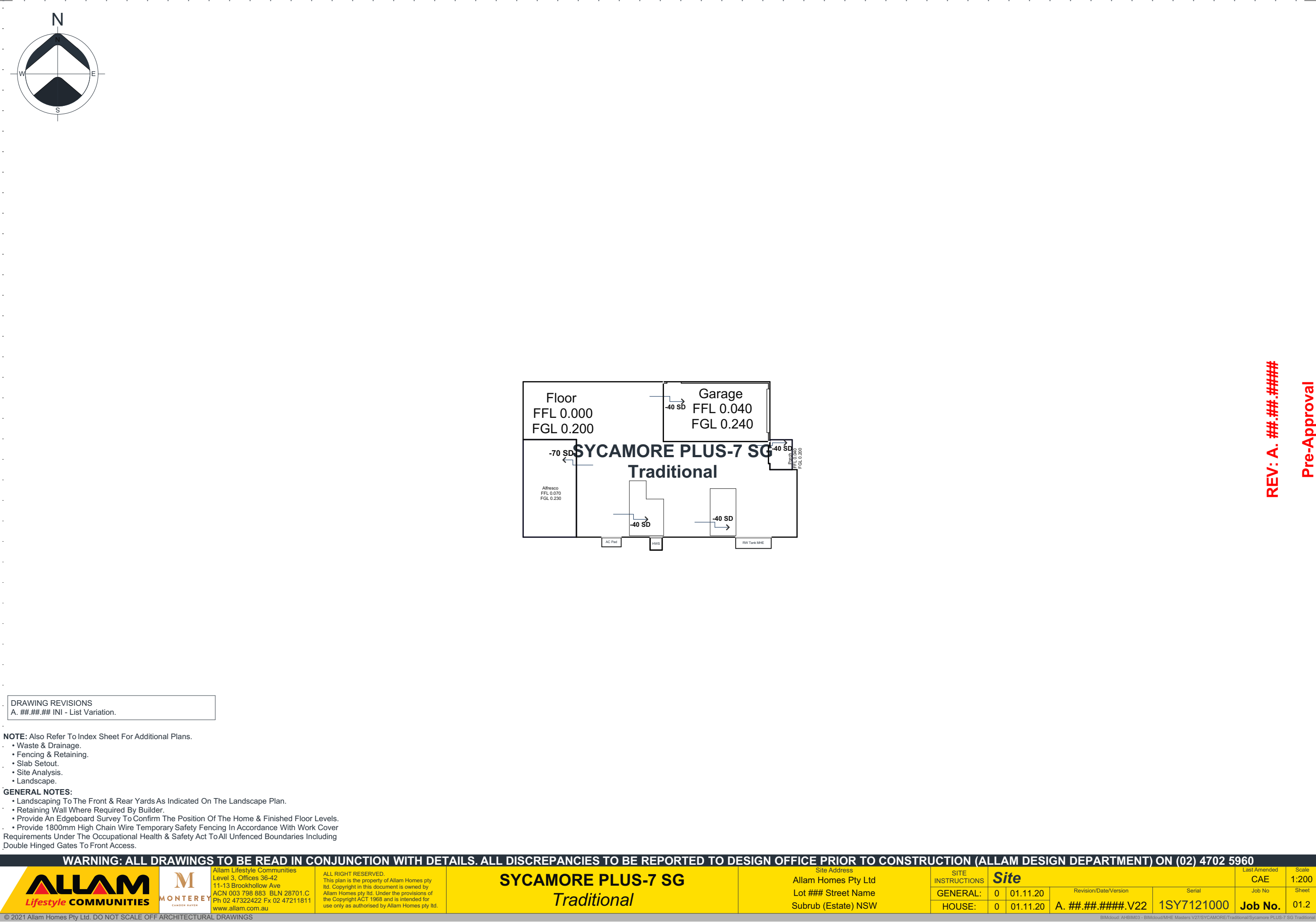


Rev	Date	Modified By	REVISION TO DRAWINGS	
		INITIAL	Pre Approval:	
A	###.###.####	INITIAL	List variation.	
			APPLIED OPTIONS FOR REVIEW	
			1). Kitchen/Laundry Reconfiguration	TCA
			2). Garage GPO @1300mm above FFL	✓
			3). Reduction in downlights	✓
			4). Induction cooktop	TCA/CDC
			5). Back to 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). 1500 Sq Set to MPR	✓
			13). Reduced height window to Kitchen	✓
		INITIAL	Verge to front gable increased to 600mm	

	CC	W/O
WAE	N/A	N/A
SEWER	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	
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	Ground Floor Electrical	
01.15	Wall Section 1	
01.16	Wall Section 2	
01.17	Window Hood Detail	
01.18	Associated Details	
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 Panel Layout	
01.29	Furniture Layout	
01.30	WHS Plan	

REV: A. ###.###.####
Pre-Approval

[illegible]

N
W E S

Floor
FFL 0.000
FGL 0.200

-70 SD ←

Affresco
FFL 0.070
FGL 0.230

-40 SD →

HWS

R/W Tank MHE

Sycamore PLUS-7 SG Traditional

Garage
FFL 0.040
FGL 0.240

-40 SD →

Porch
FFL 0.040
FGL 0.200

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
MONTENEY
CANDEN NAYDEN

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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SYCAMORE PLUS-7 SG
Traditional

Site Address
Allam Homes Pty Ltd
Lot ### Street Name
Subrub (Estate) NSW

SITE INSTRUCTIONS
GENERAL: 0 | 01.11.20
HOUSE: 0 | 01.11.20

Site
Revision/Date/Version
Serial
Job No.

Last Amended
CAE
Scale
1:200
Sheet
01.2

BIMcloud: AHBIM03 - BIMcloud/MHE Masters V27/SYCAMORE/Traditional/Sycamore PLUS-7 SG Tradition

REV: A. ###.###.####
Pre-Approval

General Notes:
*Weather strips/seals to all external hung doors

Specification Notes:

- A/C

Air Con Fan Unit
- R
A

Return Air
- M
H

Man Hole
- ⊙

Whirly Bird (300mm Throat Dia)
- EV

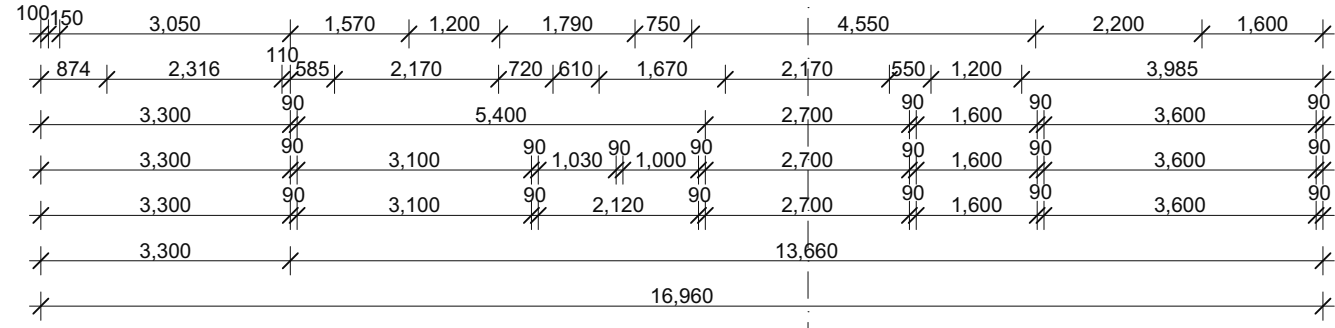
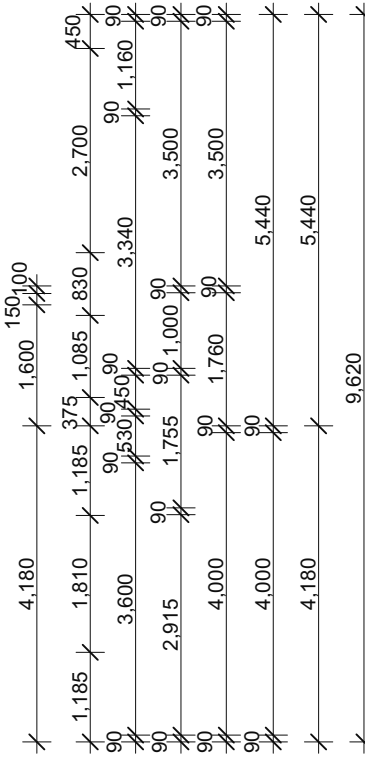
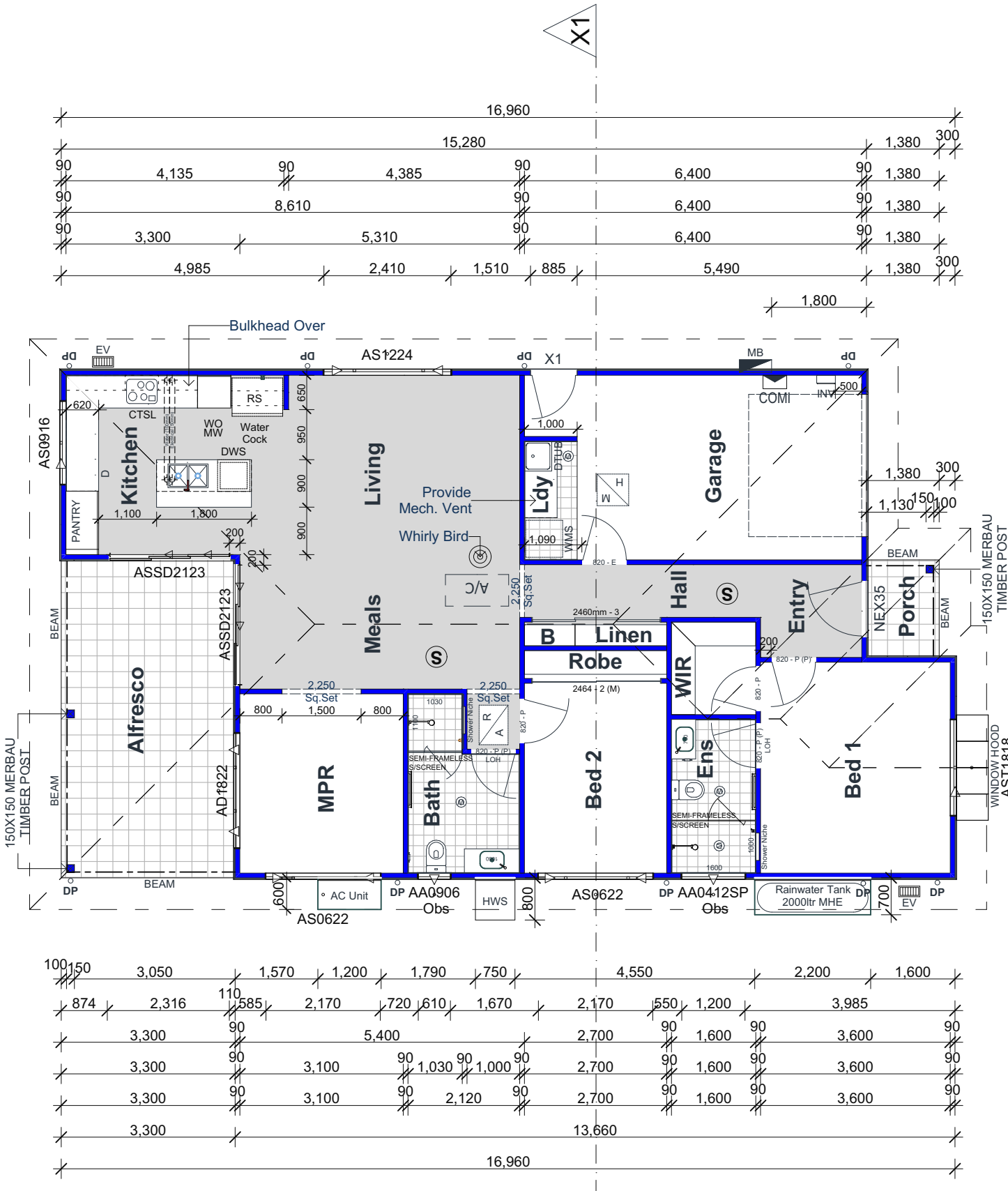
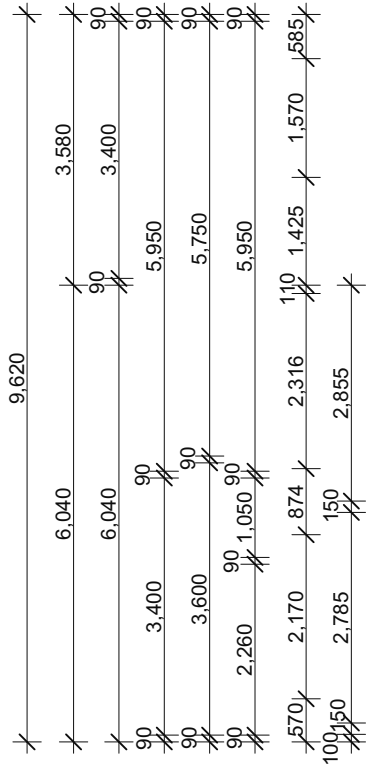
Eave Vent (400x200mm)

* Internal Door Legend

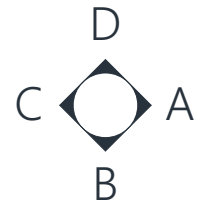
E = Entrance
P = Passage
(P) = Privacy
W = Wardrobe
LOH = Lift Off Hinge

NOTE:
REFER TO SLAB SETOUT
FOR CONCRETE LAYOUT.

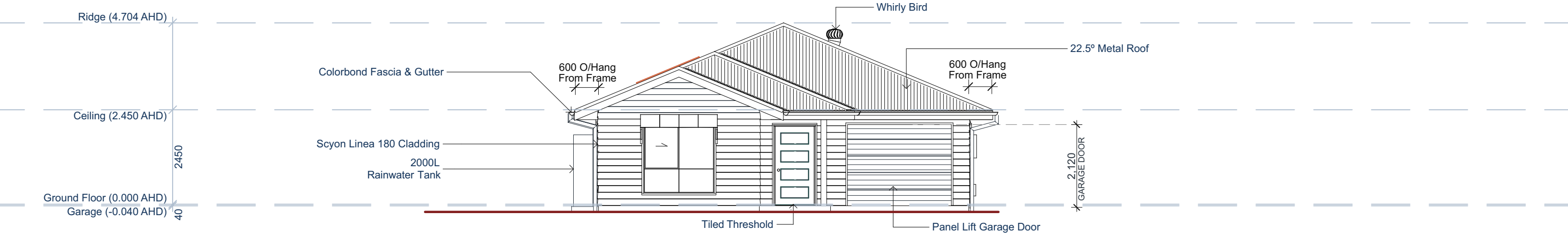
SHADED AREA DENOTES
VINYL FLOORING UNLESS
OTHERWISE SPECIFIED ON
THE JOB SPECIFIC COLOUR
SELECTION SHEET



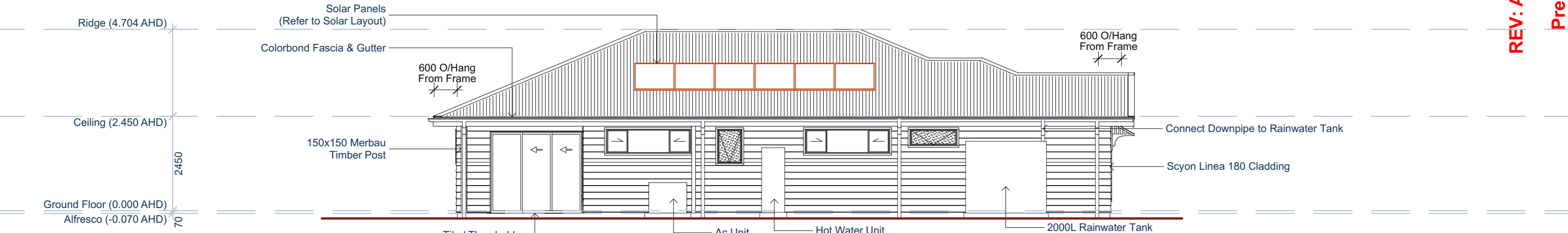
REV: A. ##.##.####
Pre-Approval



FLOOR AREAS	
ALFRESCO	19.93
GARAGE	24.42
GROUND	109.56
PORCH	2.65
156.56 m²	



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)

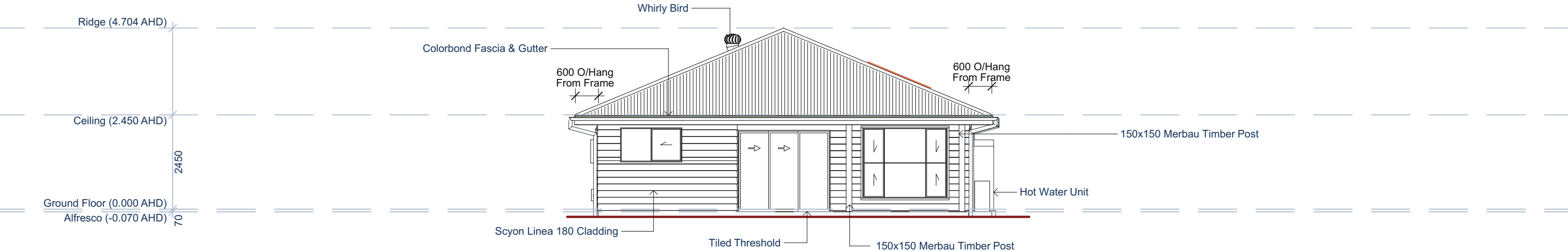
Indicates Obscure Glazing
(Refer floor plans/window schedule)

Glazing

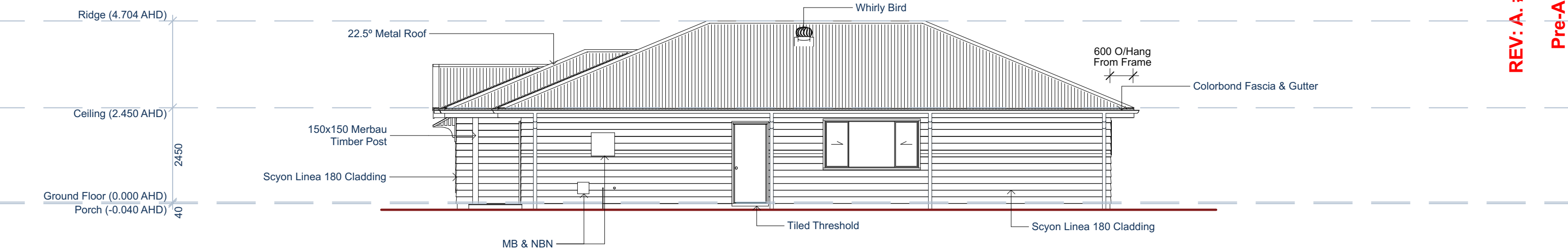
Glazing materials must be selected and installed in accordance with the relevant provisions of AS 1288—2006, Glass in buildings—Selection and installation, to the extent to which those provisions require the use of safety glass, in accordance with the relevant provisions of AS/NZS 2208:1996, Safety glazing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

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

Pre-Approval



West Elevation (C)



North Elevation (D)

General Notes:

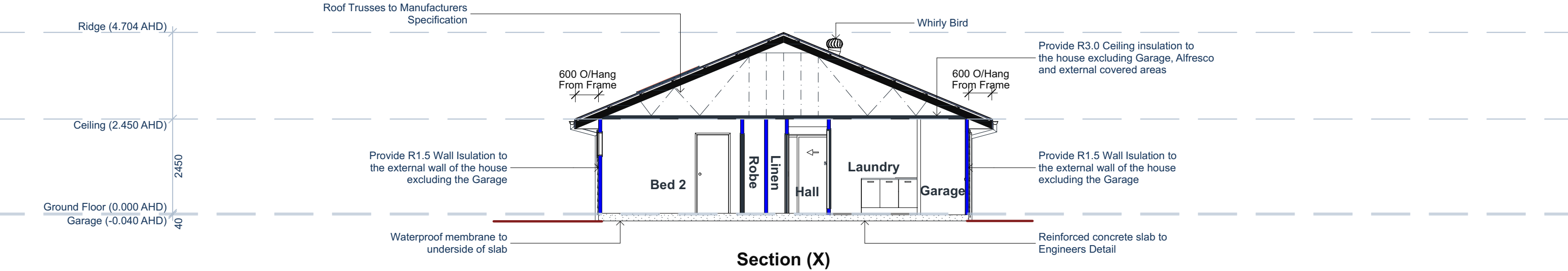
- * Locate expansion joints in accordance with Clause 3.3.5.13 of NCC and located behind downpipes where possible.
- * All verges 200mm unless otherwise noted
- * Provide cover strip to entry doors
- * Provide cover strip to entry doors
- * Refer to floor plans/window schedule for Restricted opening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

REV: A. ###.###.####
Pre-Approval



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

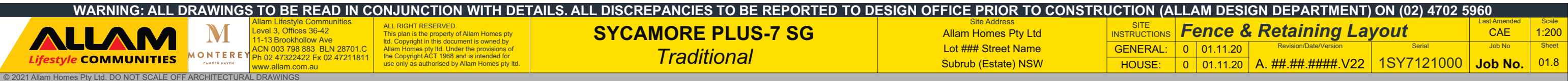
BALLUSTRADES:

- Internal/External: All installations: Compliant with NCC 3.9.2; Clause 3.9.2.3 & 3.9.2.4 as applicable for handrails

ELECTRICAL:

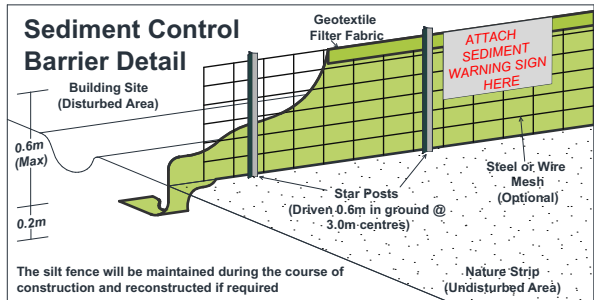
- Smoke Alarms: Installation to NCC Clause 3.7.5

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	1.041
Bed 2	9.72	0.972	1.182	0.486	0.618
Kitchen/ Meals	27.60	2.760	10.276	1.380	6.579
Living	15.215	1.521	2.673	0.760	1.398
MPR	10.538	1.053	1.134	0.526	0.618

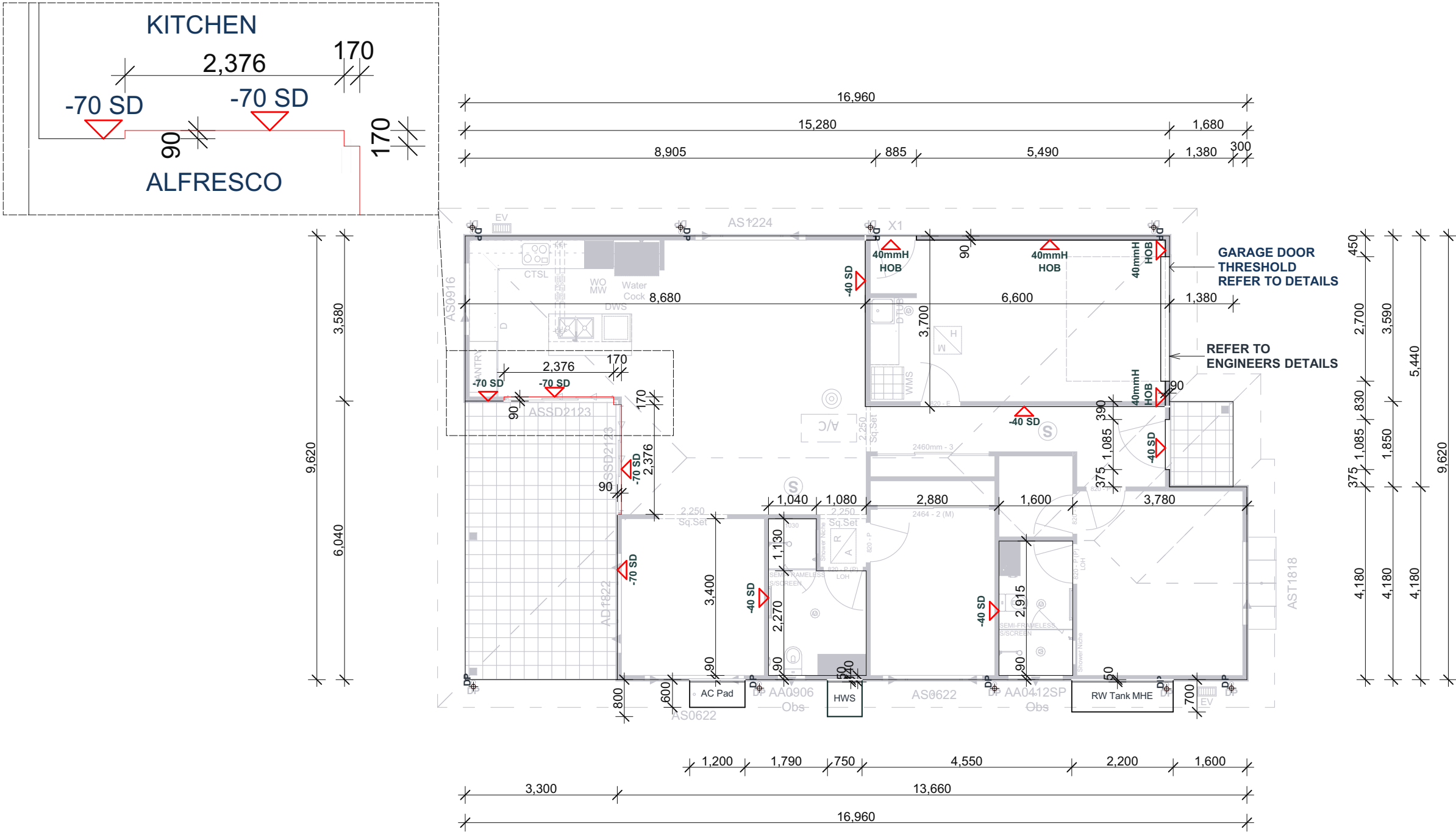


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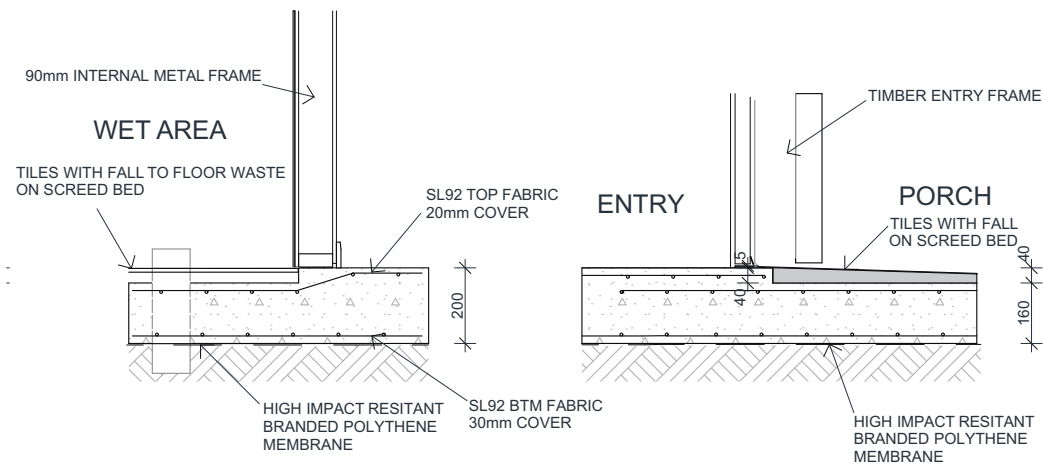
Termite shields
Shields, barriers or the like must be provided in accordance with AS 3660.1-2000 Termite management—new building work and structures, as in force on 1 September 2005, to protect any structural members that are susceptible to attack by termites.

NOTE: All Measurements Are Taken From External Edge Of Slab

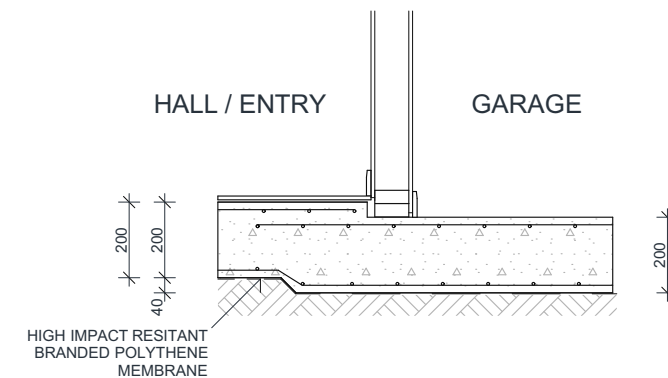
WARNING: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DETAILS. ALL DISCREPANCIES TO BE REPORTED TO DESIGN OFFICE PRIOR TO CONSTRUCTION (ALLAM DESIGN DEPARTMENT) ON (02) 4702 5960											
		Allam Lifestyle Communities Level 3, Offices 36-42 11-13 Brookhollow Ave ACN 003 798 883 BLN 28701.C Ph 02 47322422 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.	SYCAMORE PLUS-7 SG Traditional	Site Address Allam Homes Pty Ltd Lot ### Street Name Subrub (Estate) NSW	SITE INSTRUCTIONS		Slab Setout Ground		Last Amended	Scale
						GENERAL:	0 01.11.20	Revision/Date/Version	Serial	Job No	Sheet
						HOUSE:	0 01.11.20	A. ##.##.####.V22	1SY7121000	Job No.	01.11

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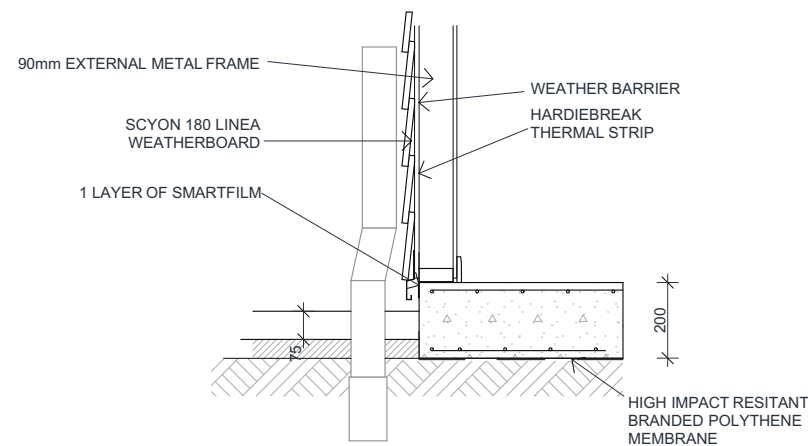
REV: A. ###.###.####
Pre-Approval



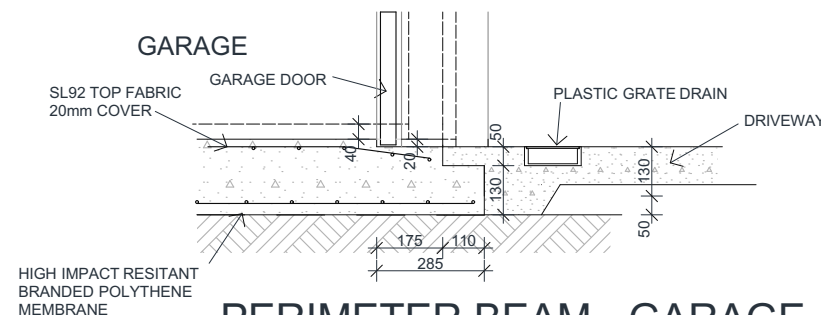
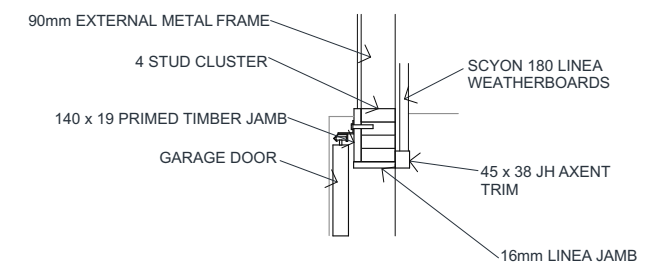
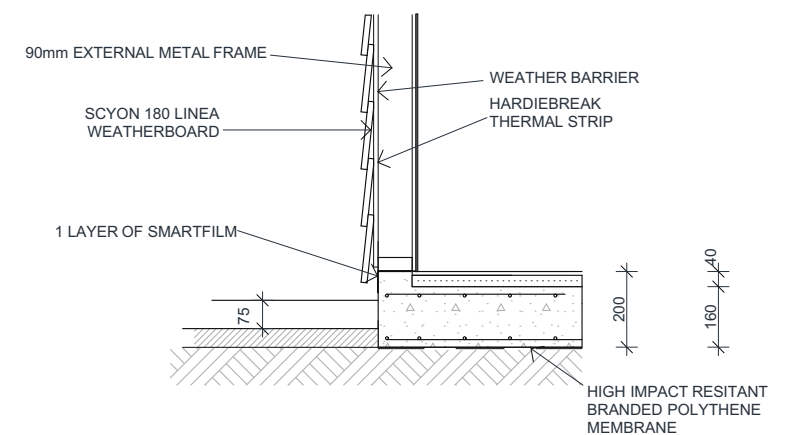
INTERNAL STEP DOWN THRU WALL



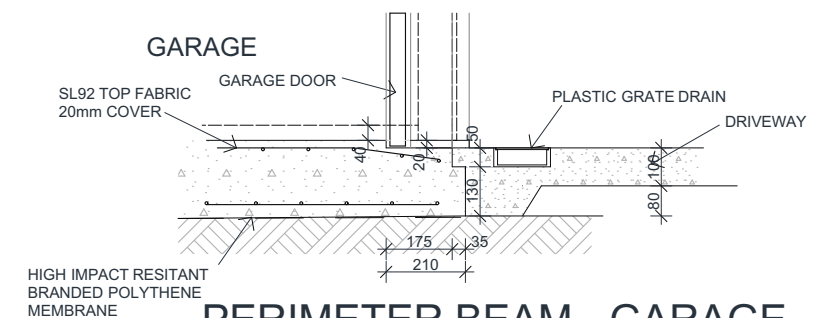
INTERNAL STEP DOWN THRU WALL



PERIMETER BEAM - HOUSE
SCYON 180 LINEA CLADDING



PERIMETER BEAM - GARAGE
HEBEL



PERIMETER BEAM - GARAGE
SCYON 180 LINEA CLADDING


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

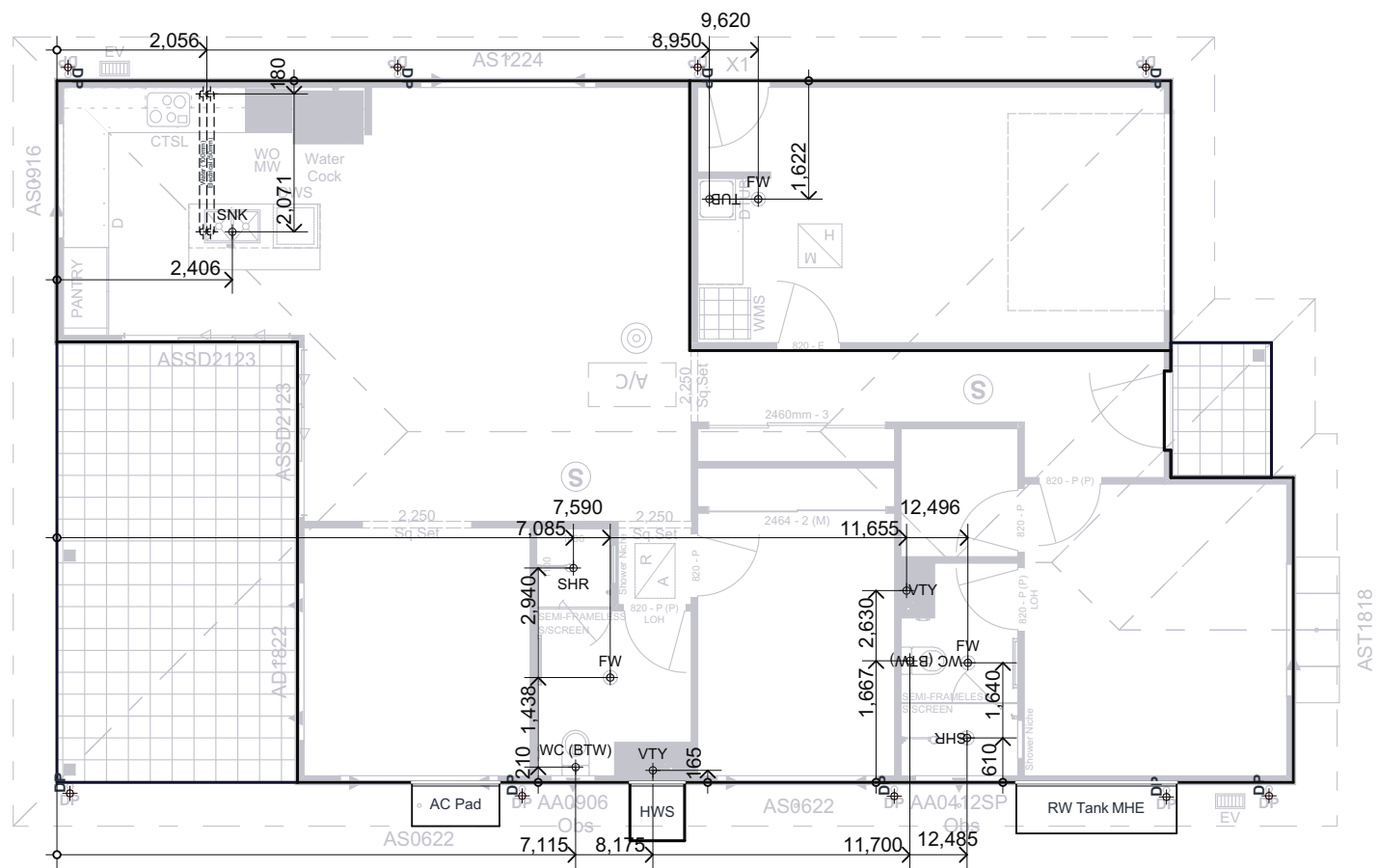
Pre-Approval

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

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.	SYCAMORE PLUS-7 SG <i>Traditional</i>	Site Address Allam Homes Pty Ltd Lot ### Street Name Suburb (Estate) NSW	SITE INSTRUCTIONS				Slab Details		Last Amended CAE	Scale 1:100	
						GENERAL:	0	01.11.20	Revision/Date/Version		Serial		Job No	Sheet
						HOUSE:	0	01.11.20	A. ###.###.####.V22		1SY7121000		Job No.	01.12
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REV: A. ##.##.####
Pre-Approval

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

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

- 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)

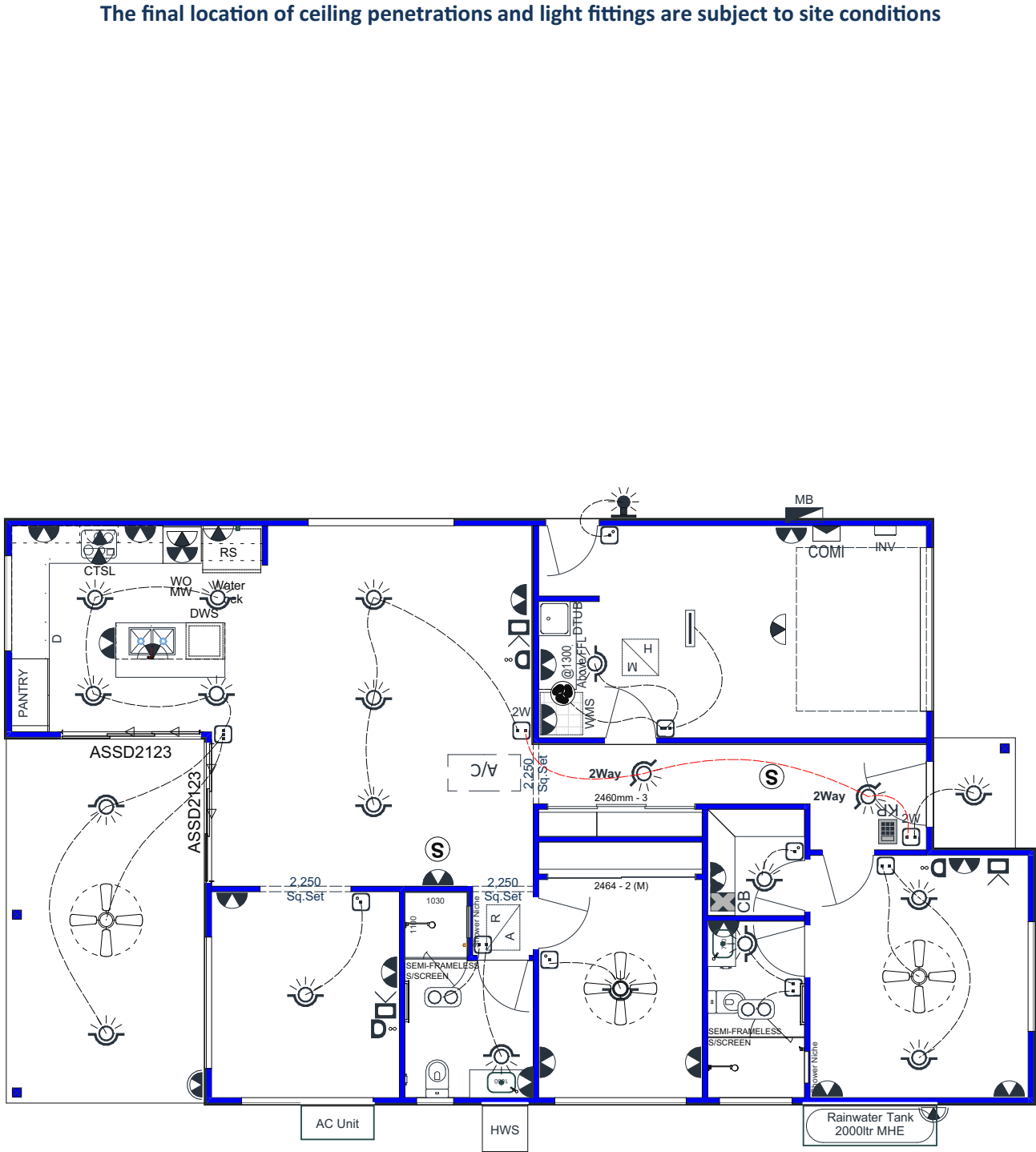
Model: **CRS10AS / EVA10AS**
Net (rated) Capacity (KW) Cooling: **10.00 KW**
Heating: **10.52 KW**
EER Rated Cooling: **3.36 KW**
EER Rated Heating: **3.43 KW**

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

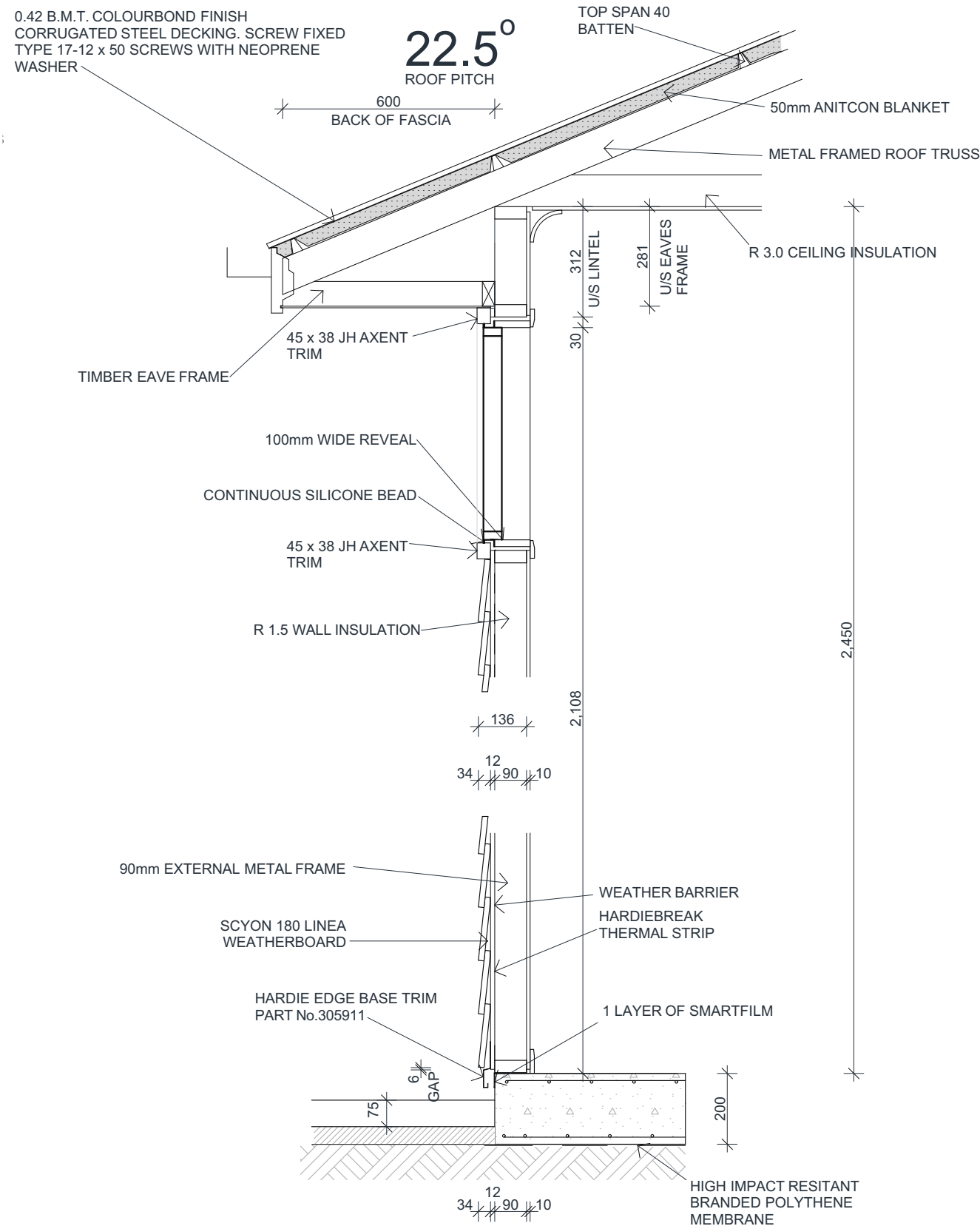
The electrical wiring in a manufactured home must comply with the requirements of AS/NZS 3000:2000.



REV: A. ##.##.####
Pre-Approval

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

REV: A. ##.##.####
Pre-Approval

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
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SYCAMORE PLUS-7 SG
Traditional

Site Address
Allam Homes Pty Ltd
Lot ### Street Name
Suburb (Estate) NSW

SITE INSTRUCTIONS
GENERAL: 0 01.11.20
HOUSE: 0 01.11.20

Wall Section 2

Revision/Date/Version

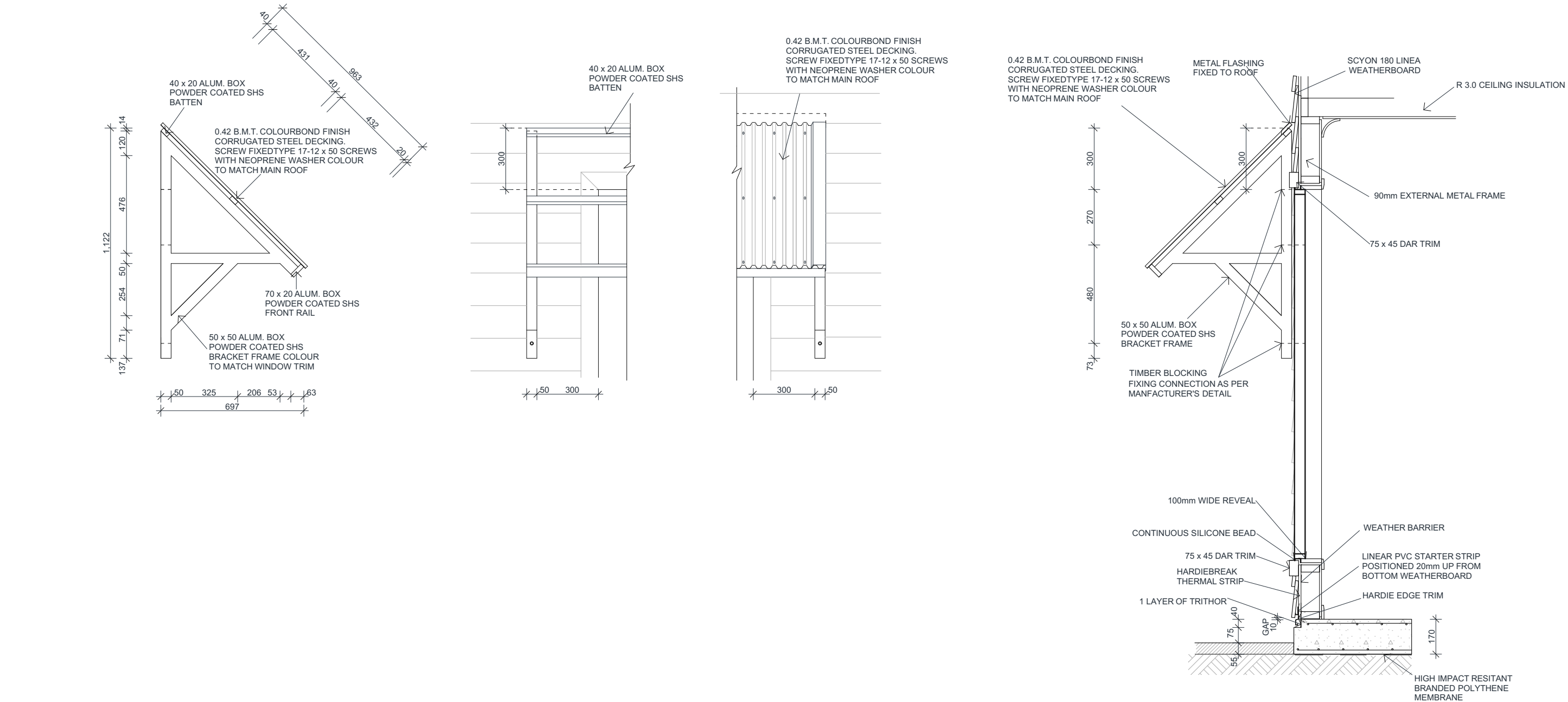
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Serial

1SY7121000

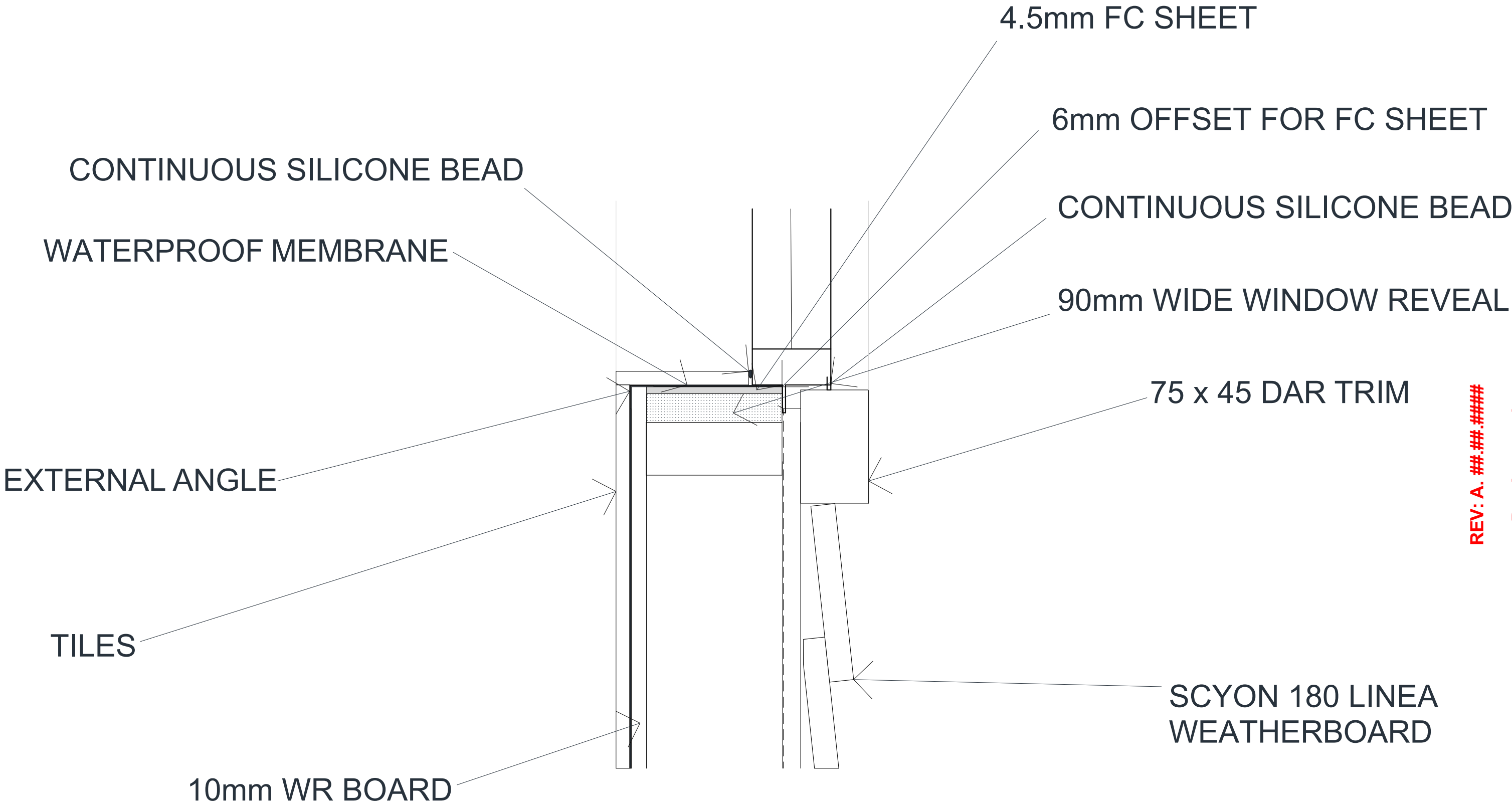
Last Amended
CAE
Job No.
Job No.

Scale
REFER TO
DETAIL
Sheet
01.17



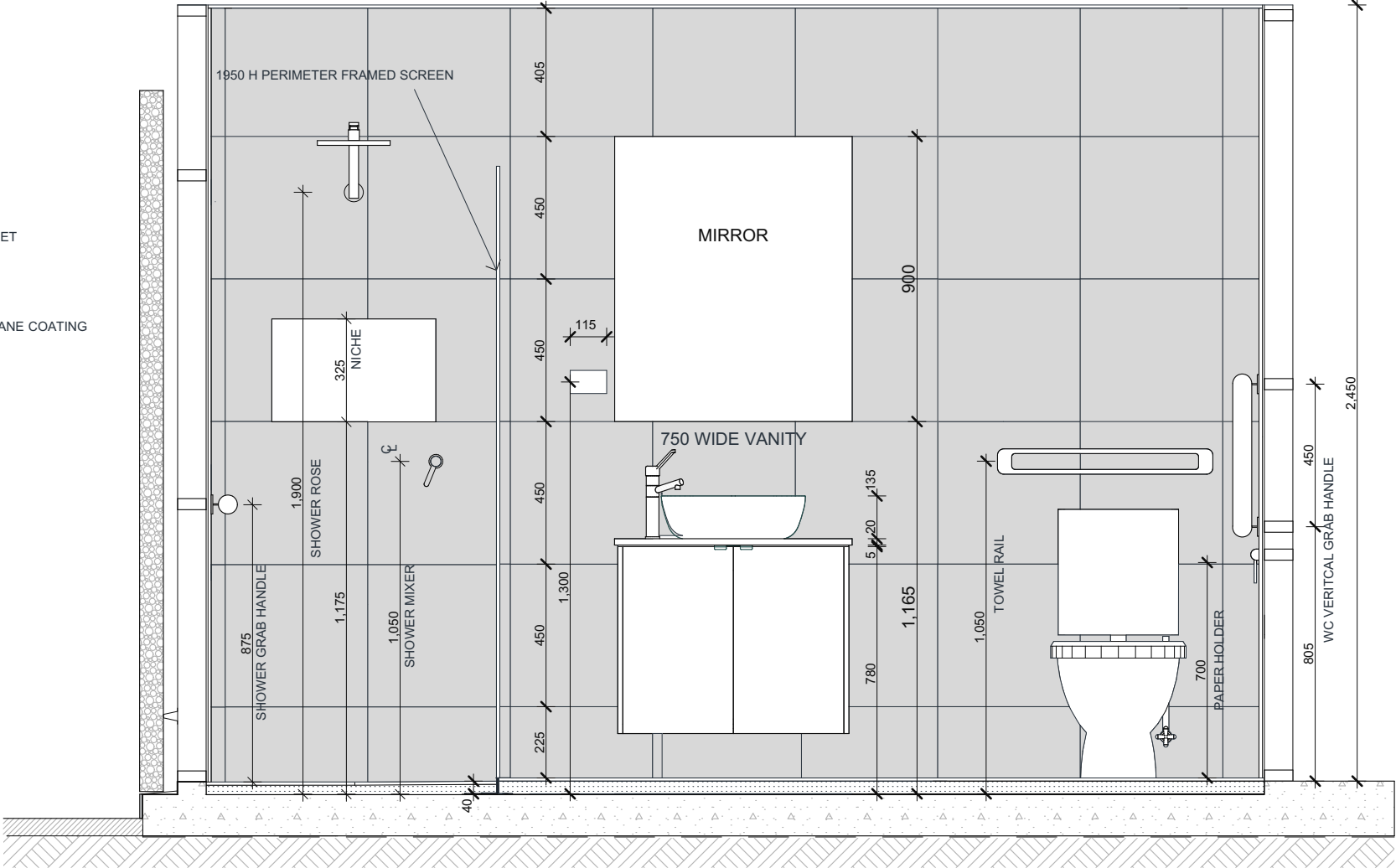
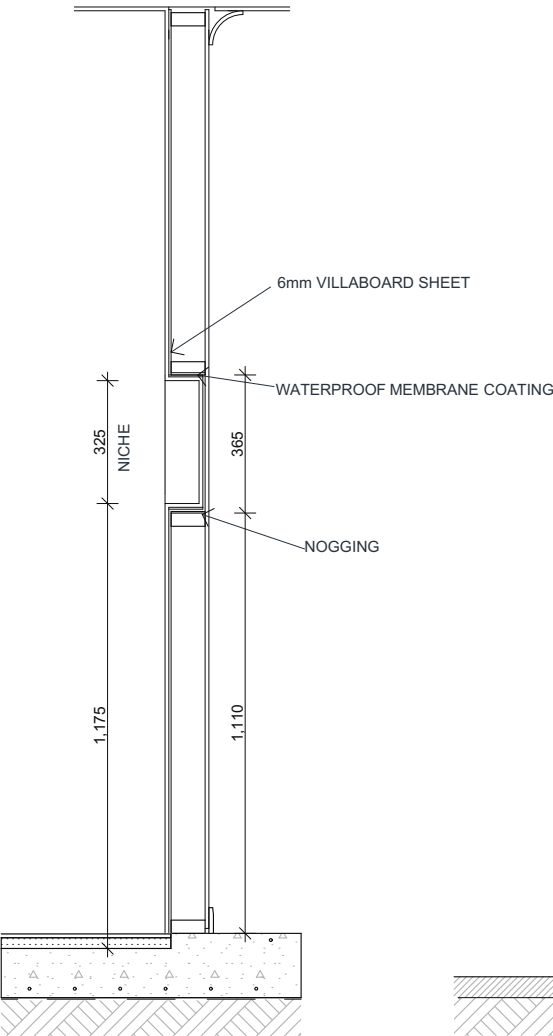
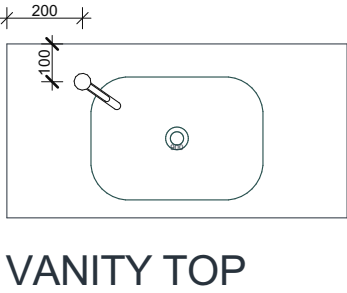
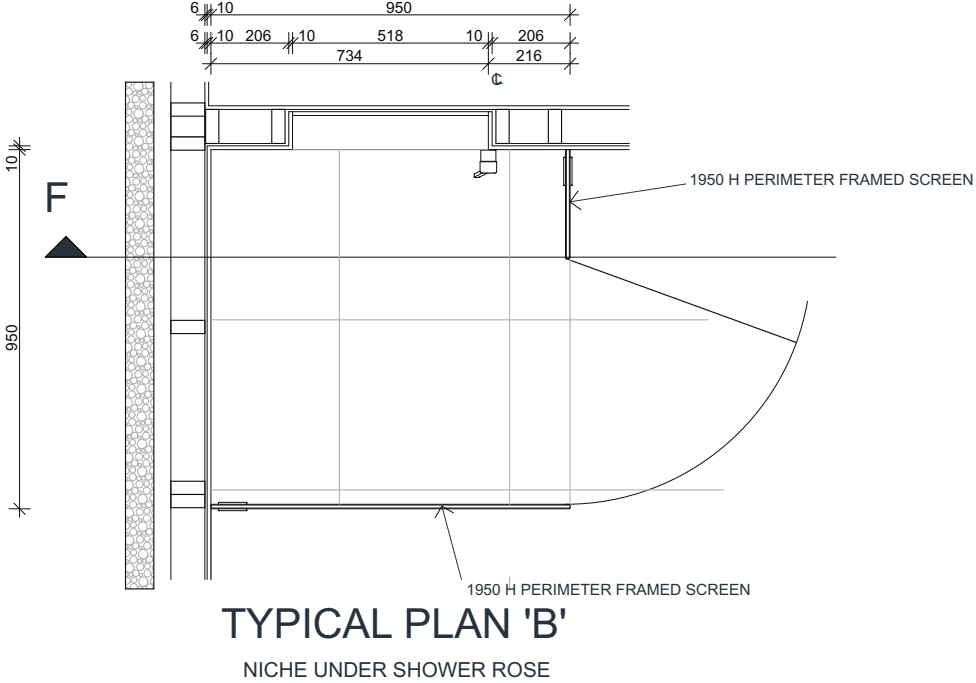
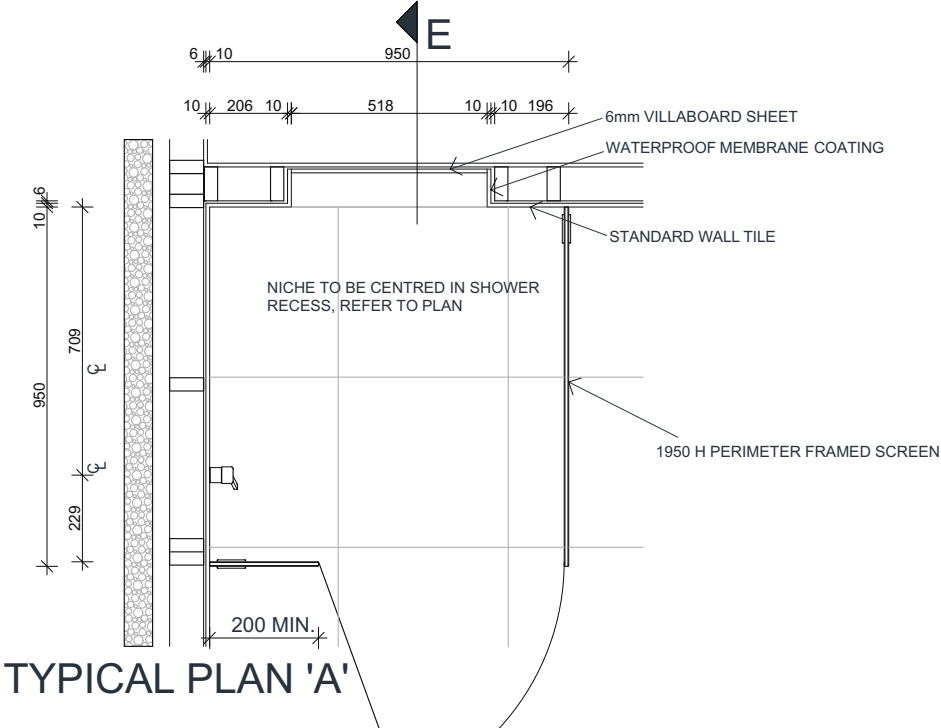
REV: A. ##.##.####

Pre-Approval



REV: A. ##.##.####
Pre-Approval

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



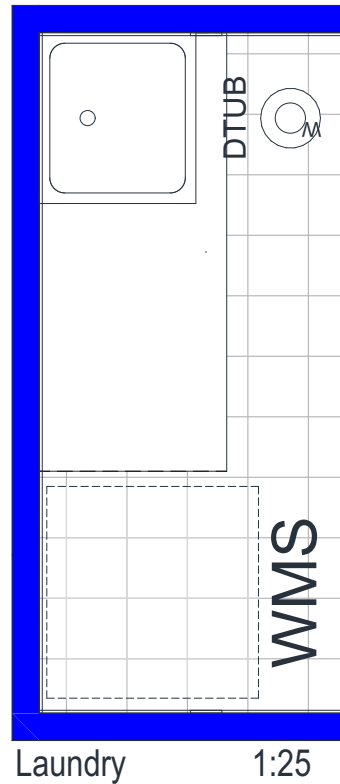
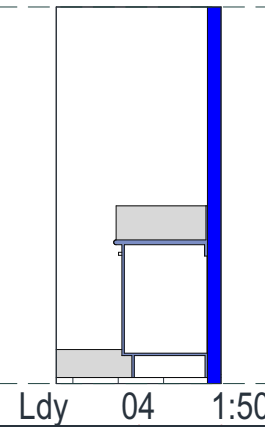
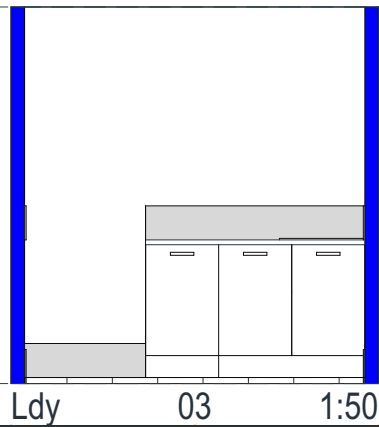
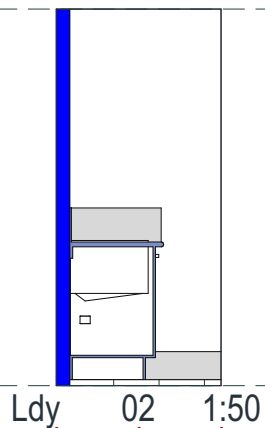
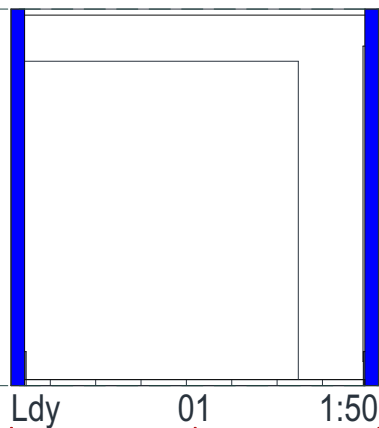
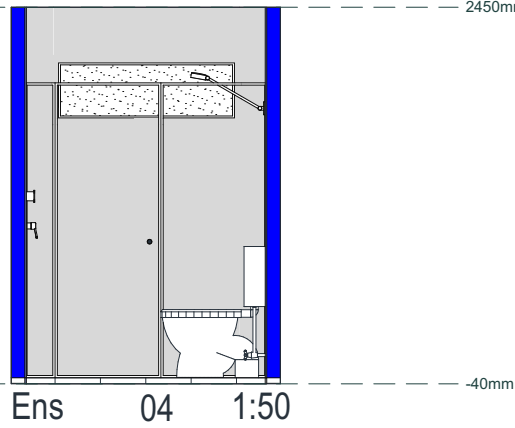
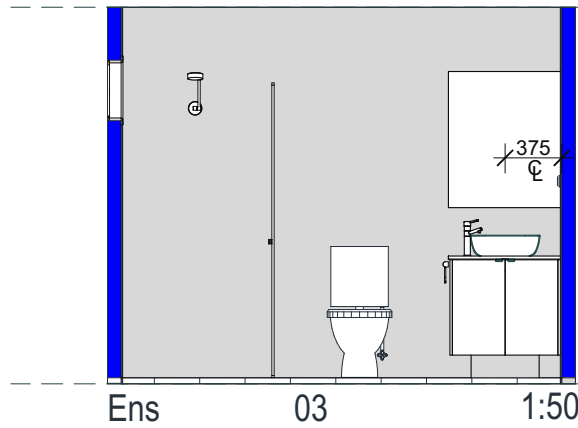
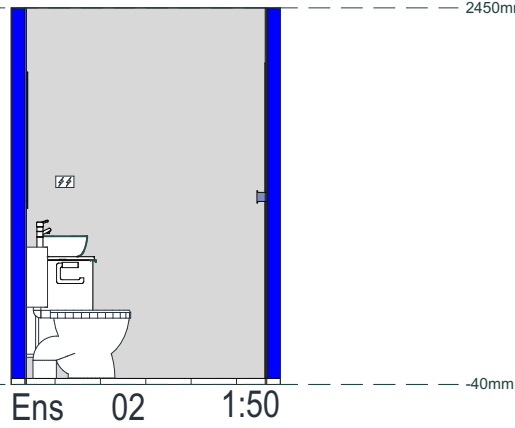
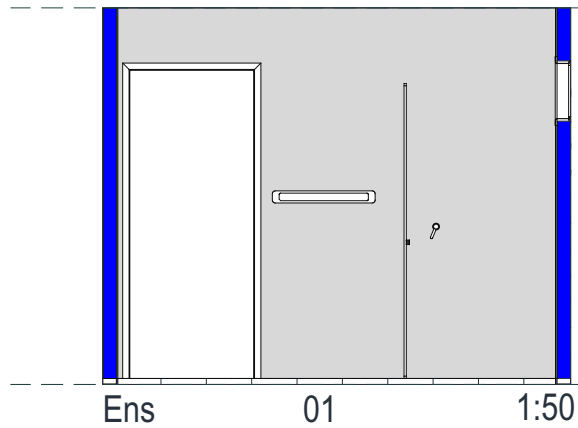
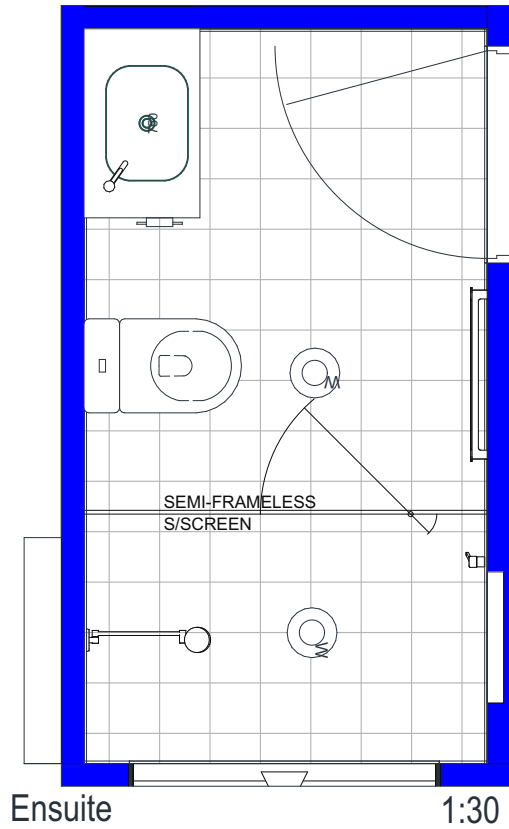
SECTION 'E'

SECTION 'F'

450 x 450 WALL TILE

ENSUITE

LAUNDRY

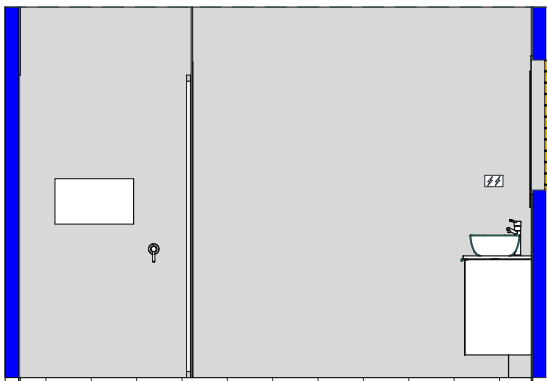


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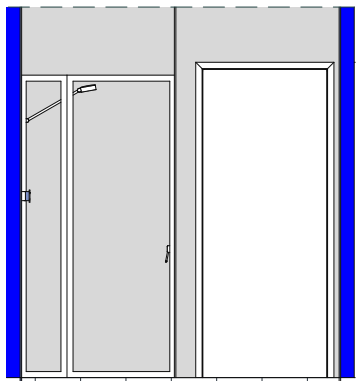
Wet Area Height Table	
Item	Height (mm)
Shower Screen	2100
Toilet Roll Holder	700
Towel Rail/Ring	1050
WC isolating tap	150
Shower Tap Mixer	950
Shower Rose	1800
Bath Taps Mixer/Spout	650
Laundry Taps (Tub)	1050
Laundry Taps (Washing Mach.)	1435

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

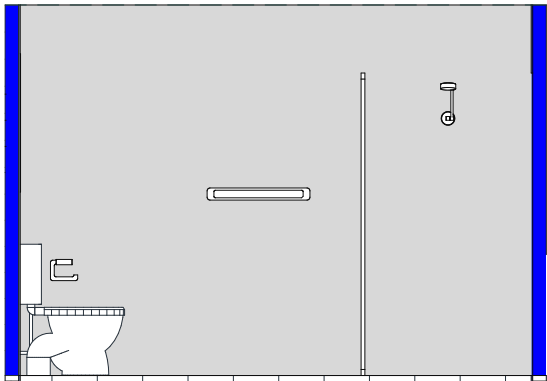
BATHROOM



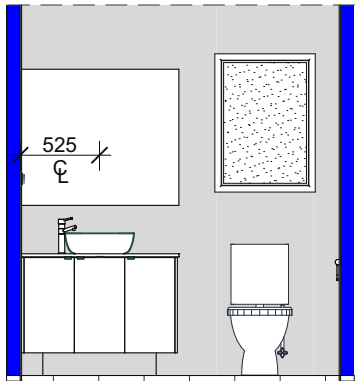
Bath 01 1:50



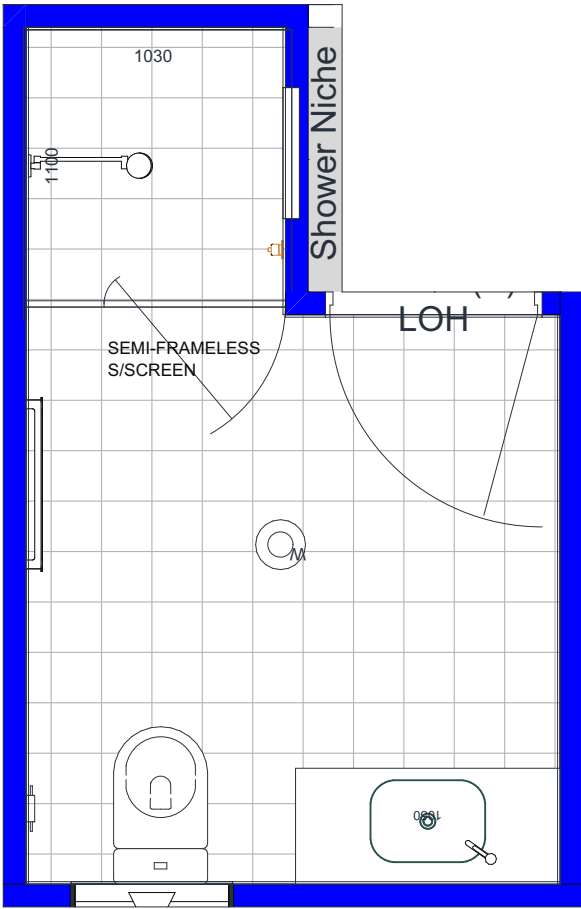
Bath 02 1:50



Bath 03 1:50



Bath 04 1:50



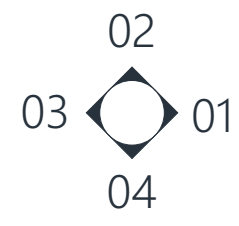
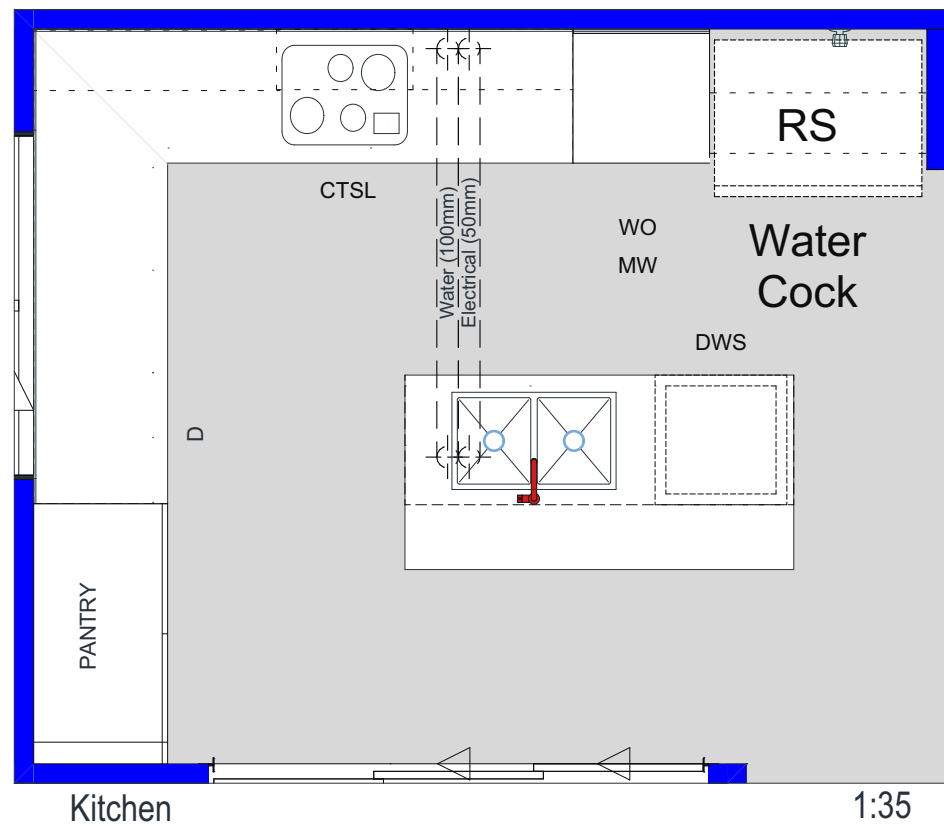
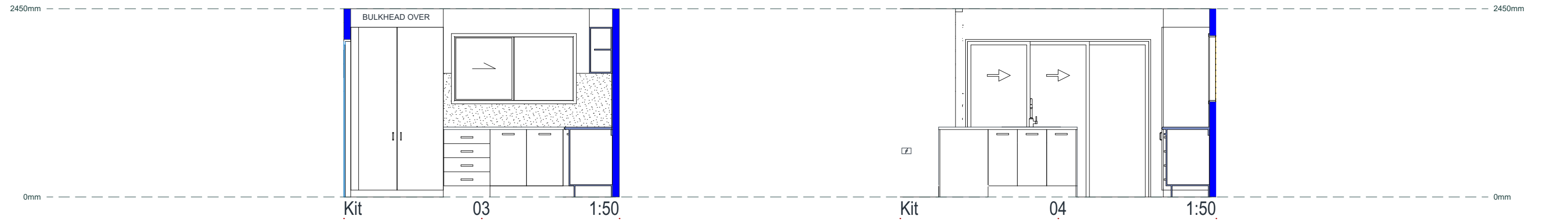
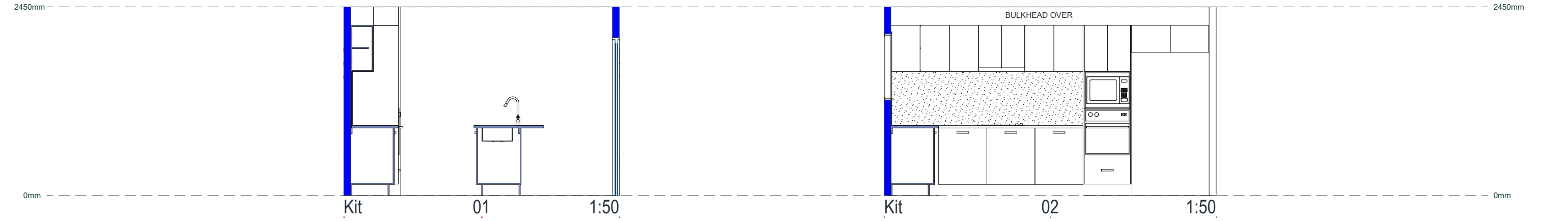
Bath 1:30

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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
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Laundry Taps (Washing Mach.)	1435

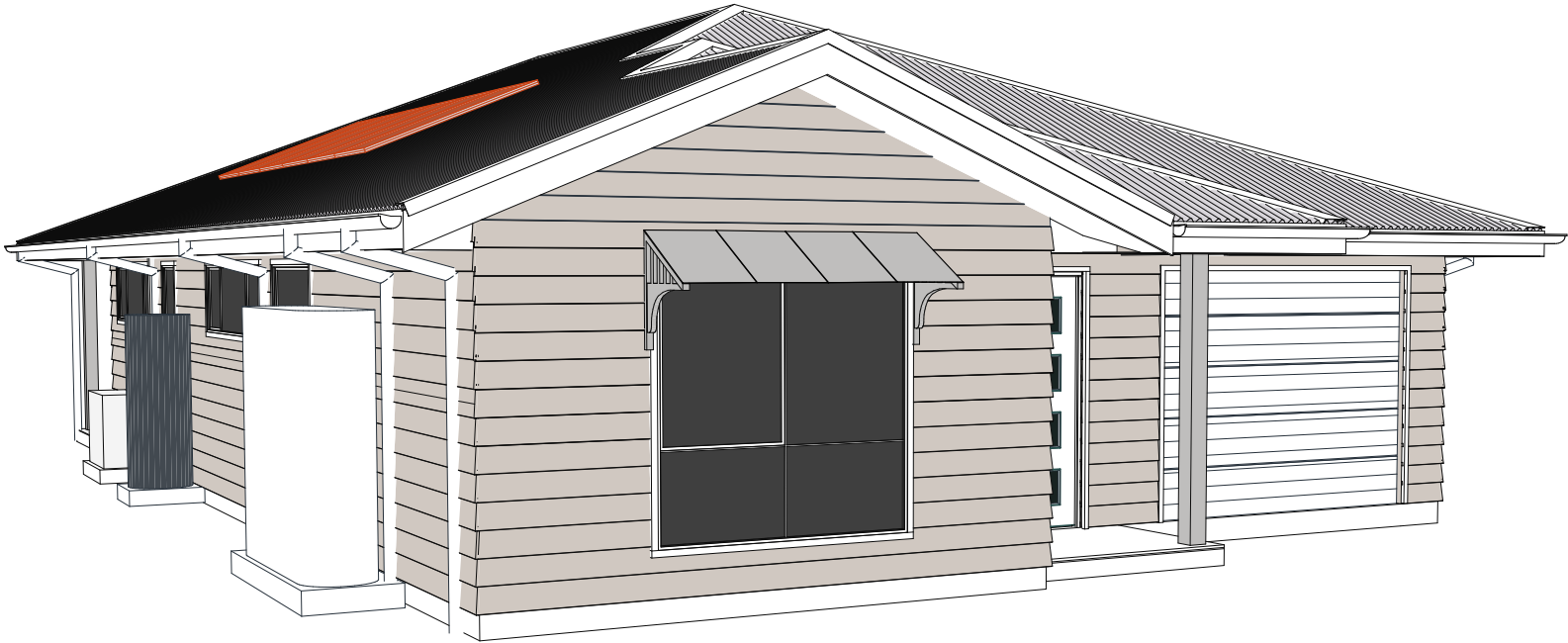
Note:
Refer To Job Specific Details &
Colour Application Sheets For
Tile Layout/Application.

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Note:
Refer to kitchen manufacturers details.



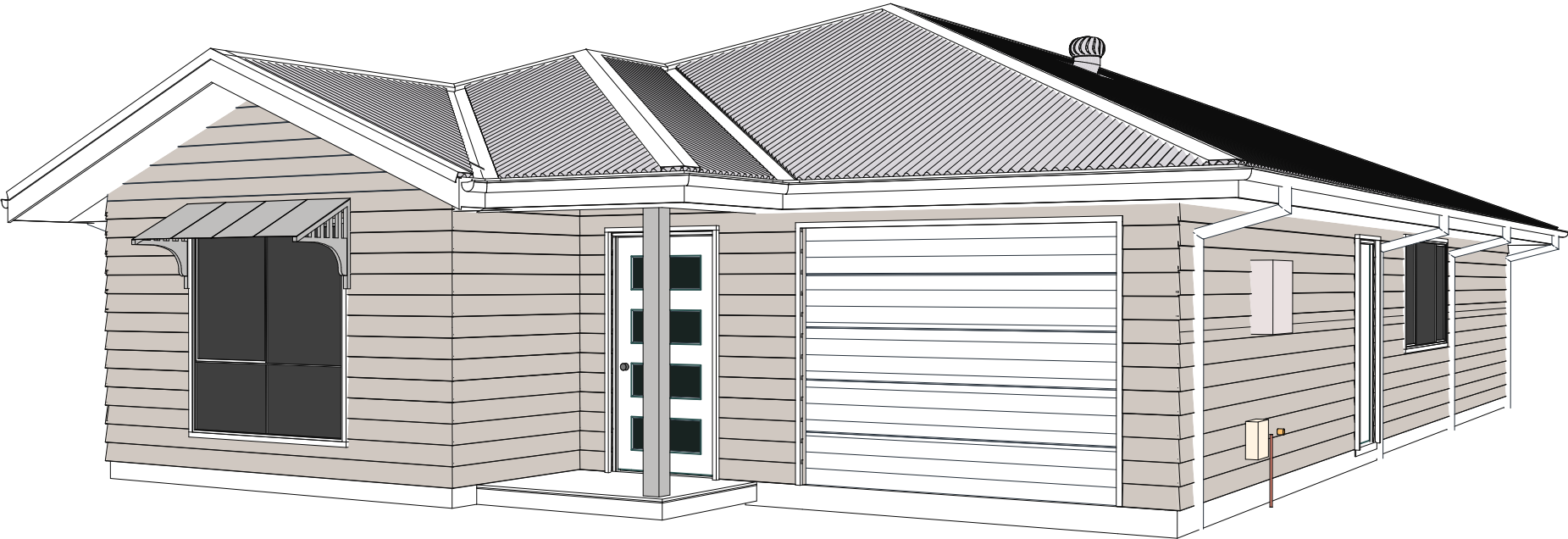
Finishes Legend

External Scheme -

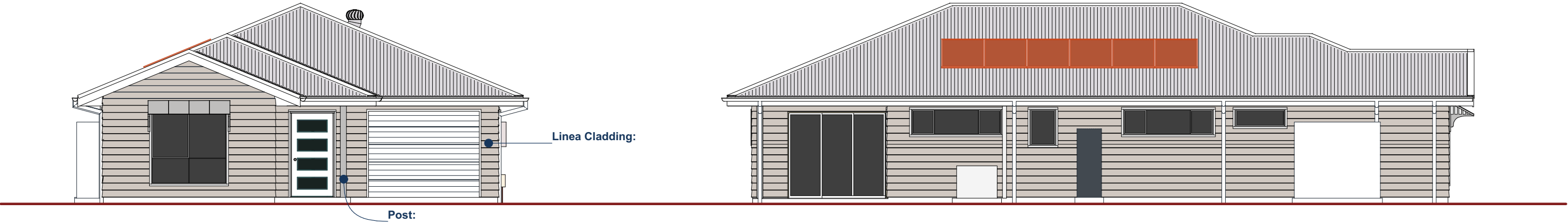
Linea Cladding:

Post:

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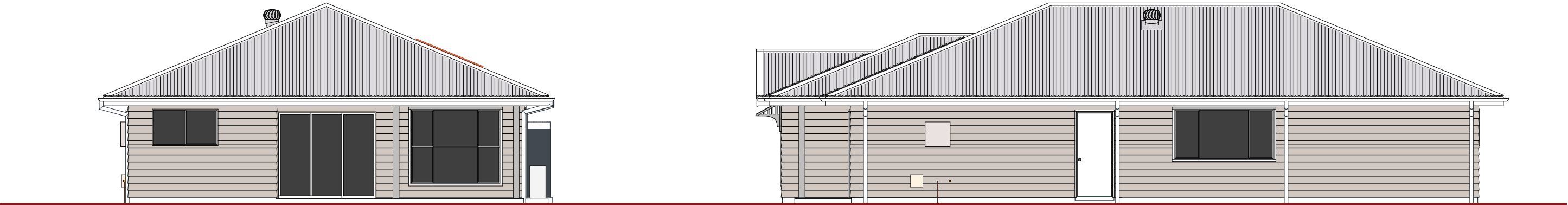
WARNING
NOTE: THIS PAGE MUST BE PRINTED IN COLOUR



Finishes Legend
External Scheme -

Linea Cladding:	
Flock White	
Post:	
Shale Grey	

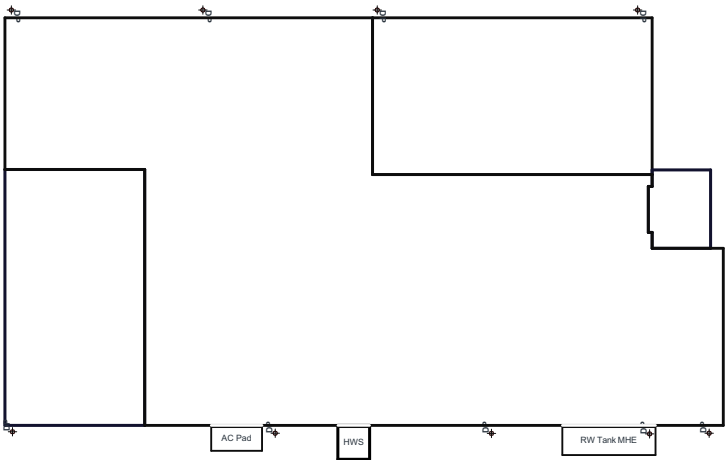
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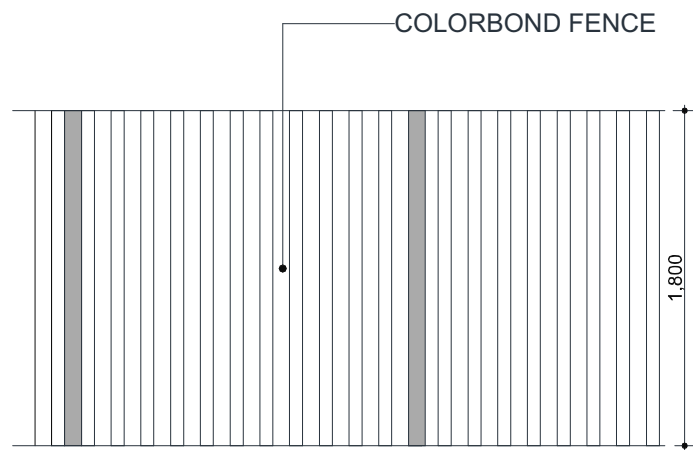
WARNING
NOTE: THIS PAGE MUST BE PRINTED IN COLOUR

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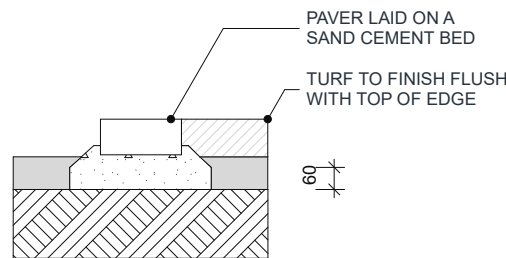


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NOTE: Gates to be made from same materials as fence. All fixings to be galvanised, trip latches fitted

FENCE - TYPE



GARDEN EDGE DETAIL

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.

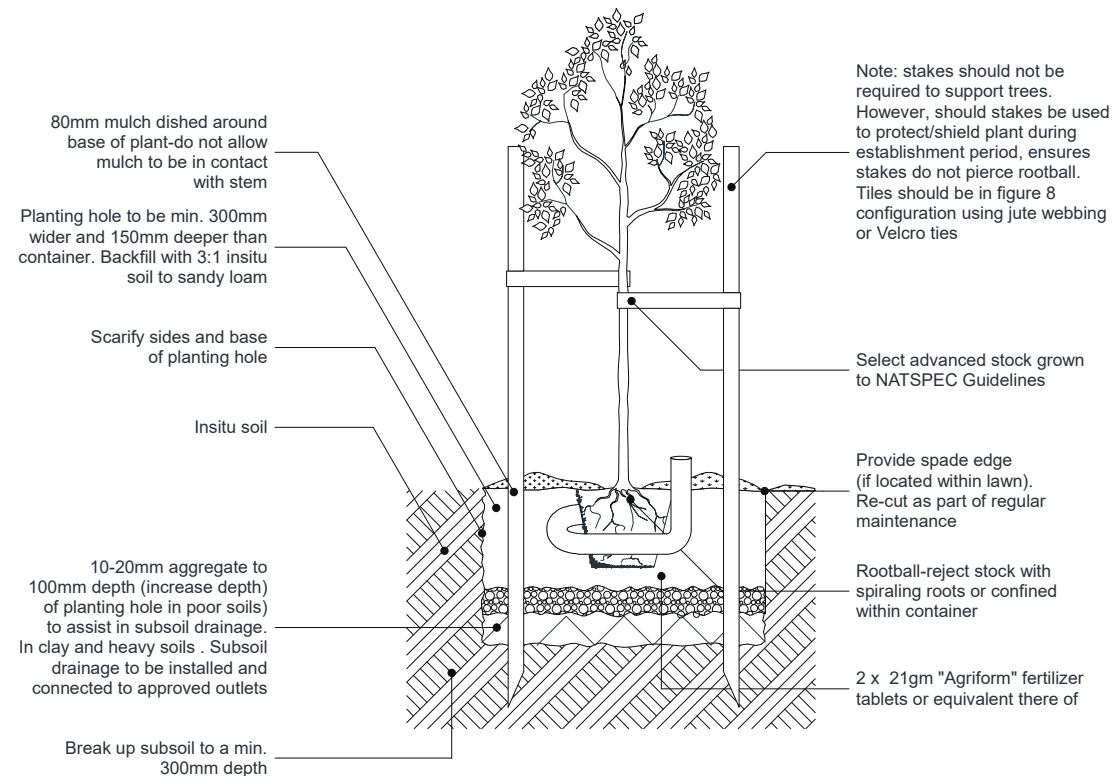
Tiles shall be 50mm wide hessian webbing.

BRICK EDGE:

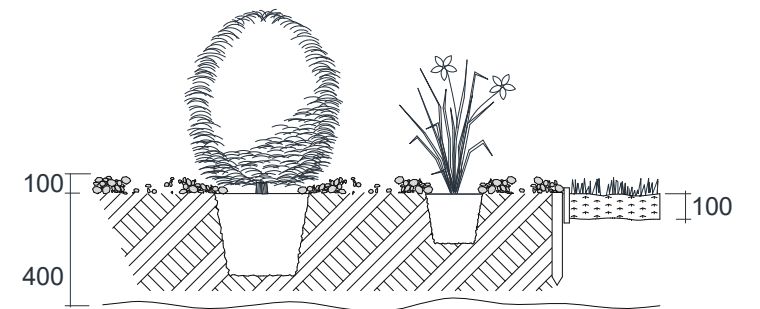
- 50mm thick charcoal Havenbrick on sand and cement mix.

PEBBLE AREA:

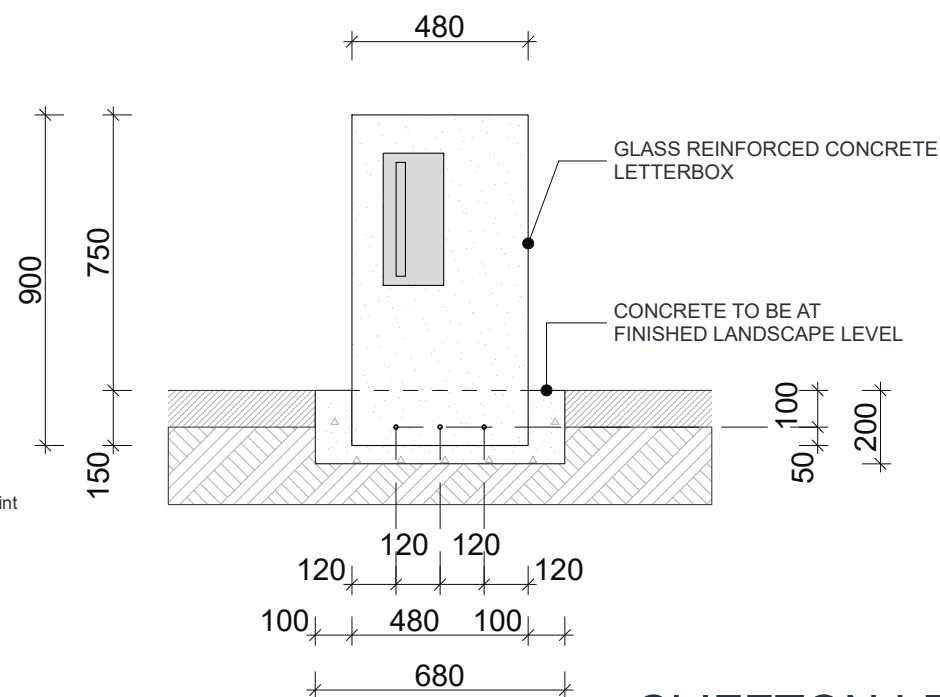
- Pebble underlay : 100mm - 200mm thick layer of consolidated road base.
- Pebble : 75mm thick layer of 20mm decorative pebbles.



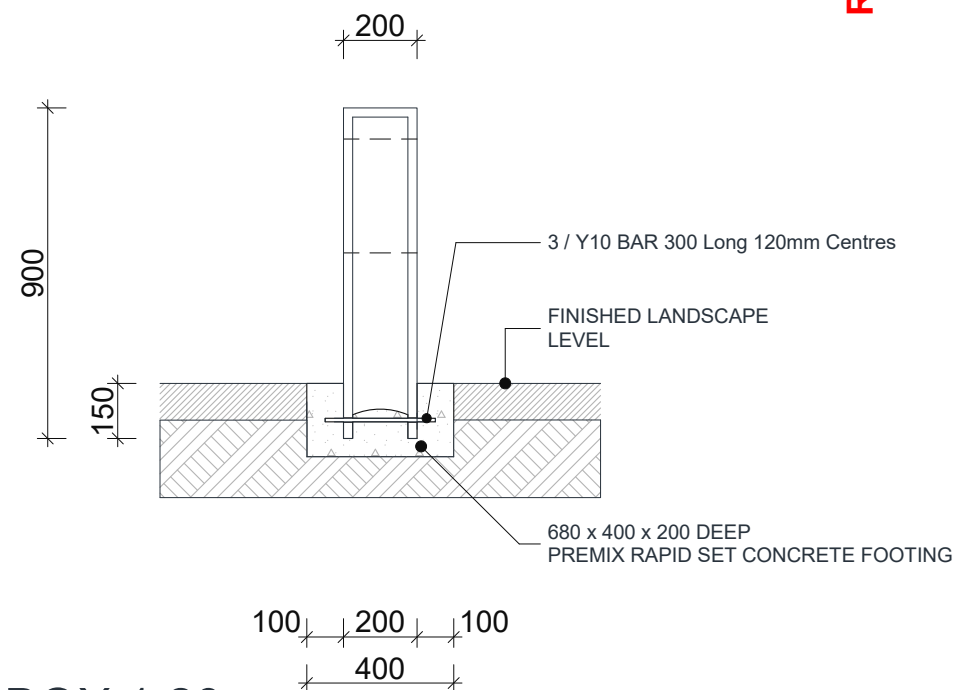
TREE PLANTING FOR ADVANCED STOCK



PLANTED BEDS



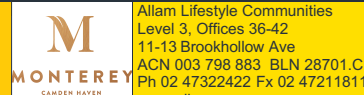
ELEVATION



SECTION

CLIFFTON LETTERBOX 1:20

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



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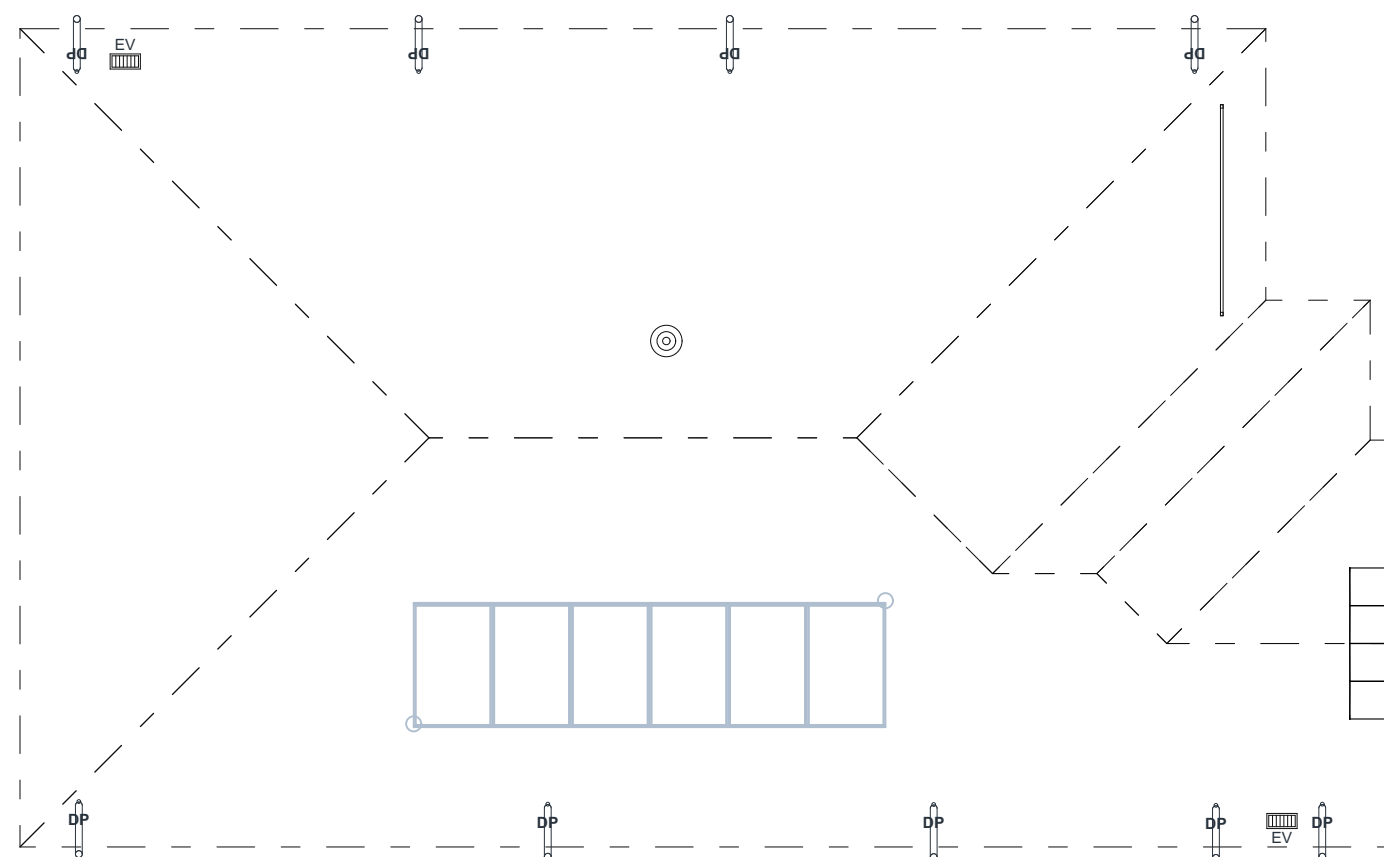
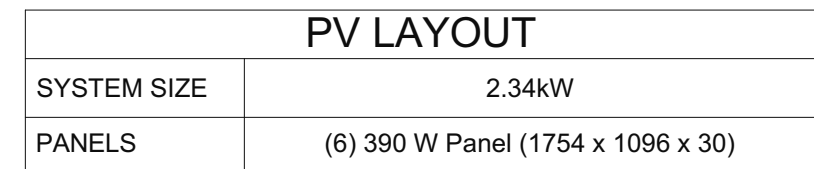
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Level 3, Offices 36-42
11-13 Brookhollow Ave
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www.allam.com.au

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SYCAMORE PLUS-7 SG
Traditional

Site Address
Allam Homes Pty Ltd
Lot ### Street Name
Suburb (Estate) NSW

SITE INSTRUCTIONS				Last Amended		Scale	
GENERAL:				CAE		REFER TO DETAIL	
HOUSE:				Job No		Sheet	
0 01.11.20				Job No.		01.28	



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Pre-Approval