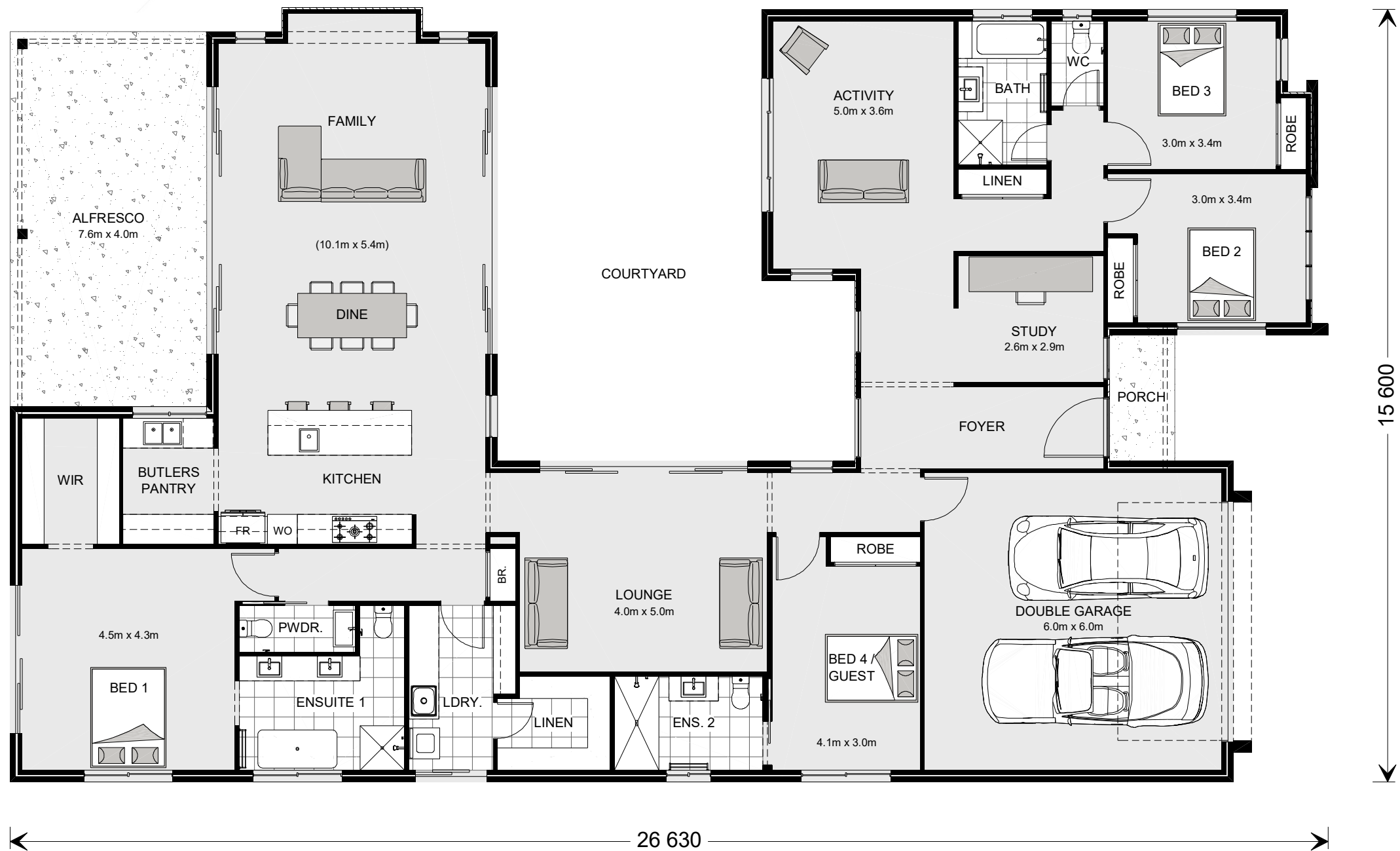




ARTISTS IMPRESSION - for illustrative purposes only
(Mandalay 335 Beach Facade Shown)

NCC 22	The ensuite 2 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 335 Beach Streetscape Element Series	CONCEPT	20/07/2022	FLOOR AREAS	TOTAL	333.7 m²	Min. Lot Width 18 m - 20 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		260.6 m² 39.6 m² 30.1 m² 3.4 m²			



NCC 22

The ensuite 2 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 335

Beach Streetscape

Element Series

CONCEPT 20/07/2022

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G.J. Gardner Homes
Concept plans only,
final working drawings may vary

FLOOR AREAS

LIVING
GARAGE
ALFRESCO
PORCH

TOTAL 333.7 m²

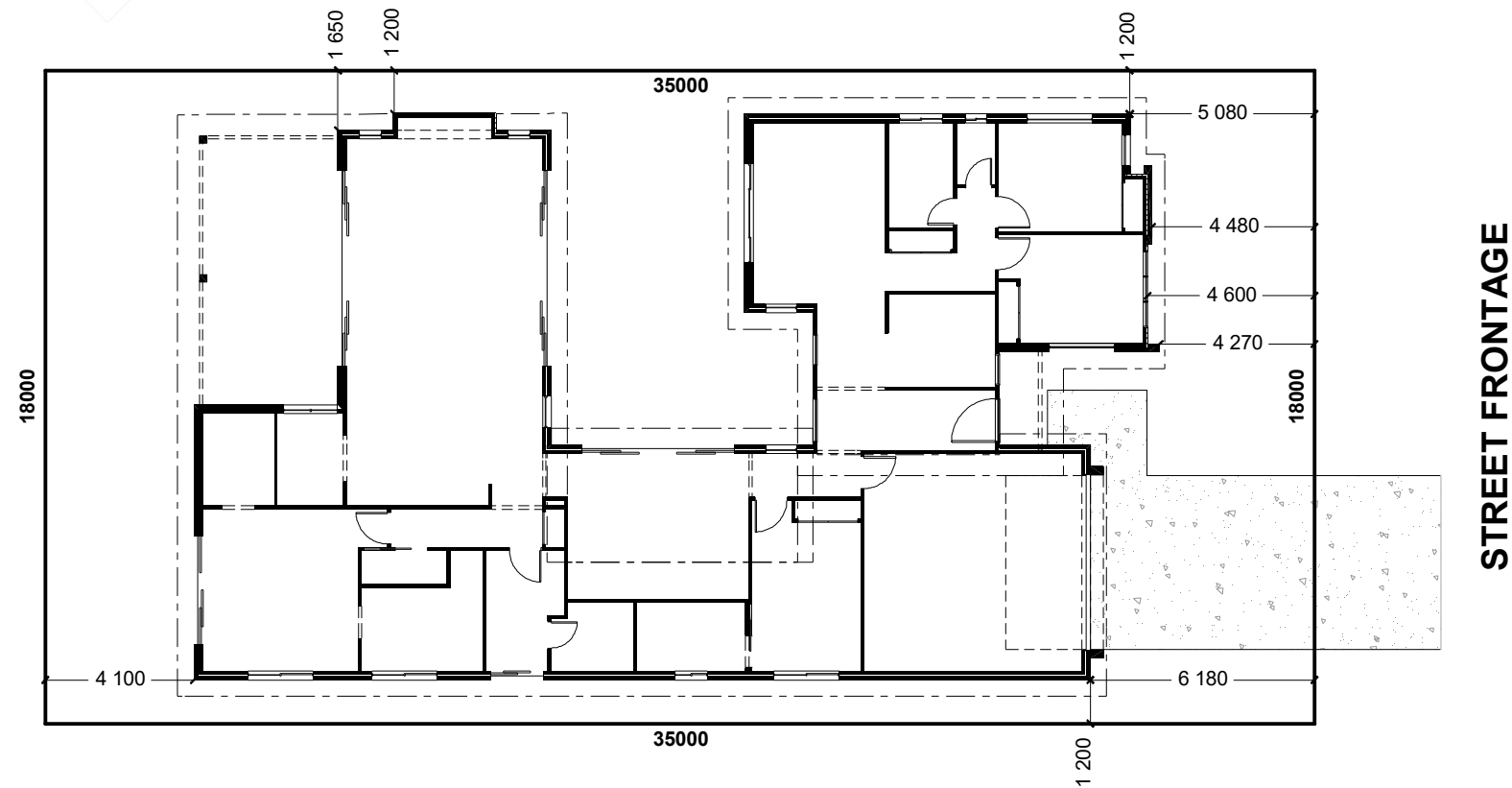
260.6 m²
39.6 m²
30.1 m²
3.4 m²

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.

NCC 22

The ensuite 2 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 335

Beach Streetscape

Element Series

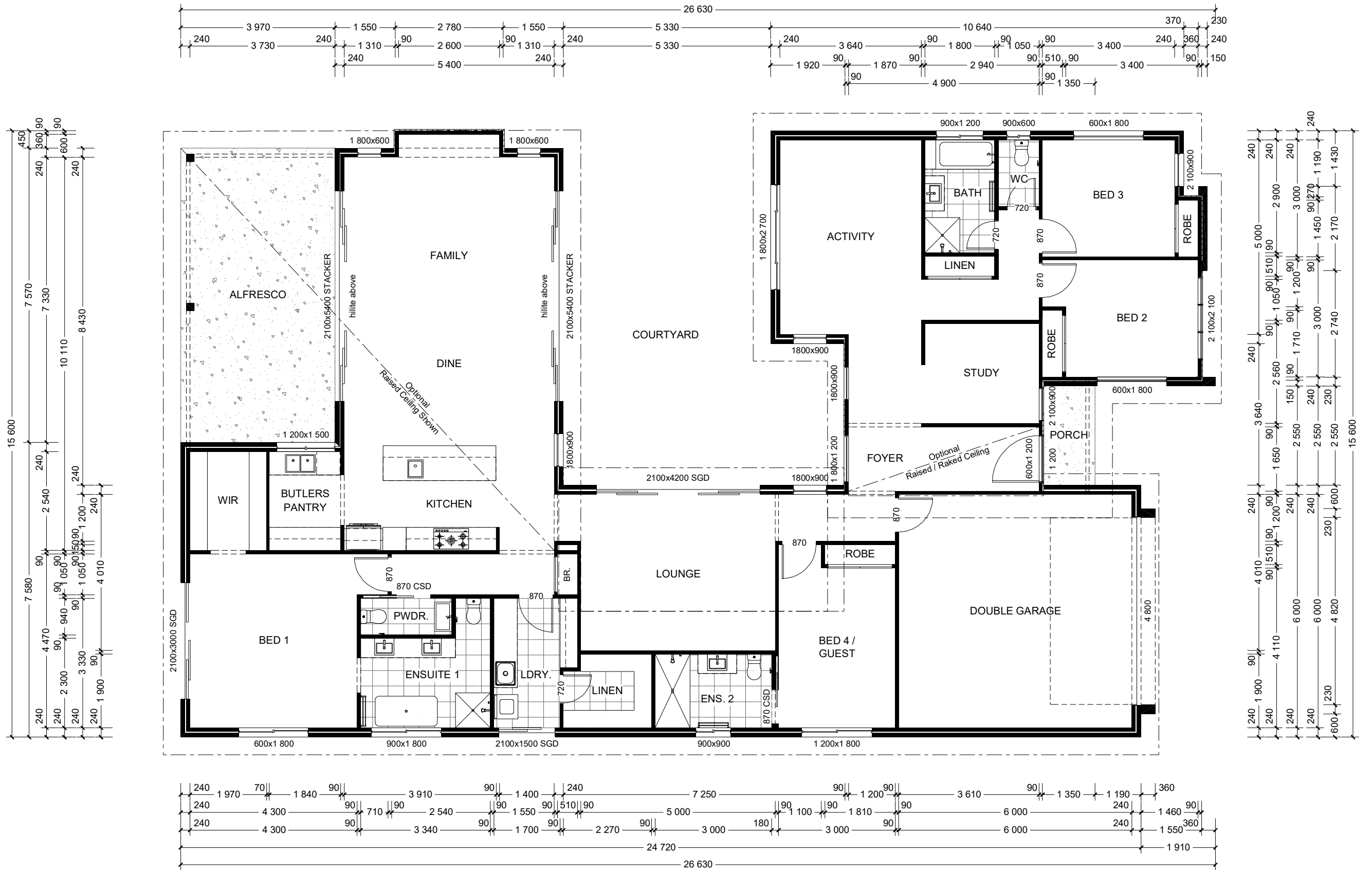
CONCEPT 20/07/2022
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Concept plans only,
final working drawings may vary

FLOOR AREAS	TOTAL 333.7 m ²
LIVING	260.6 m ²
GARAGE	39.6 m ²
ALFRESCO	30.1 m ²
PORCH	3.4 m ²

Min. Lot Width
18 m - 20 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
HOMES



NCC 22

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MANDALAY 335

Beach Streetscape

Element Series

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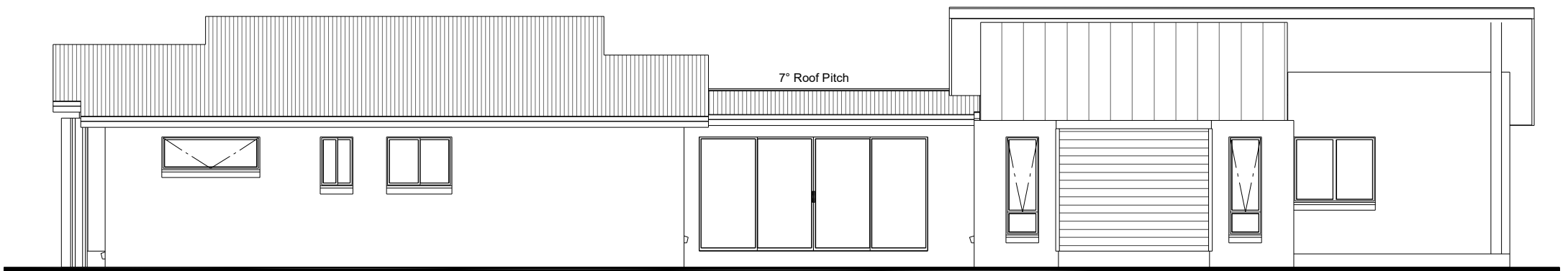
FLOOR AREAS	TOTAL 333.7 m²
LIVING	260.6 m²
GARAGE	39.6 m²
ALFRESCO	30.1 m²
PORCH	3.4 m²

Min. Lot Width
18 m - 20 m

FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES



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

MANDALAY 335

Beach Streetscape

Element Series

CONCEPT **20/07/2022**

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final working drawings may vary

FLOOR AREAS	TOTAL 333.7 m²
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LIVING	260.6 m ²
GARAGE	39.6 m ²
ALFRESCO	30.1 m ²
PORCH	3.4 m ²

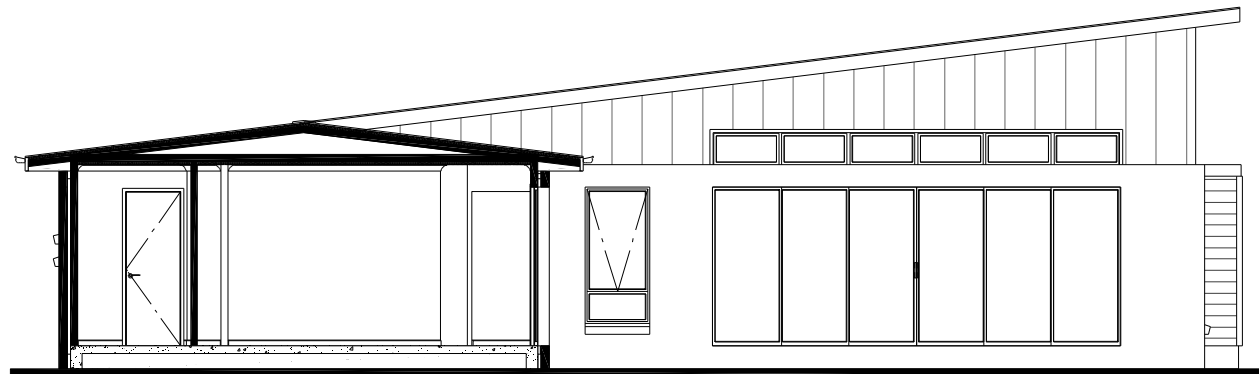
Min. Lot Width
18 m - 20 m

ELEVATIONS

Scale 1:100 @A3

G.J. Gardner.

THOMES



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

MANDALAY 335 Beach Streetscape Element Series	CONCEPT	20/07/2022	FLOOR AREAS	TOTAL	333.7 m²	Min. Lot Width	18 m - 20 m	SECTIONS	Scale 1:100 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LIVING	260.6 m²						
			GARAGE	39.6 m²						
			ALFRESCO	30.1 m²						
			PORCH	3.4 m²						

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)

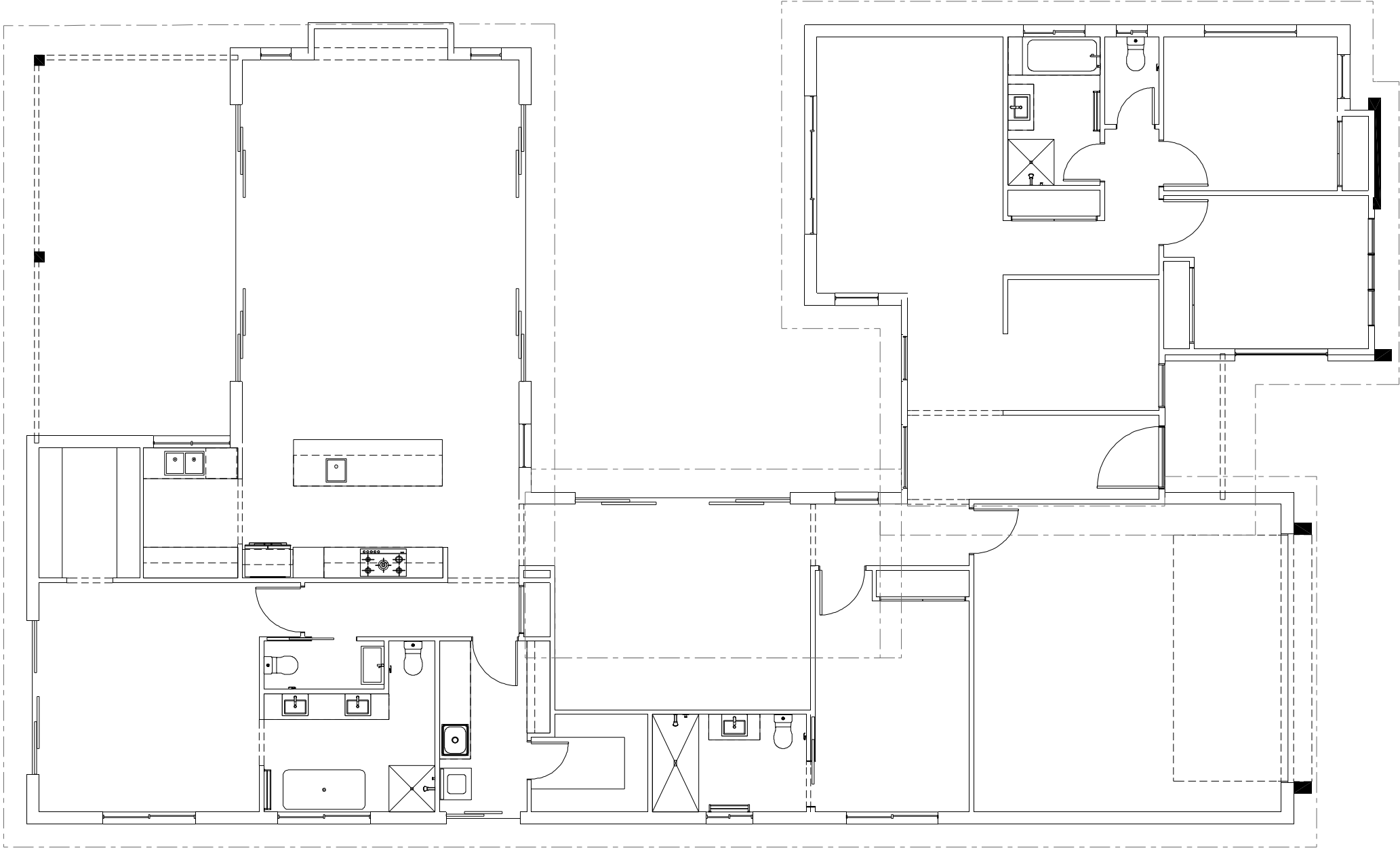
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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	-	-



NCC 22

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MANDALAY 335

Beach Streetscape

Element Series

CONCEPT20/07/2022

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FLOOR AREAS

LIVING
GARAGE
ALFRESCO
PORCH

TOTAL333.7 m²

260.6 m²
39.6 m²
30.1 m²
3.4 m²

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

Min. Lot Width18 m - 20 m

ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES