

# Element Series

(Not available in all areas. Check local office for availability)



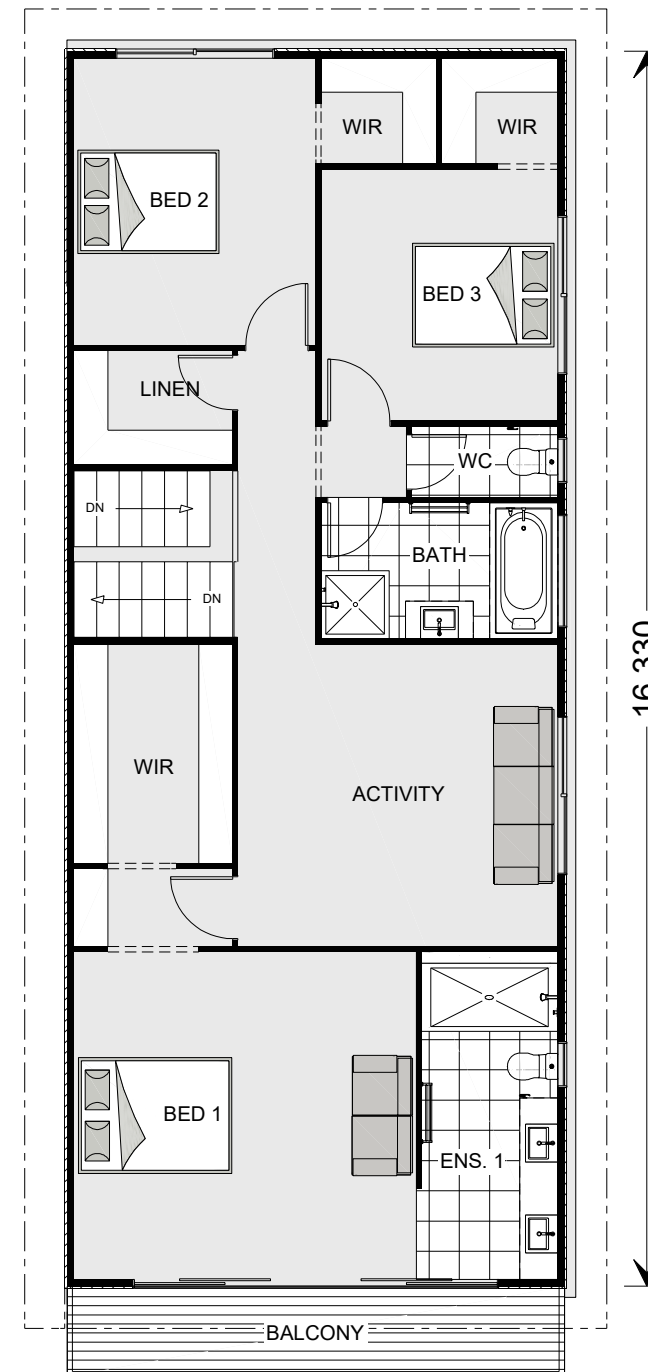
**ARTISTS IMPRESSION** - for illustrative purposes only

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

<h2>REGATTA 391 SL</h2> <p>"Element" Urban Streetscape</p> <p>Copyright© Archiman Pty Ltd exclusive To G.J. Gardner Concept plans only, final working drawings may vary</p>	<b>CONCEPT</b>	<b>FLOOR AREAS</b>		<b>23m Wide Site</b>	<h1>G.J. Gardner.</h1> <p><b>HOMES</b></p>
	<p><b>DATE:</b></p> <p>15/06/2018</p>	<p>GF LIVING 200.8 m<sup>2</sup></p> <p>GARAGE 42.0 m<sup>2</sup></p> <p>ALFRESCO 22.6 m<sup>2</sup></p> <p>PORCH 6.3 m<sup>2</sup></p> <p>GF TOTAL 271.7 m<sup>2</sup></p>	<p>UF LIVING 110.9 m<sup>2</sup></p> <p>BALCONY 7.9 m<sup>2</sup></p> <p>UF TOTAL 118.8 m<sup>2</sup></p> <p><b>TOTAL 390.5 m<sup>2</sup></b></p>	<p><b>LOT 106</b></p> <p><b>FORESTWOOD DRIVE</b></p> <p><b>GLENMORE PARK</b></p>	

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### CONCEPT

DATE:  
15/06/2018

### FLOOR AREAS

GF LIVING	200.8 m <sup>2</sup>	UF LIVING	110.9 m <sup>2</sup>
GARAGE	42.0 m <sup>2</sup>	BALCONY	7.9 m <sup>2</sup>
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PORCH	6.3 m <sup>2</sup>		
GF TOTAL	271.7 m <sup>2</sup>	TOTAL	390.5 m <sup>2</sup>

### 23m Wide Site

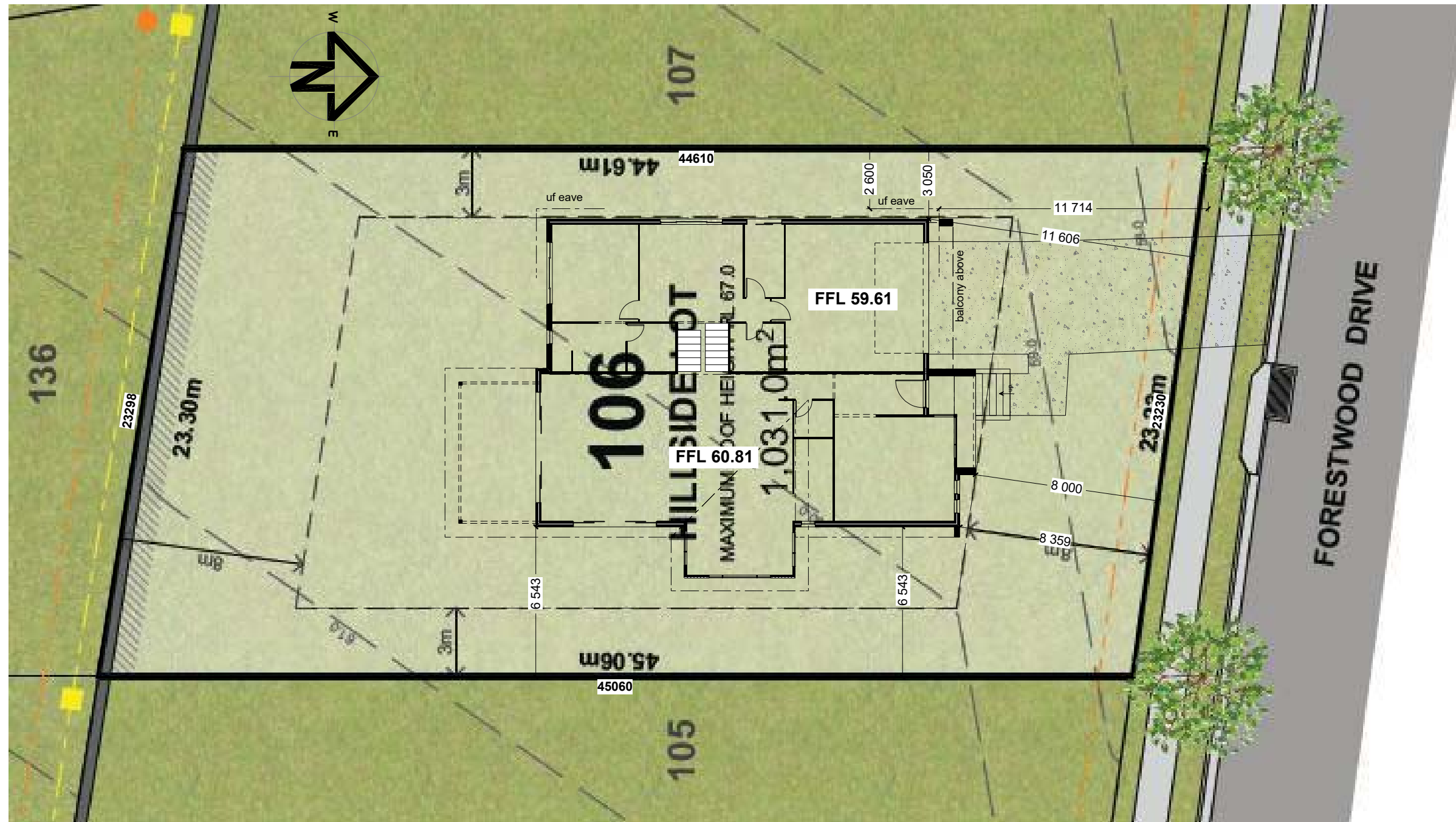
LOT 106  
FORESTWOOD DRIVE  
GLENMORE PARK

### PRESENTATION PLAN

G.J. Gardner.  
**HOMES**

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**23m Wide Site**

**LOT 106**  
**FORESTWOOD DRIVE**  
**GLENMORE PARK**

**SITE PLAN** Scale 1:200

**G.J. Gardner.**

**HOMES**

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GROUND FLOOR

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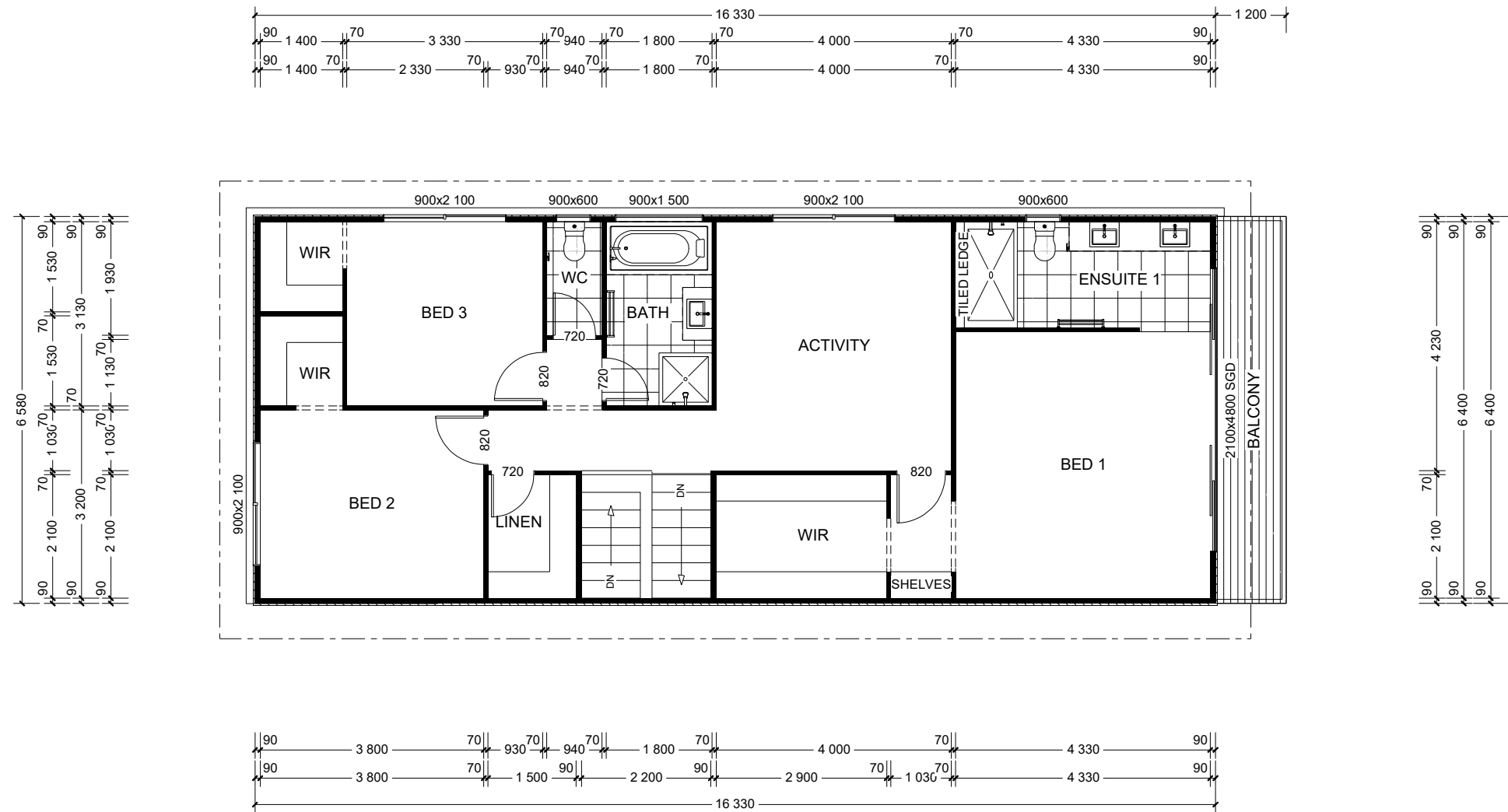
LOT 106  
FORESTWOOD DRIVE  
GLENMORE PARK

### FLOOR PLAN Scale 1:100

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UPPER FLOOR

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**23m Wide Site**

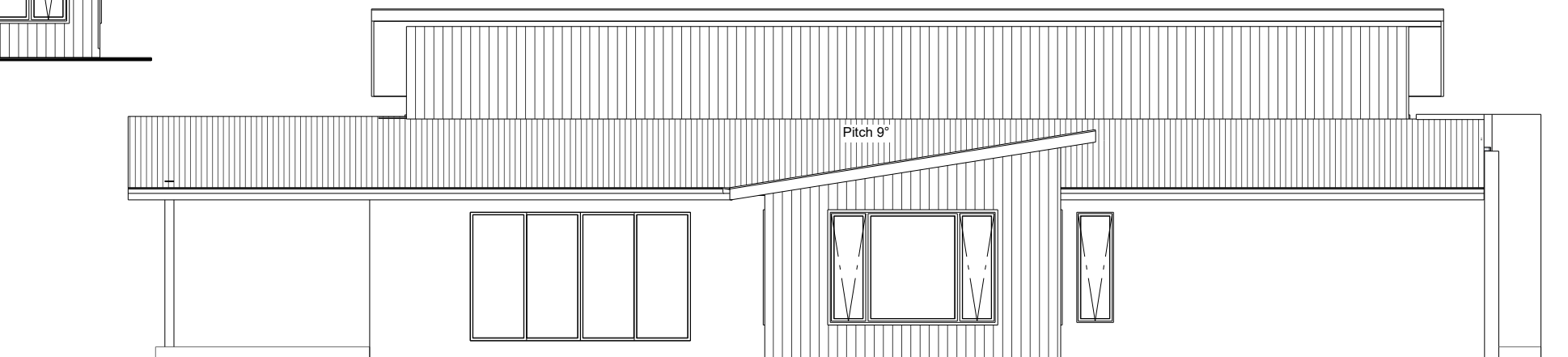
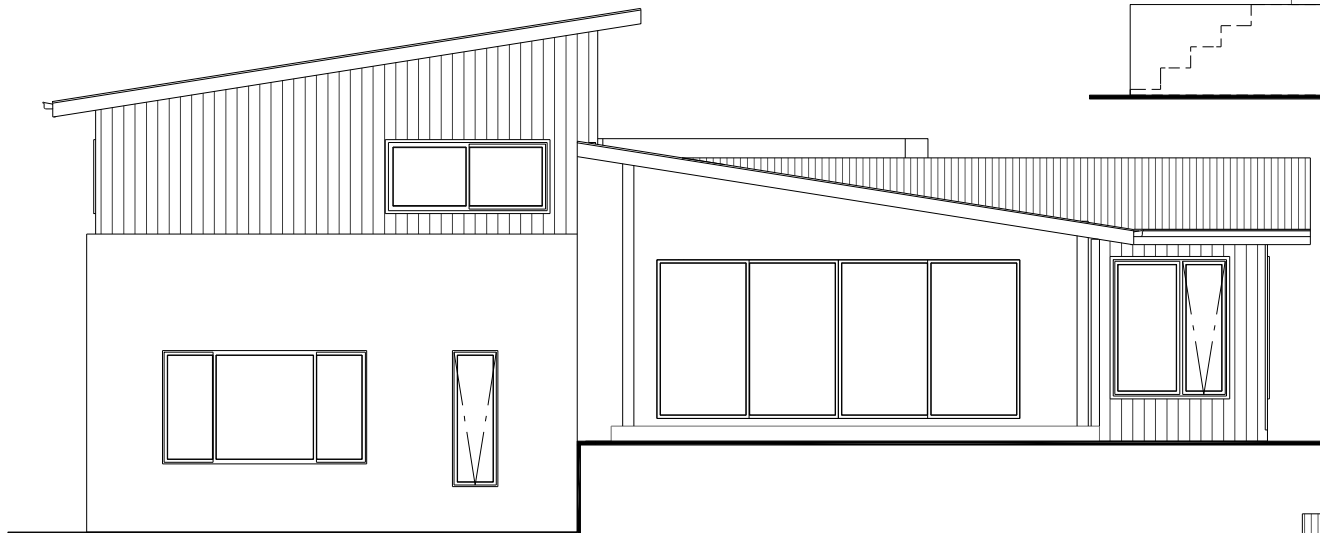
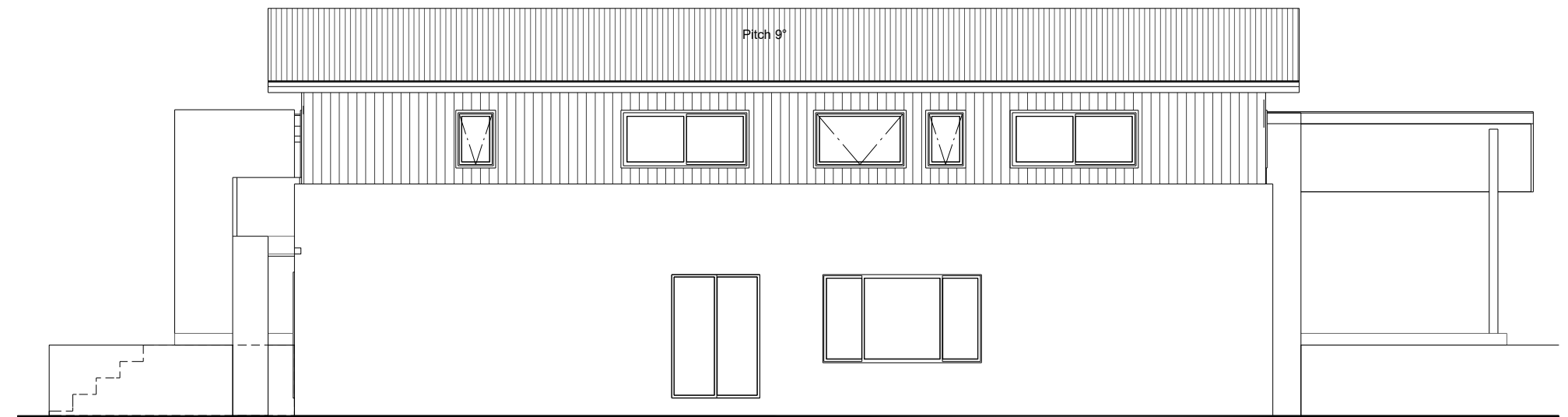
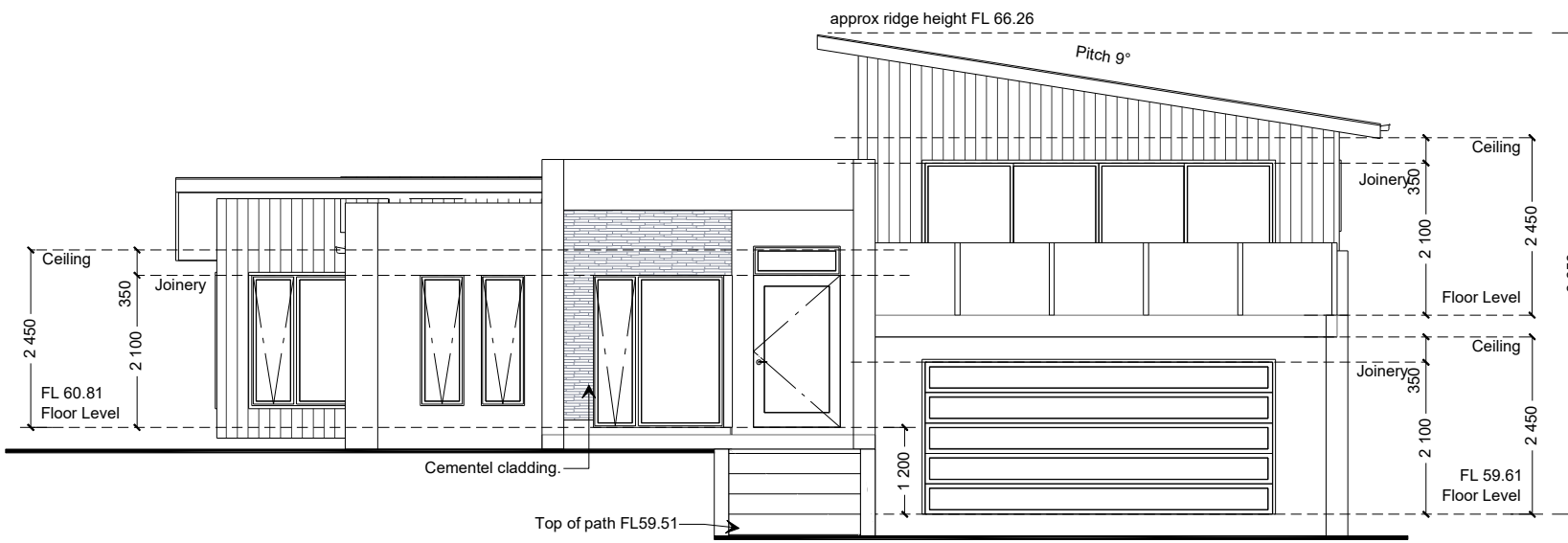
**LOT 106**  
**FORESTWOOD DRIVE**  
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**FLOOR PLAN Scale 1:100**

**G.J. Gardner.**  
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### 23m Wide Site

**LOT 106  
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GLENMORE PARK**

### ELEVATIONS Scale 1:100

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**HOMES**

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## ELECTRICAL LEGEND

LIGHTING \*EEF (denotes energy efficient light fittings)

Symbol	Description	Spec.	Extra
○	Ceiling Light *EEF	-	-
●	Down Light *EEF	-	-
H1800 H	Wall Light *EEF approx height	-	-
⊠	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 XXXX	Quad Power Point	-	-
1 X	Single Power Point	-	-
2 XX	Double Power Point	-	-
W/P 2 XX	Double W/Proof	-	-
W/P 1 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

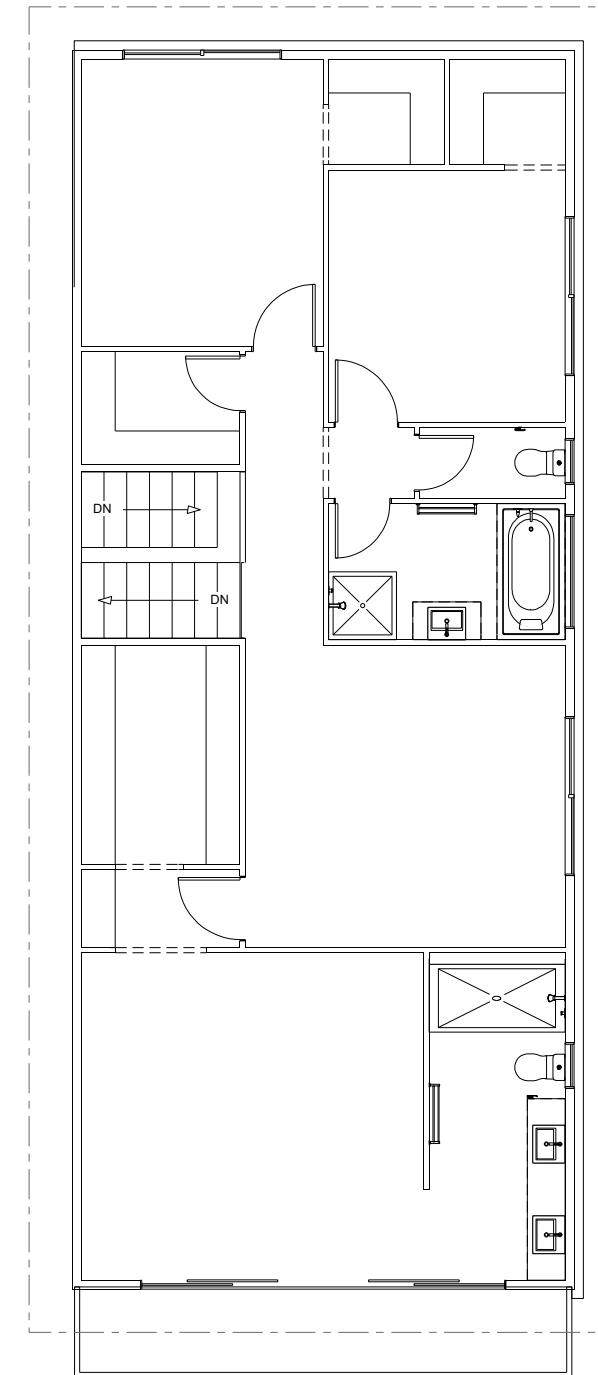
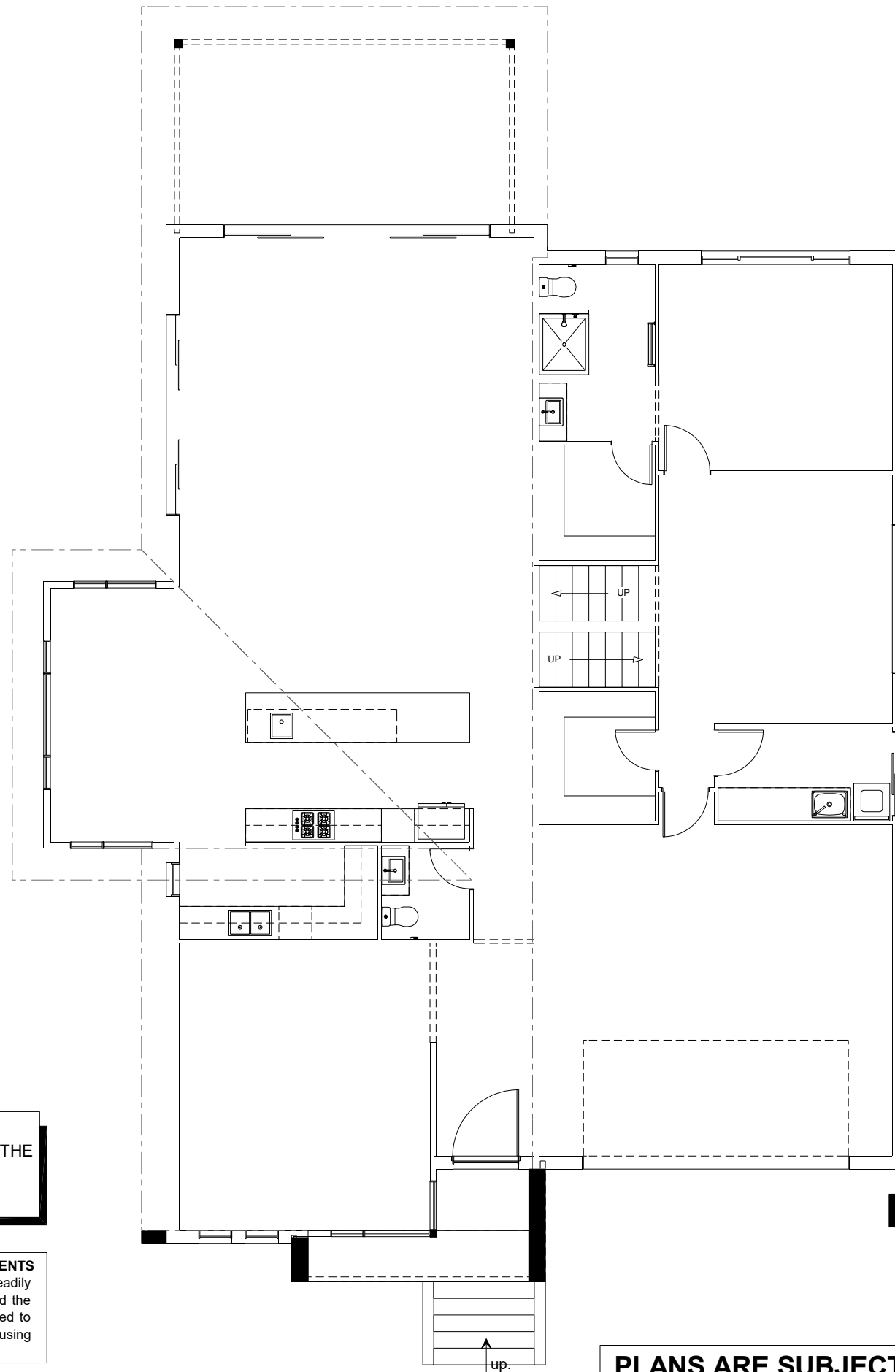
E	Exhaust Fan	-	-
⊞	Ceiling Fan (stainless steel)	-	-
⊞	Ceiling Fan & Light (white) *EEF	-	-
⊞	Meter Box	-	-
HWS	Hot Water Service	-	-
SA	Smoke Detectors	-	-
ds	Dimmer Switch	-	-
2 way	Two way switch	-	-
AC	A/C Condensor Iso point	-	-

## 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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## ELECTRICAL PLAN Scale 1:100

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