



ARTISTS IMPRESSION - for illustrative purposes only
Display Home Beach Facade

NCC 22	The bathroom and powder room must be constructed and reinforced in accordance with NCC regulations. This includes any circulation space req's, noggings and sheeting provisions for future grab rails where required.					PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).		
	MANDALAY 305 Beach Streetscape Element Series	CONCEPT 22/05/2023	FLOOR AREAS	TOTAL 305.1 m²	Min. Lot Width 18 m + Lot Width	ARTIST IMPRESSION N.T.S.	G.J. Gardner. HOMES	
		© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING GARAGE ALFRESCO PORCH	236.4 m² 37.6 m² 27.7 m² 3.4 m²	PROPOSED DISPLAY HOME LOT 261, 23 BLOMELEY DR, LUCAS "LUCAS ESTATE"			



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MANDALAY 305

Beach Streetscape

Element Series

CONCEPT 22/05/2023

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FLOOR AREAS

LIVING 236.4 m²
GARAGE 37.6 m²
ALFRESCO 27.7 m²
PORCH 3.4 m²

TOTAL 305.1 m²

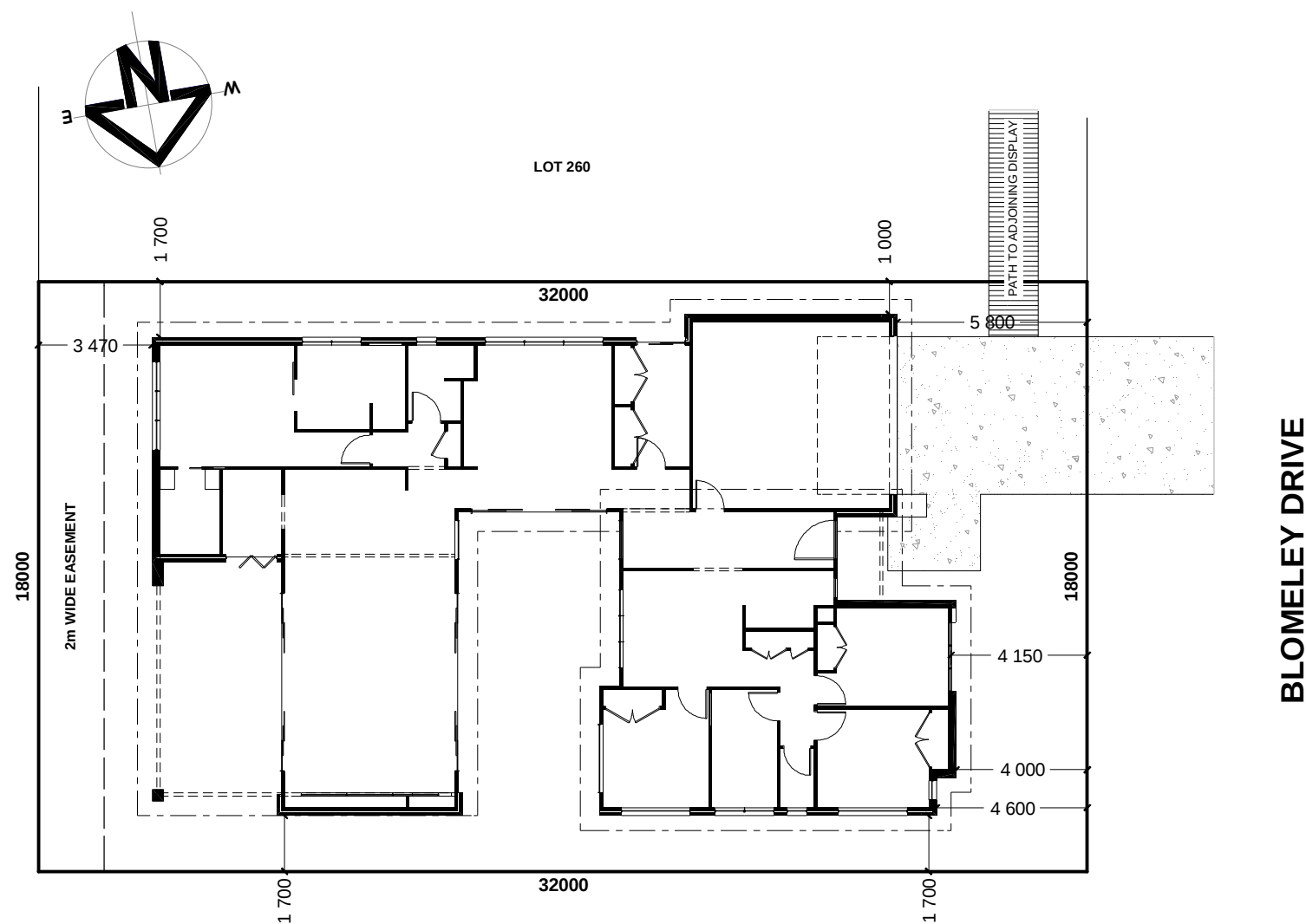
Min. Lot Width
18 m + Lot Width

PRESENTATION PLAN
Scale 1:100 @A3

PROPOSED DISPLAY HOME
LOT 261, 23 BLOMELEY DR, LUCAS
"LUCAS ESTATE"

G.J. Gardner.

HOMES



INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

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MANDALAY 305 Beach Streetscape Element Series	CONCEPT22/05/2023	FLOOR AREAS	TOTAL305.1 m²	Min. Lot Width18 m + Lot Width	SITE PLANScale 1:200 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING	236.4 m²	PROPOSED DISPLAY HOME		
		GARAGE	37.6 m²	LOT 261, 23 BLOMELEY DR, LUCAS		
		ALFRESCO	27.7 m²	"LUCAS ESTATE"		
		PORCH	3.4 m²			



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MANDALAY 305

Beach Streetscape

Element Series

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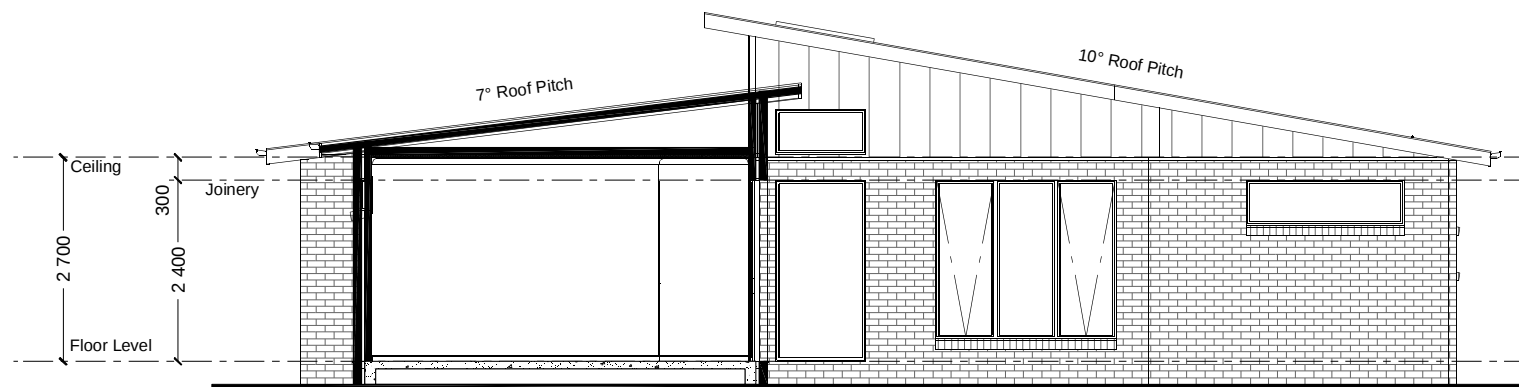
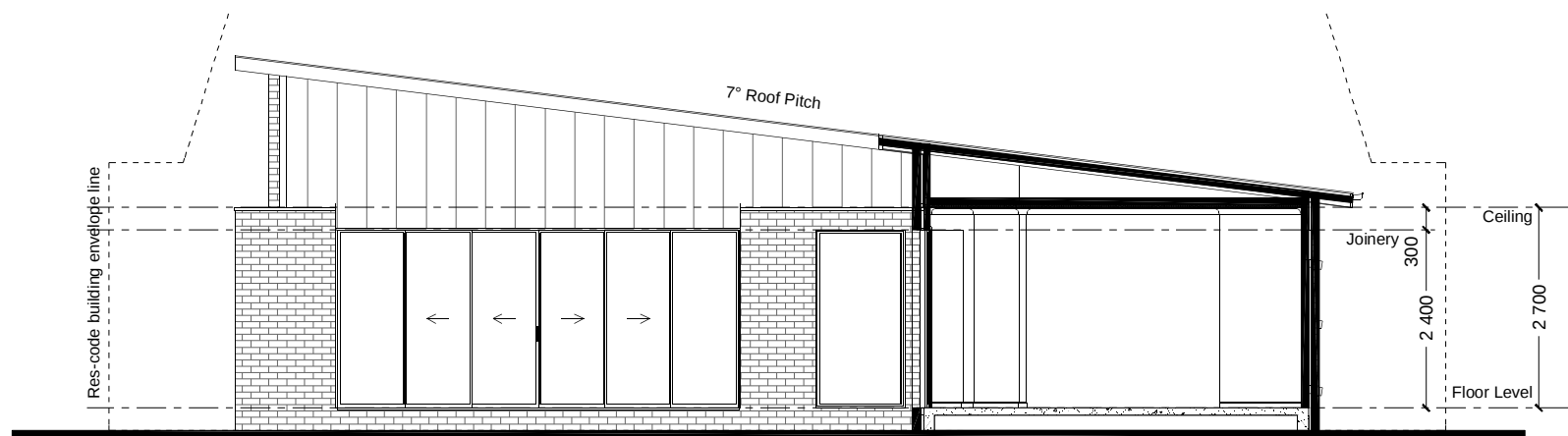
FLOOR AREAS	TOTAL 305.1 m ²
LIVING	236.4 m ²
GARAGE	37.6 m ²
ALFRESCO	27.7 m ²
PORCH	3.4 m ²

Min. Lot Width 18 m + Lot Width	FLOOR PLAN Scale 1:100 @A3
PROPOSED DISPLAY HOME	
LOT 261, 23 BLOMELEY DR, LUCAS "LUCAS ESTATE"	

G.J. Gardner.
HOMES



THEMES



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MANDALAY 305

Beach Streetscape

Element Series

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FLOOR AREAS TOTAL 305.1 m²

LIVING	236.4 m ²
GARAGE	37.6 m ²
ALFRESCO	27.7 m ²
PORCH	3.4 m ²

Min. Lot Width
18 m + Lot Width

SECTIONS
Scale 1:100 @A3

PROPOSED DISPLAY HOME

LOT 261, 23 BLOMELEY DR, LUCAS
"LUCAS ESTATE"

G.J. Gardner.

HOMES

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MANDALAY 305

Beach Streetscape

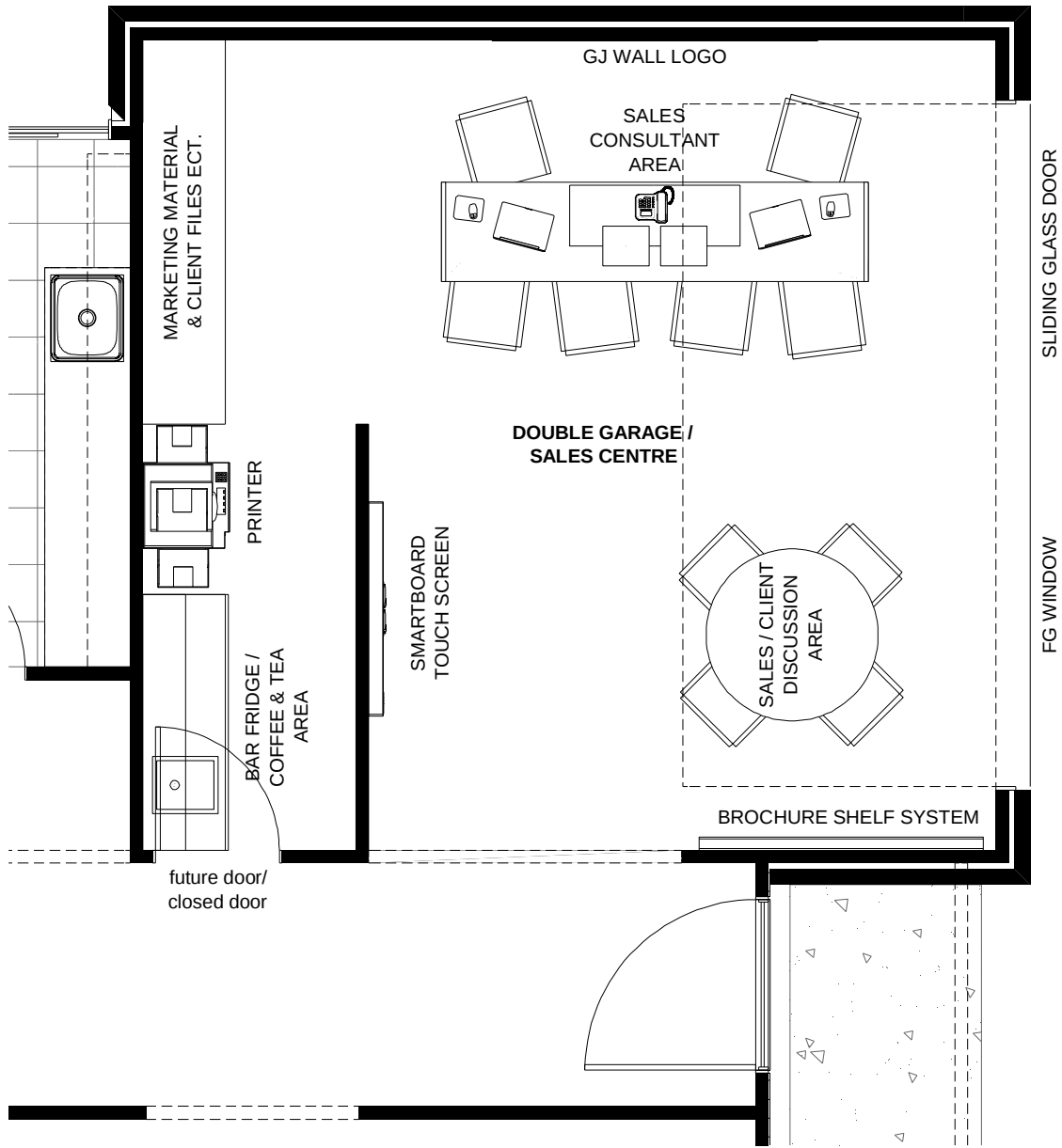
Element Series

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FLOOR AREAS	TOTAL 305.1 m²
LIVING	236.4 m²
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ALFRESCO	27.7 m²
PORCH	3.4 m²

Min. Lot Width 18 m + Lot Width	DISPLAY SALES CENTRE Scale 1:50 @A3
PROPOSED DISPLAY HOME	
LOT 261, 23 BLOMELEY DR, LUCAS "LUCAS ESTATE"	

G.J. Gardner.
HOMES



ELECTRICAL LEGEND

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

LIGHTING *EEF (denotes energy efficient light fittings)

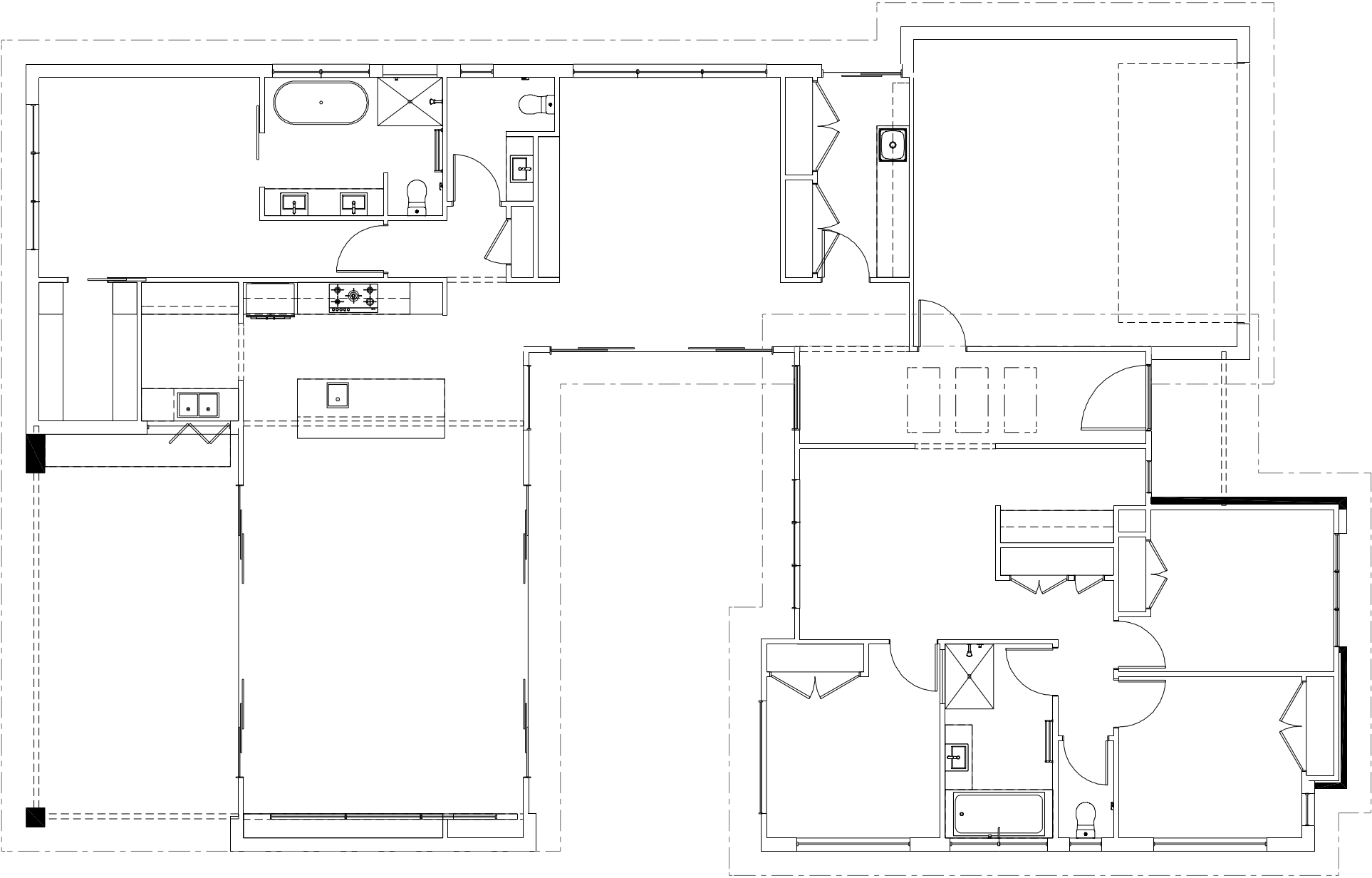
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

POWER

	Quad Power Point	-	-
	Single Power Point	-	-
	Double Power Point	-	-
	Double W/Proof Power Point	-	-
	Single W/Proof Power Point	-	-
	T.V. Point	-	-
	Phone Point	-	-
	T.V Antenna & Booster inc. SGPO	-	-
	Dishwasher Point	-	-
	Rangehood Point	-	-
	Microwave Point	-	-
	Oven Point	-	-
	Cook Top Iso point	-	-

MISCELLANEOUS

	Exhaust Fan	-	-
	Ceiling Fan (stainless steel)	-	-
	Ceiling Fan & Light (white) *EEF	-	-
	Meter Box	-	-
	Hot Water Service	-	-
	Smoke Detectors	-	-
	Dimmer Switch	-	-
	Two Way Switch	-	-
	A/C Condensor Iso Point	-	-



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GARAGE
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ELECTRICAL PLAN
Scale 1:100 @A3

PROPOSED DISPLAY HOME

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