



ARTISTS IMPRESSION - for illustrative purposes only
(Sacramento 380 Classic Facade)

NCC Compatible

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

SACRAMENTO 320

Classic Streetscape

Element Series

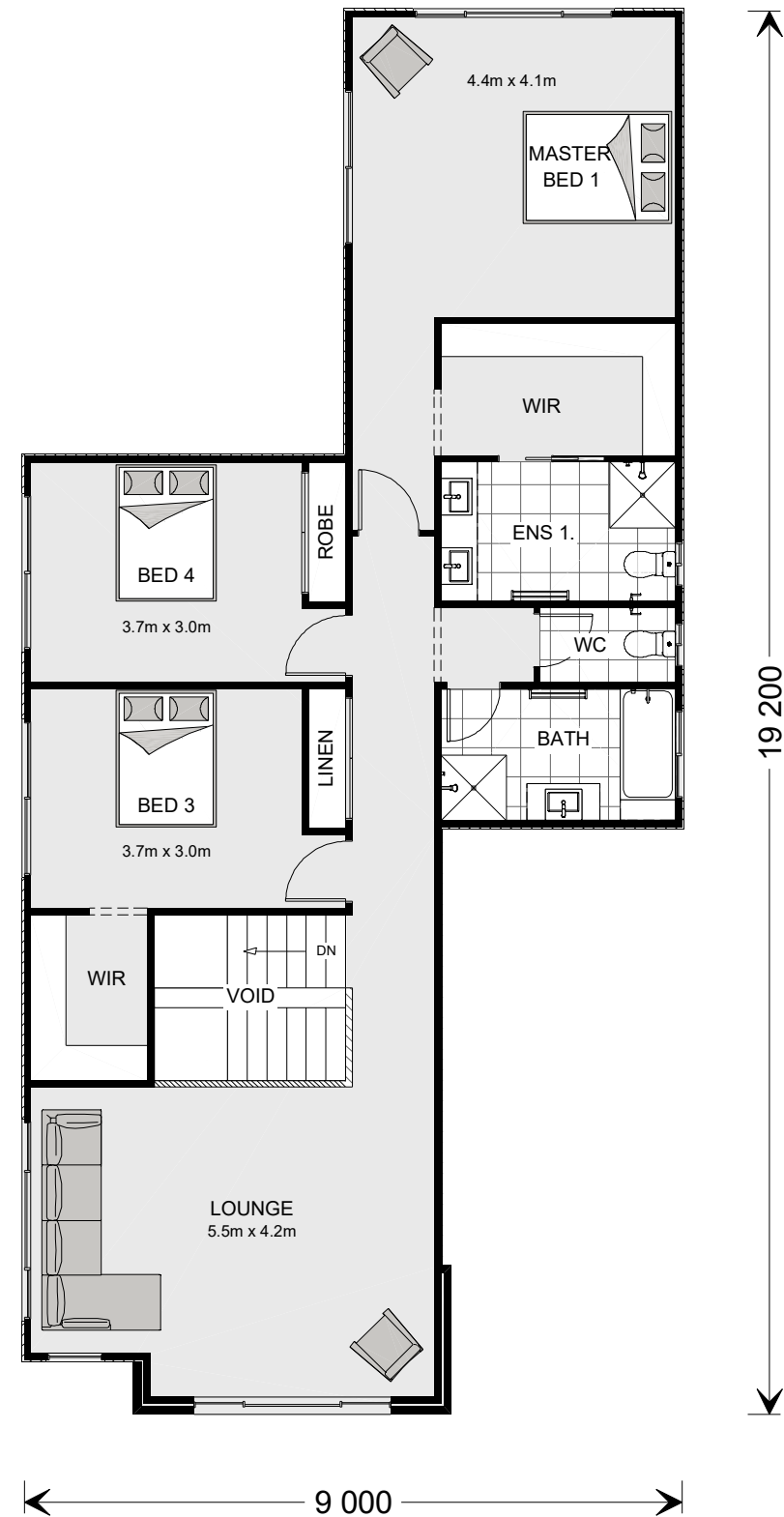
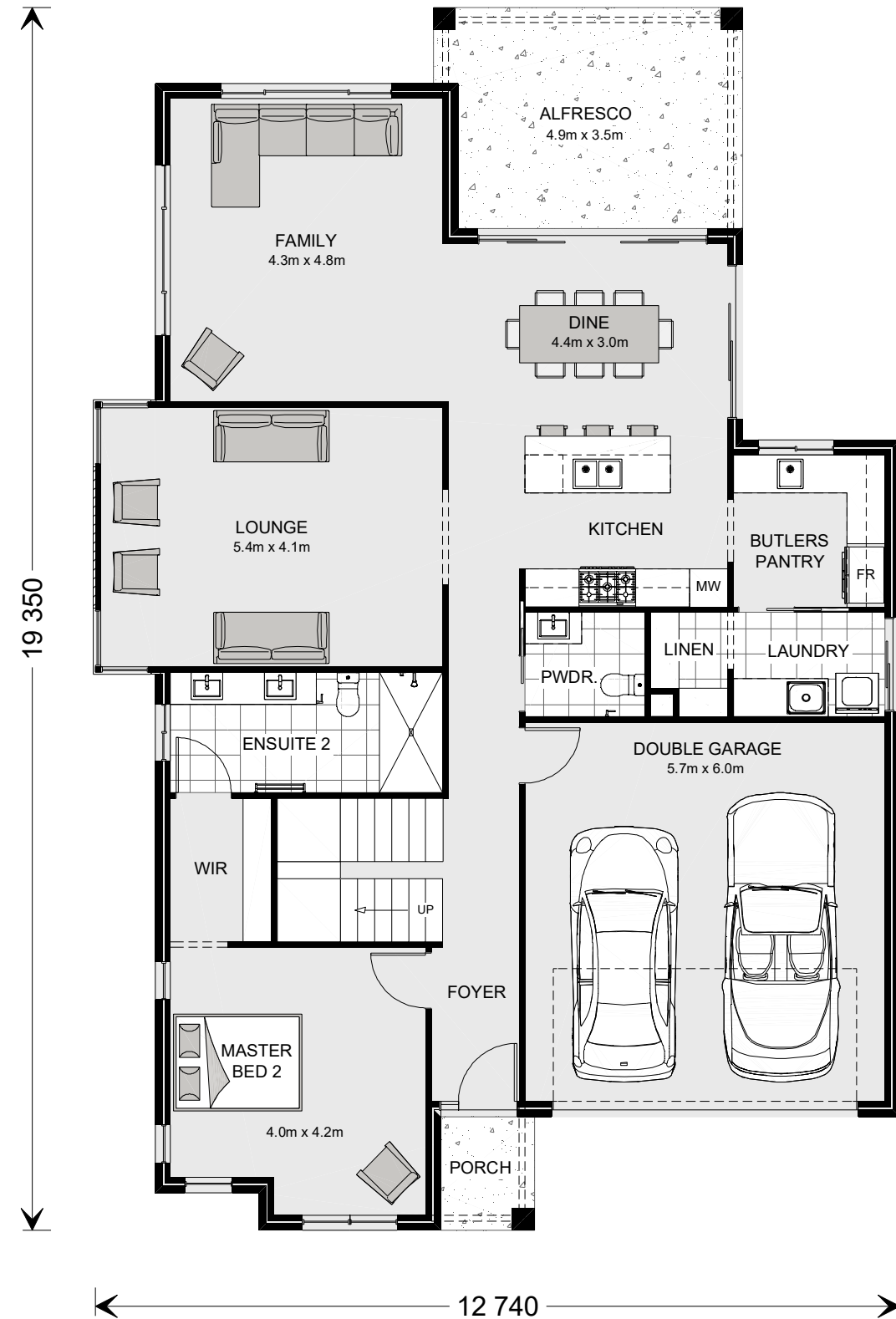
CONCEPT	12/03/2024	TOTAL FLOOR AREA = 317.2 m ²			
© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		GF LIVING	142.4 m ²	UF LIVING	112.4 m ²
		GARAGE	37.1 m ²	VOID	6.3 m ²
		ALFRESCO	16.3 m ²		
		PORCH	2.7 m ²		
		GF TOTAL	198.5 m ²	UF TOTAL	118.7 m ²

Min. Lot Width
15 m - 16 m

ARTIST IMPRESSION
N.T.S.

G.J. Gardner.

HOMES



NCC Compatible

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

SACRAMENTO 320

Classic Streetscape

Element Series

CONCEPT 12/03/2024

© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

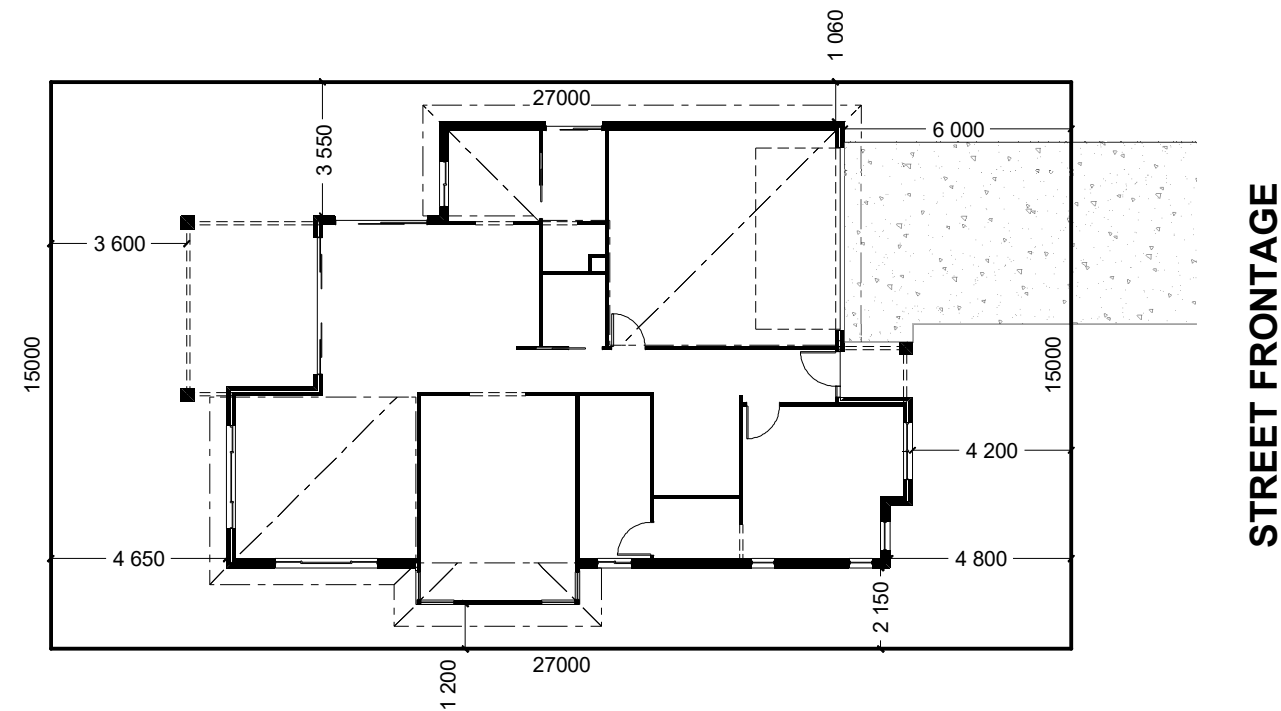
TOTAL FLOOR AREA = 317.2 m²

GF LIVING	142.4 m ²	UF LIVING	112.4 m ²
GARAGE	37.1 m ²	VOID	6.3 m ²
ALFRESCO	16.3 m ²		
PORCH	2.7 m ²		
GF TOTAL	198.5 m ²	UF TOTAL	118.7 m ²

Min. Lot Width
15 m - 16 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 Compatible

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

SACRAMENTO 320

Classic Streetscape

Element Series

CONCEPT 12/03/2024
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 317.2 m ²			
GF LIVING	142.4 m ²	UF LIVING	112.4 m ²
GARAGE	37.1 m ²	VOID	6.3 m ²
ALFRESCO	16.3 m ²		
PORCH	2.7 m ²		
GF TOTAL	198.5 m ²	UF TOTAL	118.7 m ²

Min. Lot Width
15 m - 16 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
HOMES

NCC Compatible

SACRAMENTO 320

Classic Streetscape

Element Series

CONCEPT 12/03/2024
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

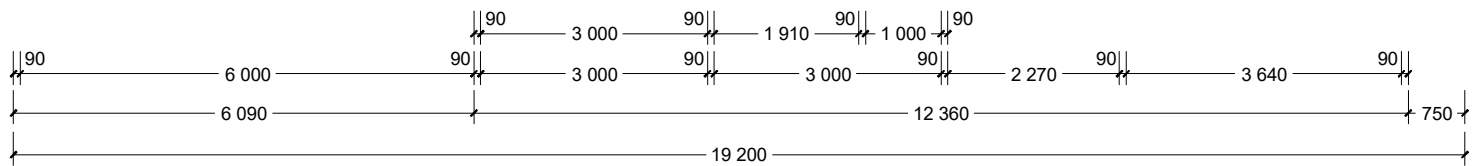
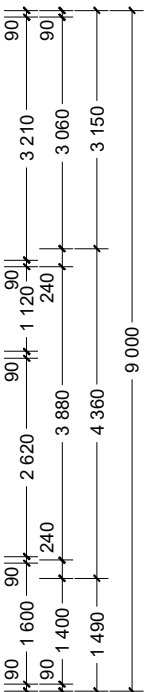
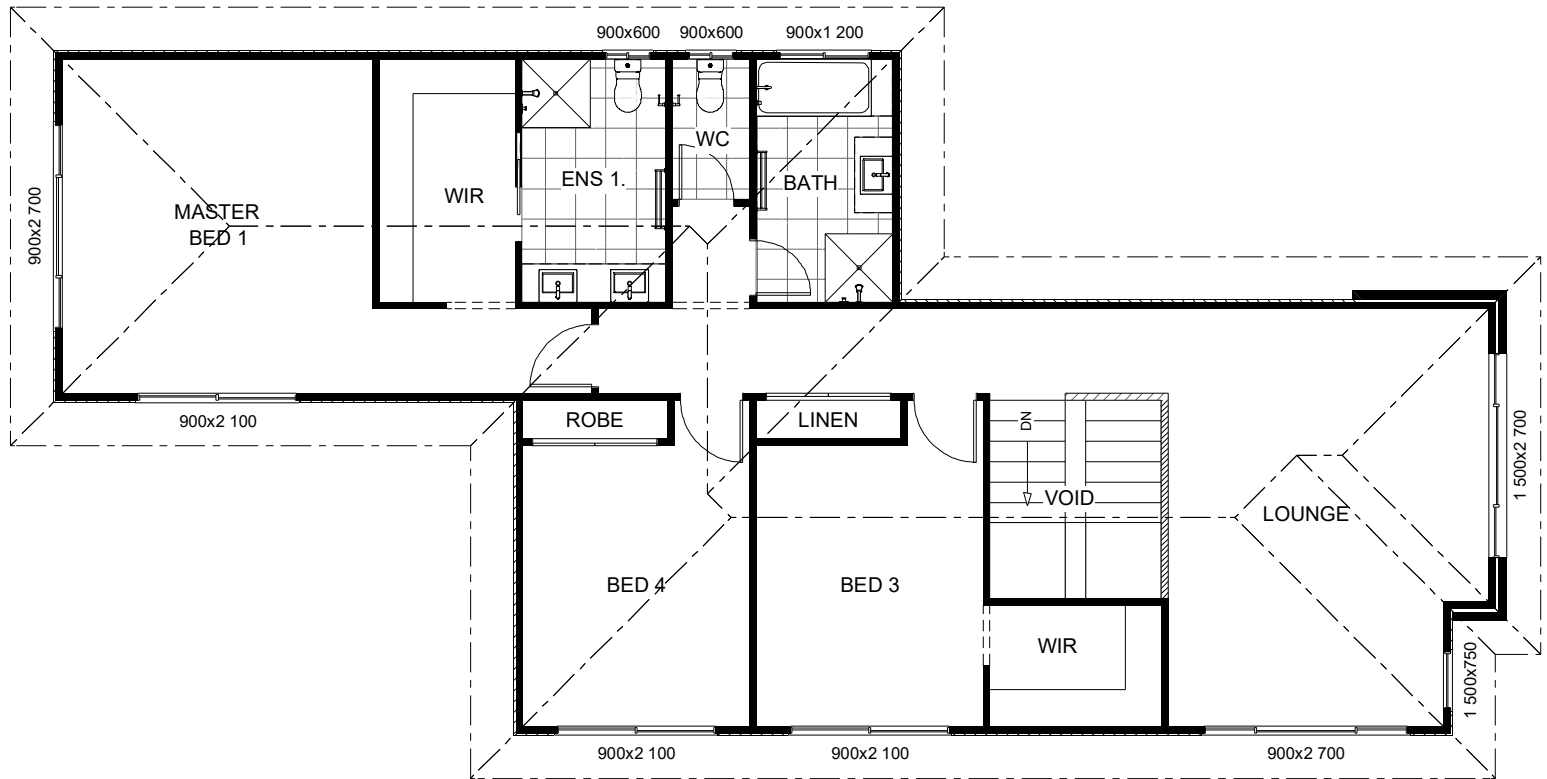
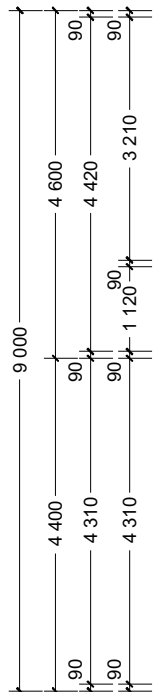
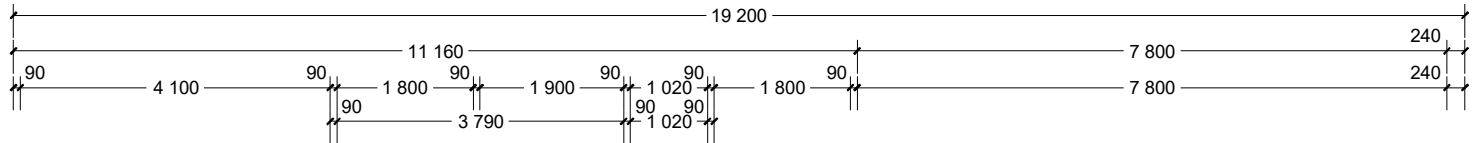
TOTAL FLOOR AREA = 317.2 m²			
GF LIVING	142.4 m²	UF LIVING	112.4 m²
GARAGE	37.1 m²	VOID	6.3 m²
ALFRESCO	16.3 m²		
PORCH	2.7 m²		
GF TOTAL	198.5 m²	UF TOTAL	118.7 m²

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

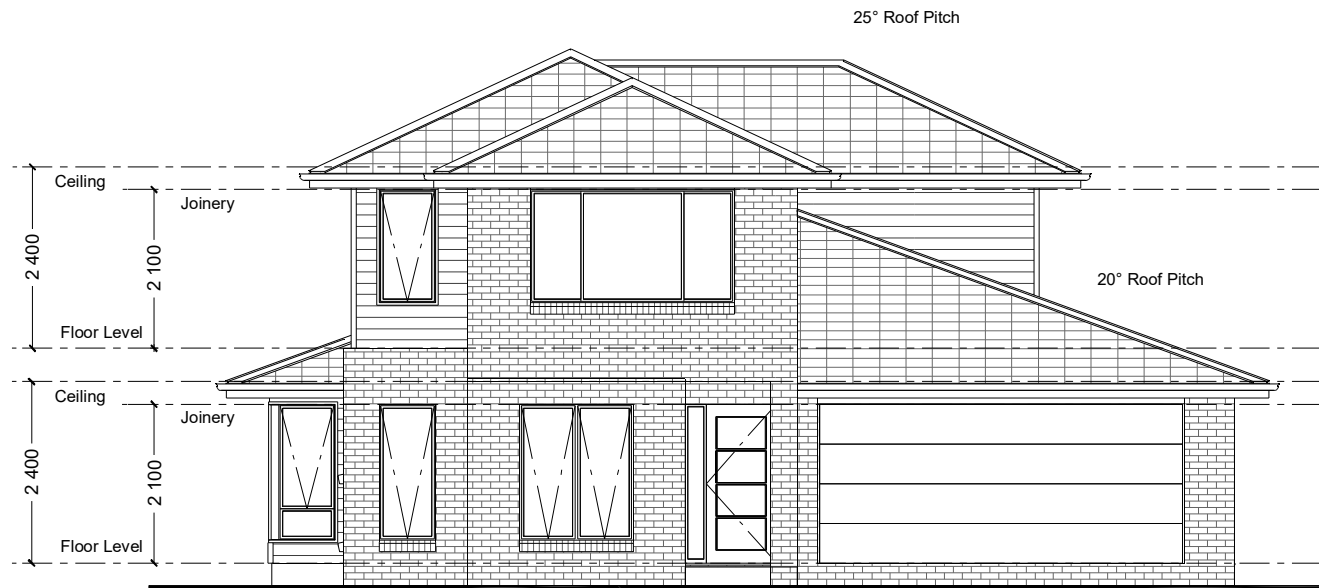
Min. Lot Width
15 m - 16 m

GROUND FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



NCC Compatible		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).			
SACRAMENTO 320 Classic Streetscape Element Series	CONCEPT 12/03/2024	TOTAL FLOOR AREA = 317.2 m ²		Min. Lot Width 15 m - 16 m	UPPER FLOOR PLAN Scale 1:100 @A3
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	GF LIVING 142.4 m ² GARAGE 37.1 m ² ALFRESCO 16.3 m ² PORCH 2.7 m ² GF TOTAL 198.5 m ²	UF LIVING 112.4 m ² VOID 6.3 m ² UF TOTAL 118.7 m ²	G.J. Gardner. HOMES	



NCC Compatible

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

SACRAMENTO 320

Classic Streetscape

Element Series

CONCEPT	12/03/2024	TOTAL FLOOR AREA = 317.2 m ²			
© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		GF LIVING	142.4 m ²	UF LIVING	112.4 m ²
		GARAGE	37.1 m ²	VOID	6.3 m ²
		ALFRESCO	16.3 m ²		
		PORCH	2.7 m ²		
		GF TOTAL	198.5 m ²	UF TOTAL	118.7 m ²

Min. Lot Width 15 m - 16 m	ELEVATIONS 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)

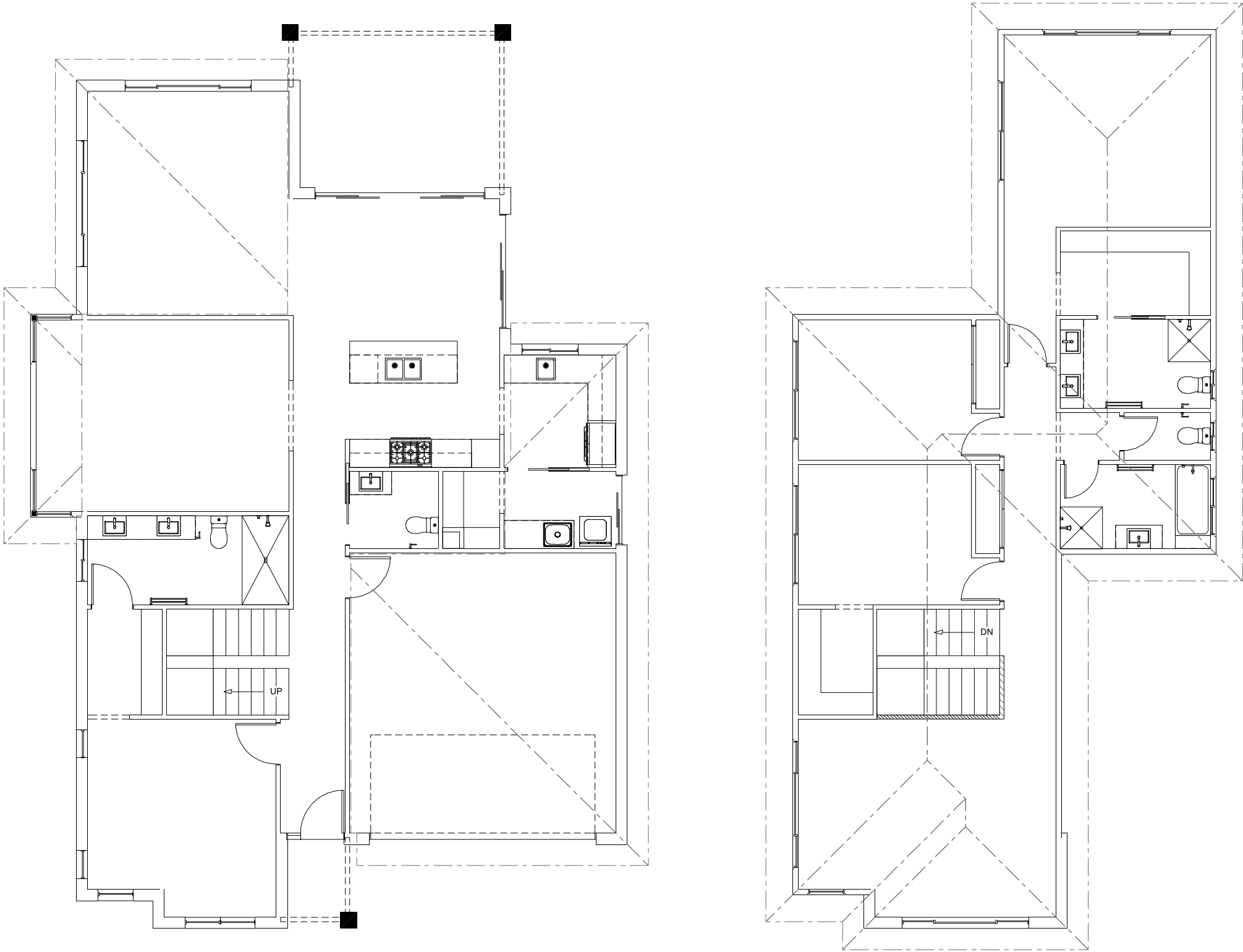
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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	-	-



NCC Compatible

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

SACRAMENTO 320

Classic Streetscape

Element Series

CONCEPT 12/03/2024

© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 317.2 m²

GF LIVING	142.4 m²	UF LIVING	112.4 m²
GARAGE	37.1 m²	VOID	6.3 m²
ALFRESCO	16.3 m²		
PORCH	2.7 m²		

GF TOTAL	198.5 m²	UF TOTAL	118.7 m²
----------	----------	----------	----------

Min. Lot Width
15 m - 16 m

ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES