



ARTISTS IMPRESSION - for illustrative purposes only  
(Mandalay 338 Alpine Facade)

NCC Compatible

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

|                                                                                 |                                                                                                                              |                                       |                                                                                          |                               |                             |                                           |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------|-------------------------------|-----------------------------|-------------------------------------------|
| <div>MANDALAY 338</div> <div>Alpine Streetscape</div> <div>Element Series</div> | CONCEPT8/01/2024                                                                                                             | FLOOR AREAS                           | TOTAL326.7 m <sup>2</sup>                                                                | Min. Lot Width<br>18 m - 20 m | ARTIST IMPRESSION<br>N.T.S. | <div>G.J. Gardner.</div> <div>HOMES</div> |
|                                                                                 | © Copyright Archiman Pty Ltd<br>exclusive to<br>G.J. Gardner Homes<br>Concept plans only,<br>final working drawings may vary | LIVING<br>GARAGE<br>ALFRESCO<br>PORCH | 257.2 m <sup>2</sup><br>37.3 m <sup>2</sup><br>27.5 m <sup>2</sup><br>4.7 m <sup>2</sup> |                               |                             |                                           |





NCC Compatible

## MANDALAY 338

Alpine Streetscape

Element Series

CONCEPT 8/01/2024

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final working drawings may vary

FLOOR AREAS

LIVING  
GARAGE  
ALFRESCO  
PORCH

TOTAL 326.7 m<sup>2</sup>

257.2 m<sup>2</sup>  
37.3 m<sup>2</sup>  
27.5 m<sup>2</sup>  
4.7 m<sup>2</sup>

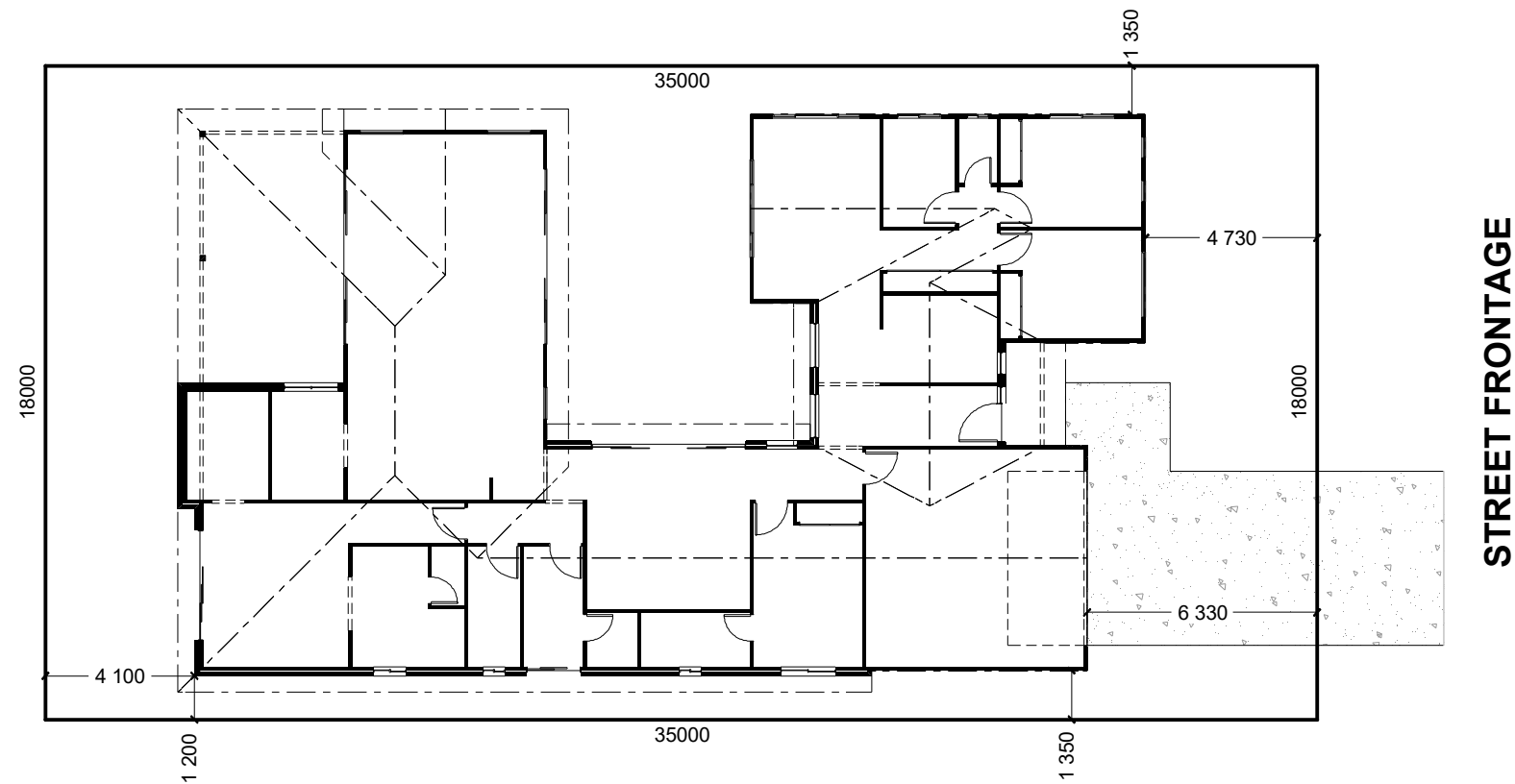
PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

Min. Lot Width  
18 m - 20 m

PRESENTATION PLAN  
Scale 1:100 @A3

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 338<br>Alpine Streetscape<br>Element Series | CONCEPT 8/01/2024                                                                                                            | FLOOR AREAS                           | TOTAL 326.7 m <sup>2</sup>                                                               | Min. Lot Width<br>18 m - 20 m | SITE PLAN<br>Scale 1:200 @A3 | G.J. Gardner.<br>HOMES |
|                                                      | © Copyright Archiman Pty Ltd<br>exclusive to<br>G.J. Gardner Homes<br>Concept plans only,<br>final working drawings may vary | LIVING<br>GARAGE<br>ALFRESCO<br>PORCH | 257.2 m <sup>2</sup><br>37.3 m <sup>2</sup><br>27.5 m <sup>2</sup><br>4.7 m <sup>2</sup> |                               |                              |                        |



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# MANDALAY 338

Alpine Streetscape

Element Series

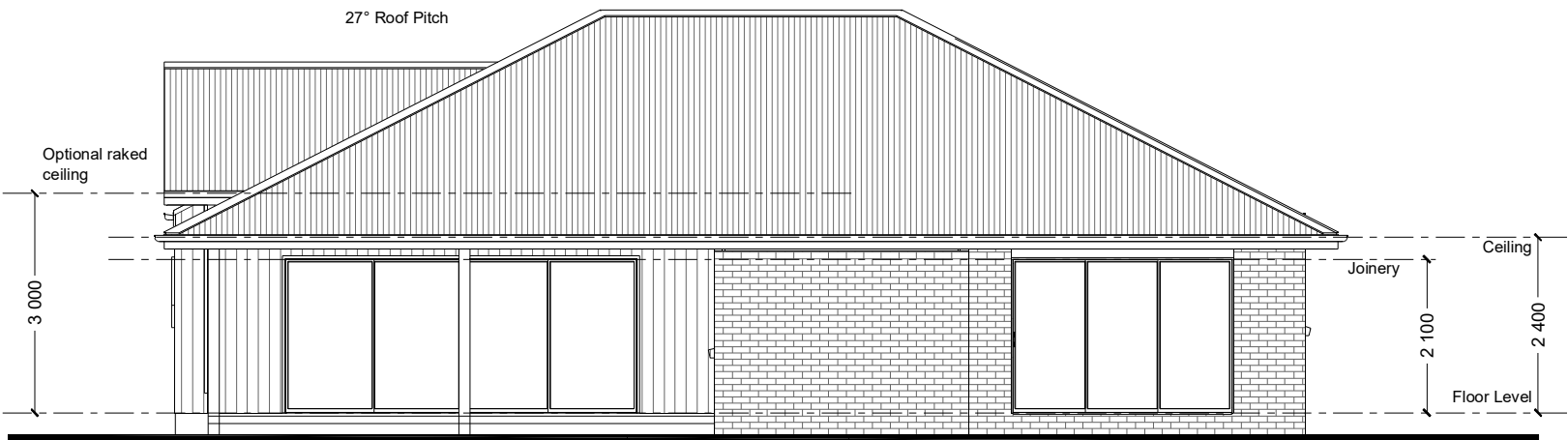
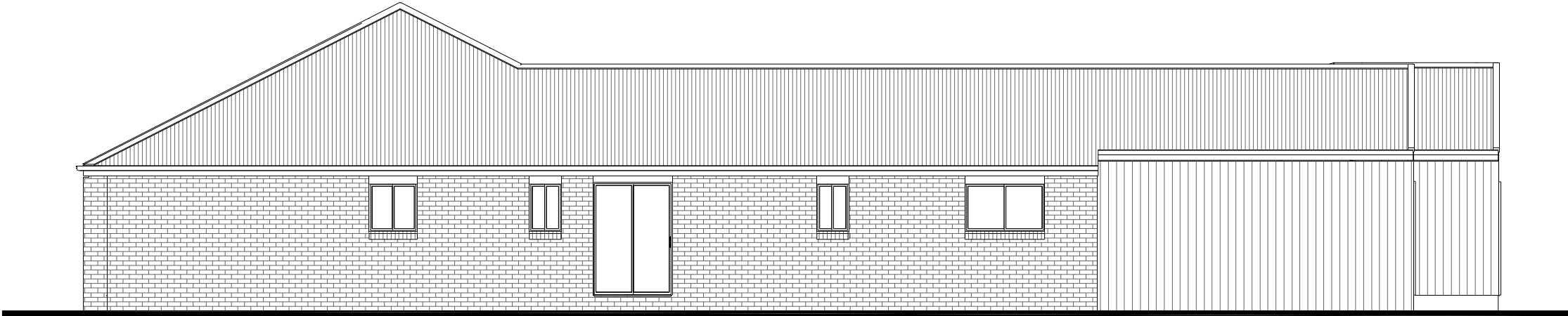
CONCEPT 8/01/2024  
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final working drawings may vary

| FLOOR AREAS | TOTAL 326.7 m <sup>2</sup> |
|-------------|----------------------------|
| LIVING      | 257.2 m <sup>2</sup>       |
| GARAGE      | 37.3 m <sup>2</sup>        |
| ALFRESCO    | 27.5 m <sup>2</sup>        |
| PORCH       | 4.7 m <sup>2</sup>         |

Min. Lot Width  
18 m - 20 m

FLOOR PLAN  
Scale 1:100 @A3

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FLOOR AREAS

LIVING  
GARAGE  
ALFRESCO  
PORCH

TOTAL 326.7 m<sup>2</sup>

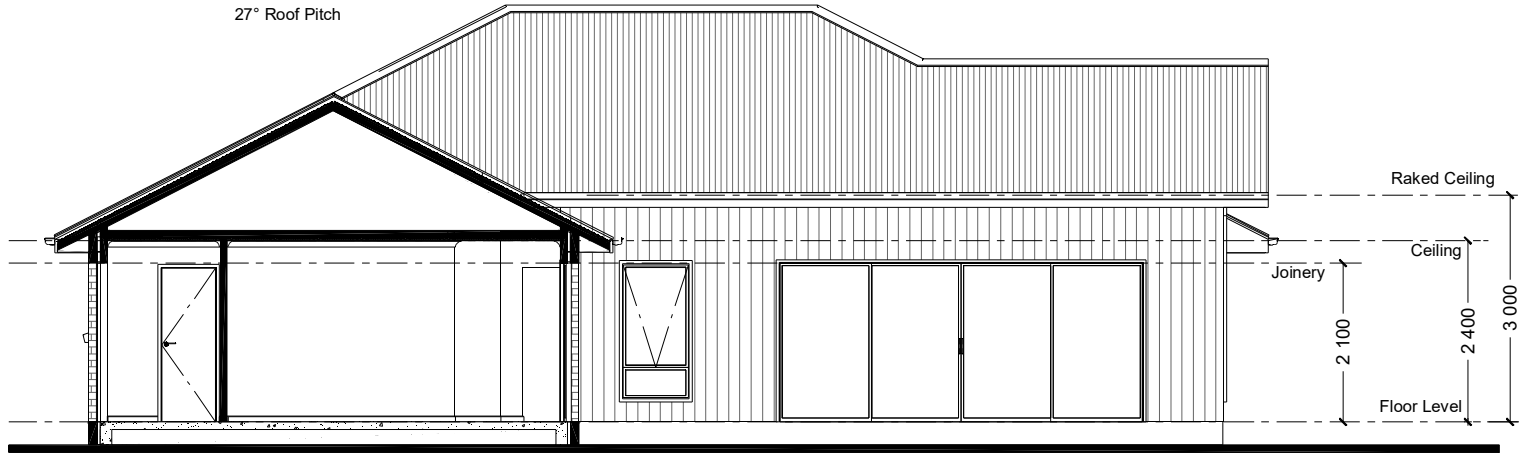
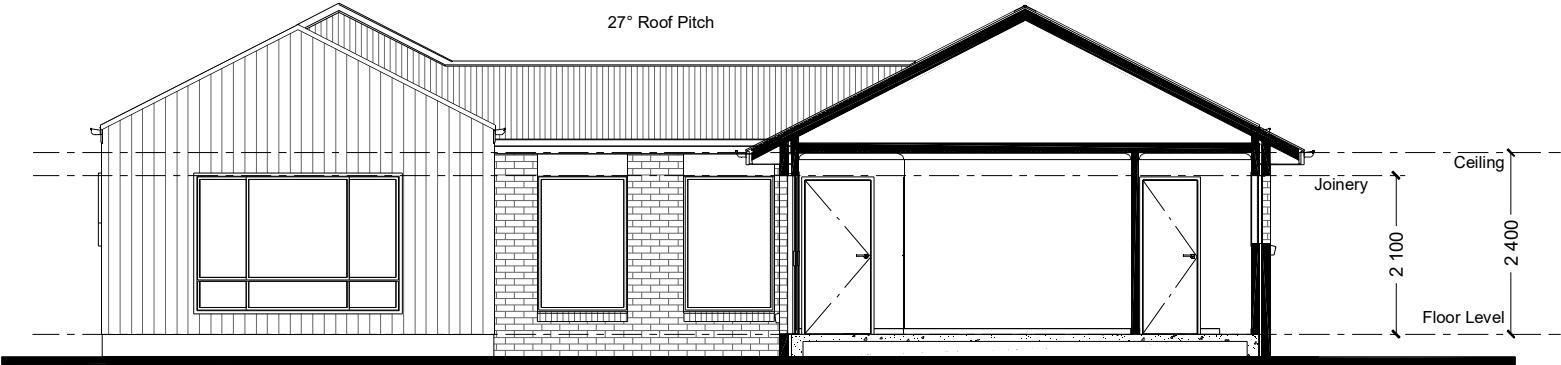
257.2 m<sup>2</sup>  
37.3 m<sup>2</sup>  
27.5 m<sup>2</sup>  
4.7 m<sup>2</sup>

Min. Lot Width  
18 m - 20 m

ELEVATIONS  
Scale 1:100 @A3

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FLOOR AREAS

TOTAL 326.7 m<sup>2</sup>

LIVING 257.2 m<sup>2</sup>  
GARAGE 37.3 m<sup>2</sup>  
ALFRESCO 27.5 m<sup>2</sup>  
PORCH 4.7 m<sup>2</sup>

Min. Lot Width  
18 m - 20 m

SECTIONS  
Scale 1:100 @A3

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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)

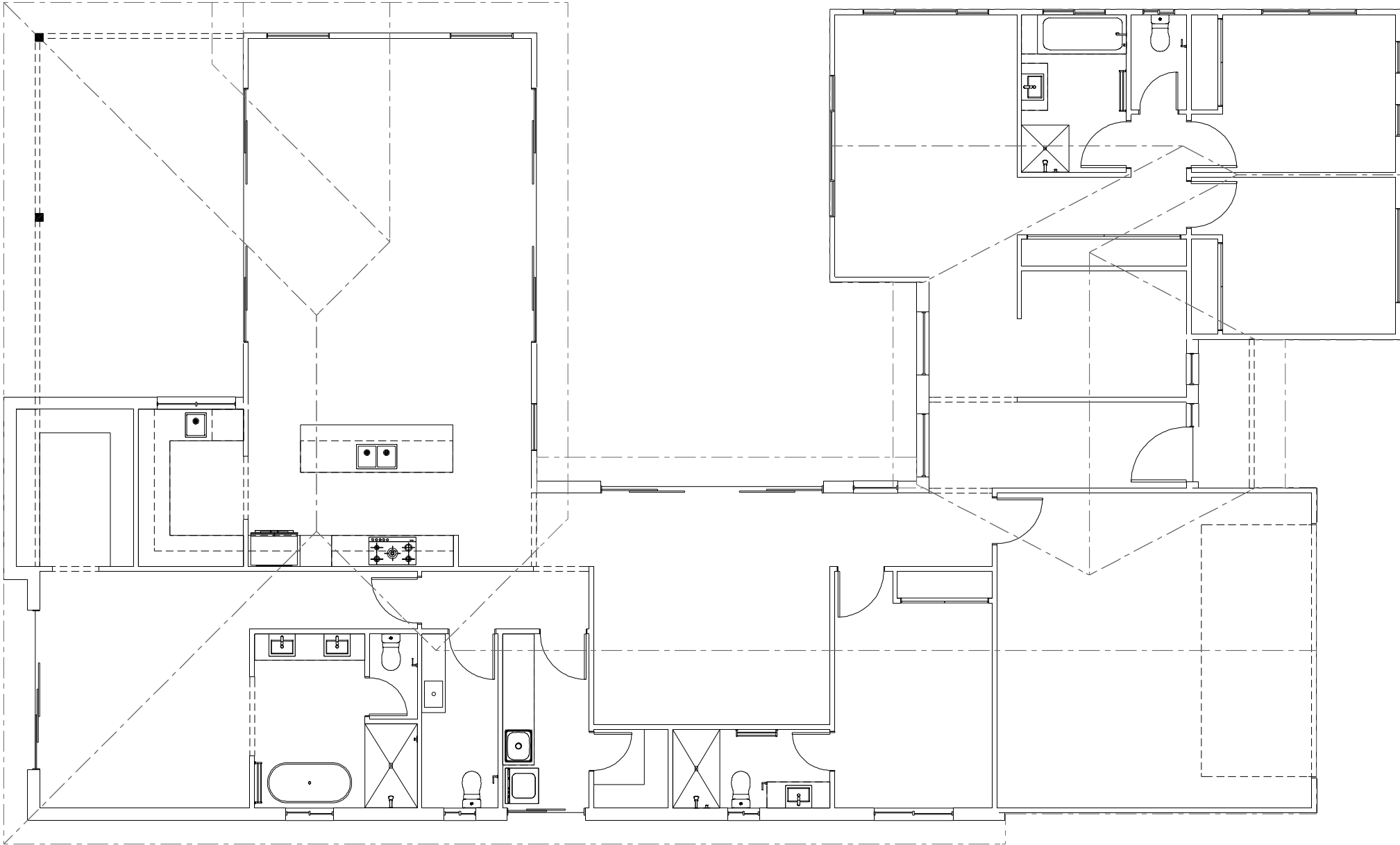
| Symbol                                                                           | Description                   | Spec. | Extra |
|----------------------------------------------------------------------------------|-------------------------------|-------|-------|
|  | Ceiling Light *EEF            | -     | -     |
|  | 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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| MANDALAY 338<br>Alpine Streetscape<br>Element Series | CONCEPT 8/01/2024 |                                                                                                                              | FLOOR AREAS                           |  | TOTAL 326.7 m²                           |  | PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS). |                                    | G.J. Gardner.<br><div>HOMES</div> |
|------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--|------------------------------------------|--|-------------------------------------------------------------------------|------------------------------------|-----------------------------------|
|                                                      |                   |                                                                                                                              |                                       |  |                                          |  | Min. Lot Width<br>18 m - 20 m                                           | ELECTRICAL PLAN<br>Scale 1:100 @A3 |                                   |
|                                                      |                   |                                                                                                                              |                                       |  |                                          |  |                                                                         |                                    |                                   |
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