

**BRIGHTON
195
EXPRESS**

**Classic
Streetscape**

FLOOR AREAS

LIVING	142.9 m ²
GARAGE	37.1 m ²
ALFRESCO	12.1 m ²
PORCH	2.0 m ²
TOTAL	194.1m²

18m+ Lot Width

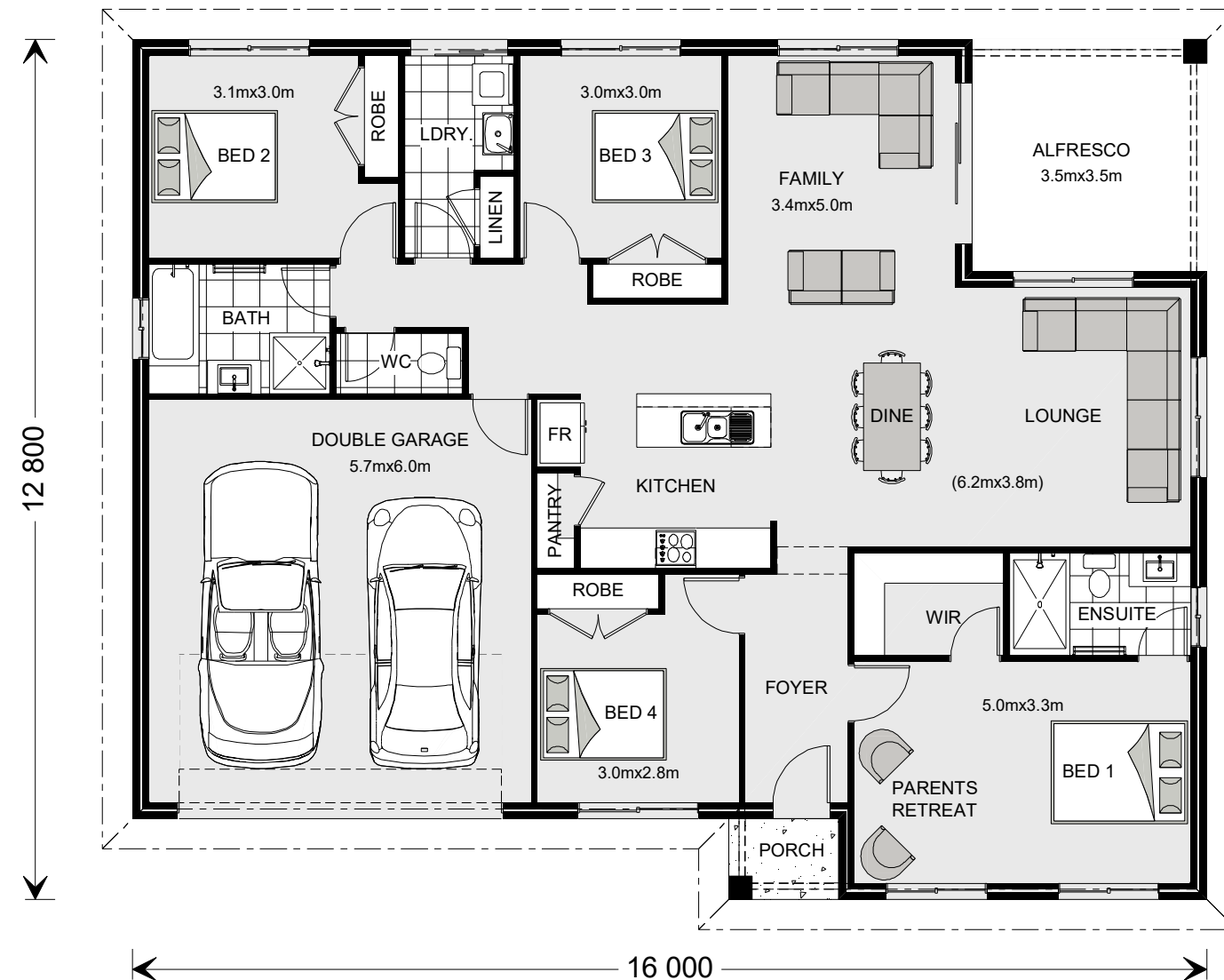
PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

Express Series

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



ARTISTS IMPRESSION - for illustrative purposes only



CONCEPT

DATE:

30/01/17

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Concept plans only, final working
drawings may vary

PRESENTATION PLAN

G.J. Gardner.
HOMES

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SITE PLAN

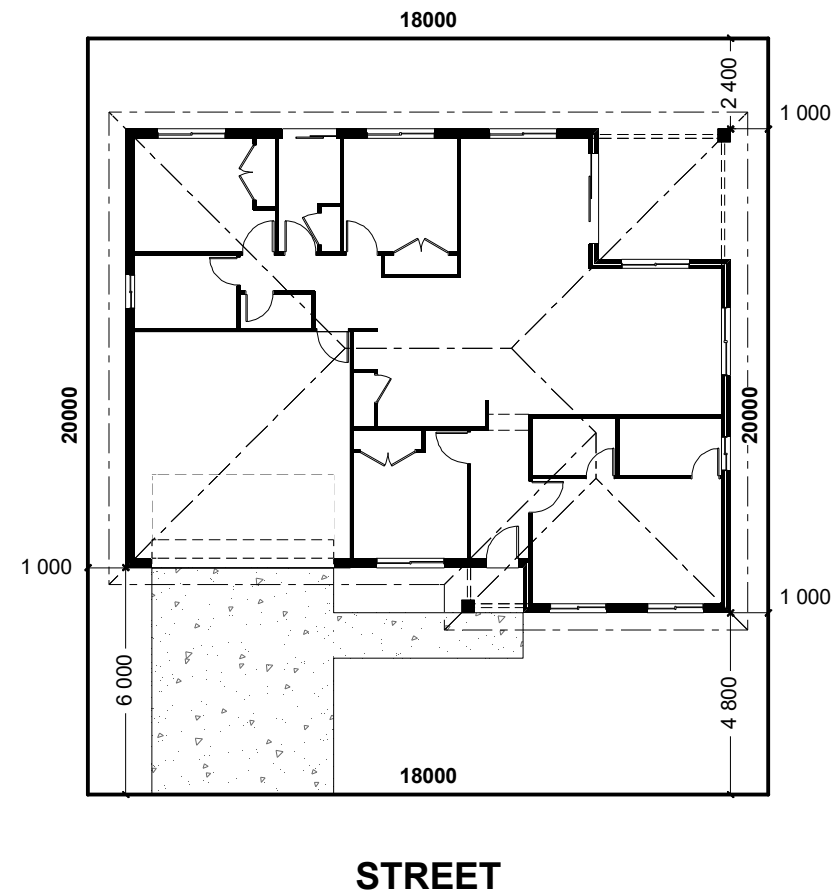
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INDICATIVE SITE PLAN ONLY SHOWING MINIMUM SETBACKS TO WALLS. ACTUAL SITE AND LOCATION MAY REQUIRE DIFFERENT SETBACKS TO SUIT LOCAL COUNCIL REQUIREMENT'S.

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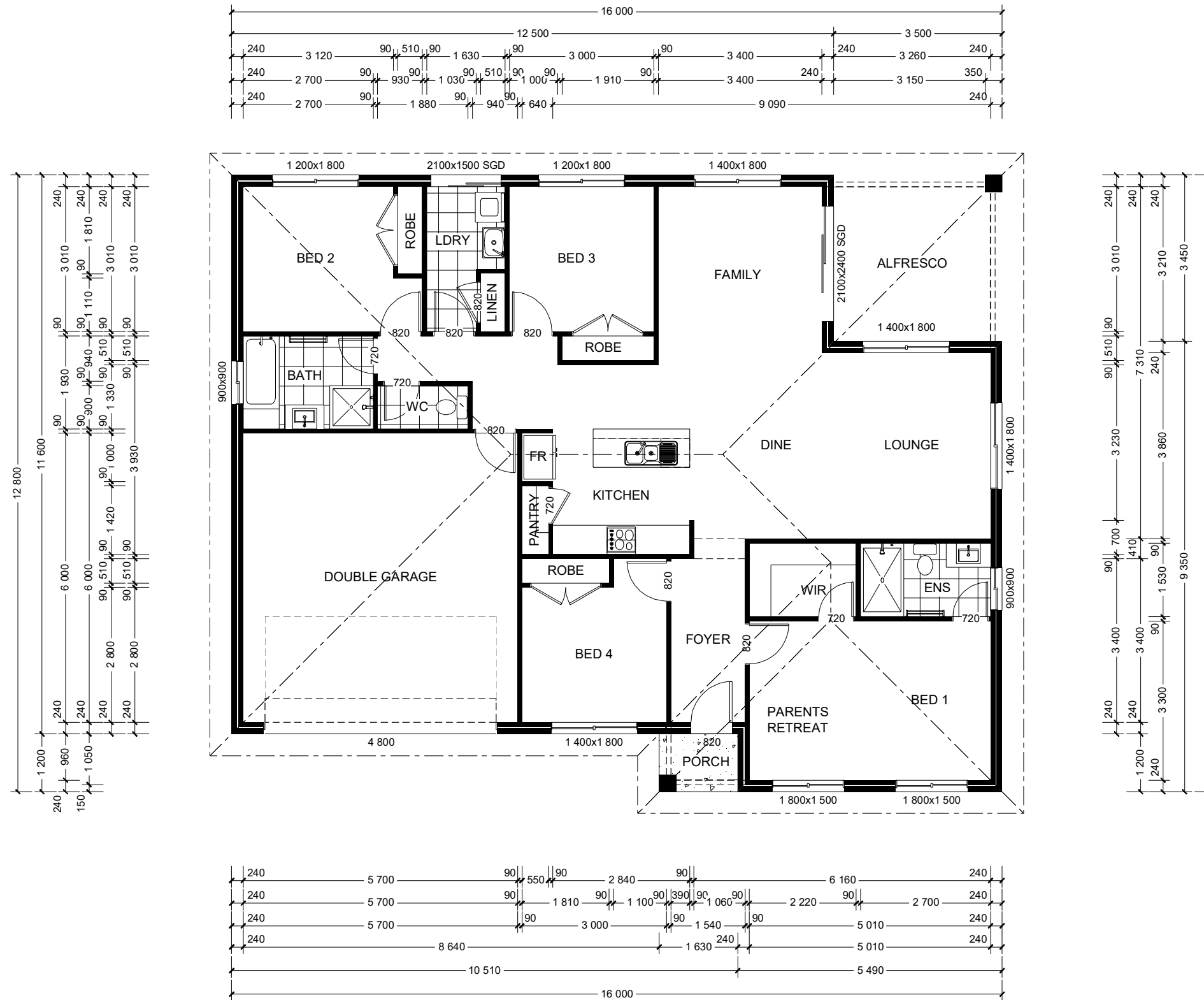
FLOOR PLAN
Scale 1:100

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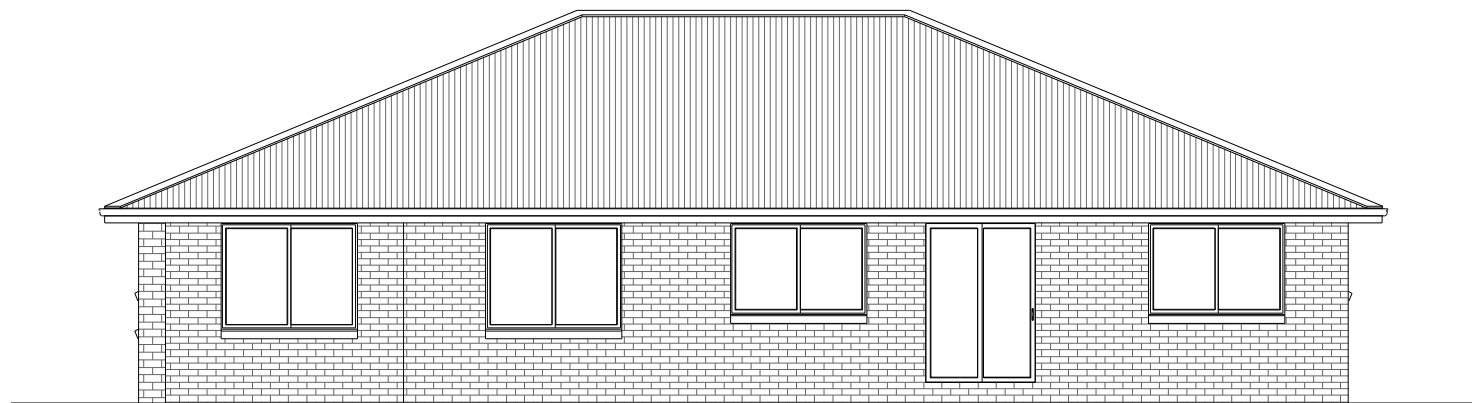
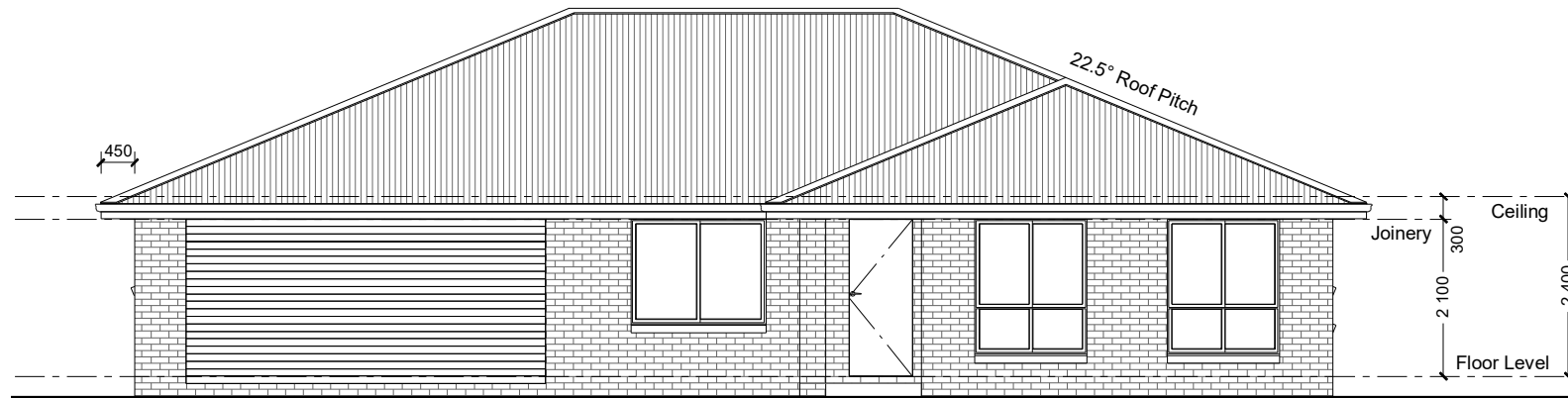
ELEVATIONS
Scale 1:100

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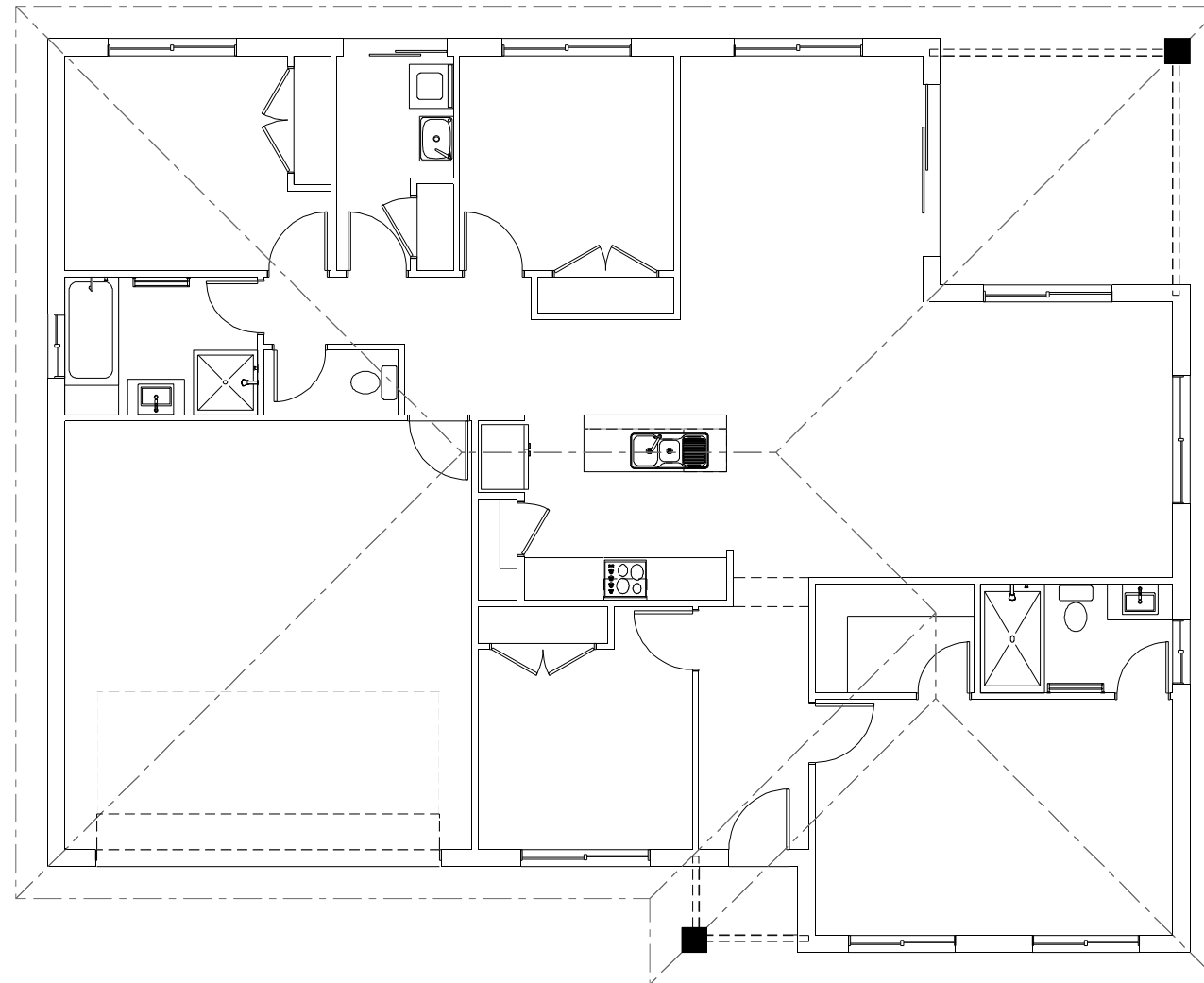
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ELECTRICAL PLAN
Scale 1:100

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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	-	-
⌘	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 ⊗⊗⊗⊗	Quad Power Point	-	-
1 X	Single Power Point	-	-
2 XX	Double Power Point	-	-
W/P 2 XX	Double W/Proof Power Point	-	-
W/P 1 X	Single W/Proof Power Point	-	-
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 NATIONAL CONSTRUCTION CODE
OF AUSTRALIA (B.C.A).

CONSTRUCTION AND VENTILATION OF SANITARY COMPARTMENTS
Doors to sanitary compartments must open outwards or slide or be readily
removable from outside the compartment unless there is a clear space of at
least 1.2m in accordance with the N.C.C. of Australia (B.C.A).
Mechanical ventilation to be provided to sanitary compartments as required in
accordance with the N.C.C. of Australia (B.C.A).