

C A M D E N 40



AREAS:			
GROUND FLOOR:	140.1 m ²	GARAGE:	36.8 m ²
FIRST FLOOR:	176.4 m ²	ALFRESCO:	18.7 m ²
	0.0 m ²	PORCH:	3.1 m ²
	0.0 m ²		0.0 m ²
SUB TOTAL:	316.5 m ²	TOTAL:	375.1 m ²
	34.1 sq		40.4 sq

Total House Length	16.7 m
Total House Width	12.4 m
Minimum Block Size*	14.4 x 23.7m

NCC 2022 SUITABLE

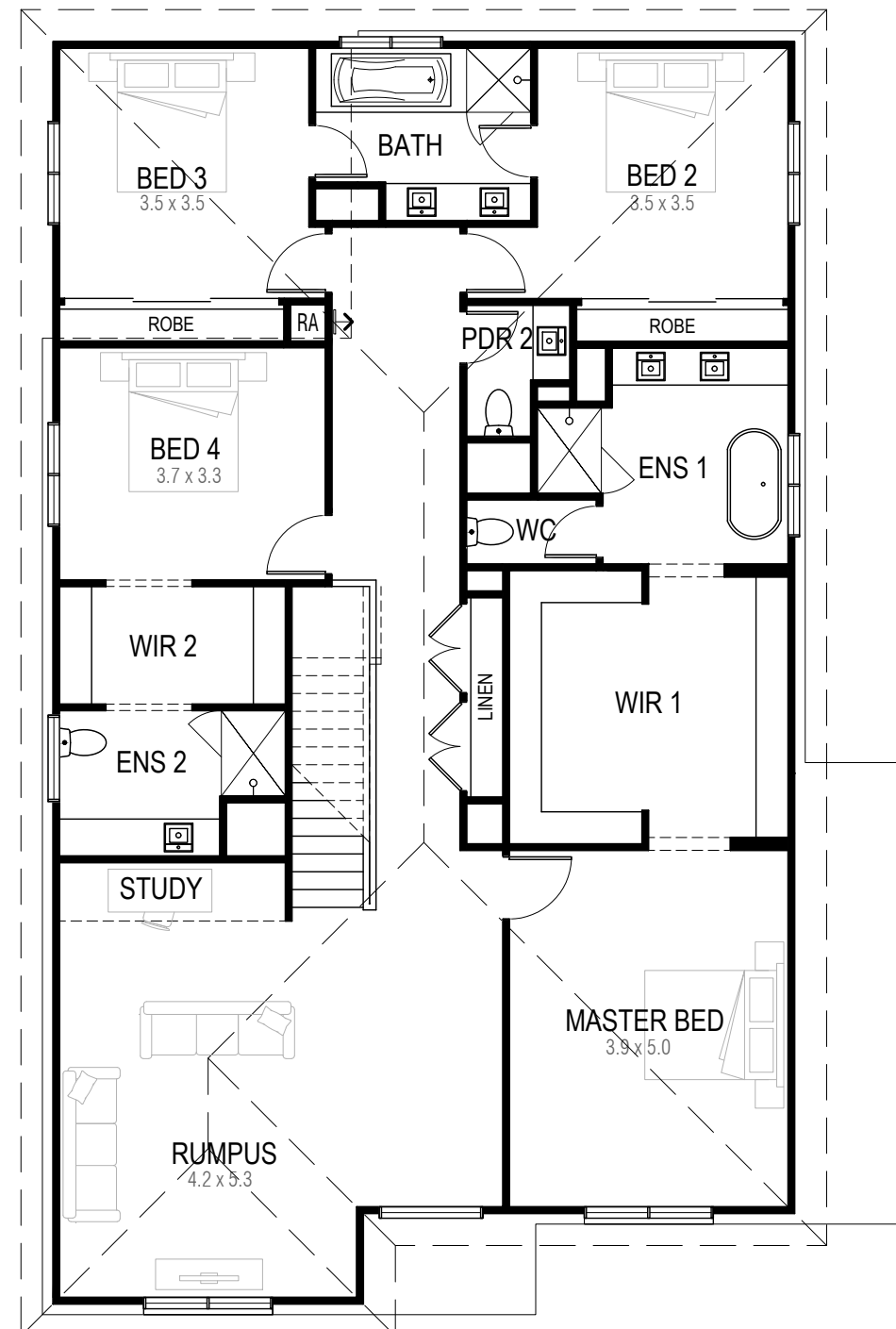
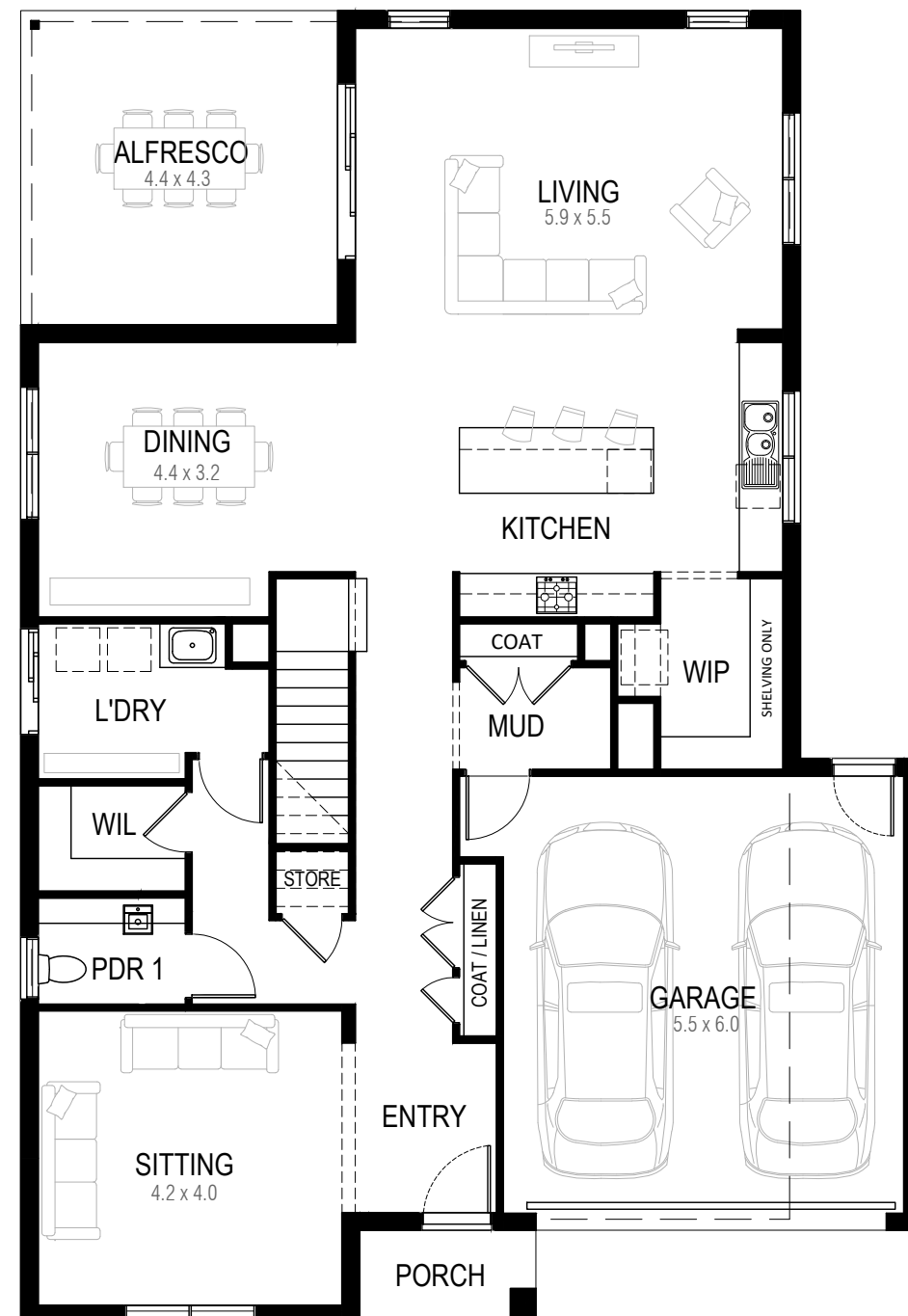
This Brochure is for marketing purposes and should be used as a guide only.
Verve specification shown, please refer to your contract specifications or
speak to your New Home Consultant for full inclusion details.

*Suggested minimum block sizes are based on a 4m front setback and 3m rear setback for New Estate Builds. Your selected block setbacks may differ from this. Speak to your New Home Consultant to confirm if this product is suitable for your blocks individual requirements.

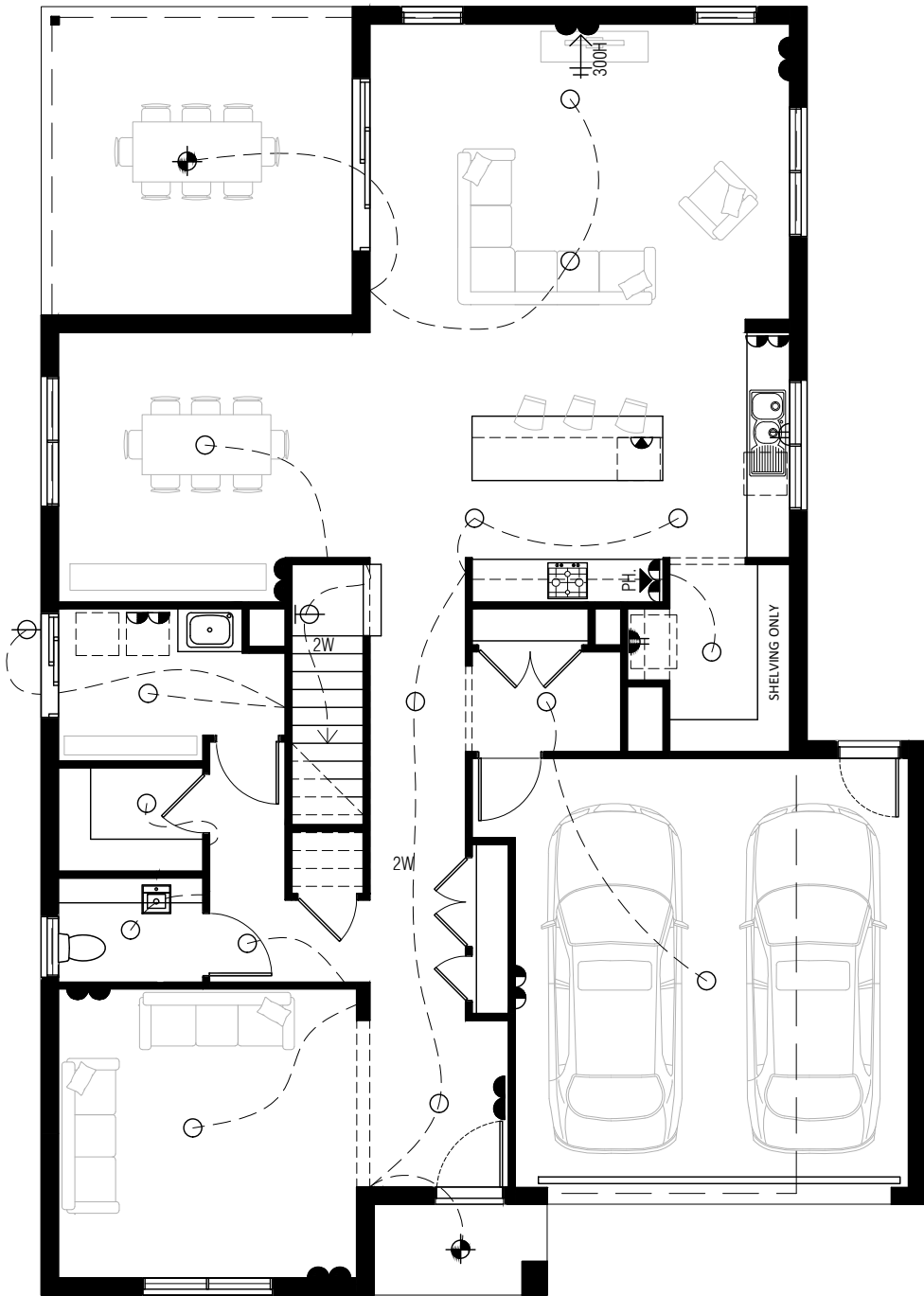
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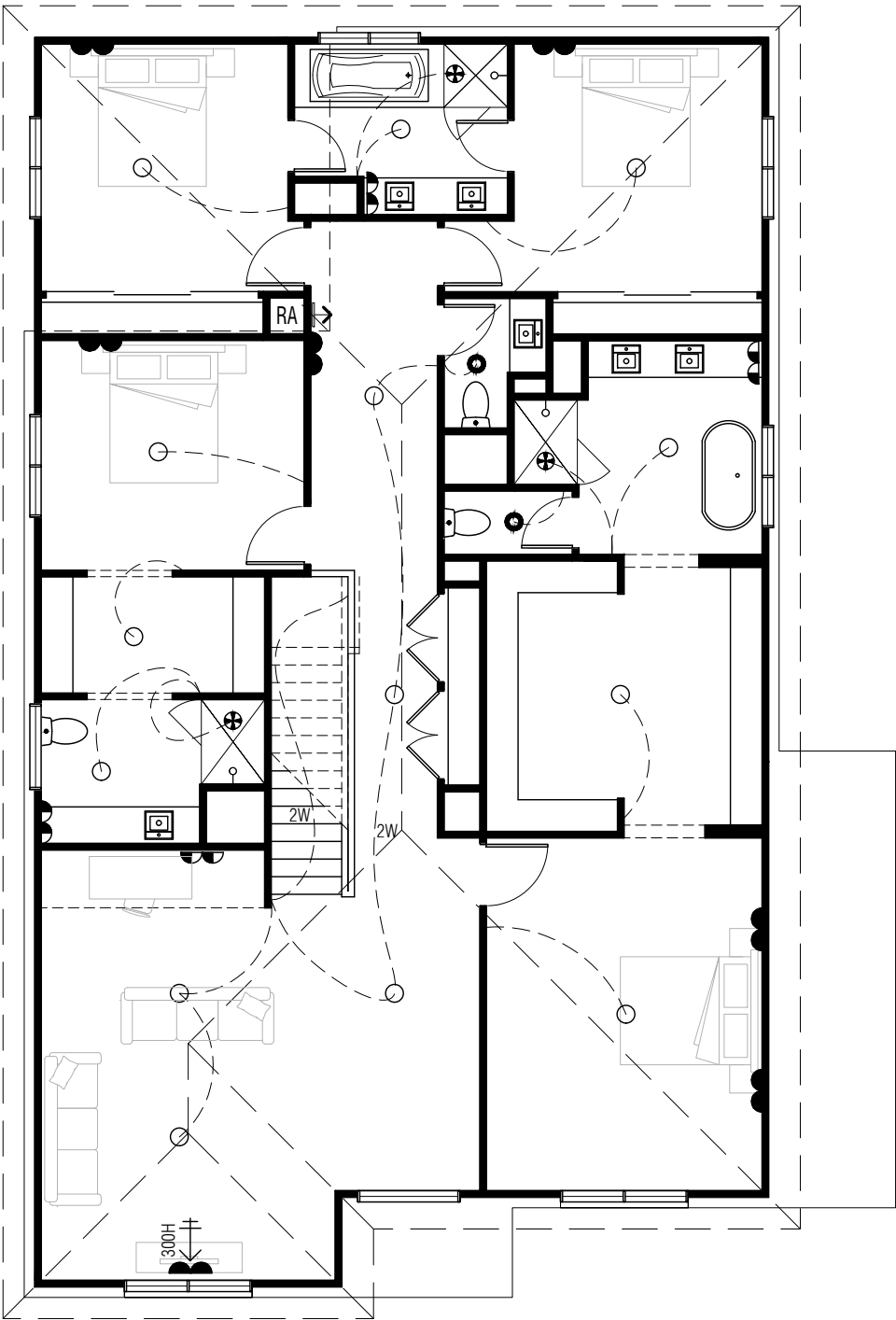
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CAMDEN 40



GROUND FLOOR



FIRST FLOOR

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		LED STRIP LIGHT		
	DOUBLE PARAFLOOD LIGHT WITH SENSOR.				
	1200 FLURO.		JUNCTION BOX (IN CEILING)		
	MOTION SENSOR.		DAYLIGHT SENSOR.		
	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.				
	DOUBLE POWER POINT @ 1400MM.				
	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				
	SINGLE POWER POINT @ 1800MM.				
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.		
	HOT WATER UNIT AS SPECIFIED		SOLAR HOT WATER UNIT AS SPECIFIED		
	ROOF ACCESS (450 x 600mm)				
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		
	ELECTRIC WALL HEATING PANEL				
	RETURN AIR (WALL MOUNTED)		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.					
IMPORTANT:					
- PROVIDE LIGHT POINT & SINGLE G.P.O. IN ROOF SPACE					
- WHERE INSTALLED, PROVIDE DIRECT POWER OUTLETS TO COOK TOP, RANGEHOOD, UNDER BENCH OVEN.					