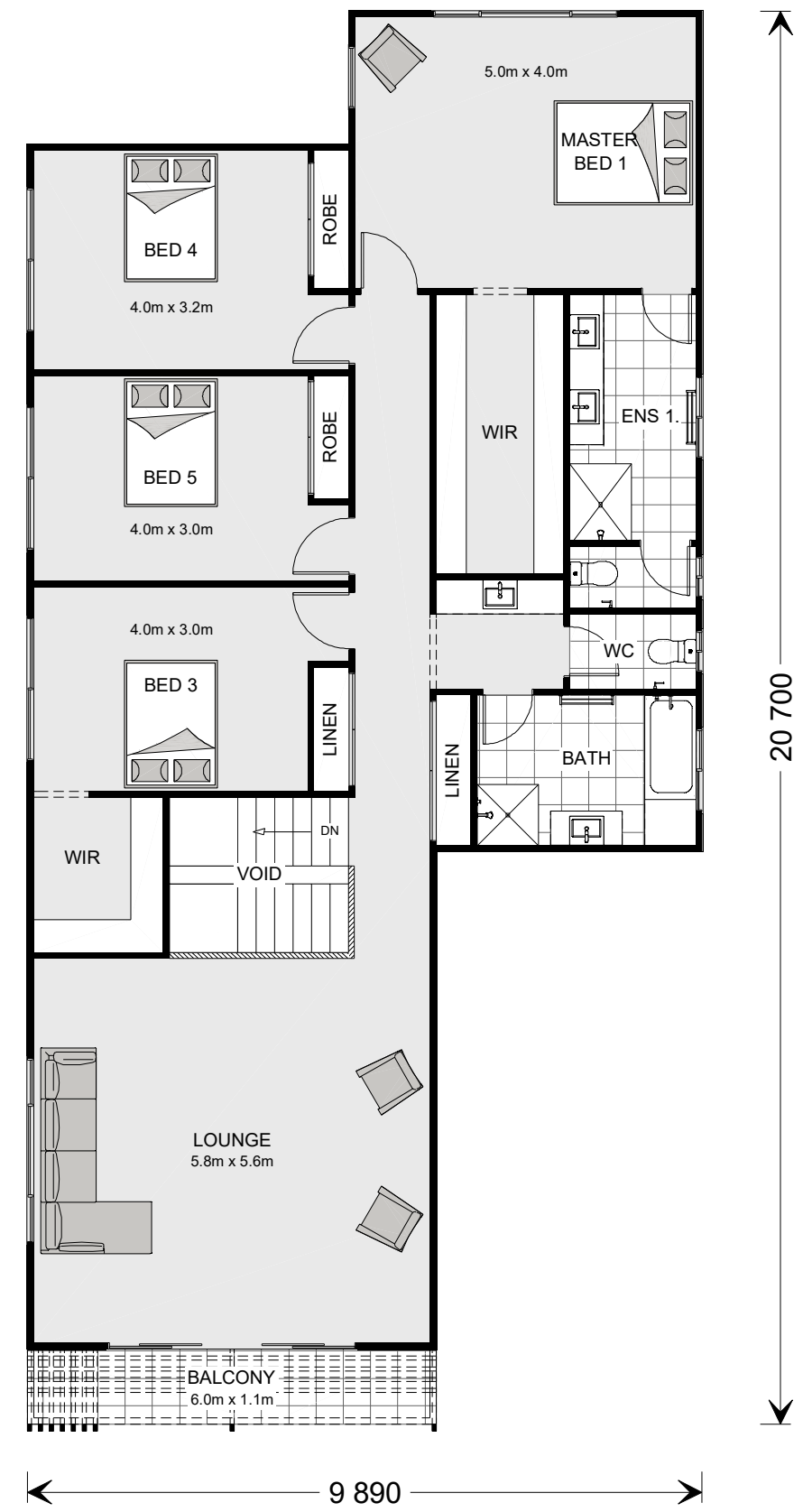
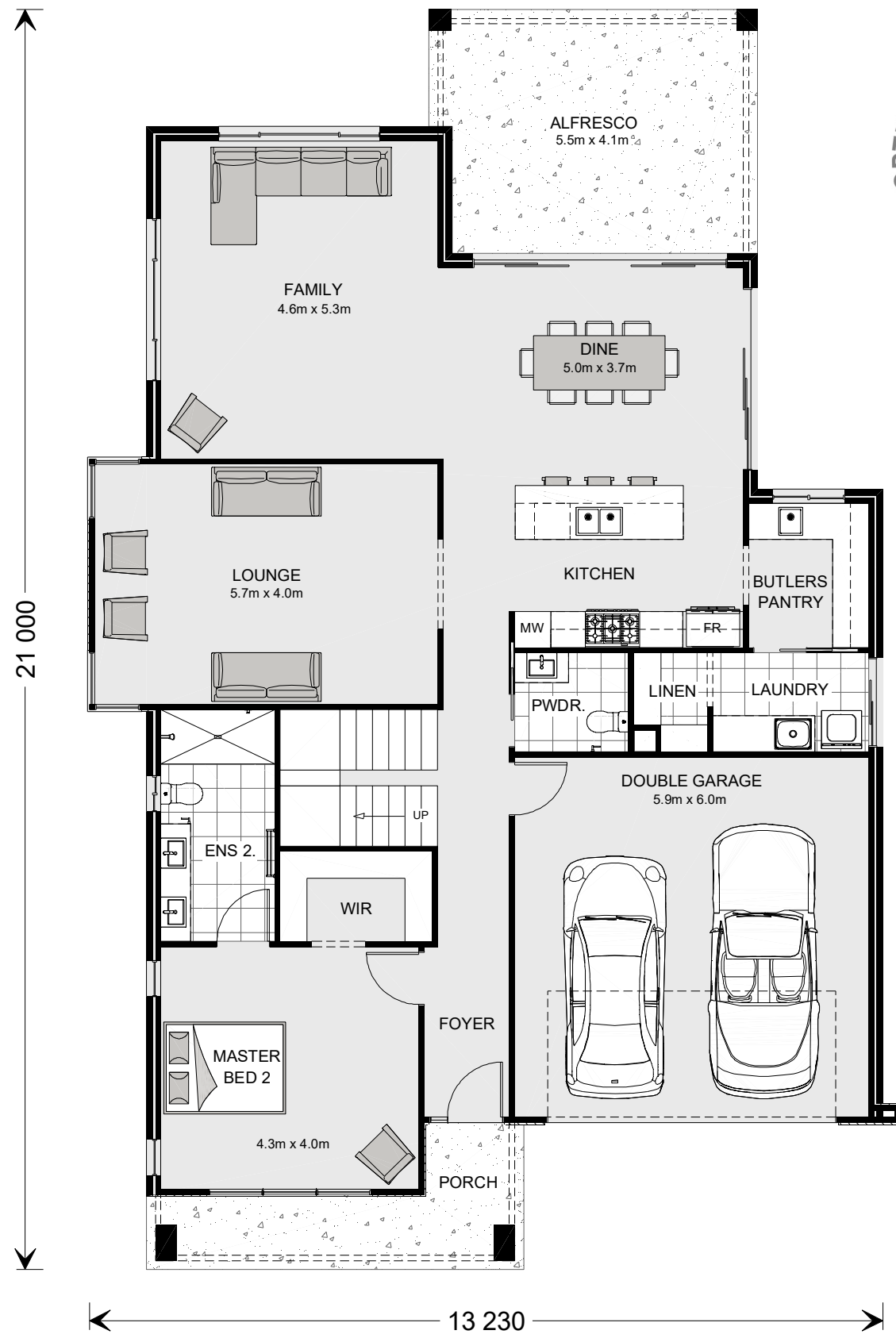




ARTISTS IMPRESSION - for illustrative purposes only
(Sacramento 380 Beach Facade)

NCC Compatible				PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).				
SACRAMENTO 380 Beach Streetscape Element Series		CONCEPT	12/03/2024	TOTAL FLOOR AREA = 384.1 m²		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		GF LIVING 152.6 m² GARAGE 37.4 m² ALFRESCO 21.4 m² PORCH 9.9 m² GF TOTAL 221.3 m²	UF LIVING 149.8 m² VOID 6.3 m² BALCONY 6.7 m² UF TOTAL 162.8 m²	16 m - 18 m	N.T.S.	



NCC Compatible

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

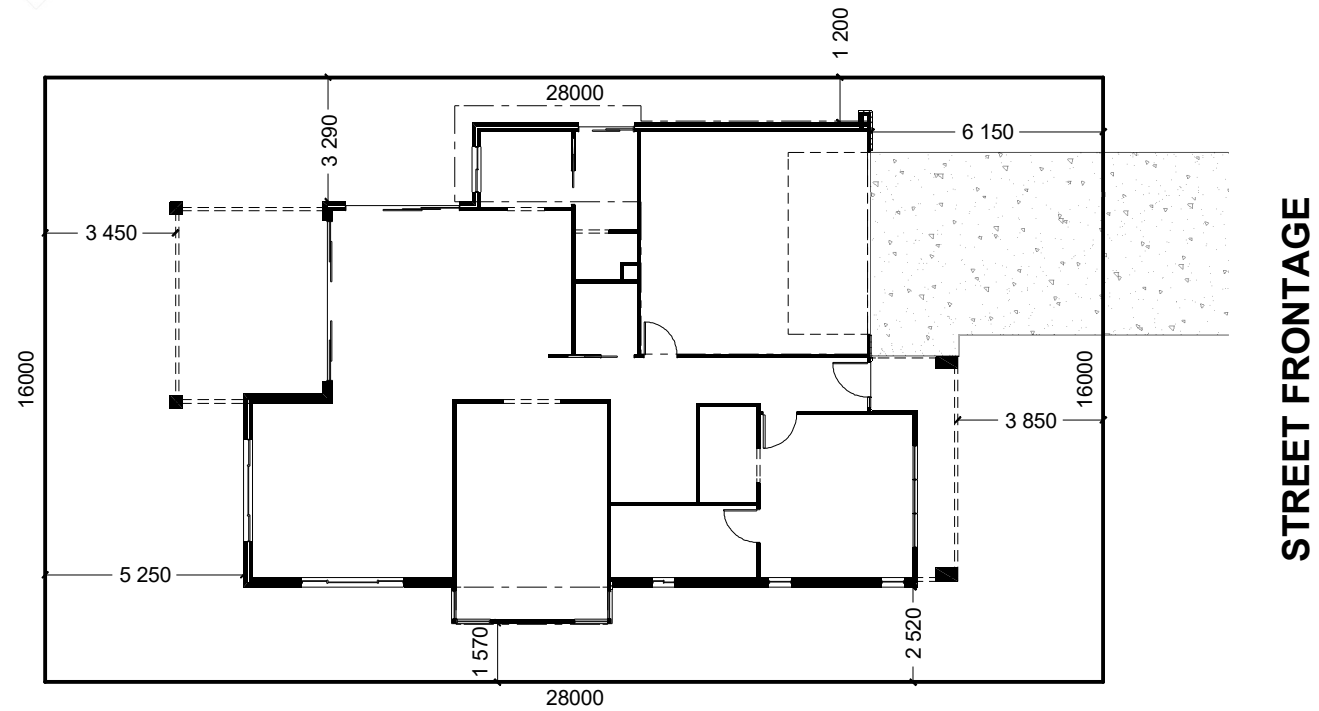
SACRAMENTO 380
Beach Streetscape
Element Series

CONCEPT	12/03/2024	TOTAL FLOOR AREA = 384.1 m ²			
© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		GF LIVING	152.6 m ²	UF LIVING	149.8 m ²
		GARAGE	37.4 m ²	VOID	6.3 m ²
		ALFRESCO	21.4 m ²	BALCONY	6.7 m ²
		PORCH	9.9 m ²		
		GF TOTAL	221.3 m ²	UF TOTAL	162.8 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.

NCC Compatible

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

SACRAMENTO 380

Beach Streetscape

Element Series

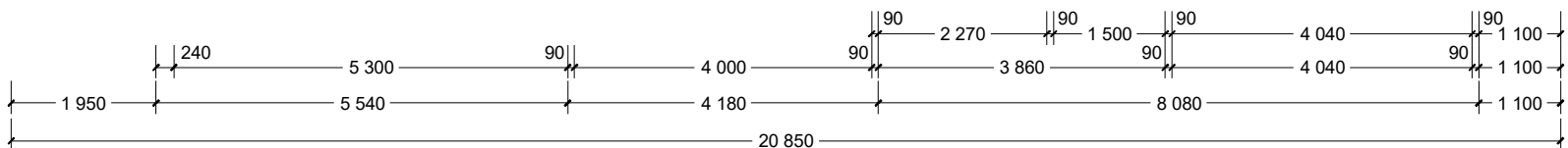
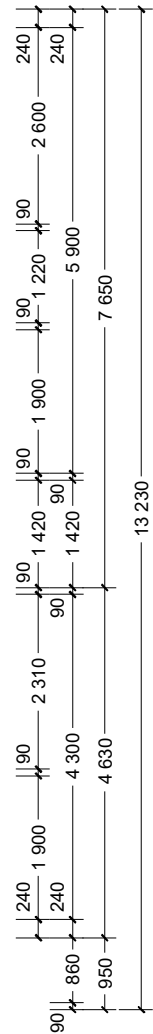
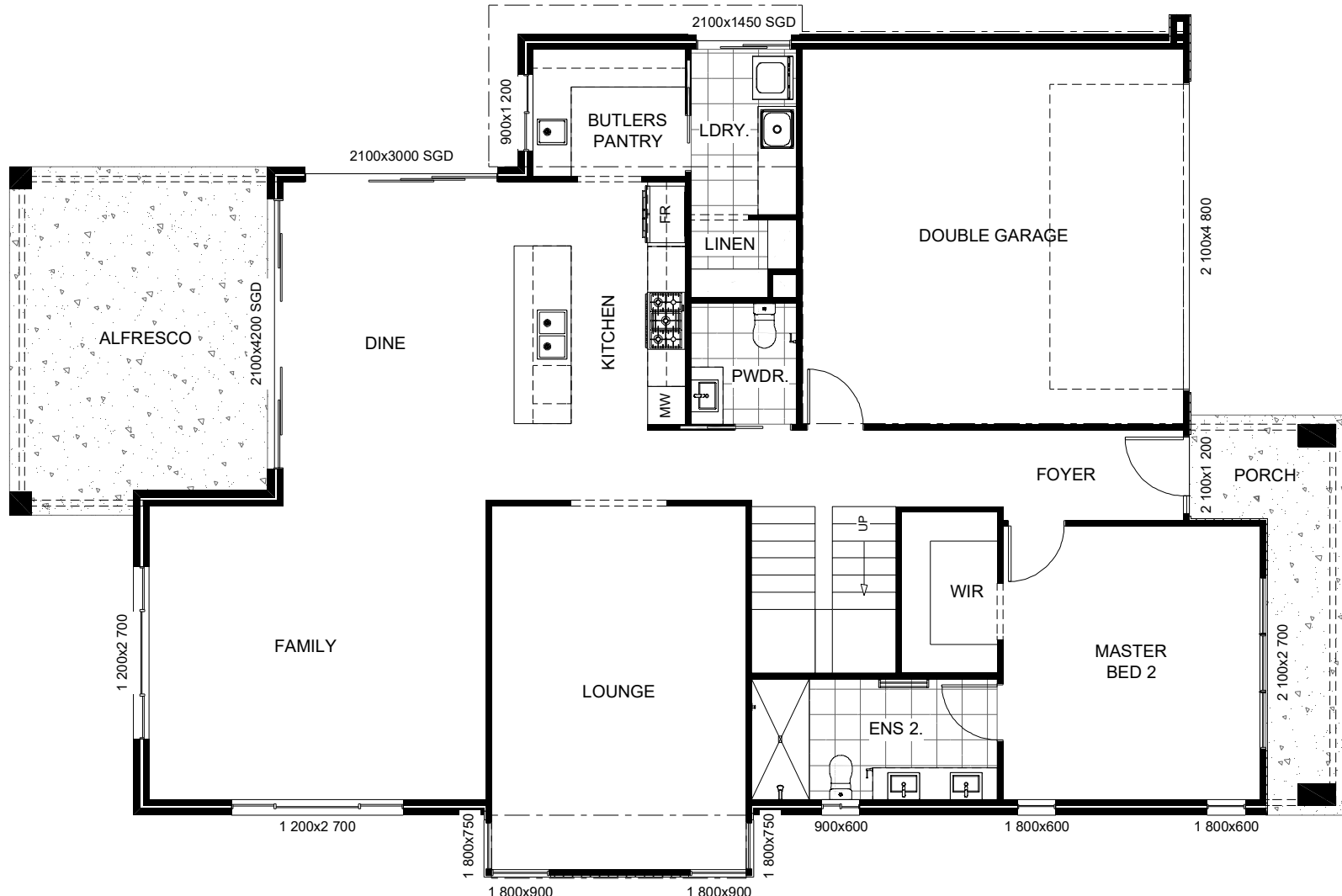
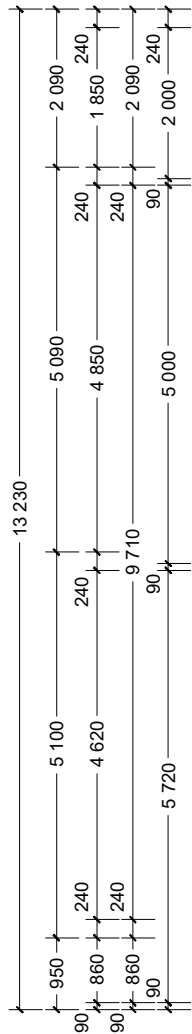
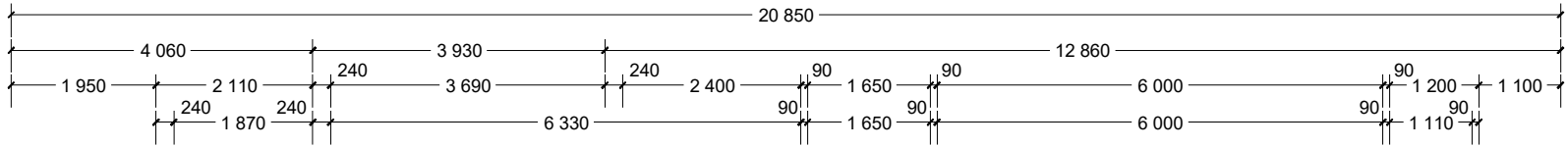
CONCEPT 12/03/2024
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 384.1 m ²			
GF LIVING	152.6 m ²	UF LIVING	149.8 m ²
GARAGE	37.4 m ²	VOID	6.3 m ²
ALFRESCO	21.4 m ²	BALCONY	6.7 m ²
PORCH	9.9 m ²		
GF TOTAL	221.3 m ²	UF TOTAL	162.8 m ²

Min. Lot Width
16 m - 18 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
HOMES



NCC Compatible

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

SACRAMENTO 380

Beach Streetscape

Element Series

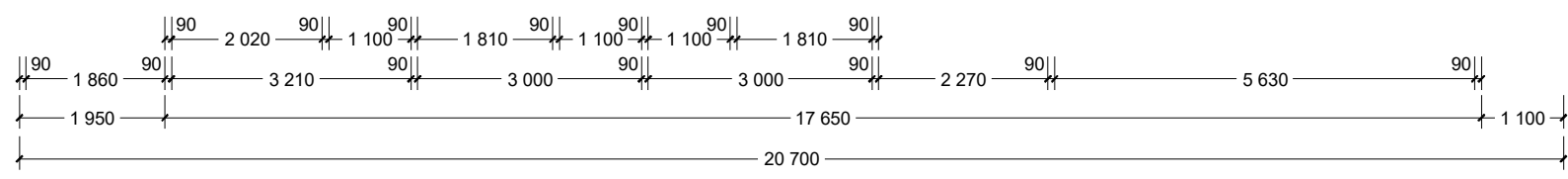
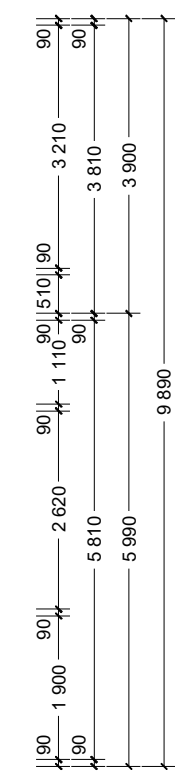
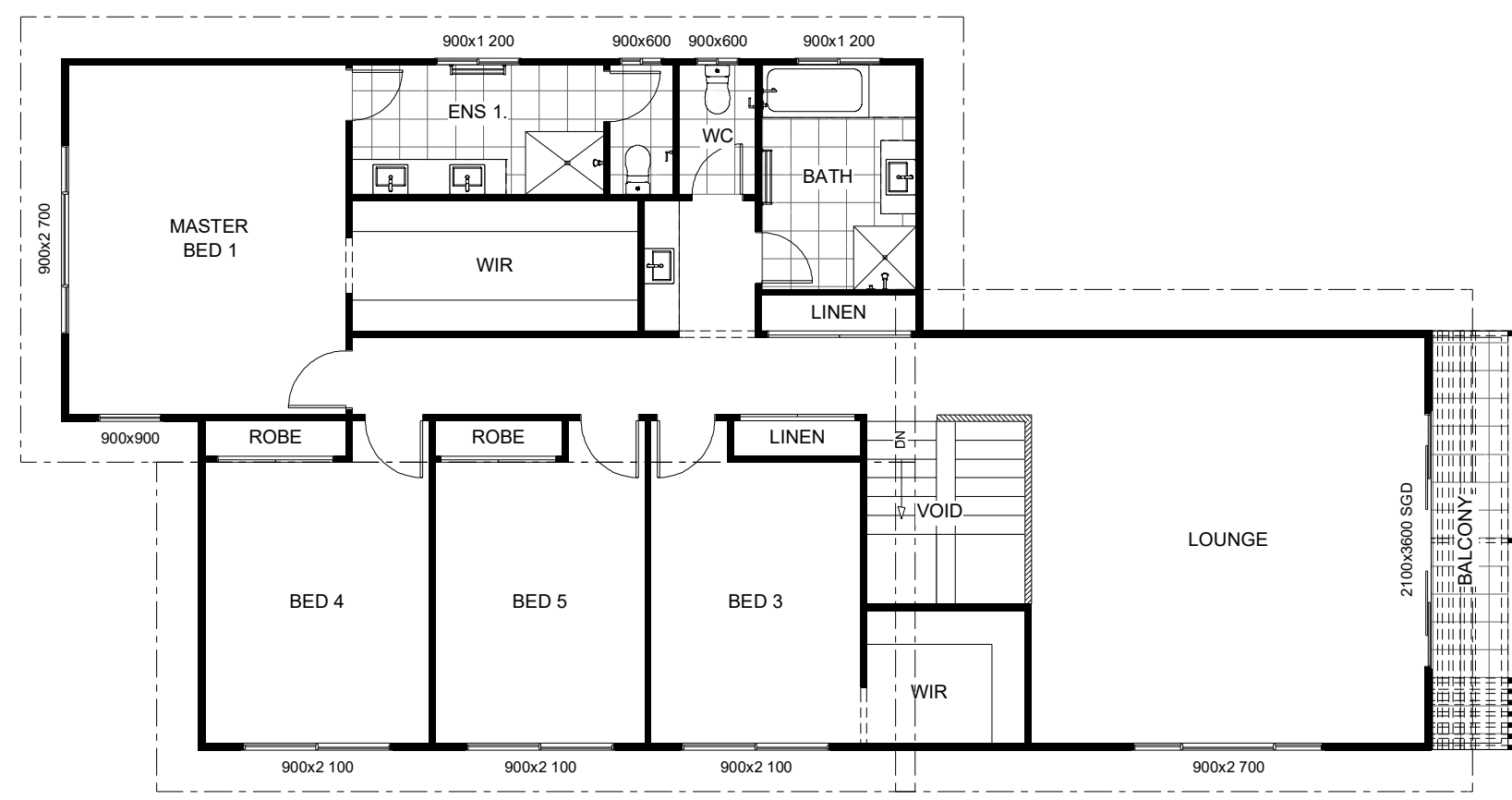
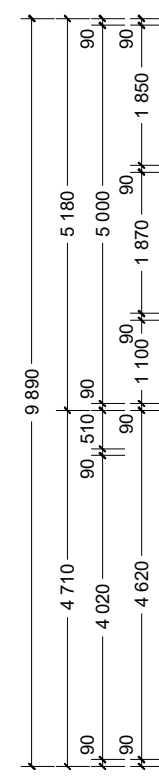
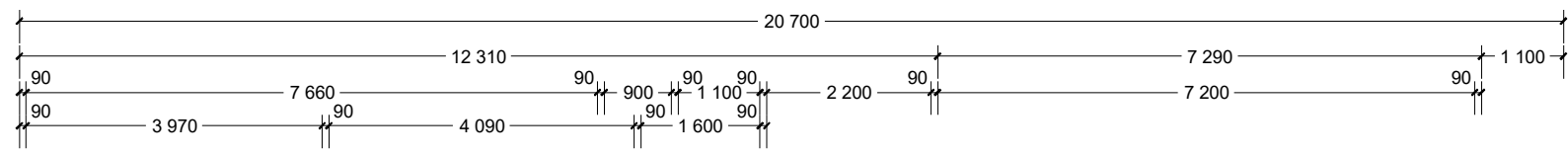
CONCEPT 12/03/2024
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 384.1 m²			
GF LIVING	152.6 m²	UF LIVING	149.8 m²
GARAGE	37.4 m²	VOID	6.3 m²
ALFRESCO	21.4 m²	BALCONY	6.7 m²
PORCH	9.9 m²		
GF TOTAL	221.3 m²	UF TOTAL	162.8 m²

Min. Lot Width
16 m - 18 m

GROUND FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



NCC Compatible

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

SACRAMENTO 380

Beach 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 = 384.1 m²			
GF LIVING	152.6 m²	UF LIVING	149.8 m²
GARAGE	37.4 m²	VOID	6.3 m²
ALFRESCO	21.4 m²	BALCONY	6.7 m²
PORCH	9.9 m²		
GF TOTAL	221.3 m²	UF TOTAL	162.8 m²

Min. Lot Width
16 m - 18 m

UPPER FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



NCC Compatible

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

SACRAMENTO 380
Beach 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 = 384.1 m ²			
GF LIVING	152.6 m ²	UF LIVING	149.8 m ²
GARAGE	37.4 m ²	VOID	6.3 m ²
ALFRESCO	21.4 m ²	BALCONY	6.7 m ²
PORCH	9.9 m ²		
GF TOTAL	221.3 m ²	UF TOTAL	162.8 m ²

Min. Lot Width
16 m - 18 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)

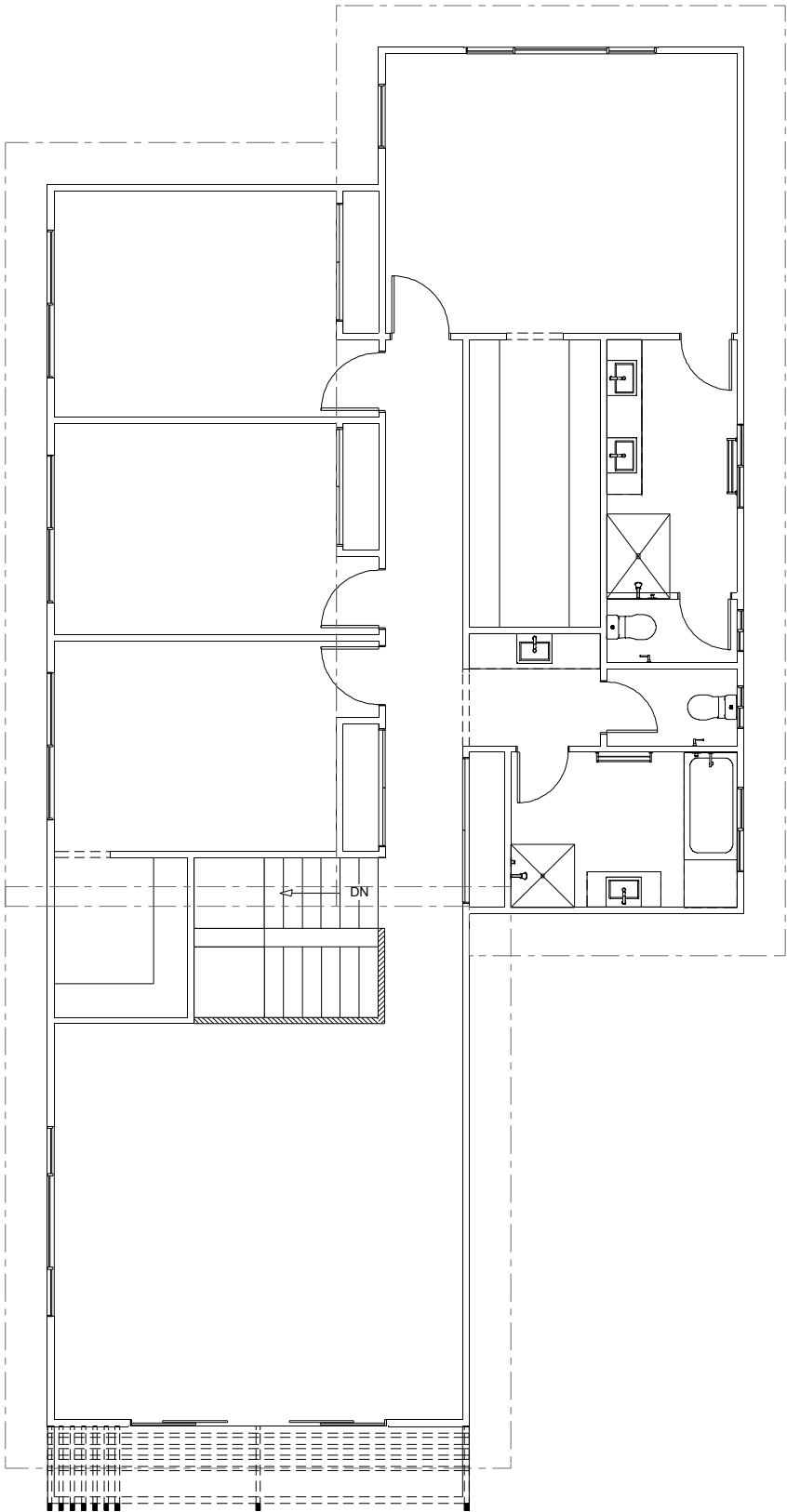
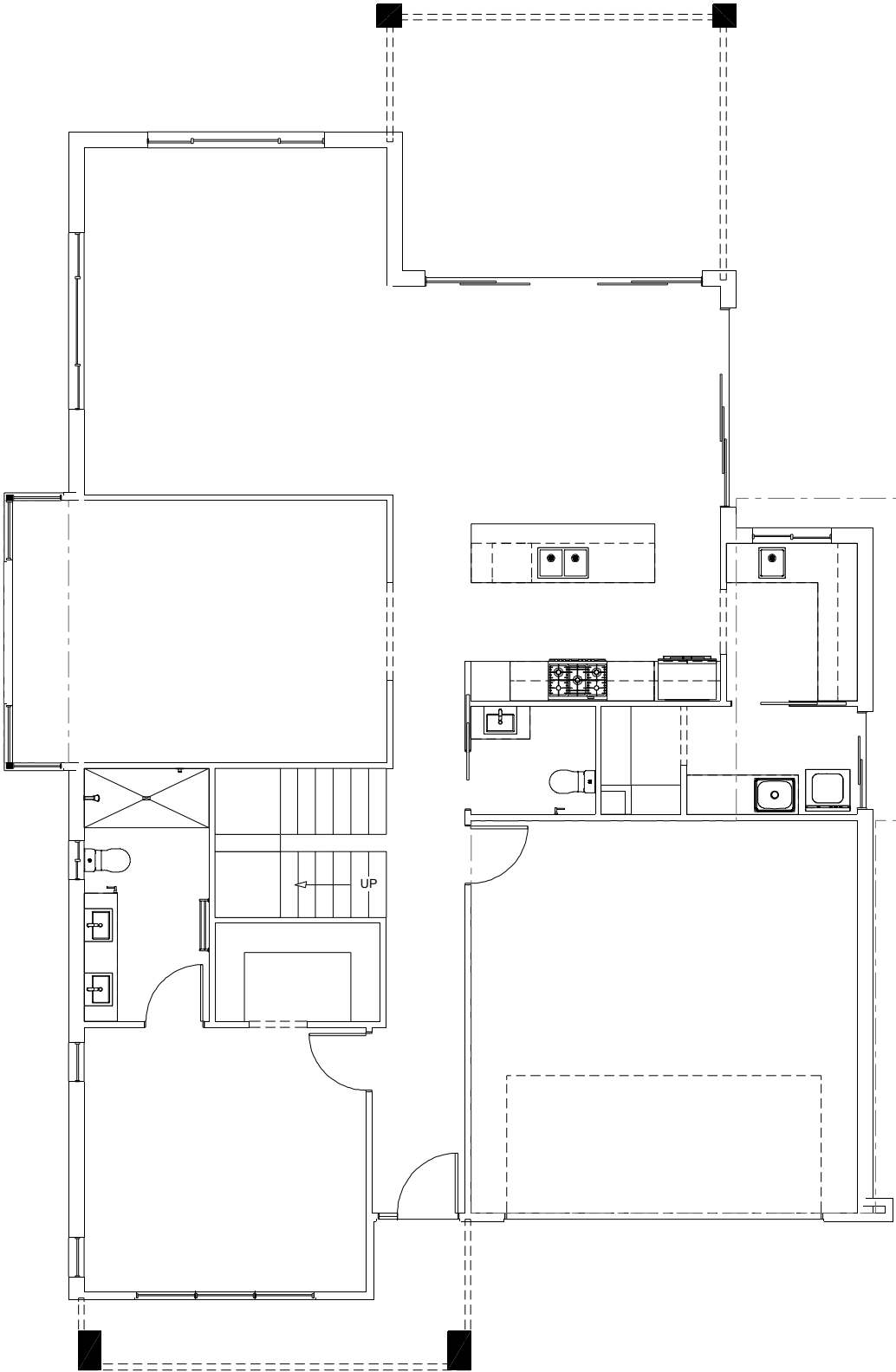
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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 380

Beach 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 = 384.1 m²

GF LIVING	152.6 m²	UF LIVING	149.8 m²
GARAGE	37.4 m²	VOID	6.3 m²
ALFRESCO	21.4 m²	BALCONY	6.7 m²
PORCH	9.9 m²		

GF TOTAL	221.3 m²	UF TOTAL	162.8 m²
----------	----------	----------	----------

Min. Lot Width
16 m - 18 m

ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES