

· · · · · ·	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	✓
ſ			14). 1500 Sq Set to MPR	✓

	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 UNAVAILABLE AT TI		

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	

GENERAL: 0

HOUSE: A

Lot 00 Street Name

Kendall (MONTEREY) NSW

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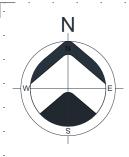
 VCN 003 798 883 BLN 28701.C
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 SITE INSTRUCTIONS **EUCALYPT PLUS-7 DG** Allam Homes Pty Ltd

Traditional





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	01.09.20	Revision/Date/Version Serial		Job No	Sheet		
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BIMcloud: AHBIM03 - BIMcloud/MHE Masters V27/EUCALYPT/Traditional/Eucalypt PLUS-7 DG Traditional							



EUCALYPT -40 SD → Garage **PLUS-7 DG** FFL 0.040 FGL 0.240 Traditional -40 SD \rightarrow Floor -70 SD -40 sb FFL 0.000 FGL 0.200 Alfresco FFL 0.070 FGL 0.240 -40 SD -40 SD AC Pad HWS RW Tank MHE

DRAWING REVISIONS A. 00.00.2021 -

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 ToAll Unfenced Boundaries Including

Double Hinged Gates To Front Access.

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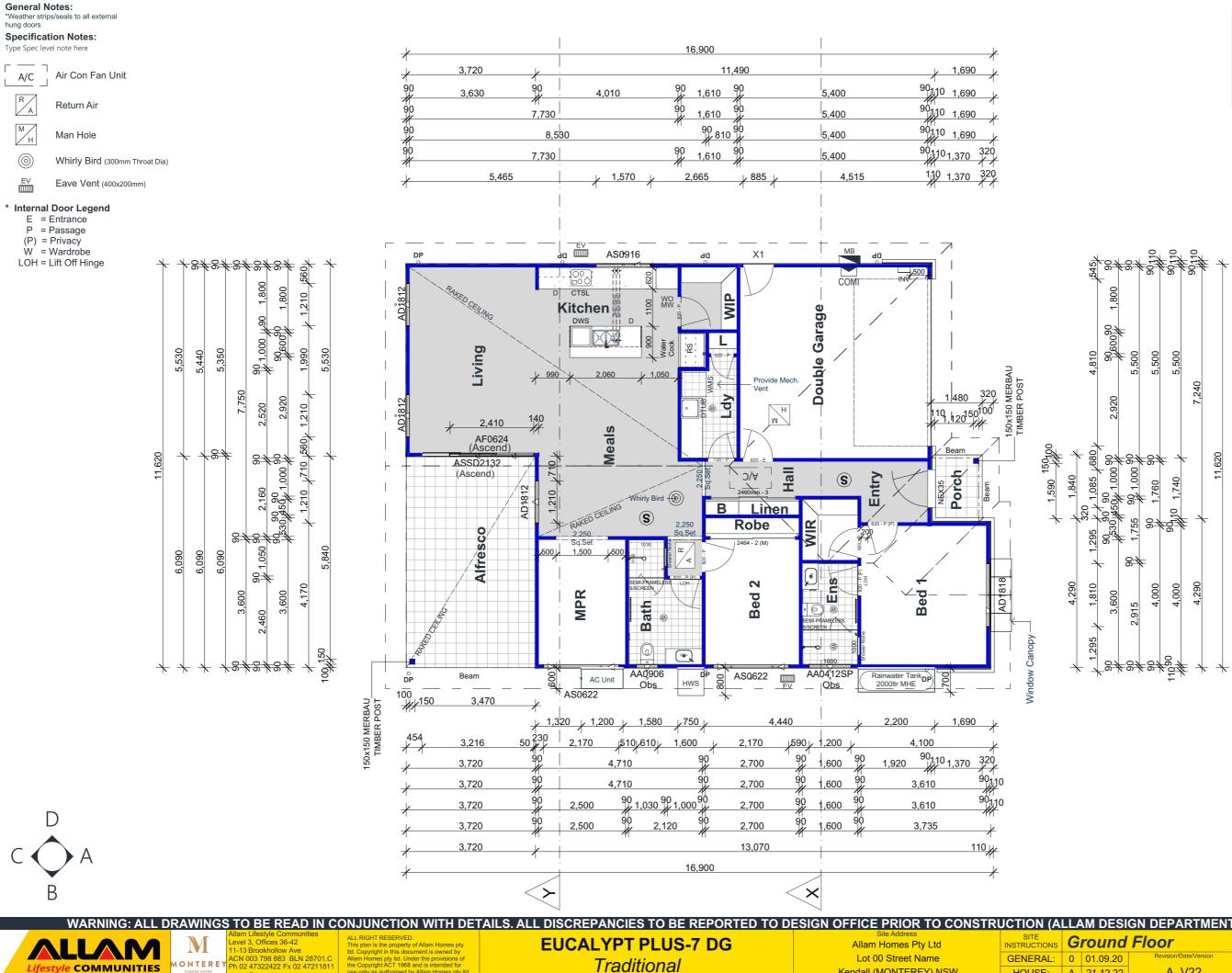
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EUCALYPT PLUS-7 DG Traditional

Lot 00 Street Name Kendall (MONTEREY) NSW SITE INSTRUCTIONS GENERAL: 0 HOUSE: A

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Traditional

Kendall (MONTEREY) NSW

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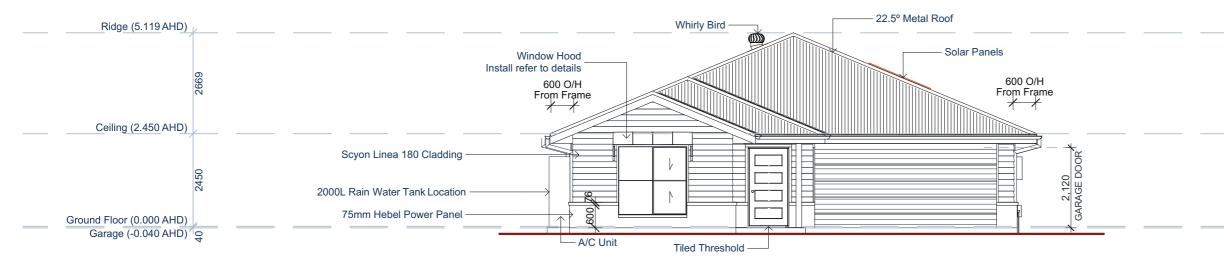
NOTE: REFER TO SLAB SETOUT FOR CONCRETE LAYOUT.

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

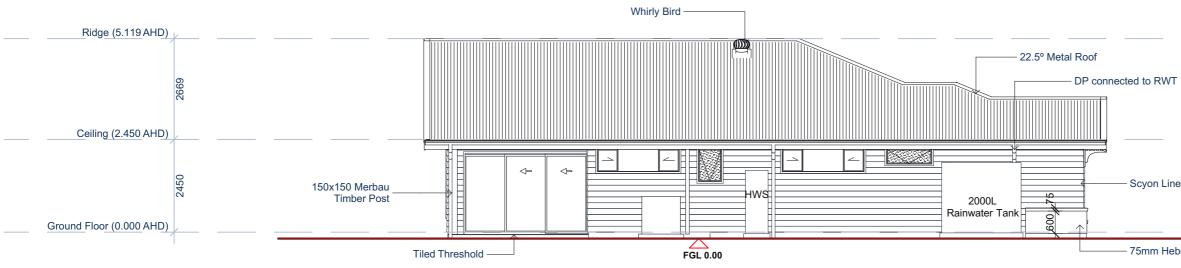
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FLOOR AREAS			
ALFRESCO	22.65		
GARAGE	32.71		
GROUND	128.71		
PORCH	2.74		
	186.81 m ²		

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~		F 1		Last Amended	Scale	
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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 installationand, 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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Scyon Linea 180 Cladding

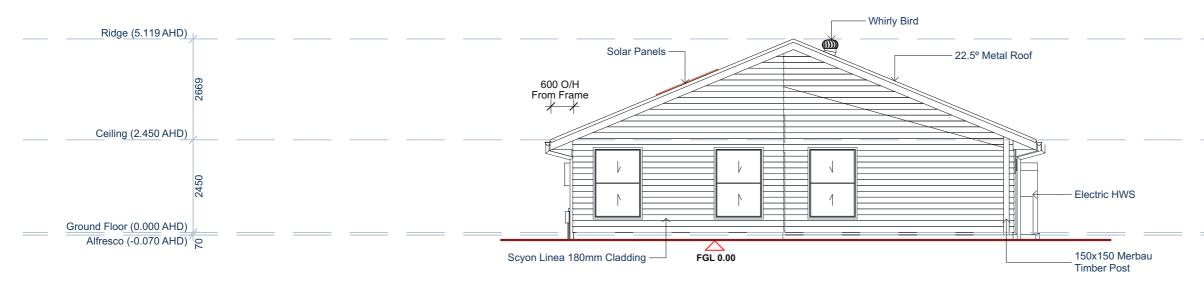
75mm Hebel Power Panel

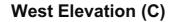
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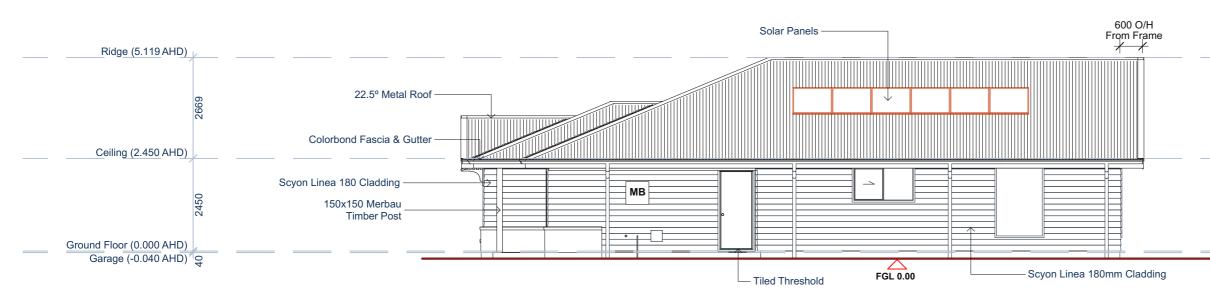
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HOUSE: A

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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 installationand, 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).

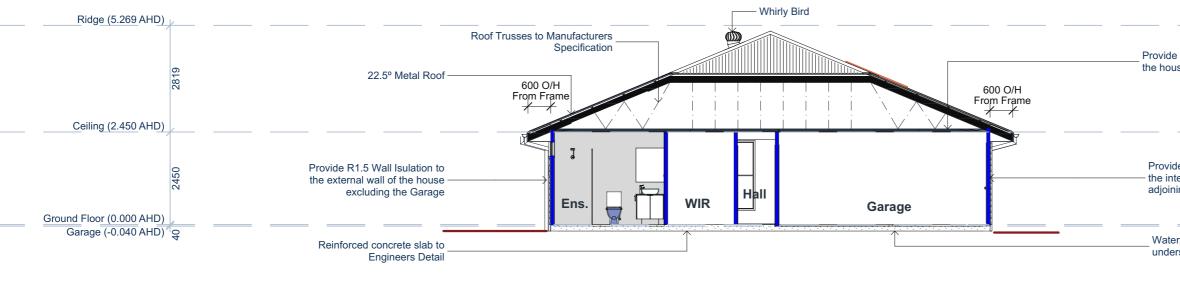
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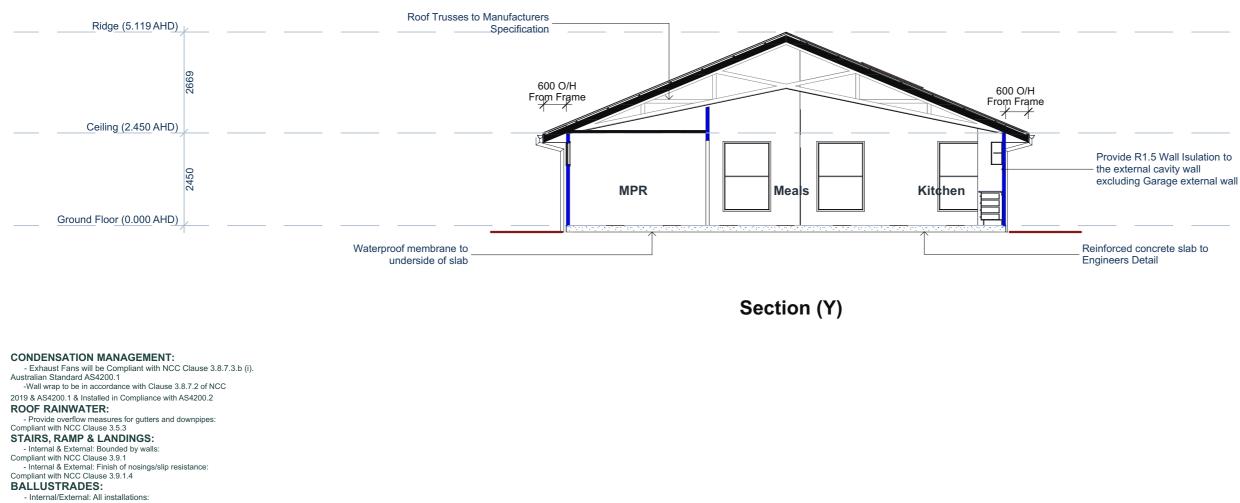
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Note: Windows Generic values- U 6.70 / SHGC 0.57 to 0.70



Section (X)



Compliant with NCC 3.9.2; Clause 3.9.2.3 & 3.9.2.4 as applicable for handrails ELECTRICAL:

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- Smoke Alarms: Installation to NCC Clause 3.7.5

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R3.0 Ceiling insulation to	
se excluding Garage	

Provide R1.5 Wall Isulation to the internal wall of the Garage adjoining the living space

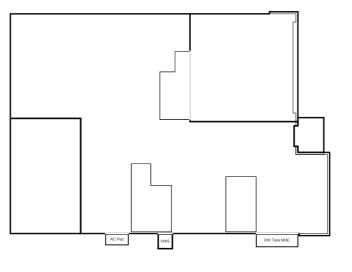
Waterproof membrane to underside of slab

REV: A. MASTER

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PLACE DETAILS INSIDE THIS WORK SHEET



EUCALYPT PLUS-7 DG

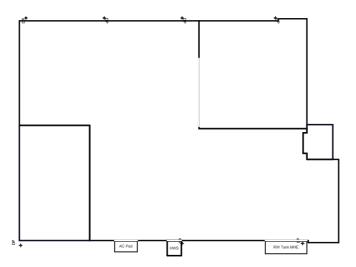
Traditional

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

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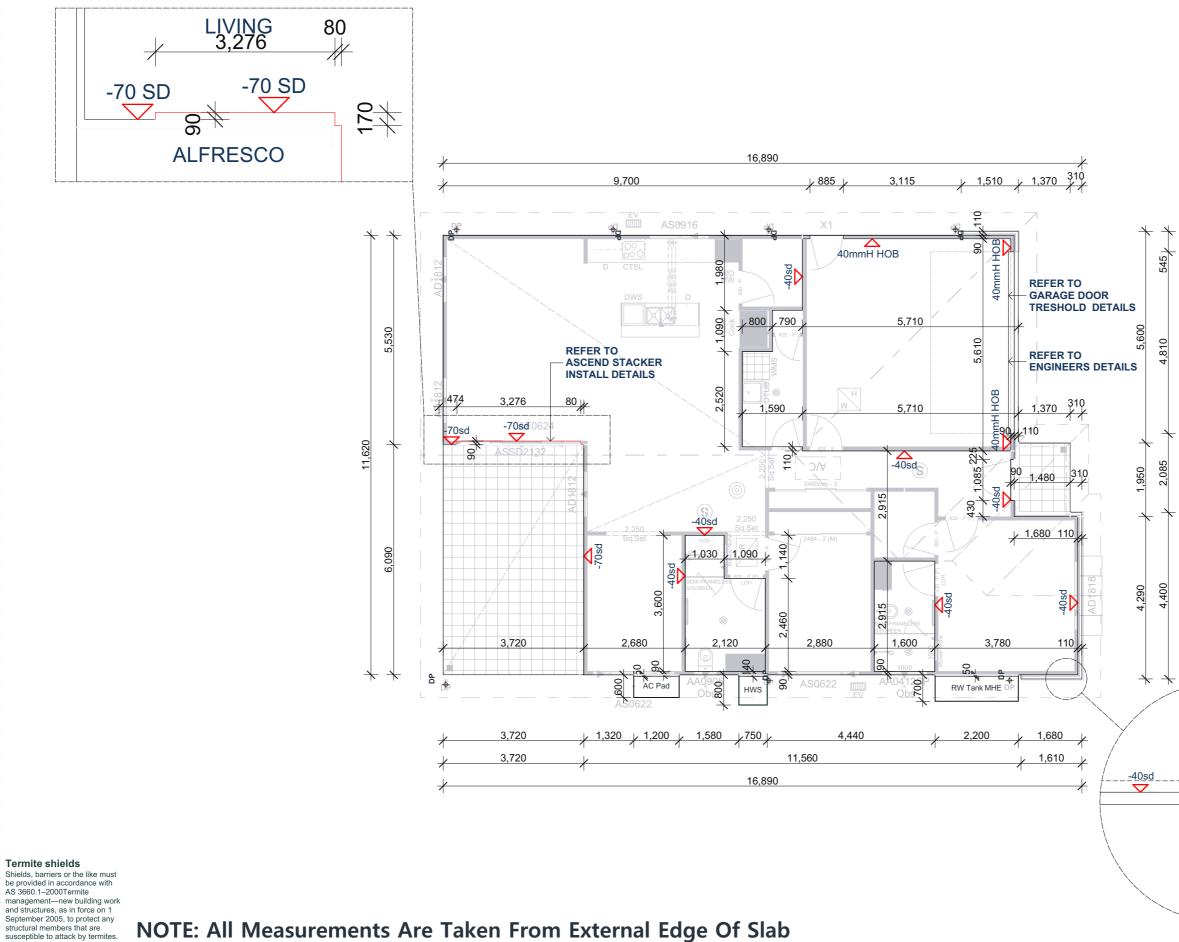
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Site Address Allam Homes Pty Ltd Lot 00 Street Name Kendall (MONTEREY) NSW SITE INSTRUCTIONS W GENERAL: 0 HOUSE: A

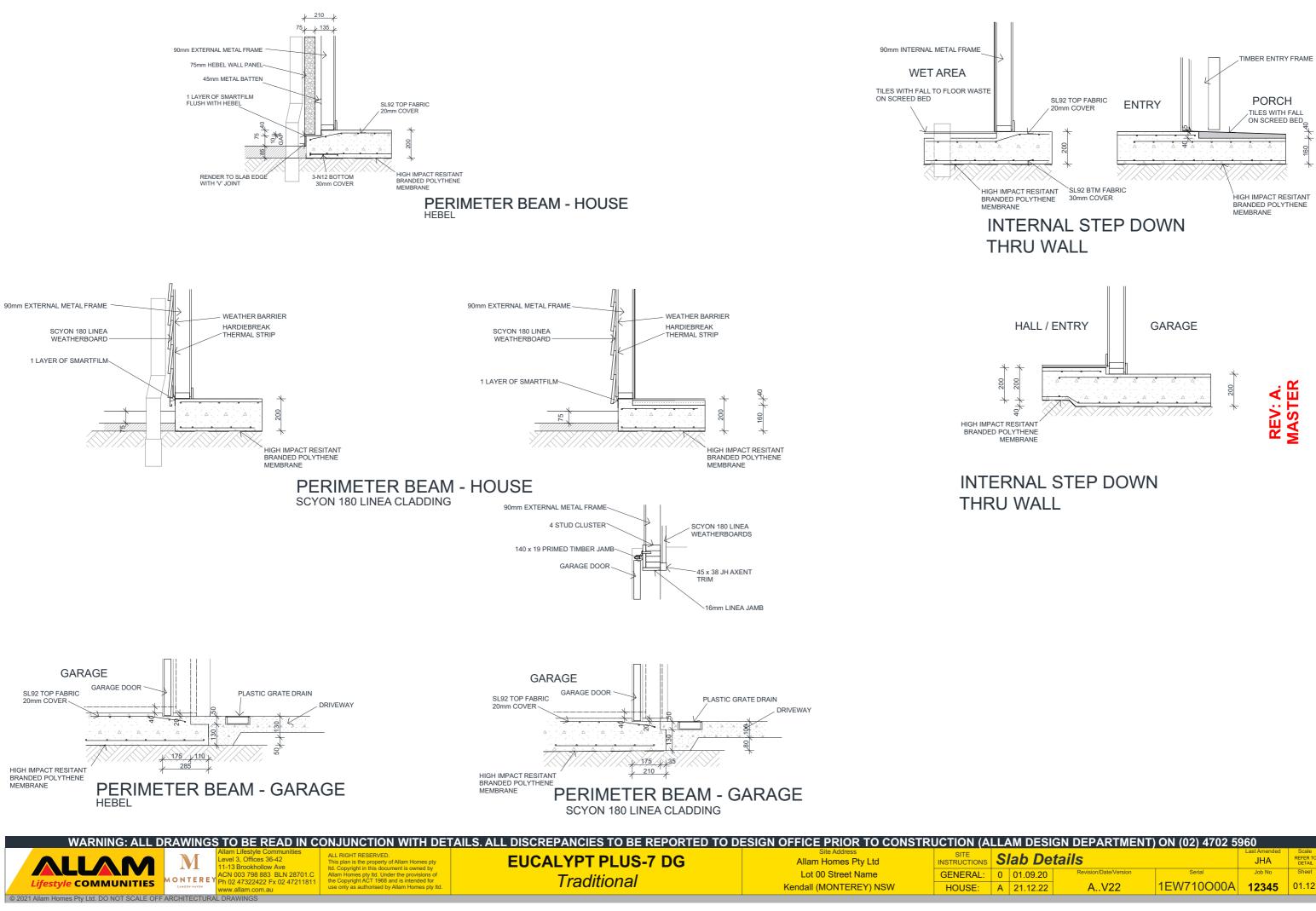


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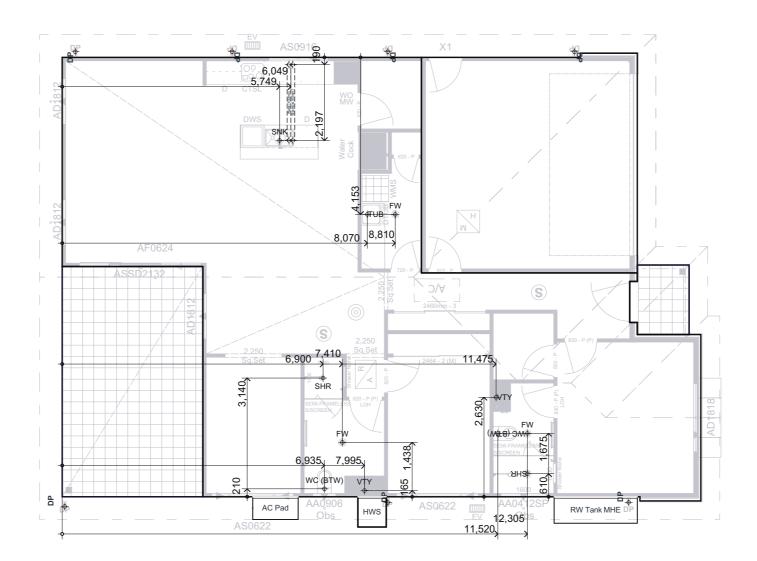


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Allam Homes Pty Ltd

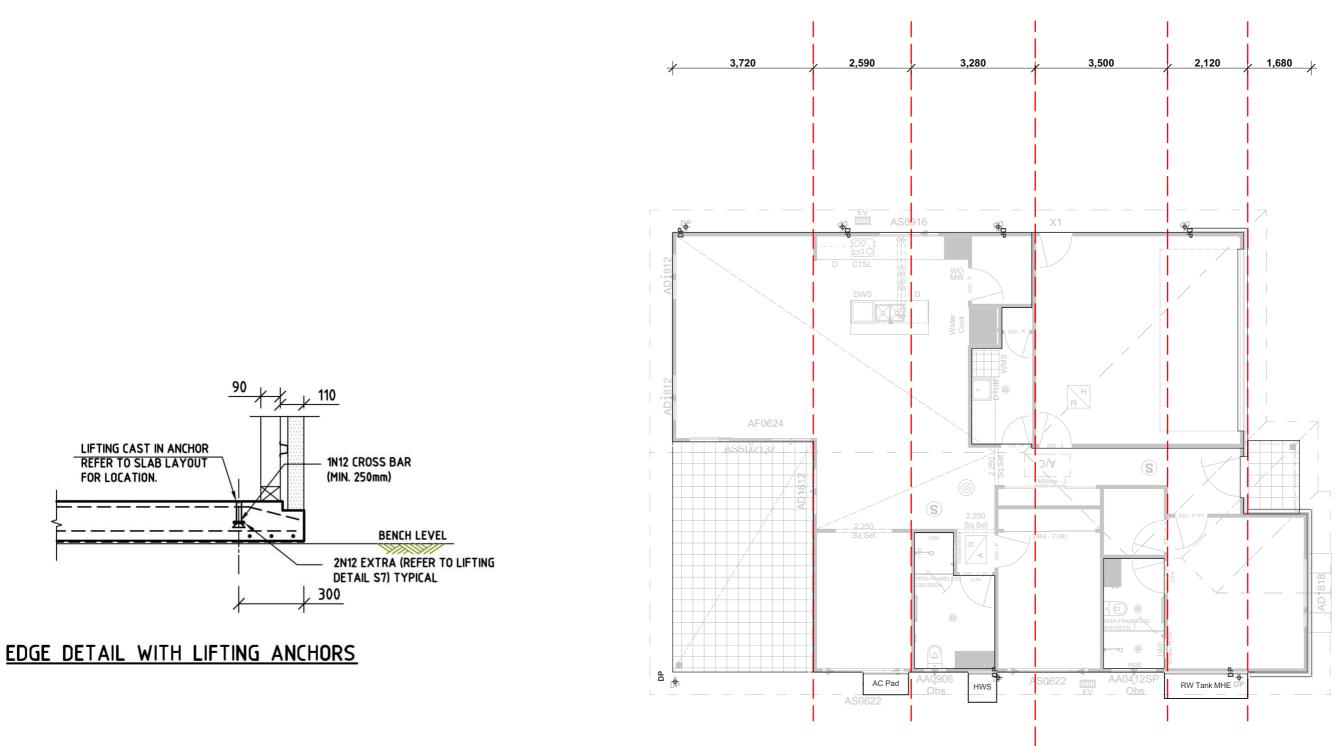
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NOTE: FIRST FLOOR RUNNING DIMENSIONS FROM EXTERNAL TIMBER FRAME/BRICKWORK TO & OF PENETRATION

NOTE: GROUND FLOOR RUNNING DIMENSIONS FROM INSIDE OF EDGE BOARD TO & OF PENETRATION

REV: A. MASTER



NOTE : REFER TO ENGINEERS DETAILS



EUCALYPT PLUS-7 DG Traditional

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

SITE INSTRUCTIONS GENERAL: 0 HOUSE: A

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- -`@́-Ceiling Compact Fluro
- 佘 Downlight LED
- 2W Denotes two way control
- ₿́< Internal Wall @ 1900
- × External Wall @ 1900
- \bigcirc Light/Heat/Fan (Ducted To External)
- \odot Light Switch
 - 📼 LED Light

Ъ

HWS

D Data Point @ 300 (above FL)

T.V. Point @ 300 (above FL)

Electric Hot Water System

- (s)Smoke Alarm Air-conditioner Fan Unit A/C Meter Box
- Internal COMS
- KP Alarm Key Panel

СВ 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.

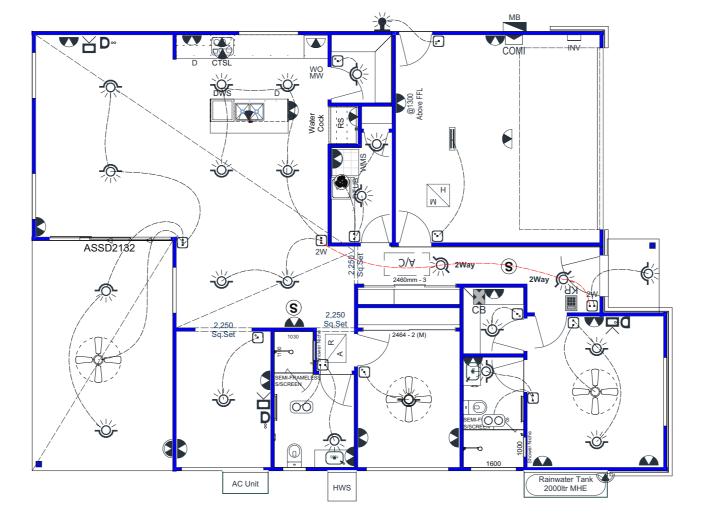
Electrical wiring

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

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EUCALYPT PLUS-7 DG

Traditional



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

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

Δ	AM DESIGN DEPARTMENT) ON (02) 4702 5960							
ì	round Floor Electrical JHA Scale 1:100							
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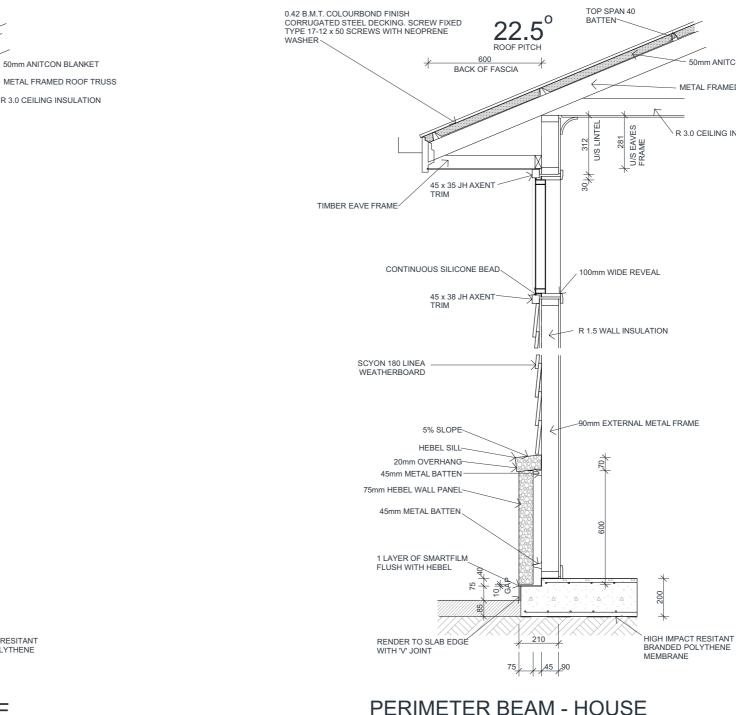
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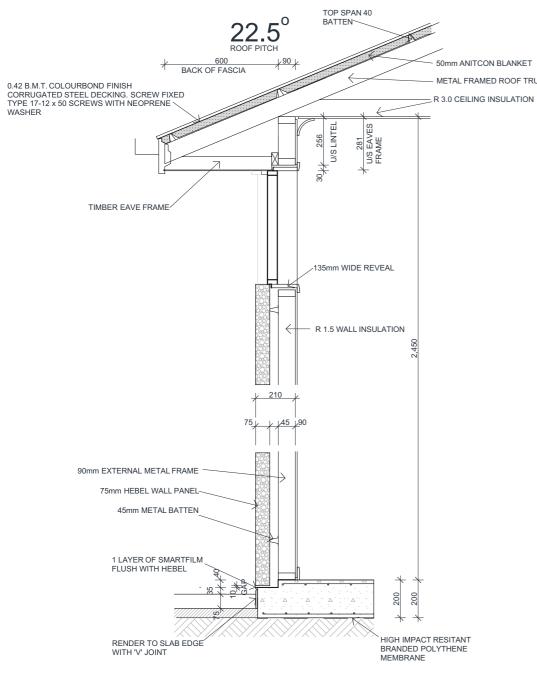
HOUSE:

Allam Homes Pty Ltd

Lot 00 Street Name

Kendall (MONTEREY) NSW





PERIMETER BEAM - HOUSE TYPE A - FULL HEBEL 75mm WALL

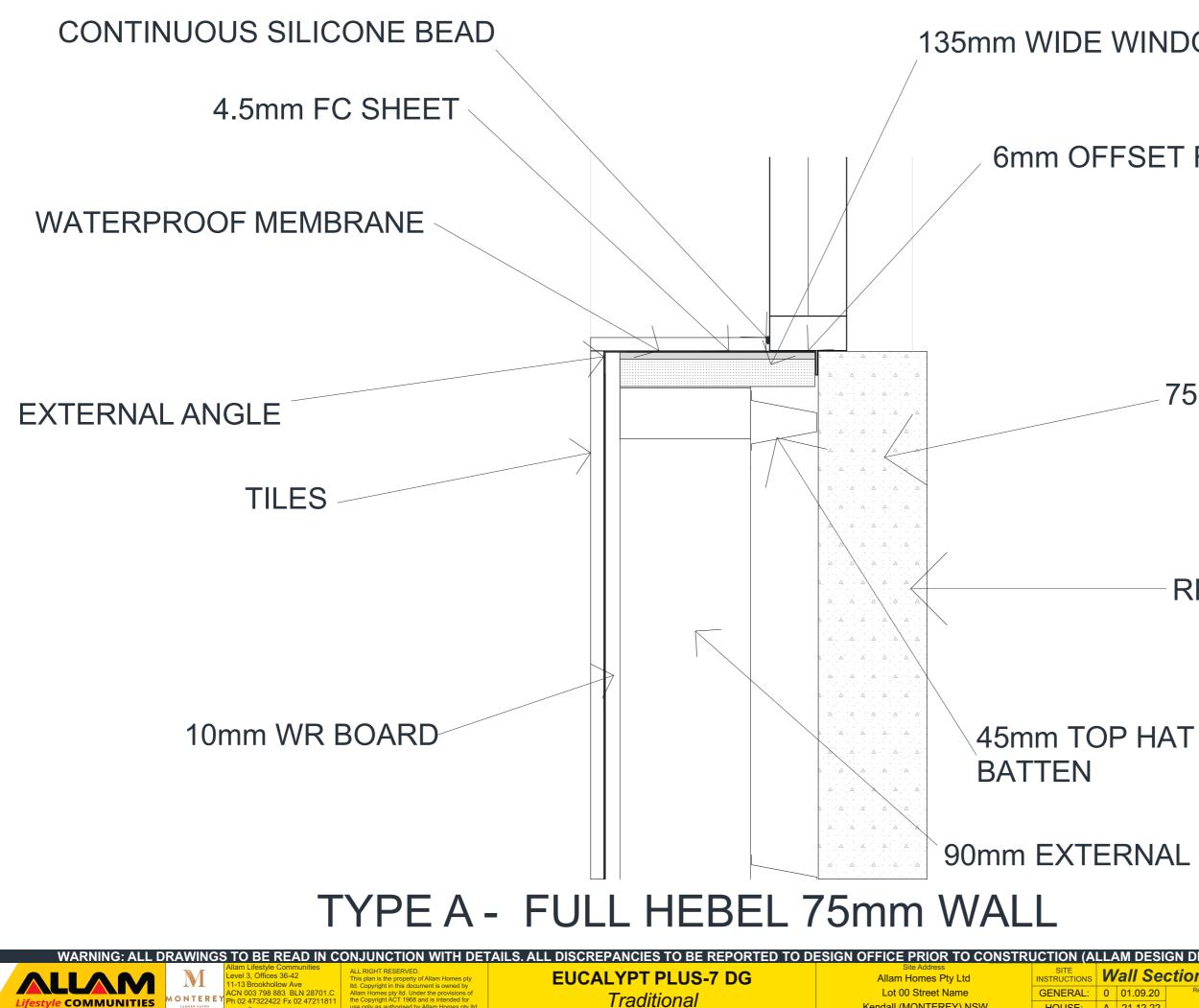
PERIMETER BEAM - HOUSE TYPE C - COMPOSITE HEBEL (75mm) & SCYLON LINEA 180 (16mm) WALL

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40	
	50mm ANITCON BLANKET
	METAL FRAMED ROOF TRUSS
U/S EAVES FRAME	= 2.3.0 CEILING INSULATION







135mm WIDE WINDOW REVEAL

6mm OFFSET FOR FC SHEET

75mm HEBEL PANEL



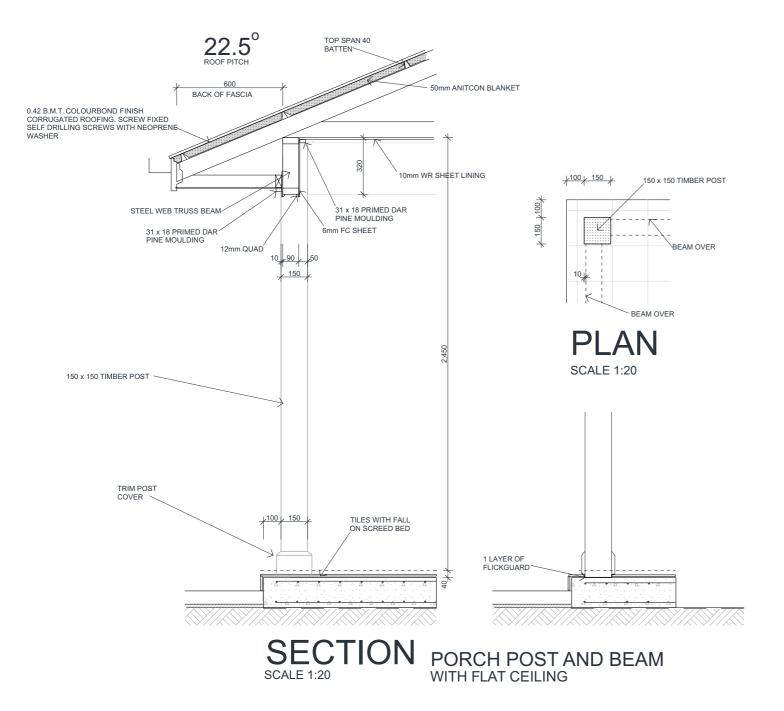
RENDER FINISH

Kendall (MONTEREY) NSW

HOUSE:

90mm EXTERNAL METAL FRAME

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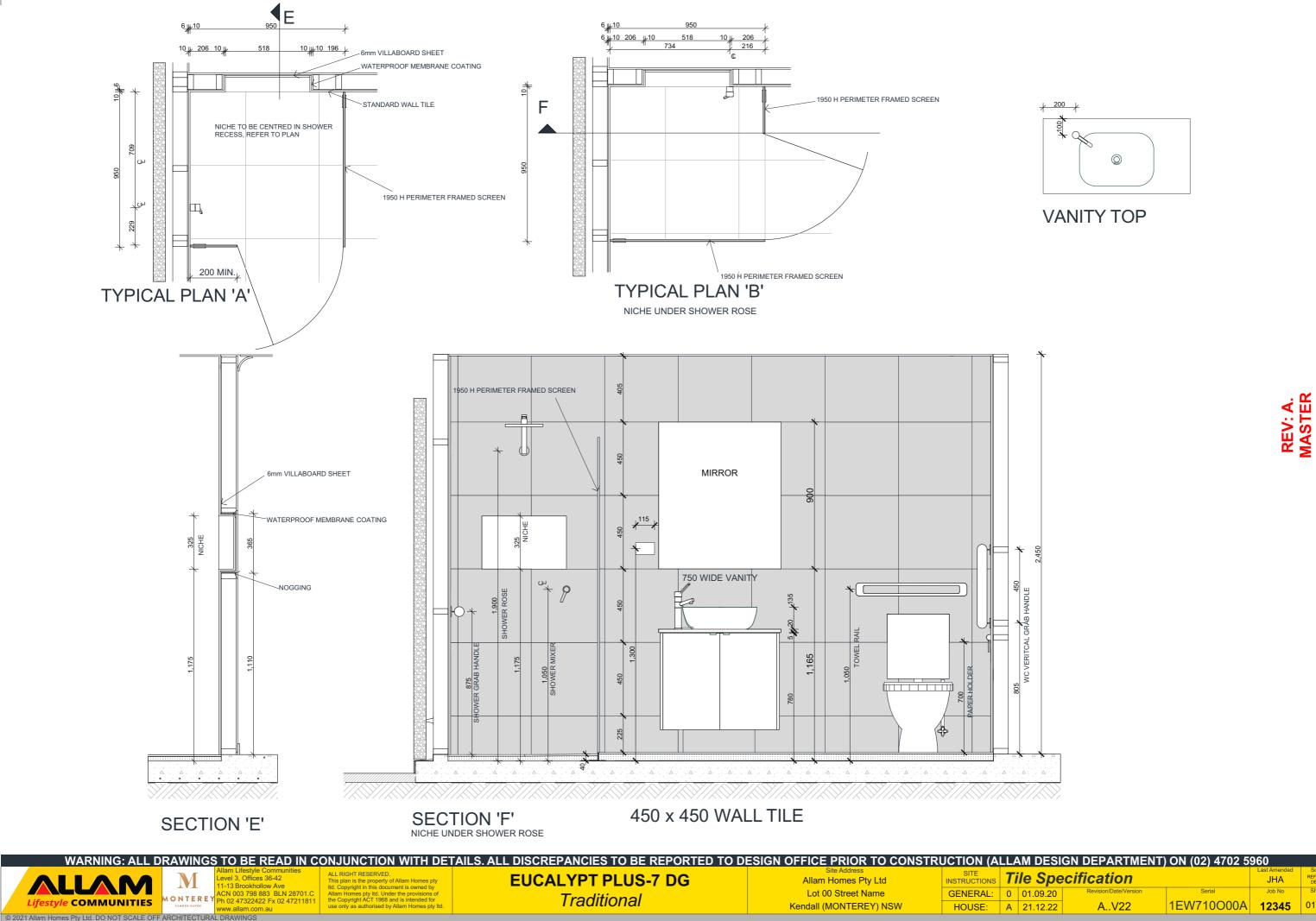
EUCALYPT PLUS-7 DG Traditional

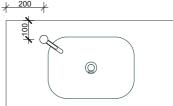
Allam Homes Pty Ltd Lot 00 Street Name Kendall (MONTEREY) NSW

SITE INSTRUCTIONS GENERAL: 0 HOUSE: A

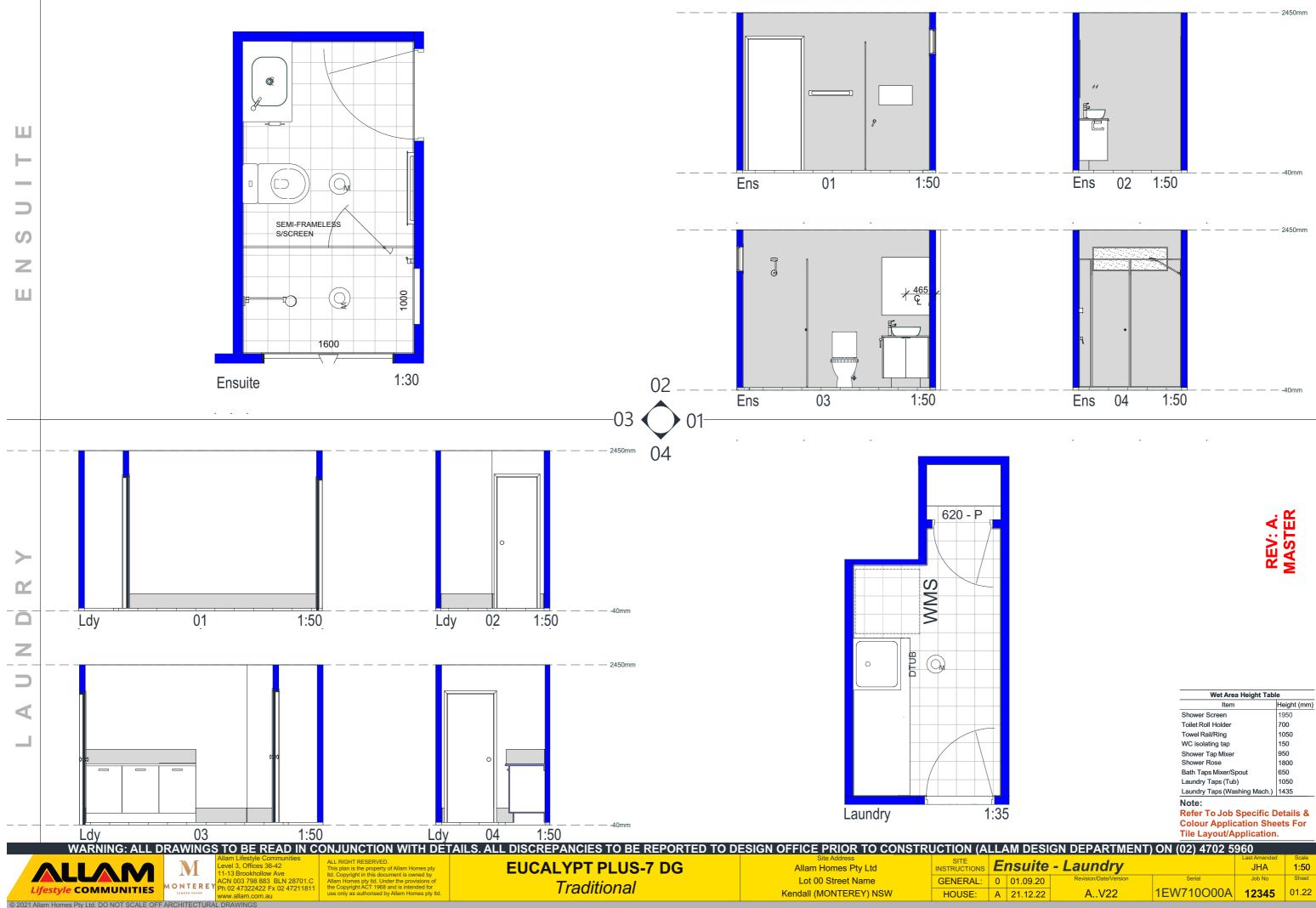
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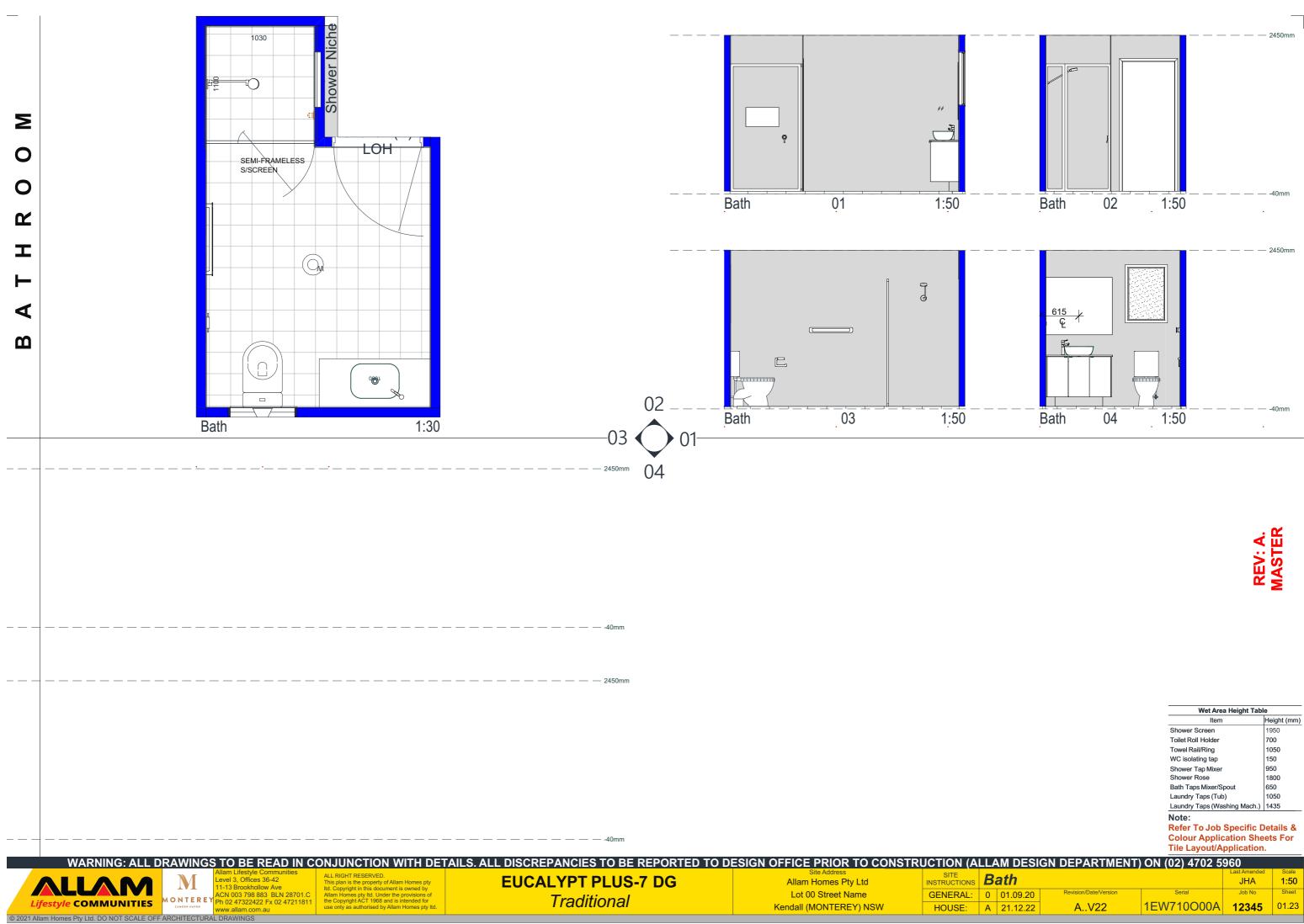




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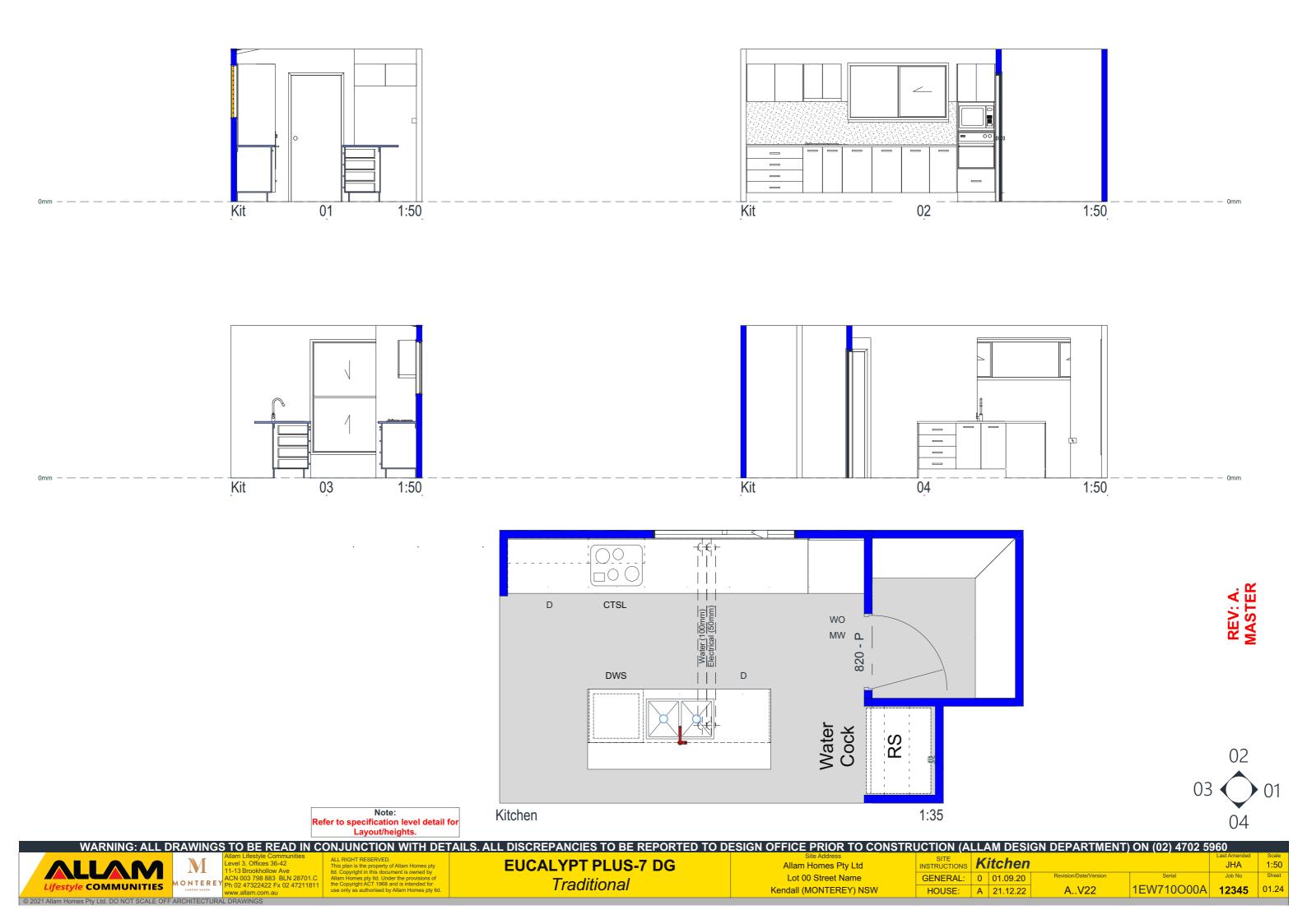


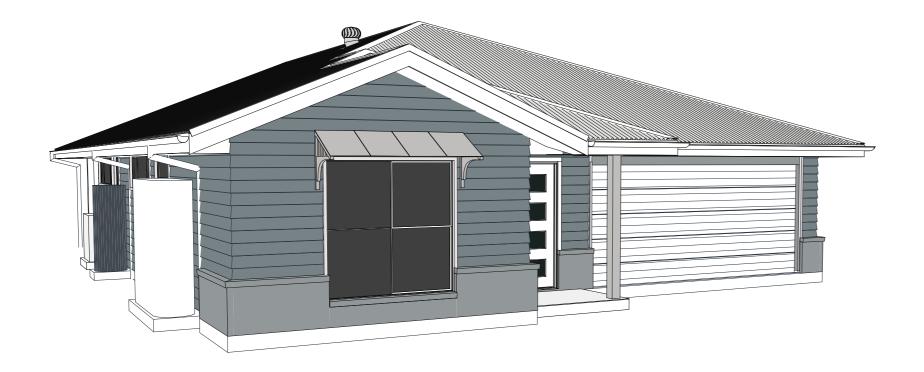
		Wet Are	a Height Table	
		Item	He	eight (mm)
		Shower Screen	19	950
		Toilet Roll Holder	70	00
		Towel Rail/Ring	10	050
		WC isolating tap	1	50
		Shower Tap Mixer	9	50
		Shower Rose	11	800
		Bath Taps Mixer/Spout		50
		Laundry Taps (Tub	o) 10	050
		Laundry Taps (Wa	shing Mach.) 14	435
		Note:		
5		Refer To Job	Specific De	tails &
-		Colour Applic	cation Sheet	ts For
		Tile Layout/A	pplication.	
AM DESI	GN DEPARTMENT)	ON (02) 4702 5		
novito	Loundry		Last Amended	Scale
nsuite	- Laundry		JHA	1:50
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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:					

ļ	AM DESIGN DEPARTMENT) ON (02) 4702 5960							
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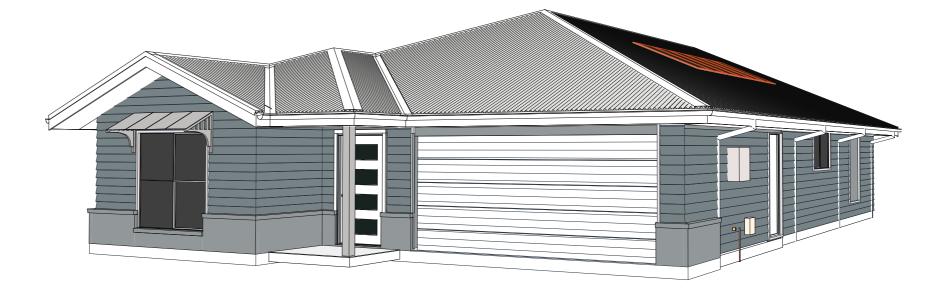




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Lot 00 Street Name Kendall (MONTEREY) NSW

SITE INSTRUCTIONS CONSTRUCTIONS OF CONSTRUCTURE OF HOUSE: A

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Finishes Legend

External Scheme -Hebel: Shale Grey

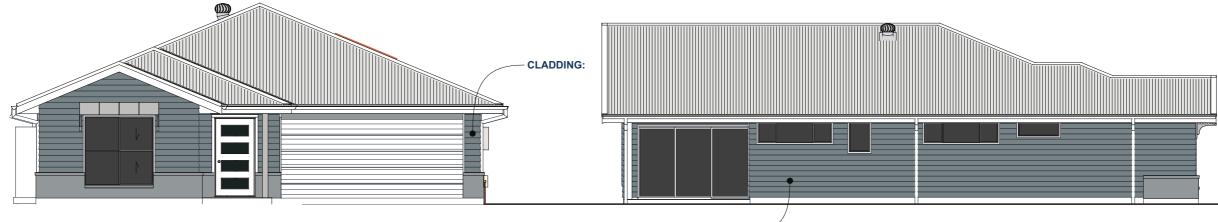
Cladding: Shale Grey

Roof: Surfmist

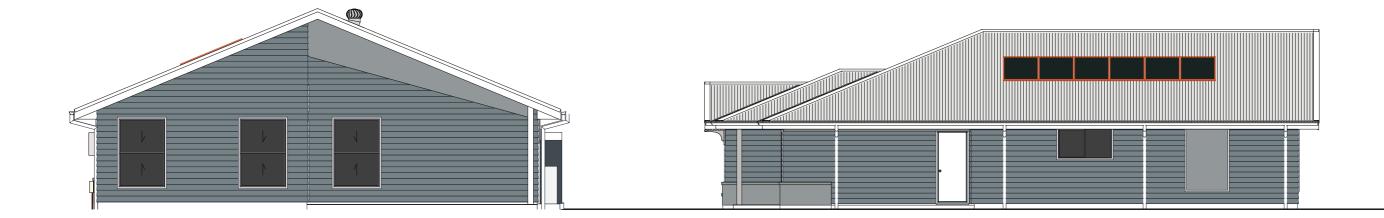


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WARNING

GENERAL: 0

HOUSE: A

Lot 00 Street Name

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EUCALYPT PLUS-7 DG Traditional

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Finishes Legend

External Scheme -

Hebel: Shale Grey

Cladding: Shale Grey

Roof: Surfmist



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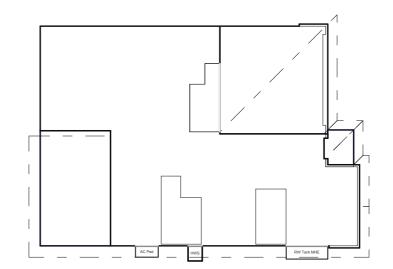
EUCALYPT PLUS-7 DG Traditional

Allam Homes Pty Ltd Lot 00 Street Name Kendall (MONTEREY) NSW SITE INSTRUCTIONS COIC GENERAL: 0 01. HOUSE: A 21

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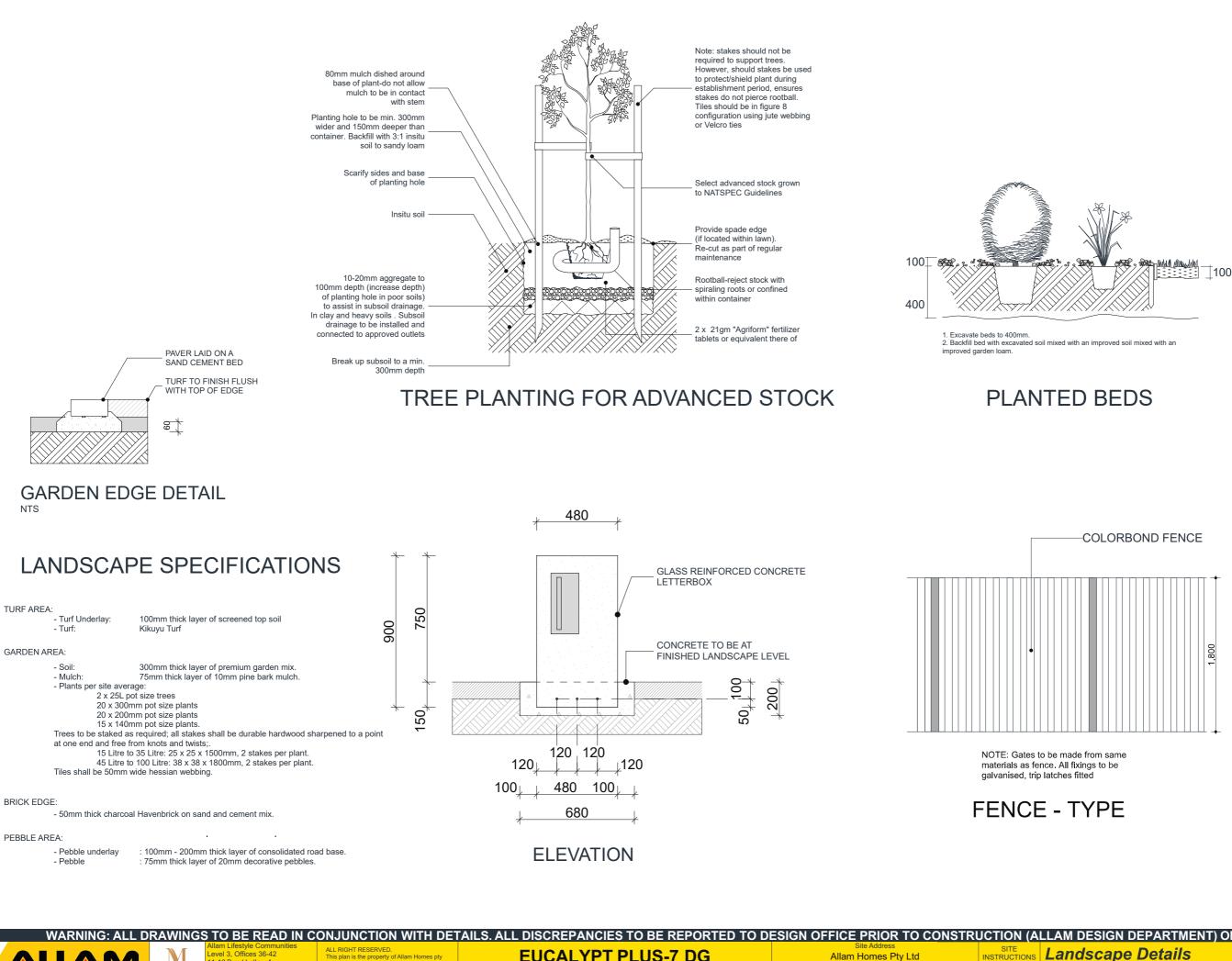
 MONTERE
 Allam Lifestyle Communities Level 3, Offices 36-42 11-13 Brockhollow Ave ACN 003 798 883 BLN 28701.C Ph 02 47322422 Fx 02 47211811
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EUCALYPT PLUS-7 DG Traditional

Site Address Allam Homes Pty Ltd Lot 00 Street Name Kendall (MONTEREY) NSW SITE INSTRUCTIONS L GENERAL: 0 HOUSE: A

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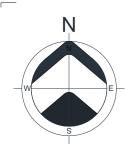
Lifestyle COMMUNITIES

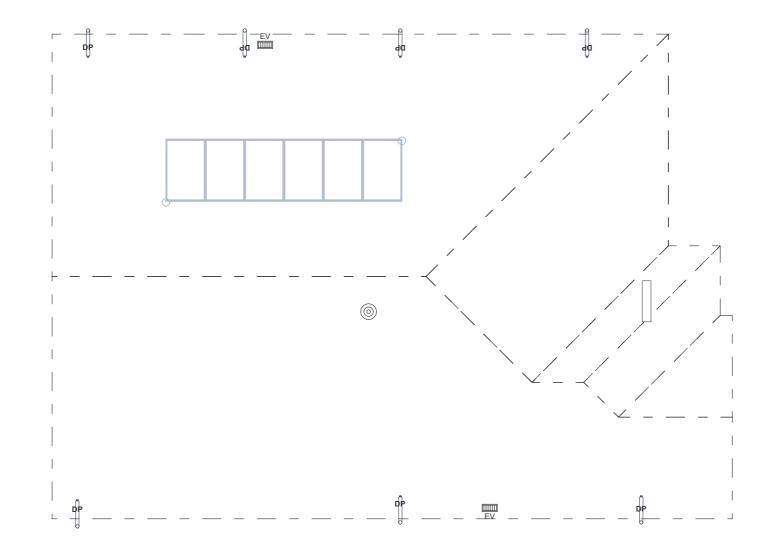
003 798 883 BLN 28701.0 Ph 02 47322422 Fx 02 47211811 **EUCALYPT PLUS-7 DG** Traditional

Lot 00 Street Name Kendall (MONTEREY) NSW SITE INSTRUCTIONS GENERAL: 0 HOUSE:

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PV LAYOUT		
TEM SIZE	2.49kW	
ELS	(6) 415 W Panel (1762 x 1134 x 30)	



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olar Panel Information Last Amended Scale REFER TO JHA					
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