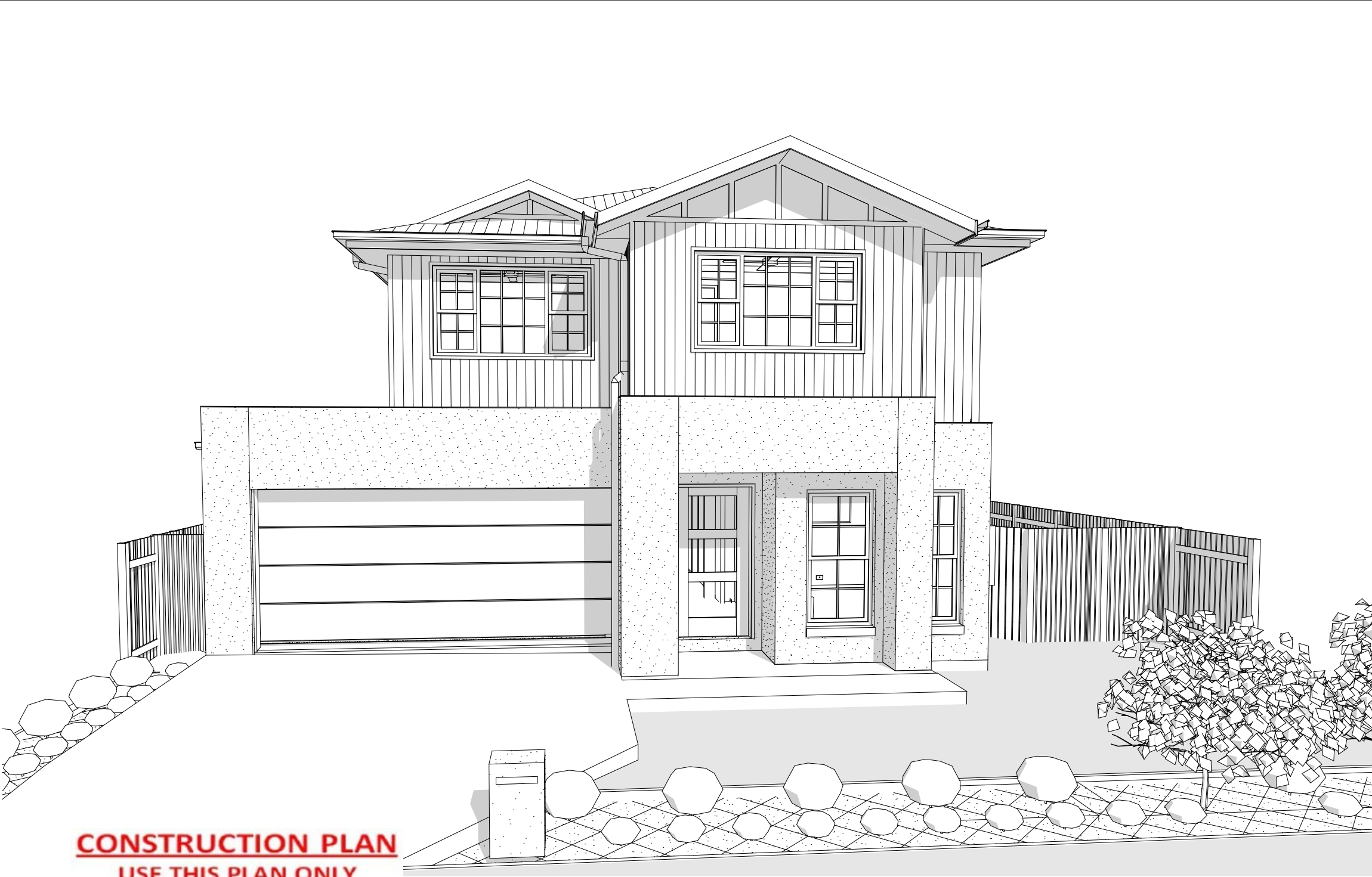


# Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209

| WORKING DRAWINGS                                                                                                                                                                                                                                                                                                                                                                          |                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
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| JOB NUMBER: 24701                                                                                                                                                                                                                                                                                                                                                                         |                                         |
| PROPERTY DETAILS                                                                                                                                                                                                                                                                                                                                                                          |                                         |
| LOT: 191                                                                                                                                                                                                                                                                                                                                                                                  | SP: 343910                              |
| PARISH: PARISH                                                                                                                                                                                                                                                                                                                                                                            | COUNTY: COUNTY                          |
| SITE AREA: 420m2                                                                                                                                                                                                                                                                                                                                                                          | SITE COVERAGE: 35.67%                   |
| LOCAL AUTHORITY: GOLD COAST .C.C.                                                                                                                                                                                                                                                                                                                                                         |                                         |
| <div><div><div>FRD</div><div>HOMES</div></div><div><div>FRD Homes Pty Ltd</div><div>64 Devanport Street,</div><div>Southport QLD 4215</div><div>Ph : 07 5512 4188</div><div>F : 07 5512 4122</div><div>QBCC Lic 15046435</div></div><div></div></div> <div>© Copyright Reproduction in whole or part is forbidden without prior written consent. If in doubt... ASK! Do not assume.</div> |                                         |



CONSTRUCTION PLAN  
USE THIS PLAN ONLY

BAL - 19

ACOUSTIC - N/A

GAS - NIL

BOS - N/A

BOSW - N/A

NCC LIVABLE  
HOUSING COMPLIANT

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|                                                                                                                                                                                                                                                 |              |                                                             |                   |                                   |                            |                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------|-------------------|-----------------------------------|----------------------------|-----------------------------------------|
| NOTE:                                                                                                                                                                                                                                           | WIND RATING: | ADDRESS:                                                    | CLIENT SIGNATURE: | AMENDMENTS:                       | STATUS: CONSTRUCTION ISSUE | DATE: 27.10.2025                        |
| Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1 27.10.2025 - CONSTRUCTION ISSUE | TJ                         | SCALE: @ A3                             |
|                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2 27.11.2025 - DRIVEWAY RFI       | AN                         | DRAWING TITLE: COVER SHEET              |
|                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3                                 |                            | DESIGN: BYRON CUSTOM HAMPTONS 240 DS-HS |
|                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4                                 |                            | DRAWING No.: 24701                      |
|                                                                                                                                                                                                                                                 |              |                                                             |                   | 5                                 |                            | PAGE No.: P. 0                          |

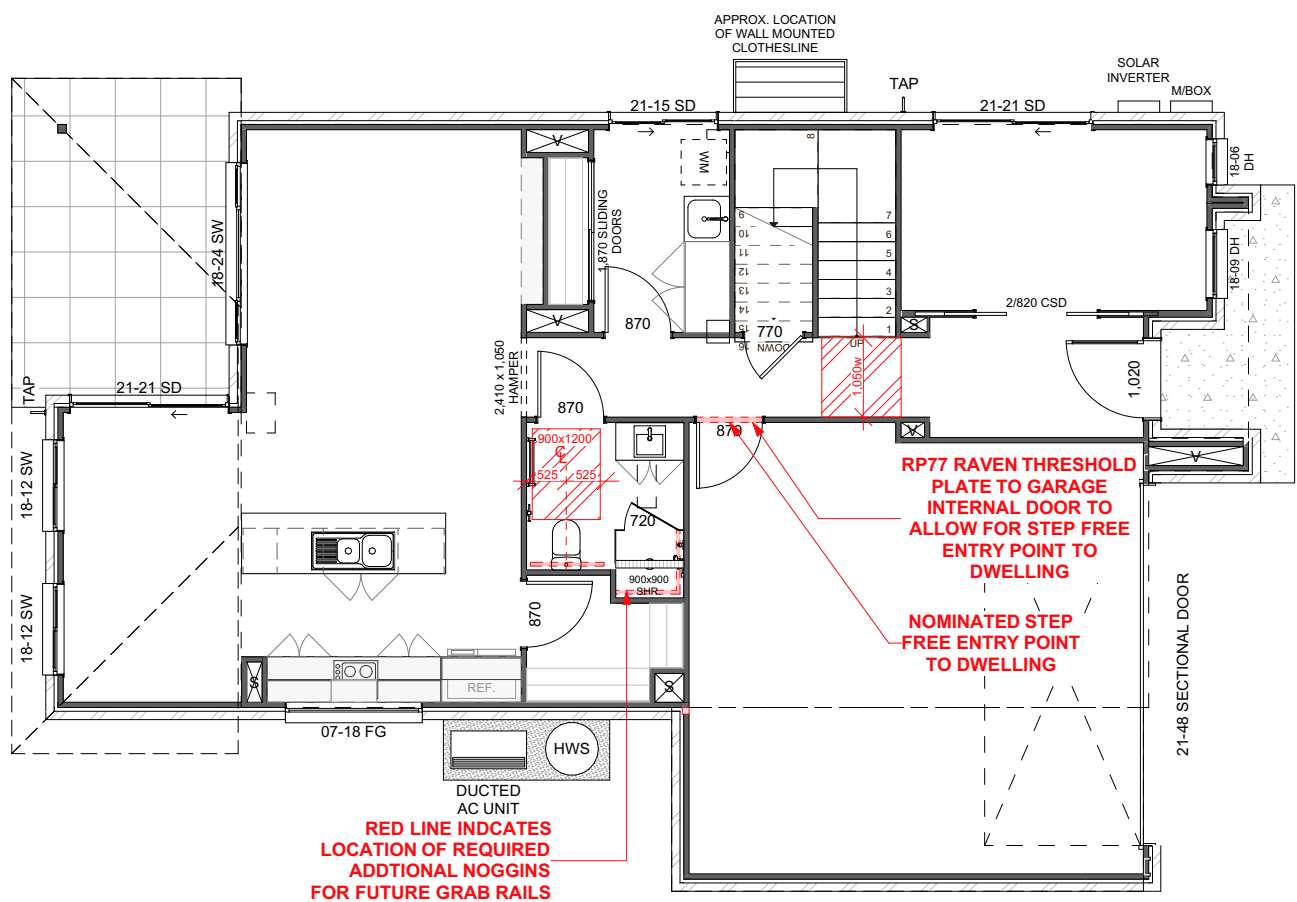
|                        | BAL-LOW                              | BAL-12.5                                                                                                                                                                                   | BAL-19                                                                                                                                                                                                                                                                         |  | BAL-29                                                                                                                                                                                                                                                  | BAL-40                                                                                                                                                                                                                                                              | BAL-FZ<br>(FLAME ZONE)                                                                                                                                                                                                    |
|------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBFLOOR<br>SUPPORTS   | No special construction requirements | As for BAL-19                                                                                                                                                                              | Enclosure by external wall or by steel, bronze or aluminum mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed                                                                                                                  |  | Enclosure by external wall or by steel, bronze or aluminum mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed                                                                                           | If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1                                                                                                    | Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/-/- or be tested for bushfire resistance to AS 1530.8.2                                                                               |
| FLOORS                 | No special construction requirements | As for BAL-19                                                                                                                                                                              | Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation                        |  | Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation | Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1                                               | Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30 minute incipient spread off fire system or be tested for bushfire resistance to AS 1530.8.2                |
| EXTERNAL<br>WALLS      | No special construction requirements | As for BAL-19                                                                                                                                                                              | External walls – Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber                                                                                              |  | Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber                | Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1 | Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2 |
| EXTERNAL<br>WINDOWS    | No special construction requirements | 4mm Grade A Safety Glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber | 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened                         |  | 5 mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400 mm of ground, deck etc screened                                                                   | 6 mm toughened glass. Fixed and Openable portion screened with steel or bronze mesh                                                                                                                                                                                 | Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS 1530.8.2                                                                |
| EXTERNAL<br>DOORS      | No special construction requirements | As for BAL-19 except that door framing can be naturally fire resistant (high density) timber                                                                                               | Screened with steel, bronze or aluminum mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base |  | Screened with steel, bronze or aluminum mesh or non-combustible, or 35 mm solid timber for 400 mm above threshold. Metal or bushfire resisting timber framed tight-fitting with weather strips at base                                                  | Non-combustible or 35 mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base                                                                                                                                  | Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-                                                                                                                           |
| ROOFS                  | No special construction requirements | As for BAL-19 (including roof to be fully sarked)                                                                                                                                          | Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked                                                                                                                                                |  | Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked                                                                                                                         | Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers                                                                                             | Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers                             |
| VERANDAS<br>DECKS ETC. | No special construction requirements | As for BAL-19                                                                                                                                                                              | Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element    |  | Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire-resisting timber                                                                                                           | Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible                                                                                                                                                                                 | Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible                                                                                                                      |

Please note: The information in the table is a summary of the construction requirements in the November 2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details and amendments issued from time to time.

BAL - 19

CONSTRUCTION PLAN  
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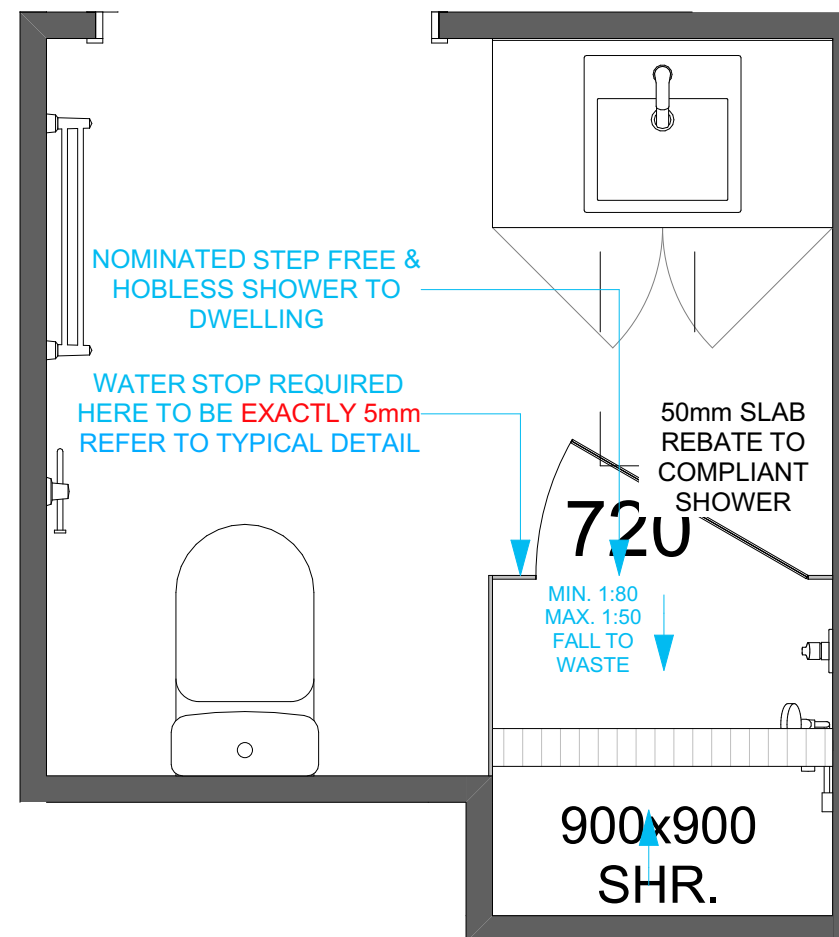
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            |                                                           |                                                                                          |               |                                                                   |                                                                   |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------|-------------------------------------------------------------------|----------------|
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|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             | <div>SOIL CLASS:</div> <div>H1</div>  | <div>CLIENT:</div> <div>Yiqiang Zhu</div>                                                  | <div>CLIENT SIGNATURE:</div> <div>CLIENT INITIALS:</div>  | <div>2</div> <div>27.11.2025 - DRIVEWAY RFI</div>                                        | <div>AN</div> | <div>DRAWING TITLE:</div> <div>BUSHFIRE NOTES</div>               | <div>DRAWING No.: 24701</div> <div>PAGE No.: P. 1</div>           | <div>MY1</div> |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            | <div>DATE:</div> <div>NOTES:</div>                        | <div>3</div>                                                                             |               | <div>DESIGN:</div> <div>BYRON CUSTOM<br/>HAMPTONS 240 DS-HS</div> |                                                                   |                |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            | <div>4</div>                                              |                                                                                          |               |                                                                   |                                                                   |                |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            | <div>5</div>                                              |                                                                                          |               |                                                                   |                                                                   |                |



RED LINE INDICATES LOCATION OF REQUIRED ADDITIONAL NOGGINS FOR FUTURE GRAB RAILS

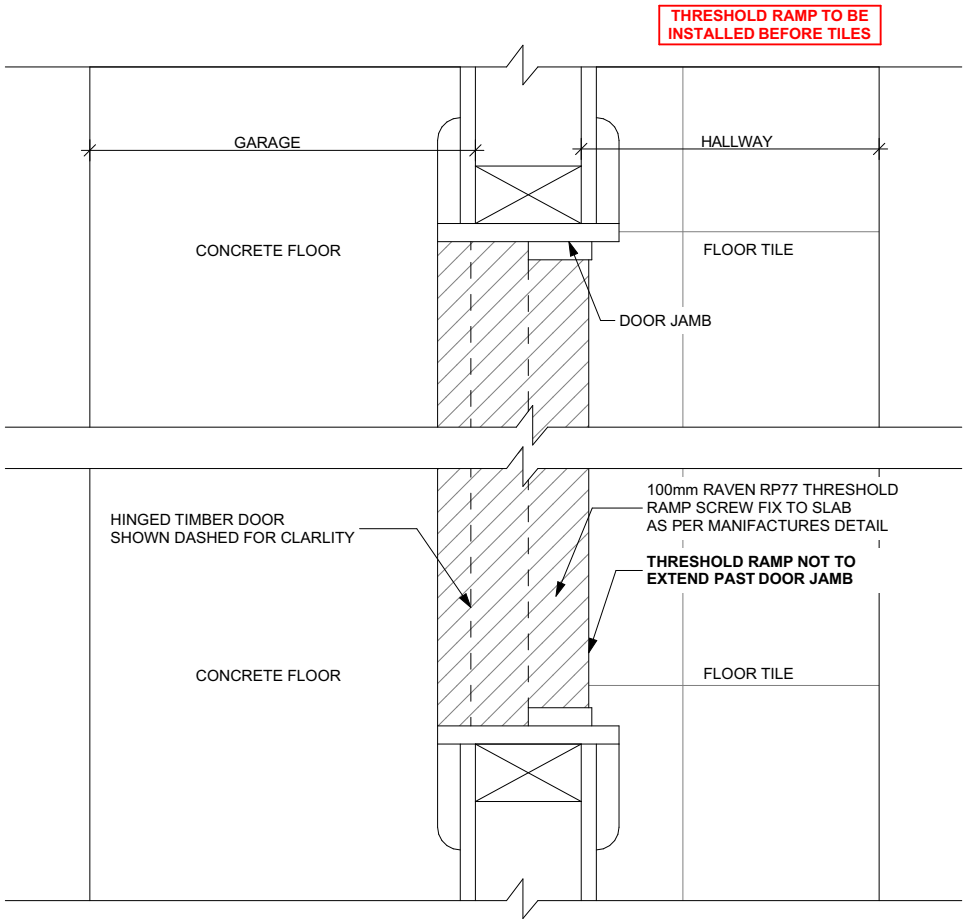
RED LINE INDICATES  
LOCATION OF REQUIRED  
ADDITIONAL NOGGINS  
FOR FUTURE GRAB RAILS

REFER TO INTERNAL ELEVATIONS FOR  
LOCATIONS OF STRUCTURAL PLY  
REINFORCED WALLS & PROVISIONS FOR  
FUTURE INSTALLATION OF GRAB RAILS

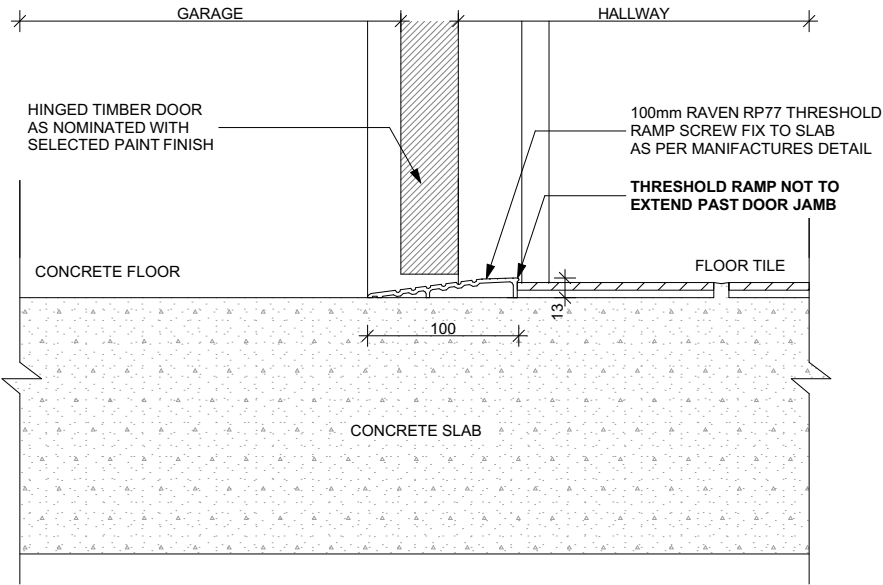


**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**





TYPICAL ENTRY THRESHOLD RAMP (RP77)  
PLAN VIEW



TYPICAL ENTRY THRESHOLD RAMP (RP77)  
SECTION VIEW

**WATERPROOFING:**

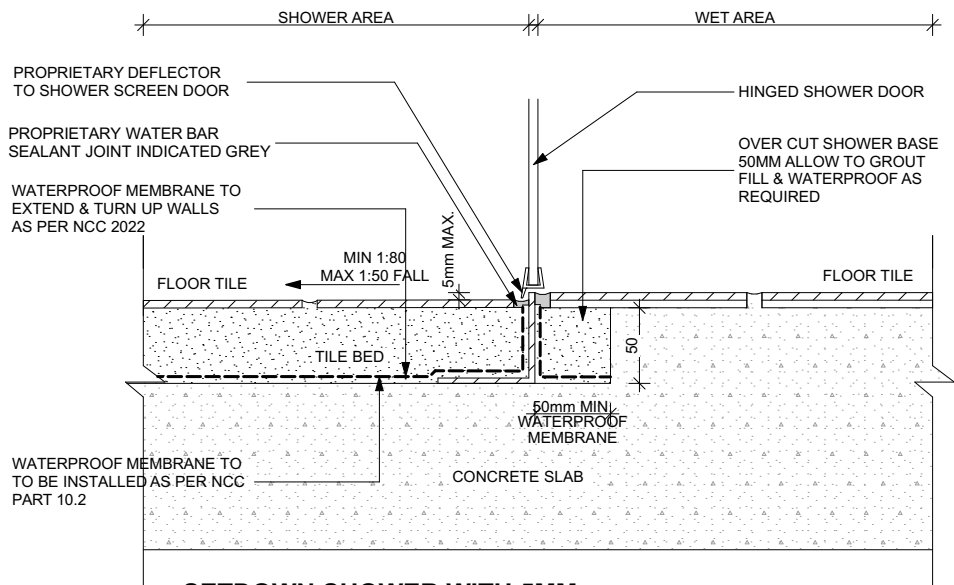
NOMINATED SHOWER WETAREA (BATHROOM)  
TO BE CONSTRUCTED IN ACCORDANCE WITH  
NCC 10.2 HOUSING PROVISIONS

**WATERPROOFING:**

NOMINATED STEP FREE SHOWER  
TO BE CONSTRUCTED IN ACCORDANCE WITH  
QDC MP4.5

**STRUCTURAL PLY NOTE:**

REFER TO INTERNAL ELEVATIONS FOR  
LOCATIONS OF STRUCTURAL PLY  
REINFORCED WALLS & PROVISIONS FOR  
FUTURE INSTALLATION OF GRAB RAILS



SETDOWN SHOWER WITH 5MM  
STEP TYPICAL DETAIL - VERSION 2

**CONSTRUCTION PLAN**  
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FRD Homes Pty Ltd  
64 Devanport Street,  
Southport QLD 4215  
Ph : 07 5512 4188  
F : 07 5512 4122  
QBCC Lic 15046435



**NOTE:**  
Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.

**WIND RATING:**  
**N3**

**SOIL CLASS:**  
**H1**

**ADDRESS:**  
Lot 191, (42) Kinship Road, "Calli", Upper Coomera  
QLD 4209

**CLIENT:**  
Yiqiang Zhu

**CLIENT SIGNATURE:**

CLIENT SIGNATURE:

CLIENT INITIALS:

DATE:

NOTES:

**AMENDMENTS:**

|   |                                 |
|---|---------------------------------|
| 1 | 27.10.2025 - CONSTRUCTION ISSUE |
| 2 | 27.11.2025 - DRIVEWAY RFI       |
| 3 |                                 |
| 4 |                                 |
| 5 |                                 |

**STATUS:** CONSTRUCTION ISSUE

**SCALE:** 1:5 @ A3

**DRAWING TITLE:**  
ADAPTABLE LIVING COMPLIANCE

**DESIGN:**  
BYRON CUSTOM  
HAMPTONS 240 DS-HS

**DATE:** 27.10.2025

**DRAWN BY:** RK

**DRAWING No.:** 24701

**PAGE No.:** P. 3

MV1

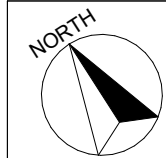
|                        | BAL-LOW                              | BAL-12.5                                                                                                                                                                                   | BAL-19                                                                                                                                                                                                                                                                         | BAL-29                                                                                                                                                                                                                                                  | BAL-40                                                                                                                                                                                                                                                              | BAL-FZ<br>(FLAME ZONE)                                                                                                                                                                                                    |
|------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBFLOOR<br>SUPPORTS   | No special construction requirements | As for BAL-19                                                                                                                                                                              | Enclosure by external wall or by steel, bronze or aluminum mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed                                                                                                                  | Enclosure by external wall or by steel, bronze or aluminum mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed                                                                                           | If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1                                                                                                    | Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/-/- or be tested for bushfire resistance to AS 1530.8.2                                                                               |
| FLOORS                 | No special construction requirements | As for BAL-19                                                                                                                                                                              | Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation                        | Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation | Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1                                               | Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30 minute incipient spread offire system or be tested for bushfire resistance to AS 1530.8.2                  |
| EXTERNAL<br>WALLS      | No special construction requirements | As for BAL-19                                                                                                                                                                              | External walls – Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber                                                                                              | Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber                | Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1 | Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2 |
| EXTERNAL<br>WINDOWS    | No special construction requirements | 4mm Grade A Safety Glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber | 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened                         | 5 mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400 mm of ground, deck etc screened                                                                   | 6 mm toughened glass. Fixed and Openable portion screened with steel or bronze mesh                                                                                                                                                                                 | Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS 1530.8.2                                                                |
| EXTERNAL<br>DOORS      | No special construction requirements | As for BAL-19 except that door framing can be naturally fire resistant (high density) timber                                                                                               | Screened with steel, bronze or aluminum mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base | Screened with steel, bronze or aluminum mesh or non-combustible, or 35 mm solid timber for 400 mm above threshold. Metal or bushfire resisting timber framed tight-fitting with weather strips at base                                                  | Non-combustible or 35 mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base                                                                                                                                  | Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-                                                                                                                           |
| ROOFS                  | No special construction requirements | As for BAL-19 (including roof to be fully sarked)                                                                                                                                          | Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked                                                                                                                                                | Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked                                                                                                                         | Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers                                                                                             | Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers                             |
| VERANDAS<br>DECKS ETC. | No special construction requirements | As for BAL-19                                                                                                                                                                              | Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element    | Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire-resisting timber                                                                                                           | Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible                                                                                                                                                                                 | Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible                                                                                                                      |

Please note: The information in the table is a summary of the construction requirements in the November 2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details and amendments issued from time to time.

BAL - 19

CONSTRUCTION PLAN  
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|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            |                                                           |                                                                                                                                 |                                                     |                                                     |                             |
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|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             | <div>SOIL CLASS:</div> <div>H1</div>  | <div>CLIENT:</div> <div>Yiqiang Zhu</div>                                                  | <div>CLIENT SIGNATURE:</div> <div>CLIENT INITIALS:</div>  | <div>AMENDMENTS:</div> <div><div>2</div><div>27.11.2025 - DRIVEWAY RFI</div></div>                                              | <div>SCALE:</div> <div>@ A3</div>                   | <div>DRAWN BY: RK</div>                             |                             |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            | <div>DATE:</div> <div>NOTES:</div>                        | <div>AMENDMENTS:</div> <div><div>3</div><div></div></div> <div><div>4</div><div></div></div> <div><div>5</div><div></div></div> | <div>DRAWING TITLE:</div> <div>BUSHFIRE NOTES</div> |                                                     |                             |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            |                                                           | <div>DESIGN:</div> <div>BYRON CUSTOM HAMPTONS 240 DS-HS</div>                                                                   | <div>DRAWING No.:</div> <div>24701</div>            | MY1                                                 |                             |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            |                                                           |                                                                                                                                 | <div>PAGE No.:</div> <div>P. 1</div>                |                                                     |                             |



**NOTE:-** ALL BUILDING SET-BACKS TO BE READ IN CONJUNCTION WITH LOCAL COUNCIL BY-LAWS

**NOTE:-** THE SEWER CONNECTION POINT IS APPROXIMATE. THE EXACT LOCATION TO BE CONFIRMED ON SITE BEFORE ANY CONSTRUCTION WORK BEGINS

**PROPOSED BUILDING ENVELOPE (APPROXIMATES)**

**FOOTPRINT:** 144.06 m<sup>2</sup>

**PAD LEVEL:** 52.950 AHD

**F.F.L:** 53.335 AHD

**FILL:** SCRAPE

**CUT:** SCRAPE

**SITE SCRAPE ONLY**  
PAD LEVEL: 52.950 AHD  
CRITICAL PAD REQUIREMENT - N/A

**SEWER CONNECTION:**

HCSL: 52.363  
HCIL: 51.013  
DEPTH: 1.350

**STORMWATER CONNECTION:**

AT STORMWATER PIT  
IL: TBC

**PROPERTY DETAILS**

**LOT:** 191

**SP:** 343910

**STAGE:** STAGE 1

**ESTATE:** CALLI

**LOCAL AUTHORITY:** GOLD COAST .C.C.

**PARISH:** PARISH

**COUNTY:** COUNTY

**PROPERTY DETAILS**

**SITE AREA:** 420m<sup>2</sup>

**SITE COVERAGE:** 35.67%

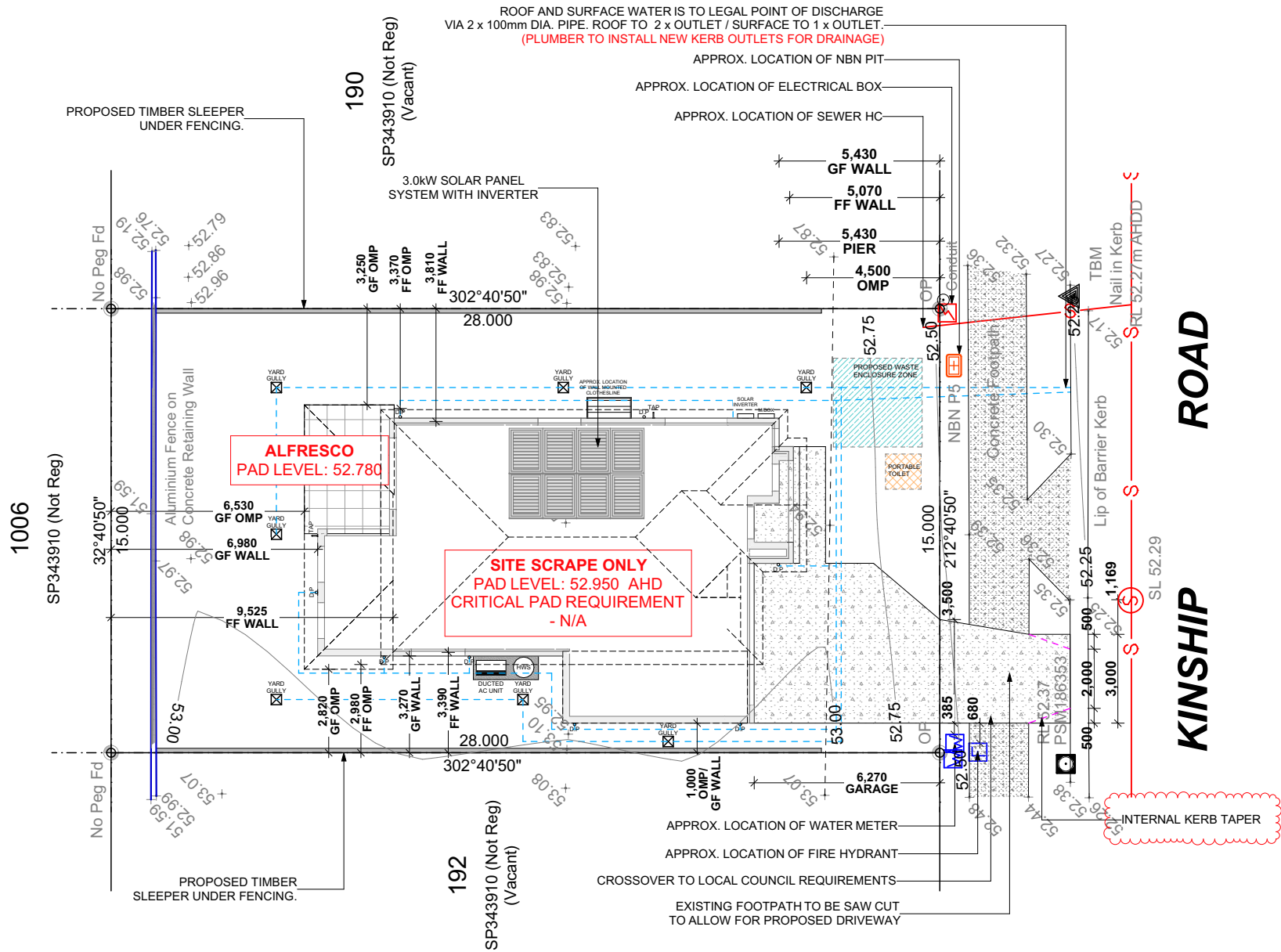
**SITE COVERAGE ALLOWED:** 55%

**DRIVEWAY, PAD, PORCH & ALFRESCO (AREA):** 74.73m<sup>2</sup>

**PRIVATE OPEN SPACE:** >16m<sup>2</sup>

**GENERAL NOTES:-**

- SITE TO BE GRADED TO DISPERSE WATER AWAY FROM BUILDING. THE CONSTRUCTION MANAGER IS TO BE CONSULTED IF FALL IS TOWARDS THE HOUSE.
- ALL POWER AND COMMUNICATION SITE SERVICES TO CONNECT TO SYSTEM PROVIDED BY CONTROLLING AUTHORITY.
- DRIVEWAY IS TO BE FINISHED AS REQUIRED BY LOCAL COUNCIL AUTHORITIES AND SHALL BE EXPOSED AGGREGATE AS PER STANDARDS. IT SHALL NOT EXCEED A GRADIENT OF 1 IN 4.
- SEWER AND STORMWATER MAN HOLES, JUMP UP CONNECTION POINTS, AND LINES HAVE BEEN NOTED ON PROPOSED SITE BUT EXACT LOCATIONS COULD NOT BE DETERMINED. (ASSUMED LOCATIONS ONLY.)



BAL - 19

ACOUSTIC - N/A

GAS - NIL

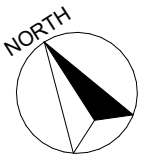
BOS - N/A

BOSW - N/A

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

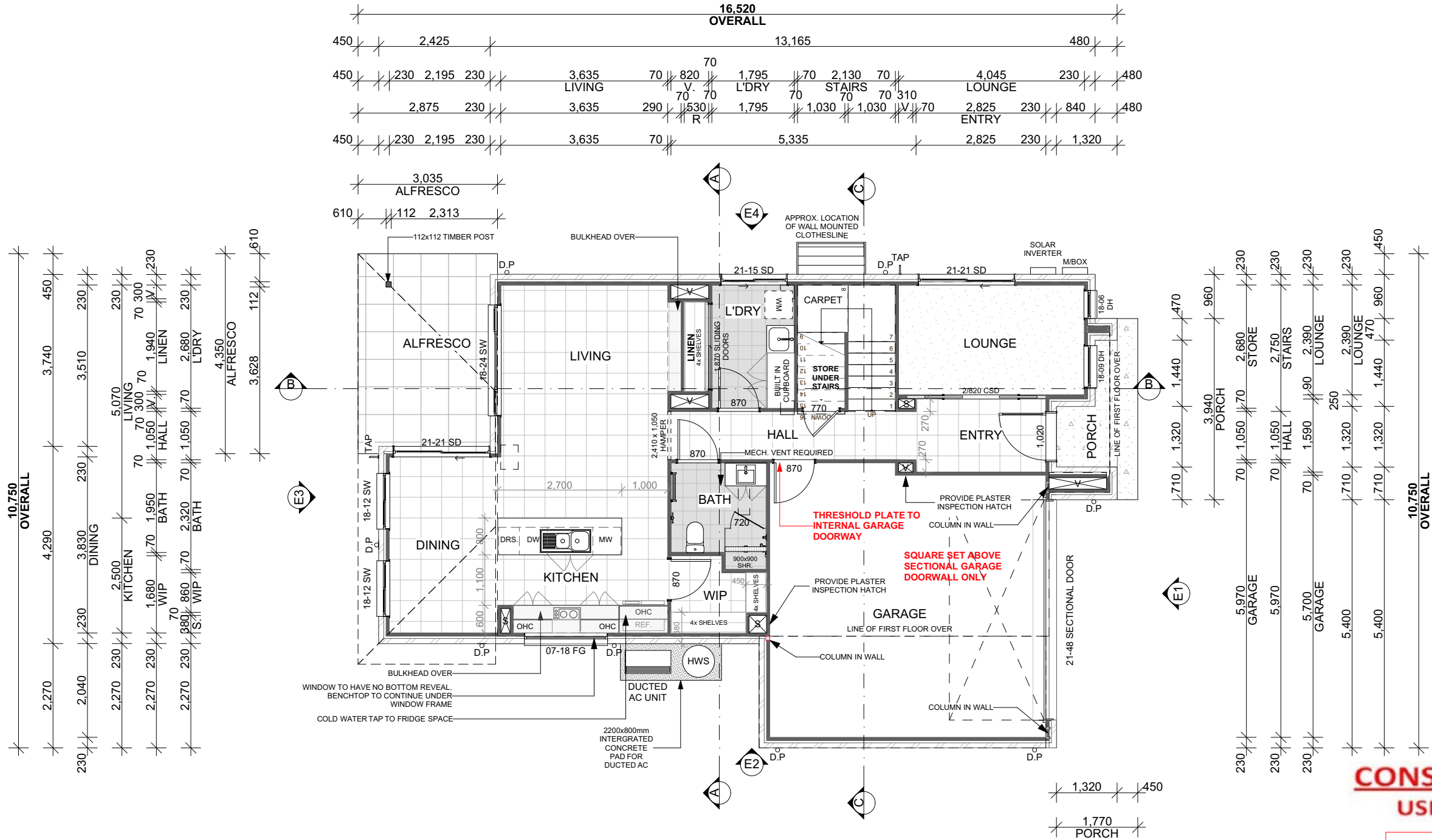
**SITE PLAN**  
1:200

|                                                                                                                                                                                                                                             |                                                                                     |                                                                                                                                                                                                                                                 |                     |                                                             |                          |                                        |                                        |                                   |                           |                          |                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------|--------------------------|----------------------------------------|----------------------------------------|-----------------------------------|---------------------------|--------------------------|---------------------|
| <div></div> <div>FRD Homes Pty Ltd<br/>64 Devanport Street,<br/>Southport QLD 4215<br/>Ph : 07 5512 4188<br/>F : 07 5512 4122<br/>QBCC Lic 15046435</div> |  | <b>NOTE:</b>                                                                                                                                                                                                                                    | <b>WIND RATING:</b> | <b>ADDRESS:</b>                                             | <b>CLIENT SIGNATURE:</b> | <b>AMENDMENTS:</b>                     |                                        | <b>STATUS:</b> CONSTRUCTION ISSUE | <b>DATE:</b> 27.10.2025   |                          |                     |
|                                                                                                                                                                                                                                             |                                                                                     | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | <b>N3</b>           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE:        | <b>1</b>                               | <b>27.10.2025 - CONSTRUCTION ISSUE</b> |                                   | <b>TJ</b>                 | <b>SCALE:</b> 1:200 @ A3 | <b>DRAWN BY:</b> RK |
|                                                                                                                                                                                                                                             |                                                                                     |                                                                                                                                                                                                                                                 | <b>SOIL CLASS:</b>  | <b>CLIENT:</b>                                              | CLIENT INITIALS:         | <b>2</b>                               | <b>27.11.2025 - DRIVEWAY RFI</b>       |                                   | <b>AN</b>                 | <b>DRAWING TITLE:</b>    |                     |
|                                                                                                                                                                                                                                             |                                                                                     |                                                                                                                                                                                                                                                 | <b>H1</b>           | Yiqiang Zhu                                                 | DATE:                    | <b>3</b>                               |                                        |                                   |                           | <b>SITE PLAN</b>         |                     |
|                                                                                                                                                                                                                                             |                                                                                     |                                                                                                                                                                                                                                                 |                     |                                                             | NOTES:                   | <b>4</b>                               |                                        |                                   |                           | <b>DESIGN:</b>           |                     |
| <b>5</b>                                                                                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 |                     |                                                             |                          | <b>BYRON CUSTOM HAMPTONS 240 DS-HS</b> |                                        |                                   |                           |                          |                     |
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|                                                                                                                                                                                                                                             |                                                                                     |                                                                                                                                                                                                                                                 |                     |                                                             |                          |                                        |                                        |                                   |                           |                          |                     |



| DWELLING (AREA) |                     |           |
|-----------------|---------------------|-----------|
|                 |                     | m2        |
| 01              | FIRST FLOOR LIVING  | 98.14     |
| 01              | GROUND FLOOR LIVING | 89.50     |
| 02              | GARAGE              | 38.14     |
| 03              | ALFRESCO            | 12.19     |
| 04              | PORCH               | 4.20      |
|                 |                     | 242.17 m² |

| FLOOR FINISHES SCHEDULE |           |
|-------------------------|-----------|
| SURFACE                 | AREA (m2) |
| FLOOR - CARPET          | 84.31     |
| FLOOR - CONCRETE PLAIN  | 35.00     |
| FLOOR - EXTERNAL TILES  | 12.19     |
| FLOOR - INTERNAL TILES  | 47.62     |
| FLOOR - WET AREA TILES  | 22.62     |



**VENTILATION:**  
IF THE BATHROOM AND WC DOES NOT HAVE NATURAL VENTILATION, THE DOOR MUST HAVE MIN. 20MM GAP AT THE BOTTOM.

**WATERPROOFING:**  
ALL WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 10.2 HOUSING PROVISIONS. SHOWERS TO BE MIN. 1:80/ MAX 1:50 FALL TO WASTE.

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

**FIX OUT CARPENTER:**  
CARPENTER TO INSTALL THRESHOLD PLATE TO INTERNAL GARAGE DOORWAY AT FIXOUT STAGE PRIOR TO FLOOR TILING. REFER TO STANDARD DETAILS ON ADAPTABLE LIVING PLAN.

**FRAMING CARPENTER:**  
FRAMING CARPENTER TO INSTALL NOGGINS TO PERIMETER OF GARAGE CEILING TO ALLOW 300mm FIXING TO PLASTERBOARD.

| ENERGY EFFICIENCY REQUIREMENTS |                      |
|--------------------------------|----------------------|
| LOCATION                       | PROVIDED             |
| ALL EXTERNAL WALLS             | R2.0 BATTS & SARKING |
| INTERNAL GARAGE WALLS          | R2.0 BATTS           |
| INFLOOR INSULATION             | R2.0 ACOUSTIC BATTS  |
| CEILING INSULATION             | R4.0                 |
| ROOF INSULATION                | R1.3 ANTICON BLANKET |

**GROUND FLOOR**  
**1:100**

BAL - 19

ACOUSTIC - N/A

GAS - NIL

BOS - N/A

BOSW - N/A

FRD Homes Pty Ltd  
64 Devanport Street,  
Southport QLD 4215  
Ph : 07 5512 4188  
F : 07 5512 4122  
QBCC Lic 15046435

**NOTE:**  
Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.

**WIND RATING:**  
N3

**SOIL CLASS:**  
H1

**ADDRESS:**  
Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209

**CLIENT:**  
Yiqiang Zhu

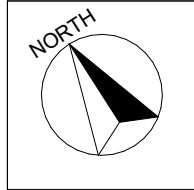
**CLIENT SIGNATURE:**  
CLIENT SIGNATURE:  
CLIENT INITIALS:  
DATE:  
NOTES:

**AMENDMENTS:**

|   |                                 |
|---|---------------------------------|
| 1 | 27.10.2025 - CONSTRUCTION ISSUE |
| 2 | 27.11.2025 - DRIVEWAY RFI       |
| 3 |                                 |
| 4 |                                 |
| 5 |                                 |

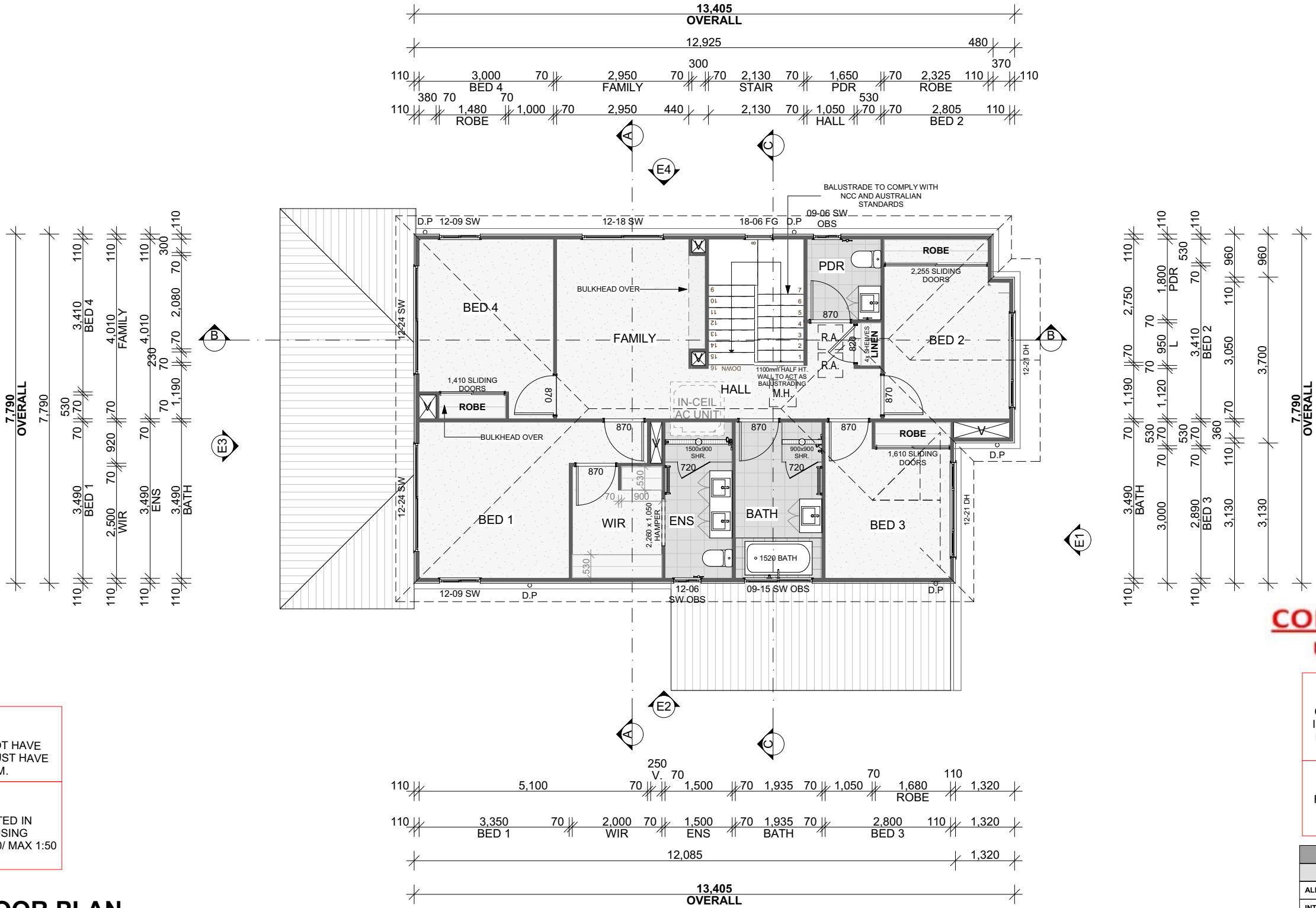
**STATUS:** CONSTRUCTION ISSUE  
**SCALE:** 1:100, 1:250 @ A3  
**DRAWING TITLE:** GROUND FLOOR PLAN  
**DESIGN:** BYRON CUSTOM HAMPTONS 240 DS-HS  
**DRAWING No.:** 24701  
**PAGE No.:** P. 5

MV1



| DWELLING (AREA) |                     |           |
|-----------------|---------------------|-----------|
|                 |                     | m2        |
| 01              | FIRST FLOOR LIVING  | 98.14     |
| 01              | GROUND FLOOR LIVING | 89.50     |
| 02              | GARAGE              | 38.14     |
| 03              | ALFRESCO            | 12.19     |
| 04              | PORCH               | 4.20      |
|                 |                     | 242.17 m² |

| FLOOR FINISHES SCHEDULE |           |
|-------------------------|-----------|
| SURFACE                 | AREA (m2) |
| FLOOR - CARPET          | 84.31     |
| FLOOR - CONCRETE PLAIN  | 35.00     |
| FLOOR - EXTERNAL TILES  | 12.19     |
| FLOOR - INTERNAL TILES  | 47.62     |
| FLOOR - WET AREA TILES  | 22.62     |
|                         | 201.74 m² |



**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

**FIX OUT CARPENTER:**

CARPENTER TO INSTALL THRESHOLD PLATE TO INTERNAL GARAGE DOORWAY AT FIXOUT STAGE PRIOR TO FLOOR TILING. REFER TO STANDARD DETAILS ON ADAPTABLE LIVING PLAN.

**FRAMING CARPENTER:**

FRAMING CARPENTER TO INSTALL NOGGINS TO PERIMETER OF GARAGE CEILING TO ALLOW 300mm FIXING TO PLASTERBOARD.

**ENERGY EFFCENCY REQUIREMENTS**

| LOCATION              | PROVIDED             |
|-----------------------|----------------------|
| ALL EXTERNAL WALLS    | R2.0 BATTS & SARKING |
| INTERNAL GARAGE WALLS | R2.0 BATTS           |
| INFLOOR INSULATION    | R2.0 ACOUSTIC BATTS  |
| CEILING INSULATION    | R4.0                 |
| ROOF INSULATION       | R1.3 ANTICON BLANKET |

**VENTILATION:**

IF THE BATHROOM AND WC DOES NOT HAVE NATURAL VENTILATION, THE DOOR MUST HAVE MIN. 20MM GAP AT THE BOTTOM.

**WATERPROOFING:**

ALL WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 10.2 HOUSING PROVISIONS. SHOWERS TO BE MIN. 1:80/ MAX 1:50 FALL TO WASTE.

**FIRST FLOOR PLAN**

1:100

BAL - 19

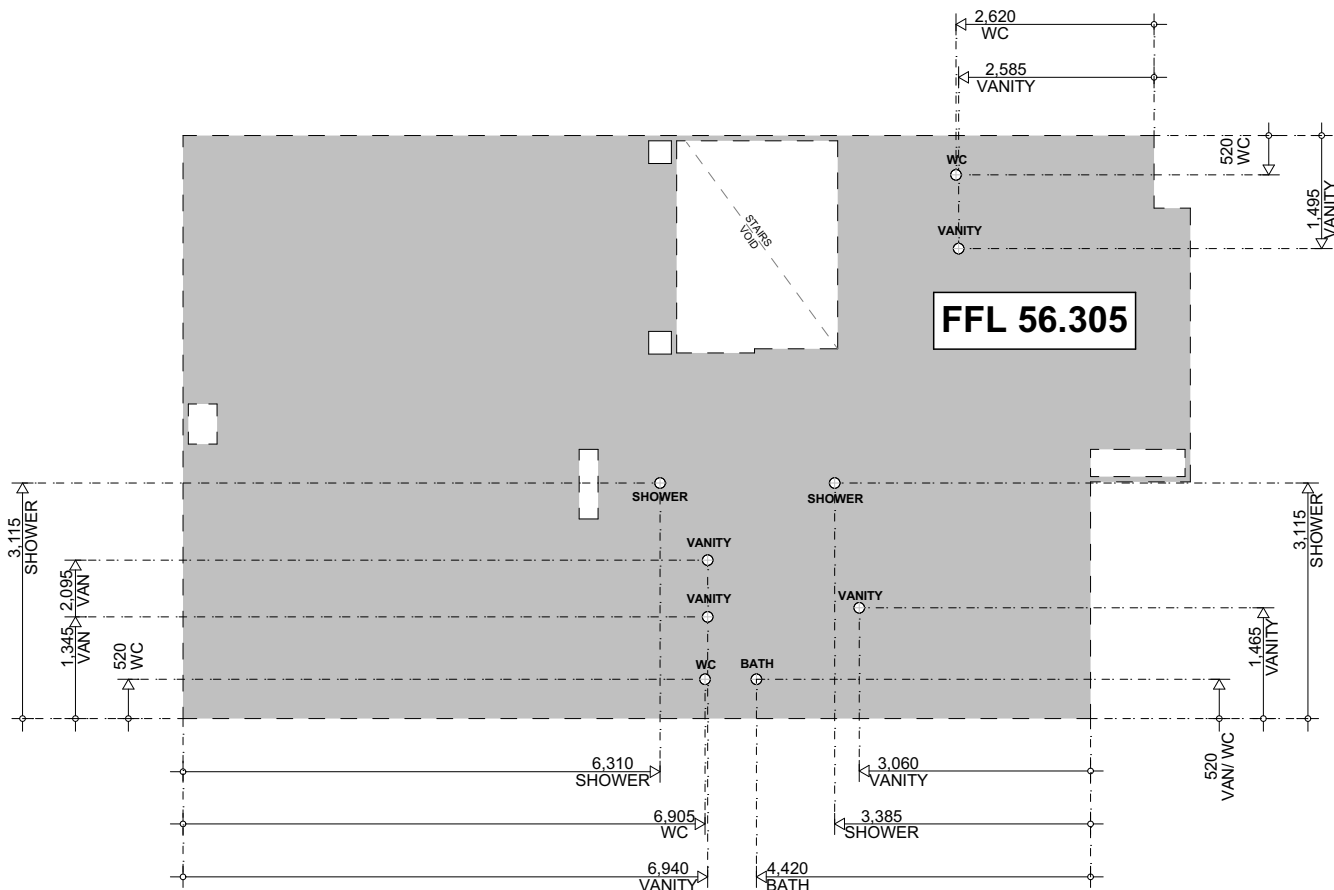
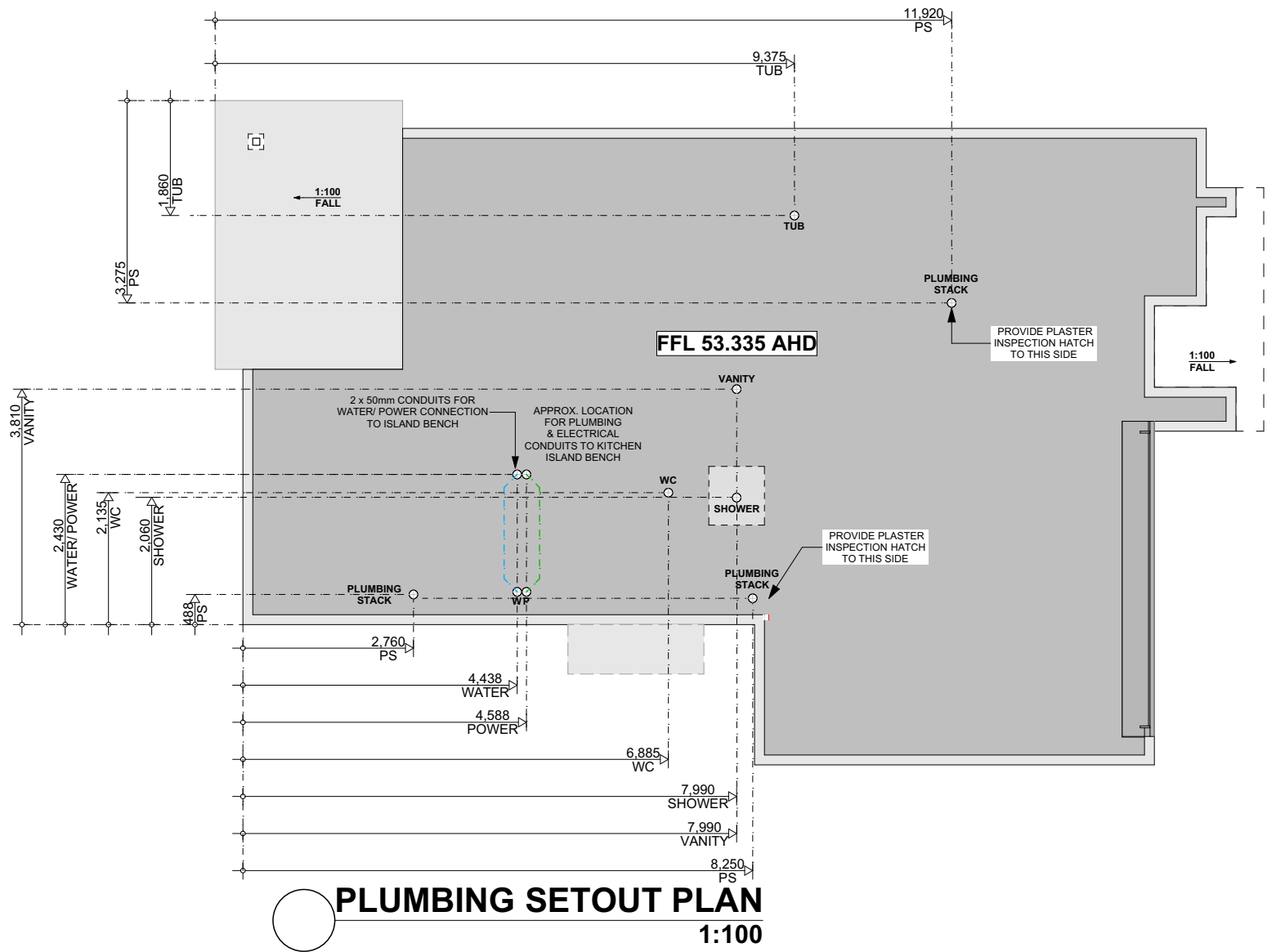
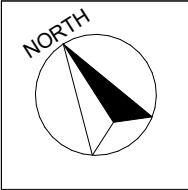
ACOUSTIC - N/A

GAS - NIL

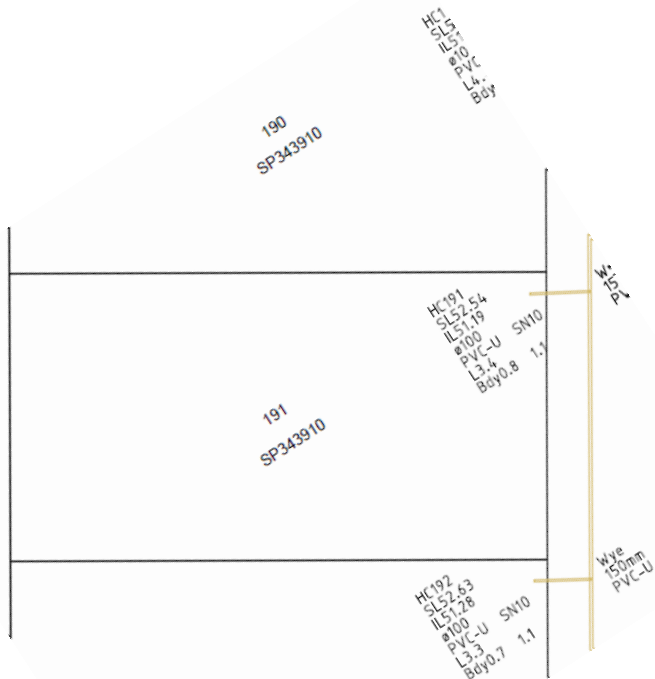
BOS - N/A

BOSW - N/A

|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |  |                            |                  |                                               |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------|-------------------|-------------|---------------------------------|--|----------------------------|------------------|-----------------------------------------------|--------------|
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|                                                                                                                                                                                                                                   |                                                                                     | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE |  |                            | TJ               | SCALE: 1:250 @ A3                             | DRAWN BY: RK |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       |  |                            | AN               | DRAWING TITLE:<br>FIRST FLOOR PLAN            |              |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3           |                                 |  |                            |                  | DESIGN:<br>BYRON CUSTOM<br>HAMPTONS 240 DS-HS |              |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4           |                                 |  |                            |                  | DRAWING No.: 24701                            |              |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             | 5                 |             |                                 |  |                            | PAGE No.: P. 6   |                                               |              |



PLUMBING SETOUT - FIRST FLOOR  
1:100



LOT 191 AS CONS

**SITE SCRAPE ONLY**  
PAD LEVEL: 52.950 AHD  
CRITICAL PAD REQUIREMENT -  
N/A

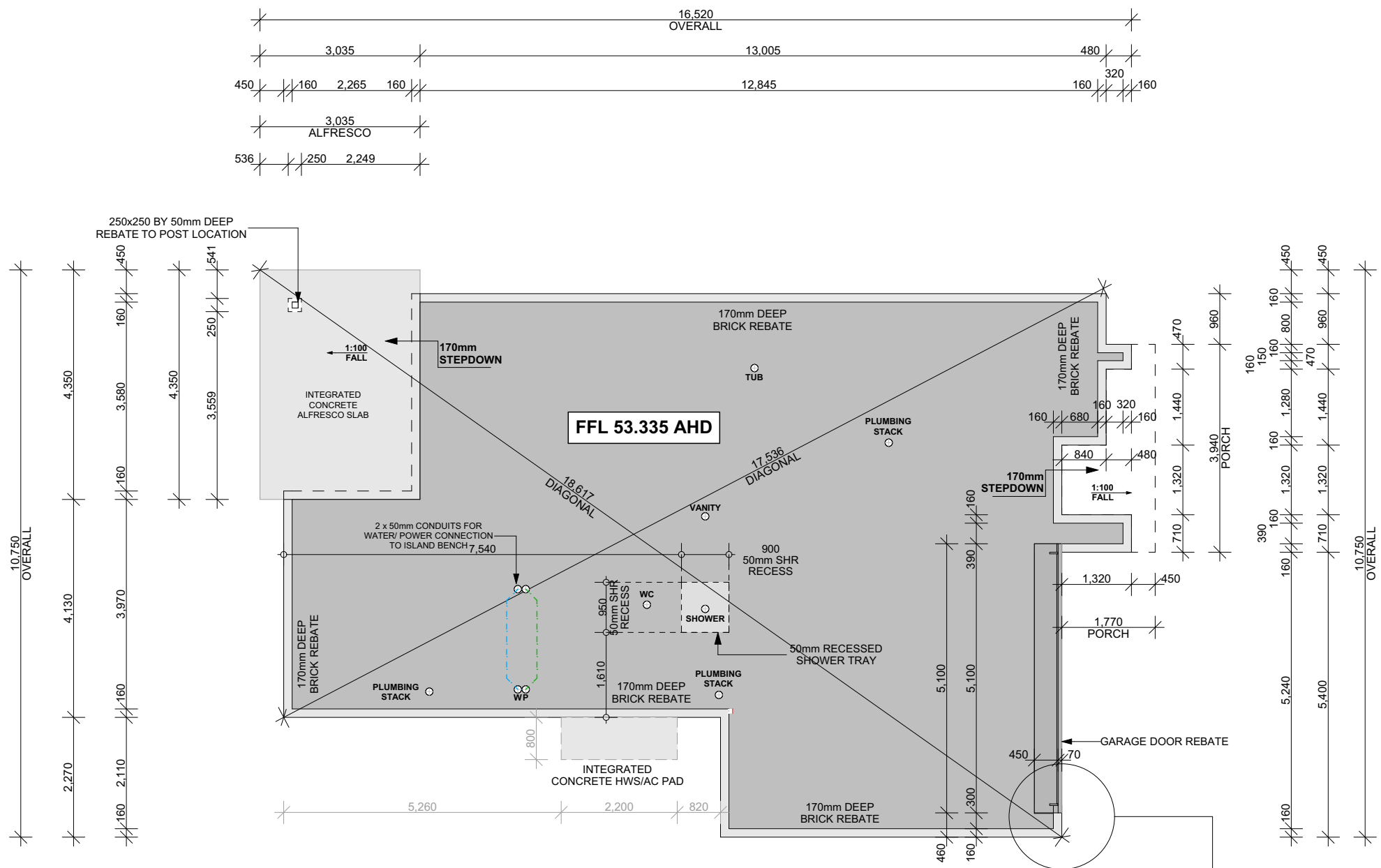
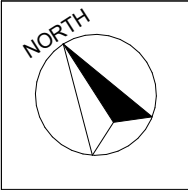
GAS - NIL

BOS - N/A

BOSW - N/A

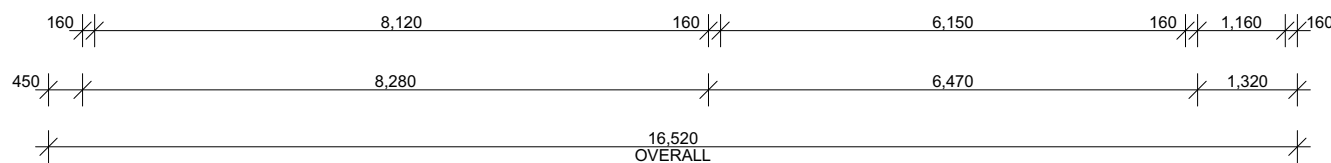
**CONSTRUCTION PLAN**  
USE THIS PLAN ONLY

|  |                                                                                                                               |  |                                                                                                                                                                                                                                                                 |                                  |                                                                                |                                                                                      |                    |                                                              |                                                 |                                               |                                                      |                                                    |     |
|--|-------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------|------------------------------------------------------|----------------------------------------------------|-----|
|  | FRD Homes Pty Ltd<br>64 Devanport Street,<br>Southport QLD 4215<br>Ph : 07 5512 4188<br>F : 07 5512 4122<br>QBCC Lic 15046435 |  | <b>NOTE:</b><br>Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | <b>WIND RATING:</b><br><b>N3</b> | <b>ADDRESS:</b><br>Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | <b>CLIENT SIGNATURE:</b><br>CLIENT SIGNATURE:<br>CLIENT INITIALS:<br>DATE:<br>NOTES: | <b>AMENDMENTS:</b> | <b>STATUS:</b> CONSTRUCTION ISSUE<br><b>DATE:</b> 27.10.2025 | <b>SCALE:</b> 1:100 @ A3<br><b>DRAWN BY:</b> RK | <b>DRAWING TITLE:</b><br>PLUMBING SETOUT PLAN | <b>DESIGN:</b><br>BYRON CUSTOM<br>HAMPTONS 240 DS-HS | <b>DRAWING No.:</b> 24701<br><b>PAGE No.:</b> P. 7 | MV1 |
|  |                                                                                                                               |  |                                                                                                                                                                                                                                                                 |                                  |                                                                                |                                                                                      |                    |                                                              |                                                 |                                               |                                                      |                                                    |     |
|  |                                                                                                                               |  |                                                                                                                                                                                                                                                                 |                                  |                                                                                |                                                                                      |                    |                                                              |                                                 |                                               |                                                      |                                                    |     |
|  |                                                                                                                               |  |                                                                                                                                                                                                                                                                 |                                  |                                                                                |                                                                                      |                    |                                                              |                                                 |                                               |                                                      |                                                    |     |
|  |                                                                                                                               |  |                                                                                                                                                                                                                                                                 |                                  |                                                                                |                                                                                      |                    |                                                              |                                                 |                                               |                                                      |                                                    |     |



## CONSTRUCTION PLAN

**USE THIS PLAN ONLY**

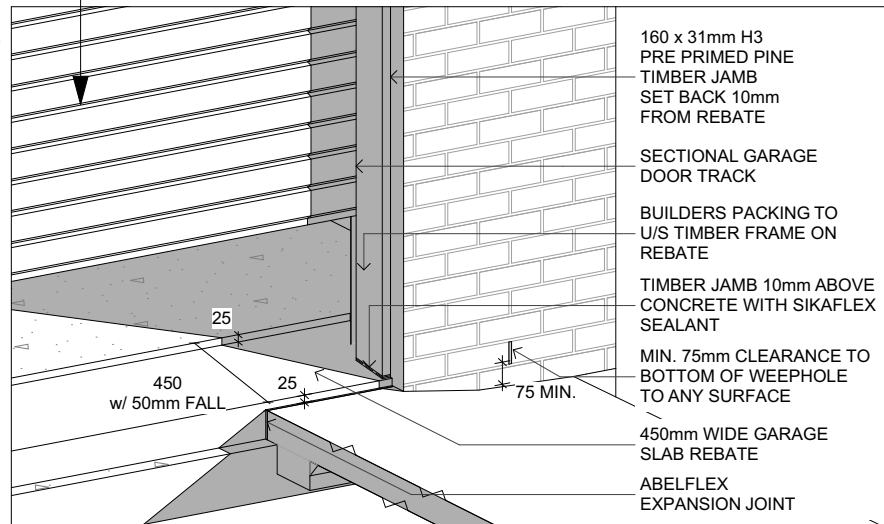


**SITE SCRAPE ONLY**  
PAD LEVEL: 52.950 AHD  
CRITICAL PAD REQUIREMENT -  
N/A

GAS - NIL

BOS - N/A

BOSW - N/A



FRD Homes Pty Ltd  
64 Devanport Street,  
Southport QLD 4215  
Ph : 07 5512 4188  
F : 07 5512 4122  
QBCC Lic 15046435



**NOTE:**

Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.

WIND RATING:

N3

**ADDRESS:**

|         |
|---------|
| CLIENT: |
|---------|

Yiqiang Zhu

**CLIENT SIGNATURE:**

CLIENT SIGNATURE:

DATE:

NOTES:

**AMENDMENTS:**

|   |                                 |
|---|---------------------------------|
| 1 | 27.10.2025 - CONSTRUCTION ISSUE |
| 2 | 27.11.2025 - DRIVEWAY RFI       |
| 3 |                                 |
| 4 |                                 |
| 5 |                                 |

|                                   |
|-----------------------------------|
| <b>STATUS:</b> CONSTRUCTION ISSUE |
|-----------------------------------|

**DATE:** 27.10.2025

TJ

AN

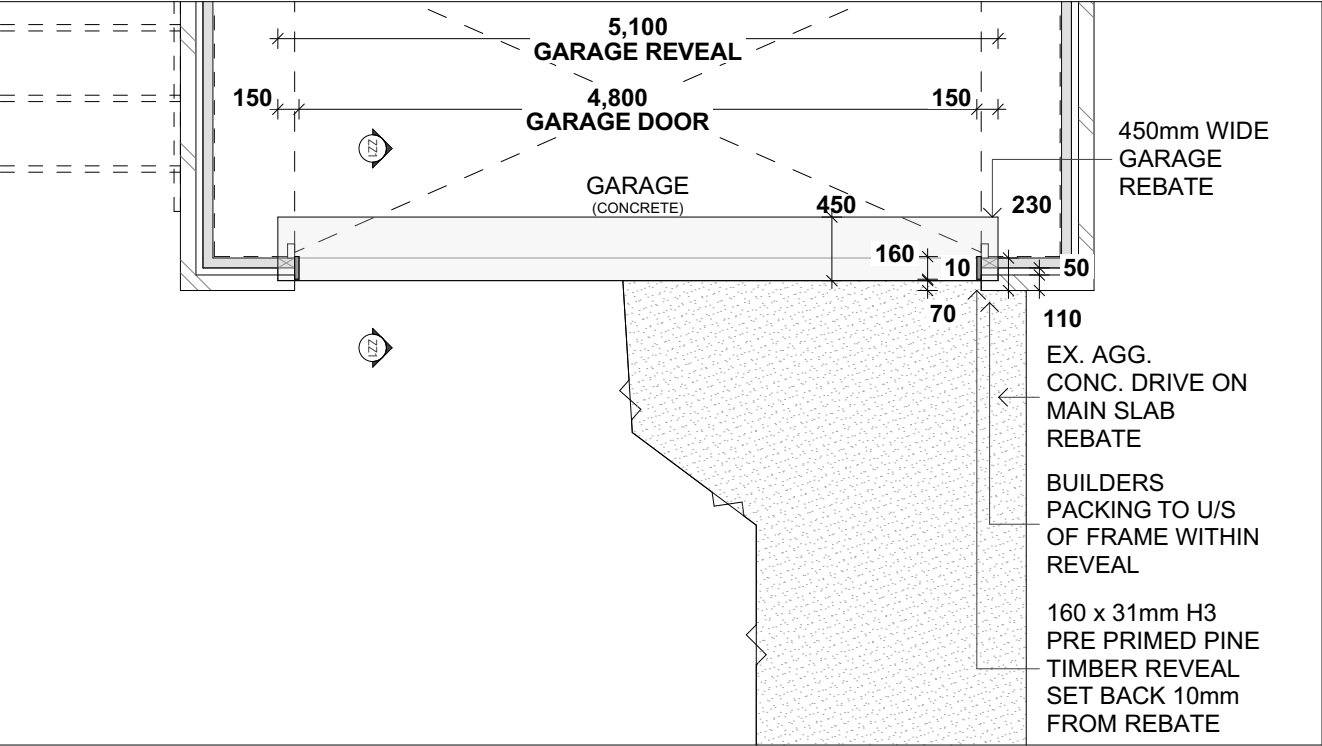
DRAWING TITLE:  
SLAB PLAN

DESIGN:  
BYRON CUSTOM

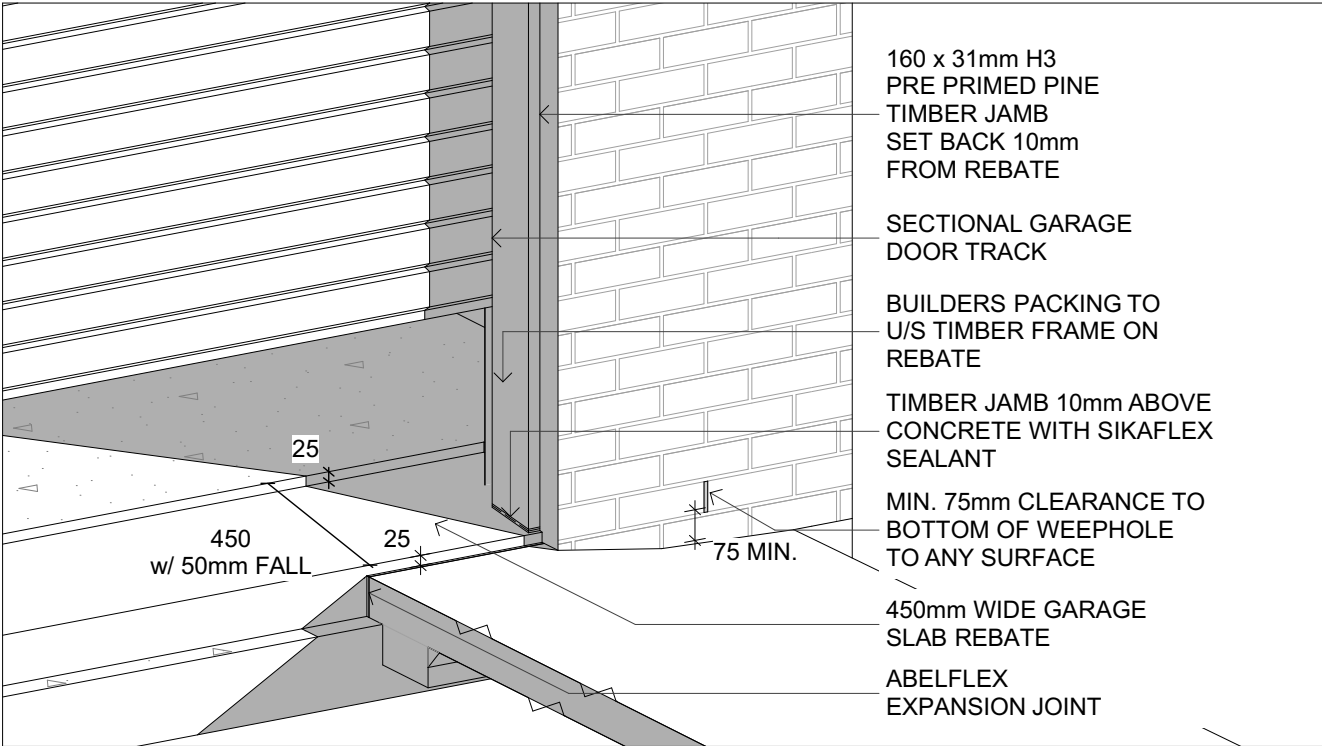
DRAWING No. : 24704

PAGE No.: P. 8

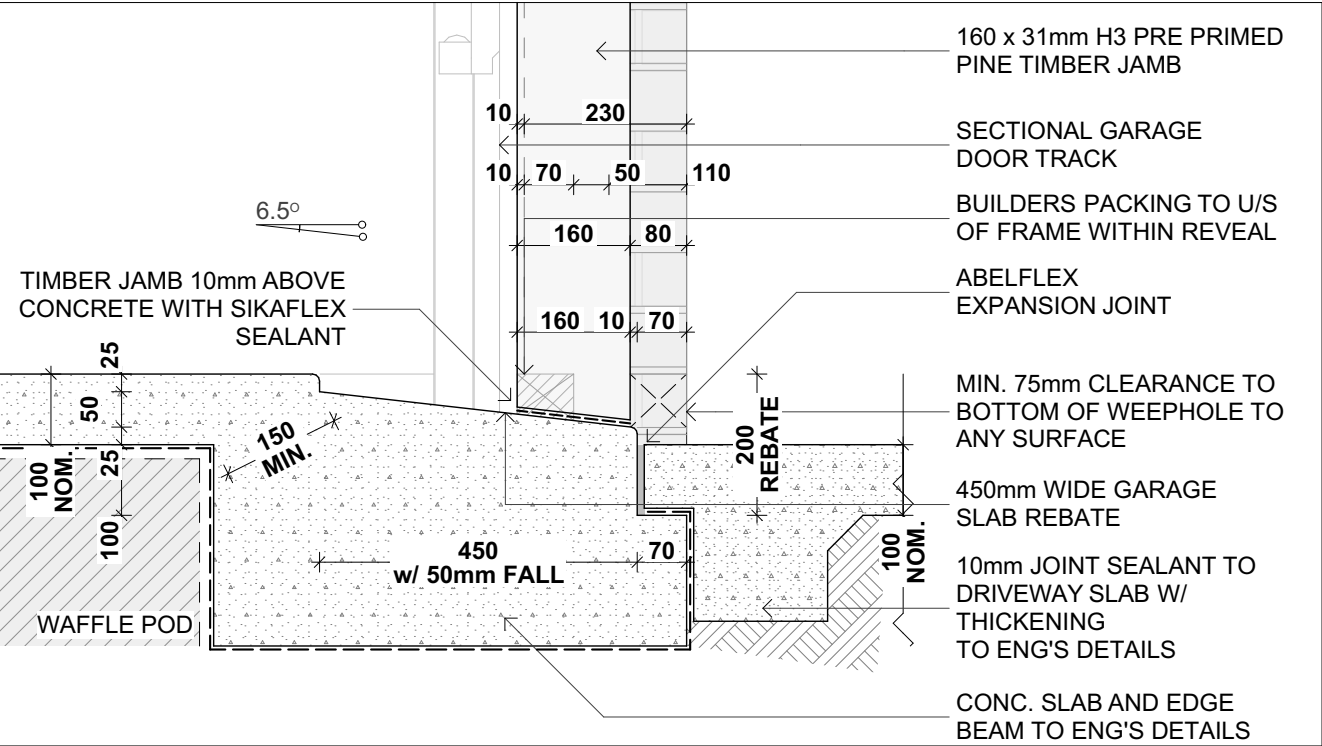
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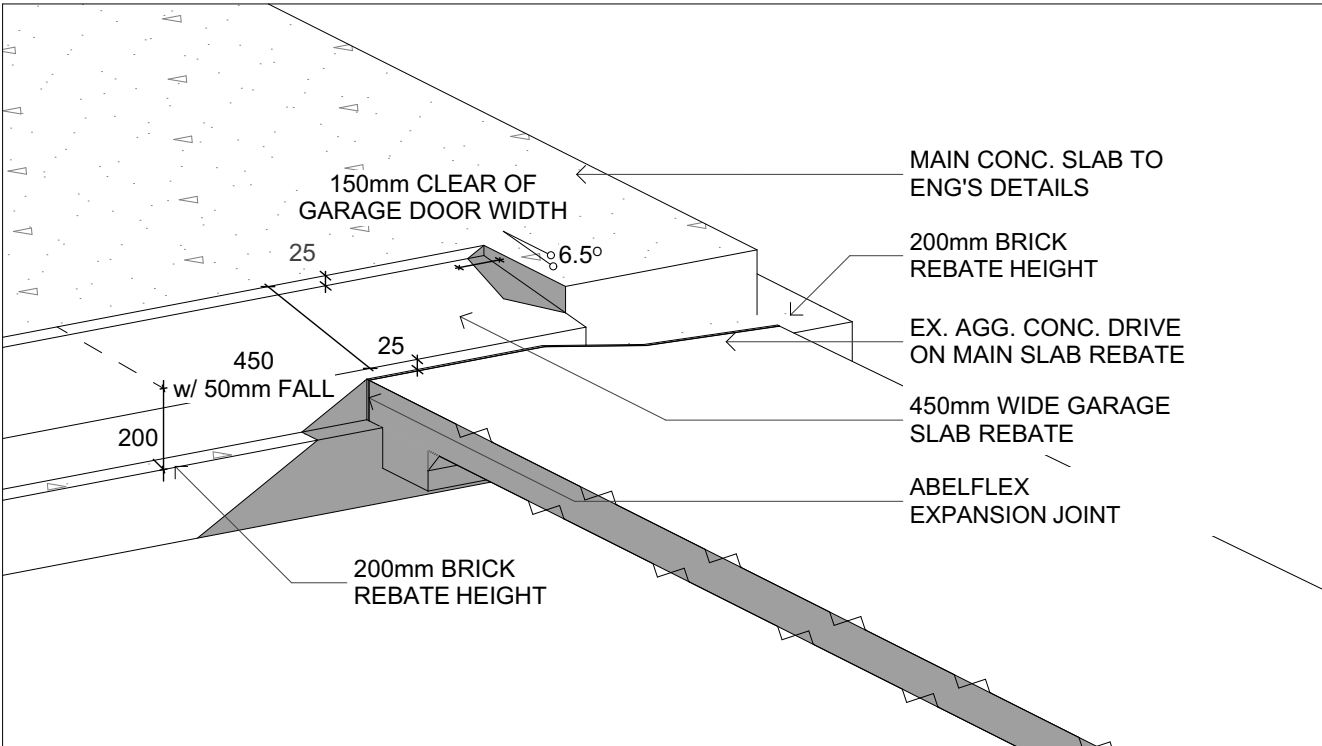
Floor Plan Detail  
1:50



Garage 3D Detail  
1:20



Garage Section Z  
1:10

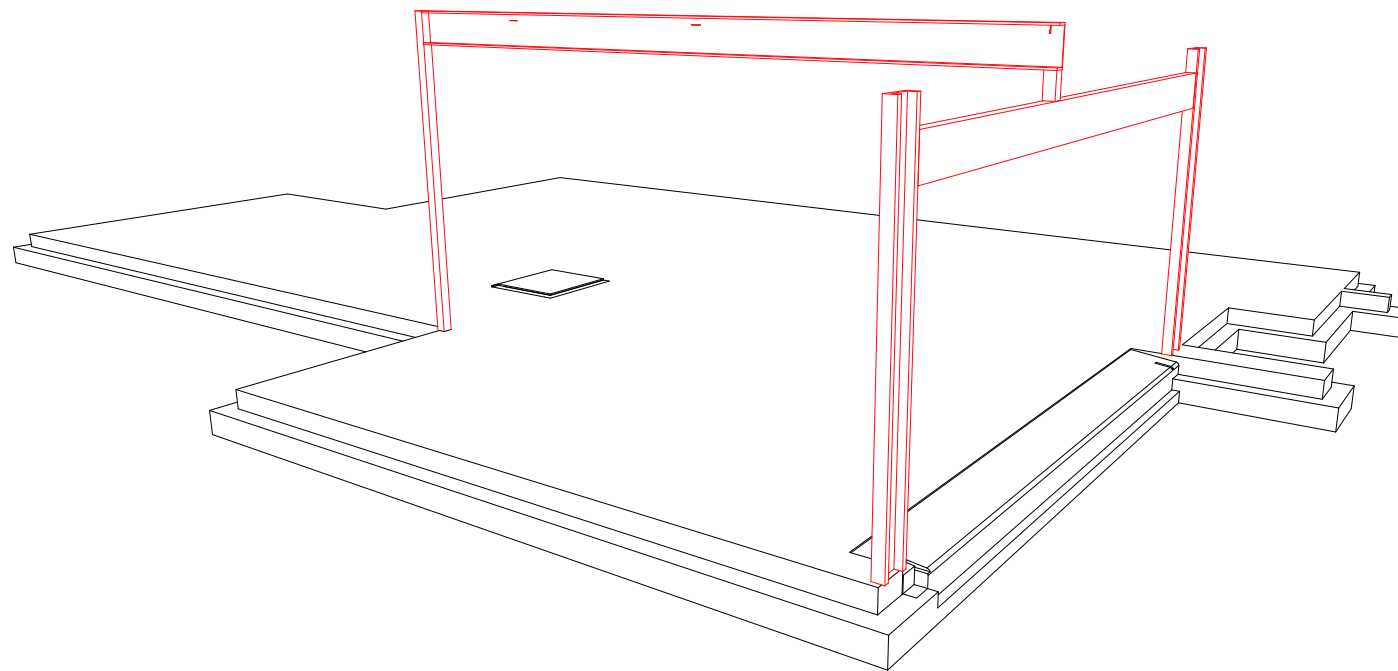
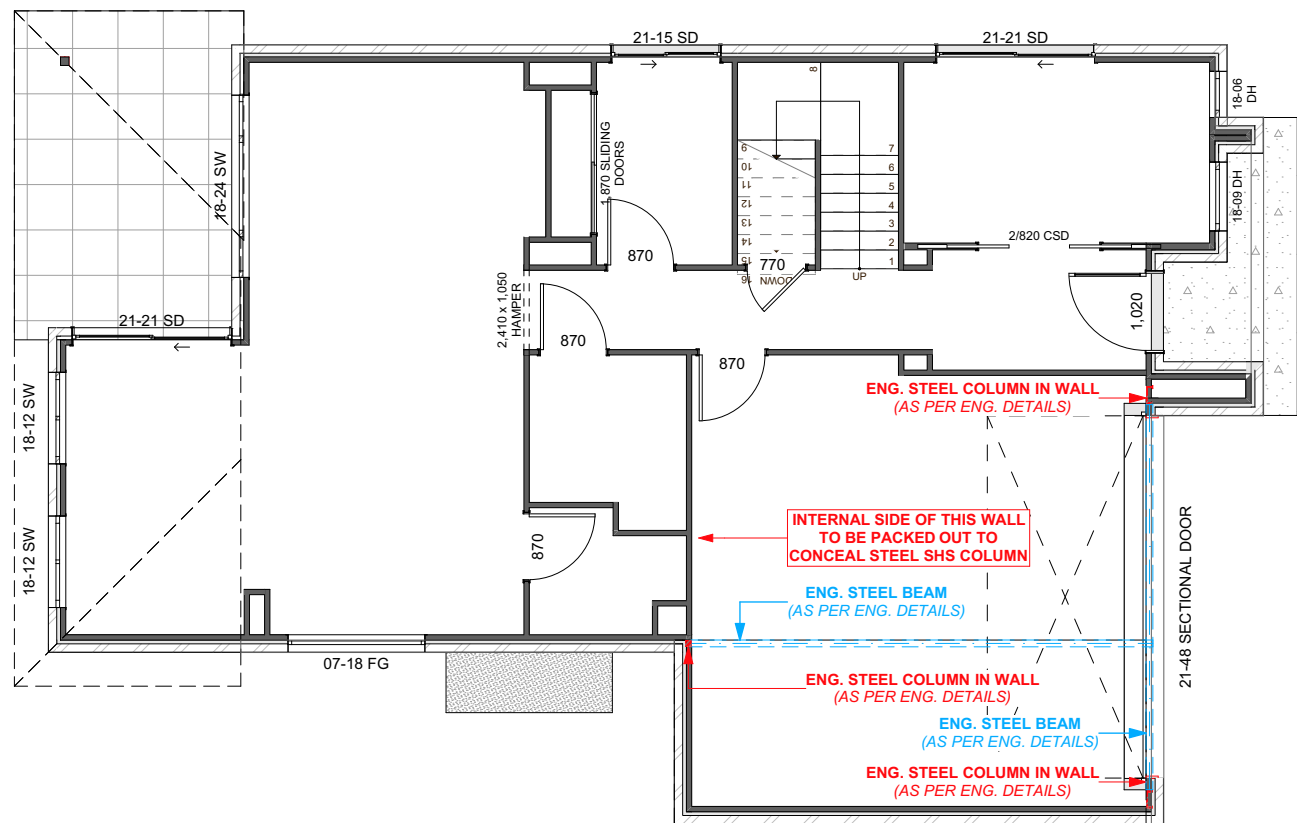


Garage 3D Detail  
1:20

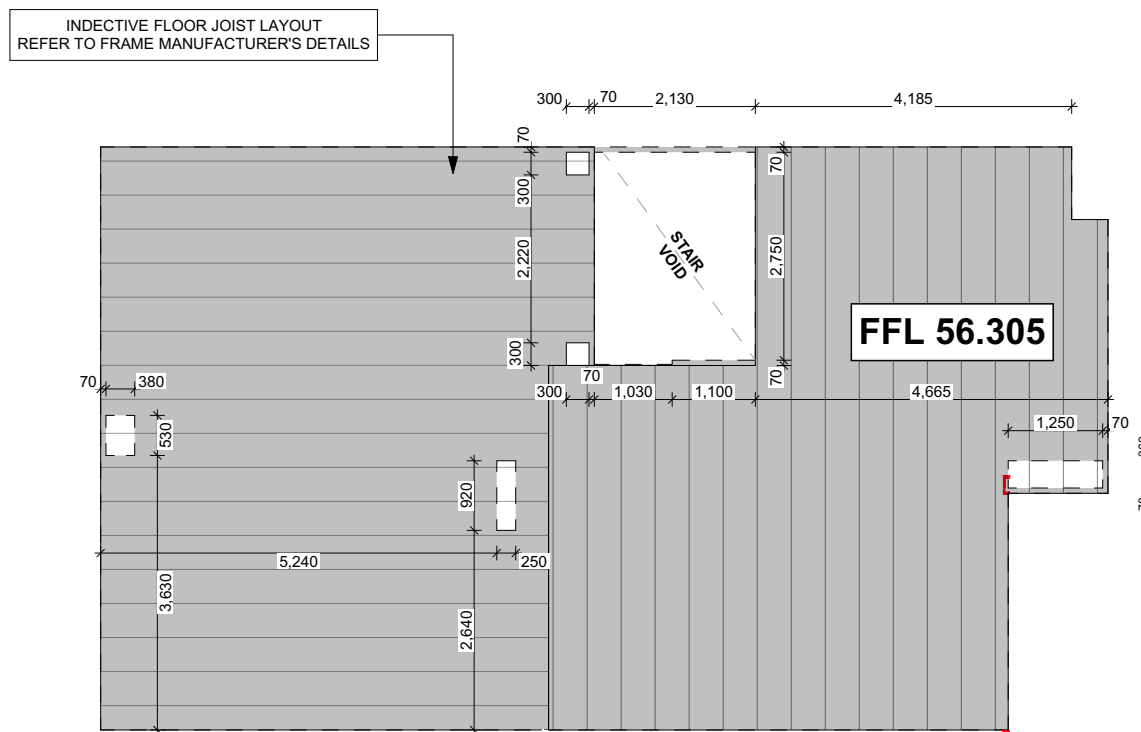
GARAGE REBATE DETAIL

CONSTRUCTION PLAN  
USE THIS PLAN ONLY

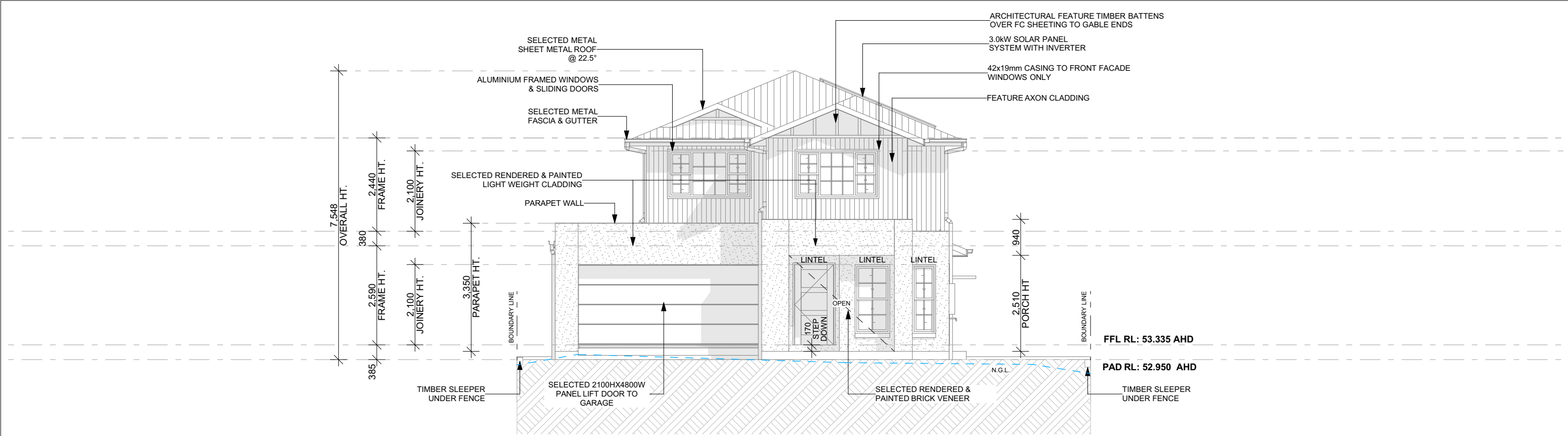
|                                                                                                                          |                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |                            |                                               |                                          |              |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------|-------------------|-------------|---------------------------------|----------------------------|-----------------------------------------------|------------------------------------------|--------------|
| <div><div>FRD</div><div>HOMES</div></div>                                                                                | <div>FRD Homes Pty Ltd<br/>64 Devanport Street,<br/>Southport QLD 4215<br/>Ph : 07 5512 4188<br/>F : 07 5512 4122<br/>QBCC Lic 15046435</div> |  | NOTE:                                                                                                                                                                                                                                           | WIND RATING: | ADDRESS:                                                    | CLIENT SIGNATURE: | AMENDMENTS: |                                 | STATUS: CONSTRUCTION ISSUE | DATE: 27.10.2025                              |                                          |              |
|                                                                                                                          |                                                                                                                                               |                                                                                     | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE |                            | TJ                                            | SCALE: 1:1.07 @ A3                       | DRAWN BY: RK |
|                                                                                                                          |                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       |                            | AN                                            | DRAWING TITLE:<br>DETAIL - GARAGE REBATE |              |
|                                                                                                                          |                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3           |                                 |                            | DESIGN:<br>BYRON CUSTOM<br>HAMPTONS 240 DS-HS | DRAWING No.: 24701                       | MY1          |
|                                                                                                                          |                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4           |                                 | PAGE No.: P. 9             |                                               |                                          |              |
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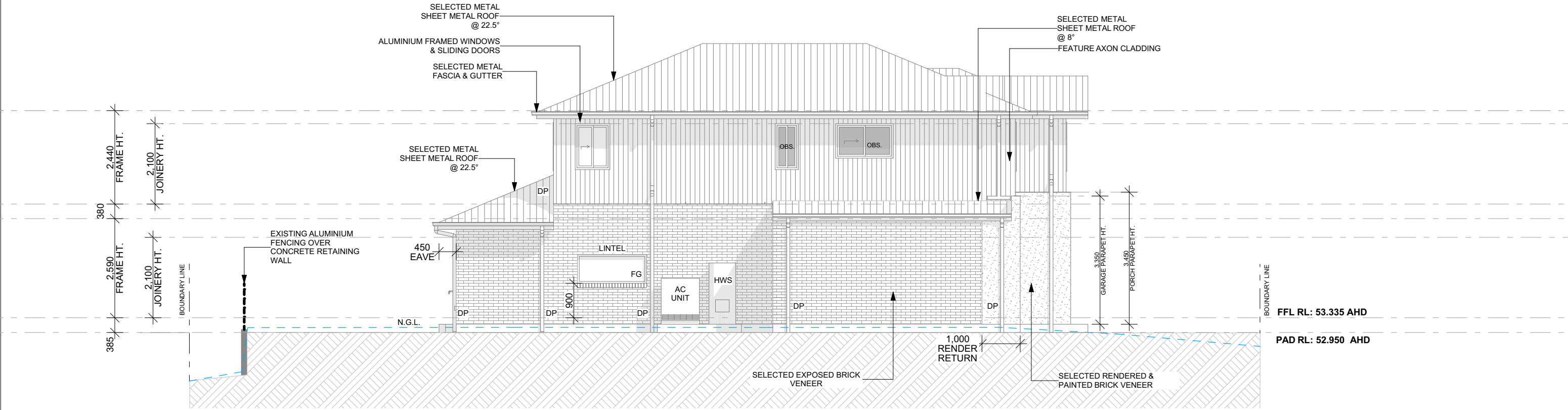
## STEEL LAYOUT 3D



**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**



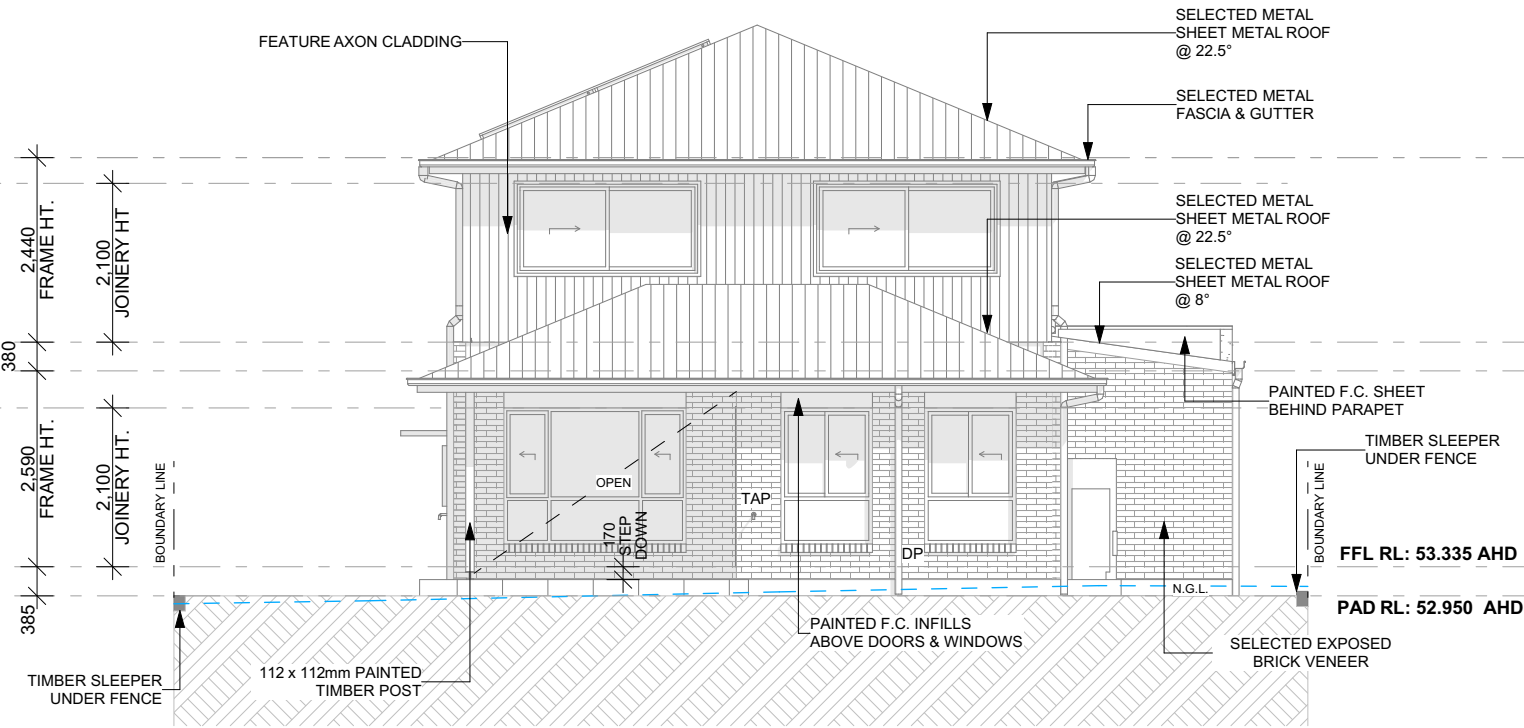
**E1** NORTH ELEVATION  
1:100



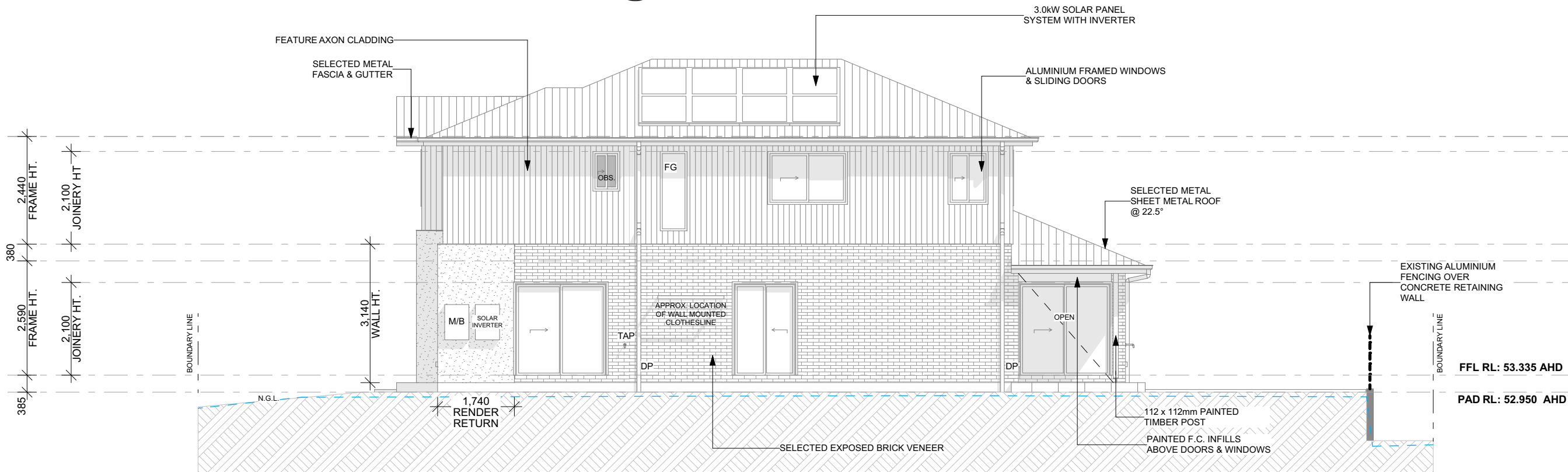
**E2** WEST ELEVATION  
1:100

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

|                                                                                                                                                                    |                                                                                                                                               |  |                                                                                                                                                                                                                                                 |              |                                                                |                   |                  |                                 |                            |                  |                   |                                               |                    |     |
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|                                                                                                                                                                    |                                                                                                                                               |  | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera<br>QLD 4209 | CLIENT SIGNATURE: | 1                | 27.10.2025 - CONSTRUCTION ISSUE |                            | TJ               | SCALE: 1:100 @ A3 | DRAWN BY: RK                                  |                    |     |
|                                                                                                                                                                    |                                                                                                                                               |  |                                                                                                                                                                                                                                                 | SOIL CLASS:  |                                                                | CLIENT:           | CLIENT INITIALS: | 2                               | 27.11.2025 - DRIVEWAY RFI  |                  | AN                | DRAWING TITLE:<br>ELEVATIONS                  |                    |     |
|                                                                                                                                                                    |                                                                                                                                               |  |                                                                                                                                                                                                                                                 | H1           |                                                                | Yiqiang Zhu       | DATE:            | 3                               |                            |                  |                   | DESIGN:<br>BYRON CUSTOM<br>HAMPTONS 240 DS-HS | DRAWING No.: 24701 | MW1 |
|                                                                                                                                                                    |                                                                                                                                               |  |                                                                                                                                                                                                                                                 |              |                                                                |                   | NOTES:           | 4                               |                            |                  |                   |                                               | PAGE No.: P. 11    |     |
| 5                                                                                                                                                                  |                                                                                                                                               |  |                                                                                                                                                                                                                                                 |              |                                                                |                   |                  |                                 |                            |                  |                   |                                               |                    |     |



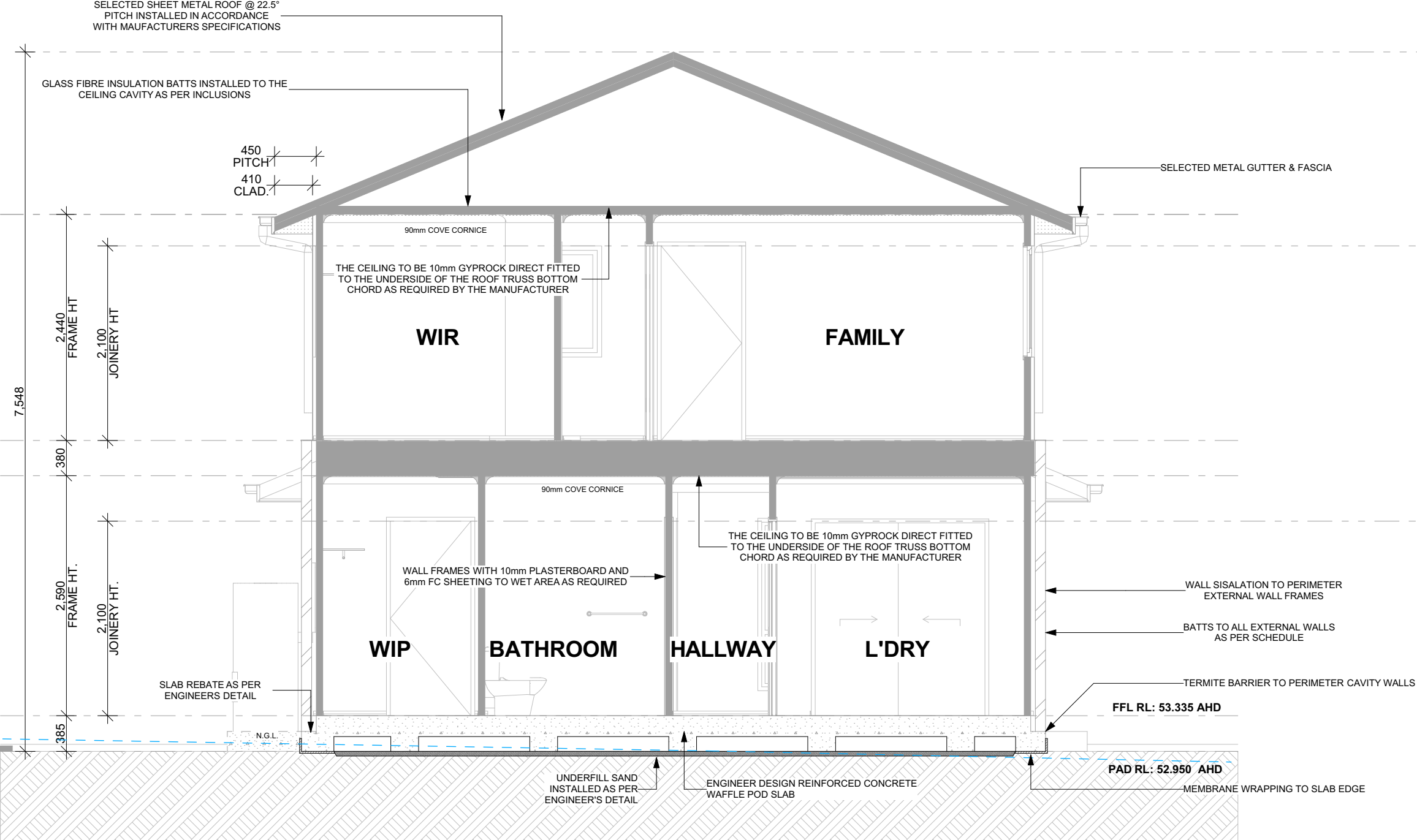
**E3** SOUTH ELEVATION  
1:100



**E4** EAST ELEVATION  
1:100

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

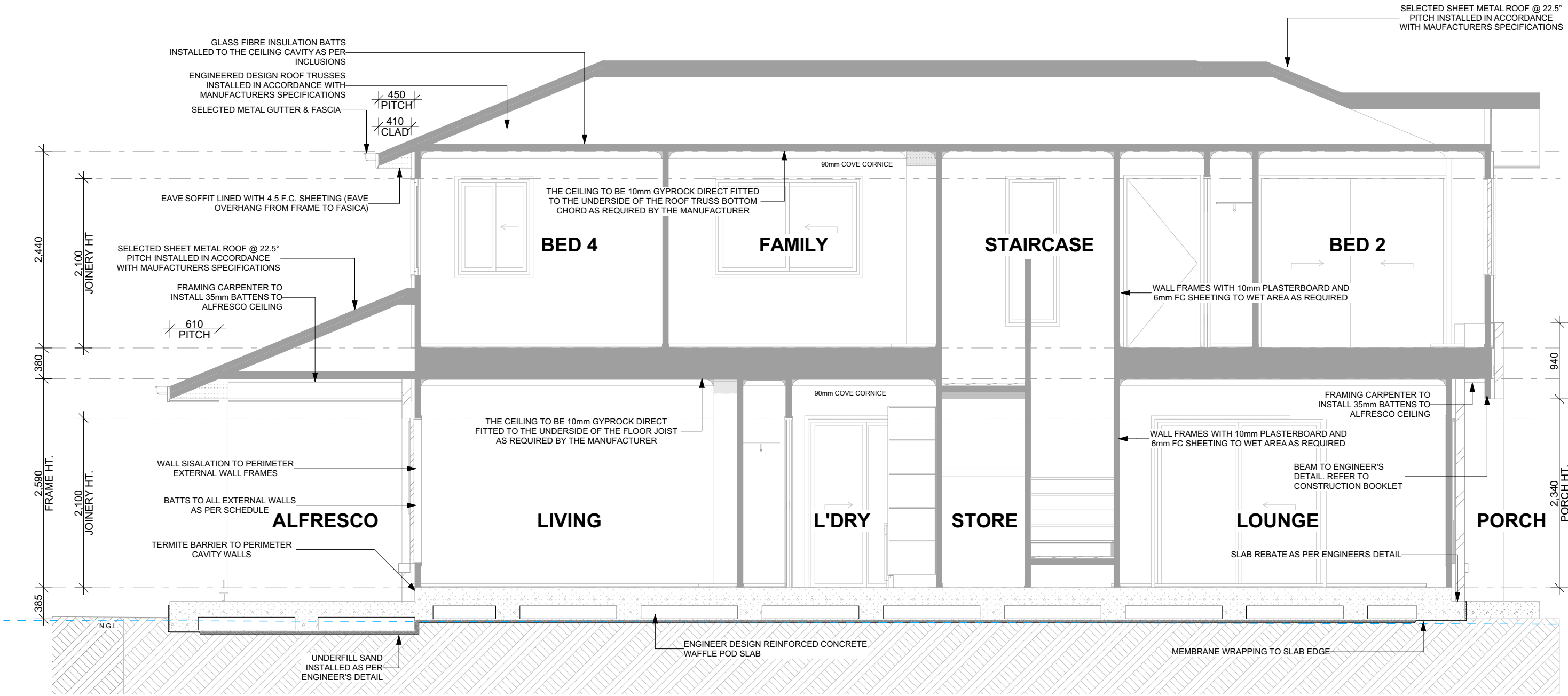
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |  |                            |                                         |              |
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|                                                                                                                                                                    |                                                                                     | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE |  | TJ                         | SCALE: 1:100 @ A3                       | DRAWN BY: RK |
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       |  | AN                         | DRAWING TITLE: ELEVATIONS               |              |
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3           |                                 |  |                            | DESIGN: BYRON CUSTOM HAMPTONS 240 DS-HS |              |
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4           |                                 |  |                            | DRAWING No.: 24701                      |              |
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   | 5           |                                 |  |                            | PAGE No.: P. 12                         | MV1          |



**A** **SECTION A**  
1:50

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

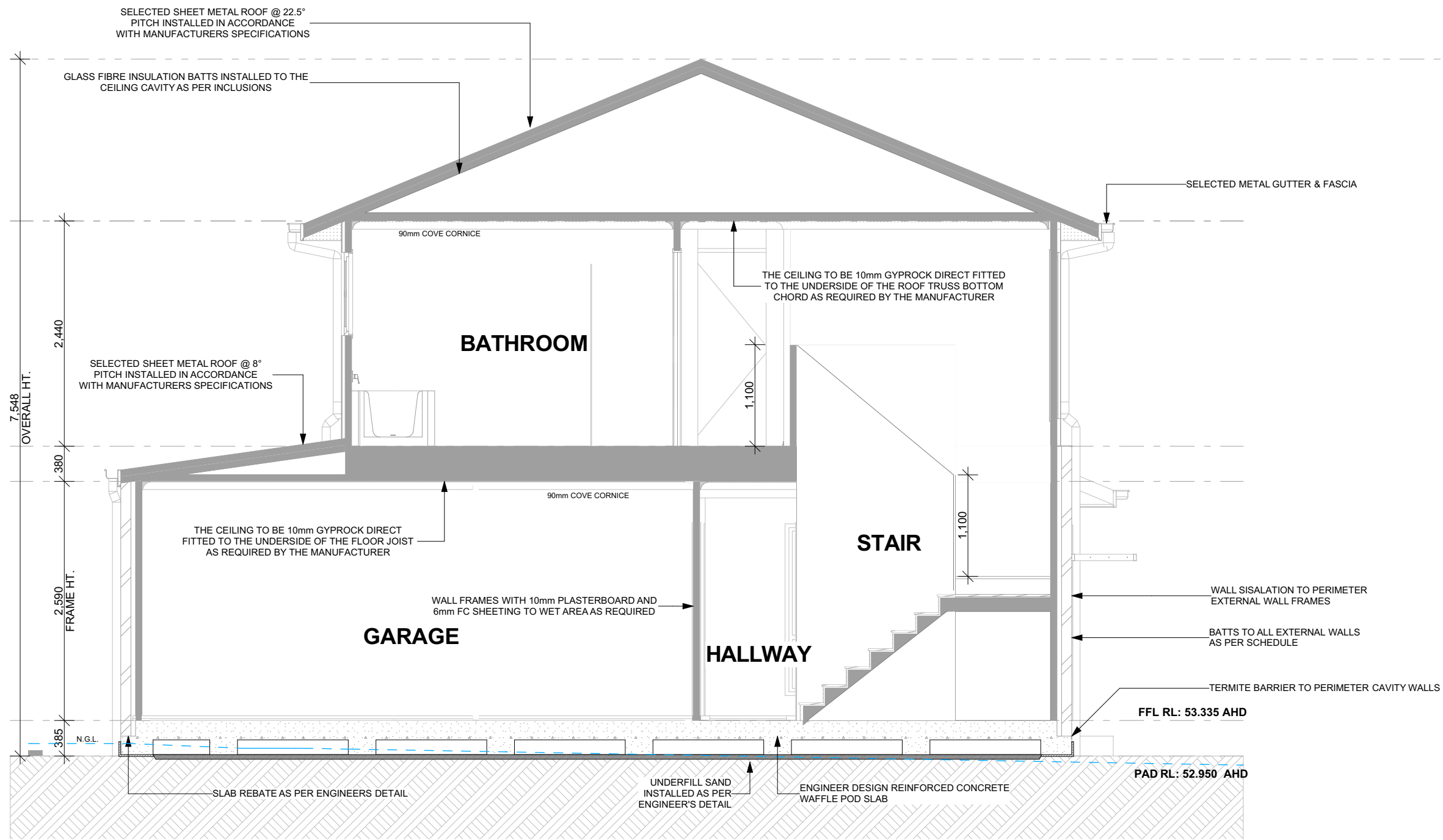
|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |                            |                                         |
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|                                                                                                                                                          |                                                                                                                                                           | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE | TJ                         | SCALE: 1:50 @ A3                        |
|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       | AN                         | DRAWING TITLE:<br>SECTIONS A            |
|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3           |                                 |                            | DESIGN: BYRON CUSTOM HAMPTONS 240 DS-HS |
|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4           |                                 |                            | DRAWING No.: 24701                      |
|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 |              |                                                             |                   | 5           |                                 |                            | PAGE No.: P. 13                         |



**B** SECTION B  
1:50

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

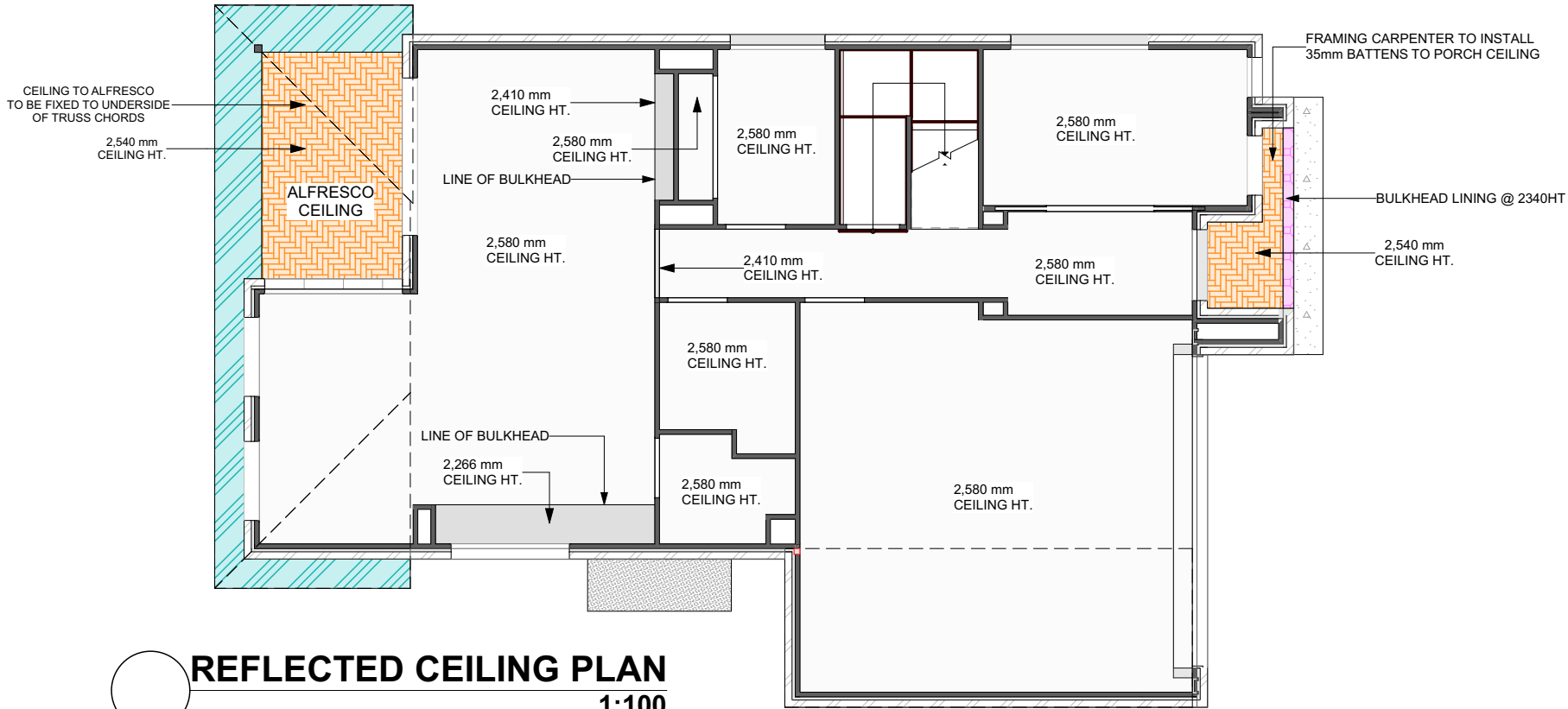
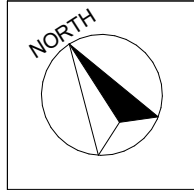
|                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                             |                                           |                                                                                            |                                                           |                                                                                          |                                                               |                                       |                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------|-----------------------------|
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|                                                                                                                                                                        |  | <div>SOIL CLASS:</div> <div>H1</div>                                                                                                                                                                                                                                        | <div>CLIENT:</div> <div>Yiqiang Zhu</div> | <div>CLIENT INITIALS:</div> <div>CLIENT INITIALS:</div>                                    | <div>2</div> <div>27.11.2025 - DRIVEWAY RFI</div>         | <div>TJ</div> <div>SCALE: 1:50 @ A3</div>                                                | <div>DRAWN BY: RK</div>                                       |                                       |                             |
|                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                             |                                           | <div>DATE:</div> <div>DATE:</div>                                                          | <div>3</div> <div></div>                                  | <div>AN</div> <div>DRAWING TITLE:</div>                                                  |                                                               |                                       |                             |
|                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                             |                                           | <div>NOTES:</div> <div>NOTES:</div>                                                        | <div>4</div> <div></div>                                  | <div>SECTIONS B</div>                                                                    |                                                               |                                       |                             |
|                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                             |                                           |                                                                                            | <div>5</div> <div></div>                                  |                                                                                          | <div>DESIGN:</div> <div>BYRON CUSTOM HAMPTONS 240 DS-HS</div> | <div>DRAWING No.: 24701</div>         | <div>PAGE No.: P. 14</div>  |



SECTION C  
1:50

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |                            |                                         |
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|                                                                                                                                                          |                                                                                                                                                           | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE | TJ                         | SCALE: 1:50 @ A3                        |
|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       | AN                         | DRAWING TITLE:<br>C SECTION C           |
|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3           |                                 |                            | DESIGN: BYRON CUSTOM HAMPTONS 240 DS-HS |
|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4           |                                 |                            | DRAWING No.: 24701                      |
|                                                                                                                                                          |                                                                                                                                                           |                                                                                                                                                                                                                                                 |              |                                                             |                   | 5           |                                 |                            | PAGE No.: P. 15                         |



| EXTERNAL EAVE, BULKHEAD & CEILING SHEETING |                   |
|--------------------------------------------|-------------------|
| LINING TYPE                                | SURFACE AREA (m2) |
| EAVE LINING (RAKING) 4.5mm                 | 4.24              |
| EAVE LINING (SOFFIT) 4.5mm                 | 31.32             |
| PLASTERBOARD (EXTERNAL CEILING) 10mm       | 16.74             |
| PLASTERBOARD (INTERNAL CEILING) 10mm       | 255.22            |

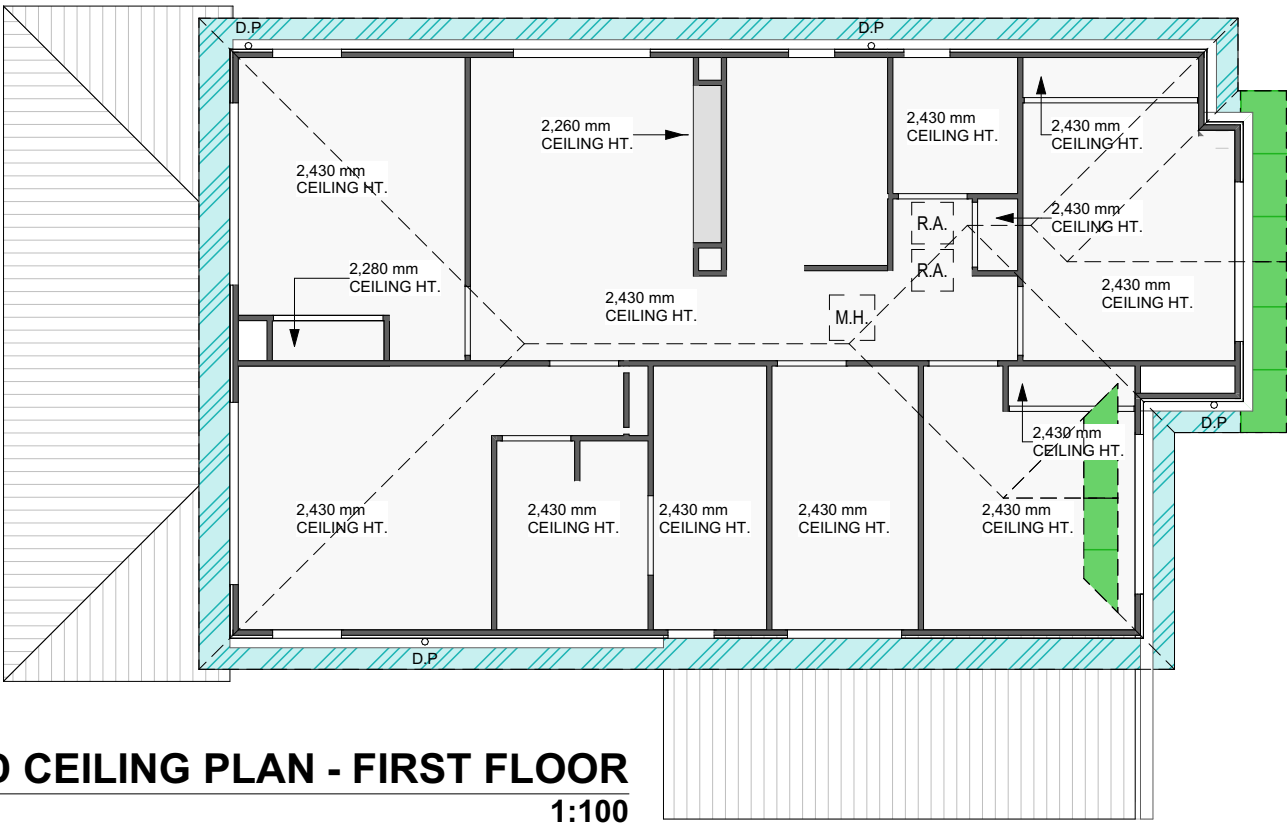
| CORNICES          |        |
|-------------------|--------|
| LINEAL METERS     | 252.68 |
| SKIRTING SKIRTING |        |
| LINEAL METERS     | 163.68 |

|  |                                             |
|--|---------------------------------------------|
|  | EAVE LINING (SOFFIT) 4.5mm                  |
|  | EAVE LINING (CEILING) 4.5mm                 |
|  | EAVE LINING (BULKHEAD) 4.5mm                |
|  | PLASTERBOARD LINING (EXTERNAL CEILING) 10mm |
|  | PLASTERBOARD LINING (INTERNAL CEILING) 10mm |

**FRAMING:**

PROPOSED CEILING LINING TO UNDERSIDE BASED OFF MAIN SLAB/ STRUCTURAL TIMBER FLOORING ARE INDICATIVE AND MAY VARY.

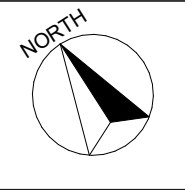
- 2440 FRAME WILL HAVE A 2430 CEILING HEIGHT
- 2590 FRAME WILL HAVE A 2580 CEILING HEIGHT
- 2740 FRAME WILL HAVE A 2730 CEILING HEIGHT



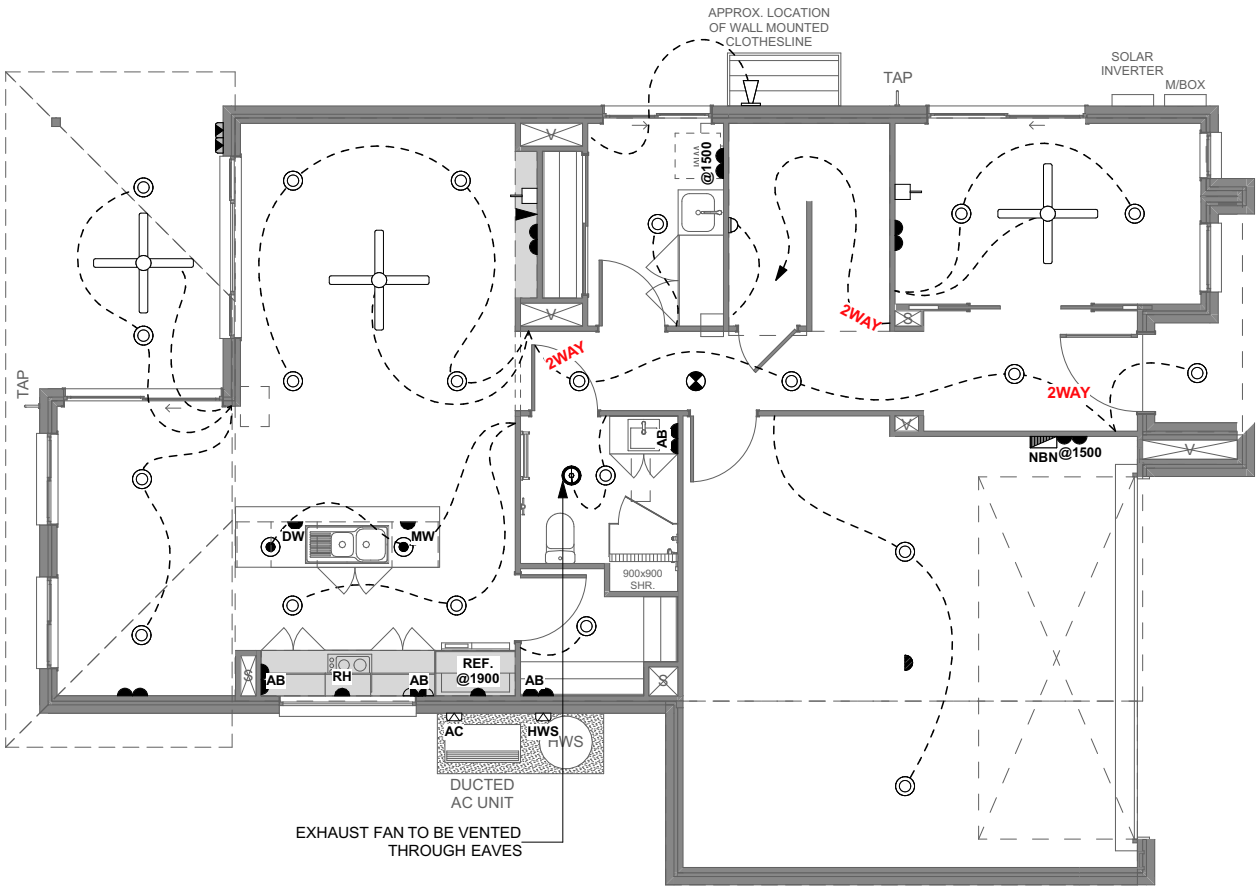
| ENERGY EFFCENCY REQUIREMENTS |                      |
|------------------------------|----------------------|
| LOCATION                     | PROVIDED             |
| ALL EXTERNAL WALLS           | R2.0 BATTS & SARKING |
| INTERNAL GARAGE WALLS        | R2.0 BATTS           |
| INFLOOR INSULATION           | R2.0 ACOUSTIC BATTS  |
| CEILING INSULATION           | R4.0                 |
| ROOF INSULATION              | R1.3 ANTICON BLANKET |

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

|                                                                                                                          |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |  |                            |                                         |              |                    |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------|-------------------|-------------|---------------------------------|--|----------------------------|-----------------------------------------|--------------|--------------------|
|                                        |  | NOTE:                                                                                                                                                                                                                                           | WIND RATING: | ADDRESS:                                                    | CLIENT SIGNATURE: | AMENDMENTS: |                                 |  | STATUS: CONSTRUCTION ISSUE | DATE: 27.10.2025                        |              |                    |
|                                                                                                                          |                                                                                     | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE |  | TJ                         | SCALE: 1:100, 1:250 @ A3                | DRAWN BY: RK |                    |
|                                                                                                                          |                                                                                     |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       |  | AN                         | DRAWING TITLE: REFLECTED CEILING PLAN   |              |                    |
|                                                                                                                          |                                                                                     |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3           |                                 |  |                            | DESIGN: BYRON CUSTOM HAMPTONS 240 DS-HS |              | DRAWING No.: 24701 |
|                                                                                                                          |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4           |                                 |  |                            | PAGE No.: P. 16                         |              | MW1                |
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| ELECTRICAL ITEMS             |          |        |
|------------------------------|----------|--------|
|                              | QUANTITY | SYMBOL |
| CEILING FAN                  | 8        |        |
| CEILING MOUNTED GPO          | 1        |        |
| DOUBLE GPO                   | 18       |        |
| DOUBLE GPO & ISOLATOR SWITCH | 1        |        |
| DOWNLIGHT                    | 39       |        |
| EXHAUST FAN                  | 1        |        |
| EXTERNAL ISOLATOR SWITCH     | 2        |        |
| FLOOD LIGHT                  | 1        |        |
| LOW WALL LIGHT               | 1        |        |
| NBN                          | 1        |        |
| PENDANT LIGHT                | 2        |        |
| PHONE & DATA POINT           | 2        |        |
| SINGLE GPO                   | 4        |        |
| SMOKE DETECTOR               | 7        |        |
| TV POINT                     | 4        |        |
| WEATHERPROOF DOUBLE GPO      | 1        |        |



 **GROUND FLOOR ELECTRICAL PLAN**  
1:100

**ELECTRICAL LEGEND**

**REF:** REFRIGERATOR  
**RH:** RANGEHOOD  
**UBO:** UNDER BENCH OVEN  
**CT:** COOKTOP  
**MW:** MICROWAVE  
**DW:** DISHWASHER  
**WM:** WASHING MACHINE  
**CD:** CLOTHES DRYER  
**AB:** ABOVE BENCH  
**UB:** UNDER BENCH  
**IC:** IN CEILING  
**HWS:** HOT WATER SYSTEM  
**AC:** AIR CONDITIONING  
**WT:** WATER TANK  
**M/BOX:** METER BOX

**ELECTRICAL NOTES:**

ALL GPO'S TO BE @ 300mm ABOVE FLOOR LEVEL UNLESS ABOVE THE BENCH WHERE THEY SHALL BE @ 1050mm ABOVE FLOOR LEVEL WITH THE EXCEPTION OF THE FRIDGE, DISHWASHER AND RANGE HOOD POINTS THAT SHALL BE LOCATED WHERE REQUIRED TO SUIT THE APPLIANCE.

ALL SWITCHING, GPO'S OR LIGHT FIXTURES ARE SHOWN IN NOMINAL LOCATIONS ON THE PLANS. INSTALLATION WILL BE HORIZONTALLY TO THE NEAREST STUD OR SERVICEABLE LOCATION, AS DETERMINED BY THE BUILDER ON SITE

WASHING MACHINE AND NBN GPO'S TO BE @ 1500mm ABOVE FLOOR LEVEL.

ISOLATION SWITCH TO BE LOCATED NEAR EXTERNAL AIR CONDITIONING UNIT AND TO BE 1600 HIGH ABOVE SLAB LEVEL.

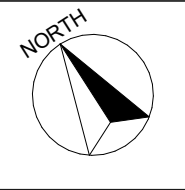
LIGHT SWITCHES TO BE @ 1350mm ABOVE FLOOR LEVEL. 80% OF LIGHTING TO BE ENERGY EFFICIENT.

CONFIRM WITH BUILDER, POWER REQUIREMENTS FOR THE SELECTED APPLIANCES.

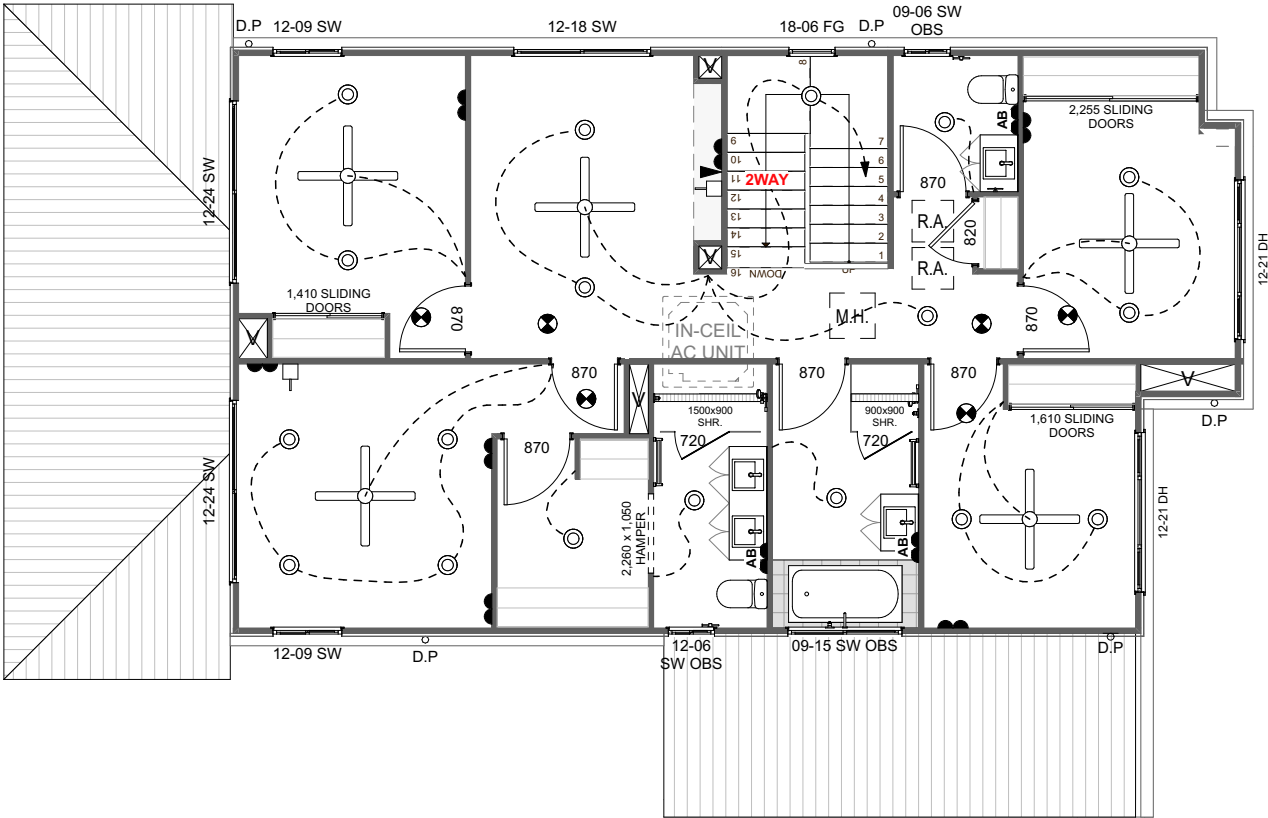
ALARM LOCATION T.B.C ON SITE

**CONSTRUCTION PLAN**  
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|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |                            |                    |                   |              |
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|                                                                                                                                                                    |                                                                                     | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE |                            | TJ                 | SCALE: 1:100 @ A3 | DRAWN BY: RK |
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       |                            | AN                 | DRAWING TITLE:    |              |
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3           |                                 |                            | ELECTRICAL PLAN    |                   |              |
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4           |                                 |                            | DESIGN:            |                   |              |
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 |              | 5                                                           |                   |             | BYRON CUSTOM HAMPTONS 240 DS-HS |                            | DRAWING No.: 24701 | MV1               |              |
|                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   |             | PAGE No.: P. 17                 |                            |                    |                   |              |



| ELECTRICAL ITEMS             |          |        |
|------------------------------|----------|--------|
|                              | QUANTITY | SYMBOL |
| CEILING FAN                  | 8        |        |
| CEILING MOUNTED GPO          | 1        |        |
| DOUBLE GPO                   | 18       |        |
| DOUBLE GPO & ISOLATOR SWITCH | 1        |        |
| DOWNLIGHT                    | 39       |        |
| EXHAUST FAN                  | 1        |        |
| EXTERNAL ISOLATOR SWITCH     | 2        |        |
| FLOOD LIGHT                  | 1        |        |
| LOW WALL LIGHT               | 1        |        |
| NBN                          | 1        |        |
| PENDANT LIGHT                | 2        |        |
| PHONE & DATA POINT           | 2        |        |
| SINGLE GPO                   | 4        |        |
| SMOKE DETECTOR               | 7        |        |
| TV POINT                     | 4        |        |
| WEATHERPROOF DOUBLE GPO      | 1        |        |



## ELECTRICAL PLAN - FIRST FLOOR

1:100

### ELECTRICAL LEGEND

|        |                  |
|--------|------------------|
| REF:   | REFRIGERATOR     |
| RH:    | RANGEHOOD        |
| UBO:   | UNDER BENCH OVEN |
| CT:    | COOKTOP          |
| MW:    | MICROWAVE        |
| DW:    | DISHWASHER       |
| WM:    | WASHING MACHINE  |
| CD:    | CLOTHES DRYER    |
| AB:    | ABOVE BENCH      |
| UB:    | UNDER BENCH      |
| IC:    | IN CEILING       |
| HWS:   | HOT WATER SYSTEM |
| AC:    | AIR CONDITIONING |
| WT:    | WATER TANK       |
| M/BOX: | METER BOX        |

### ELECTRICAL NOTES:

ALL GPO'S TO BE @ 300mm ABOVE FLOOR LEVEL UNLESS ABOVE THE BENCH WHERE THEY SHALL BE @ 1050mm ABOVE FLOOR LEVEL WITH THE EXCEPTION OF THE FRIDGE, DISHWASHER AND RANGE HOOD POINTS THAT SHALL BE LOCATED WHERE REQUIRED TO SUIT THE APPLIANCE.

ALL SWITCHING, GPO'S OR LIGHT FIXTURES ARE SHOWN IN NOMINAL LOCATIONS ON THE PLANS. INSTALLATION WILL BE HORIZONTALLY TO THE NEAREST STUD OR SERVICEABLE LOCATION, AS DETERMINED BY THE BUILDER ON SITE

WASHING MACHINE AND NBN GPO'S TO BE @ 1500mm ABOVE FLOOR LEVEL.

ISOLATION SWITCH TO BE LOCATED NEAR EXTERNAL AIR CONDITIONING UNIT AND TO BE 1600 HIGH ABOVE SLAB LEVEL.

LIGHT SWITCHES TO BE @ 1350mm ABOVE FLOOR LEVEL. 80% OF LIGHTING TO BE ENERGY EFFICIENT.

CONFIRM WITH BUILDER, POWER REQUIREMENTS FOR THE SELECTED APPLIANCES.

ALARM LOCATION T.B.C ON SITE

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

|                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |                            |                                               |                                                 |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------|-------------------|-------------|---------------------------------|----------------------------|-----------------------------------------------|-------------------------------------------------|--------------|
| <div><div>FRD Homes Pty Ltd<br/>64 Devanport Street,<br/>Southport QLD 4215<br/>Ph : 07 5512 4188<br/>F : 07 5512 4122<br/>QBCC Lic 15046435</div></div> <div>© Copyright Reproduction in whole or part is forbidden without prior written consent. If in doubt... ASK! Do not assume.</div> |  | NOTE:                                                                                                                                                                                                                                           | WIND RATING: | ADDRESS:                                                    | CLIENT SIGNATURE: | AMENDMENTS: |                                 | STATUS: CONSTRUCTION ISSUE | DATE: 27.10.2025                              |                                                 |              |
|                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE |                            | TJ                                            | SCALE: 1:100 @ A3                               | DRAWN BY: RK |
|                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       |                            | AN                                            | DRAWING TITLE:<br>ELECTRICAL PLAN - FIRST FLOOR |              |
|                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 4           |                                 |                            | DESIGN:<br>BYRON CUSTOM<br>HAMPTONS 240 DS-HS | DRAWING No.: 24701                              |              |
|                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 5           |                                 | PAGE No.: P. 18            |                                               |                                                 |              |

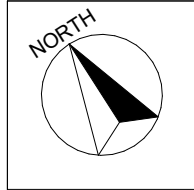
|                 |             |             |             |             |             |           |             |             |           |
|-----------------|-------------|-------------|-------------|-------------|-------------|-----------|-------------|-------------|-----------|
| WINDOW TYPE     | DOUBLE HUNG | DOUBLE HUNG | DOUBLE HUNG | FIXED GLASS | FIXED GLASS | SLIDING   | SLIDING     | SLIDING     | SLIDING   |
| QUANTITY        | 1           | 1           | 2           | 1           | 1           | 1         | 1           | 1           | 1         |
| W x H           | 610×1,800   | 910×1,800   | 2,110×1,200 | 1,810×749   | 610×1,800   | 1,510×900 | 1,810×1,200 | 2,410×1,800 | 610×1,200 |
| SILL HEIGHT     | 300         | 300         | 900         | 900         | 300         | 1,200     | 900         | 300         | 900       |
| HEAD HEIGHT     | 2,100       | 2,100       | 2,100       | 1,649       | 2,100       | 2,100     | 2,100       | 2,100       | 2,100     |
| ELEVATION VIEW  |             |             |             |             |             |           |             |             |           |
| WINDOW SCHEDULE |             |             |             |             |             |           |             |             |           |
| WINDOW TYPE     | SLIDING     | SLIDING     | SLIDING     | SLIDING     |             |           |             |             |           |
| QUANTITY        | 1           | 2           | 2           | 2           |             |           |             |             |           |
| W x H           | 610×900     | 1,210×1,800 | 2,410×1,200 | 910×1,200   |             |           |             |             |           |
| SILL HEIGHT     | 1,200       | 300         | 900         | 900         |             |           |             |             |           |
| HEAD HEIGHT     | 2,100       | 2,100       | 2,100       | 2,100       |             |           |             |             |           |
| ELEVATION VIEW  |             |             |             |             |             |           |             |             |           |

WINDOW SCHEDULE

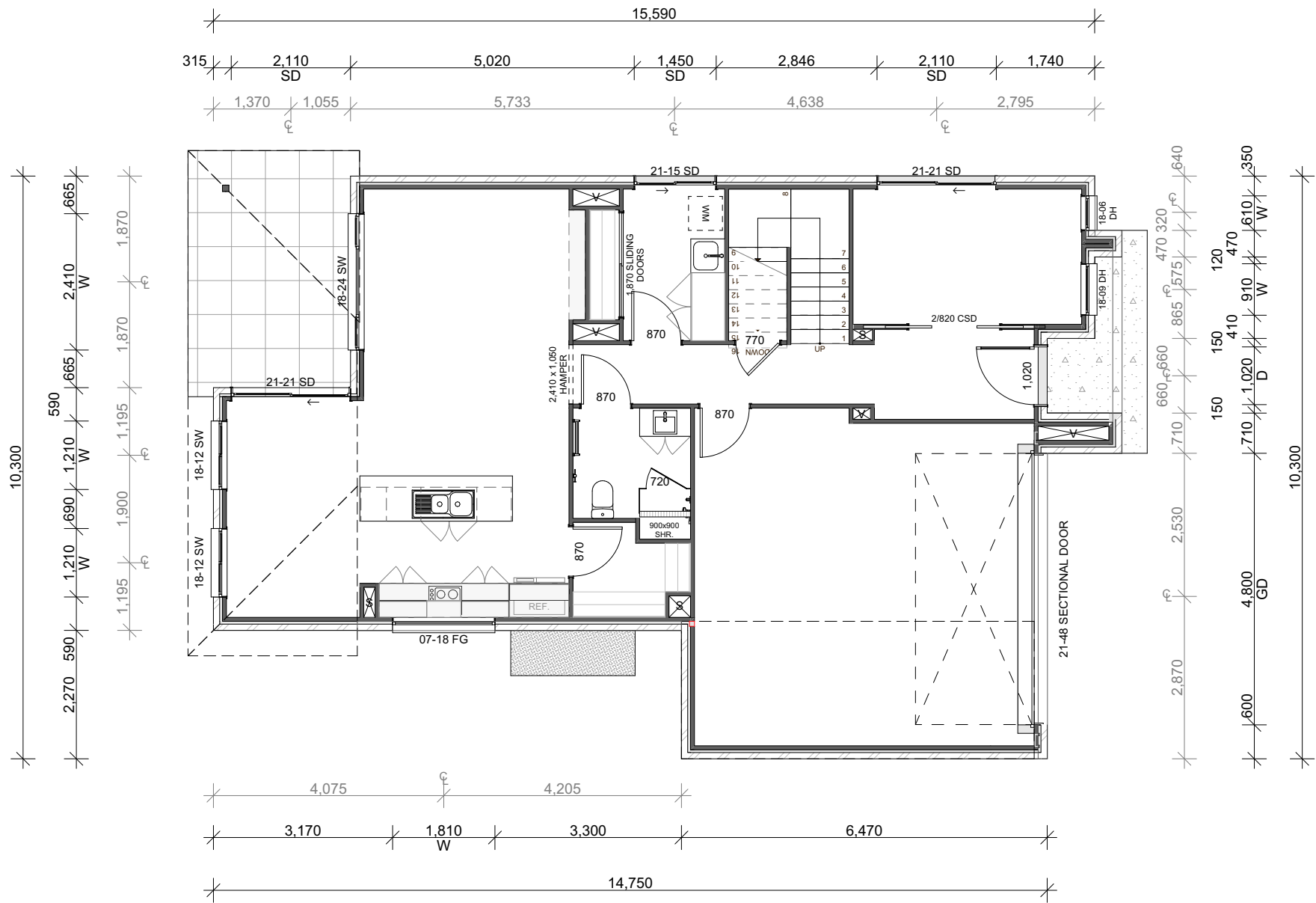
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|---------------|-------------------|------------|------------|--------------|--------------|--------------|--------------|
| DOOR SCHEDULE |                   |            |            |              |              |              |              |
| DOOR TYPE     | EXT. HINGE        | INT. HINGE | INT. HINGE | ROBE/LINE SD | ROBE/LINE SD | ROBE/LINE SD | ROBE/LINE SD |
| QUANTITY      | 1                 | 1          | 4          | 1            | 1            | 1            | 1            |
| WIDTH         | 1,020             | 770        | 870        | 1,410        | 1,610        | 1,870        | 2,255        |
| HEIGHT        | 2,100             | 2,100      | 2,100      | 2,100        | 2,100        | 2,100        | 2,100        |
| HEAD HEIGHT   | 2,100             | 2,100      | 2,100      | 2,100        | 2,100        | 2,100        | 2,100        |
| ELEVATION     |                   |            |            |              |              |              |              |
| DOOR SCHEDULE |                   |            |            |              |              |              |              |
| DOOR TYPE     | SECTIONAL GARA... | SLIDING    | SLIDING    |              |              |              |              |
| QUANTITY      | 1                 | 1          | 2          |              |              |              |              |
| WIDTH         | 4,800             | 1,450      | 2,110      |              |              |              |              |
| HEIGHT        | 2,100             | 2,100      | 2,100      |              |              |              |              |
| HEAD HEIGHT   | 2,100             | 2,100      | 2,100      |              |              |              |              |
| ELEVATION     |                   |            |            |              |              |              |              |

DOOR SCHEDULE

CONSTRUCTION PLAN  
USE THIS PLAN ONLY



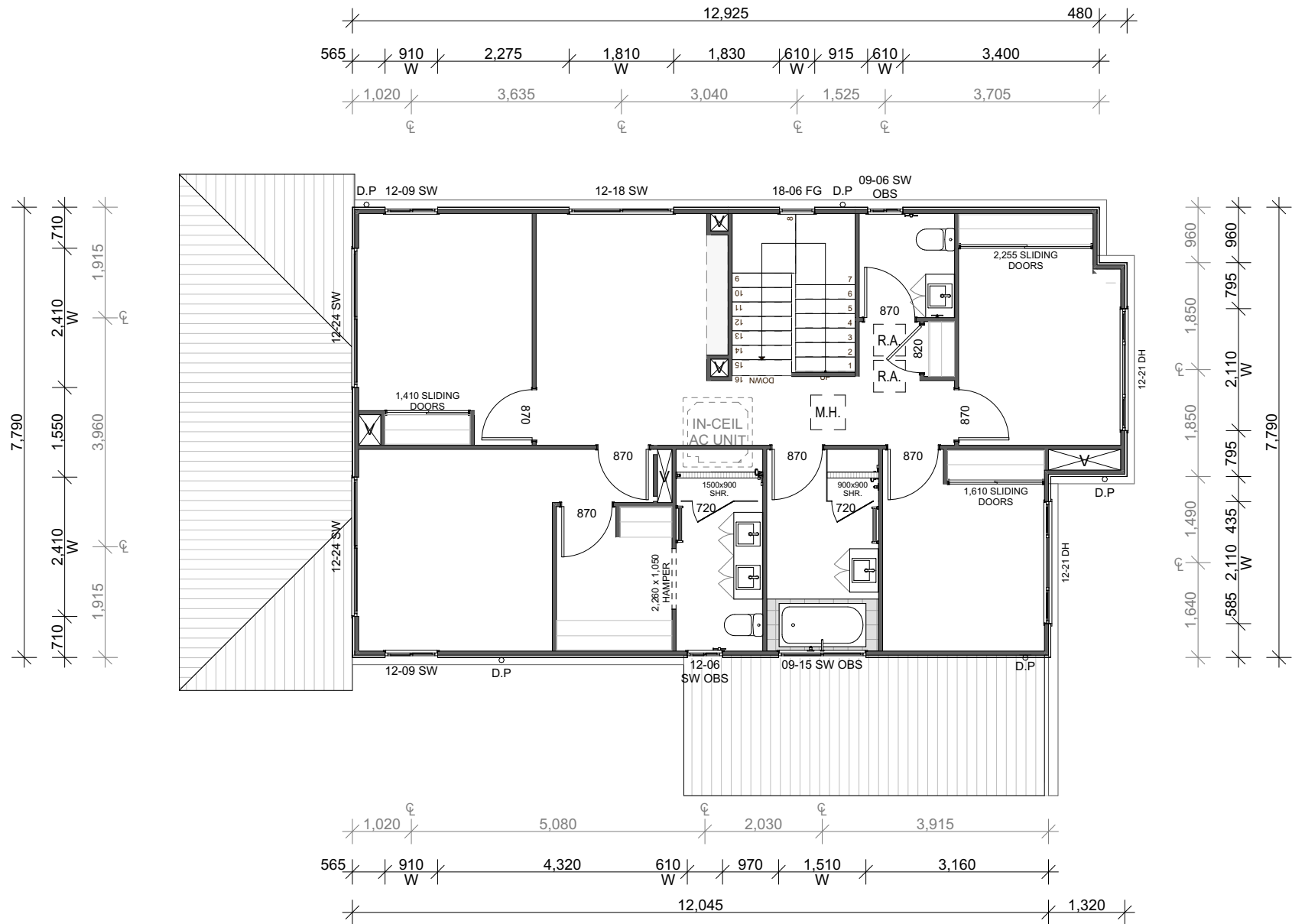
**NOTE:-** REFER TO ENGINEERS  
DRAWINGS FOR ARTICULATION  
JOINT LOCATIONS



**BRICK SETOUT**  
1:100

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

|                                                                                                                                                          |  |                                                                                                                                                                                                                                                                     |                                   |                                                                                |                                                                                                      |                                                      |                     |                                   |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------|-----------------------------------|-------------------------|
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|                                                                                                                                                          |  | <b>SOIL CLASS:</b><br><br>H1                                                                                                                                                                                                                                        | <b>CLIENT:</b><br><br>Yiqiang Zhu | <b>1</b> <b>27.10.2025 - CONSTRUCTION ISSUE</b>                                | <b>TJ</b>                                                                                            | <b>SCALE:</b> 1:100    @ A3                          | <b>DRAWN BY:</b> RK |                                   |                         |
|                                                                                                                                                          |  |                                                                                                                                                                                                                                                                     |                                   | <b>2</b> <b>27.11.2025 - DRIVEWAY RFI</b>                                      | <b>AN</b>                                                                                            | <b>DRAWING TITLE:</b><br>BRICK SETOUT PLAN           |                     |                                   |                         |
|                                                                                                                                                          |  |                                                                                                                                                                                                                                                                     |                                   | <b>3</b>                                                                       |                                                                                                      | <b>DESIGN:</b><br>BYRON CUSTOM<br>HAMPTONS 240 DS-HS |                     | <b>DRAWING No.:</b> 24701         |                         |
|                                                                                                                                                          |  |                                                                                                                                                                                                                                                                     |                                   | <b>4</b>                                                                       |                                                                                                      | <b>PAGE No.:</b> P. 20                               |                     | MV1                               |                         |
|                                                                                                                                                          |  |                                                                                                                                                                                                                                                                     |                                   | <b>5</b>                                                                       |                                                                                                      |                                                      |                     |                                   |                         |

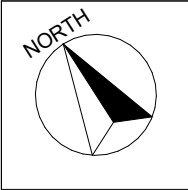


BRICK SETOUT - FIRST FLOOR

1:100

CONSTRUCTION PLAN  
USE THIS PLAN ONLY

|                                                                                                                                                              |                                                                                                                                                           |                                                                                                                                                                                                                                                          |                           |                                                                            |                                                                                               |             |  |                                         |                               |                                                   |                                       |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------|--|-----------------------------------------|-------------------------------|---------------------------------------------------|---------------------------------------|-----|
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|                                                                                                                                                              |                                                                                                                                                           |                                                                                                                                                                                                                                                          |                           | SOIL CLASS:                                                                |                                                                                               |             |  |                                         |                               |                                                   |                                       |     |
|                                                                                                                                                              |                                                                                                                                                           |                                                                                                                                                                                                                                                          |                           | CLIENT:                                                                    |                                                                                               |             |  |                                         |                               |                                                   |                                       |     |
|                                                                                                                                                              |                                                                                                                                                           |                                                                                                                                                                                                                                                          |                           | H1                                                                         |                                                                                               |             |  |                                         |                               |                                                   |                                       |     |
|                                                                                                                                                              |                                                                                                                                                           |                                                                                                                                                                                                                                                          |                           | Yiqiang Zhu                                                                |                                                                                               |             |  |                                         |                               |                                                   |                                       |     |



| PLANTING SCHEDULE |                                                                                     |                                                   |                                |                      |          |                     |          |
|-------------------|-------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------|----------------------|----------|---------------------|----------|
| TYPE              | SYMBOL                                                                              | PLANTING OPTIONS                                  |                                |                      | POT SIZE | DISTANCE            | QUANTITY |
| FEATURE TREE      |    | Tristaniopsis laurina 'Luscious' (Watergum); - Or | Xanthistemon chrysanthus; - Or | Banksia Integrifolia | 300mm    | 2000mm OFF BOUNDARY | 2        |
| TYPE A            |    | Birds of Paradise; - Or                           | Various Lilly Pilly; - Or      | Corydlines Rubra     | 200mm    | 1000 CENTRES        | 13       |
| TYPE B            |  | Deities; - Or                                     | Liriopes; - Or                 | Rhoeo                | 140mm    | 500 CENTRES         | 25       |

| Lot Frontage | Min.no of mature canopy trees (2m) | Min.no of shrubs (<1m high) | Min. planted garden bed area (m <sup>2</sup> ) |
|--------------|------------------------------------|-----------------------------|------------------------------------------------|
| 12m or less  | 1                                  | 10                          | 15 m <sup>2</sup>                              |
| 12m-16m      | 2                                  | 10                          | 20 m <sup>2</sup>                              |
| 16m or more  | 2                                  | 15                          | 25m <sup>2</sup>                               |

|                            |
|----------------------------|
| LANDSCAPING FENCING LENGTH |
| TOTAL LENGTH (m)           |
| 48.95                      |

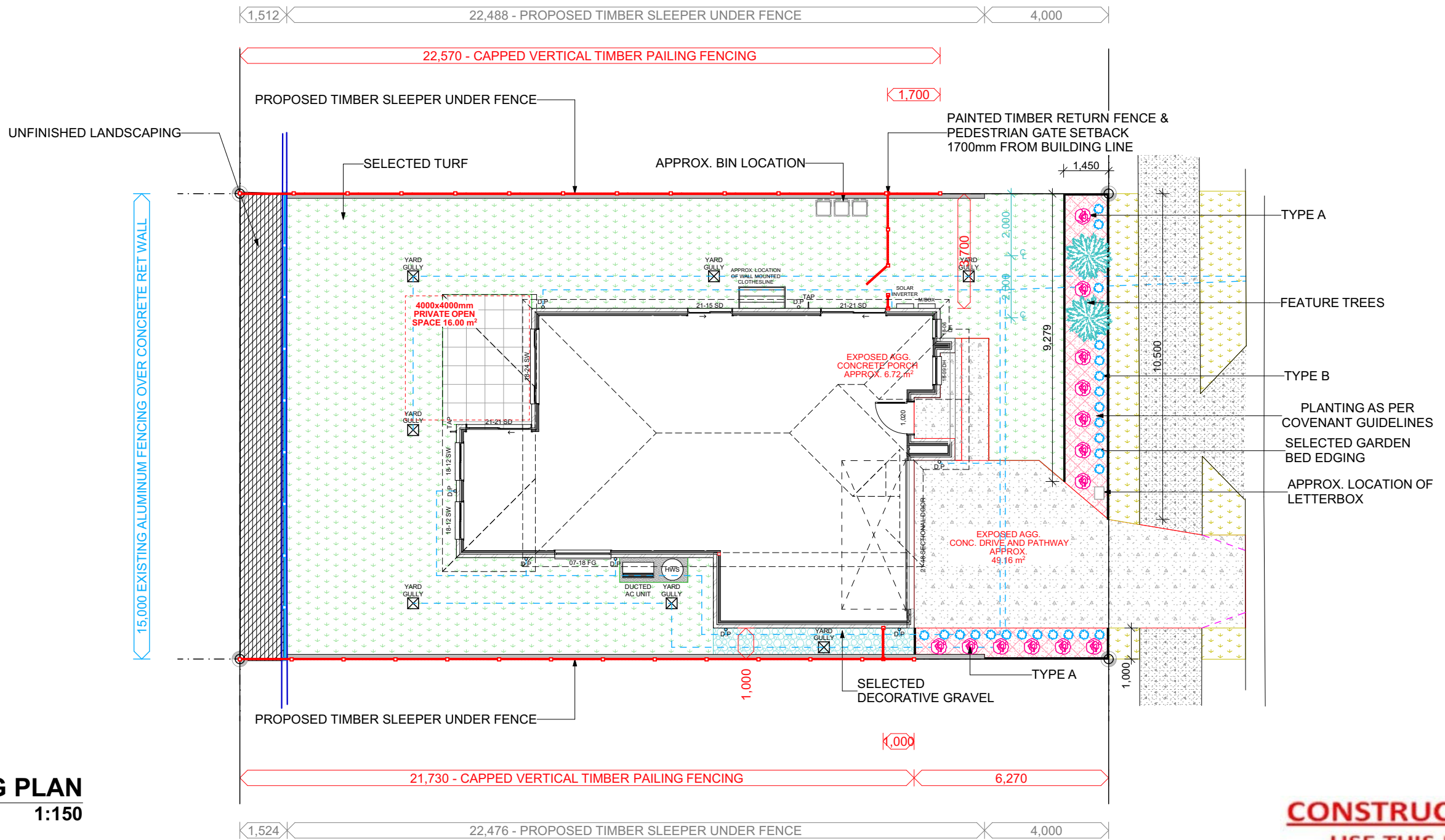
| LANDSCAPING SCHEDULE |           |
|----------------------|-----------|
| MATERIAL             | AREA (m2) |
| DECORATIVE GRAVEL    | 6.53      |
| GARDEN BED           | 20.22     |
| NATURE STRIP TURF    | 23.80     |
| TURF                 | 190.70    |

|                   |                   |
|-------------------|-------------------|
| GARDEN BED EDGING |                   |
|                   | LINEAR METERS (m) |
|                   | 27.08             |

| EXTERNAL CONCRETE |           |
|-------------------|-----------|
|                   | Area (m2) |
| DRIVEWAY          | 49.16     |
| PORCH             | 6.72      |
|                   | 55.88 m²  |

The legend consists of seven items arranged vertically, each with a colored square icon and a corresponding text label to its right:

- TURFED AREA**: Represented by a green square with a stippled pattern.
- DECORATIVE GRAVEL**: Represented by a blue square with a diamond pattern.
- MULCHED AREA**: Represented by a yellow square with diagonal lines.
- GARDEN BED AREA**: Represented by a pink square with a cross-hatch pattern.
- UNFINISHED LANDSCAPING**: Represented by a black square with diagonal lines.
- NATURE STRIP TURF**: Represented by a yellow square with a stippled pattern.



**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**



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64 Devanport Street,  
Southport QLD 4215  
Ph : 07 5512 4188  
F : 07 5512 4122  
QBCC Lic 15046435



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|             |
|-------------|
| WIND RATING |
| N3          |

|          |                                                                |
|----------|----------------------------------------------------------------|
| ADDRESS: | Lot 191, (42) Kinship Road, "Calli", Upper Coomera<br>QLD 4209 |
|----------|----------------------------------------------------------------|

|             |
|-------------|
| SOIL CLASS: |
| H1          |

|         |             |
|---------|-------------|
| CLIENT: |             |
|         | Yiqiang Zhu |

**CLIENT SIGNATURE:**

a CLIENT SIGNATURE:

CLIENT INITIALS: \_\_\_\_\_

DATE:

NOTES:

**AMENDMENTS:**

|   |                                 |
|---|---------------------------------|
| 1 | 27.10.2025 - CONSTRUCTION ISSUE |
| 2 | 27.11.2025 - DRIVEWAY RFI       |
| 3 |                                 |
| 4 |                                 |
| 5 |                                 |

|  |                                   |  |
|--|-----------------------------------|--|
|  | <b>STATUS:</b> CONSTRUCTION ISSUE |  |
|--|-----------------------------------|--|

**DATE:** 27.10.2025

|    |                                 |
|----|---------------------------------|
| TJ | SCALE: 1:150, 1:370, 1:1.22@ A3 |
|----|---------------------------------|

|    |                  |
|----|------------------|
| AN | DRAWING TITLE:   |
|    | LANDSCAPING PLAN |

|  |         |                   |
|--|---------|-------------------|
|  | DESIGN: | BYRON CUSTOM      |
|  |         | HAMPTONS 240 DS-H |

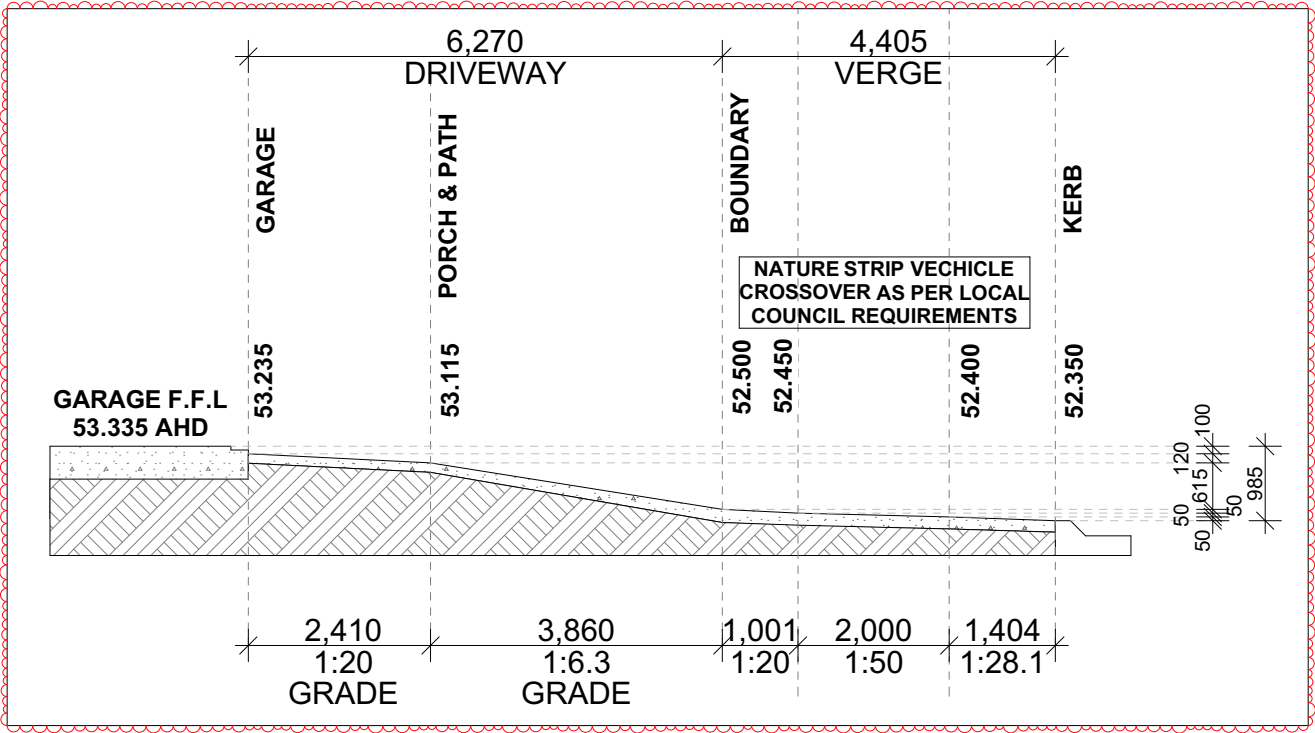
DRAWING No.: 24701

PAGE No.: P. 22

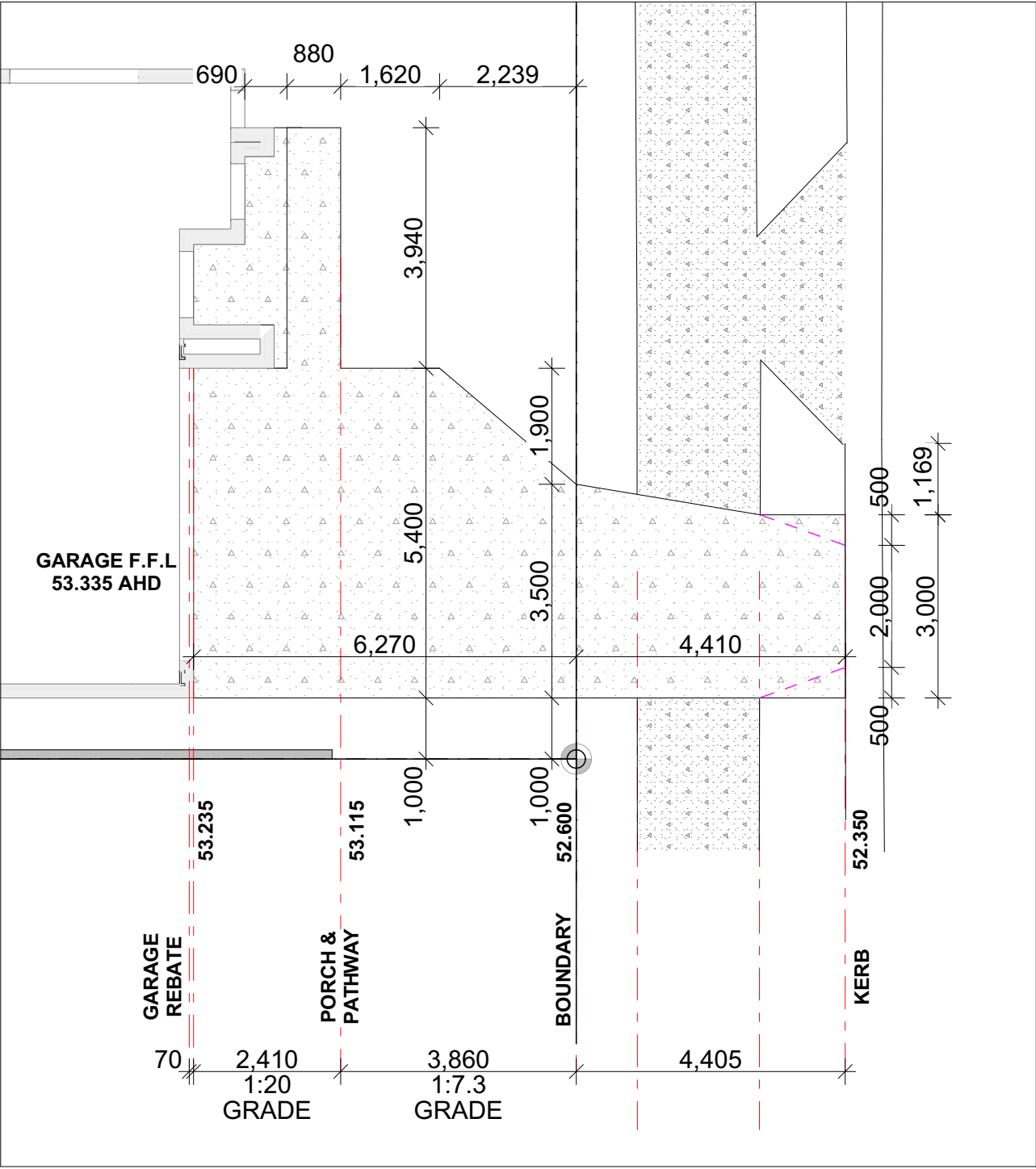
MV1

**NOTE:-** KERB RAIL TO BE IN ACCORDANCE WITH AS1428

**NOTE:-** PATHWAY GRADIENT CRITICAL & MUST BE CONSTRUCTED AT MAX 1:21 GRADE



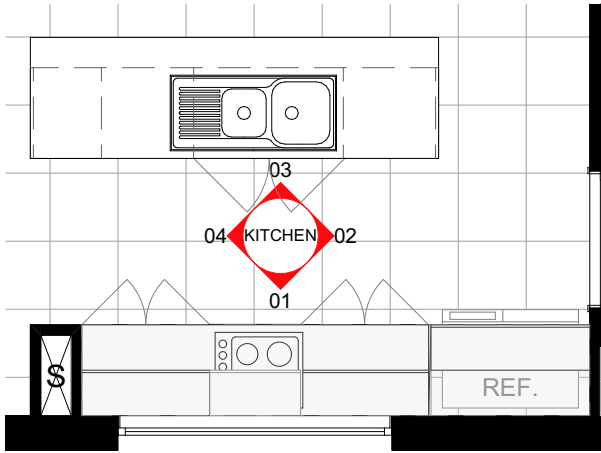
**DRIVEWAY SECTION**  
1:100



**DRIVEWAY PLAN**  
1:100

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

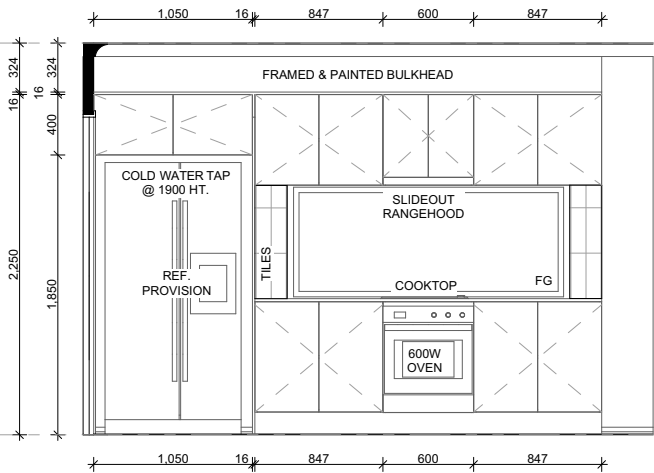
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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------|-------------------|-------------|---------------------------------|----------------------------|-----------------------------------------------|--------------------|
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|                                                                                                                                                                                                                                   |                                                                                     | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE | TJ                         | SCALE: 1:100 @ A3                             | DRAWN BY: RK       |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       | AN                         | DRAWING TITLE:<br>DRIVEWAY & PATHWAY SECTIONS |                    |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3           |                                 |                            | DESIGN:<br>BYRON CUSTOM<br>HAMPTONS 240 DS-HS | DRAWING No.: 24701 |
|                                                                                                                                                                                                                                   |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4           |                                 | PAGE No.: P. 23            |                                               |                    |
| 5                                                                                                                                                                                                                                 |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |                            |                                               |                    |



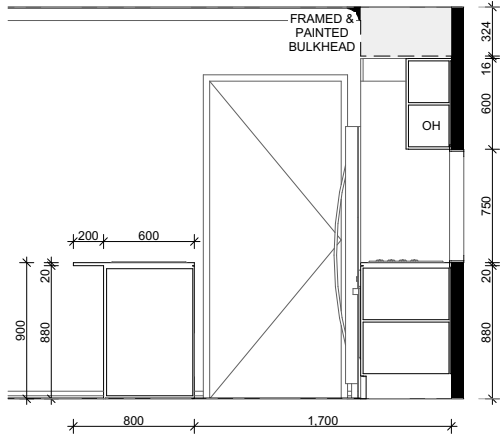
KITCHEN CALLOUT  
1:50



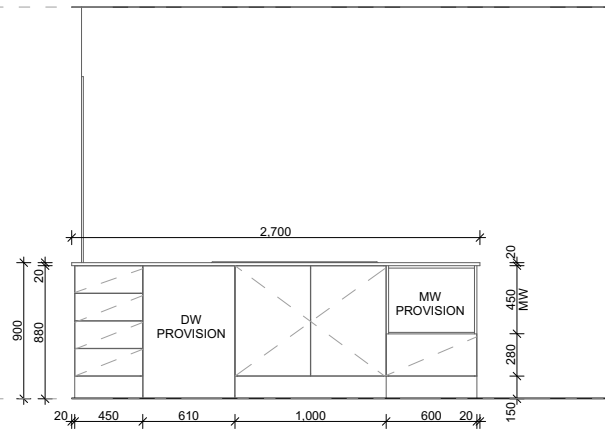
KITCHEN PERSPECTIVE



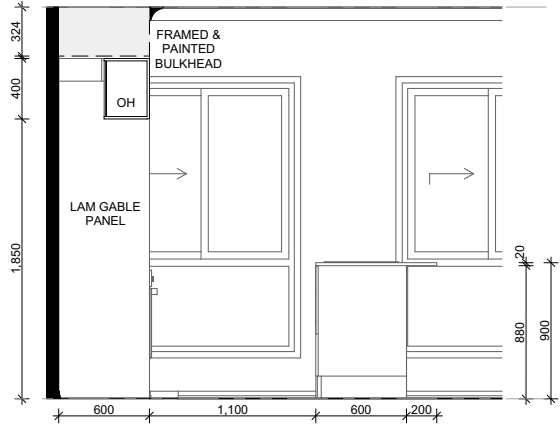
KITCHEN 01  
1:50



KITCHEN 02  
1:50



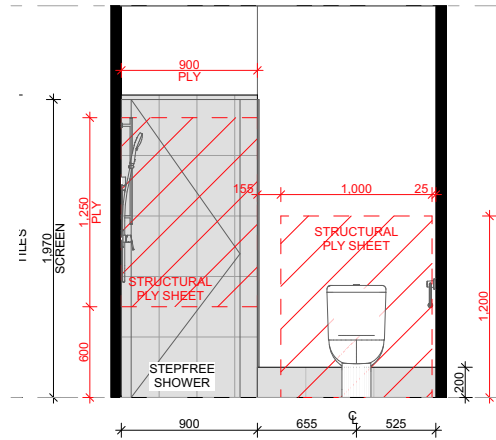
KITCHEN 03  
1:50



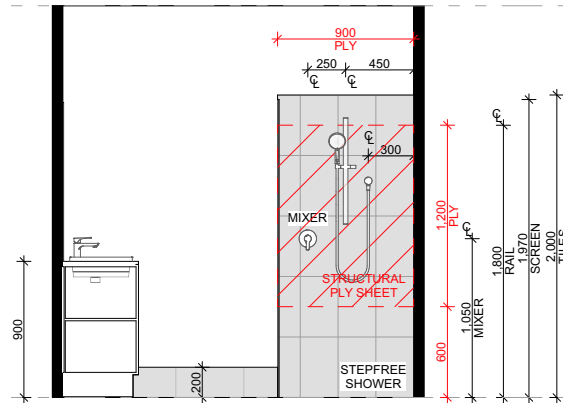
KITCHEN 04  
1:50

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

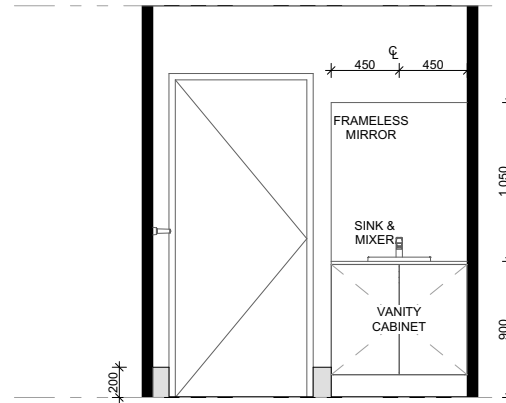
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                             |                                                                            |                                                                                                                                      |                                                                                                                          |                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|



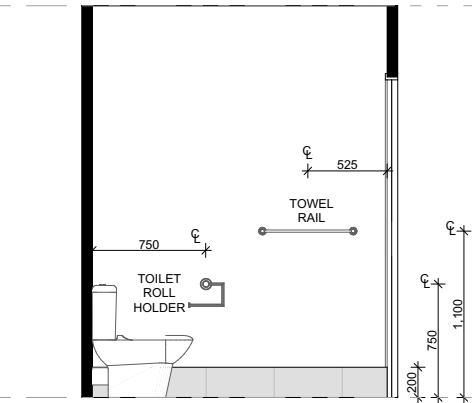
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1:50



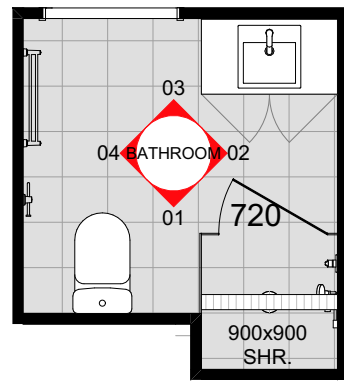
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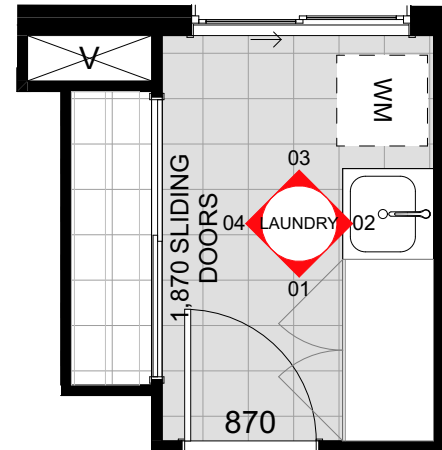
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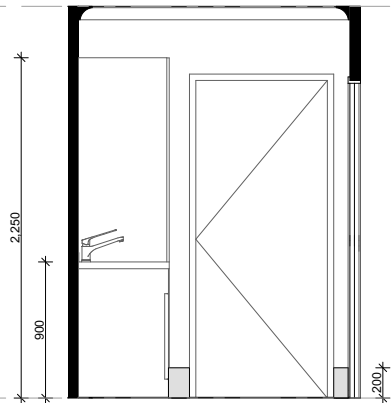
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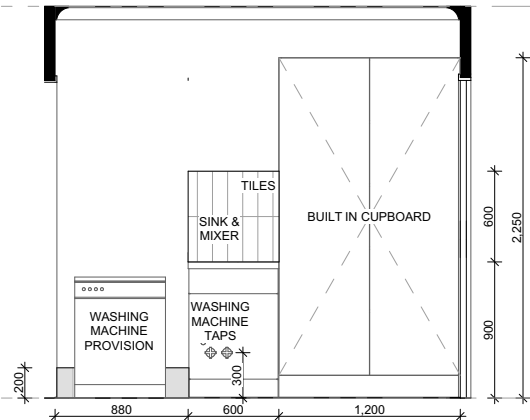
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1:50



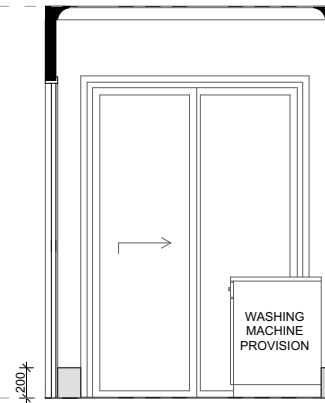
**LAUNDRY CALLOUT**  
1:50



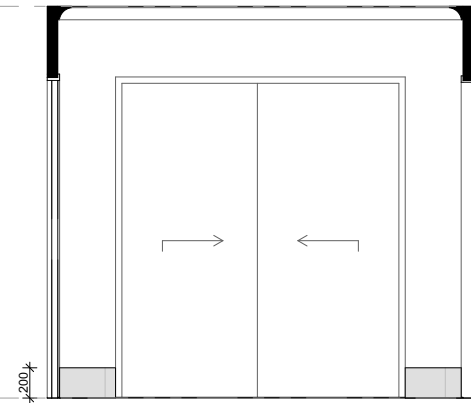
**LAUNDRY 01**  
1:50



**LAUNDRY 02**  
1:50



**LAUNDRY 03**  
1:50



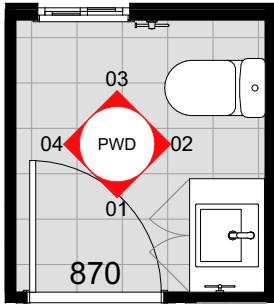
**LAUNDRY 04**  
1:50

**CONSTRUCTION PLAN**  
**USE THIS PLAN ONLY**

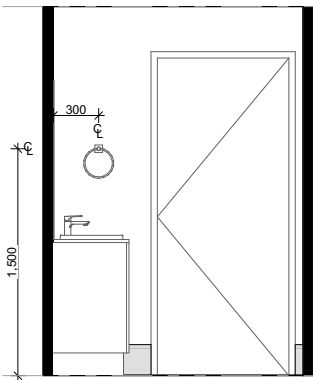
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   |             |                                 |                            |                                                        |                    |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------|-------------------|-------------|---------------------------------|----------------------------|--------------------------------------------------------|--------------------|-----|
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|                                                                                                                                                                               |                                                                                     | Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | N3           | Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | CLIENT SIGNATURE: | 1           | 27.10.2025 - CONSTRUCTION ISSUE | TJ                         | SCALE: 1:50 @ A3                                       | DRAWN BY: RK       |     |
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                 | SOIL CLASS:  | CLIENT:                                                     | CLIENT INITIALS:  | 2           | 27.11.2025 - DRIVEWAY RFI       | AN                         | DRAWING TITLE: INTERNAL ELEVATION - BATHROOM & LAUNDRY |                    |     |
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                 | H1           | Yiqiang Zhu                                                 | DATE:             | 3           |                                 |                            | DESIGN: BYRON CUSTOM HAMPTONS 240 DS-HS                | DRAWING No.: 24701 | MW1 |
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             | NOTES:            | 4           |                                 |                            |                                                        | PAGE No.: P. 25    |     |
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                 |              |                                                             |                   | 5           |                                 |                            |                                                        |                    |     |



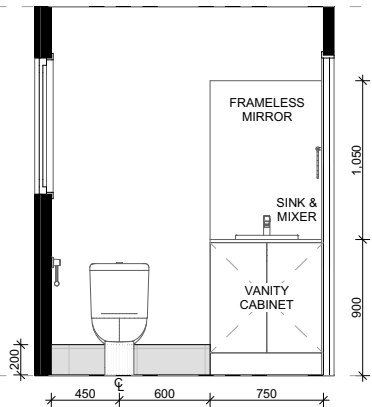
|                                                                                                                          |                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                 |                                                              |                                                                                |                                                                                                                       |                                                                                                                                                                                                                                                                        |   |                                 |   |                           |   |  |   |  |   |  |                                                              |                                                |                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------|---|---------------------------|---|--|---|--|---|--|--------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------------------------|
|                                        | FRD Homes Pty Ltd<br>64 Devanport Street,<br>Southport QLD 4215<br>Ph : 07 5512 4188<br>F : 07 5512 4122<br>QBCC Lic 15046435 |  | <b>NOTE:</b><br>Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification. | <b>WIND RATING:</b><br><b>N3</b>                             | <b>ADDRESS:</b><br>Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209 | <b>CLIENT SIGNATURE:</b><br>_____<br>CLIENT SIGNATURE: _____<br>CLIENT INITIALS: _____<br>DATE: _____<br>NOTES: _____ | <b>AMENDMENTS:</b> <table border="1"> <tr> <td>1</td> <td>27.10.2025 - CONSTRUCTION ISSUE</td> </tr> <tr> <td>2</td> <td>27.11.2025 - DRIVEWAY RFI</td> </tr> <tr> <td>3</td> <td></td> </tr> <tr> <td>4</td> <td></td> </tr> <tr> <td>5</td> <td></td> </tr> </table> | 1 | 27.10.2025 - CONSTRUCTION ISSUE | 2 | 27.11.2025 - DRIVEWAY RFI | 3 |  | 4 |  | 5 |  | <b>STATUS:</b> CONSTRUCTION ISSUE<br><b>DATE:</b> 27.10.2025 | <b>SCALE:</b> 1:50 @ A3<br><b>DRAWN BY:</b> RK |  |
|                                                                                                                          | 1                                                                                                                             |                                                                                     | 27.10.2025 - CONSTRUCTION ISSUE                                                                                                                                                                                                                                 |                                                              |                                                                                |                                                                                                                       |                                                                                                                                                                                                                                                                        |   |                                 |   |                           |   |  |   |  |   |  |                                                              |                                                |                                                                                       |
| 2                                                                                                                        | 27.11.2025 - DRIVEWAY RFI                                                                                                     |                                                                                     |                                                                                                                                                                                                                                                                 |                                                              |                                                                                |                                                                                                                       |                                                                                                                                                                                                                                                                        |   |                                 |   |                           |   |  |   |  |   |  |                                                              |                                                |                                                                                       |
| 3                                                                                                                        |                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                 |                                                              |                                                                                |                                                                                                                       |                                                                                                                                                                                                                                                                        |   |                                 |   |                           |   |  |   |  |   |  |                                                              |                                                |                                                                                       |
| 4                                                                                                                        |                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                 |                                                              |                                                                                |                                                                                                                       |                                                                                                                                                                                                                                                                        |   |                                 |   |                           |   |  |   |  |   |  |                                                              |                                                |                                                                                       |
| 5                                                                                                                        |                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                 |                                                              |                                                                                |                                                                                                                       |                                                                                                                                                                                                                                                                        |   |                                 |   |                           |   |  |   |  |   |  |                                                              |                                                |                                                                                       |
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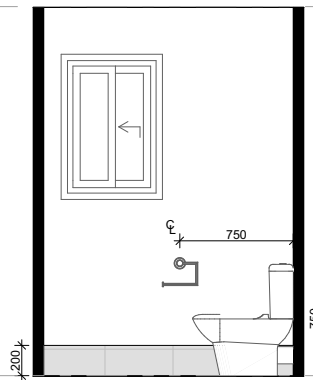
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1:50



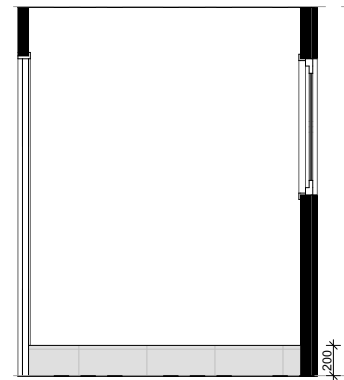
 **PWD 01**  
1:50



 **PWD 02**  
1:50



 **PWD 03**  
1:50



 **PWD 04**  
1:50

**CONSTRUCTION PLAN**  
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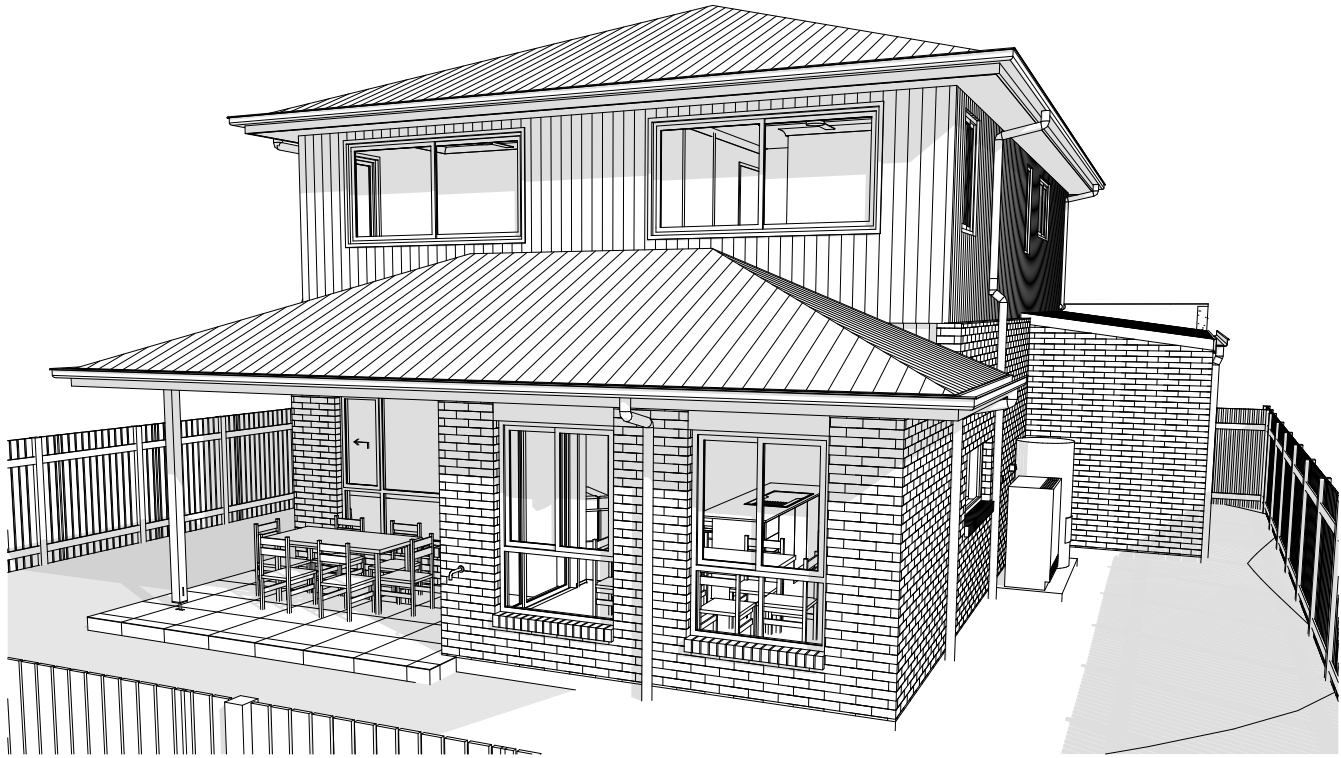
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            |                                          |                                                                                          |                           |                                                               |                                       |                             |                             |                         |
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|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                             | <div>SOIL CLASS:</div> <div>H1</div>  | <div>CLIENT:</div> <div>Yiqiang Zhu</div>                                                  | <div>CLIENT SIGNATURE:</div> <div></div> | <div>2</div> <div>27.11.2025 - DRIVEWAY RFI</div>                                        | <div></div> <div>AN</div> | <div>DRAWING TITLE:</div> <div>INTERNAL ELEVATION - PWD</div> |                                       | <div></div>                 | <div>SCALE: 1:50 @ A3</div> | <div>DRAWN BY: RK</div> |
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            | <div>CLIENT INITIALS:</div> <div></div>  | <div>3</div> <div></div>                                                                 |                           | <div>DRAWING TITLE:</div> <div>INTERNAL ELEVATION - PWD</div> |                                       | <div></div>                 | <div></div>                 | <div></div>             |
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            | <div>DATE:</div> <div>4</div>            | <div>4</div> <div></div>                                                                 | <div></div>               | <div>DESIGN:</div> <div>BYRON CUSTOM HAMPTONS 240 DS-HS</div> |                                       | <div></div>                 | <div></div>                 | <div></div>             |
|                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                             |                                       |                                                                                            | <div>NOTES:</div> <div></div>            | <div>5</div> <div></div>                                                                 | <div></div>               | <div></div>                                                   |                                       | <div></div>                 | <div></div>                 | <div></div>             |



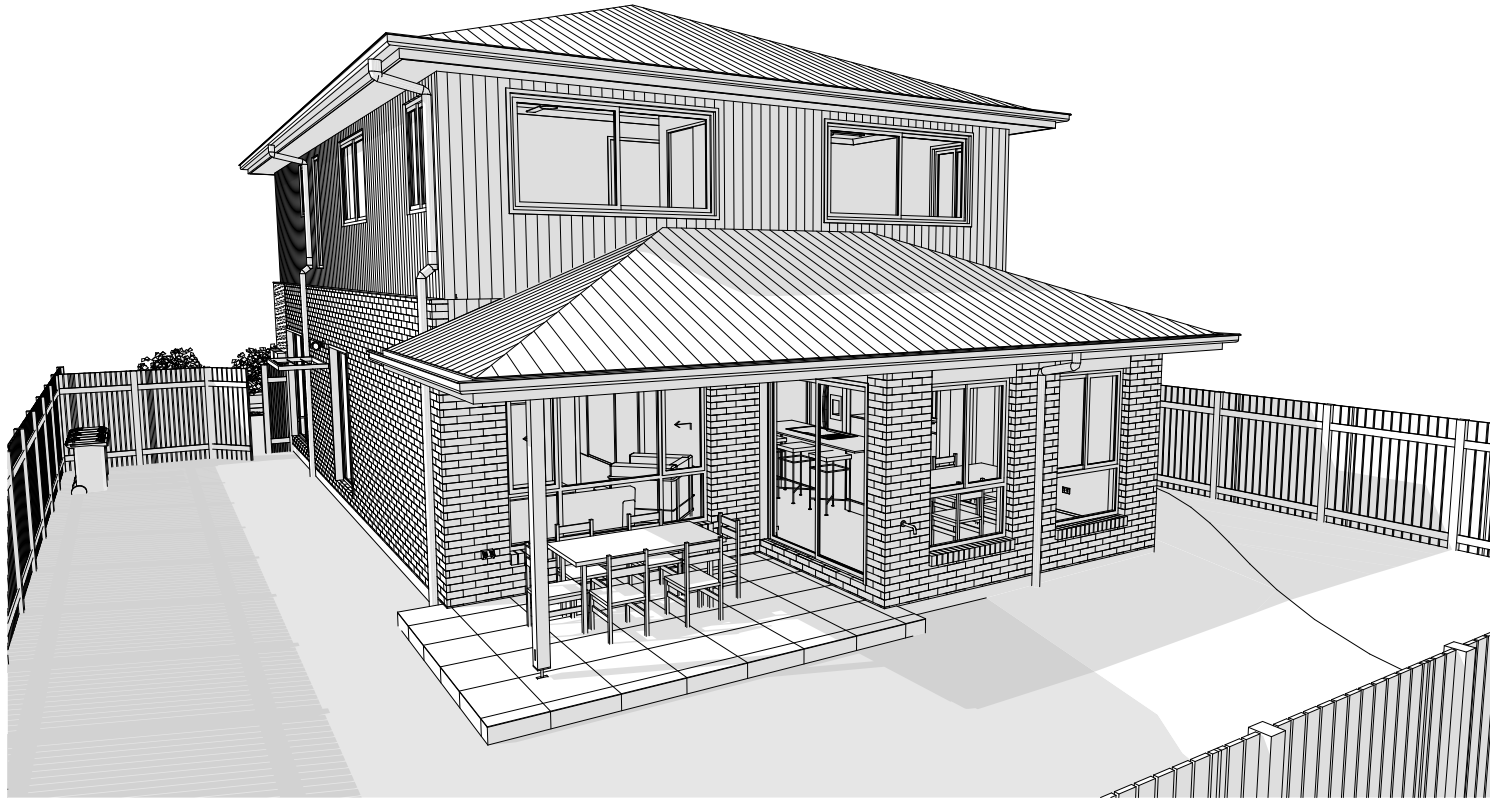
FRONT PERSPECTIVE



RIGHT SIDE PERSPECTIVE



REAR PERSPECTIVE



RIGHT SIDE PERSPECTIVE

**CONSTRUCTION PLAN**  
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Southport QLD 4215  
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**WIND RATING:**  
**N3**

**SOIL CLASS:**  
**H1**

**ADDRESS:**  
Lot 191, (42) Kinship Road, "Calli", Upper Coomera QLD 4209

**CLIENT:**  
Yiqiang Zhu

**CLIENT SIGNATURE:**

CLIENT SIGNATURE:

CLIENT INITIALS:

DATE:

NOTES:

**AMENDMENTS:**

|   |                                 |
|---|---------------------------------|
| 1 | 27.10.2025 - CONSTRUCTION ISSUE |
| 2 | 27.11.2025 - DRIVEWAY RFI       |
| 3 |                                 |
| 4 |                                 |
| 5 |                                 |

**STATUS:** CONSTRUCTION ISSUE

**DATE:** 27.10.2025

**SCALE:** 1:196.50, 1:200.19, 1:200.68

**DRAWN BY:** RK

**DRAWING TITLE:**  
PERSPECTIVES

**DESIGN:** BYRON CUSTOM HAMPTONS 240 DS-HS

**DRAWING No.:** 24701

**PAGE No.:** P. 28

MV1