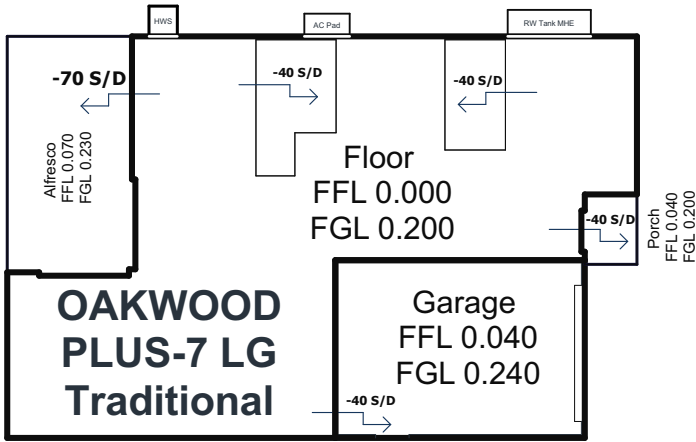
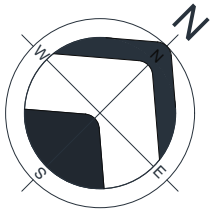


REV: A-##/##/##
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00



DRAWING REVISIONS A. ###.### INIT.

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.

ESPLANADE +A V5 URBAN

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																													
		<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>OAKWOOD PLUS-7 LG <i>Traditional</i></p>		<p>Site Address Allam Homes Pty Ltd Lot ### Lawson St Penrith NSW</p>		SITE INSTRUCTIONS		Last Amended																			
								<p><i>Site</i></p> <table><tr><td>GENERAL:</td><td>F</td><td>01.09.20</td><td>Revision/Date/Version</td><td>Serial</td><td>PAKS</td><td>1:200</td></tr><tr><td>HOUSE:</td><td>0</td><td>01.07.20</td><td>A-###/###/###.V22</td><td>1MH41080F0</td><td>Job No</td><td>Sheet</td></tr><tr><td colspan="2"></td><td colspan="2"></td><td>S12345</td><td>2</td></tr></table>		GENERAL:	F	01.09.20	Revision/Date/Version	Serial	PAKS	1:200	HOUSE:	0	01.07.20	A-###/###/###.V22	1MH41080F0	Job No	Sheet					S12345	2
										GENERAL:	F	01.09.20	Revision/Date/Version	Serial	PAKS	1:200													
										HOUSE:	0	01.07.20	A-###/###/###.V22	1MH41080F0	Job No	Sheet													
				S12345	2																								

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BIMcloud: AHBIM03 - BIMcloud/RHE Masters V27/OAKWOOD/Traditional/OAKWOOD PLUS-7 LG Traditional

REV: A-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00

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

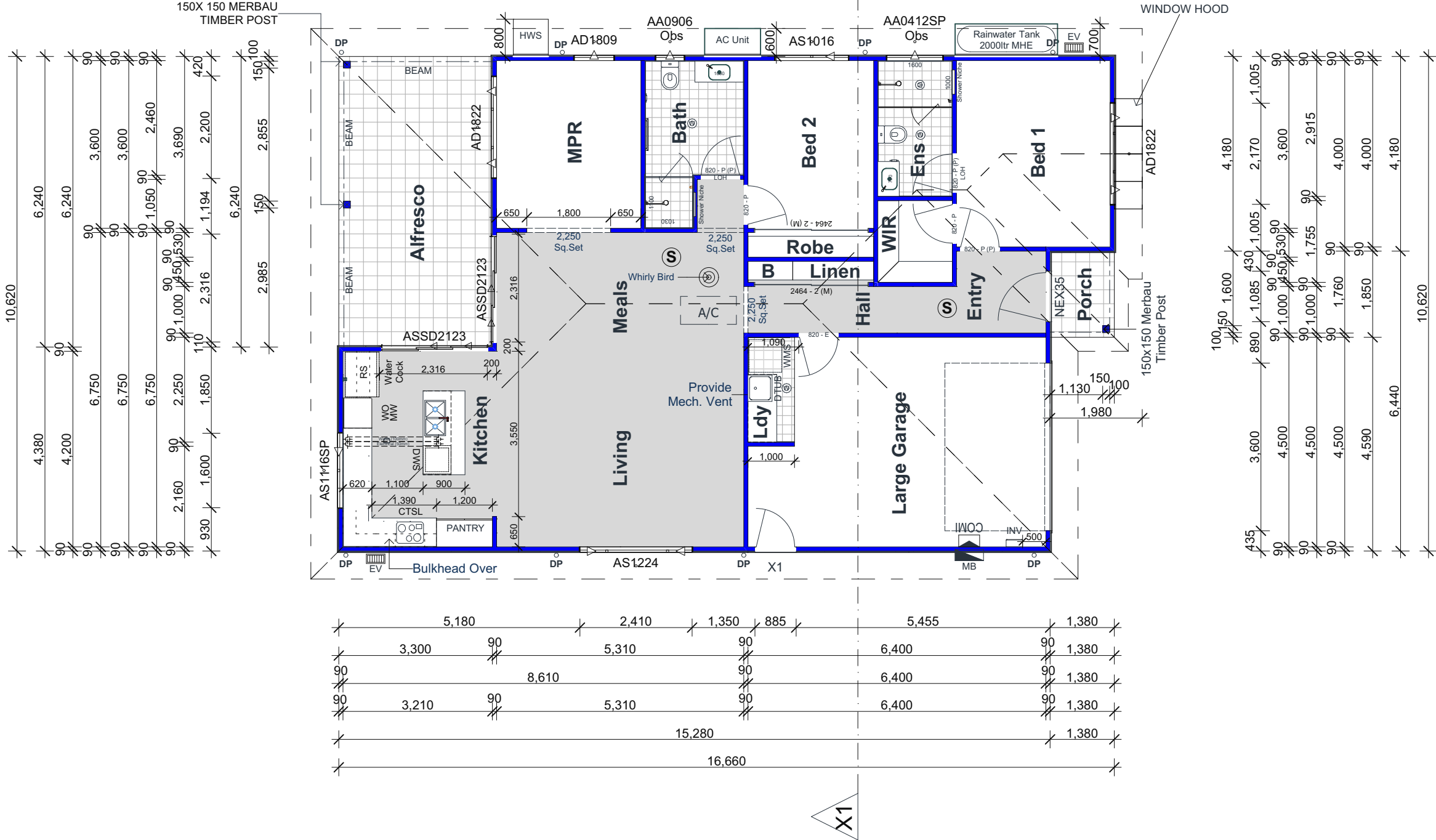
Eave Vent (400x200mm)

* Internal Door Legend

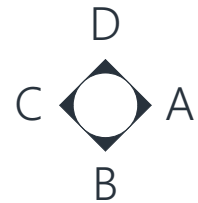
E = Entrance
P = Passage
(P) = Privacy
W = Wardrobe
LOH = Lift Off Hinge

NOTE:
REFER TO SLAB SETOUT
FOR CONCRETE LAYOUT.

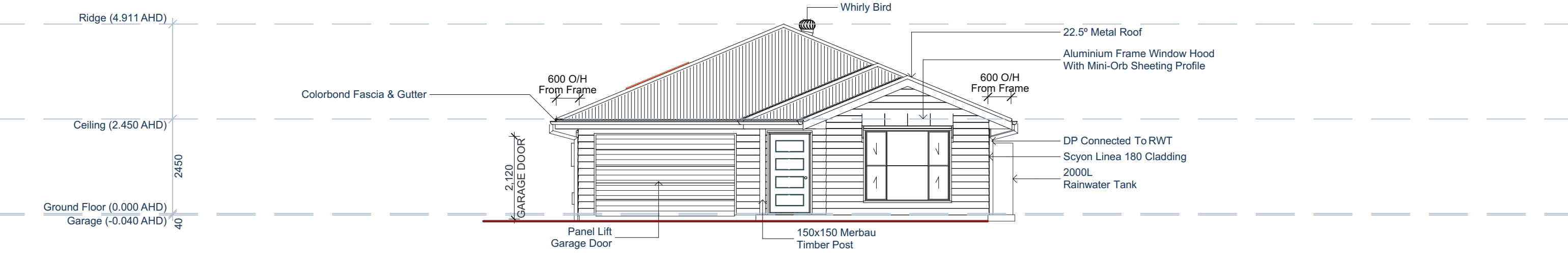
SHADED AREA DENOTES
VINYL FLOORING UNLESS
OTHERWISE SPECIFIED ON
THE JOB SPECIFIC COLOUR
SELECTION SHEET



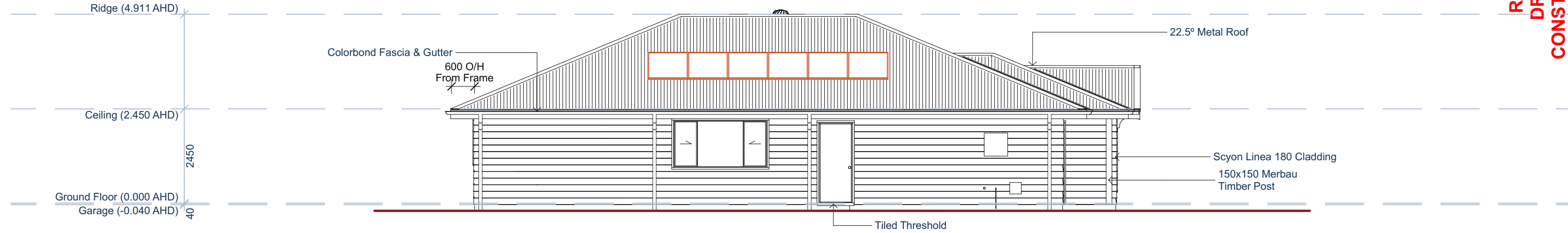
REV: A-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00



FLOOR AREAS	
ALFRESCO	21.01
GARAGE	31.02
GROUND	115.91
PORCH	2.65
170.59 m²	



North East Elevation (A)



South East Elevation (B)

General Notes:

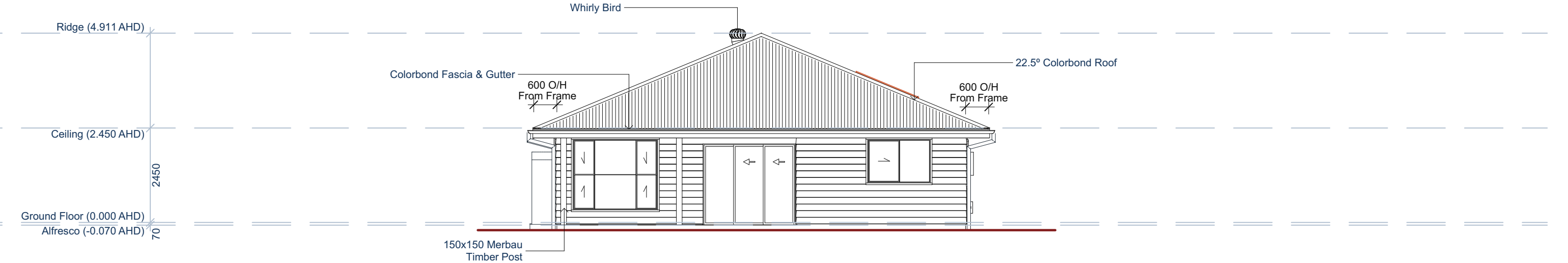
- * Locate expansion joints in accordance with Clause 3.3.5.13 of NCC and located behind downpipes where possible.
- * All verges 200mm unless otherwise noted
- * Provide cover strip to entry doors
- * Provide cover strip to entry doors
- * Refer to floor plans/window schedule for Restricted opening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

Indicates Obscure Glazing
(Refer floor plans/window schedule)

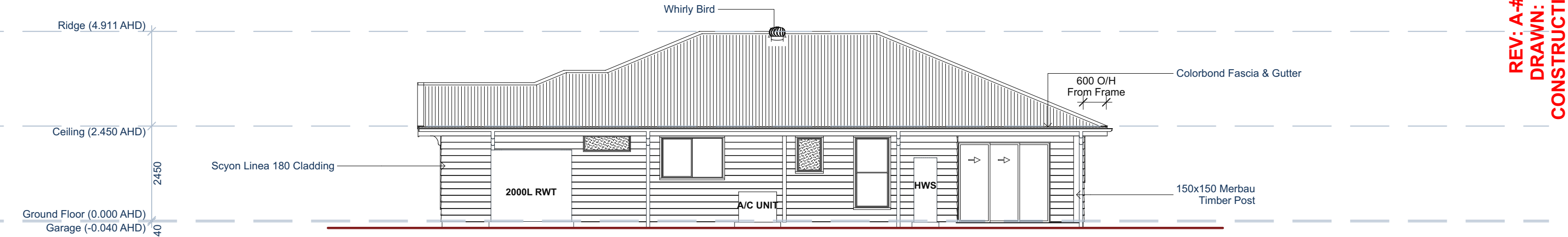
Glazing

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-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00



South West Elevation (C)



North West Elevation (D)

General Notes:

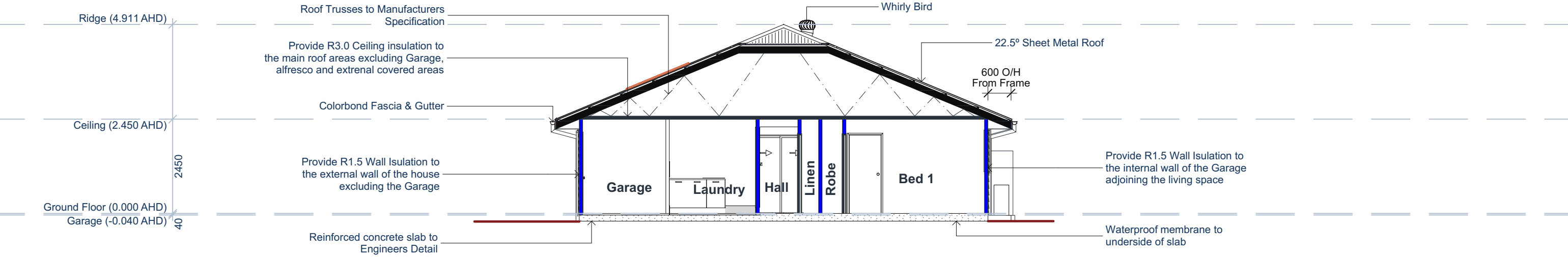
- * Locate expansion joints in accordance with Clause 3.3.5.13 of NCC and located behind downpipes where possible.
- * All verges 200mm unless otherwise noted
- * Provide cover strip to entry doors
- * Provide cover strip to entry doors
- * Refer to floor plans/window schedule for Restricted opening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

REV: A-###/###/###
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Section (X)

REV: A-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00

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

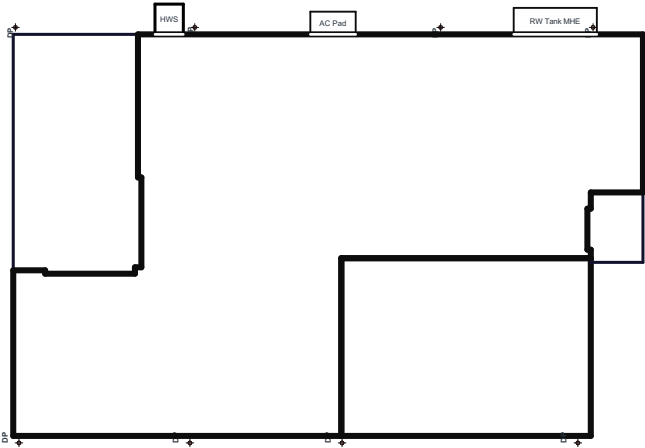
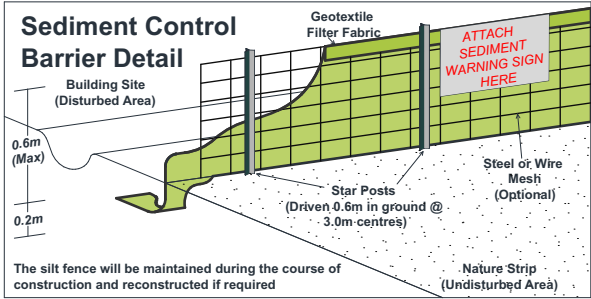
ELECTRICAL:

- Smoke Alarms: Installation to NCC Clause 3.7.5

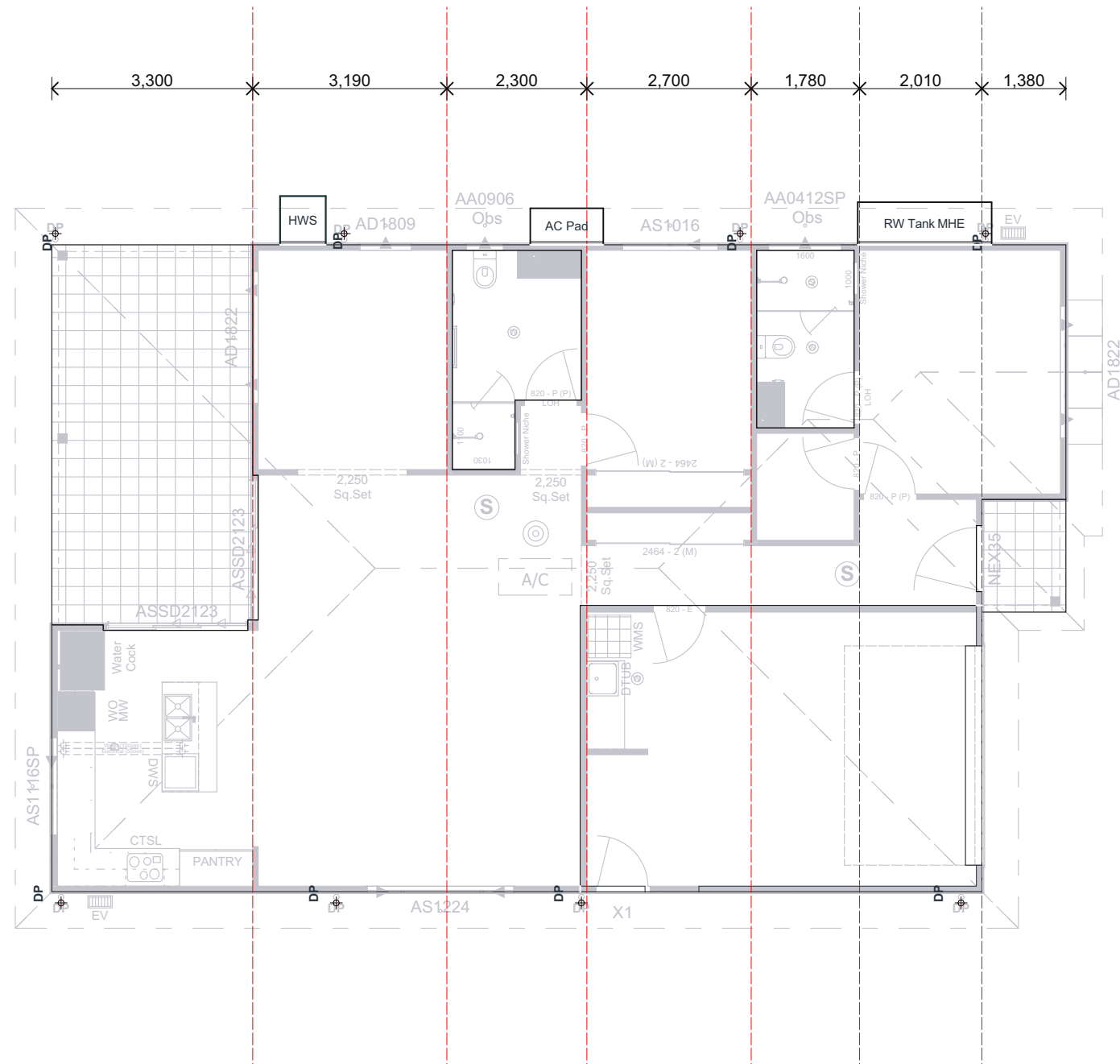
LIGHTING & VENTILATION TABLE					
Zone Name	Floor Area Total	Natural Lighting Area Required (Min. 10%)	Proposed Natural Lighting Area	Natural Ventilation Area Required (Min. 5%)	Proposed Natural Ventilation Area
Bed 1	13.200	1.320	3.664	0.660	1.705
Bed 2	9.72	0.972	1.512	0.486	0.778
Kitchen/ Meals	27.40	2.740	10.624	1.370	6.787
Living	22.302	2.230	2.874	1.115	1.398
MPR	11.160	1.116	5.037	0.558	1.162

REV: A-##/##/##
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00

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 <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 4732422 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>OAKWOOD PLUS-7 LG <i>Traditional</i></p>	<p>Site Address Allam Homes Pty Ltd Lot ### Lawson St Penrith NSW</p>	<p>SITE INSTRUCTIONS</p>	<p>Retaining Wall Details</p>			<p>Last Amended</p>	<p>Scale Refer To Detail</p>	
						<p>GENERAL:</p>	<p>F</p>	<p>01.09.20</p>	<p>Revision/Date/Version</p>	<p>Serial</p>	<p>PAKS</p>	<p>Sheet</p>
						<p>HOUSE:</p>	<p>0</p>	<p>01.07.20</p>	<p>A-##/##/##.V22</p>	<p>1MH41080F0</p>	<p>S12345</p>	<p>9</p>
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DRAWN: 00.00.00
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11-13 Brookhollow Ave
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OAKWOOD PLUS-7 LG Traditional

Site Address
Allam Homes Pty Ltd
Lot ### Lawson St
Penrith NSW

SITE
INSTRUCTIONS
GENERAL: F
HOUSE: 0


Slab Relocation Plan


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

Serial
1MH41080F0


Last Amended
PAKS
Job No
S12345


Scale
REFER TO
DETAIL
Sheet
13


- 


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
- 

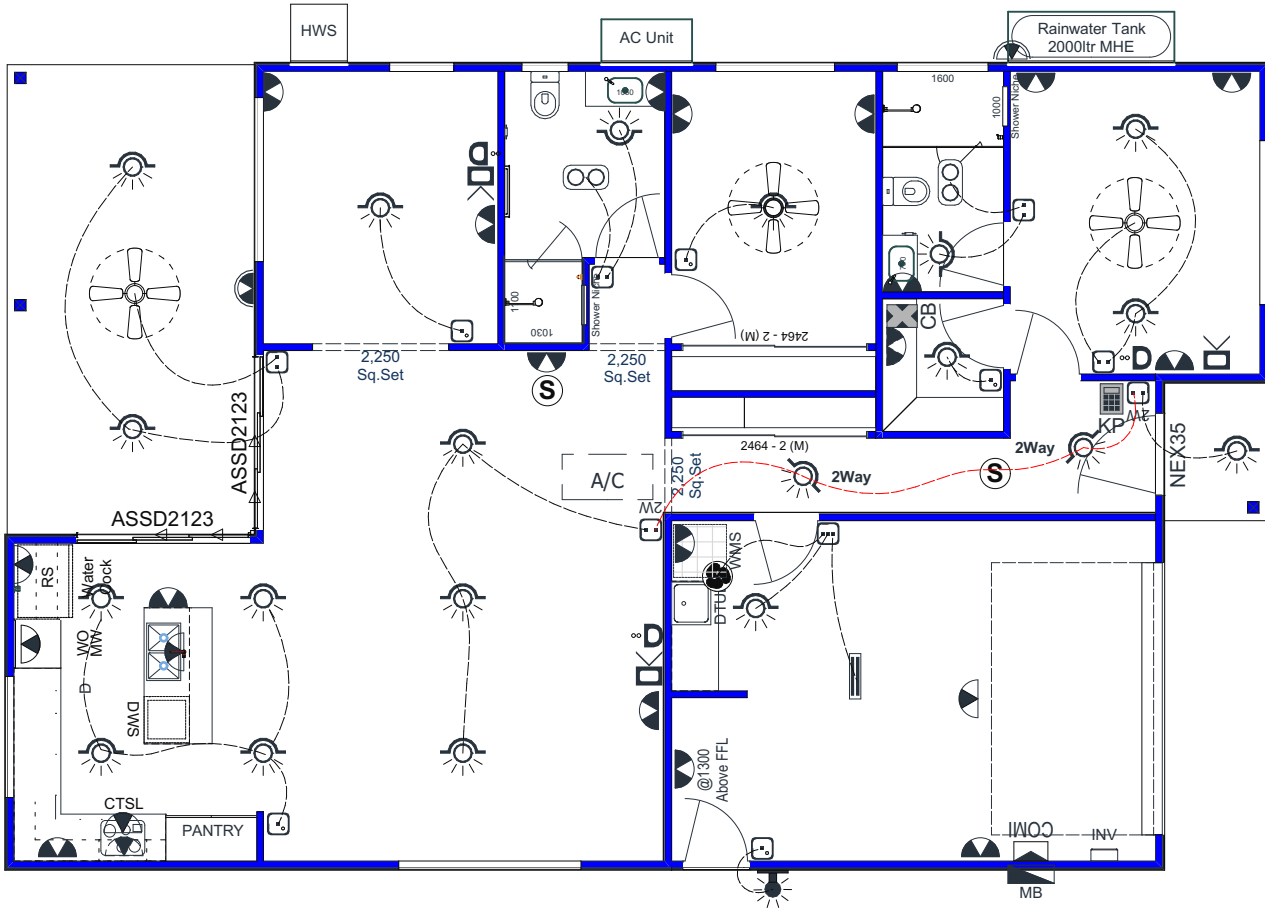
Double Ext GPO

- 

Ceiling Fan
- 

Ceiling Fan (Incorporated Light)

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



Actron Air Standard Unit Specification (Single Phase)

Model: **CRS10AS / EVA10AS**

Net (rated) Capacity (KW) Cooling: **10.00 KW**

Heating: **10.52 KW**

EER Rated Cooling: **3.36 KW**

EER Rated Heating: **3.43 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 9.5.
5. Double GPO to meter box.

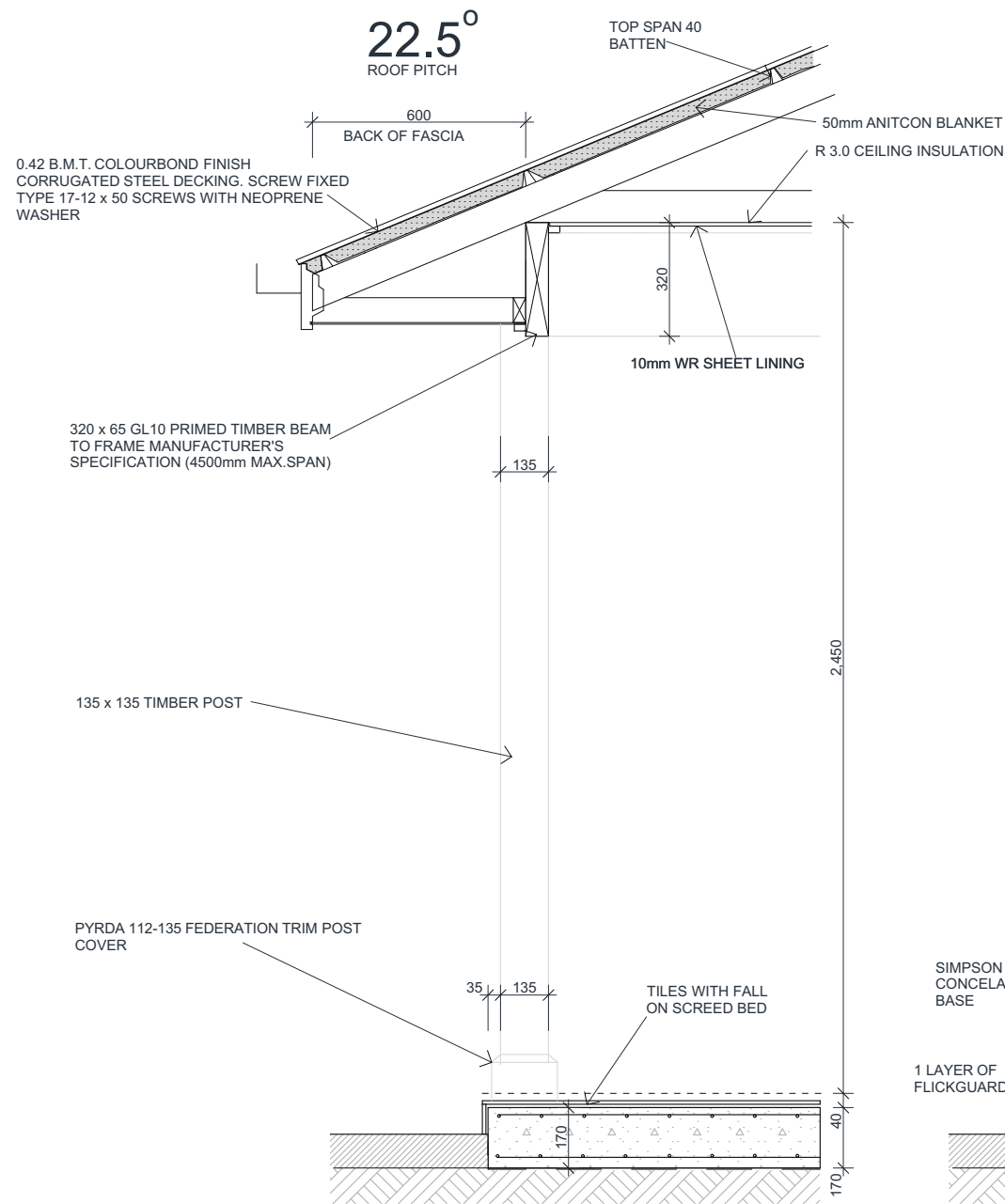
Electrical wiring

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

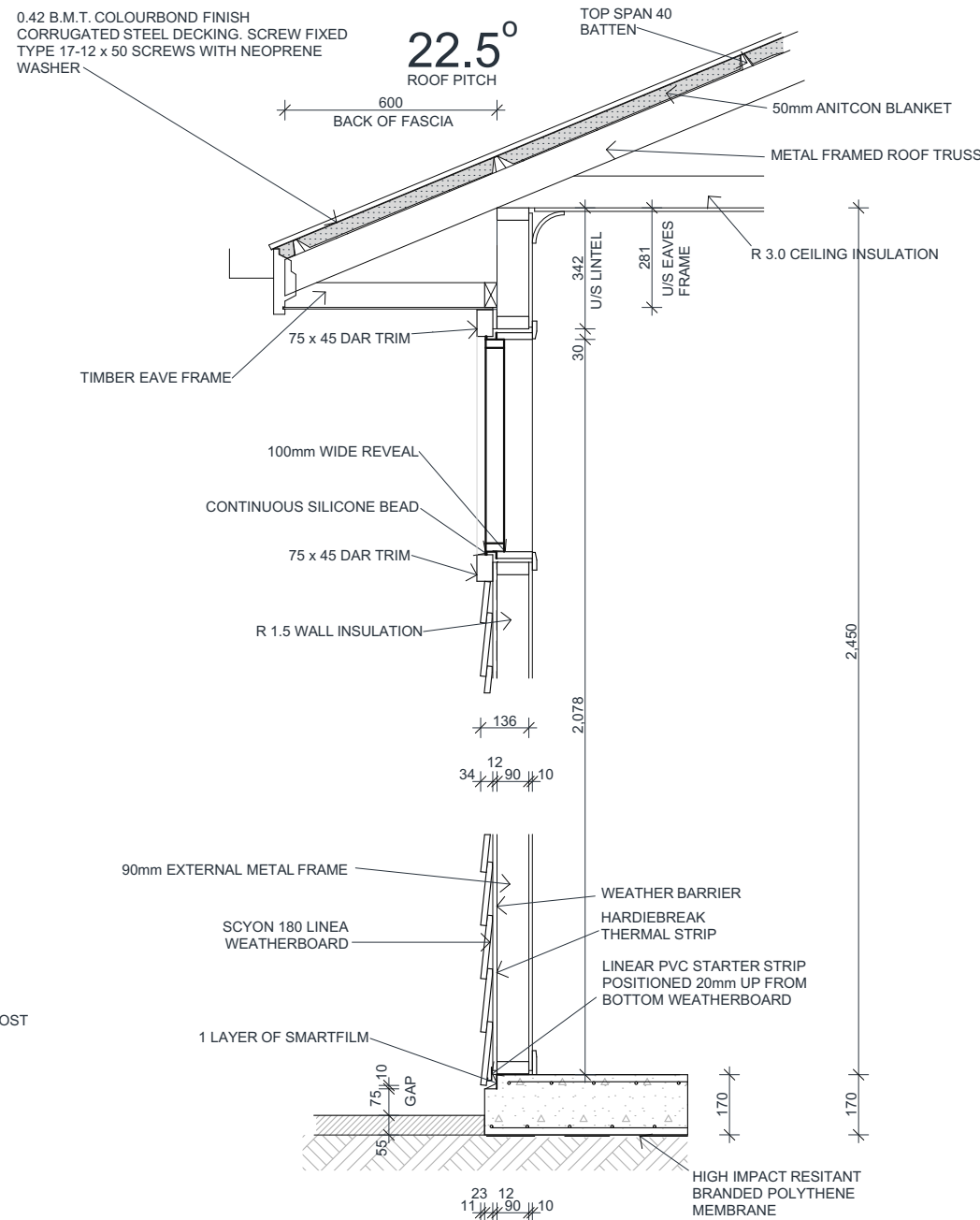
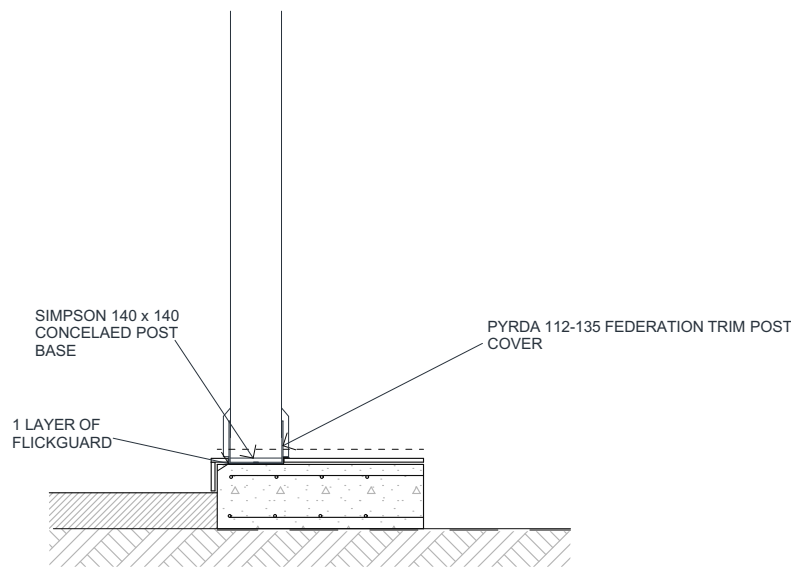
GPO Height Table			
Room Location	Item	Height (mm)	
Kitchen	GPO	1100	
	REF	2050	
	RH	1900	
	DW	500	
	MW	600/1200	
Laundry	GPO	1300	
Bath/Ens/Pow	GPO	1300	
Garage	GPO	1200	
	Roller Door	2000	
	Panel Door	Ceiling	
Other	External GPO	1000	

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

REV: A-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00



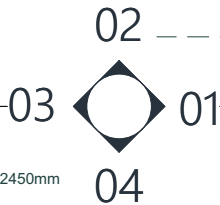
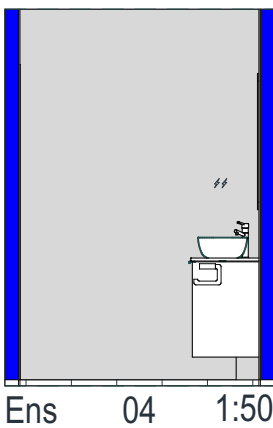
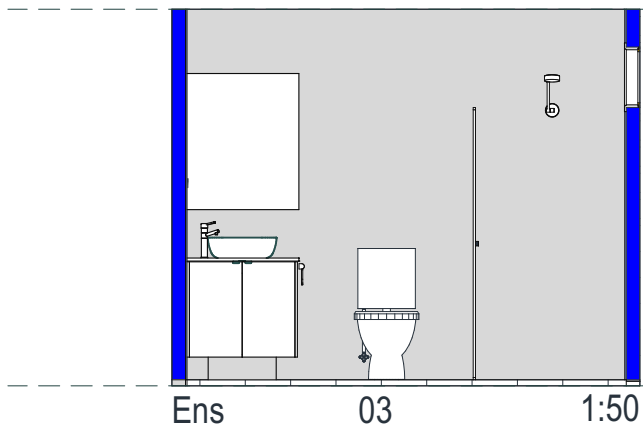
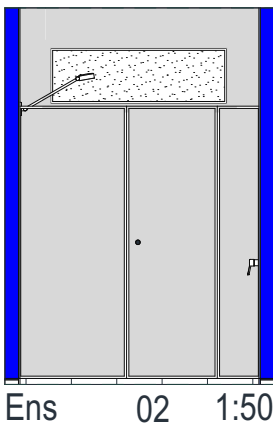
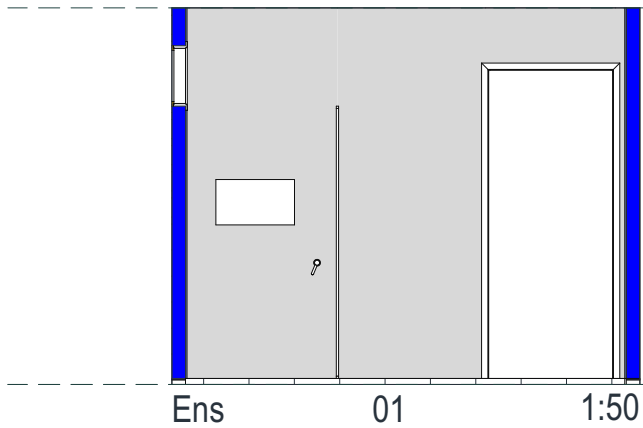
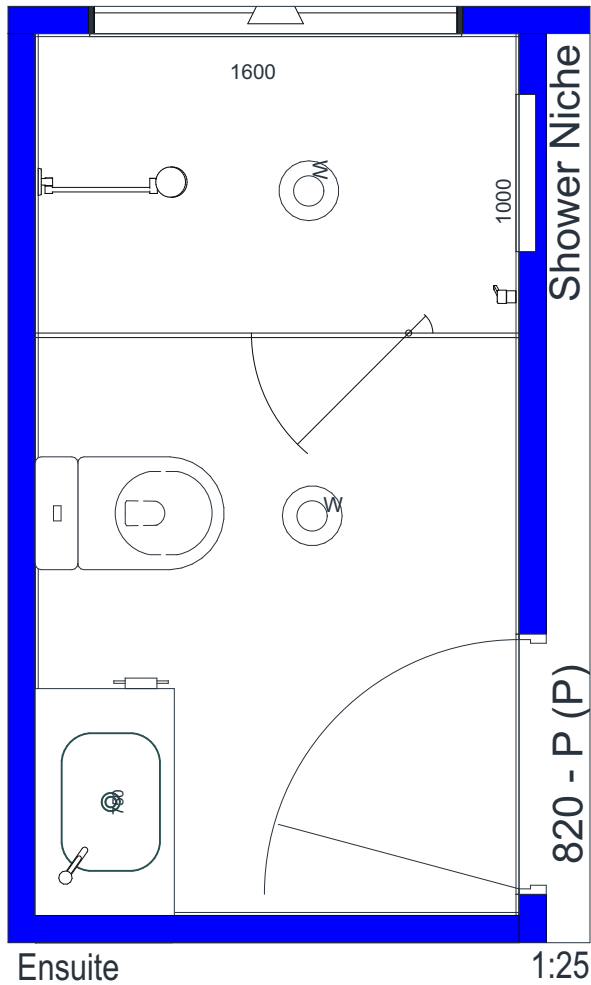
SECTION PORCH POST AND BEAM
SCALE 1:20 WITH FLAT CEILING



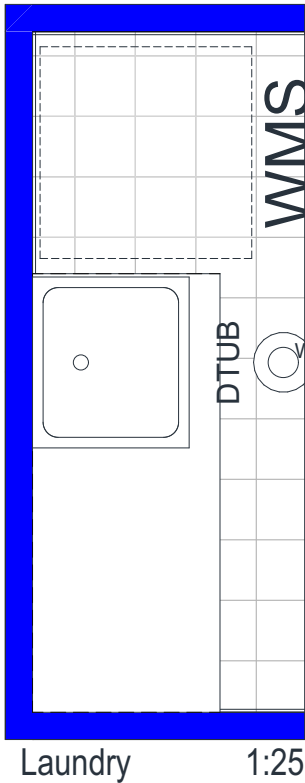
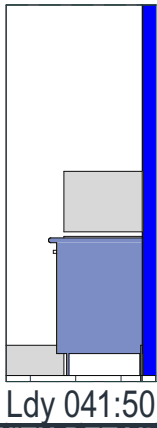
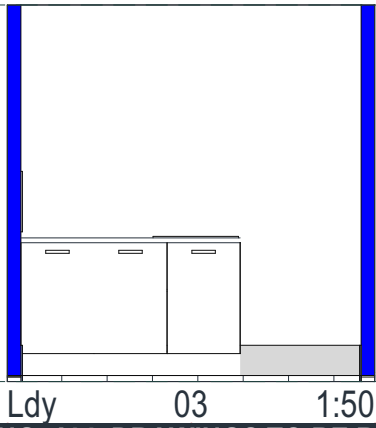
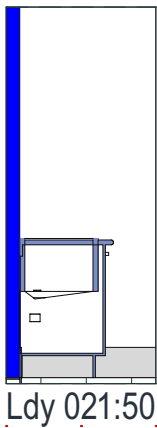
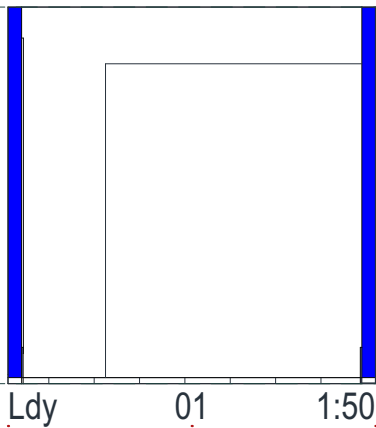
PERIMETER BEAM - HOUSE
TYPE B - FULL SCYLON LINEA 180 (16mm) WALL

REV: A-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00

E N S U I T E



L A U N D R Y

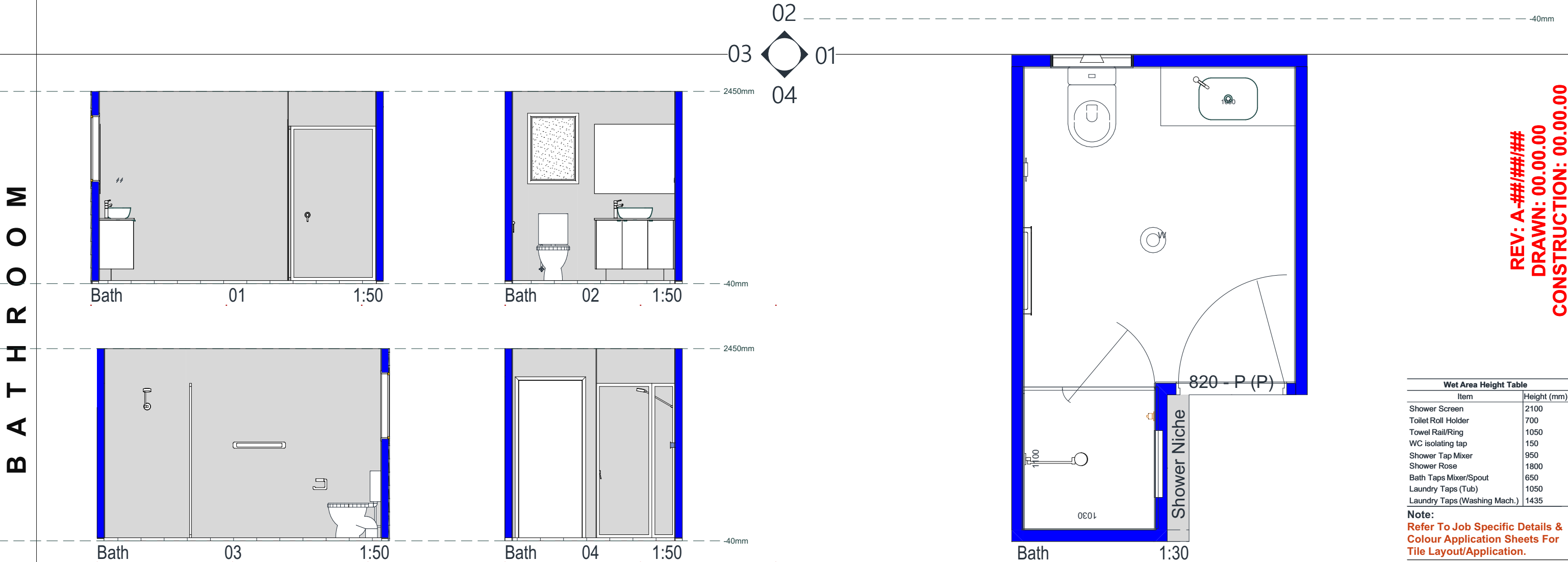


REV: A-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00

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

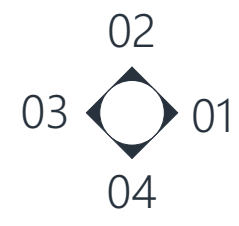
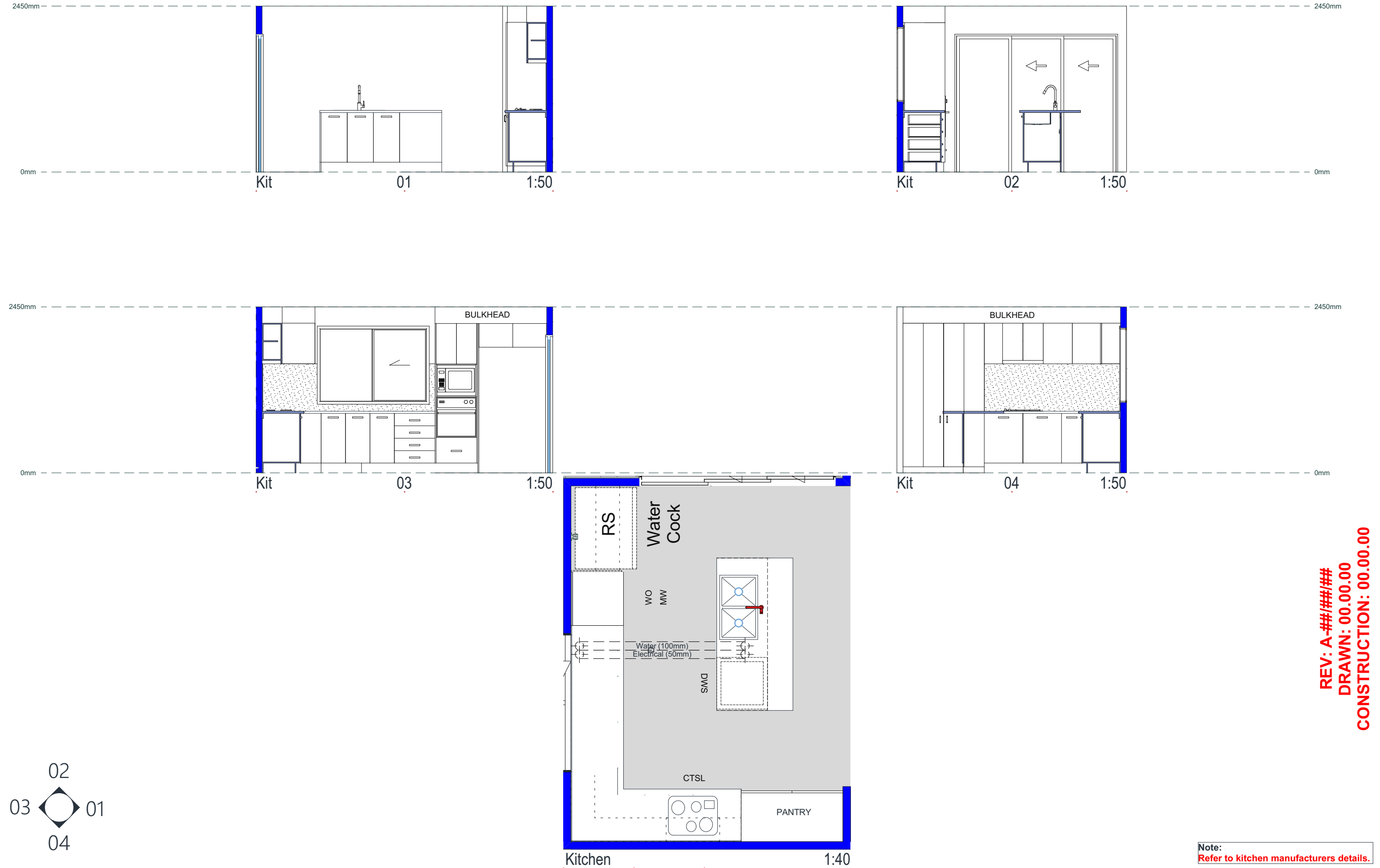
Note:
Refer To Job Specific Details &
Colour Application Sheets For
Tile Layout/Application.

BATHROOM



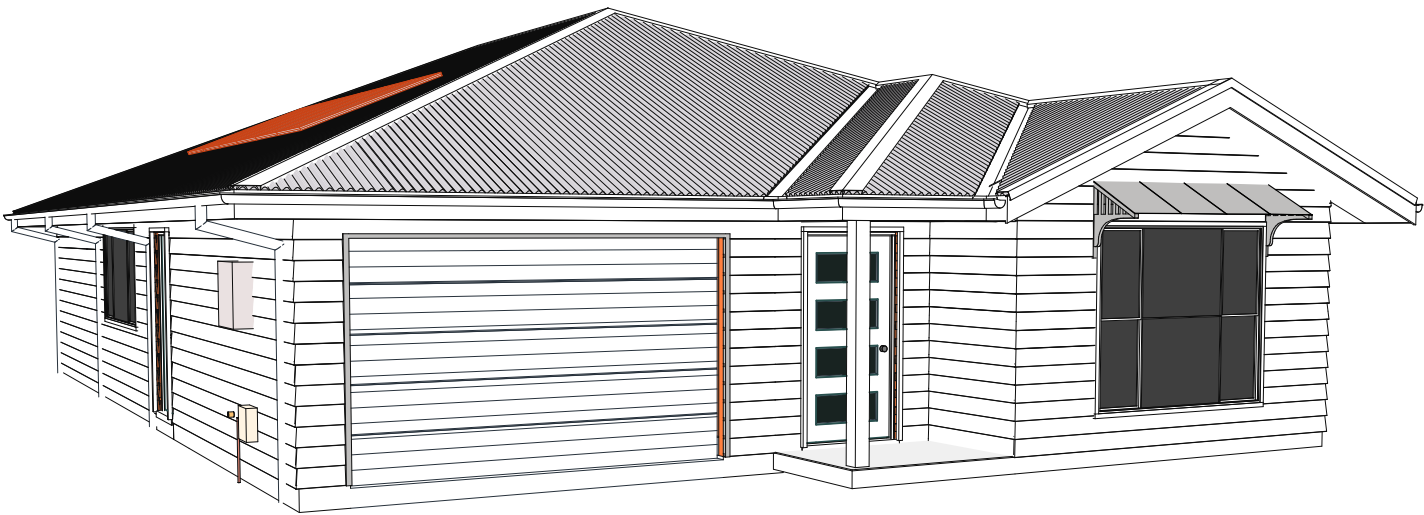
Wet Area Height Table	
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Shower Rose	1800
Bath Taps Mixer/Spout	650
Laundry Taps (Tub)	1050
Laundry Taps (Washing Mach.)	1435

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



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Note:
Refer to kitchen manufacturers details.



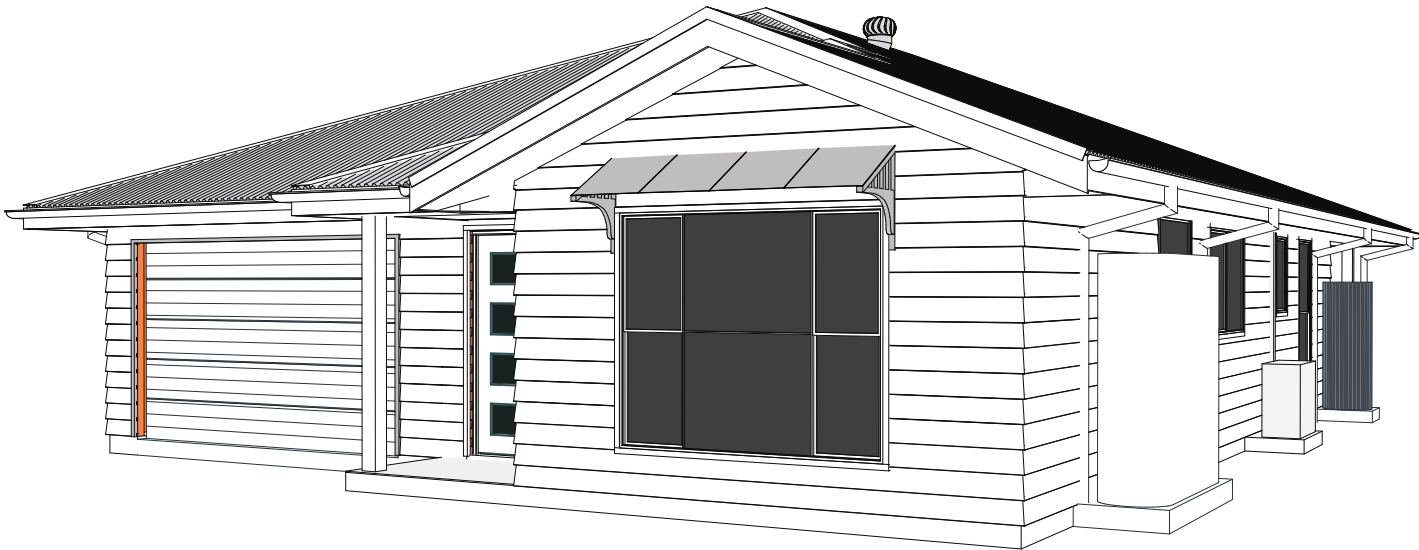
Finishes Legend
External Scheme - ###

Colorbond Roof:

Cladding:

Post

REV: A-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00



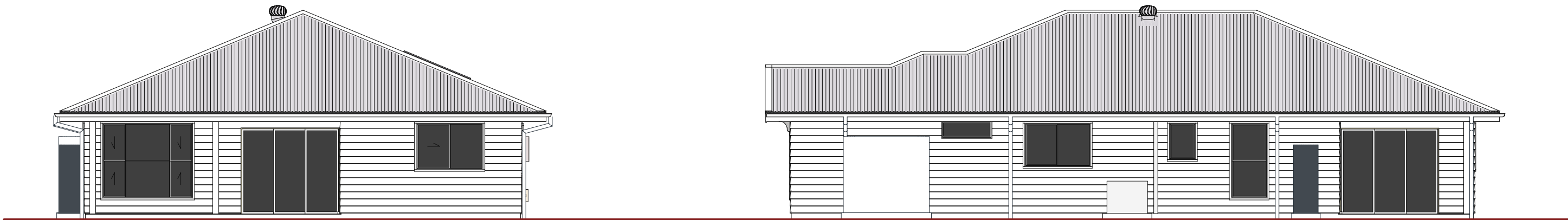
WARNING
NOTE: THIS PAGE MUST BE PRINTED IN COLOUR.



Finishes Legend
External Scheme -

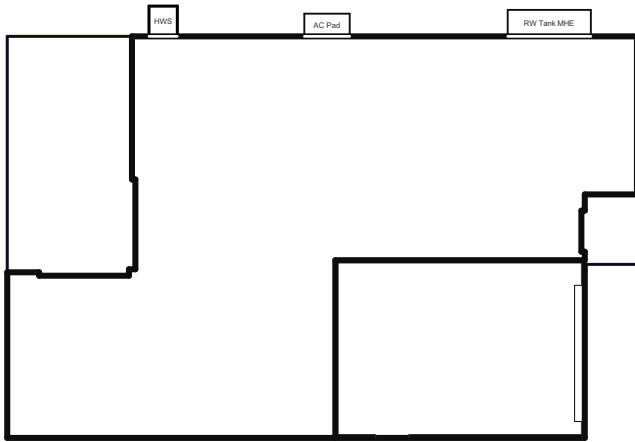
- Type 1
- Type 2
- Type 3
- Type 4

REV: A-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00



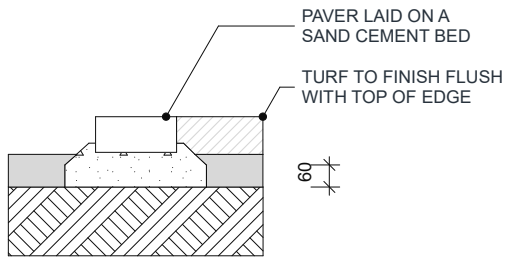
WARNING
NOTE: - INDICATES FACE BRICK (DO NOT PAINT)
THIS PAGE MUST BE PRINTED IN COLOUR

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DRAWN: 00.00.00
CONSTRUCTION: 00.00.00



REV: A-###/###/###
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00





GARDEN EDGE DETAIL
NTS

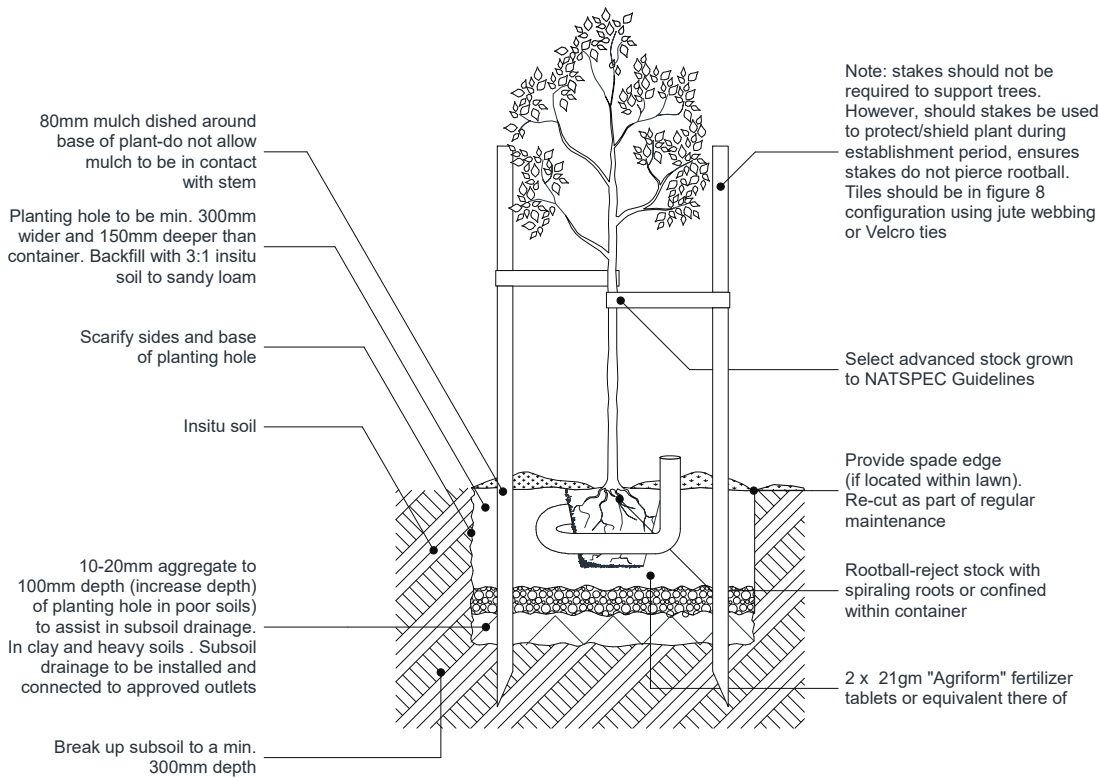
LANDSCAPE SPECIFICATIONS

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.

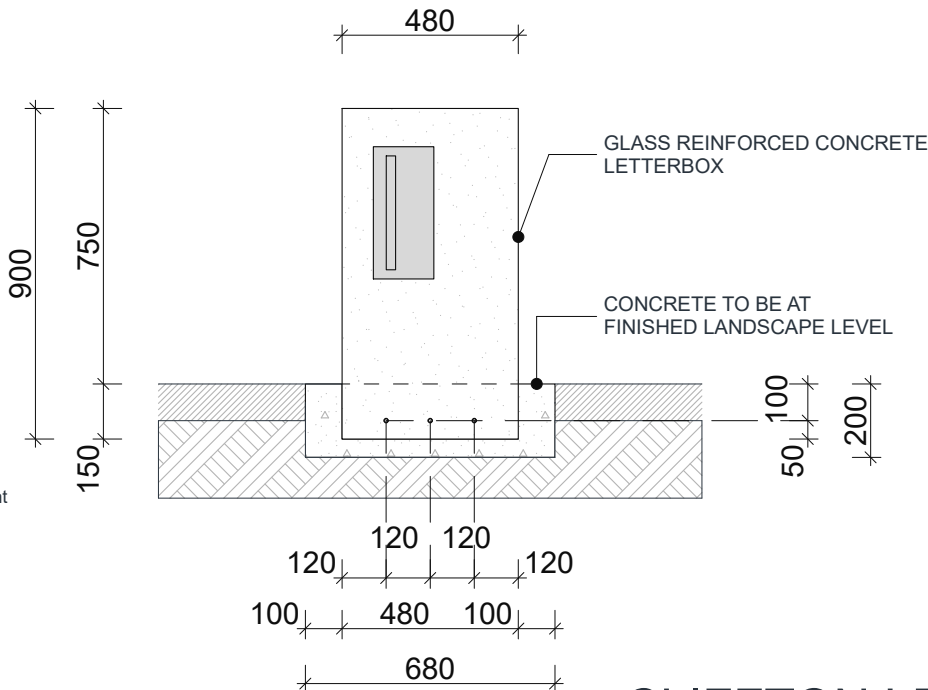


TREE PLANTING FOR ADVANCED STOCK

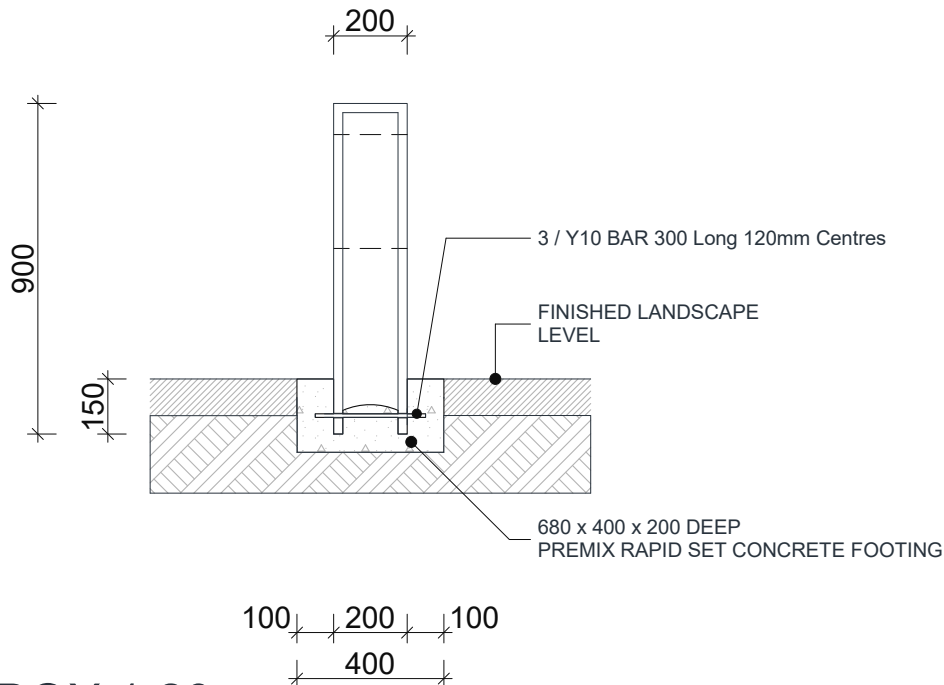


1. Excavate beds to 400mm.
2. Backfill bed with excavated soil mixed with an improved soil mixed with an improved garden loam.

PLANTED BEDS



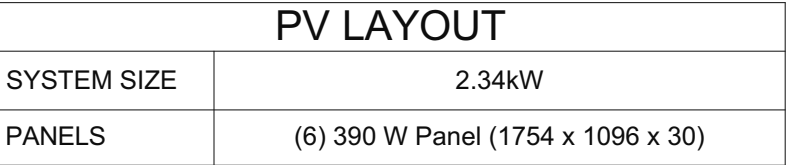
ELEVATION



SECTION

CLIFFTON LETTERBOX 1:20

REV: A-##/##/##
DRAWN: 00.00.00
CONSTRUCTION: 00.00.00



*Due to the possible advancement of technology and specification, the depicted system may vary slightly from the illustrated and specified system shown on plan

