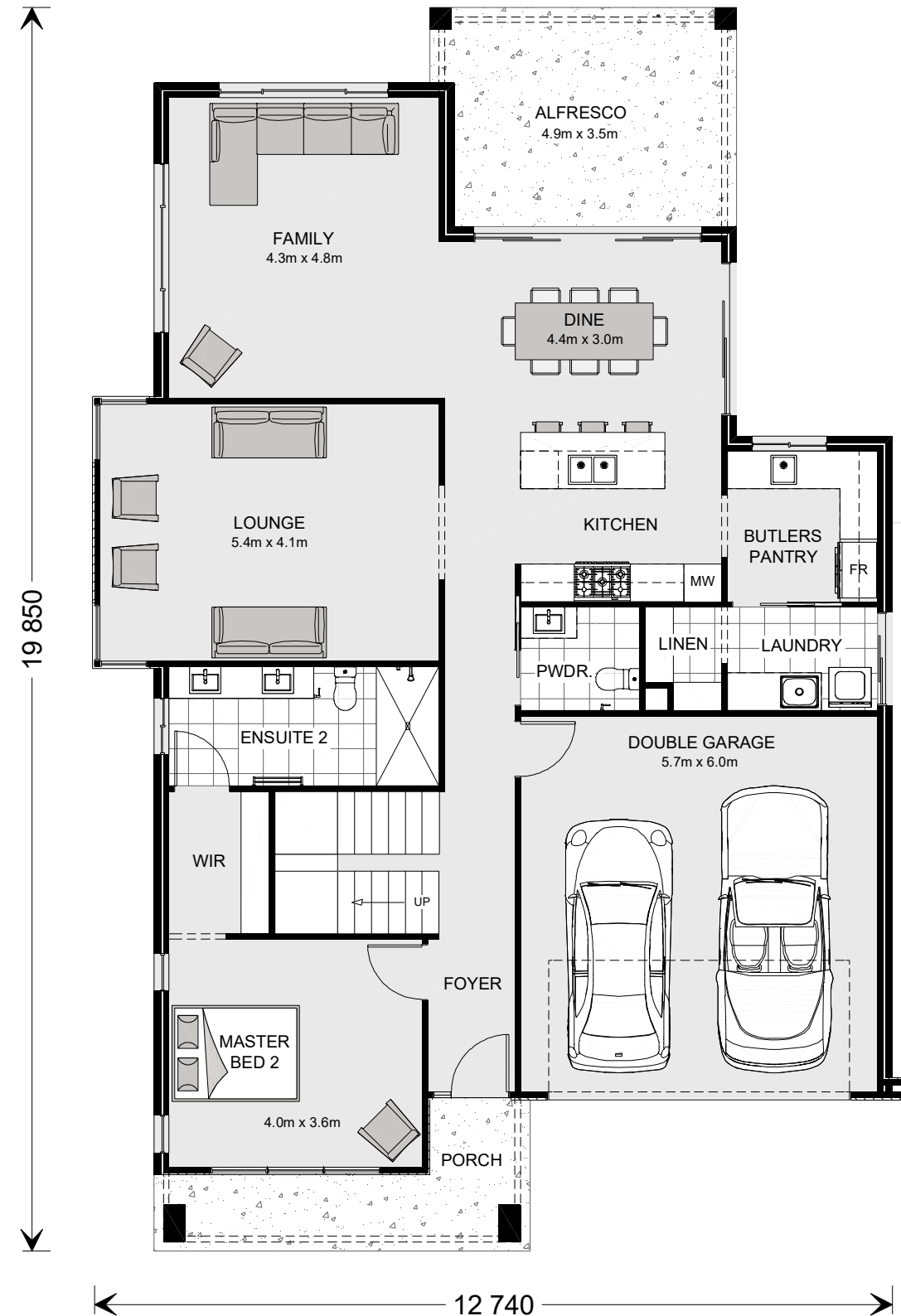




ARTISTS IMPRESSION - for illustrative purposes only
(Sacramento 380 Beach Facade)

NCC Compatible		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).				
SACRAMENTO 320	CONCEPT	13/03/2024	TOTAL FLOOR AREA = 323.1 m ²		Min. Lot Width	ARTIST IMPRESSION
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		GF LIVING 139.6 m ²	UF LIVING 108.9 m ²	15 m - 16 m	N.T.S.
			GARAGE 36.2 m ²	VOID 6.3 m ²	G.J. Gardner. <u>HOMES</u>	
Beach Streetscape			ALFRESCO 16.3 m ²	BALCONY 6.3 m ²		
Element Series			PORCH 9.5 m ²			
			GF TOTAL 201.6 m ²	UF TOTAL 121.5 m ²		



NCC Compatible

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SACRAMENTO 320

Beach Streetscape

Element Series

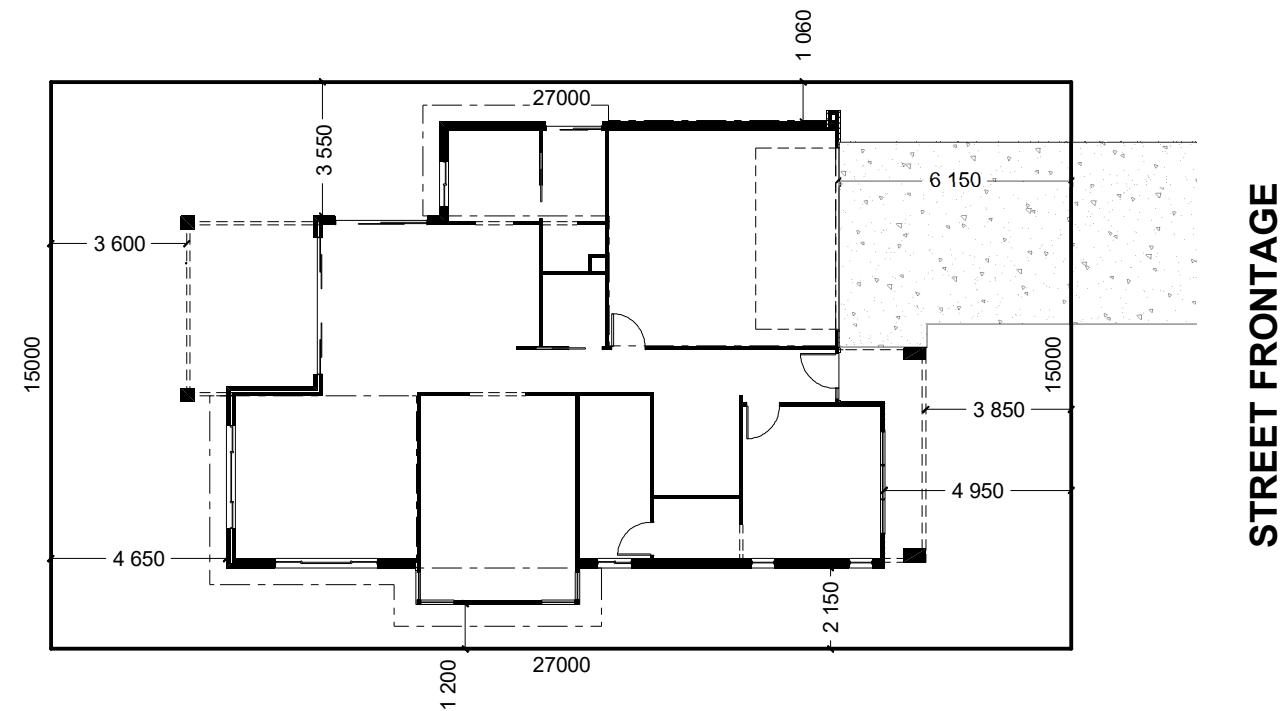
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PORCH	9.5 m ²		
GF TOTAL	201.6 m ²	UF TOTAL	121.5 m ²

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

Beach Streetscape

Element Series

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Min. Lot Width
15 m - 16 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
HOMES

NCC Compatible

SACRAMENTO 320

Beach Streetscape

Element Series

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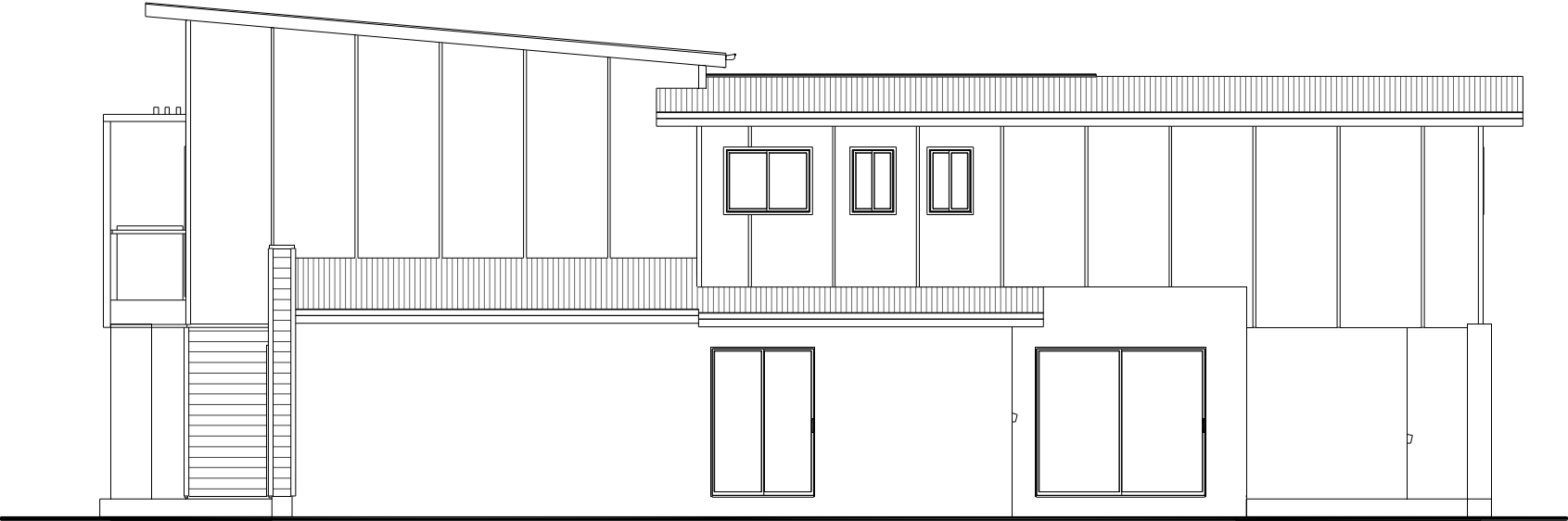
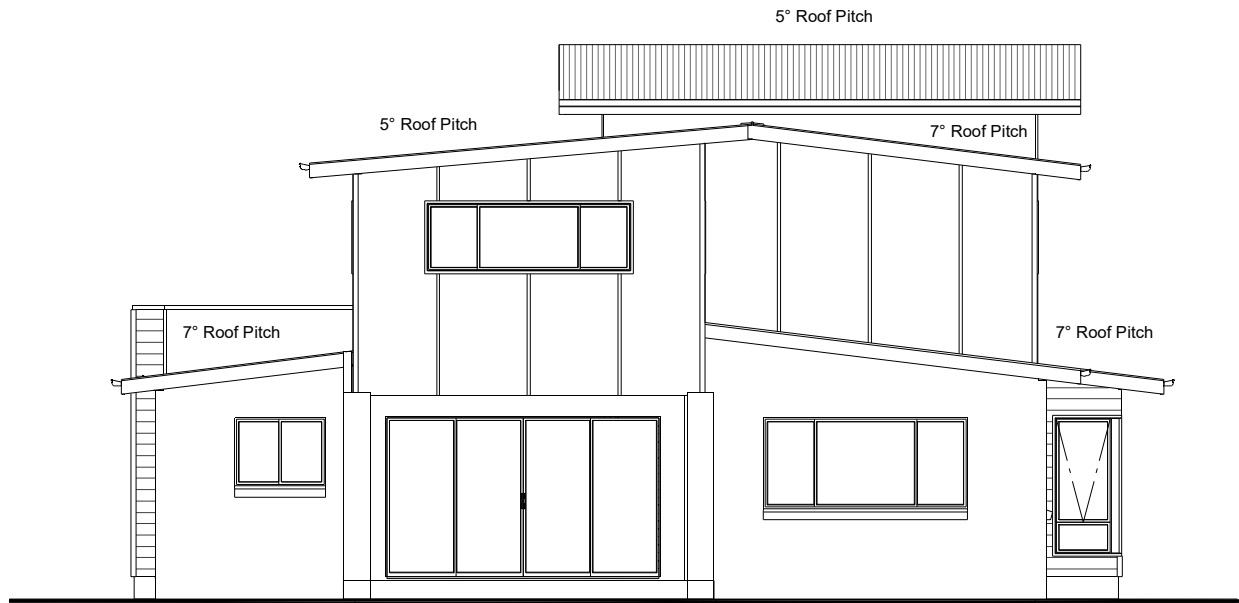
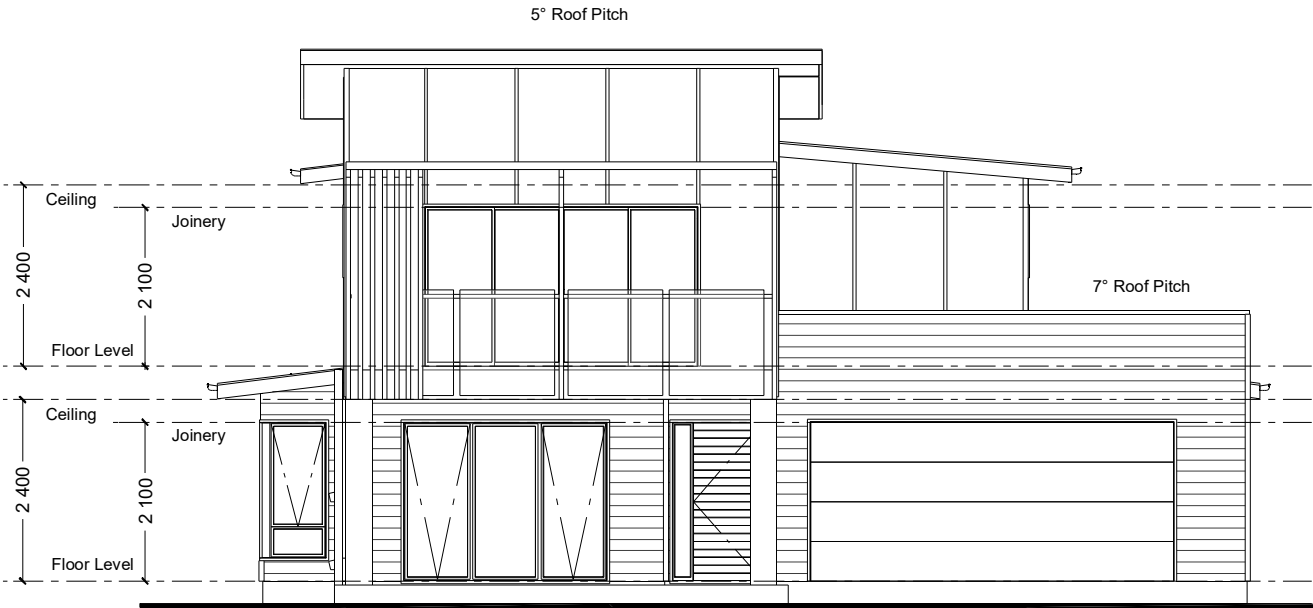
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PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

Min. Lot Width
15 m - 16 m

GROUND FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



NCC Compatible

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SACRAMENTO 320

Beach Streetscape

Element Series

CONCEPT13/03/2024

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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

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SACRAMENTO 320

Beach Streetscape

Element Series

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Min. Lot Width
15 m - 16 m

ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES