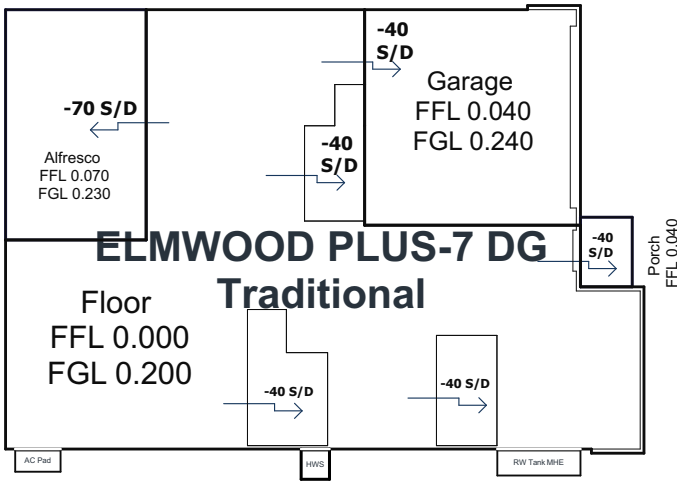
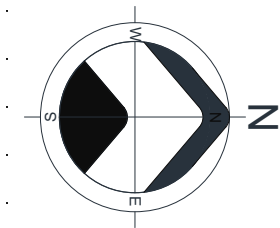


Layout No:	Layout Name	Rev
01.1	Cover Sheet	
01.2	Site	
01.3	Ground Floor	
01.4	Elevation A/B	
01.5	Elevation C/D	
01.6	Section X/Y	
01.7	Site Analysis	
01.8	Fence & Retaining Layout	
01.9	Retaining Wall Details	
01.10	Waste & Drainage	
01.11	Slab Setout Ground	
01.12	Slab Details	
01.13	Sub Floor Ground	
01.14	Slab Relocation Cut Details	
01.15	Ground Floor Electrical	
01.16	Wall Section 1	
01.17	Associated Details 1	
01.18	Associated Details 2	
01.19	Tile Specification	
01.20	Ensuite - Laundry	
01.21	Bath	
01.22	Kitchen	
01.23	Colour Application	
01.24	Paint Application	
01.25	Colour Perspectives	
01.26	Landscape	
01.27	Landscape Details	
01.28	Solar Plan	

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





DRAWING REVISIONS
A. ###.###.#### INI - List Variation.

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.

WARNING: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DETAILS. ALL DISCREPANCIES TO BE REPORTED TO DESIGN OFFICE PRIOR TO CONSTRUCTION (ALLAM DESIGN DEPARTMENT) ON (02) 4702 5960												
		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	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.	ELMWOOD PLUS-7 DG <i>Traditional</i>	Site Address Allam Lifestyle Communities Lot ### Street Name Suburb (Estate) NSW	SITE INSTRUCTIONS		Site	Last Amended		Scale 1:200	
						GENERAL:	0		01.01.21	JHA		
							Revision/Date/Version		Serial	Job No		
							HOUSE:		A	21.12.22		A. ##.##.####.V22
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BIMcloud: AHBIM03 - BIMcloud/MHE Masters V27/ELMWOOD/Traditional/Elmwood PLUS-7 DG Traditional												

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

MHE

- General Notes:**
*Weather strips/seals to all external hung doors
- Specification Notes:**
Type Spec level note here
- A/C

Air Con Fan Unit
- R
A

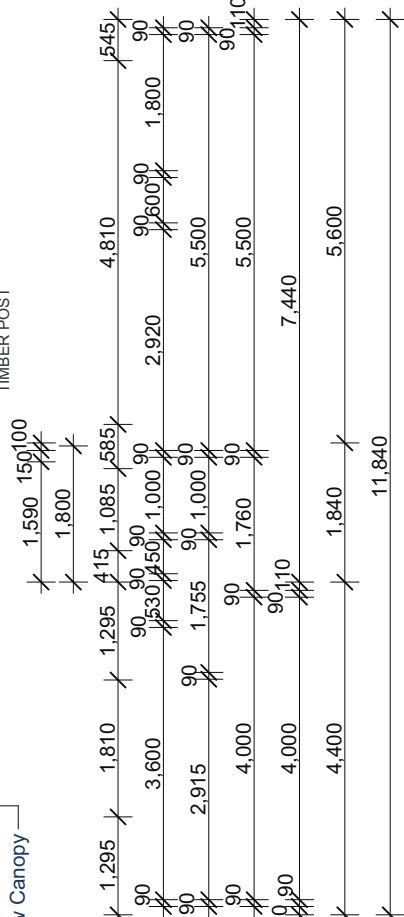
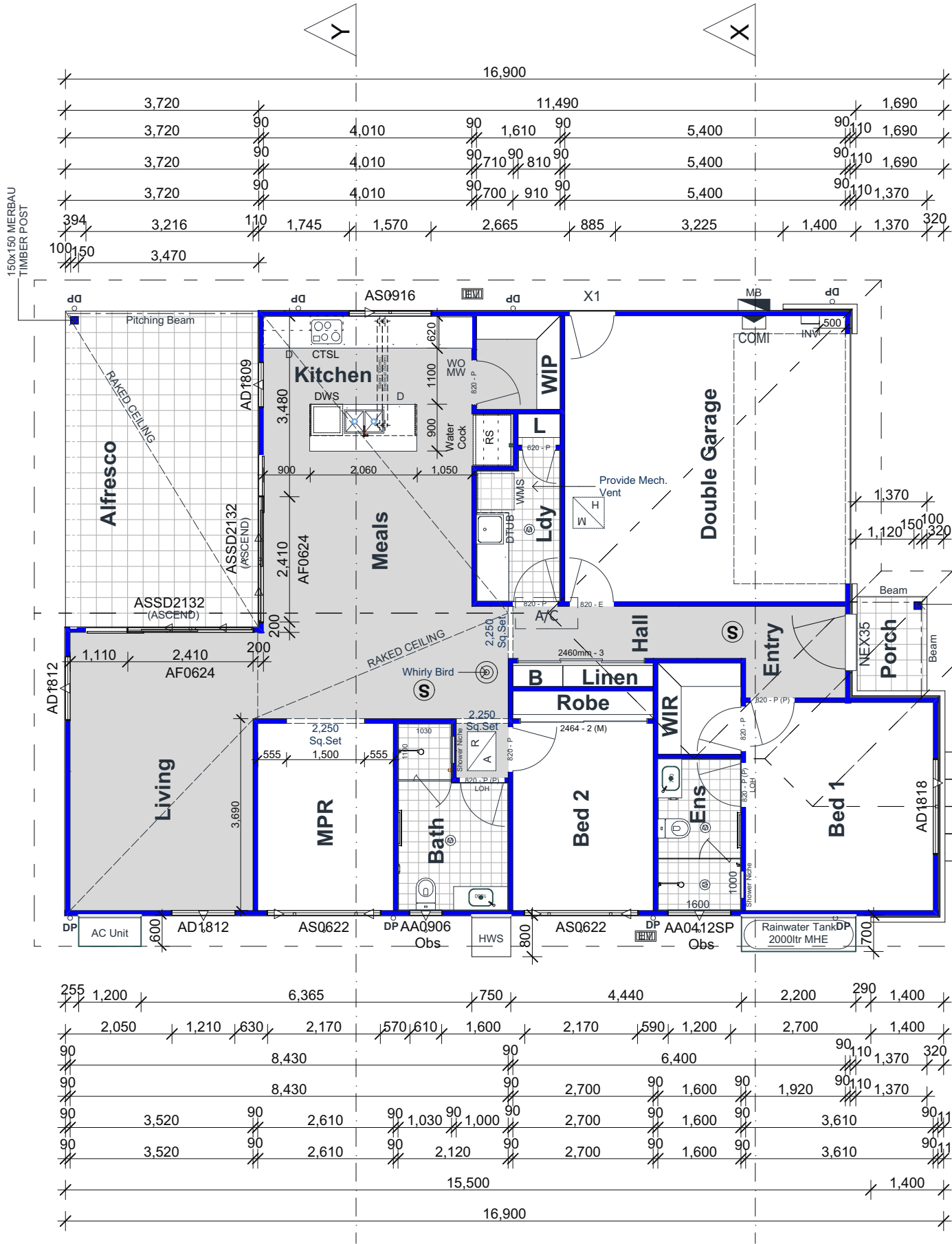
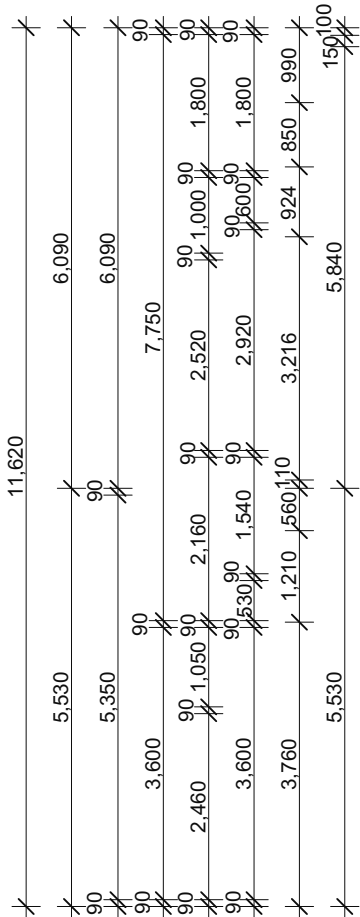
Return Air
- M
H

Man Hole
- ⊙

Whirly Bird (300mm Throat Dia)
- EV

Eave Vent (400x200mm)

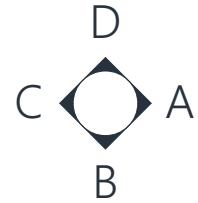
* **Internal Door Legend**
E = Entrance
P = Passage
(P) = Privacy
W = Wardrobe
LOH = Lift Off Hinge



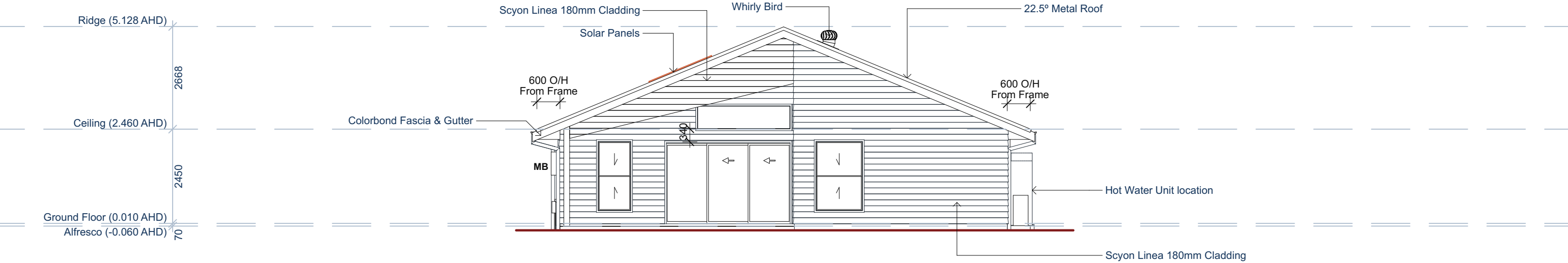
NOTE:
REFER TO SLAB SETOUT FOR CONCRETE LAYOUT.

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

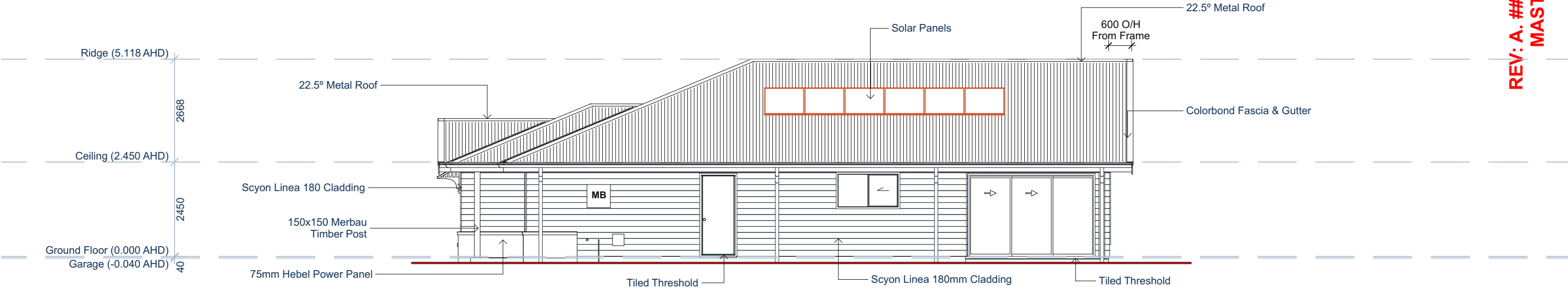
REV: A. ##.##.####
MASTER



FLOOR AREAS	
ALFRESCO	22.65
GARAGE	32.70
GROUND	128.90
PORCH	2.52
	186.77 m²



South Elevation (C)



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)

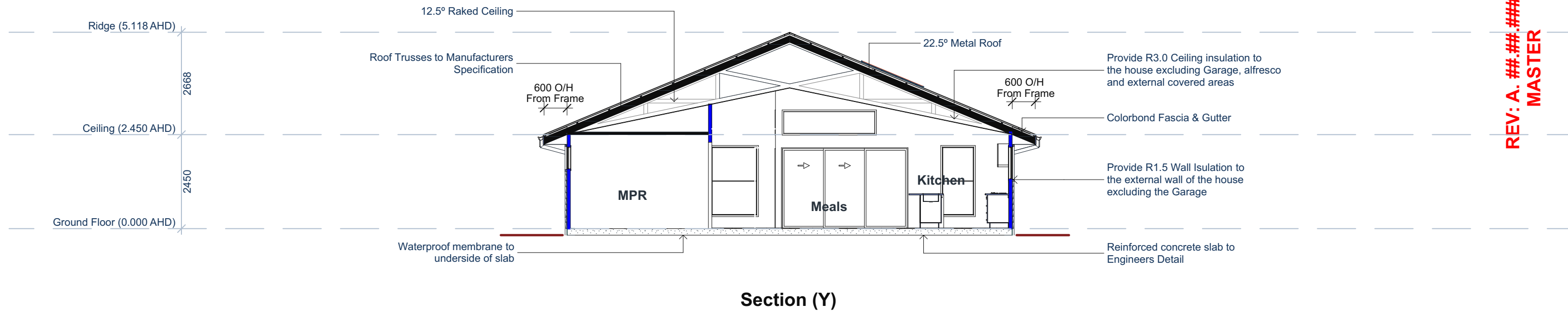
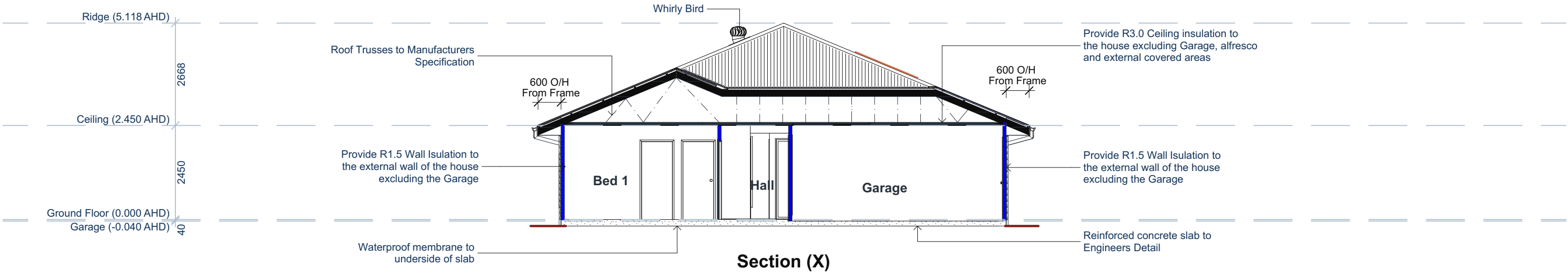
Indicates Obscure Glazing
(Refer floor plans/window schedule)

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

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



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	11.40	1.140	3.540	0.570	1.770
Living	19.26	1.926	12.00	0.963	6.00
Meals	25.264	2.526	4.320	1.263	4.320
Bed 3	9.336	0.934	1.920	0.467	0.960

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ALLAM

Lifestyle COMMUNITIES

M

MONTEREY

CANDLER HAYDEN

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

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ELMWOOD PLUS-7 DG

Traditional

Site Address

Allam Lifestyle Communities

Lot ### Street Name

Suburb (Estate) NSW

SITE INSTRUCTIONS

GENERAL:

HOUSE:

0

01.01.21

21.12.22

Revision/Date/Version

A. ###.###.####.V22

Serial

1MH410800A

Last Amended

JHA

Job No.

Job No.

Scale

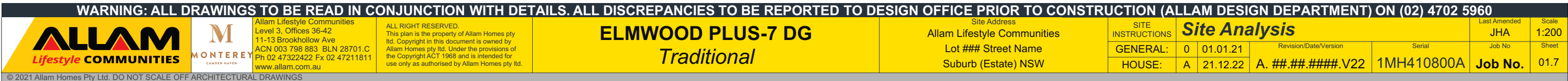
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Sheet



01.6

Section X/Y

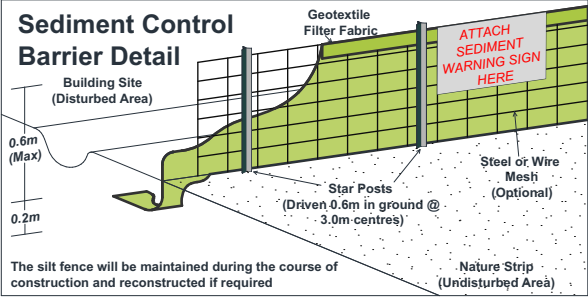
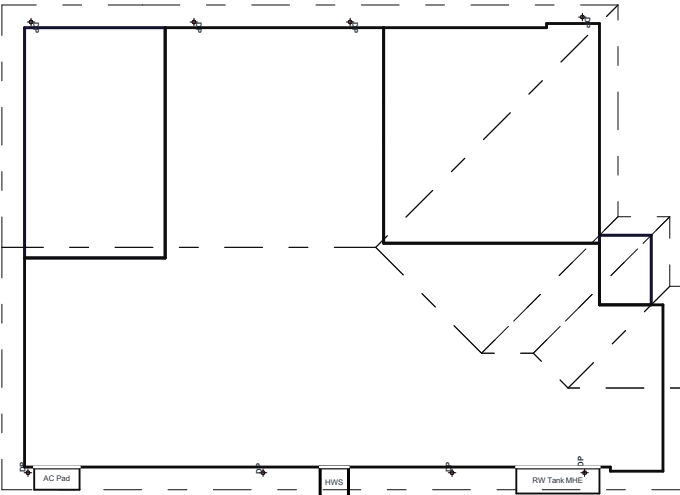
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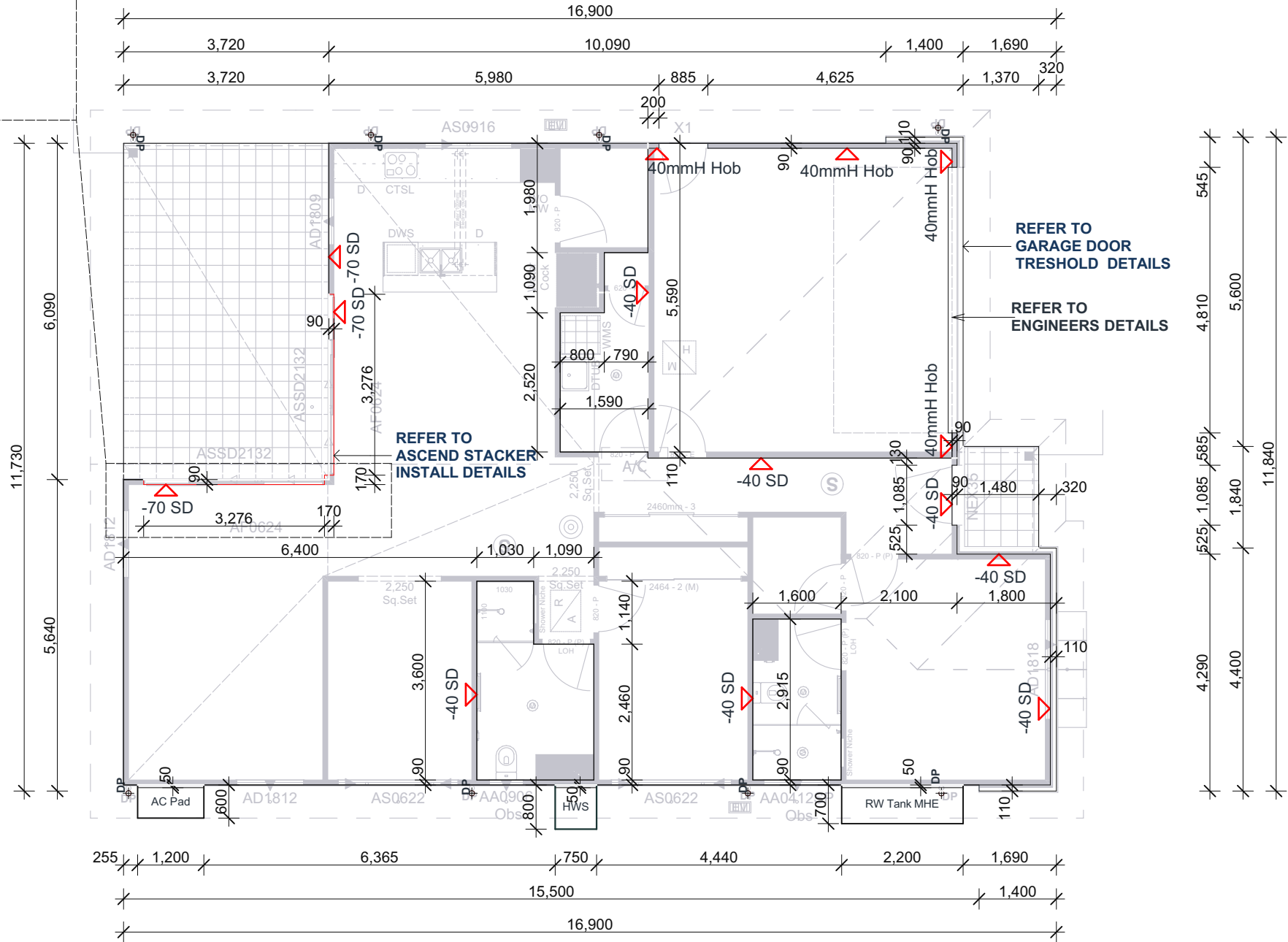
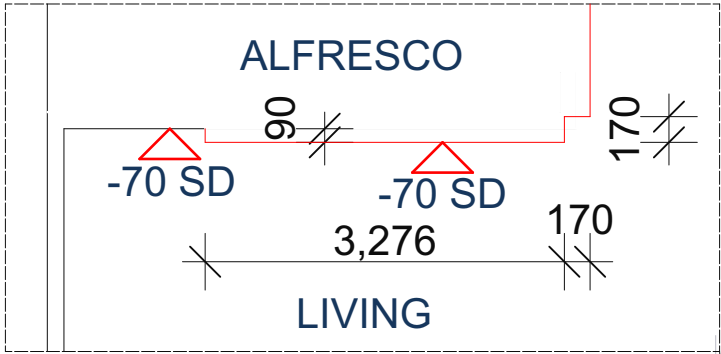


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MASTER

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 <p>ALLAM Lifestyle COMMUNITIES</p>	 <p>MONTEREY CANYON 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>ELMWOOD PLUS-7 DG <i>Traditional</i></p>	<p>Site Address Allam Lifestyle Communities Lot ### Street Name Suburb (Estate) NSW</p>	<p>SITE INSTRUCTIONS <i>Retaining Wall Details</i></p>	<p>Last Amended JHA</p>		<p>Scale REFER TO DETAIL</p>		
						<p>GENERAL: 0 01.01.21</p>	<p>Revision/Date/Version</p>		<p>Serial</p>	<p>Job No</p>	<p>Sheet</p>
						<p>HOUSE: A 21.12.22</p>	<p>A. ##.##.####.V22</p>		<p>1MH410800A</p>	<p>Job No.</p>	<p>01.9</p>
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REV: A. ##.##.####
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REV: A. ##.##.####
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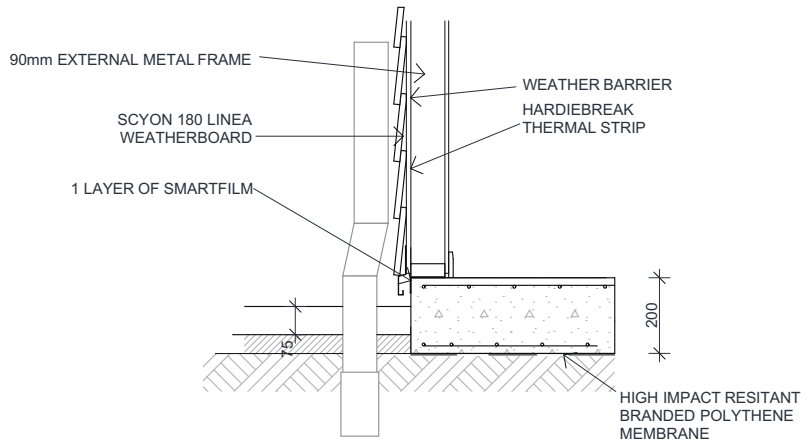
Termite shields

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.

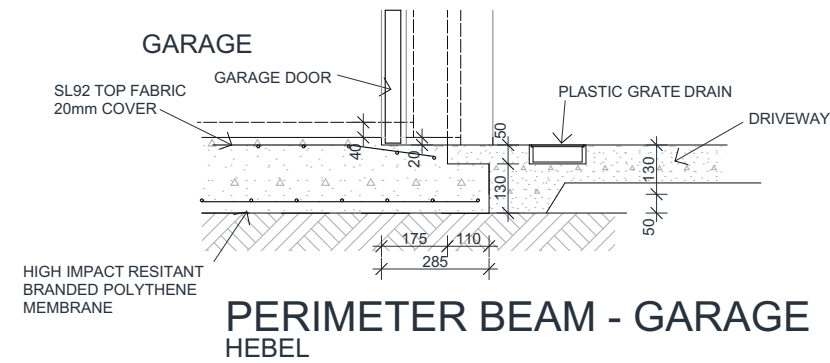
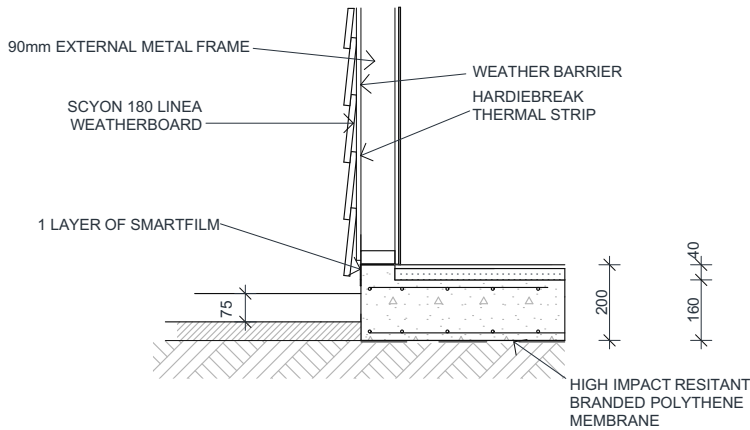
NOTE: All Measurements Are Taken From External Edge Of Slab

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		<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>ELMWOOD PLUS-7 DG <i>Traditional</i></p>	<p>Site Address Allam Lifestyle Communities Lot ### Street Name Suburb (Estate) NSW</p>	SITE INSTRUCTIONS	Slab Setout Ground			Last Amended	Scale	
						GENERAL:	0	01.01.21	Revision/Date/Version	Serial	JHA	1:100
						HOUSE:	A	21.12.22	A. ##.##.####.V22	1MH410800A	Job No.	Sheet

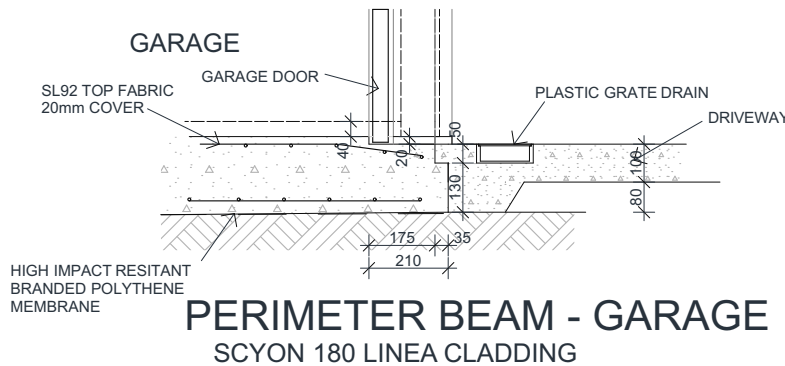
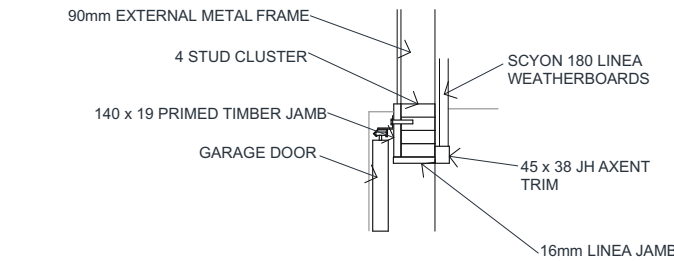
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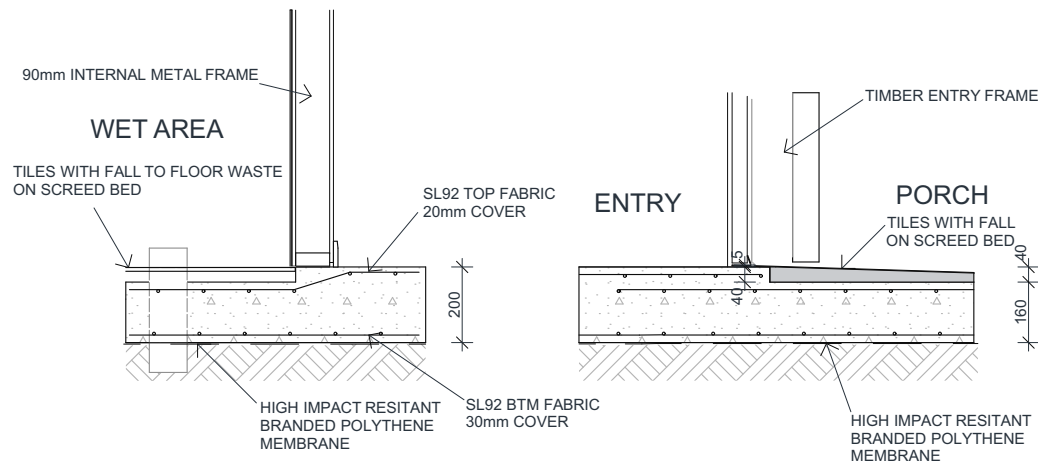
PERIMETER BEAM - HOUSE
SCYON 180 LINEA CLADDING



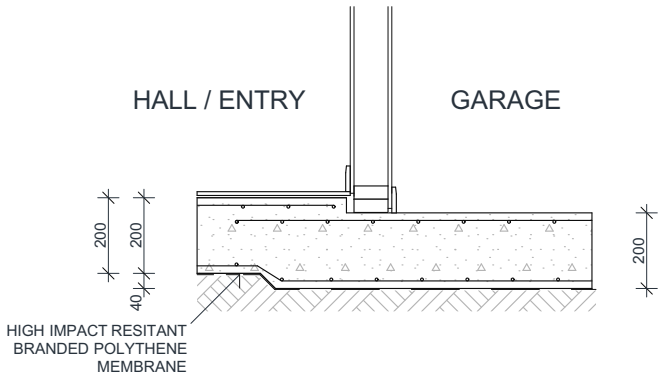
PERIMETER BEAM - GARAGE
HEBEL



PERIMETER BEAM - GARAGE
SCYON 180 LINEA CLADDING



INTERNAL STEP DOWN
THRU WALL



INTERNAL STEP DOWN
THRU WALL

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

- 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**

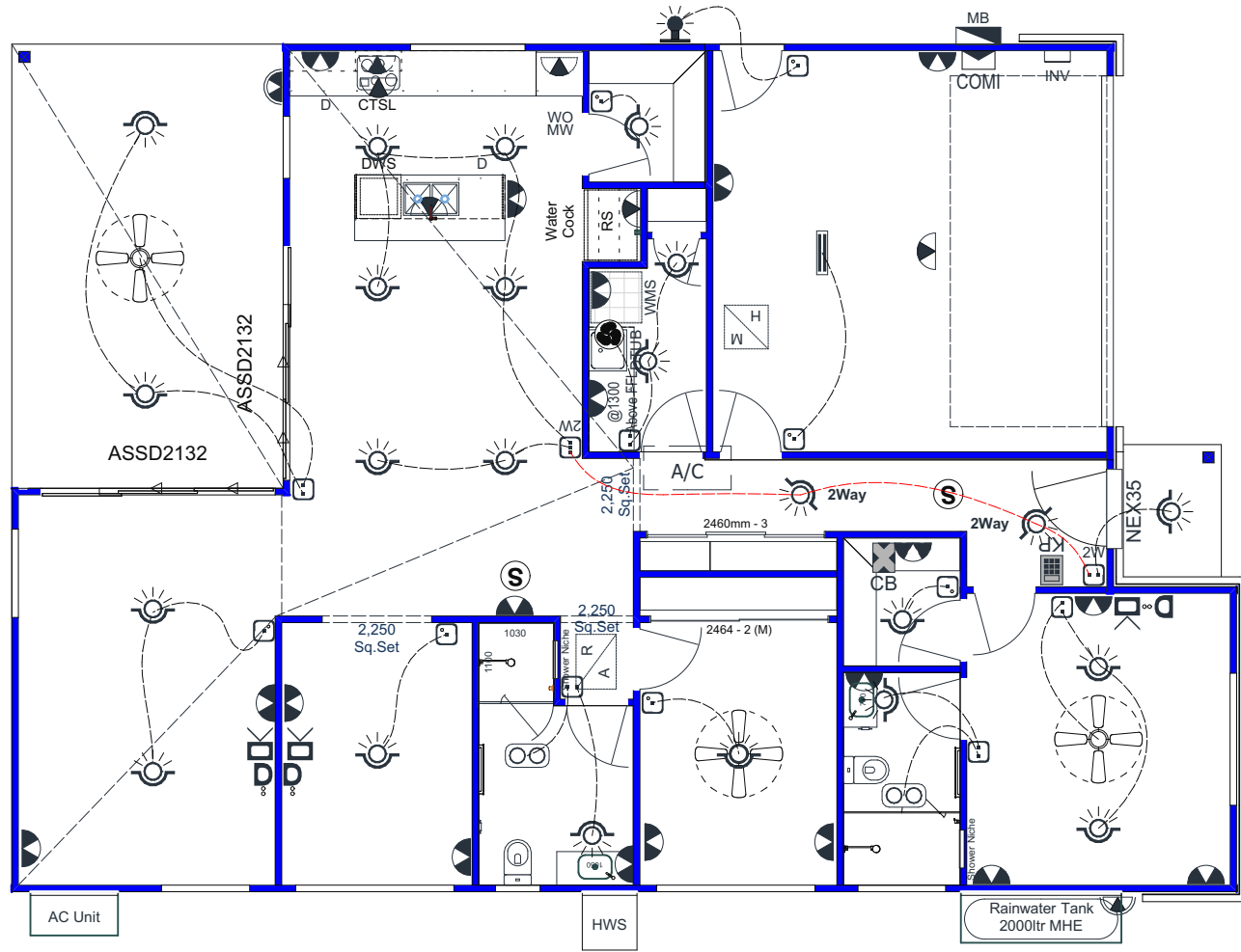
General Notes: NCC Approval

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.

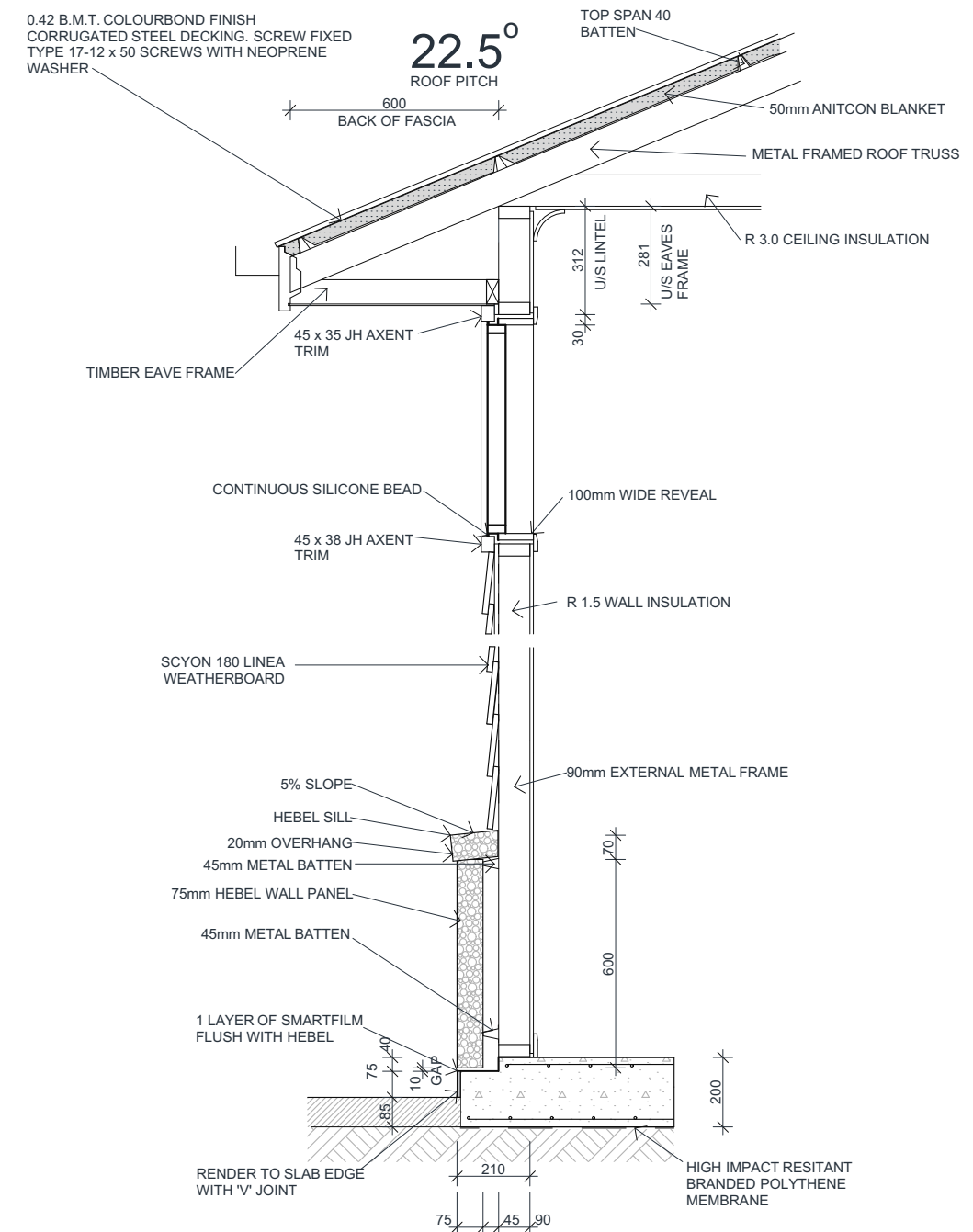
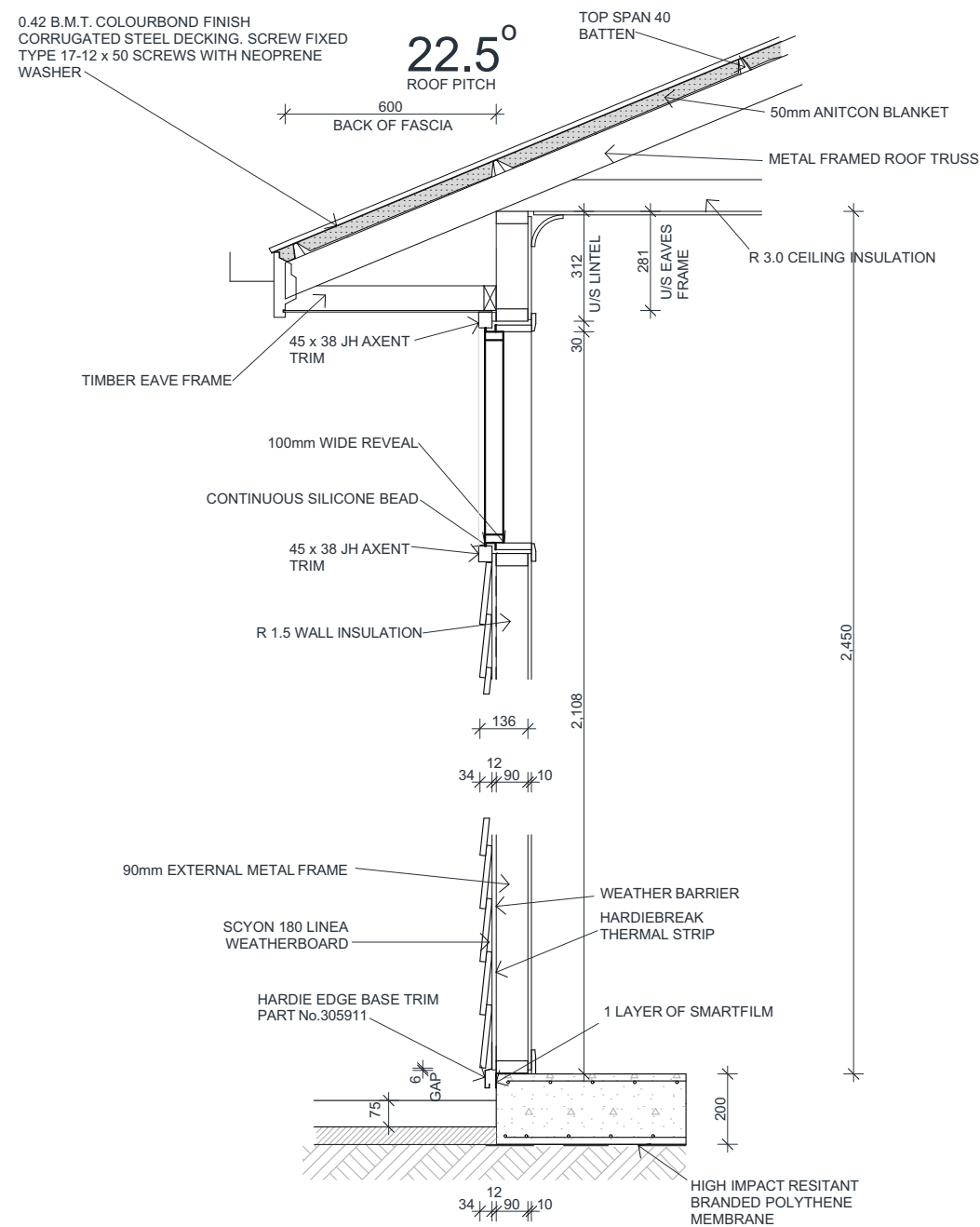
The final location of ceiling penetrations and light fittings are subject to site conditions



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

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

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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
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ELMWOOD PLUS-7 DG
Traditional

Site Address
Allam Lifestyle Communities
Lot ### Street Name
Suburb (Estate) NSW

SITE INSTRUCTIONS
GENERAL: 0 01.01.21
HOUSE: A 21.12.22

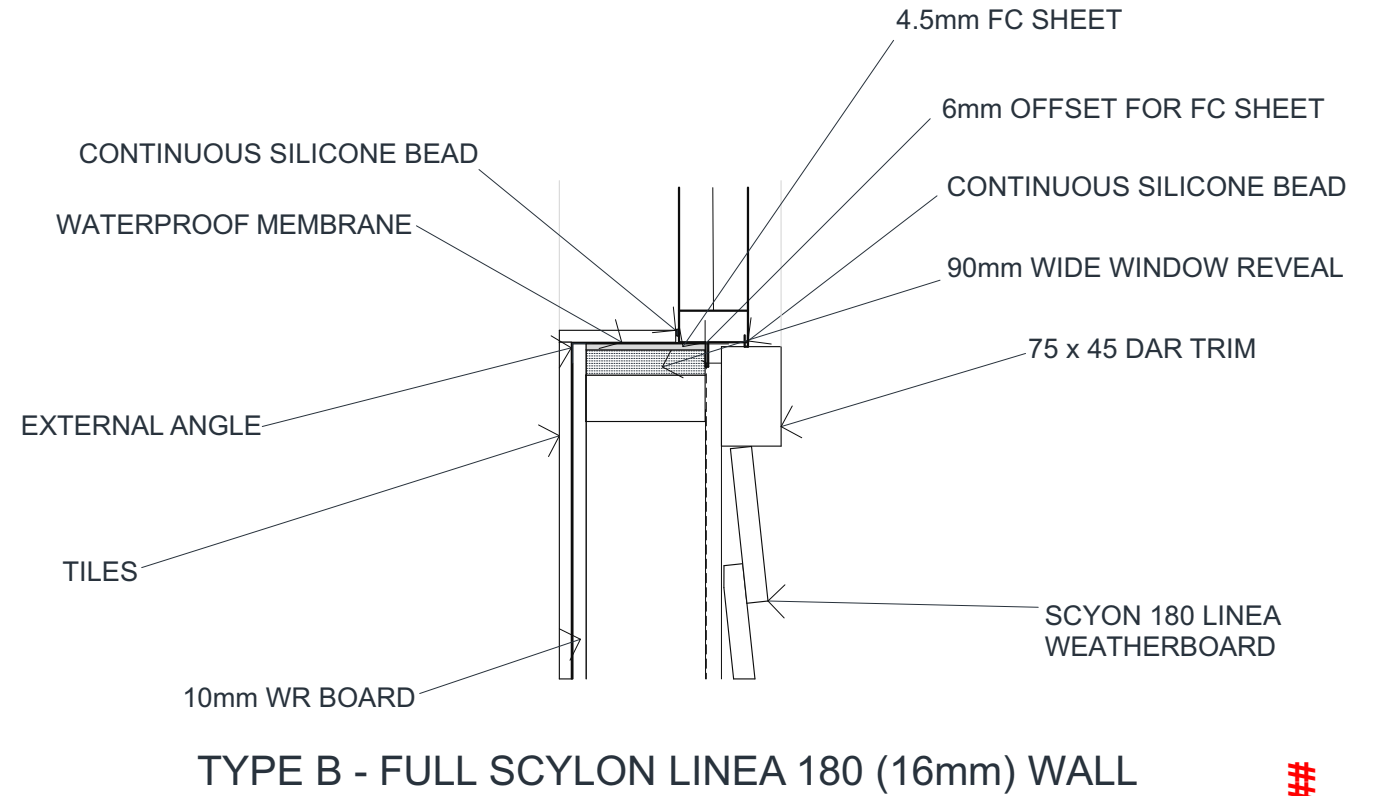
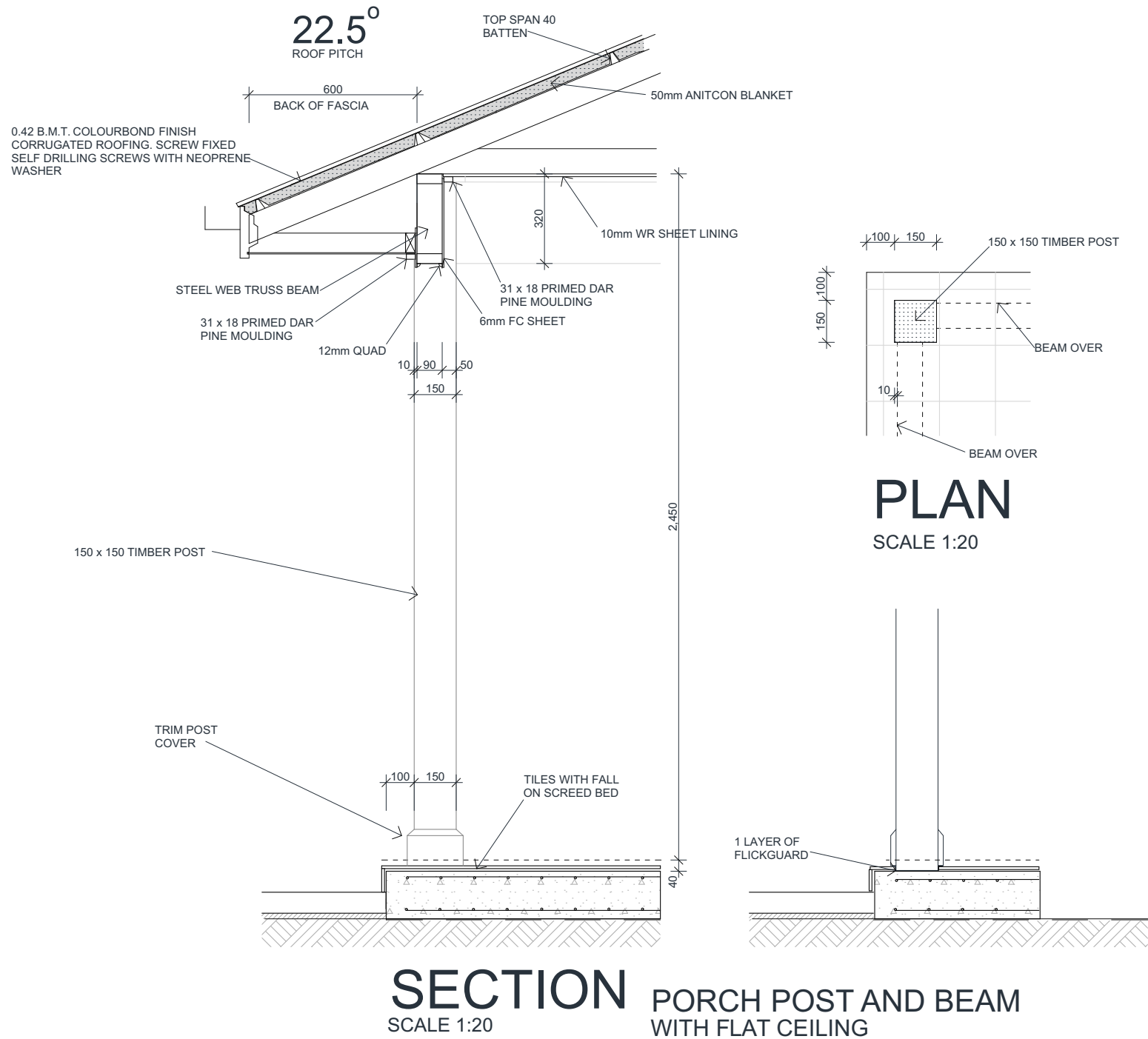
Wall Section 1

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

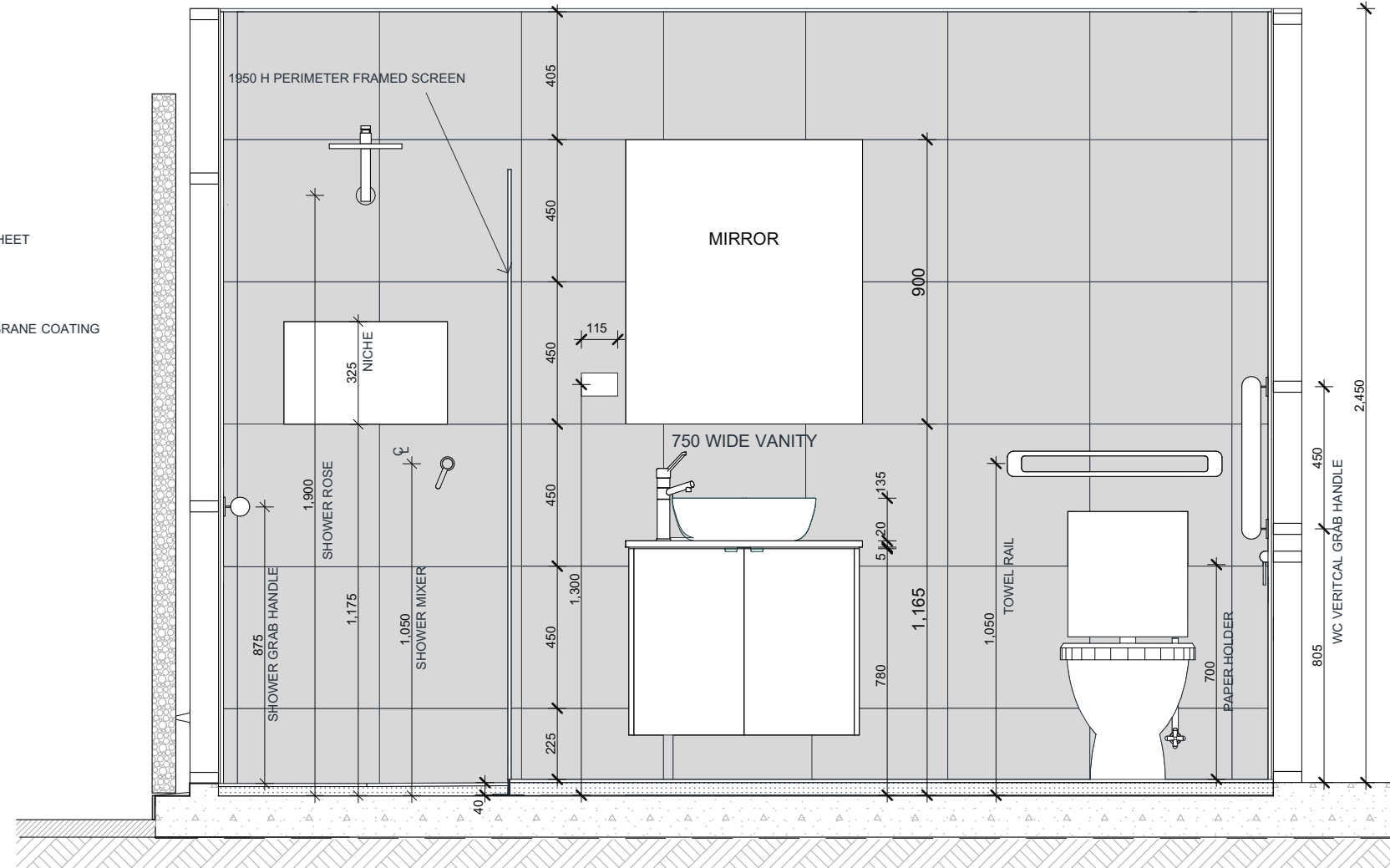
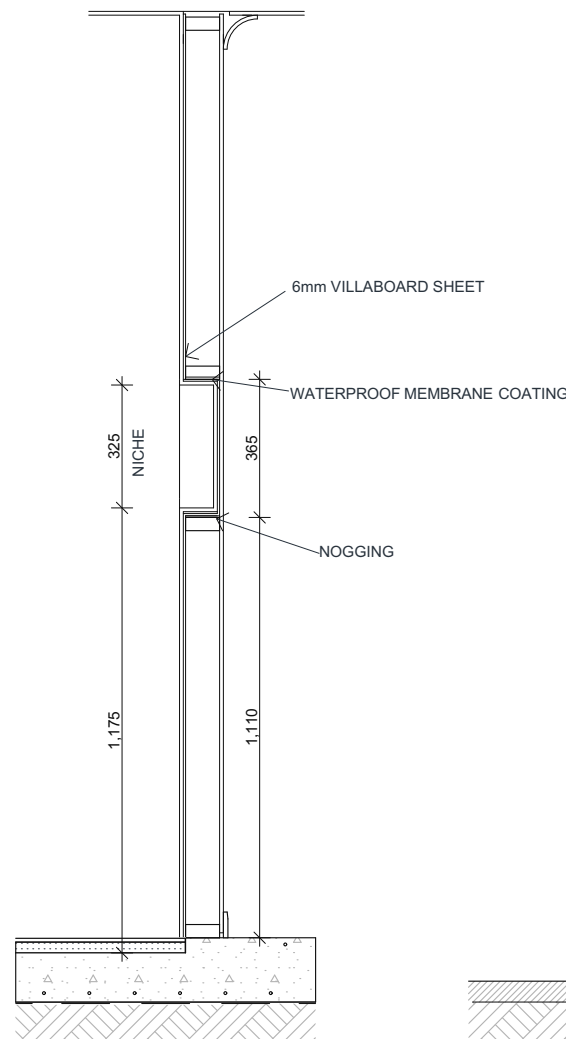
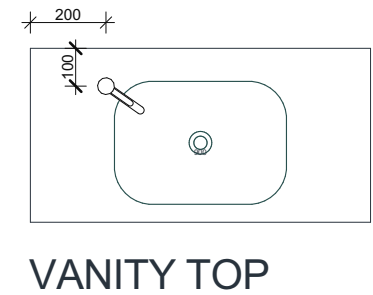
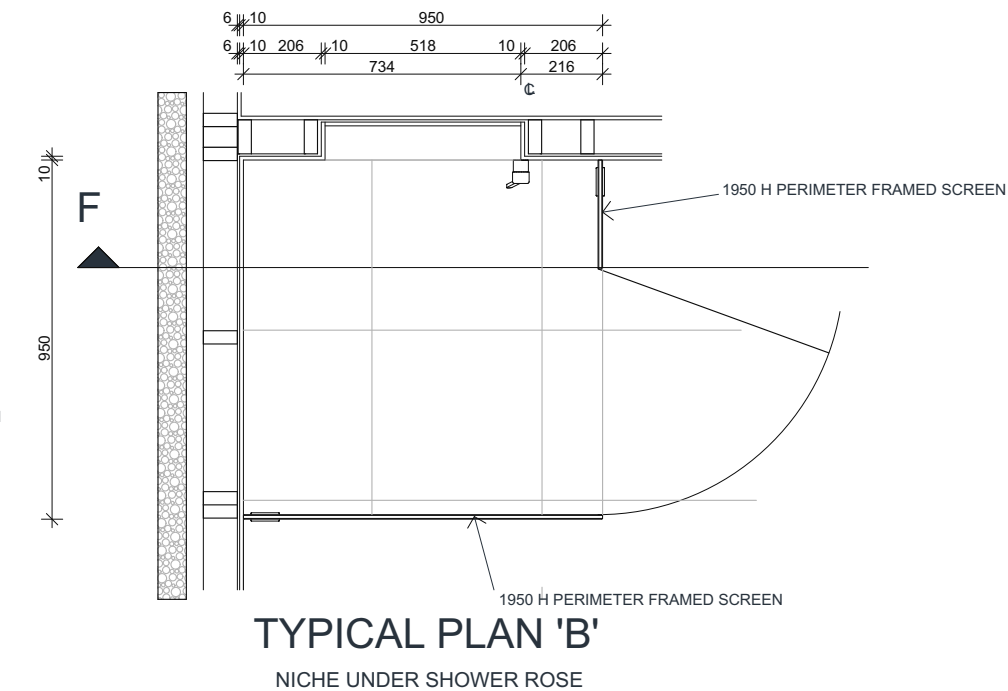
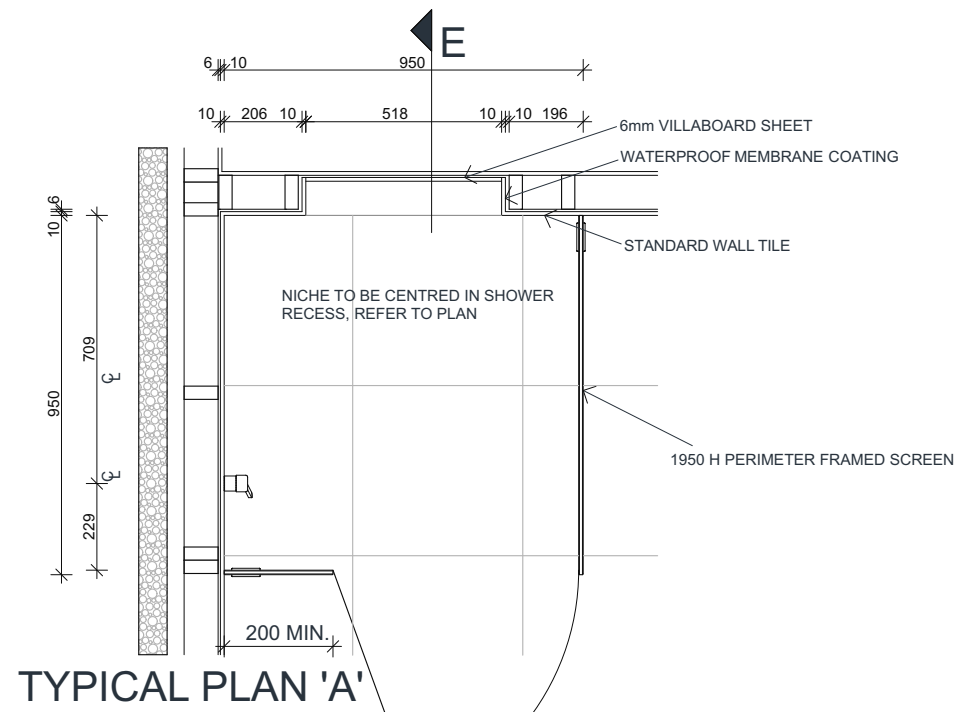
Serial
1MH410800A

Last Amended
JHA
Job No.
Job No.

Scale
REFER TO
DETAIL
Sheet
01.16



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MASTER



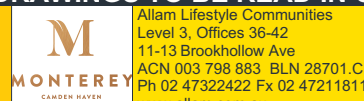
SECTION 'E'

SECTION 'F'
NICHE UNDER SHOWER ROSE

450 x 450 WALL TILE

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

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ELMWOOD PLUS-7 DG
Traditional

Site Address
Allam Lifestyle Communities
Lot ### Street Name
Suburb (Estate) NSW

SITE INSTRUCTIONS	Tile Specification			Serial	Last Amended JHA	Scale REFER TO DETAIL Sheet
	GENERAL:	0	01.01.21			
HOUSE:	A	21.12.22	A. ##.##.####.V22	1MH410800A	Job No.	01.19

ENSUITE

LAUNDRY



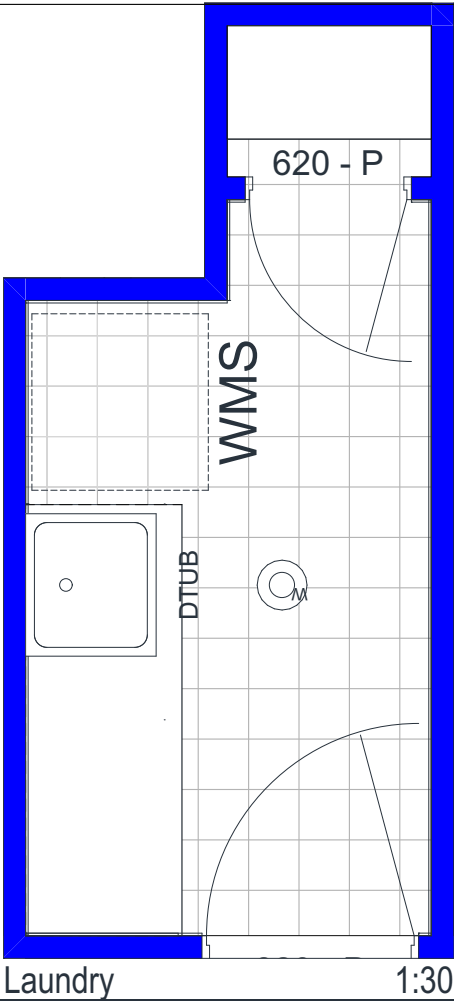
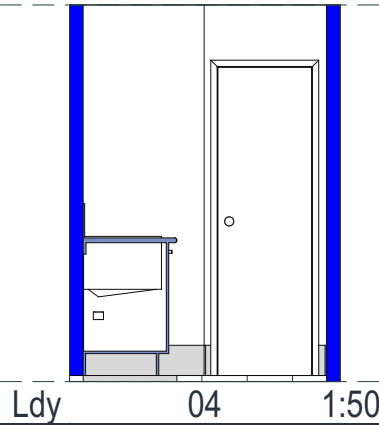
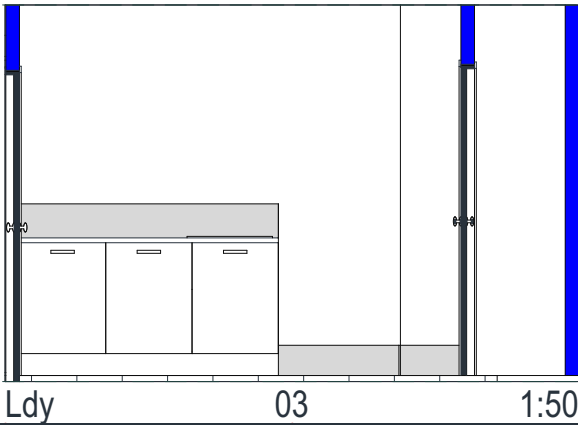
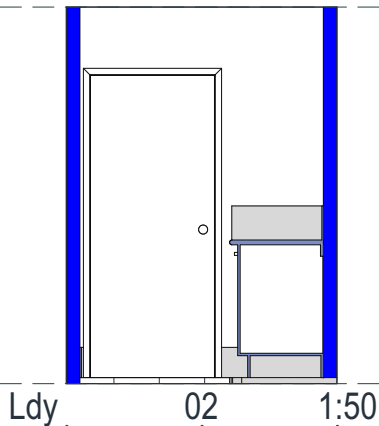
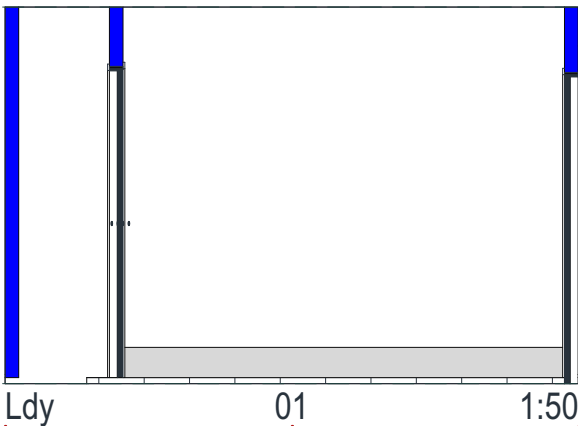
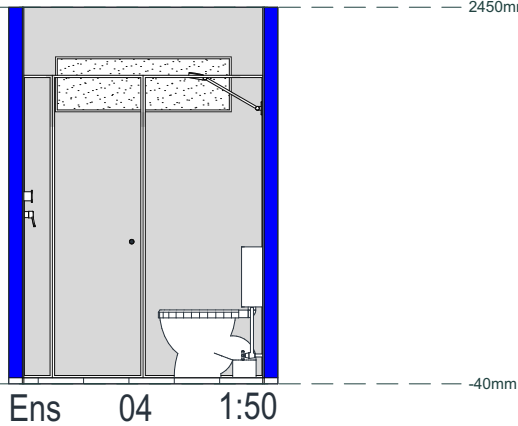
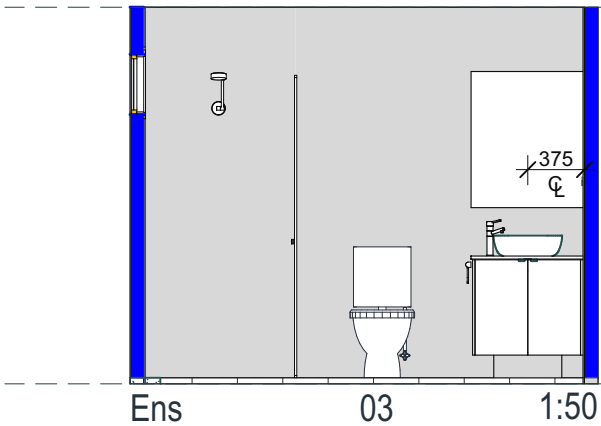
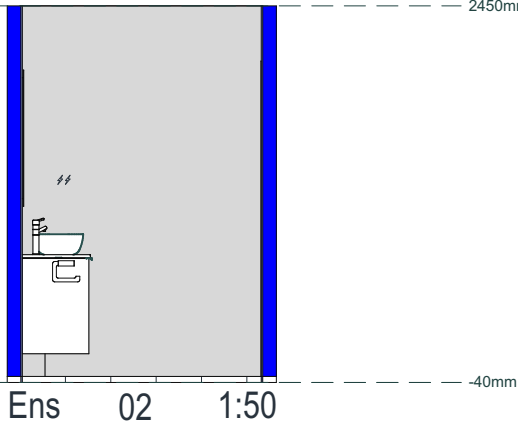
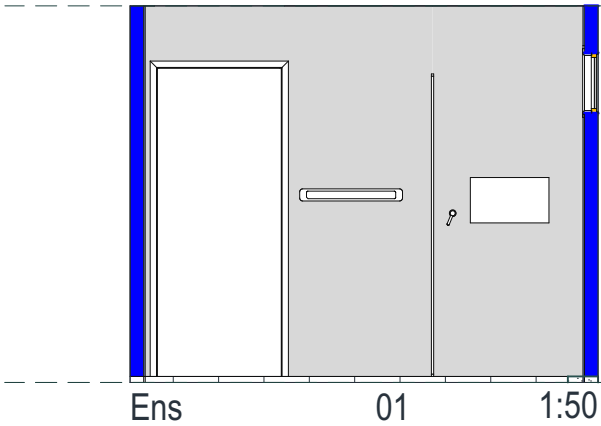
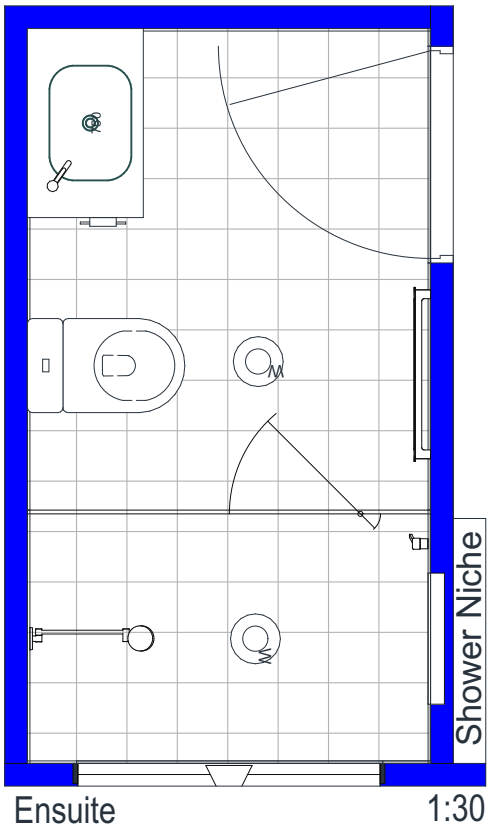
MONTEREY
CAMDEN HAYDEN
Allam Lifestyle Communities
Level 3, Offices 36-42
11-13 Brookhollow Ave
ACN 003 798 883 BLN 28701.C
Ph 02 47322422 Fx 02 47211811
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ELMWOOD PLUS-7 DG Traditional

Site Address
Allam Lifestyle Communities
Lot ### Street Name
Suburb (Estate) NSW

SITE INSTRUCTIONS				Ensuite - Laundry		Last Amended	Scale
GENERAL:				0	01.01.21	Revision/Date/Version	Sheet
HOUSE:				A	21.12.22	A. ###.###.####.V22	1MH410800A
				Serial		Job No	Job No.
							01.20

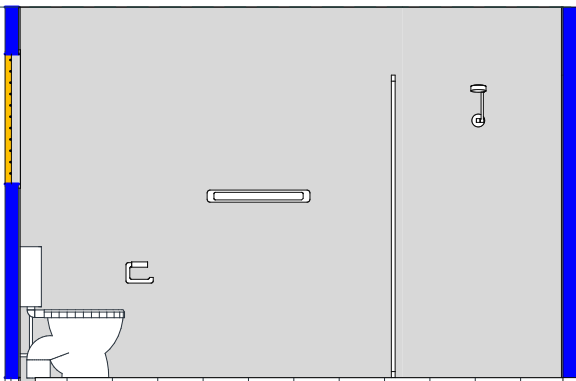


REV: A. ###.###.####
MASTER

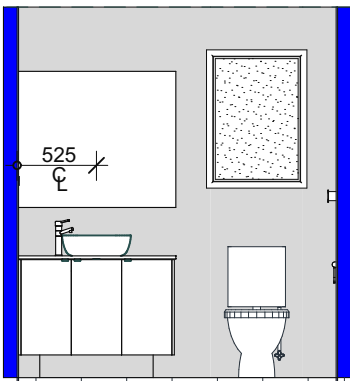
Wet Area Height Table	
Item	Height (mm)
Shower Screen	2100
Toilet Roll Holder	700
Towel Rail/Ring	1050
WC isolating tap	150
Shower Tap Mixer	950
Shower Rose	1800
Bath Taps Mixer/Spout	650
Laundry Taps (Tub)	1050
Laundry Taps (Washing Mach.)	1435

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

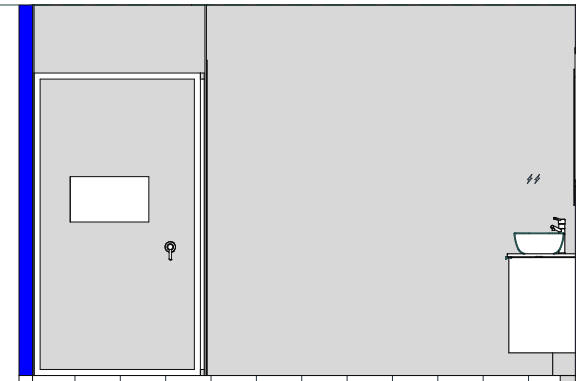
BATHROOM



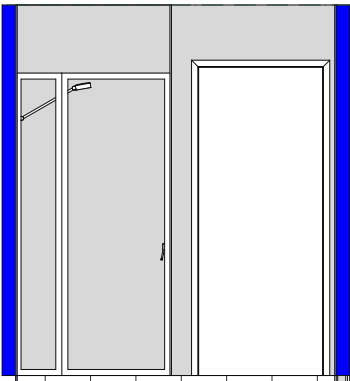
Bath 01 1:50



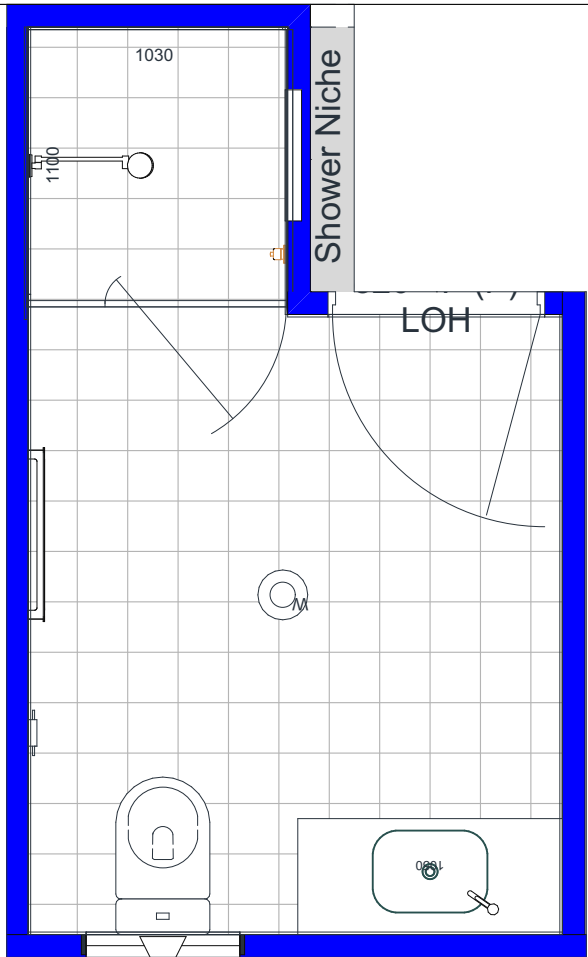
Bath 02 1:50



Bath 03 1:50



Bath 04 1:50

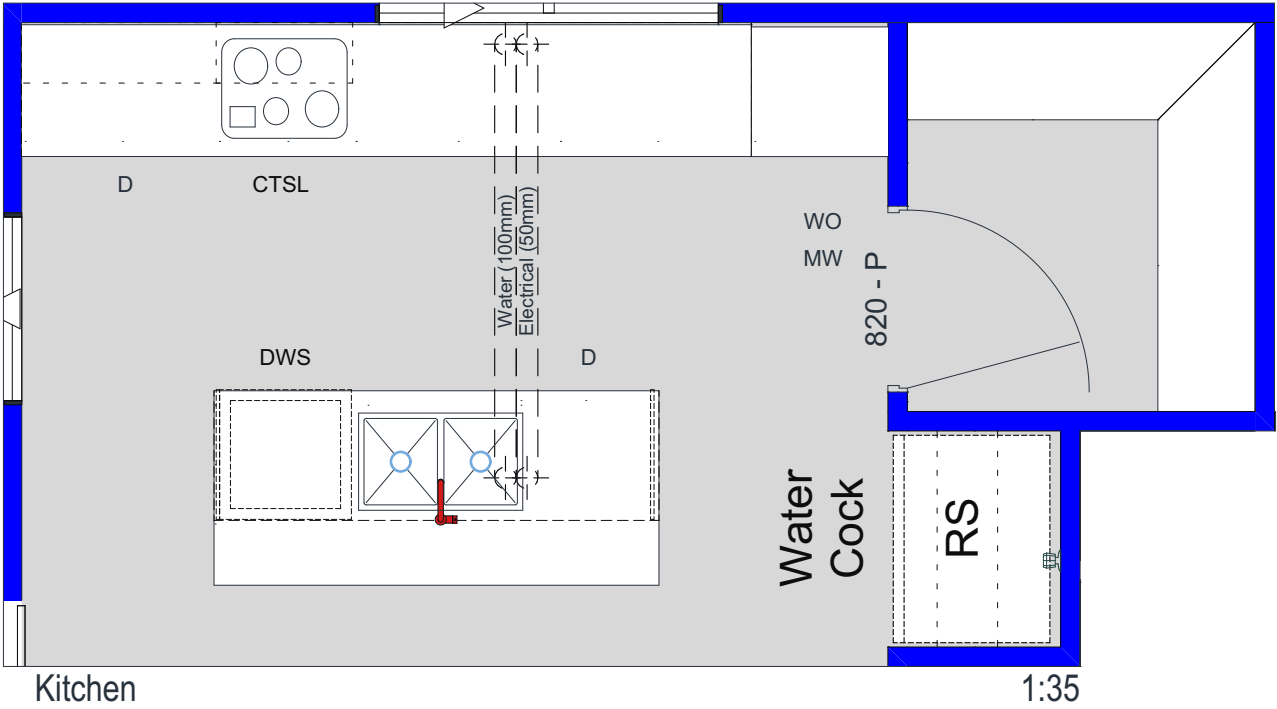
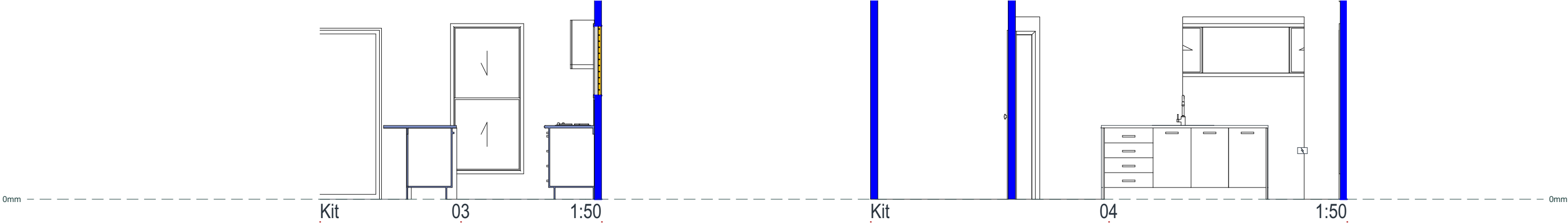
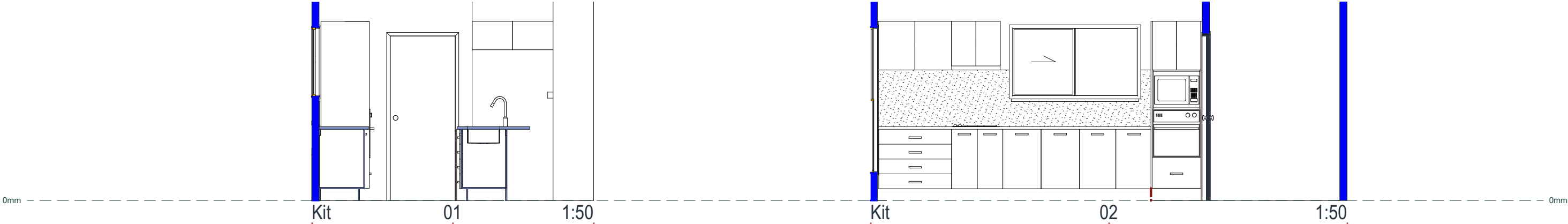


Bath 1:30

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

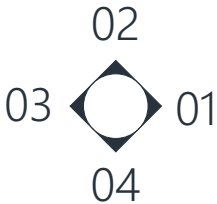
Wet Area Height Table	
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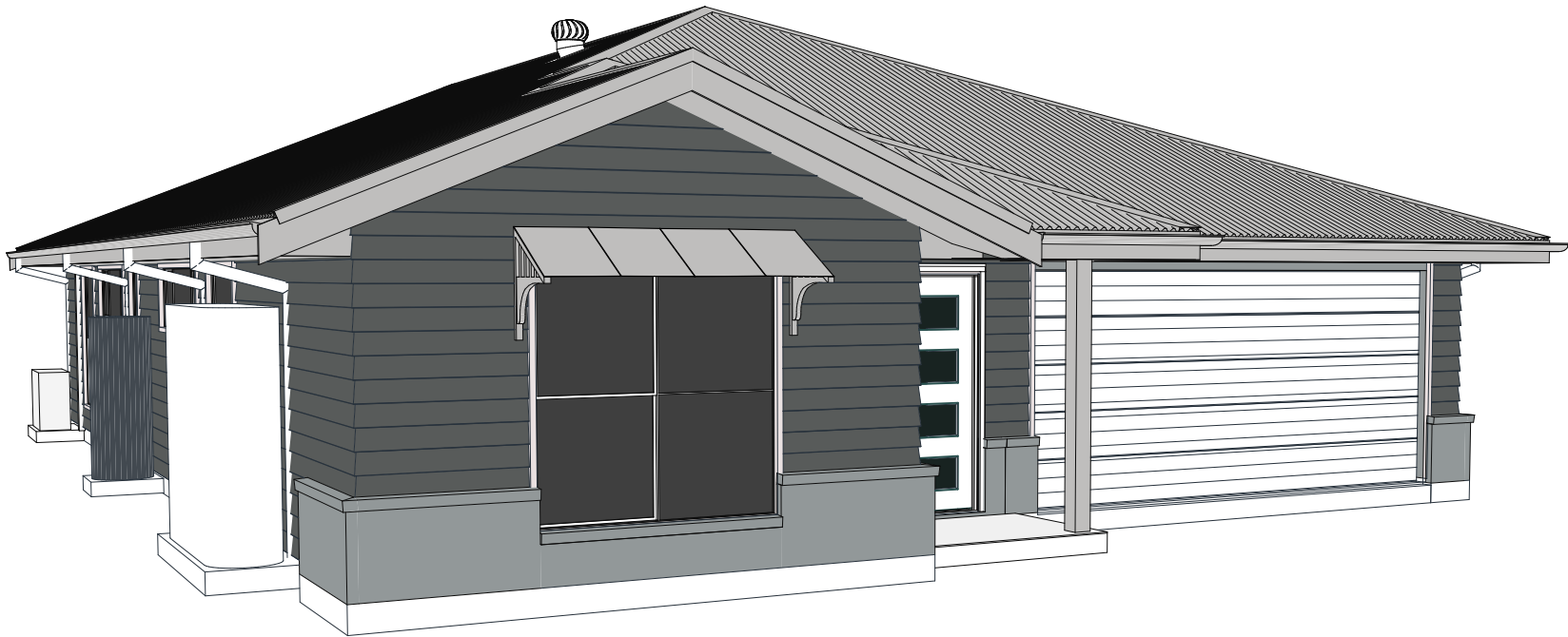
Note:
Refer To Job Specific Details &
Colour Application Sheets For
Tile Layout/Application.



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

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





Finishes Legend

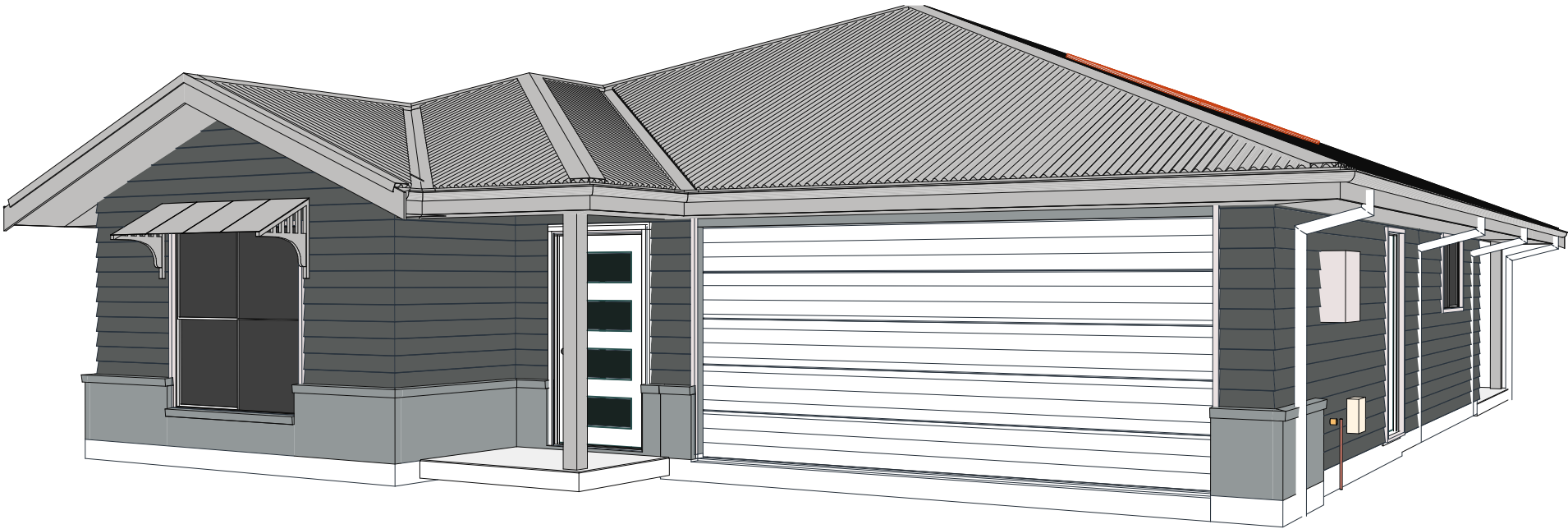
External Scheme -

Cladding :
Surfmist (Linea)

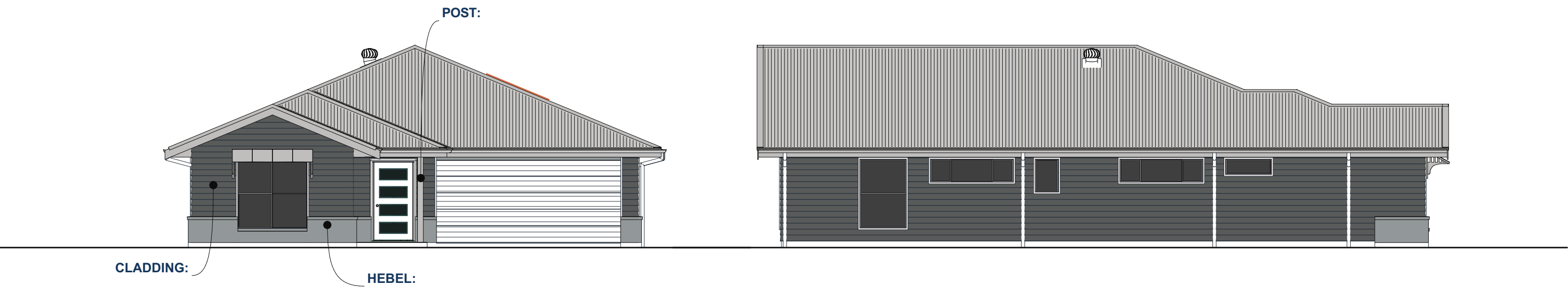
Hebel :
Surfmist

Post :
Shale Grey


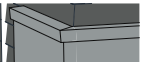
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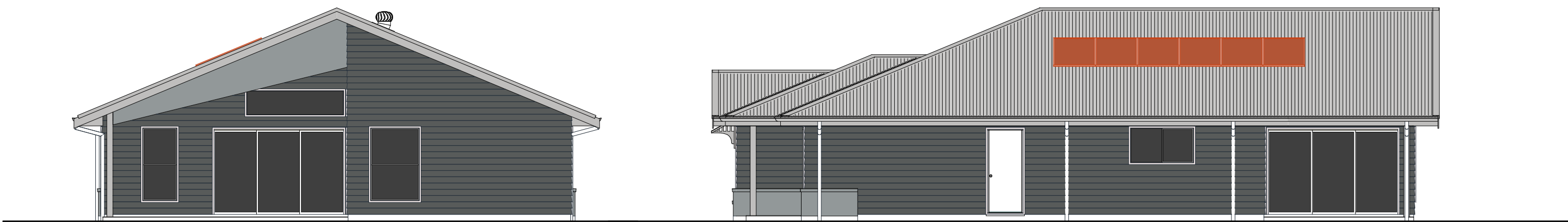
WARNING
NOTE: THIS PAGE MUST BE PRINTED IN COLOUR



Finishes Legend
External Scheme -

- Cladding : 
- Hebel : 
- Post :

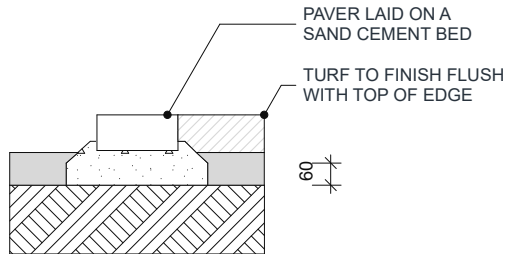
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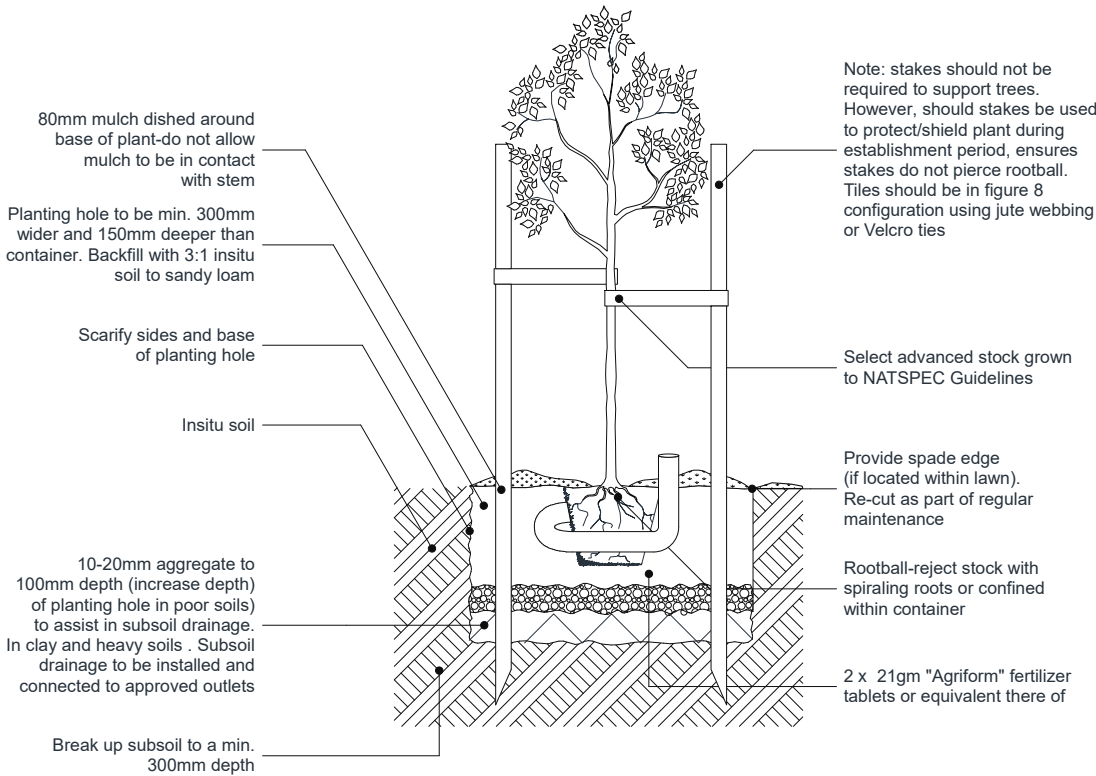
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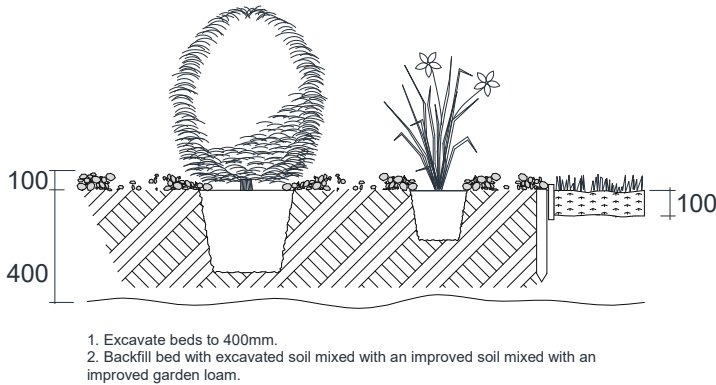




GARDEN EDGE DETAIL
NTS



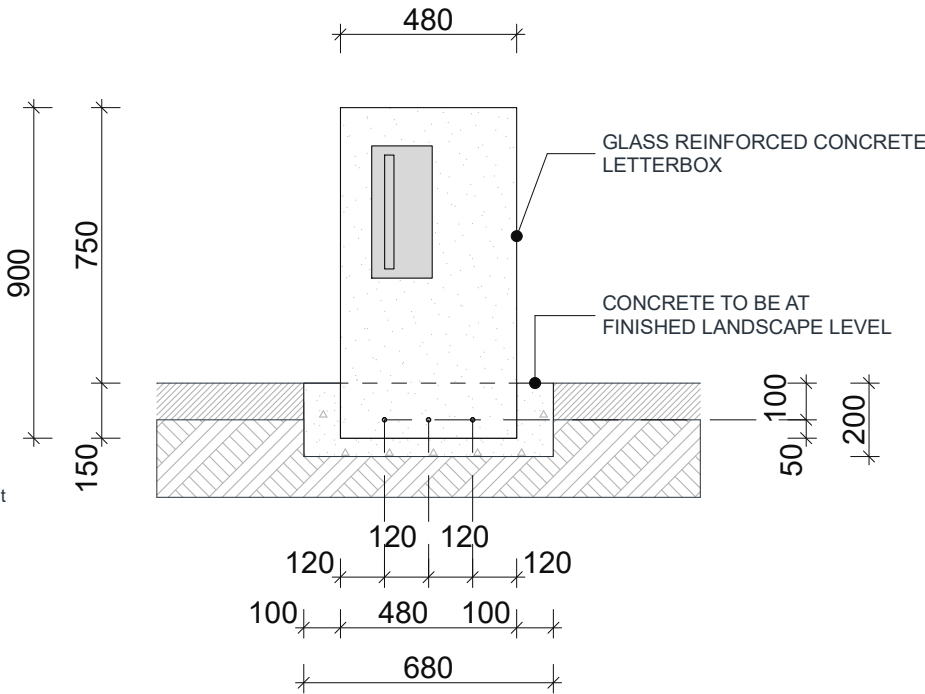
TREE PLANTING FOR ADVANCED STOCK



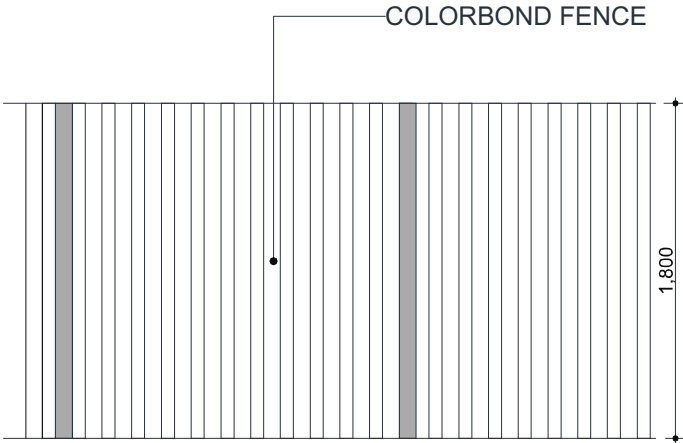
PLANTED BEDS

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.



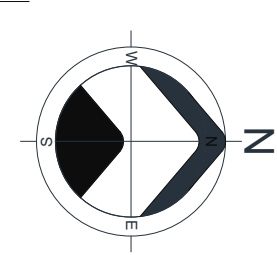
ELEVATION



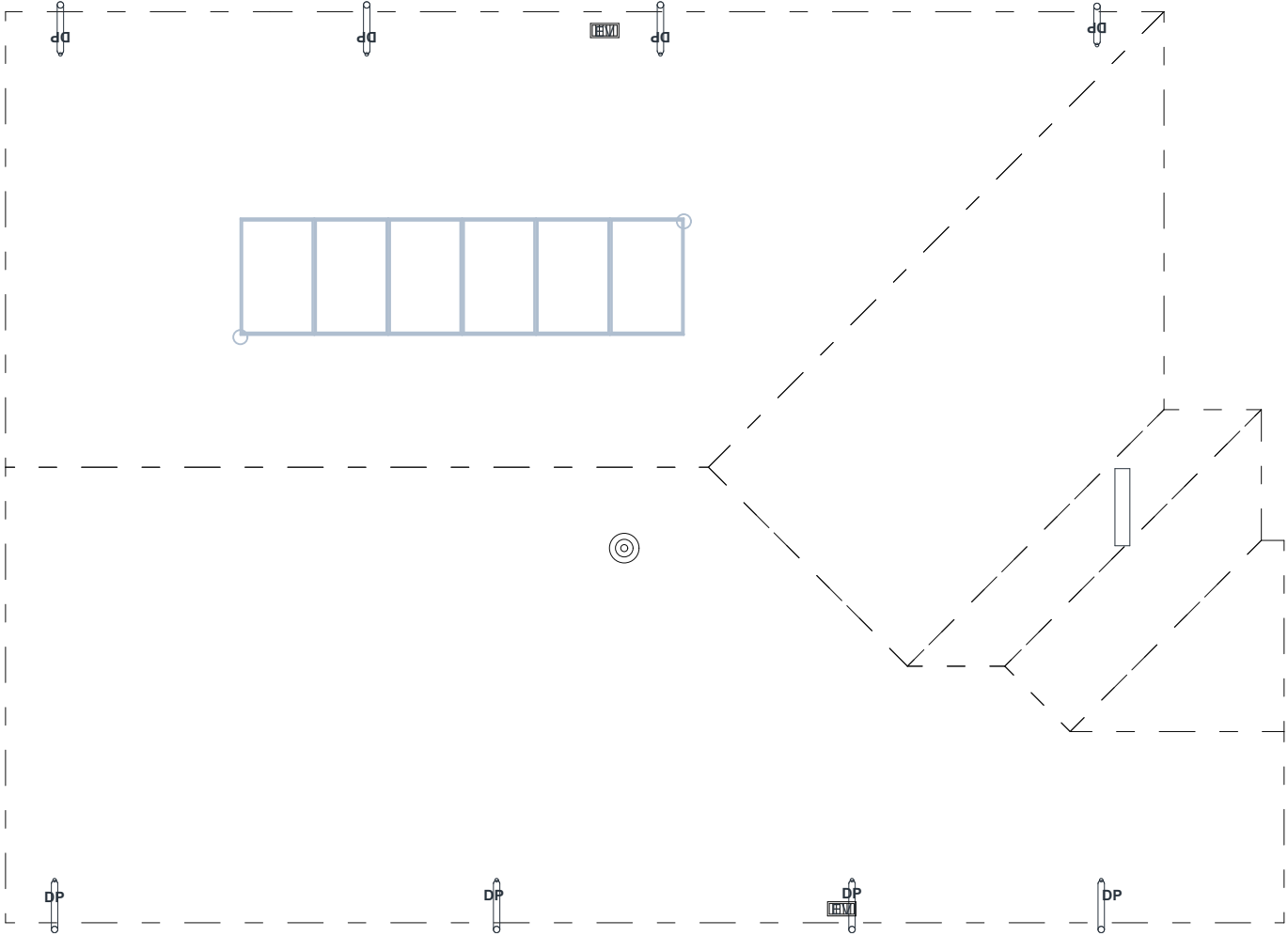
NOTE: Gates to be made from same materials as fence. All fixings to be galvanised, trip latches fitted

FENCE - TYPE

REV: A. ##.##.####
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PV LAYOUT	
SYSTEM SIZE	2.49kW
PANELS	(6) 415 W Panel (1762 x 1134 x 30)



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