

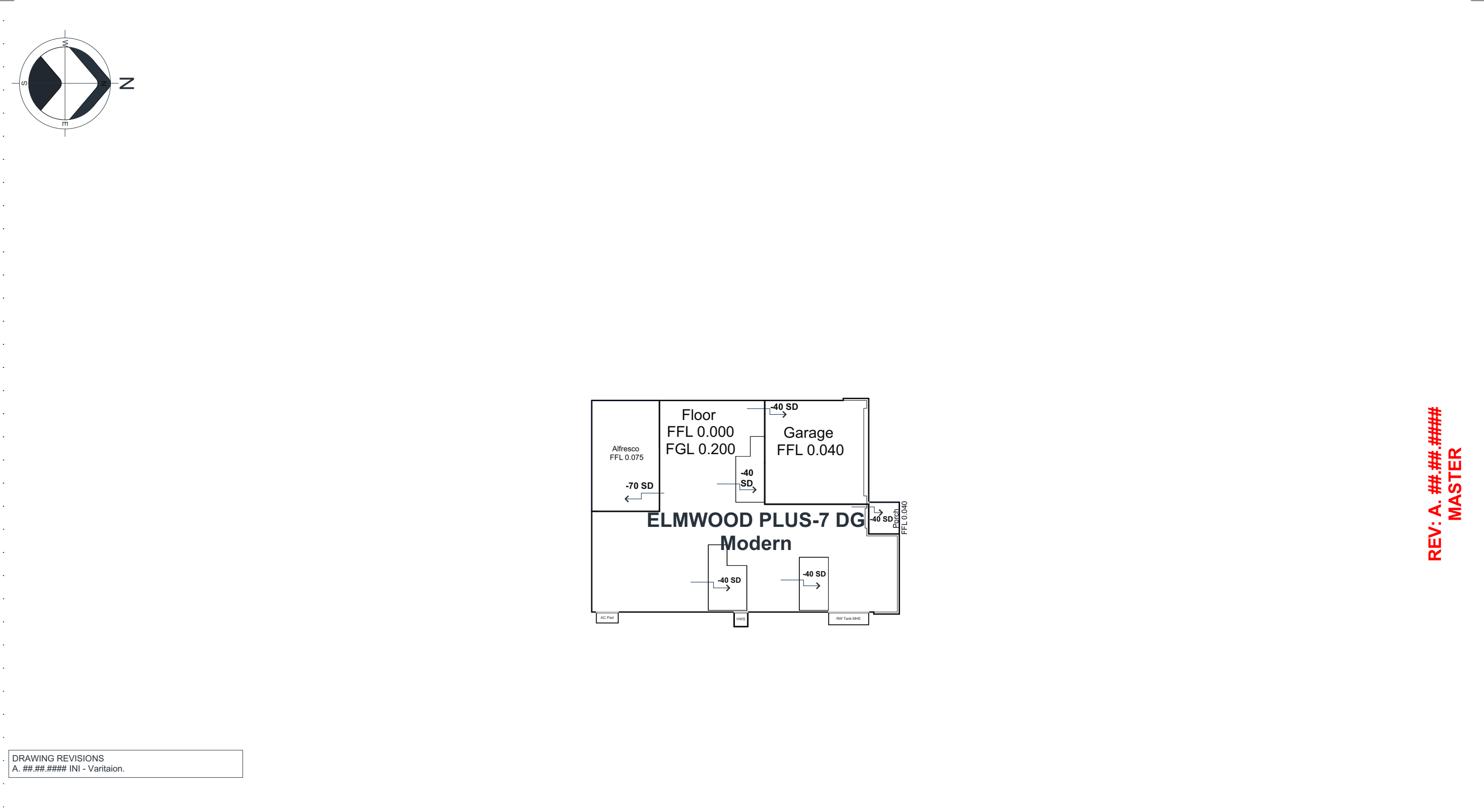
Rev	Date	Modified By	REVISION TO DRAWINGS
0A	21.12.2022	CAE	Alfresco size increased as per concept plan.
A	##.##.####	INI	<b>Pre Approval:</b>
			List variation.

	CC	W/O
WAE		
SEWER		
WATER		
ELECTRICAL		
NBN		
CIVIL ENGINEERS		
GAS		
LINEN		
88B		
BAL		
ACCOUSTICS		
NOTE: N/A DENOTES DOCUMENTATION UNAVAILABLE AT TIME OF PRODUCTION		

Layout No:	Layout Name	Rev
01.1	Cover Sheet	
01.2	Site	
01.3	Ground Floor	
01.4	Elevation A/B	
01.5	Elevation C/D	
01.6	Section X	
01.7	Site Analysis	
01.8	Fence & Retaining Layout	
01.9	Retaining Wall Details	
01.10	Waste & Drainage	
01.11	Slab Setout Ground	
01.12	Slab Details	
01.13	Sub Floor Ground	
01.14	Relocation Slab Cut Details	
01.15	Ground Floor Electrical	
01.16	Wall Section 1	
01.19	Tile Specification	
01.20	Ensuite - Laundry	
01.21	Bath	
01.22	Kitchen	
01.25	Colour Perspectives	
01.26	Landscape	
01.27	Landscape Details	
01.28	Solar Roof Plan	

REV: A. ##.##.####  
MASTER

NCC COMPLIANT



**NOTE:** Also Refer To Index Sheet For Additional Plans.

- Waste & Drainage.
- Fencing & Retaining.
- Slab Setout.
- Site Analysis.
- Landscape.

**GENERAL NOTES:**

- Landscaping To The Front & Rear Yards As Indicated On The Landscape Plan.
- Retaining Wall Where Required By Builder.
- Provide An Edgeboard Survey To Confirm The Position Of The Home & Finished Floor Levels.
- Provide 1800mm High Chain Wire Temporary Safety Fencing In Accordance With Work Cover Requirements Under The Occupational Health & Safety Act To All Unfenced Boundaries Including Double Hinged Gates To Front Access.

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 <p><b>ALLAM</b> Lifestyle COMMUNITIES</p>	 <p><b>MONTEREY</b> CADEN HAVEN</p>	<p>Allam Lifestyle Communities Level 3, Offices 36-42 11-13 Brookhollow Ave ACN 003 798 883 BLN 28701.C Ph 02 47322422 Fx 02 47211811 www.allam.com.au</p>	<p>ALL RIGHT RESERVED. This plan is the property of Allam Homes Pty Ltd. Copyright in this document is owned by Allam Homes Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Allam Homes Pty Ltd.</p>	<p><b>ELMWOOD PLUS-7 DG</b> <i>Modern</i></p>	<p>Site Address Allam Homes Pty Ltd Lot ### Bowman Vista Suburb (ESTATE) NSW</p>	<p>SITE INSTRUCTIONS</p>	<p><b>Site</b></p>		<p>Last Amended JHA</p>		<p>Scale 1:200</p>	
						<p>GENERAL:</p>	<p>0 01.09.20</p>	<p>Revision/Date/Version</p>		<p>Serial</p>	<p>Job No</p>	<p>Sheet</p>
						<p>HOUSE:</p>	<p>A 21.12.22</p>	<p>A. ##.##.####.V22</p>		<p>1MH410800A</p>	<p><b>Job No.</b></p>	<p>01.2</p>
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<p>BIMcloud: AHBIM03 - BIMcloud/MHE Masters V27/ELMWOOD/Modern/Elmwood/Elmwood PLUS-7 DG Modern</p>												

\*Weather strips/seals to all external  
hung doors

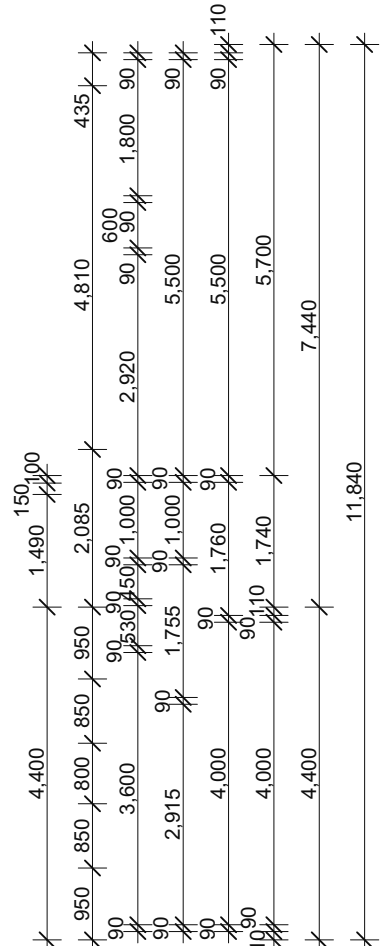
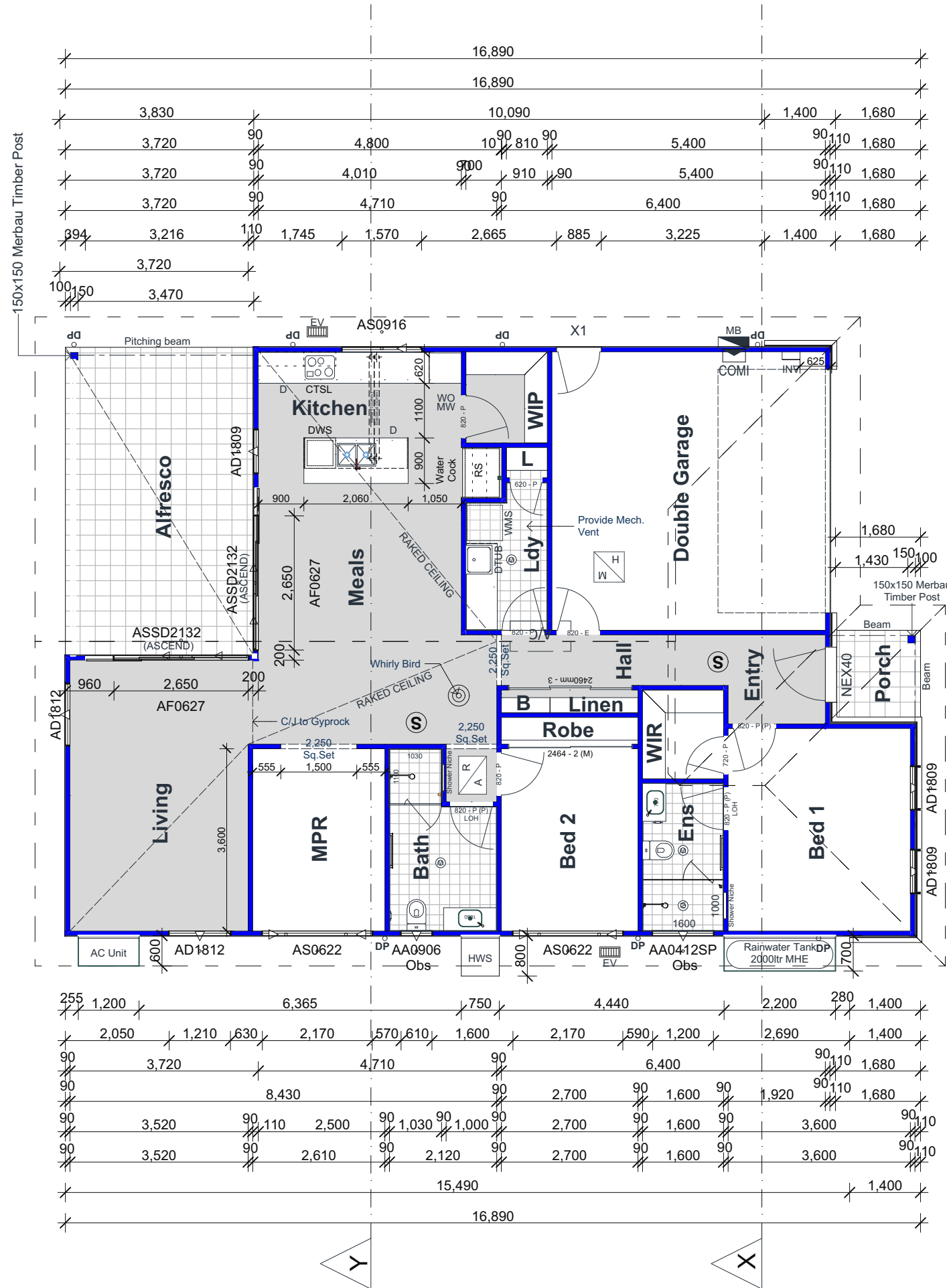
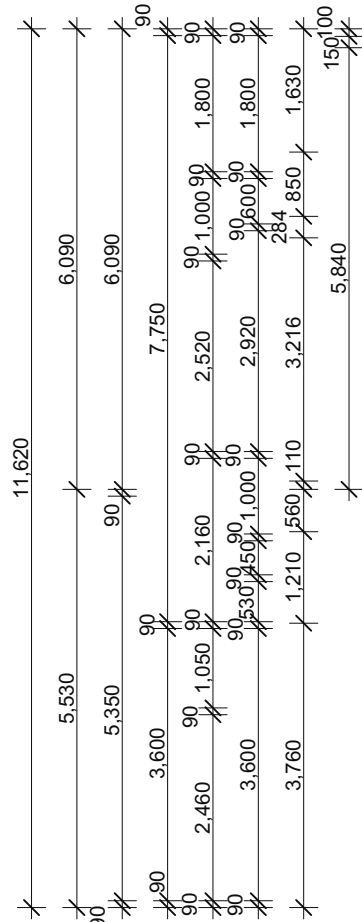
**Specification Notes:**

Type Spec level note here



\* Internal Door Legend

E = Entrance  
P = Passage  
(P) = Privacy  
W = Wardrobe  
LOH = Lift Off Hinge



**NOTE:  
REFER TO SLAB SETOUT  
FOR CONCRETE LAYOUT.**

**SHADED AREA DENOTES  
VINYL FLOORING UNLESS  
OTHERWISE SPECIFIED ON  
THE JOB SPECIFIC COLOUR  
SELECTION SHEET**

**REV: A. ##.##.####  
MASTER**

FLOOR AREAS	
ALFRESCO	22.66
GARAGE	32.70
GROUND	128.90
PORCH	2.92
	<b>187.18 m<sup>2</sup></b>

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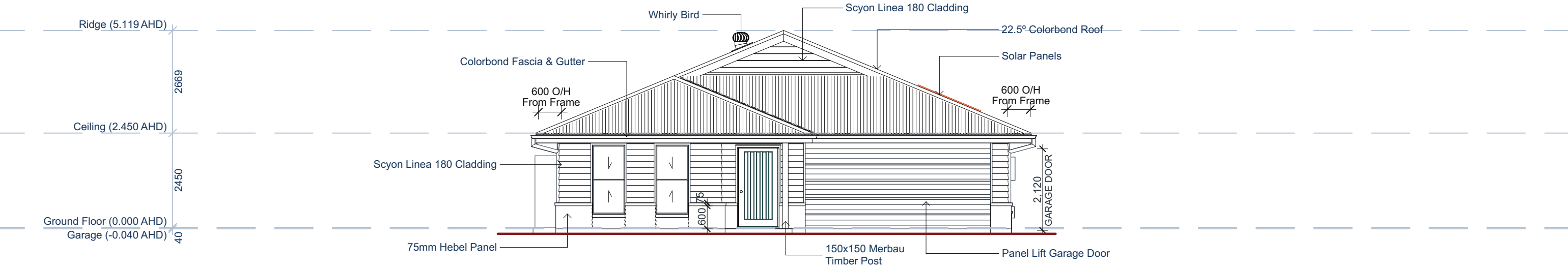
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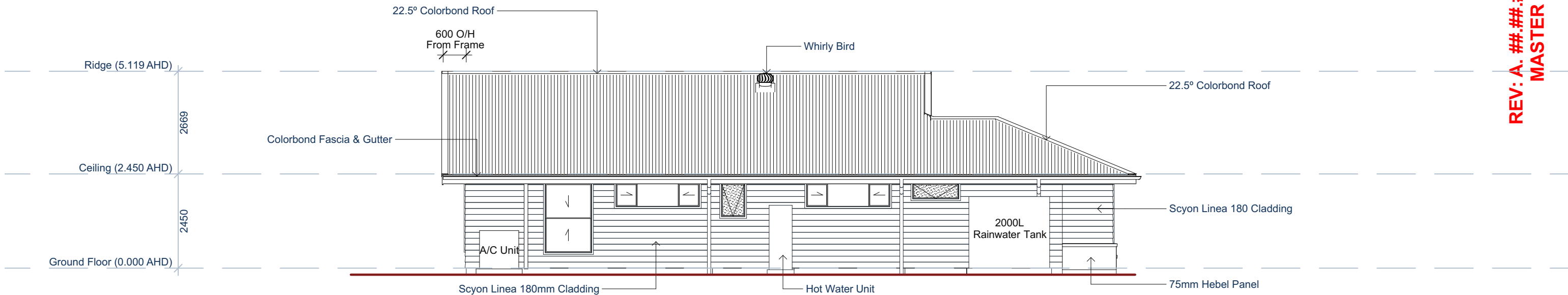
**ELMWOOD PLUS-7 DG**  
*Modern*

Site Address  
Allam Homes Pty Ltd  
Lot ### Bowman Vista  
Suburb (ESTATE) NSW

SITE INSTRUCTIONS	<b>Ground Floor</b>				Last Amended	Scale
GENERAL:	0	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
HOUSE:	A	21.12.22	A. ##.##.####.V22	1MH410800A	<b>Job No.</b>	01.3



North Elevation (A)



East Elevation (B)

**General Notes:**

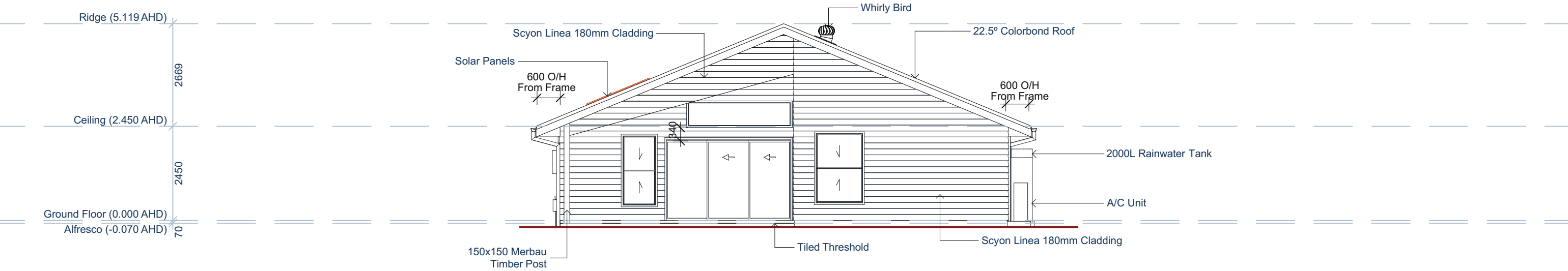
- \* Locate expansion joints in accordance with Clause 3.3.5.13 of NCC and located behind downpipes where possible.
- \* All verges 200mm unless otherwise noted
- \* Provide cover strip to entry doors
- \* Provide cover strip to entry doors
- \* Refer to floor plans/window schedule for Restricted opening windows (BCA)

Indicates Obscure Glazing  
(Refer floor plans/window schedule)

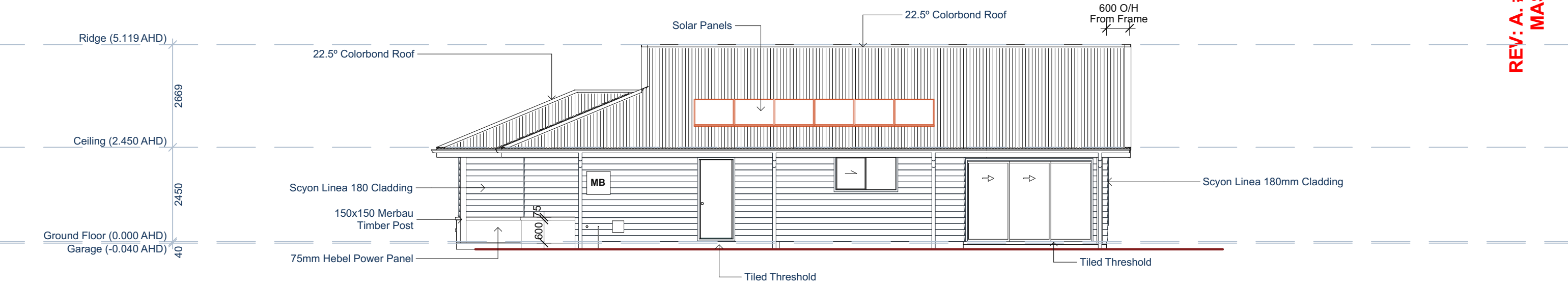
**Glazing**

Glazing materials must be selected and installed in accordance with the relevant provisions of AS 1288—2006, Glass in buildings—Selection and installation, to the extent to which those provisions require the use of safety glass, in accordance with the relevant provisions of AS/NZS 2208:1996, Safety glazing materials in buildings (each as in force on 1 September 2005).

REV: A. ###.###.####  
MASTER



South Elevation (C)



West Elevation (D)

**General Notes:**

- \* Locate expansion joints in accordance with Clause 3.3.5.13 of NCC and located behind downpipes where possible.
- \* All verges 200mm unless otherwise noted
- \* Provide cover strip to entry doors
- \* Provide cover strip to entry doors
- \* Refer to floor plans/window schedule for Restricted opening windows (BCA)

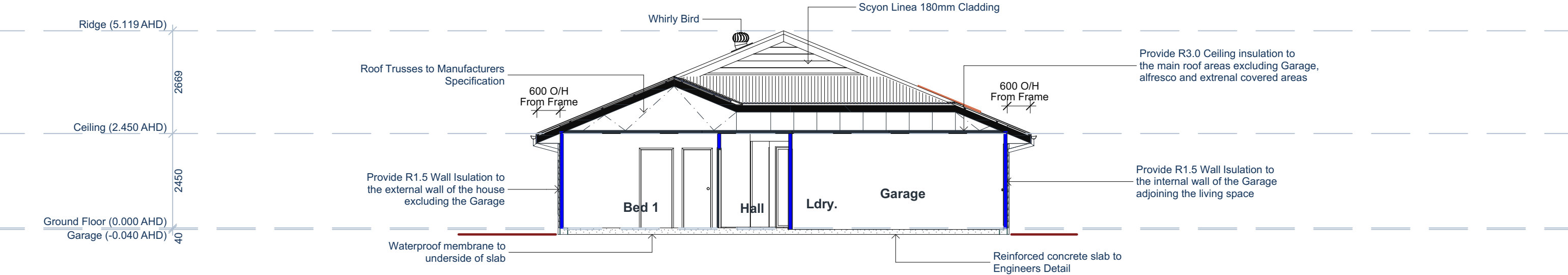
Indicates Obscure Glazing  
(Refer floor plans/window schedule)

**Glazing**

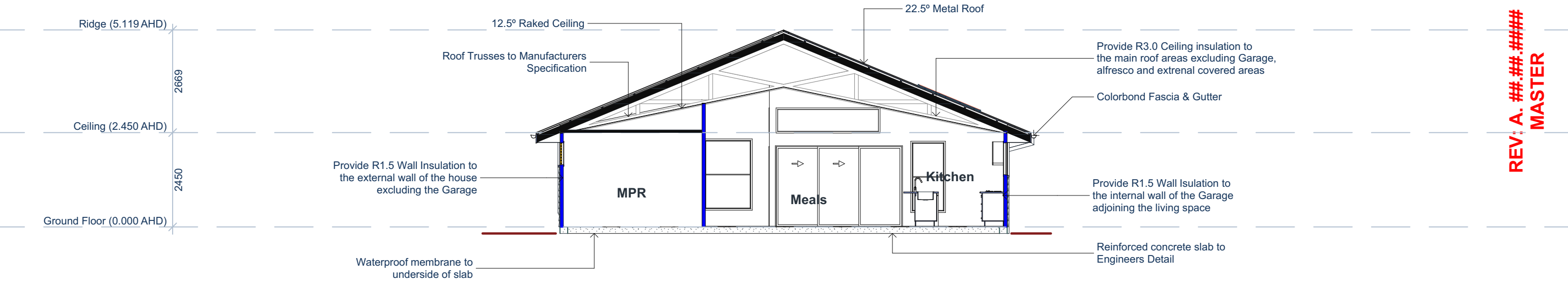
Glazing materials must be selected and installed in accordance with the relevant provisions of AS 1288—2006, Glass in buildings—Selection and installation, to the extent to which those provisions require the use of safety glass, in accordance with the relevant provisions of AS/NZS 2208:1996, Safety glazing materials in buildings (each as in force on 1 September 2005).

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MASTER

Note:  
Windows Generic values- U 6.70 / SHGC 0.57 to 0.70



Section (X)



REV: A. ##.##.###  
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**CONDENSATION MANAGEMENT:**

- Exhaust Fans will be Compliant with NCC Clause 3.8.7.3.b (i), Australian Standard AS4200.1
- Wall wrap to be in accordance with Clause 3.8.7.2 of NCC 2019 & AS4200.1 & Installed in Compliance with AS4200.2

**ROOF RAINWATER:**

- Provide overflow measures for gutters and downpipes: Compliant with NCC Clause 3.5.3

**STAIRS, RAMP & LANDINGS:**

- Internal & External: Bounded by walls: Compliant with NCC Clause 3.9.1
- Internal & External: Finish of nosings/slip resistance: Compliant with NCC Clause 3.9.1.4

**BALLUSTRADES:**

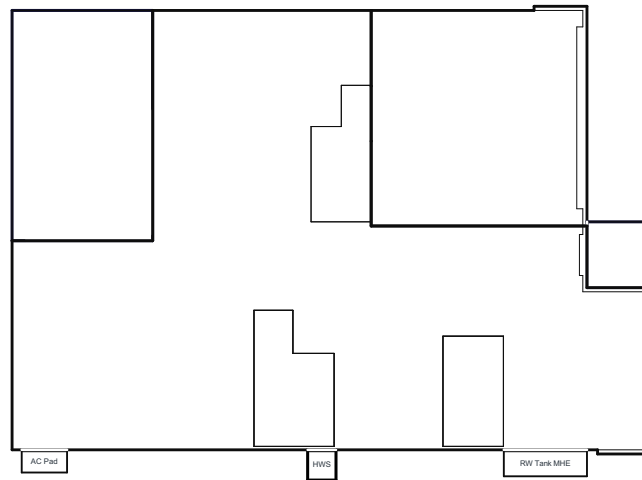
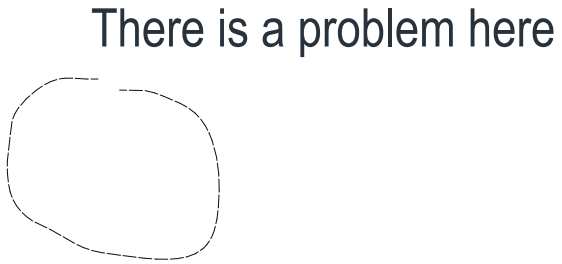
- Internal/External: All installations: Compliant with NCC 3.9.2; Clause 3.9.2.3 & 3.9.2.4 as applicable for handrails

**ELECTRICAL:**

- Smoke Alarms: Installation to NCC Clause 3.7.5

LIGHTING & VENTILATION TABLE					
Zone Name	Floor Area Total	Natural Lighting Area Required (Min. 10%)	Proposed Natural Lighting Area	Natural Ventilation Area Required (Min. 5%)	Proposed Natural Ventilation Area
Bed 1	14.40	1.440	3.240	0.720	1.620
Bed 2	9.72	0.972	1.920	0.486	0.960
Kitchen/ Meals	27.361	2.736	11.10	1.368	5.55
Living	19.26	1.926	12.66	0.963	6.33
MPR	9.336	0.934	1.920	0.467	0.960





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**ELMWOOD PLUS-7 DG**  
*Modern*

Site Address  
Allam Homes Pty Ltd  
Lot ### Bowman Vista  
Suburb (ESTATE) NSW

SITE INSTRUCTIONS		<b>Fence &amp; Retaining Layout</b>			Last Amended JHA	Scale 1:200
GENERAL:	0	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
HOUSE:	A	21.12.22	A. ##.##.####.V22	1MH410800A	<b>Job No.</b>	01.8

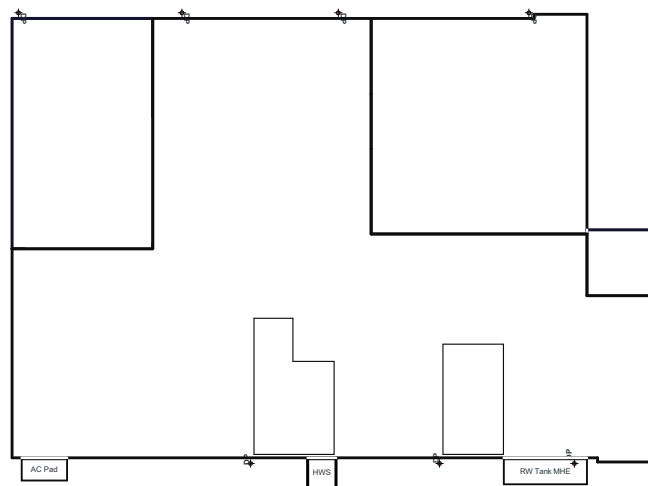
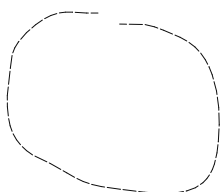
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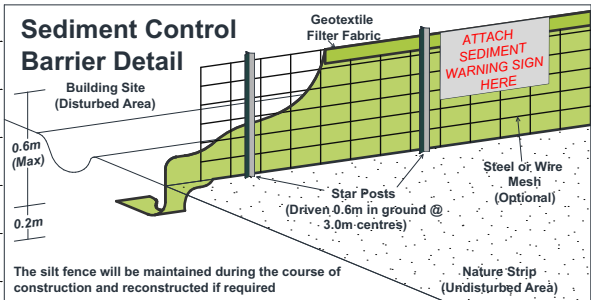
REV: A. ##.##.####  
MASTER

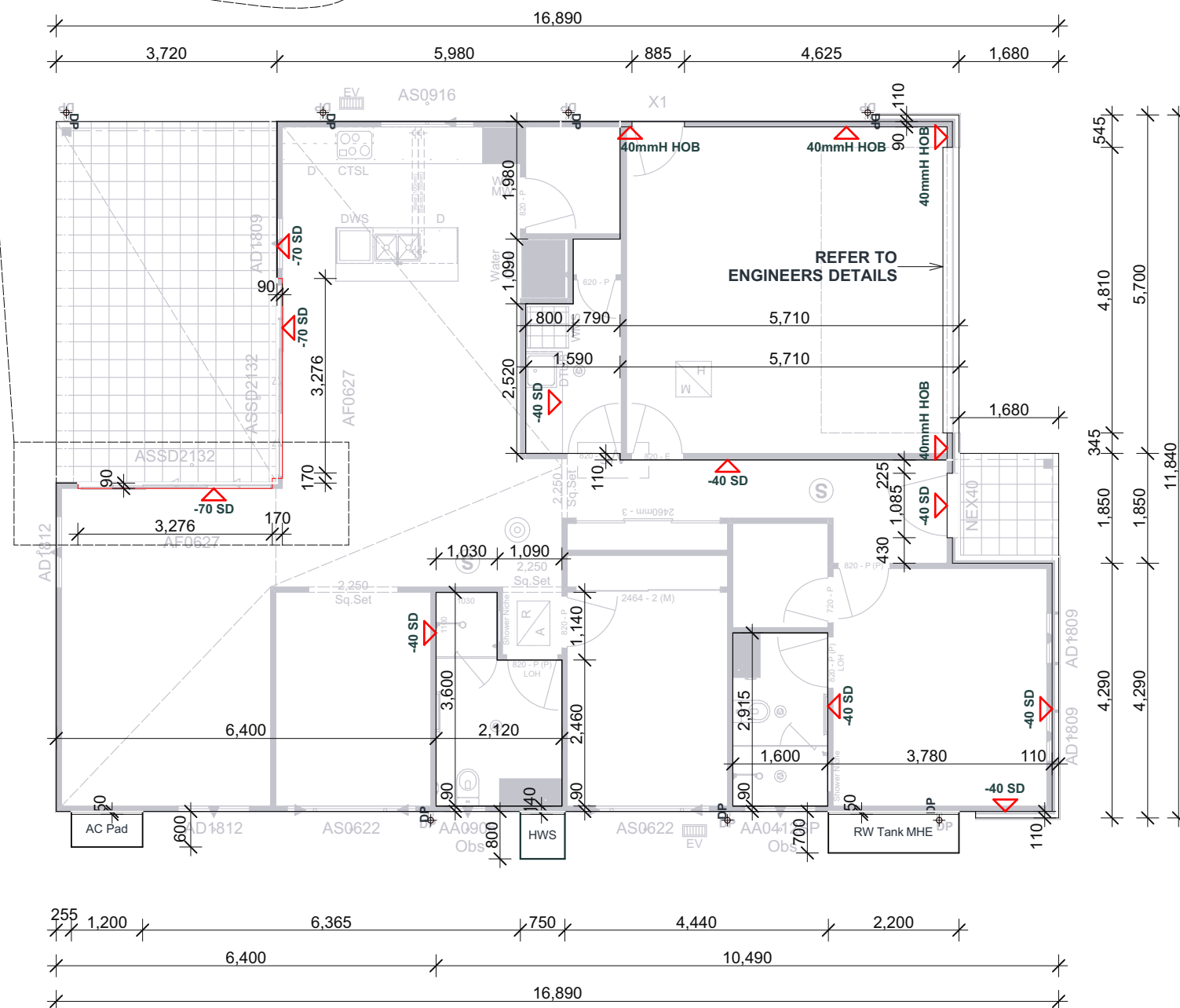
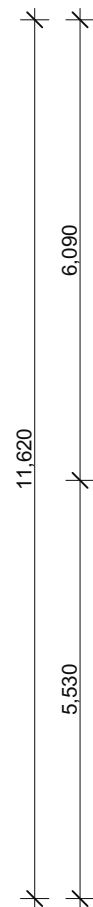
### Retaining Wall Details 1:10

There is a problem here



REV: A. ##.##.####  
MASTER





### Termite shields

Shields, barriers or the like must be provided in accordance with AS 3660.1-2000 Termite management—new building work and structures, as in force on 1 September 2005, to protect any structural members that are susceptible to attack by termites.

**NOTE: All Measurements Are Taken From External Edge Of Slab**

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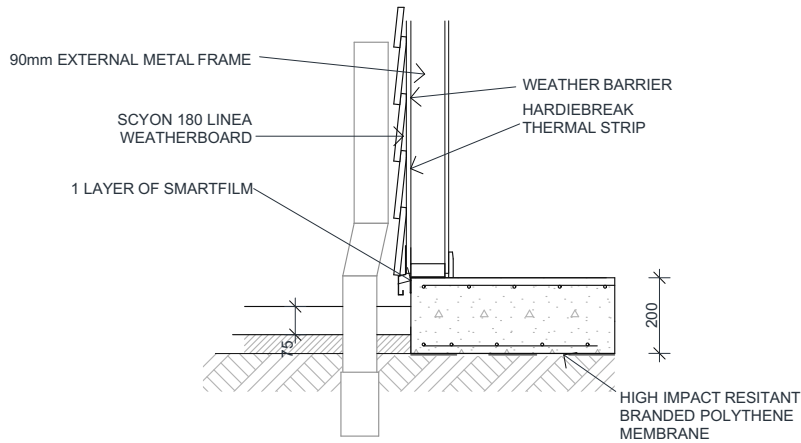
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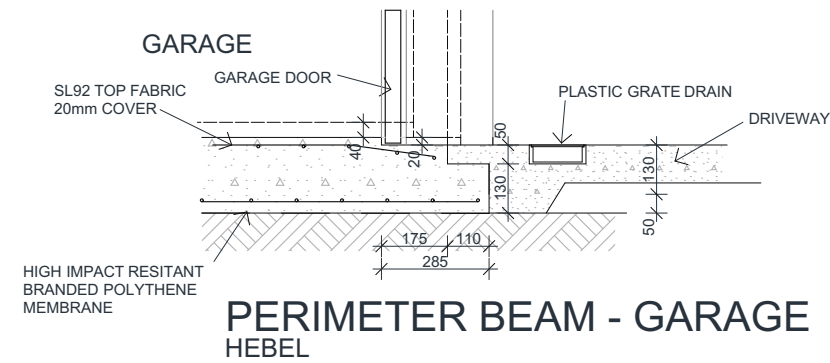
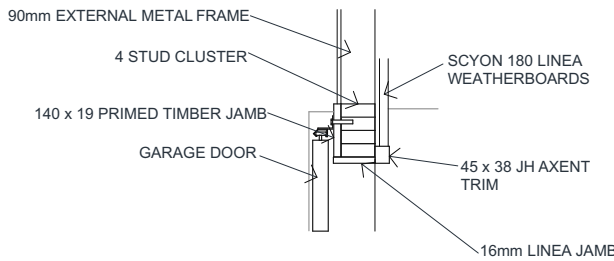
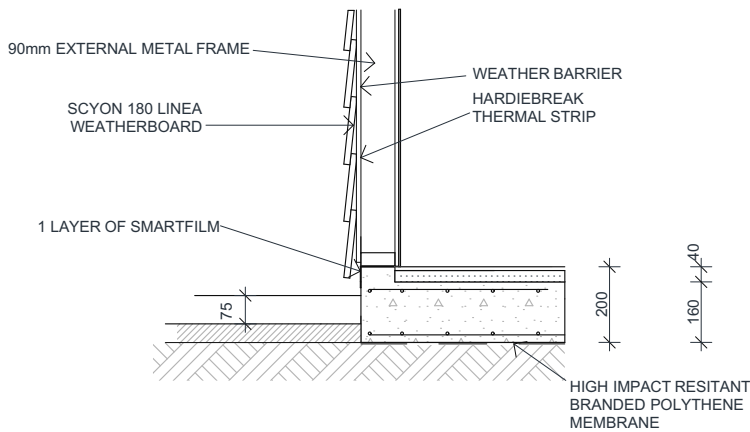
**ELMWOOD PLUS-7 DG**  
*Modern*

Site Address  
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Lot ### Bowman Vista  
Suburb (ESTATE) NSW

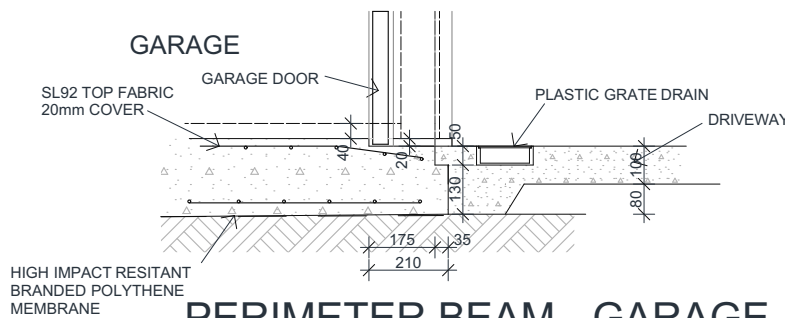
SITE INSTRUCTIONS		<b>Slab Setout Ground</b>			Last Amended JHA	Scale 1:100
GENERAL:	0	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
HOUSE:	A	21.12.22	A. ##.##.####.V22	1MH410800A	<b>Job No.</b>	01.11



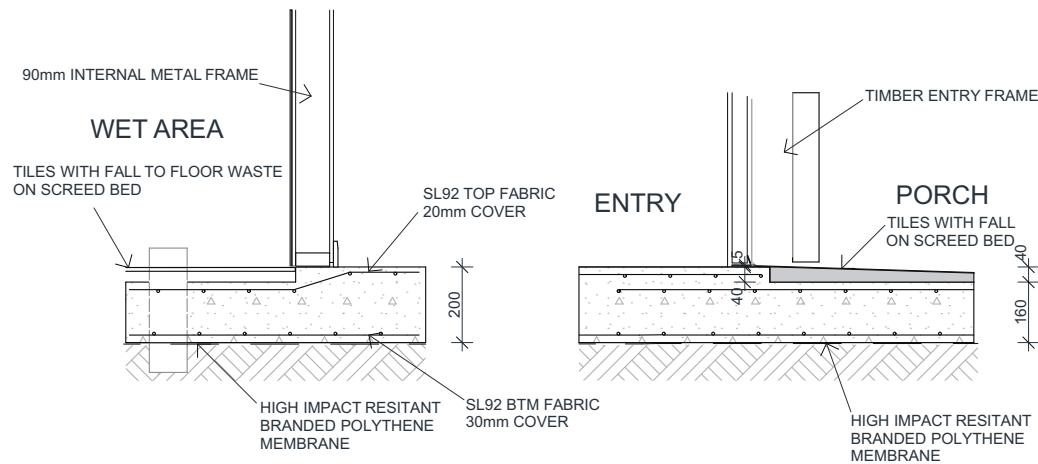
PERIMETER BEAM - HOUSE  
SCYON 180 LINEA CLADDING



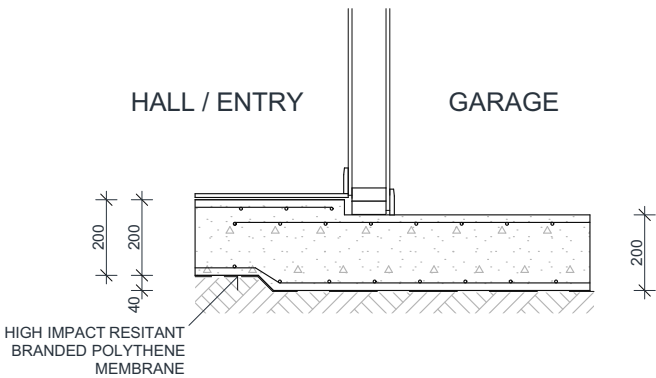
PERIMETER BEAM - GARAGE  
HEBEL



PERIMETER BEAM - GARAGE  
SCYON 180 LINEA CLADDING

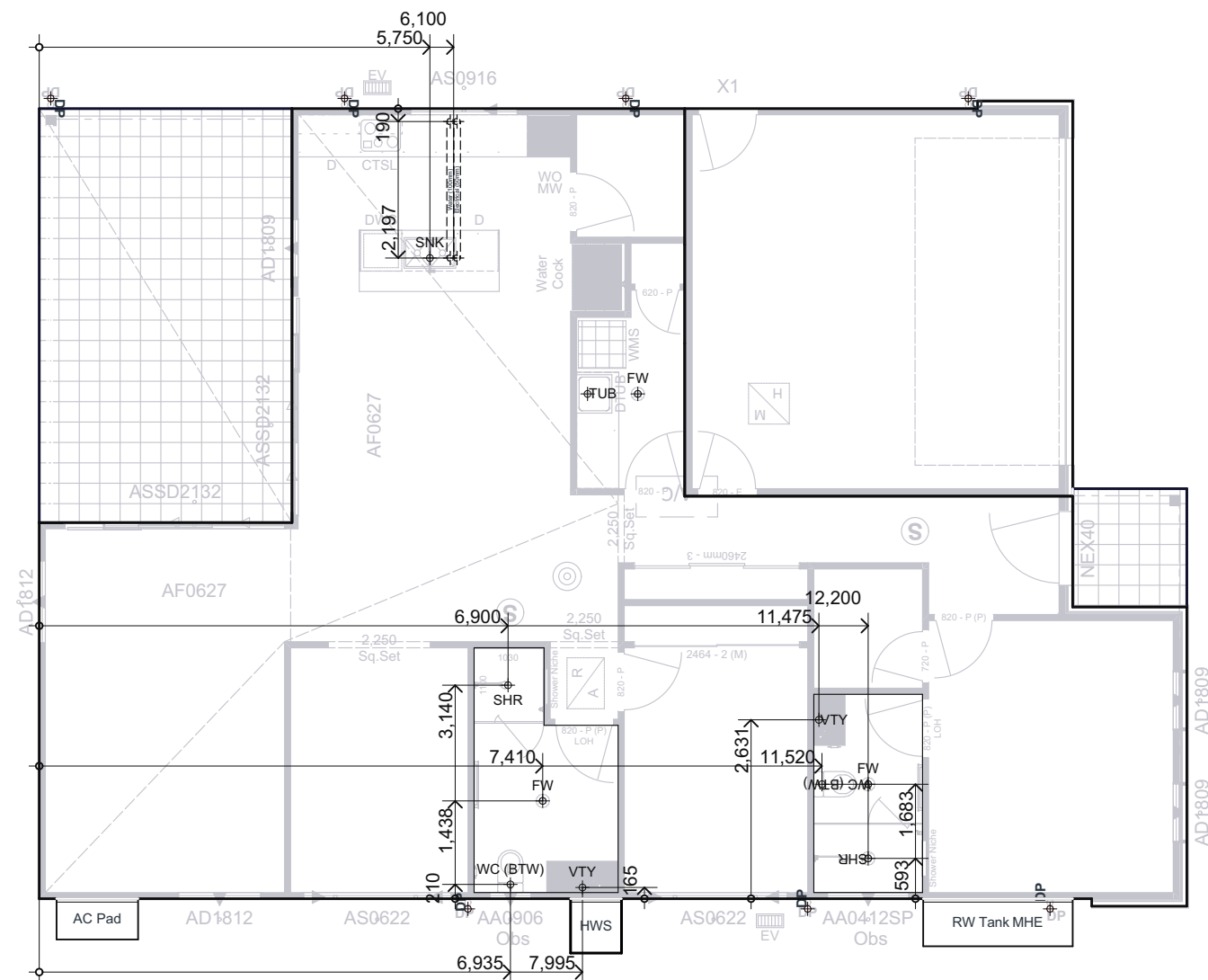


INTERNAL STEP DOWN  
THRU WALL



INTERNAL STEP DOWN  
THRU WALL

REV: A. ###.###.####  
MASTER



**REV: A. ##.##.####**  
**MASTER**

NOTE: FIRST FLOOR  
RUNNING DIMENSIONS FROM EXTERNAL  
TIMBER FRAME/BRICKWORK TO  $\phi$  OF  
PENETRATION

**ALLAM**  
*Lifestyle* **COMMUNITIES**

**M**  
**MONTEREY**  
CANDEN HAYEN

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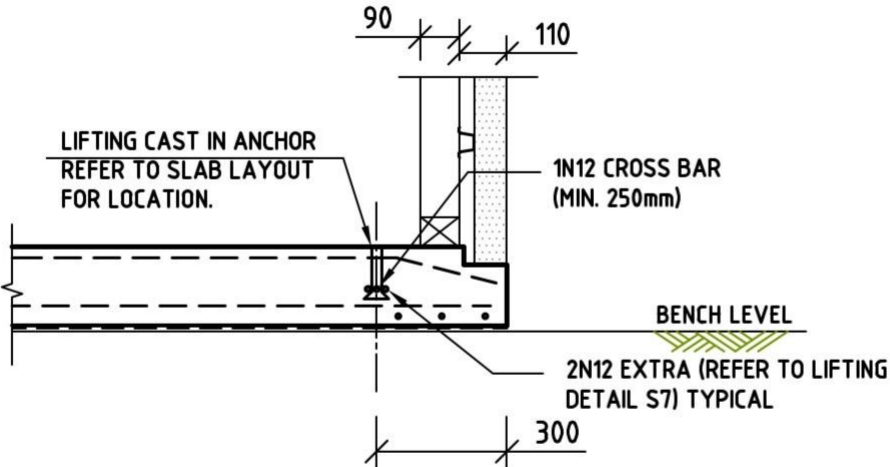
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Lot #### Bowman Vista  
Suburb (ESTATE) NSW

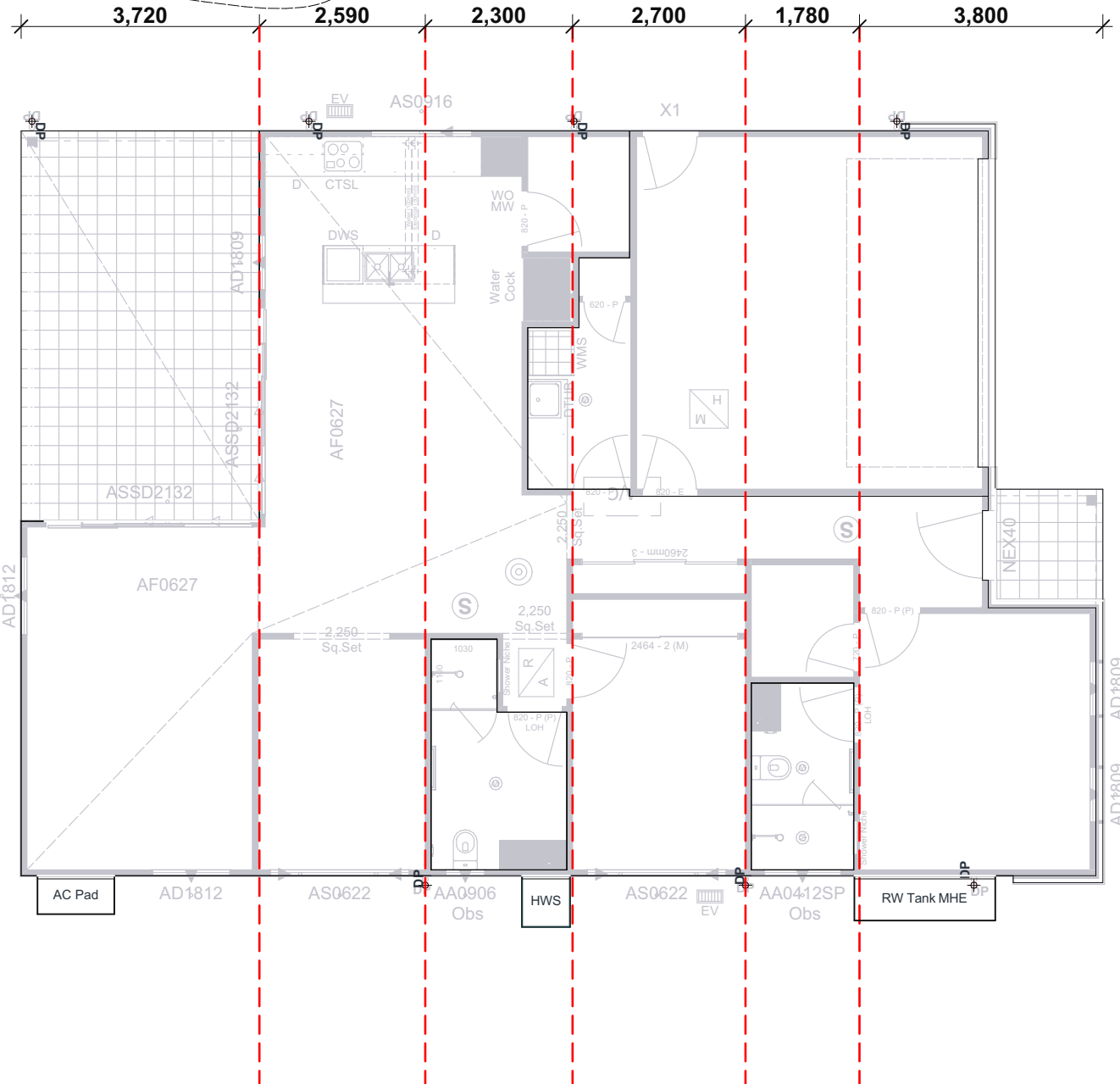
SITE INSTRUCTIONS		<b>Sub Floor Ground</b>			Last Amended <b>JHA</b>	Scale REFER TO DETAIL
GENERAL:	0	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
HOUSE:	A	21.12.22	A. ## ## #### V22	1MH410800A	<b>Job No.</b>	01.13

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**NOTE: REFER TO ENGINEERS DETAILS**



## EDGE DETAIL WITH LIFTING ANCHORS



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**ELMWOOD PLUS-7 DG**  
*Modern*

Site Address  
Allam Homes Pty Ltd  
Lot ### Bowman Vista  
Suburb (ESTATE) NSW

SITE INSTRUCTIONS
GENERAL:
HOUSE:

## Relocation Slab Cut Details

0	01.09.20	Revision/Date/Version	Serial
A	31.12.22	A ## ## ##### V22	1MH4108

Last Amended	
JHA	
Job No	
<b>Job No.</b>	<b>(</b>

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- Ceiling Compact Fluro
- Downlight LED
- 2W

Denotes two way control
- Internal Wall @ 1900
- External Wall @ 1900
- Light/Heat/Fan (Ducted To External)
- Light Switch
- LED Light

- Data Point @ 300 (above FL)
- T.V. Point @ 300 (above FL)
- Electric Hot Water System
- Smoke Alarm
- Air-conditioner Fan Unit
- Meter Box
- Internal COMS
- Alarm Key Panel
- Alarm Control Box
- Single GPO
- Double GPO
- Single Ext GPO
- Double Ext GPO

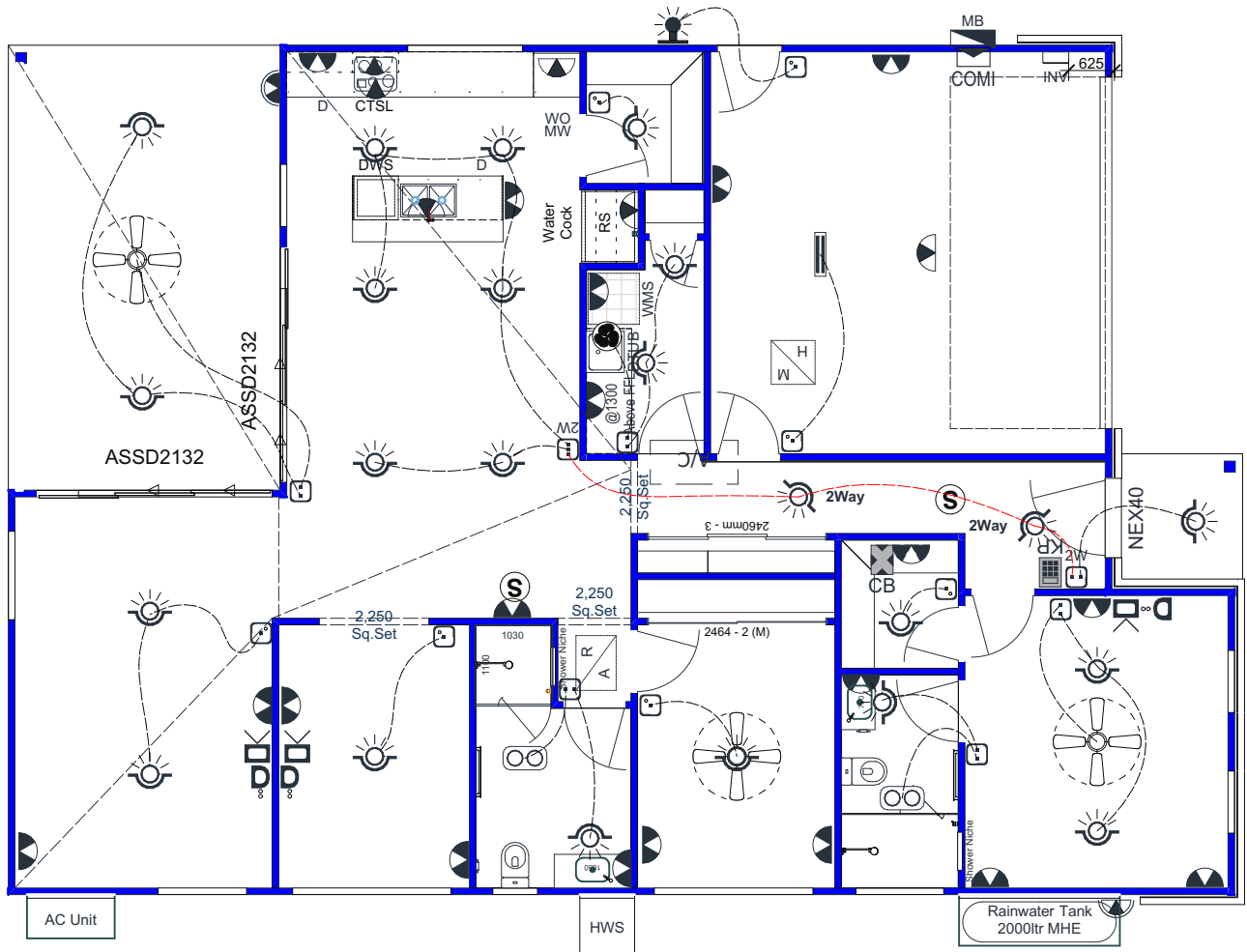
- Ceiling Fan
- Ceiling Fan (Incorporated Light)

**Actron Air Standard Unit Specification (Single Phase)**  
Model: **CRS13AS / EVA13AS**  
Net (rated) Capacity (KW) Cooling: **13.02 KW**  
Heating: **15.0 KW**  
EER Rated Cooling: **3.35 KW**  
EER Rated Heating: **3.51 KW**

- General Notes: NCC Approval**
1. All heights measured from the main floor level unless otherwise noted.
  2. Light switches @ 1300mm above FFL wall mounted.
  3. Top of Meter box to be 1900mm maximum above ground level.
  4. Provide Smoke Alarms in accordance with NCCS Vol 2: Clause 3.7.5
  5. Double GPO to meter box.

**Electrical wiring**  
The electrical wiring in a manufactured home must comply with the requirements of AS/NZS 3000:2000.

The final location of ceiling penetrations and light fittings are subject to site conditions

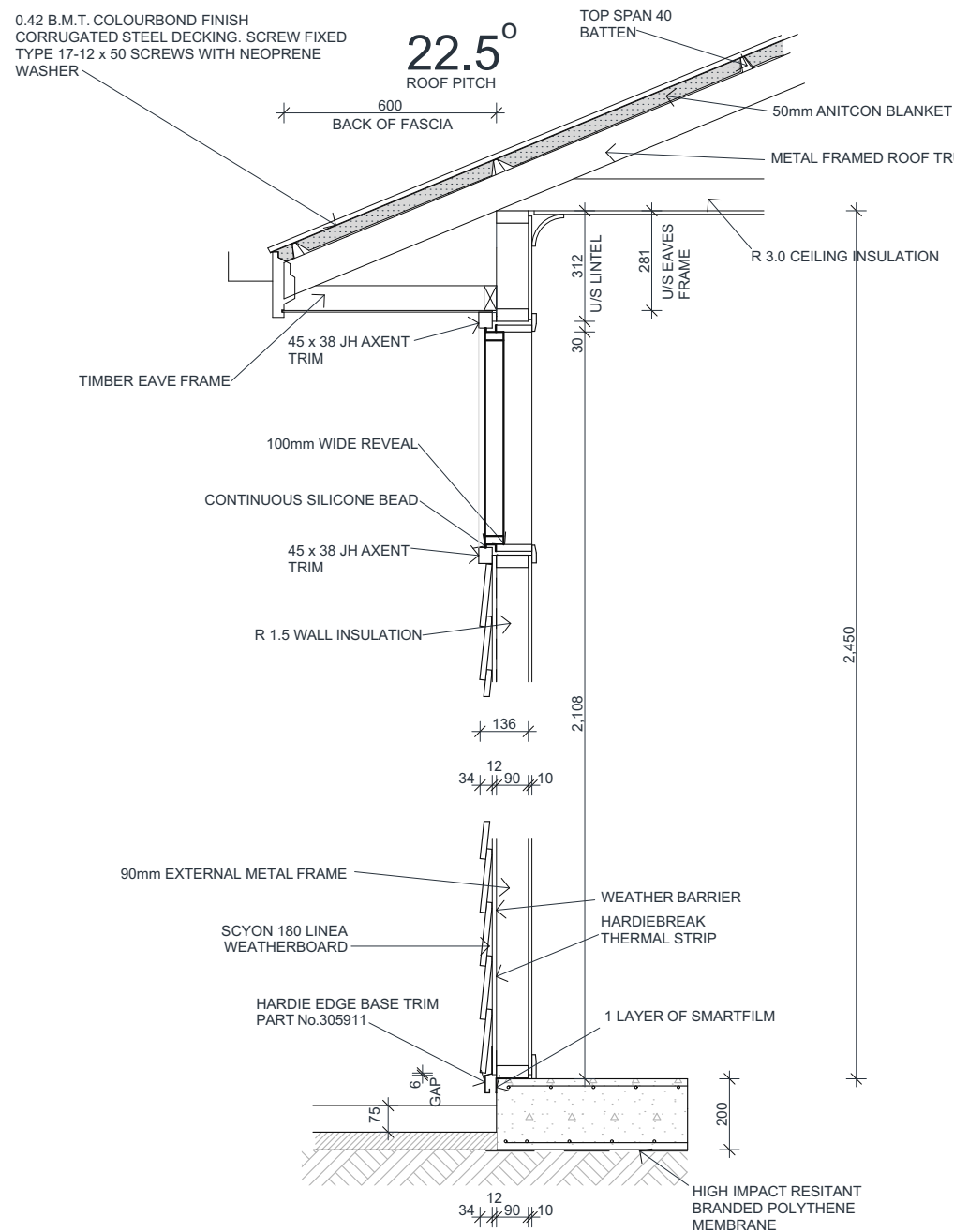


GPO Height Table			
Room Location	Item	Height (mm)	
Kitchen	GPO	1100	
	REF	2050	
	RH	1900	
	DW	500	
	MW	600/1200	
Laundry	GPO	1300	
Bath/Ens/Pow	GPO	1300	
Garage	GPO	1200	
	Roller Door	2000	
	Panel Door	Ceiling	
Other	External GPO	1000	

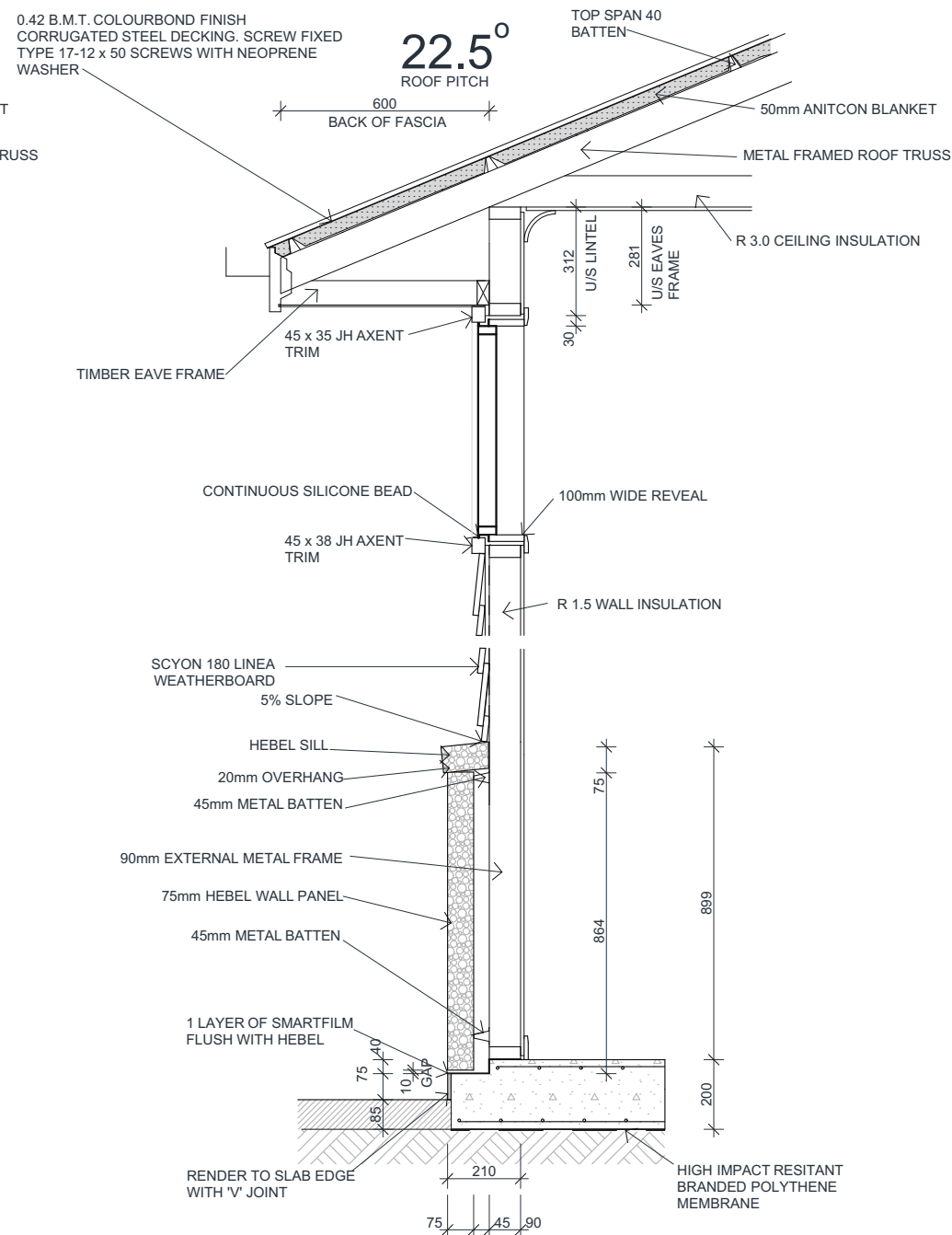
Note :  
All general room GPO's are to measure 300mm above main floor level unless otherwise noted.

REV: A. ##.##.####  
MASTER





PERIMETER BEAM - HOUSE  
TYPE B - FULL SCYLON LINEA 180 (16mm) WALL



PERIMETER BEAM - HOUSE  
TYPE C - COMPOSITE HEBEL (75mm) & SCYLON  
LINEA 180 (16mm) WALL

REV: A. ##.##.####  
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ELMWOOD PLUS-7 DG  
Modern

Site Address  
Allam Homes Pty Ltd  
Lot ### Bowman Vista  
Suburb (ESTATE) NSW

SITE  
INSTRUCTIONS  
GENERAL:  
HOUSE:

Wall Section 1

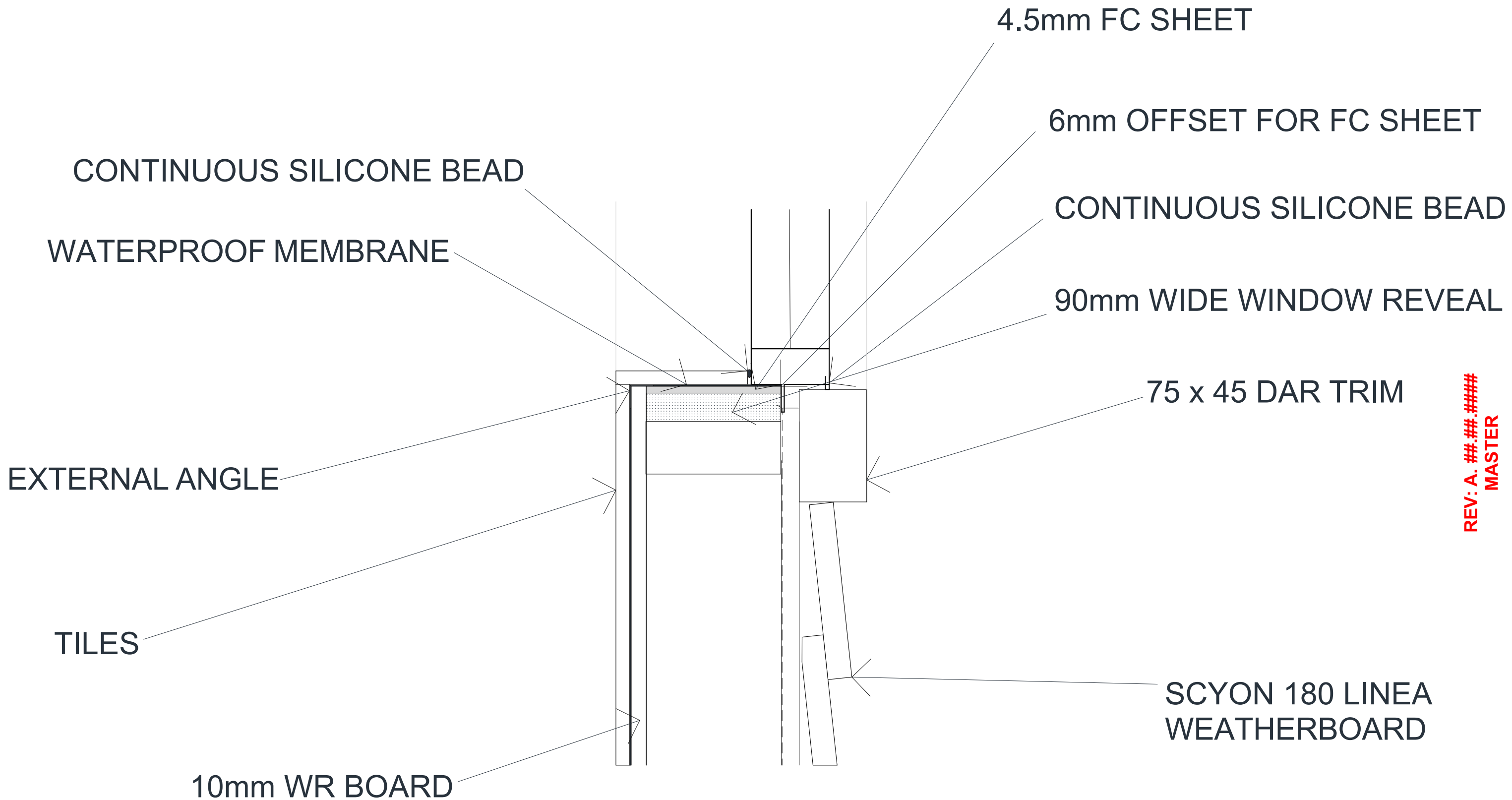
0 01.09.20  
A 21.12.22

Revision/Date/Version  
A. ##.##.####.V22

Serial  
1MH410800A

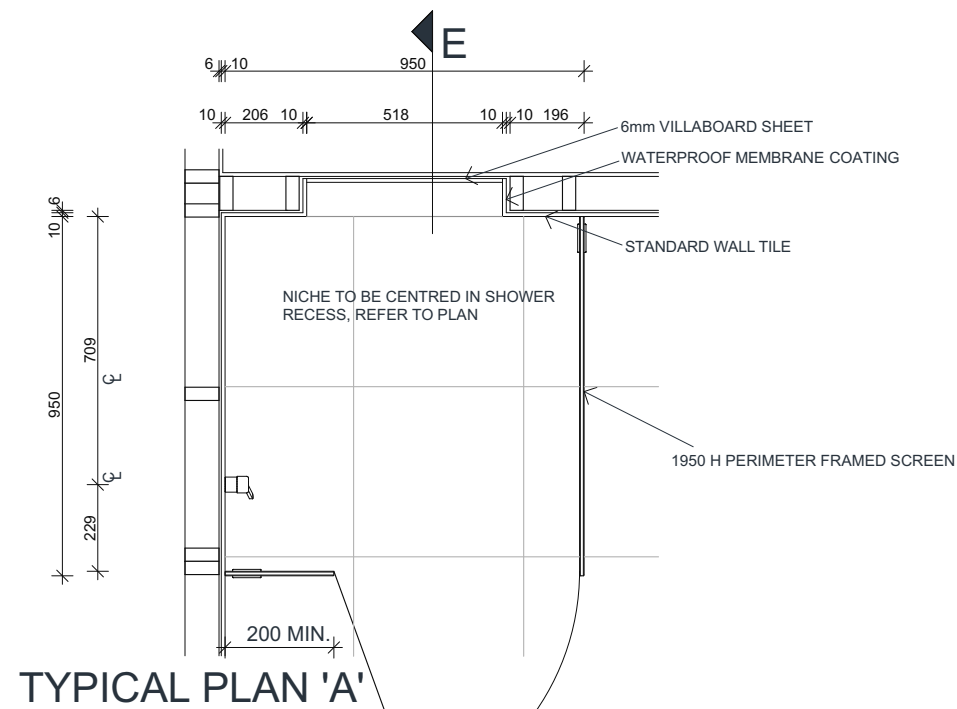
Last Amended  
JHA  
Job No.  
Job No.

Scale  
REFER TO  
DETAIL  
Sheet  
01.16

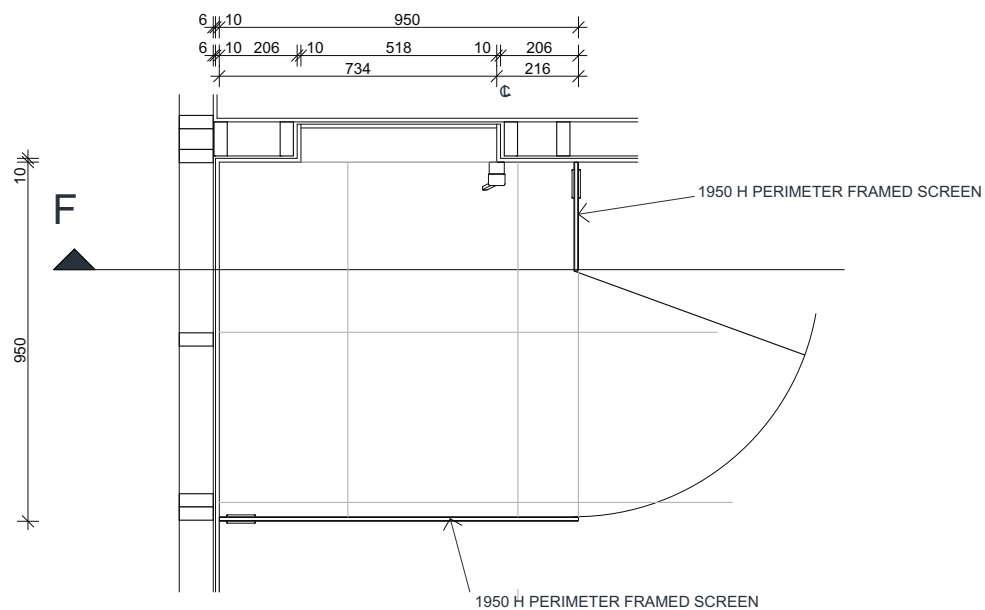


REV: A. ##.##.####  
MASTER

# TYPE B - FULL SCYON LINEA 180 (16mm) WALL

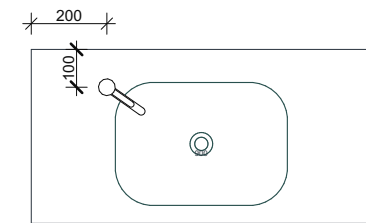


TYPICAL PLAN 'A'

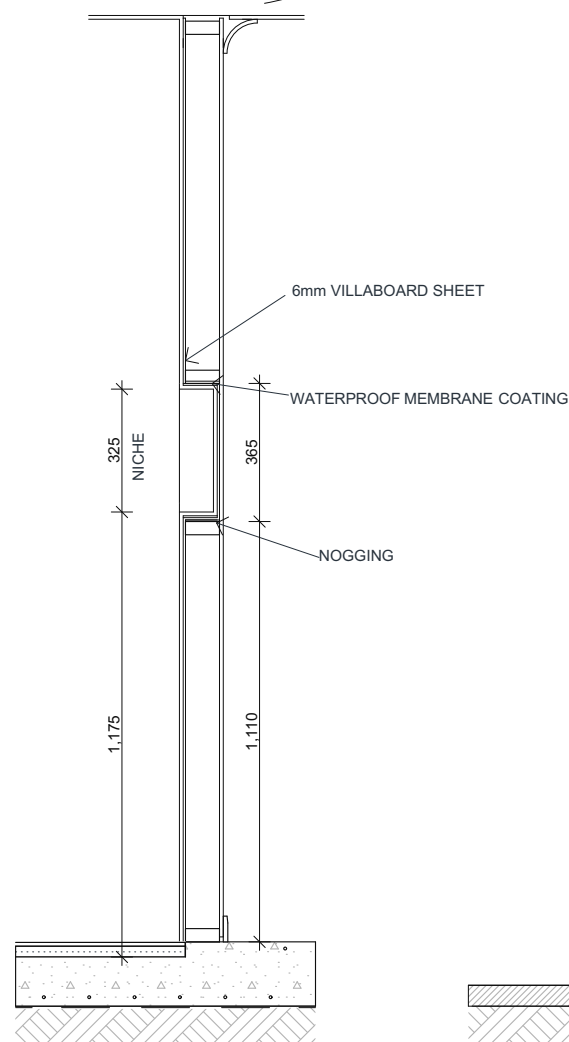


TYPICAL PLAN 'B'

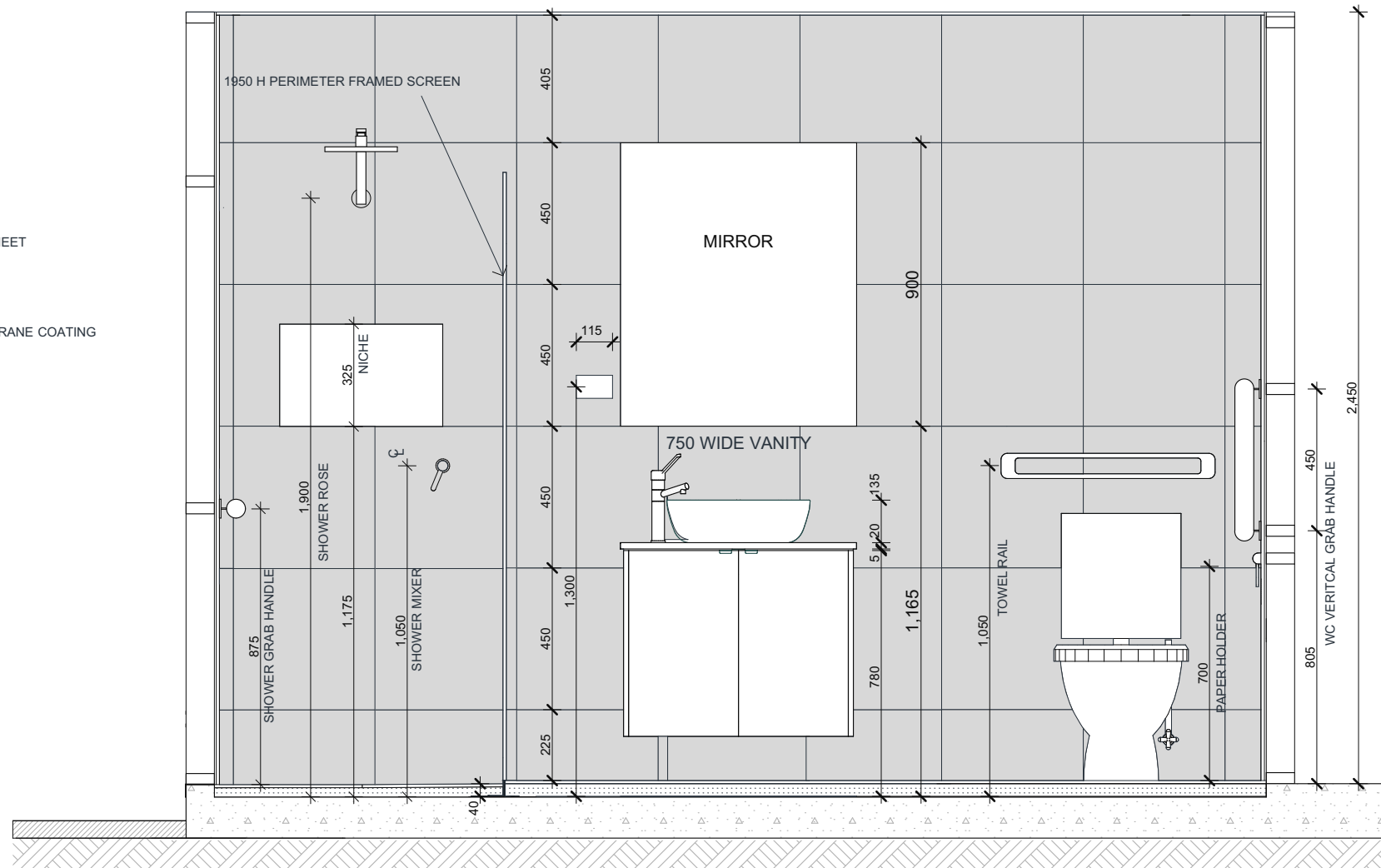
NICHE UNDER SHOWER ROSE



VANITY TOP



SECTION 'E'



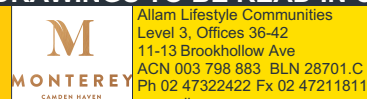
SECTION 'F'

NICHE UNDER SHOWER ROSE

450 x 450 WALL TILE

REV: A. ###.###.####  
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Level 3, Offices 36-42  
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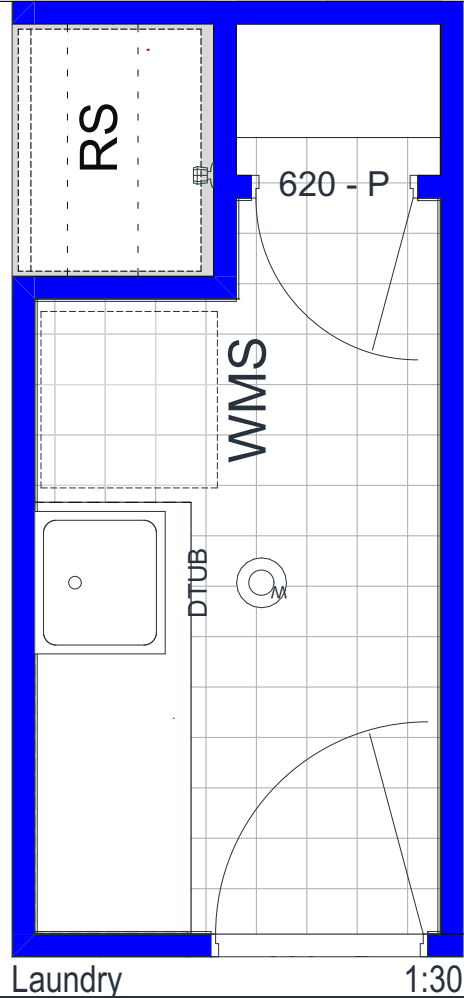
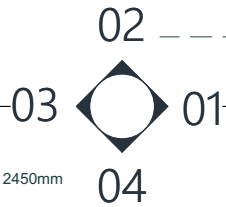
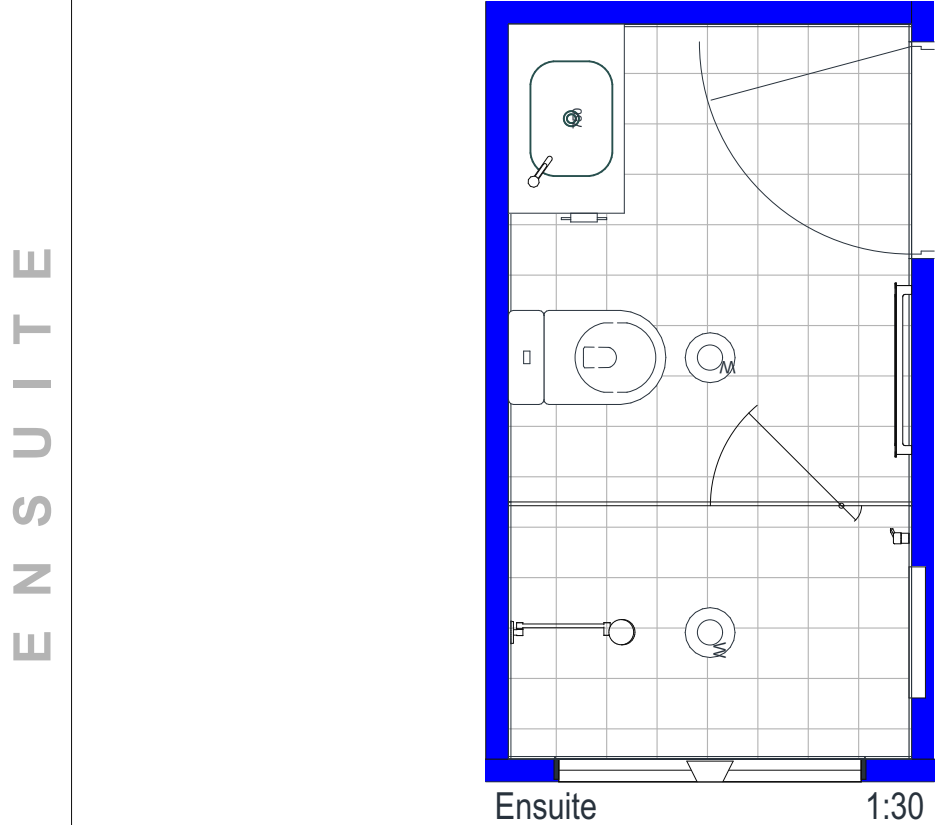
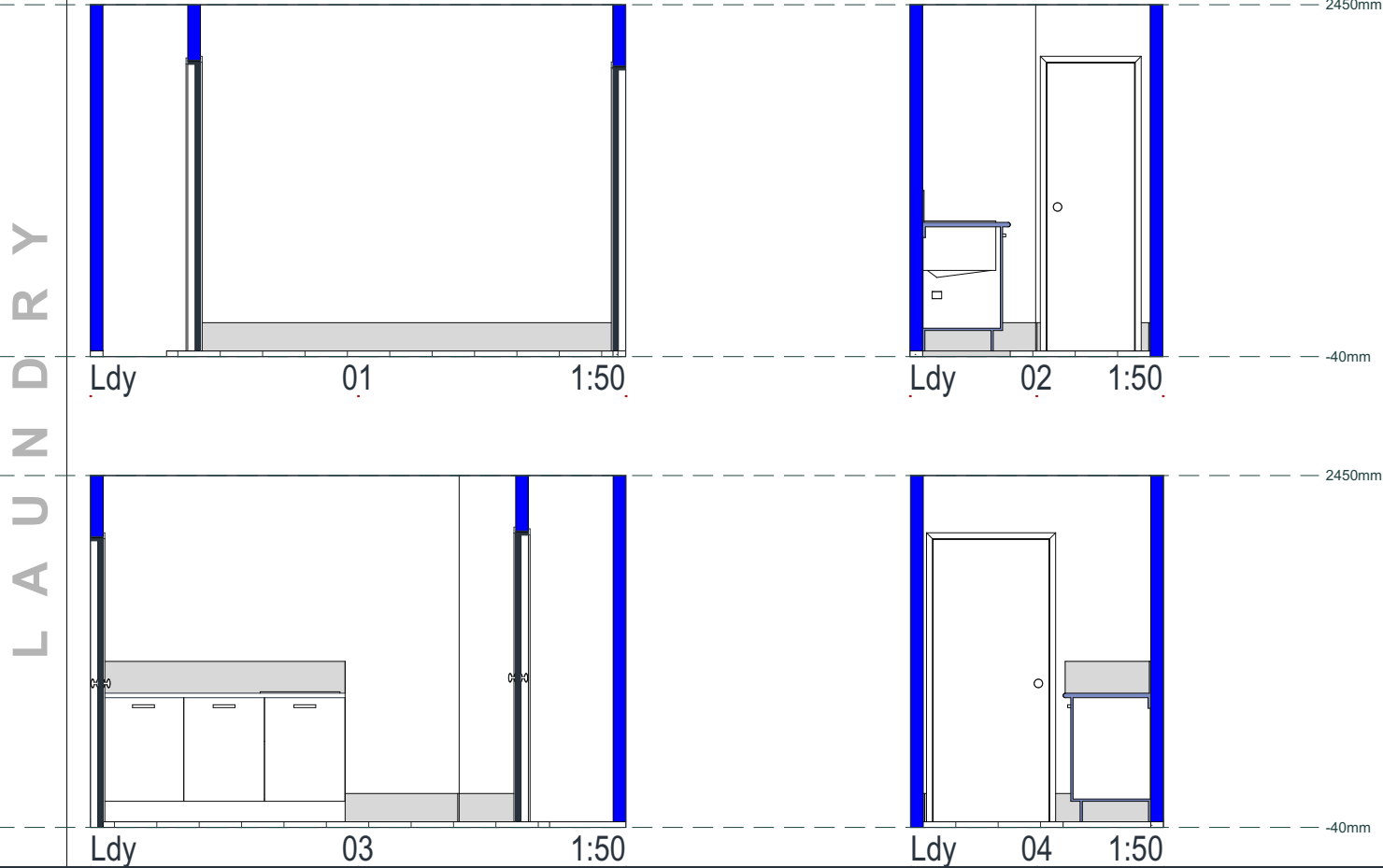
ELMWOOD PLUS-7 DG  
Modern

Site Address  
Allam Homes Pty Ltd  
Lot ### Bowman Vista  
Suburb (ESTATE) NSW

SITE INSTRUCTIONS	Tile Specification			Last Amended		Scale REFER TO DETAIL Sheet
	GENERAL:	0	01.09.20	Revision/Date/Version	Serial	
HOUSE:	A	21.12.22	A. ###.###.####.V22	1MH410800A	Job No.	01.19

ENSUITE

LAUNDRY

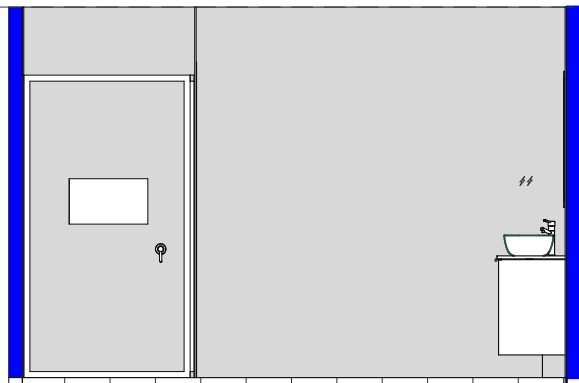


REV: A. ##.##.####  
MASTER

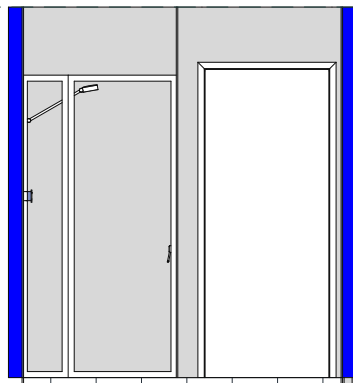
Wet Area Height Table	
Item	Height (mm)
Shower Screen	2100
Toilet Roll Holder	700
Towel Rail/Ring	1050
WC isolating tap	150
Shower Tap Mixer	950
Shower Rose	1800
Bath Taps Mixer/Spout	650
Laundry Taps (Tub)	1050
Laundry Taps (Washing Mach.)	1435

**Note:**  
Refer To Job Specific Details & Colour Application Sheets For Tile Layout/Application.

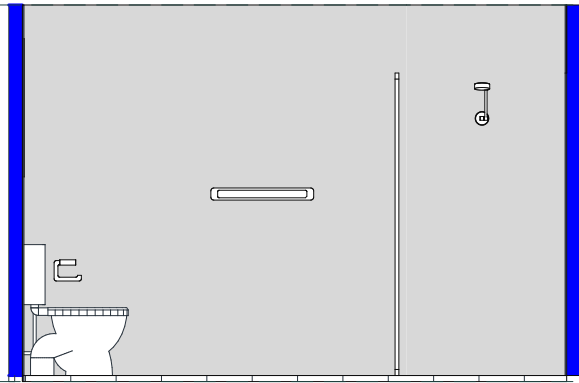
BATHROOM



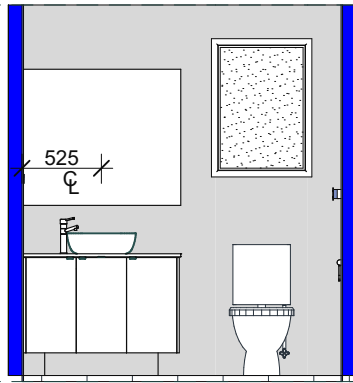
Bath 01 1:50



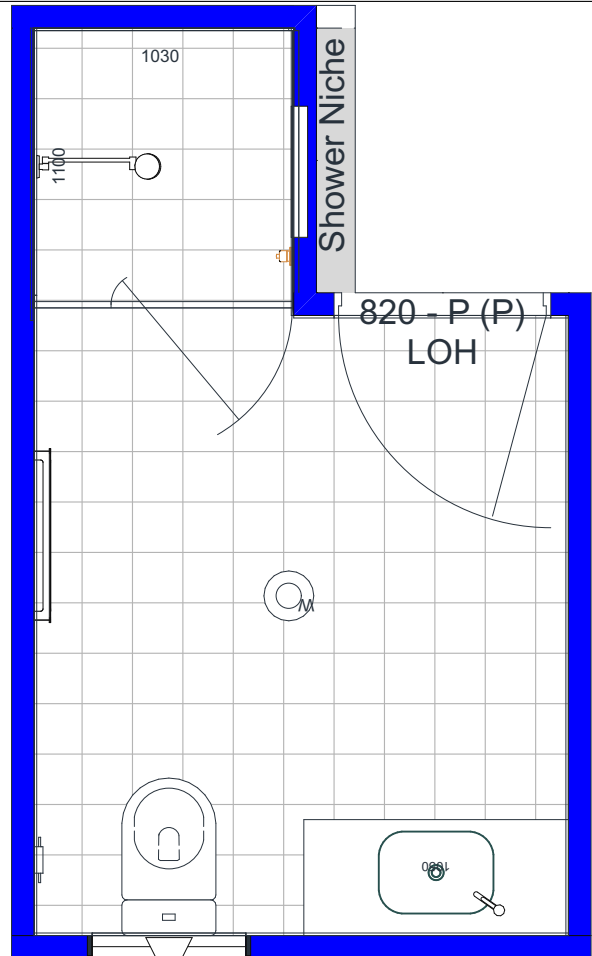
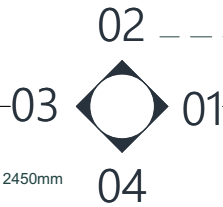
Bath 02 1:50



Bath 03 1:50



Bath 04 1:50



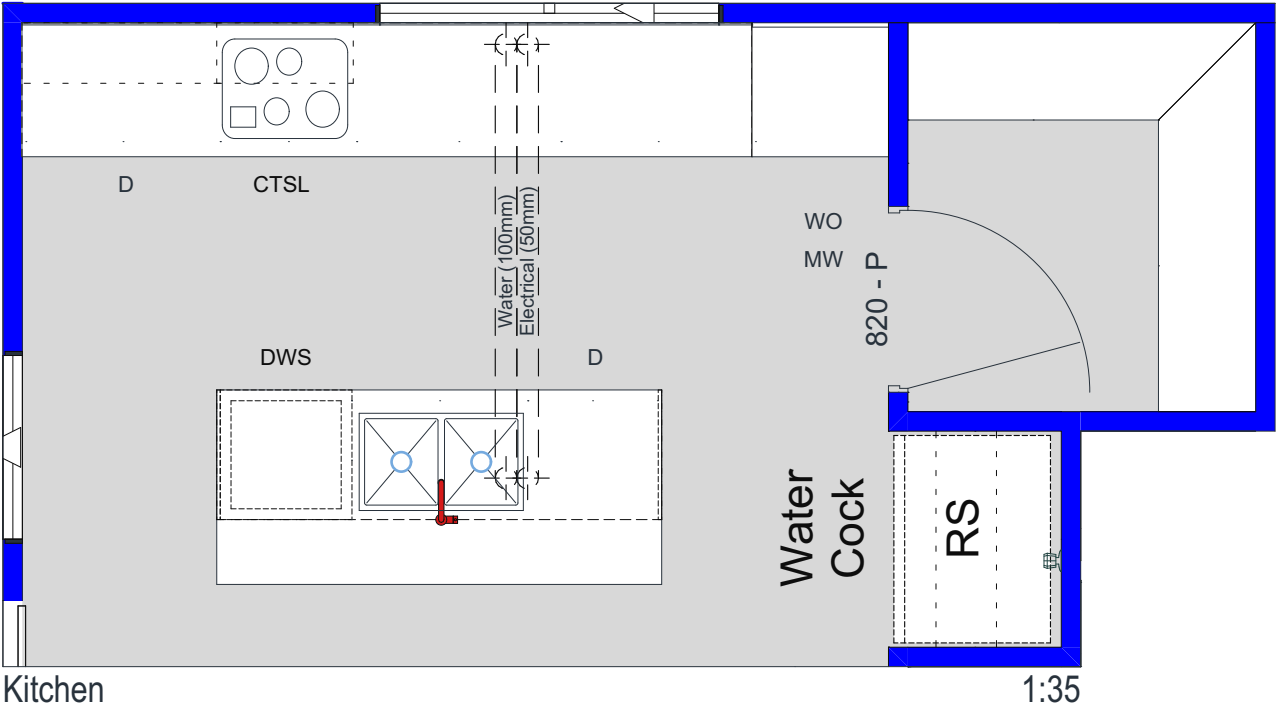
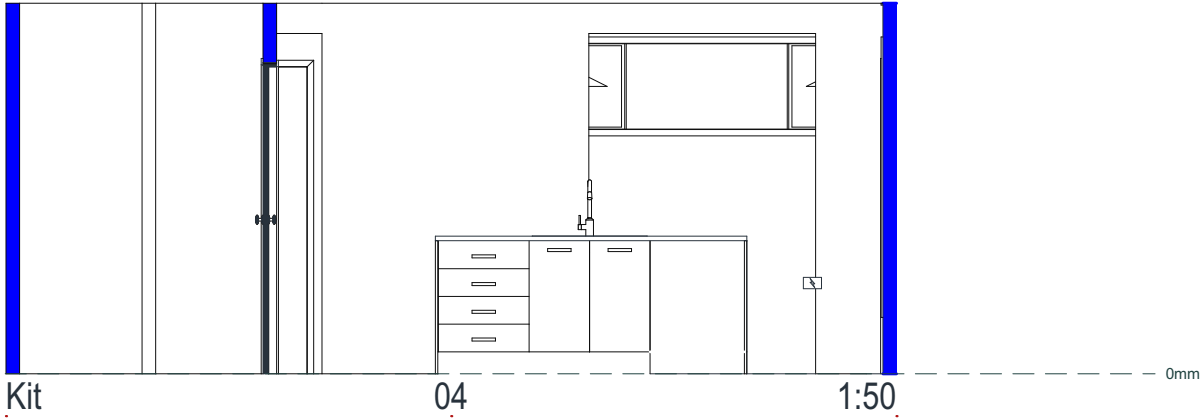
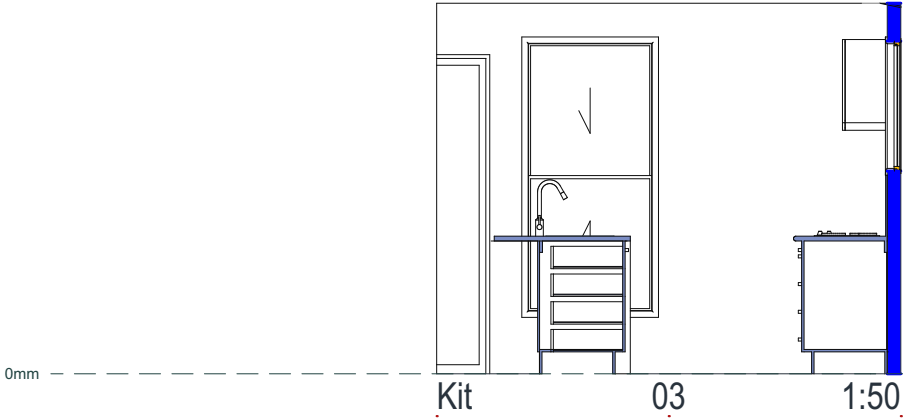
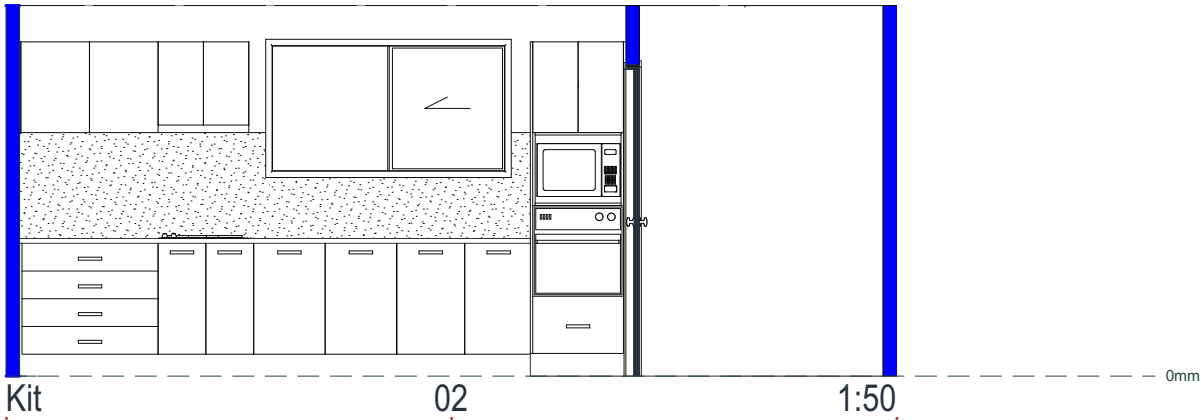
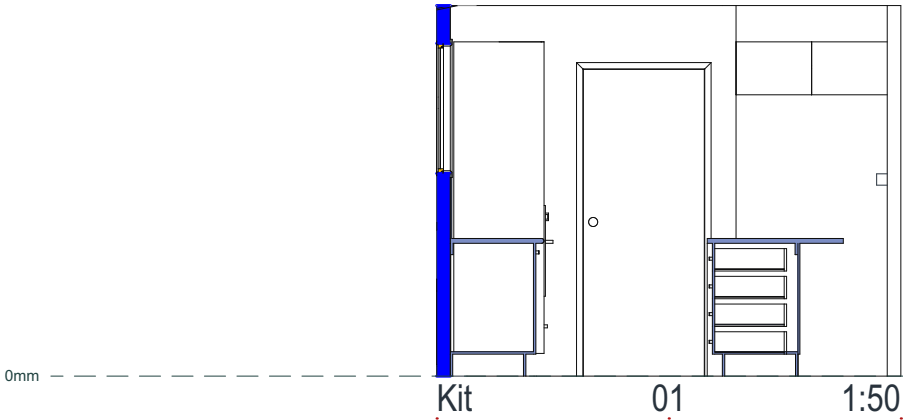
Bath 1:30

REV: A. ##.##.####  
MASTER

Wet Area Height Table	
Item	Height (mm)
Shower Screen	2100
Toilet Roll Holder	700
Towel Rail/Ring	1050
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Shower Tap Mixer	950
Shower Rose	1800
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Laundry Taps (Tub)	1050
Laundry Taps (Washing Mach.)	1435

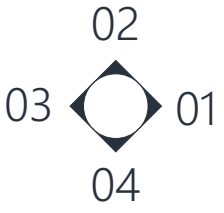
**Note:**  
Refer To Job Specific Details & Colour Application Sheets For Tile Layout/Application.

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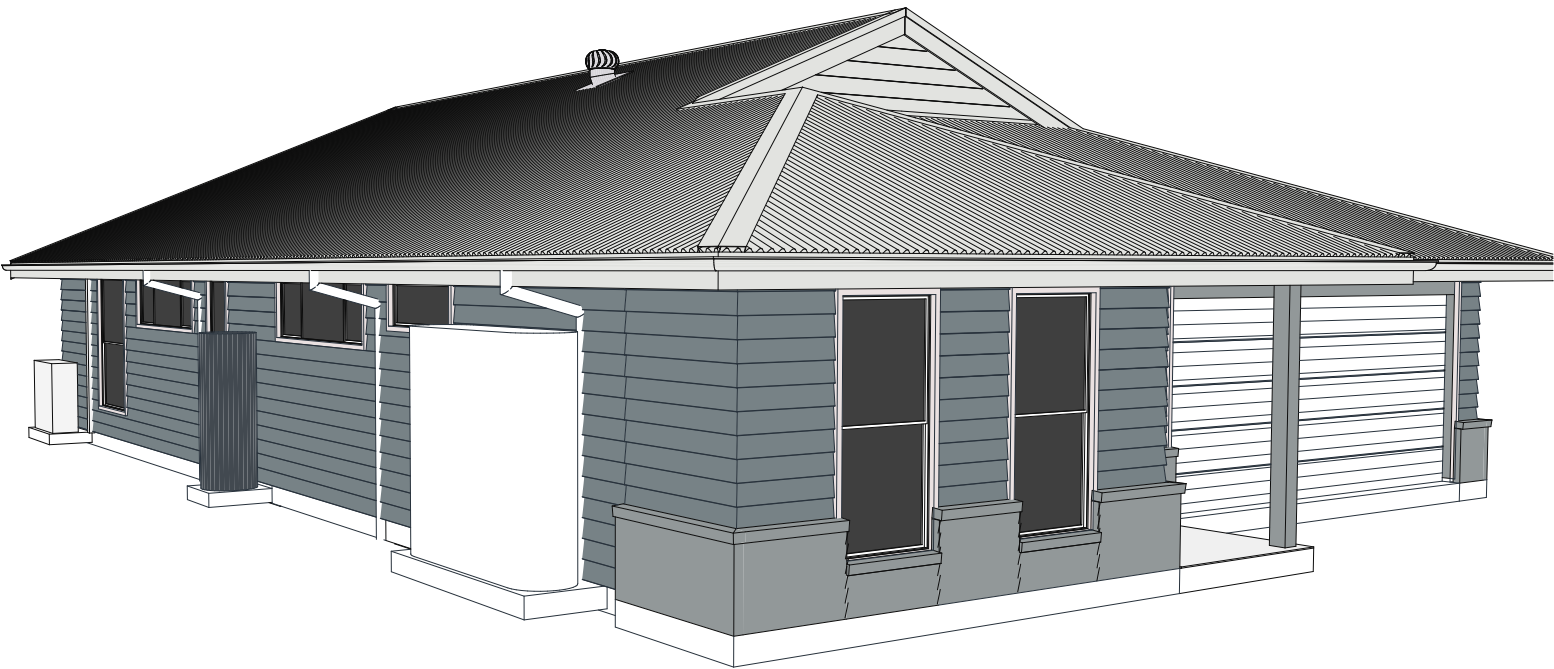


Note:  
Refer to specification level detail for  
Layout/heights.

REV: A. ###.###.####  
MASTER







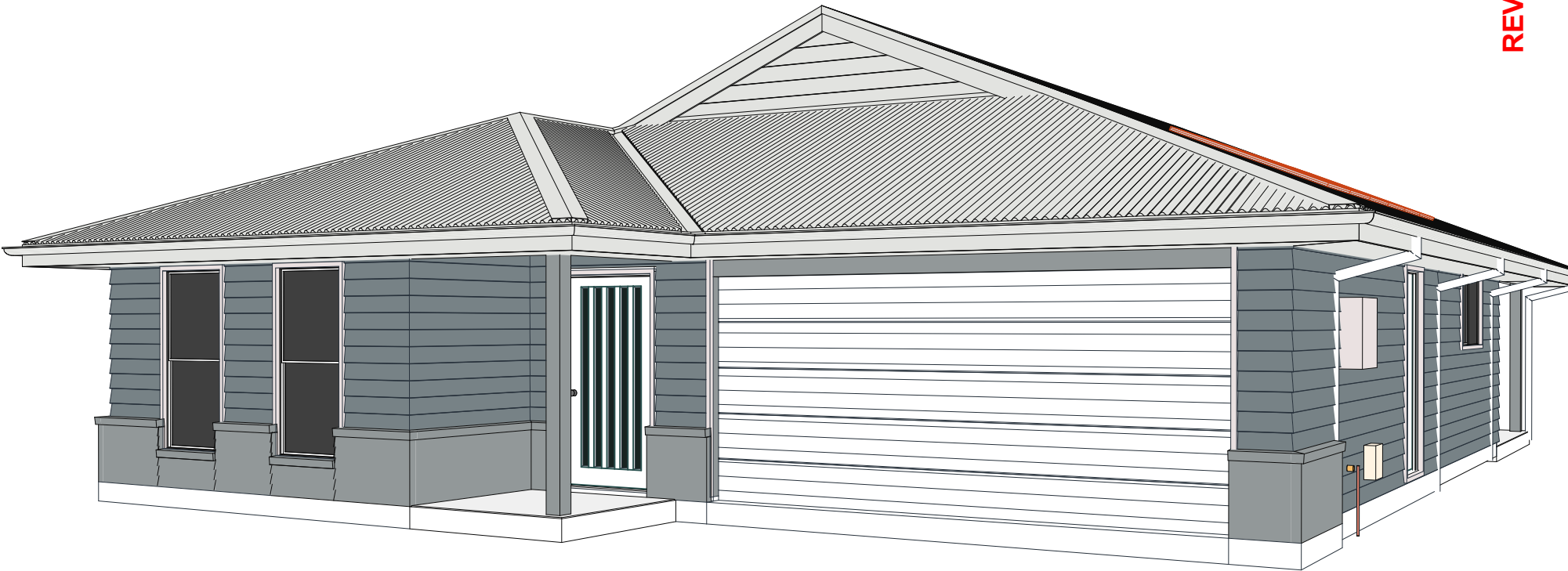
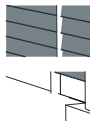
Finishes Legend

External Scheme -

Roof : Surfmist (Colorbond)

Cladding :

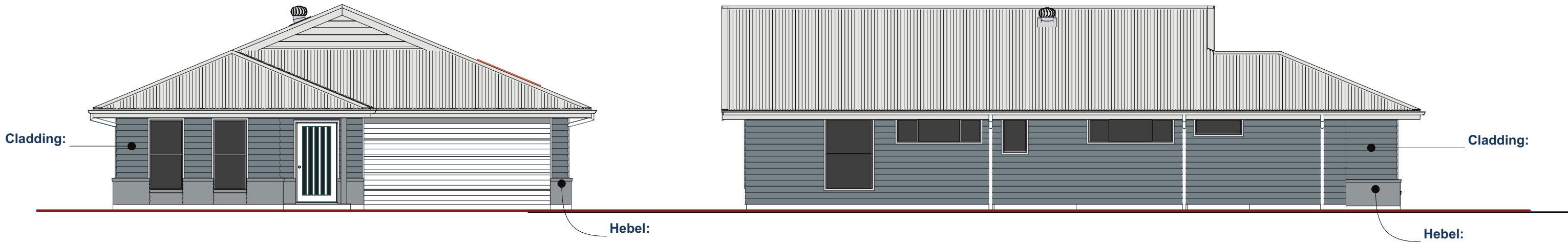
Hebel :



REV: A. ##.##.####  
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Finishes Legend

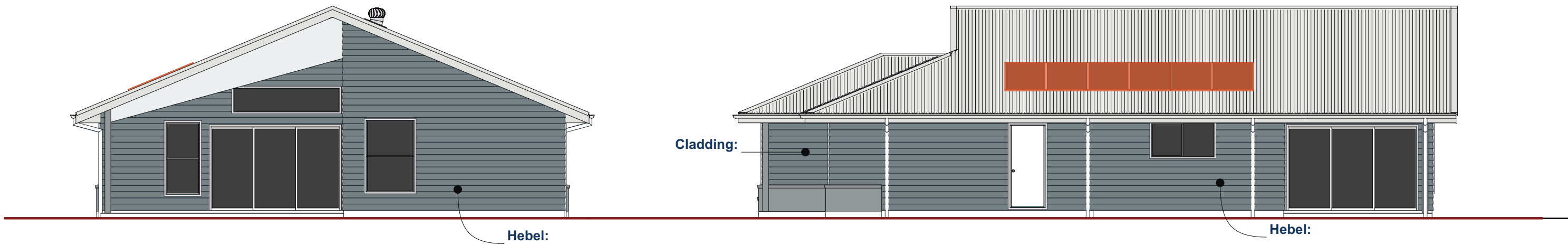
External Scheme -

Roof : Surfmist (Colorbond)

Cladding : 

Hebel : 

REV: A. ##.##.####  
MASTER



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REV: A. ##.##.####  
MASTER

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**ELMWOOD PLUS-7 DG**  
*Modern*

Site Address  
Allam Homes Pty Ltd  
Lot ### Bowman Vista  
Suburb (ESTATE) NSW

## SITE INSTRUCTIONS

GENERAL:

HOUSE:

## Colour Perspectives

0	01.09.20
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A	21.12.22
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Revision/Date/Version

###,###,#####,\n###,###,###,#####,\n

Serial

4410

Last Amended  
JHA

Job No
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Job No.

Scale  
REFER TO  
DETAIL

Sheet

01.25

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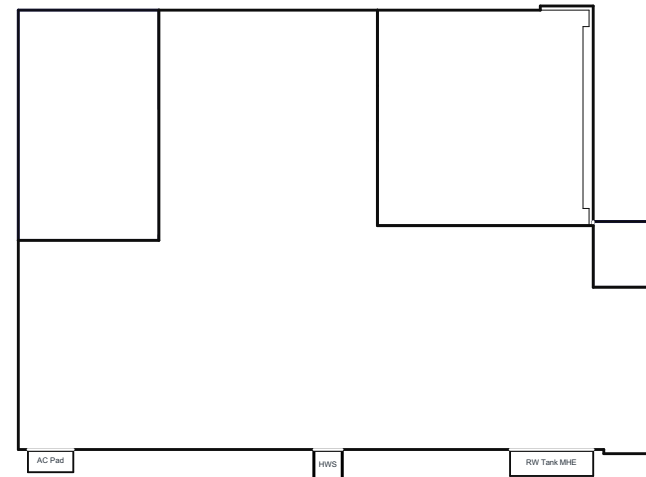
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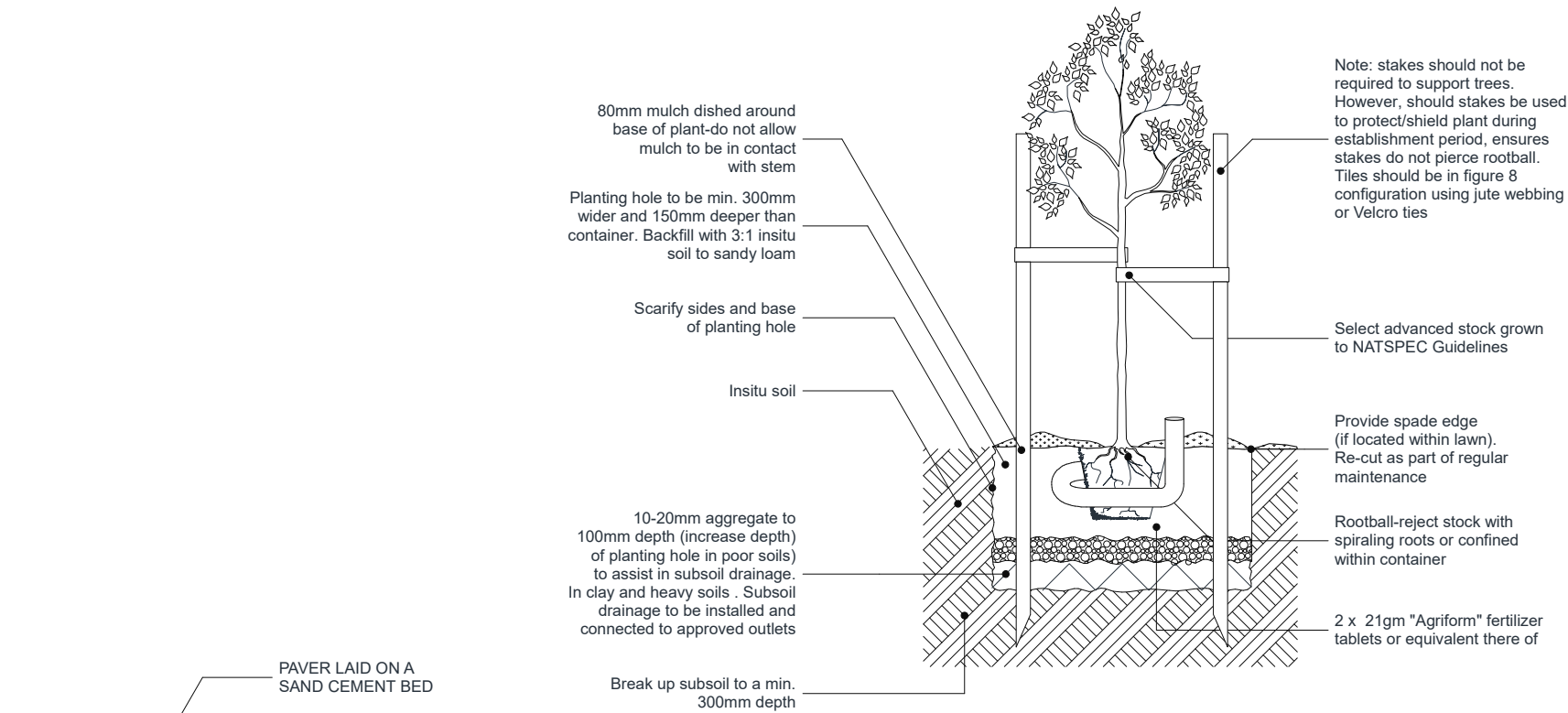
**ELMWOOD PLUS-7 DG**  
*Modern*

Site Address  
Allam Homes Pty Ltd  
Lot ### Bowman Vista  
Suburb (ESTATE) NSW

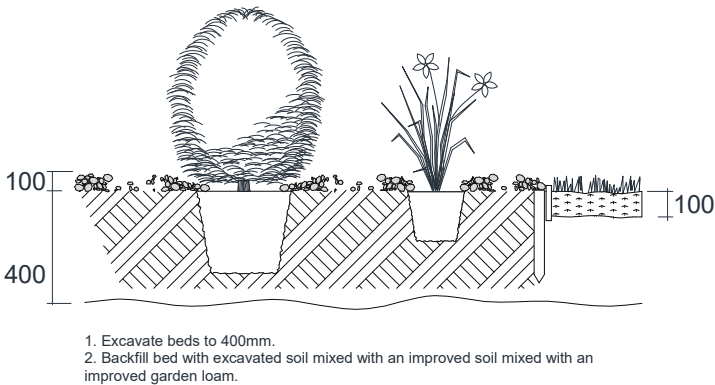
SITE INSTRUCTIONS		<b>Landscape</b>		Last Amended JHA	Scale 1:200
GENERAL:	0 01.09.20	Revision/Date/Version		Serial	Job No
HOUSE:	A 21.12.22	A. ##.##.####.V22		1MH410800A	Sheet
				<b>Job No.</b>	01.26

REV: A. ##.##.####  
MASTER

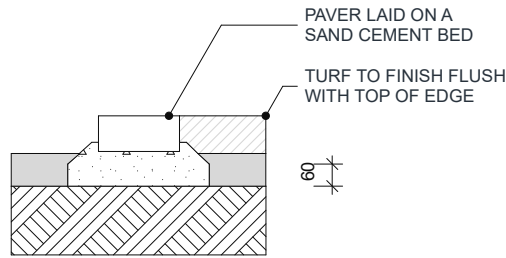




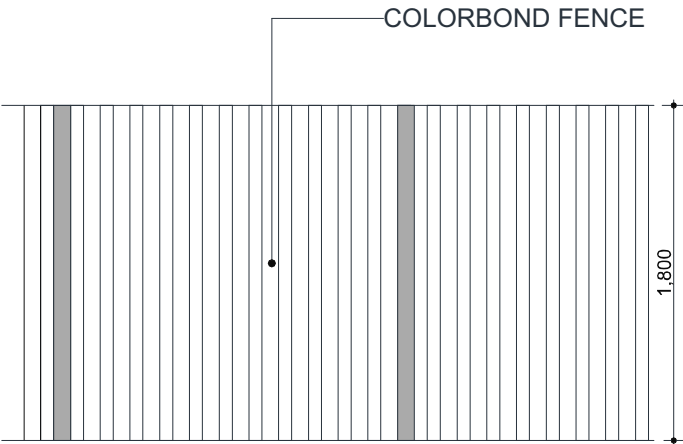
Tree Planting for Advanced Stock



Planted Beds



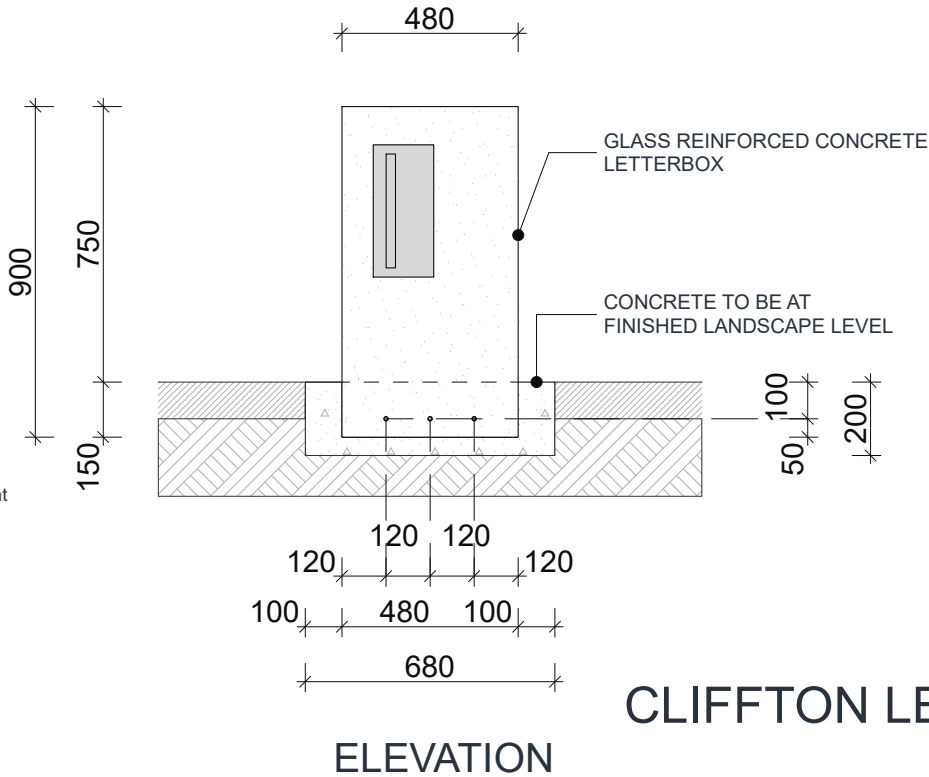
Garden Edge Detail



Fence - Type

Landscape Specifications

- TURF AREA:
- Turf Underlay: 100mm thick layer of screened top soil
  - Turf: Kikuyu Turf
- GARDEN AREA:
- Soil: 300mm thick layer of premium garden mix.
  - Mulch: 75mm thick layer of 10mm pine bark mulch.
  - Plants per site average:
    - 2 x 25L pot size trees
    - 20 x 300mm pot size plants
    - 20 x 200mm pot size plants
    - 15 x 140mm pot size plants.
- Trees to be staked as required; all stakes shall be durable hardwood sharpened to a point at one end and free from knots and twists.
- 15 Litre to 35 Litre: 25 x 25 x 1500mm, 2 stakes per plant.
  - 45 Litre to 100 Litre: 38 x 38 x 1800mm, 2 stakes per plant.
- Tiles shall be 50mm wide hessian webbing.
- BRICK EDGE:
- 50mm thick charcoal Havenbrick on sand and cement mix.
- PEBBLE AREA:
- Pebble underlay : 100mm - 200mm thick layer of consolidated road base.
  - Pebble : 75mm thick layer of 20mm decorative pebbles.



Cliffton Letterbox

