ALIGN PLANNING

Unit 10, 146 Bundall Road, Bundall, Qld, 4215 O/P
admin@alignplanning.com.au E
0409 888 498 T
www.alignplanning.com.au W

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Part 3 – Plans
i. Architectural Plans

NOTE: Identification Survey is *required* prior to Construction.
Please contact brisbane@kevinholtconsulting.com for a fee proposal.
(Estimated Timeframe: 30 Business Days)

Disclaimer:
This Contour Plan must be used in conjunction with the photographs supplied.

Disclaimer:
Levels & Services are relevant at the date of survey. Kevin Holt Consulting takes no responsibility for the location of any services not constructed at time of survey.

Disclaimer: Kevin Holt Consulting take no responsibility for the location of any non-visible services.

Disclaimer:
Flood Search has not been undertaken for subject lot. See council for flood information.

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

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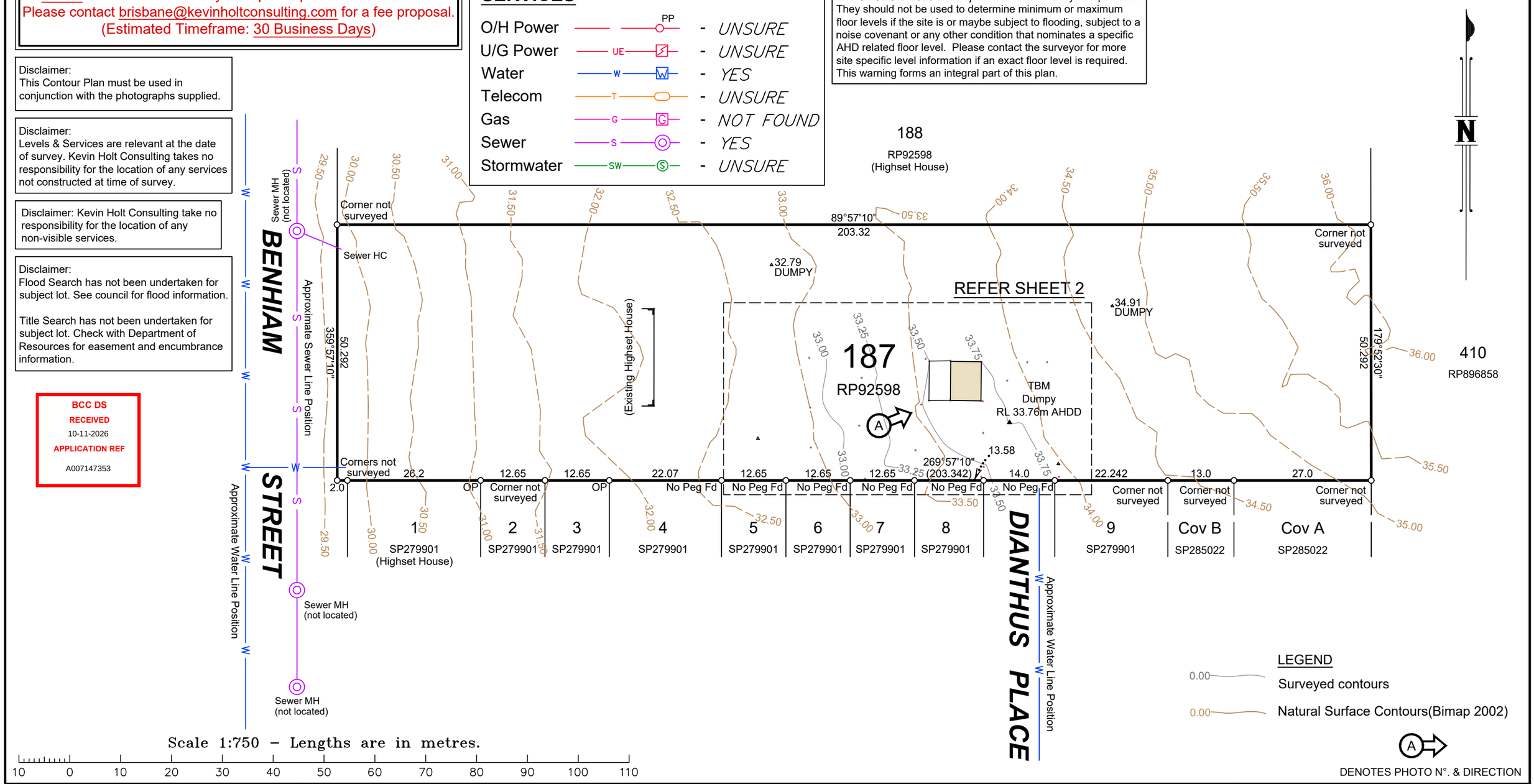
SERVICES

O/H Power	PP	- UNSURE
U/G Power	UE	- UNSURE
Water	W	- YES
Telecom	T	- UNSURE
Gas	G	- NOT FOUND
Sewer	S	- YES
Stormwater	SW	- UNSURE

Warning: Heights are derived from GNSS observations based on AUSGEOID 2020 and adjusted to local AHD by interpolation. They should not be used to determine minimum or maximum floor levels if the site is or maybe subject to flooding, subject to a noise covenant or any other condition that nominates a specific AHD related floor level. Please contact the surveyor for more site specific level information if an exact floor level is required. This warning forms an integral part of this plan.



LEGEND

0.00 Surveyed contours

0.00 Natural Surface Contours(Bimap 2002)

A DENOTES PHOTO N°. & DIRECTION

KEVIN HOLT CONSULTING
SURVEYORS AND TOWN PLANNERS

BRISBANE
Phone: 07 3219 0400
Email: brisbane@kevinholtconsulting.com

COFFS HARBOUR
Phone: 02 6652 5090
Email: coffs@kevinholtconsulting.com

Website: www.kevinholtconsulting.com

LEGEND

LIGHT POLE		LOCATOR POTHOLE	
POWER POLE	PP	FIRE HYDRANT	F
POWER BOX		AIR VALVE	A
POWER LINE		STOP VALVE	S
UNDERGROUND ELEC	UE	WATER METER	W
TELSTRA PIT		WATER LINE	W
TELSTRA LINE	T	STORMWATER M/HOLE	S
GAS MARKER	G	GULLY GRATE	
GAS LINE	G	ROOFWATER PIT	R
SEWER MANHOLE		STORMWATER LINE	SW
SEWER LINE	S	ROCK RETAINING WALL	
SIGN		RETAINING WALL	
TEMPORARY BENCH MARK		TOP OF BANK	TOP
PERMANENT SURVEY MARK		TOE OF BANK	TOE
ORIGINAL PEG	OP	FENCE	

CONTOUR SURVEY PLAN

CLIENT:
Stylemaster Homes

SITE ADDRESS:
Lot 187 Benhiam Street,
Calamvale

REAL PROPERTY DESCRIPTION

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

Scale: 1:750 | J2506103 (JOB NUMBER) | 01 (DWG NO.) | A (REV.)

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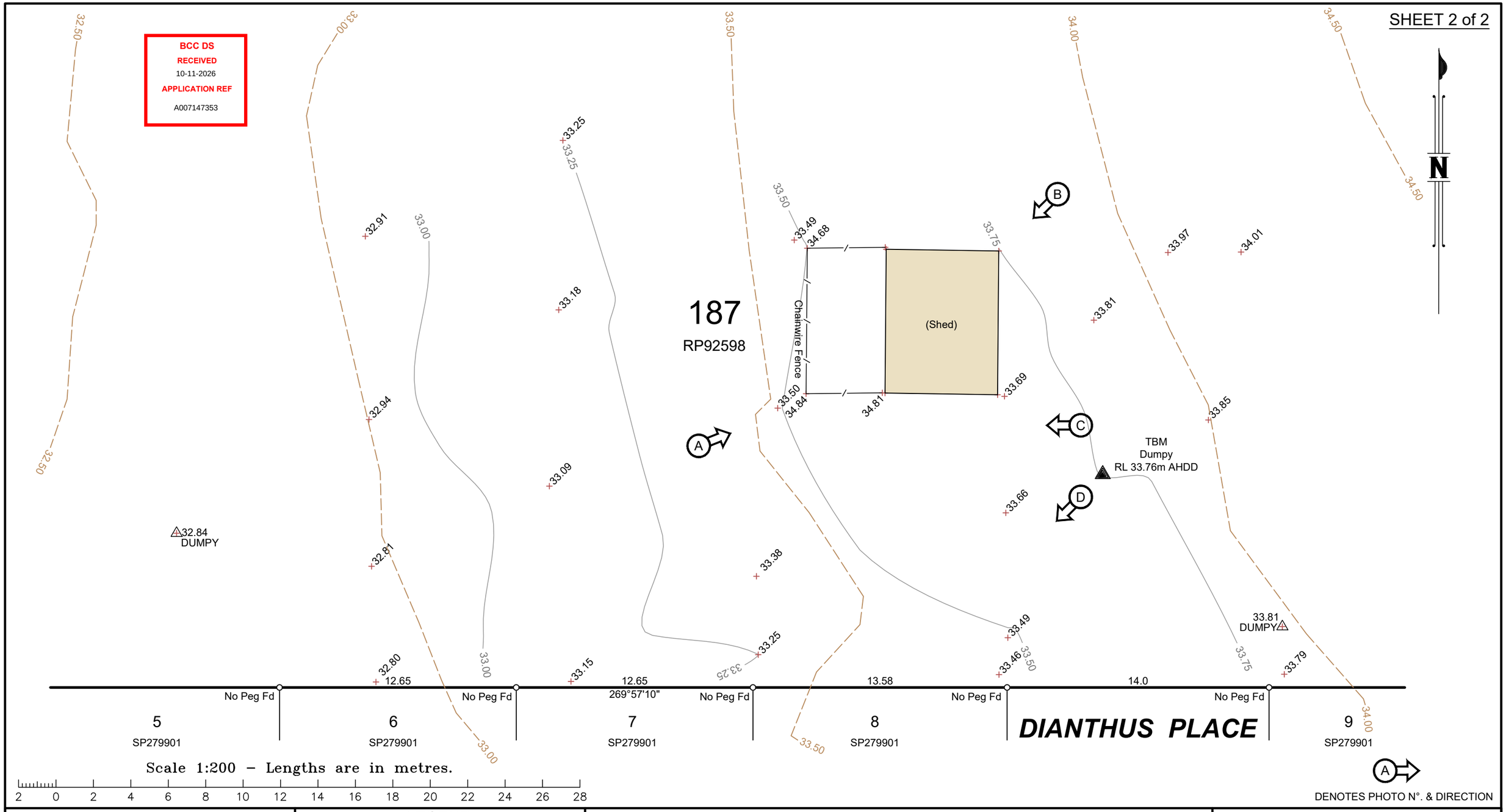

LEGEND

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

KEVIN HOLT CONSULTING
SURVEYORS AND TOWN PLANNERS

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CLIENT:
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SITE ADDRESS:
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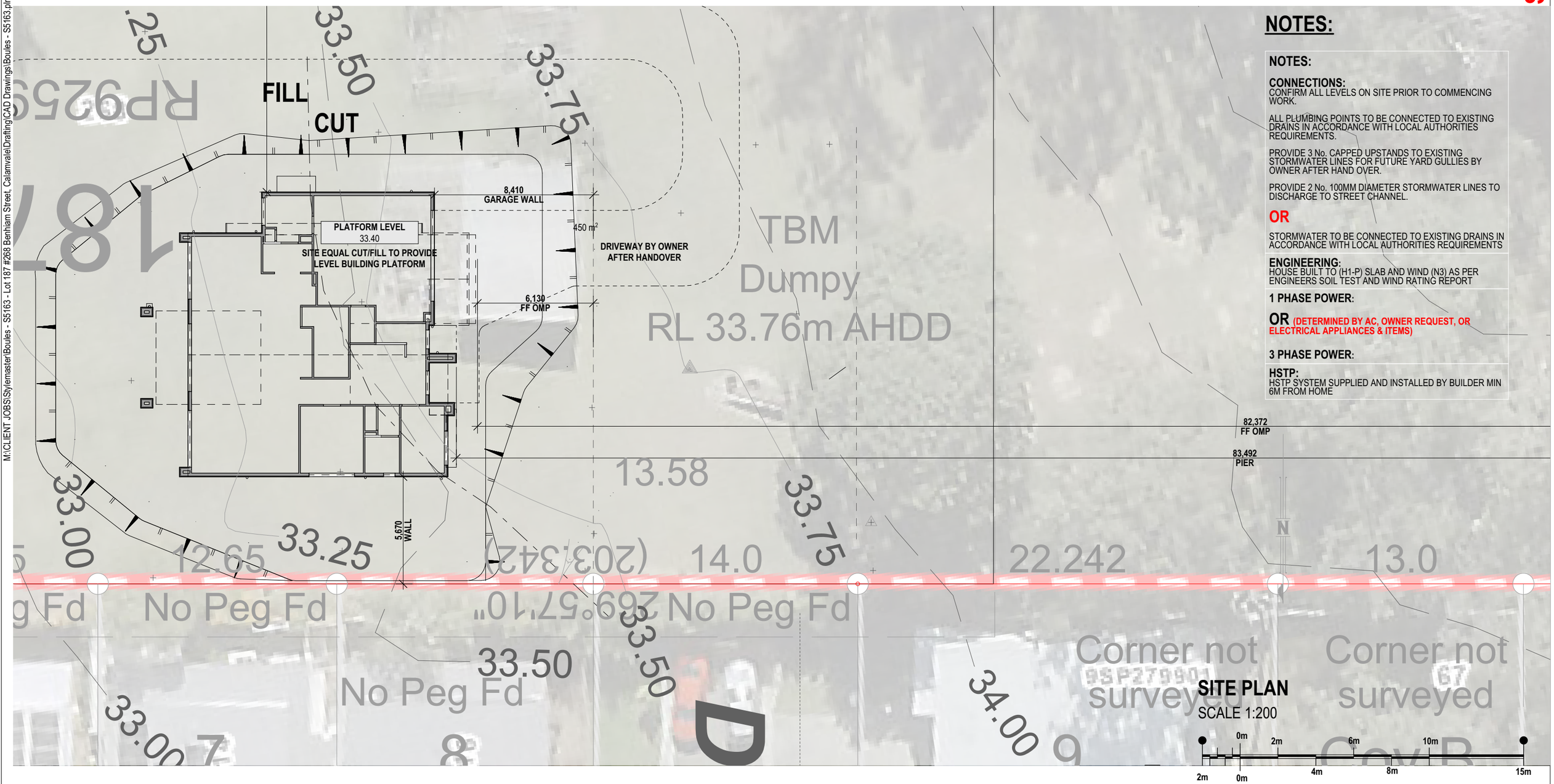
NOTE: SITE COVERAGE:
BLOCK SIZE: 1.023 HA
HOUSE FOOTPRINT: 250 m2
COVERAGE: 2 %

NOTE: OWNER TO REMOVE EXISITNG 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

SPECIFICATION



SITE PLAN
SCALE 1:200

0m 2m 6m 10m
2m 0m 4m 8m 15m

NOTES:

NOTES:

CONNECTIONS:
CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCING WORK.

ALL PLUMBING POINTS TO BE CONNECTED TO EXISTING DRAINS IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS.

PROVIDE 3 No. CAPPED UPSTANDS TO EXISTING STORMWATER LINES FOR FUTURE YARD GULLIES BY OWNER AFTER HAND OVER.

PROVIDE 2 No. 100MM DIAMETER STORMWATER LINES TO DISCHARGE TO STREET CHANNEL.

OR

STORMWATER TO BE CONNECTED TO EXISTING DRAINS IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS

ENGINEERING:
HOUSE BUILT TO (H1-P) SLAB AND WIND (N3) AS PER ENGINEERS SOIL TEST AND WIND RATING REPORT

1 PHASE POWER:

OR **(DETERMINED BY AC, OWNER REQUEST, OR ELECTRICAL APPLIANCES & ITEMS)**

3 PHASE POWER:

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

Stylemaster Homes

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

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
SITE PLAN
1:200

	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 03
ISSUE: CONTRACT 18/08/2026	

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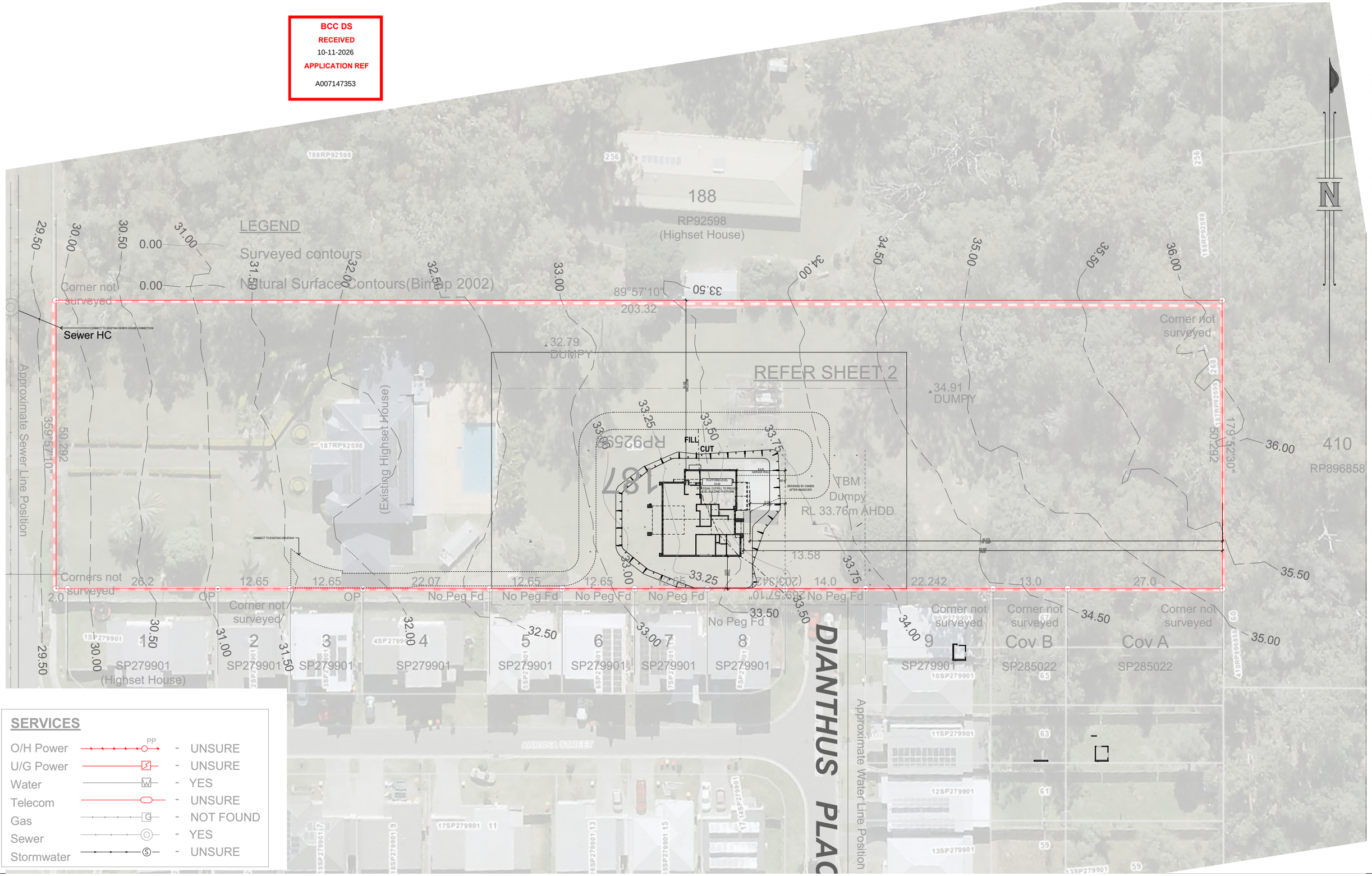

PREMIERE SPECIFICATION

CONTRACT 18/08/2026

Stylemaster Homes

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

PIAZZA 38 18 MODIFY - DUEL OCCUPANCY
MODERN FARMHOUSE +
SITE PLAN 1:750
1:600, 1:900

	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 04
ISSUE: CONTRACT 18/08/2026

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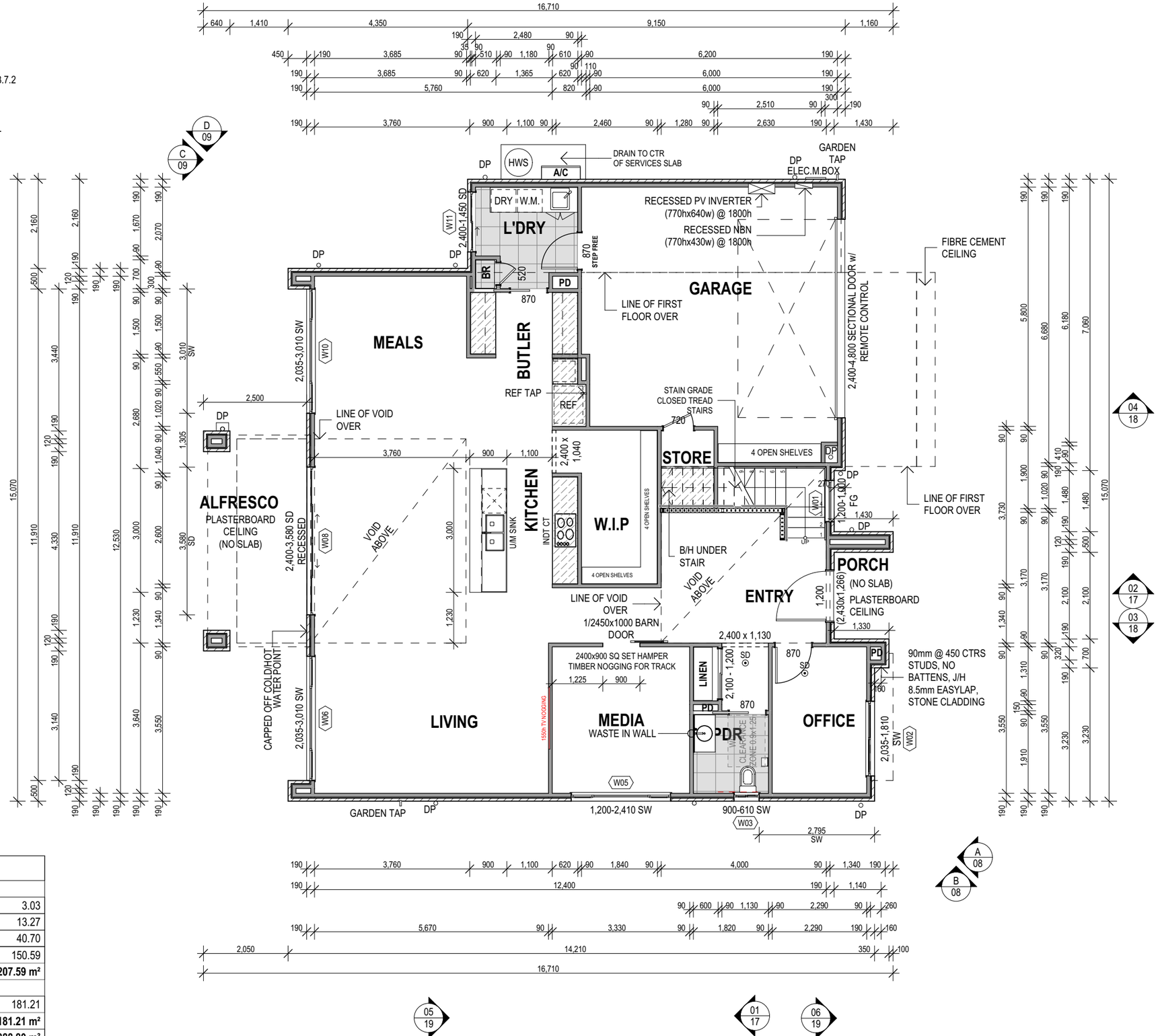
LEGEND:

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



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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

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

PREMIERE SPECIFICATION
CONTRACT 18/08/2026

Stylemaster Homes

PROPOSED DWELLING
FOR: BOULES
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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f.w.g.	FLOOR WASTE GULLY
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CJ	CONTROL JOINT
	BULKHEAD
AC	AIRCONDITIONING DUCT
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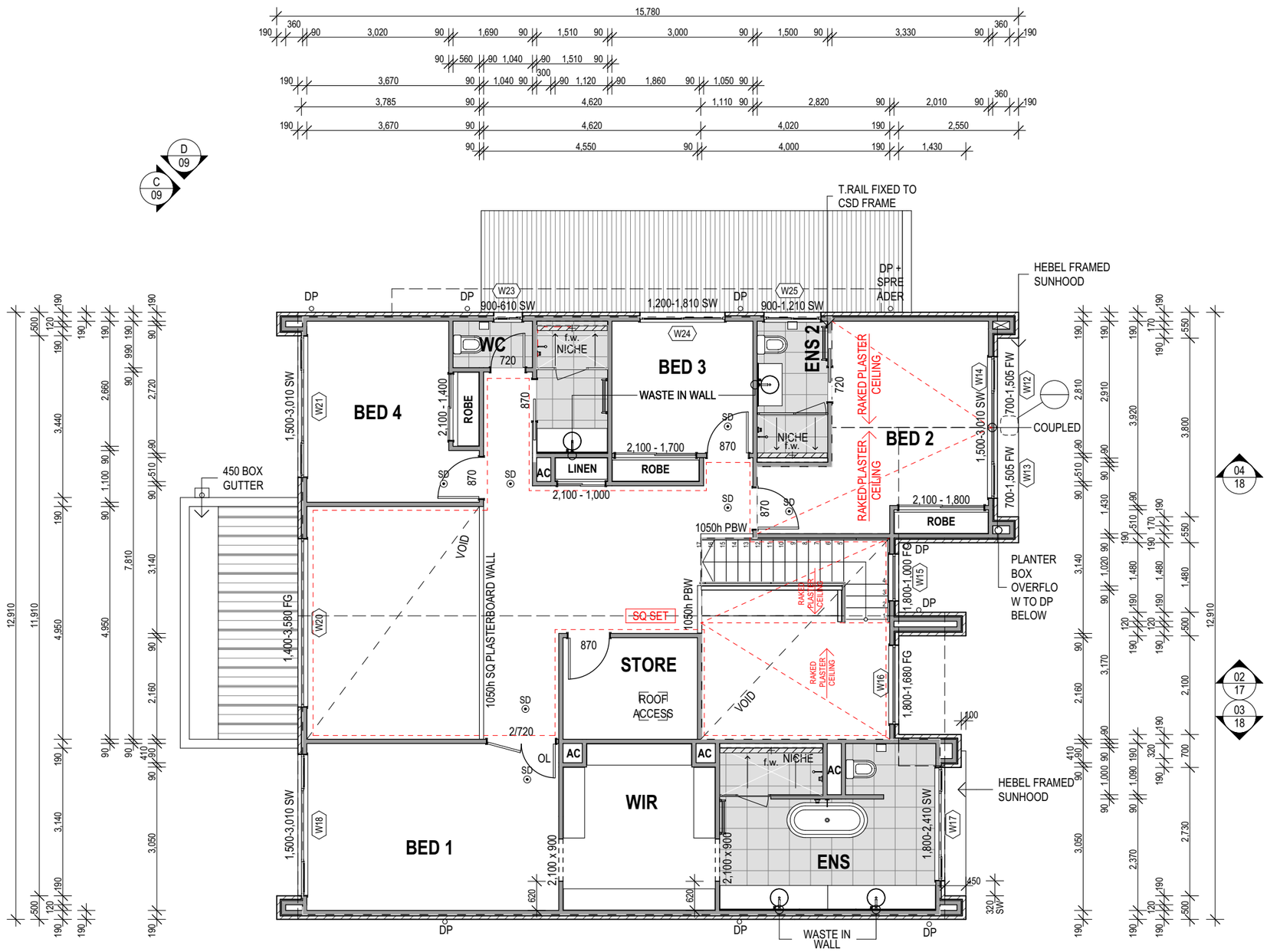

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BCC DS
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AREA TABLE

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PREMIERE SPECIFICATION

CONTRACT 18/08/2026

Stylemaster Homes

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

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

	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 07**
ISSUE: CONTRACT 18/08/2026

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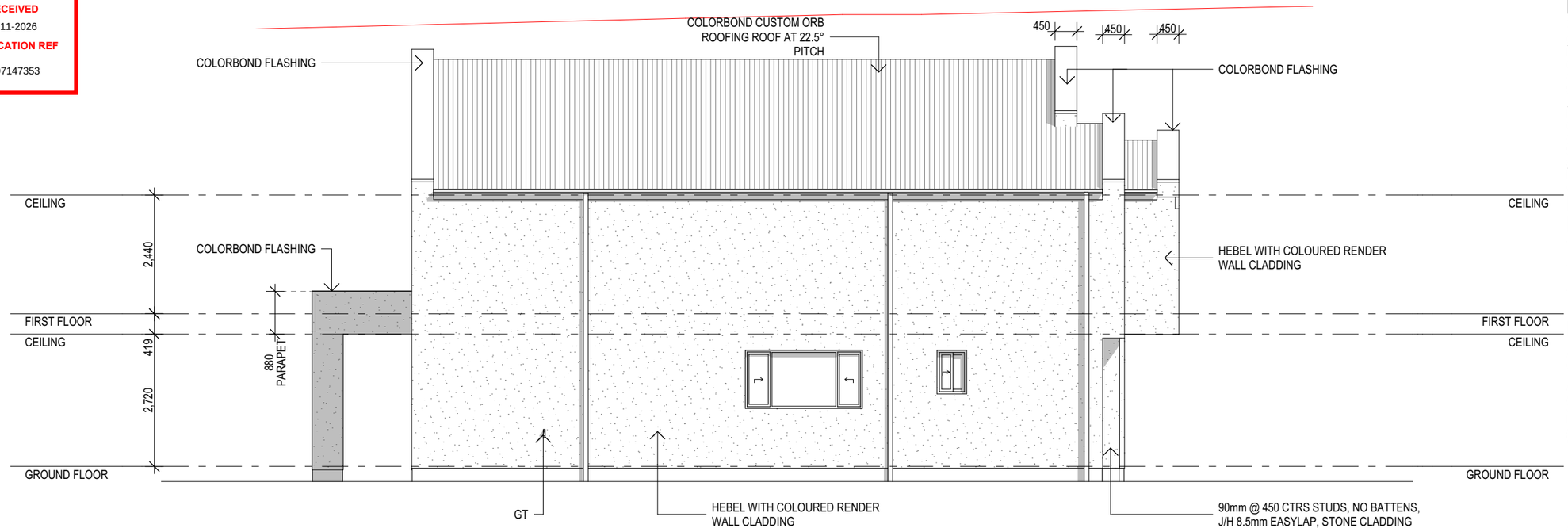
ELEVATION A



ELEVATION B

BCC DS
RECEIVED
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APPLICATION REF
A007147353

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)

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.
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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

Stylemaster Homes

PROPOSED DWELLING
FOR: BOULES
AT: LOT 187 #268 BENHIAM 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			

PCV / AMENDMENTS

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

STYLEMASTER HOMES
ABN 73 103 729 988
LIC No. 102 5309
POSTAL ADDRESS
PO BOX 1986
MILTON BC QLD 4064
PHONE (07) 3368 9700
FAX (07) 3368 1255

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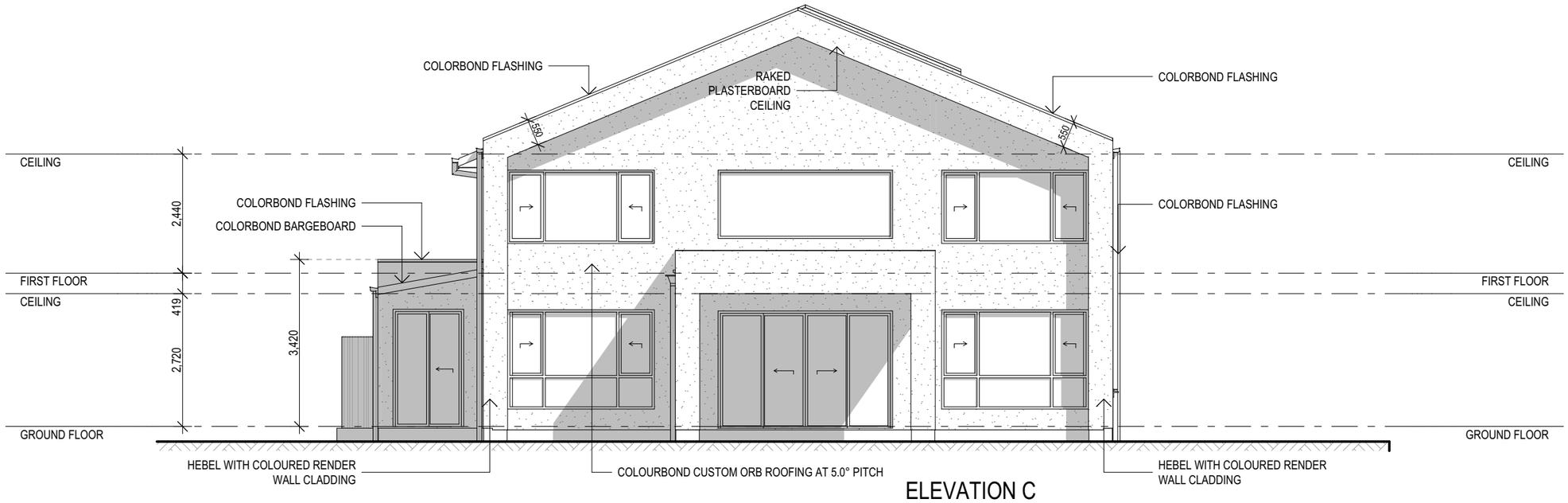
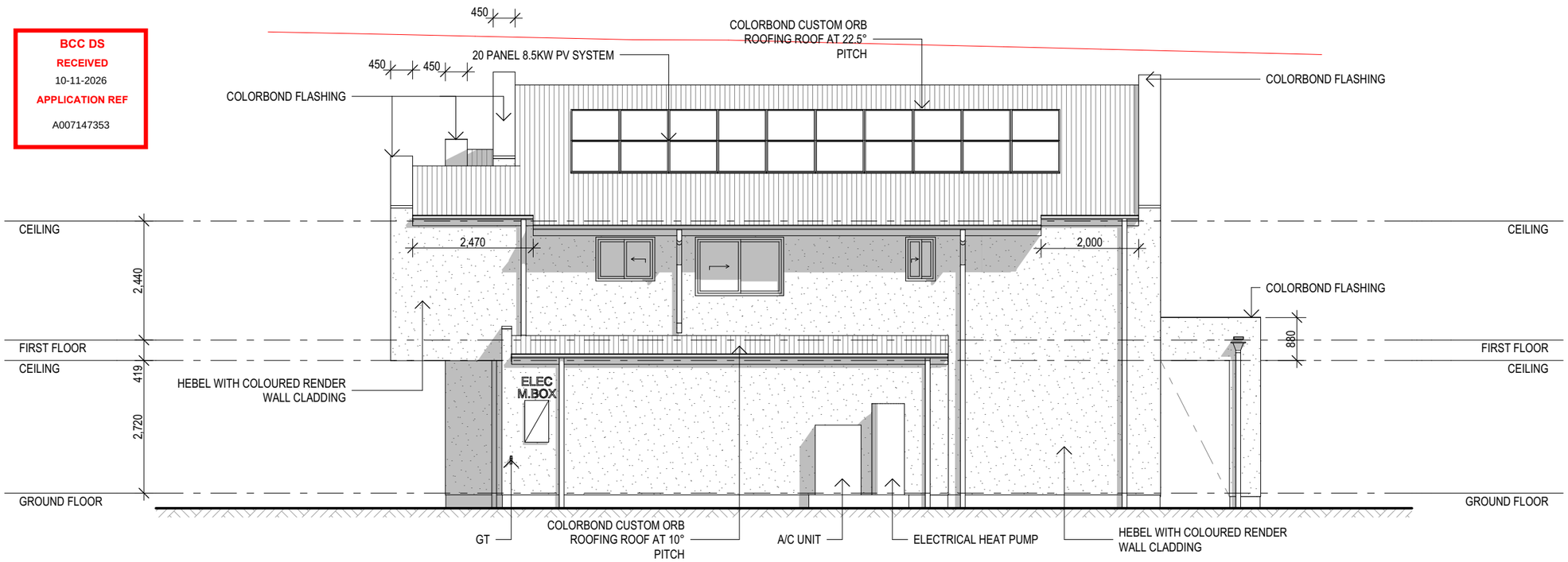
M:\CLIENT JOBS\Stylemaster\Boules - S5163 - Lot 187 #268 Benhiam Street, Calamvale\Drafting\CAD Drawings\Boules - S5163.pln | A3 PDF PRINTED Tuesday, 18 August 2026



ELEVATION C



ELEVATION D

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PCV / AMENDMENTS

JOB No. S5163	SHEET 09
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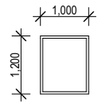
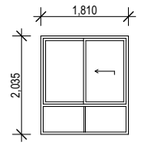
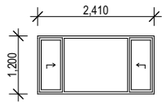
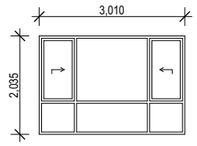
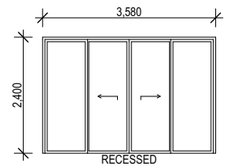
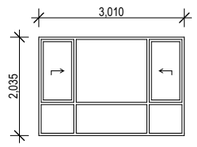
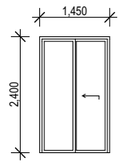
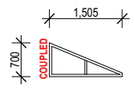
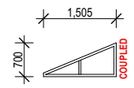
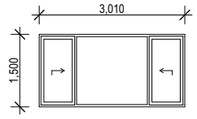
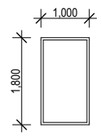
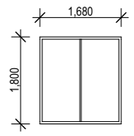
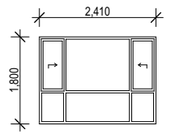
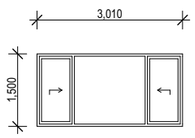
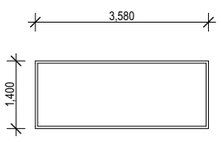
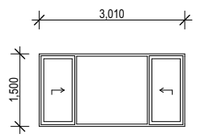
WINDOW NUMBER	W01	W02	W03	W05	W06	W08
HEAD HEIGHT	2,390	2,390	2,390	2,390	2,390	2,365
						
WALL TYPE	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90	HEBEL_STEEL STUDS 90
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
GLAZING 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
						
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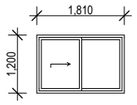
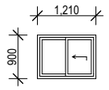
WINDOW NUMBER	W24	W25
HEAD HEIGHT	2,110	2,110
		
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PROVIDE SQUARE SET CEILINGS TO (GF EXCLUDING GARAGE - FF VOIDS & HALLWAY AREA/BED 2) AS INDICATED IN RED

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

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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PREMIERE SPECIFICATION

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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 +
3D IMAGE

	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
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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	
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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 REAR

	DATE	DRAFTED	CHECKED
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PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
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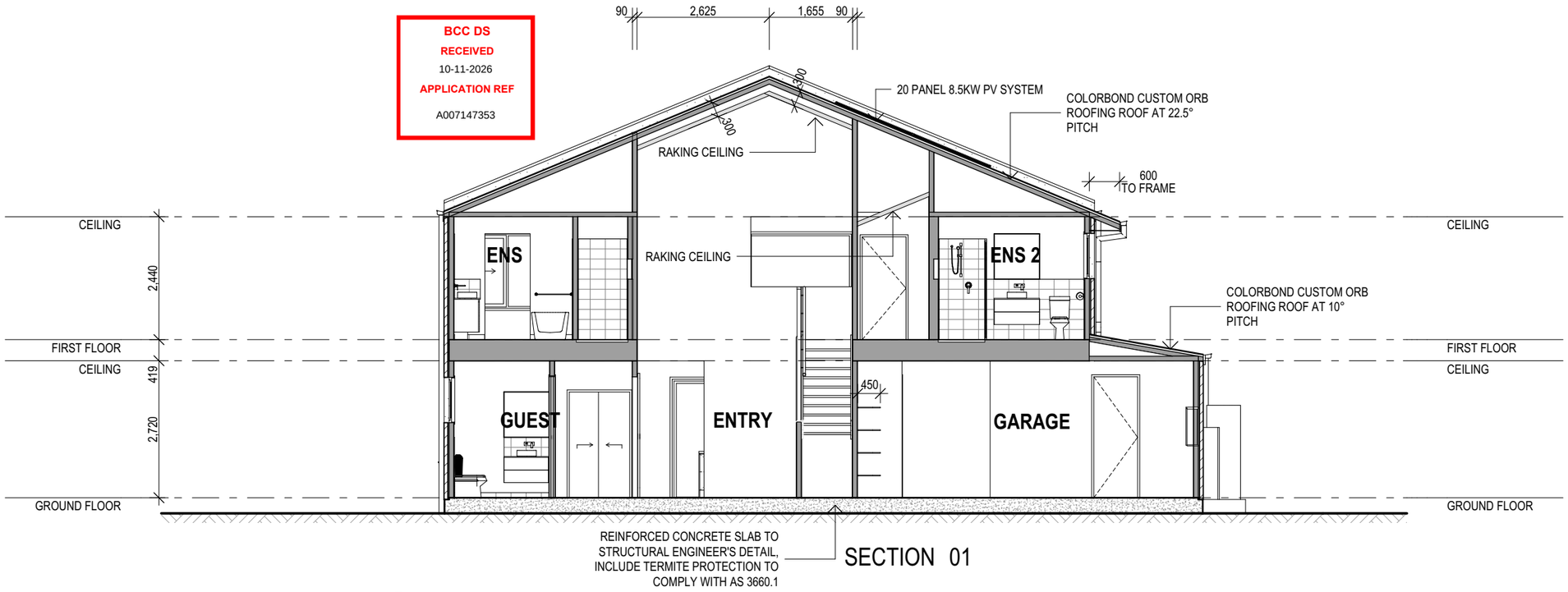
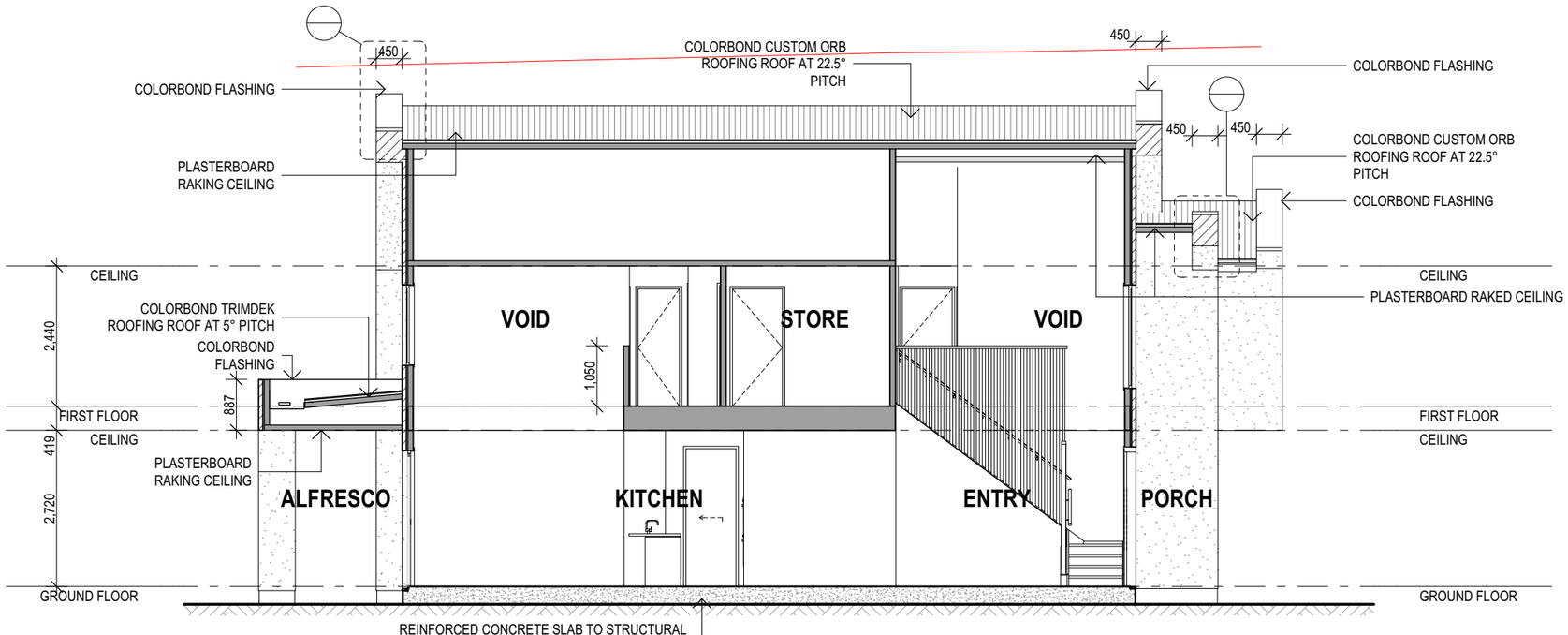


SECTION 01



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 STR/A)
LINEA = 55mm (35mm TIMBER PLUS 16mm LINEA)

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.
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PREMIERE SPECIFICATION

CONTRACT 18/08/2026

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 17
ISSUE: CONTRACT 18/08/2026	

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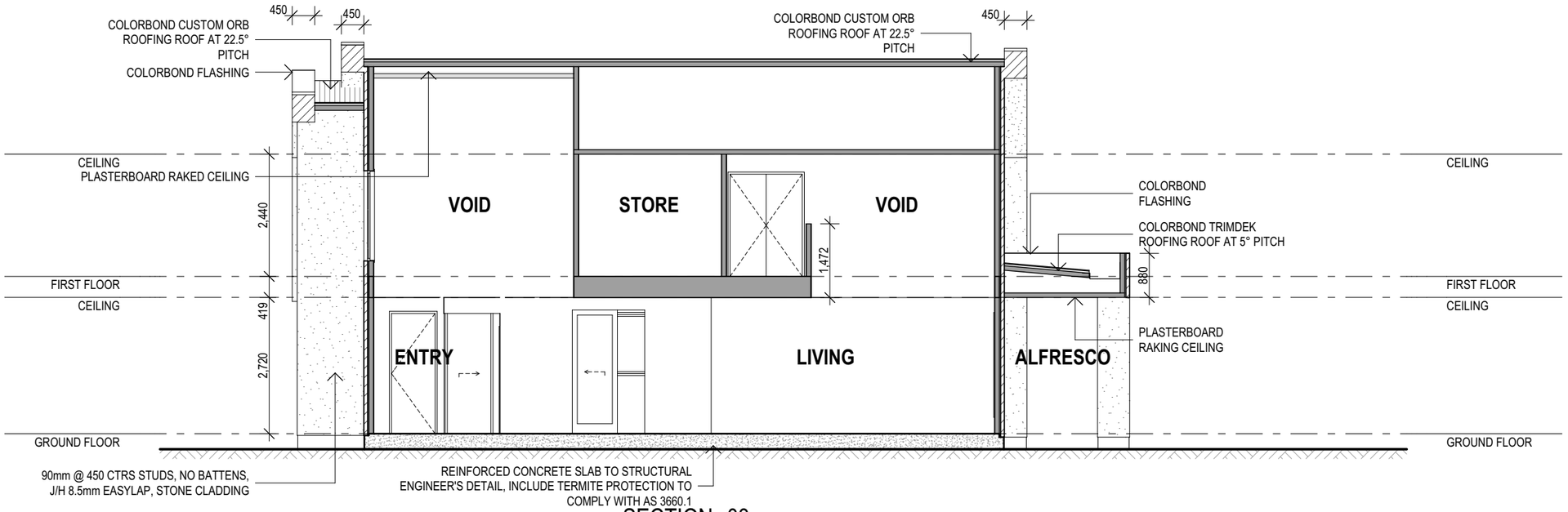
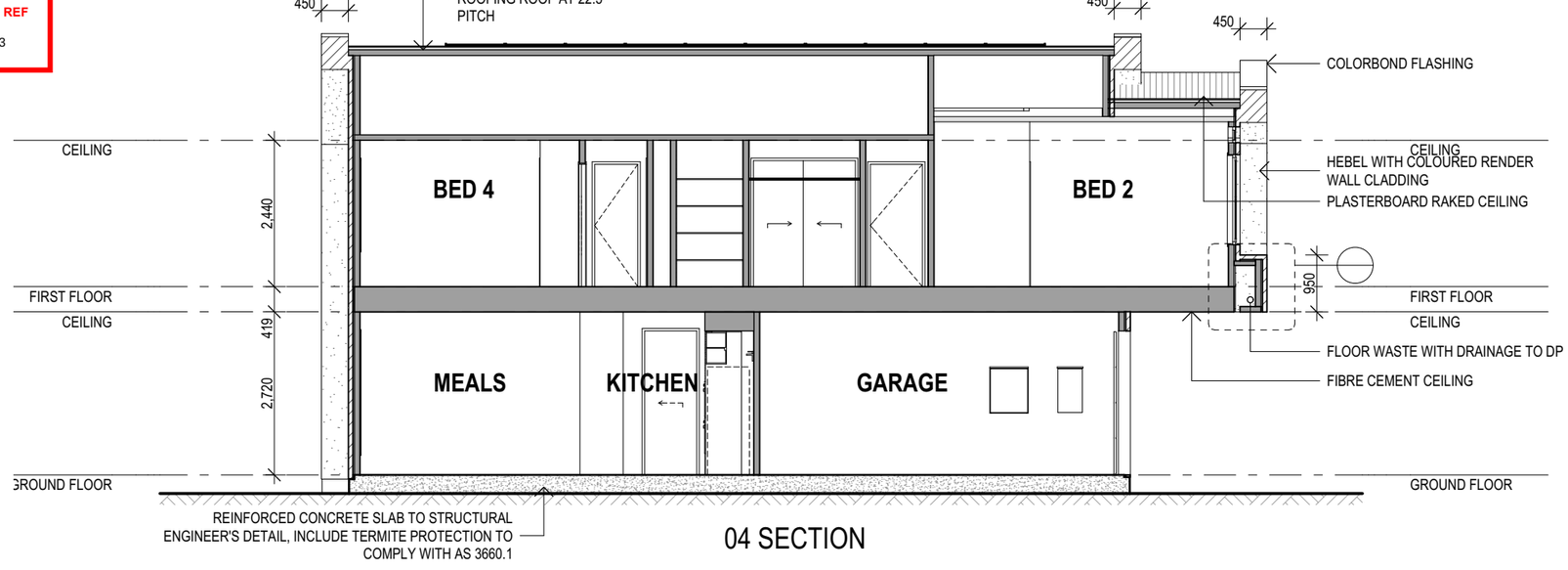


SECTION 03



04 SECTION

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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.
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- R2 BATTS TO ALL LIGHTWEIGHT CLADDED EXTERNAL WALLS EXCLUDING HEBEL / BRICK VENEER.
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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)

STEEL FRAME, (N3) WIND:

CEILING HGT:
GROUND FLOOR - 2720mm
FIRST FLOOR - 2440mm
WINDOW HEAD HGT:
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FIRST FLOOR - 2390 UNO
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STAIRS: A+B
STAIR OPTION A:
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Stylemaster Homes

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

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

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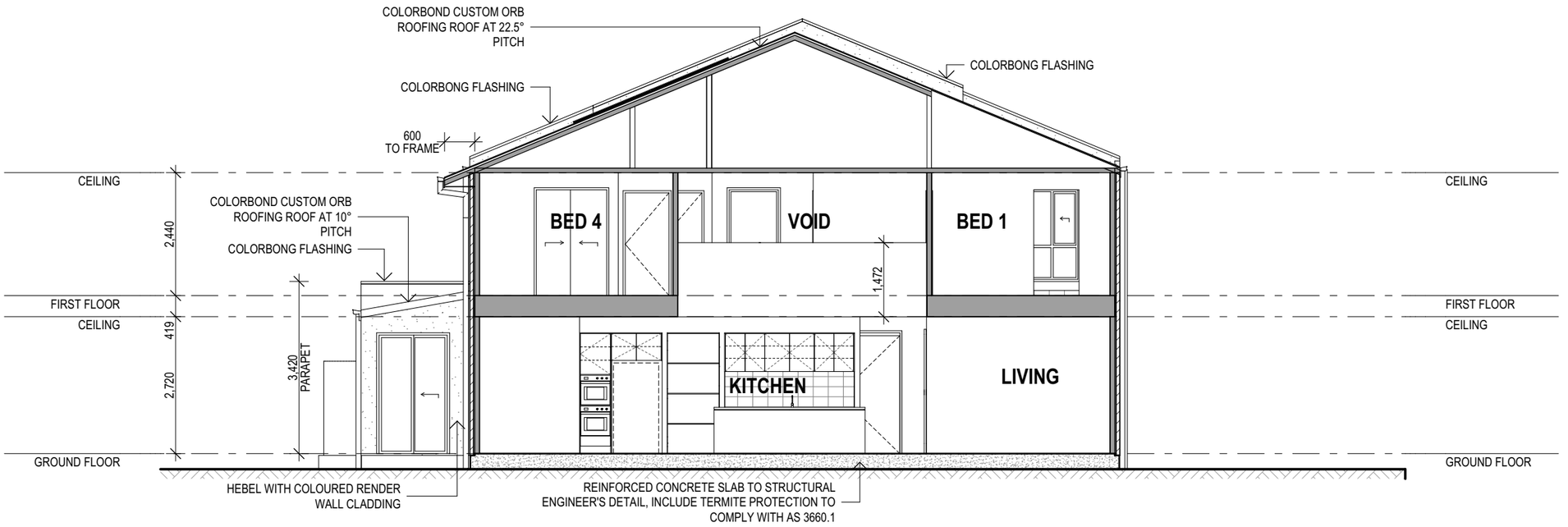

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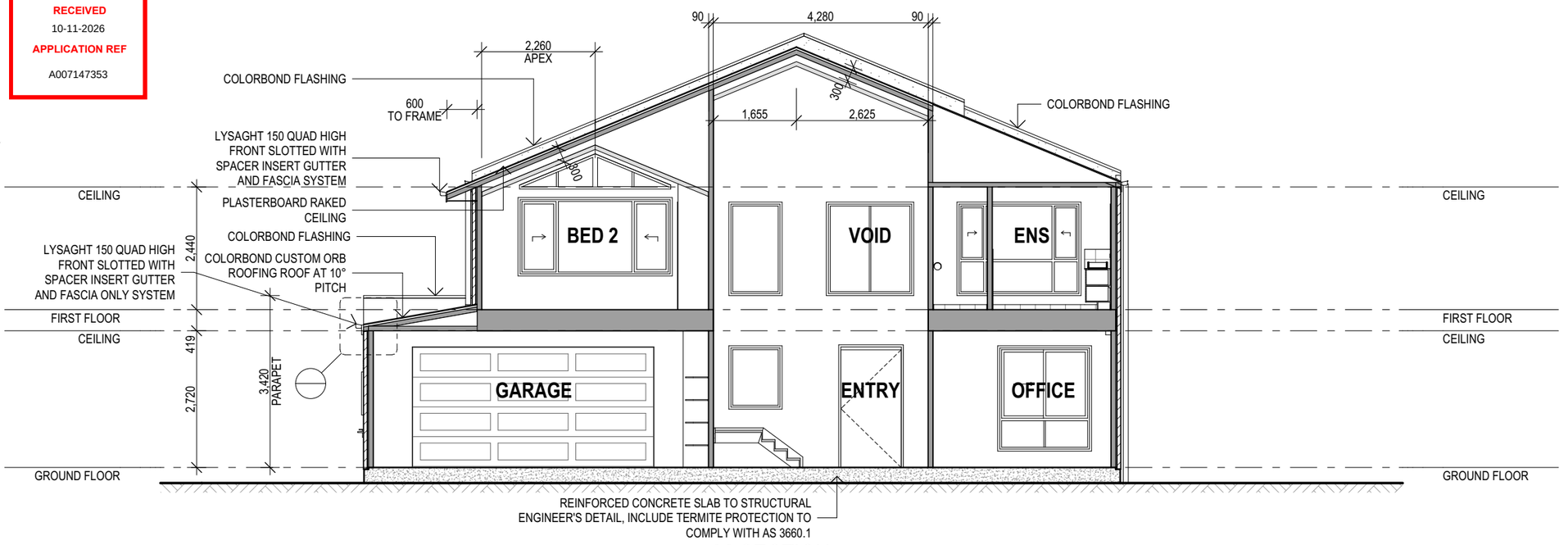

06 SECTION

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- 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 STR(A)
LINEA = 55mm (35mm TIMBER PLUS 16mm LINEA)

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

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	
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JOB No. S5163 **SHEET 19**
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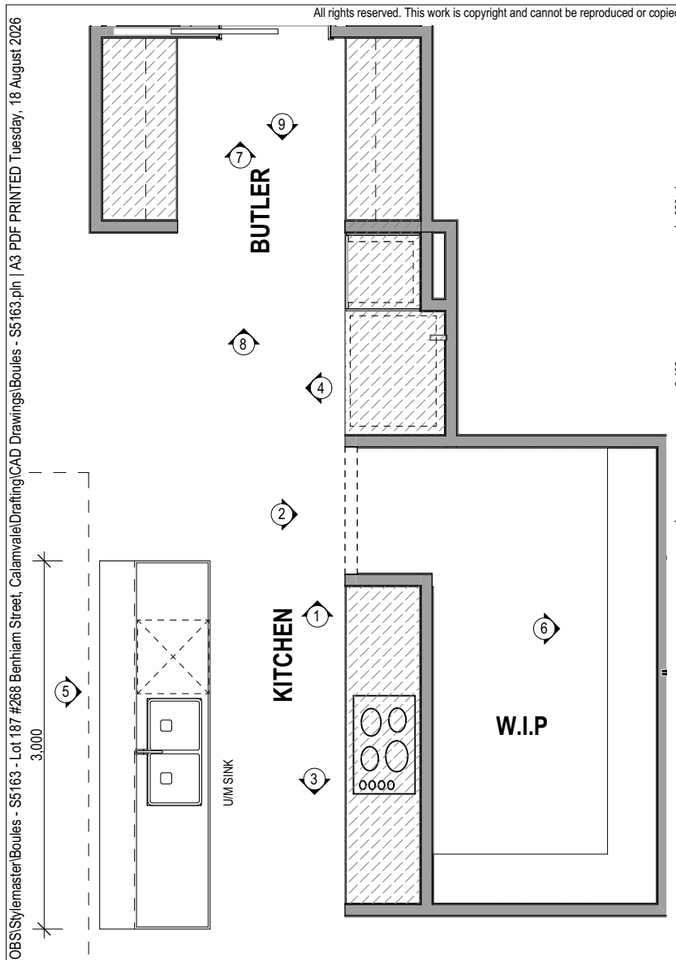

KITCHEN/BUTLER/W.I.P PLAN

PREMIERE 'OPTION A' KITCHEN

SOFT CLOSE DOORS AND DRAWERS TO BUTLERS ONLY

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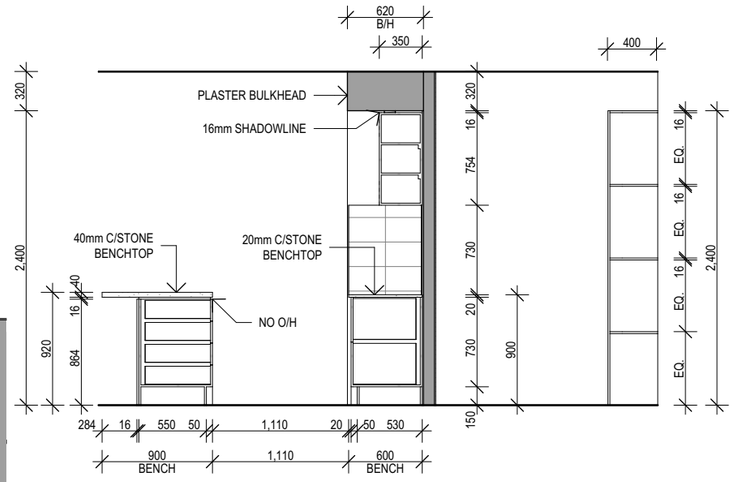
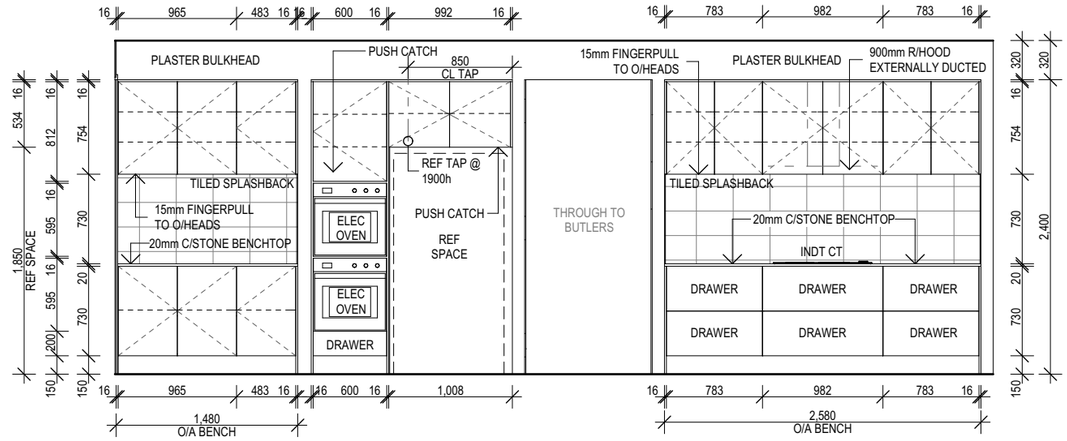


KITCHEN/W.I.P 1



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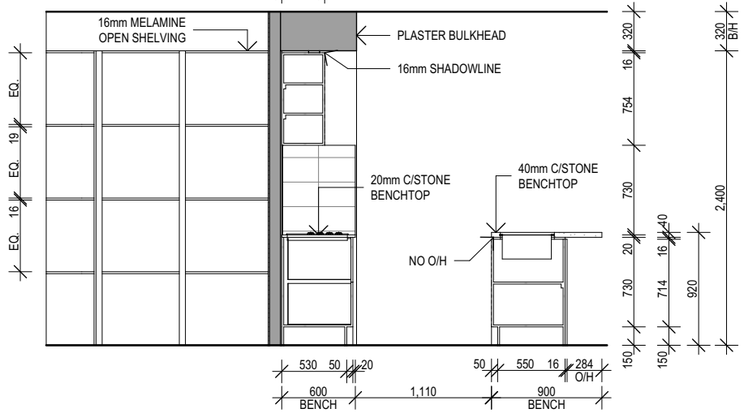

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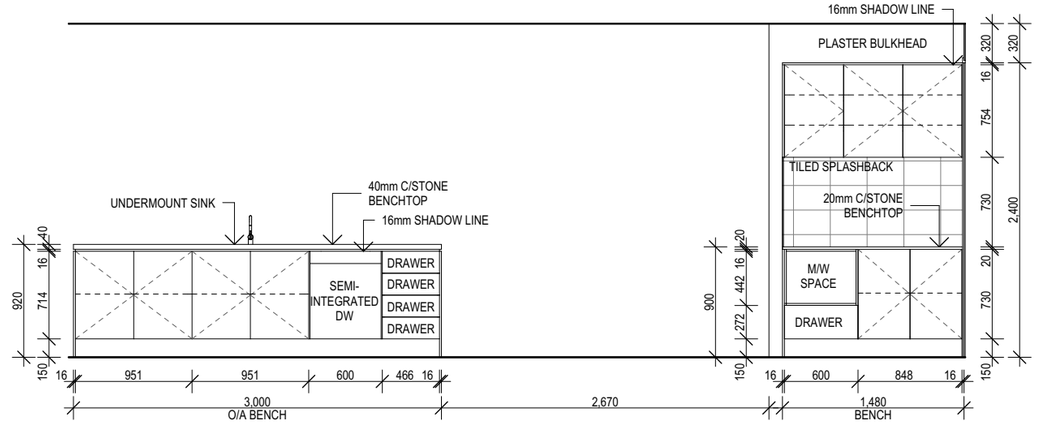

KITCHEN/BUTLER 4

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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PC2			
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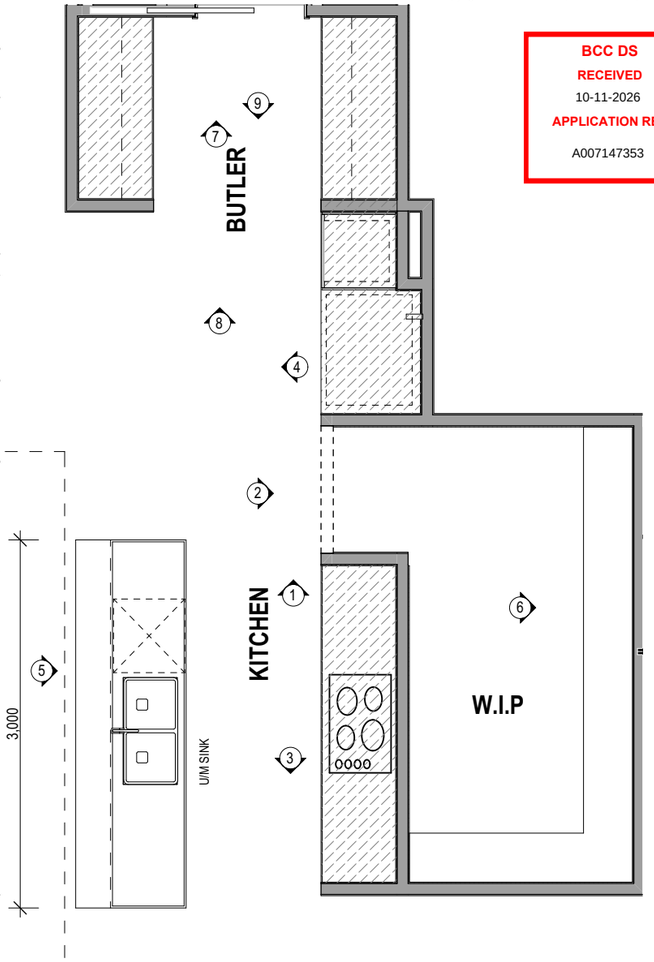
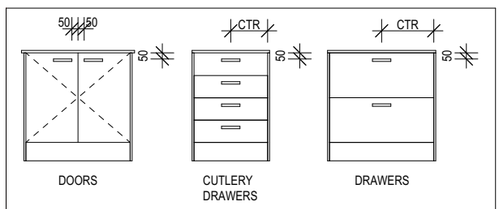


KITCHEN/BUTLER/W.I.PPLAN

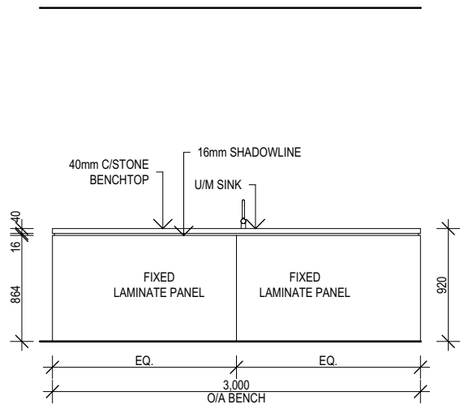
PREMIERE 'OPTION A' KITCHEN

SOFT CLOSE DOORS AND DRAWERS TO BUTLERS ONLY



NOTE: HANDLES TO BE PLACED HORIZONTALLY AS PER DIMENSIONS, UNLESS OTHERWISE NOMINATED.

HANDLE PLACEMENT - SCALE 1:50



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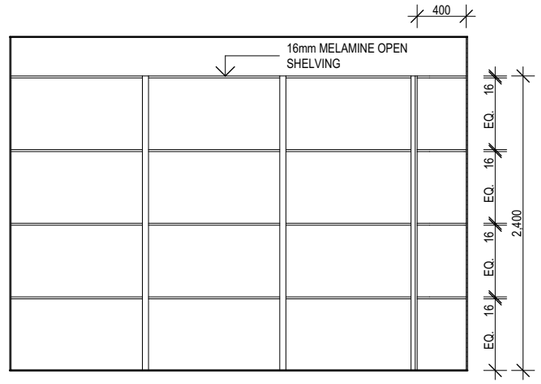
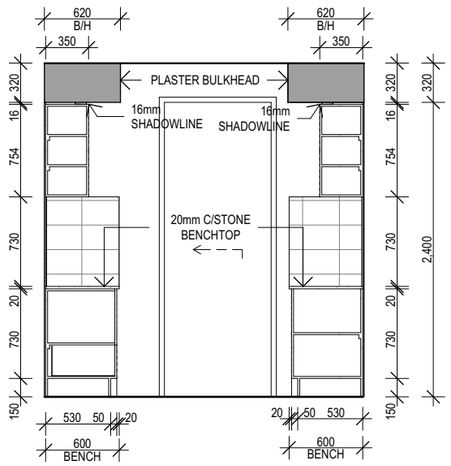
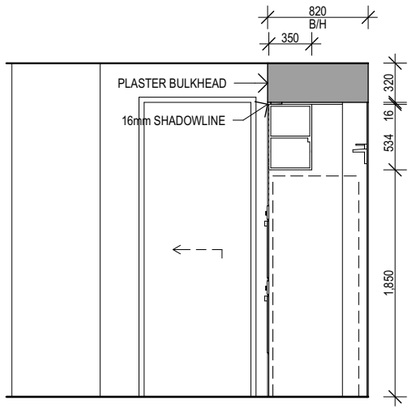


KITCHEN/W.I.P 6



KITCHEN/BUTLER 7



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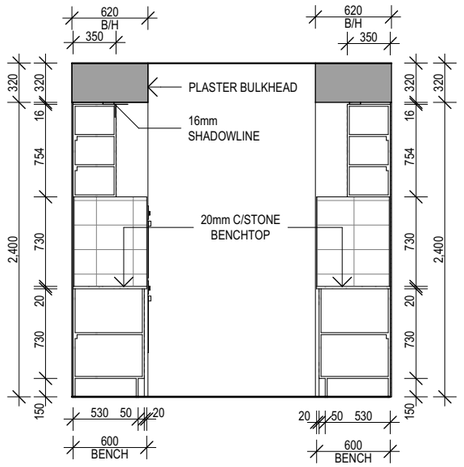

KITCHEN/BUTLER 9

NOTES:

- TILE LAYOUTS ARE INDICATIVE ONLY.
- SHOWER FLOOR BEDDING MIN 1:80 AND MAX 1:50 FALL TO WASTE.
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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

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

KITCHEN PERSPECTIVE

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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 +
KITCHEN 3D VIEWS
1:130.13

	DATE	DRAFTED	CHECKED
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
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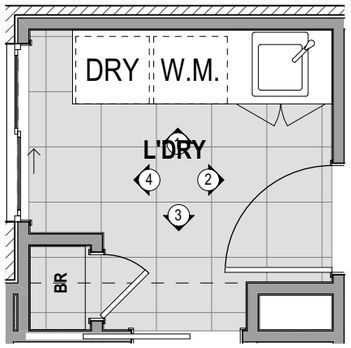
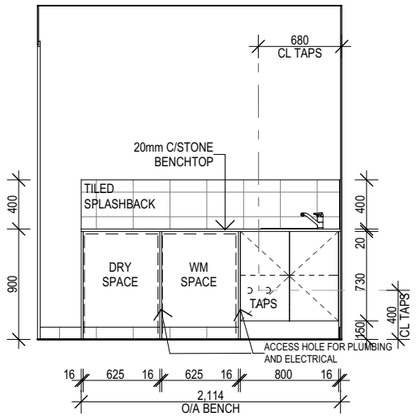


LAUNDRY PLAN



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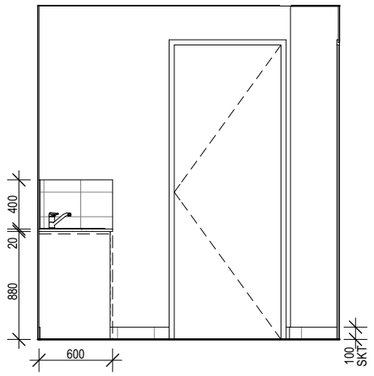

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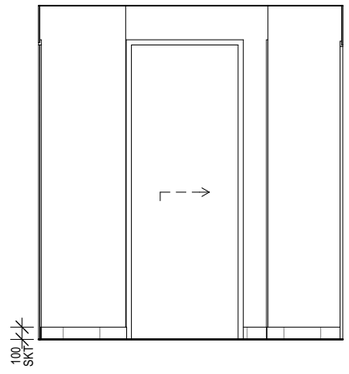

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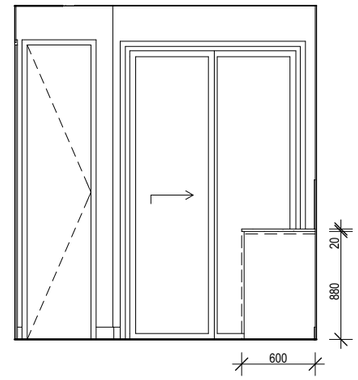

LAUNDRY 4



L'DRY PERSPECTIVE

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NOTES:

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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 +
LAUNDRY
1:50, 1:143.77

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

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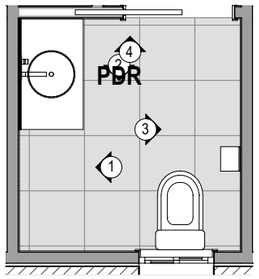
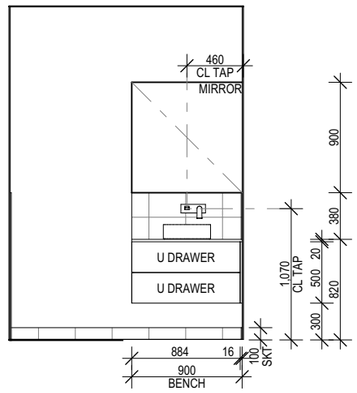
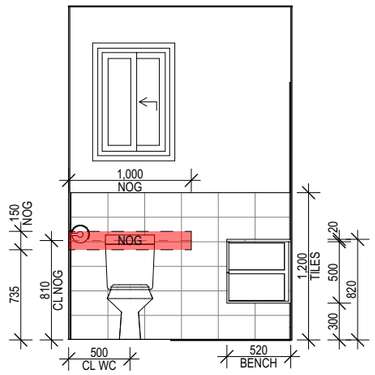


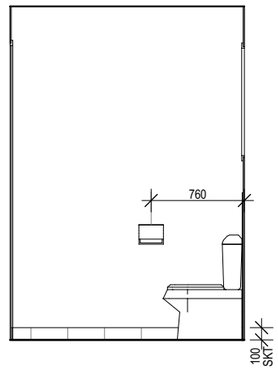
POWDER PLAN



POWDER 1



POWDER 2



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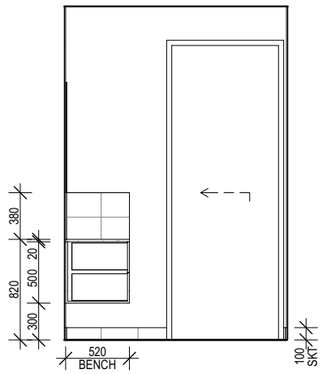
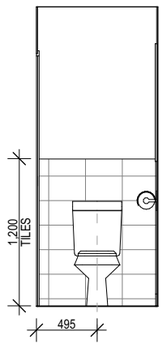


POWDER 4

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



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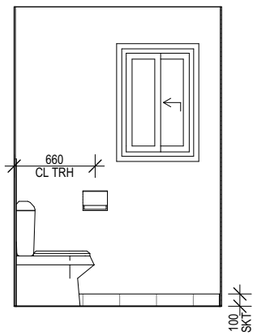

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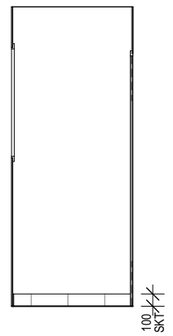

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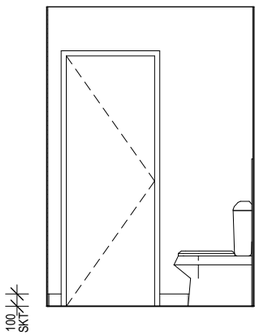
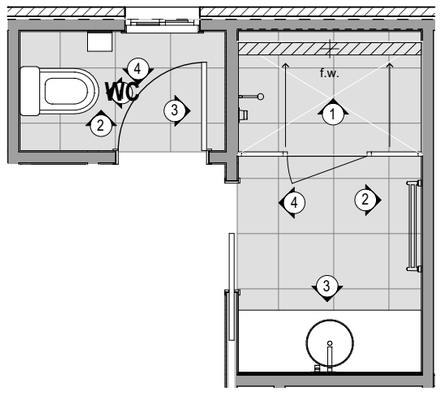
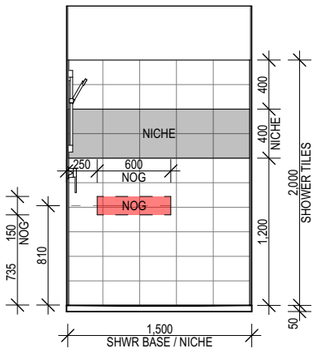


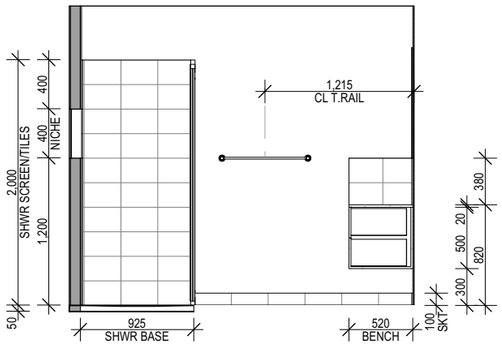
WC 4



WC/BATH PLAN



BATH 1



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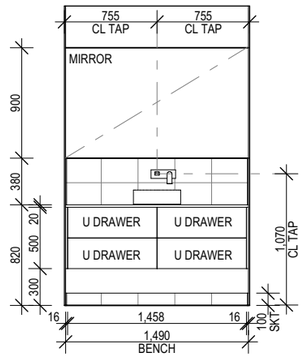
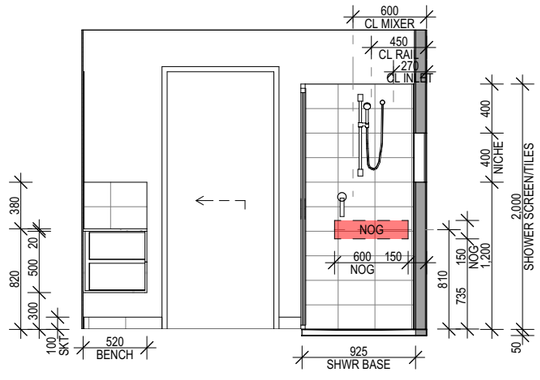


BATH 3



BATH 4

NOTE: 50mm RECESS TO SLAB & 50mm RECESS TO FLOOR FRAME FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY.

NOTE: EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE 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)
- 3-5mm GROUT GAPS TO FLOOR TILING (TYPICAL)
- WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES.
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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 +
POWDER/WC
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 25**
ISSUE: CONTRACT 18/08/2026

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PREMIERE SPECIFICATION

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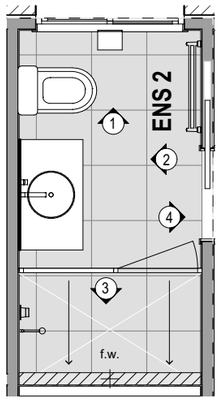
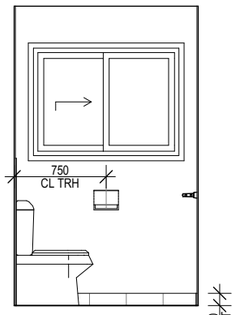


ENS 2 PLAN

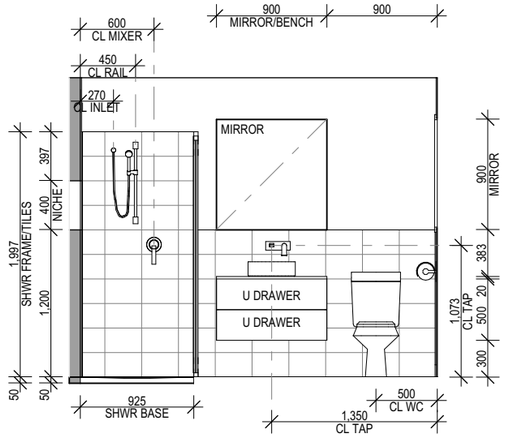
PREMIERE VANITY OPTION '3'

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



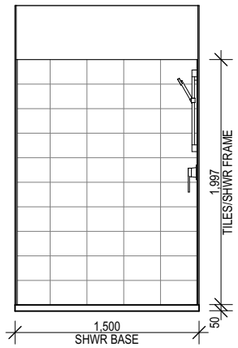
ENS 2 - 1



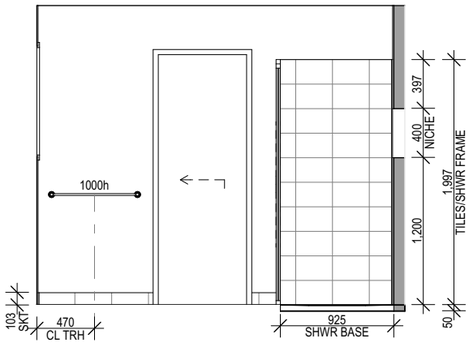
ENS 2 - 2



ENS 2 PERSPECTIVE VIEW



ENS 2 - 3



ENS 2 - 4

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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

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

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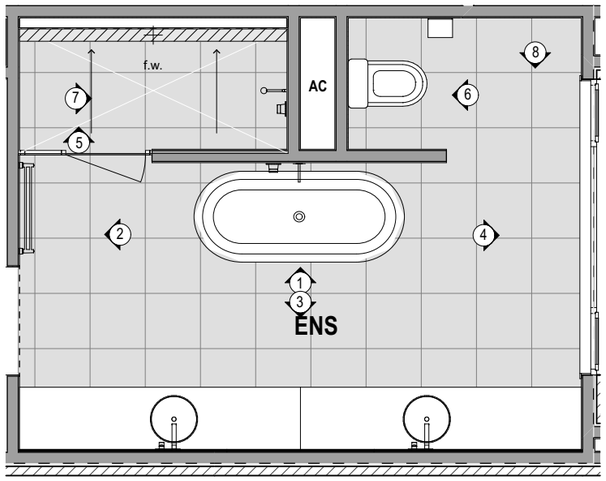
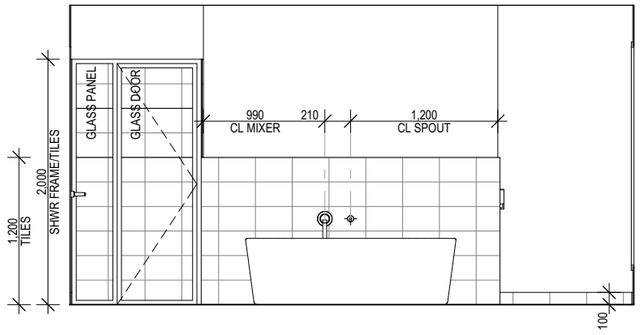


ENSUITE PLAN

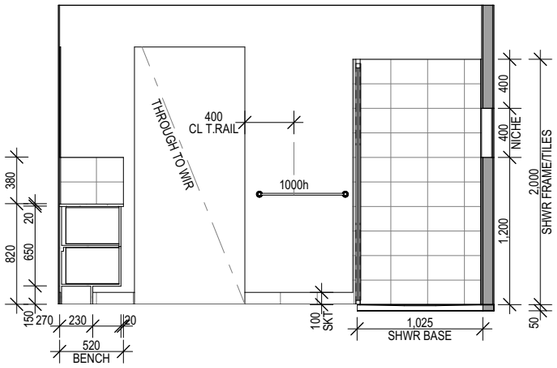
PREMIERE VANITY OPTION '2' WITH DRAWERS

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



ENSUITE 1



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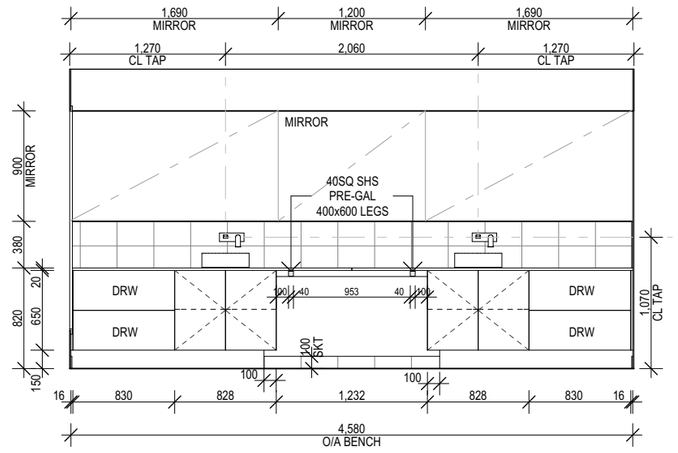

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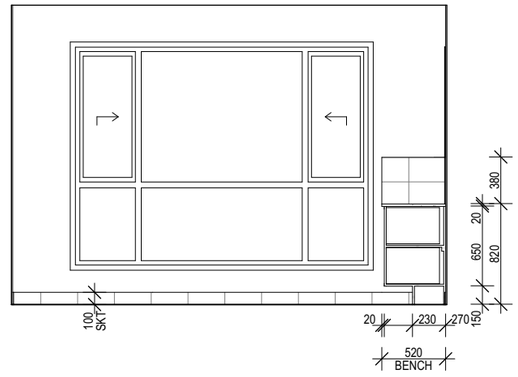

ENSUITE 4

NOTES:

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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
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			

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PREMIERE SPECIFICATION

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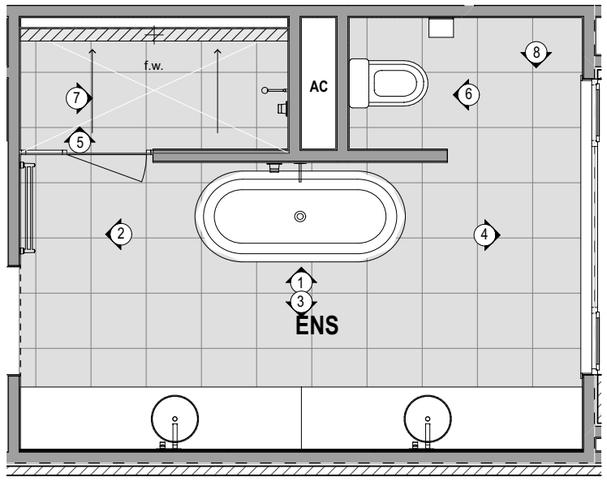
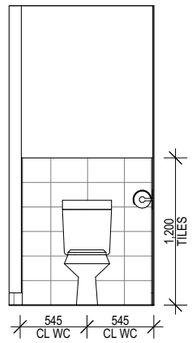


ENSUITE PLAN



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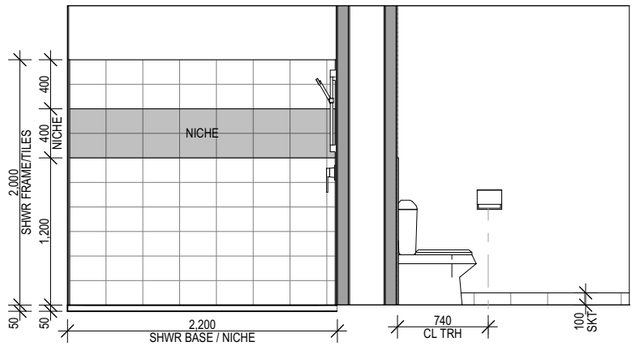

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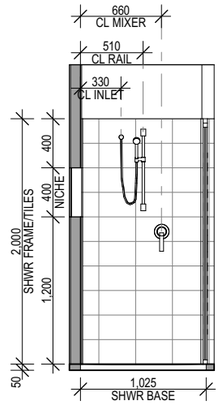


ENSUITE 7

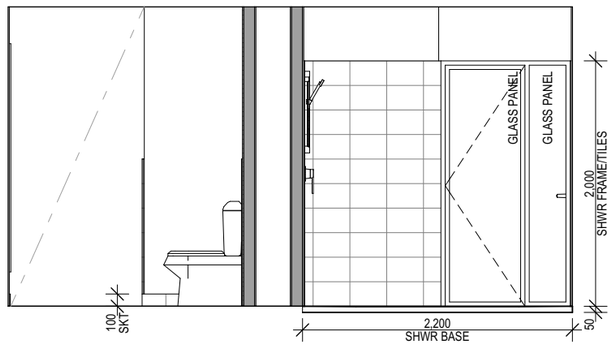
PREMIERE VANITY OPTION '2' WITH DRAWERS

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 8



ENS PERSPECTIVE VIEW

NOTES:

- TILE LAYOUTS ARE INDICATIVE ONLY.
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HEIGHT ABOVE FFL = TOP OF SLAB OR TOP SUBFLOOR
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TOWEL RAIL - 1000/1600h OR AS INDICATED
TOWEL RING/HAND T.RAIL - 1300h OR AS INDICATED

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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
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			

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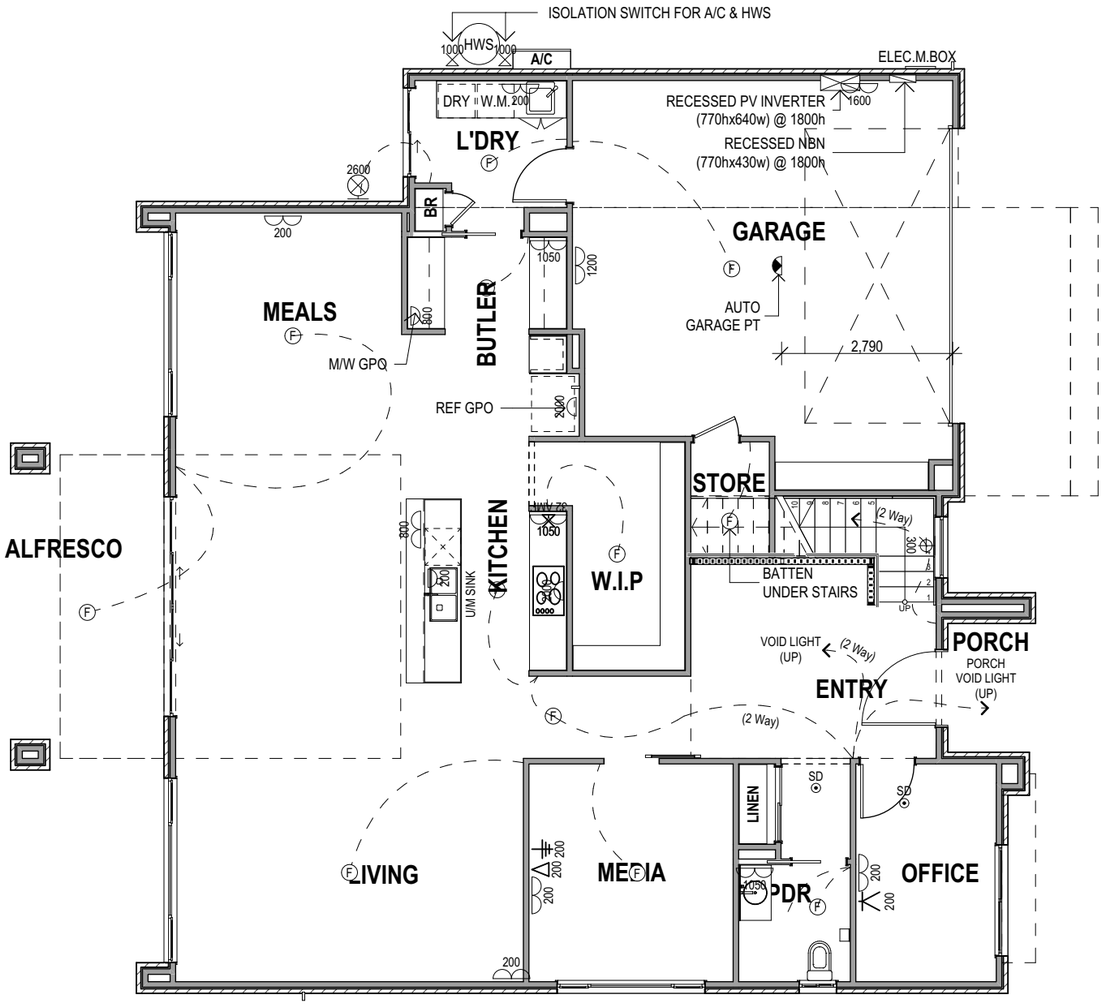
SYMBOL	DESCRIPTION	SKU	CUTOUT	QTY
F	BATTEN HOLDER WITH COMPACT FLURO GLOBE	-	-	27
	CROMPTON ROUND BUNKER (WHITE)	230710	-	1
	DATA POINT	-	-	1
	GPO DOUBLE	-	-	16
	GPO SINGLE	-	-	8
	GPO SINGLE - CEILING MOUNTED	-	-	1
	HELLAR EXHAUST FAN (WHITE) DUCTED	20200231	-	3
	ISOLATING SWITCH	-	-	3
	LEDLUX ORSAY WALL LED (WHITE)	231001	-	2
	LEDLUX VIVID DIM LED D/L (WHITE)	170566	-	1
SD	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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1:100

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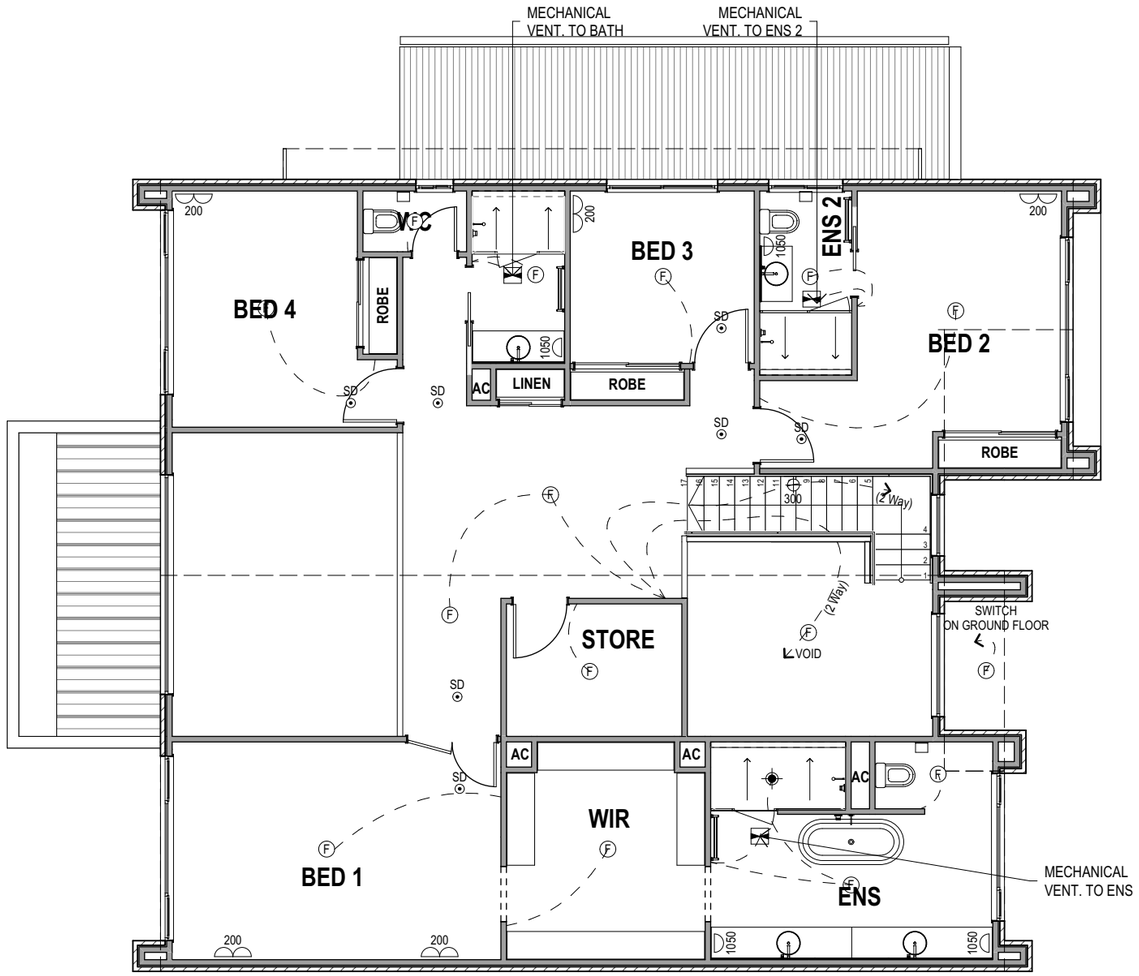
SYMBOL	DESCRIPTION	SKU	CUTOUT	QTY
(F)	BATTEN HOLDER WITH COMPACT FLURO GLOBE	-	-	27
	CROMPTON ROUND BUNKER (WHITE)	230710	-	1
	DATA POINT	-	-	1
	GPO DOUBLE	-	-	16
	GPO SINGLE	-	-	8
	GPO SINGLE - CEILING MOUNTED	-	-	1
	HELLAR EXHAUST FAN (WHITE) DUCTED	20200231	-	3
	ISOLATING SWITCH	-	-	3
	LEDLUX ORSAY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

CLIENT TO ATTEND ELECTRICAL CONSULATION WITH ENLIGHTEN



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PREMIERE SPECIFICATION

CONTRACT 18/08/2026

Stylemaster Homes

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	
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BA			
SITE ISSUE			

PCV / AMENDMENTS

JOB No. S5163	SHEET 31
ISSUE: CONTRACT 18/08/2026	

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LEGEND

CARPET ....

TILING ....

WET AREA TILING ....

HYBIRD FLOORING ....

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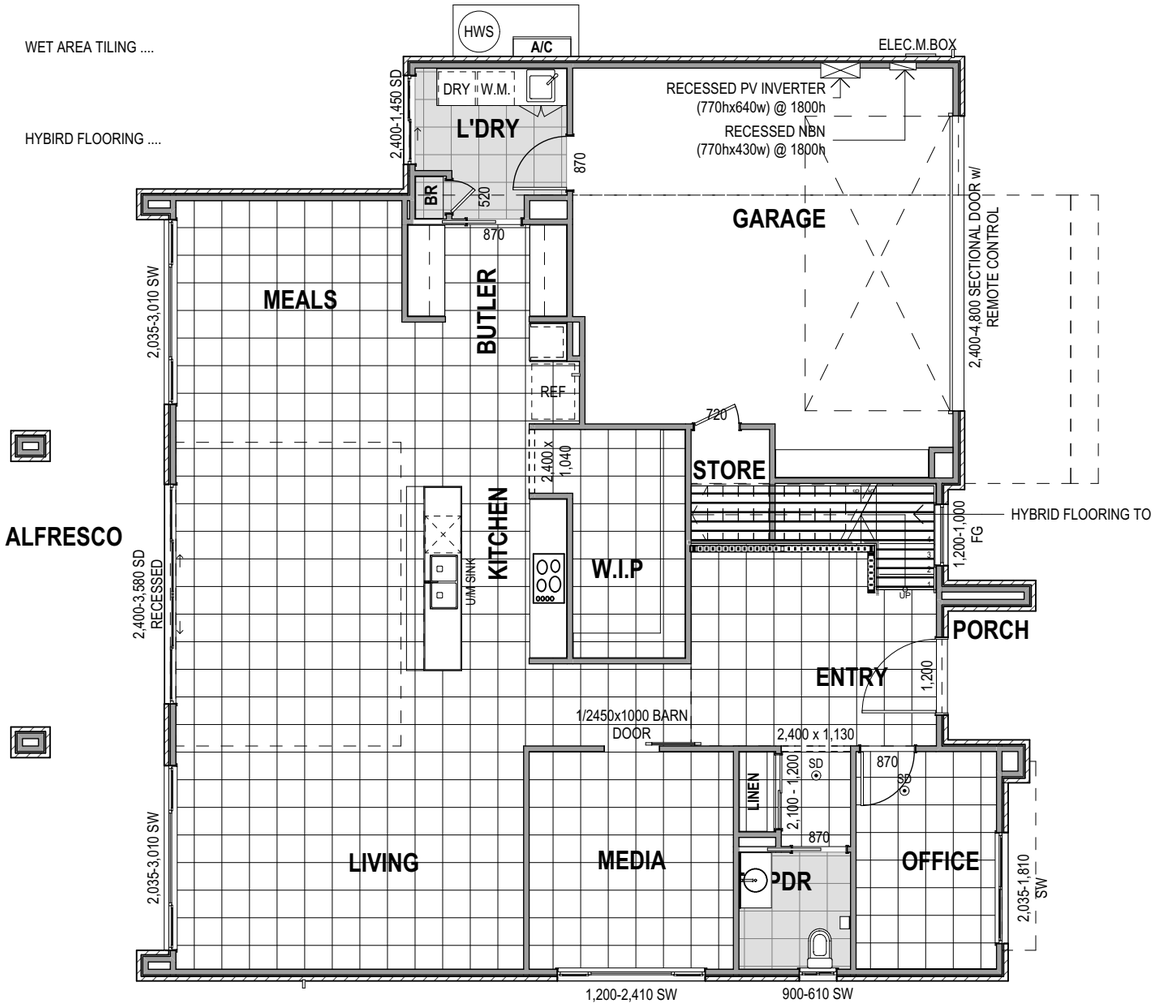

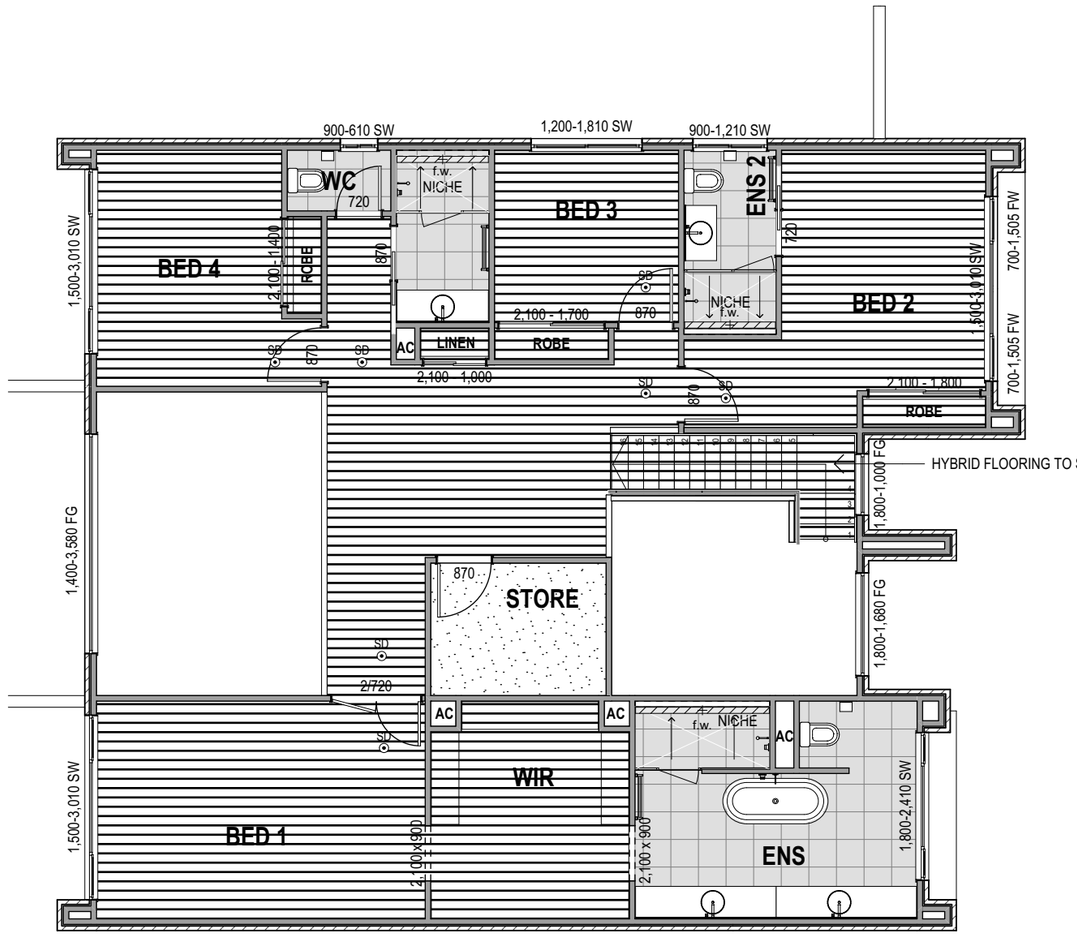

NOTES:
UNLESS NOTED OTHERWISE (CHECK TILE SELECTION)
3mm GROUT GAPS TO WALL TILING (TYPICAL)
3-5mm GROUNT GAPS TO FLOOR TILING (TYPICAL)
WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES

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

Stylemaster Homes

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

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

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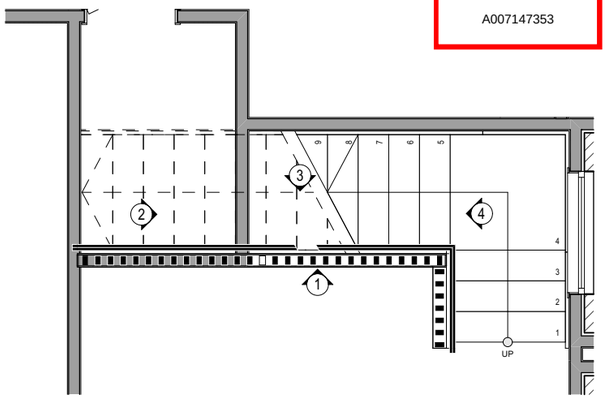
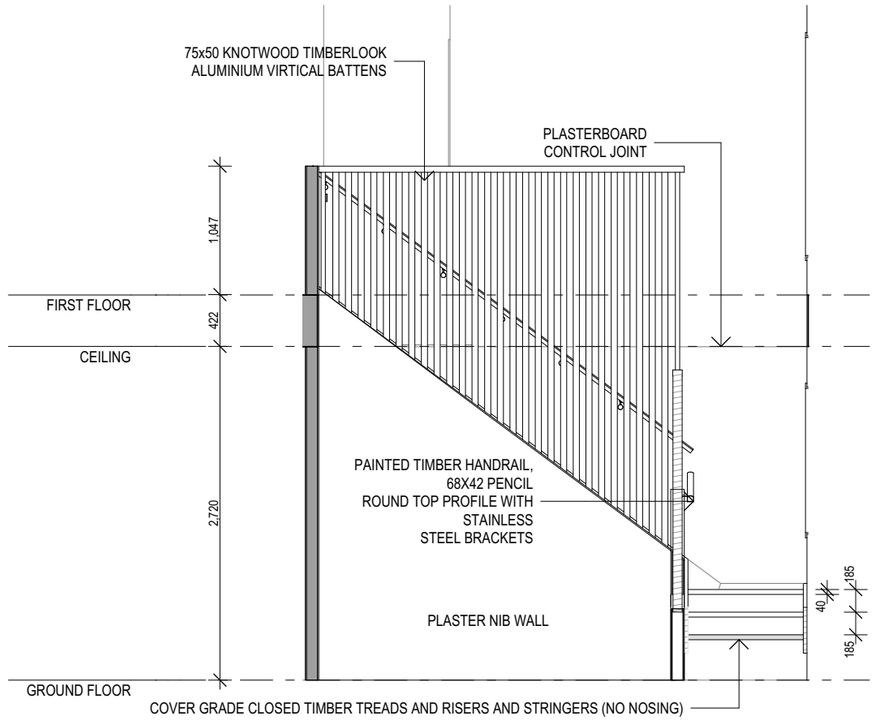


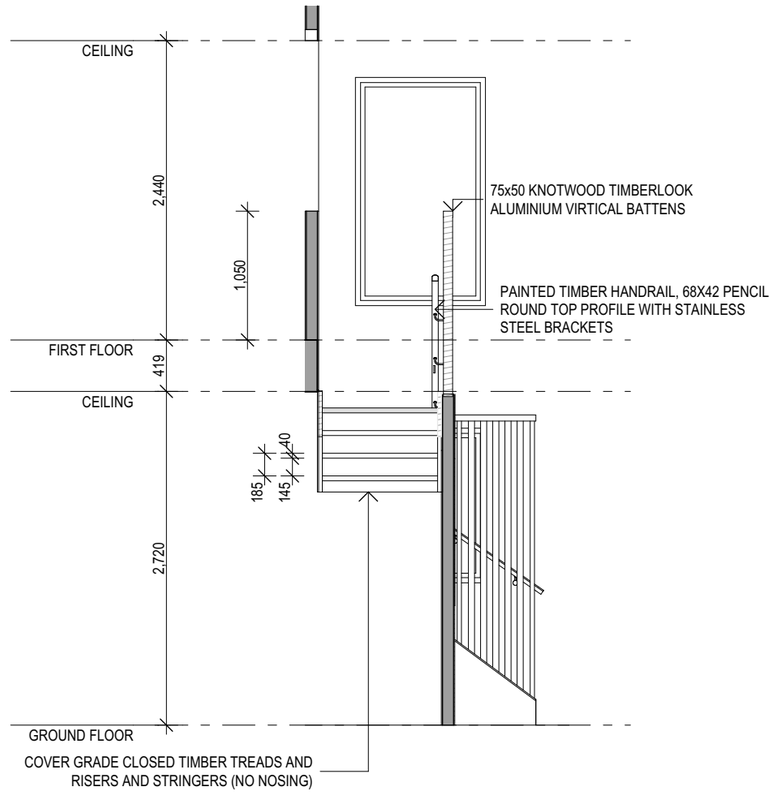
STAIR PLAN

PREMIERE STAIRCASE

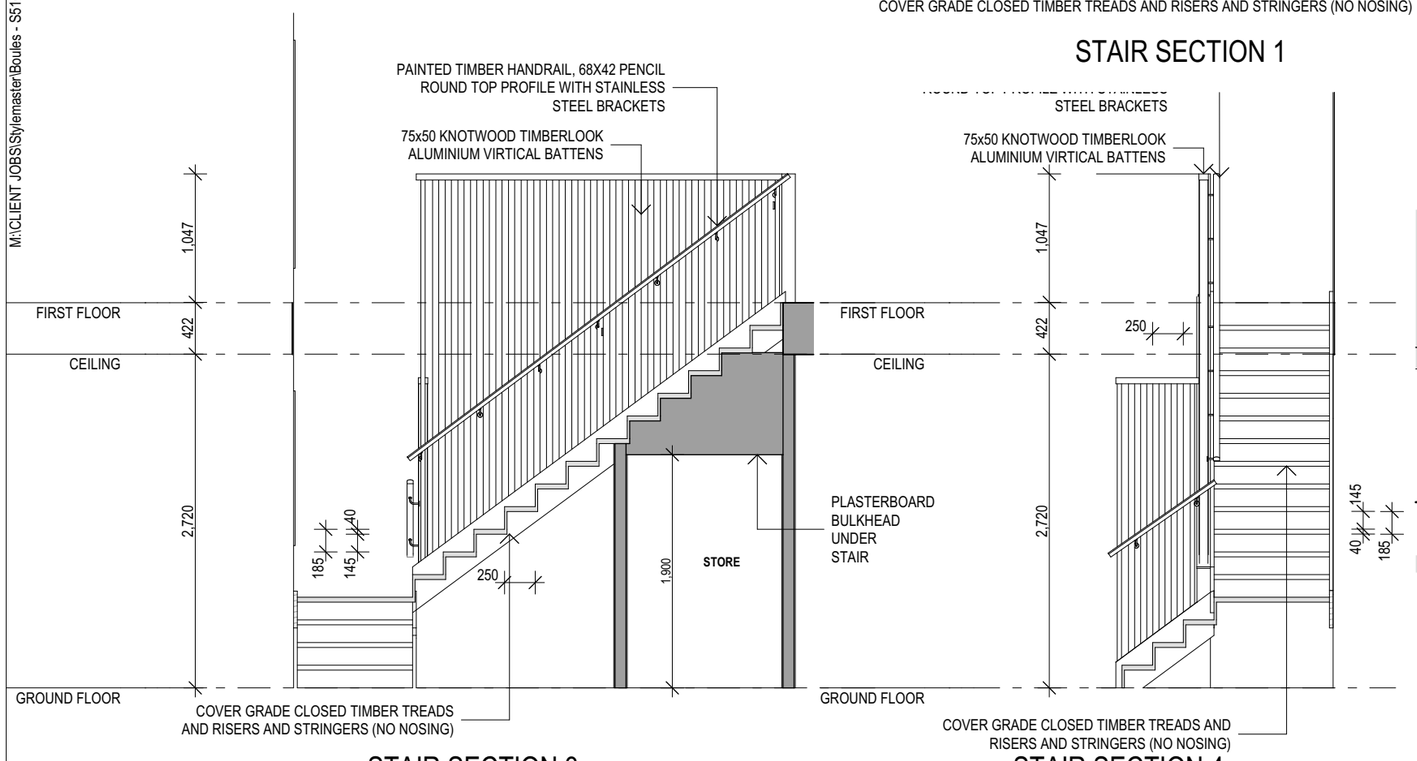
COVER GRADE CLOSED TIMBER TREADS AND RISERS AND STRINGERS (NO NOSING)
PAINTED TIMBER HANDRAIL, 68X42 PENCIL ROUND TOP PROFILE WITH STAINLESS STEEL BRACKETS
75x50 KNOTWOOD TIMBERLOOK ALUMINIUM VIRTICAL BATTENS



STAIR SECTION 1



STAIR SECTION 2

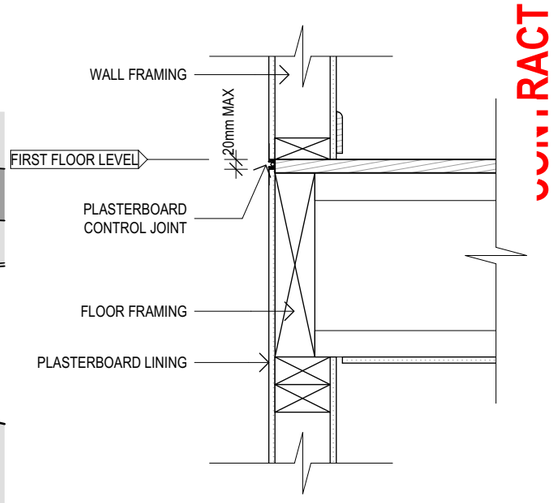


STAIR SECTION 3

STAIR SECTION 4



STAIR PERSPECTIVE



DETAIL WALL SECTION - SCALE 1:10
PLASTERBOARD CONTROL JOINT

PREMIERE SPECIFICATION

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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	
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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 EAVES, OR THROUGH AN EXTERIOR WALL VIA THE FLOOR JOISTS (TWO STOREY).

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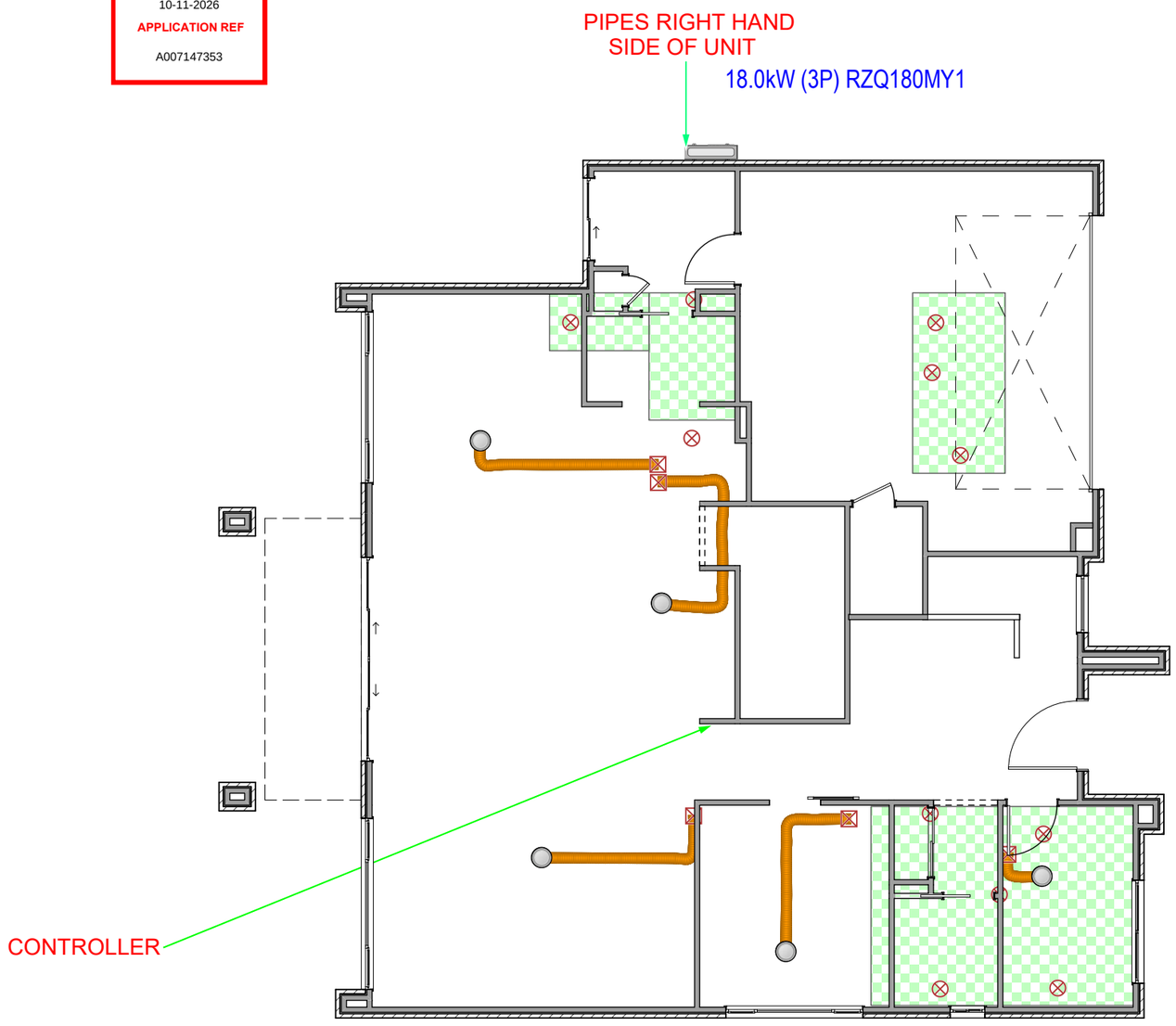

WET AREA ABOVE

PLUMBING/FLOOR WASTE ABOVE

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

AEROMAC AIR SOLAR ELECTRICAL

PREMIERE SPECIFICATION

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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
PC1	07/08/2025	LL	
PC2			
PC3	20/02/2026	AEL	
PC4	09/03/2026	AEL	
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AIR CONDITIONING OUTLETS AND RETURN AIR GRILLE LOCATIONS SUBJECT TO SITE CONDITIONS AND OTHER SERVICES. THE DUCT LAYOUT AND GRILLE POSITIONS ARE A GUIDE ONLY AND MAY CHANGE WITHOUT NOTICE

AC FAN COIL UNIT IN ROOF SPACE
1800W X 3000L X 700H, 90kg
RECOMMENDED SERVICE SPACE
2400W X 3000L X 1200H CLEARANCE MIN.

DO NOT CAGE IN AC UNIT
SPACE MUST BE ALLOWED FOR DUCTS TO ACCESS AND CONNECT TO FAN COIL
REFER TO CHART FOR DUCT SIZING

NOTES:

KEEP DUCTING RUNS TO GROUND FLOOR CEILING FREE FROM STRONGBACKS.

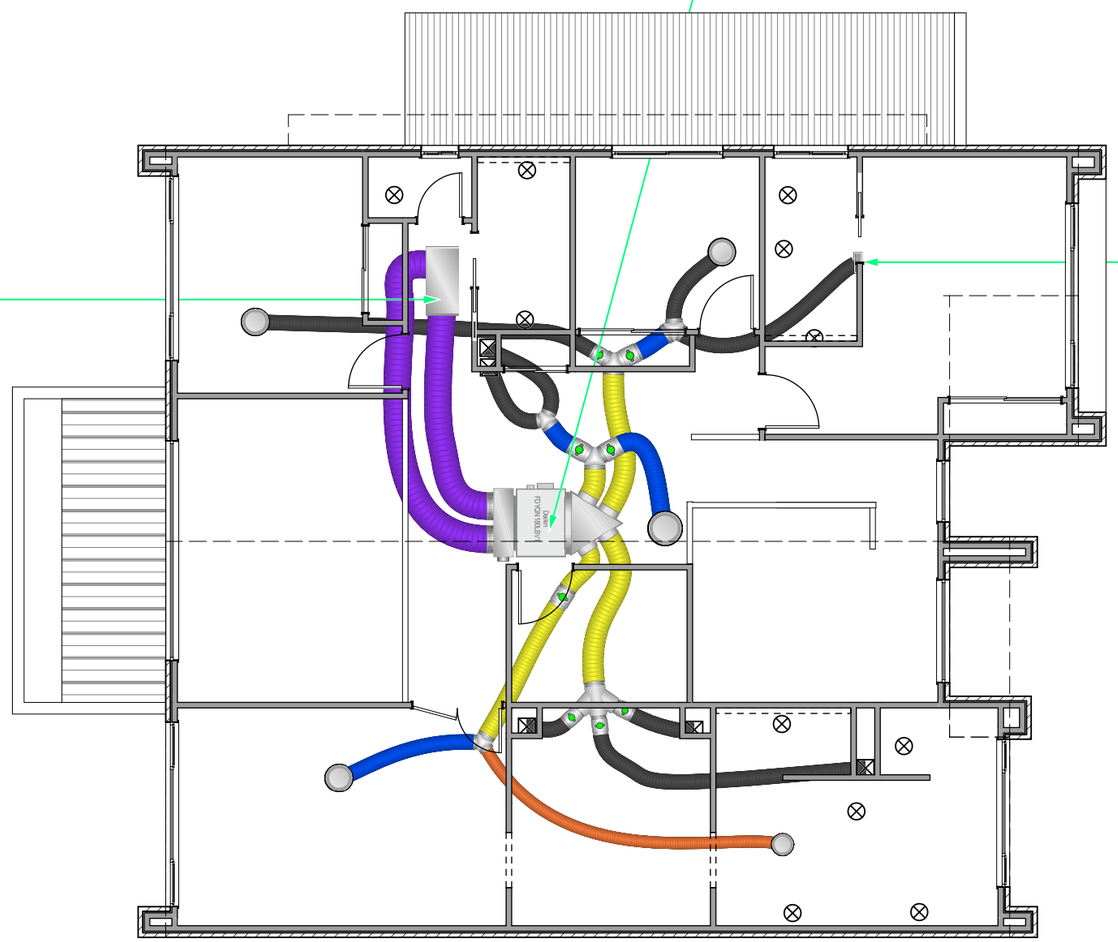
NO TRUSSES OVER THE TOP OF DROPPERS OR FLOOR JOISTS UNDER DROPPERS.

BUILDER TO BE NOTIFIED IF FLOOR JOISTS ARE SMALLER THAN 450 c/c TO AIR GRILL LOCATIONS.

ALL MECHANICAL VENTILATION TO BE VENTED TO EAVES, OR THROUGH AN EXTERIOR WALL VIA THE FLOOR JOISTS (TWO STOREY).

NO TRUSSES TO BE PLACED OVER THE TOP OF AC DROPPERS OR FLOOR JOISTS UNDER DROPPERS

TRUSS CANNOT RUN CENTRE OF HALL
R/A GRILLE IS:
550 x 1150 NECK
600 x 1200 FACE



WALL REGISTER
350X150mm

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DUCT SIZING
200mm ORANGE
250mm BLACK
300mm BLUE
350mm YELLOW
400mm GREEN
450mm PURPLE

ZONE 1 LIVING
ZONE 2 MEALS, KITCHEN
ZONE 3 MEDIA
ZONE 4 SITTING
ZONE 5 OFFICE
ZONE 6 BED 1, ENS
ZONE 7 BEDS 2, 3
ZONE 8 BED 4

MAXIMUM DAYTIME LOAD IS HALF THE SELECTABLE ZONES

AEROMAC
AIR SOLAR ELECTRICAL

PREMIERE SPECIFICATION

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MODERN FARMHOUSE +
AIR CON PLAN FF
1:100, 1:0.63

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PC2			
PC3	20/02/2026	AEL	
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