



Windsor 277 Resort Facade Shown for illustrative purposes only



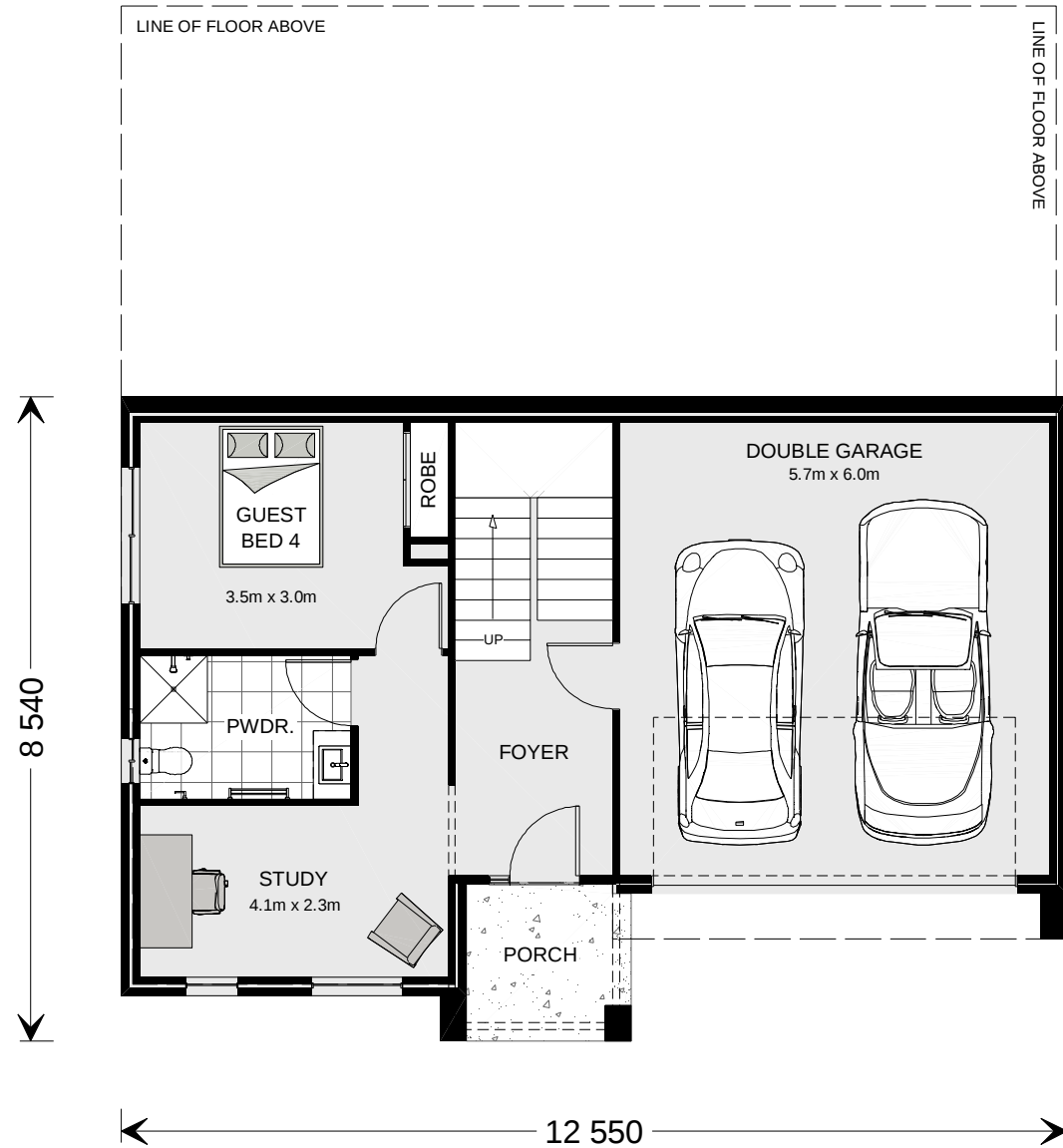
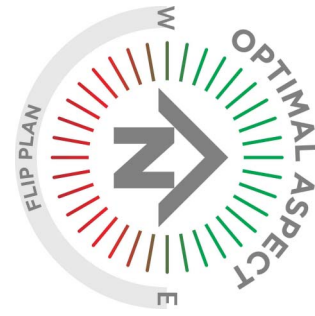
Windsor 277 Resort Rear Elevation Shown for illustrative purposes only



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 247 Resort Streetscape	CONCEPT	12/04/2024	TOTAL FLOOR AREA = 247.3 m ²				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	49.8 m ²	UF LIVING	135.9 m ²			
			GARAGE	39.1 m ²	VOID	5.5 m ²			
PORCH			4.5 m ²	ALFRESCO	12.5 m ²				
LF TOTAL			93.4 m ²	UF TOTAL	153.9 m ²				
Split Level Series									



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WINDSOR 247

Resort Streetscape

Split Level Series

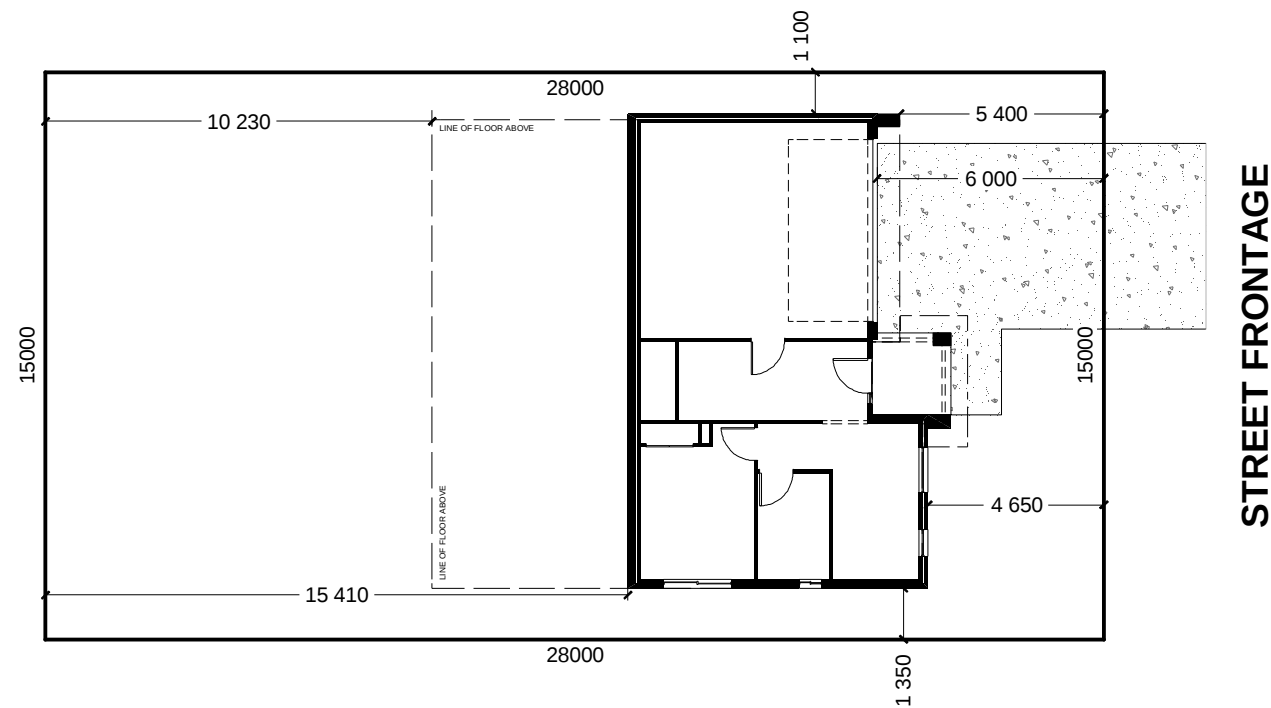
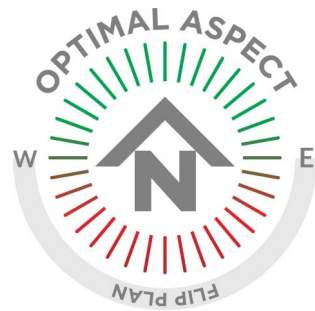
CONCEPT 12/04/2024
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final working drawings may vary

TOTAL FLOOR AREA =		247.3 m ²	
LF LIVING	49.8 m ²	UF LIVING	135.9 m ²
LF GARAGE	39.1 m ²	UF VOID	5.5 m ²
LF PORCH	4.5 m ²	UF ALFRESCO	12.5 m ²
LF TOTAL	93.4 m ²	UF TOTAL	153.9 m ²

Min. Lot Width
15 m - 16 m

PRESENTATION PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES

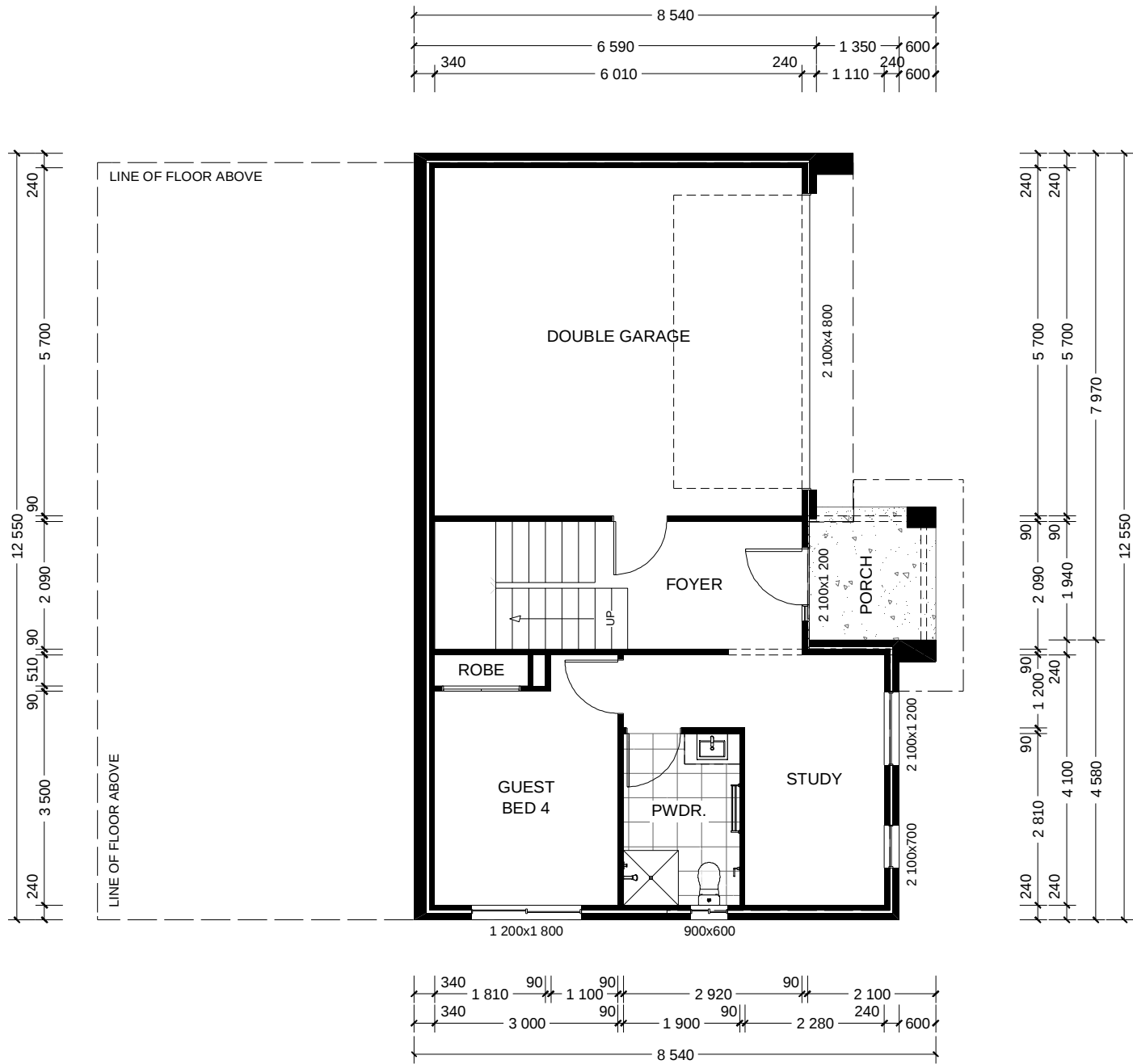


INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

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WINDSOR 247 Resort Streetscape Split Level Series	CONCEPT	12/04/2024	TOTAL FLOOR AREA = 247.3 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 49.8 m ²	UF LIVING 135.9 m ²		
			GARAGE 39.1 m ²	VOID 5.5 m ²		
			PORCH 4.5 m ²	ALFRESCO 12.5 m ²		
			LF TOTAL 93.4 m ²	UF TOTAL 153.9 m ²		

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WINDSOR 247 Resort Streetscape	CONCEPT12/04/2024	TOTAL FLOOR AREA =247.3 m²				Min. Lot Width15 m - 16 m	LOWER FLOOR PLANScale 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 LIVING49.8 m² GARAGE39.1 m² PORCH4.5 m²	UF LIVING135.9 m² VOID5.5 m² ALFRESCO12.5 m²					
Split Level Series		LF TOTAL93.4 m²	UF TOTAL153.9 m²					

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WINDSOR 247

Resort Streetscape

Split Level Series

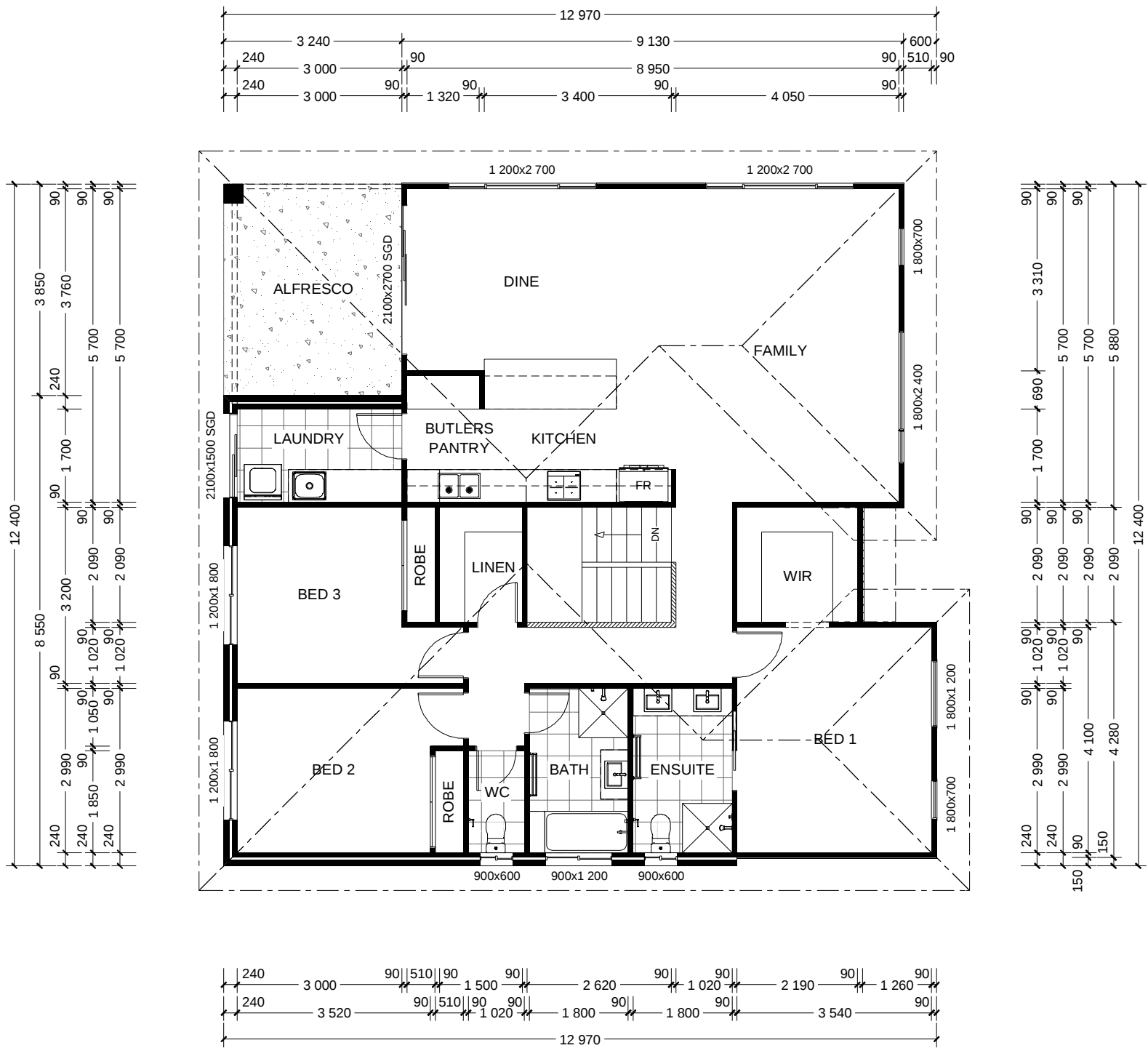
CONCEPT 12/04/2024
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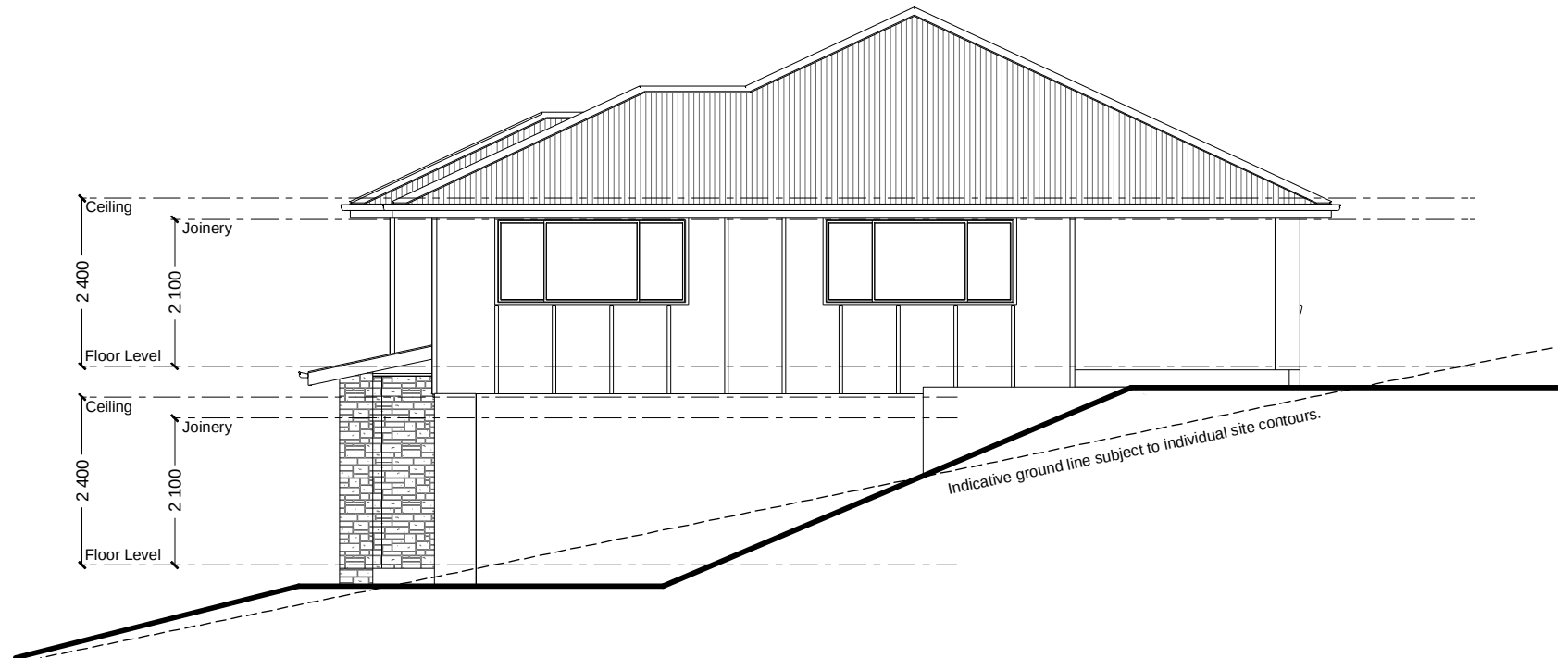
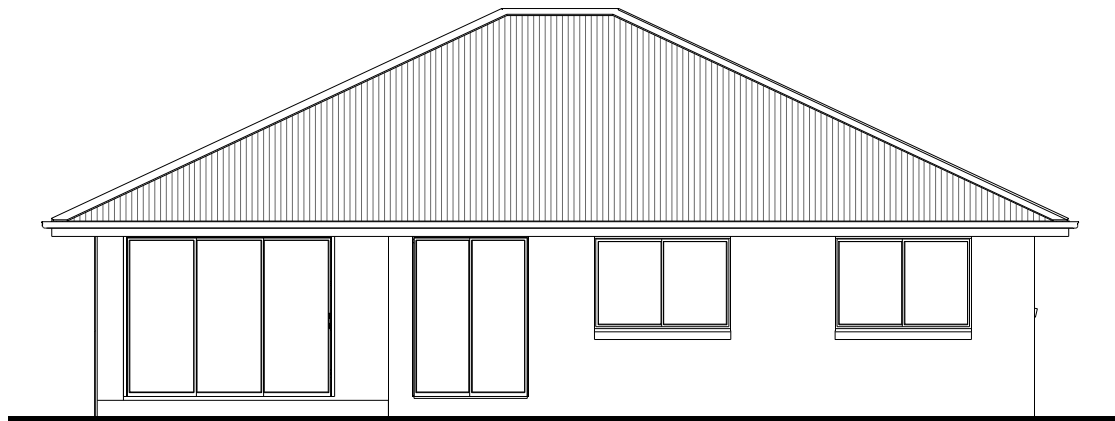
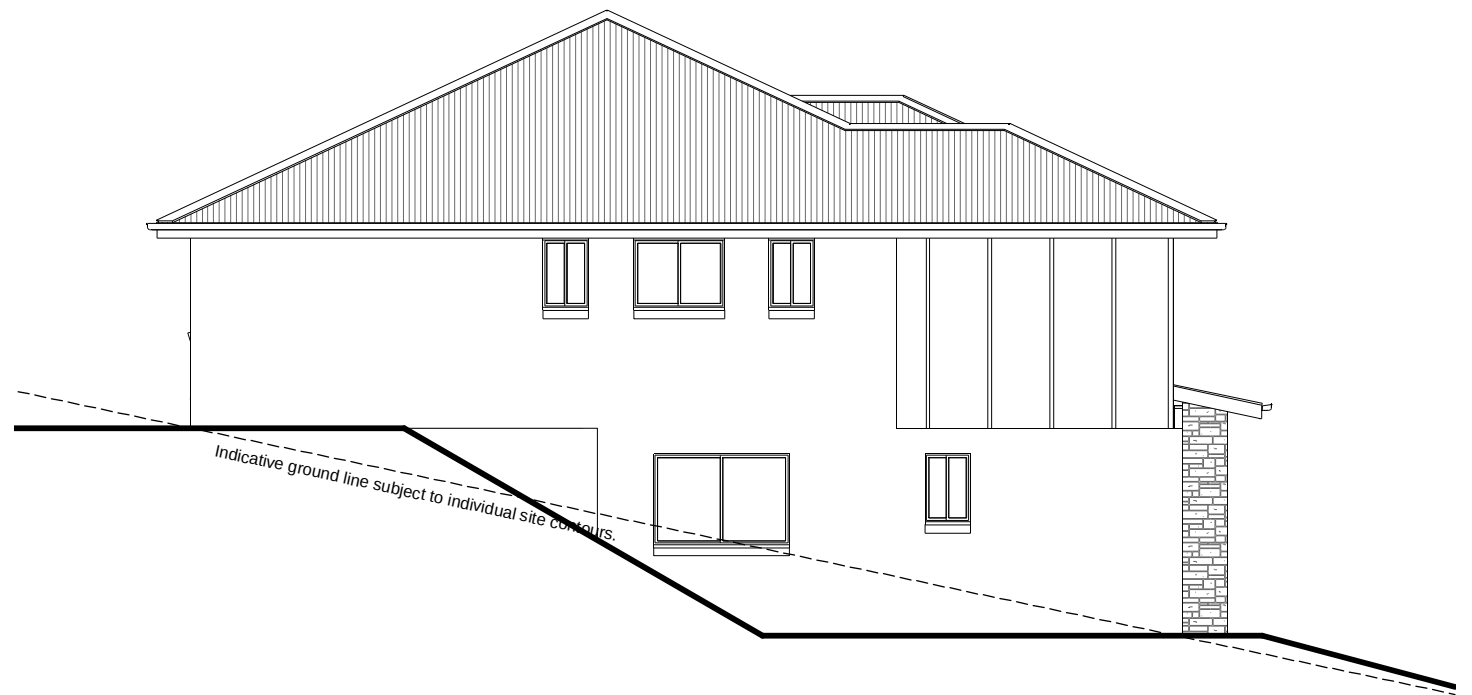
TOTAL FLOOR AREA = 247.3 m²			
LF LIVING	49.8 m²	UF LIVING	135.9 m²
GARAGE	39.1 m²	VOID	5.5 m²
PORCH	4.5 m²	ALFRESCO	12.5 m²
LF TOTAL	93.4 m²	UF TOTAL	153.9 m²

Min. Lot Width
15 m - 16 m

UPPER FLOOR PLAN
Scale 1:100 @A3

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HOMES





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WINDSOR 247

Resort Streetscape

Split Level Series

CONCEPT 12/04/2024

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TOTAL FLOOR AREA = 247.3 m²

LF LIVING	49.8 m ²	UF LIVING	135.9 m ²
GARAGE	39.1 m ²	VOID	5.5 m ²
PORCH	4.5 m ²	ALFRESCO	12.5 m ²

LF TOTAL	93.4 m ²	UF TOTAL	153.9 m ²
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Min. Lot Width
15 m - 16 m

ELEVATIONS
Scale 1:100 @A3

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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)

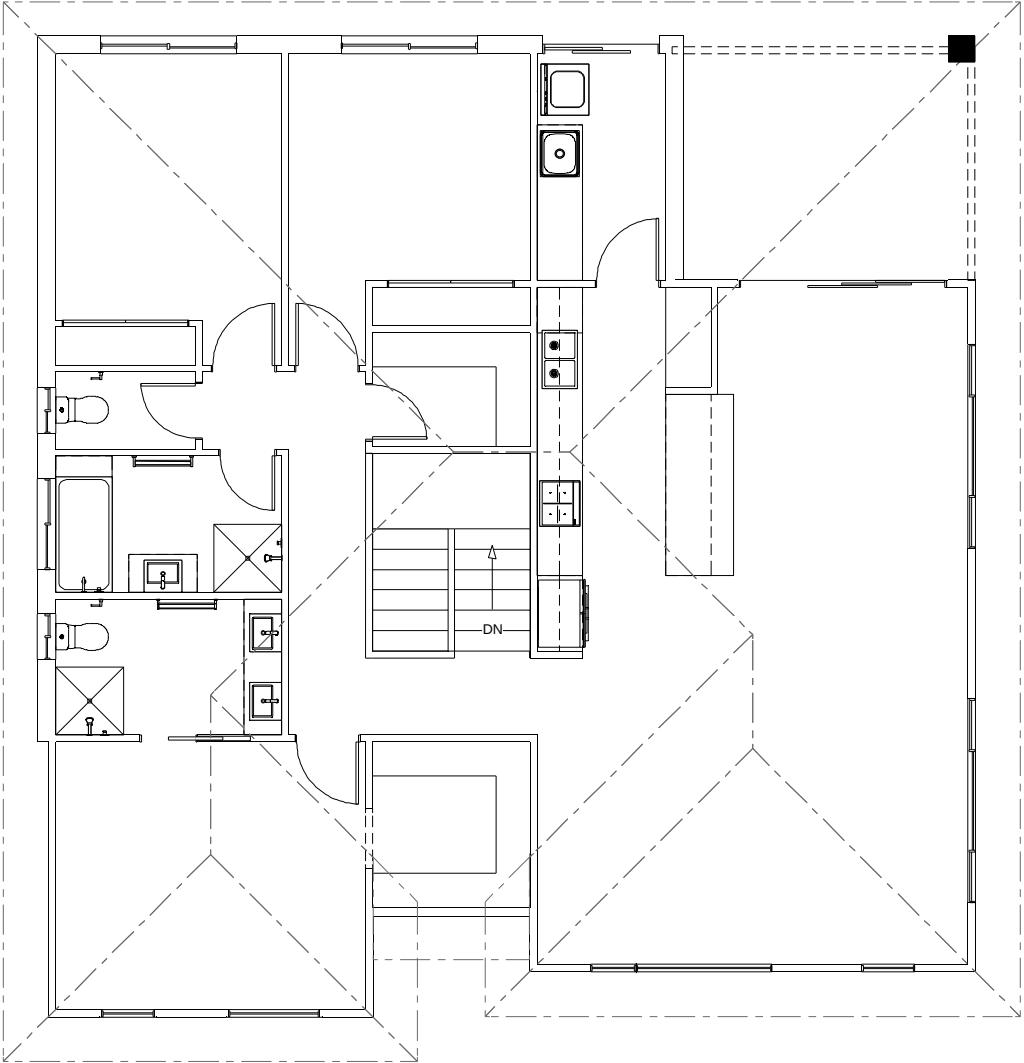
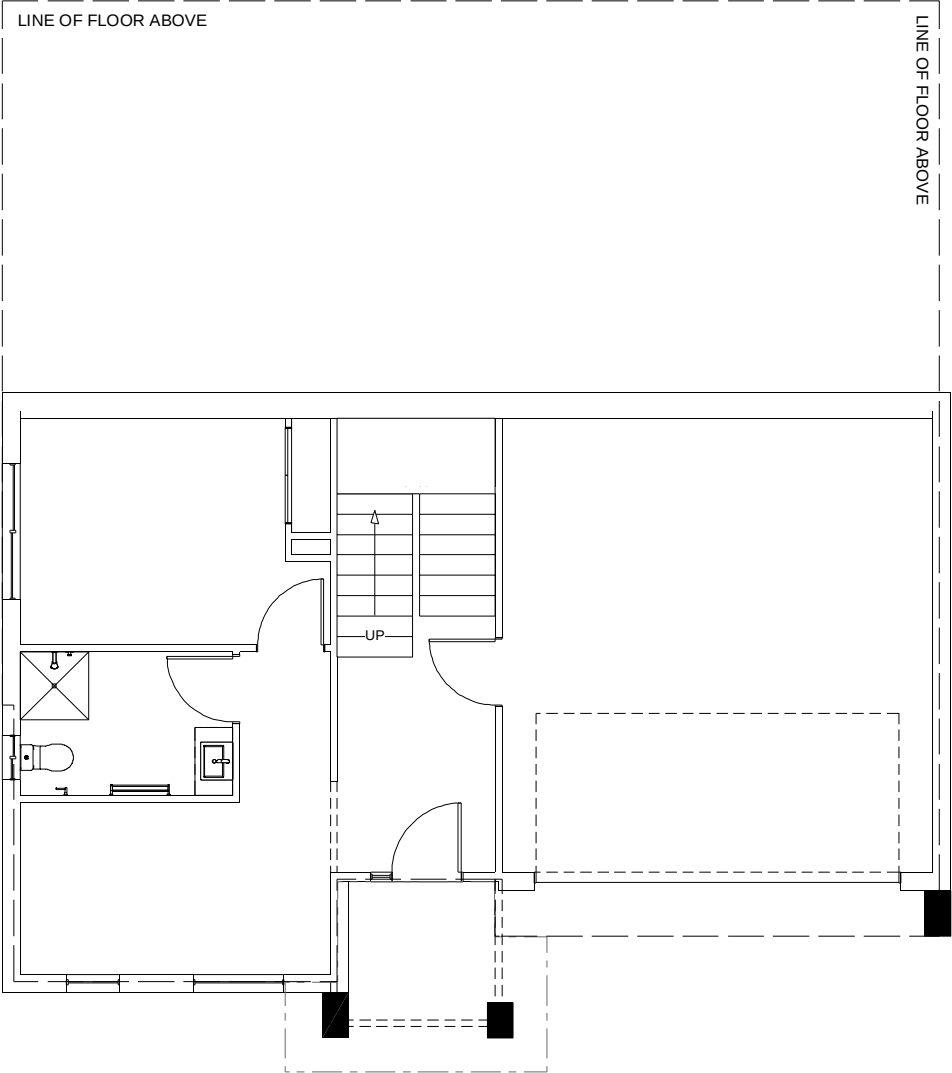
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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	-	-



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		GARAGE39.1 m²	VOID5.5 m²					
PORCH4.5 m²		ALFRESCO12.5 m²						
	LF TOTAL93.4 m²	UF TOTAL153.9 m²						