

# Element Series



**ARTISTS IMPRESSION** - for illustrative purposes only  
(Bedarra 247 Classic Facade Shown)

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

## BEDARRA 213

"Element" Classic Streetscape

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Concept plans only, final working drawings may vary

### CONCEPT

DATE:  
10/10/14

### FLOOR AREAS

|              |                            |
|--------------|----------------------------|
| INTERNAL     | 159.2 m <sup>2</sup>       |
| GARAGE       | 38.5 m <sup>2</sup>        |
| ALFRESCO     | 10.9 m <sup>2</sup>        |
| PORCH        | 4.0 m <sup>2</sup>         |
| <b>TOTAL</b> | <b>212.6 m<sup>2</sup></b> |

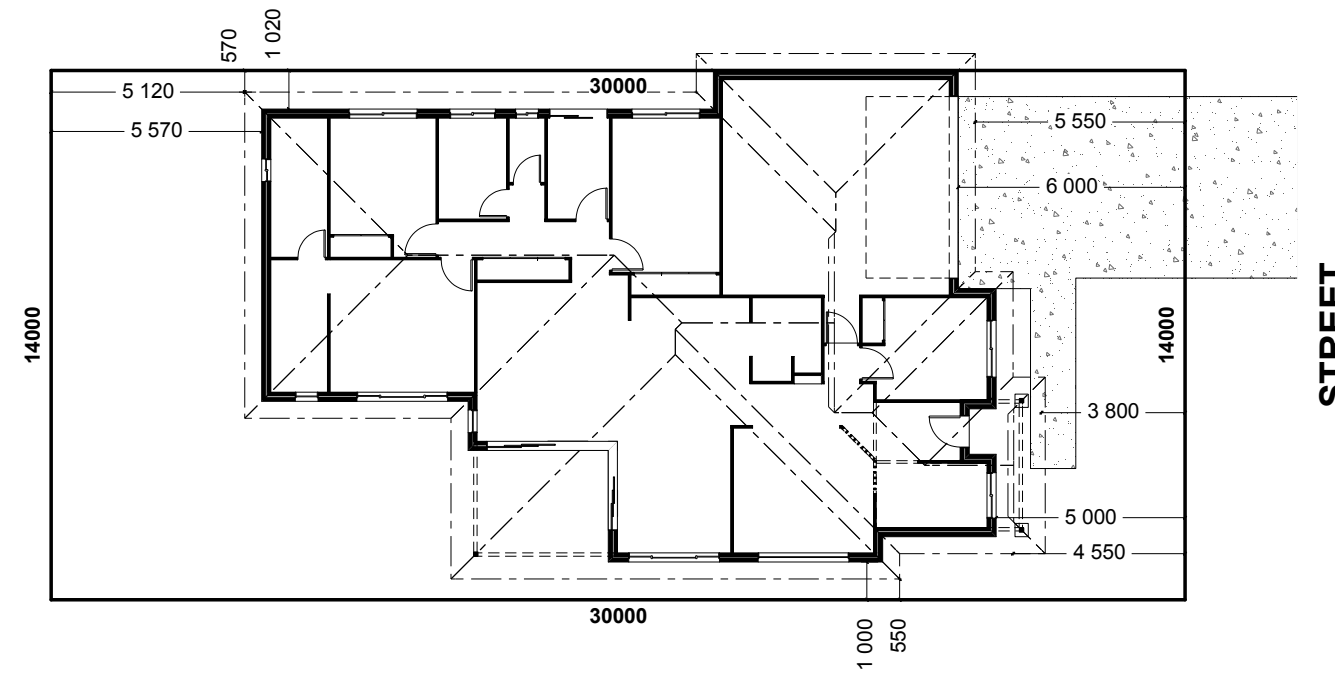
### 14m Wide Site

### PRESENTATION PLAN

**G.J. Gardner.**

**HOMES**

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|  |                           |   |                             |                                     |  |
|--|---------------------------|---|-----------------------------|-------------------------------------|--|
| <p><b>BEDARRA 213</b><br/>"Element" Classic Streetscape</p> <p>Copyright© Archiman Pty Ltd exclusive To G.J. Gardner<br/>Concept plans only, final working drawings may vary</p> | <p><b>CONCEPT</b></p>     | <p><b>FLOOR AREAS</b></p>   | <p><b>14m Wide Site</b></p> | <p><b>SITE PLAN</b> Scale 1:200</p> | <p><b>G.J. Gardner.</b><br/><u>HOMES</u></p> |
|  | <p>DATE:<br/>10/10/14</p> | <p>INTERNAL 159.2 m<sup>2</sup><br/>GARAGE 38.5 m<sup>2</sup><br/>ALFRESCO 10.9 m<sup>2</sup><br/>PORCH 4.0 m<sup>2</sup><br/>TOTAL 212.6 m<sup>2</sup></p> |                             |                                     |  |

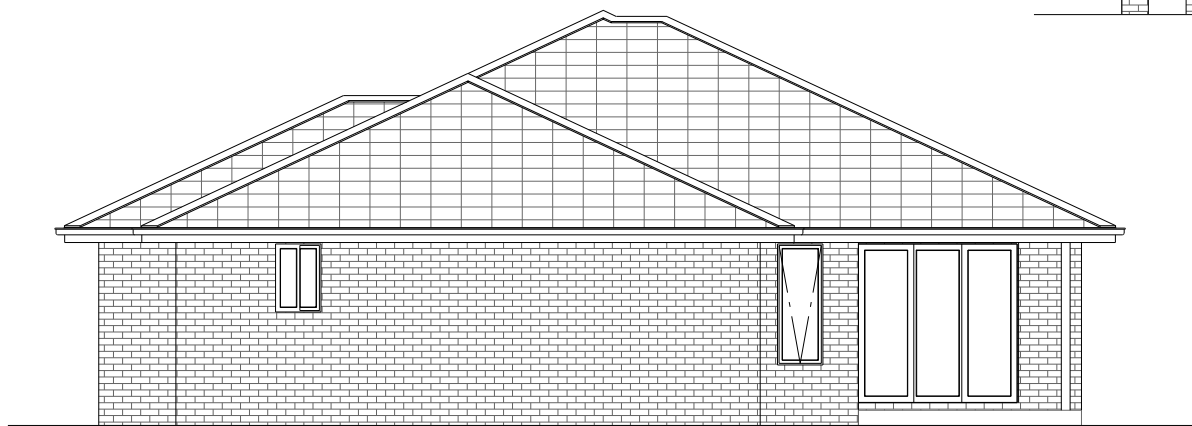
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|  |                          |   |                      |                               |  |
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| <h2>BEDARRA 213</h2> <p>"Element" Classic Streetscape</p> <p>Copyright© Archiman Pty Ltd exclusive To G.J. Gardner<br/>Concept plans only, final working drawings may vary</p> | <b>CONCEPT</b>           | <b>FLOOR AREAS</b>  | <b>14m Wide Site</b> | <b>FLOOR PLAN Scale 1:100</b> | <h1>G.J. Gardner.</h1> <p><b>HOMES</b></p> |
|  | <b>DATE:</b><br>10/10/14 | INTERNAL 159.2 m <sup>2</sup><br>GARAGE 38.5 m <sup>2</sup><br>ALFRESCO 10.9 m <sup>2</sup><br>PORCH 4.0 m <sup>2</sup><br><b>TOTAL 212.6 m<sup>2</sup></b> |                      |                               |  |

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### 14m Wide Site

### ELEVATIONS Scale 1:100

G.J. Gardner.

**HOMES**

# Element Series

## ELECTRICAL LEGEND

LIGHTING \*EEF (denotes energy efficient light fittings)

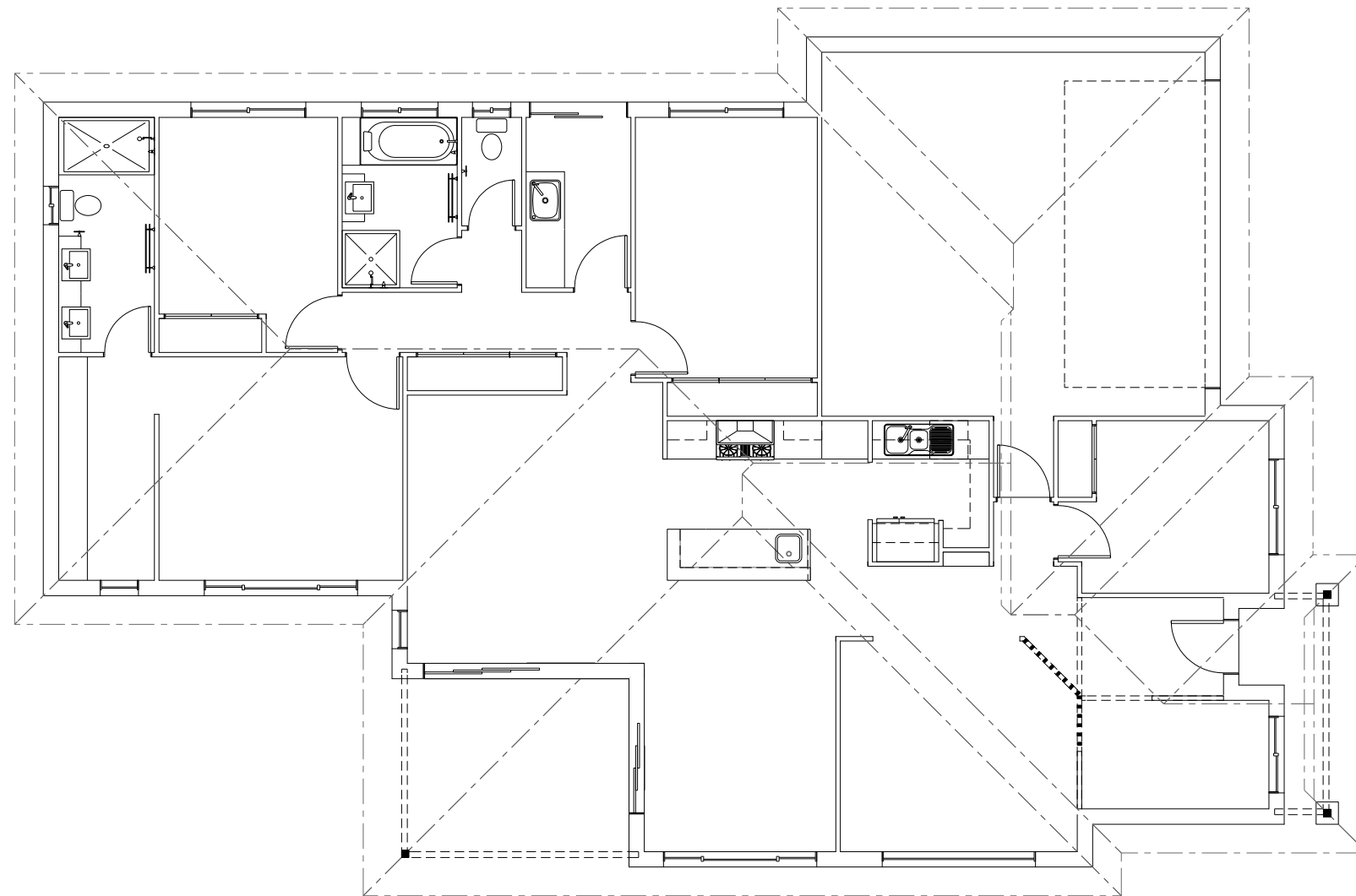
| Symbol | Description                   | Spec. | Extra |
|--------|-------------------------------|-------|-------|
| ○      | Ceiling Light *EEF            | -     | -     |
| ●      | Down Light *EEF               | -     | -     |
| H1800  | Wall Light *EEF approx height | -     | -     |
| xx     | Pendant / Track Light *EEF    | -     | -     |
| ∞      | IXL Tastic (or similar)       | -     | -     |
| —      | Batten Fluro Light *EEF       | -     | -     |
| ⊙      | Round Fluro Light *EEF        | -     | -     |
| ↗      | Flood / Spot Light *EEF       | -     | -     |
|        | TOTAL LIGHT POINTS            | -     | -     |

## POWER

|             |                                 |   |   |
|-------------|---------------------------------|---|---|
| 4<br>xxx    | Quad Power Point                | - | - |
| 1<br>x      | Single Power Point              | - | - |
| 2<br>xx     | Double Power Point              | - | - |
| W/P 2<br>xx | Double W/Proof                  | - | - |
| W/P 1<br>x  | Single W/Proof                  | - | - |
| T.V         | T.V.Point                       | - | - |
| ph          | Phone Point                     | - | - |
| ⊕           | T.V Antenna & Booster inc. SGPO | - | - |
| D.W         | Dishwasher Point                | - | - |
| R.H         | Rangehood Point                 | - | - |
| M.W         | Microwave Point                 | - | - |
| O.V         | Oven Point                      | - | - |
| C.T         | Cook Top Iso point              | - | - |

## MISCELLANEOUS

|       |                                  |   |   |
|-------|----------------------------------|---|---|
| E     | Exhaust Fan                      | - | - |
| ⊗     | Ceiling Fan (stainless steel)    | - | - |
| ⊗     | Ceiling Fan & Light (white) *EEF | - | - |
| □     | Meter Box                        | - | - |
| HWS   | Hot Water Service                | - | - |
| SA    | Smoke Detectors                  | - | - |
| ds    | Dimmer Switch                    | - | - |
| 2 way | Two way switch                   | - | - |
| AC    | A/C Condensor Iso point          | - | - |



**NOTE:**  
ALL ELECTRICAL WORK MUST BE COMPLETED TO THE RELEVANT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA.

**CONSTRUCTION AND VENTILATION OF SANITARY COMPARTMENTS**  
Doors to sanitary compartments must open outwards or slide, be readily removeable unless there is at least 1.2m between the toilet pan and the nearest part of the doorway. Mechanical ventilation is to be provided to sanitary compartment in accordance with the B.C.A 2008 Housing Provisions Part 3.8.5.

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### 14m Wide Site

### ELECTRICAL PLAN Scale 1:100

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### 14m Wide Site

### CABINET DETAILS Scale 1:50

G.J. Gardner.  
HOMES