



Windsor 277 Resort Facade Shown for illustrative purposes only



Windsor 277 Resort 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 Resort Streetscape Split Level Series	CONCEPT	12/04/2024	TOTAL FLOOR AREA = 276.8 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	50.8 m²			
			LF GARAGE	39.1 m²			
			LF PORCH	2.5 m²			
			UF LIVING	164.2 m²			
			UF VOID	5.5 m²			
			UF ALFRESCO	14.7 m²			
			LF TOTAL	92.4 m²			
			UF TOTAL	184.4 m²			



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

Resort Streetscape

Split Level Series

CONCEPT 12/04/2024

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

TOTAL FLOOR AREA = 276.8 m²

LF LIVING 50.8 m² UF LIVING 164.2 m²
GARAGE 39.1 m² VOID 5.5 m²
PORCH 2.5 m² ALFRESCO 14.7 m²

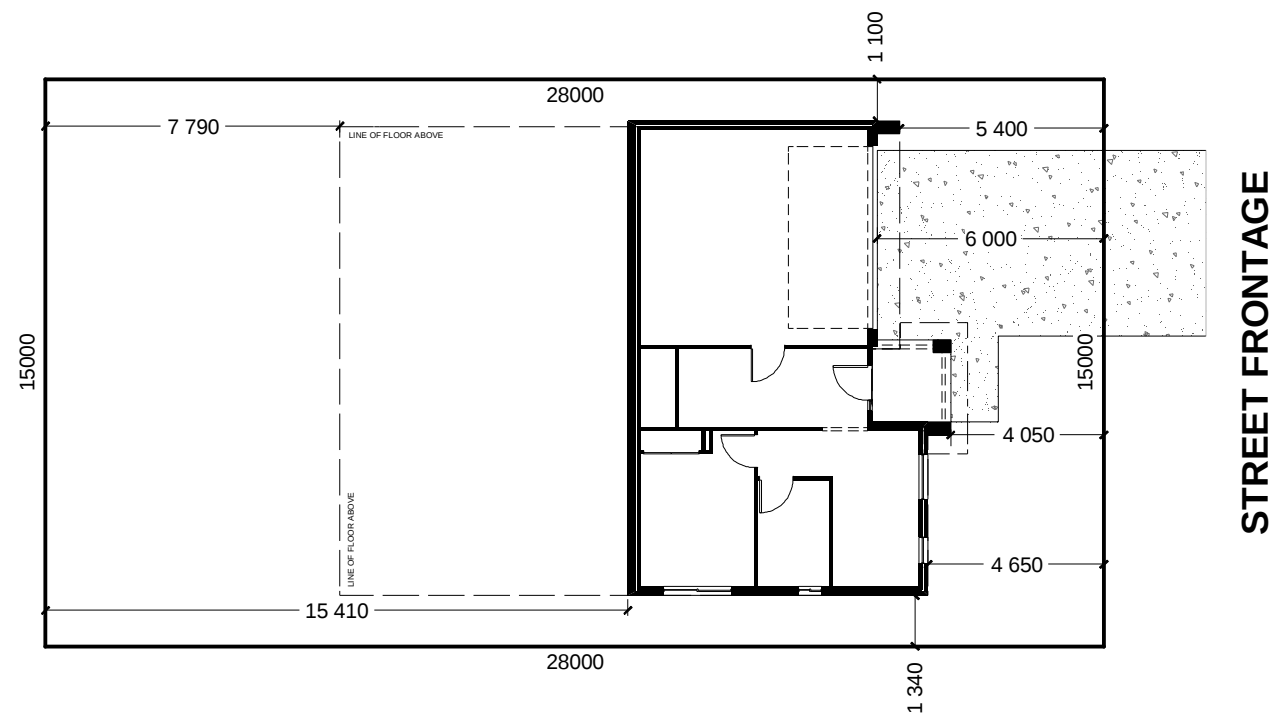
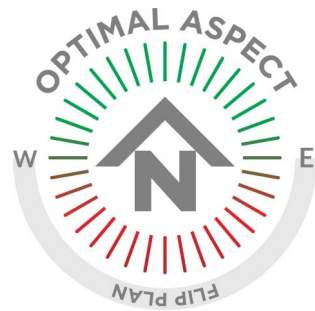
LF TOTAL 92.4 m² UF TOTAL 184.4 m²

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

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 Resort Streetscape Split Level Series	CONCEPT	12/04/2024	TOTAL FLOOR AREA = 276.8 m ²		Min. Lot Width 15 m - 16 m	SITE PLAN Scale 1:200 @A3
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LF LIVING 50.8 m ²	UF LIVING 164.2 m ²		
			LF GARAGE 39.1 m ²	UF VOID 5.5 m ²		
			LF PORCH 2.5 m ²	UF ALFRESCO 14.7 m ²		
			LF TOTAL 92.4 m ²	UF TOTAL 184.4 m ²		

G.J. Gardner.
HOMES

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

Resort Streetscape

Split Level Series

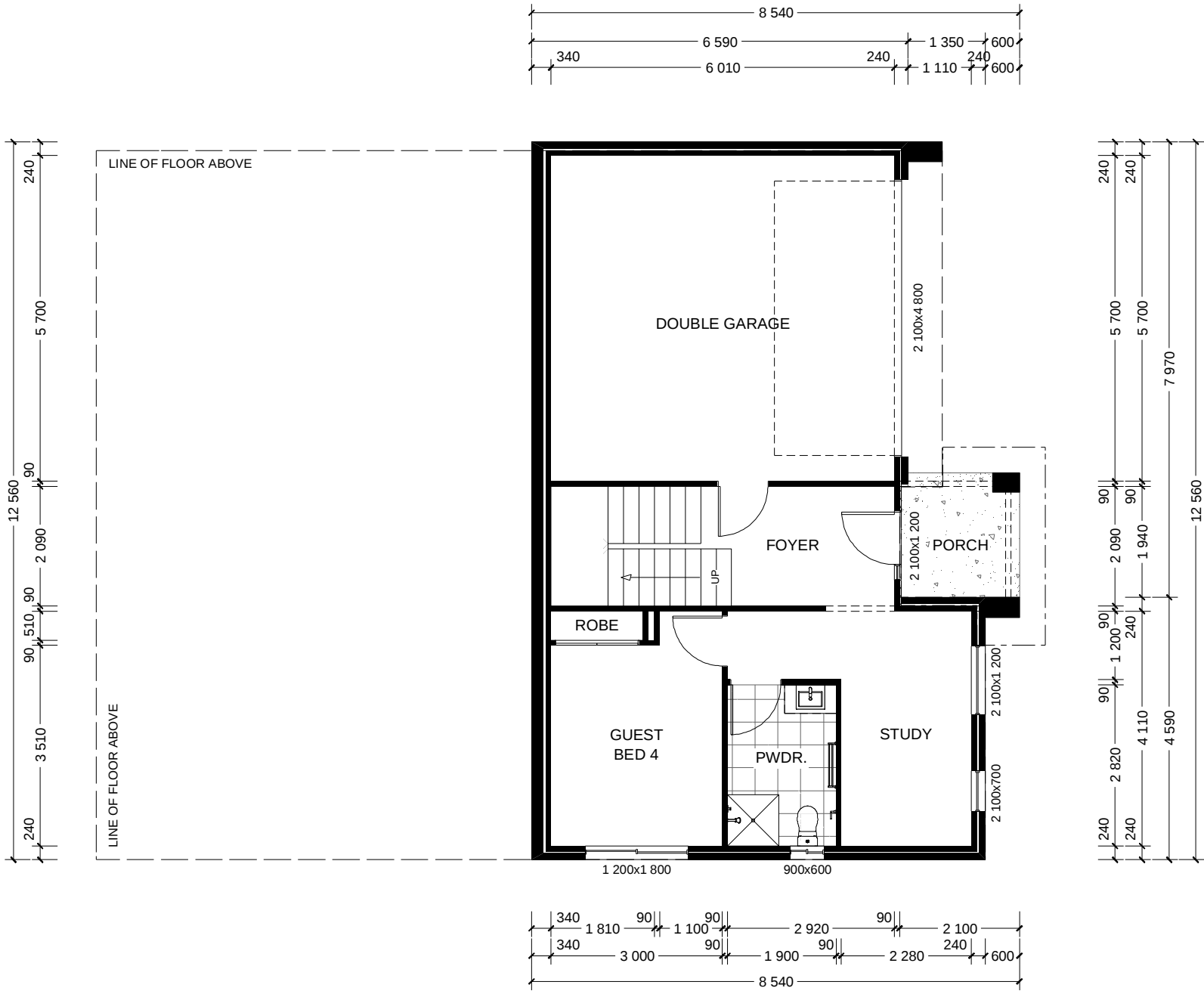
CONCEPT 12/04/2024
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 276.8 m²			
LF LIVING	50.8 m²	UF LIVING	164.2 m²
LF GARAGE	39.1 m²	UF VOID	5.5 m²
LF PORCH	2.5 m²	UF ALFRESCO	14.7 m²
LF TOTAL	92.4 m²	UF TOTAL	184.4 m²

Min. Lot Width
15 m - 16 m

LOWER FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES





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

Resort Streetscape

Split Level Series

CONCEPT 12/04/2024

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

TOTAL FLOOR AREA = 276.8 m²

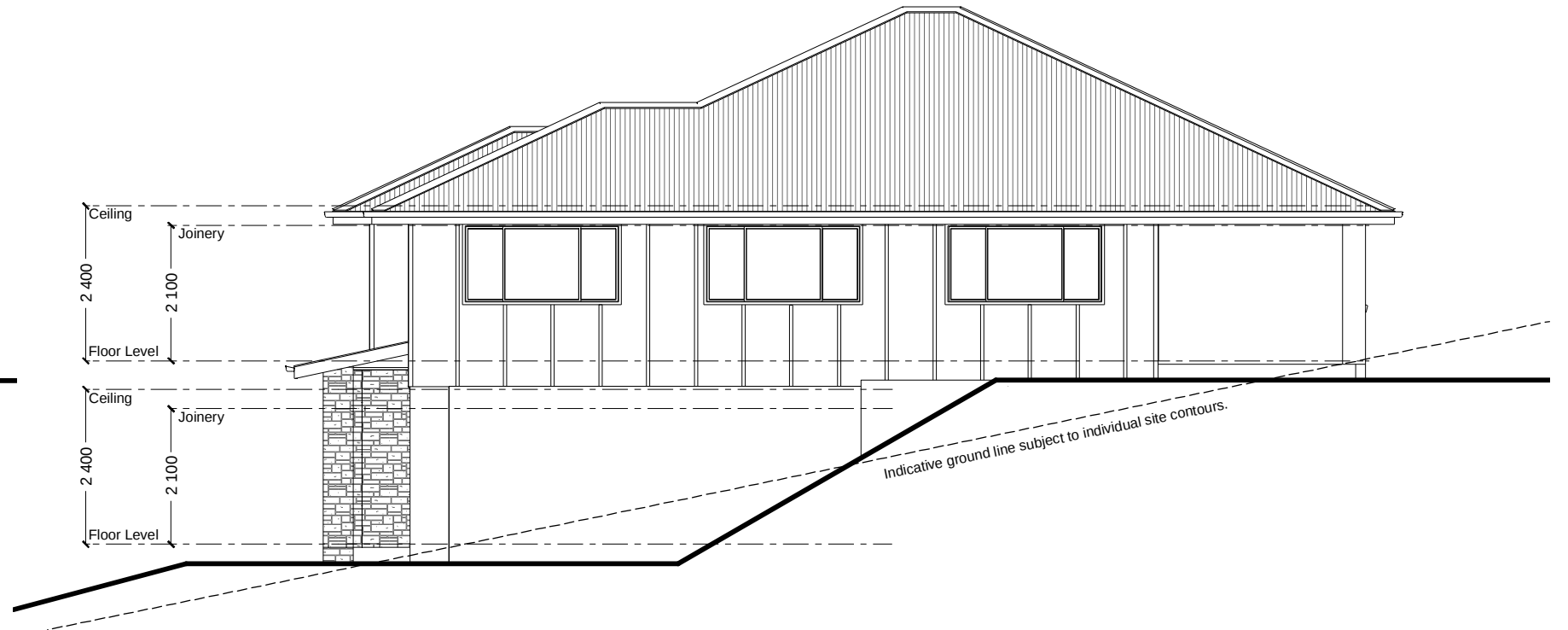
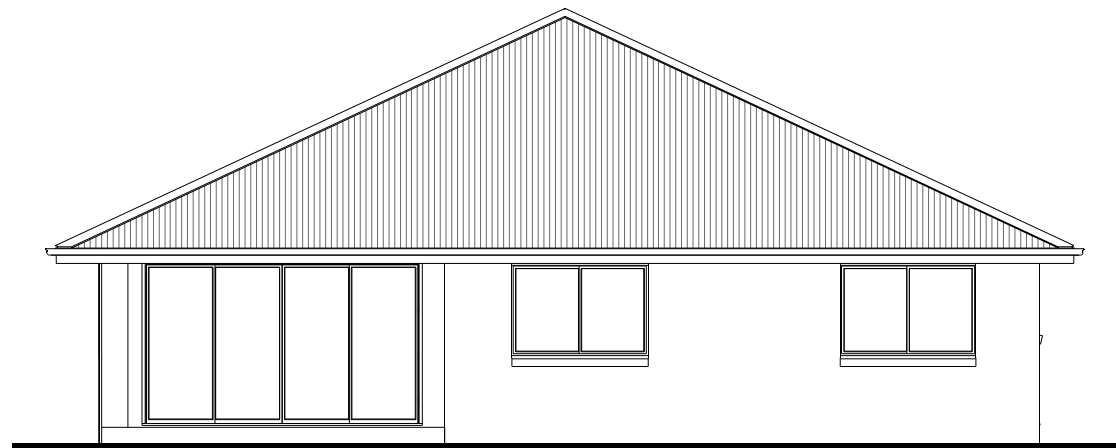
LF LIVING	50.8 m ²	UF LIVING	164.2 m ²
GARAGE	39.1 m ²	VOID	5.5 m ²
PORCH	2.5 m ²	ALFRESCO	14.7 m ²

LF TOTAL	92.4 m ²	UF TOTAL	184.4 m ²
----------	---------------------	----------	----------------------

Min. Lot Width
15 m - 16 m

UPPER FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



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

Resort Streetscape

Split Level Series

CONCEPT 12/04/2024

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

TOTAL FLOOR AREA = 276.8 m²

LF LIVING	50.8 m ²	UF LIVING	164.2 m ²
GARAGE	39.1 m ²	VOID	5.5 m ²
PORCH	2.5 m ²	ALFRESCO	14.7 m ²

LF TOTAL	92.4 m ²	UF TOTAL	184.4 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)

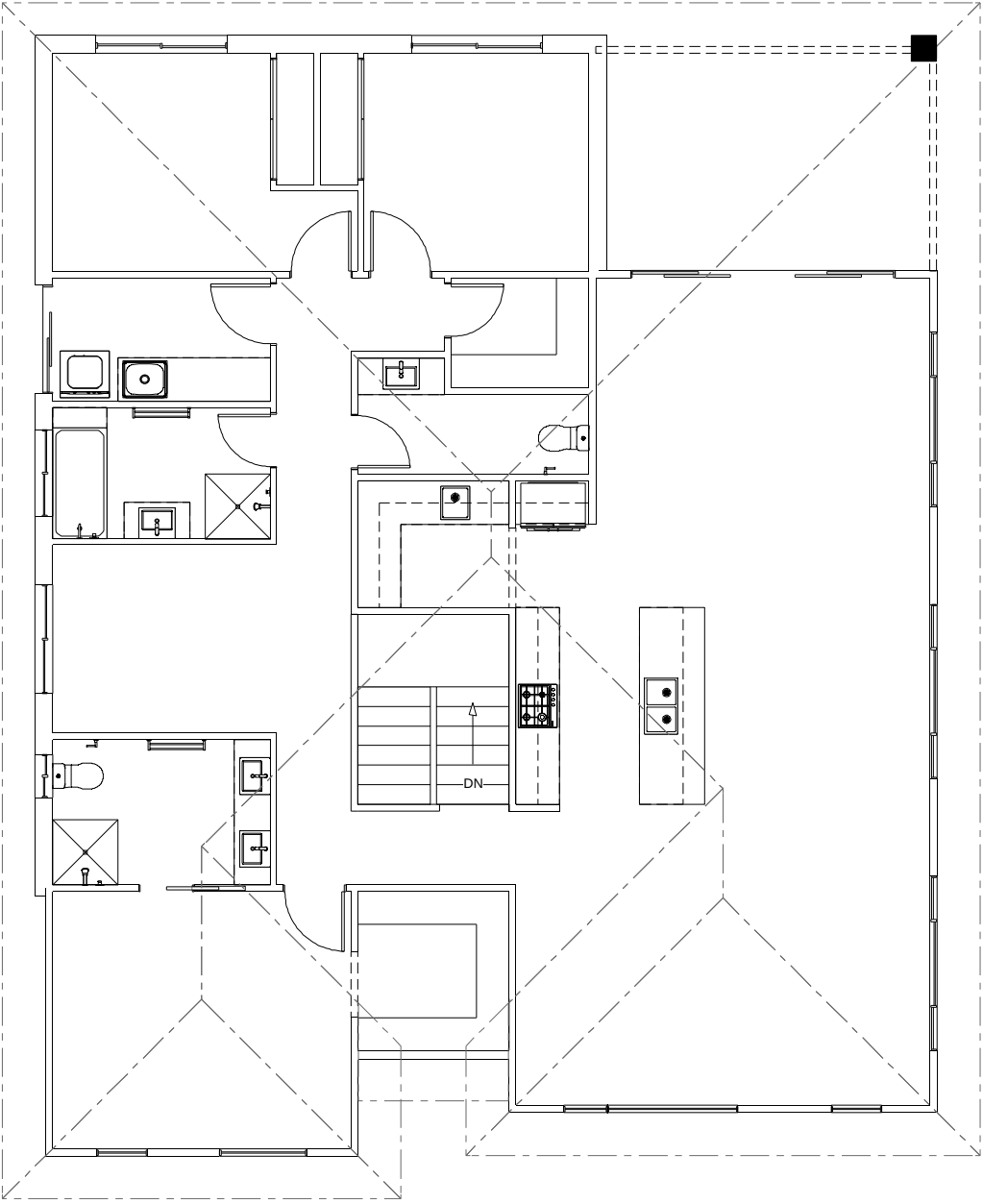
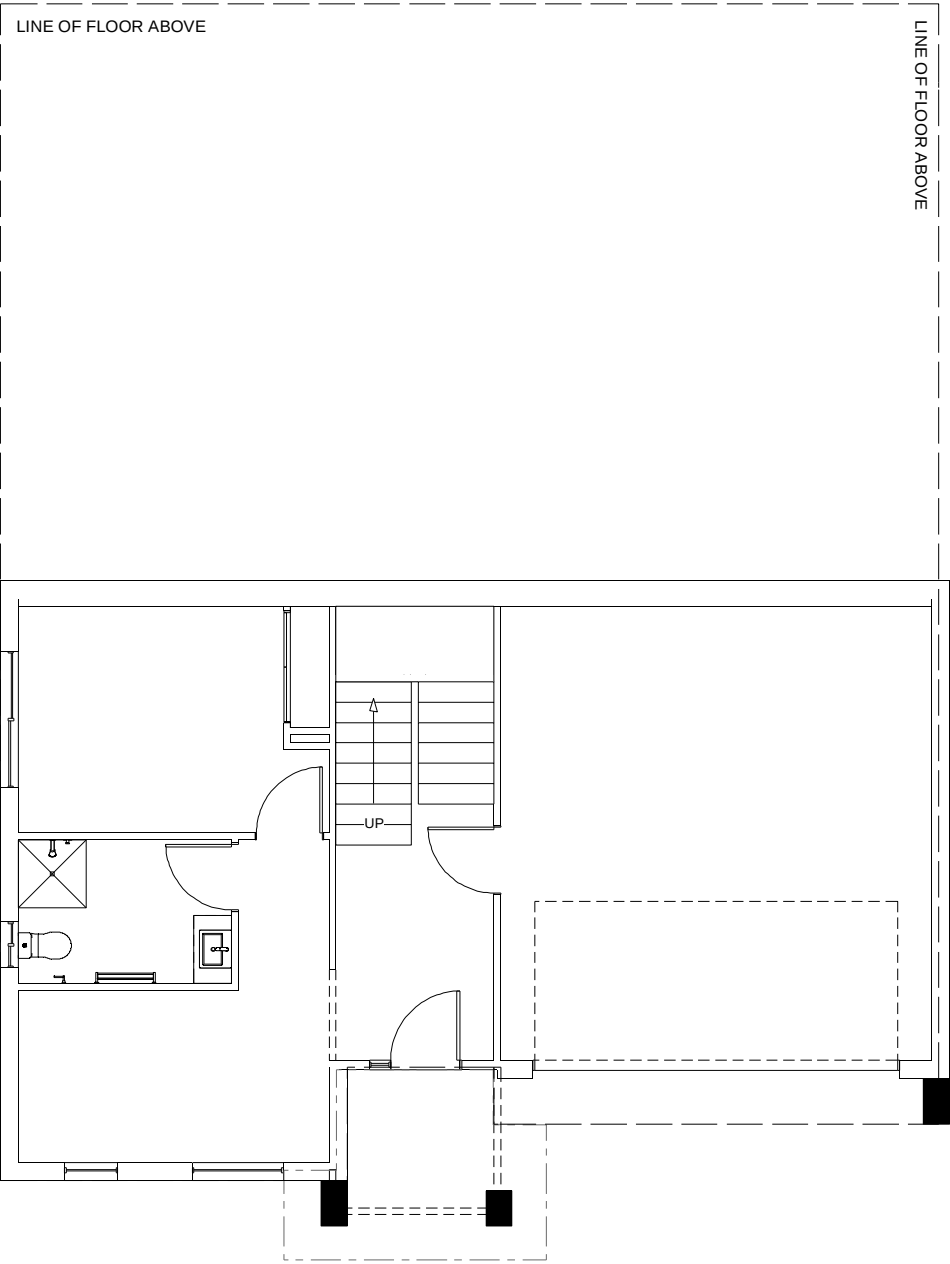
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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

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

Resort Streetscape

Split Level Series

CONCEPT12/04/2024

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

TOTAL FLOOR AREA = 276.8 m²

LF LIVING 50.8 m²

UF LIVING 164.2 m²

LF GARAGE 39.1 m²

VOID 5.5 m²

LF PORCH 2.5 m²

ALFRESCO 14.7 m²

LF TOTAL 92.4 m²

UF TOTAL 184.4 m²

Min. Lot Width15 m - 16 m

ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES