



NOTE: SHADOWS SHOWN ON ALL EXTERNAL PERSPECTIVE VIEWS ARE NOT SITE SPECIFIC. IT IS AN INDICATIVE REPRESENTATION TO PROVIDE IMAGERY OF THE BUILDING FORM.

CONSTRUCTION DETAILS

DETAIL DESCRIPTION	REFERENCE CODE
- OUTDOOR LIVING BRICK PIER EAVE DETAILS	- CAR-EAVE-BRICK PIER-01
- OUTDOOR LIVING POST EAVE DETAILS	- CAR-EAVE-TIMBER POST-02
- GARAGE DOOR DETAILS	- CAR-GARAGE DOOR-01
- GARAGE DOOR EAVE DETAILS	- CAR-GARAGE DOOR-02
- STANDARD SOFFIT/EAVE DETAILS	- CAR-SOFFIT/EAVE-03
- BATH SPECIFICATIONS AND BATH HOB DETAILS	- CAR-BATH-01
- NOGGINGS, MANHOLE & P.C.J. DETAILS	- CAR-NOGGINGS-01
- FACE BRICK SILL DETAILS	- BRI-FACE BRICK SILL-01
- EXTERNAL OPENING HEAD DETAILS	- BRI-OPENING HEAD-01
- RENDERED BRICK SILL DETAILS	- BRI-RENDER BRICK SILL-02
- BRICK ARTICULATION DETAILS	- BRI-ARTICULATION-01
- HOUSE CONCRETE SLAB FORMWORK & CONCRETE PLUMBING RECESS DETAILS	- CON-02
- CONCRETE WET AREA WASTE DETAIL	- REFER TO DETAIL PAGE
- SURFACE WATER GRATE DETAIL	- PLM-01
- DOWNPIPE/SEWER DETAILS	- PLM-DRAINAGE-01
- WET AREA ANGLE DETAILS	- REFER TO DETAIL PAGE
- OPEN SHOWER FLOOR RECESS DETAILS	- REFER TO DETAIL PAGE
- OVERHEAD CABINET DETAILS	- REFER TO DETAIL PAGE
- LIVEABLE HOUSING NOGGING DETAILS	- REFER TO DETAIL PAGE
- VALLEY BOARD DETAILS	- REFER TO DETAIL PAGE
- TERMITE BLANKET DETAILS	- REFER TO DETAIL PAGE

STANDARD NOTES - Q

- GENERAL**
- REFER SITE PLANS FOR BUILDING DESIGN WIND CLASSIFICATION.
 - ALL BUILDING WORKS ARE TO COMPLY WITH THE NCC VOLUME 2 2022.
 - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
 - FLOOR PLAN DIMENSIONS ARE TO FRAME.
 - INTERNAL ELEVATION DIMENSIONS ARE TO PLASTERBOARD.
 - THERE ARE NO ATYPICAL DESIGN FEATURES THAT PRESENT UNUSUAL WORKPLACE HEALTH & SAFETY ISSUES IN THE CONSTRUCTION, MAINTENANCE, USE, OR DEMOLITION OF THIS STRUCTURE.

- SITE & EARTHWORKS**
- SITE PREPARATION & BATTERS TO COMPLY WITH ENGINEER'S SPECIFICATIONS.
 - ALL LEVELS TO BE VERIFIED ON SITE BY CONTRACTOR.
 - STORMWATER FROM ROOF TO BE CONNECTED TO LEGAL POINT OF DISCHARGE AS PER SITE PLAN. WHERE DISCHARGE IS TO KERB, AN APPROVED ADAPTOR MUST BE USED.

- TERMITE**
- TERMITE PROTECTION INSTALLED IN ACCORDANCE WITH AS3660.1.

- SLAB & FOOTINGS**
- CONCRETE SLAB, PIERS AND REINFORCING TO COMPLY WITH ENGINEERS DESIGN AND SPECIFICATIONS.
 - VAPOUR BARRIER AND TO BE INSTALLED AS PER AS2870 (QLD - MEDIUM IMPACT RESISTANCE IN ACCORDANCE WITH 5.3.3.3, ITEM 'A' OF AS2870) (NSW - HIGH IMPACT RESISTANCE IN ACCORDANCE WITH 5.3.3.3 ITEM 'B' & 'C' OF AS2870).
 - 50mm SAND FILL LAYER TO BE PLACED BY CONCRETER PRIOR TO SLAB PREP

- TIMBER FRAMING (WHEN APPLICABLE)**
- ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH NCC H1D6 & TO COMPLY WITH AS1684.2-2021 (N2/N3/N4 WIND RATING AREAS) & AS1684.3-2021 (C1/C2 WIND RATING AREAS).
 - PREFAB. TIMBER ROOF TRUSSES @ 600mm MAX. CENTRES TO MANUFACTURER'S SPECIFICATIONS.
 - ALL BRACING, FIXING & TIEDOWN REQUIREMENTS TO COMPLY WITH ENGINEER'S DESIGN AND SPECIFICATIONS.

- STEEL FRAMING (WHEN APPLICABLE AND AS PER FRAME SUPPLIER SPECIFICATIONS)**
- ALL STEEL FRAMING TO BE IN ACCORDANCE WITH NCC H1P1 & TO COMPLY WITH AS4100-2020, AS4055-2021, AS1170.0-2002, AS 1170.1-2002 & AS/NZS 4600-2018.
 - PREFAB. STEEL ROOF TRUSSES @ 1200mm CENTRES WITH INTERMEDIATE CEILING JOISTS.
 - PREFAB. STEEL ROOF TRUSSES @ 600mm CENTRES FOR TILED ROOF UP TO N4 WITH INTERMEDIATE CEILING JOISTS.
 - PREFAB. STEEL ROOF TRUSSES @ 600mm CENTRES TO ALL RAKED CEILINGS WITH INTERMEDIATE CEILING JOISTS.
 - PREFAB. STEEL ROOF TRUSSES @ 600mm CENTRES FOR ALL CEILINGS WITH CEILING BATTENS WITH INTERMEDIATE CEILING JOISTS.

- ROOF & WALL CLADDING**
- BRICK VENEER WALLS TO COMPLY WITH NCC H1D1 & MUST COMPLY WITH AS4773.1, AS4773.2 & AS3700.
 - ALL EAVE SHEETS AND FIBRE CEMENT LININGS MUST COMPLY WITH AS2908.2.
 - PLASTERBOARD TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
 - ROOF AND WALL CLADDING TO BE IN ACCORDANCE WITH NCC H2D6 & MUST COMPLY WITH THE FOLLOWING STANDARD WHEN APPLICABLE (SHEET ROOF:AS1562.1 / ROOF TILING:AS2050 / AAC:AS5146.1 / HARDBOARD:AS1859.4).
 - ALL FLASHINGS MUST COMPLY WITH AS2904.
 - ALL SARKING MUST COMPLY WITH AS4200.1.

- GLAZING**
- WINDOWS TO COMPLY WITH NCC H5P2 & PART 11.3.7 & 11.3.8 OF THE ABCB HOUSING PROVISIONS.
 - GLAZING TO BE IN ACCORDANCE WITH NCC H1D8 & MUST COMPLY WITH AS1288 & AS2047.

- WATER PROOFING**
- WATER PROOFING IS TO BE IN ACCORDANCE WITH NCC H4D1 & PART 10.2 OF THE ABCB HOUSING PROVISIONS.
 - WHERE FLOOR WASTES ARE PROVIDED, OUTSIDE OF ENCLOSED SHOWERS, FLOOR GRADES ARE TO COMPLY WITH QDC 4.5 REQUIREMENTS OR RELEVANT PERFORMANCE SOLUTION.
 - EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH NCC PART H2D8 & MUST COMPLY WITH AS4654.1 & AS4654.2.
 - TILED WET AREA FLOORS AND SHOWER FLOORS WHERE A 'FLOOR WASTE' IS REQUIRED, WILL GENERALLY REQUIRE TILES TO BE DIAGONALLY CUT TO ACHIEVE COMPLIANT FALLS.
 - WHERE FLOOR WASTES ARE PROVIDED, OUTSIDE OF UNENCLOSED SHOWER, FLOOR GRADES MUST BE BETWEEN 1:80 MINIMUM AND 1:50 MAXIMUM IN ACCORDANCE WITH 10.2.12 OF THE ABCB HOUSING PROVISIONS OR RELEVANT PERFORMANCE SOLUTION.
 - FLOOR TILES TO SHOWER AREAS MUST BE PROVIDED WITH A FLOOR GRADE BETWEEN 1:80 MINIMUM AND 1:50 MAXIMUM IN ACCORDANCE WITH 10.2.12 OF THE ABCB HOUSING PROVISIONS OR RELEVANT PERFORMANCE SOLUTION.

- CONDENSATION MANAGEMENT AND VENTILATION**
- EXHAUST FAN TO WC (WHEN APPLICABLE) TO COMPLY WITH NCC H4D9 & AS1668.2.
 - EXHAUST FANS, RANGEHOODS, COMBINATION EXHAUST FANS ARE DUCTED EXTERNALLY AT A MINIMUM RATE IN ACCORDANCE WITH NCC H4P7 & PART 10.8 OF THE ABCB HOUSING PROVISIONS.
 - BATHROOMS OR SANITARY COMPARTMENTS WITHOUT NATURAL VENTILATION TO HAVE 10 MINUTE RUN ON TIMER LINKED TO LIGHT SWITCH.
 - ANY ROOM THAT DOES NOT MEETING NATURAL VENTILATION REQUIREMENTS MUST BE PROVIDED WITH MAKE-UP AIR FROM AN ADJACENT ROOM IN ACCORDANCE WITH AS1668.2.
 - WET AREAS WITHOUT SUFFICIENT NATURAL VENTILATION MUST HAVE A MINIMUM 20MM GAP TO THE UNDERSIDE OF THE DOOR TO ACHIEVE COMPLIANT VENTILATION.

- STAIRS & BALUSTRADE (WHEN APPLICABLE)**
- ALL STAIRS, BARRIERS, BALUSTRADES & HANDRAILS TO BE IN ACCORDANCE WITH NCC H5 & PART 11.2 & 11.3 OF THE ABCB HOUSING PROVISIONS & MUST COMPLY WITH AS1170.1 & AS4586.

- OTHER**
- PASSAGE DOORS TO SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH NCC H4F3 PART 10.4.2 OF THE ABCB HOUSING PROVISIONS.
 - BUILT TO BOUNDARY WALLS TO BE BUILT IN ACCORDANCE WITH NCC H3D1 AND PARTS 9.1 TO 9.3 OF THE ABCB HOUSING PROVISIONS & AS1530. SEPARATING & EXTERNAL WALLS TO BE BUILT TO FRL 60/60/60 (WHERE APPLICABLE).
 - PROVIDE MINIMUM 115mm SLOTTED GUTTER TO SUIT MAX 40m2 OF ROOF AREA PER DOWNPIPE.
 - SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC H3D6 & PART 9.5 OF THE ABCB HOUSING PROVISIONS & MUST COMPLY WITH AS3786 & AS1670.1.
 - FLUES FOR ALL FIREPLACES & HEATERS (WHERE APPLICABLE) ARE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND PART 12.4 OF THE ABCB HOUSING PROVISIONS.

CLIENT			
D. J. & C. A. MCALISTER			
ADDRESS			
Lot 244 CALLI AVENUE, UPPER COOMERA QLD 4209			
DESIGN LAGOS 244Q			
FACADE EAST HAMPTONS			
PLAN COVER PAGE			
REVISION SCHEDULE			
DATE	REV	DRW	CHK
05/11/2025	CONTRACT	PG07	NAR
02/02/2026	VO1	KTR	
20/02/2026	COLOUR VO2	MKE	
04/03/2026	VO3	MAT	TSM
06/03/2026	COLOUR VO2-AM	MKE	
09/03/2026	AMD SITING	MAT	ANM
07/04/2026	VO8	RJO	

REFER TO PERFORMANCE SOLUTION REPORT COMPLETED BY STA CONSULTING ENGINEERS FOR THIS JOB FOR NOMINATED FALLS TO WET AREAS LOCATED IN ENSUITES AND BATHROOMS WHICH SUPERSEDE THE REQUIREMENTS AS STATED IN NCC H4D2

BUILDING AREA
BRISBANE / NOOSA - GOLD COAST
DESIGNER SPECIFICATION

FINAL SIGNED COPY

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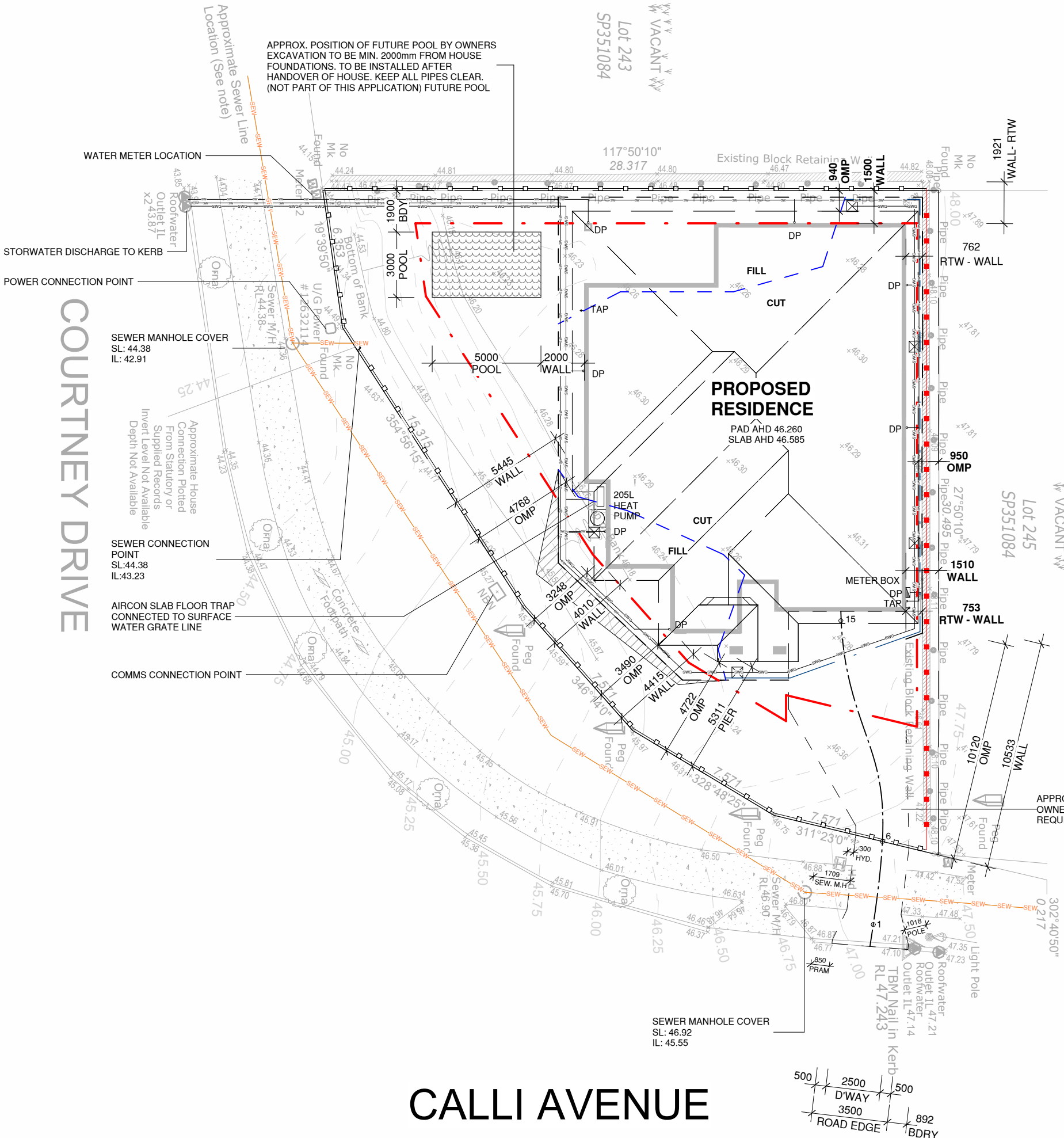
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BUILDERS SIGNATURE

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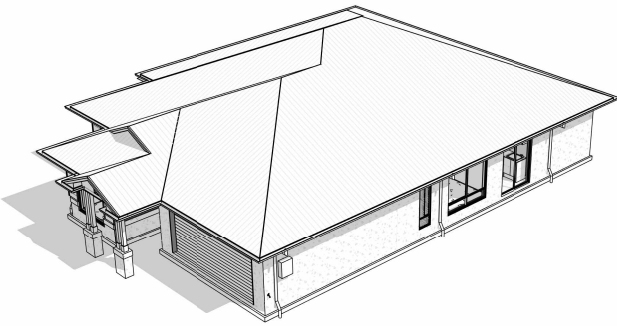
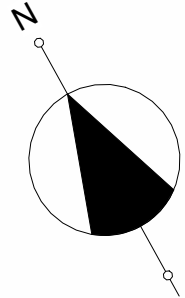
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- NOTE: - BUILDING ENVELOPE
- NOTE: - DENOTES 250 X 250 SURFACE WATER GRATE CONNECTED TO SEPARATE STORMWATER PIPE

SWG
- NOTE: - DENOTES 100mm DIA P.V.C STORMWATER PIPE
- NOTE: - EARTHEN SPOON DRAIN
- NOTE: - USE TEMPORARY DOWNPIPES
- NOTE: - TEMPORARY FENCING
- NOTE: - CLAMP ON TEMP. FENCING
- NOTE: - SURFACE WATER GRATES TO BE LOCATED TO CENTRE OF SPOON DRAIN
- NOTE: - PLACE FILL AROUND THE PERIMETER OF THE CONCRETE SLAB (IMMEDIATELY FOLLOWING SLAB POUR) TO DIVERT WATER AWAY FROM FOUNDATIONS.



CONTOUR

CLIENT

D. J. & C. A. MCALISTER

ADDRESS

Lot 244 CALLI AVENUE,
UPPER COOMERA QLD 4209

DESIGN LAGOS 244Q

FACADE EAST HAMPTONS

PLAN SITE

SITE COST OPTION: 05/11/2025

SURVEYOR NO: X562539

PROPERTY DESCRIPTION

ON: SP351084

LOCAL AUTH: GOLD COAST CITY COUNCIL

AREAS

LAND 617 m ²	SITE COVERAGE 42.14%
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SITeworks

NOTE: PLATFORM HEIGHT & RETAINING CAN VARY DUE TO SITE CONDITIONS

CUT: SCRAPE	PAD AHD: 46.260
FILL: 0.460	SLAB AHD: 46.585

CRITICAL PAD LEVEL

☒ NO ☐ YES

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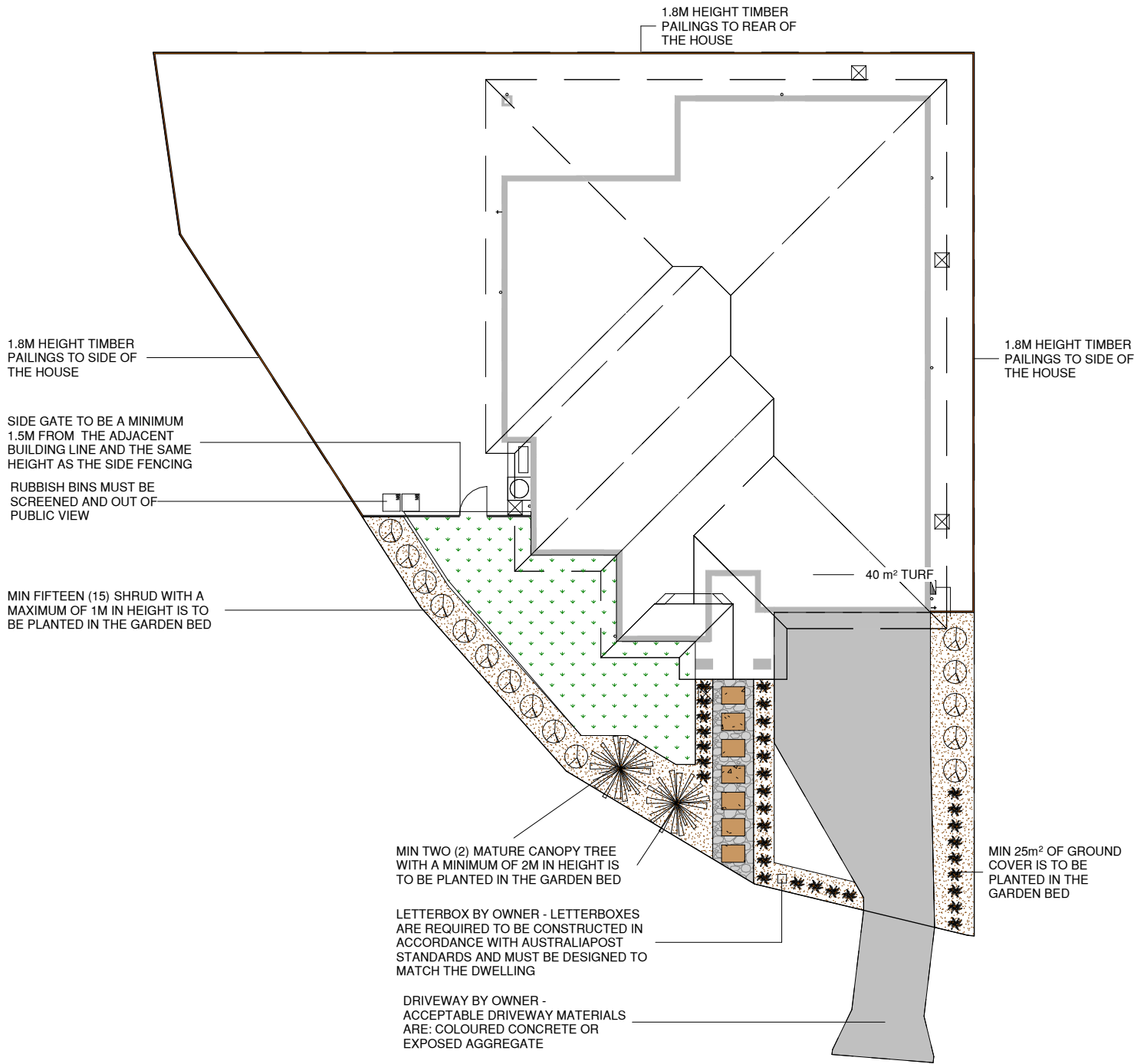
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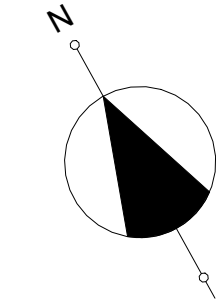
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LANDSCAPING AND FENCING MUST BE COMPLETED WITHIN 3 MONTHS OF THE CERTIFICATE OF OCCUPANCY BEING ISSUED. FRONT LANDSCAPING MUST BE COMPLETED WITHIN 12 WEEKS OF HOUSE COMPLETION. THIS INCLUDES TURFING AND PLANTING

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DESIGN	LAGOS 244Q
FACADE	EAST HAMPTONS
OPTION	
PLAN	LANDSCAPE PLAN



- LEGEND**
- GROUND COVER
 - SMALL SHRUBS
 - FEATURE SHRUBS
 - FEATURE TREES
 - BINS
 - PAVERS
 - GRAVEL / PEBBLES
 - DRIVEWAY
 - TURF
 - GARDEN BED AND GROUND COVER
 - GOOD NEIGHBOUR TIMBER FENCING
 - LETTERBOX

FRONT YARD AREA:	99.06 m²	
TURF AREA: (TO FRONT BOUNDARY LINE ONLY)	53.86 m²	(54%)
GARDEN BED & BUFFER STRIP AREA:	44.09 m²	(45%)
LANDSCAPE PERCENTAGE:	99%	

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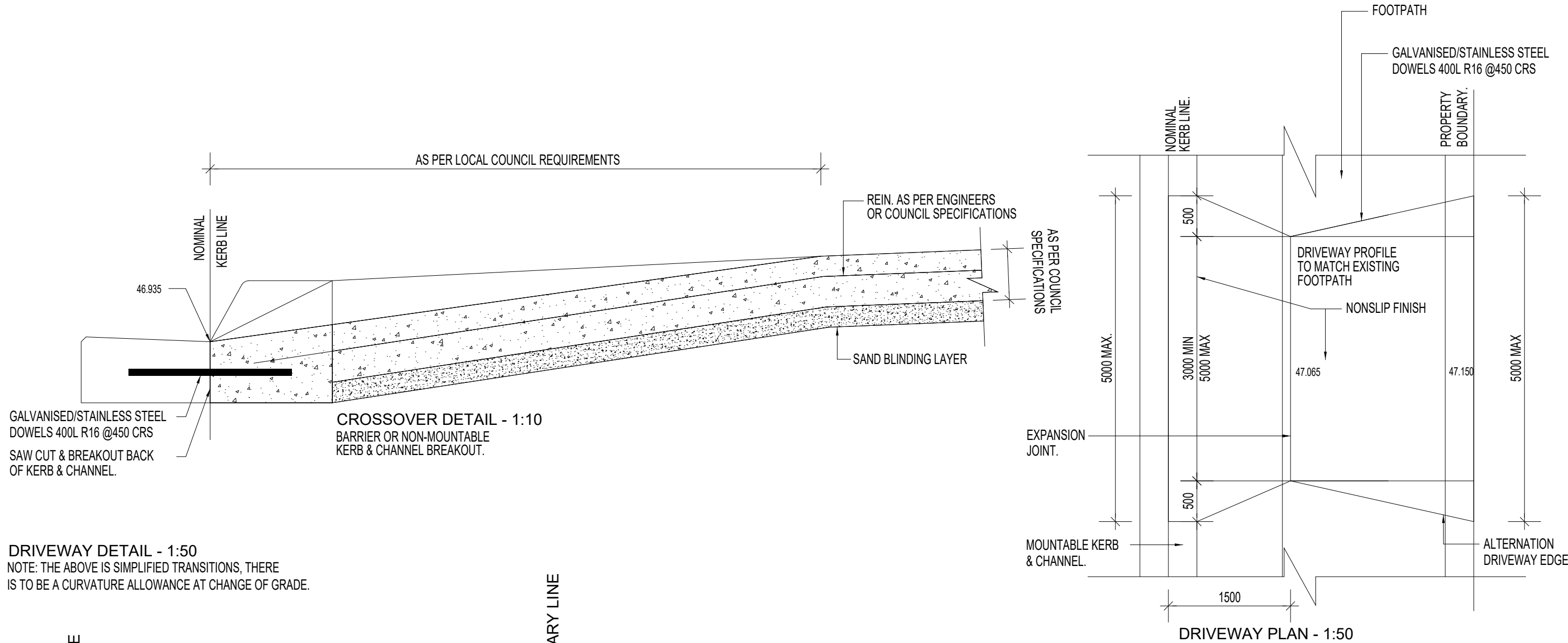
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CLIENT	DESIGN
D. J. & C. A. MCALISTER	LAGOS 244Q
ADDRESS	FACADE
Lot 244 CALLI AVENUE, UPPER COOMERA QLD 4209	EAST HAMPTONS
	PLAN
	DRIVEWAY LAYOUT

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— PROPRIETOR SIGNATURE — PROPRIETOR SIGNATURE — BUILDERS SIGNATURE

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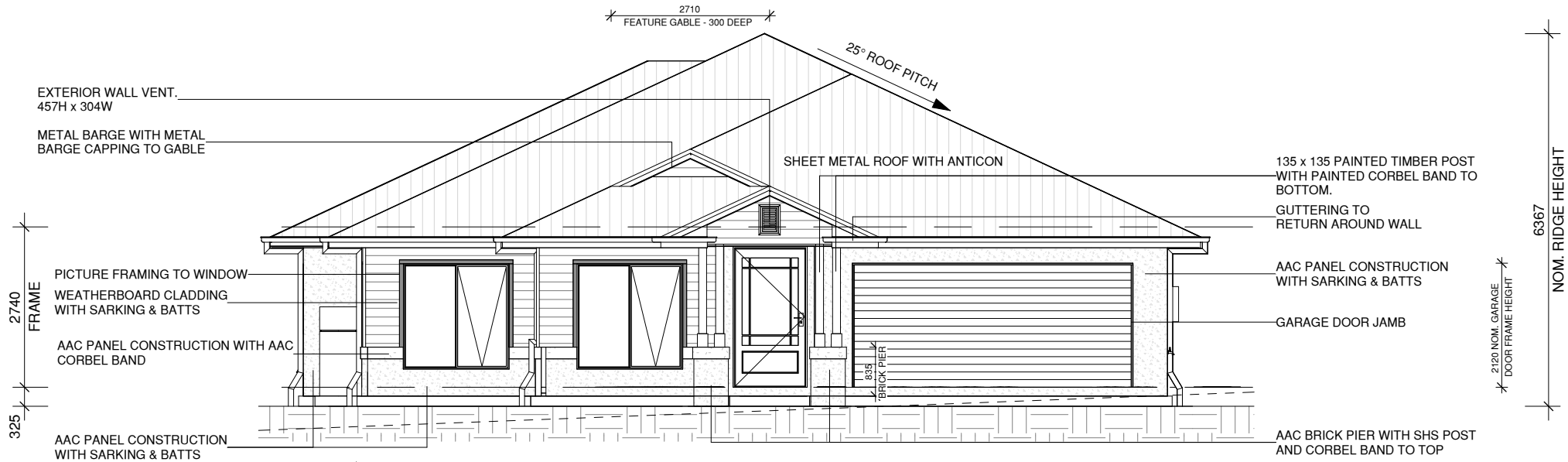
WALL FRAME - STEEL

AAC CONSTRUCTION

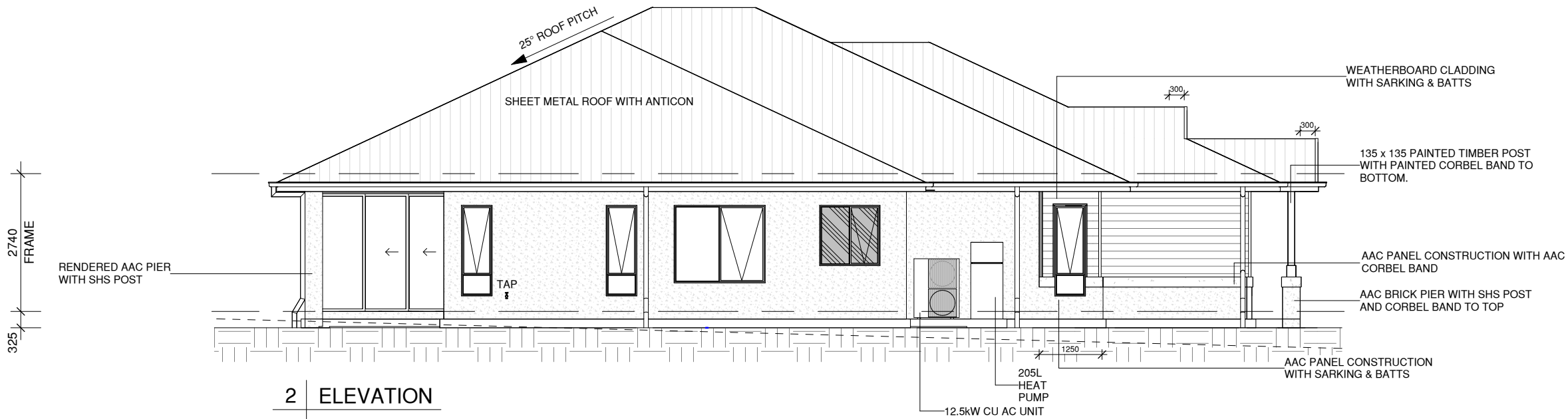
450mm - EAVE WIDTH - U.N.O

RENDERED AAC ABOVE
OPENINGS AS SHOWN - U.N.O

ELEVATION TOTAL AREA:	17.14 m ²
LIGHTWEIGHT CLADDING:	9.03 m ² (52.7%)
FACE BRICKWORK:	0.00 m ² (0.0%)
FEATURE BRICKWORK:	0.00 m ² (0.0%)
RENDERED BRICKWORK / AAC PANEL:	8.12 m ² (47.4%)
TOTAL MATERIAL PERCENTAGE:	100%
GLAZING:	7.564m ² (44.13%)



1 ELEVATION
SW



2 ELEVATION
NW

CLIENT

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ADDRESS

Lot 244 CALLI AVENUE,
UPPER COOMERA QLD 4209

DESIGN

LAGOS 244Q

FACADE

EAST HAMPTONS

PLAN

ELEVATION

GLASS TYPE LEGEND

CLEAR	CLEAR TOUGHENED
CLEAR TOUGHENED - TINT STANDARD	TINT - DARK
TINT - STANDARD	OBS - OBSCURE
OBS - OBSCURE	OBS - OBSCURE TOUGHENED
LOW E - STANDARD	LOW E - TINT
LOW E - TINT	LOW E - TOUGHENED
LOW E - TOUGHENED	LOW E - TOUGHENED - TINT STANDARD

MATERIAL TYPE LEGEND

FACE BRICKWORK	AAC PANEL
FEATURE BRICKWORK	LINEA WEATHERBOARD
RENDERED BRICKWORK	AXON CLADDING
BAG N PAINT BRICKWORK	EASYLAP PANEL
PAINTED FC SHEET	RENDERED FC SHEET
RENDERED 9mm FC SHEET	

NOTE:
PATTERNS, SIZE AND SETOUTS ARE INDICATIVE ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE

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SIGNATURE

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WALL FRAME - STEEL

AAC CONSTRUCTION

450mm - EAVE WIDTH - U.N.O

RENDERED AAC ABOVE
OPENINGS AS SHOWN - U.N.O

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ADDRESS

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DESIGN

LAGOS 244Q

FACADE

EAST HAMPTONS

PLAN

ELEVATION

GLASS TYPE LEGEND

	CLEAR		CLEAR TOUGHENED
	CLEAR TOUGHENED - TINT STANDARD		
	TINT - STANDARD		TINT - DARK
	OBS - OBSCURE		
	OBS - OBSCURE TOUGHENED		
	LOW E - STANDARD		
	LOW E - TINT		
	LOW E - TOUGHENED		
	LOW E - TOUGHENED - TINT STANDARD		

MATERIAL TYPE LEGEND

	FACE BRICKWORK		AAC PANEL
	FEATURE BRICKWORK		LINEA WEATHERBOARD
	RENDERED BRICKWORK		AXON CLADDING
	BAG N PAINT BRICKWORK		EASYLAP PANEL
	PAINTED FC SHEET		RENDERED FC SHEET
	RENDERED 9mm FC SHEET		

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PROPRIETOR
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SHEET NUMBER:	05 B of 14

2740
FRAME
320

3 | ELEVATION
NE

2740
FRAME
325

4 | ELEVATION
SE

LEGEND

WC - WC PIPE
SW - SINK WASTE
VW - VANITY WASTE
LT - LDRY TUB
BW - BATH WASTE
SHW - SHOWER WASTE
FW - FLOOR WASTE
DT - DISCONNECTOR TRAP
SV - SERVICE VOID WASTE
DROP EDGE BEAM
BLOCKWORK RETAINING
LOAD BEARING WALLS

SLAB PLAN

1 : 100

SLAB LAYOUT

FOOTINGS & SLAB TO BE AS PER ENGINEERS
DESIGN AS INDICATED WITH THE SITE INVESTIGATION

NOTES:

ALL DIMENSIONS ARE TO **OUTSIDE BRICKWORK**.
ALL DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.

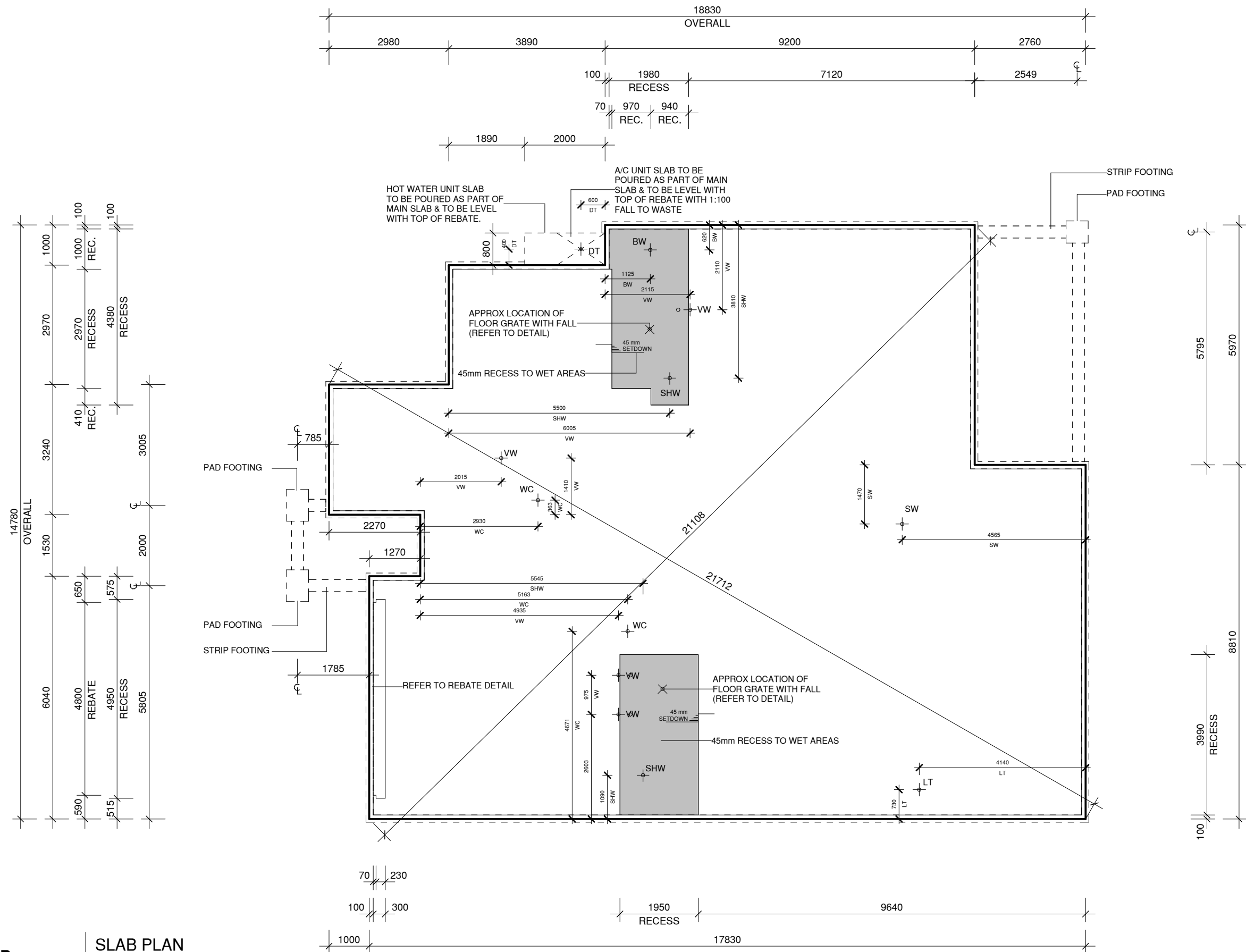
NOTES:

PLUMBING FIXTURE & POST/PIER FOOTING DIMENSIONS
ARE TO CENTRE.

DISCONNECTOR GULLIES ARE PROVIDED TO FLOORS
OF ENSUITES, BATHROOMS & LAUNDRY WHEN
REQUIRED TO ACT AS FIXTURE TRAP. THESE ARE TO BE
POSITIONED ACCORDING TO AS3500, KEEPING CLEAR
OF ALL STEPS & HOB'S.

AAC CONSTRUCTION

REFER TO AAC DETAILS FOR SLAB EDGE DETAILS



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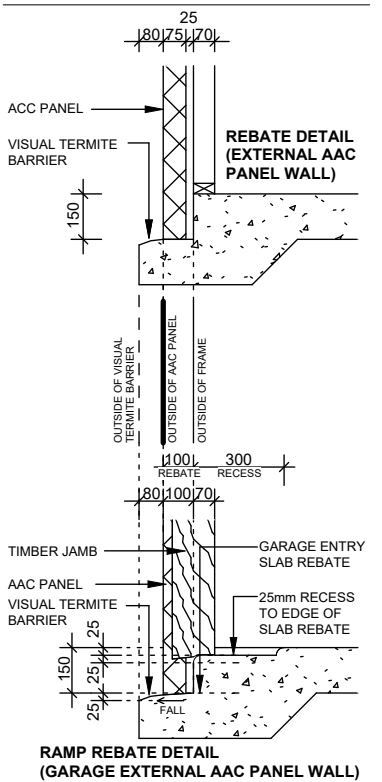
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FACADE

EAST HAMPTONS

PLAN

SLAB PLAN



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I / WE ACCEPT THAT THESE PLANS ARE THE
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PRELIM PLANS & I / WE HAVE CHECKED THAT
ANY ALTERATIONS OR ADDITIONS ARE SHOWN.
THESE PLANS ALSO FORM PART OF OUR
CONTRACT BETWEEN THE PROPRIETOR &
CORAL HOMES.

PROPRIETOR
SIGNATURE

PROPRIETOR
SIGNATURE

BUILDERS SIGNATURE

CORAL HOMES

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SCALE: 1 : 100

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