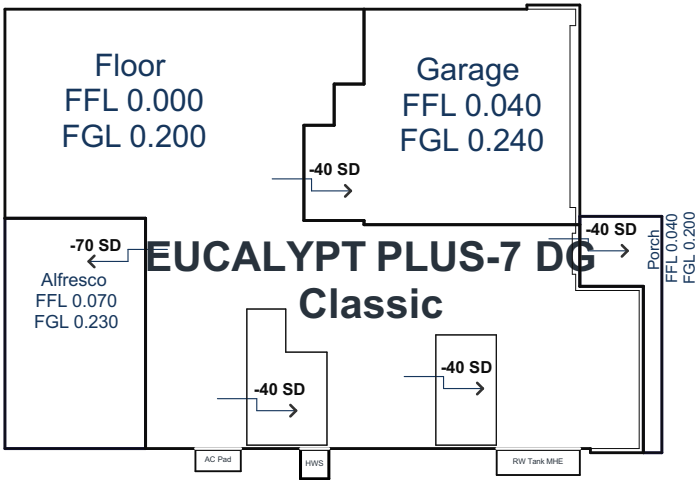
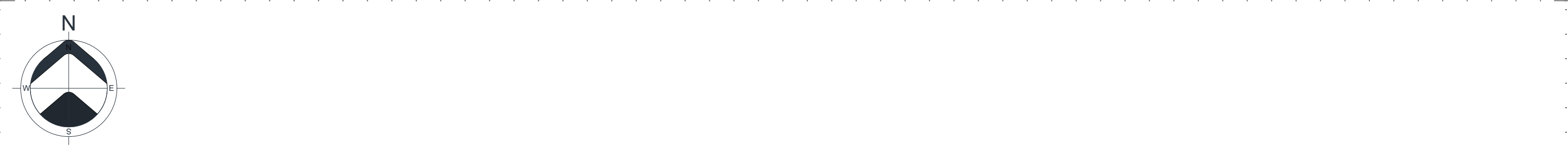


Layout No:	Layout Name	Rev
1	Cover Sheet	
2	Site	
3	Ground Floor	
4	Elevation A/B	
5	Elevation C/D	
6	Section X-Y	
7	Site Analysis	
8	Fence & Retaining Layout	
9	Retaining Wall Details	
10	Waste & Drainage	
11	Slab Setout Ground	
12	Slab Details	
13	Sub Floor Ground	
14	Slab Relocation Cut Plan	
15	Ground Floor Electrical	
16	Wall Section 1	
17	Associated Details	
18	Associated Layout	
19	Tile Specification	
20	Ensuite - Laundry	
21	Bath	
22	Kitchen	
23	Colour Application	
24	Paint Application	
25	Colour Perspectives	
26	Landscape	
27	Landscape Details	
28	Solar Layout	
29	WHS Layout	
30	Furniture Layout	

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



DRAWING REVISIONS
A. ###.###.#### INI - Variation/change listed here

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

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

**GENERAL NOTES:**

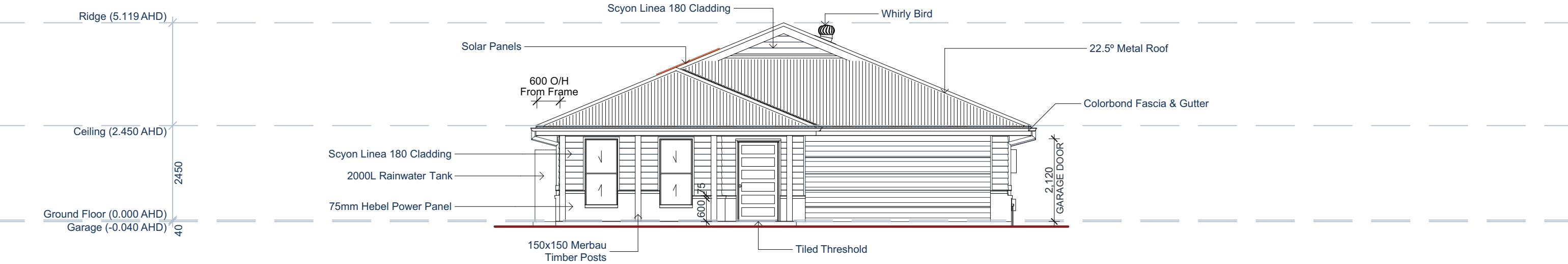
- Landscaping To The Front & Rear Yards As Indicated On The Landscape
- Retaining Wall Where Required By Builder.
- Provide An Edgeboard Survey To Confirm The Position Of The Home & I
- Provide 1800mm High Chain Wire Temporary Safety Fencing In Accordance

Requirements Under The Occupational Health & Safety Act To All Unfenced  
Double Hinged Gates To Front Access.

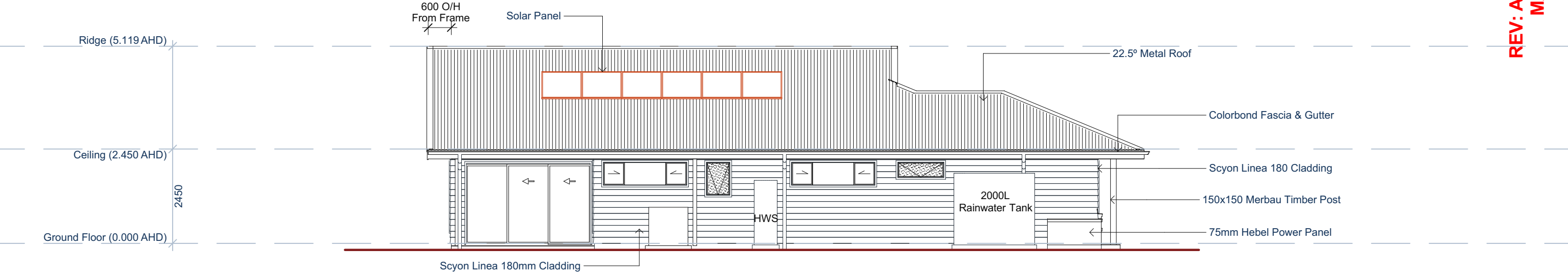
REV: A. ###.###.####  
MASTER

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.	EUCALYPT PLUS-7 DG <i>Classic</i>		Site Address Allam Lifestyle Communities Lot ### Street Name Suburb (ESTATE) NSW		SITE INSTRUCTIONS		Last Amended JHA	Scale 1:200			
								<i>Site</i>						
								GENERAL:	0			01.01.21	Revision/Date/Version	Serial
								HOUSE:	A			20.12.22	A. ##.##.####.v22	1EW710100A
										Job #	2			
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BIMcloud: AHBIM03 - BIMcloud/MHE Masters V27/EUCALYPT/Classic/Eucalypt PLUS-7 DG Classic														





East Elevation (A)



South Elevation (B)

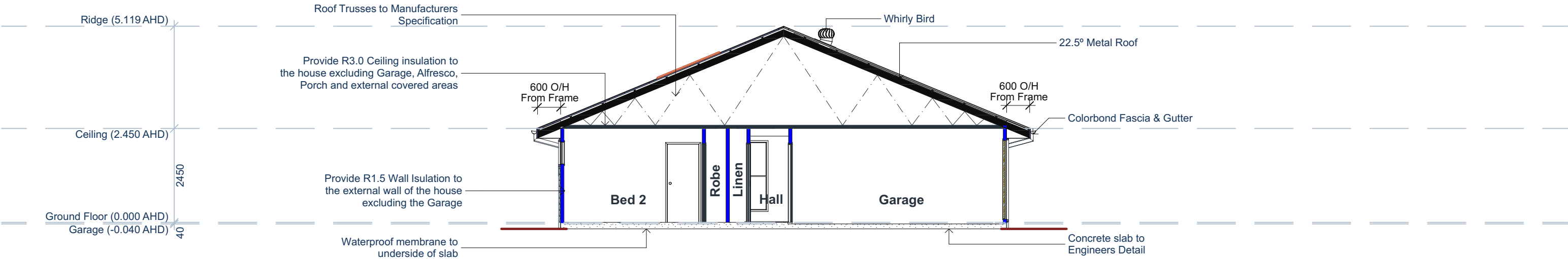
**General Notes:**  
\* Locate expansion joints in accordance with Clause 3.3.5.13 of NCC and located behind downpipes where possible.  
\* All verges 200mm unless otherwise noted  
\* Provide cover strip to entry doors  
\* Provide cover strip to entry doors  
\* Refer to floor plans/window schedule 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).

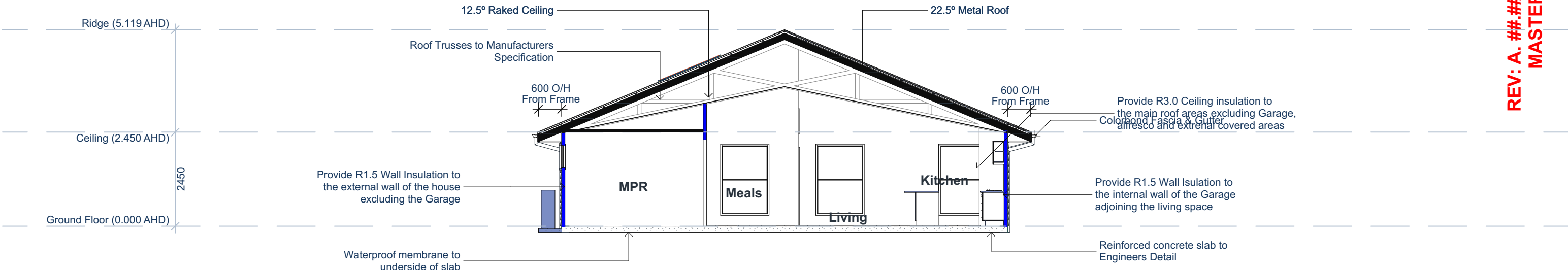
REV: A. ###.###.####  
MASTER



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



Section (X)



Section (Y)

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

**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

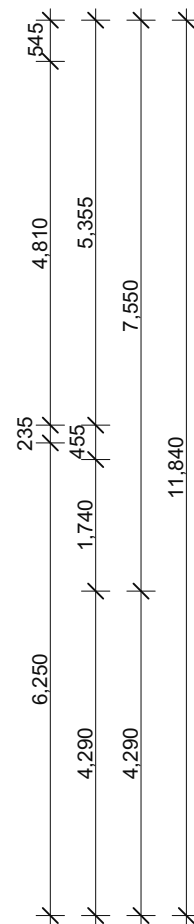
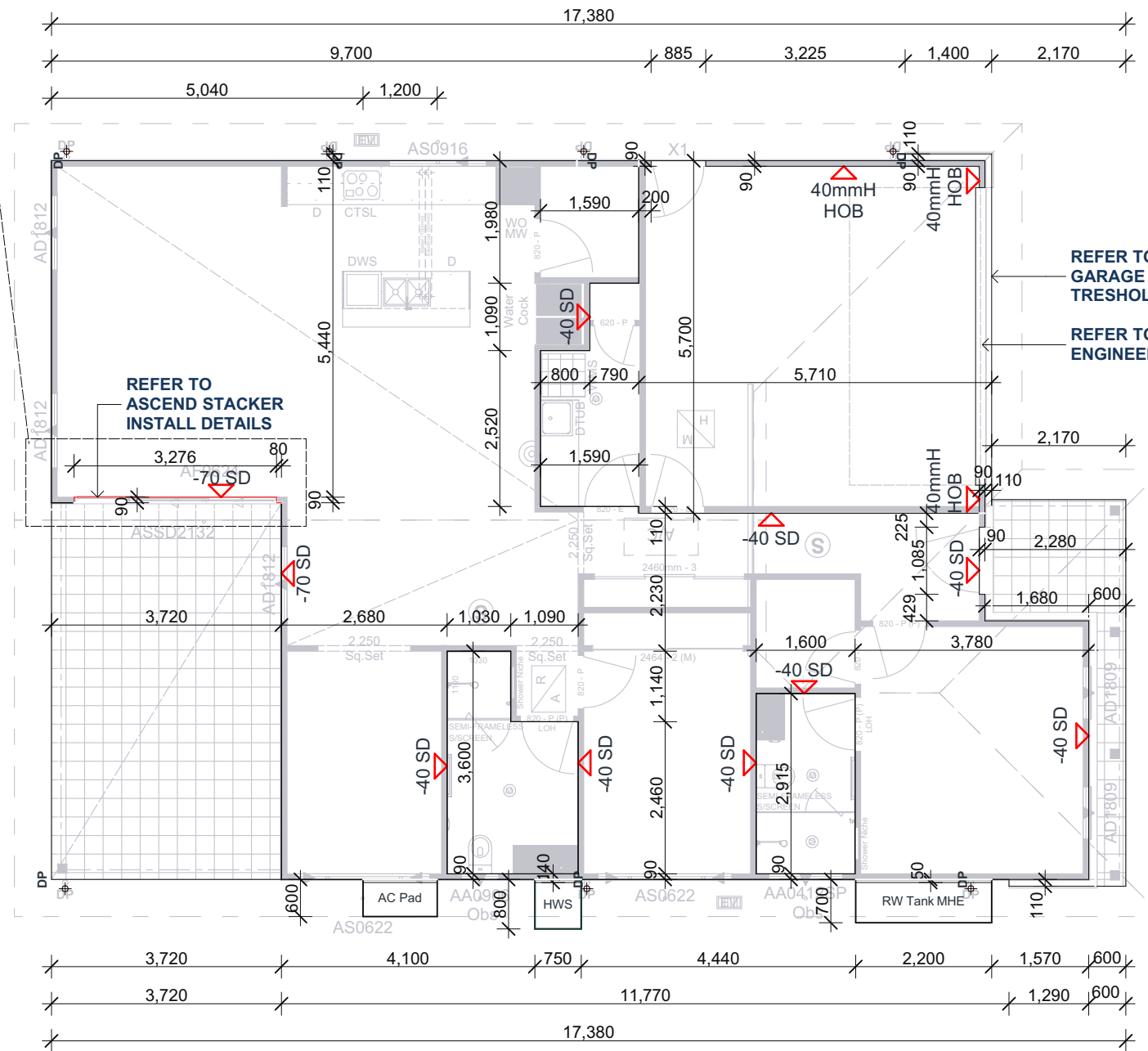




REV: A. ##.##.####  
MASTER

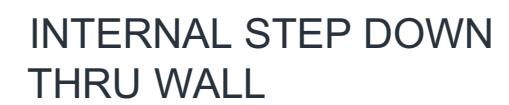
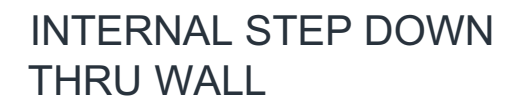




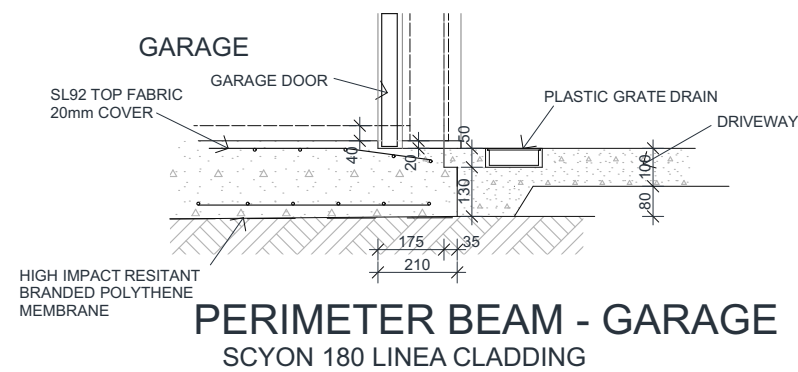
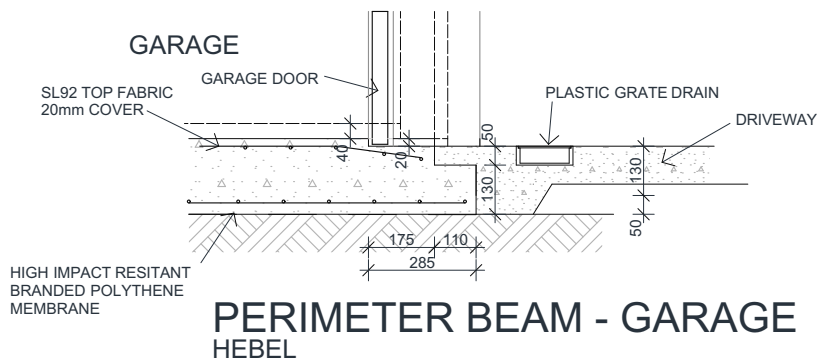


**REV: A. ##.##.####  
MASTER**

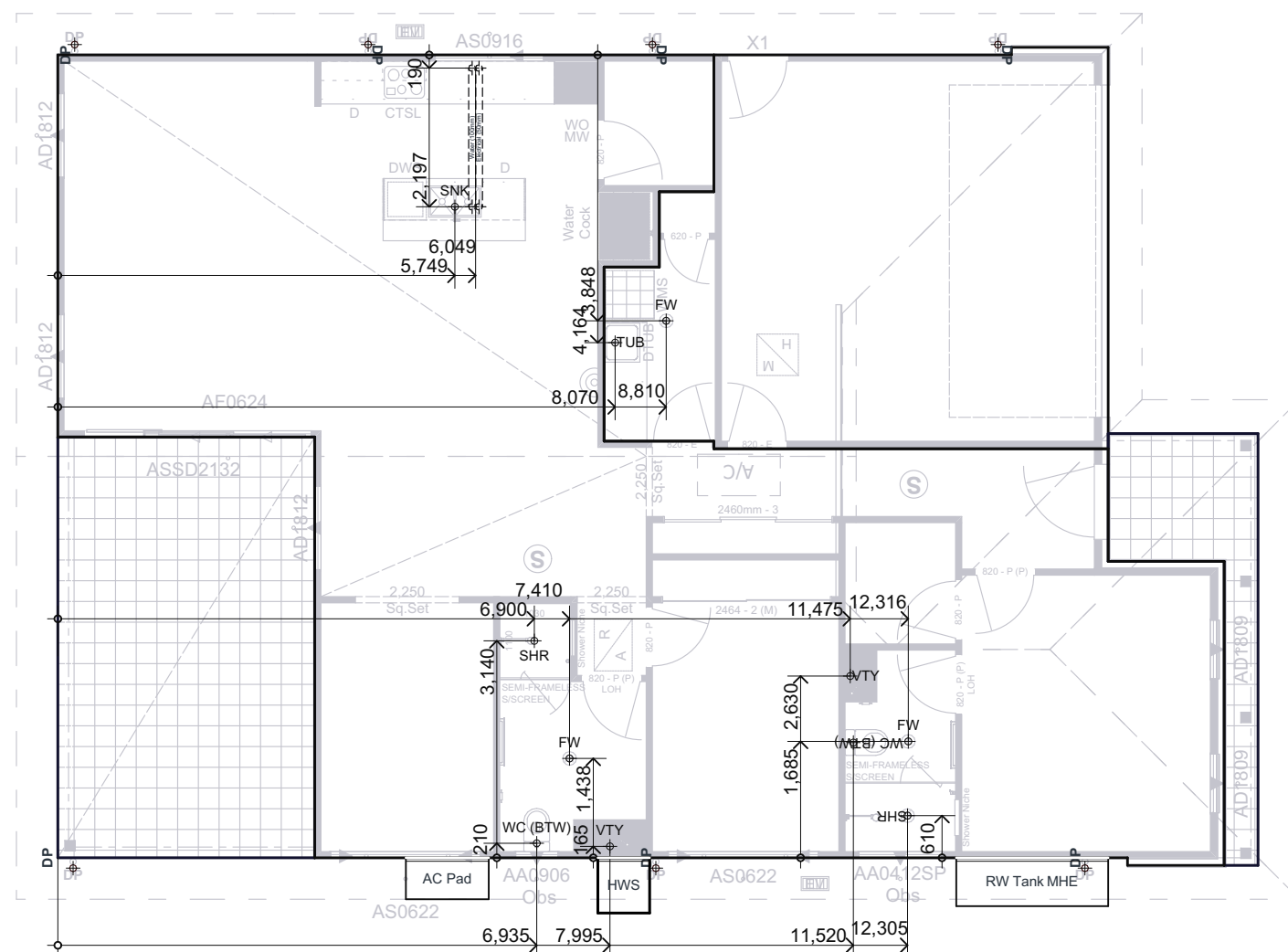
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REV: A. ##.##.####  
MASTER



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



NOTE: GROUND FLOOR  
RUNNING DIMENSIONS FROM  
INSIDE OF EDGE BOARD TO  $\phi$  OF  
PENETRATION

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

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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  
[www.allam.com.au](http://www.allam.com.au)

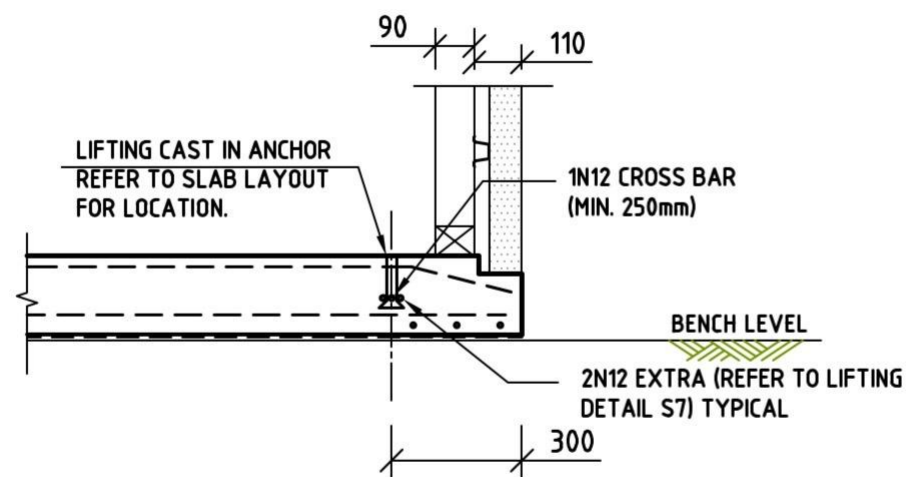
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**EUCALYPT PLUS-7 DG**  
*Classic*

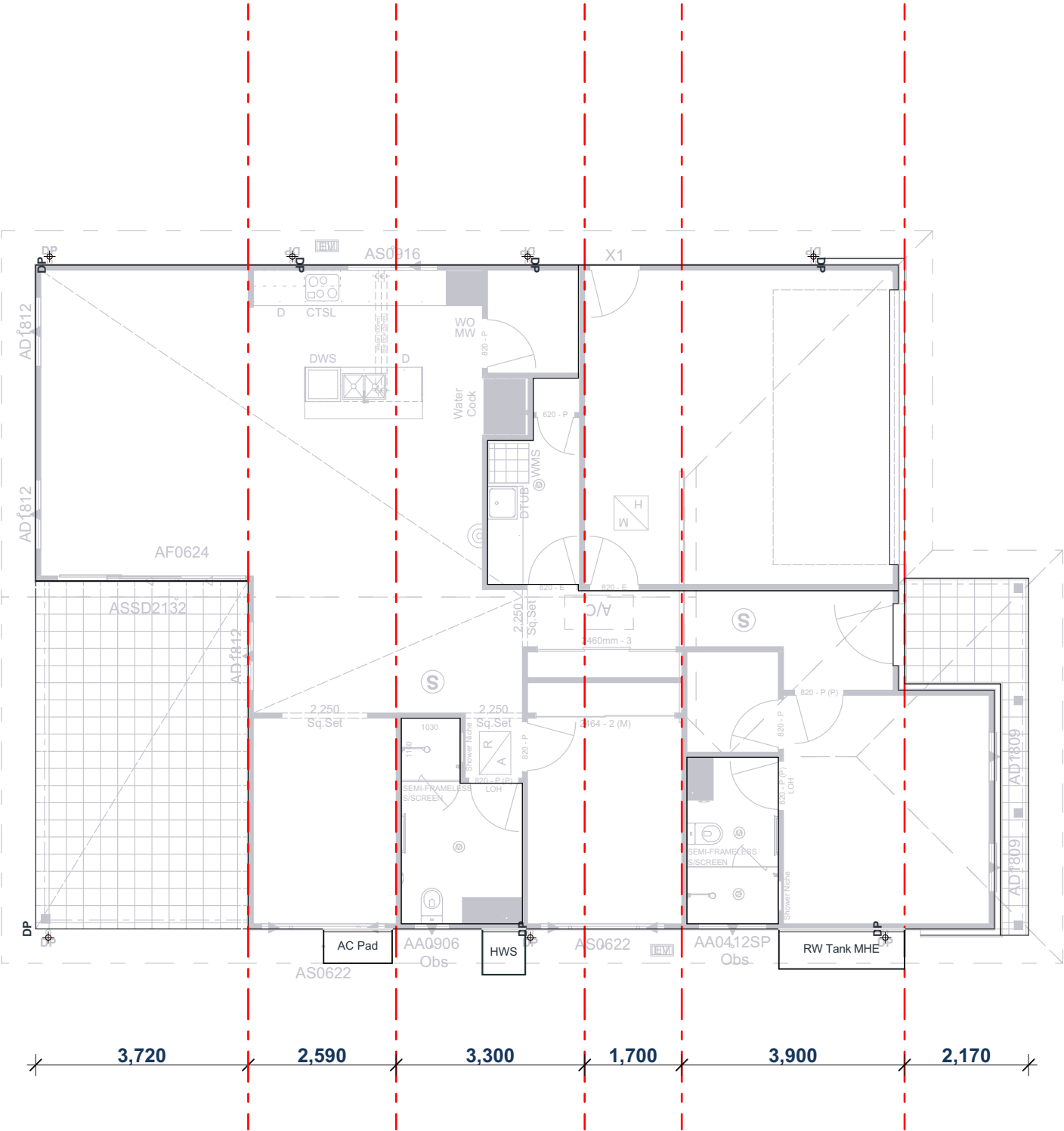
Site Address  
Allam Lifestyle Communities  
Lot ### Street Name  
Suburb (ESTATE) NSW

SITE INSTRUCTIONS	<b>Sub Floor Ground</b>						Last Amended JHA	Scale: REFER DETAIL
GENERAL:	0	01.01.21	Revision/Date/Version		Serial		Job No	Sheet
HOUSE:	A	20.12.22	A. ##.##.####.V22		1EW710100A		<b>Job #</b>	13


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EDGE DETAIL WITH LIFTING ANCHORS





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


- 


Ceiling Compact Fluro
- 


Downlight LED
- 2W





Denotes two way control
- 




Internal 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
- 

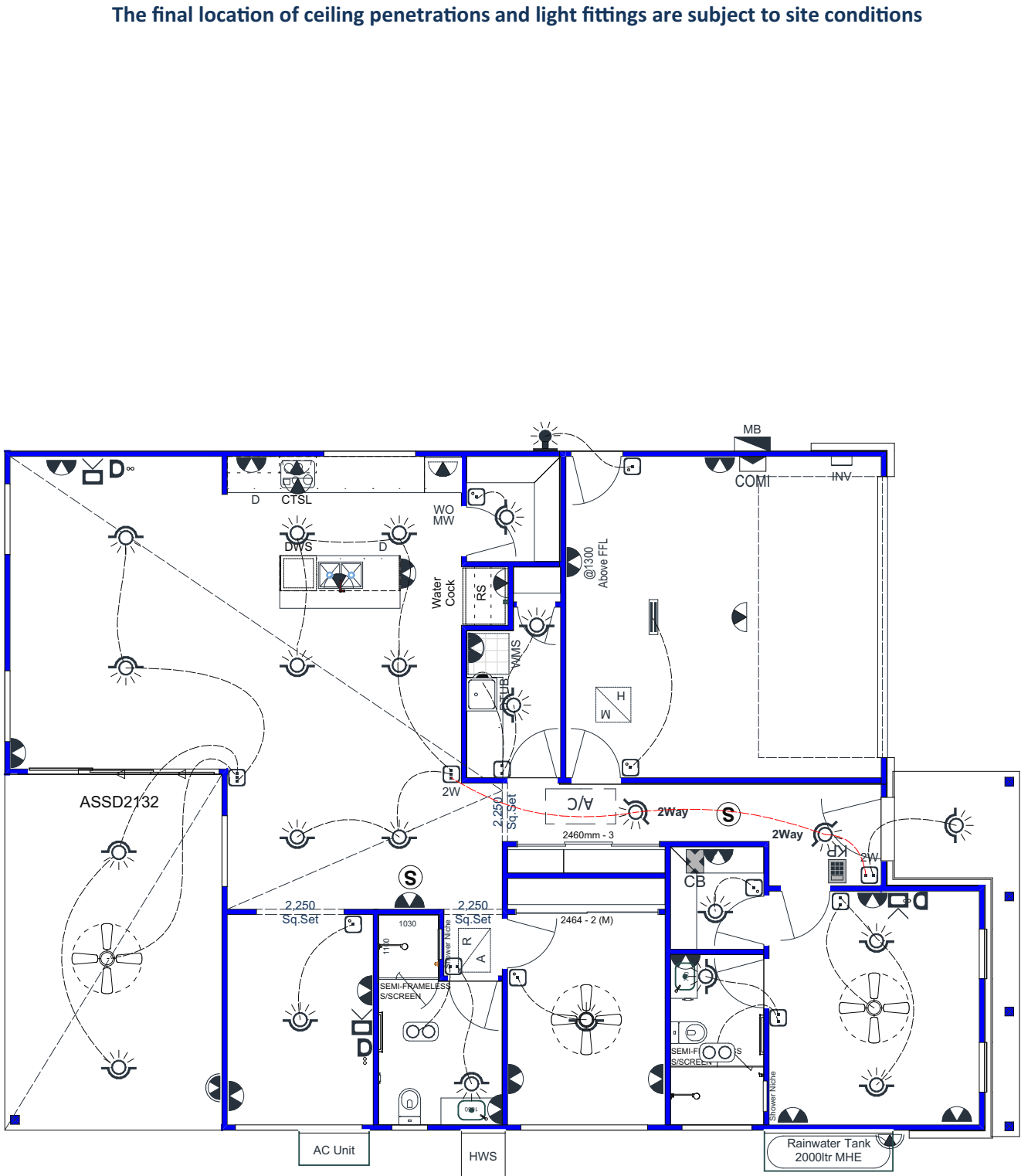
Ceiling Fan
- 

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**

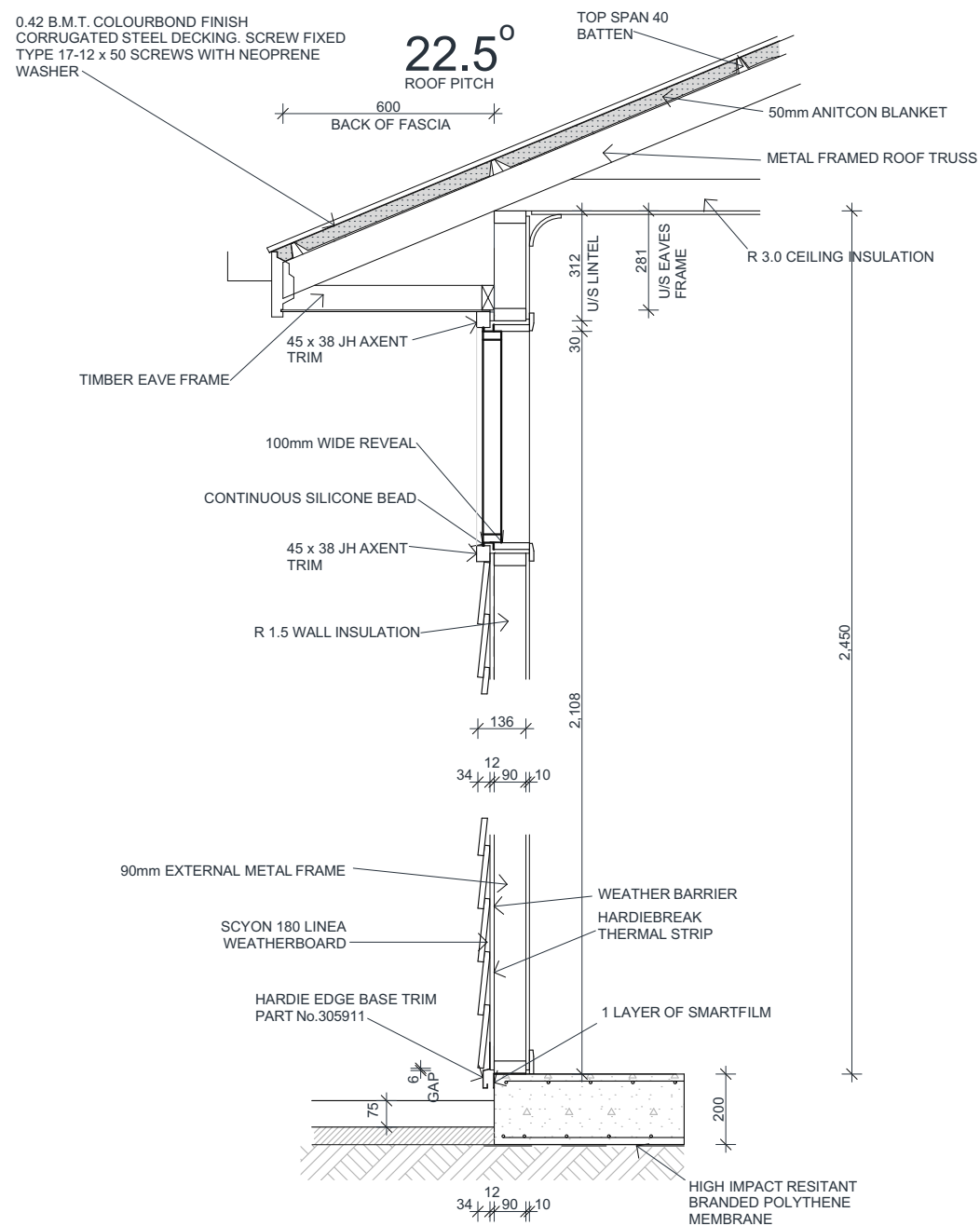
- General Notes: NCC Approval**
1. All heights measured from the main floor level unless otherwise noted.
  2. Light switches @ 1300mm above FFL wall mounted.
  3. Top of Meter box to be 1900mm maximum above ground level.
  4. Provide Smoke Alarms in accordance with NCCS Vol 2: Clause 3.7.5
  5. Double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

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

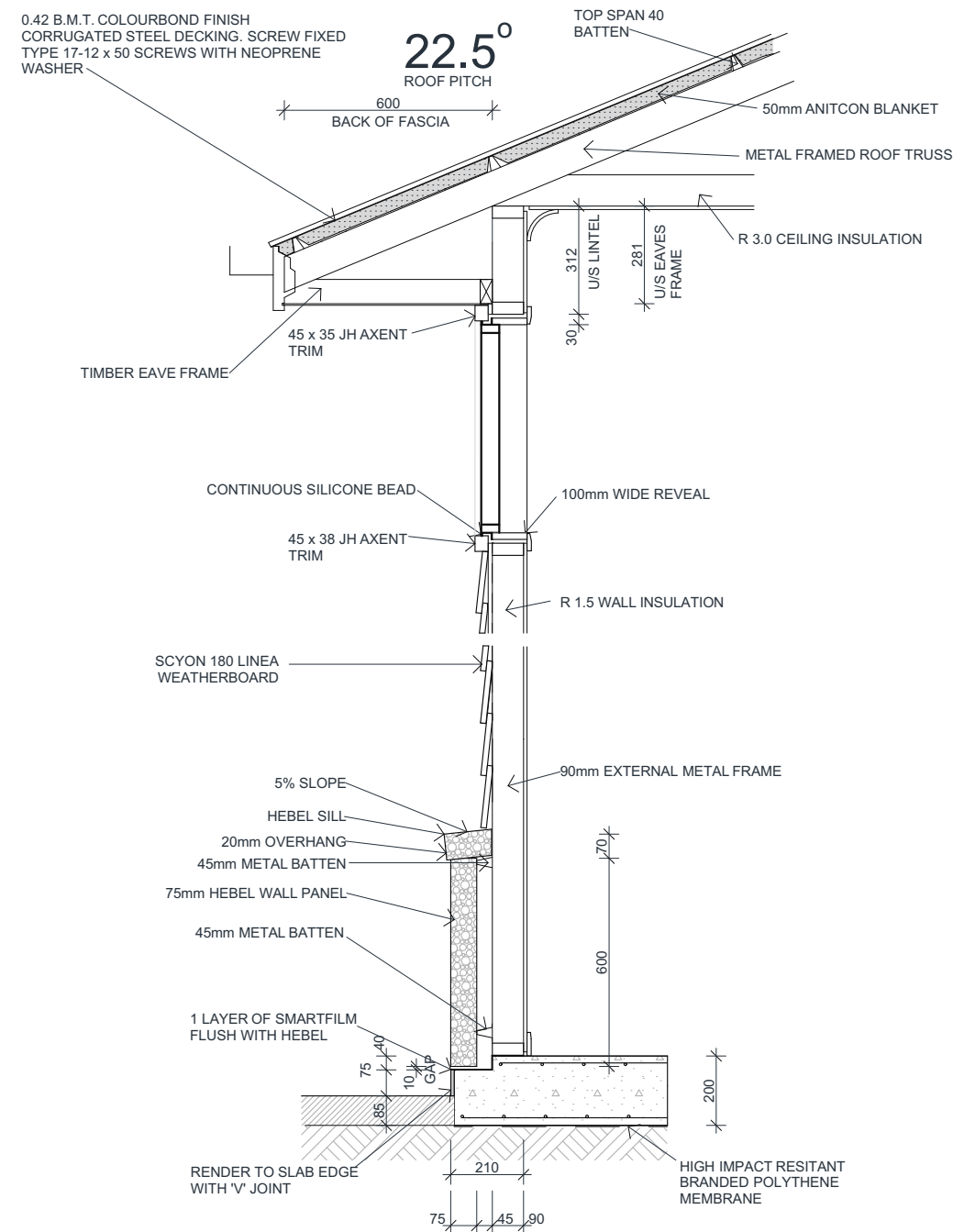


GPO Height Table		
Room Location	Item	Height (mm)
Kitchen	GPO	1100
	REF	2050
	RH	1900
	DW	500
	MW	600/1200
Laundry	GPO	1300
Bath/Ens/Pow	GPO	1300
Garage	GPO	1200
	Roller Door	2000
	Panel Door	Ceiling
Other	External GPO	1000
Note :		
All general room GPO's are to measure 300mm above main floor level unless otherwise noted.		





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. ##.##.####  
MASTER

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ACN 003 798 883 BLN 28701.C  
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EUCALYPT PLUS-7 DG  
Classic

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

SITE  
INSTRUCTIONS  
GENERAL:  
HOUSE:

Wall Section 1

0 01.01.21  
A 20.12.22

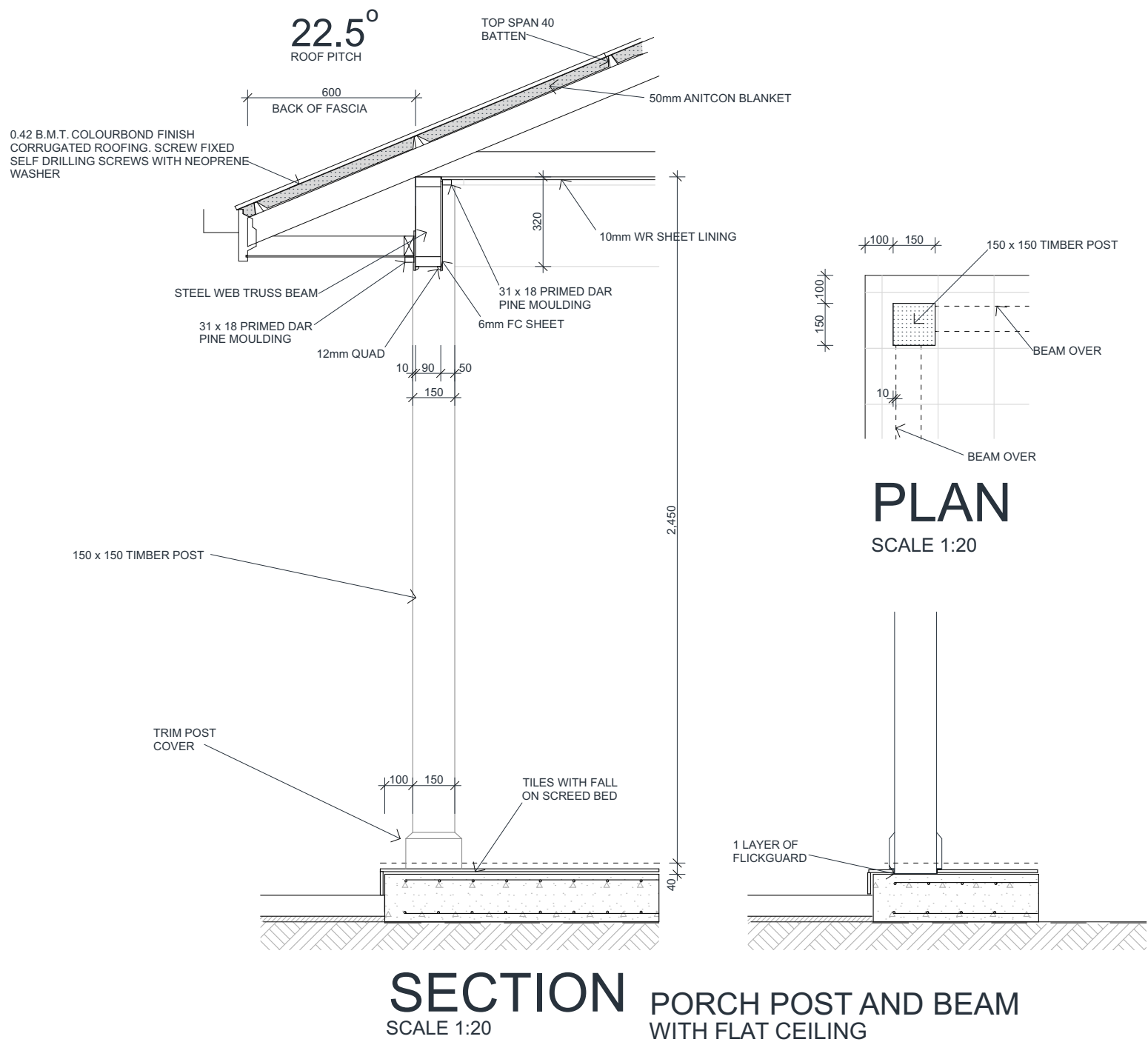
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A. ##.##.####.V22

Serial  
1EW710100A

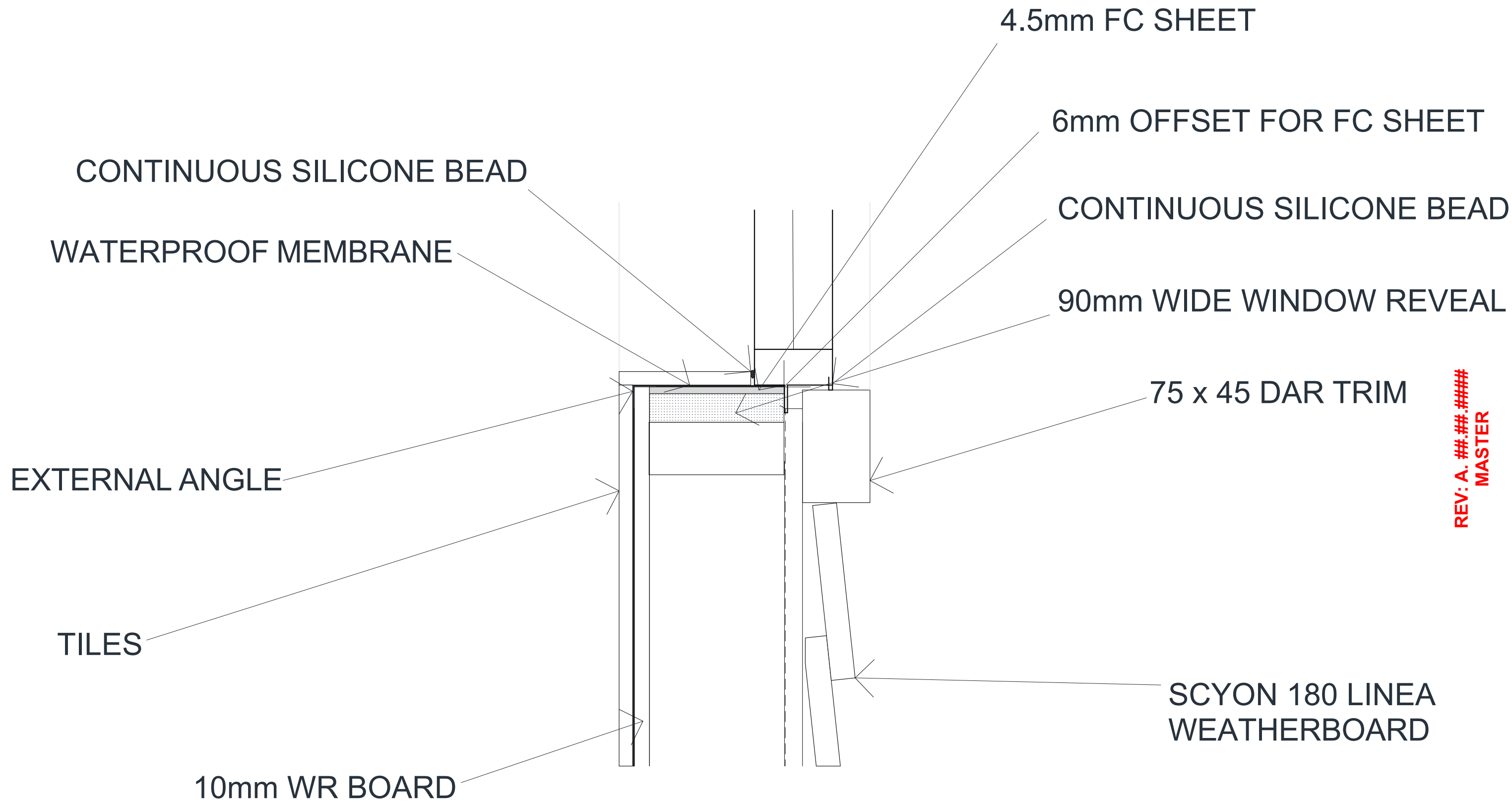
Last Amended  
JHA  
Job No  
Job #

Scale  
REFER TO  
DETAIL  
Sheet  
16



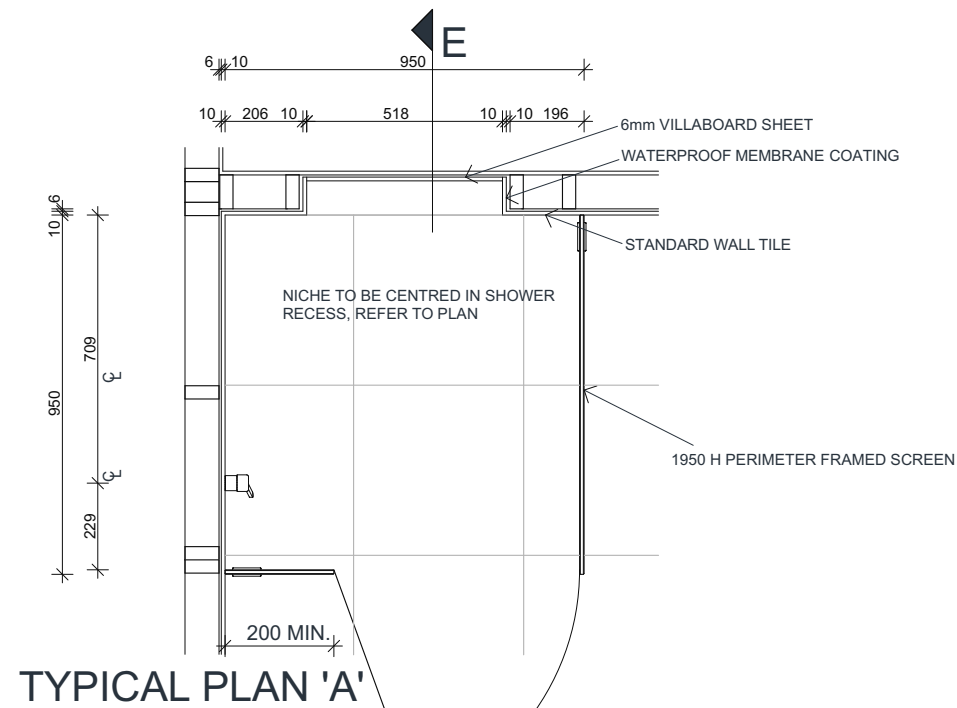


REV: A. ##.##.####  
MASTER

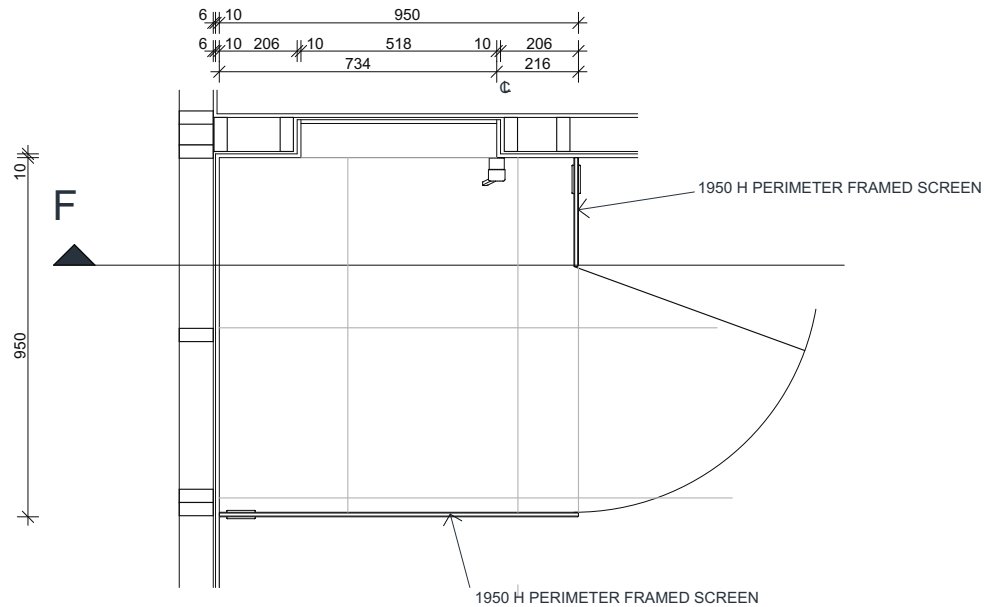


REV: A. ##.##.####  
MASTER

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

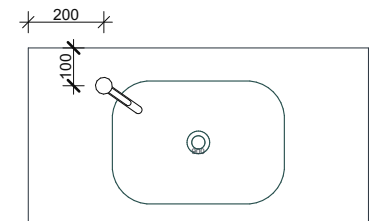


TYPICAL PLAN 'A'

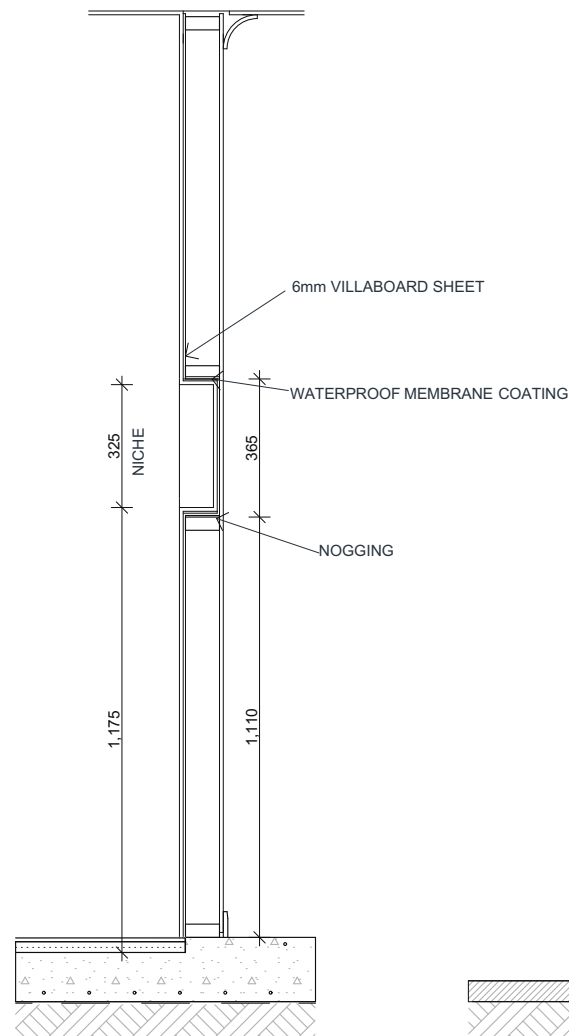


TYPICAL PLAN 'B'

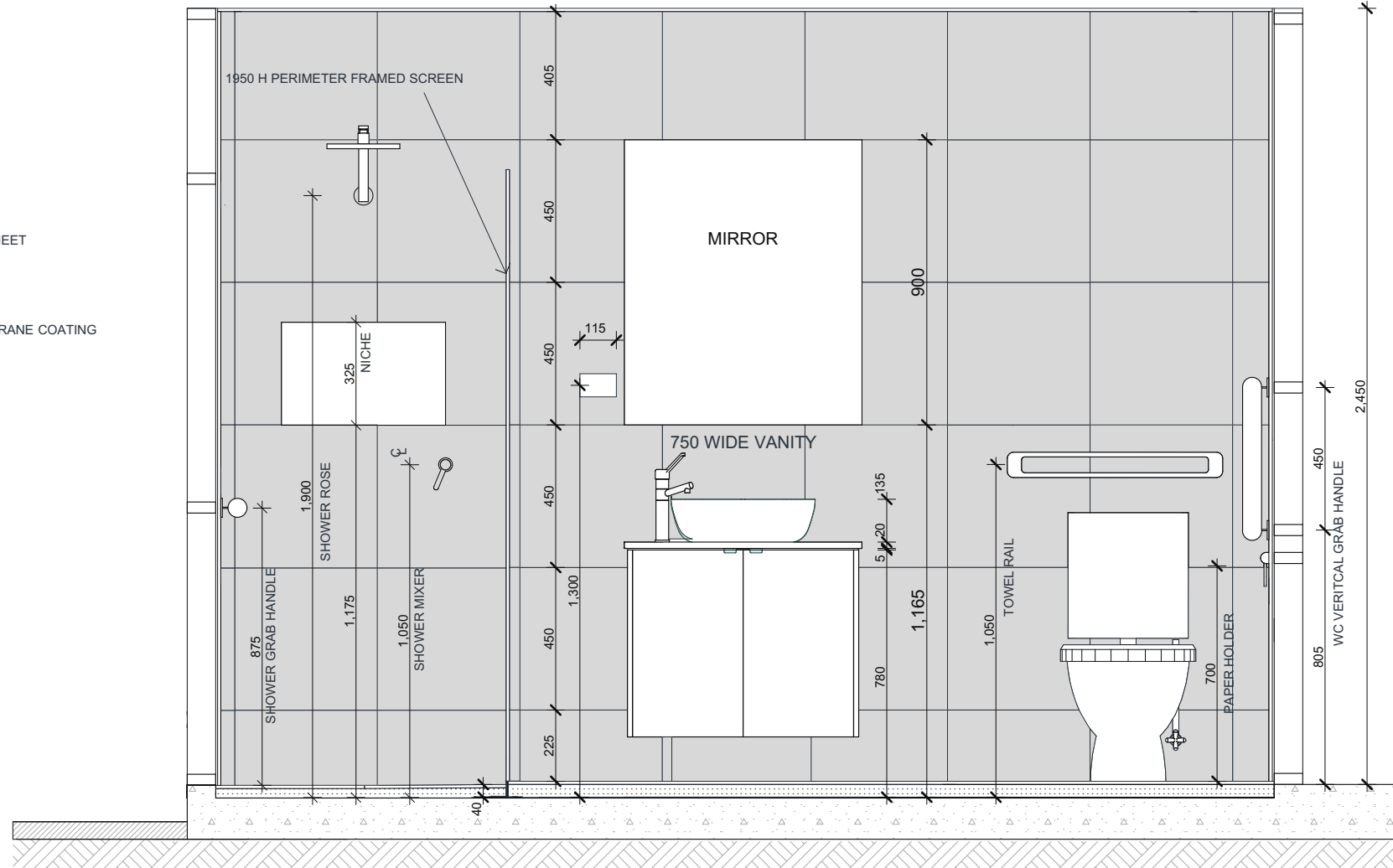
NICHE UNDER SHOWER ROSE



VANITY TOP



SECTION 'E'



SECTION 'F'

NICHE UNDER SHOWER ROSE

450 x 450 WALL TILE

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

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**EUCALYPT PLUS-7 DG**  
*Classic*

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

SITE INSTRUCTIONS  
GENERAL:  
HOUSE:

**Tile Specification**

0 01.01.21  
A 20.12.22

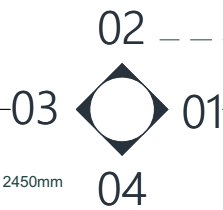
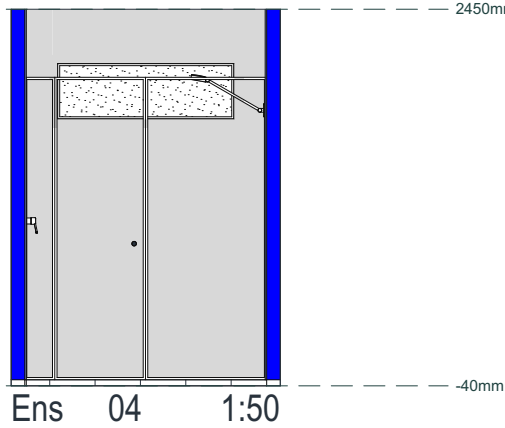
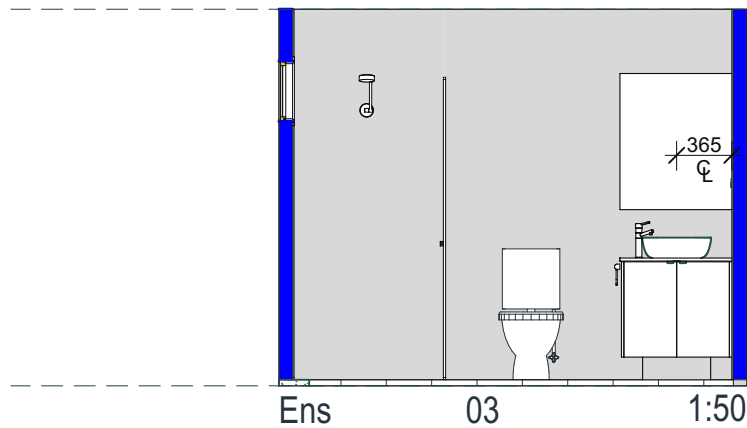
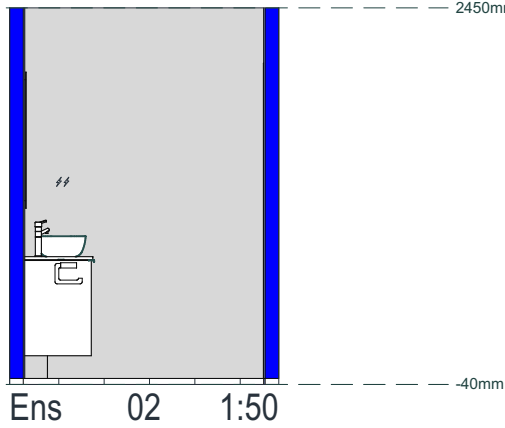
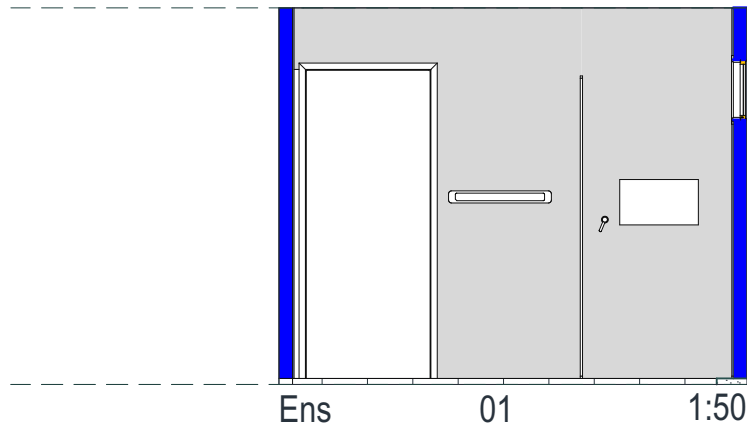
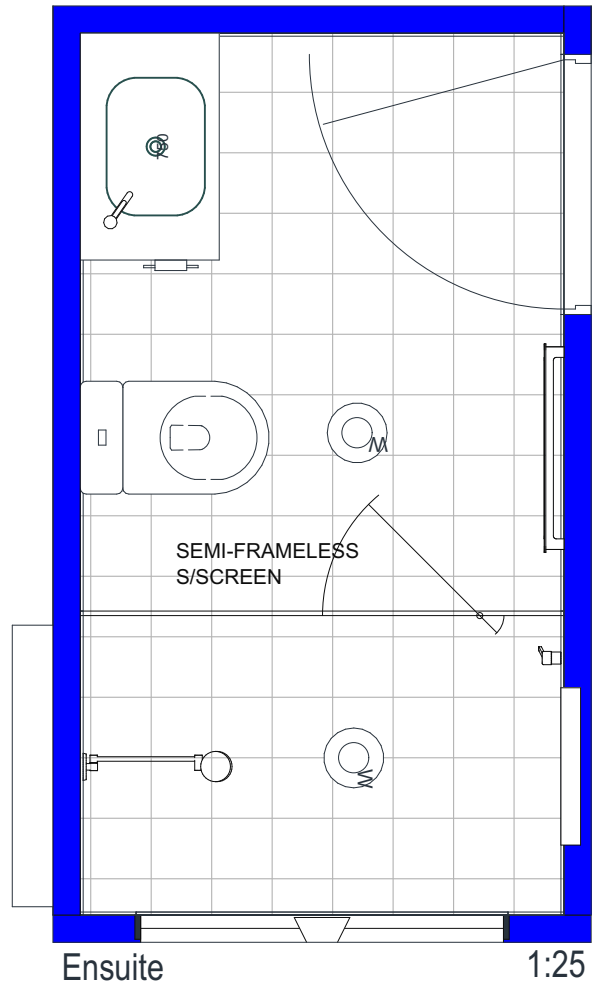
Revision/Date/Version  
A. ###.###.####.V22

Serial  
1EW710100A

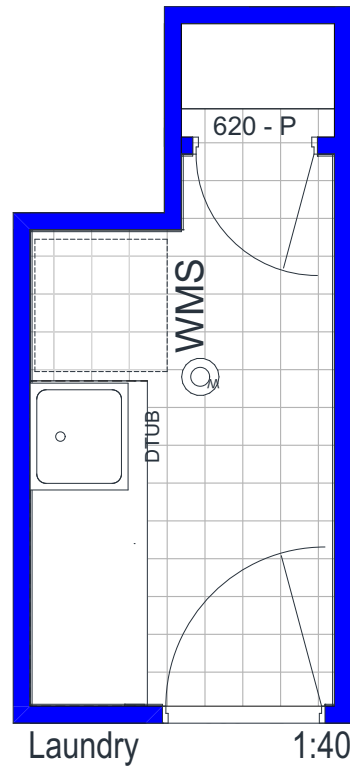
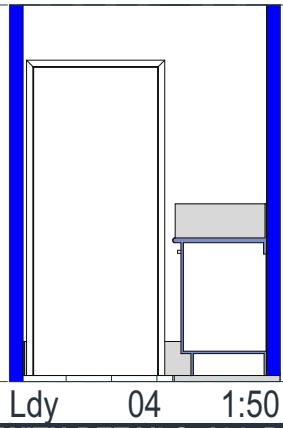
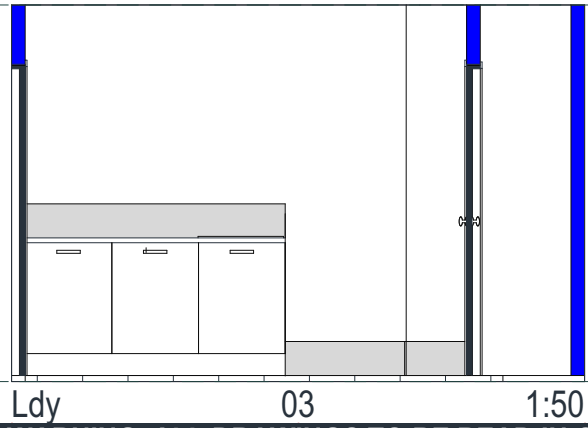
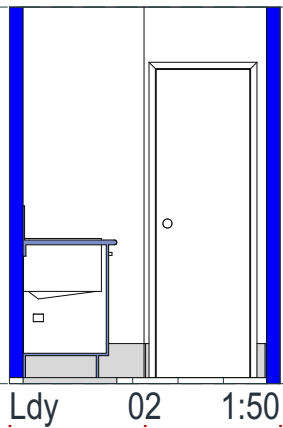
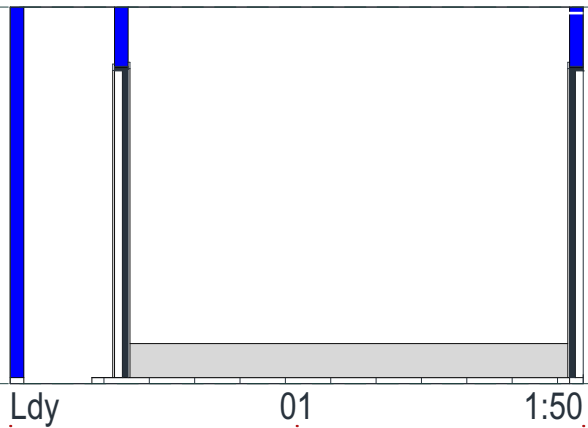
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Job No  
Job #

Scale  
REFER TO  
DETAIL  
Sheet  
19

ENSUITE



LAUNDRY

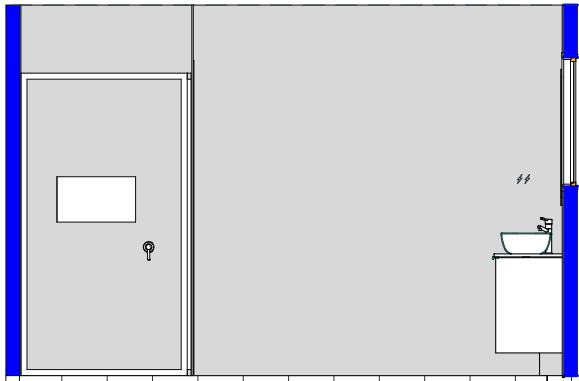


REV: A. ###.####  
MASTER

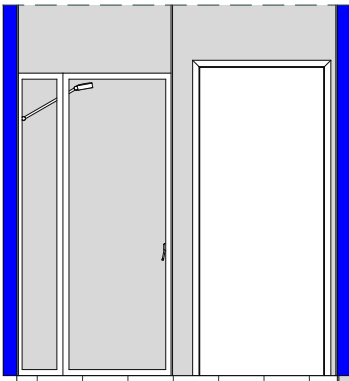
Wet Area Height Table	
Item	Height (mm)
Shower Screen	2100
Toilet Roll Holder	700
Towel Rail/Ring	1050
WC isolating tap	150
Shower Tap Mixer	950
Shower Rose	1800
Bath Taps Mixer/Spout	650
Laundry Taps (Tub)	1050
Laundry Taps (Washing Mach.)	1435

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

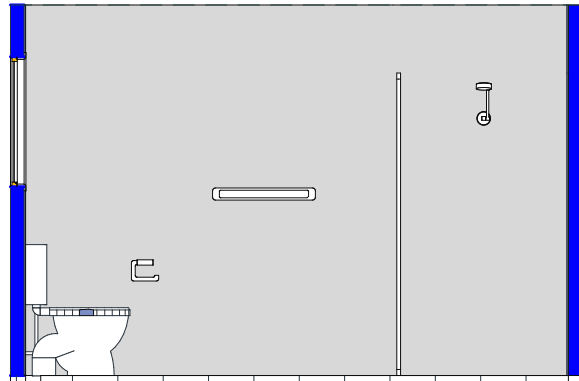
BATHROOM



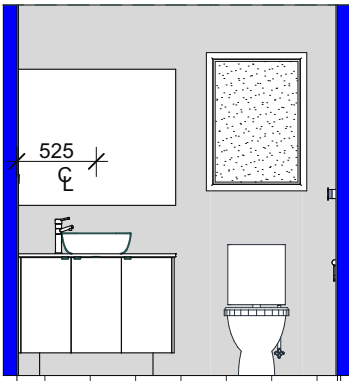
Bath 01 1:50



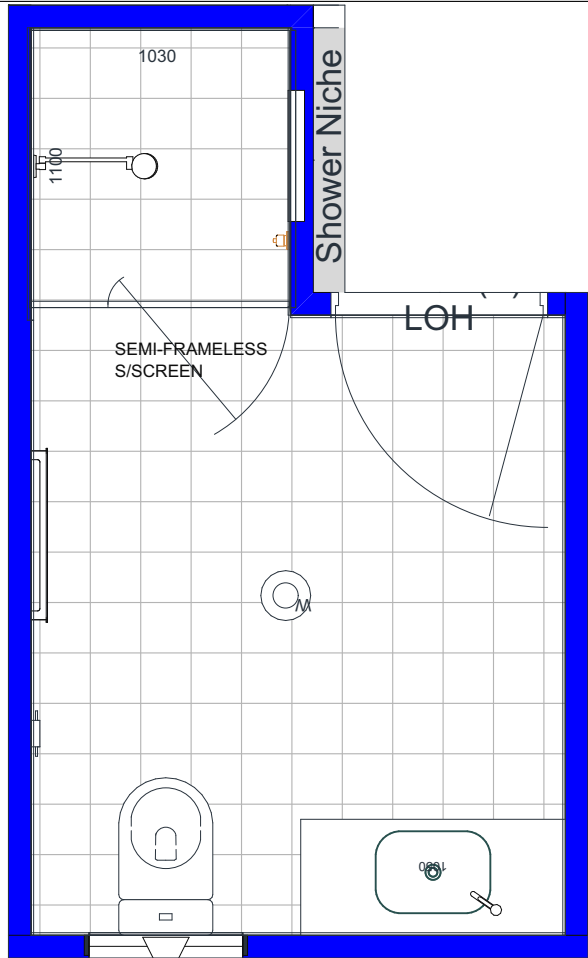
Bath 02 1:50



Bath 03 1:50



Bath 04 1:50



Bath 1:30

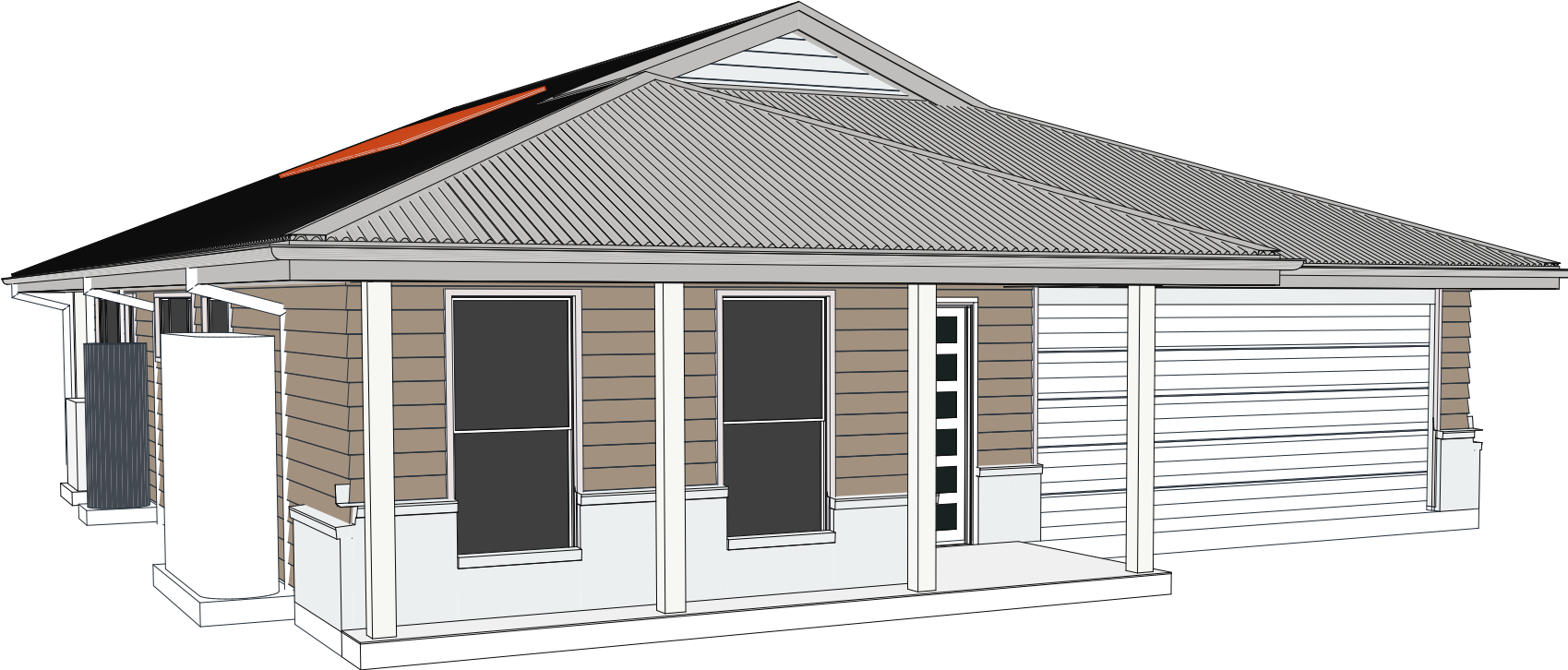
REV: A. ##.##.####  
MASTER

Wet Area Height Table	
Item	Height (mm)
Shower Screen	2100
Toilet Roll Holder	700
Towel Rail/Ring	1050
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.



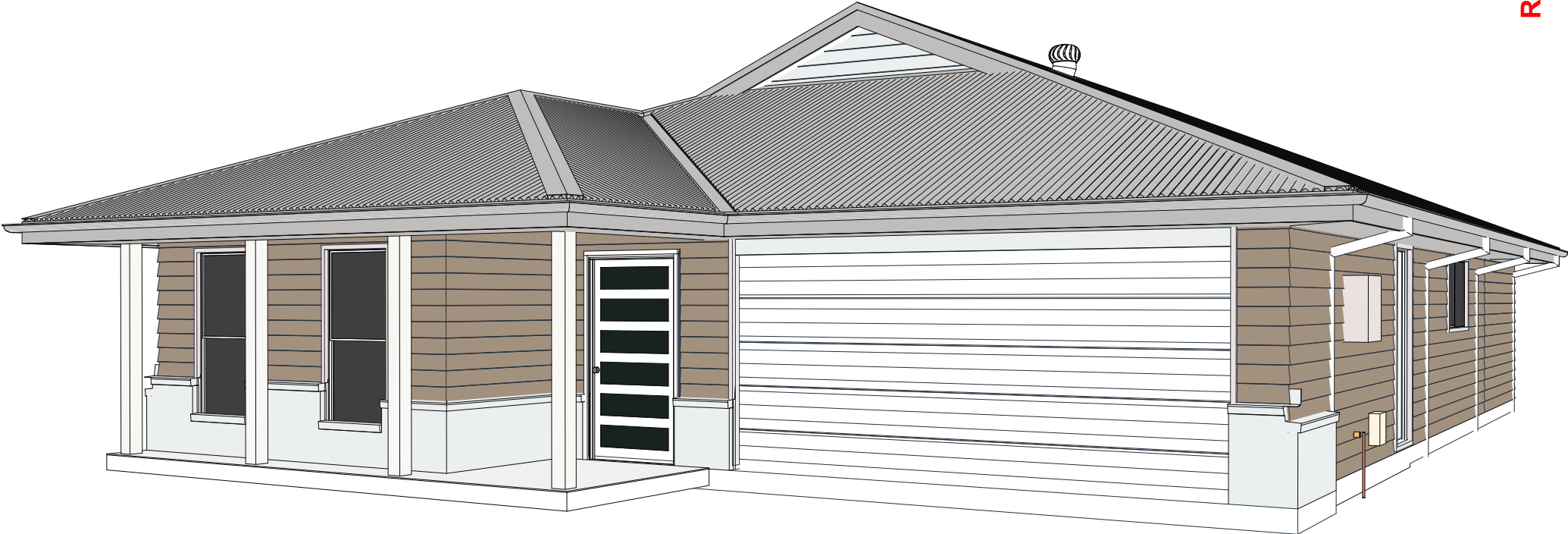




Finishes Legend

External Scheme -

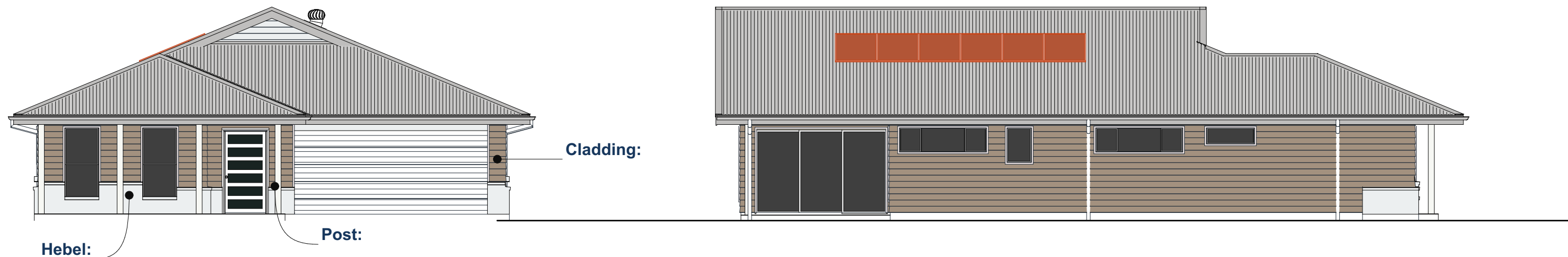
- Paint : Hebel
- Paint : Cladding
- Paint : Post



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

WARNING  
NOTE: THIS PAGE MUST BE PRINTED IN COLOUR





## Finishes Legend

### External Scheme -

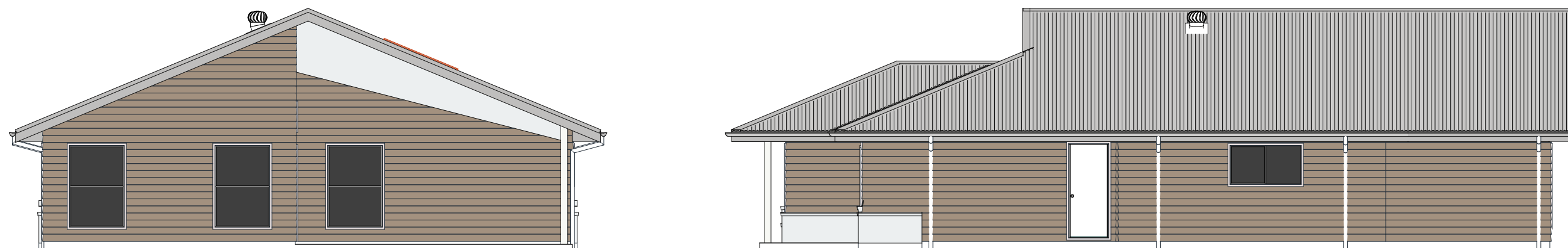
### Type 1: Roof (Colorbond)

Paint : Hebel

### Paint : Cladding

### Paint : Post

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



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**EUCALYPT PLUS-7 DG**  
*Classic*

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

## SITE INSTRUCTIONS

GENERAL :

HOUSE:

## Paint Application

0	01.01.21
---	----------

	A	20.12.22
--	---	----------

Revision/Date/Version

###.###.#####.Y

Serial

V710100A

5500	Last Amended IHA
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Job No	
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Job #

Scale  
REFER TO

DETAIL
Sheet

24

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**Allam Lifestyle Communities**  
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**EUCALYPT PLUS-7 DG**  
*Classic*

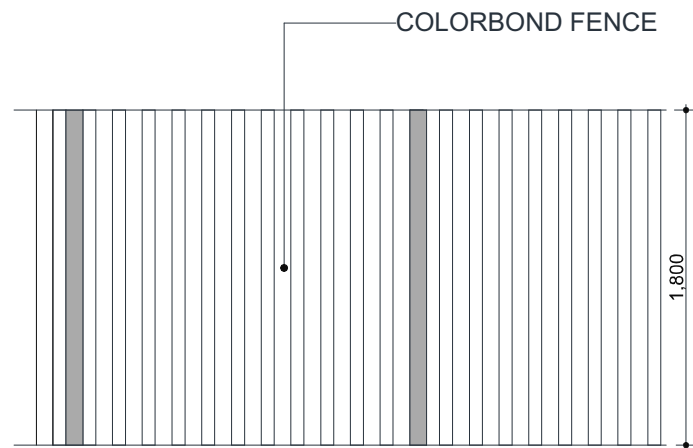
Site Address  
Allam Lifestyle Communities  
Lot ### Street Name  
Suburb (ESTATE) NSW

SITE INSTRUCTIONS		<b>Colour Perspectives</b>				Last Amended <b>JHA</b>	Scale REFER TO DETAIL
GENERAL:	0	01.01.21	Revision/Date/Version		Serial	Job No	Sheet
HOUSE:	A	20.12.22	A. ##.##.####.V22		1EW710100A	<b>Job #</b>	25

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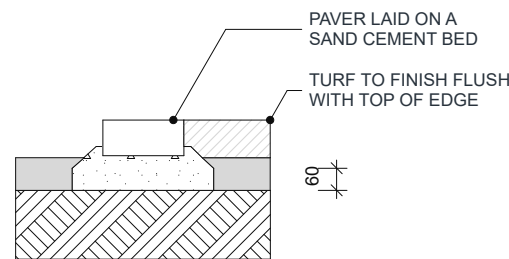
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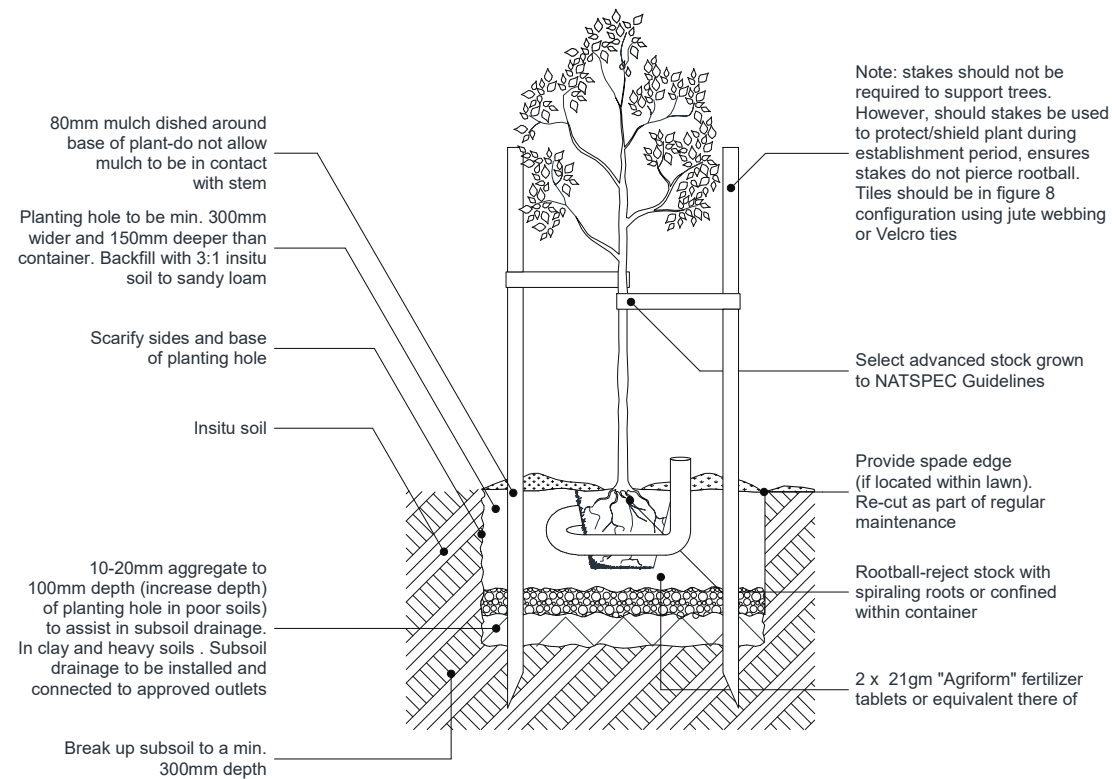


NOTE: Gates to be made from same materials as fence. All fixings to be galvanised, trip latches fitted

## FENCE - TYPE



## GARDEN EDGE DETAIL



## TREE PLANTING FOR ADVANCED STOCK



1. Excavate beds to 400mm.
2. Backfill bed with excavated soil mixed with an improved soil mixed with an improved garden loam.

## 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.

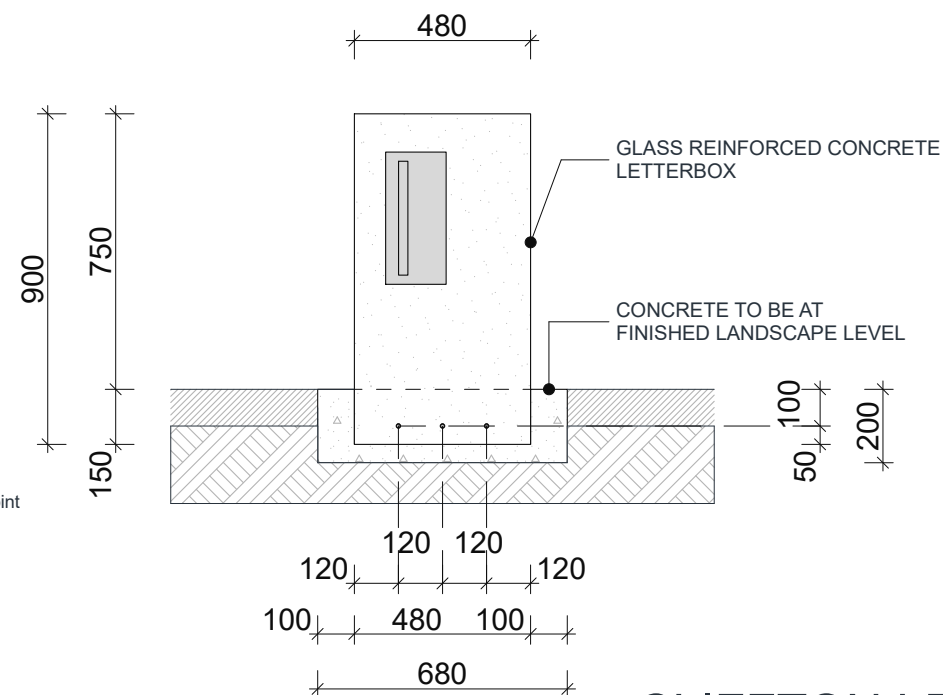
Tiles shall be 50mm wide hessian webbing.

### BRICK EDGE:

- 50mm thick charcoal Havenbrick on sand and cement mix.

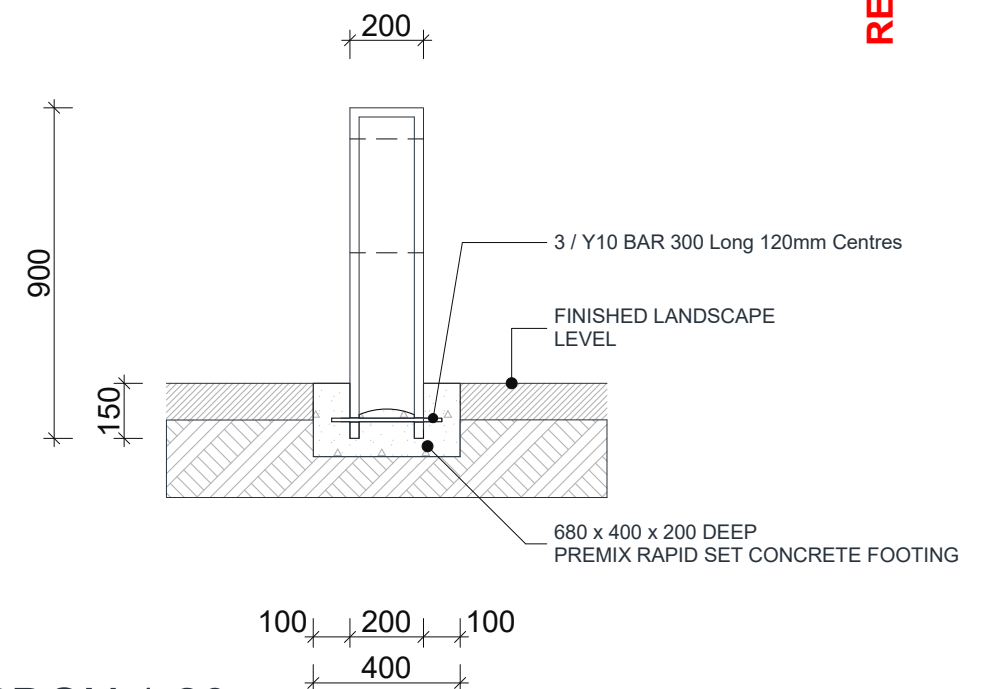
### PEBBLE AREA:

- Pebble underlay : 100mm - 200mm thick layer of consolidated road base.
- Pebble : 75mm thick layer of 20mm decorative pebbles.



## ELEVATION

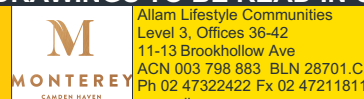
## CLIFFTON LETTERBOX 1:20



## SECTION

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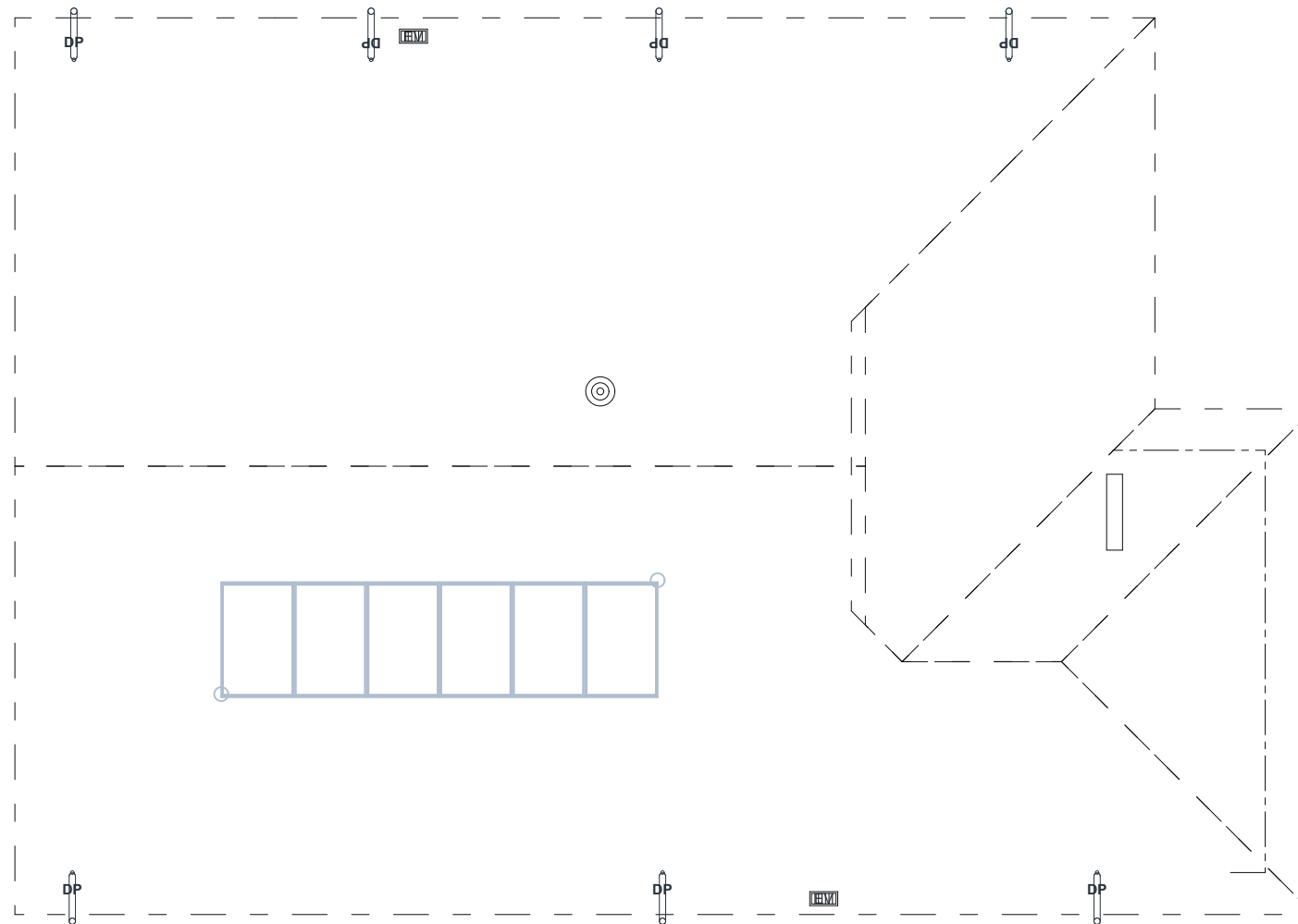
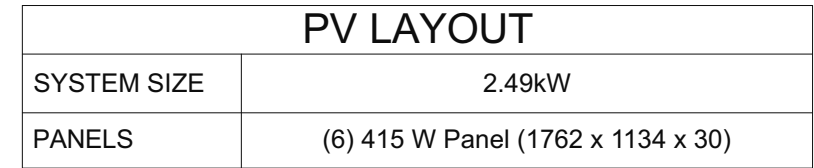


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**EUCALYPT PLUS-7 DG**  
*Classic*

Site Address  
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Lot ### Street Name  
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