



Laguna 281 Resort Facade Shown for illustrative purposes only



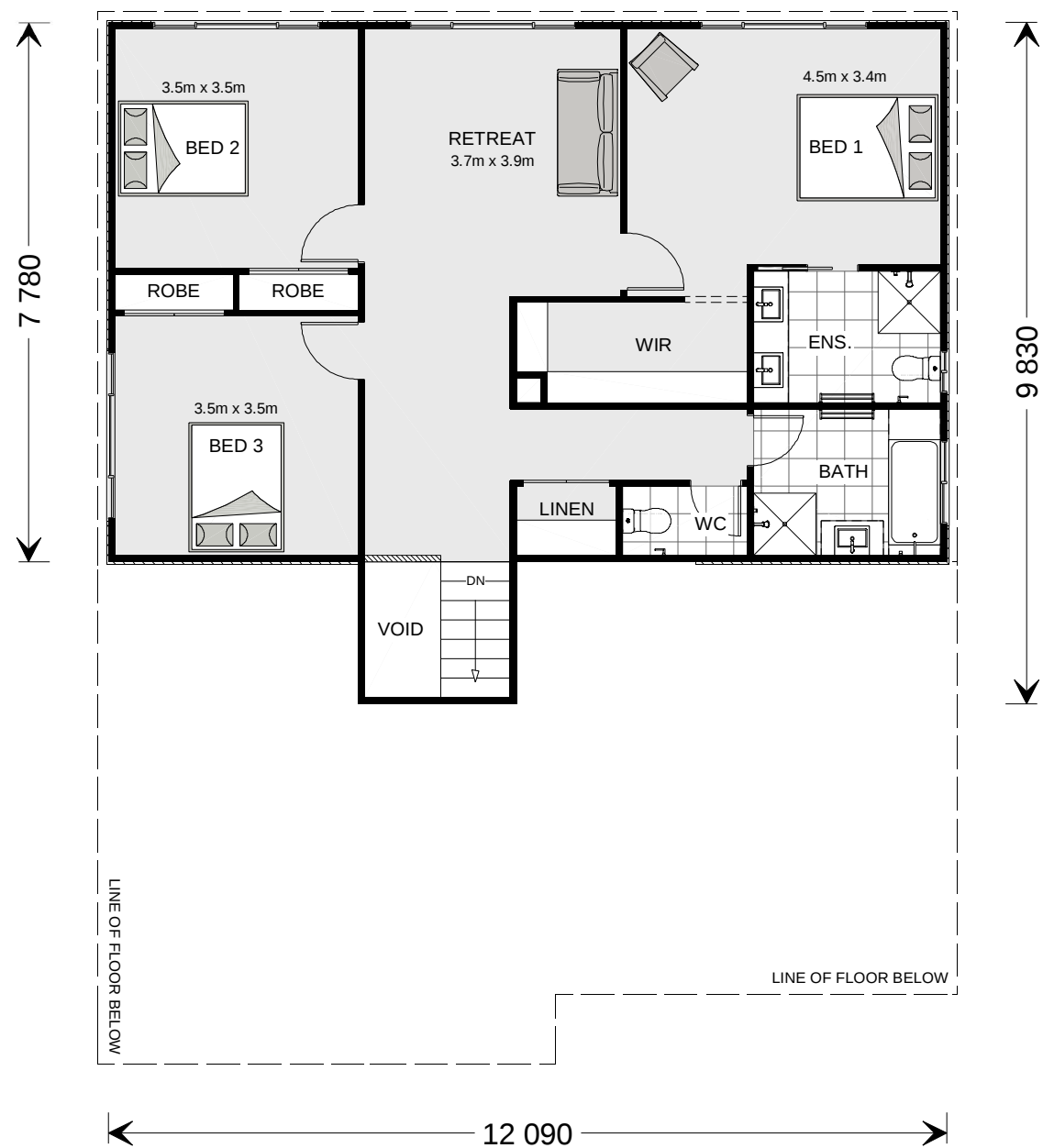
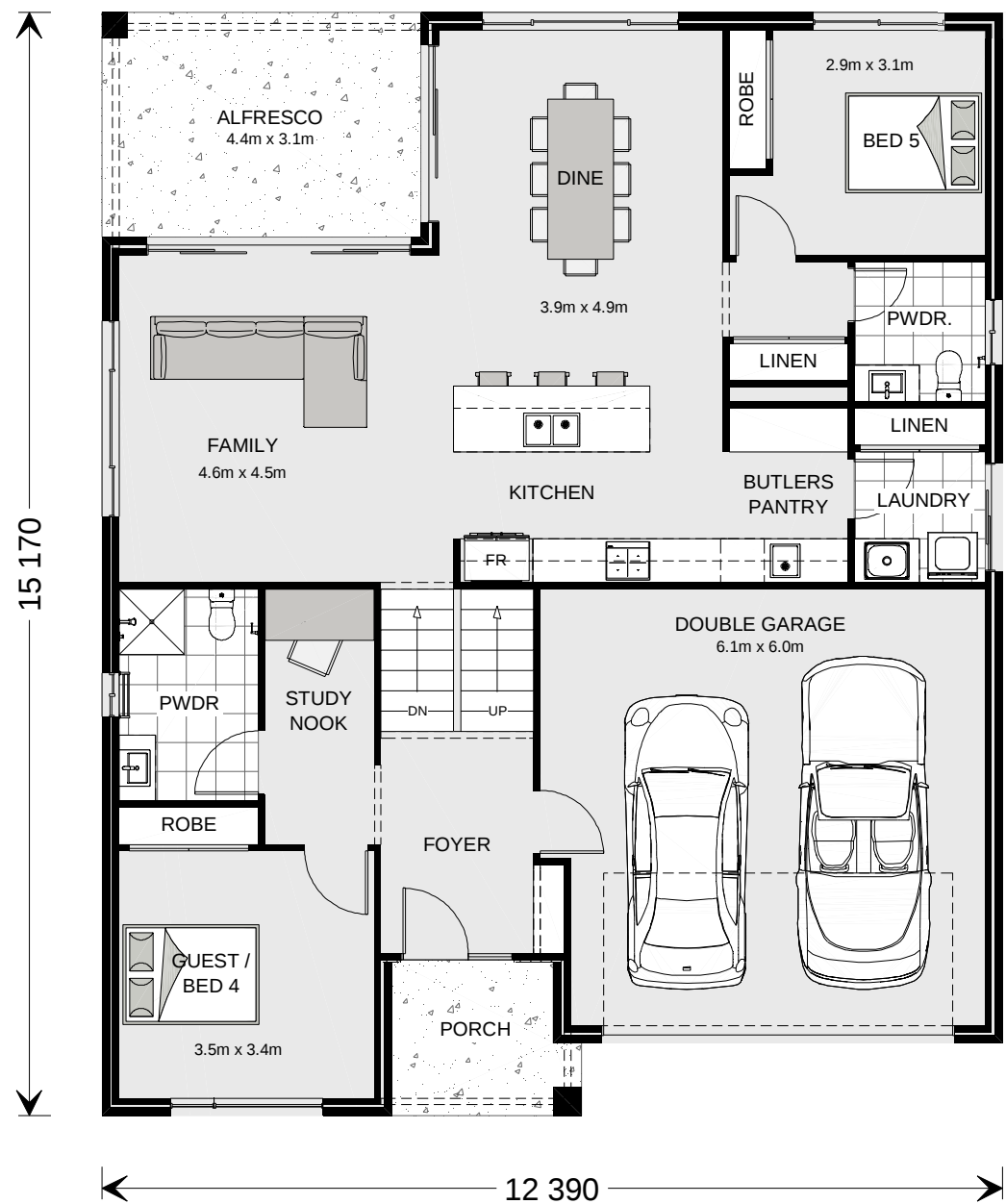
Laguna 281 Resort Rear Elevation Shown for illustrative purposes only



Laguna 281 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).						
LAGUNA 281 Resort Streetscape Split Level Series	CONCEPT	11/04/2024	TOTAL FLOOR AREA = 280.9 m ²		Min. Lot Width 15 m - 16 m	ARTIST IMPRESSION N.T.S.
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LF LIVING 124.6 m ² GARAGE 38.9 m ² ALFRESCO 13.6 m ² PORCH 5.1 m ²	UF LIVING 94.6 m ² VOID 4.1 m ²	G.J. Gardner. HOMES	
			LF TOTAL 182.2 m ²	UF TOTAL 98.7 m ²		



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LAGUNA 281

Resort Streetscape

Split Level Series

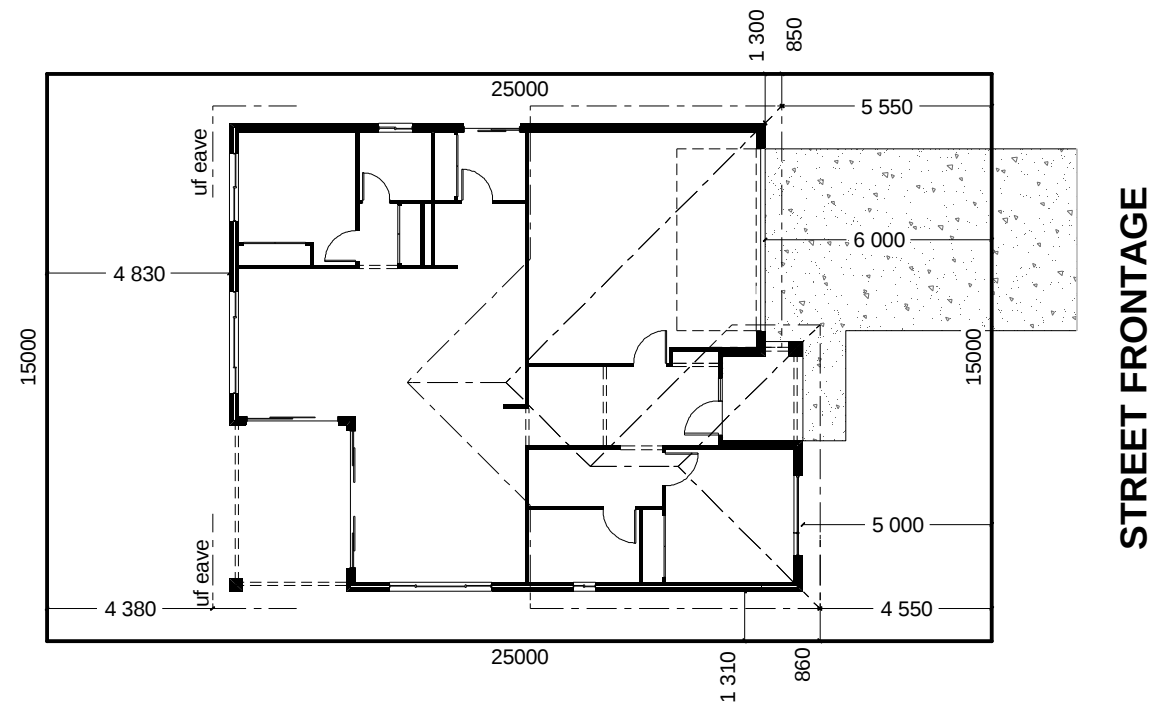
CONCEPT 11/04/2024
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Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA =		280.9 m ²	
LF LIVING	124.6 m ²	UF LIVING	94.6 m ²
LF GARAGE	38.9 m ²	UF VOID	4.1 m ²
LF ALFRESCO	13.6 m ²		
LF PORCH	5.1 m ²		
LF TOTAL	182.2 m ²	UF TOTAL	98.7 m ²

Min. Lot Width
15 m - 16 m

PRESENTATION PLAN
Scale 1:100 @A3

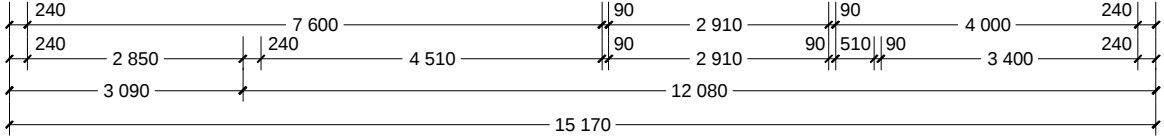
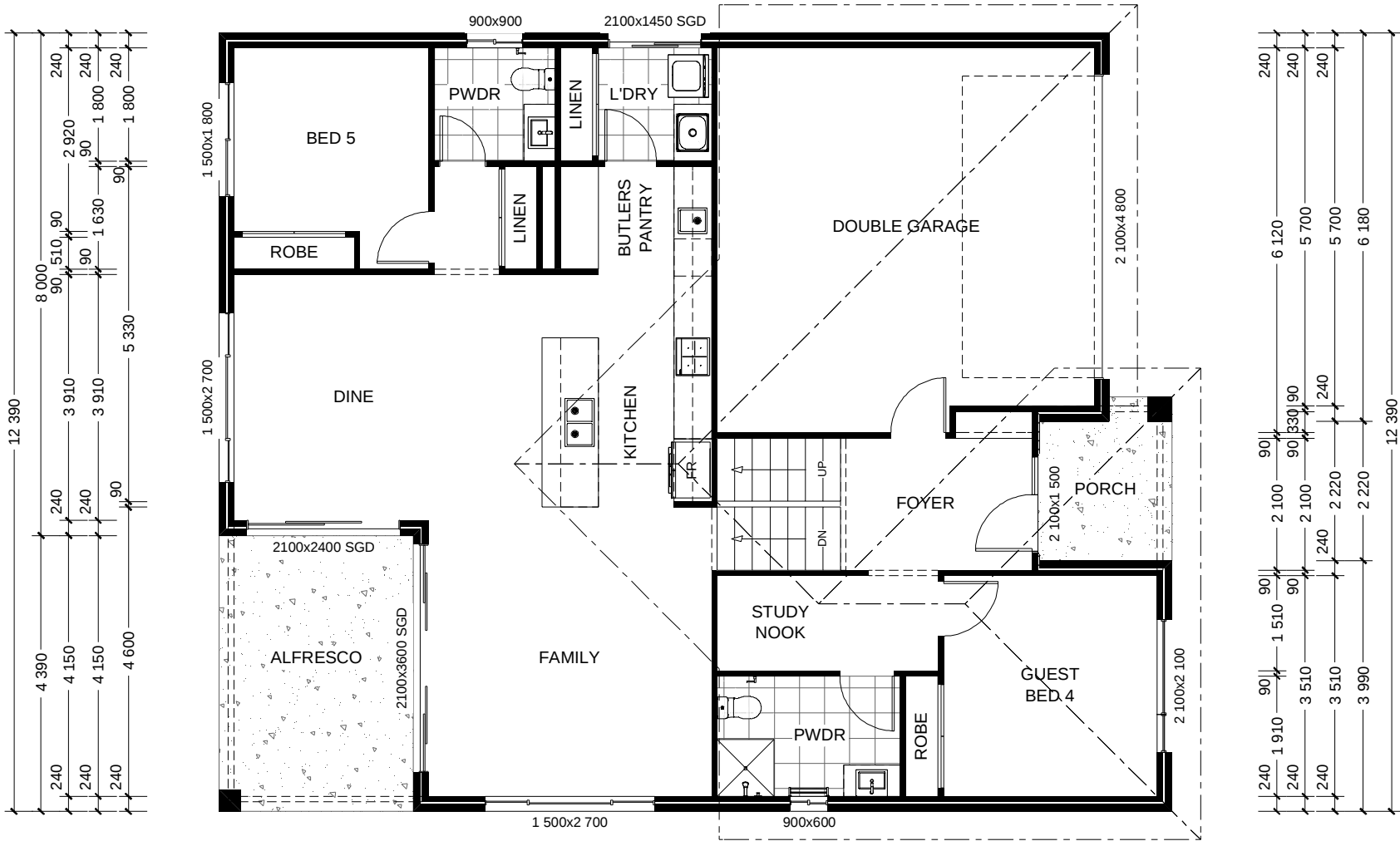
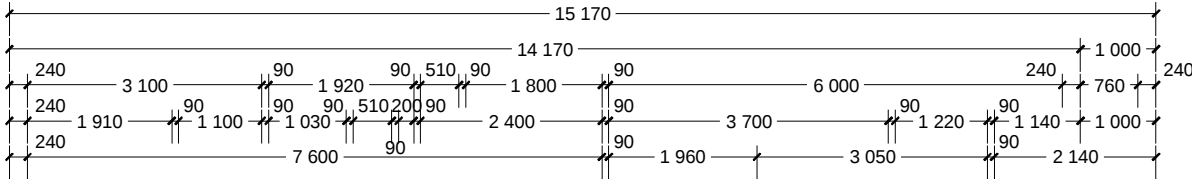
G.J. Gardner.
HOMES



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.

NCC Compatible

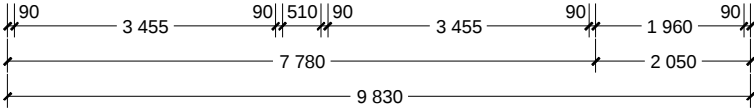
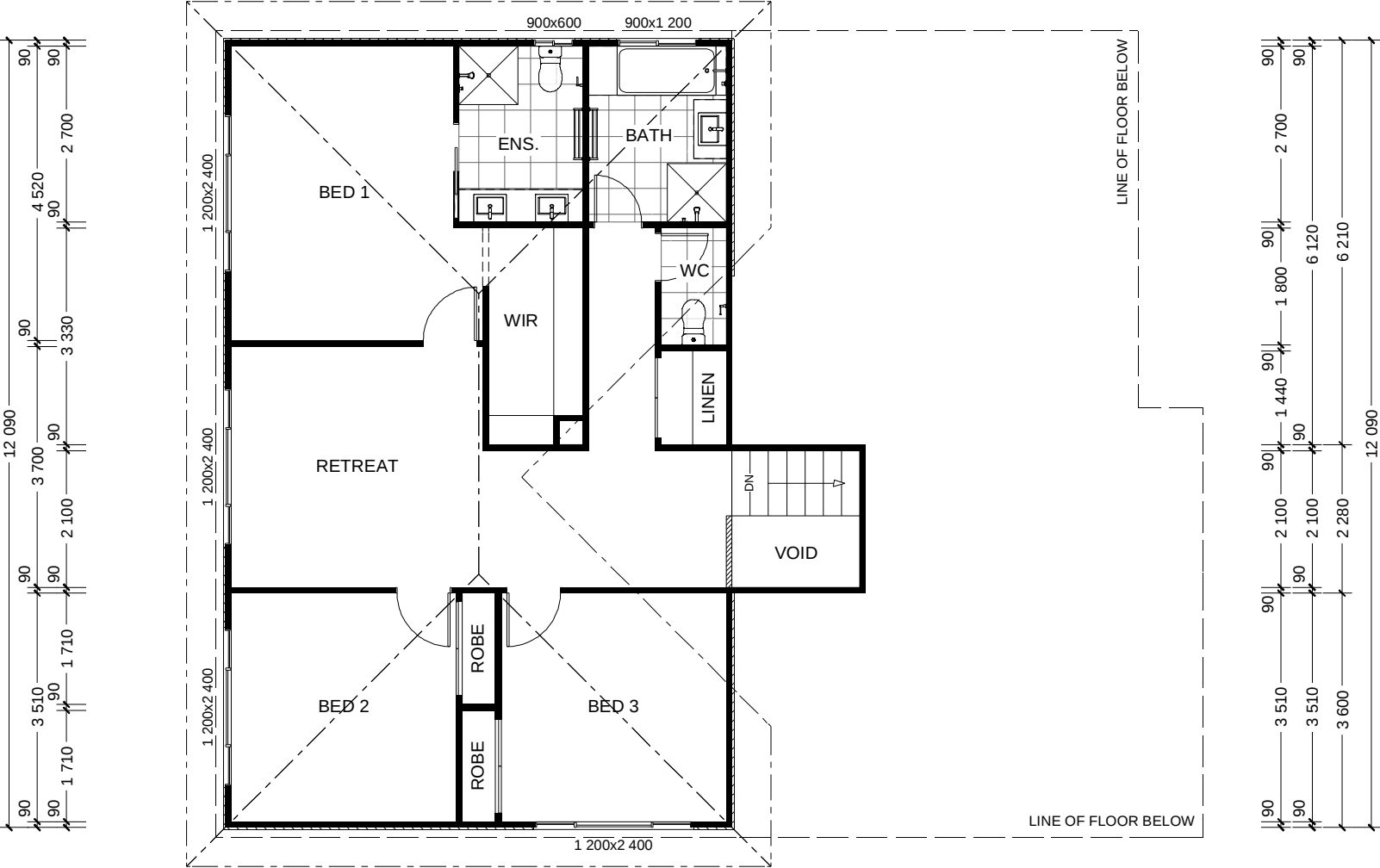
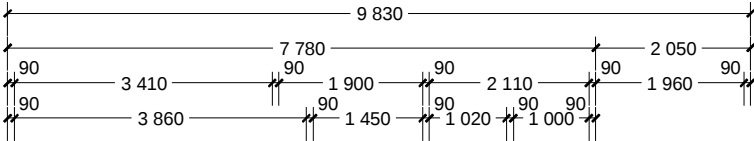
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LAGUNA 281 Resort Streetscape Split Level Series	CONCEPT	11/04/2024	TOTAL FLOOR AREA = 280.9 m ²		Min. Lot Width 15 m - 16 m	SITE PLAN Scale 1:200 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LF LIVING 124.6 m ² GARAGE 38.9 m ² ALFRESCO 13.6 m ² PORCH 5.1 m ²	UF LIVING 94.6 m ² VOID 4.1 m ²			
			LF TOTAL 182.2 m ²	UF TOTAL 98.7 m ²			



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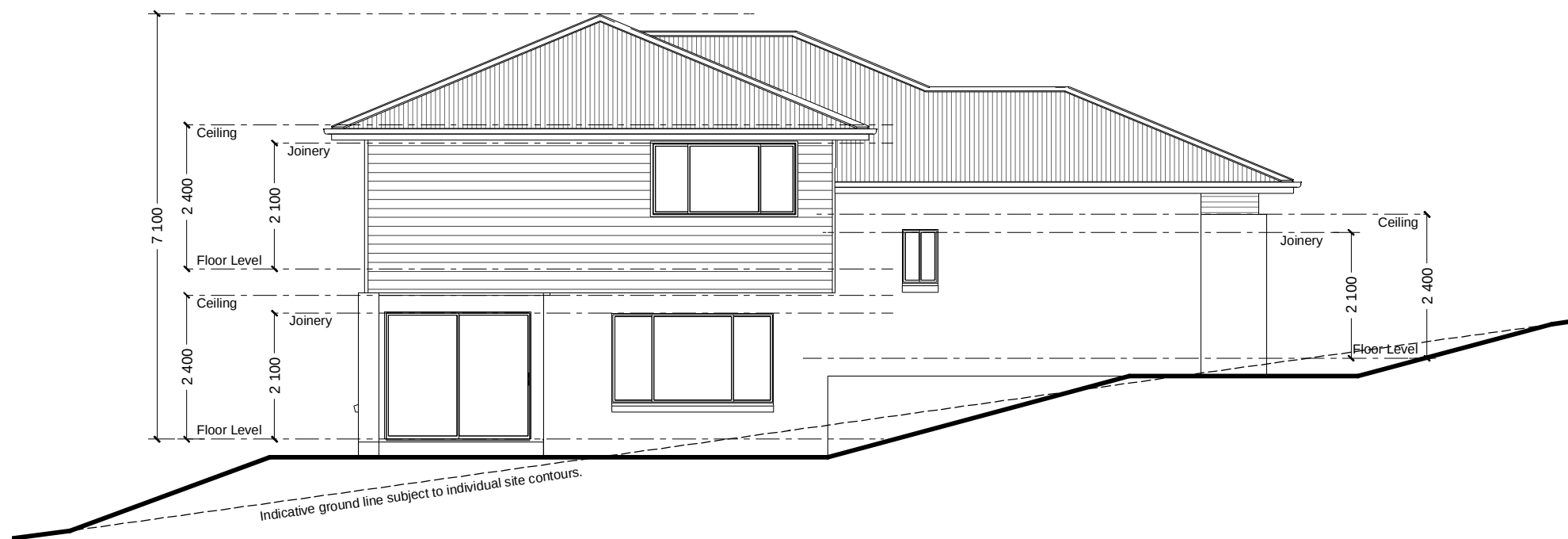
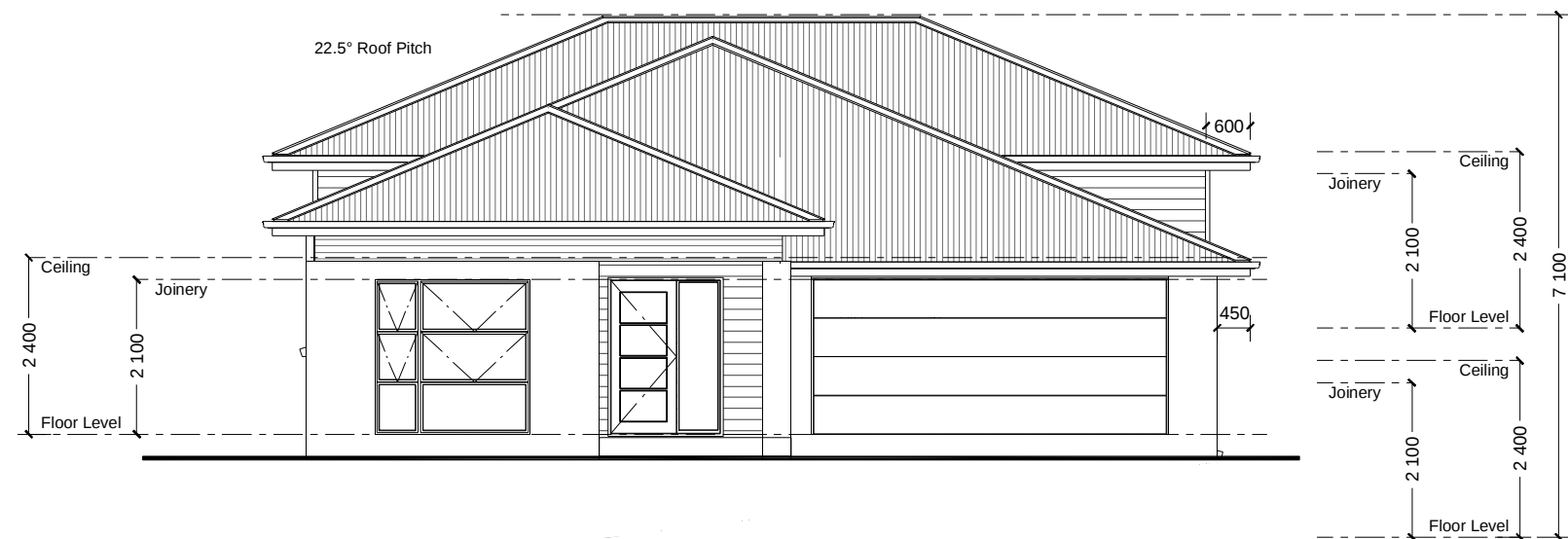
LAGUNA 281 Resort Streetscape	CONCEPT 11/04/2024	TOTAL FLOOR AREA = 280.9 m²				Min. Lot Width 15 m - 16 m	LOWER FLOOR PLAN Scale 1:100 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING 124.6 m² GARAGE 38.9 m² ALFRESCO 13.6 m² PORCH 5.1 m²	UF LIVING 94.6 m² VOID 4.1 m²					
Split Level Series		LF TOTAL 182.2 m²	UF TOTAL 98.7 m²					



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LAGUNA 281 Resort Streetscape Split Level Series	CONCEPT 11/04/2024	TOTAL FLOOR AREA = 280.9 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 124.6 m²	UF LIVING 94.6 m²			
		GARAGE 38.9 m²	VOID 4.1 m²			
		ALFRESCO 13.6 m²				
		PORCH 5.1 m²				
		LF TOTAL 182.2 m²	UF TOTAL 98.7 m²			



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LAGUNA 281

Resort Streetscape

Split Level Series

CONCEPT 11/04/2024

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final working drawings may vary

TOTAL FLOOR AREA = 280.9 m²

LF LIVING	124.6 m ²	UF LIVING	94.6 m ²
GARAGE	38.9 m ²	VOID	4.1 m ²
ALFRESCO	13.6 m ²		
PORCH	5.1 m ²		

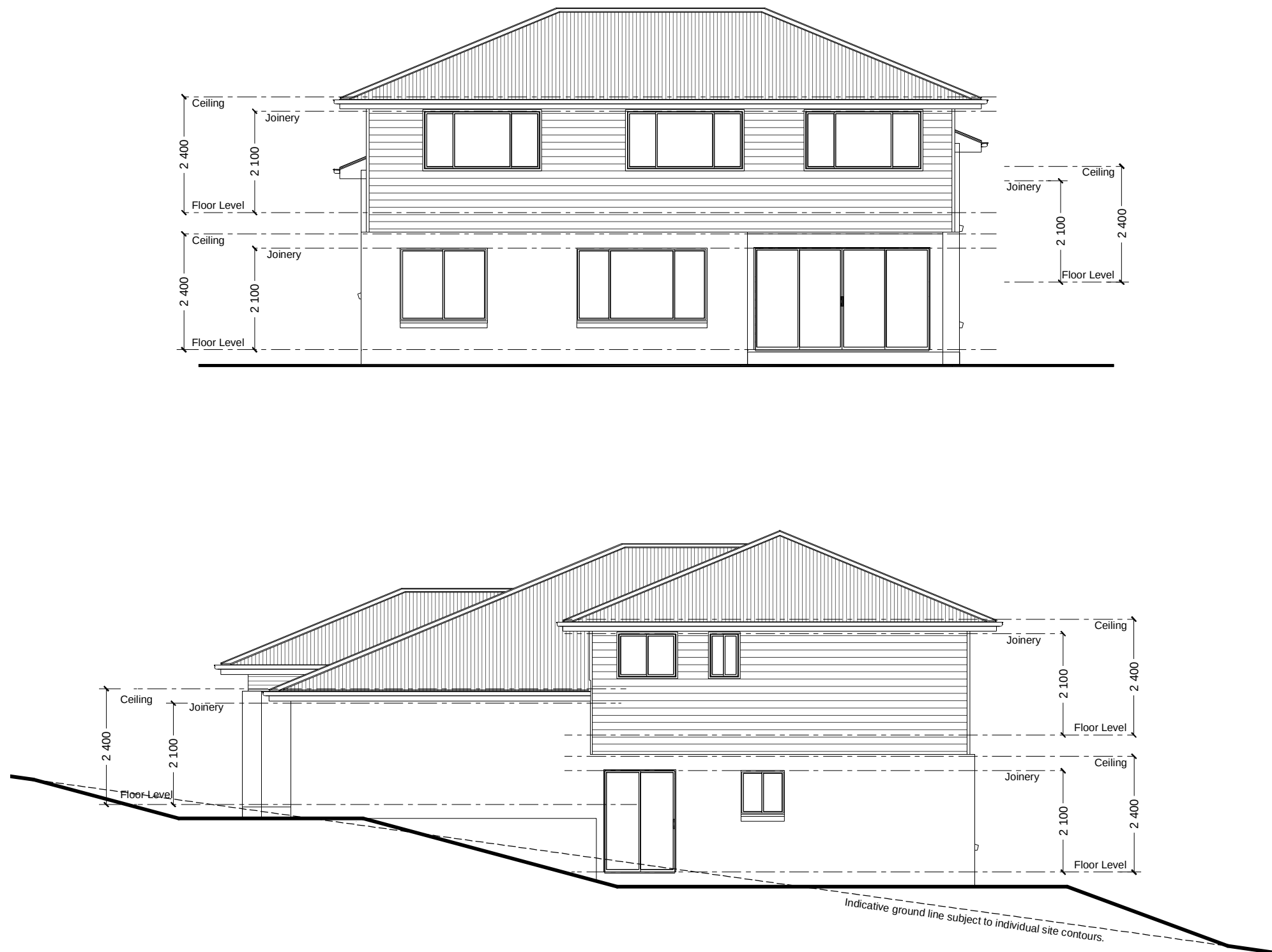
LF TOTAL	182.2 m ²	UF TOTAL	98.7 m ²
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Min. Lot Width
15 m - 16 m

ELEVATIONS
Scale 1:100 @A3

G.J. Gardner.

HOMES



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LAGUNA 281 Resort Streetscape Split Level Series	CONCEPT 11/04/2024	TOTAL FLOOR AREA = 280.9 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 124.6 m ² UF LIVING 94.6 m ² GARAGE 38.9 m ² VOID 4.1 m ² ALFRESCO 13.6 m ² PORCH 5.1 m ² LF TOTAL 182.2 m ² UF TOTAL 98.7 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)

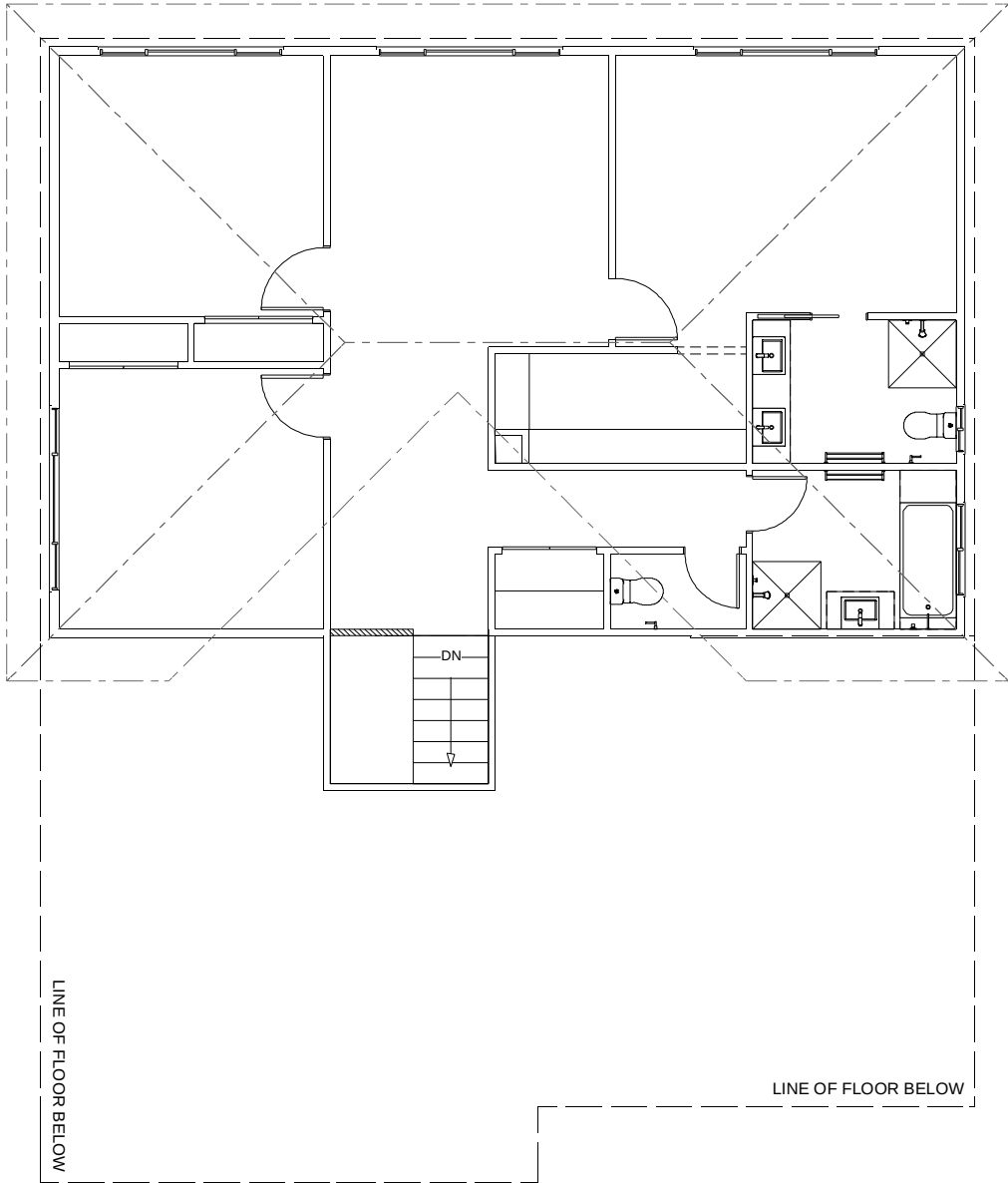
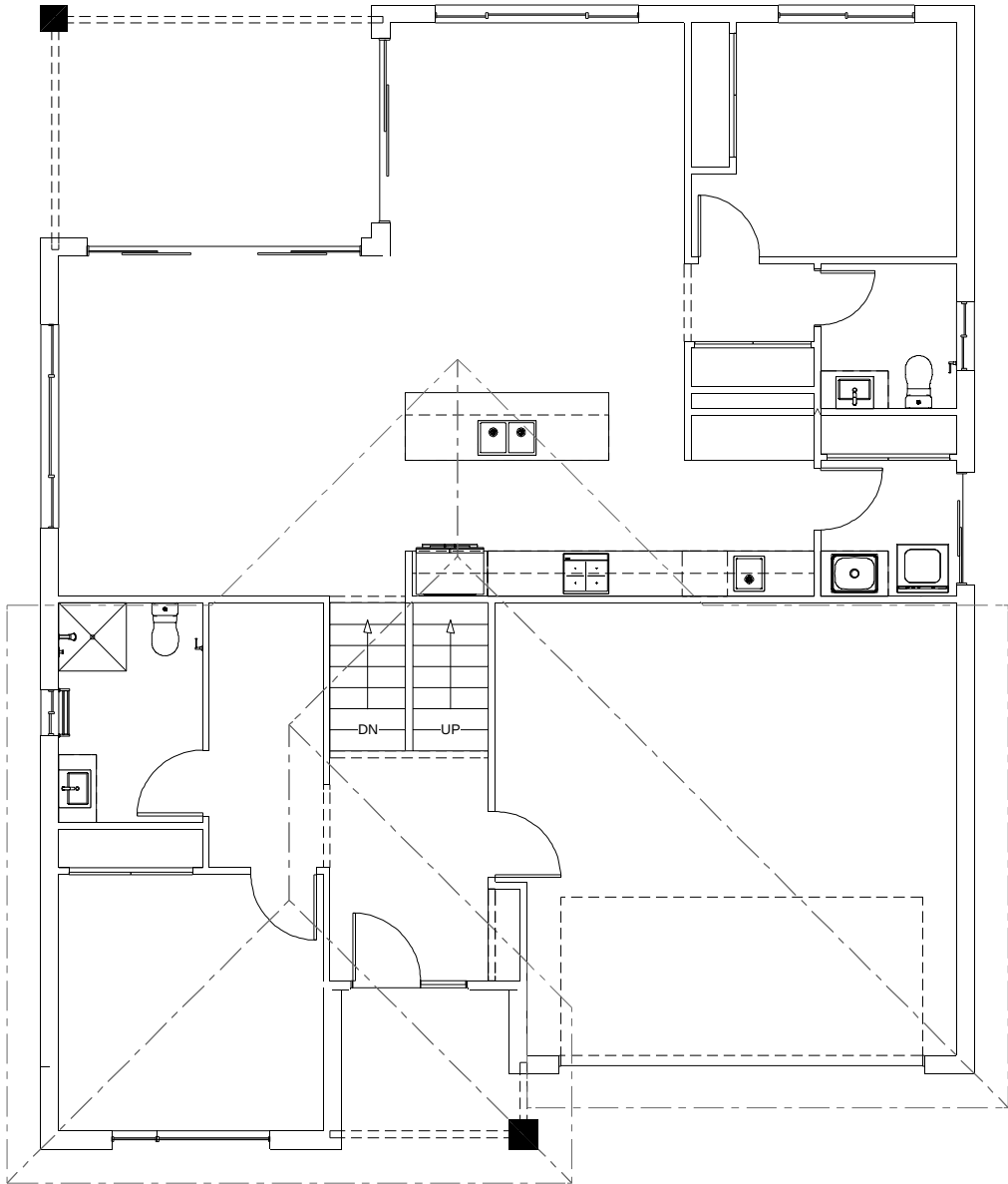
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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		LF TOTAL 182.2 m ² UF TOTAL 98.7 m ²			