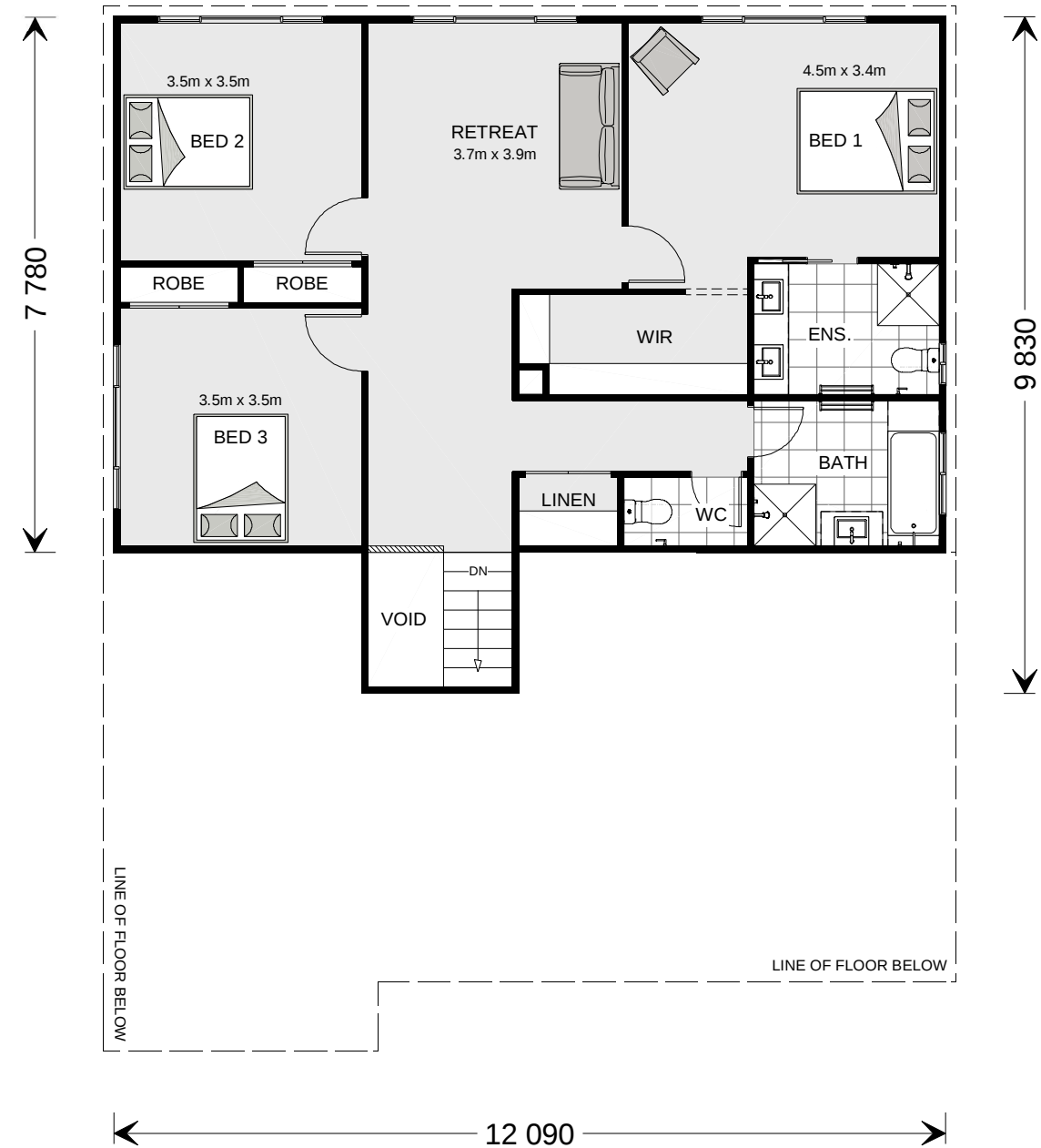
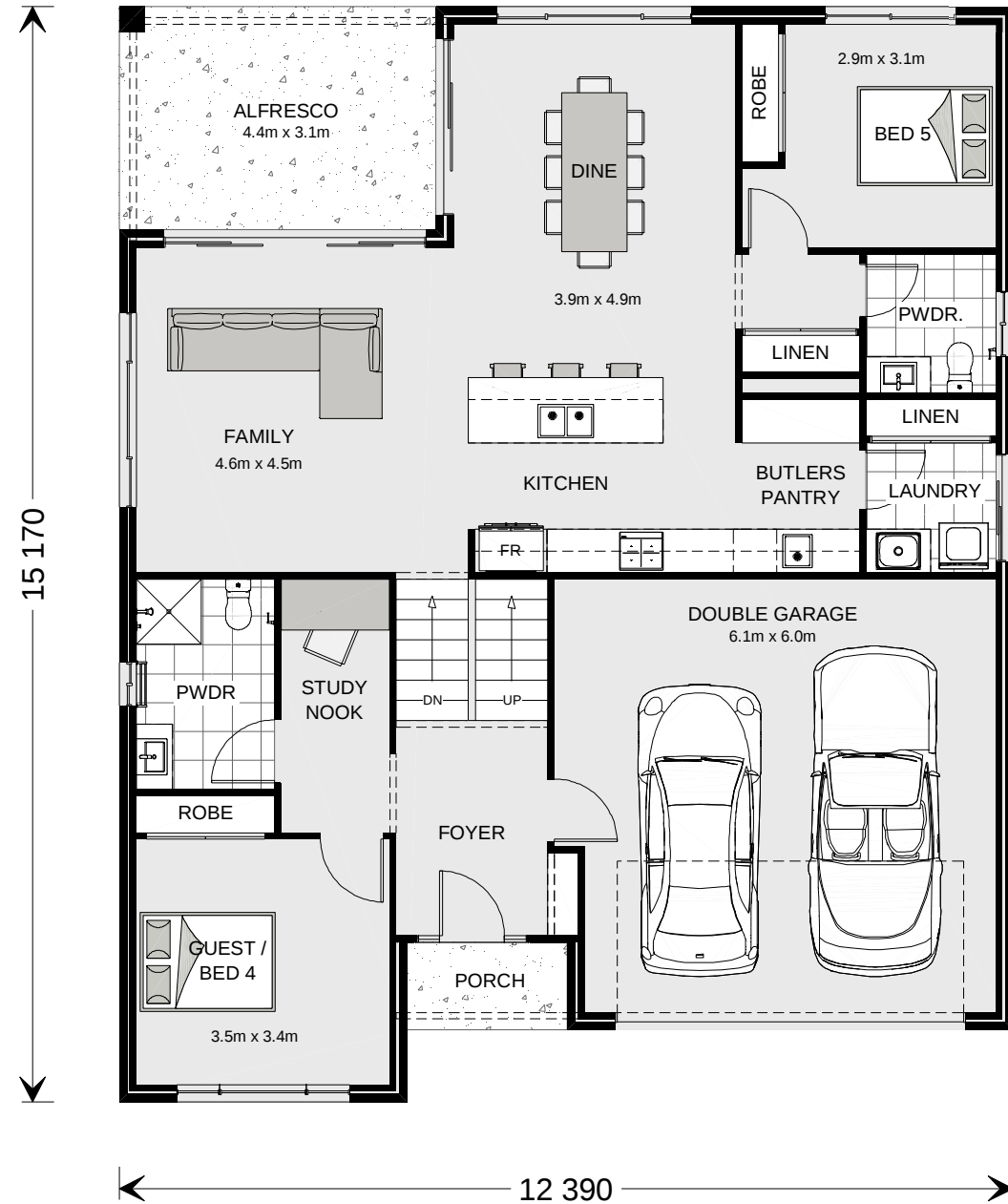




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LAGUNA 281

Classic Streetscape

Split Level Series

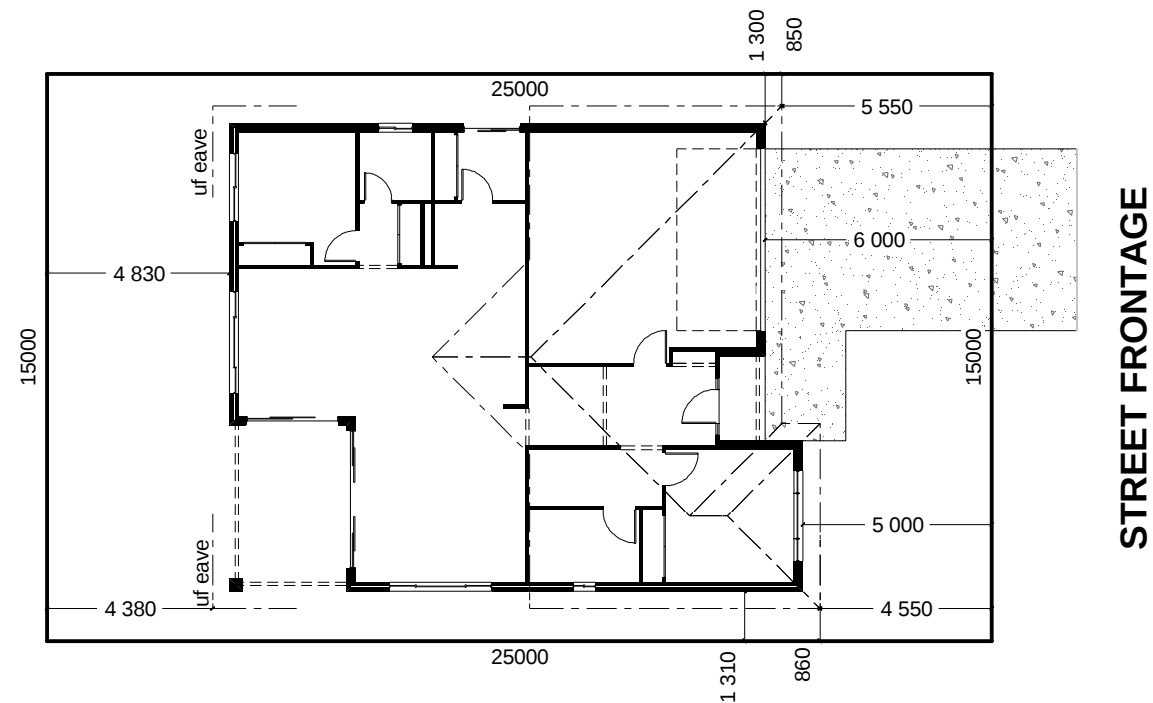
CONCEPT 11/04/2024
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Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 278.3 m ²	
LF LIVING	124.4 m ²
LF GARAGE	38.9 m ²
LF ALFRESCO	13.6 m ²
LF PORCH	2.7 m ²
LF TOTAL	179.6 m ²
UF LIVING	94.6 m ²
UF VOID	4.1 m ²
UF TOTAL	98.7 m ²

Min. Lot Width
15 m - 16 m

PRESENTATION PLAN
Scale 1:100 @A3

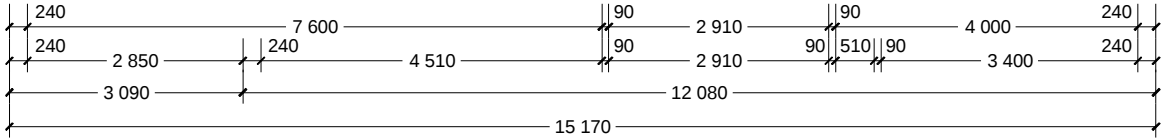
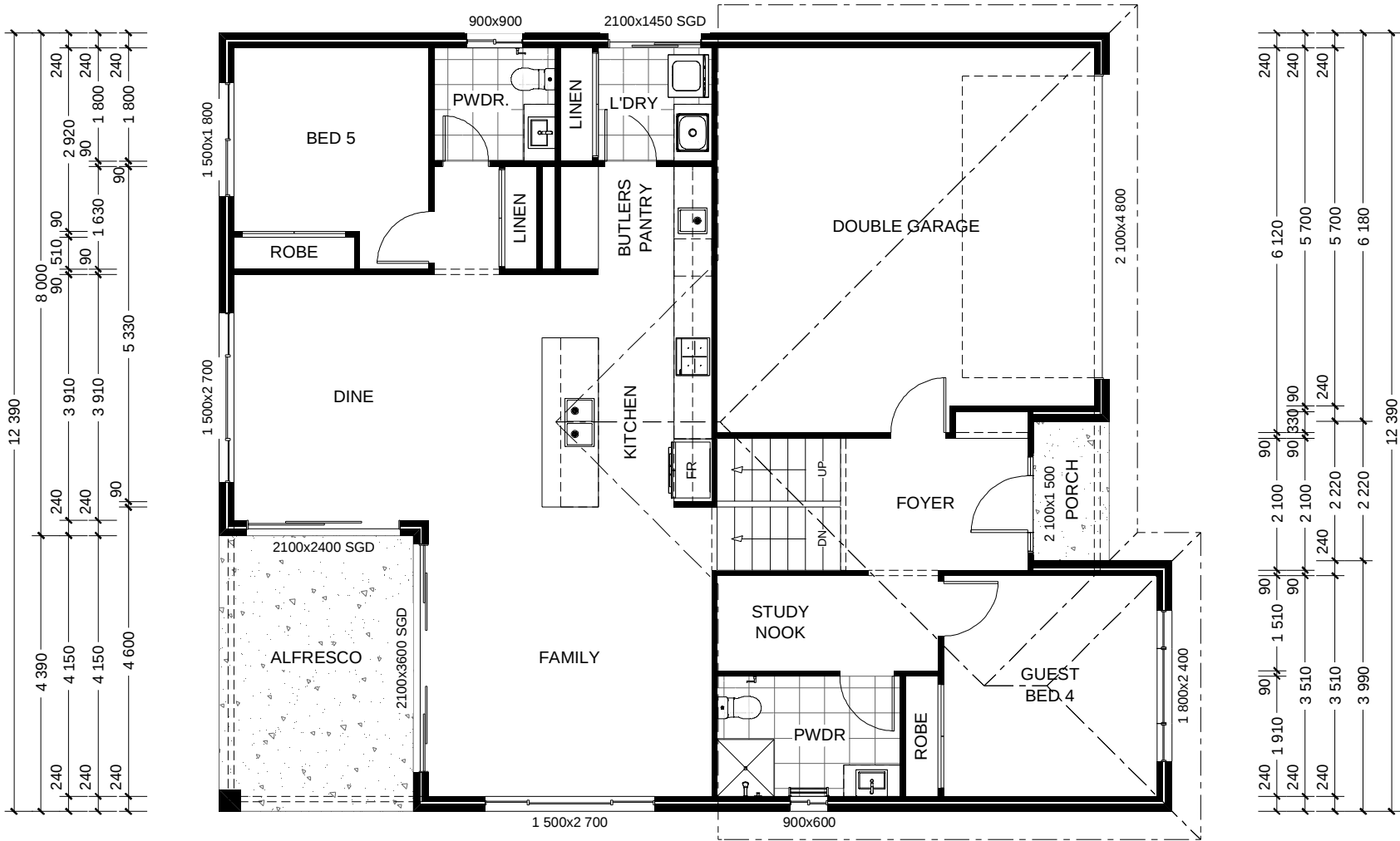
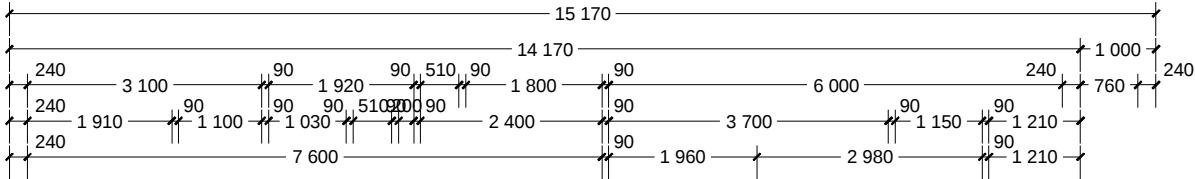
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HOMES



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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LAGUNA 281 Classic Streetscape	CONCEPT	11/04/2024	TOTAL FLOOR AREA = 278.3 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 124.4 m ²	UF LIVING 94.6 m ²					
			GARAGE 38.9 m ²	VOID 4.1 m ²					
		ALFRESCO 13.6 m ²							
		PORCH 2.7 m ²							
Split Level Series			LF TOTAL 179.6 m ²	UF TOTAL 98.7 m ²					



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LAGUNA 281

Classic Streetscape

Split Level Series

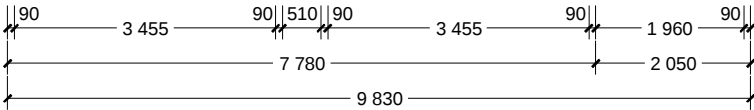
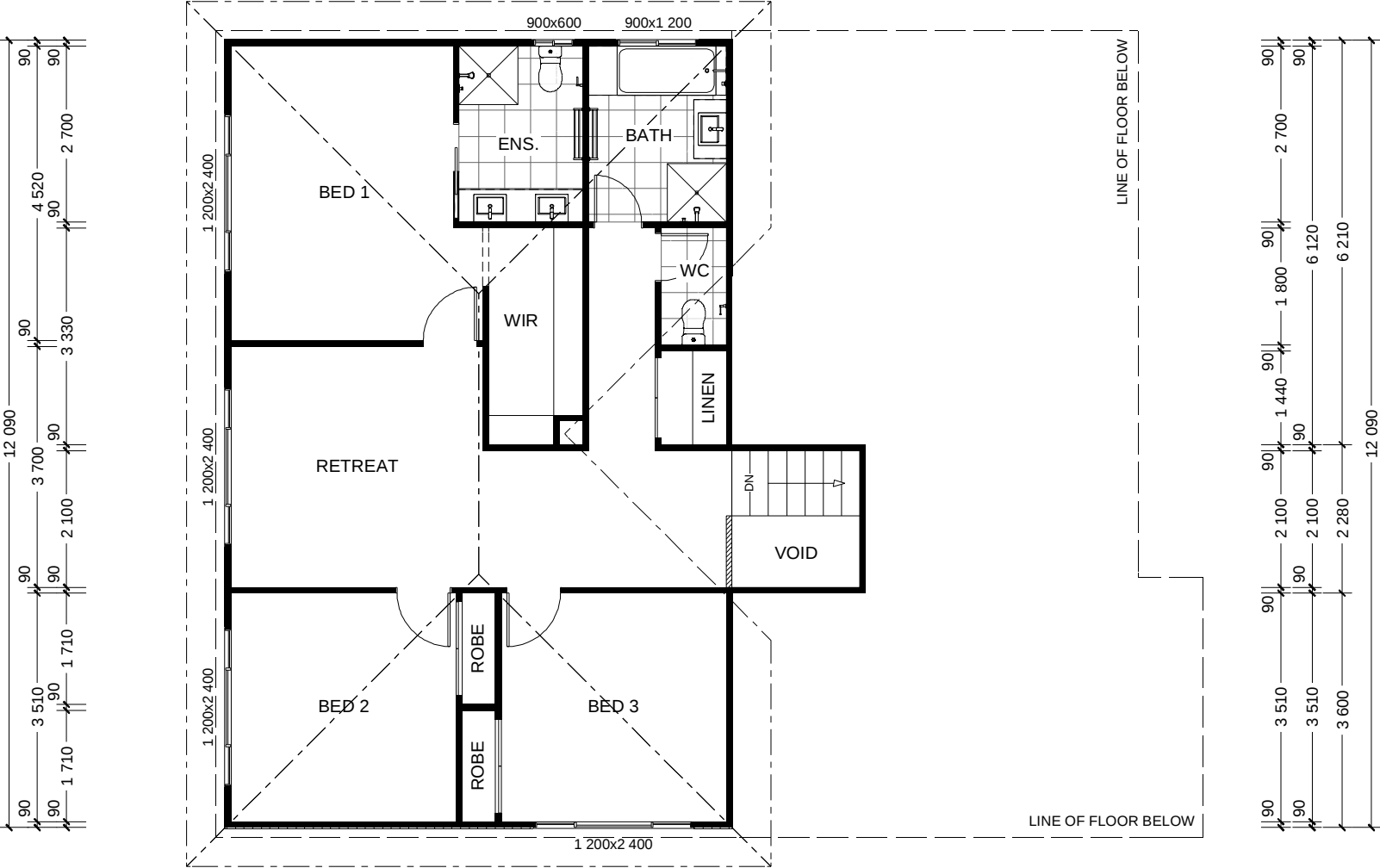
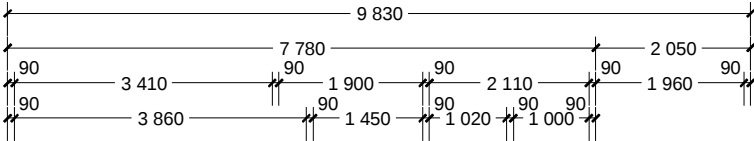
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TOTAL FLOOR AREA = 278.3 m ²			
LF LIVING	124.4 m ²	UF LIVING	94.6 m ²
GARAGE	38.9 m ²	VOID	4.1 m ²
ALFRESCO	13.6 m ²		
PORCH	2.7 m ²		
LF TOTAL	179.6 m ²	UF TOTAL	98.7 m ²

Min. Lot Width
15 m - 16 m

LOWER FLOOR PLAN
Scale 1:100 @A3

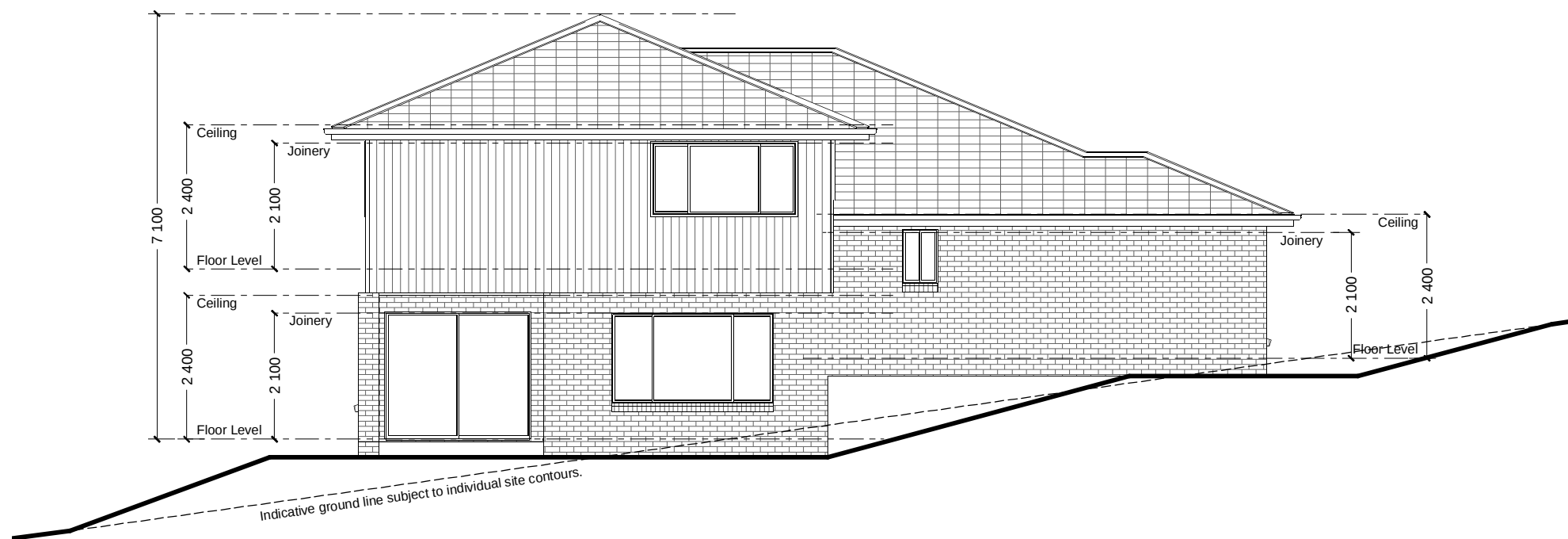
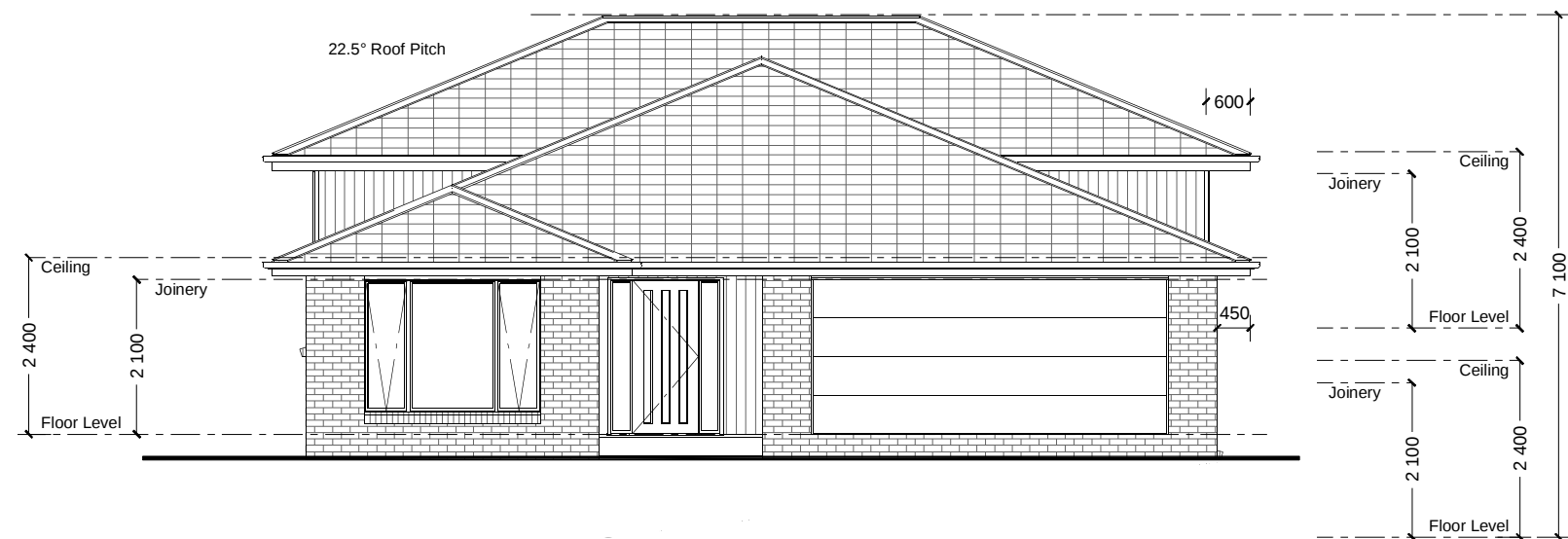
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LAGUNA 281 Classic Streetscape Split Level Series	CONCEPT 11/04/2024	TOTAL FLOOR AREA = 278.3 m²		Min. Lot Width 15 m - 16 m	UPPER FLOOR PLAN Scale 1:100 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING 124.4 m²	UF LIVING 94.6 m²			
		GARAGE 38.9 m²	VOID 4.1 m²			
		ALFRESCO 13.6 m²				
		PORCH 2.7 m²				
		LF TOTAL 179.6 m²	UF TOTAL 98.7 m²			



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LAGUNA 281

Classic Streetscape

Split Level Series

CONCEPT 11/04/2024

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TOTAL FLOOR AREA = 278.3 m²

LF LIVING	124.4 m ²	UF LIVING	94.6 m ²
GARAGE	38.9 m ²	VOID	4.1 m ²
ALFRESCO	13.6 m ²		
PORCH	2.7 m ²		

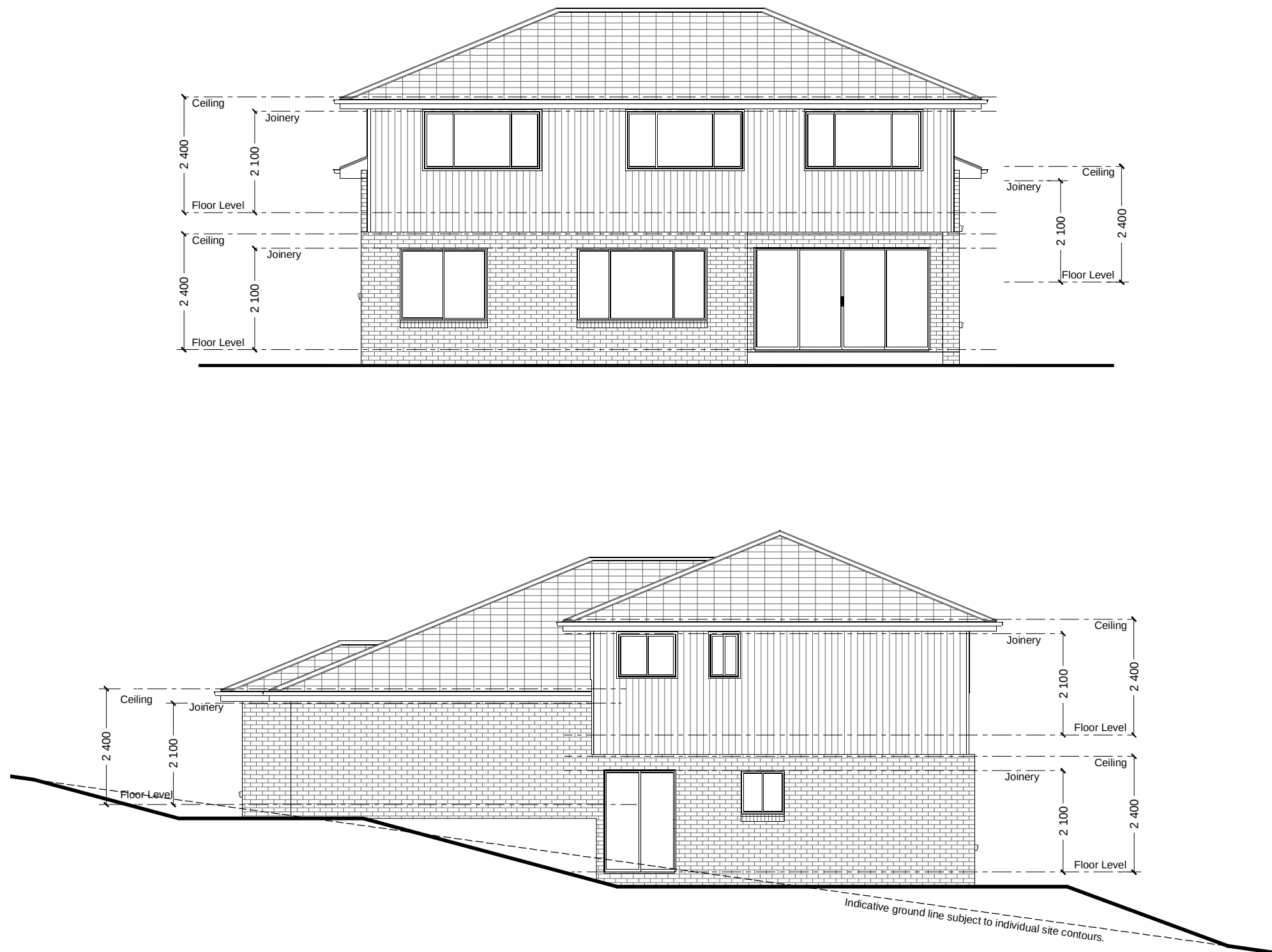
LF TOTAL	179.6 m ²	UF TOTAL	98.7 m ²
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Min. Lot Width
15 m - 16 m

ELEVATIONS
Scale 1:100 @A3

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LAGUNA 281

Classic Streetscape

Split Level Series

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TOTAL FLOOR AREA = 278.3 m ²			
LF LIVING	124.4 m ²	UF LIVING	94.6 m ²
GARAGE	38.9 m ²	VOID	4.1 m ²
ALFRESCO	13.6 m ²		
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LF TOTAL	179.6 m ²	UF TOTAL	98.7 m ²

Min. Lot Width
15 m - 16 m

ELEVATIONS
Scale 1:100 @A3

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ELECTRICAL LEGEND

NOTE:
ALL ELECTRICAL WORK MUST
BE COMPLETED TO THE
RELEVANT AUSTRALIAN
STANDARDS AND THE
NATIONAL CONSTRUCTION
CODE OF AUSTRALIA.

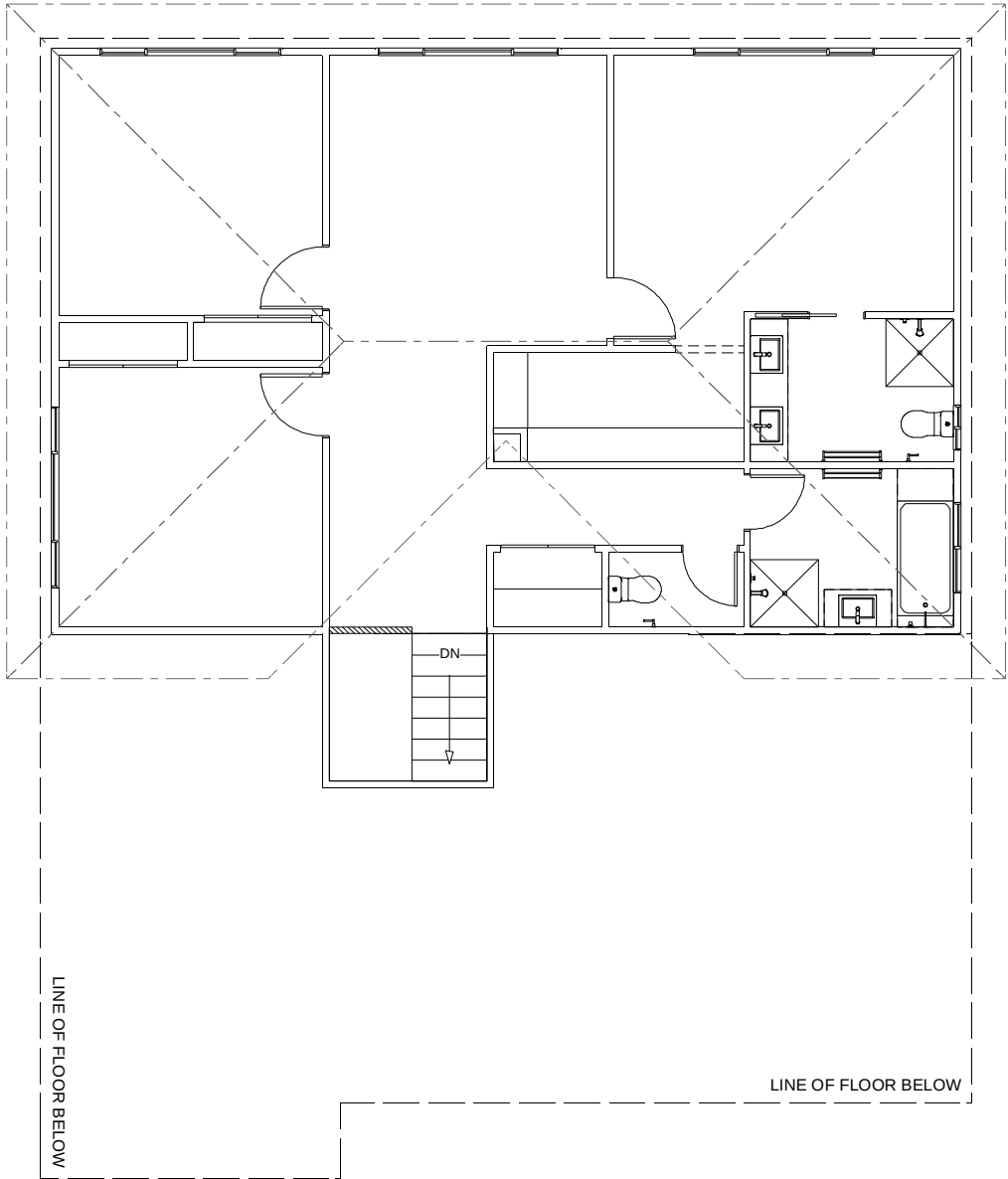
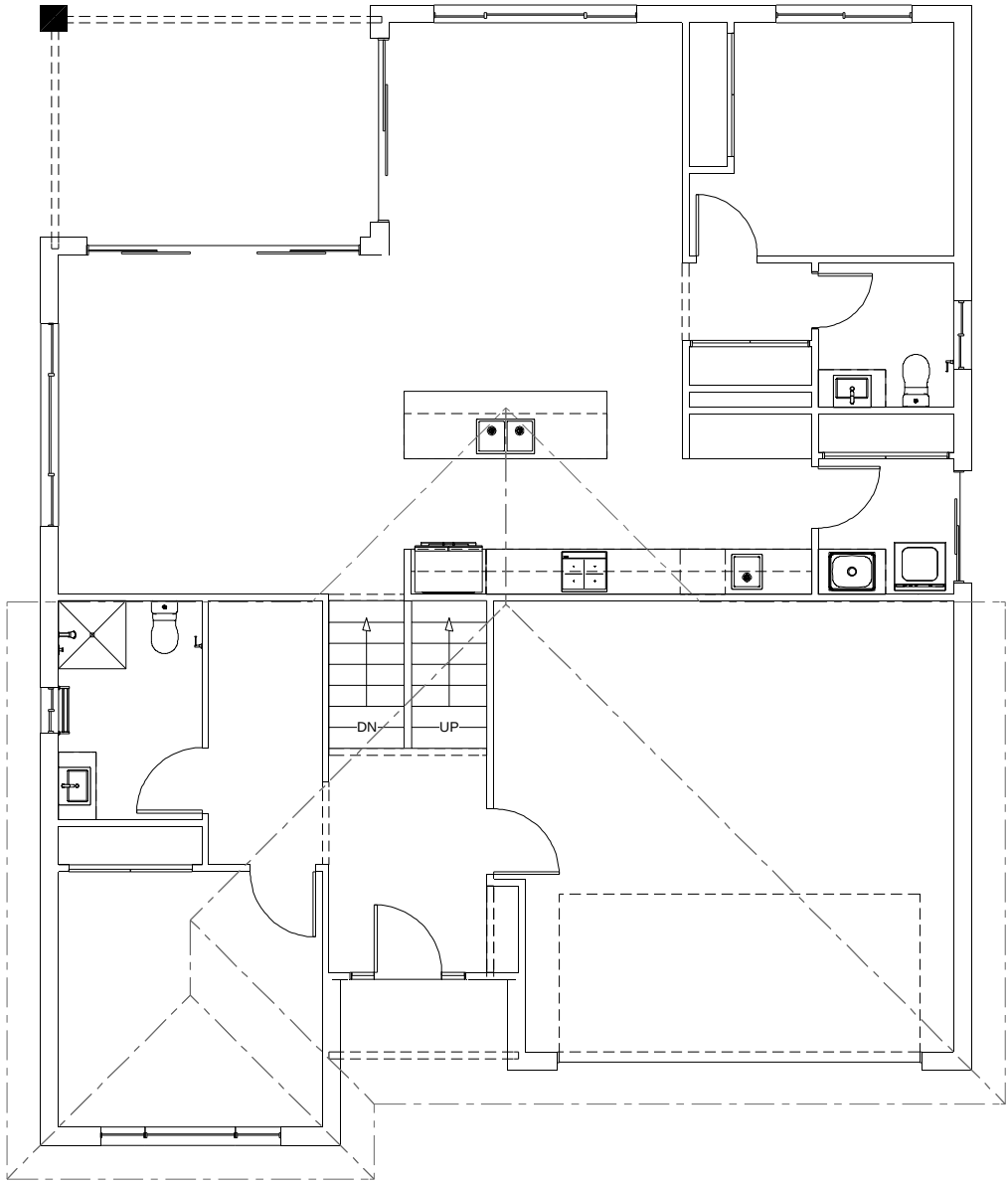
LIGHTING *EEF (denotes energy efficient light fittings)			
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot 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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LAGUNA 281 Classic Streetscape Split Level Series	CONCEPT 11/04/2024	TOTAL FLOOR AREA = 278.3 m²	Min. Lot Width 15 m - 16 m	ELECTRICAL PLAN 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 124.4 m² GARAGE 38.9 m² ALFRESCO 13.6 m² PORCH 2.7 m²	UF LIVING 94.6 m² VOID 4.1 m²		
		LF TOTAL 179.6 m²	UF TOTAL 98.7 m²		