



ARTISTS IMPRESSION - for illustrative purposes only
(Mandalay 335 Classic Facade Shown)

NCC 22

The ensuite 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 260 Classic Streetscape Element Series	CONCEPT 28/07/2022	FLOOR AREAS	TOTAL 259.8 m ²	Min. Lot Width 16 m - 18 m	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	199.1 m ² 37.9 m ² 19.4 m ² 3.4 m ²			



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MANDALAY 260

Classic Streetscape

Element Series

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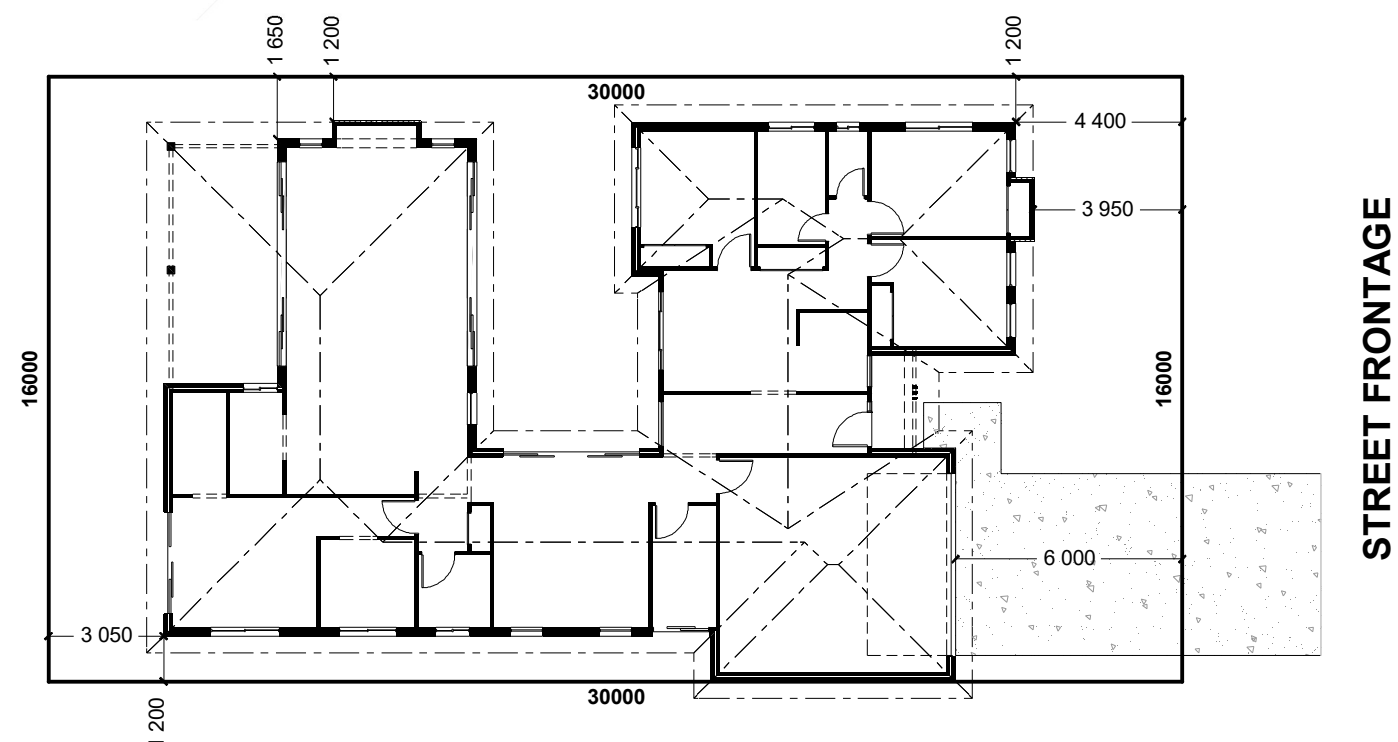
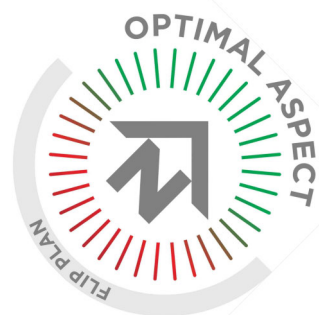
FLOOR AREAS	TOTAL 259.8 m ²
LIVING	199.1 m ²
GARAGE	37.9 m ²
ALFRESCO	19.4 m ²
PORCH	3.4 m ²

Min. Lot Width
16 m - 18 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 260 Classic Streetscape Element Series	CONCEPT 28/07/2022	FLOOR AREAS	TOTAL 259.8 m ²	Min. Lot Width 16 m - 18 m	SITE PLAN Scale 1:200 @A3	G.J. Gardner. HOMES
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FLOOR AREAS

LIVING
GARAGE
ALFRESCO
PORCH

TOTAL 259.8 m²

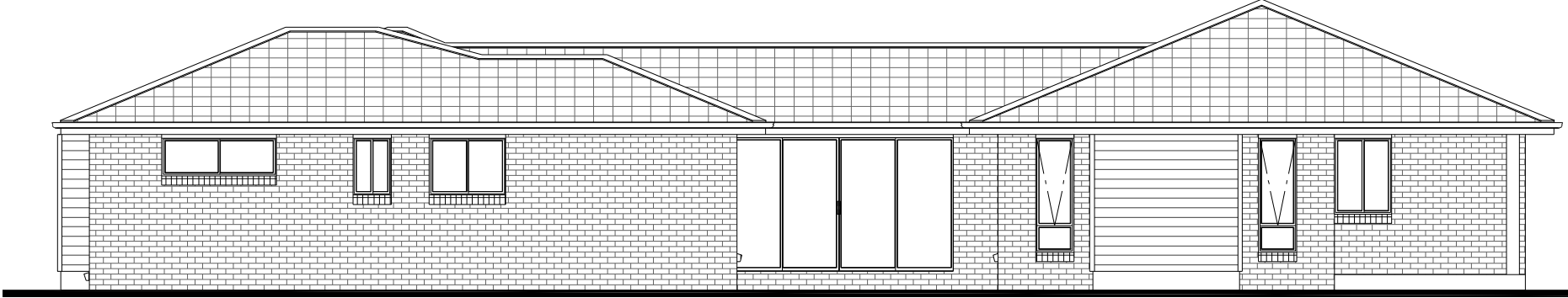
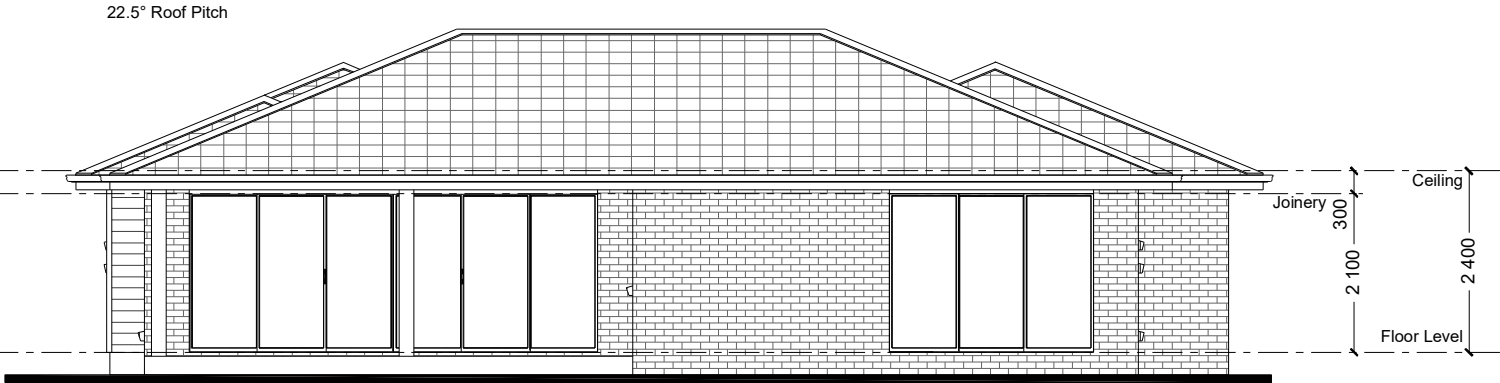
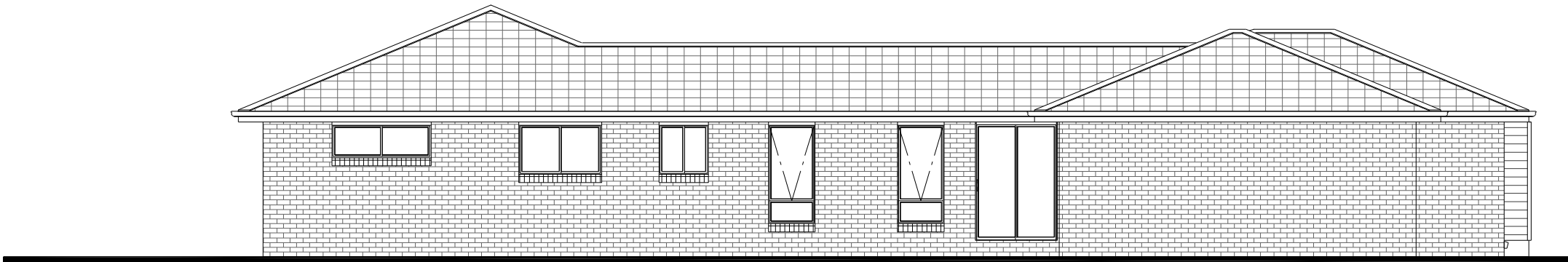
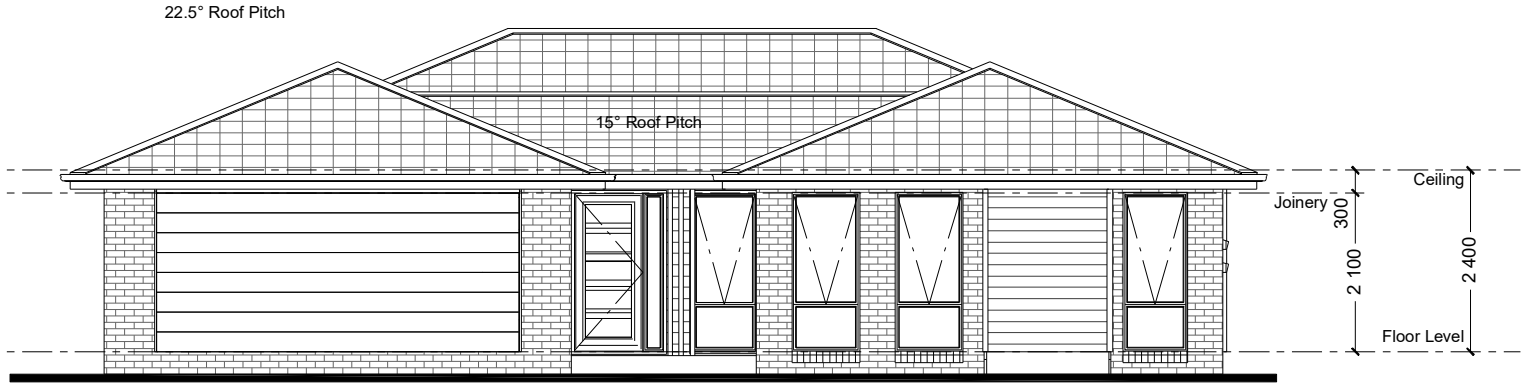
199.1 m²
37.9 m²
19.4 m²
3.4 m²

Min. Lot Width
16 m - 18 m

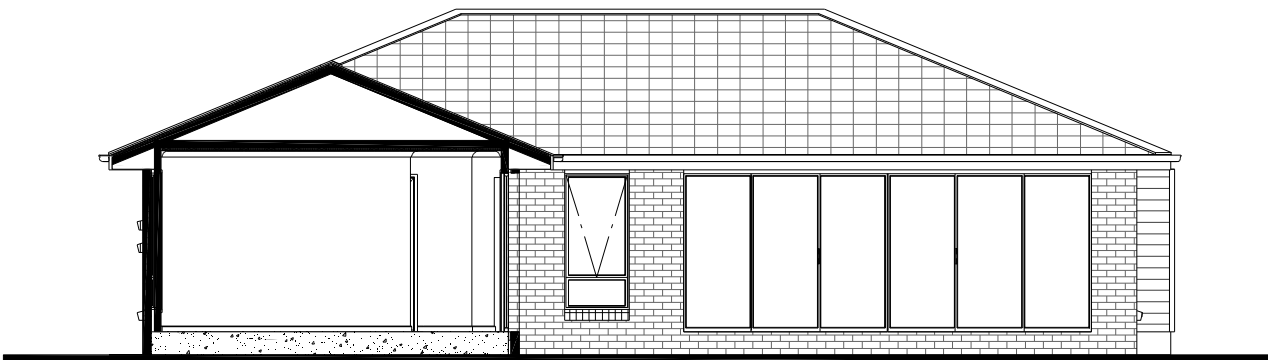
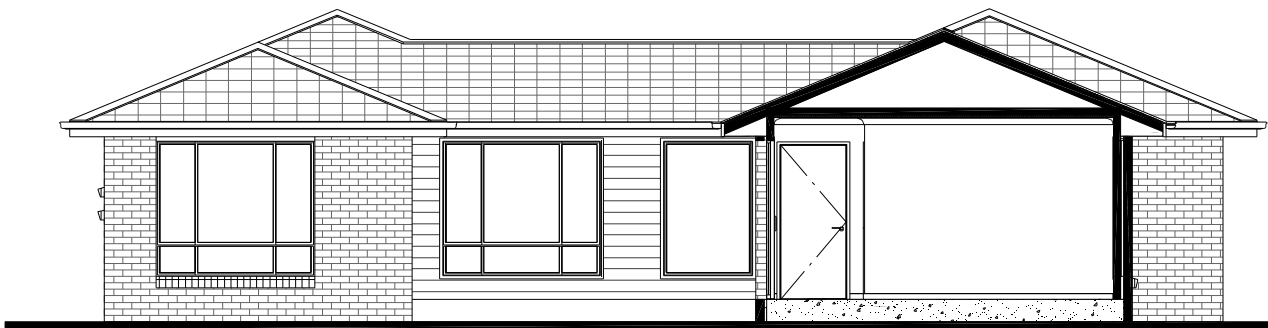
FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES



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	MANDALAY 260 Classic Streetscape Element Series	CONCEPT 28/07/2022	FLOOR AREAS	TOTAL 259.8 m²	Min. Lot Width 16 m - 18 m	ELEVATIONS Scale 1:100 @A3	G.J. Gardner. HOMES	
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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)

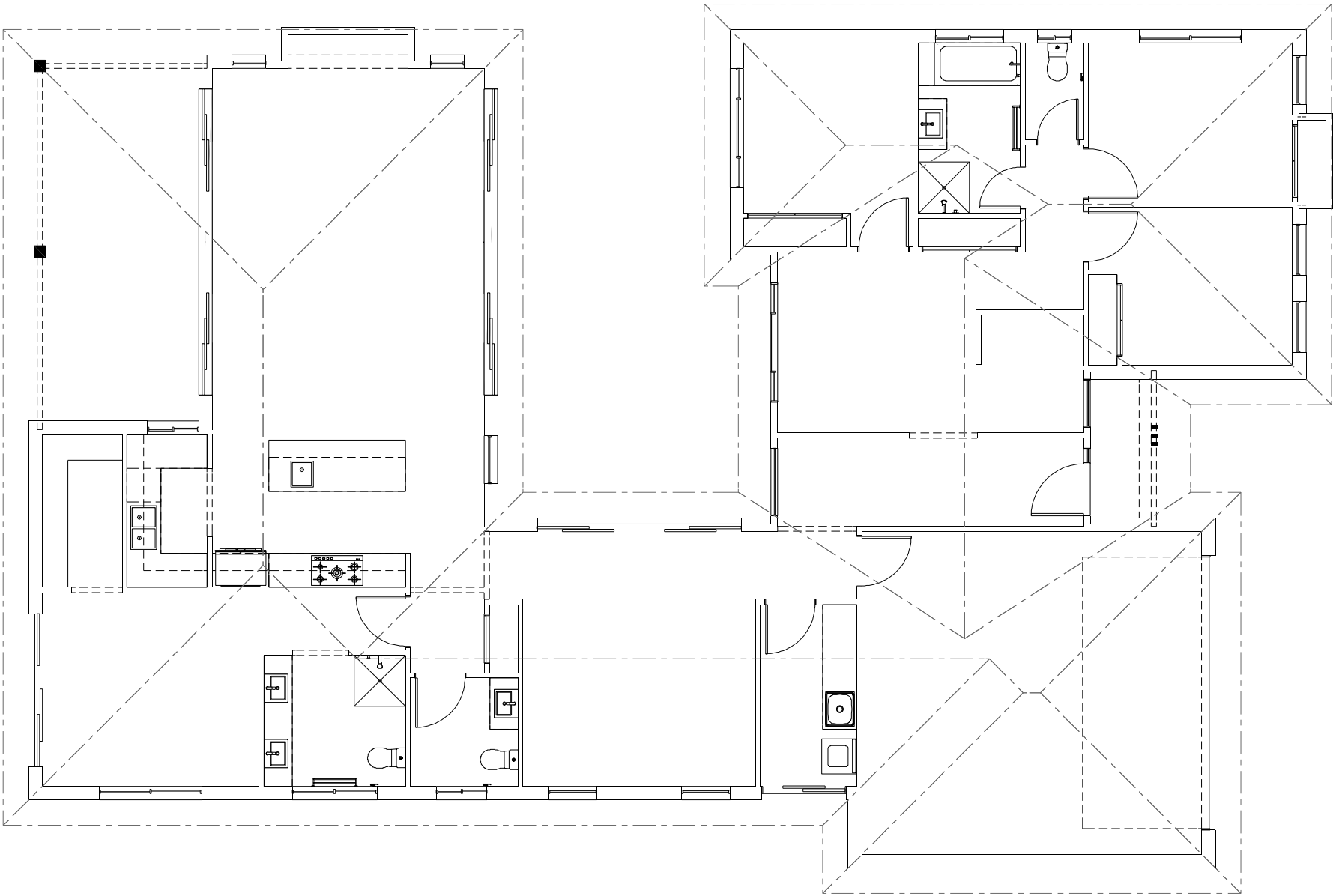
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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ELECTRICAL PLAN
Scale 1:100 @A3

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HOMES