



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

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 300 Urban Streetscape Element Series	CONCEPT	23/05/2023	FLOOR AREAS	TOTAL	299.2 m ²	Min. Lot Width	ARTIST IMPRESSION	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	228.5 m ² 39.7 m ² 27.7 m ² 3.3 m ²		17 m - 19 m	N.T.S.	



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MANDALAY 300

Urban Streetscape

Element Series

CONCEPT 23/05/2023

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FLOOR AREAS

LIVING
GARAGE
ALFRESCO
PORCH

TOTAL 299.2 m²

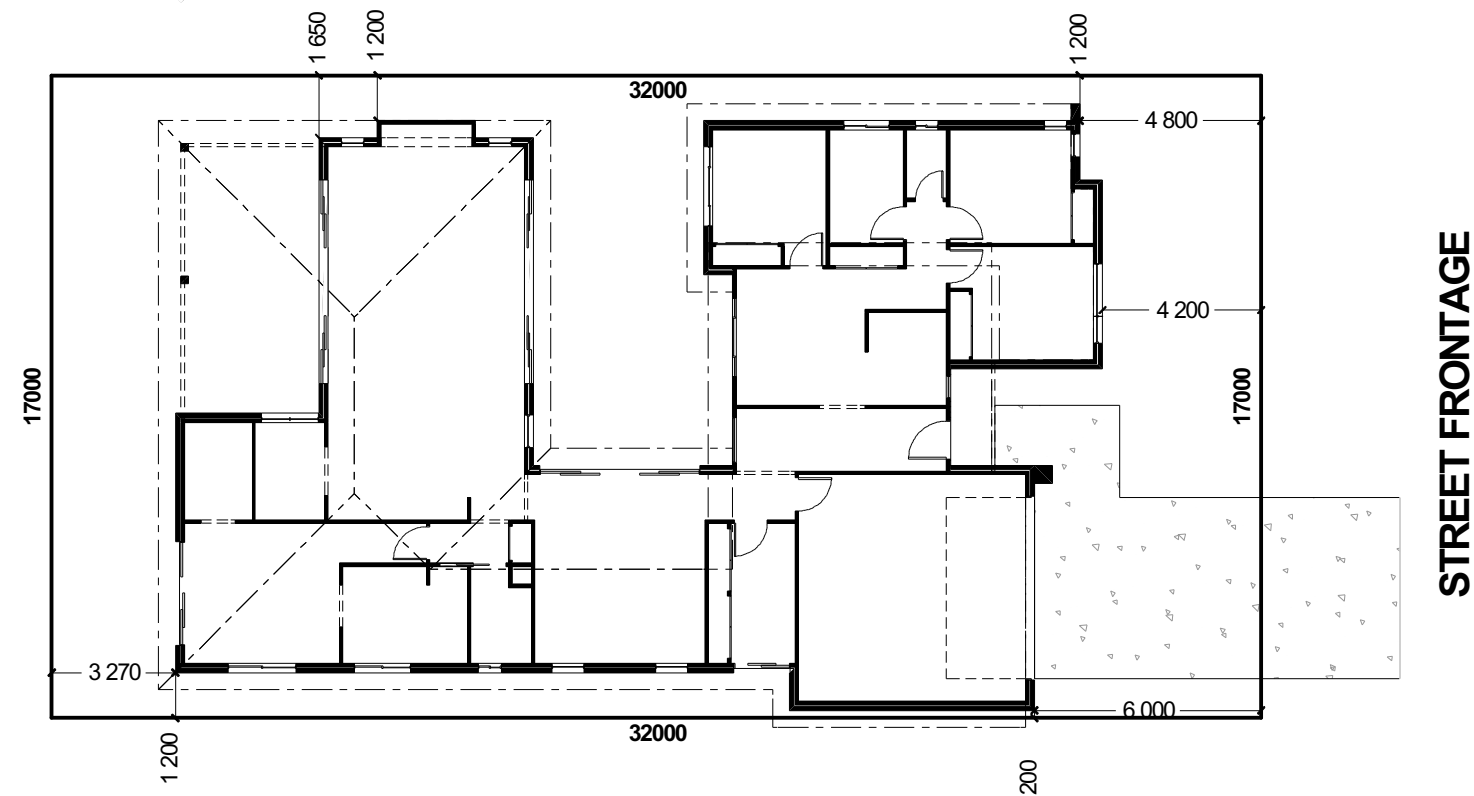
228.5 m²
39.7 m²
27.7 m²
3.3 m²

Min. Lot Width
17 m - 19 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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FLOOR AREAS

LIVING
GARAGE
ALFRESCO
PORCH

TOTAL 299.2 m²

228.5 m²
39.7 m²
27.7 m²
3.3 m²

Min. Lot Width
17 m - 19 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.

HOMES



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FLOOR AREAS

LIVING
GARAGE
ALFRESCO
PORCH

TOTAL 299.2 m²

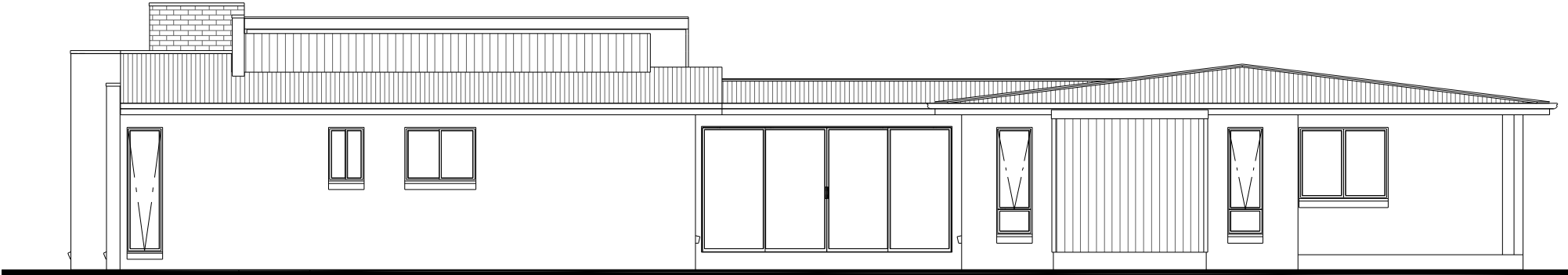
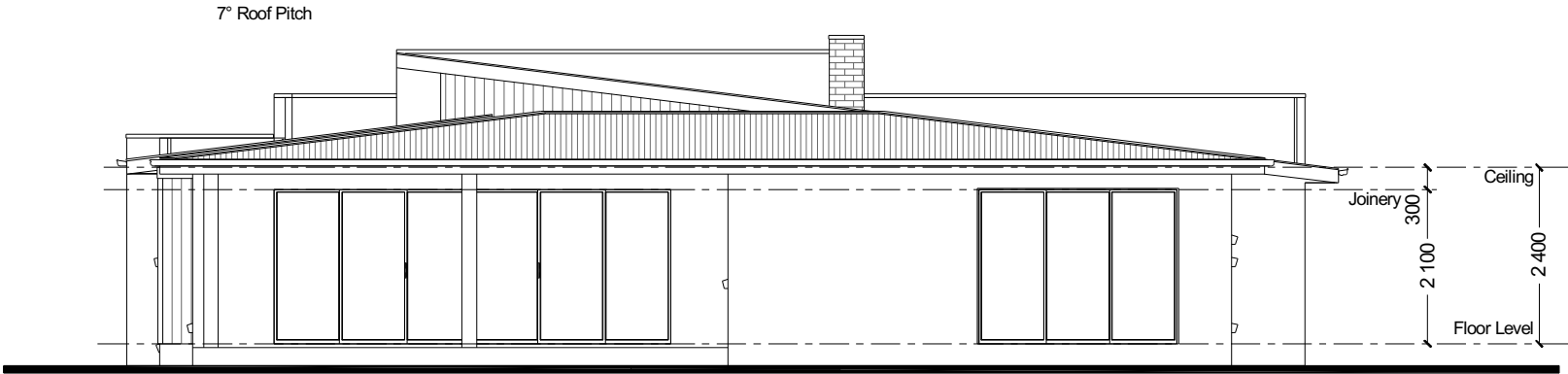
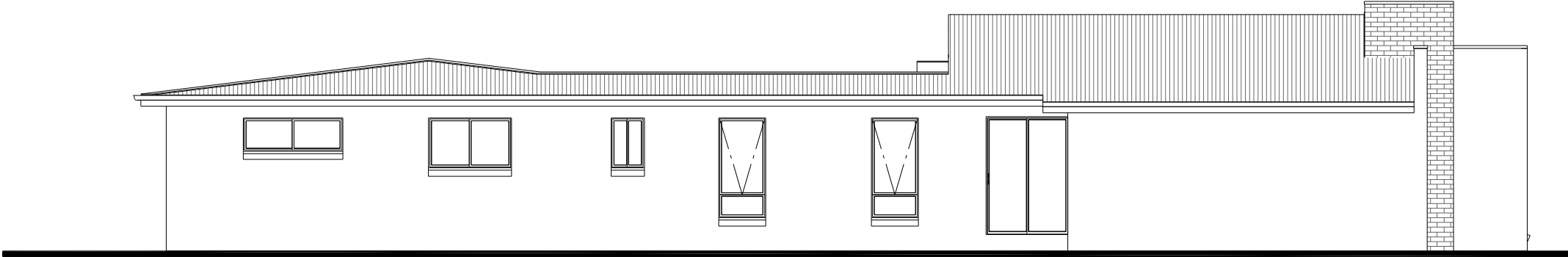
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39.7 m²
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Min. Lot Width
17 m - 19 m

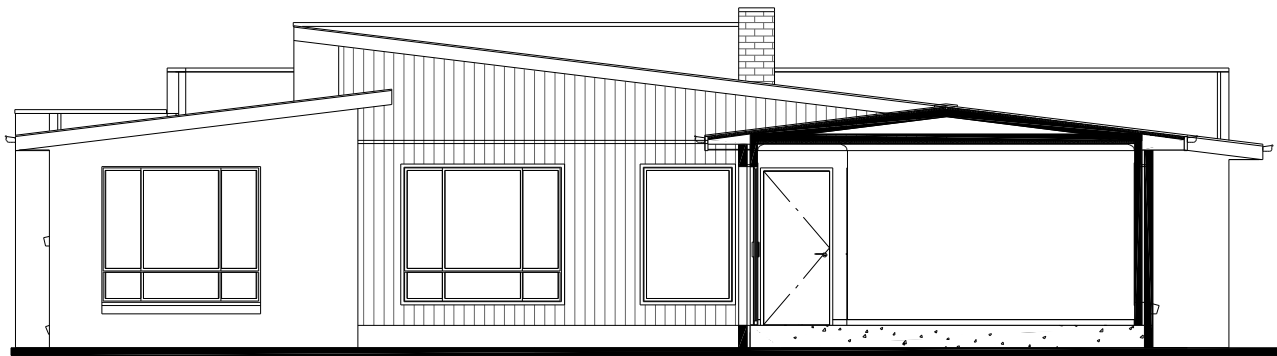
FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES



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	MANDALAY 300 Urban Streetscape Element Series	CONCEPT	23/05/2023	FLOOR AREAS	TOTAL	299.2 m²	Min. Lot Width 17 m - 19 m	ELEVATIONS Scale 1:100 @A3	G.J. Gardner. HOMES
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LIVING	228.5 m ²
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PORCH	3.3 m ²

Min. Lot Width
17 m - 19 m

SECTIONS
Scale 1:100 @A3

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)

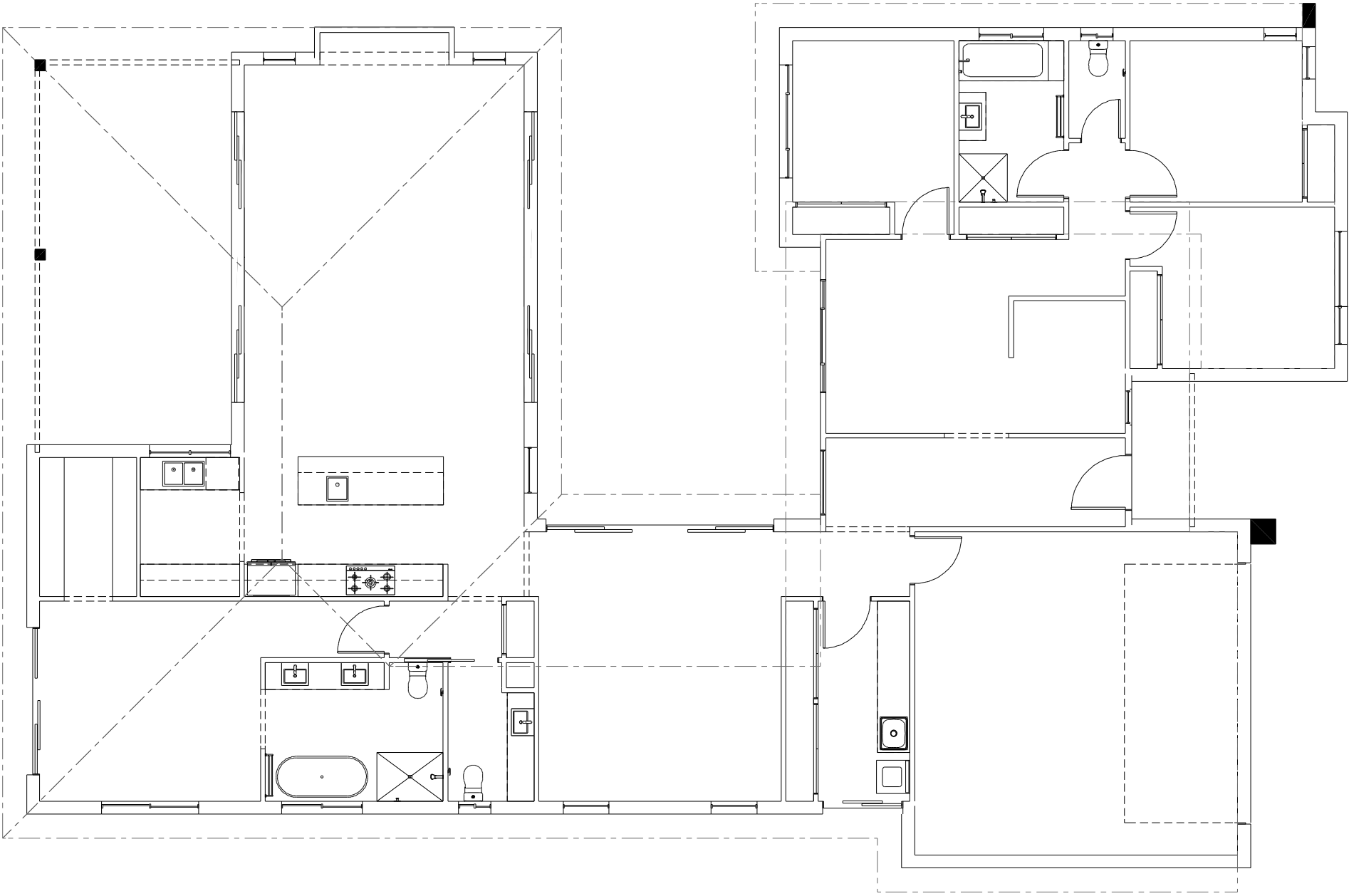
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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17 m - 19 m	Scale 1:100 @A3

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HOMES