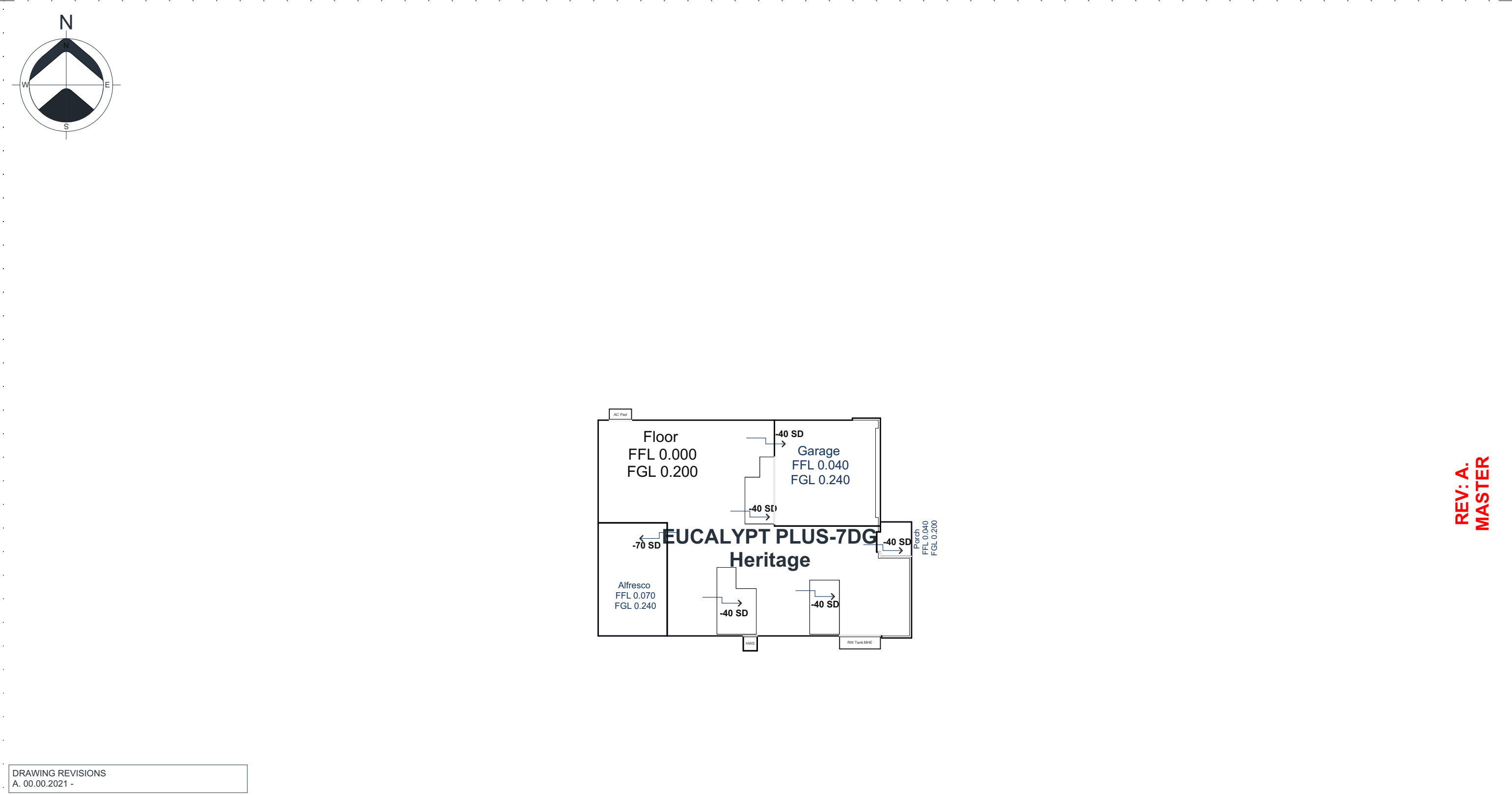


Rev	Date	Modified By	REVISION TO DRAWINGS	
0A	20.12.2022	CAE	Alfresco size increased as per concept plan.	
			APPLIED OPTIONS FOR REVIEW	
			1). Kitchen/Laundry Reconfiguration	TCA
			2). Garage GPO @1300mm above FFL	✓
			3). Reduction in downlights	✓
			4). Induction cooktop	TCA/CDC
			5). Back to wall cistern	✓
			6). 3 Sliding doors to Hallway Linen	✓
			7). Adjusted door location to Bed 1	✓
			8). Alfresco fan height lowered	JOE For options
			9). Additional Double GPO to Bed 2	✓
			10). Semi frameless shower screen (remove trip hazard)	✓
			11). 2 Double Gpo's to Kitchen	✓
			12). Control joint between meals and Living areas	✓
			13). Reduced height window to Kitchen	✓
			14). 1500 Sq Set to MPR	✓
			Full height hebel removed.	

	CC	W/O
WAE	N/A	N/A
SEWER     Draft Civil Plan	N/A	N/A
WATER	N/A	N/A
ELECTRICAL	N/A	N/A
NBN	N/A	N/A
CIVIL ENGINEERS	N/A	N/A
GAS	N/A	N/A
LINEN	N/A	N/A
88B	N/A	N/A
BAL	N/A	N/A
ACCOUSTICS	N/A	N/A
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-Y	
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 Plan	
01.15	Ground Floor Electrical	
01.16	Wall Section 1	
01.17	Wall Section 2	
01.18	Wall Section 3	
01.19	Associated Details	
01.20	Associated Details	
01.21	Tile Specification	
01.22	Ensuite - Laundry	
01.23	Bath	
01.24	Kitchen	
01.25	Colour Application	
01.26	Paint Application	
01.27	Colour Perspectives	
01.28	Landscape	
01.29	Landscape Details	
01.30	Solar Panel Information	
01.31	Furniture Layout	

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

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

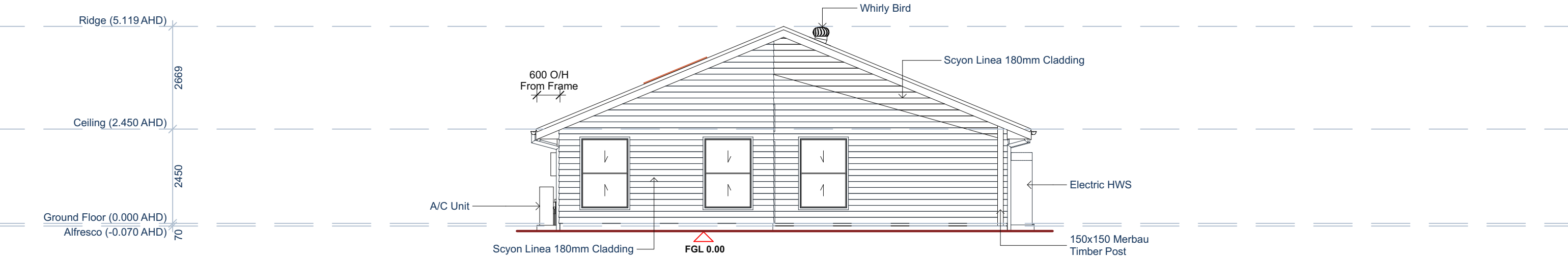
**GENERAL NOTES:**

- 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.

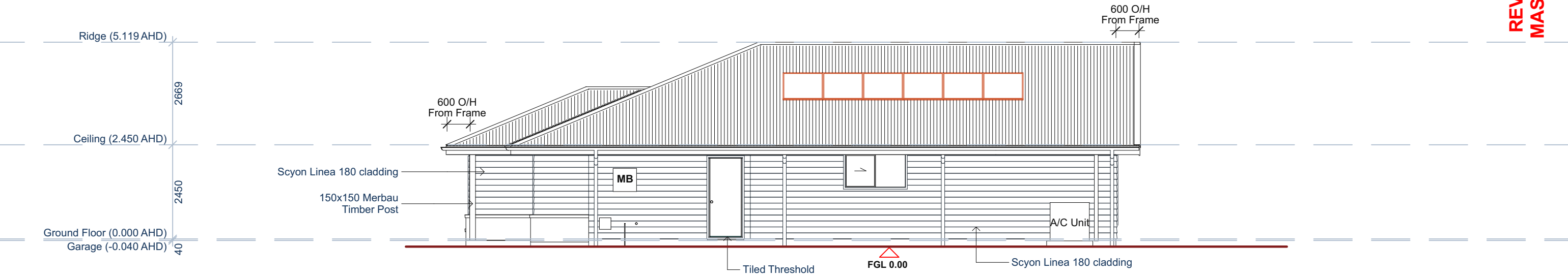
 <p>ALLAM Lifestyle COMMUNITIES</p>	 <p>MONTEREY CAMDEN HAVEN</p>	<p>Allam Lifestyle Communities Level 3, Offices 36-42 11-13 Brookhollow Ave ACN 003 798 883 BLN 28701.C Ph 02 47322422 Fx 02 47211811 www.allam.com.au</p>	<p>ALL RIGHT RESERVED. This plan is the property of Allam Homes Pty Ltd. Copyright 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>EUCALYPT PLUS-7DG</b> <i>Heritage</i></p>	<p>Site Address Allam Homes Pty Ltd Lot 00 Street Name Kendall (MONTEREY) 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</p>			<p>01.09.20</p>	<p>Revision/Date/Version</p>	<p>Serial</p>	<p>Job No</p>	<p>Sheet</p>	
		<p>HOUSE:</p>	<p>A</p>			<p>21.12.22</p>	<p>A..V22</p>	<p>1EW710O00A</p>	<p><b>12345</b></p>	<p>01.2</p>	







West Elevation (C)



North 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)

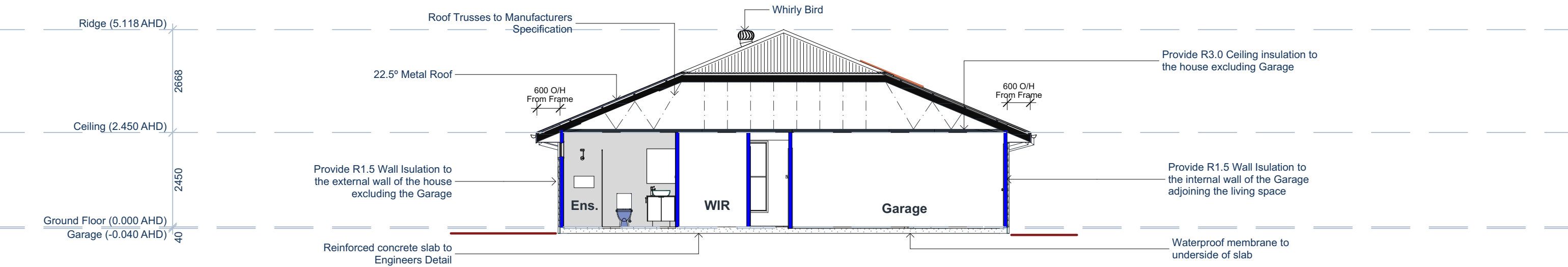
Indicates Obscure Glazing  
(Refer floor plans/window schedule)

**Glazing**

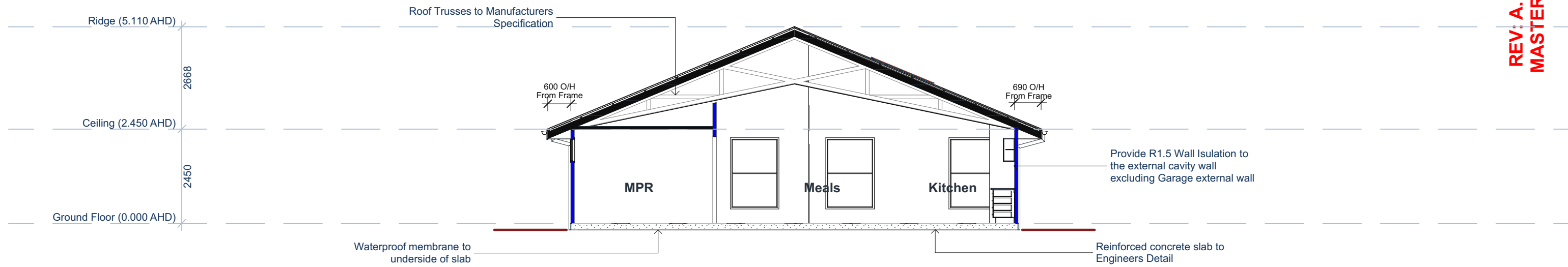
Glazing materials must be selected and installed in accordance with the relevant provisions of AS 1288—2006, Glass in buildings—Selection and installation, to the extent to which those provisions require the use of safety glass, in accordance with the relevant provisions of AS/NZS 2208:1996, Safety glazing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

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



Section (X)



Section (Y)

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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



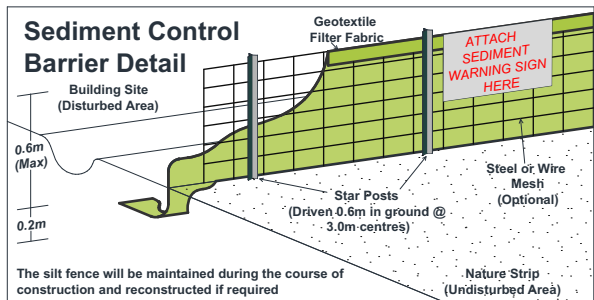


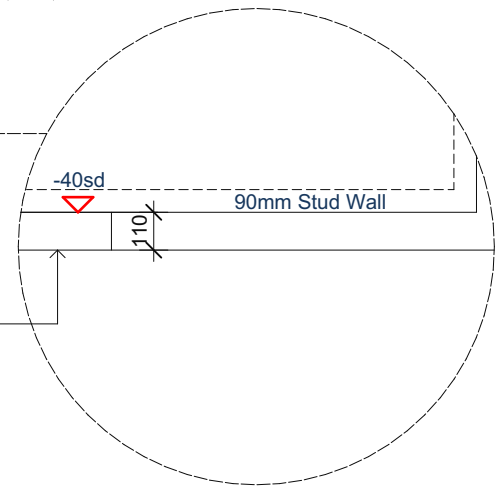
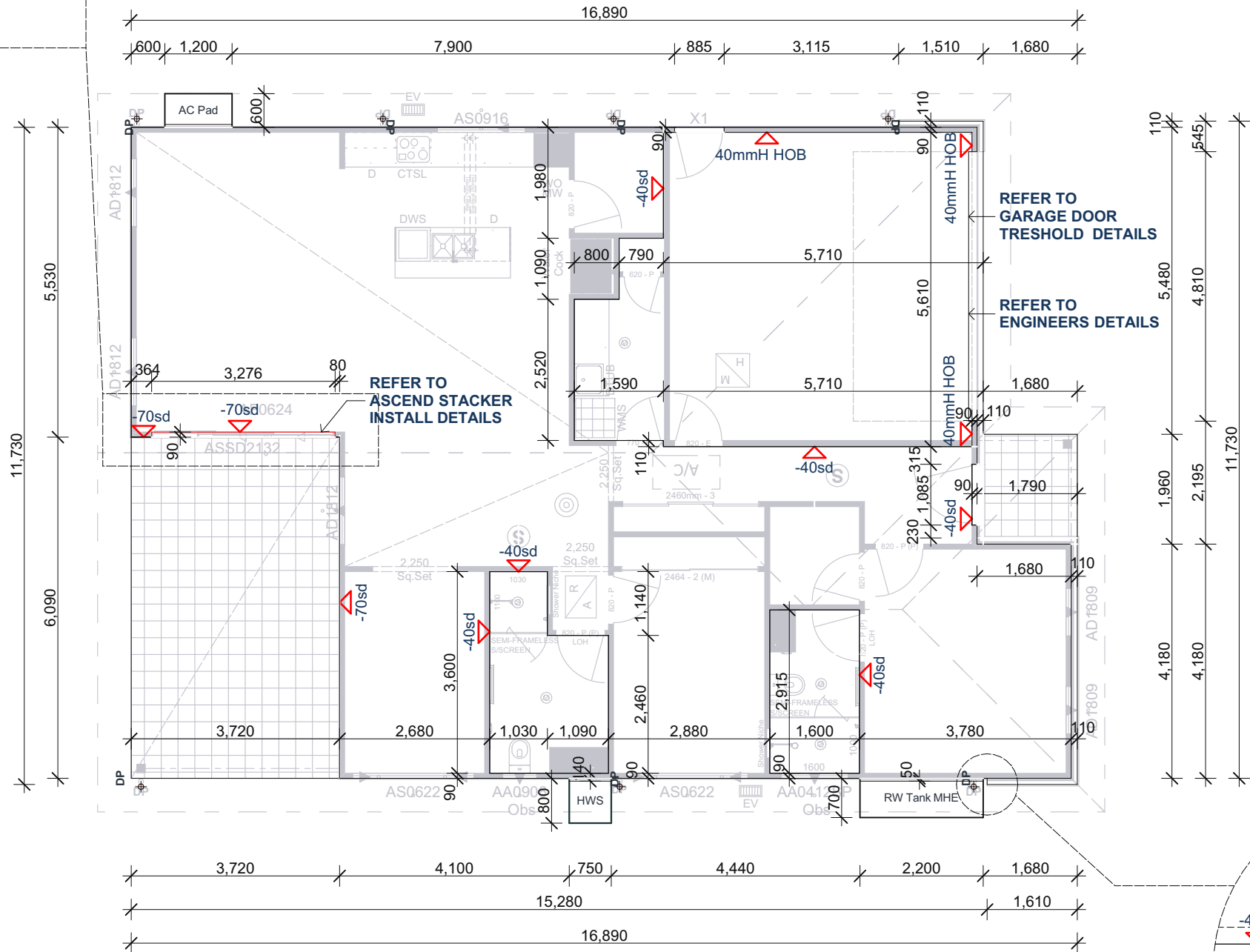
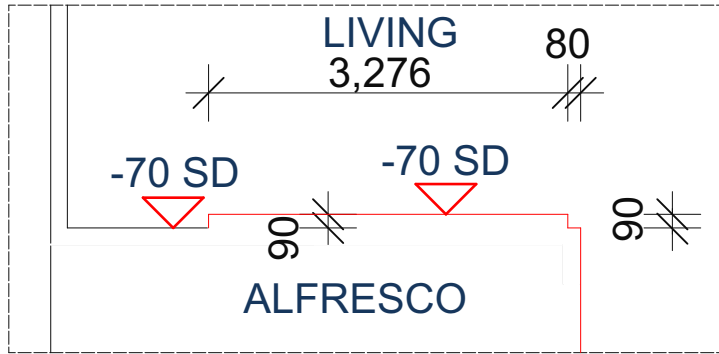
PLACE DETAILS INSIDE THIS WORK SHEET

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</







**Termite shields**  
Shields, barriers or the like must be provided in accordance with AS 3660.1-2000Termite 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.

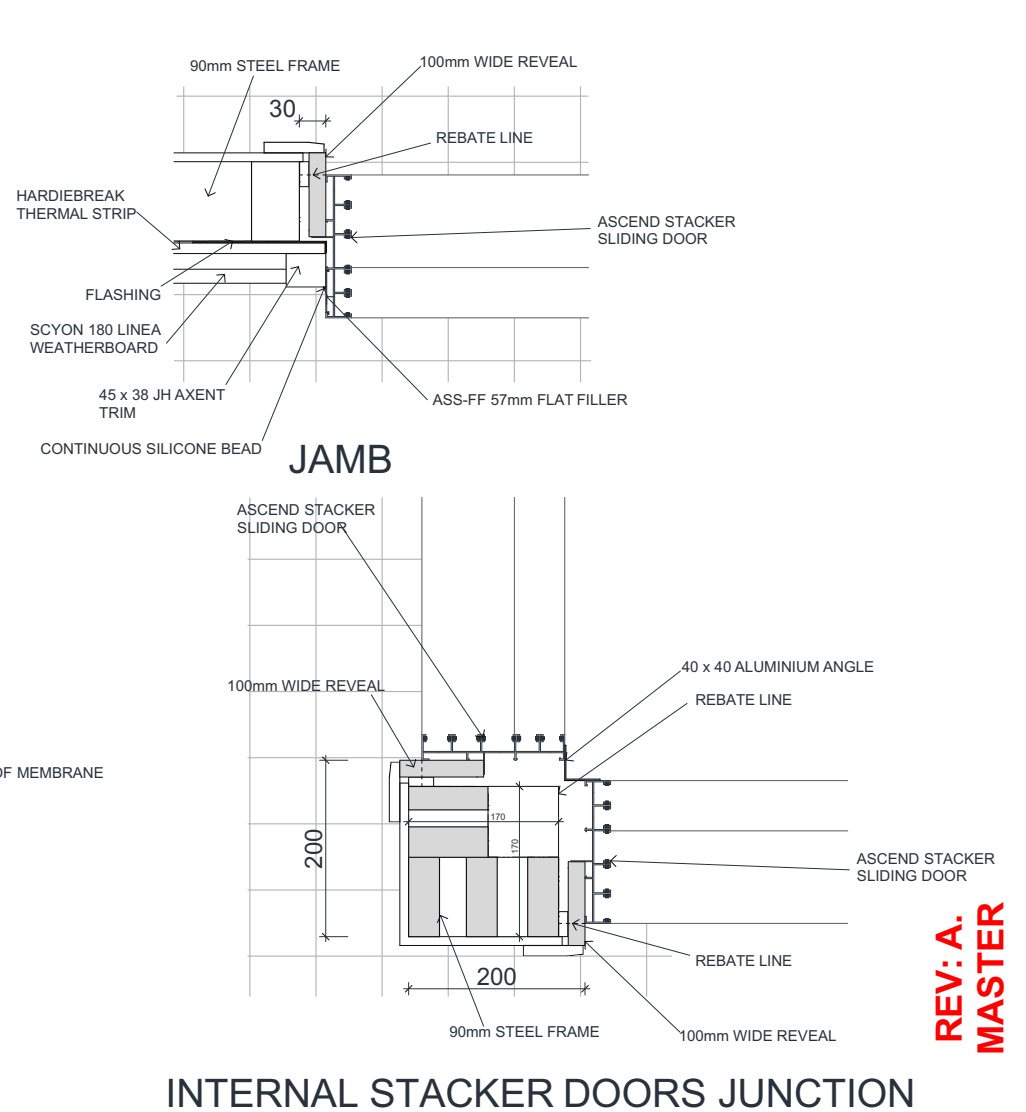
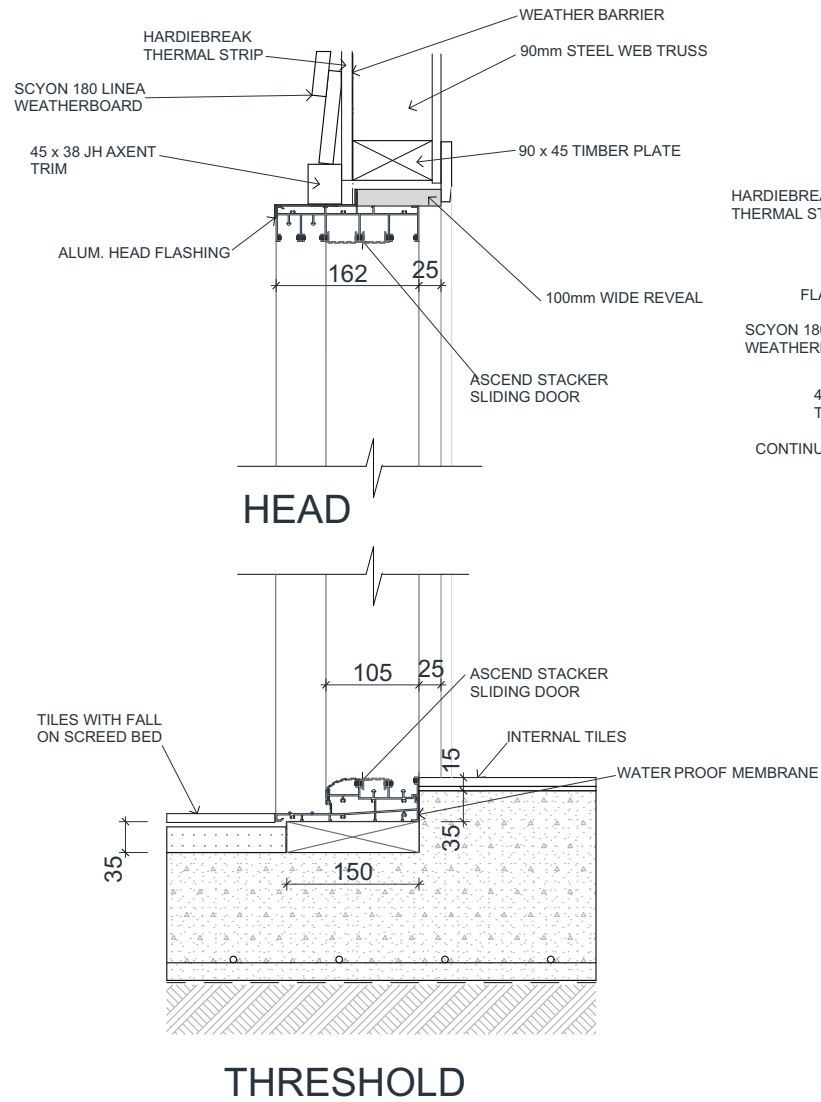
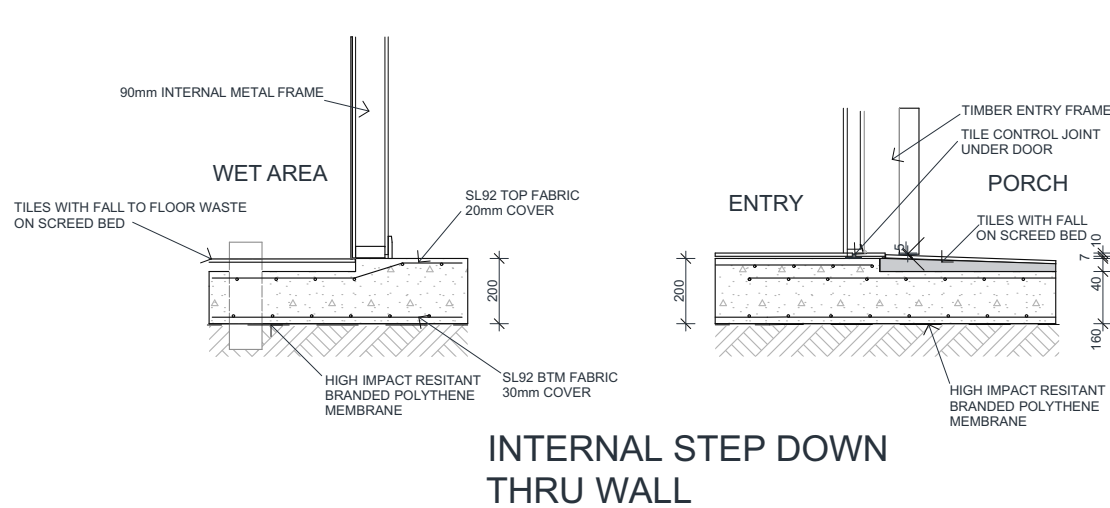
**NOTE: All Measurements Are Taken From External Edge Of Slab**

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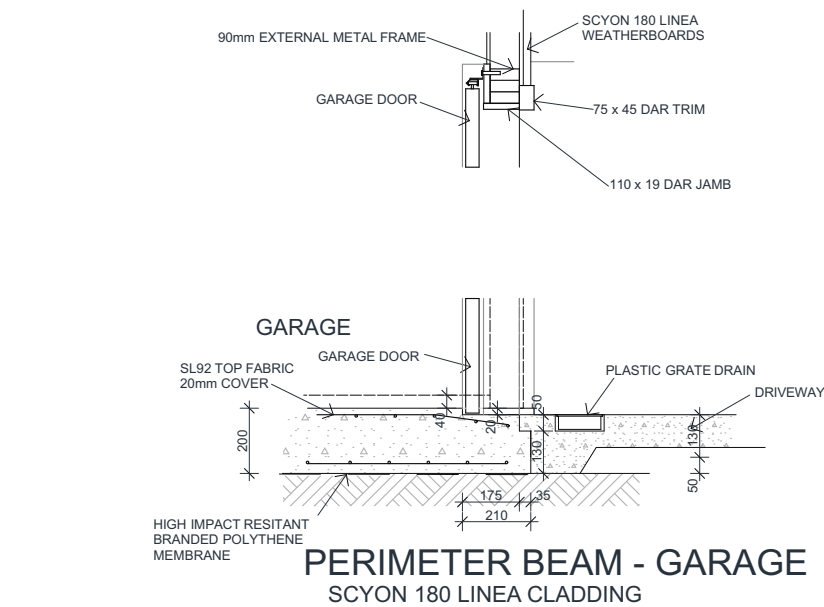
 <b>Lifestyle COMMUNITIES</b>	 <b>MONTEREY</b> <small>CAMDEN HAYEN</small>	Allam Lifestyle Communities Level 3, Offices 36-42 11-13 Brookhollow Ave ACN 003 798 883 BLN 28701.C Ph 02 47322422 Fx 02 47211811 www.allam.com.au	ALL RHT RESERVED. This plan is the property of Allam Homes Pty Ltd. Copyright in 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.	<b>EUCALYPT PLUS-7DG</b> <i>Heritage</i>	Site Address Allam Homes Pty Ltd Lot 00 Street Name Kendall (MONTEREY) NSW	<b>Slab Setout Ground</b>				Last Amended JHA	Scale 1:100		
						SITE INSTRUCTIONS	GENERAL:	0	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
						HOUSE:	A	21.12.22	A..V22	1EW710O00A	<b>12345</b>	01.11	

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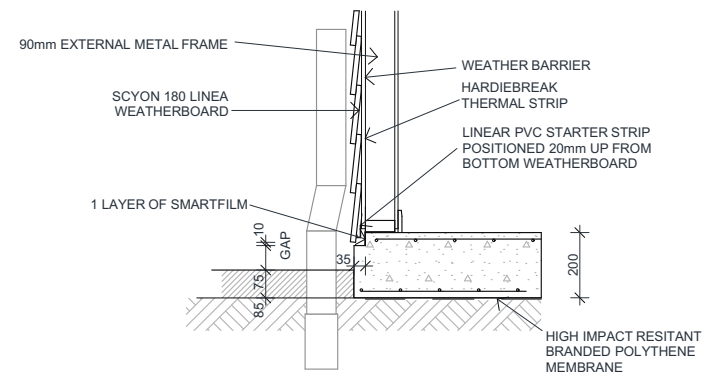
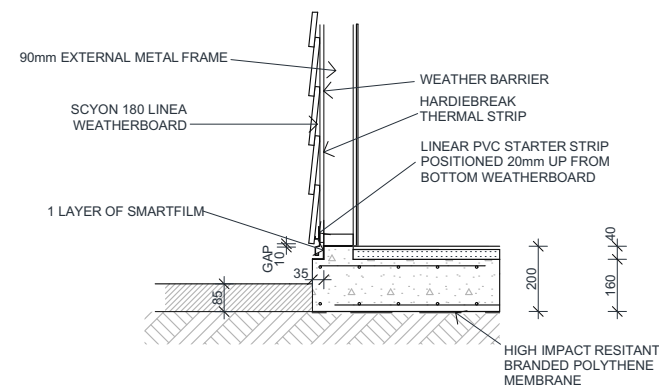
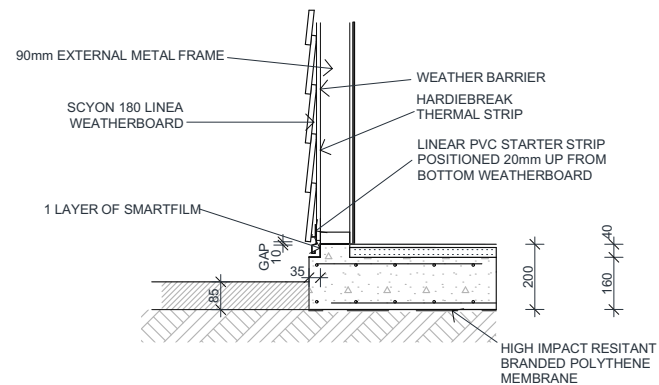
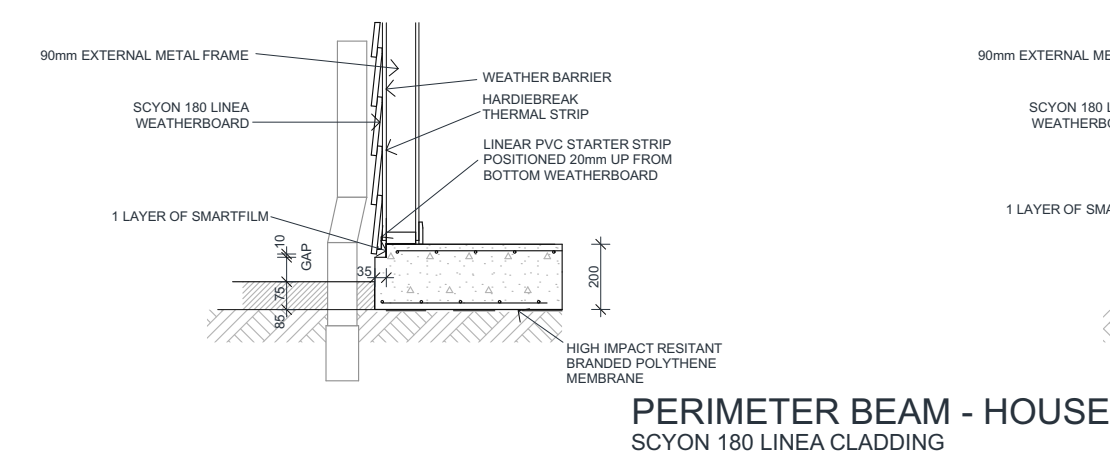
**REV: A.  
MASTER**



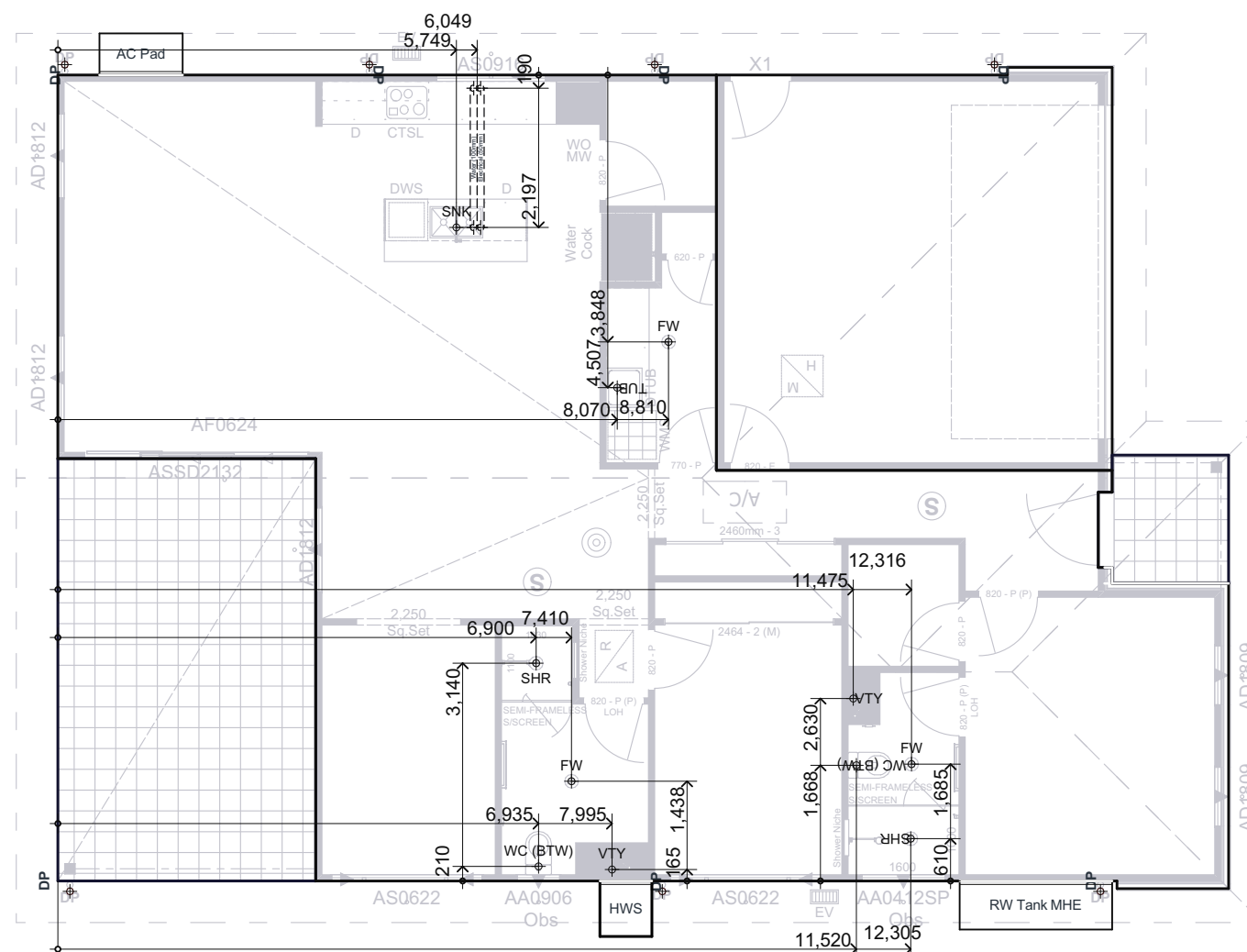
REV: A.  
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## ASCEND STACKER SLIDING DOOR INSTALLATION (HEBEL) NTS



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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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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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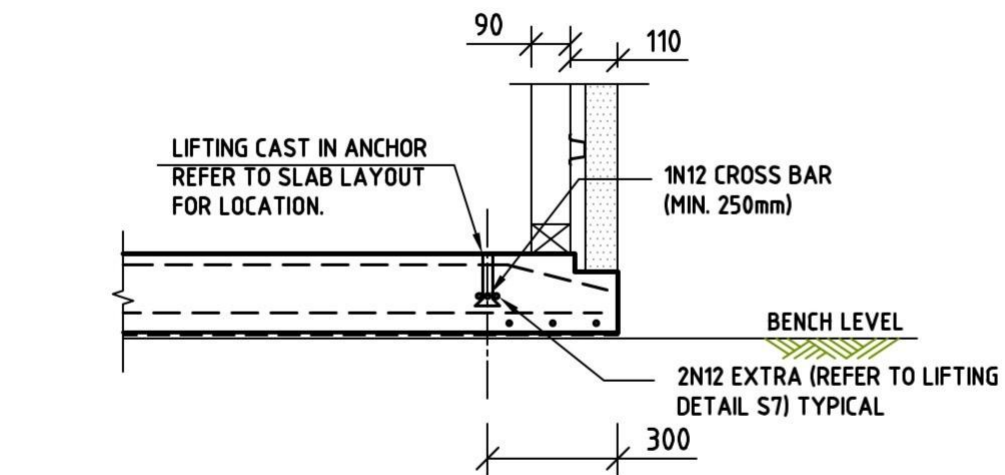
**EUCALYPT PLUS-7DG**  
*Heritage*

Site Address  
Allam Homes Pty Ltd  
Lot 00 Street Name  
Kendall (MONTEREY) NSW

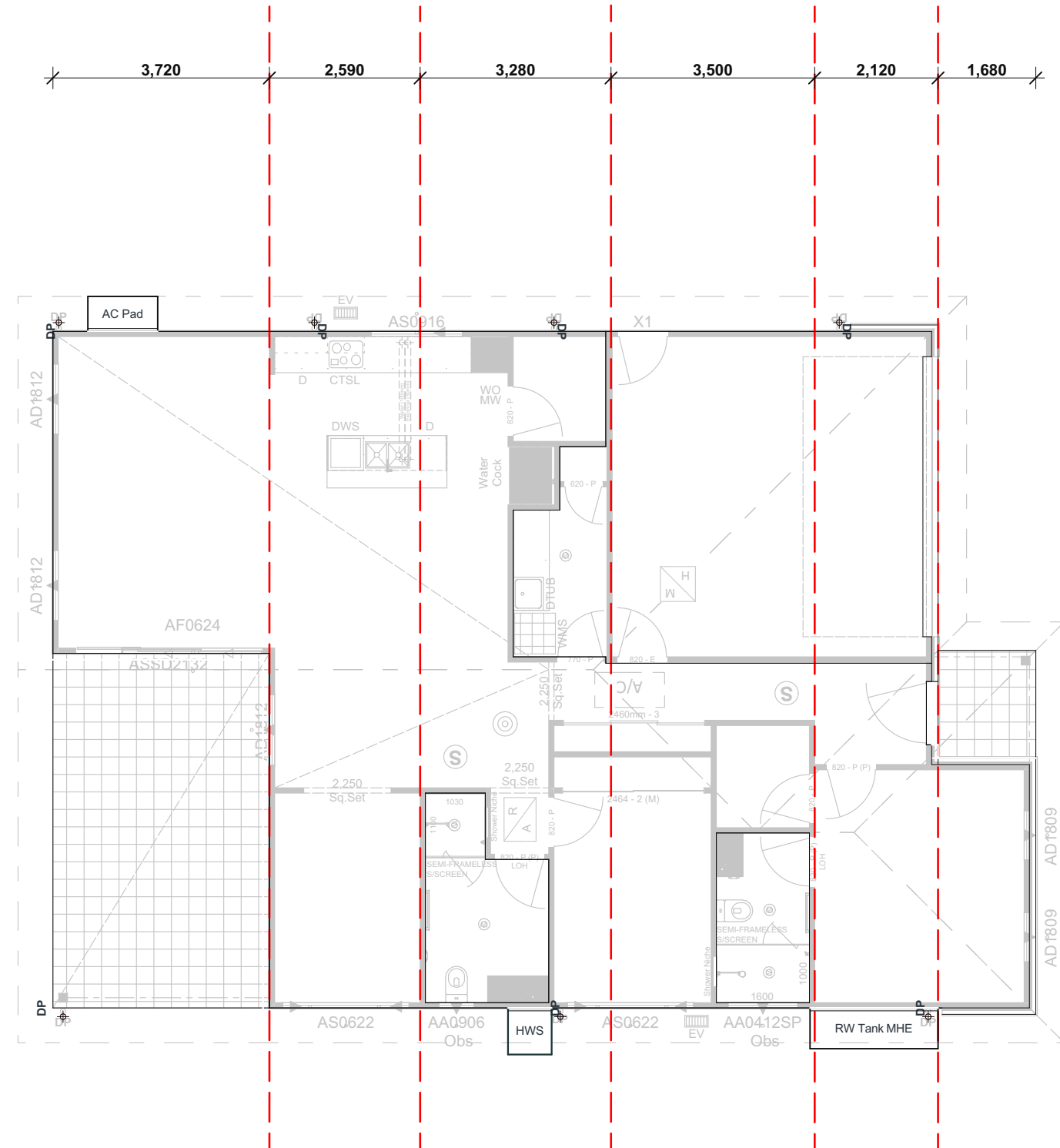
SITE INSTRUCTIONS		<b><i>Sub Floor Ground</i></b>		Last Amended <b>JHA</b>		Scale REFER TO DETAIL	
GENERAL:	0	01.09.20	Revision/Date/Version		Serial		Job No
HOUSE:	A	21.12.22	A..V22		1EW710O00A		<b>12345</b> 01.13

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**NOTE : REFER TO ENGINEERS DETAILS**



### EDGE DETAIL WITH LIFTING ANCHORS



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**EUCALYPT PLUS-7DG**  
*Heritage*

Site Address  
Allam Homes Pty Ltd  
Lot 00 Street Name  
Kendall (MONTEREY) NSW


SITE INSTRUCTIONS		<b>Slab Relocation Plan</b>				Last Amended <b>JHA</b>		Scale REFER TO DETAIL	
GENERAL:		0	01.09.20	Revision/Date/Version		Serial		Job No	
HOUSE:		A	21.12.22	A.V22		1EW710O00A		12345	
								Sheet 01.14	


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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
- 

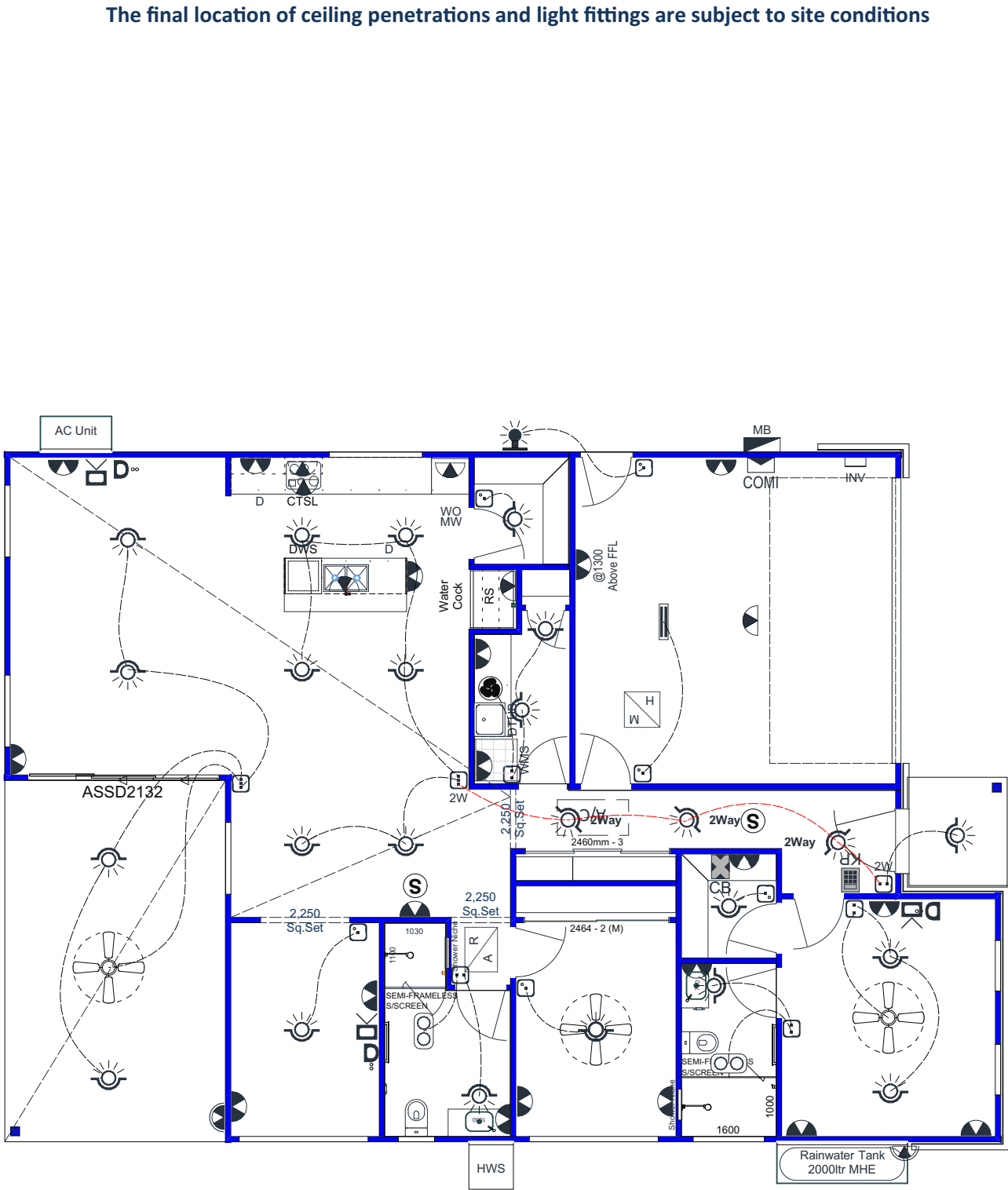
Ceiling Fan
- 

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.

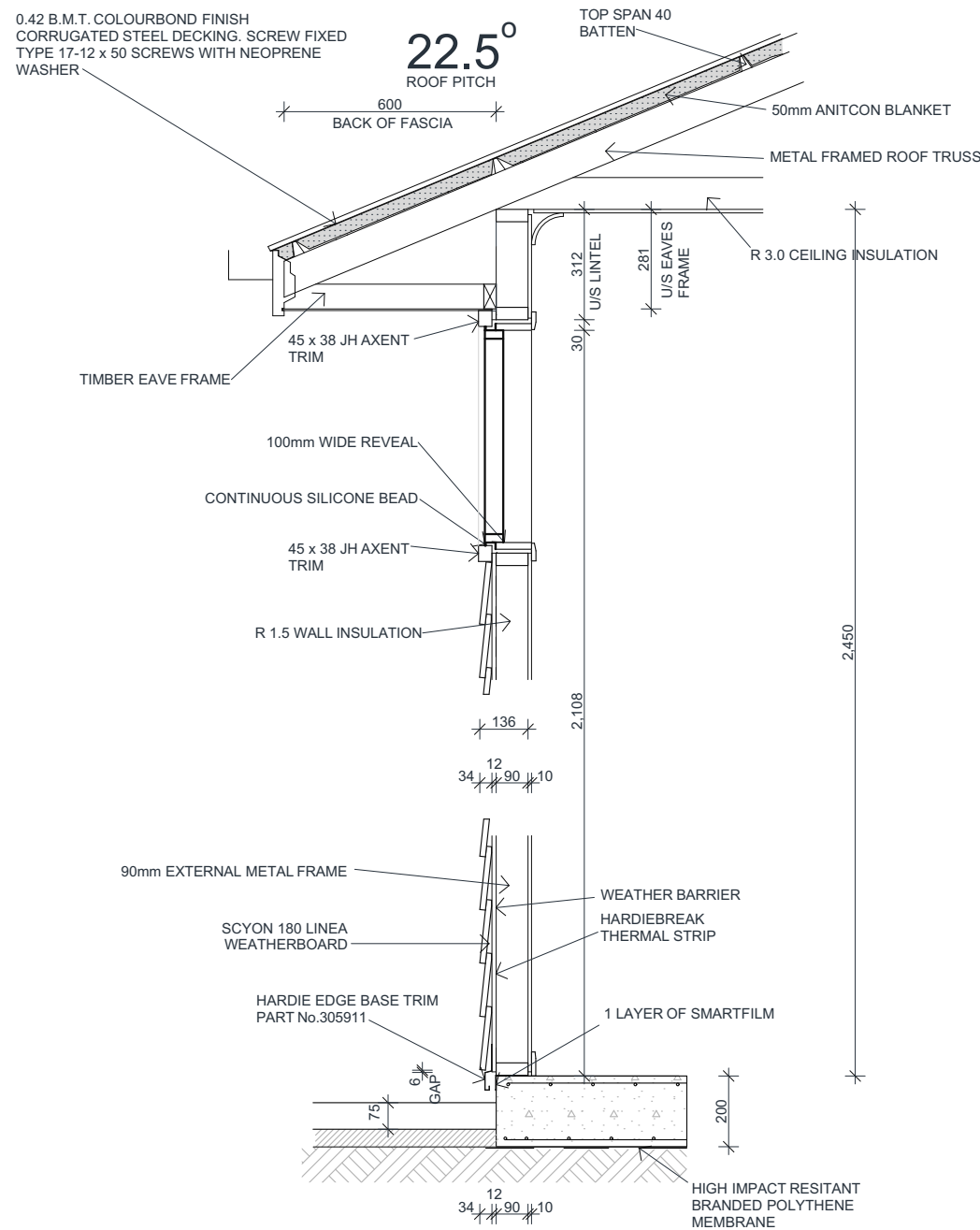


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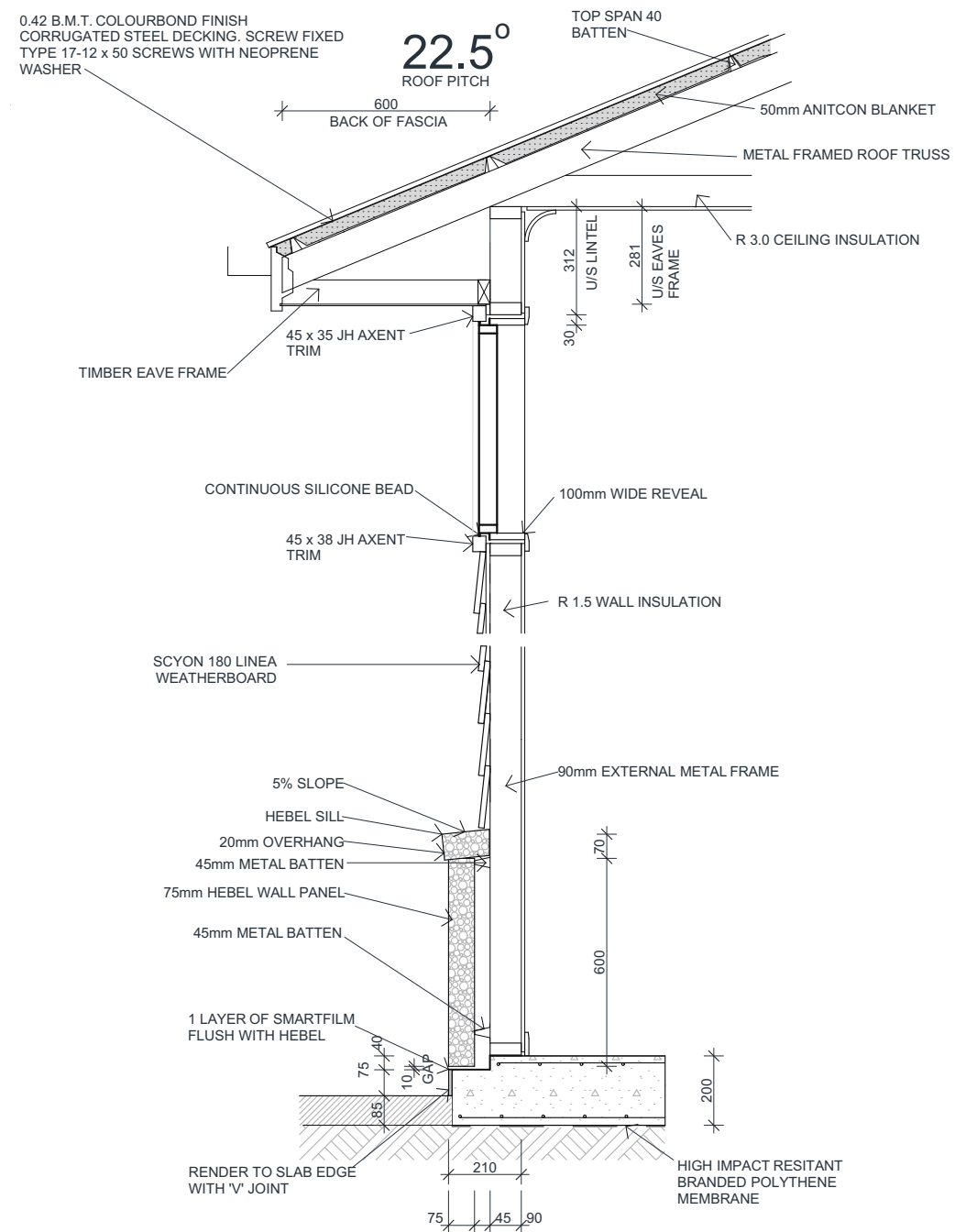
GPO Height Table		
Room Location	Item	Height (mm)
Kitchen	GPO	1100
	REF	2050
	RH	1900
	DW	500
	MW	600/1200
Laundry	GPO	1300
Bath/Ens/Pow	GPO	1300
Garage	GPO	1200
	Roller Door	2000
	Panel Door	Ceiling
Other	External GPO	1000

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





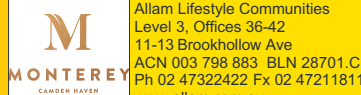
PERIMETER BEAM - HOUSE  
TYPE B - FULL SCYLON LINEA 180 (16mm) WALL



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

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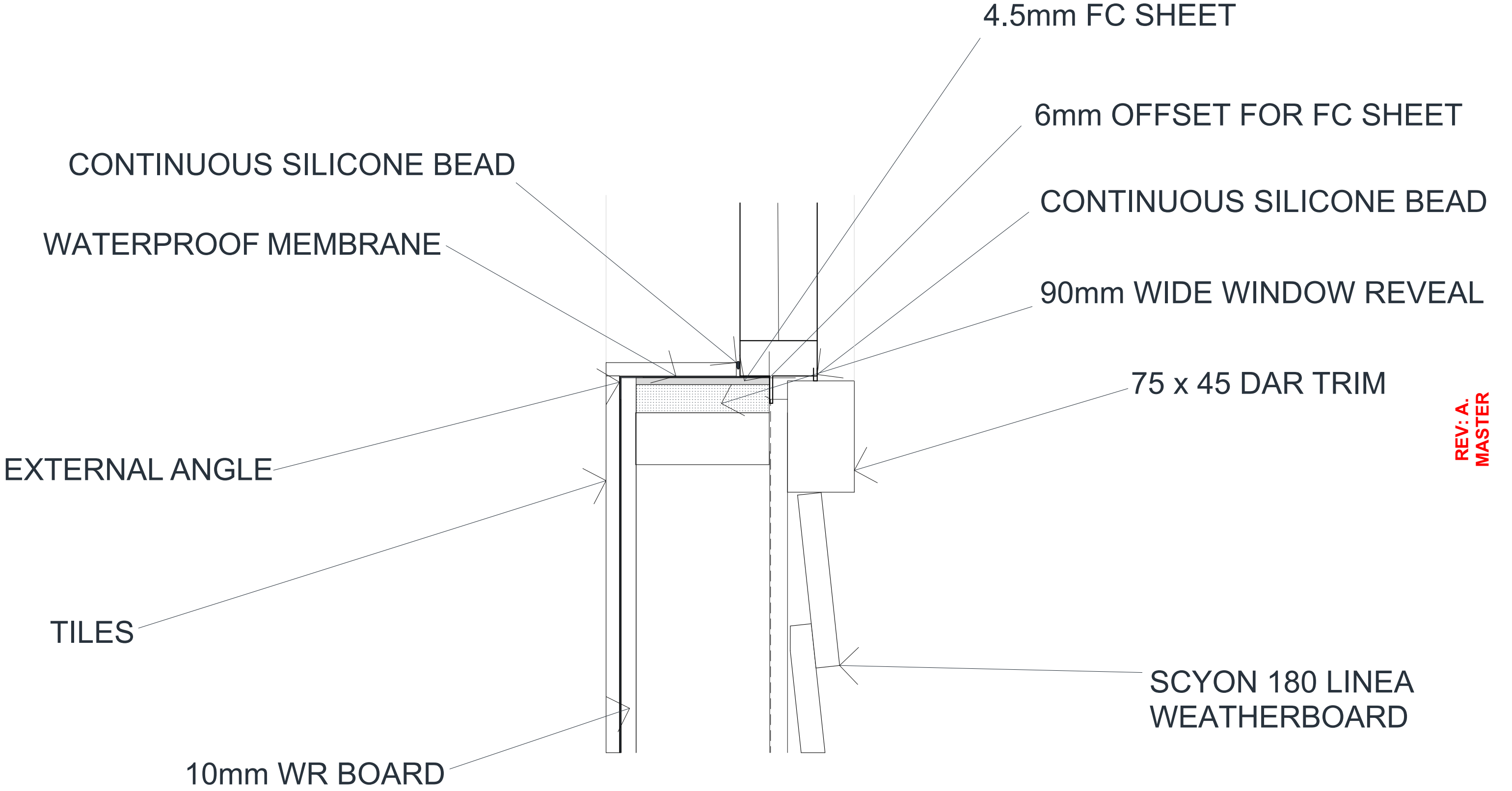
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**EUCALYPT PLUS-7DG**  
*Heritage*

Site Address  
Allam Homes Pty Ltd  
Lot 00 Street Name  
Kendall (MONTEREY) NSW

SITE INSTRUCTIONS		Wall Section 1			Last Amended	Scale
					JHA	REFER TO DETAIL
GENERAL:	0	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
HOUSE:	A	21.12.22	A.V22	1EW710O00A	12345	01.16

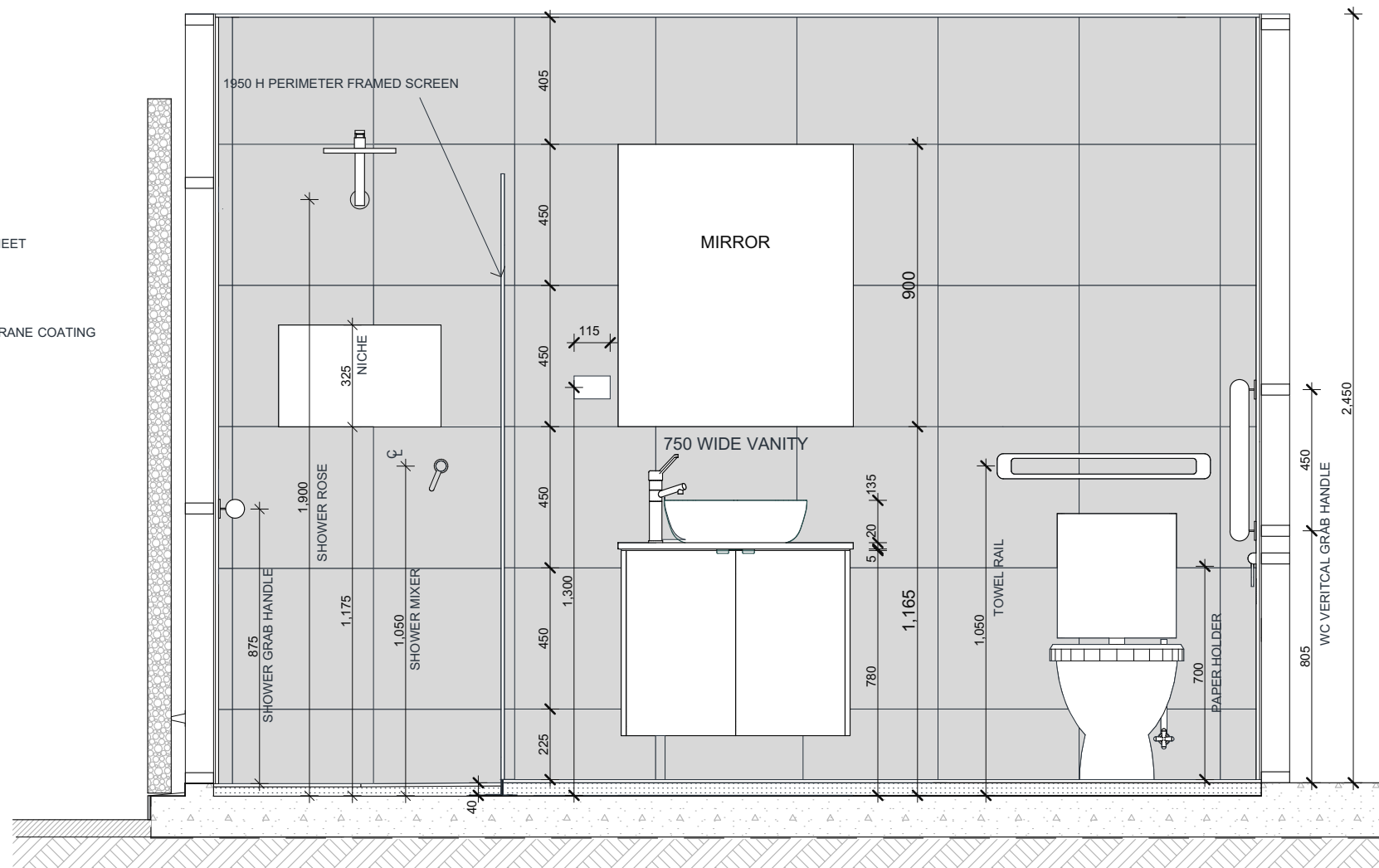
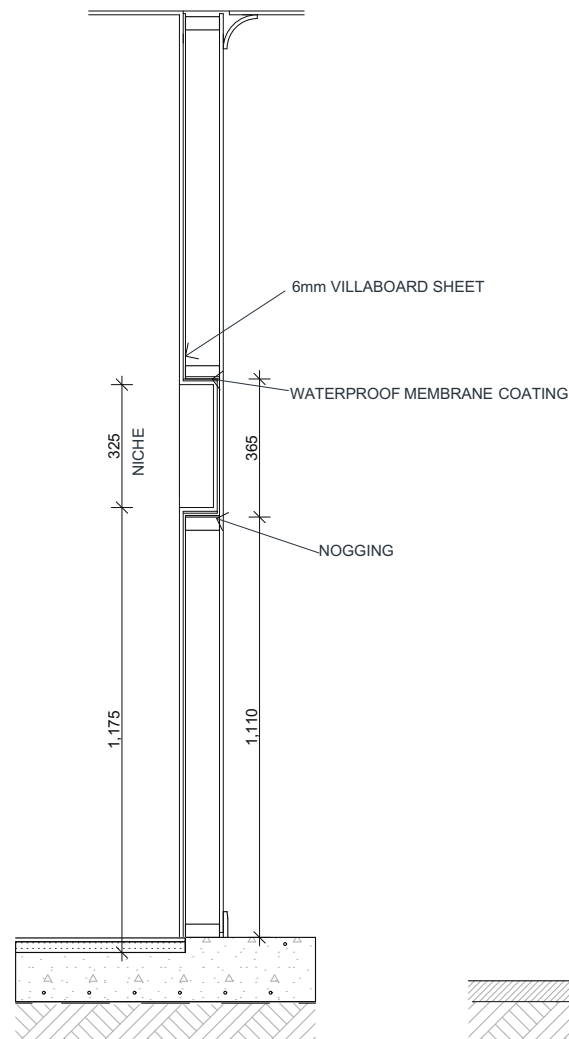
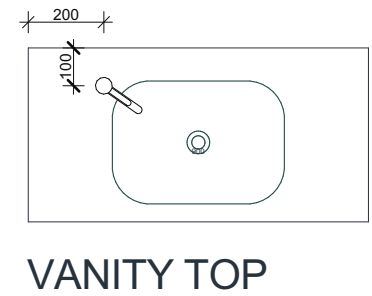
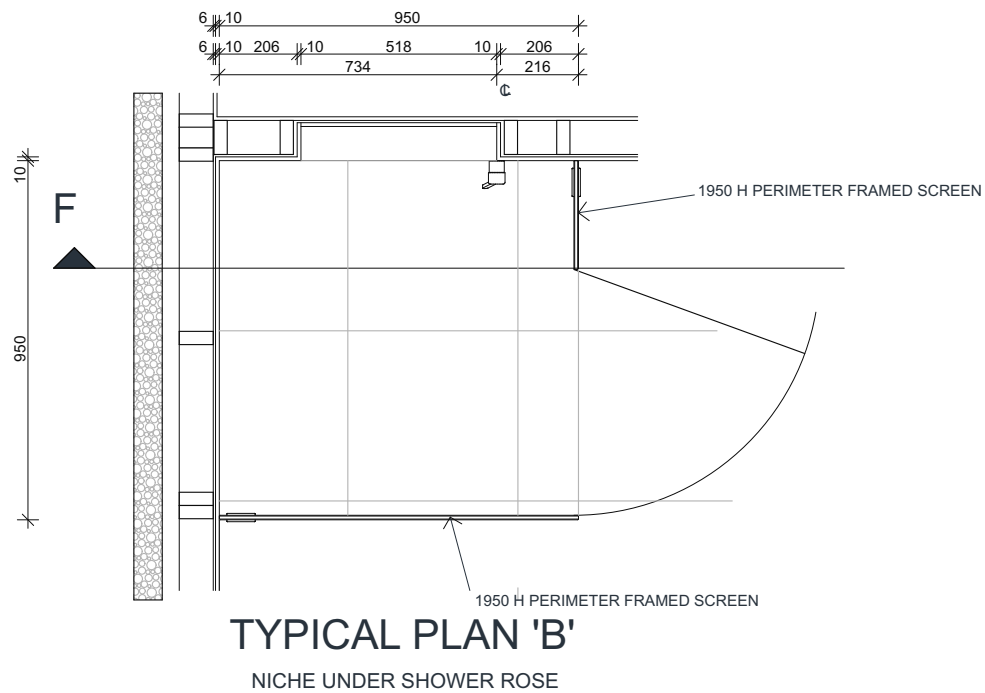
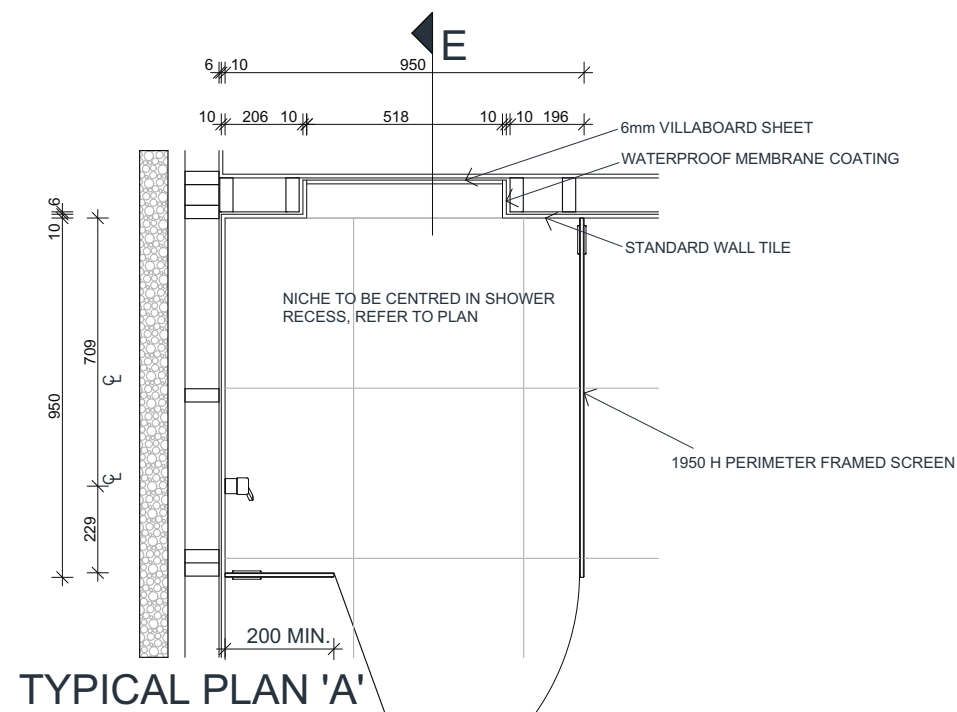




REV: A.  
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# TYPE B - FULL SCYLON LINEA 180 (16mm) WALL





REV: A.  
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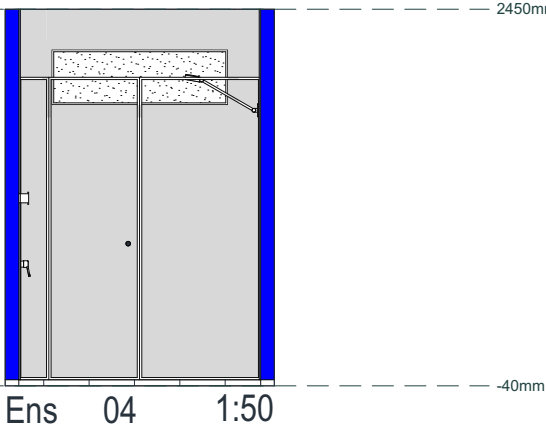
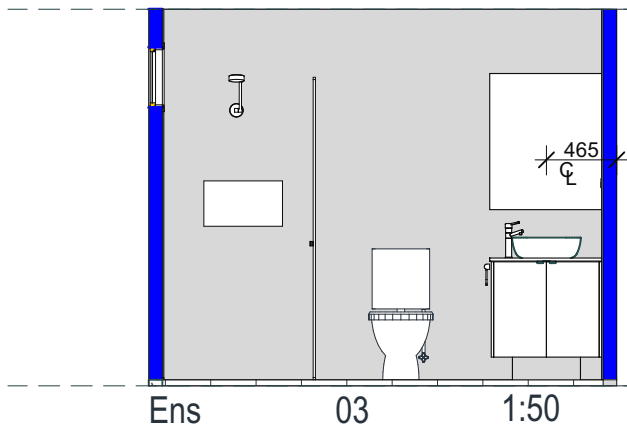
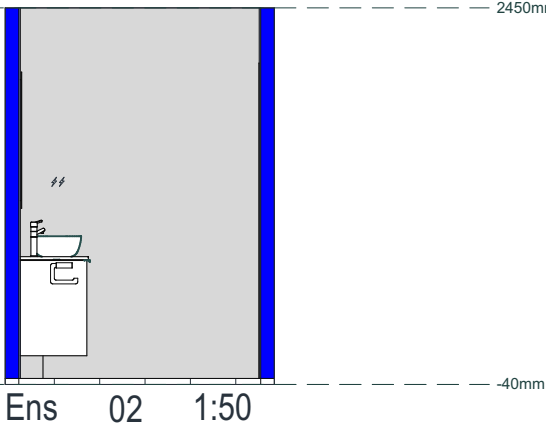
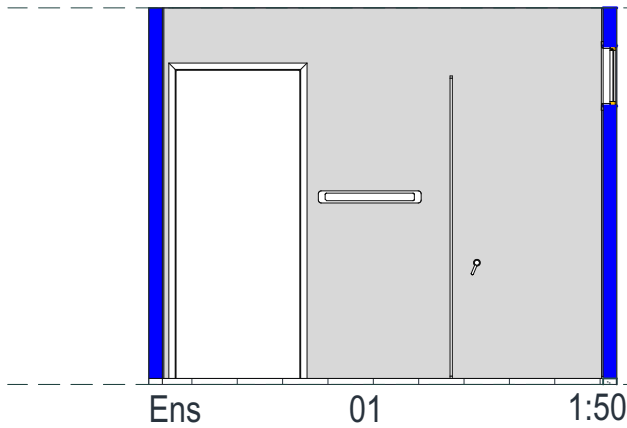
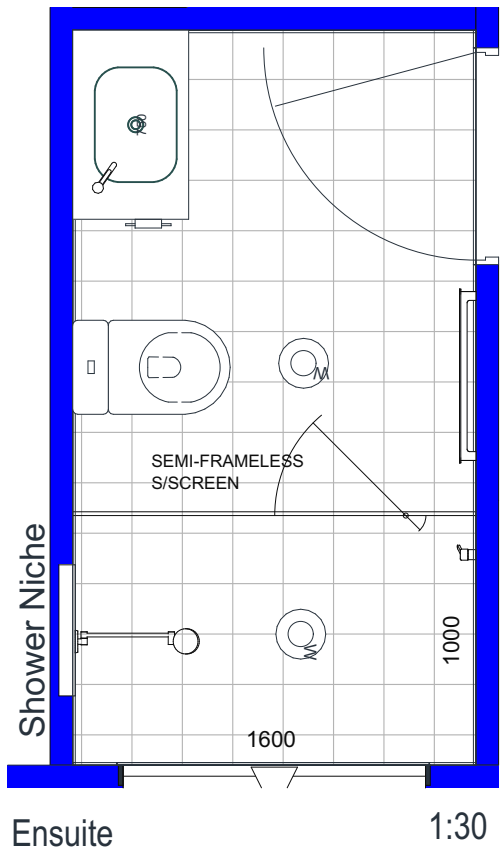
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*Heritage*

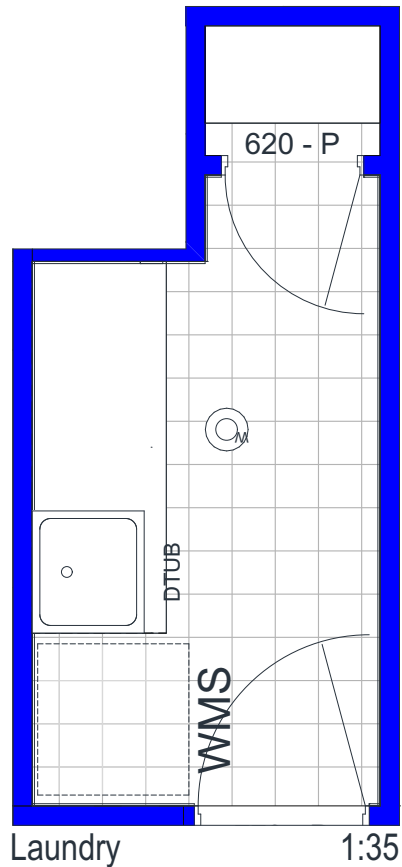
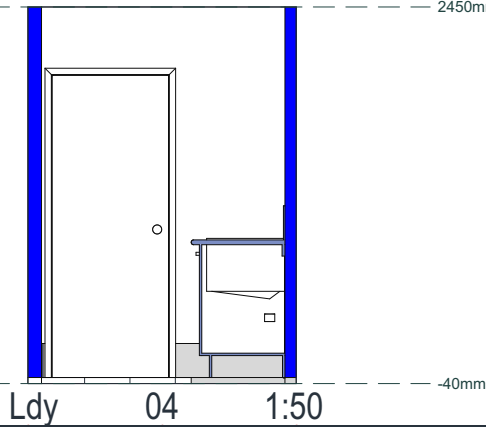
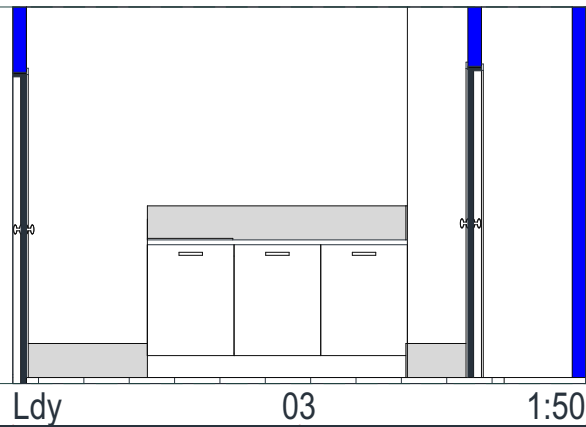
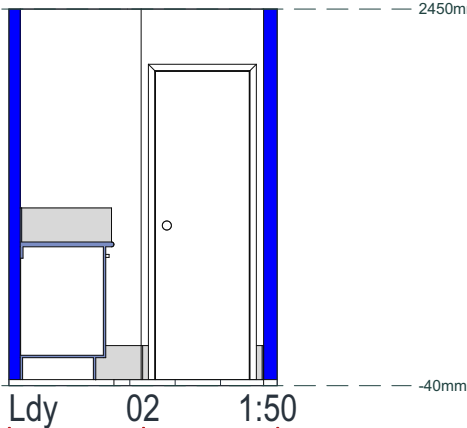
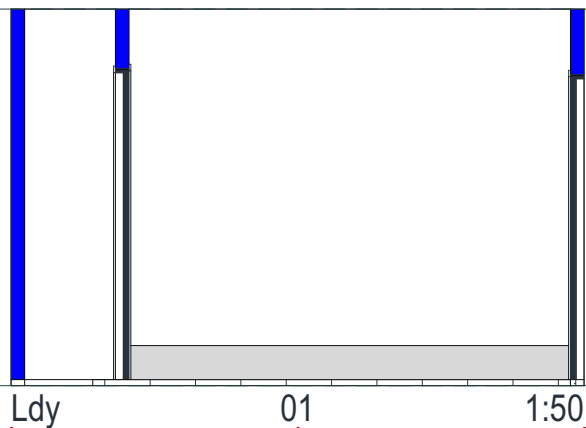
Site Address  
Allam Homes Pty Ltd  
Lot 00 Street Name  
Kendall (MONTEREY) NSW

SITE INSTRUCTIONS		Tile Specification			Last Amended	Scale
					JHA	REFER TO DETAIL
GENERAL:	0	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
HOUSE:	A	21.12.22	A..V22	1EW710O00A	12345	01.21

E N S U I T E



L A U N D R Y

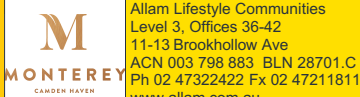


REV: A.  
MASTER

Wet Area Height Table	
Item	Height (mm)
Shower Screen	1950
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.

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

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**EUCALYPT PLUS-7DG**  
*Heritage*

Site Address  
Allam Homes Pty Ltd  
Lot 00 Street Name  
Kendall (MONTEREY) NSW

SITE  
INSTRUCTIONS  
GENERAL:  
HOUSE:

**Ensuite - Laundry**

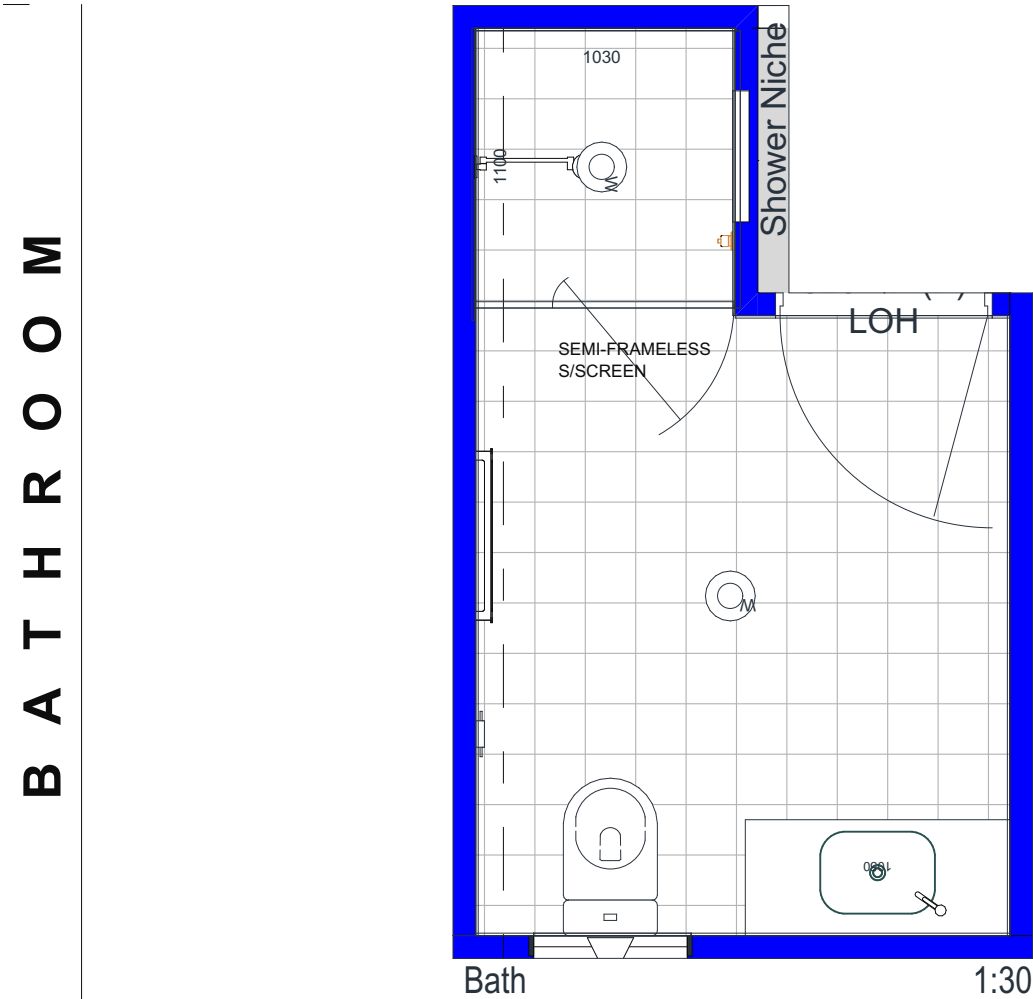
0 01.09.20  
A 21.12.22

Revision/Date/Version  
A..V22

Serial  
1EW710O00A

Last Amended  
JHA  
Job No  
12345  
Scale  
1:50  
Sheet  
01.22

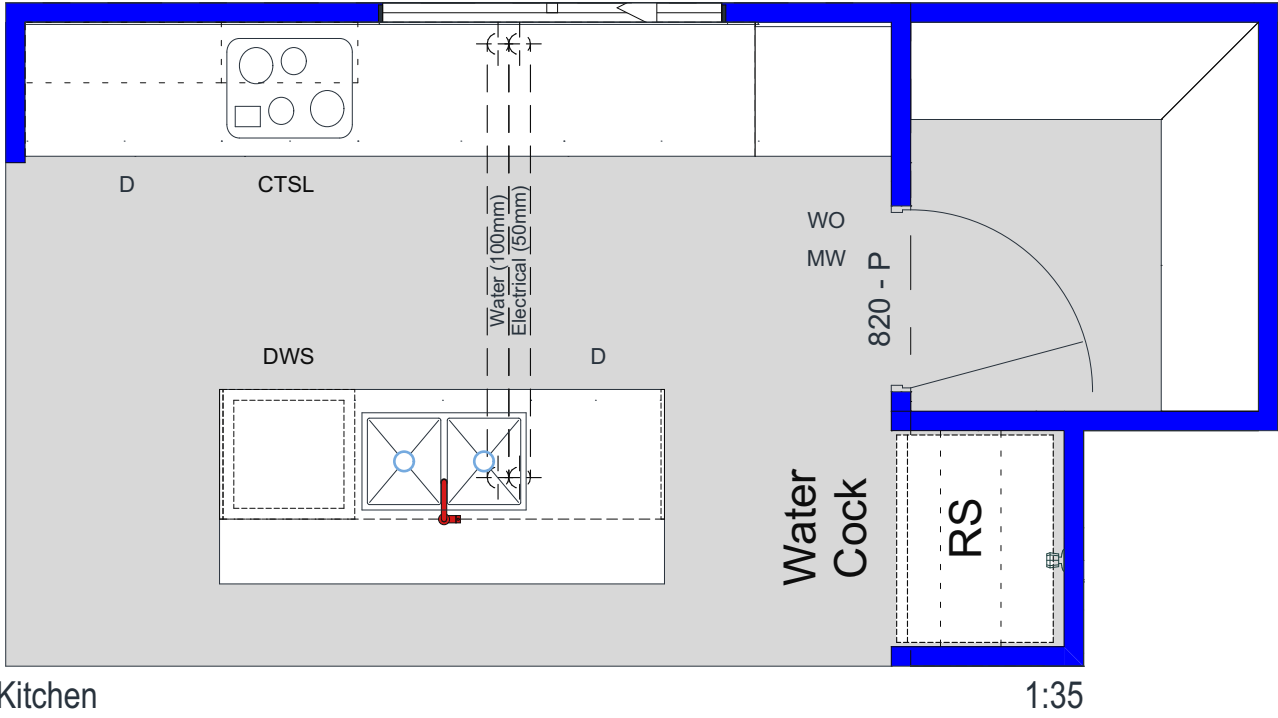
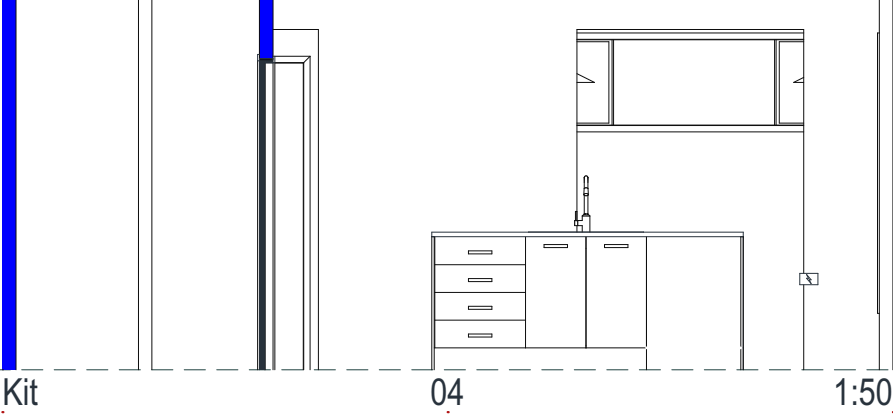
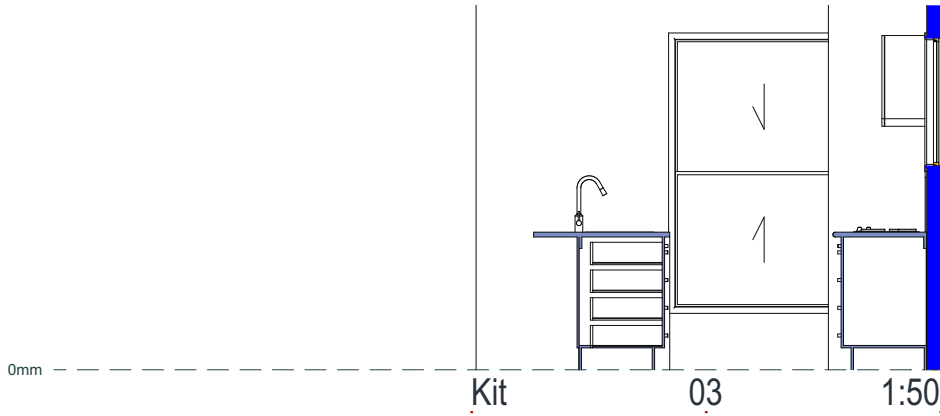
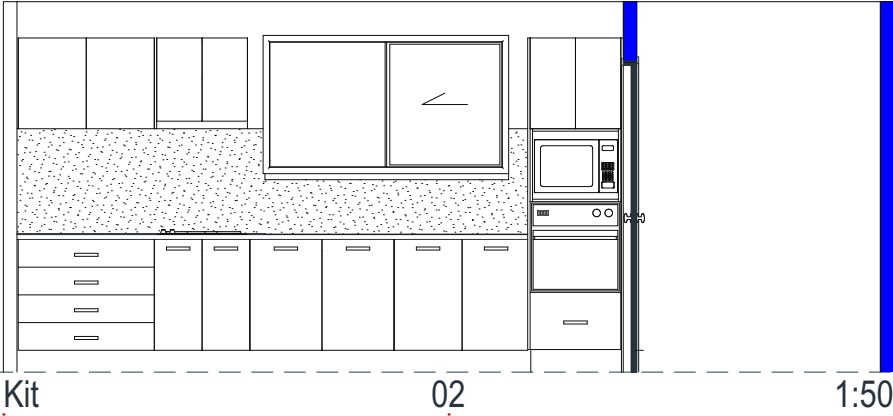
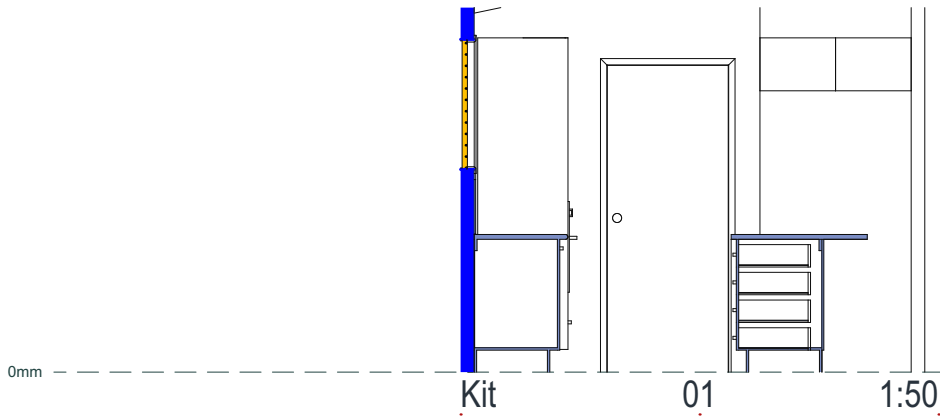
BATHROOM



REV: A.  
MASTER

Wet Area Height Table	
Item	Height (mm)
Shower Screen	1950
Toilet Roll Holder	700
Towel Rail/Ring	1050
WC isolating tap	150
Shower Tap Mixer	950
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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.

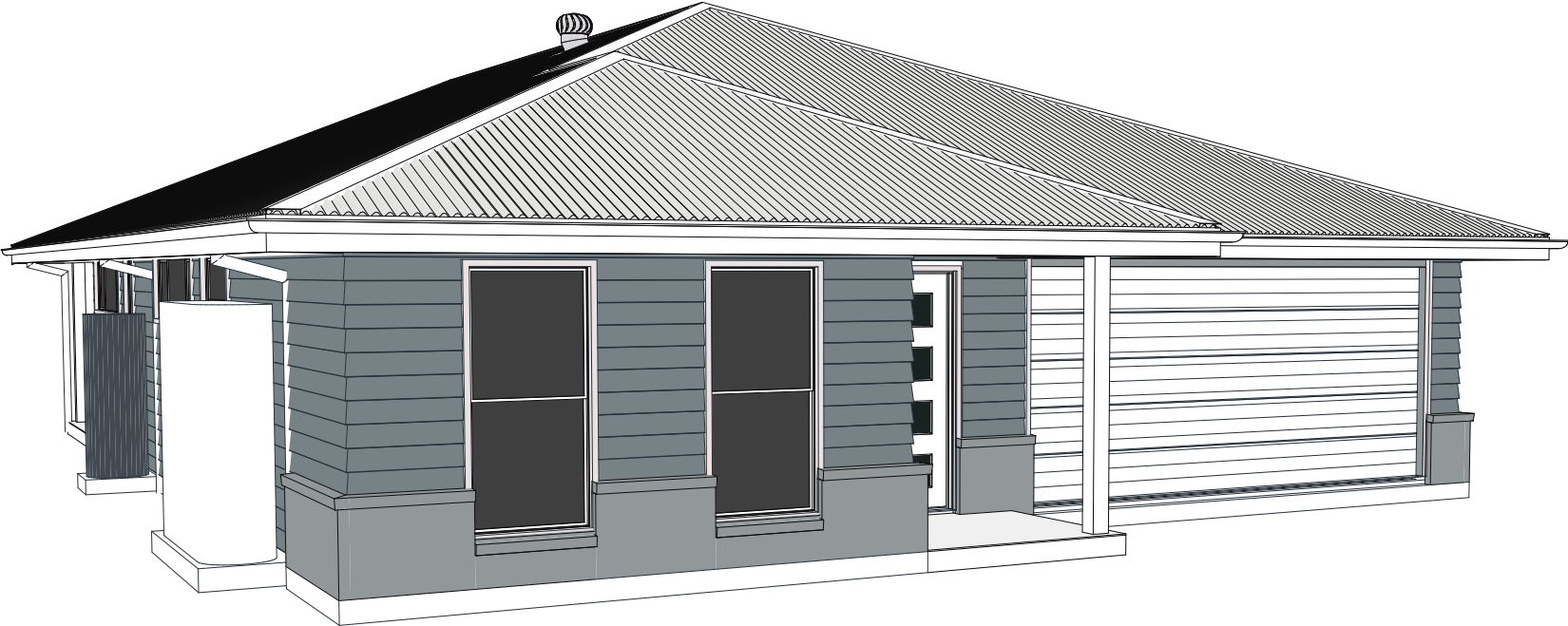


Note:  
Refer to specification level detail for  
Layout/heights.

REV: A.  
MASTER

02  
03 01  
04





Finishes Legend

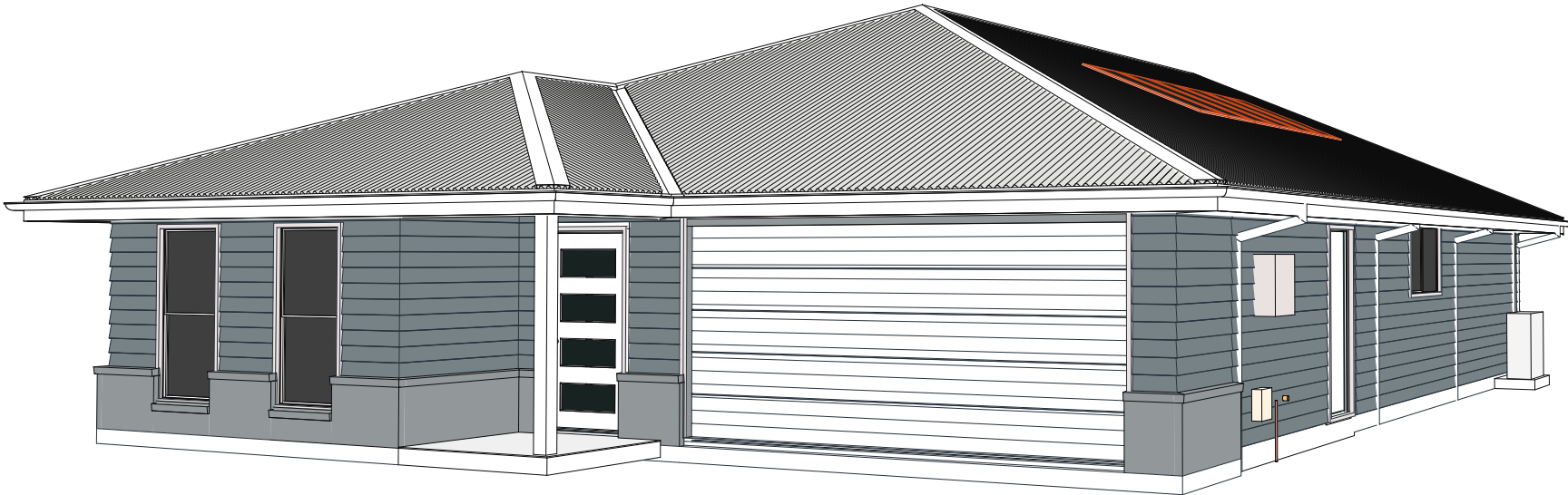
External Scheme -

Hebel:  
Shale Grey

Cladding:  
Shale Grey

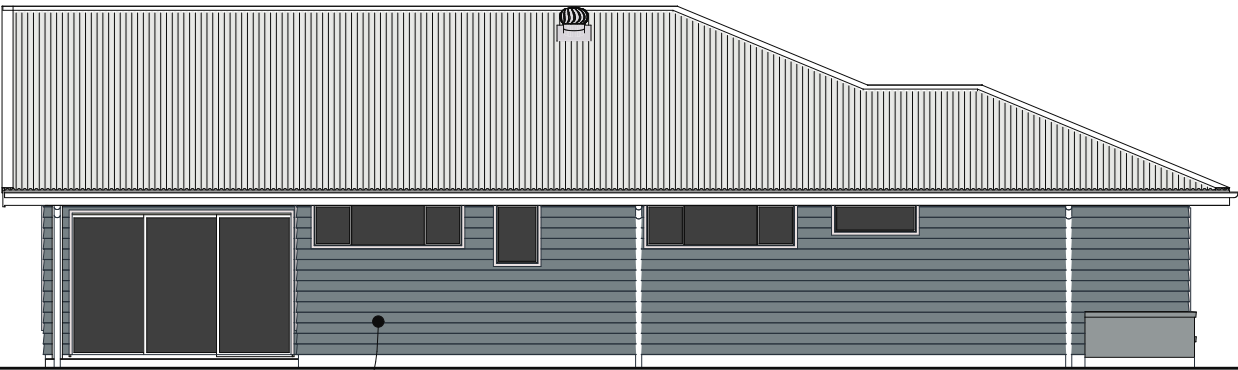
Roof:  
Surfmist

REV: A.  
MASTER



WARNING  
NOTE: THIS PAGE MUST BE PRINTED IN COLOUR





Finishes Legend

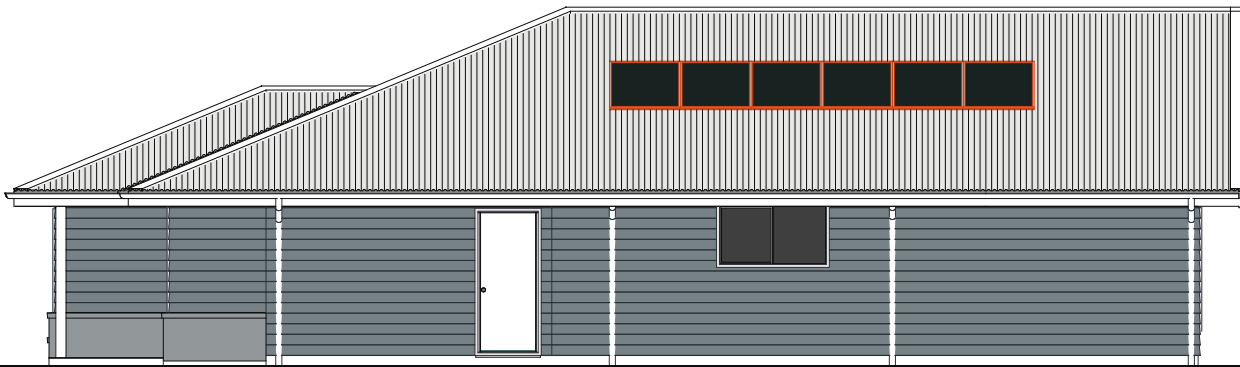
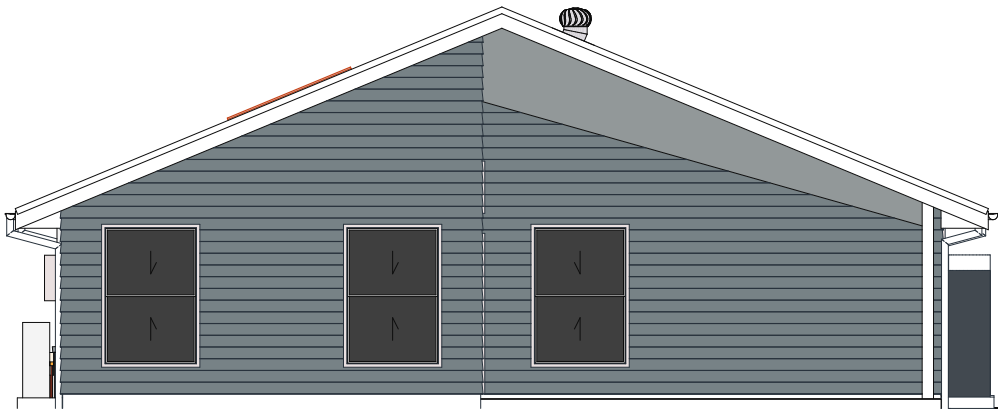
External Scheme -

Hebel:  
Shale Grey

Cladding:  
Shale Grey

Roof:  
Surfmist

REV: A.  
MASTER



WARNING  
NOTE: THIS PAGE MUST BE PRINTED IN COLOUR

REV: A.  
MASTER

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**EUCALYPT PLUS-7DG**  
*Heritage*

Site Address  
Allam Homes Pty Ltd  
Lot 00 Street Name  
Kendall (MONTEREY) 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

A.,V22

Serial

1EW710O00A

Last Amended  
JHA

Job No
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12345

Scale  
REFER TO  
DETAIL

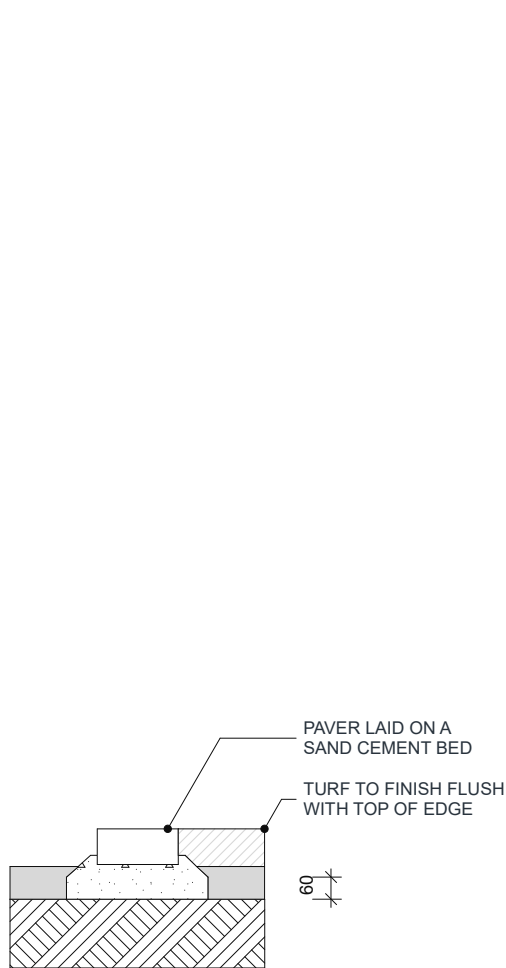
Sheet

01.27

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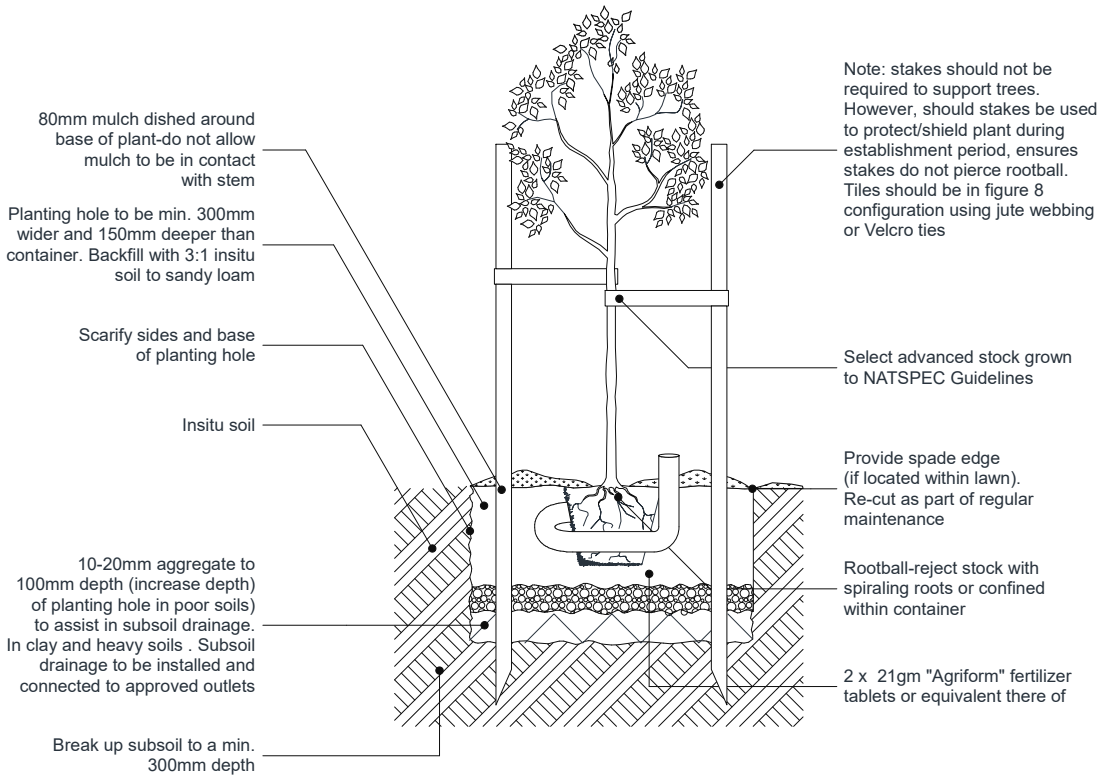




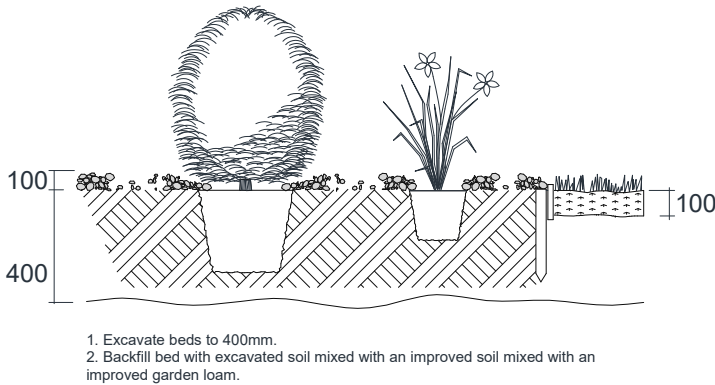
GARDEN EDGE DETAIL  
NTS

LANDSCAPE SPECIFICATIONS

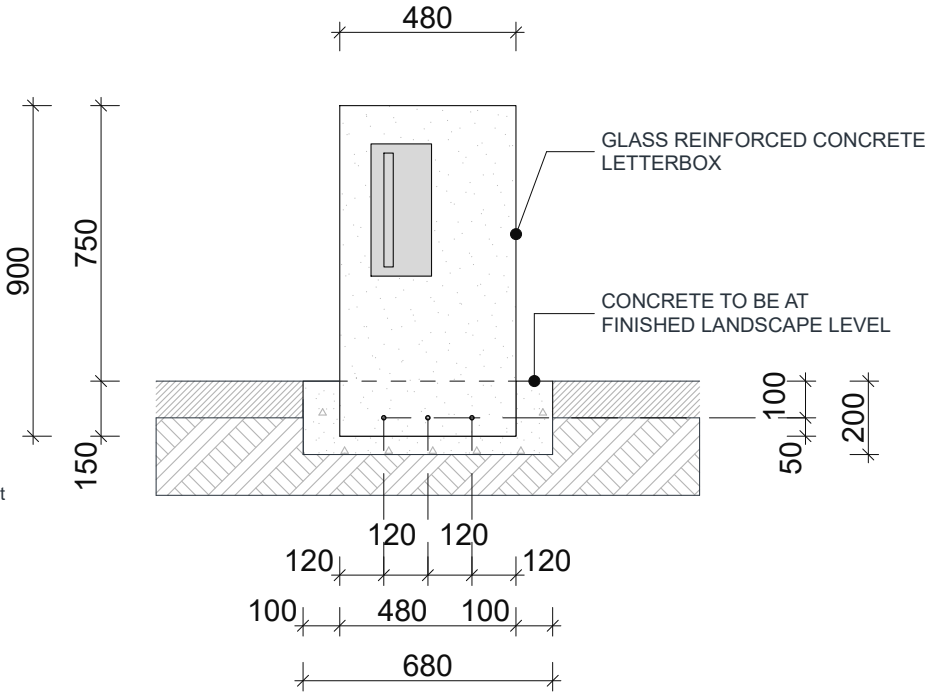
- TURF AREA:
- Turf Underlay: 100mm thick layer of screened top soil
  - Turf: Kikuyu Turf
- GARDEN AREA:
- Soil: 300mm thick layer of premium garden mix.
  - Mulch: 75mm thick layer of 10mm pine bark mulch.
  - Plants per site average:
    - 2 x 25L pot size trees
    - 20 x 300mm pot size plants
    - 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.



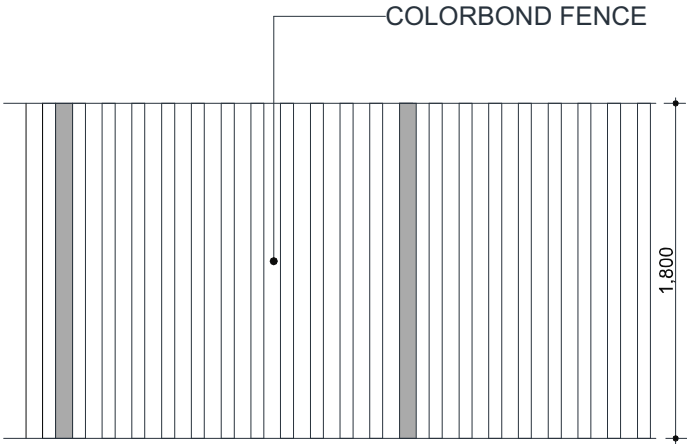
TREE PLANTING FOR ADVANCED STOCK



PLANTED BEDS



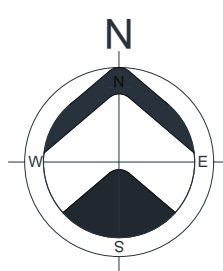
ELEVATION



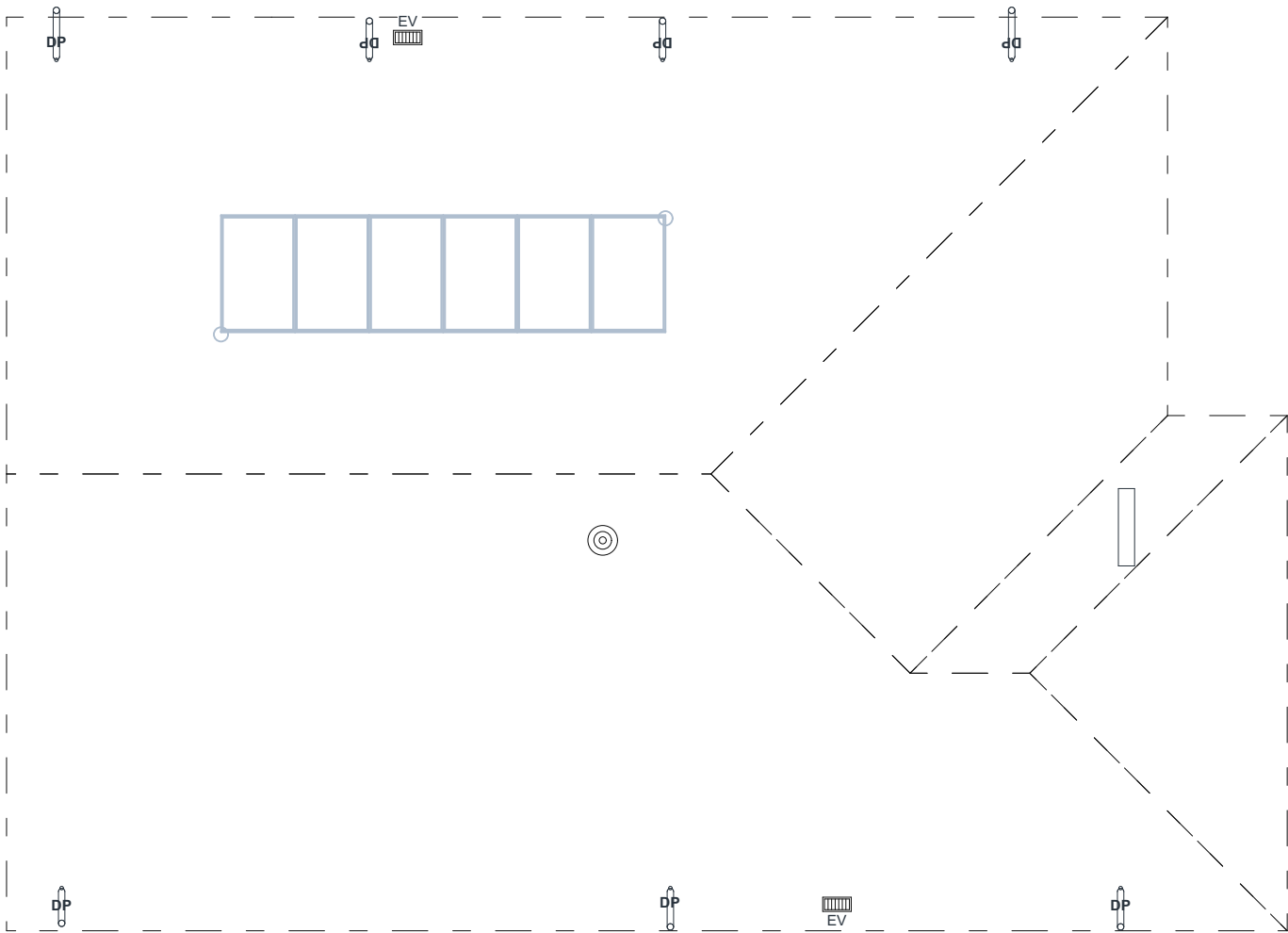
NOTE: Gates to be made from same materials as fence. All fixings to be galvanised, trip latches fitted

FENCE - TYPE

REV: A.  
MASTER



PV LAYOUT			
SYSTEM SIZE	2.49kW		
PANELS	(6) 415 W Panel (1762 x 1134 x 30)		



REV: A.  
MASTER