



Windsor 277 Urban Facade Shown for illustrative purposes only



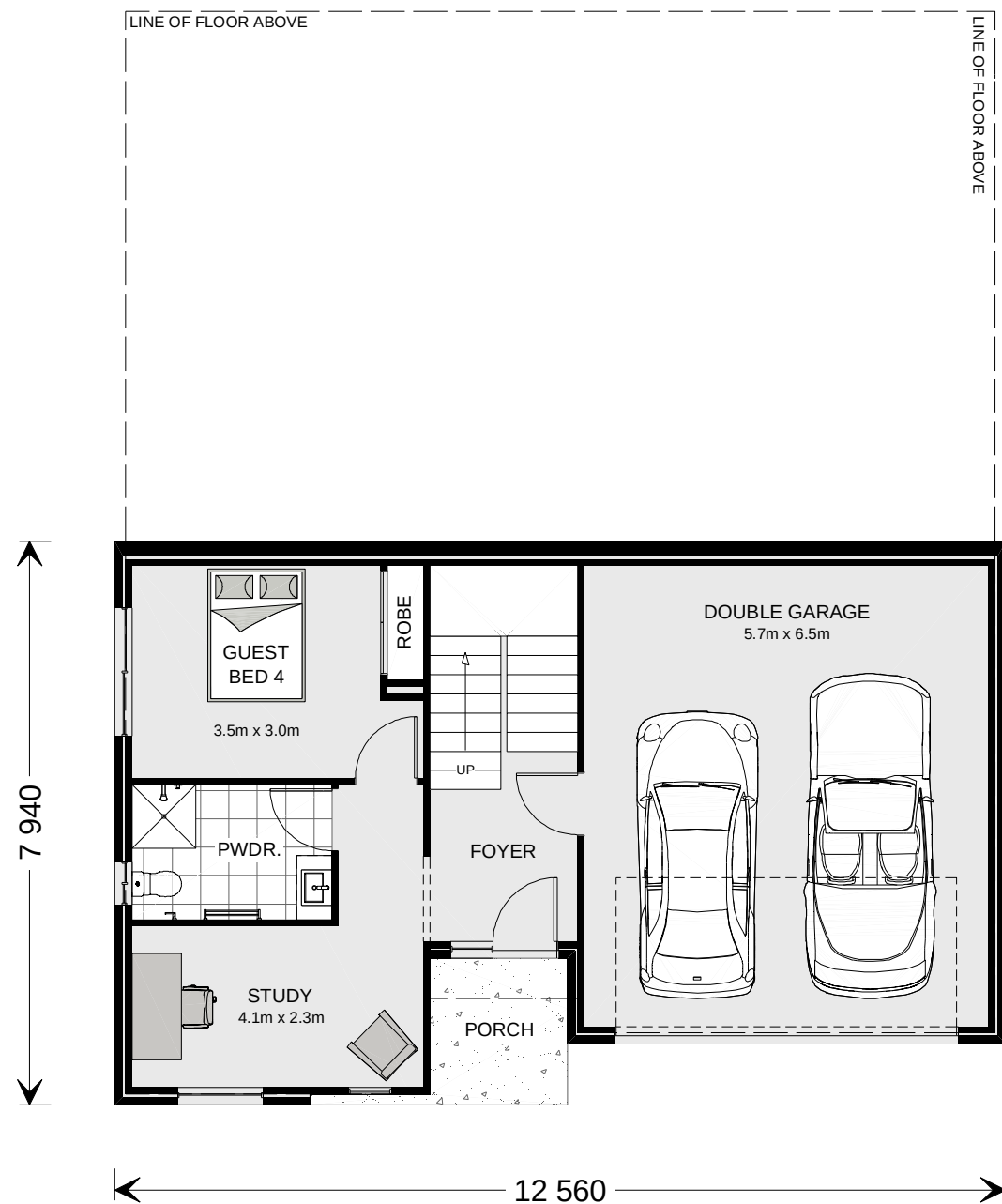
Windsor 277 Urban Rear Elevation Shown for illustrative purposes only



Windsor 277 Resort Cross Section Shown for illustrative purposes only

NCC Compatible

CONSTRUCTION & SITE WORKS SHOWN ARE INDICATIVE ONLY & MAY VARY SUBJECT TO INDIVIDUAL SITE CONDITIONS. PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).									
WINDSOR 277 Urban Streetscape	CONCEPT	20/03/2024	TOTAL FLOOR AREA = 273.6 m²				Min. Lot Width 15 m - 16 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		LF LIVING	47.8 m²	UF LIVING	159.2 m²			
			GARAGE	42.3 m²	VOID	5.5 m²			
PORCH			4.3 m²	ALFRESCO	14.5 m²				
Split Level Series			LF TOTAL	94.4 m²	UF TOTAL	179.2 m²			



NCC Compatible

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WINDSOR 277
Urban Streetscape
Split Level Series

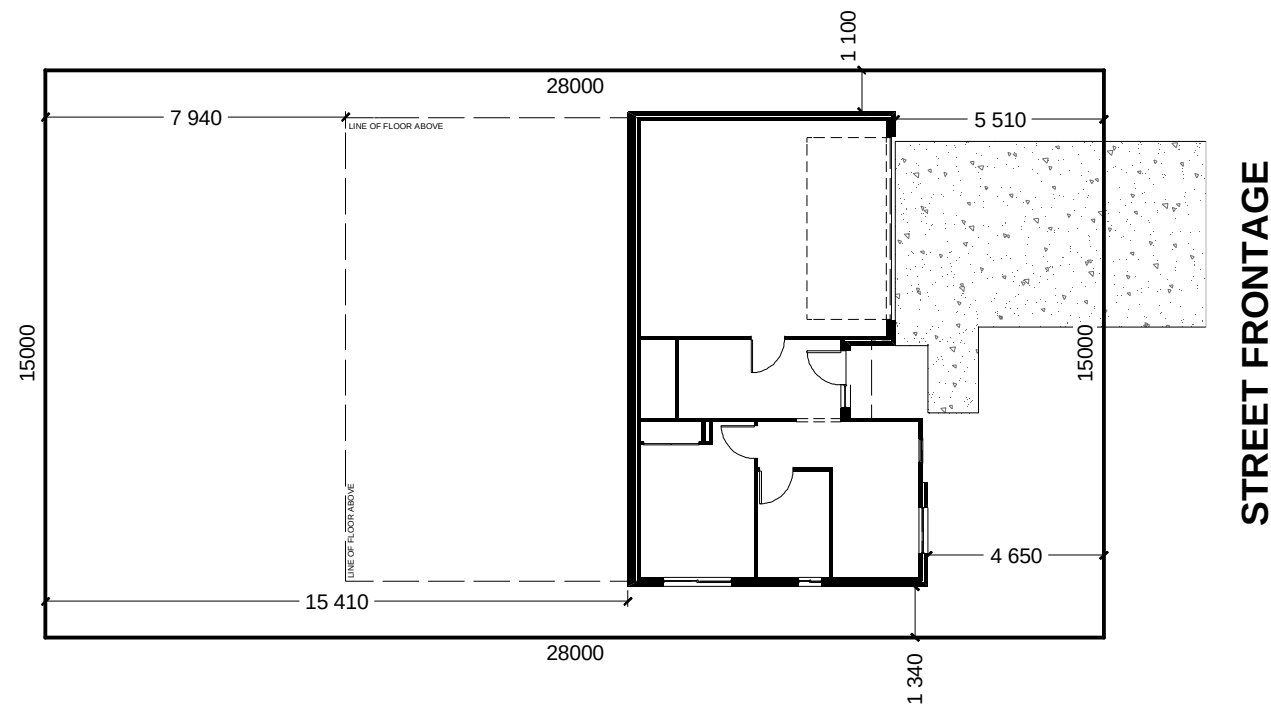
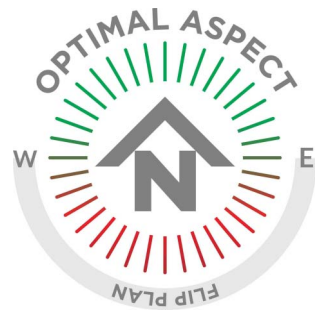
CONCEPT 20/03/2024
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TOTAL FLOOR AREA = 273.6 m ²			
LF LIVING	47.8 m ²	UF LIVING	159.2 m ²
LF GARAGE	42.3 m ²	UF VOID	5.5 m ²
LF PORCH	4.3 m ²	UF ALFRESCO	14.5 m ²
LF TOTAL	94.4 m ²	UF TOTAL	179.2 m ²

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.

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WINDSOR 277 Urban Streetscape Split Level Series	CONCEPT 20/03/2024	TOTAL FLOOR AREA = 273.6 m ²		Min. Lot Width 15 m - 16 m	SITE PLAN Scale 1:200 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING 47.8 m ² GARAGE 42.3 m ² PORCH 4.3 m ² LF TOTAL 94.4 m ²	UF LIVING 159.2 m ² VOID 5.5 m ² ALFRESCO 14.5 m ² UF TOTAL 179.2 m ²			

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WINDSOR 277

Urban Streetscape

Split Level Series

CONCEPT20/03/2024

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TOTAL FLOOR AREA = 273.6 m²			
LF LIVING	47.8 m²	UF LIVING	159.2 m²
LF GARAGE	42.3 m²	UF VOID	5.5 m²
LF PORCH	4.3 m²	UF ALFRESCO	14.5 m²
LF TOTAL	94.4 m²	UF TOTAL	179.2 m²

Min. Lot Width

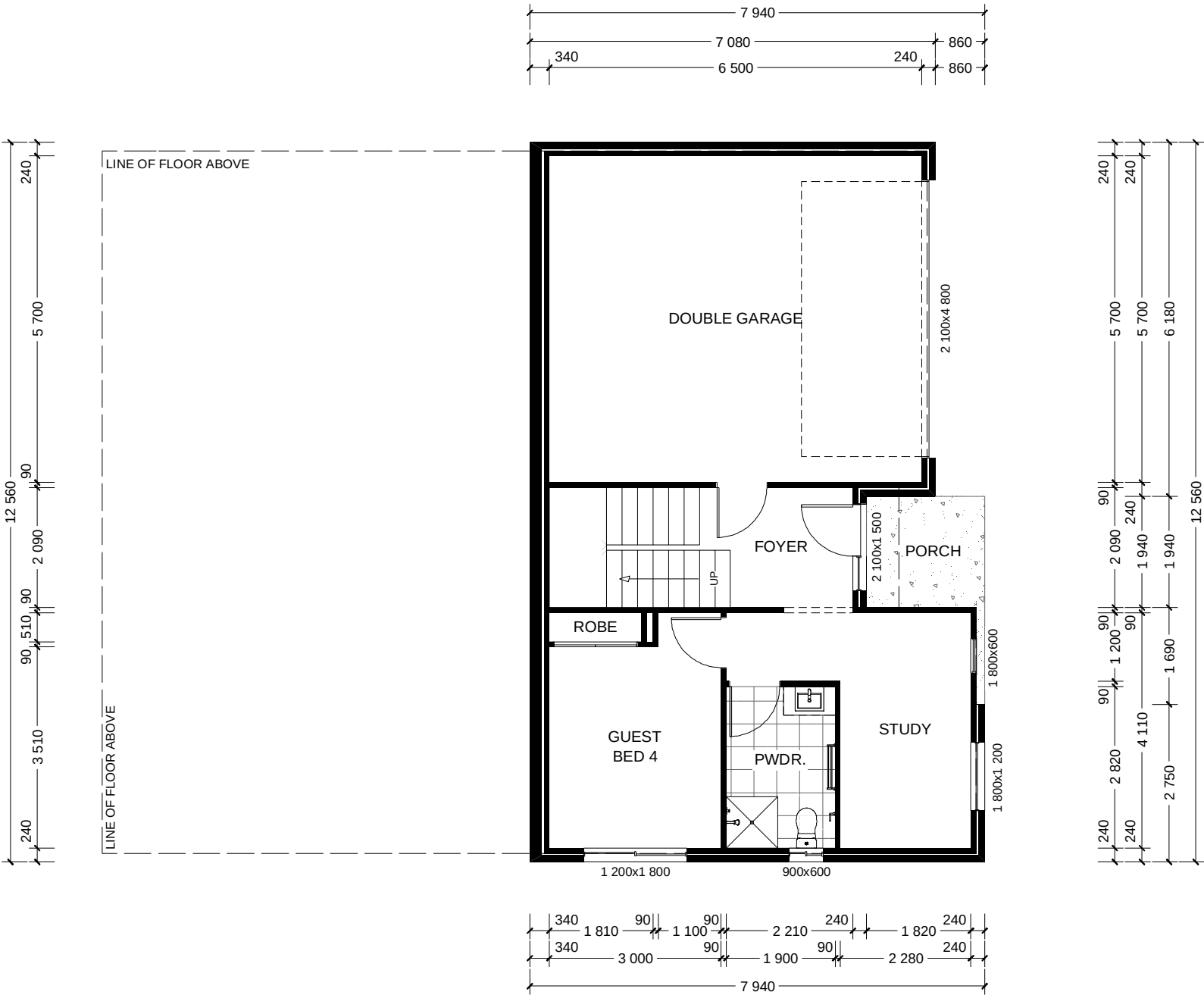
15 m - 16 m

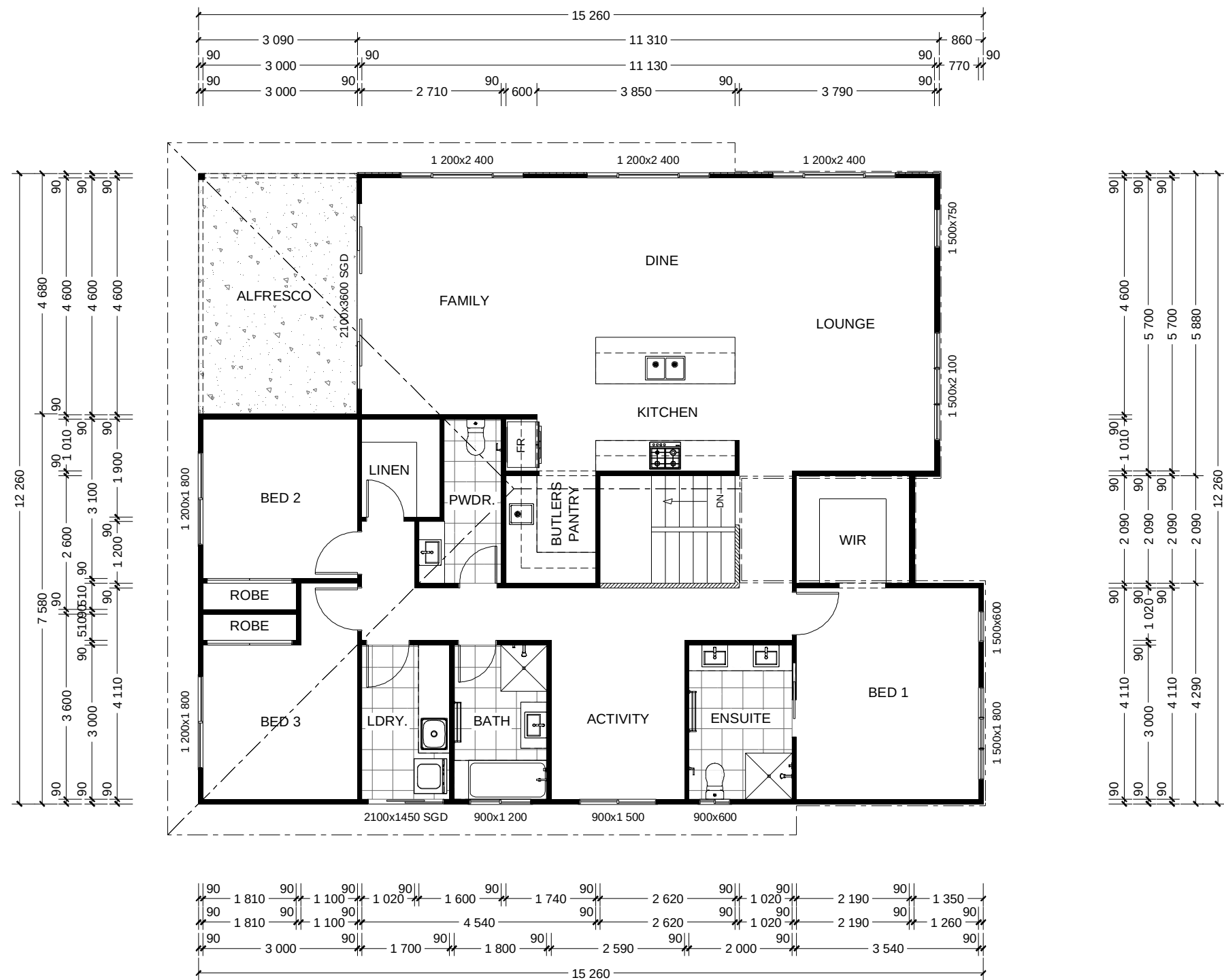
LOWER FLOOR PLAN

Scale 1:100 @A3

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WINDSOR 277

Urban Streetscape

Split Level Series

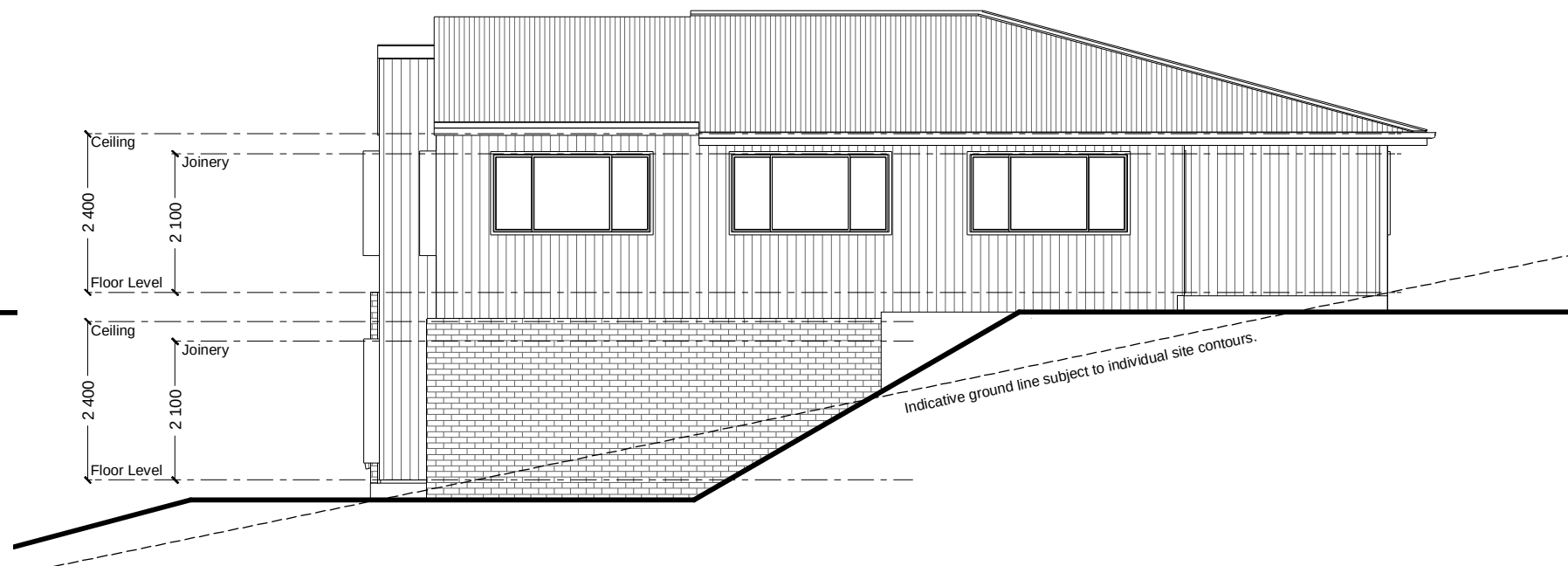
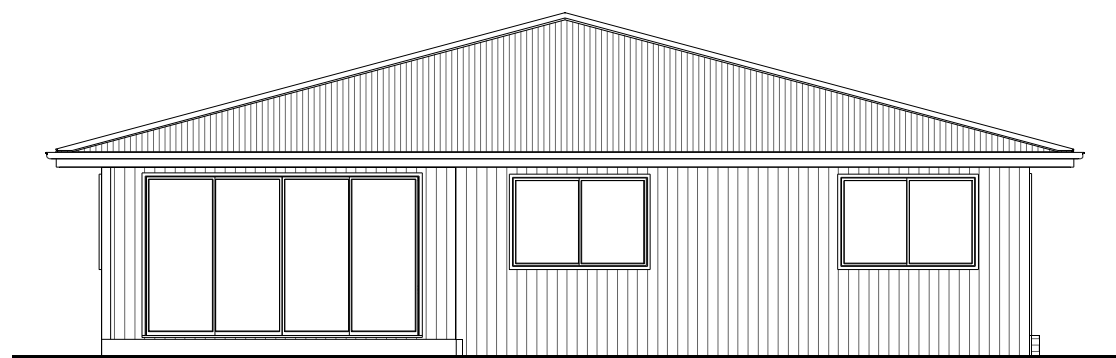
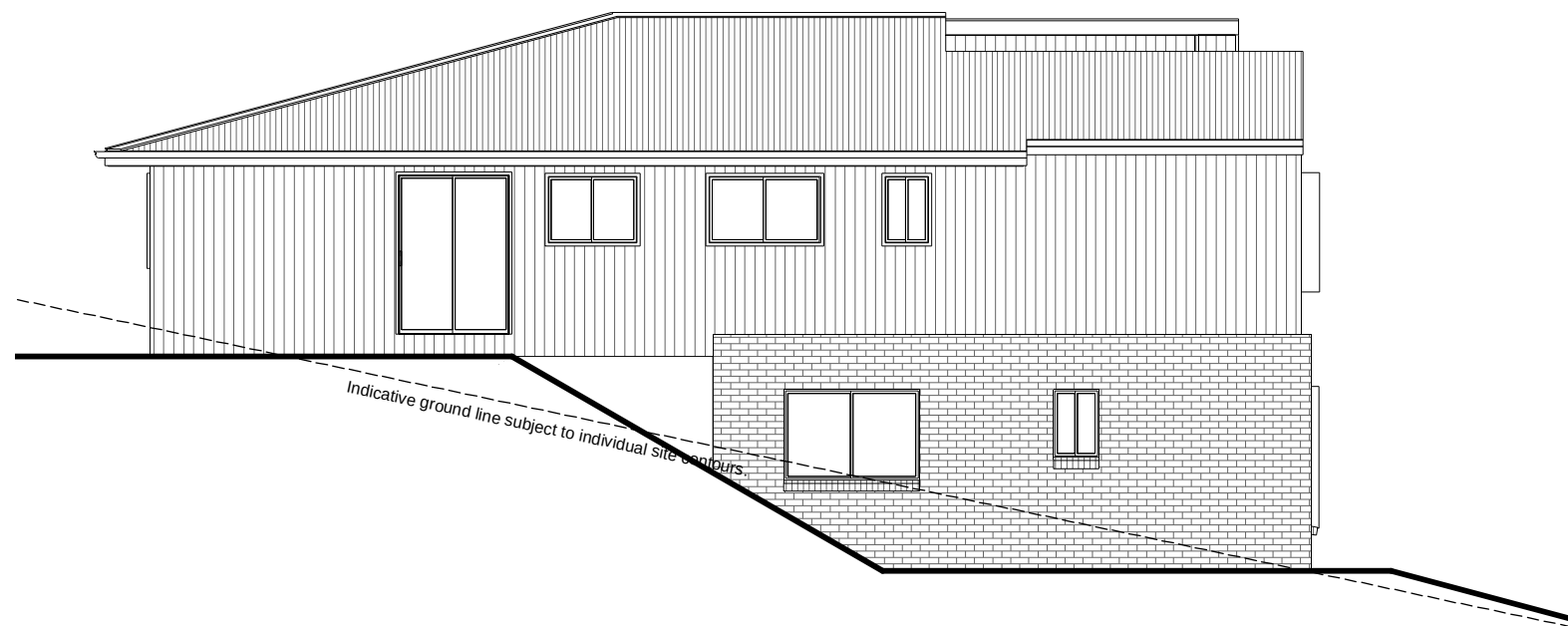
CONCEPT 20/03/2024
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TOTAL FLOOR AREA = 273.6 m ²			
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GARAGE	42.3 m ²	VOID	5.5 m ²
PORCH	4.3 m ²	ALFRESCO	14.5 m ²
LF TOTAL	94.4 m ²	UF TOTAL	179.2 m ²

Min. Lot Width
15 m - 16 m

UPPER FLOOR PLAN
Scale 1:100 @A3

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WINDSOR 277 Urban Streetscape Split Level Series	CONCEPT	20/03/2024	TOTAL FLOOR AREA = 273.6 m ²		Min. Lot Width 15 m - 16 m	ELEVATIONS 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		LF LIVING 47.8 m ² GARAGE 42.3 m ² PORCH 4.3 m ²	UF LIVING 159.2 m ² VOID 5.5 m ² ALFRESCO 14.5 m ²			
			LF TOTAL 94.4 m ²	UF TOTAL 179.2 m ²			

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)

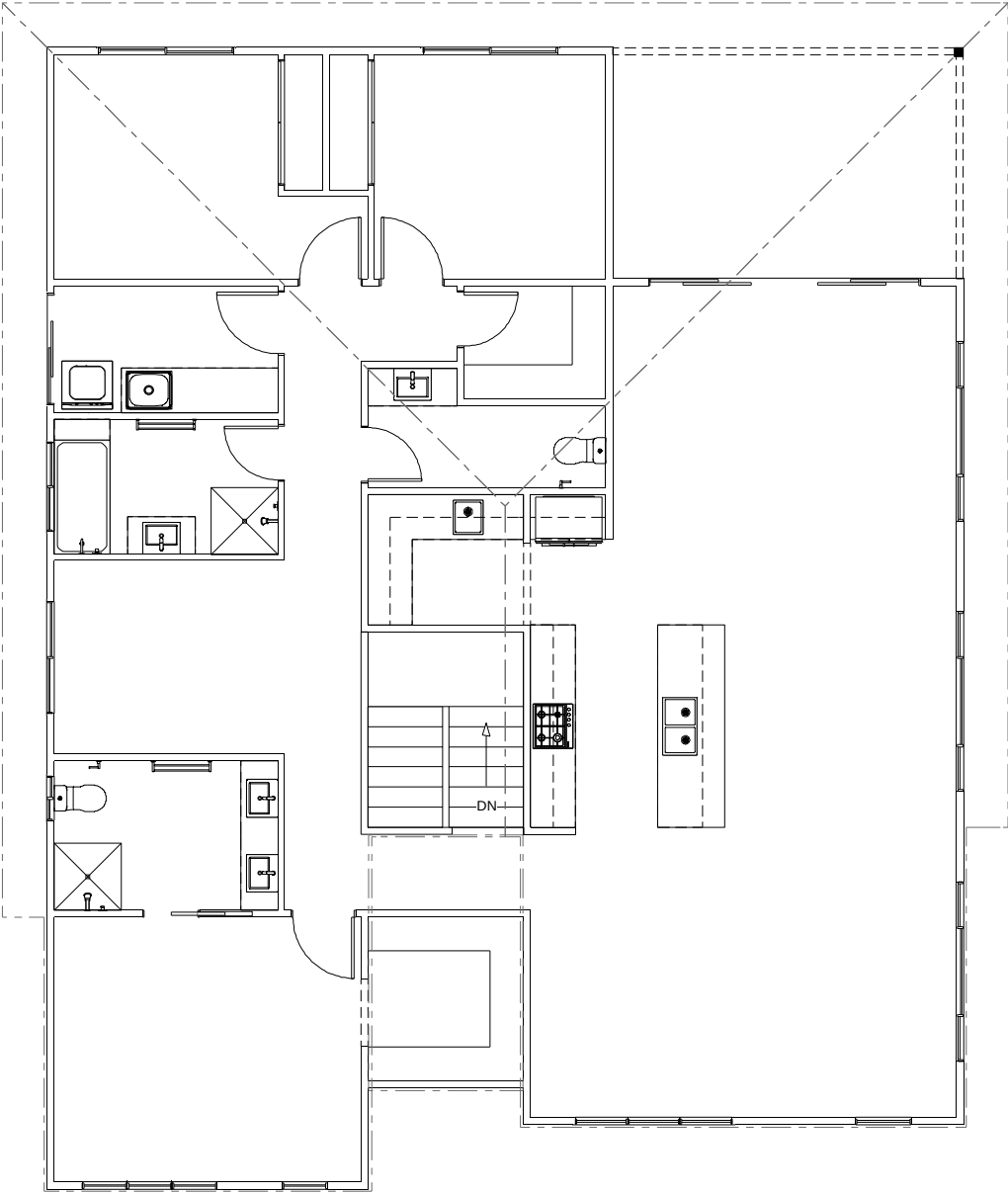
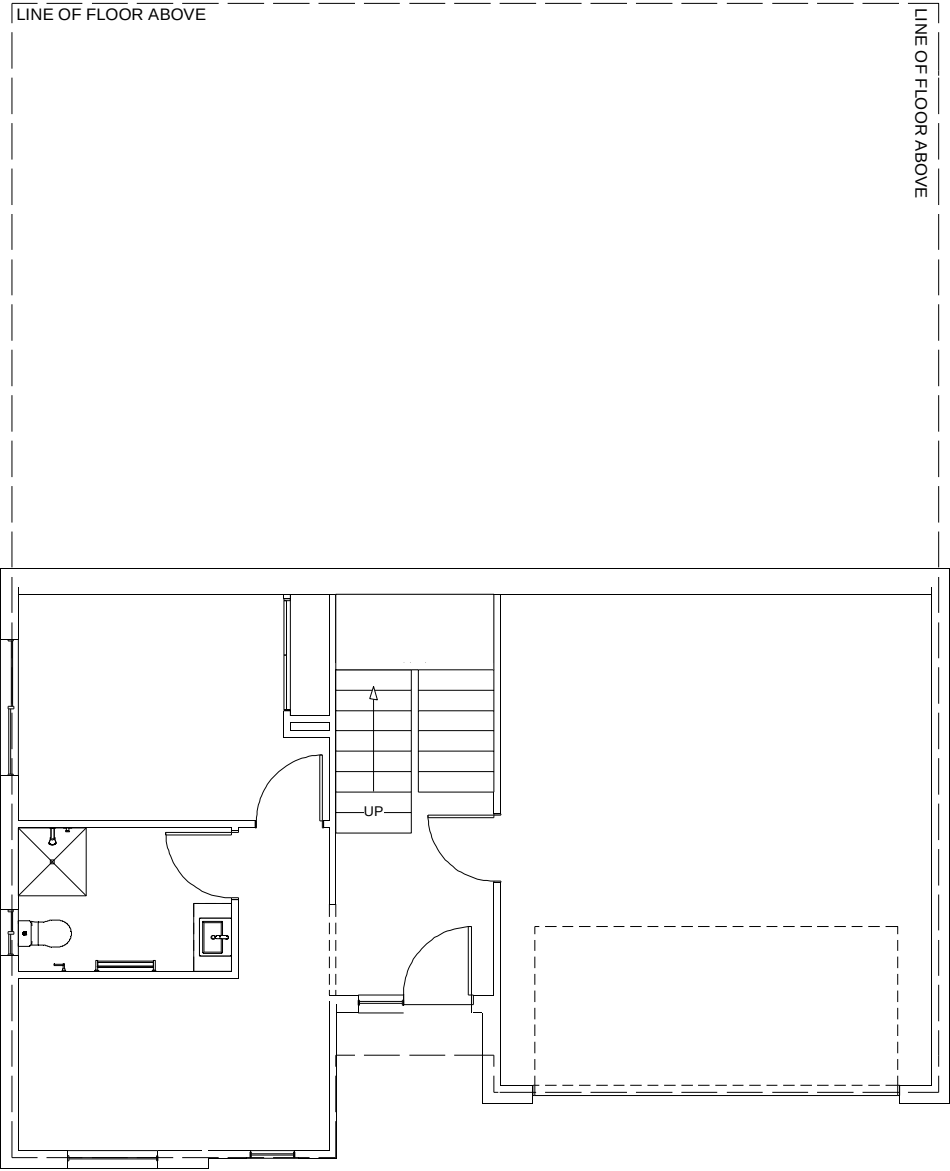
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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WINDSOR 277

Urban Streetscape

Split Level Series

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Min. Lot Width 15 m - 16 m	ELECTRICAL PLAN Scale 1:100 @A3

G.J. Gardner.

HOMES