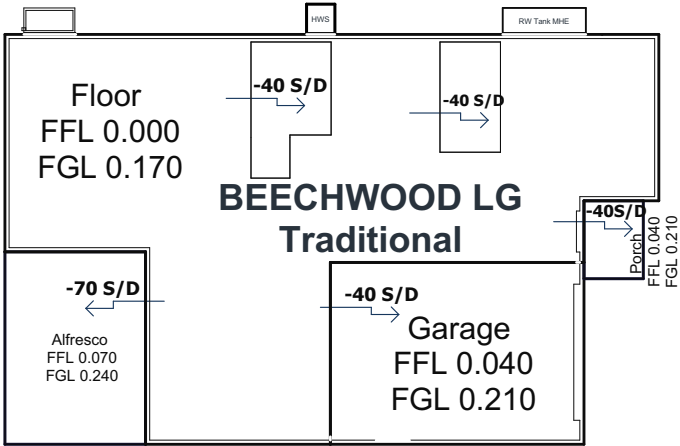
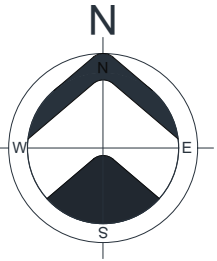


[illegible]

	CC	W/O
WAE		
SEWER		
WATER		
ELECTRICAL		
NBN		
CIVIL ENGINEERS		
GAS		
LINEN		
88B		
BAL		
ACCOUSTICS		
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	Associated Details	
01.18	Tile Specification	
01.19	Ensuite - Laundry	
01.20	Bath	
01.21	Kitchen	
01.22	Colour Application	
01.23	Paint Application	
01.24	Colour Perspectives	
01.25	Landscape	
01.26	Landscape Details	
01.27	Furniture Layout	
01.28	Solar Layout	
01.29	WHS Layout	

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



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.

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.	BEECHWOOD LG  Traditional		Site Address  Allam Lifestyle Communities  Lot ### Street Name  Suburb (Estate) NSW		SITE INSTRUCTIONS		Site		Last Amended	Scale			
								GENERAL:		0	01.01.21	Revision/Date/Version		Serial	CAE	1:200
								HOUSE:		0	01.01.21	A ##.##.####.V22		1MH4108000	Job No.	Sheet
© 2021 Allam Homes Pty Ltd. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS																
K:\02_MHE\BEECHWOOD\Traditional\BEECHWOOD-LG Traditional.dwg																

\*Weather strips/seals to all external hung doors

Type Spec level note here

**\* Internal Door Legend**  
 E = Entrance  
 P = Passage  
 (P) = Privacy  
 W = Wardrobe  
 LOH = Lift Off Hinge

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



FLOOR AREAS	
ALFRESCO	18.94
GARAGE	32.27
GROUND	123.57
PORCH	3.23
	<b>178.01 m<sup>2</sup></b>

**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**



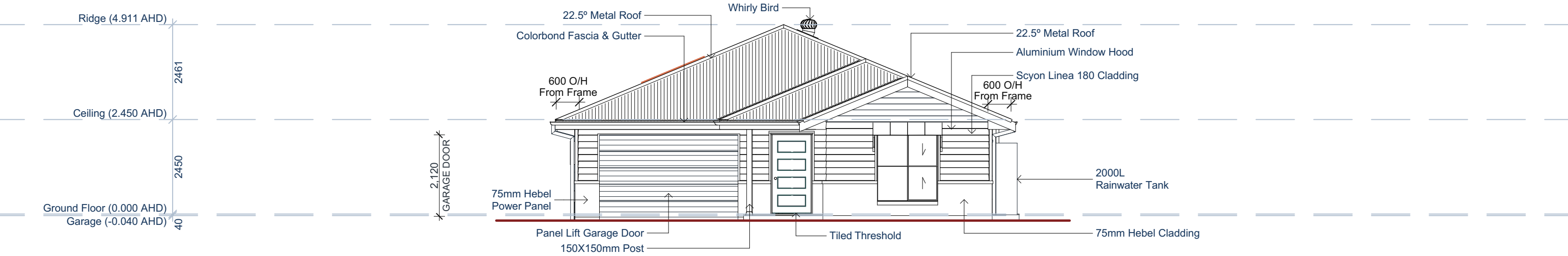
**Allam Lifestyle Communities**  
Level 3, Offices 36-42  
11-13 Brookhollow Ave  
ACN 003 798 883 BLN 28701.C  
Ph 02 47322422 Fx 02 47211811  
[www.allam.com.au](http://www.allam.com.au)

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.

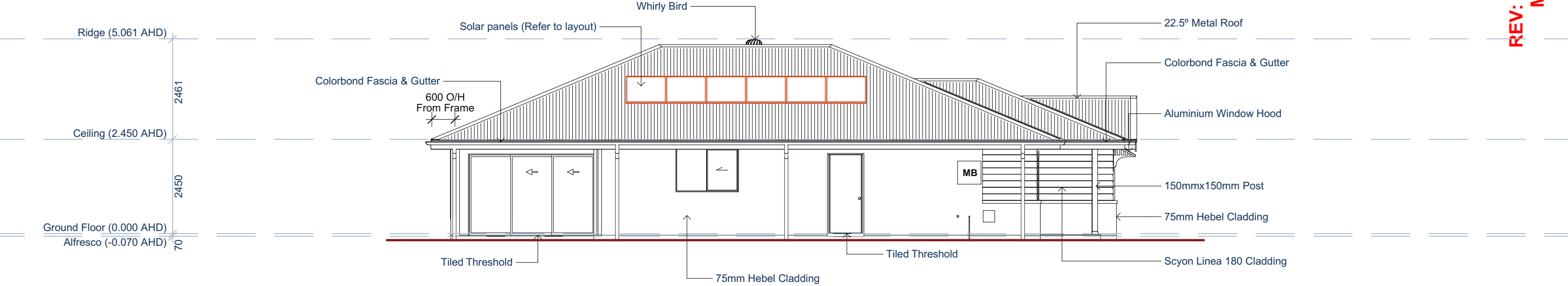
**BEECHWOOD LG**  
*Traditional*

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

SITE INSTRUCTIONS		<b>Ground Floor</b>			Last Amended CAE	Scale 1:100
GENERAL:	0	01.01.21	Revision/Date/Version	Serial	Job No	Sheet
HOUSE:	0	01.01.21	A ##.##.####.V22	1MH4108000	<b>Job No.</b>	01.3



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)

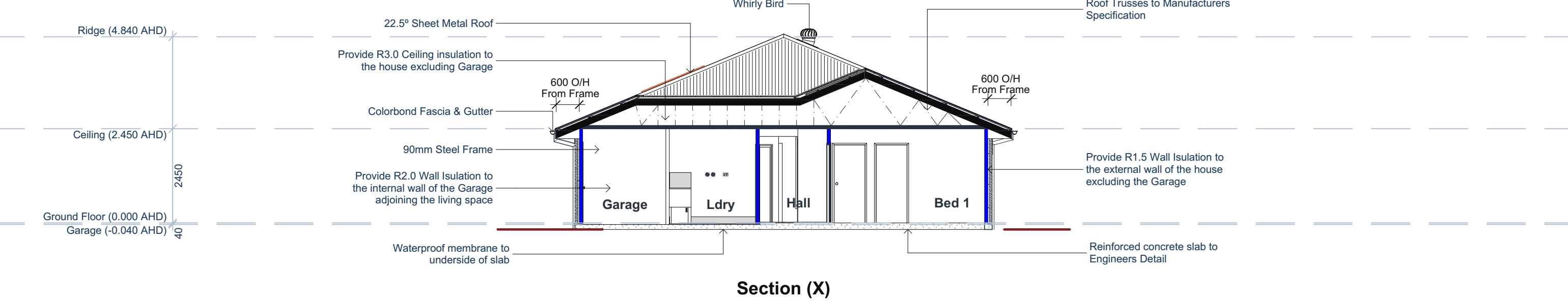
**Glazing**

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



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

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	1.620
Bed 2	9.72	0.972	1.920	0.486	0.960
Kitchen/ Meals	27.361	2.736	11.10	1.368	5.55
Living	19.26	1.926	12.66	0.963	6.33
MPR	9.336	0.934	1.920	0.467	0.960



**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](http://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.

**BEECHWOOD LG**  
*Traditional*

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

SITE INSTRUCTIONS	<b>Fence &amp; Retaining Layout</b>						Last Amended CAE	Scale 1:200
GENERAL:	0	01.01.21	Revision/Date/Version		Serial		Job No.	Sheet
HOUSE:	0	01.01.21	A ##.##.####.V22		1MH4108000		<b>Job No.</b>	01.8

© 2021 Allam Homes Pty Ltd. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

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

PLACE  
DETAILS  
IN THIS  
VIEW

**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](http://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.

**BEECHWOOD LG**  
*Traditional*

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

SITE

**GENERAL :**

HOUSE:

	<b>Retain</b>
0	01 01 21

0	01.01.2019
---	------------

Revision/Date/Version

##.##.####.V22

Serial

1MH4108000

Last Amended	
--------------	--

CAE

Job No

Job No.

Scale  
REFER TO

REFER TO  
DETAIL

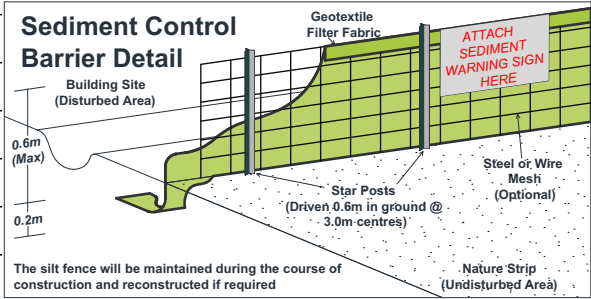
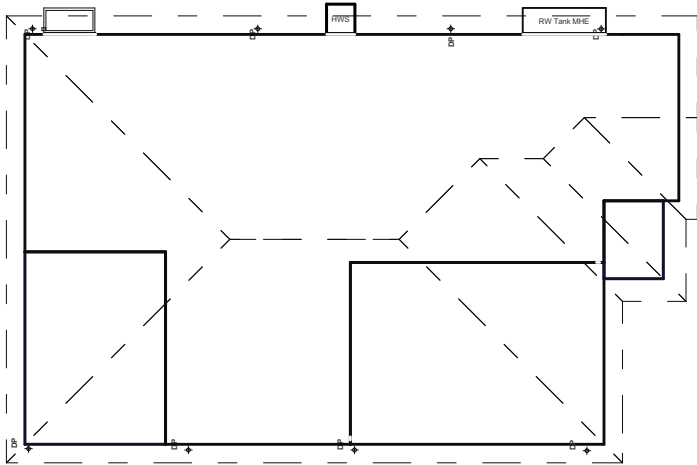
Sheet

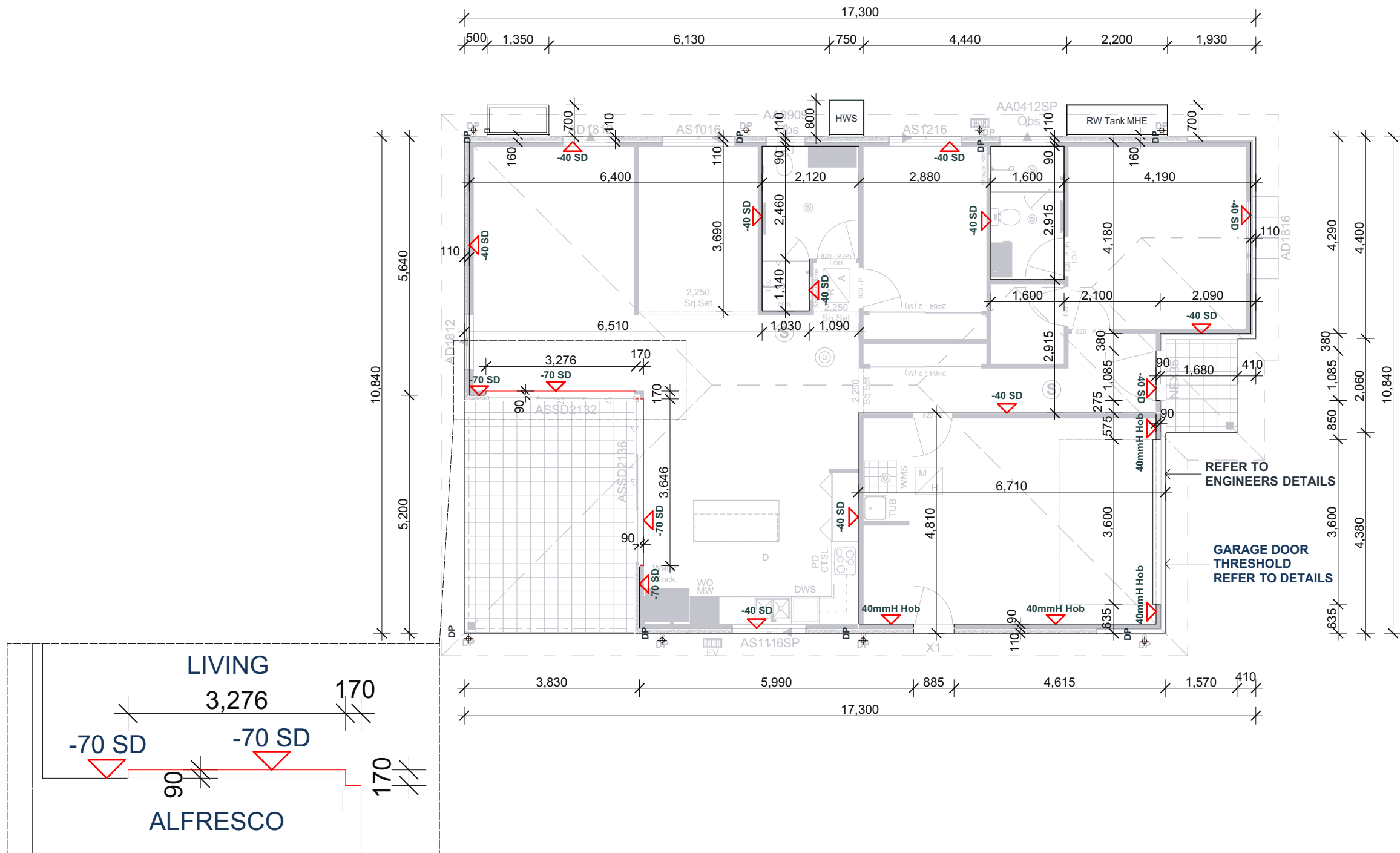
01.9

© 2021 Allam Homes Pty Ltd. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



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





#### Termite shields

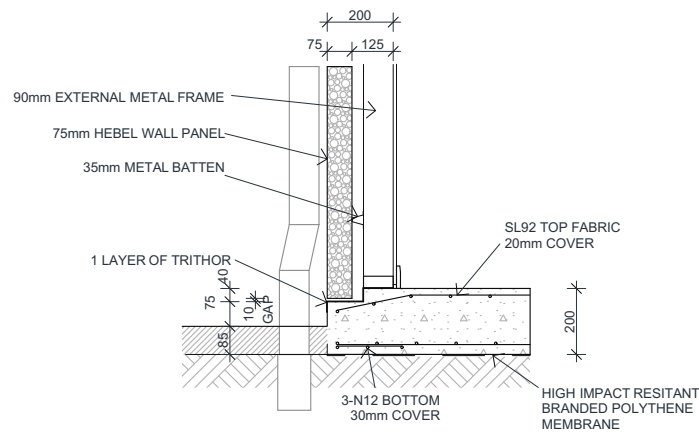
Shields, barriers or the like must be provided in accordance with AS 3660.1-2000 Termite management—new building work and structures, as in force on 1 September 2005, to protect any structural members that are susceptible to attack by termites.

NOTE: All Measurements Are Taken From External Edge Of Slab

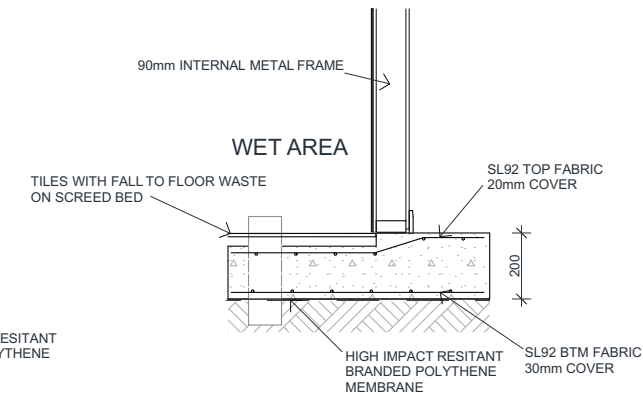
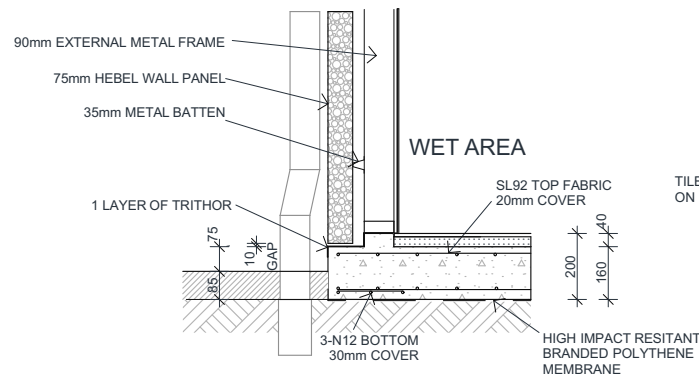
WARNING: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DETAILS. ALL DISCREPANCIES TO BE REPORTED TO DESIGN OFFICE PRIOR TO CONSTRUCTION (ALLAM DESIGN DEPARTMENT) ON (02) 4702 5960

		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.	BEECHWOOD LG Traditional	Site Address Allam Lifestyle Communities Lot ### Street Name Suburb (Estate) NSW	SITE INSTRUCTIONS				Slab Setout Ground	Last Amended CAE	Scale 1:100
						GENERAL:	0	01.01.21	Revision/Date/Version			
						HOUSE:	0	01.01.21	A ###.###.####.V22	Serial 1MH4108000	Job No. Job No.	Sheet 01.11

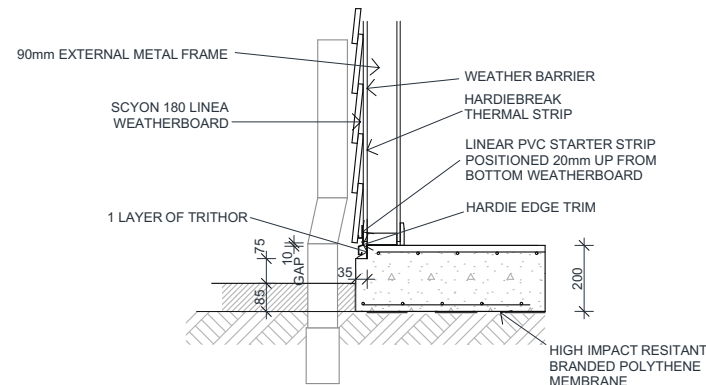
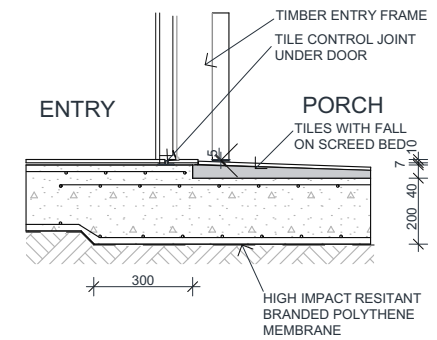
REV: A ###.###.####  
MASTER



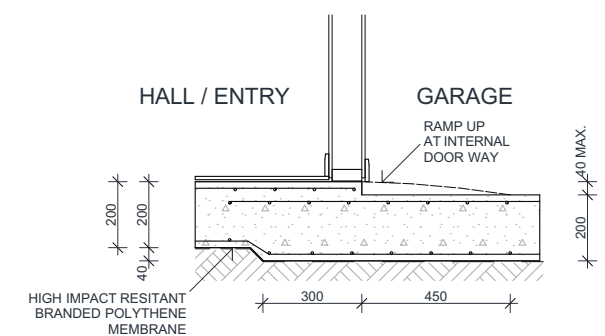
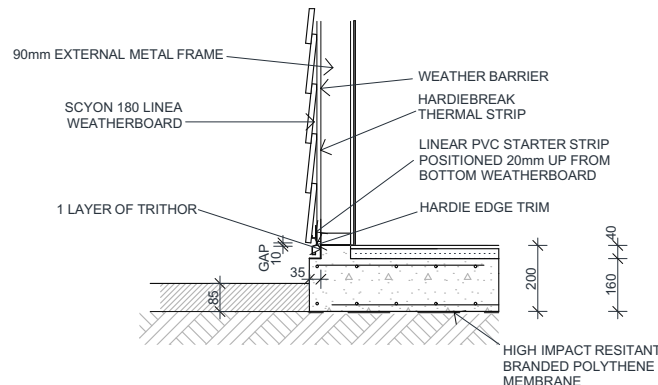
PERIMETER BEAM - HOUSE  
HEBEL



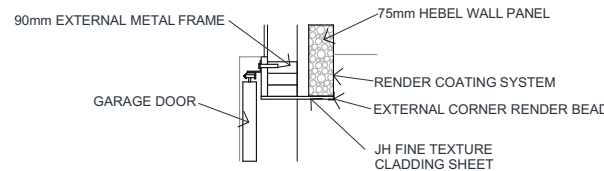
INTERNAL STEP DOWN  
THRU WALL



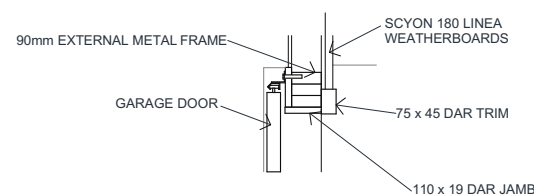
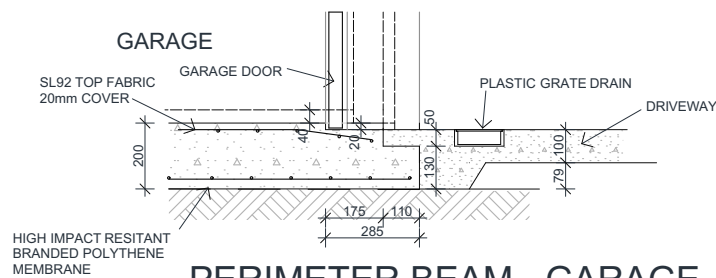
PERIMETER BEAM - HOUSE  
SCYON 180 LINEA CLADDING



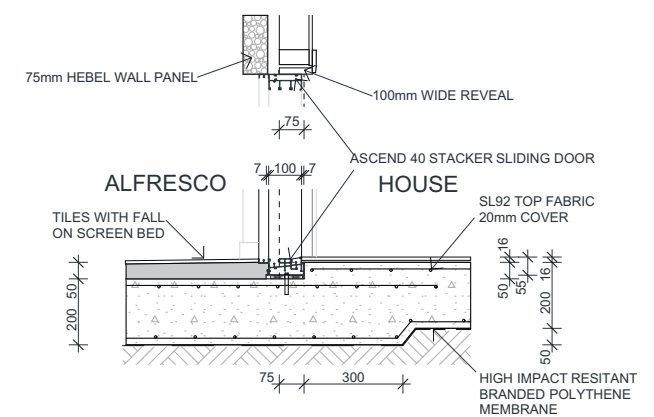
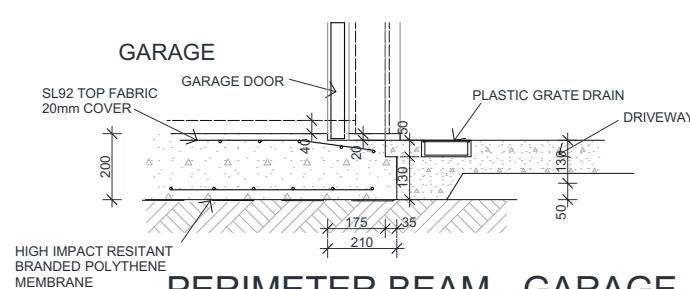
INTERNAL STEP DOWN  
THRU WALL



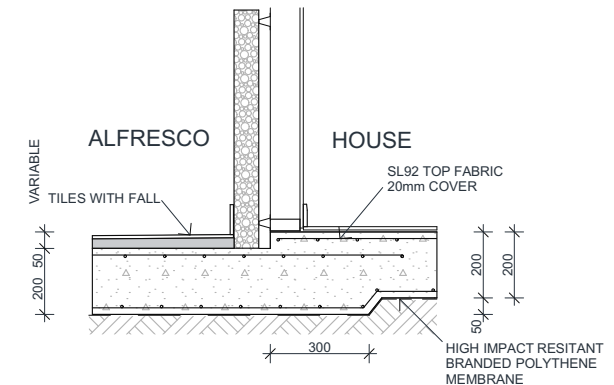
PERIMETER BEAM - GARAGE  
HEBEL



PERIMETER BEAM - GARAGE  
SCYON 180 LINEA CLADDING



EXTERNAL STEP DOWN  
THRU ALFRESCO WALL



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.

BEECHWOOD LG  
Traditional

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

SITE INSTRUCTIONS		Slab Details		Last Amended	Scale
GENERAL:	0 01.01.21	Revision/Date/Version	Serial	CAE	REFER TO DETAIL
HOUSE:	0 01.01.21	A ###.###.####.V22	1MH4108000	Job No.	Sheet
				Job No.	01.12

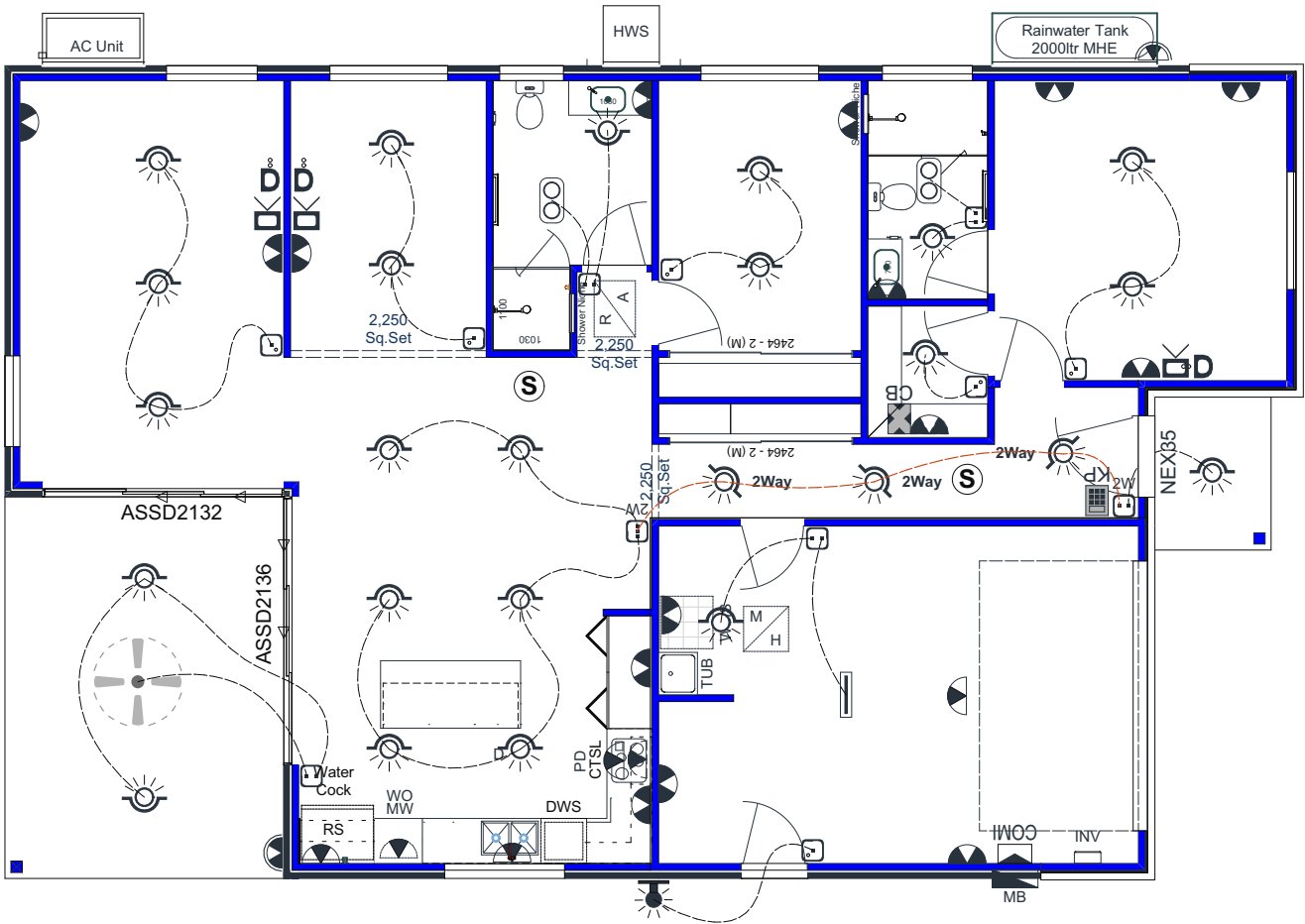


- Ceiling Compact Fluro
- Downlight LED
- 2W

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

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



Actron Air Standard Unit Specification (Single Phase)

Model: **CRA100S / EVA100S**

Net (rated) Capacity (KW) Cooling: **10.16 KW**

Heating: **10.62 KW**

EER Rated Cooling: **3.30 KW**

COP Rated Heating: **3.59 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.

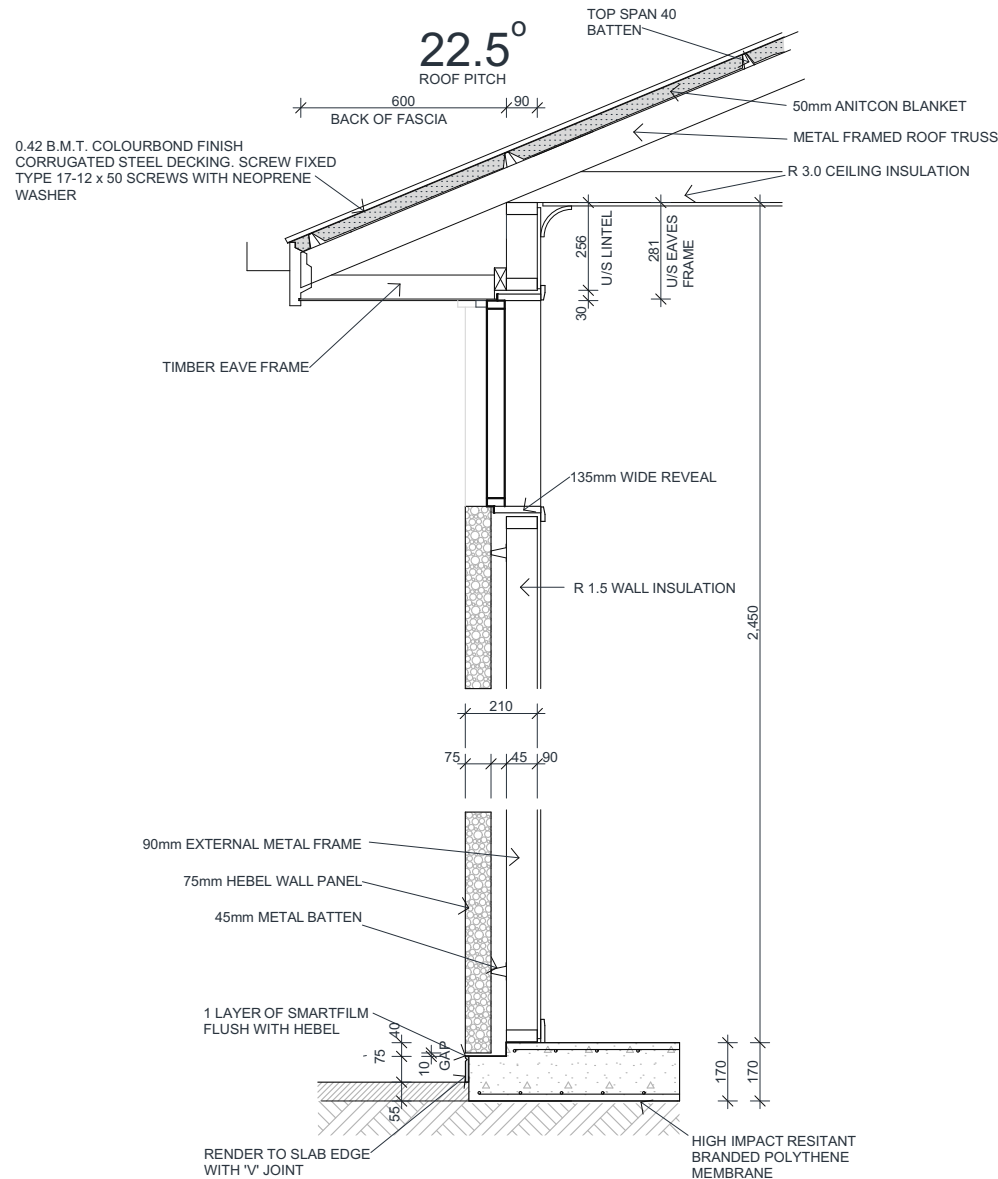
Electrical wiring

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

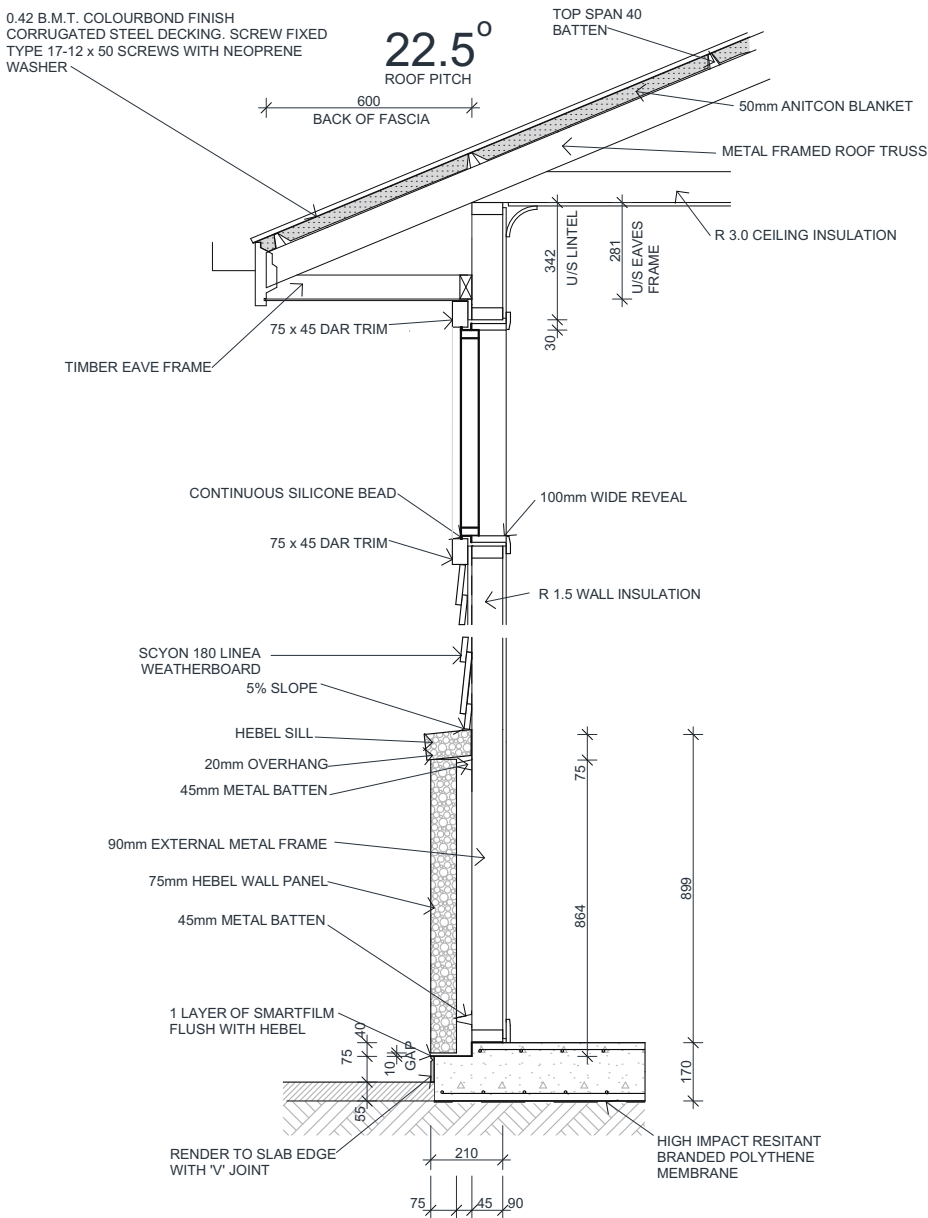
REV: A ###.###.####  
MASTER

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.



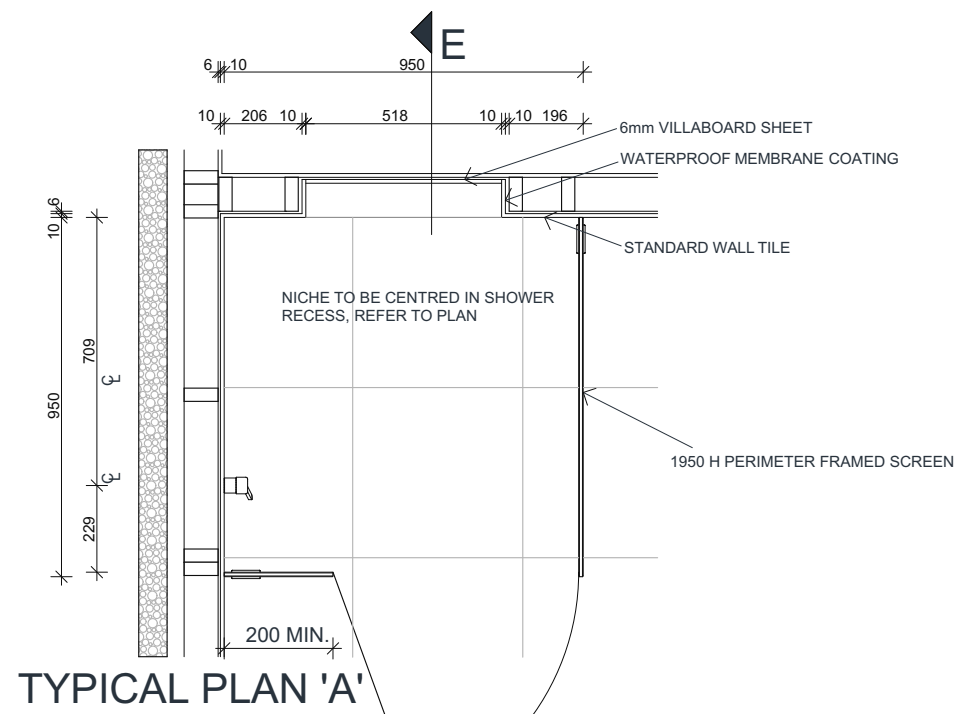
PERIMETER BEAM - HOUSE  
TYPE A - FULL HEBEL 75mm WALL



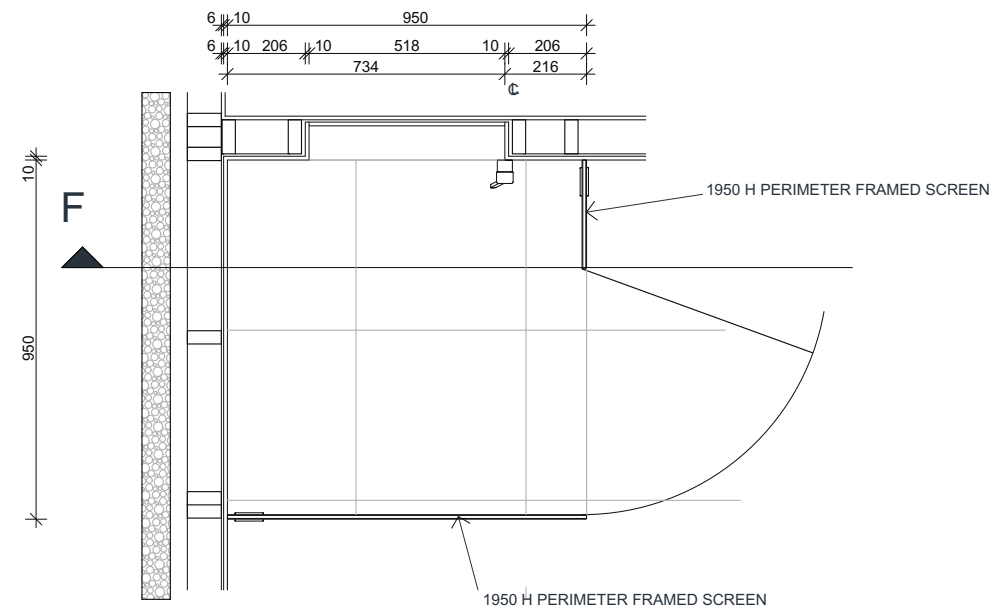
PERIMETER BEAM - HOUSE  
TYPE C - COMPOSITE HEBEL (75mm) & SCYLON  
LINEA 180 (16mm) WALL

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



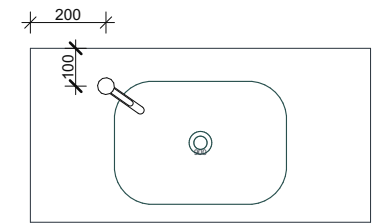


TYPICAL PLAN 'A'

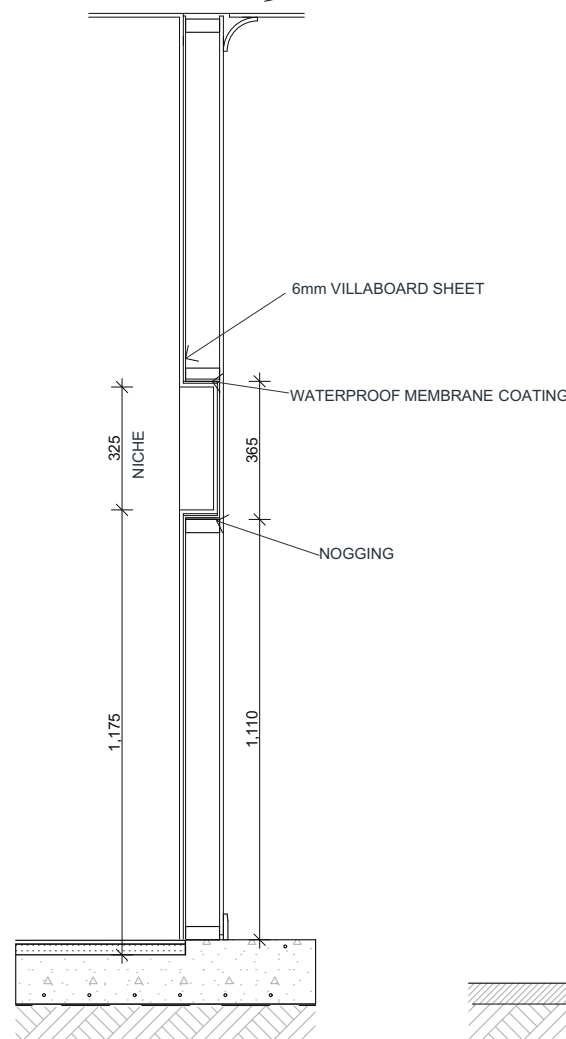


TYPICAL PLAN 'B'

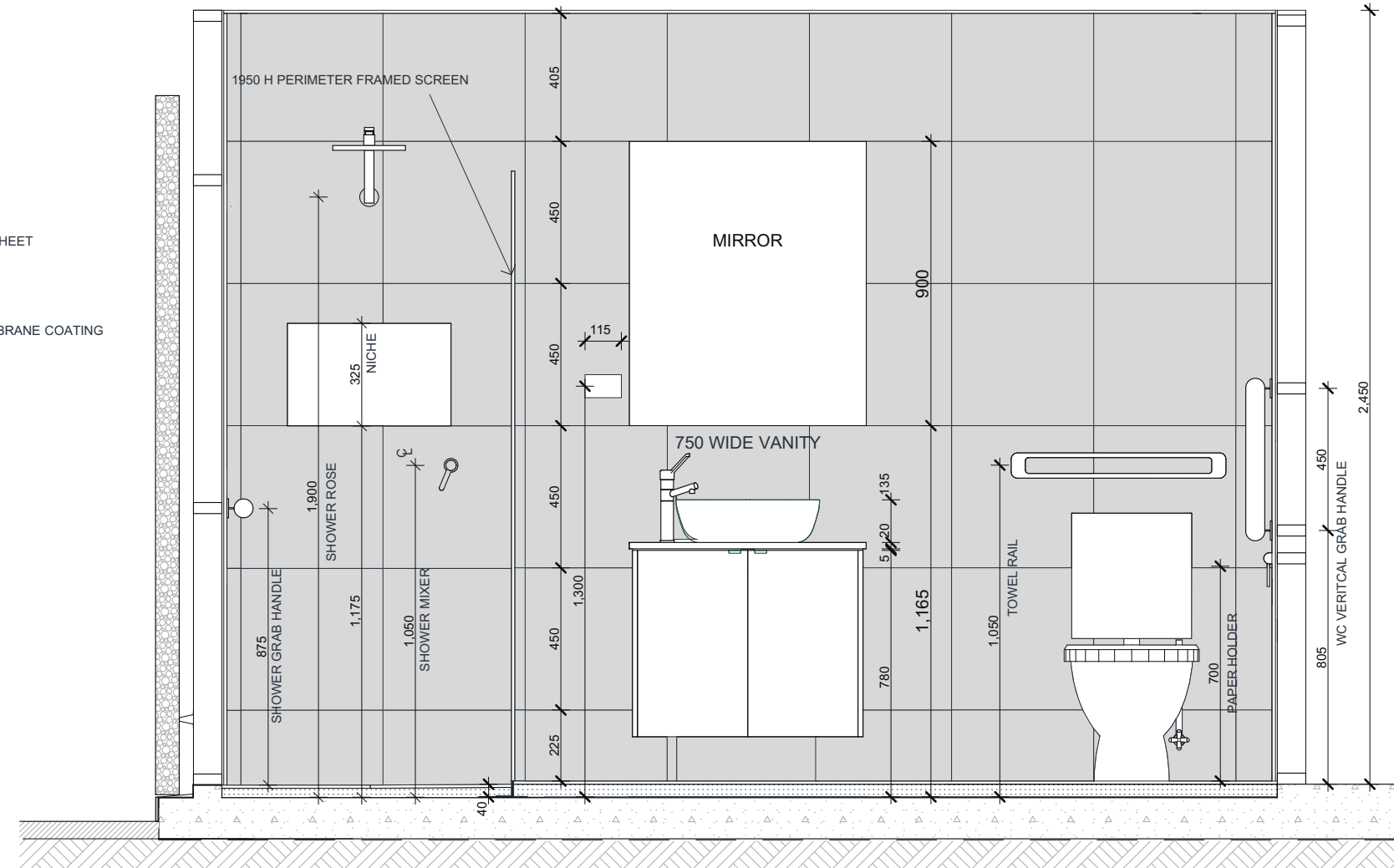
NICHE UNDER SHOWER ROSE



VANITY TOP



SECTION 'E'



SECTION 'F'

NICHE UNDER SHOWER ROSE

450 x 450 WALL TILE

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

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

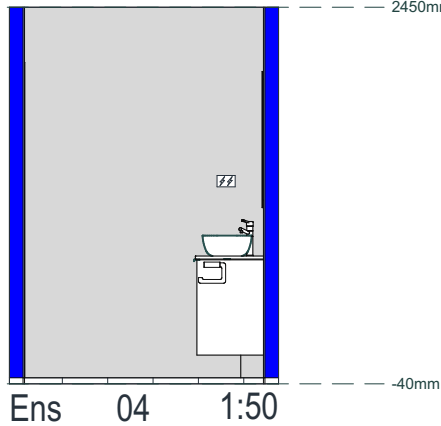
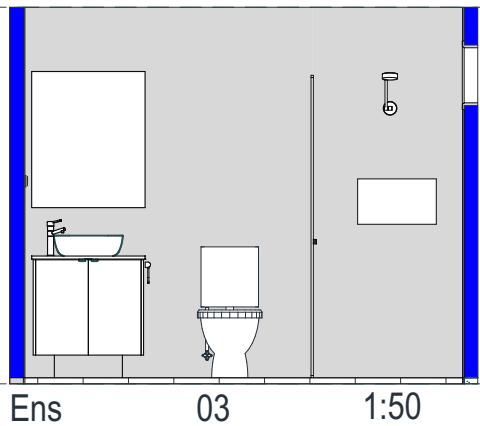
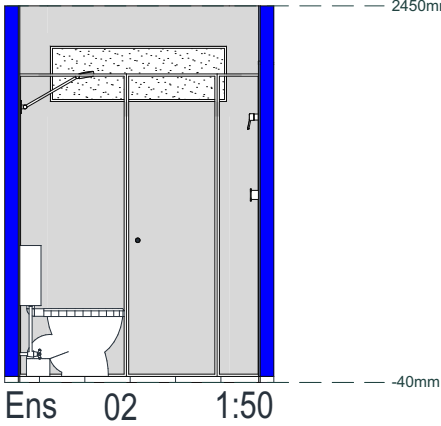
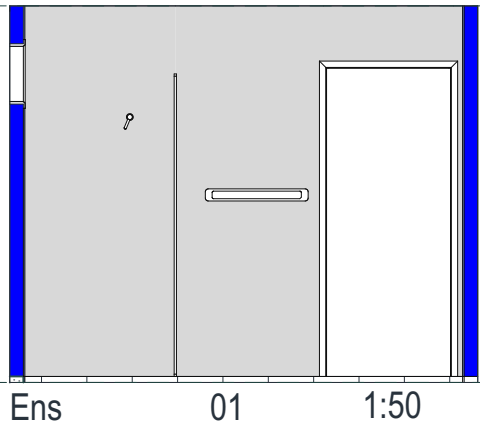
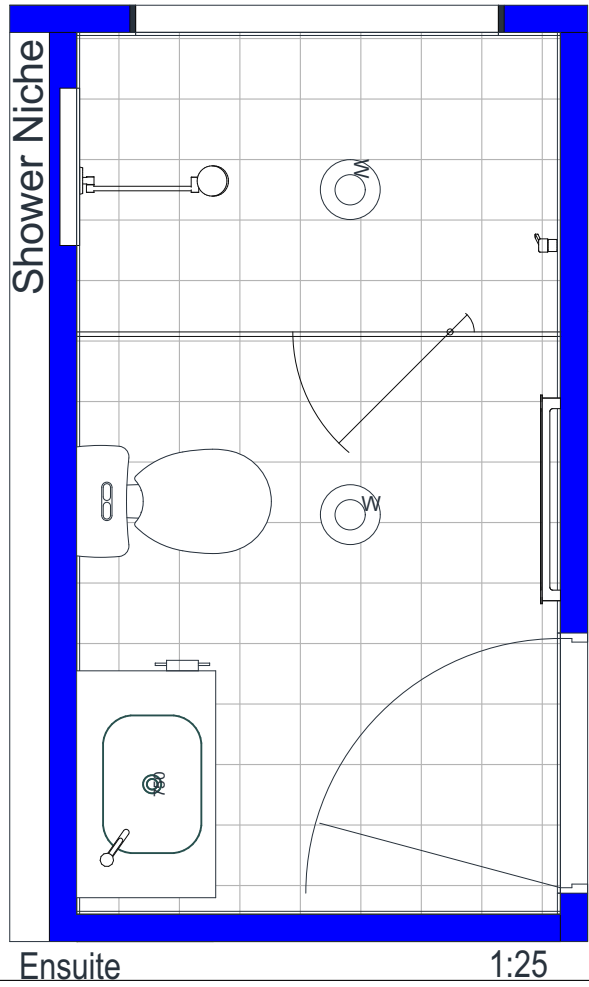
ALL RIGHT RESERVED.  
This plan is the property of Allam Homes Pty  
Ltd. Copyright in this document is owned by  
Allam Homes Pty Ltd. Under the provisions of  
the Copyright ACT 1968 and is intended for  
use only as authorised by Allam Homes Pty Ltd.

BEECHWOOD LG  
Traditional

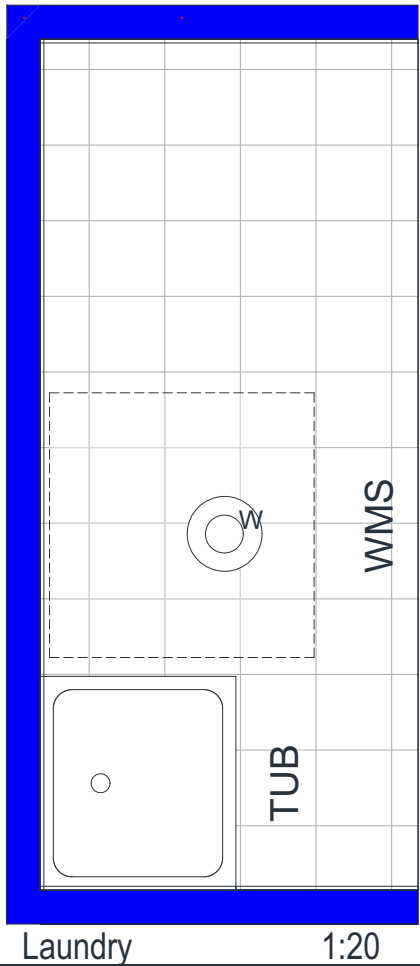
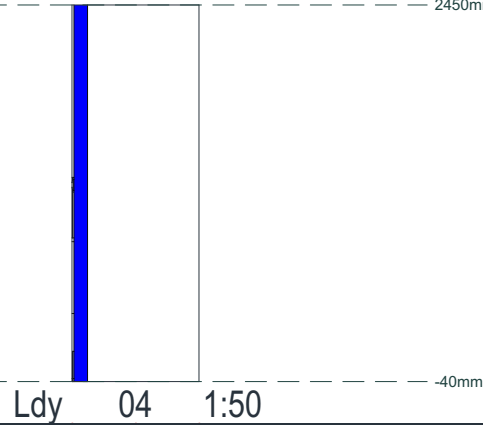
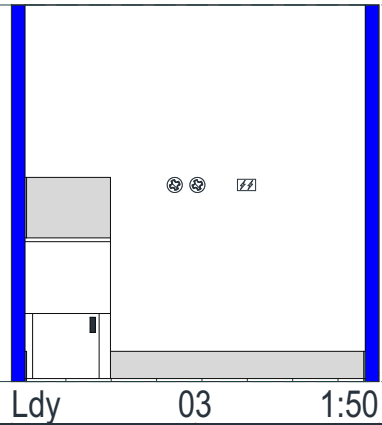
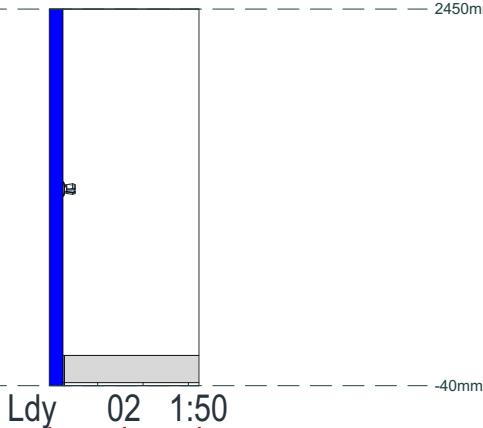
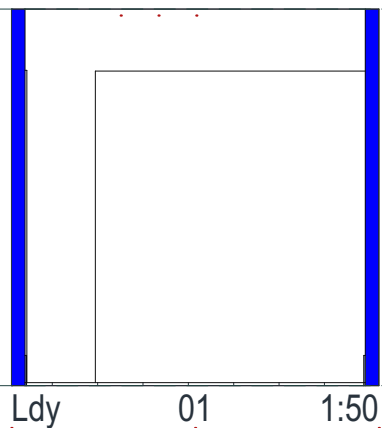
Site Address  
Allam Lifestyle Communities  
Lot ### Street Name  
Suburb (Estate) NSW

SITE INSTRUCTIONS	Tile Specification			Serial	Last Amended	Scale REFER TO DETAIL
	GENERAL:	0	01.01.21	Revision/Date/Version		
HOUSE:	0	01.01.21	A ###.###.####.V22	1MH4108000	Job No.	01.18

E N S U I T E



L A U N D R Y



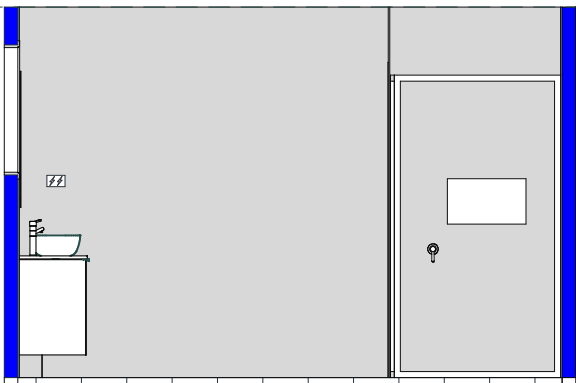
REV: A ###.###.####  
MASTER

Wet Area Height Table	
Item	Height (mm)
Shower Screen	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

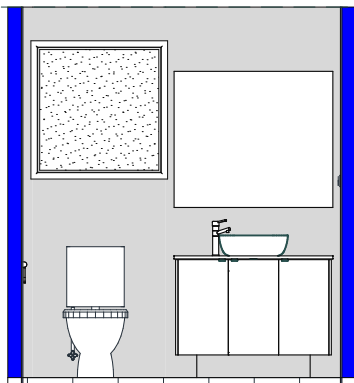
**Note:**  
Refer To Job Specific Details &  
Colour Application Sheets For  
Tile Layout/Application.



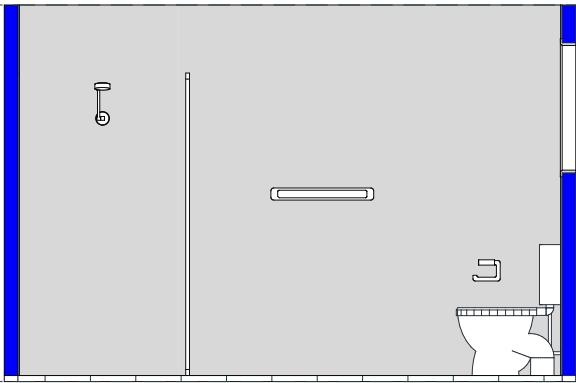
BATHROOM



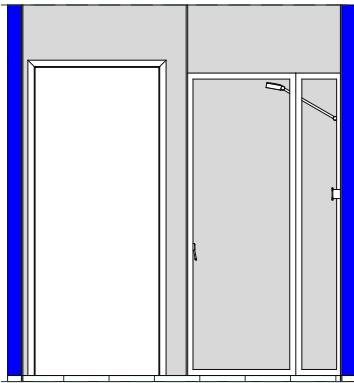
Bath 01 1:50



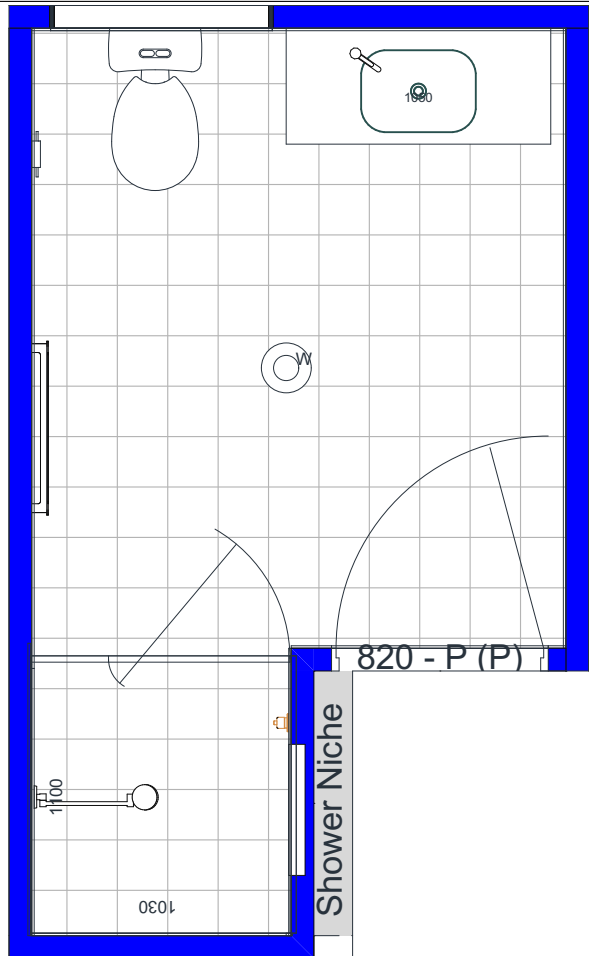
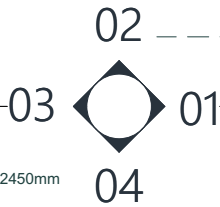
Bath 02 1:50



Bath 03 1:50



Bath 04 1:50



Bath 1:30

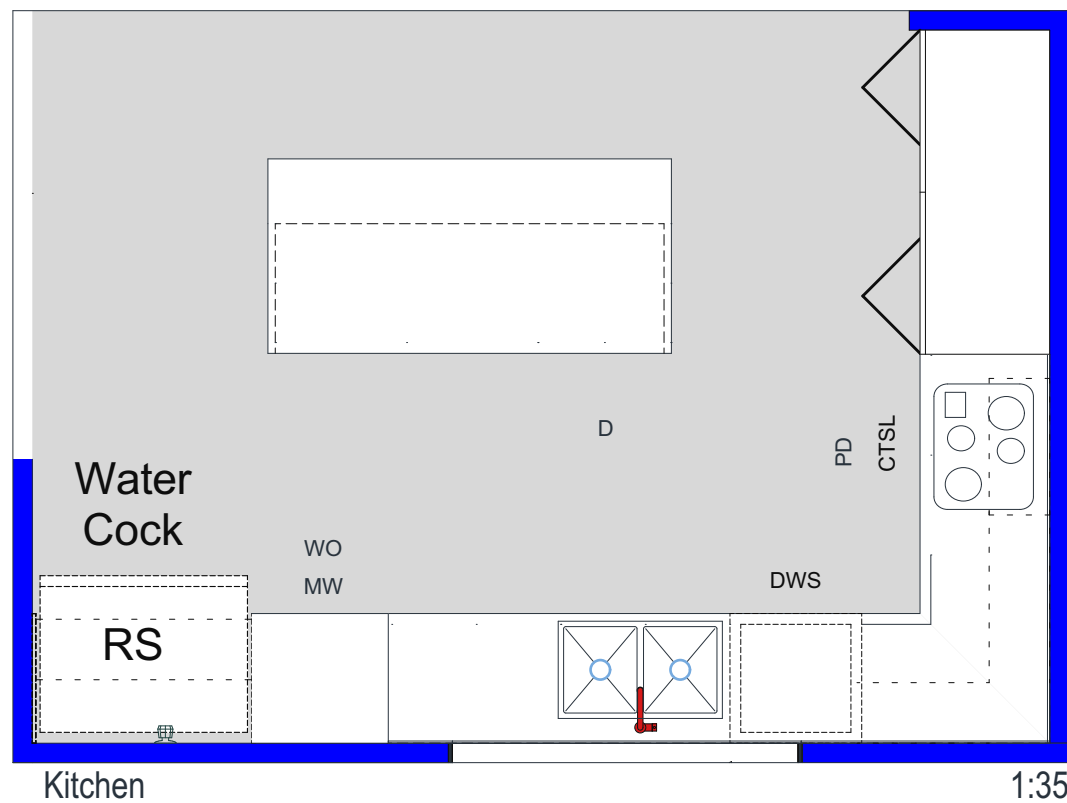
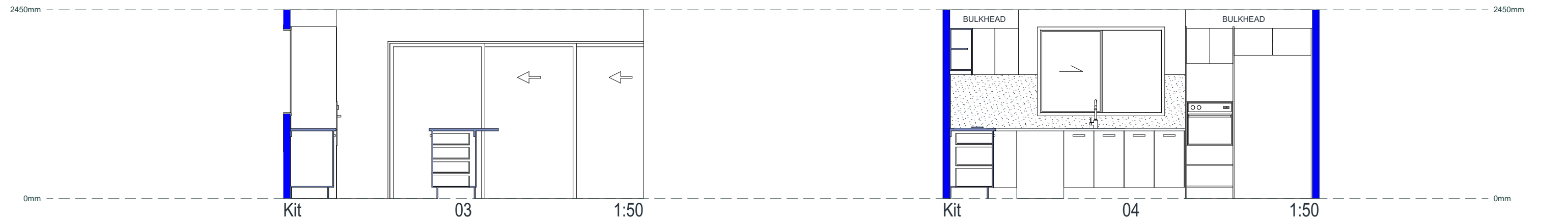
REV: A ###.###.####  
MASTER

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.

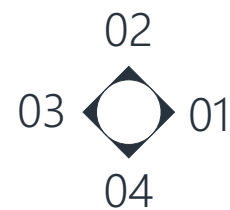
WARNING: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DETAILS. ALL DISCREPANCIES TO BE REPORTED TO DESIGN OFFICE PRIOR TO CONSTRUCTION (ALLAM DESIGN DEPARTMENT) ON (02) 4702 5960

© 2021 Allam Homes Pty Ltd. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



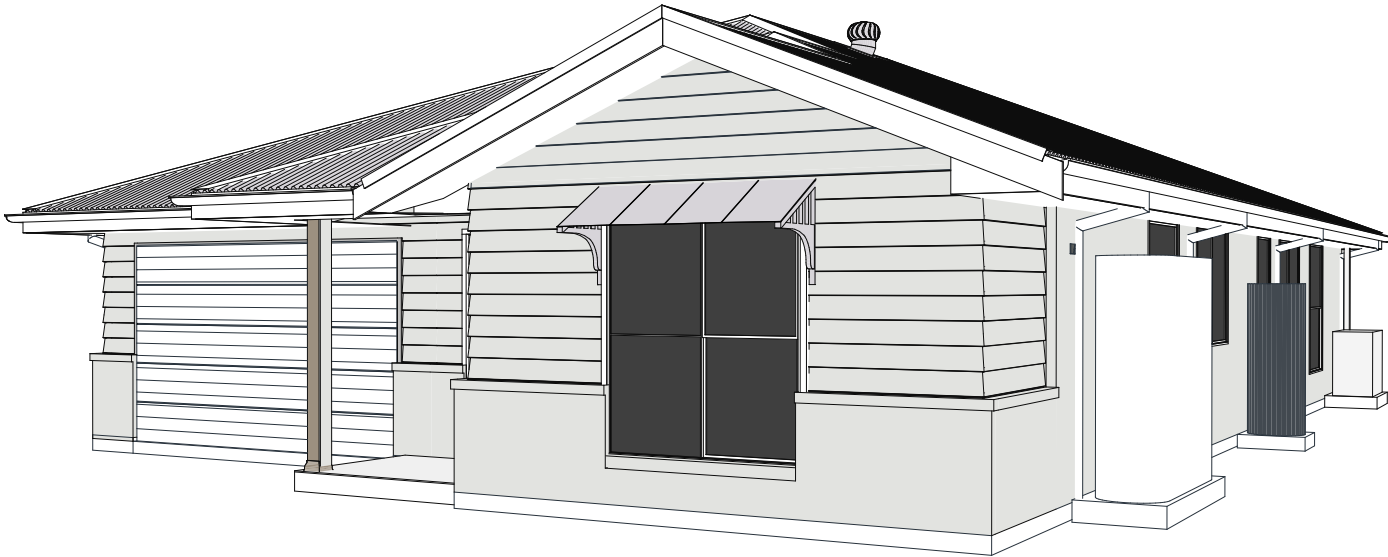
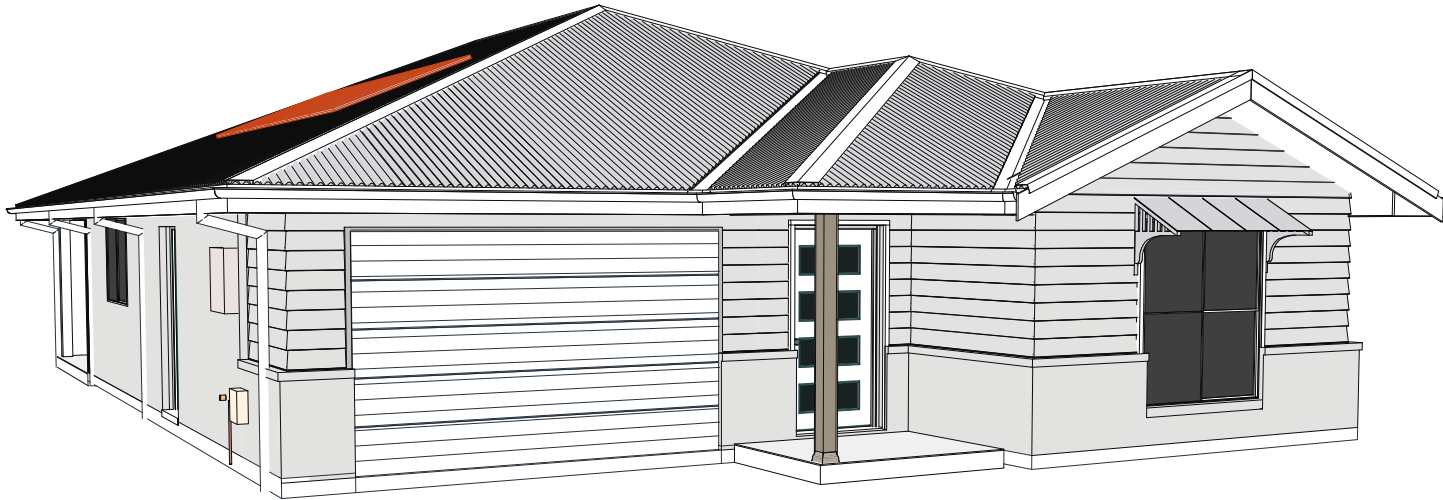
Note:  
Refer to specification level detail for  
Layout/heights.

REV: 00A ###.###.####  
MASTER



Finishes Legend  
External Scheme -

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



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

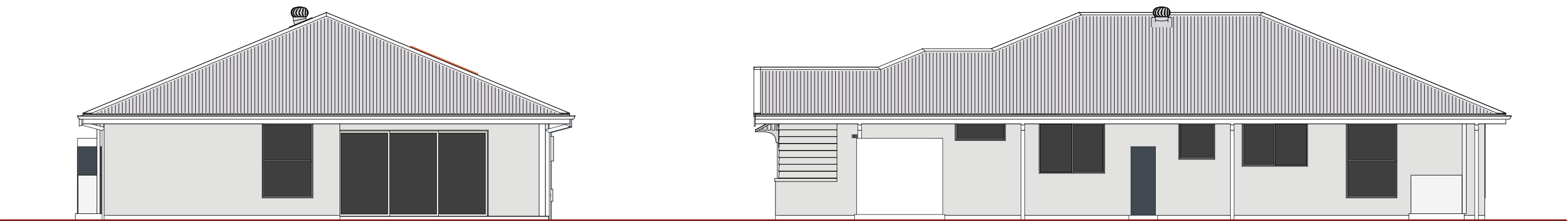
WARNING: THIS PAGE MUST BE PRINTED IN COLOUR  
NOTE:



Finishes Legend  
External Scheme -

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

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



WARNING  
NOTE: THIS PAGE MUST BE PRINTED IN COLOUR

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



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)

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.

**BEECHWOOD LG**  
*Traditional*

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

SITE INSTRUCTIONS
GENERAL:
HOUSE:

## Colour Perspectives

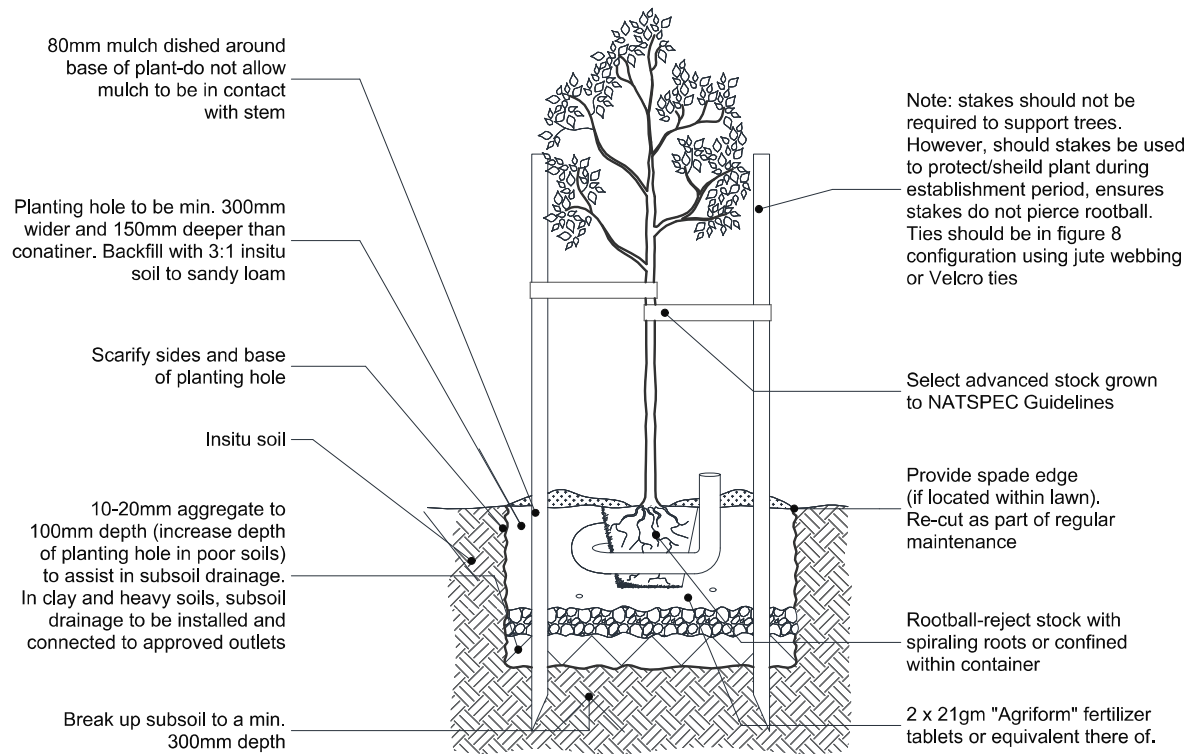
0	01.01.21	Revision/Date/Version
0	01.01.21	A##.##.####.V2

Last Amended  
CAF

Job No.	
Job No.	

Scale	REFER TO DETAIL
Sheet	01.24



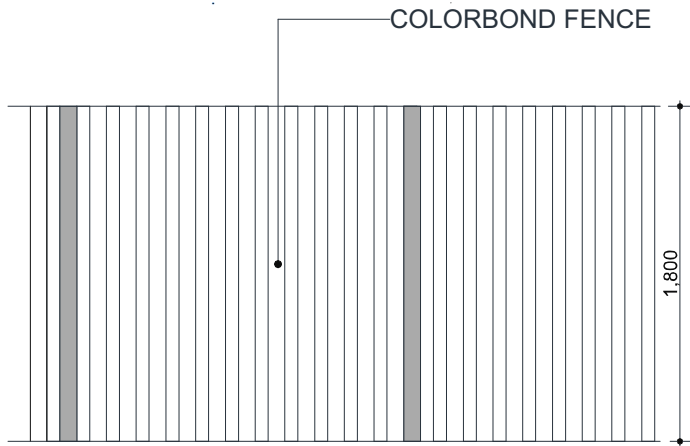


## TREE PLANTING FOR ADVANCED STOCK



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

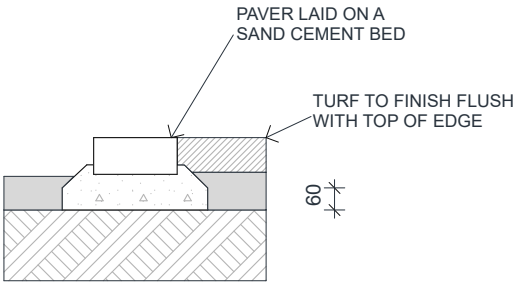
## PLANTED BEDS



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

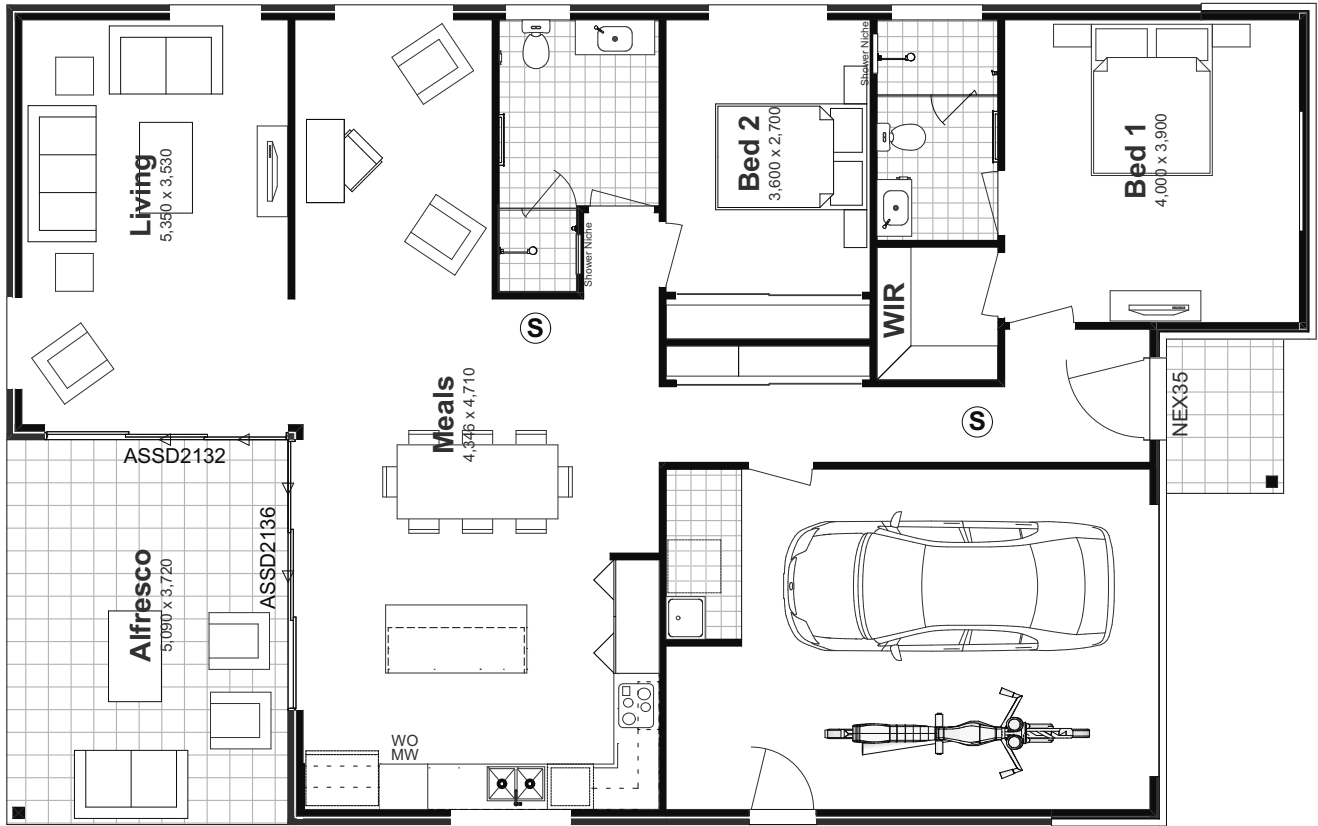
## FENCE - TYPE

- 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
- Ties 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 Nepean river pebble



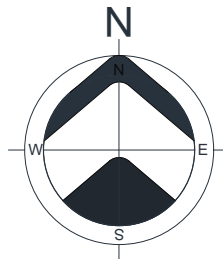
## GARDEN EDGE DETAIL

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

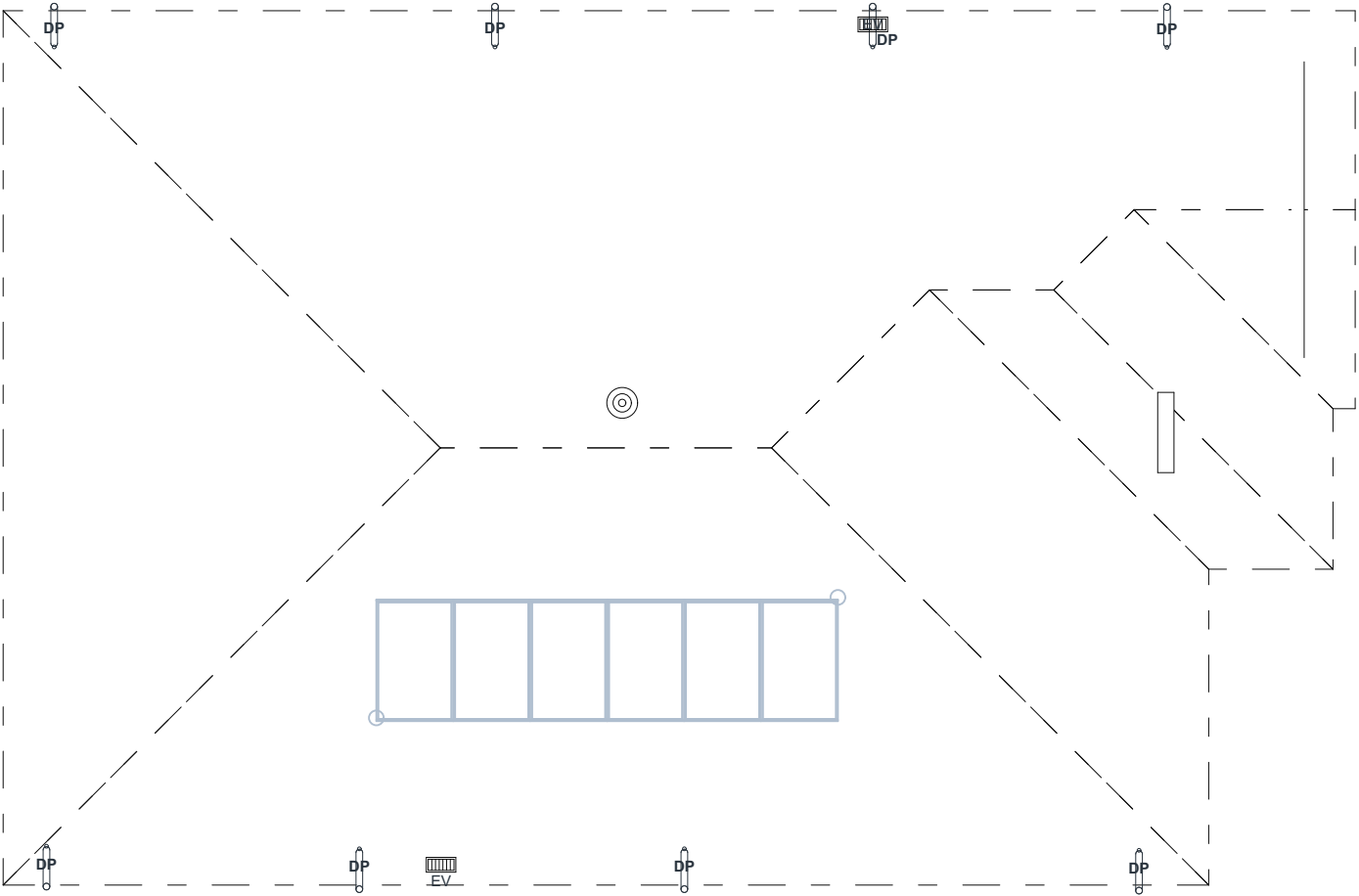


REV: A ###.##.####  
MASTER





PV LAYOUT			
SYSTEM SIZE	2.34kW		
PANELS	(6) 390 W Panel (1754 x 1096 x 30)		



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

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