

ARIA 23

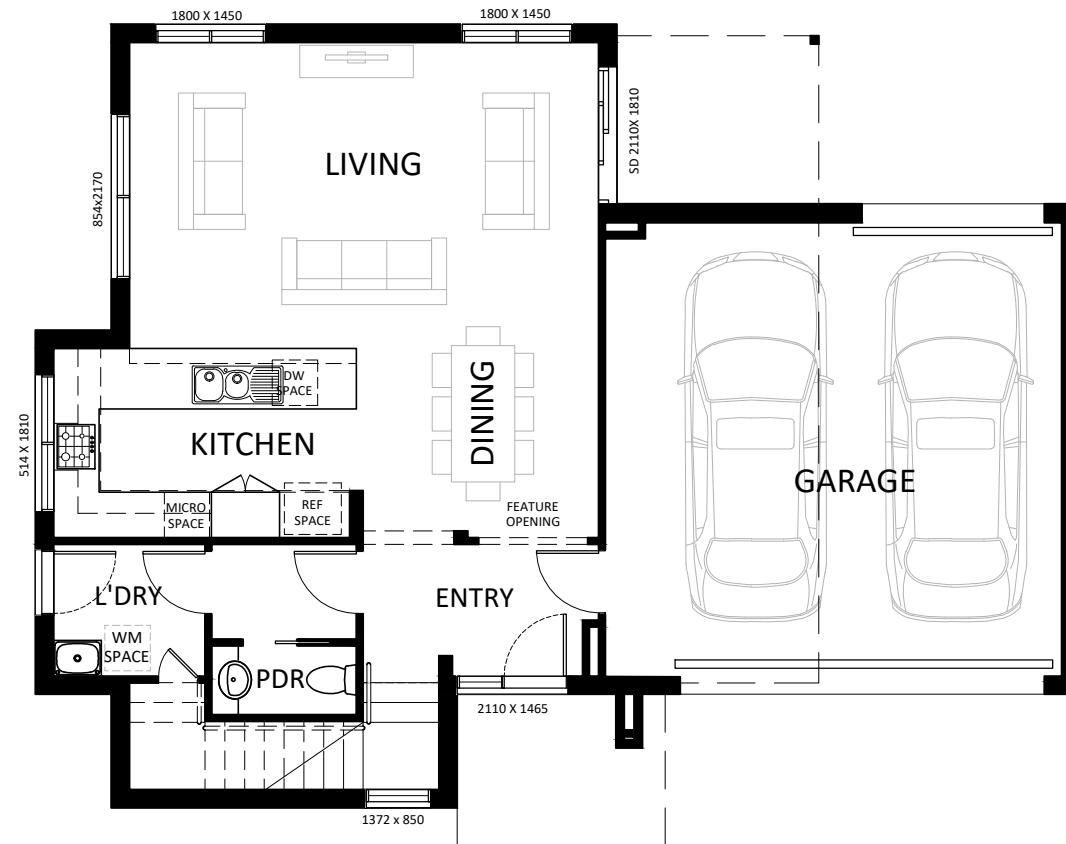
3/4



2.5



2



GROUND FLOOR PLAN



UPPER FLOOR PLAN - OPTION 1 (4 BEDROOM - 1 LIVING)



UPPER FLOOR PLAN - OPTION 2 (3 BEDROOM - 2 LIVING)

OPTION 1 (4 BED)

Master Bed	3.4 x 3.9
Bedroom 2	3.0 x 3.7
Bedroom 3	3.0 x 3.3
Bedroom 4	2.9 x 2.7

OPTION 2 (3 BED)

Master Bed	3.4 x 3.9
Bedroom 2	3.0 x 3.1
Bedroom 3	3.0 x 3.0
Rumpus (option)	5.0 x 4.3

GROUND FLOOR

Living	6.2 x 4.0
Dining	3.2 x 2.5
Alfresco	2.7 x 2.2
Garage	6.0 x 6.0

AREAS:			
GROUND FLOOR:	69.8 m ²	GARAGE:	40.6 m ²
FIRST FLOOR:	90.7 m ²	PORCH:	5.5 m ²
	0.0 m ²	ALFRESCO:	5.9 m ²
	0.0 m ²		0.0 m ²
SUB TOTAL:	160.5 m ²	TOTAL:	212.5 m ²
	17.3 sq		22.9 sq

Total House Length (Ex. Porch)	10.35 m
Total House Width	13.80 m
Minimum Lot Width	16.00 m

Dimensions are approximate only.



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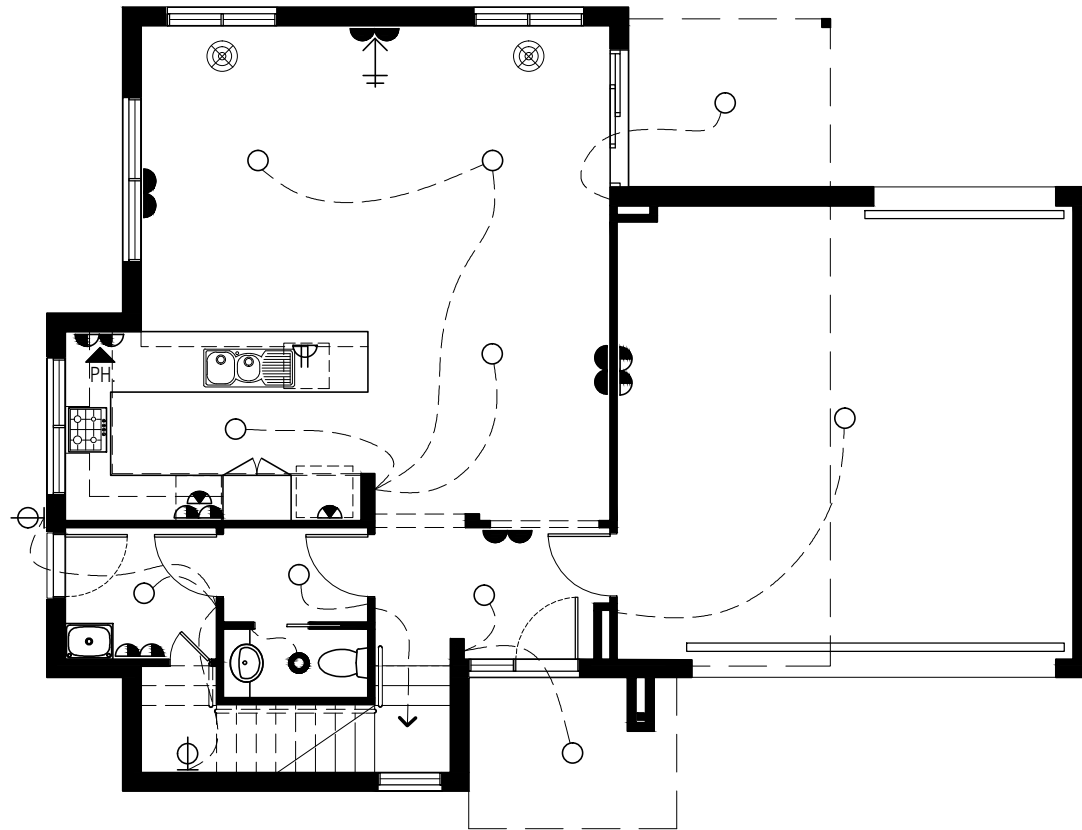
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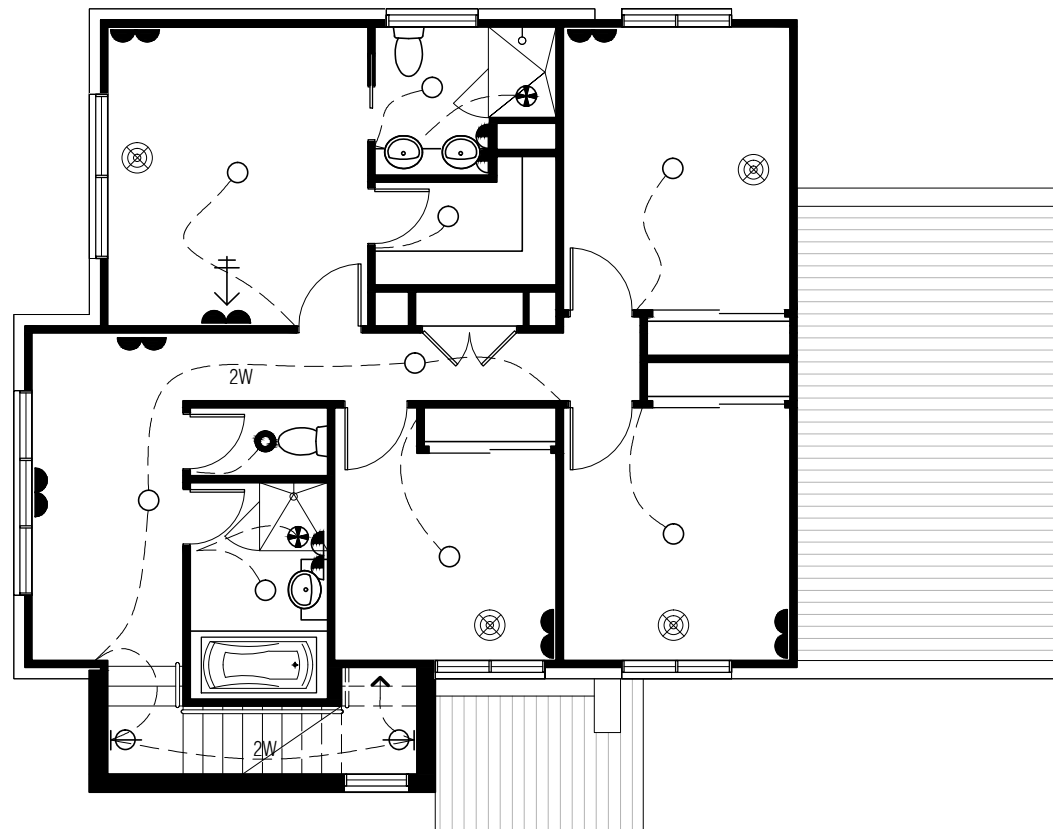
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ISSUE DATE: MARCH 2018

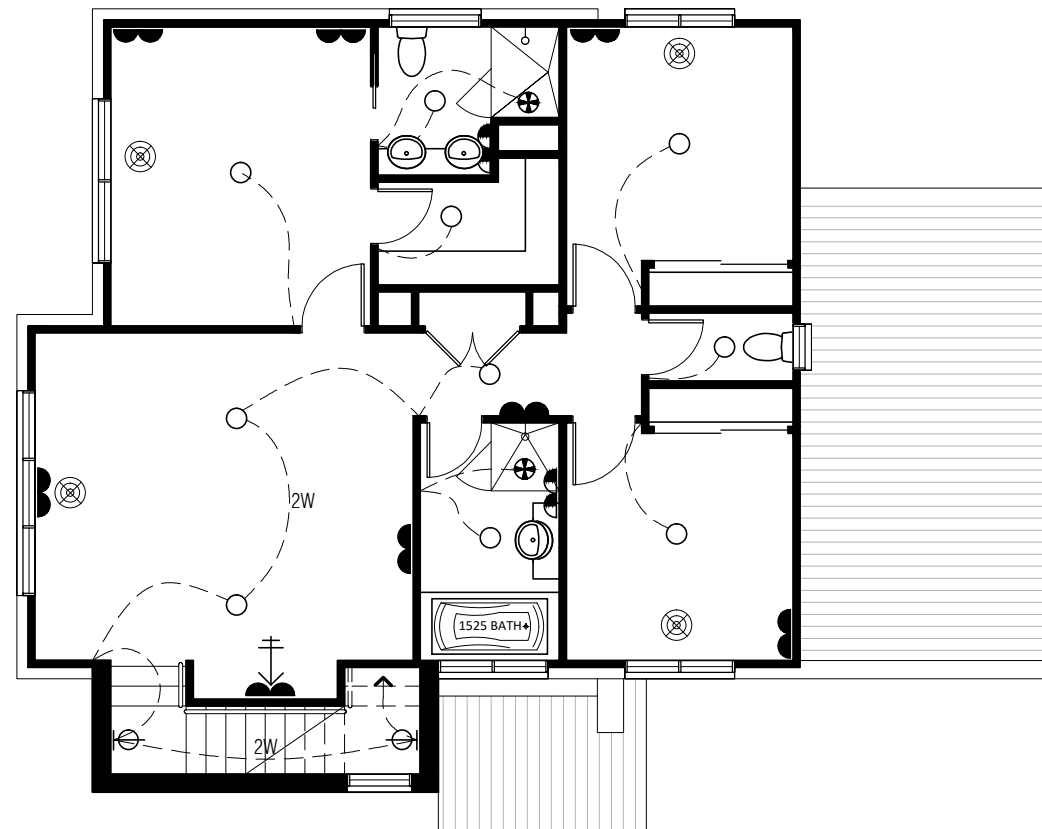
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GROUND FLOOR PLAN



UPPER FLOOR PLAN - OPTION 1 (4 BEDROOM - 1 LIVING)



UPPER FLOOR PLAN - OPTION 2 (3 BEDROOM - 2 LIVING)

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LIGHTING & FITTINGS			
	CEILING LIGHT OUTLET WITH ACRYLIC SHADE.		
	PENDANT LIGHT AS SPEC.		
	CEILING LIGHT WITH SPEC. FITTING.		
	LED (FIXED) DOWNLIGHT.		
	WALL LIGHT AS SPEC..	PARAFLOOD WITH SENSOR.	
	STAIR LIGHT		
	DOUBLE PARAFLOOD LIGHT WITH SENSOR.		
	1200 FLURO.	JUNCTION BOX (IN CEILING)	
	MOTION SENSOR.	DAYLIGHT SENSOR.	
	EXHAUST FAN (SELF SEALING).	EXHAUST FAN (SELF SEALING). <small>INSTALLED AS PER B.C.A. 3.8.5. & TO COMPLY WITH A.S.1668.2.</small>	
	COMBINATION EXHAUST FAN & LIGHT.		
	DIMMER SWITCH TO FITTING AS WIRED.		
	TWO WAY SWITCHING TO FITTING AS WIRED.		
POWER			
	DOUBLE POWER POINT @ 300MM.	<small>UNLESS NOTED OTHERWISE</small>	
	SINGLE POWER POINT @ 750MM.		
	DOUBLE POWER POINT @ 1150MM.		
	SGL WEATHER PROOF P.POINT @ 1150MM.		
	DOUBLE WEATHER PROOF P.POINT @ 1150MM.		
	SGL P.POINT @ 600MM ON SEP. CIRCUIT.		
	SGL P.POINT TO CEIL-REMOTE CONT. UNIT		
OTHER			
	SMOKE DETECTOR.	<small>APPROX. POSITION INSTALLED AS PER B.C.A. 3.7.2. & TO COMPLY WITH A.S.3786.</small>	
	GAS BAYONET POINT @ 450mm		
	EXTERNAL METER BOX.	INTERNAL SWITCHBOARD.	
[HWU]	HOT WATER UNIT AS SPECIFIED	[HWU]	SOLAR HOT WATER UNIT AS SPECIFIED
[MH]	ROOF ACCESS		
SECURITY & COMMUNICATIONS			
	SPEAKER (IN CEILING)	ELECTRICAL CONDUIT	
	TV POINT @ SPECIFIED HEIGHT		
	TELEPHONE POINT TO MATCH ADJOINING POWER POINT HEIGHT		
	MULTIMEDIA POINT TO MATCH ADJOINING POWER POINT HEIGHT		
	TERMINATION BOX	DISTRIBUTION HUB BOX	
ALARM			
	ALARM KEYPAD	ALARM STROBE & SIREN	
	ALARM CONTROL PANEL W/- SINGLE GPO @ 2200MM AFL		
	ALARM SENSOR (TYPICALLY WALL MOUNTED)		
HEATING & COOLING			
	CEILING REGISTER (HEATING ONLY)	GAS DUCTED HEATING UNIT	
	CEILING REGISTER (COOLING ONLY)	EVAP. COOLER UNIT	
[RA]	RETURN AIR (WALL MOUNTED)	[RA]	RETURN AIR (CEILING MOUNTED)
	AIR CONDITIONER HEAD	AIR CONDITIONER CONDENSER	
	CEILING FAN WITHOUT LIGHT FITTING	CEILING FAN WITH LIGHT FITTING	
NOTE: HEATING & COOLING REGISTERS INDICATED ON PLAN ARE SYMBOLIC ONLY. ACTUAL REGISTERS SHAPE & LOCATION PER MANUFACTURES RECOMENDATIONS.			
DUCTED VACUUM			
[DVS]	DUCTED VACUUM SYSTEM @1500MM APPROX.	[DVP]	DUCTED VACUUM POINT @300MM
			DUCTED VACUUM KICKBOARD OUTLET (REFER INTERNALS FOR POSITION)
IMPORTANT:			
- PROVIDE LIGHT POINT & SINGLE G.P.O. IN ROOF SPACE			
- WHERE INSTALLED, PROVIDE DIRECT POWER OUTLETS TO COOK TOP, RANGEHOOD, UNDER BENCH OVEN.			