUS 14mm STRIA)
LINEA = 55mm (35mm TIMBER PLUS 16mm LINEA)

Stylemaster
Homes

PROPOSED DWELLING

FOR: BOULES

AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
SECTIONS

1:100



	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

NCC 2022 - 1 MAY 23

(WATERPROOFING TO WET AREAS TO COMPLY WITH NCC 2022 PART 10.2)

NCC 2022 - LHD COMPLIANCE

- CORRIDOR WIDTHS MINIMUM 1m WIDE BETWEEN FINISHED SURFACE OF OPPOSING WALL EXCLUDING SKIRTING ETC
- BATHROOM WC AND SHOWER TO COMPLY WITH NCC LHD
- THE THRESHOLD OF THE ENTRANCE DOOR AND INTERNAL DOORS SERVING HABITABLE AREAS, ACCESSIBLE SANITARY COMPARTMENT AND THE SHOWER ROOM WILL BE MAXIMUM OF 5MM
- STEP-FREE DWELLING ENTRANCE WILL COME FROM THE INTERNAL GARAGE.
- NOMINATED SHOWER ENTRANCE WATER STOP TO COMPLY WITH QDC MP4.5 (4)(a)

STEEL FRAME, (N3) WIND:

CEILING HGT:

GROUND FLOOR - 2720mm
FIRST FLOOR - 2440mm

WINDOW HEAD HGT:

GROUND FLOOR - 2390 UNO
FIRST FLOOR - 2390 UNO

INTERNAL DOORS:

GROUND FLOOR - CSD/HINGED - 2340mm
- ROBES - 2400mm
FIRST FLOOR - CSD/HINGED - 2040mm
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RECESSED SHOWER TRAYS:

50mm RECESS TO SLAB & 50mm RECESS TO FLOOR FRAME FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY. EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE ONLY. Min 1:80 AND Max 1:50 FALL.

SQUARE SET CEILINGS:

PROVIDE SQUARE SET CEILINGS TO (GF EXCLUDING GARAGE - FF VOIDS & HALLWAY AREA/BED 2) AS INDICATED IN RED

STAIRS: A+B

STAIR OPTION A:

- STAIN GRADE CLOSED TREADS STAIN GRADE STRINGERS

BALUSTRADE B:

- S/S HANDRAIL BRACKET FIXED TO PLASTERBOARD NIB WALL

GUTTER PERFORMANCE NOTES:

GROUND FLOOR GUTTERS

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

FIRST FLOOR GUTTERS

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SPACER INSERT

LYSAGHT'S SPACER INSERT SET TO BARB 5 FOR A MAX OF 2.0 l/s/m, PROVIDING A TOTAL OF 2.17 l/s/m

ENERGY EFFICIENCY REQUIREMENTS:

- PROVIDE 60mm (R1.3) ANI-CON ROOF BLANKET TO ENTIRE ROOF
- PROVIDE R3.5 CEILING INSULATION TO ENTIRE ROOF SPACE INCLUDING GARAGE/ALFRESCO
- 1x CEILING FAN TO EACH BEDROOM, AND UP TO 3x CEILING FANS TO LIVING AREAS (DESIGN SPECIFIC). 1x CEILING FAN TO ALFRESCO

NOTES:

PROVIDE A MINIMUM 150mm STEPDOWN FROM THE ALFRESCO SLAB (IF SELECTED) TO THE EXTERNAL GROUND. SLOPED AWAY FOR 50mm OVER THE FIRST METRE IN ACCORDANCE WITH NCC Part 3.3.3.
ALL WINDOWS TO COMPLY WITH NCC SECTION 8.
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FOR STEEL AND TIMBER MEMBER SIZES AND LOCATIONS REFER FRAMING PLANS AND ENGINEER'S DRAWINGS.
FOR LOCATION OF AC FAN COIL UNIT AND DUCTING REFER AIR CON PLANS.
19mm INTERNAL SCYON SECURA FLOORING TO FIRST FLOOR WET AREAS.
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EXTERNAL PLASTERBOARD CEILINGS FIXED TO 450mm CTR BATTENS.
ALL MECHANICAL VENTILATION TO EXTERNAL OF THE BUILDING, OR THROUGH AN EXTERIOR WALL VIA THE FLOOR JOISTS (TWO STOREY) IN ACCORDANCE WITH NCC VOLUME TWO — PART 3.8.7 CONDENSATION MANAGEMENT

PREMIERE SPECIFICATION

CONTRACT 18/08/2026

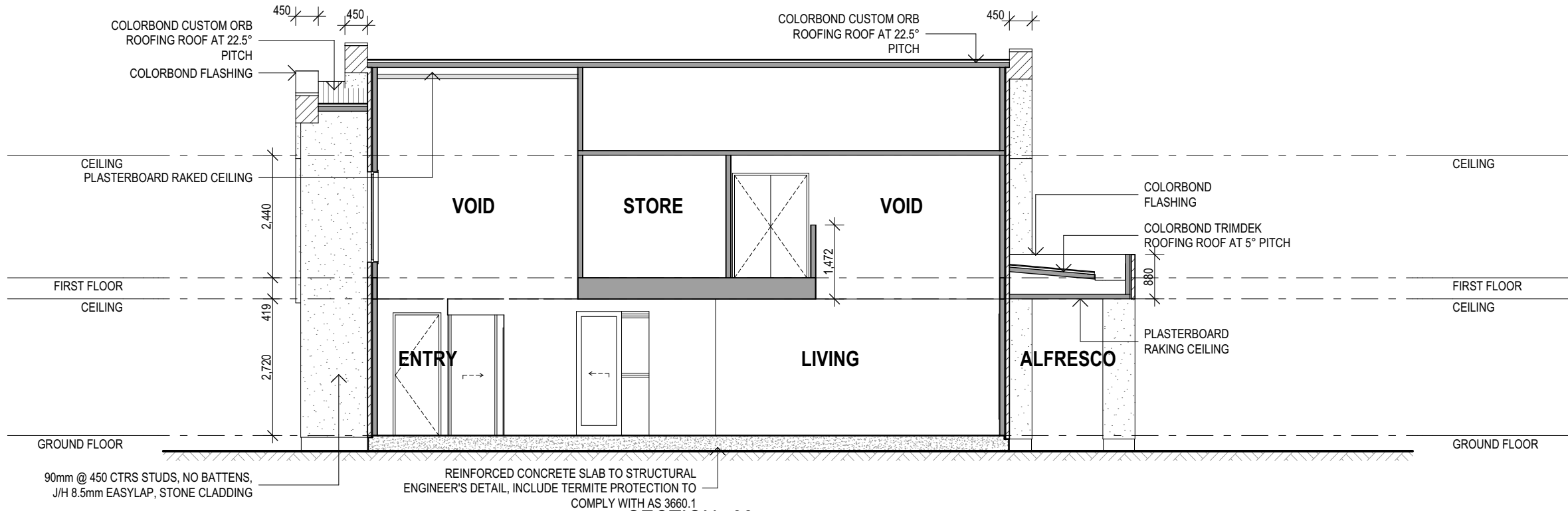
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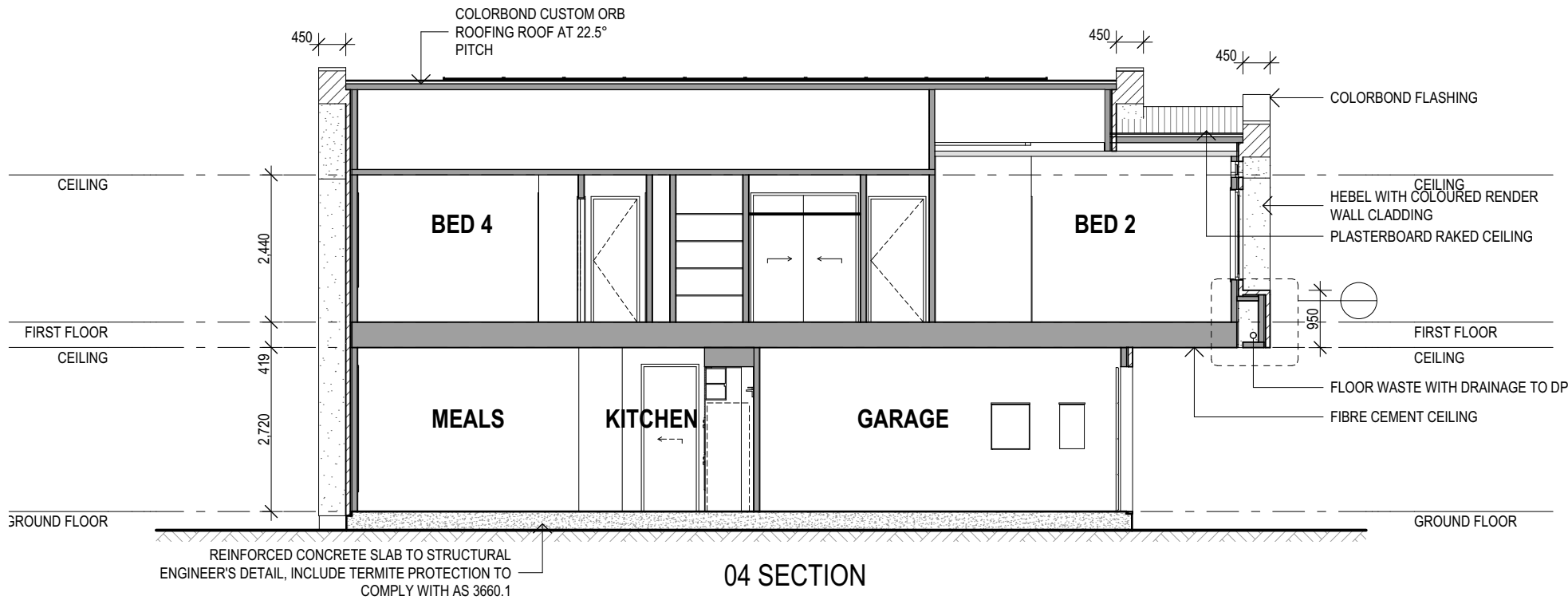
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SECTION 03



04 SECTION

NOTES:

- ROOF TRUSSES AND WALL FRAMES TO MANUFACTURES SPECIFICATIONS.
- GLASS BALUSTRADE SYSTEMS TO COMPLY FULLY NCC 2022 AND AS1288 2021
- GLAZING TO WINDOWS/DOORS TO AS1288 - 2021.
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- ALL LIGHTWEIGHT CLADDING EXCEPT FOR MATRIX TO HAVE 70X35mm BATTENS - REFER CLADDING DETAILS

- R2 BATTS TO ALL LIGHTWEIGHT CLADDIED EXTERNAL WALLS EXCLUDING HEBEL / BRICK VENEER
- ROOF SARKING TO ALL ROOF PITCHES 5° AND BELOW
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- PROVIDE MINIMUM 2No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS AND WALL JUNCTIONS TO SUIT CLADDING FIXING.
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- EAVES OVERHANG AND GABLE ENDS MEASURED TO FRAME.

BARGE/FASCIA OFFSETS FOR ROOF FRAMING
HEBEL = 100mm
AXON = 45mm (35mm TIMBER PLUS 9mm AXON)
STRIA = 50mm (35mm TIMBER PLUS 14mm STRIA)
LINEA = 55mm (35mm TIMBER PLUS 16mm LINEA)

NCC 2022 - 1 MAY 23

(WATERPROOFING TO WET AREAS TO COMPLY WITH NCC 2022 PART 10.2)

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- NOMINATED SHOWER ENTRANCE WATER STOP TO COMPLY WITH QDC MP4.5 (4)(a)

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CEILING HGT:

- GROUND FLOOR - 2720mm
- FIRST FLOOR - 2440mm

WINDOW HEAD HGT:

- GROUND FLOOR - 2390 UNO
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INTERNAL DOORS:

- GROUND FLOOR - CSD/HINGED - 2340mm
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- FIRST FLOOR - CSD/HINGED - 2040mm
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50mm RECESS TO SLAB & 50mm RECESS TO FLOOR FRAME FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY. EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE ONLY. Min 1:80 AND Max 1:50 FALL.

SQUARE SET CEILINGS:

PROVIDE SQUARE SET CEILINGS TO (GF EXCLUDING GARAGE - FF VOIDS & HALLWAY AREA/BED 2) AS INDICATED IN RED

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BALUSTRADE B:

- S/S HANDRAIL BRACKET FIXED TO PLASTERBOARD NIB WALL

GUTTER PERFORMANCE NOTES:

GROUND FLOOR GUTTERS

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

FIRST FLOOR GUTTERS

LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

SPACER INSERT

LYSAGHT'S SPACER INSERT SET TO BARB 5 FOR A MAX OF 2.0 l/s/m, PROVIDING A TOTAL OF 2.17 l/s/m

ENERGY EFFICIENCY REQUIREMENTS:

- PROVIDE 60mm (R1.3) ANI-CON ROOF BLANKET TO ENTIRE ROOF
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NOTES:

PROVIDE A MINIMUM 150mm STEPDOWN FROM THE ALFRESCO SLAB (IF SELECTED) TO THE EXTERNAL GROUND, SLOPED AWAY FOR 50mm OVER THE FIRST METRE IN ACCORDANCE WITH NCC Part 3.3.3.

ALL WINDOWS TO COMPLY WITH NCC SECTION 8.

ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS SPECIFIED.

LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2021.

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FOR LOCATION OF AC FAN COIL UNIT AND DUCTING REFER AIR CON PLANS.

19mm INTERNAL SCYON SECURA FLOORING TO FIRST FLOOR WET AREAS.

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EXTERNAL PLASTERBOARD CEILINGS FIXED TO 450mm CTR BATTENS.

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Stylemaster
Homes

PROPOSED DWELLING

FOR: BOULES

AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
SECTIONS

1:100



	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

PCV / AMENDMENTS	
JOB No. S5163	SHEET 18
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PREMIERE SPECIFICATION

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- ROOF TRUSSES AND WALL FRAMES TO MANUFACTURERS SPECIFICATIONS.
- GLASS BALUSTRADE SYSTEMS TO COMPLY FULLY NCC 2022 AND AS1288 2021
- GLAZING TO WINDOWS/DOORS TO AS1288 - 2021.
- ALL WINDOWS TO COMPLY WITH NCC PART 11: 3.7 & 11.3.8.
- ALL MINOR TRIM AND GLAZING TO MEET AS1288 AND AS1288 - 2021.
- WINDOW REVEALS: BRICK VENEER, 150mm EURO CLAD - 135mm HEBE CLADDING 116mm, MATRIX 110mm, AXON/STRIA 135mm
- ALL LIGHTWEIGHT CLADDING EXCEPT FOR MATRIX TO HAVE 70X35mm BATTENS - REFER CLADDING DETAILS

- R2 BATTS TO ALL LIGHTWEIGHT CLADDLED EXTERNAL WALLS EXCLUDING HEBEL / BRICK VENEER.
- ROOF SARKING TO ALL ROOF PITCHES 5° AND BELOW
- EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.
- PROVIDE MINIMUM 2No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS AND WALL JUNCTIONS TO SUIT CLADDING FIXING.
- REFER TO LIGHTWEIGHT CLADDING DETAILS FOR REQUIRED INSTALLATION METHODS.
- EAVES OVERHANG AND GABLE ENDS MEASURED TO FRAME.

BARGE/FASCIA OFFSETS FOR ROOF FRAMING
 HEBEL = 100mm
 AXON = 45mm (35mm TIMBER PLUS 9mm AXON)
 STRIA = 50mm (35mm TIMBER PLUS 14mm STRIA)
 LINEA = 55mm (35mm TIMBER PLUS 16mm LINEA)

Stylemaster

Homes

**AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116**

1:100

	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

PCV / AMENDMENTS	
JOB No. S5163	SHEET 19
ISSUE: CONTRACT 18/08/2026	

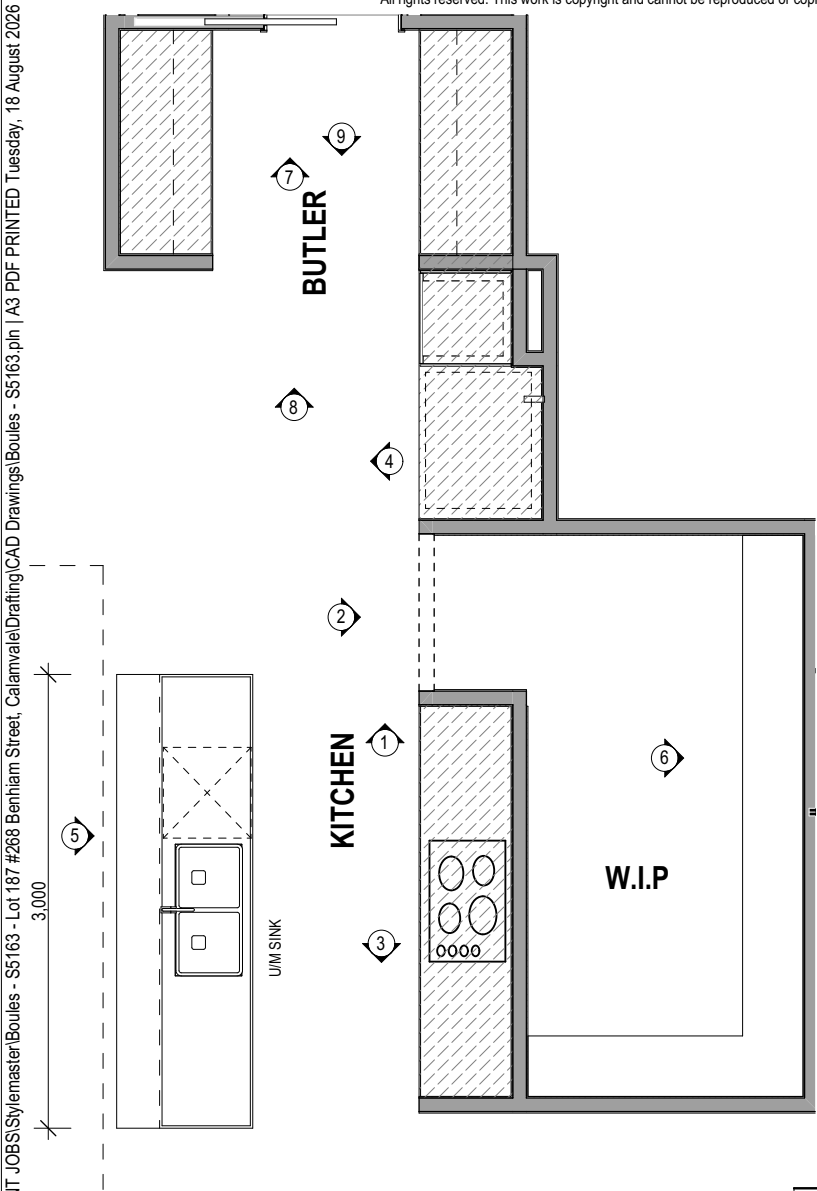
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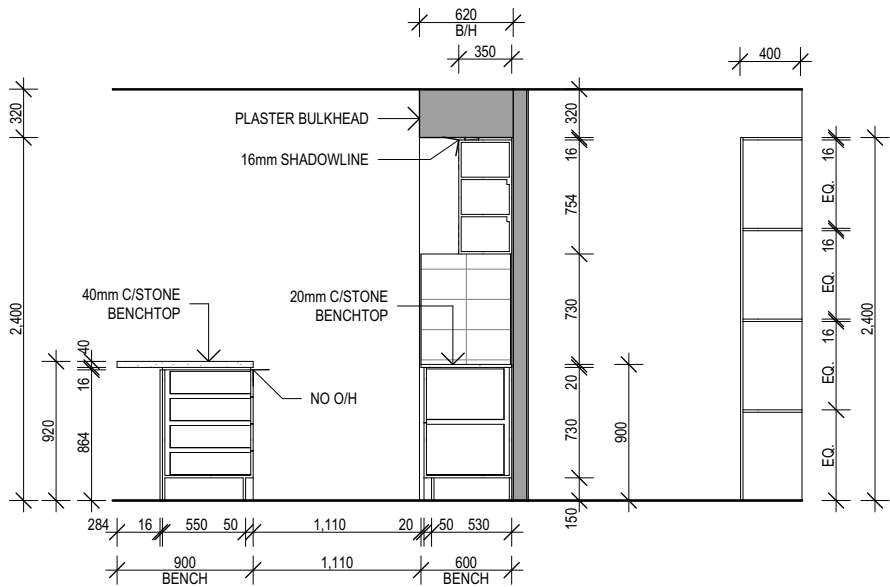
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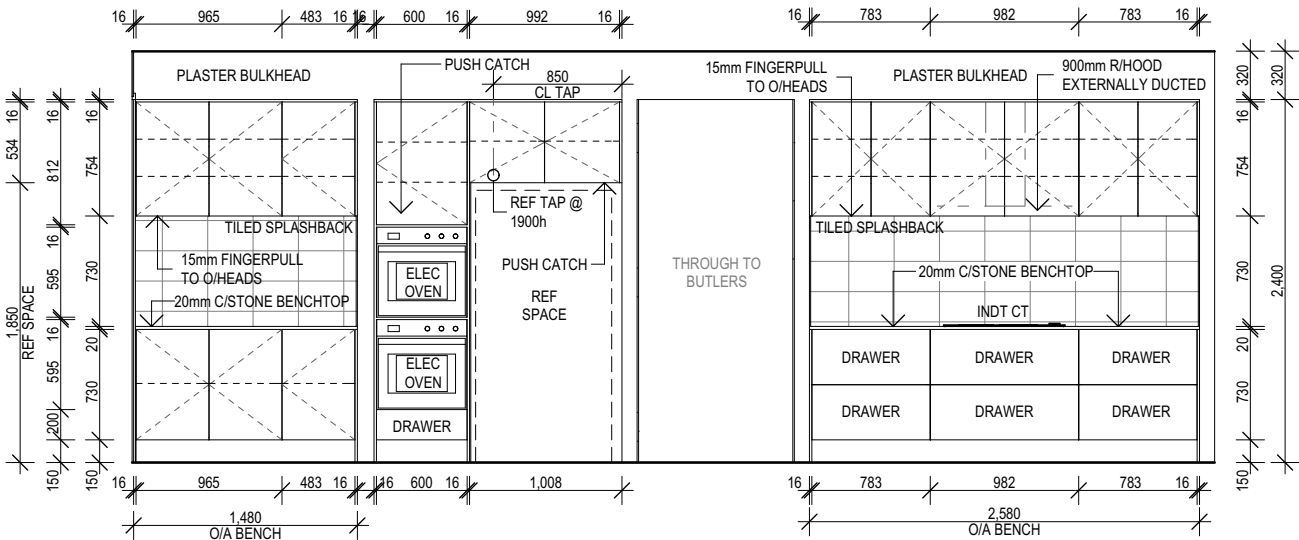
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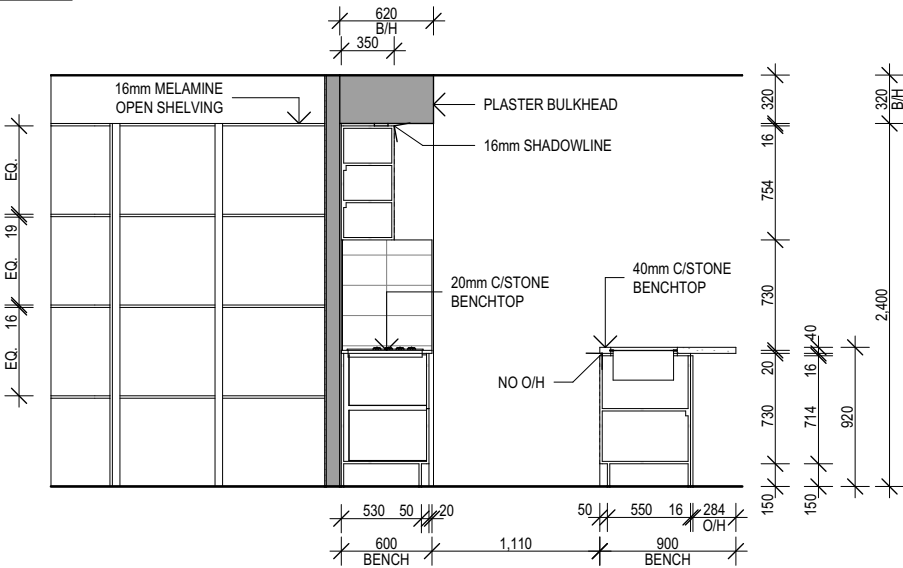
KITCHEN/BUTLER/W.I.P PLAN
PREMIERE 'OPTION A' KITCHEN
SOFT CLOSE DOORS AND DRAWERS
TO BUTLERS ONLY



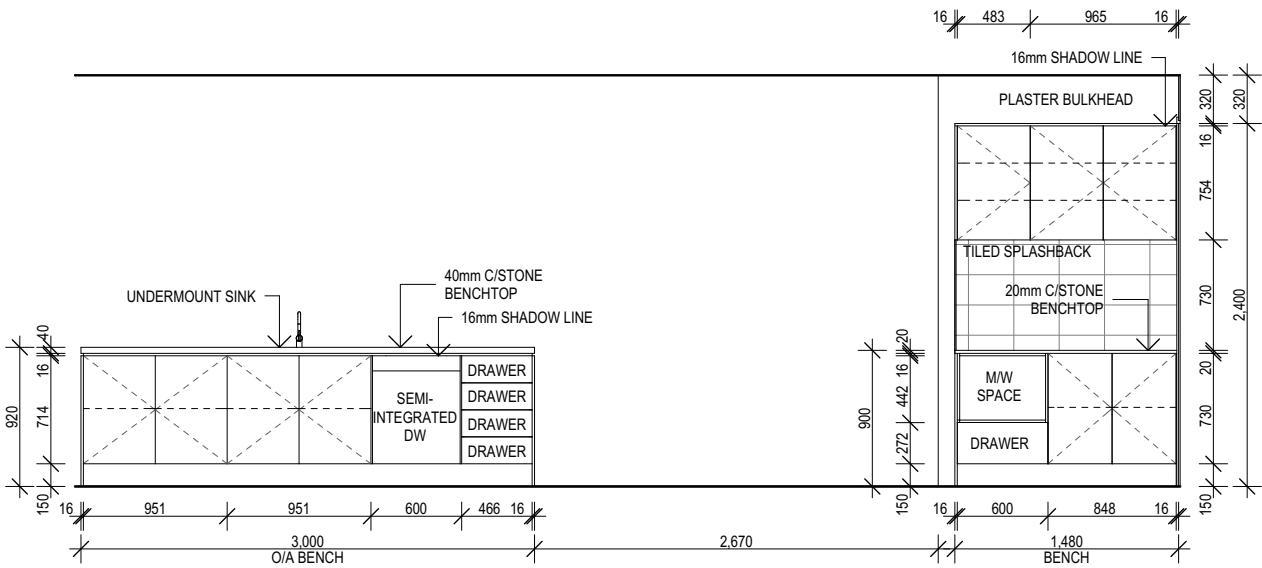
KITCHEN/W.I.P 1



KITCHEN/BUTLER 2



KITCHEN/W.I.P 3



KITCHEN/BUTLER 4

NOTES:

- TILE LAYOUTS ARE INDICATIVE ONLY.
- SHOWER FLOOR BEDDING MIN 1:80 AND MAX 1:50 FALL TO WASTE.
- UNLESS NOTED OTHERWISE (CHECK COLOUR SELECTION) 3mm GROUT GAPS TO WALL TILING(TYPICAL)
- 3-5mm GROUT GAPS TO FLOOR TILING (TYPICAL)
- WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES.
- BATH SPLASHBACK TO BE TILED TO UNDERSIDE OF WINDOW (NOMINAL 900MM HIGH)

- TILING TO SHOWER TO EXTEND TO 2000MM HIGH OR TO UNDERSIDE OF BULKHEAD WHERE - APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL APPLIANCES, FITTINGS AND FIXTURES ARE INDICATIVE ONLY.
- CABINETRY ON PLANS NOT TO SCALE.

HEIGHT ABOVE FFL = TOP OF SLAB OR TOP SUBFLOOR
T. ROLL HOLDER - 800h
TOWEL RAIL - 1000/1600h OR AS INDICATED
TOWEL RING/HAND T.RAIL - 1300h OR AS INDICATED

INLET HEIGHT ABOVE FFL
WC - 150h
BATH - 100 OFF BATH
SHOWER 1080/1900h OR AS INDICATED
BASIN - 600h

INLET HEIGHT ABOVE FFL
DISHWASHER - 500h
TUB - 1085h
WASHING MACHINE - 1200h
SINK - 650h

Stylemaster
Homes

PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
KITCHEN
1:50



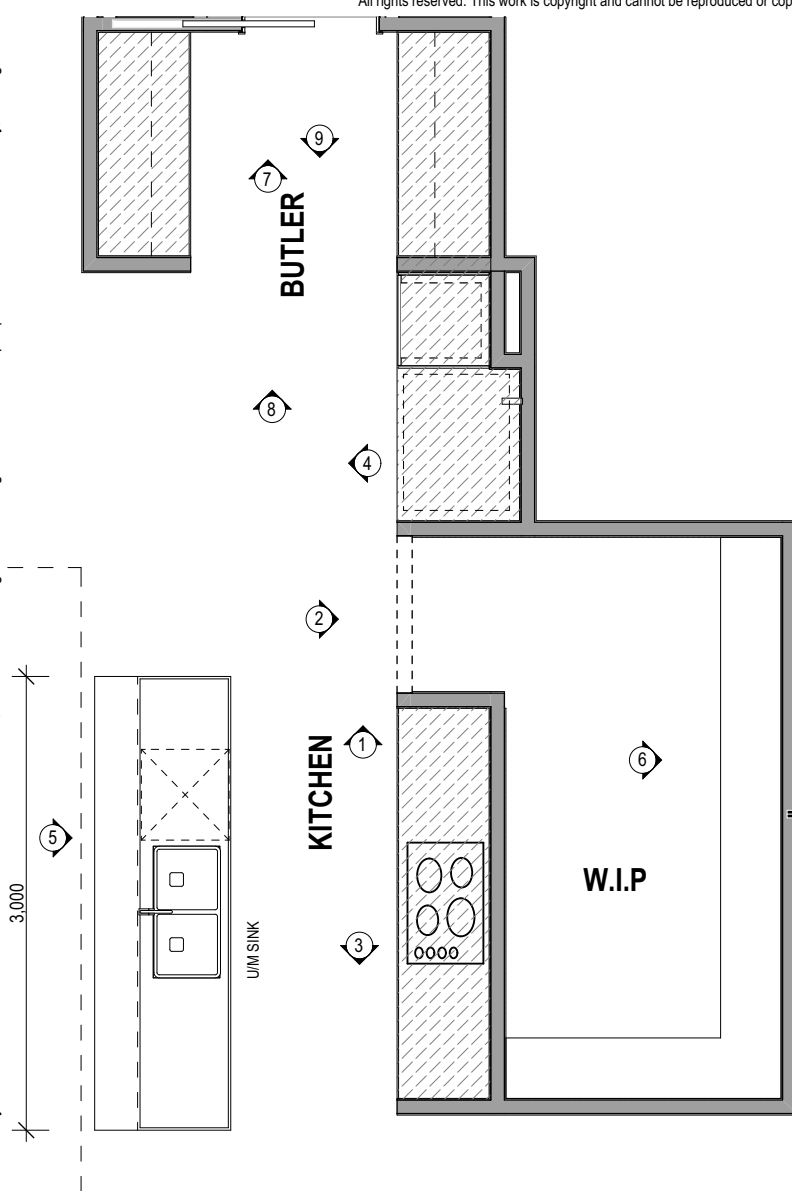
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PC3	20/02/2026	AEL	
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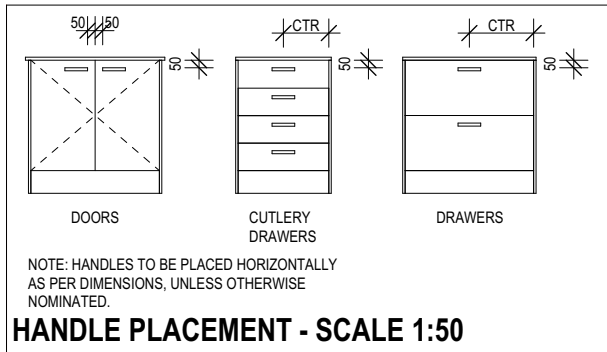
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CONTRACT 18/08/2026

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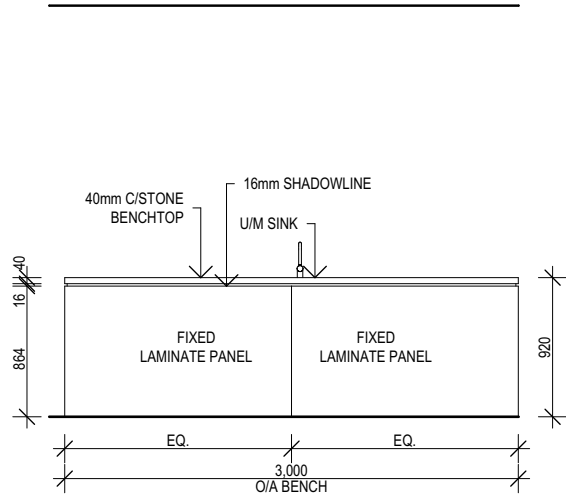
KITCHEN/BUTLER/W.I.PPLAN
PREMIERE 'OPTION A' KITCHEN
SOFT CLOSE DOORS AND DRAWERS
TO BUTLERS ONLY



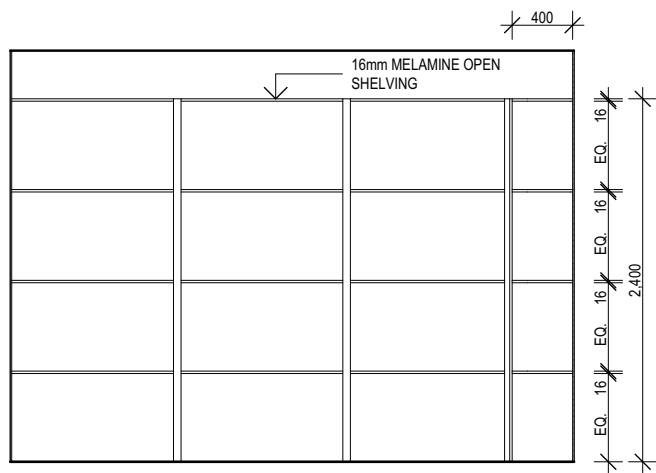
NOTES:

- TILE LAYOUTS ARE INDICATIVE ONLY.
- SHOWER FLOOR BEDDING MIN 1:80 AND MAX 1:50 FALL TO WASTE.
- UNLESS NOTED OTHERWISE (CHECK COLOUR SELECTION) 3mm GROUT GAPS TO WALL TILING(TYPICAL)
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- WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES.
- BATH SPLASHBACK TO BE TILED TO UNDERSIDE OF WINDOW (NOMINAL 900MM HIGH)

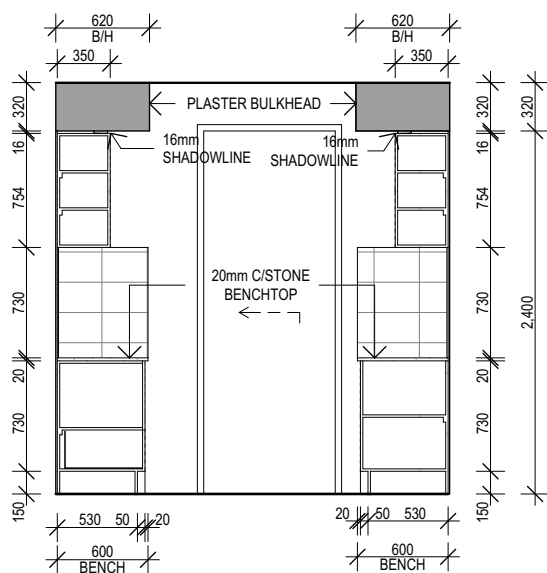
- TILING TO SHOWER TO EXTEND TO 2000MM HIGH OR TO UNDERSIDE OF BULKHEAD WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL APPLIANCES, FITTINGS AND FIXTURES ARE INDICATIVE ONLY.
- CABINETRY ON PLANS NOT TO SCALE.



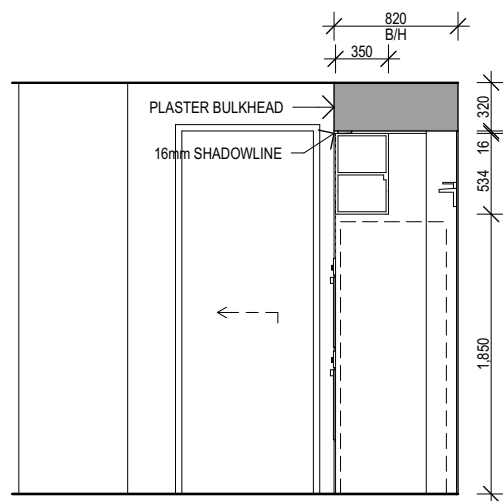
WIP 6



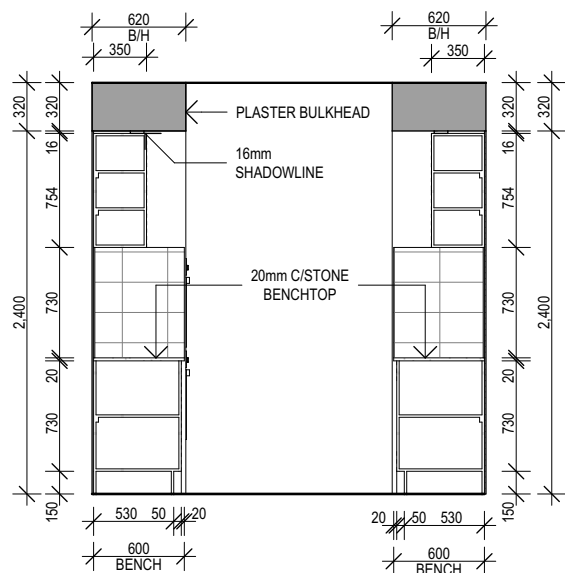
KITCHEN/W.I.P 6



KITCHEN/BUTLER 7



KITCHEN/BUTLER 8



KITCHEN/BUTLER 9

HEIGHT ABOVE FFL = TOP OF SLAB OR TOP SUBFLOOR
T. ROLL HOLDER - 800h
TOWEL RAIL - 1000/1600h OR AS INDICATED
TOWEL RING/HAND T.RAIL - 1300h OR AS INDICATED

INLET HEIGHT ABOVE FFL
WC - 150h
BATH - 100 OFF BATH
SHOWER 1080/1900h OR AS INDICATED
BASIN - 600h

INLET HEIGHT ABOVE FFL
 DISHWASHER - 500h
 TUB - 1085h
 WASHING MACHINE - 1200h
 SINK - 650h

Stylemaster

Homes

PROPOSED DWELLING

FOR: BOULES

**AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116**

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY MODERN FARMHOUSE + KITCHEN

1:50

BCC DS
RECEIVED
06/09/2024
LOCATION REF
007107951

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PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
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KITCHEN PERSPECTIVE



KITCHEN PERSPECTIVE

Stylemaster
Homes

PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
KITCHEN 3D VIEWS
1:130.13



	DATE	DRAFTED	CHECKED
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PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

PCV / AMENDMENTS	
JOB No. S5163 SHEET 22	
ISSUE: CONTRACT 18/08/2026	

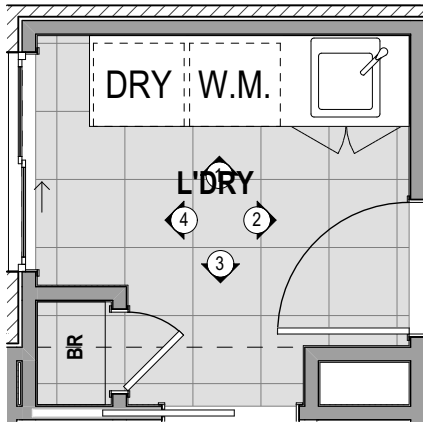
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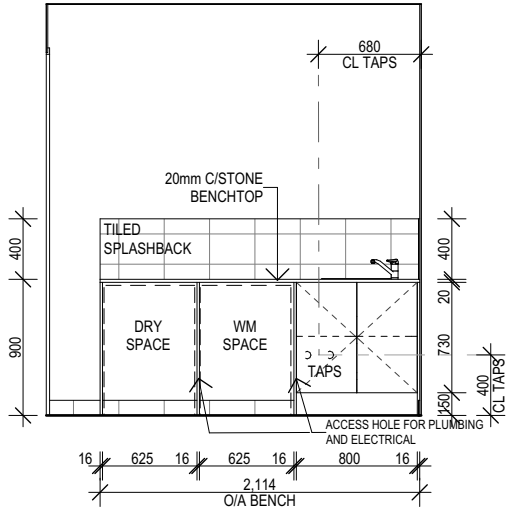
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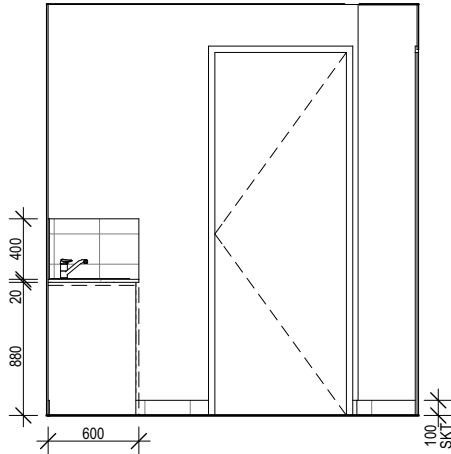
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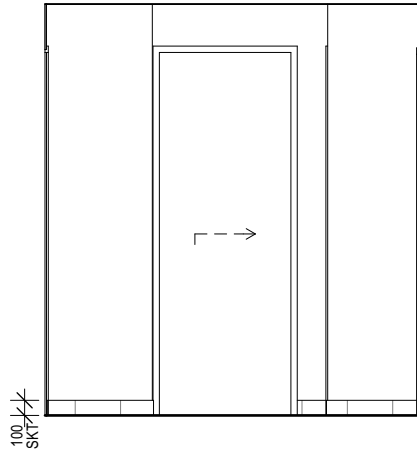
LAUNDRY PLAN



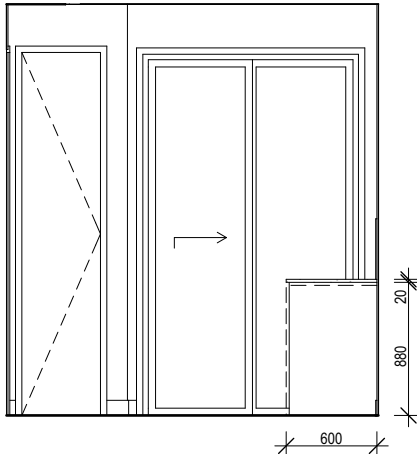
LAUNDRY 1



LAUNDRY 2



LAUNDRY 3



LAUNDRY 4



L'DRY PERSPECTIVE

- NOTES:
 - TILE LAYOUTS ARE INDICATIVE ONLY.
 - SHOWER FLOOR BEDDING MIN 1:80 AND MAX 1:50 FALL TO WASTE.
 - UNLESS NOTED OTHERWISE (CHECK COLOUR SELECTION) 3mm GROUT GAPS TO WALL TILING(TYPICAL)
 - 3-5mm GROUT GAPS TO FLOOR TILING (TYPICAL)
 - WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES.
 - BATH SPLASHBACK TO BE TILED TO UNDERSIDE OF WINDOW (NOMINAL 900MM HIGH)
- TILING TO SHOWER TO EXTEND TO 2000MM HIGH OR TO UNDERSIDE OF BULKHEAD WHERE - APPLICABLE, UNLESS OTHERWISE NOTED.
 - ALL APPLIANCES, FITTINGS AND FIXTURES ARE INDICATIVE ONLY.
 - CABINETRY ON PLANS NOT TO SCALE.

HEIGHT ABOVE FFL = TOP OF SLAB OR TOP SUBFLOOR	INLET HEIGHT ABOVE FFL	INLET HEIGHT ABOVE FFL
T. ROLL HOLDER - 800h	WC - 150h	DISHWASHER - 500h
TOWEL RAIL - 1000/1600h OR AS INDICATED	BATH - 100 OFF BATH	TUB - 1085h
TOWEL RING/HAND T.RAIL - 1300h OR AS INDICATED	SHOWER 1080/1900h OR AS INDICATED	WASHING MACHINE - 1200h
	BASIN - 600h	SINK - 650h

Stylemaster
Homes

PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
LAUNDRY
1:50, 1:143.77



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JOB No. S5163

SHEET 24

ISSUE: CONTRACT 18/08/2026

PREMIERE SPECIFICATION

CONTRACT 18/08/2026



PREMIERE VANITY OPTION '3

**NOTE: EXTENSION OF 25mm TO SHWR
RECESS FOR OPENING SIDE ONLY**



- TILE LAYOUTS ARE INDICATIVE ONLY.
- SHOWER FLOOR BEDDING MIN 1:80 AND MAX 1:50 FALL TO WASTE.
- UNLESS NOTED OTHERWISE (CHECK COLOUR SELECTION) 3mm GROUT GAPS TO WALL TILING(TYPICAL)
- 3-5mm GROUT GAPS TO FLOOR TILING (TYPICAL)
- WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES.
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- TILING TO SHOWER TO EXTEND TO 2000MM HIGH OR TO UNDERSIDE OF BULKHEAD WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL APPLIANCES, FITTINGS AND FIXTURES ARE INDICATIVE ONLY.
- CABINETRY ON PLANS NOT TO SCALE.



**NOTE: EXTENSION OF 25mm TO SHWR
RECESS FOR OPENING SIDE ONLY**

INLET HEIGHT ABOVE FFL
WC - 150h
BATH - 100 OFF BATH
SHOWER 1080/1900h OR AS INDICATED
BASIN - 600h

INLET HEIGHT ABOVE FFL
DISHWASHER - 500h
TUB - 1085h
WASHING MACHINE - 1200h
SINK - 650h

Stylemaster

Homes

PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY MODERN FARMHOUSE + POWDER/WC 1:50

	DATE	DRAFTED	CHECKED
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PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

PCV / AMENDMENTS	
JOB No. S5163	SHEET 25
ISSUE: CONTRACT 18/08/2026	

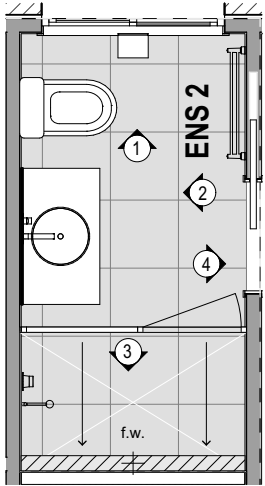
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PREMIERE SPECIFICATION

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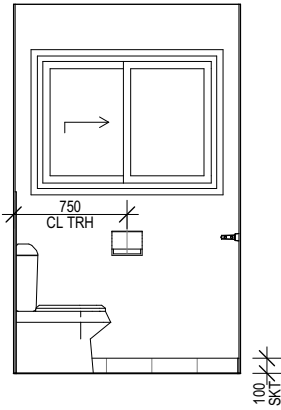
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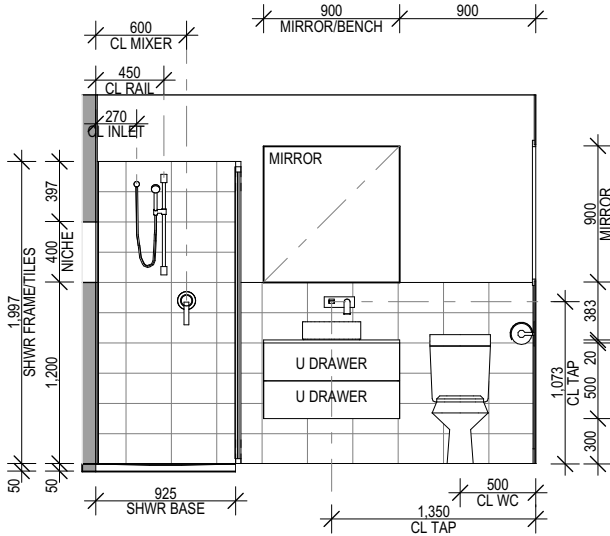
ENS 2 PLAN

PREMIERE VANITY OPTION '3'

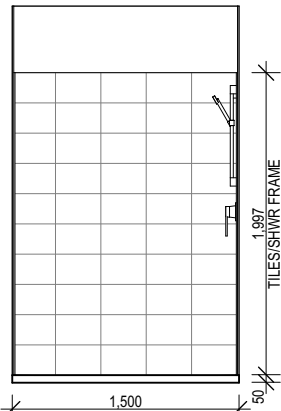
- NOTE: 50mm RECESS TO SLAB FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY. Min 1:80 AND Max 1:50 FALL
- NOTE: EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE ONLY



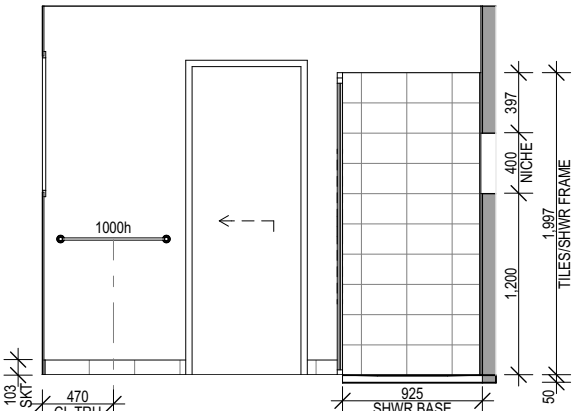
ENS 2 - 1



ENS 2 - 2



ENS 2 - 3



ENS 2 - 4



ENS 2 PERSPECTIVE VIEW

NOTES:

- TILE LAYOUTS ARE INDICATIVE ONLY.
- SHOWER FLOOR BEDDING MIN 1:80 AND MAX 1:50 FALL TO WASTE.
- UNLESS NOTED OTHERWISE (CHECK COLOUR SELECTION) 3mm GROUT GAPS TO WALL TILING(TYPICAL)
- 3-5mm GROUT GAPS TO FLOOR TILING (TYPICAL)
- WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES.
- BATH SPLASHBACK TO BE TILED TO UNDERSIDE OF WINDOW (NOMINAL 900MM HIGH)

- TILING TO SHOWER TO EXTEND TO 2000MM HIGH OR TO UNDERSIDE OF BULKHEAD WHERE - APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL APPLIANCES, FITTINGS AND FIXTURES ARE INDICATIVE ONLY.
- CABINETRY ON PLANS NOT TO SCALE.

HEIGHT ABOVE FFL = TOP OF SLAB OR TOP SUBFLOOR
T. ROLL HOLDER - 800h
TOWEL RAIL - 1000/1600h OR AS INDICATED
TOWEL RING/HAND T.RAIL - 1300h OR AS INDICATED

INLET HEIGHT ABOVE FFL
WC - 150h
BATH - 100 OFF BATH
SHOWER 1080/1900h OR AS INDICATED
BASIN - 600h

INLET HEIGHT ABOVE FFL
DISHWASHER - 500h
TUB - 1085h
WASHING MACHINE - 1200h
SINK - 650h

Stylemaster
Homes

PROPOSED DWELLING

FOR: BOULES
AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
ENSUITE 2
1:50



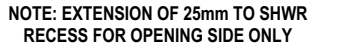
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PC4	09/03/2026	AEL	
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BA			
SITE ISSUE			

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JOB No. S5163 SHEET 26
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PREMIERE SPECIFICATION

CONTRACT 18/08/2026



ENSUITE 1

ENSUITE 3

ENSUITE 2

ENSUITE 4

NOTES:

- TILING TO SHOWER TO EXTEND TO 2000MM HIGH OR TO UNDERSIDE OF BULKHEAD WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
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- CABINETRY ON PLANS NOT TO SCALE.

Stylemaster

Homes

PROPOSED DWELLING

FOR: BOULES

**AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116**

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY MODERN FARMHOUSE + ENSUITE

1:50

	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

PCV / AMENDMENTS	
JOB No. S5163	SHEET 27
ISSUE: CONTRACT 18/08/2026	

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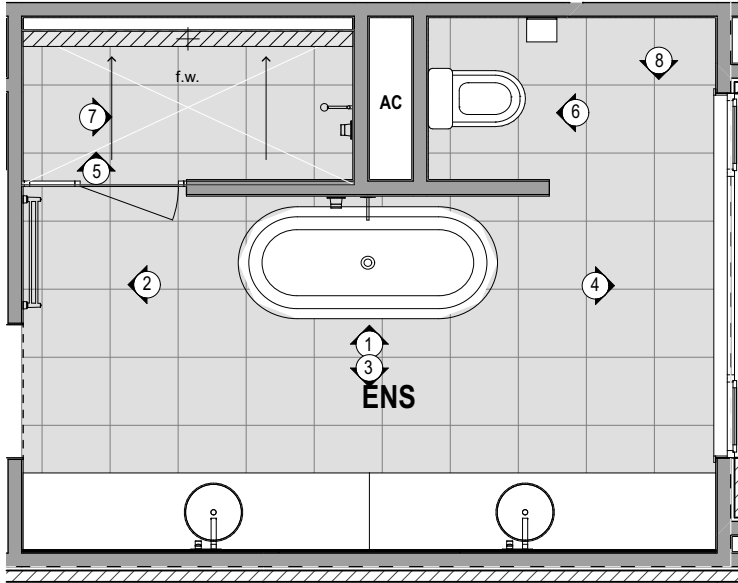
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PREMIERE SPECIFICATION

CONTRACT 18/08/2026

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ENSUITE PLAN

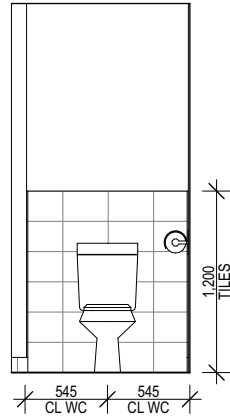
PREMIERE VANITY OPTION '2' WITH DRAWERS

NOTE: 50mm RECESS TO SLAB FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY. Min 1:80 AND Max 1:50 FALL

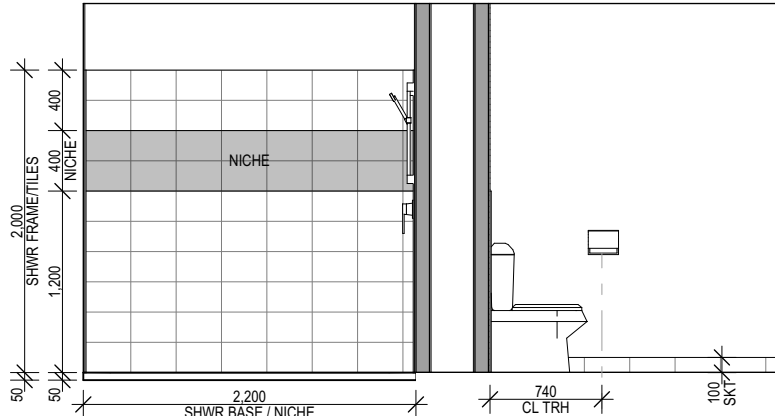
NOTE: EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE ONLY



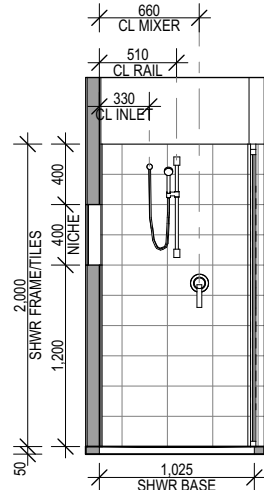
ENS PERSPECTIVE VIEW



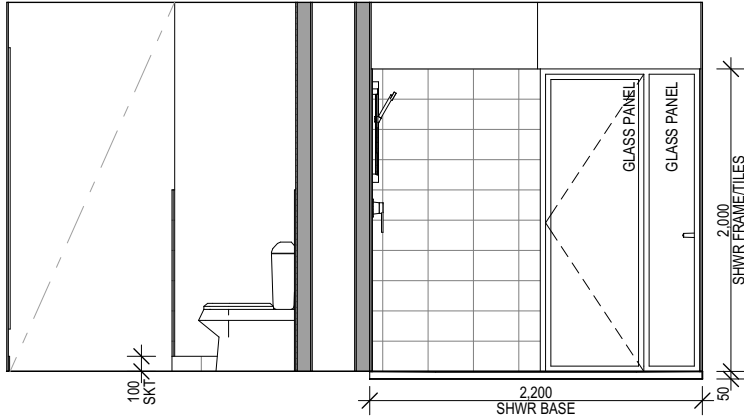
ENSUITE 6



ENSUITE 5



ENSUITE 7



ENSUITE 8



ENS PERSPECTIVE VIEW

NOTES:

- TILE LAYOUTS ARE INDICATIVE ONLY.
- SHOWER FLOOR BEDDING MIN 1:80 AND MAX 1:50 FALL TO WASTE.
- UNLESS NOTED OTHERWISE (CHECK COLOUR SELECTION) 3mm GROUT GAPS TO WALL TILING(TYPICAL)
- 3-5mm GROUT GAPS TO FLOOR TILING (TYPICAL)
- WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES.
- BATH SPLASHBACK TO BE TILED TO UNDERSIDE OF WINDOW (NOMINAL 900MM HIGH)

- TILING TO SHOWER TO EXTEND TO 2000MM HIGH OR TO UNDERSIDE OF BULKHEAD WHERE - APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL APPLIANCES, FITTINGS AND FIXTURES ARE INDICATIVE ONLY.
- CABINETRY ON PLANS NOT TO SCALE.

HEIGHT ABOVE FFL = TOP OF SLAB OR TOP SUBFLOOR
T. ROLL HOLDER - 800h
TOWEL RAIL - 1000/1600h OR AS INDICATED
TOWEL RING/HAND T.RAIL - 1300h OR AS INDICATED

INLET HEIGHT ABOVE FFL
WC - 150h
BATH - 100 OFF BATH
SHOWER 1080/1900h OR AS INDICATED
BASIN - 600h

INLET HEIGHT ABOVE FFL
DISHWASHER - 500h
TUB - 1085h
WASHING MACHINE - 1200h
SINK - 650h

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PROPOSED DWELLING

FOR: BOULES

AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
ENSUITE

1:50, 1:236.96, 1:238.89



	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

PCV / AMENDMENTS	
JOB No. S5163 SHEET 28	
ISSUE: CONTRACT 18/08/2026	

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PREMIERE SPECIFICATION

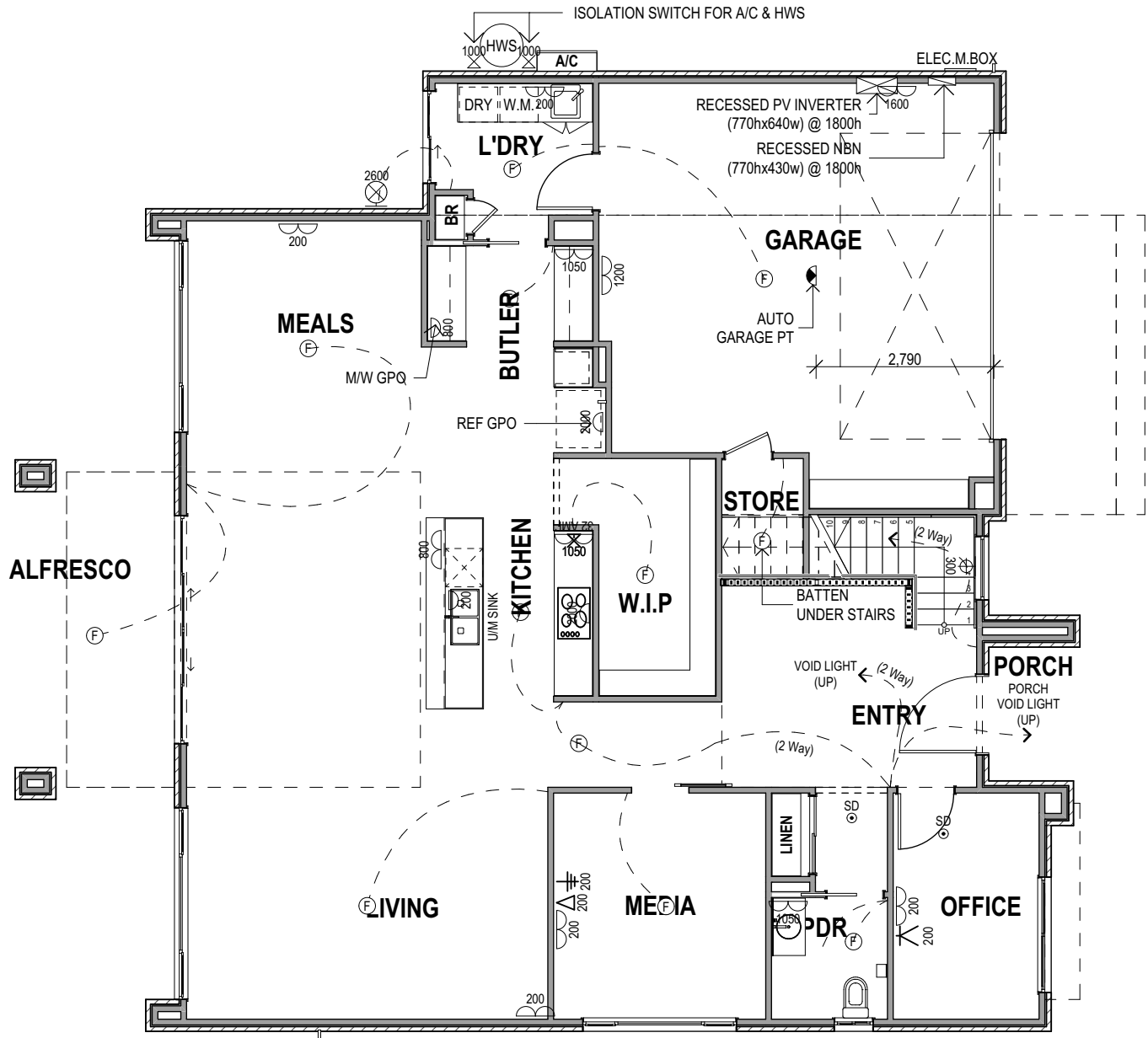
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M:\CLIENT JOBS\Stylemaster\Boules - S5163 - Lot 187 #268 Benhiam Street, Calamvale\Drafting\CAD Drawings\Boules - S5163.pln | A3 PDF PRINTED Tuesday, 18 August 2026

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SYMBOL	DESCRIPTION	SKU	CUTOUT	QTY
	BATTEN HOLDER WITH COMPACT FLURO GLOBE	-	-	27
	CROMPTON ROUND BUNKER (WHITE)	230710	-	1
	DATA POINT	-	-	1
	GPO DOUBLE	-	-	16
	GPO SINGLE	-	-	8
	GPO SINGLE - CEILING MOUNTED	-	-	1
	HELLAR EXHAUST FAN (WHITE) DUCTED	20200231	-	3
	ISOLATING SWITCH	-	-	3
	LEDLUX ORSAY WALL LED (WHITE)	231001	-	2
	LEDLUX VIVID DIM LED D/L (WHITE)	170566	-	1
	SMOKE DETECTOR	-	-	9
	TELEPHONE POINT	-	-	1
	TELEVISION POINT	-	-	1

CLIENT TO ATTEND ELECTRICAL CONSULATION WITH ENLIGHTEN
32 AMP SEPERATE CIRCUIT FOR INDUCTION COOKTOP



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PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
ELECTRICAL PLAN GF
1:100



	DATE	DRAFTED	CHECKED	PCV / AMENDMENTS
PC1	07/08/2025	LL		
PC2				
PC3	20/02/2026	AEL		
PC4	09/03/2026	AEL		
CONTRACT				
BA				
SITE ISSUE				

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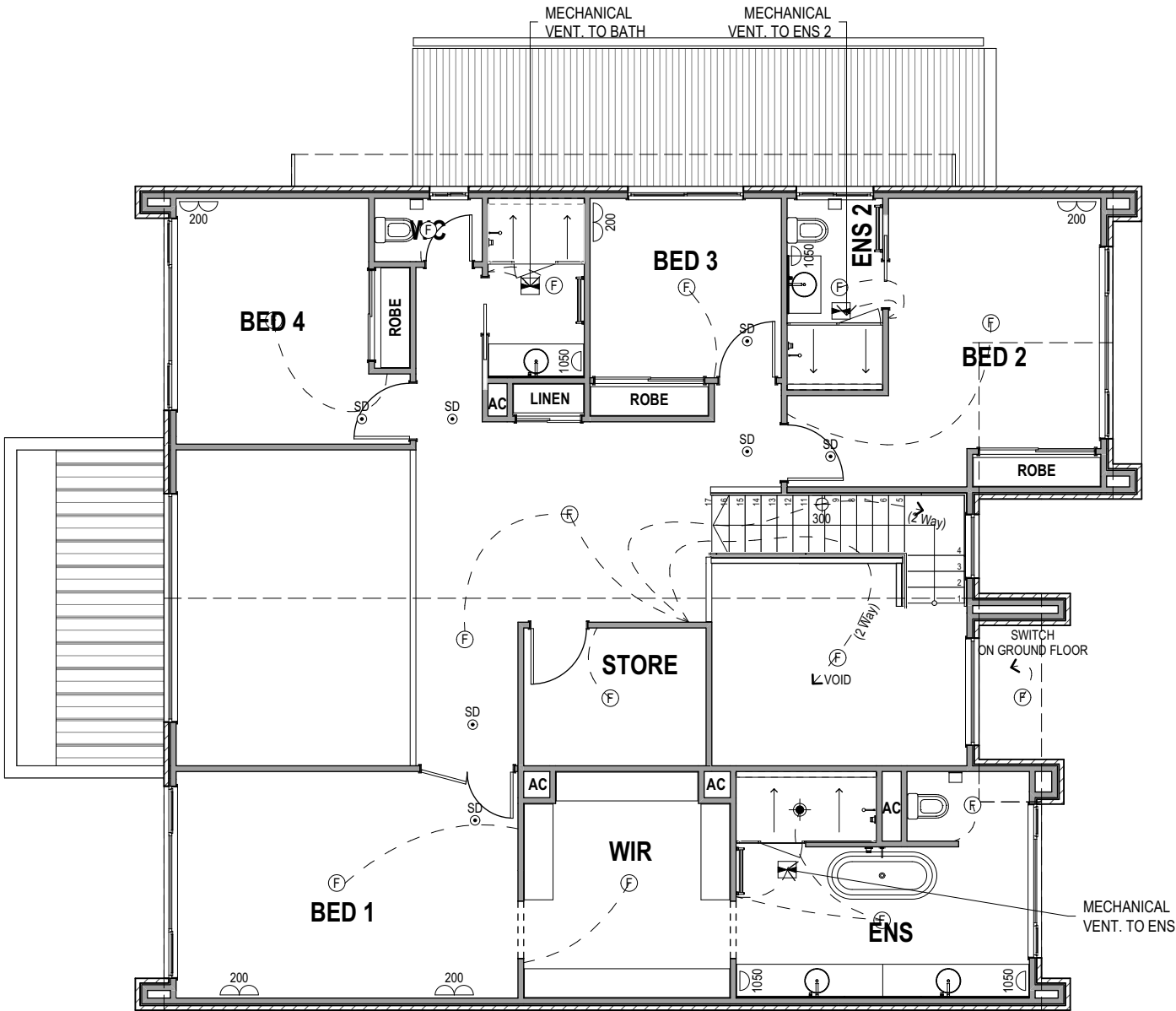
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SYMBOL	DESCRIPTION	SKU	CUTOUT	QTY
	BATTEN HOLDER WITH COMPACT FLURO GLOBE	-	-	27
	CROMPTON ROUND BUNKER (WHITE)	230710	-	1
	DATA POINT	-	-	1
	GPO DOUBLE	-	-	16
	GPO SINGLE	-	-	8
	GPO SINGLE - CEILING MOUNTED	-	-	1
	HELLAR EXHAUST FAN (WHITE) DUCTED	20200231	-	3
	ISOLATING SWITCH	-	-	3
	LEDLUX ORSAY WALL LED (WHITE)	231001	-	2
	LEDLUX VIVID DIM LED D/L (WHITE)	170566	-	1
	SMOKE DETECTOR	-	-	9
	TELEPHONE POINT	-	-	1
	TELEVISION POINT	-	-	1

CLIENT TO ATTEND ELECTRICAL CONSULATION WITH ENLIGHTEN



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PROPOSED DWELLING

FOR: BOULES

AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY MODERN FARMHOUSE + ELECTRICAL PLAN FF

1:100



	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

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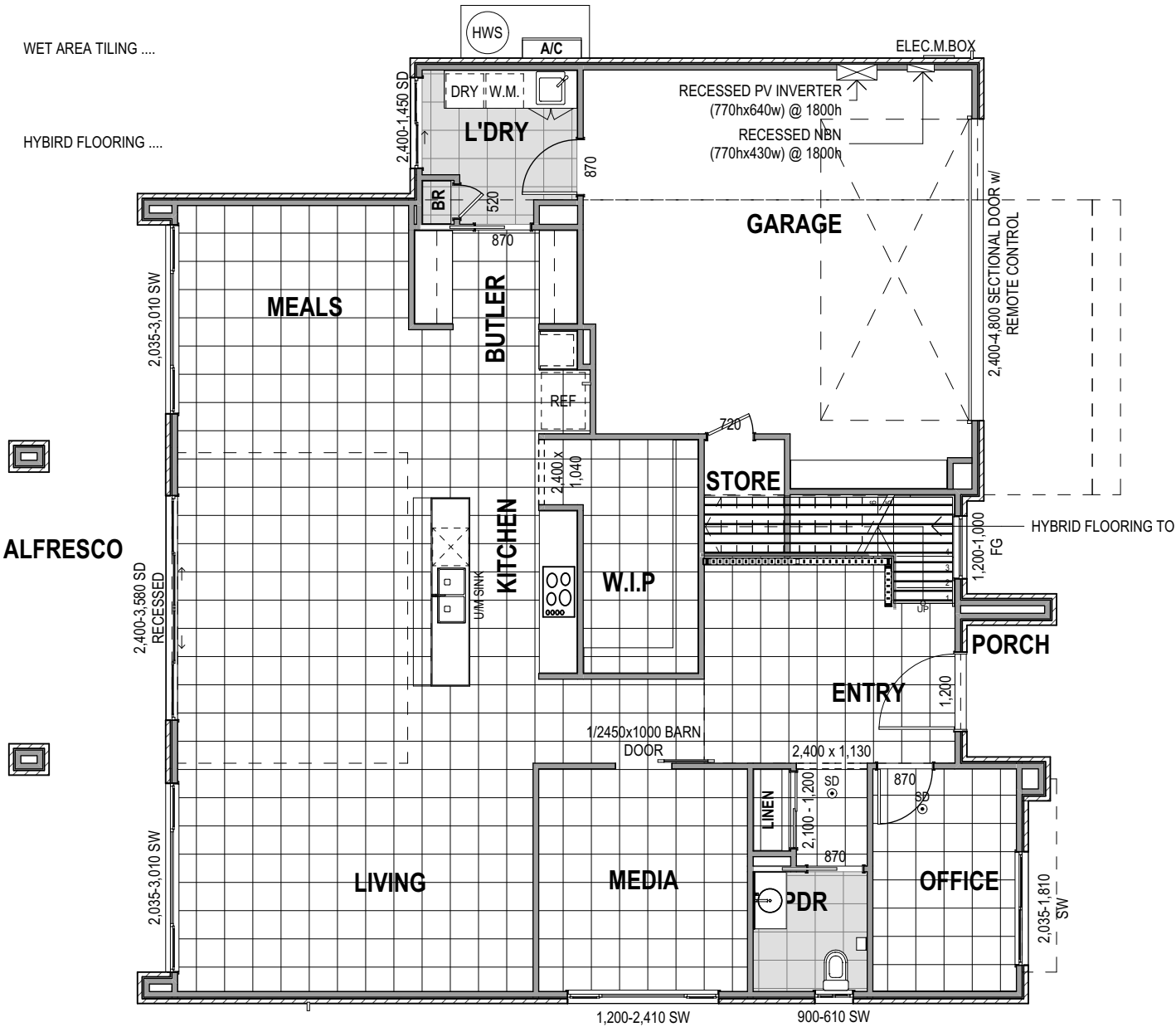
LEGEND

CARPET

TILING

WET AREA TILING

HYBIRD FLOORING



NOTES:
UNLESS NOTED OTHERWISE (CHECK TILE SELECTION)
3mm GROUT GAPS TO WALL TILING (TYPICAL)
3-5mm GROUT GAPS TO FLOOR TILING (TYPICAL)
WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES

NOTE: TILE LAYOUTS INDICATIVE ONLY
NO TILING TO COMMENCE UNTIL OWNERS HAVE MET WITH TILER ON SITE PRIOR TO INSTALLATION.
CUSTOMERS NAME:
CUSTOMERS PHONE:

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PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
FLOOR COVERINGS
1:100



	DATE	DRAFTED	CHECKED	PCV / AMENDMENTS
PC1	07/08/2025	LL		
PC2				
PC3	20/02/2026	AEL		
PC4	09/03/2026	AEL		
CONTRACT				
BA				
SITE ISSUE				
				JOB No. S5163 SHEET 32 ISSUE: CONTRACT 18/08/2026

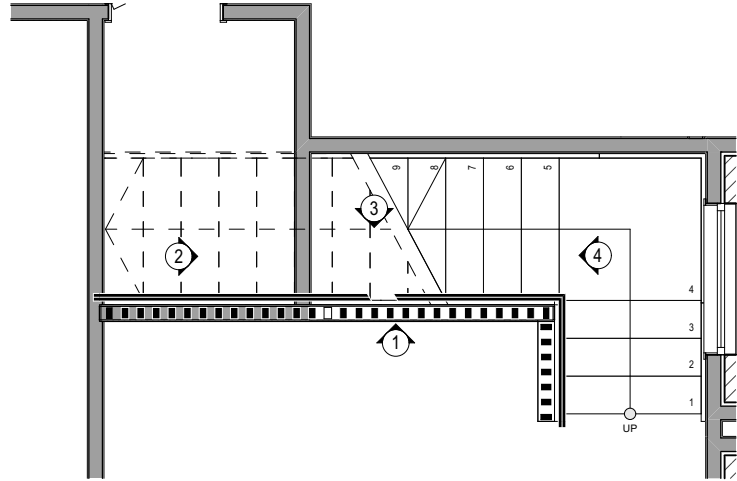
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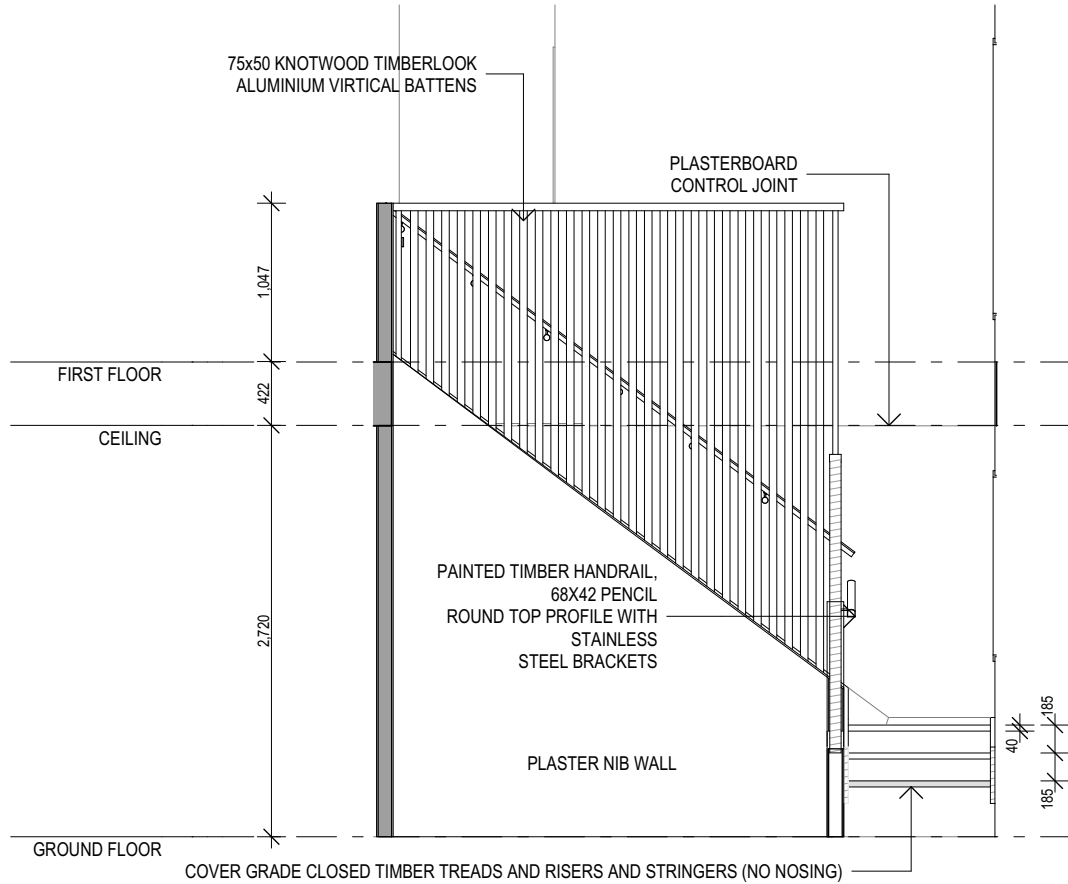
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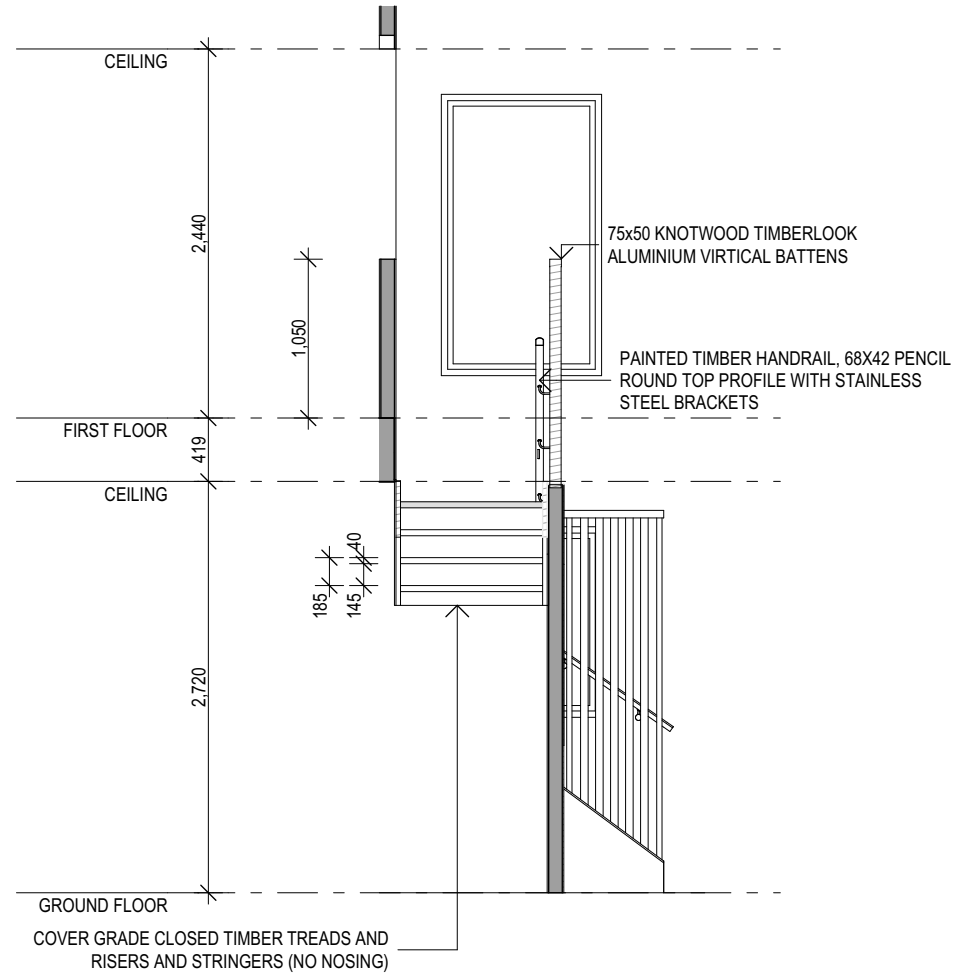
STAIR PLAN

PREMIERE STAIRCASE

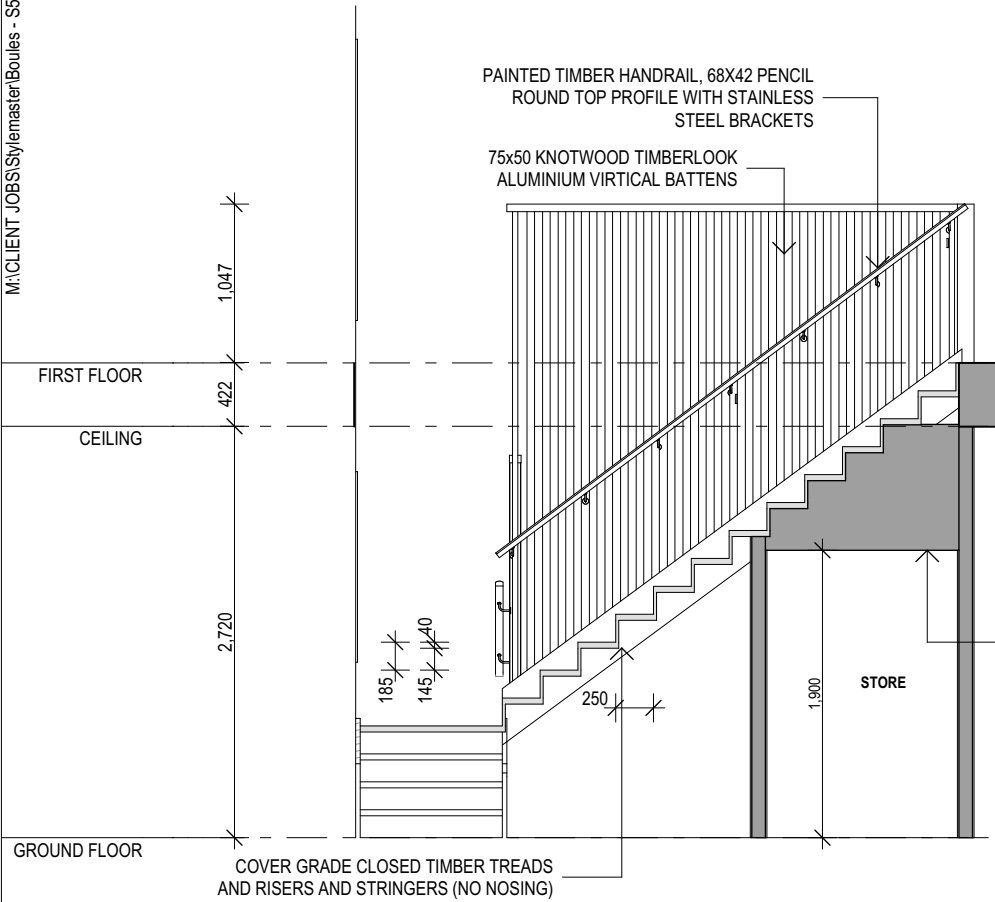
COVER GRADE CLOSED TIMBER TREADS AND RISERS AND STRINGERS (NO NOSING)
PAINTED TIMBER HANDRAIL, 68X42 PENCIL ROUND TOP PROFILE WITH STAINLESS STEEL BRACKETS
75x50 KNOTWOOD TIMBERLOOK ALUMINIUM VERTICAL BATTENS



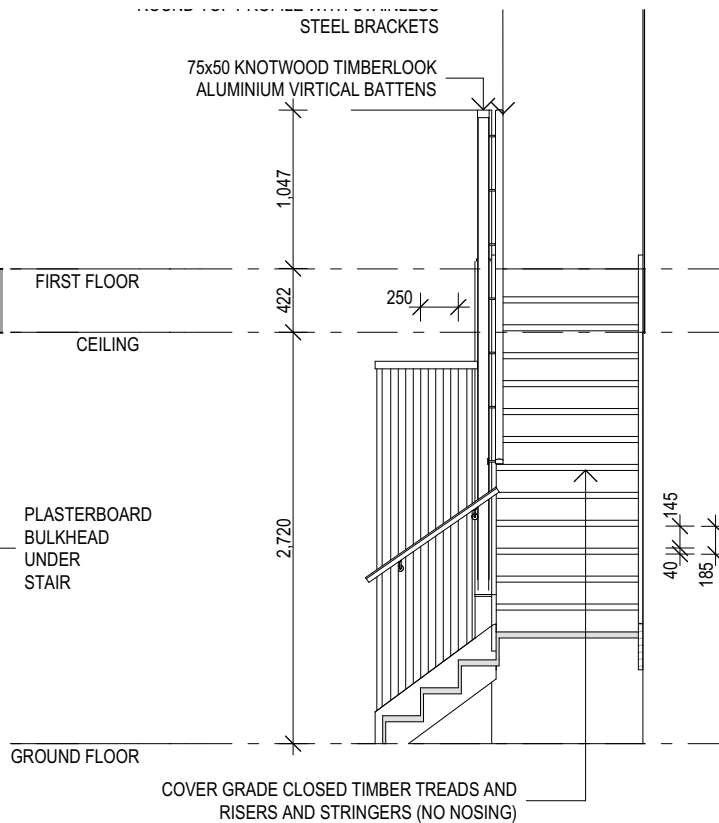
STAIR SECTION 1



STAIR SECTION 2



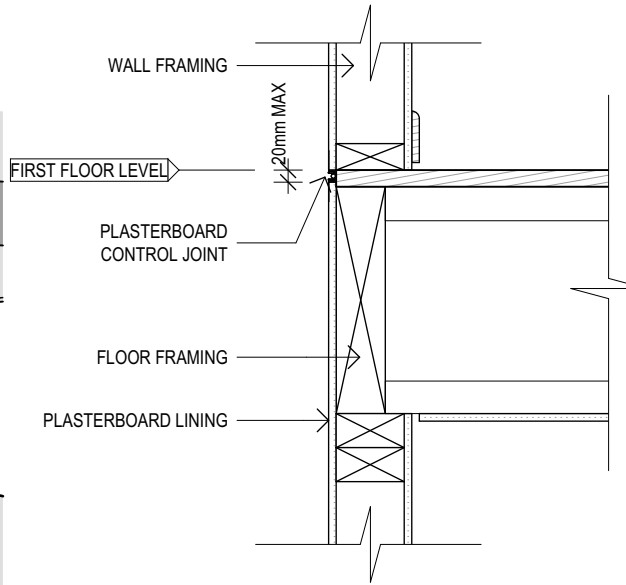
STAIR SECTION 3



STAIR SECTION 4



STAIR PERSPECTIVE



DETAIL WALL SECTION - SCALE 1:10 PLASTERBOARD CONTROL JOINT

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PROPOSED DWELLING

FOR: BOULES

AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY

MODERN FARMHOUSE +

STAIR DETAILS

1:50, 1:10, 1:83.33, 1:97.51



	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
CONTRACT			
BA			
SITE ISSUE			

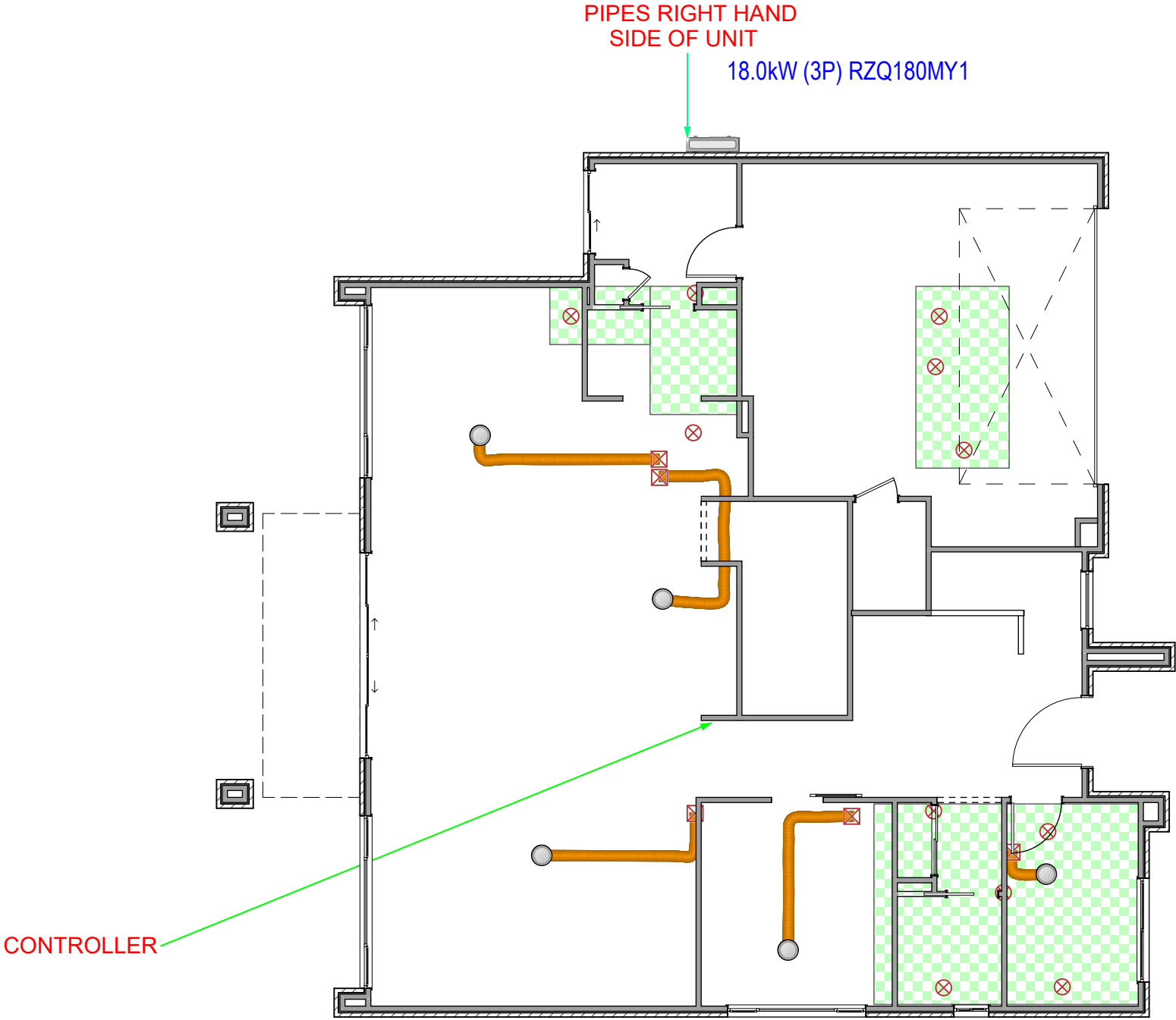
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ISSUE: CONTRACT 18/08/2026	

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PREMIERE SPECIFICATION

CONTRACT 18/08/2026

NOTES:
KEEP DUCTING RUNS TO GROUND FLOOR
CEILING FREE FROM STRONGBACKS.
NO TRUSSES OVER THE TOP OF DROPPERS OR
FLOOR JOISTS UNDER DROPPERS.
BUILDER TO BE NOTIFIED IF FLOOR JOISTS ARE
SMALLER THAN 450 c/c TO AIR GRILL LOCATIONS.
ALL MECHANICAL VENTILATION TO BE VENTED TO
ROOFS, OR THROUGH AN EXTERIOR WALL VIA
THE FLOOR JOISTS (TWO STOREY).



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PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHIAM STREET,
CALAMVALE QLD 4116

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
AIR CON PLAN GF
1:100, 1:0.62



	DATE	DRAFTED	CHECKED	PCV / AMENDMENTS	STYLEMASTER HOMES
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PC2					LIC No. 102 5309
PC3	20/02/2026	AEL			POSTAL ADDRESS
PC4	09/03/2026	AEL			PO BOX 1986
CONTRACT					MILTON BC QLD 4064
BA					PHONE (07) 3368 9700
SITE ISSUE					FAX (07) 3368 1255
				JOB No. S5163 SHEET 49	
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PREMIERE SPECIFICATION

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PLUMBING/ OTHER SERVICES
CANNOT CROSS DUCT RUNS

DUCT RUNS TO BE KEPT FREE
OF STRONGBACKS LVL's, BEAMS

IF THERE IS LESS THAN 400mm
BETWEEN THE FLOOR JOISTS, GRILLES
NEED TO CHANGE TO LINEAR
SLOTS, ADDITIONAL COSTS APPLY

CONTRACT 18/08/2026