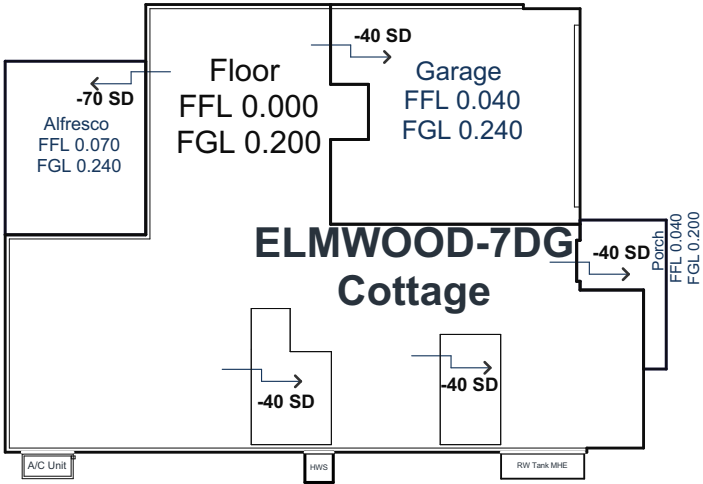


Layout No:	Layout Name	Rev
01.1	Cover Sheet	
01.2	Site	
01.3	Ground Floor	
01.4	Elevation A/B	
01.5	Elevation C/D	
01.6	Section X-Y	
01.8	Fence & Retaining Layout	
01.9	Retaining Wall Details	
01.10	Waste & Drainage	
01.11	Slab Setout Ground	
01.12	Slab Details	
01.13	Sub Floor Ground	
01.14	Slab Relocation 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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 <p><b>ALLAM</b> Lifestyle COMMUNITIES</p>	 <p><b>MONTEREY</b> GARDEN 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>E L M W O O D - 7 D G</b> <i>Cottage</i></p>	<p>Site Address Allam Homes Pty Ltd Lot 00 Street Name Kendall (MONTEREY) NSW</p>	<p>SITE INSTRUCTIONS</p>	<p><b>Cover Sheet</b></p>				<p>Last Amended JHA</p>	<p>Scale NTS</p>	
						<p>GENERAL:</p>	<p>F</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>0</p>	<p>01.07.20</p>	<p>A..v22</p>		<p>1Ew7100000</p>	<p><b>12345</b></p>	<p>01.1</p>
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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 To All Unfenced Boundaries Including Double Hinged Gates To Front Access.

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		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.	E L M W O O D - 7 D G  Cottage		Site Address Allam Homes Pty Ltd Lot 00 Street Name Kendall (MONTEREY) NSW	SITE INSTRUCTIONS		Site		Last Amended	Scale		
							GENERAL:	F	01.09.20	Revision/Date/Version	Serial	JHA	1:200	
								HOUSE:	0			01.07.20	Job No	Sheet
									A..V22			1EW710O000	12345	01.2
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K:\02_MHE\ELMWOOD\Cottage\Elmwood-7 DG Cottage.pht														

General Notes:

\*Weather strips/seals to all external hung doors

Specification Notes:

Type Spec level note here

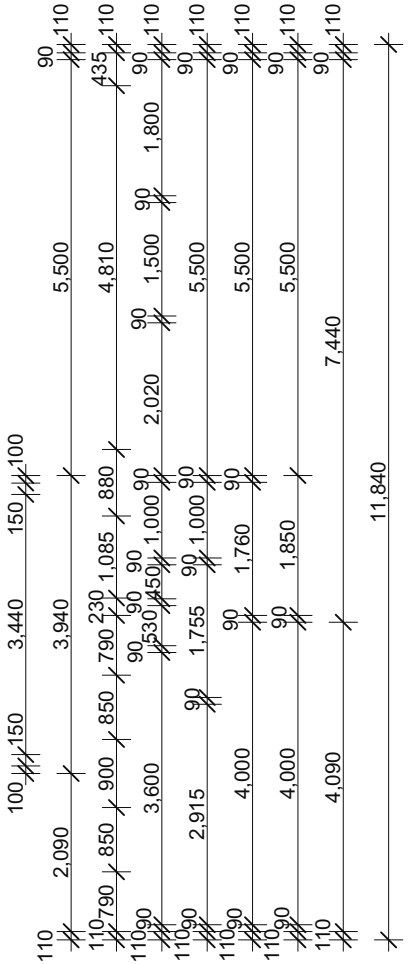
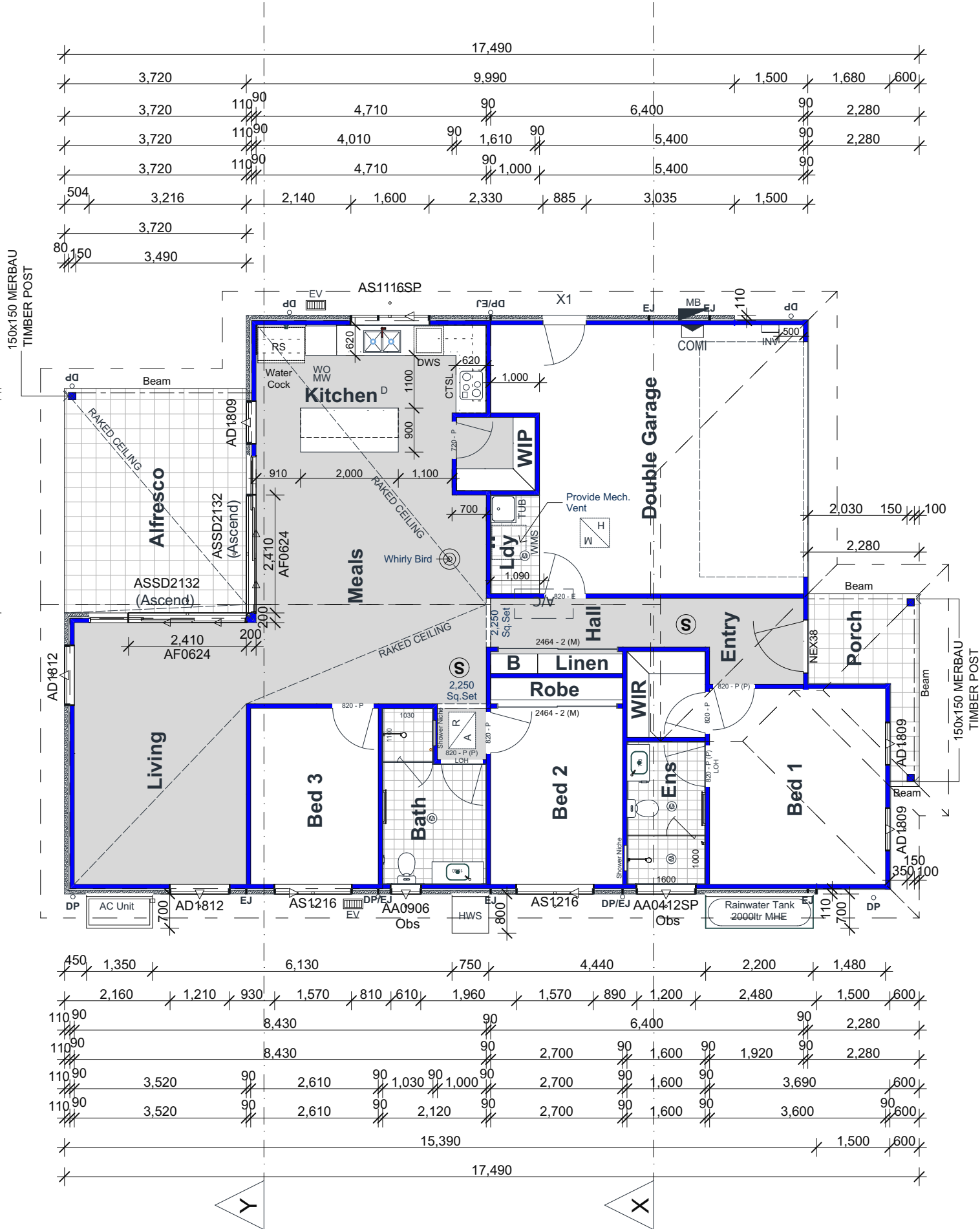
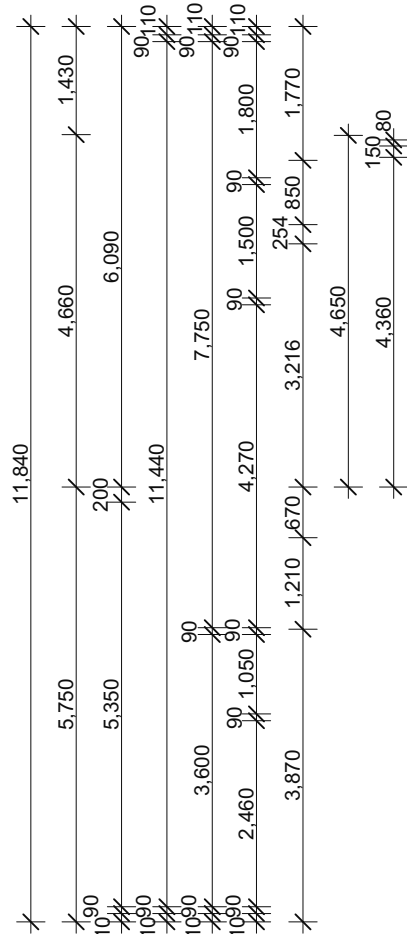
- A/C Air Con Fan Unit
- R/A Return Air
- M/H Man Hole
- Whirly Bird (300mm Throat Dia)
- EV Eave Vent (400x200mm)

\* Internal Door Legend

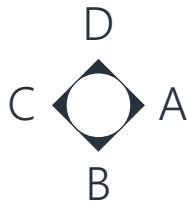
E = Entrance  
P = Passage  
(P) = Privacy  
W = Wardrobe  
LOH = Lift Off Hinge

NOTE:  
REFER TO SLAB SETOUT  
FOR CONCRETE LAYOUT.

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



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FLOOR AREAS	
ALFRESCO	17.07
GARAGE	36.72
GROUND	127.49
PORCH	5.57
	186.85 m²

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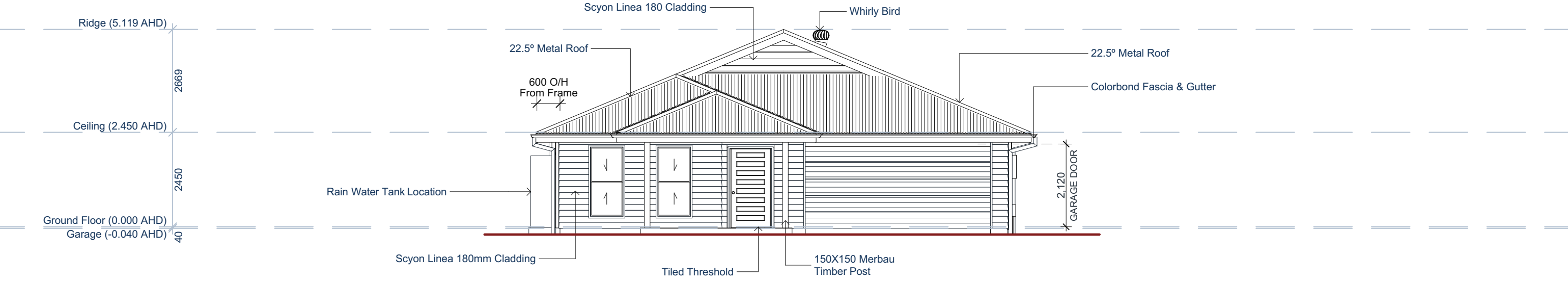
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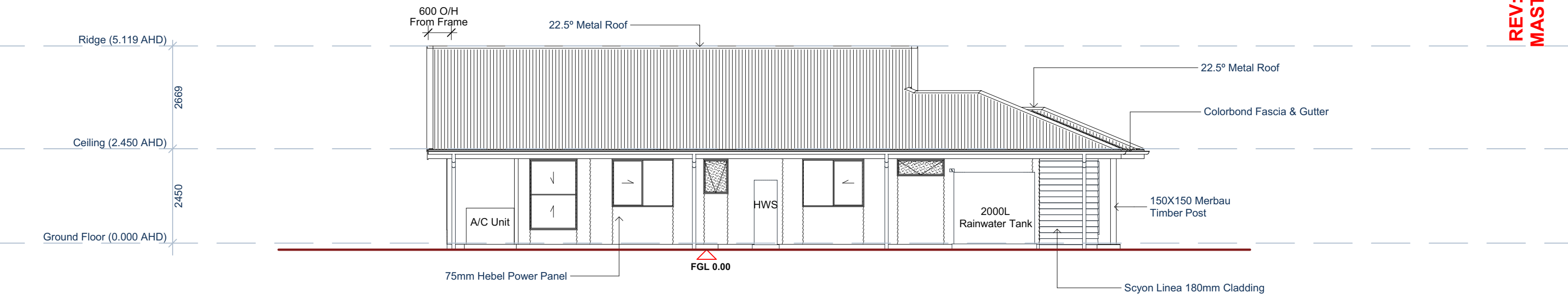
ELMWOOD-7DG  
Cottage

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

SITE INSTRUCTIONS		Ground Floor		Last Amended	Scale
GENERAL:	F	01.09.20	Revision/Date/Version	JHA	1:100
HOUSE:	0	01.07.20	A..V22	Job No	Sheet
			1EW7100000	12345	01.3



East Elevation (A)

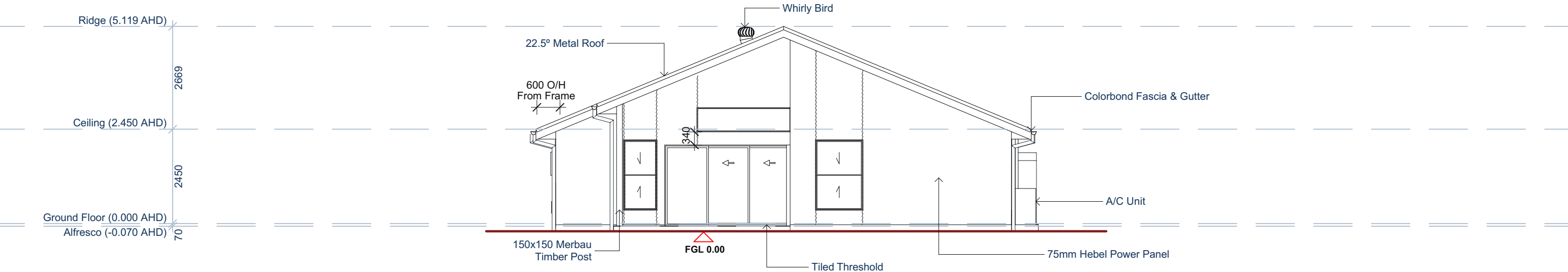


South Elevation (B)

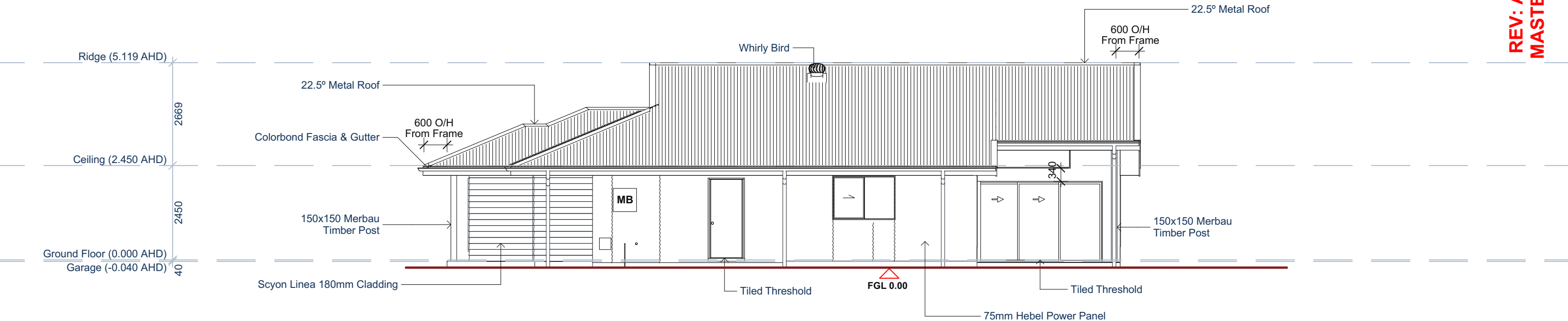
**General Notes:**  
\* Locate expansion joints in accordance with Clause 3.3.5.13 of NCC and located behind downpipes where possible.  
\* All verges 200mm unless otherwise noted  
\* Provide cover strip to entry doors  
\* Provide cover strip to entry doors  
\* Refer to floor plans/window schedule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

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West Elevation (C)



North Elevation (D)

**General Notes:**

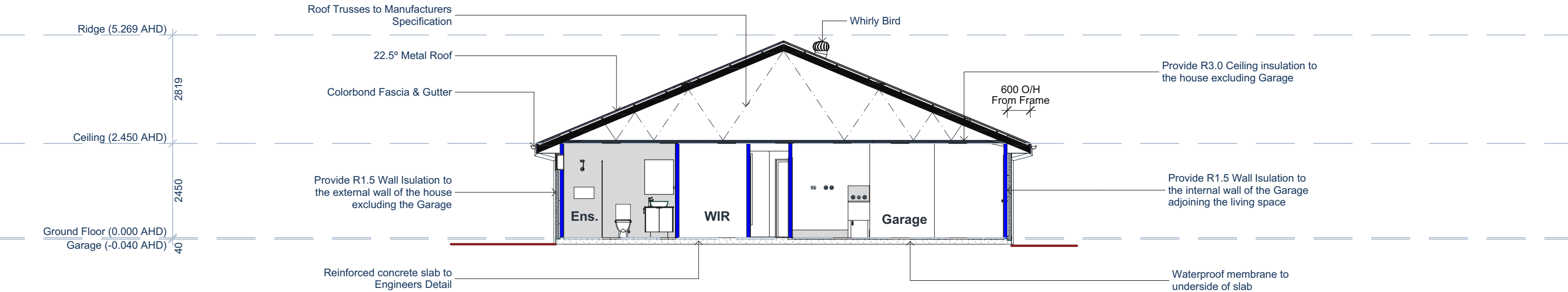
- \* Locate expansion joints in accordance with Clause 3.3.5.13 of NCC and located behind downpipes where possible.
- \* All verges 200mm unless otherwise noted
- \* Provide cover strip to entry doors
- \* Provide cover strip to entry doors
- \* Refer to floor plans/window schedule for Restricted opening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

Indicates Obscure Glazing  
(Refer floor plans/window schedule)

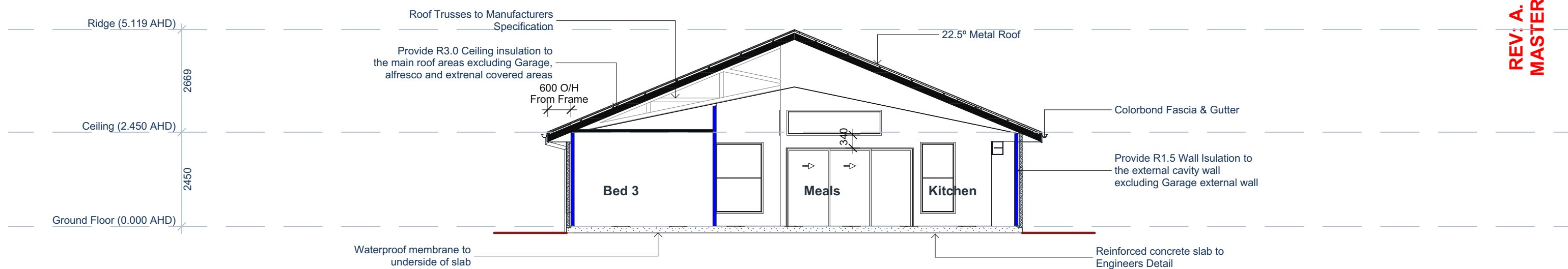
**Glazing**

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).

**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

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	11.40	1.140	3.540	0.570	1.770
Living	19.26	1.926	12.00	0.963	6.00
Meals	25.264	2.526	4.320	1.263	4.320
Study	9.336	0.934	1.920	0.467	0.960





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**ELMWOOD-7DG**  
*Cottage*

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

SITE INSTRUCTIONS		<b>Fence &amp; Retaining Layout</b>			Last Amended JHA	Scale 1:200
GENERAL:	F	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
HOUSE:	0	01.07.20	A..V22	1EW710O000	<b>12345</b>	01.8

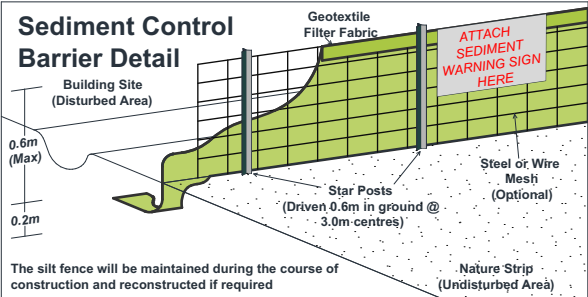
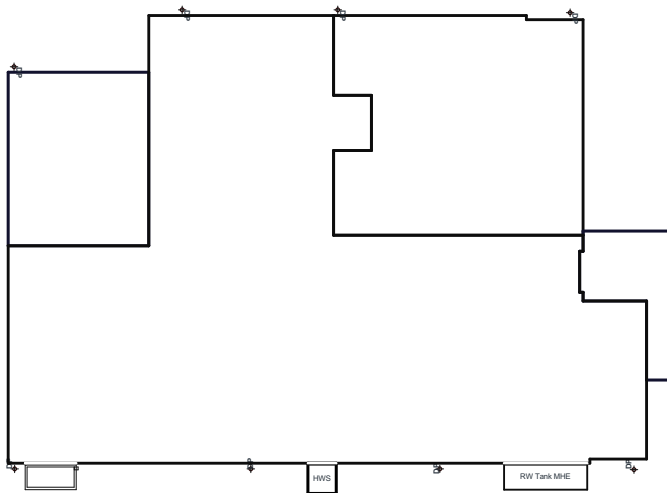
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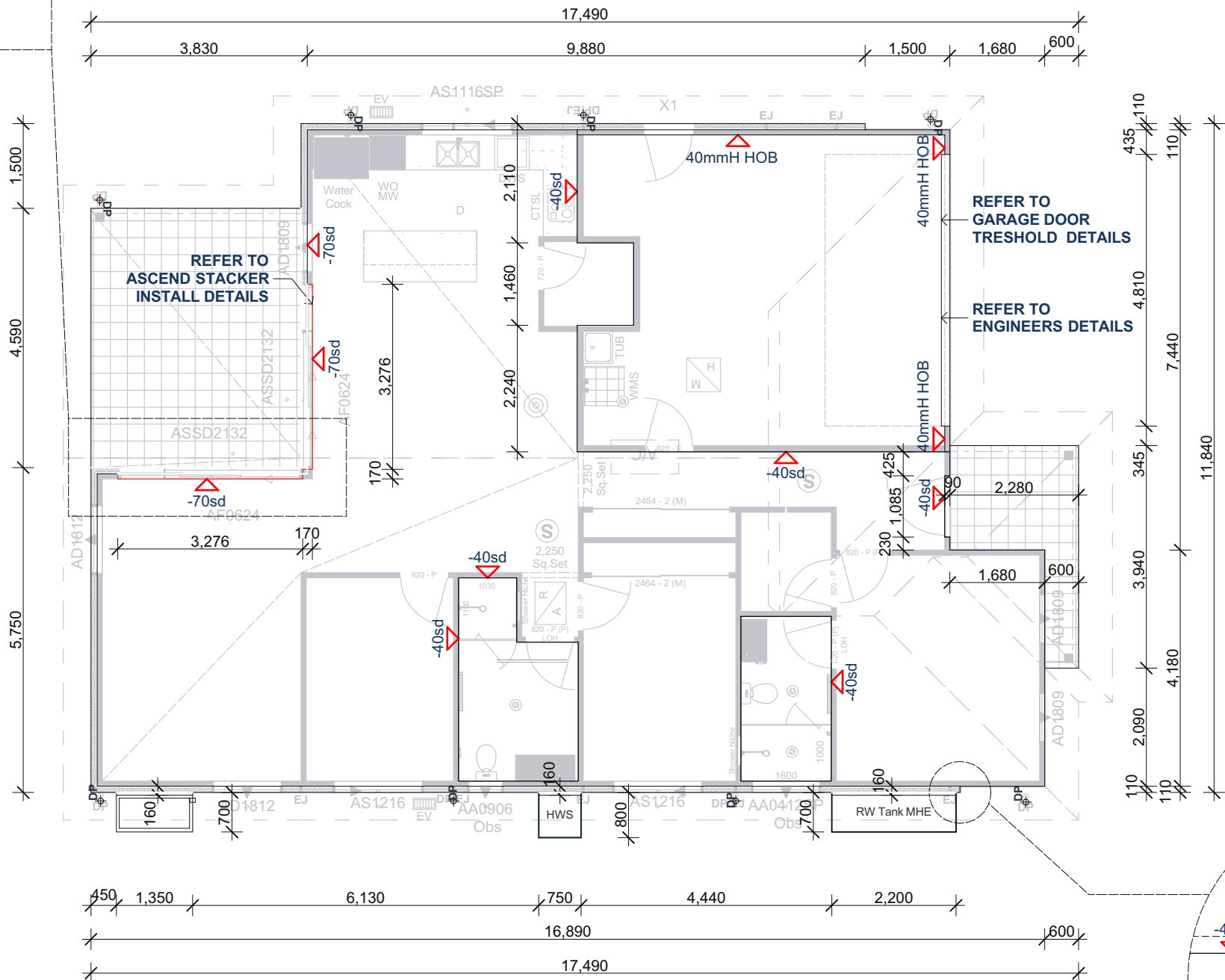
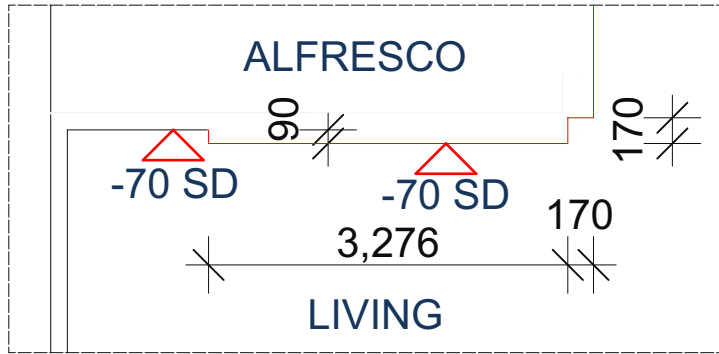
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REV: A.  
MASTER



REV: A.  
MASTER





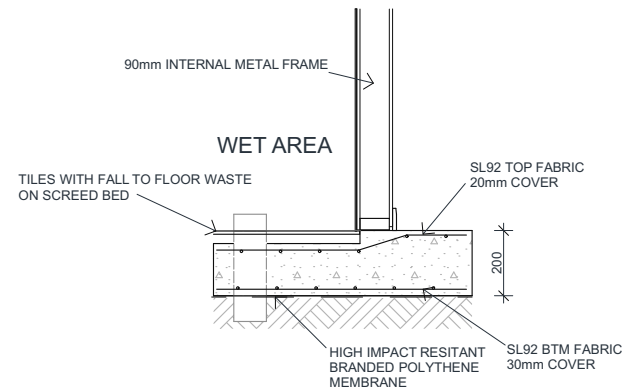
REV: A.  
MASTER

**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.

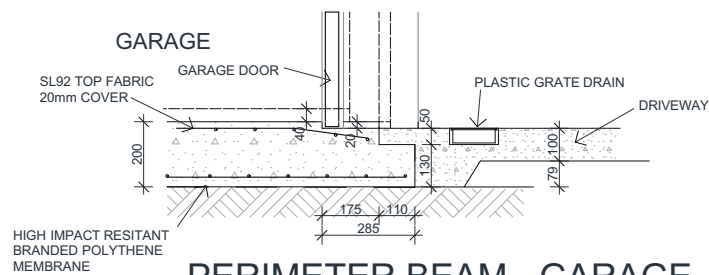
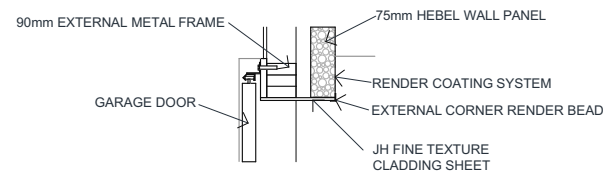
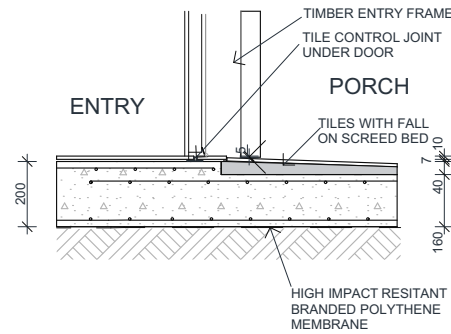
NOTE: All Measurements Are Taken From External Edge Of Slab

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		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.	<b>ELMWOOD-7DG</b> <i>Cottage</i>	Site Address Allam Homes Pty Ltd Lot 00 Street Name Kendall (MONTEREY) NSW	SITE INSTRUCTIONS	<b>Slab Setout Ground</b>			Last Amended JHA	Scale 1:100	
						GENERAL:	F	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
						HOUSE:	0	01.07.20	A..V22	1EW710O000	12345	01.11

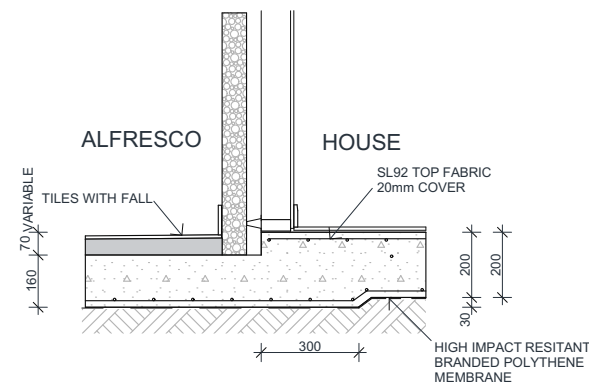
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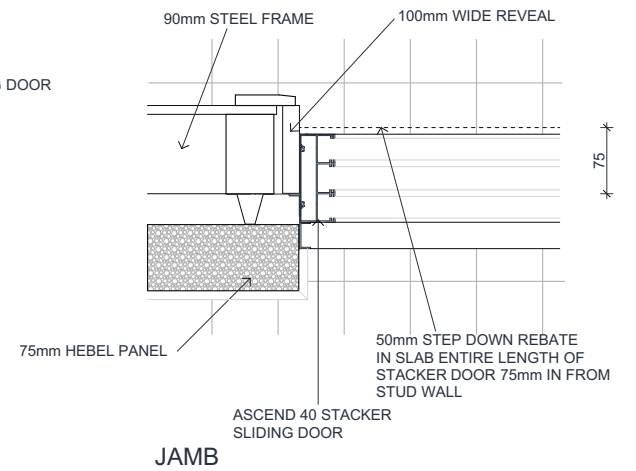
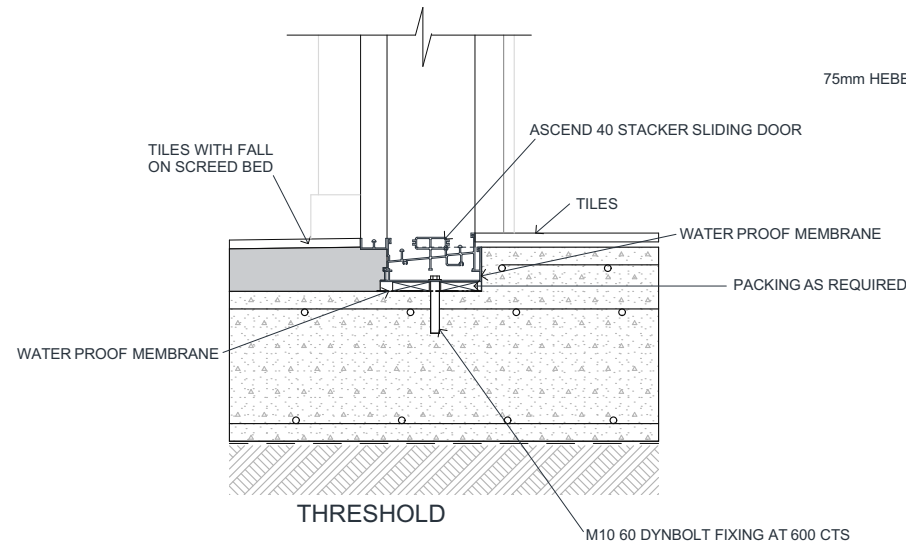
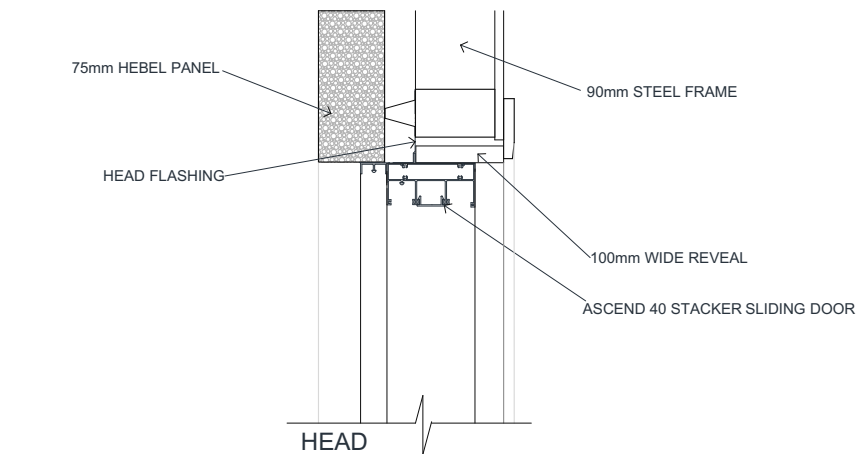
INTERNAL STEP DOWN  
THRU WALL



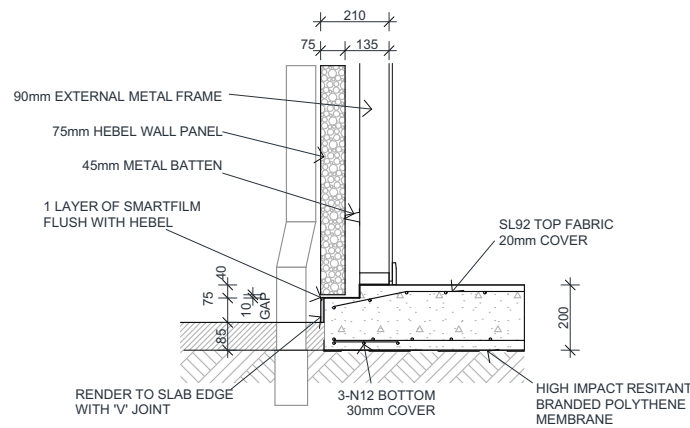
PERIMETER BEAM - GARAGE  
HEBEL



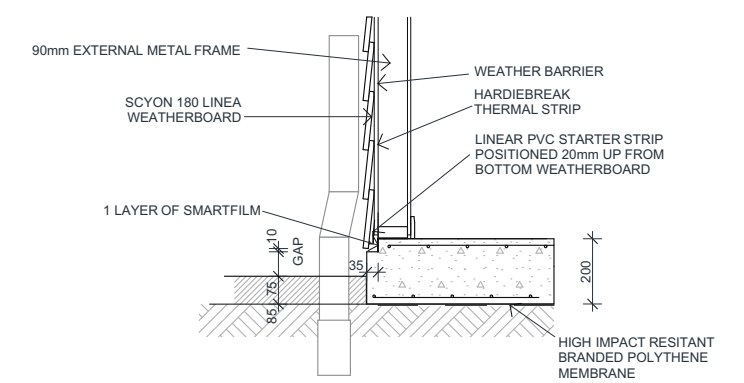
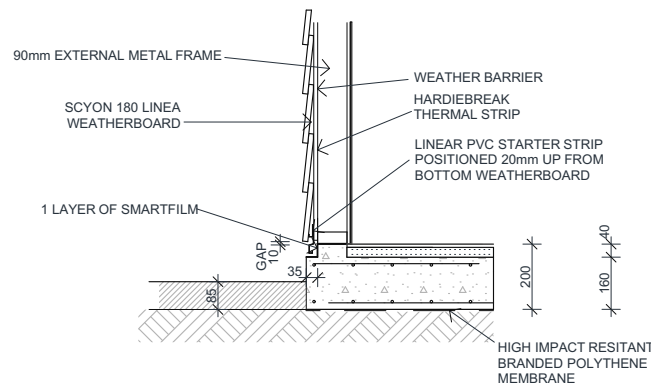
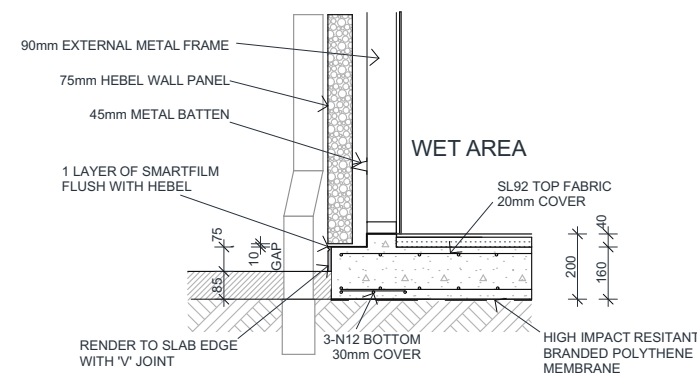
EXTERNAL STEP DOWN  
THRU ALFRESCO WALL



ASCEND STACKER SLIDING DOOR INSTALLATION (HEBEL) NTS



PERIMETER BEAM - HOUSE  
HEBEL



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ELMWOOD-7DG  
Cottage

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

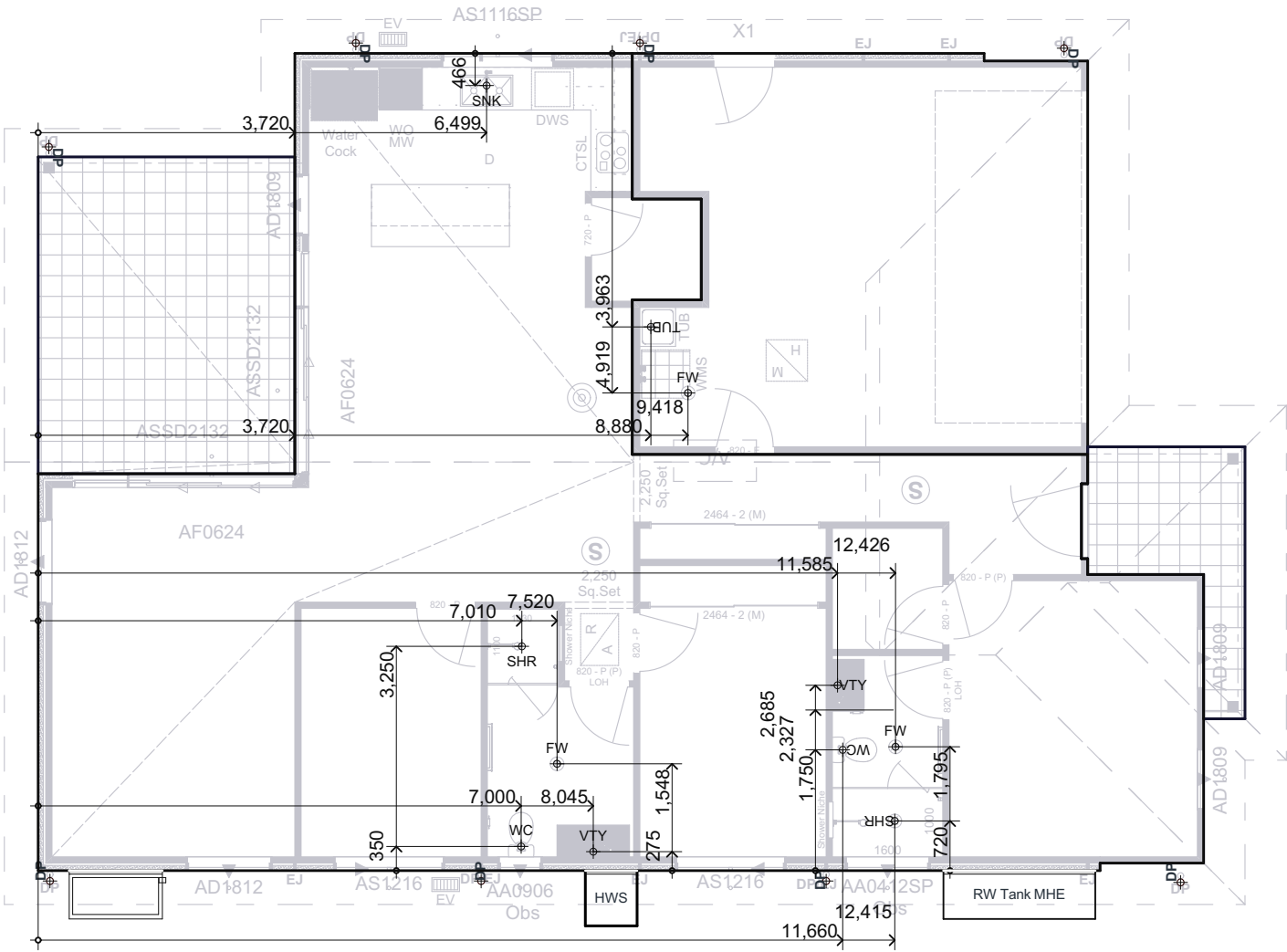
SITE  
INSTRUCTIONS  
GENERAL: F  
HOUSE: 0

Slab Details

Revision/Date/Version  
A..V22

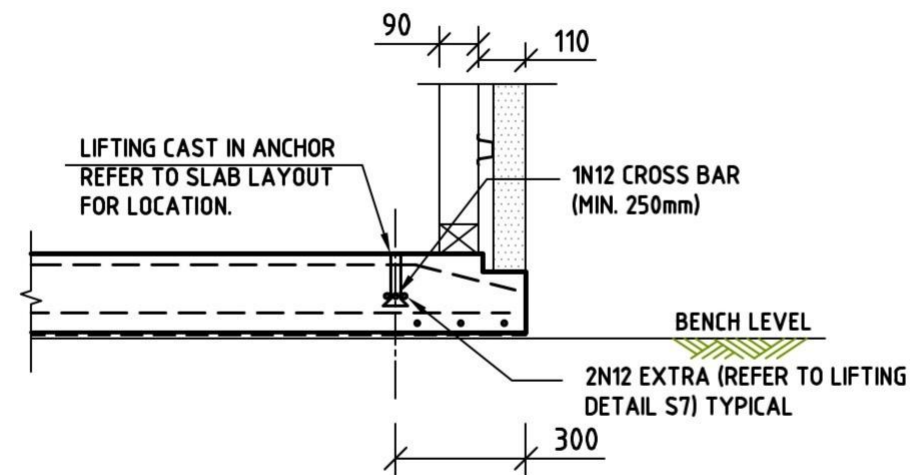
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Last Amended  
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Scale  
REFER TO  
DETAIL  
Sheet  
01.12

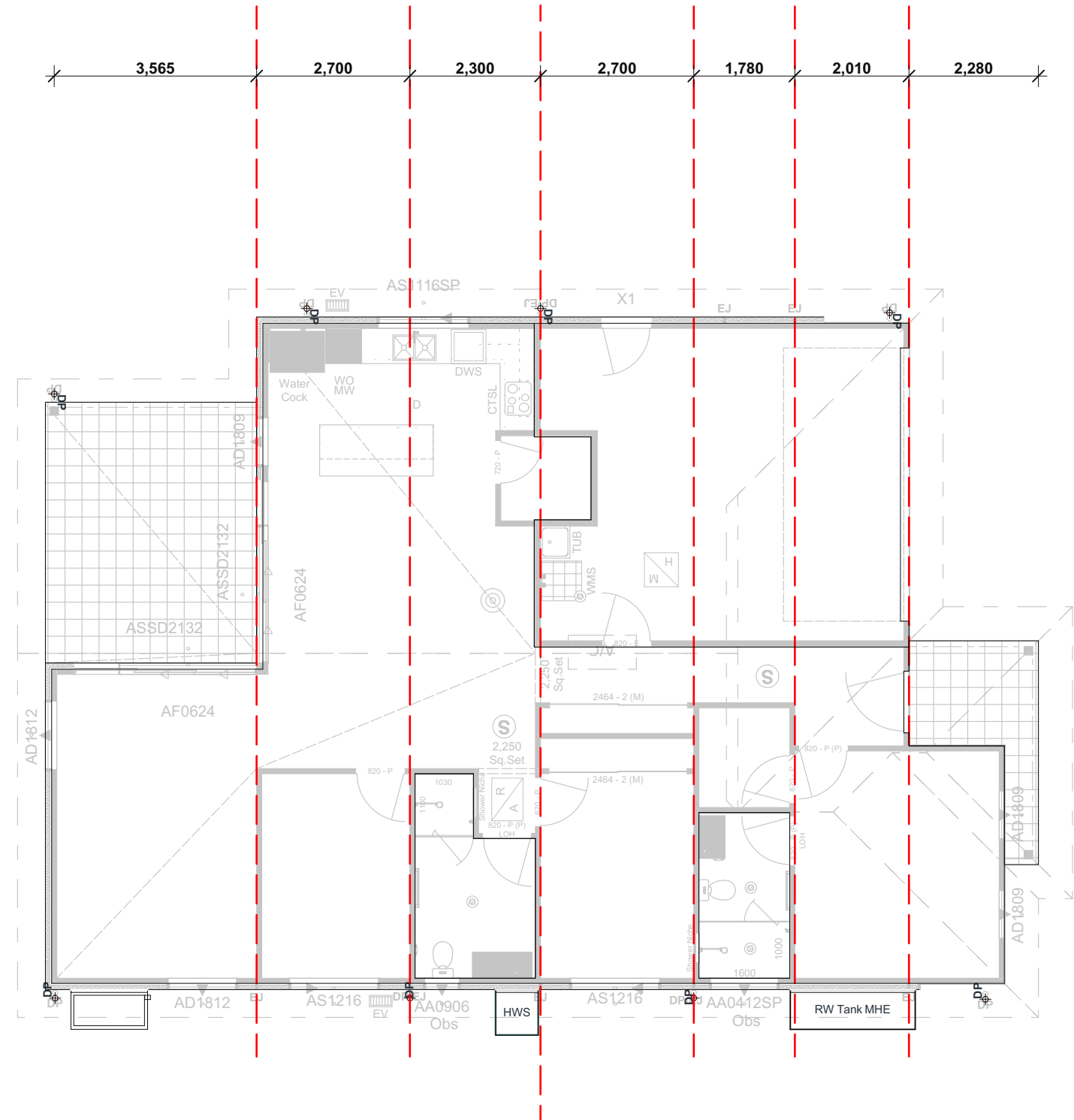


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**NOTE : REFER TO ENGINEERS DETAILS**



### EDGE DETAIL WITH LIFTING ANCHORS



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**ELMWOOD-7DG**  
*Cottage*

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:	F	01.09.20	Revision/Date/Version	Serial	Job No	Sheet
HOUSE:	0	01.07.20	A..V22	1EW710O000	<b>12345</b>	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
- 

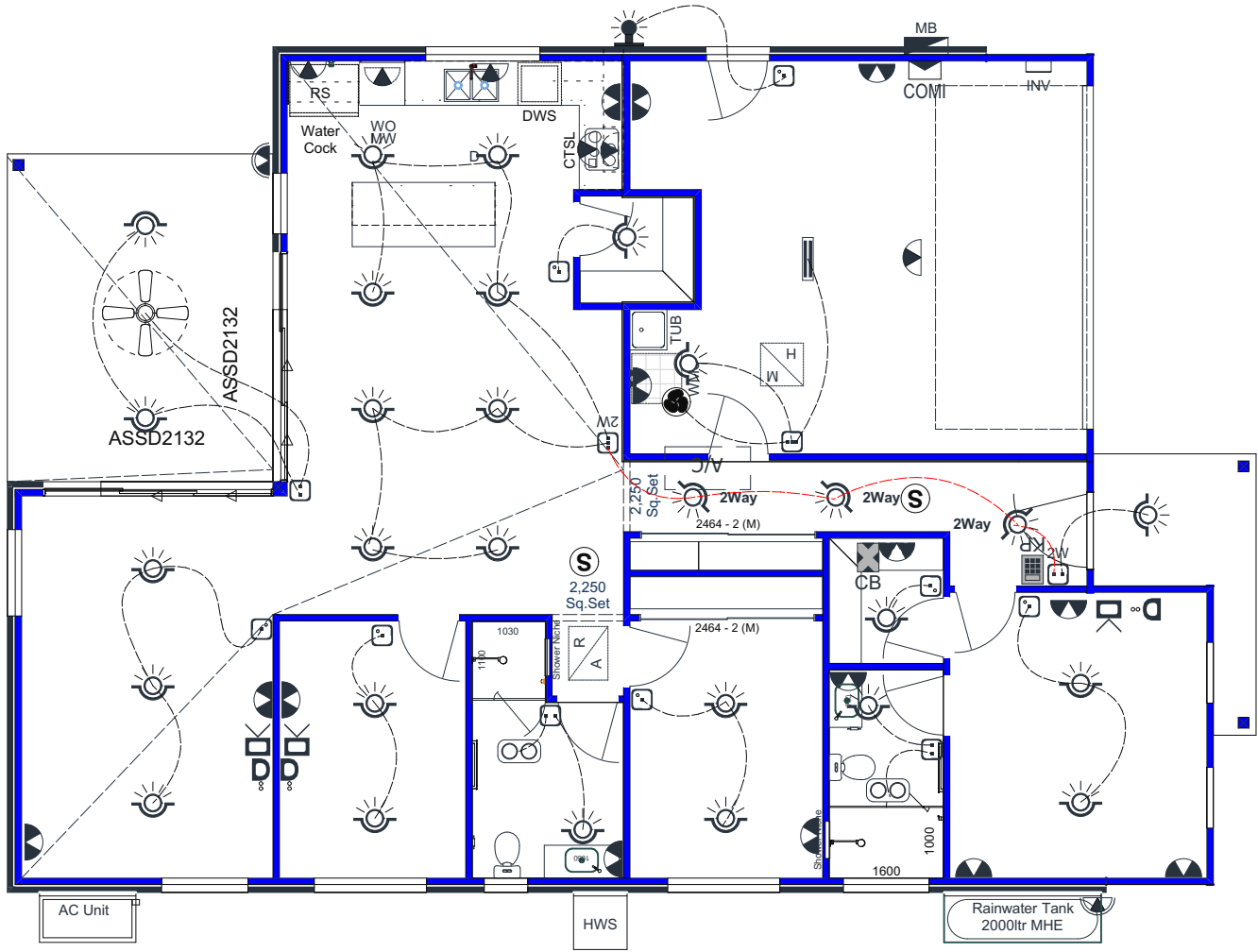
Double GPO
- 

Single Ext GPO
- 

Double Ext GPO
- 

Ceiling Fan

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



**Actron Air Standard Unit Specification (Single Phase)**  
Model: **CRA130S / EVA130S**  
Net (rated) Capacity (KW) Cooling: **12.24 KW**  
Heating: **12.17 KW**  
EER Rated Cooling: **3.26 KW**  
COP Rated Heating: **3.64 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.

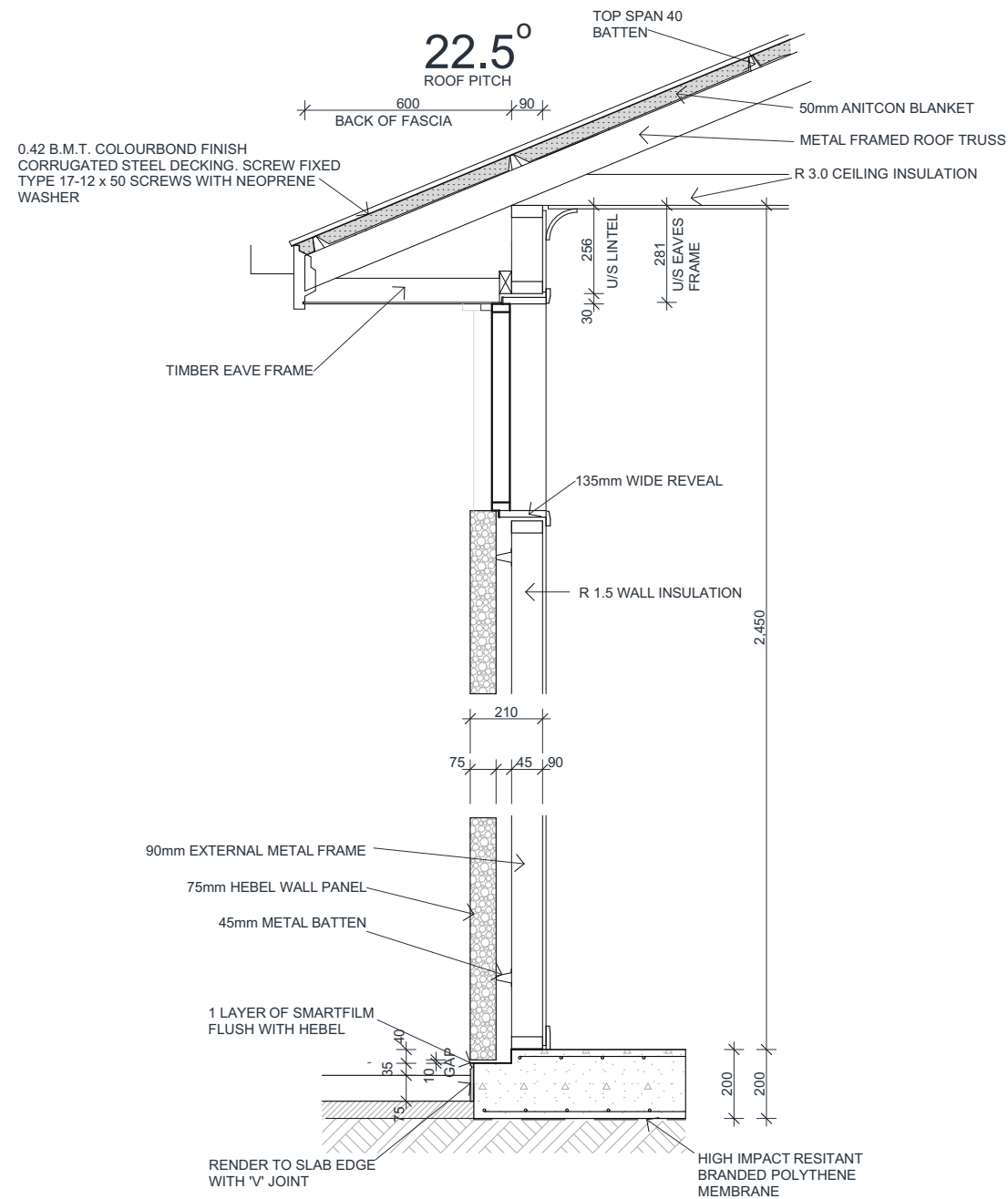
**Electrical wiring**  
The electrical wiring in a manufactured home must comply with the requirements of AS/NZS 3000:2000.

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

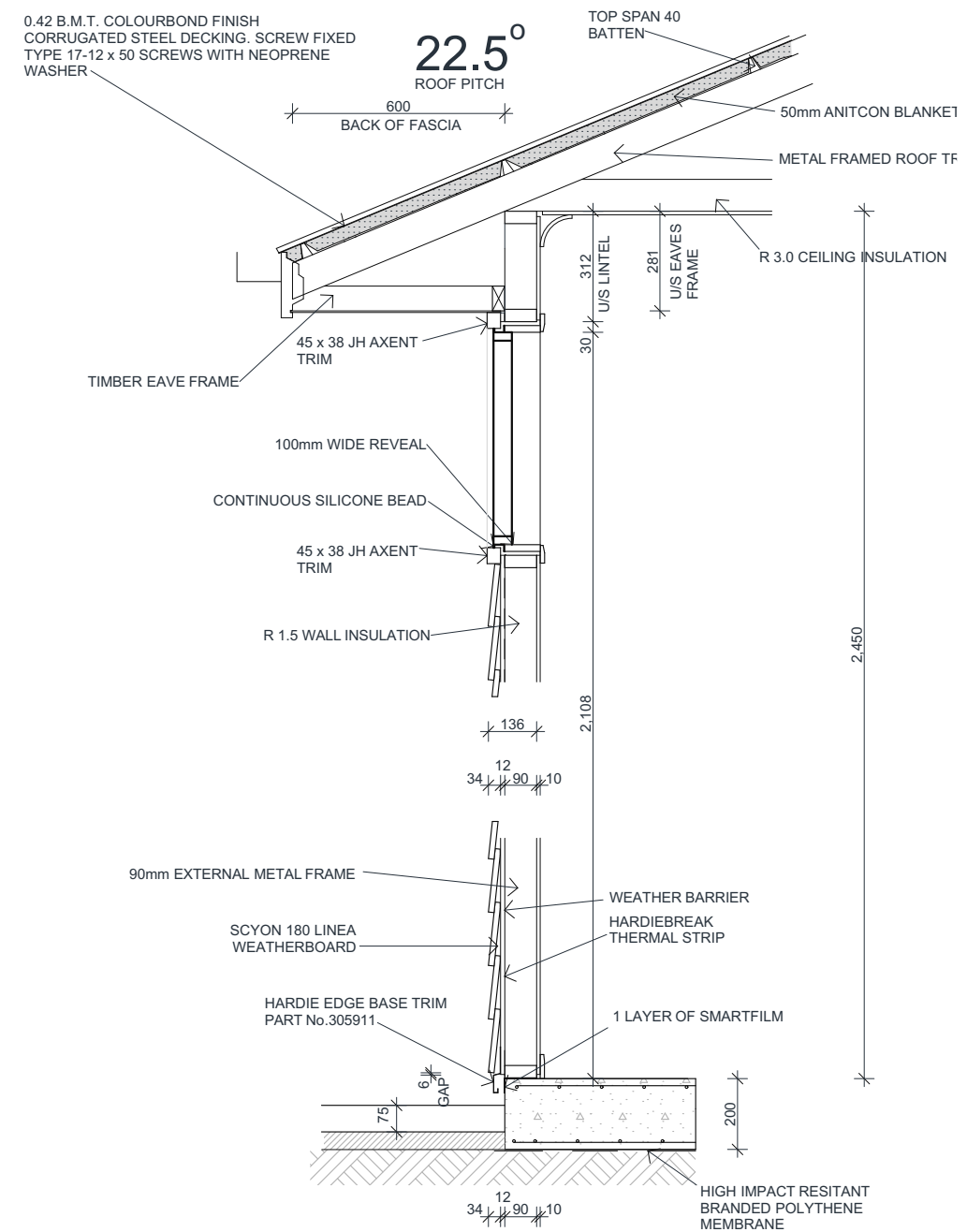
Note :

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 B - FULL SCYLON LINEA 180 (16mm) WALL

REV: A.  
MASTER

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Allam Lifestyle Communities  
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ACN 003 798 883 BLN 28701.C  
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ELMWOOD-7DG  
Cottage

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

SITE INSTRUCTIONS  
GENERAL: F  
HOUSE: 0

Wall Section 1

Revision/Date/Version

A..V22

Serial

1EW7100000

Last Amended

JHA

Job No

12345

Scale

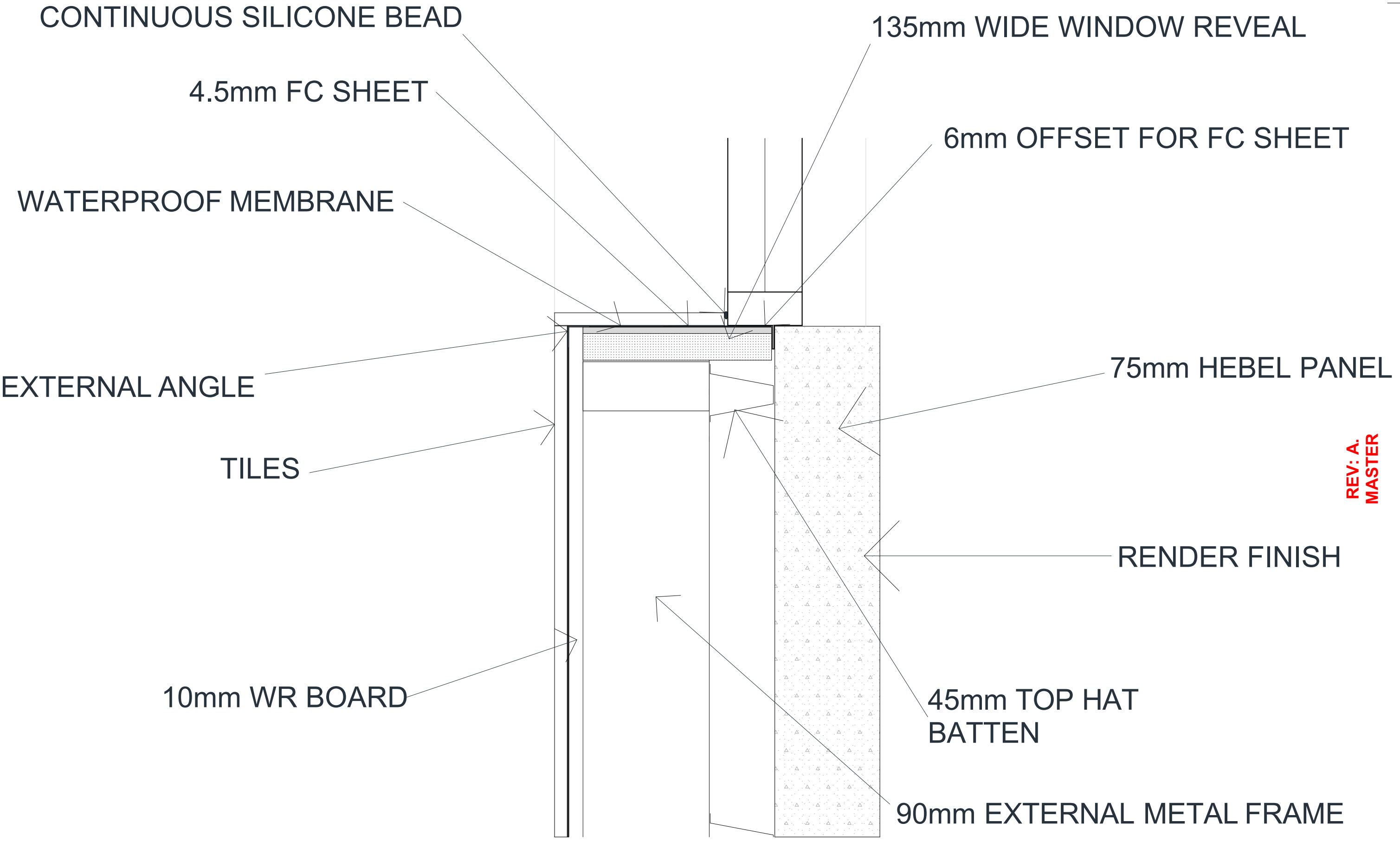
REFER TO

DETAIL

Sheet

01.16

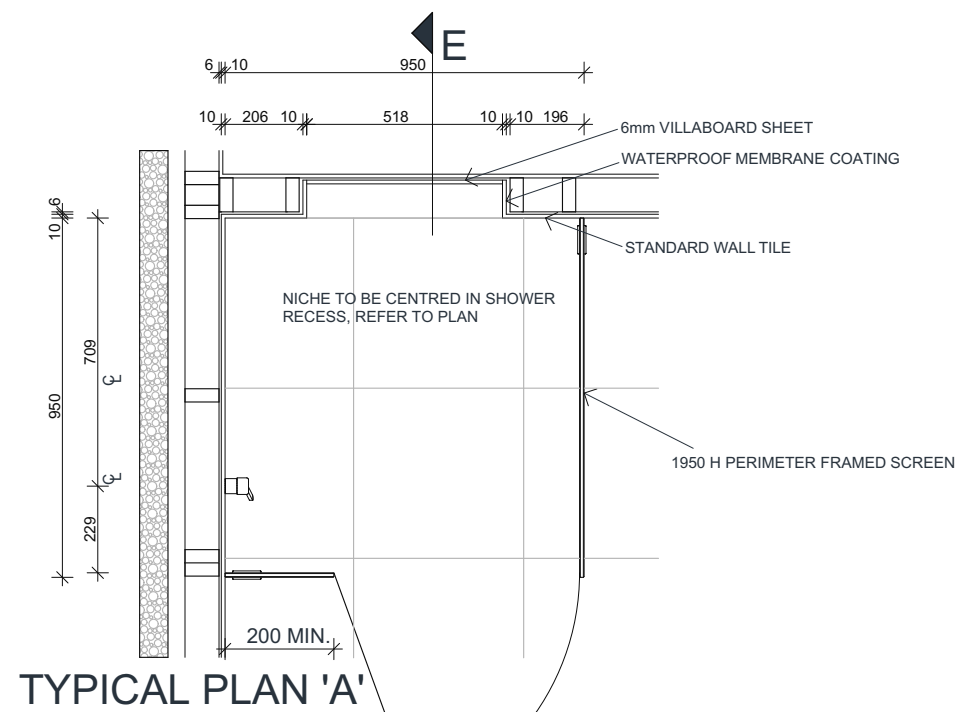




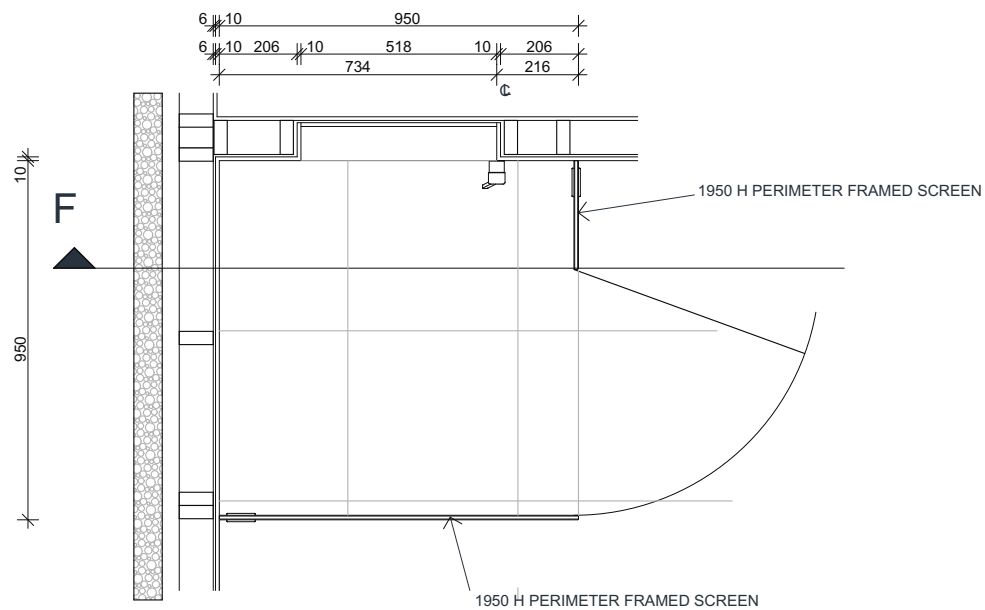
REV: A.  
MASTER

TYPE A - FULL HEBEL 75mm WALL



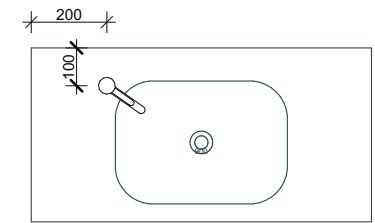


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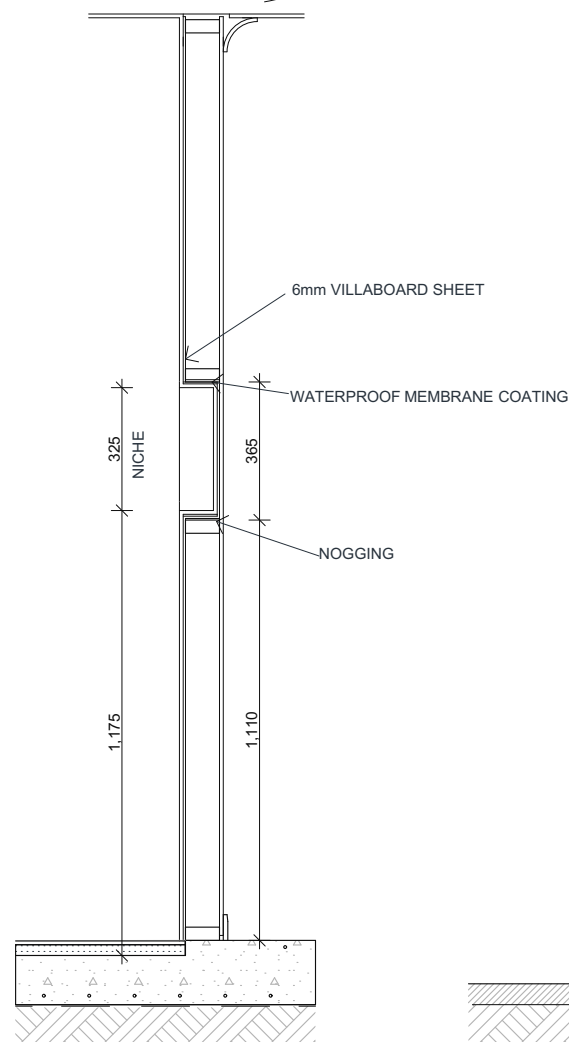


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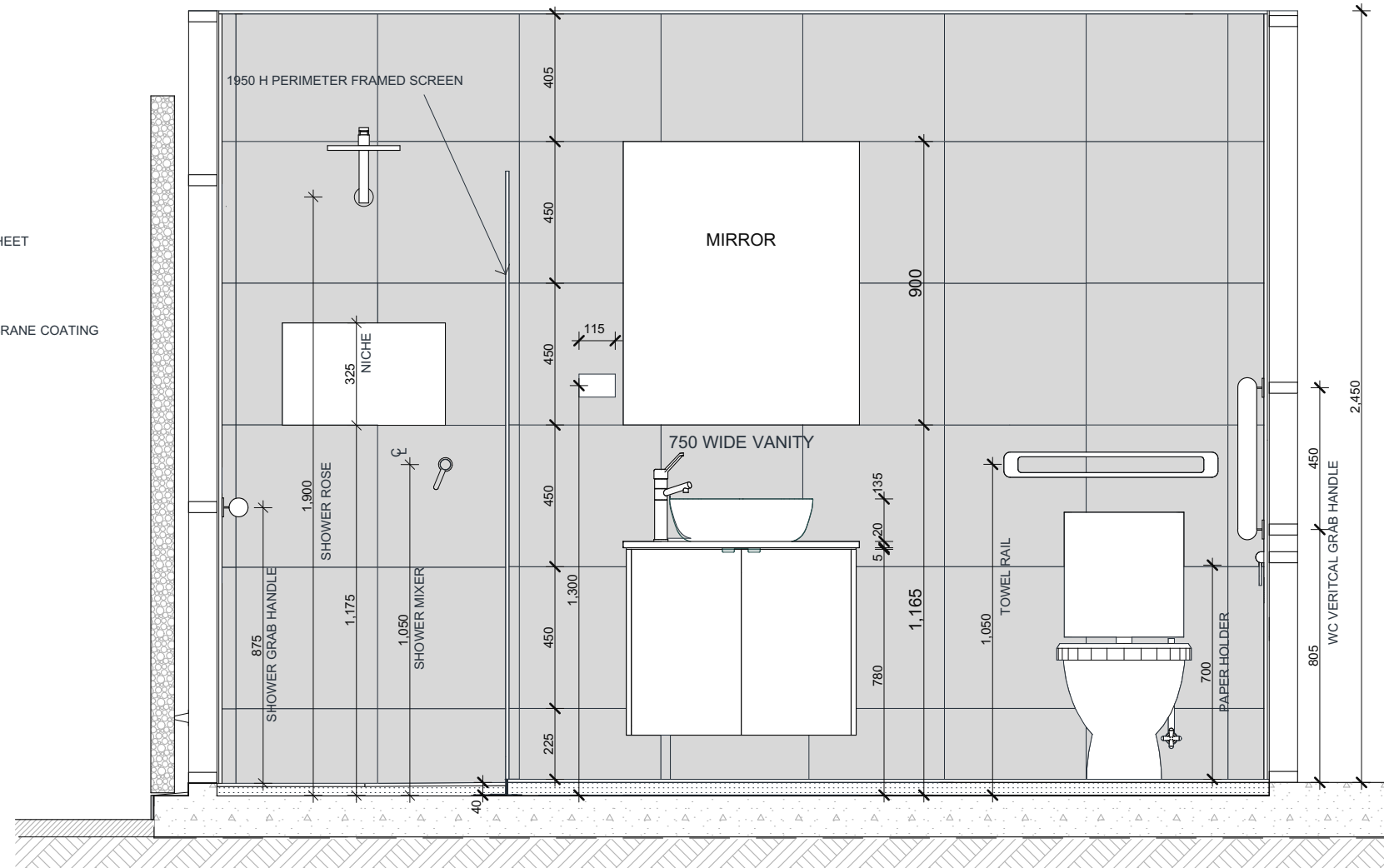
NICHE UNDER SHOWER ROSE



VANITY TOP



SECTION 'E'



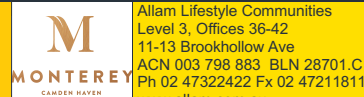
SECTION 'F'

NICHE UNDER SHOWER ROSE

450 x 450 WALL TILE

REV: A.  
MASTER

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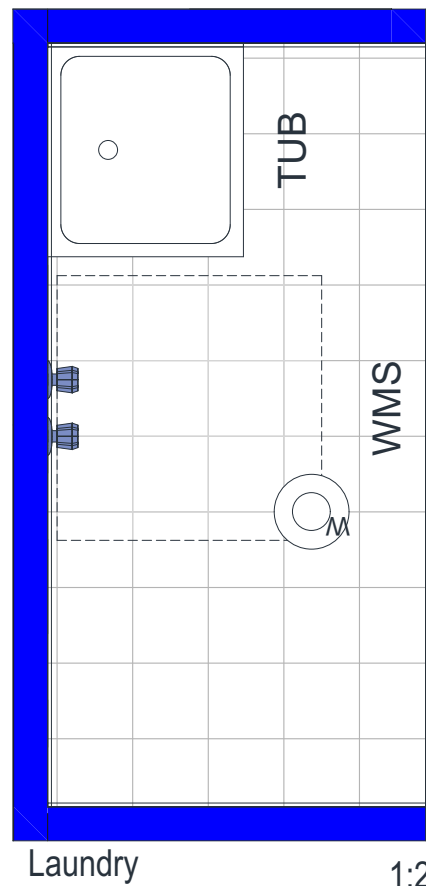
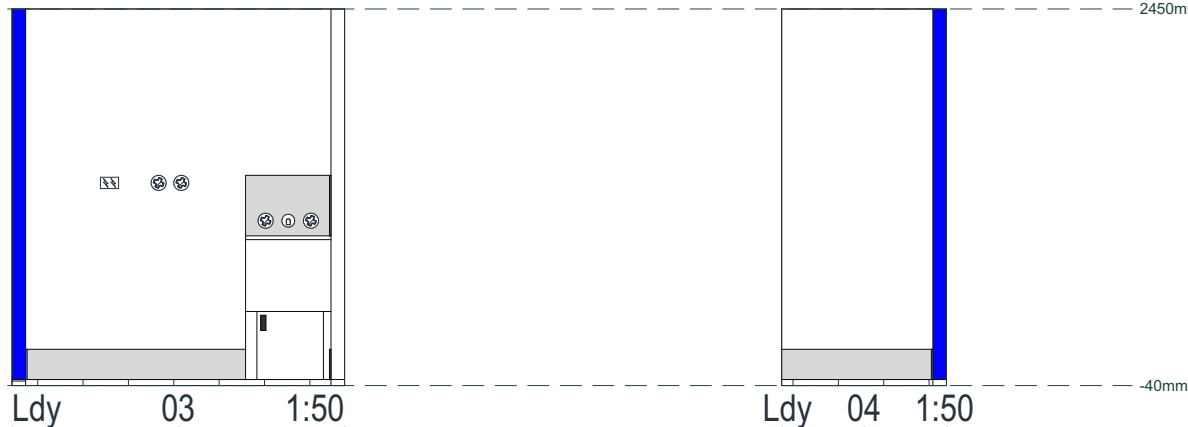
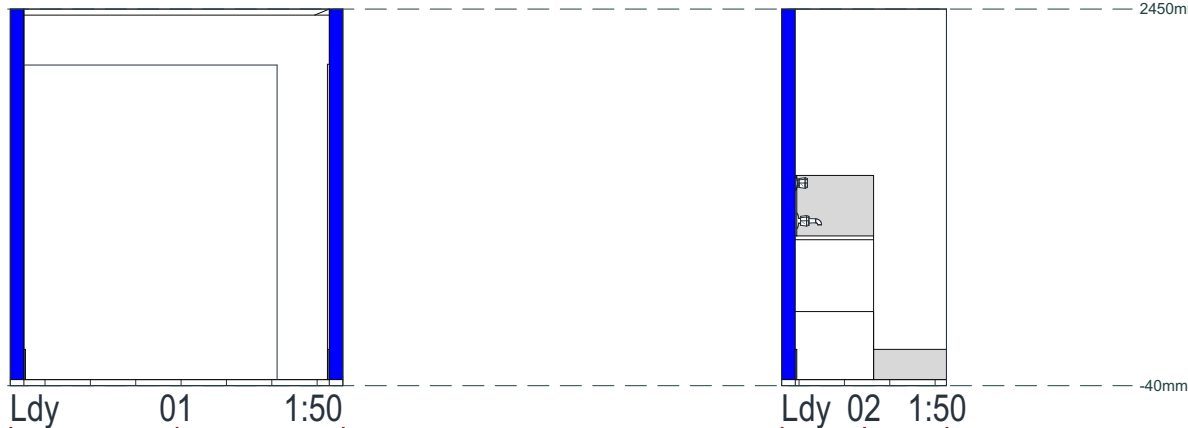
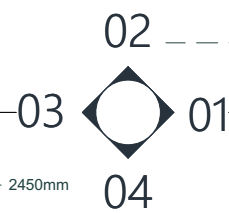
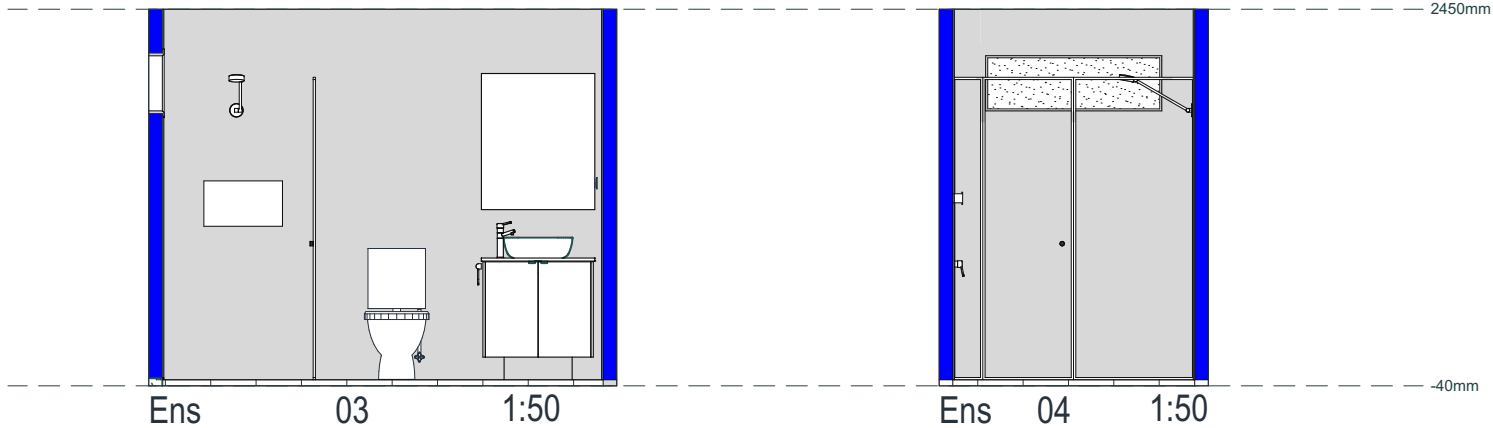
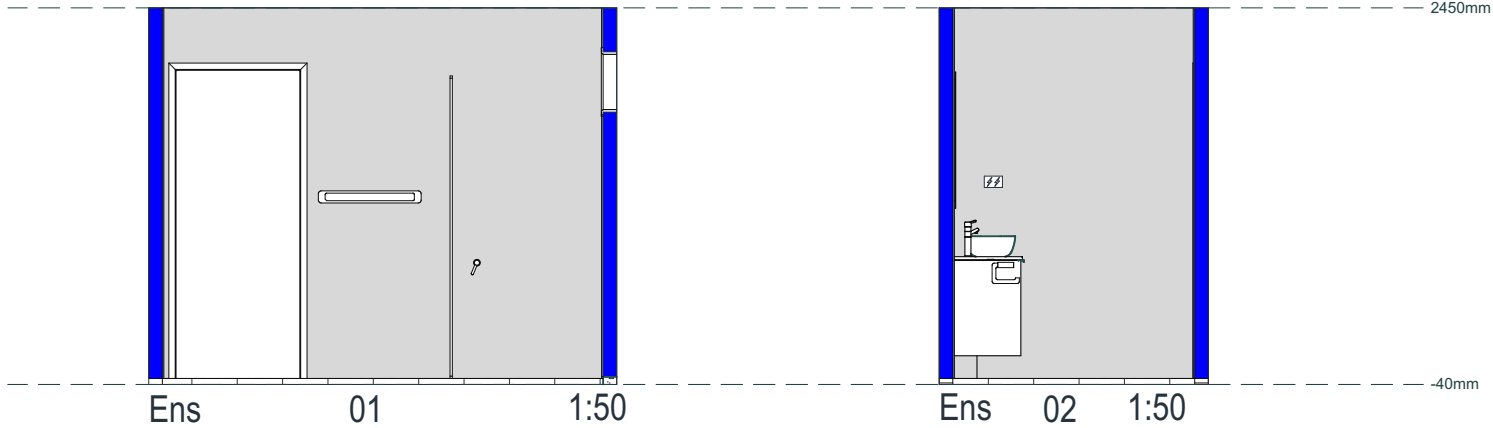
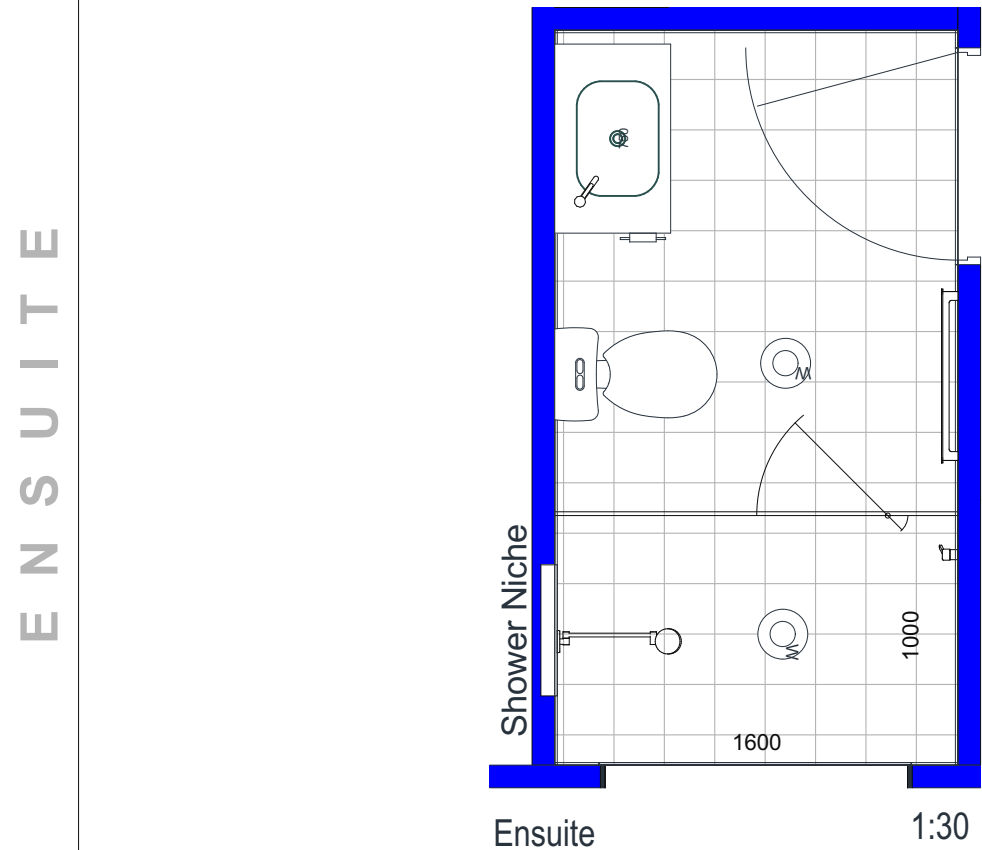
ELMWOOD-7DG  
Cottage

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

SITE INSTRUCTIONS	Tile Specification				Last Amended	Scale
	GENERAL:	F	01.09.20	Revision/Date/Version	JHA	REFER TO DETAIL
	HOUSE:	0	01.07.20	A..V22	Job No	Sheet
				Serial		
				1EW710O000	12345	01.21

ENSUITE

LAUNDRY

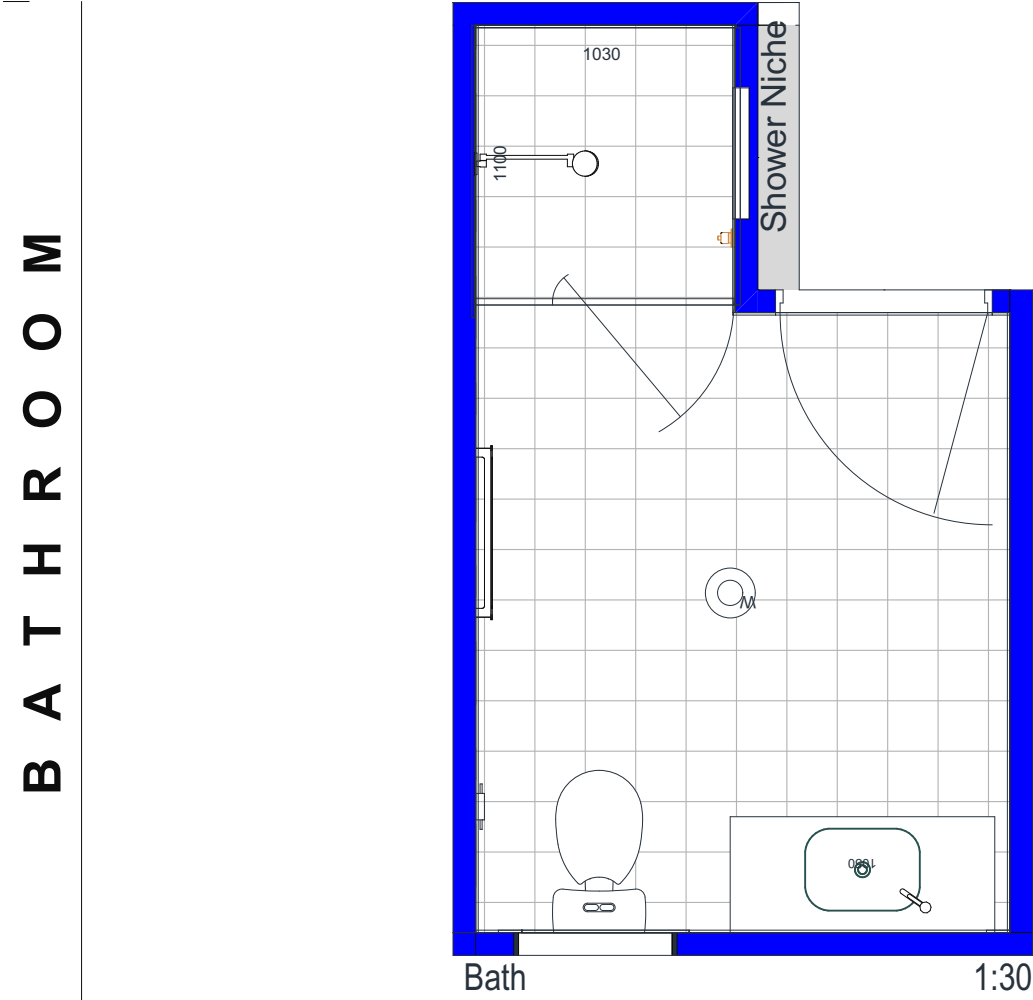


REV: A.  
MASTER

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.

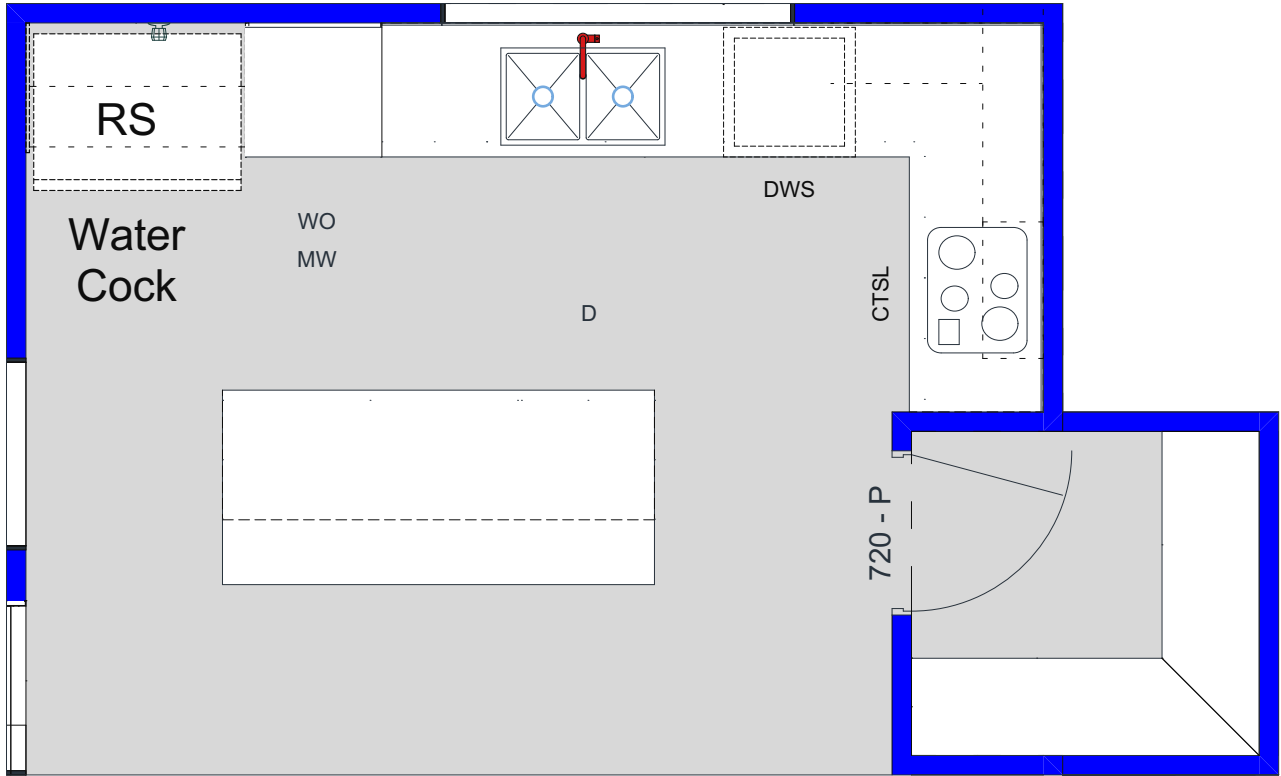
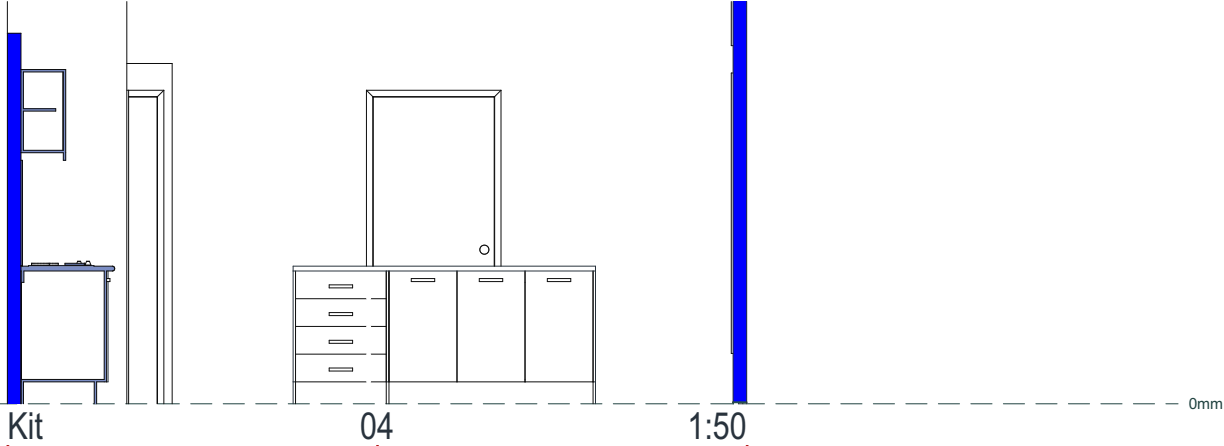
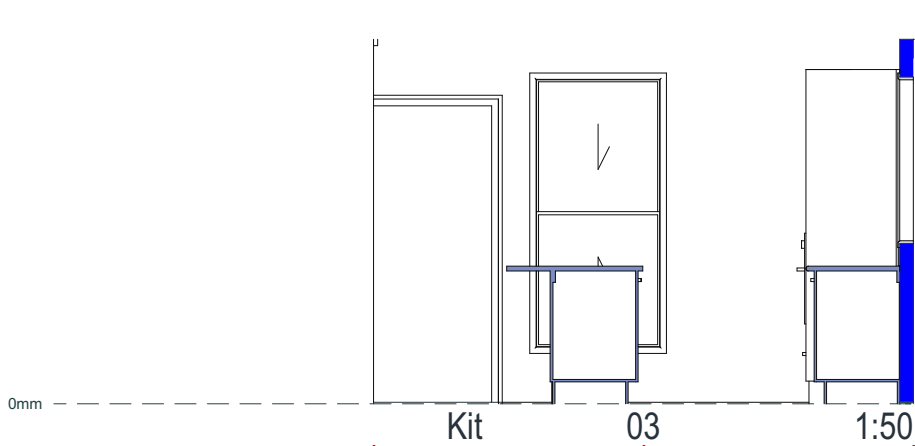
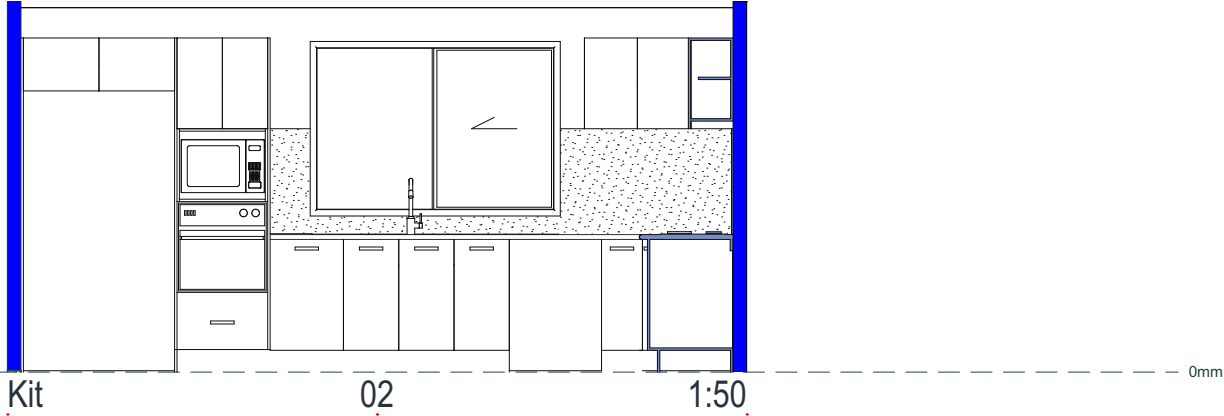
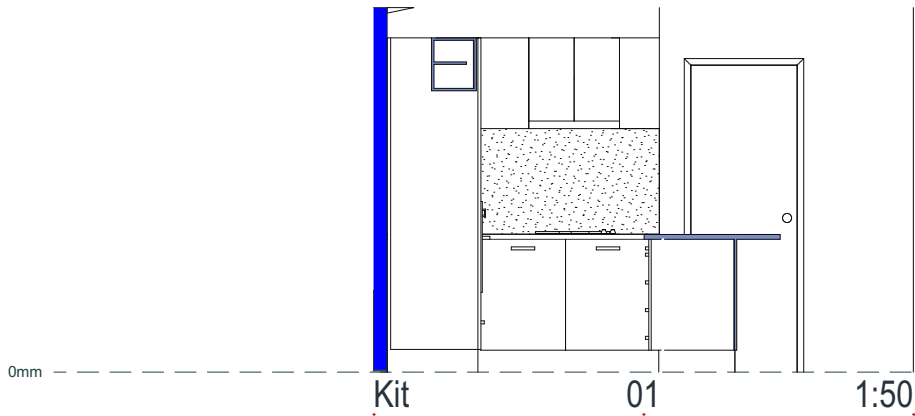
BATHROOM



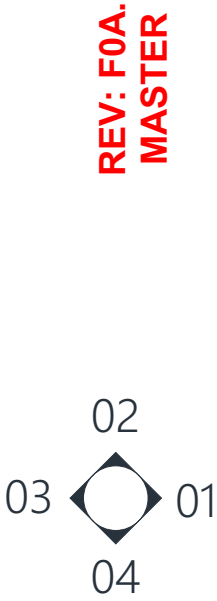
REV: A.  
MASTER

Wet Area Height Table	
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WC isolating tap	150
Shower Tap Mixer	950
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Bath Taps Mixer/Spout	650
Laundry Taps (Tub)	1050
Laundry Taps (Washing Mach.)	1435

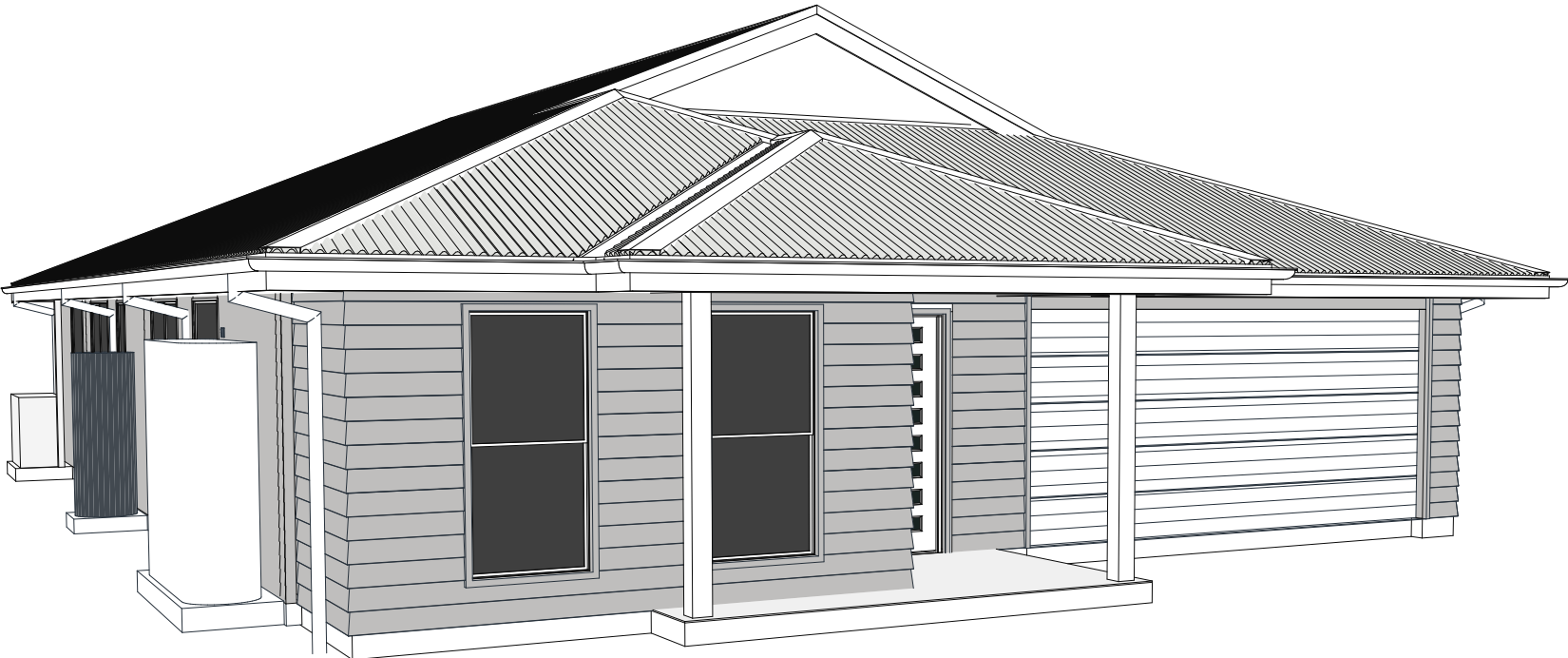
**Note:**  
Refer To Job Specific Details & Colour Application Sheets For Tile Layout/Application.



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







Finishes Legend

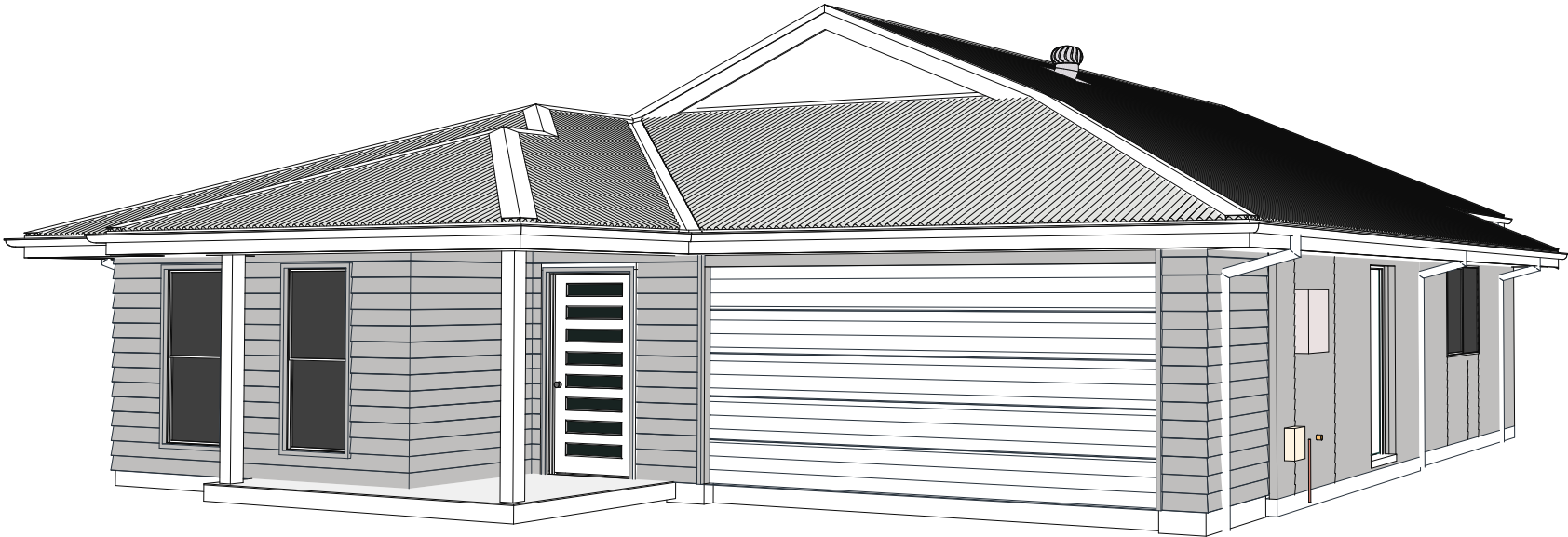
External Scheme -

Hebel:  
Shale Grey

Cladding:  
Shale Grey

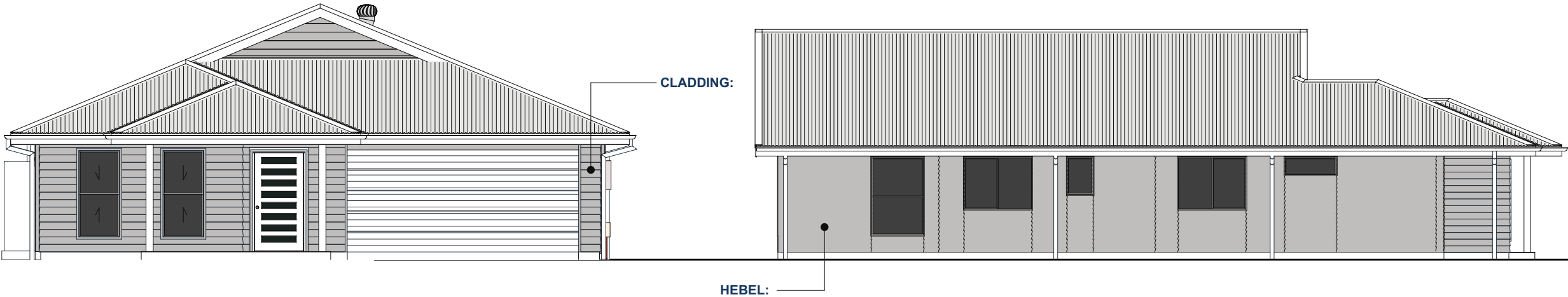
Roof:  
Surfmist

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



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REV: A.  
MASTER

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**ELMWOOD-7DG**  
*Cottage*

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

## SITE INSTRUCTIONS

GENERAL:

HOUSE:

## Colour Perspectives

F	01.09.20
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0	01.07.20
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Revision/Date/Version

A..V22

Serial

1EW7100000

Last Amended  
JHA

Job No
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12345

Scale  
REFER TO  
DETAIL

Sheet

01.27

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**ELMWOOD-7DG**  
*Cottage*

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

## SITE INSTRUCTIONS

GENERAL:

HOUSE:

## Landscape

F	01.09.20
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0	01.07.20
---	----------

Revision/Date/Version

A..V22

Serial

1EW710O000

last Amended	
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JHA

Job No	
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12345

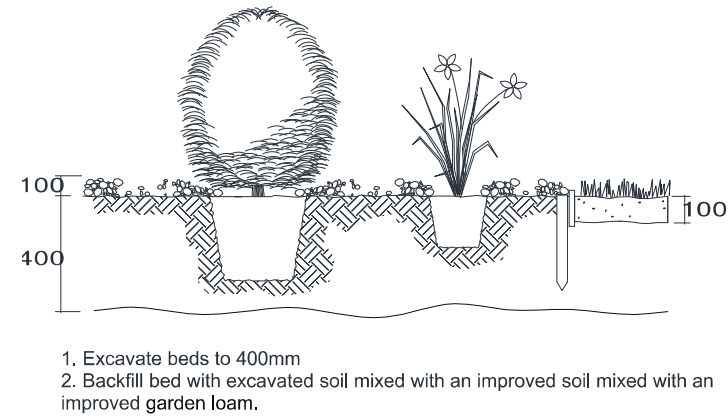
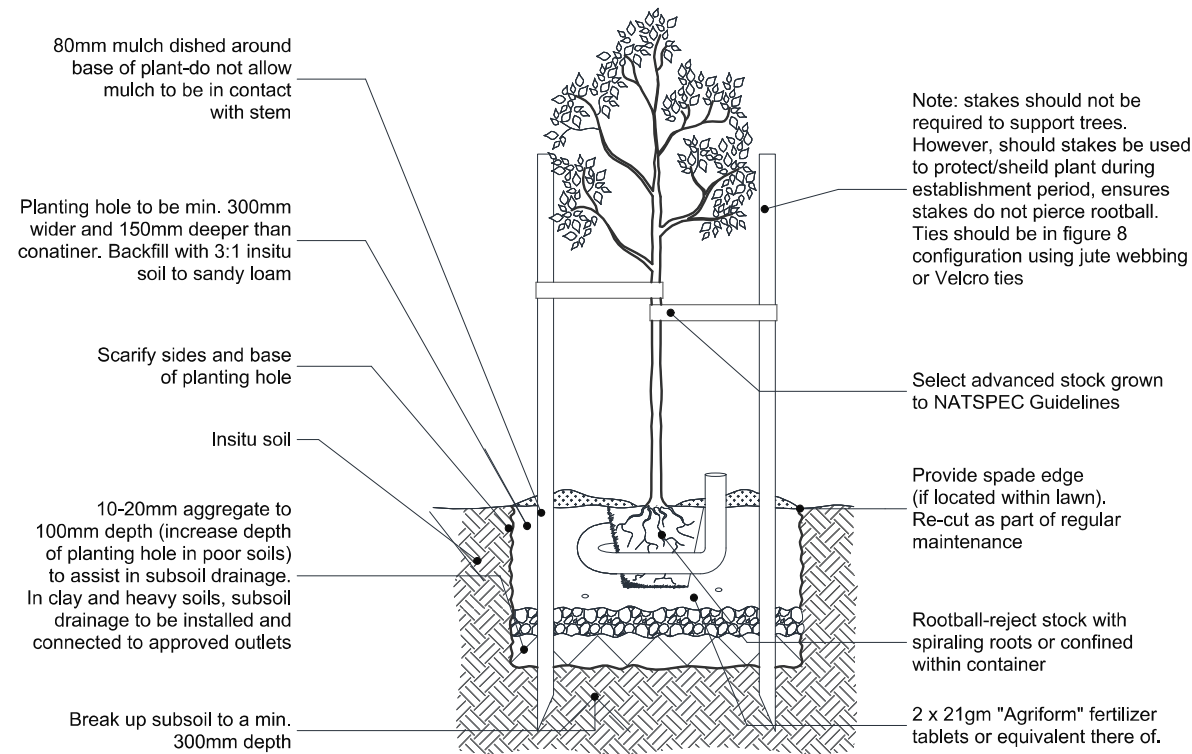
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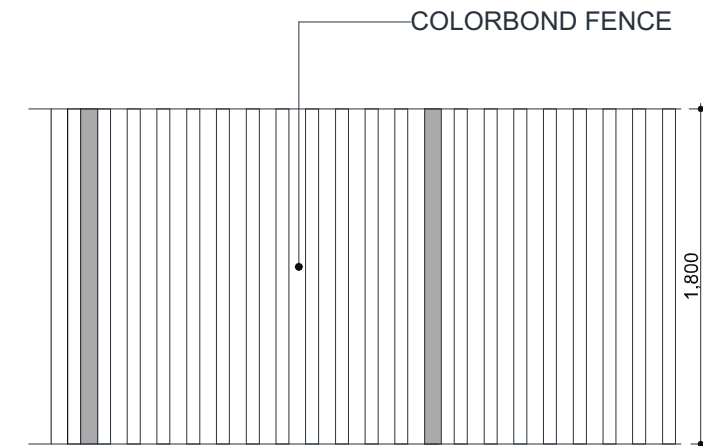
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REV: A.  
MASTER

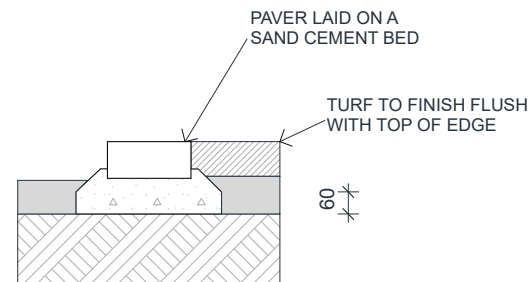


## PLANTED BEDS



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

## FENCE - TYPE



## GARDEN EDGE DETAIL

NTS

## TREE PLANTING FOR ADVANCED STOCK

## 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

Ties shall be 50mm wide hessian webbing.

### BRICK

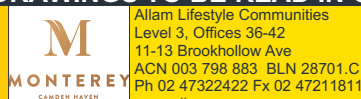
- EDGE: 50mm thick charcoal Havenbrick on sand and cement mix

### PEBBLE

- AREA: 100mm – 200mm thick layer of consolidated road base
- Pebble: 75mm thick layer of 20mm Nepean river pebble

REV: A.  
MASTER

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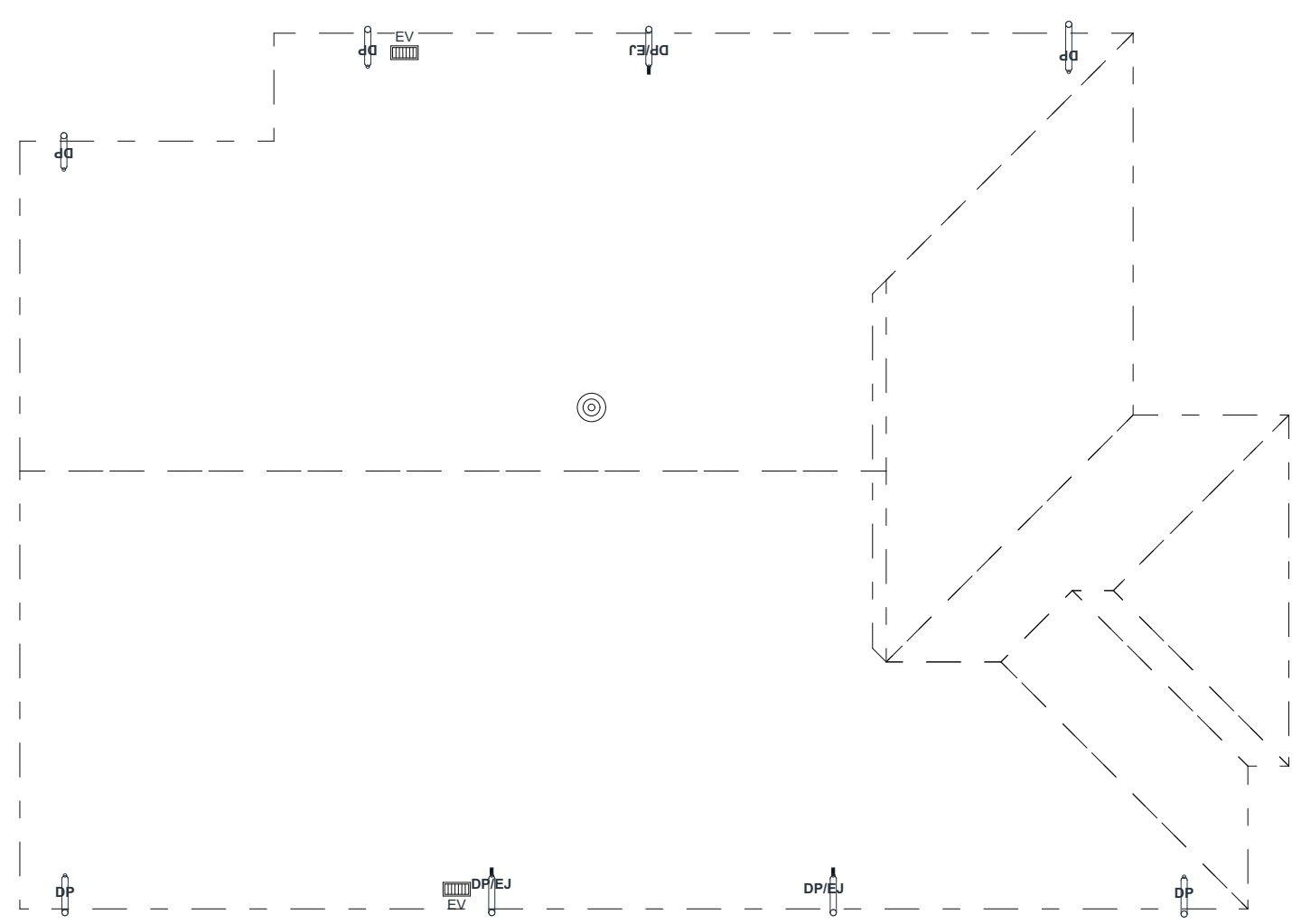
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	HOUSE:	0	01.07.20	A..V22	Job No	Sheet
				1EW710O000	12345	01.29



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



REV: A.  
MASTER