



Laguna 281 Urban Facade Shown for illustrative purposes only



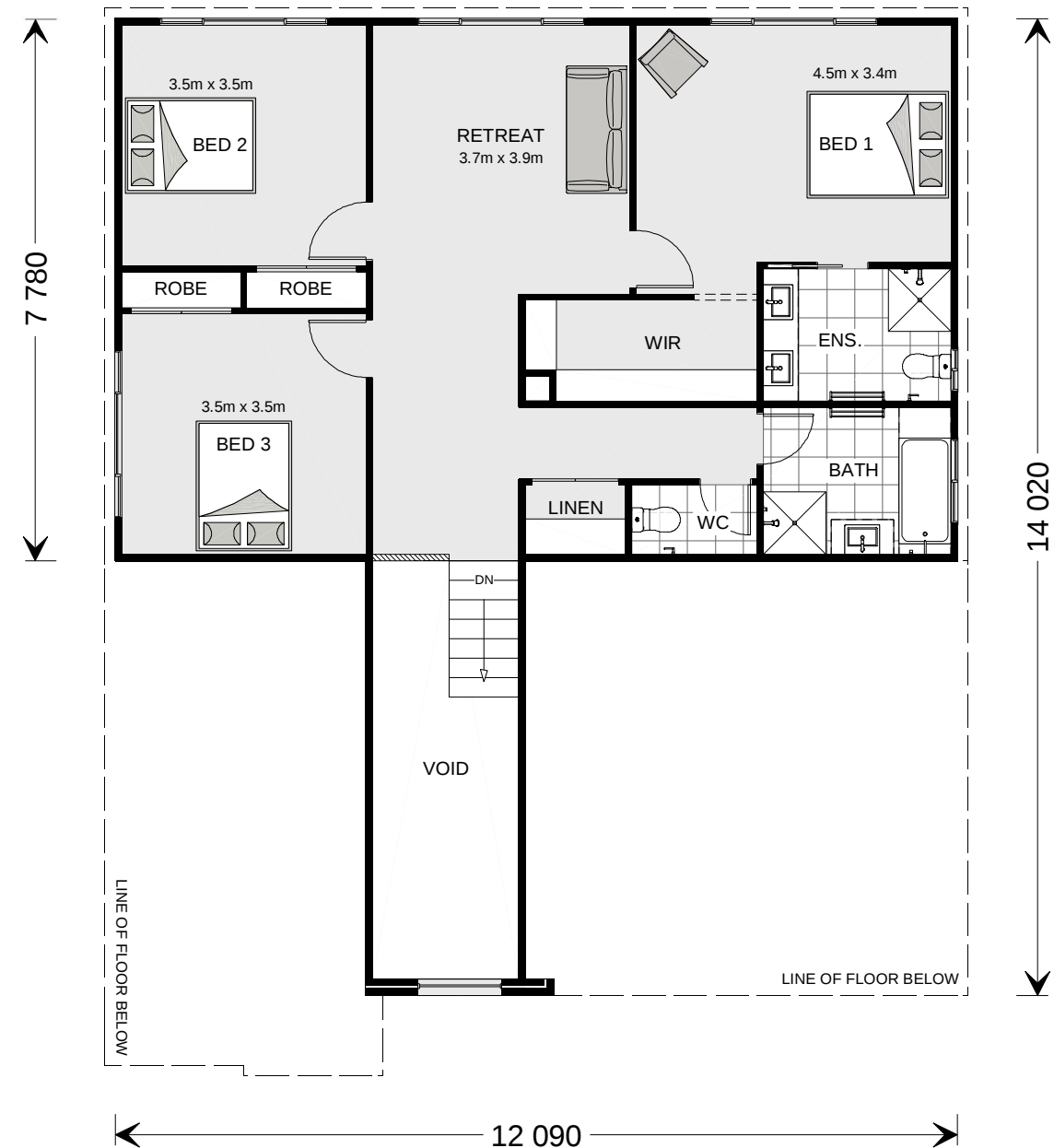
Laguna 281 Urban Rear Elevation Shown for illustrative purposes only



Laguna 281 Resort Cross Section Shown for illustrative purposes only

NCC Compatible

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LAGUNA 281 Urban Streetscape	CONCEPT	11/04/2024	TOTAL FLOOR AREA = 288.2 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	124.7 m²	UF LIVING	95.6 m²			
GARAGE			38.9 m²	VOID	12.7 m²				
ALFRESCO			13.6 m²						
PORCH			2.7 m²						
Split Level Series			LF TOTAL	179.9 m²	UF TOTAL	108.3 m²			



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LAGUNA 281

Urban Streetscape

Split Level Series

CONCEPT 11/04/2024

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TOTAL FLOOR AREA = 288.2 m²

LF LIVING 124.7 m² UF LIVING 95.6 m²
GARAGE 38.9 m² VOID 12.7 m²
ALFRESCO 13.6 m²
PORCH 2.7 m²

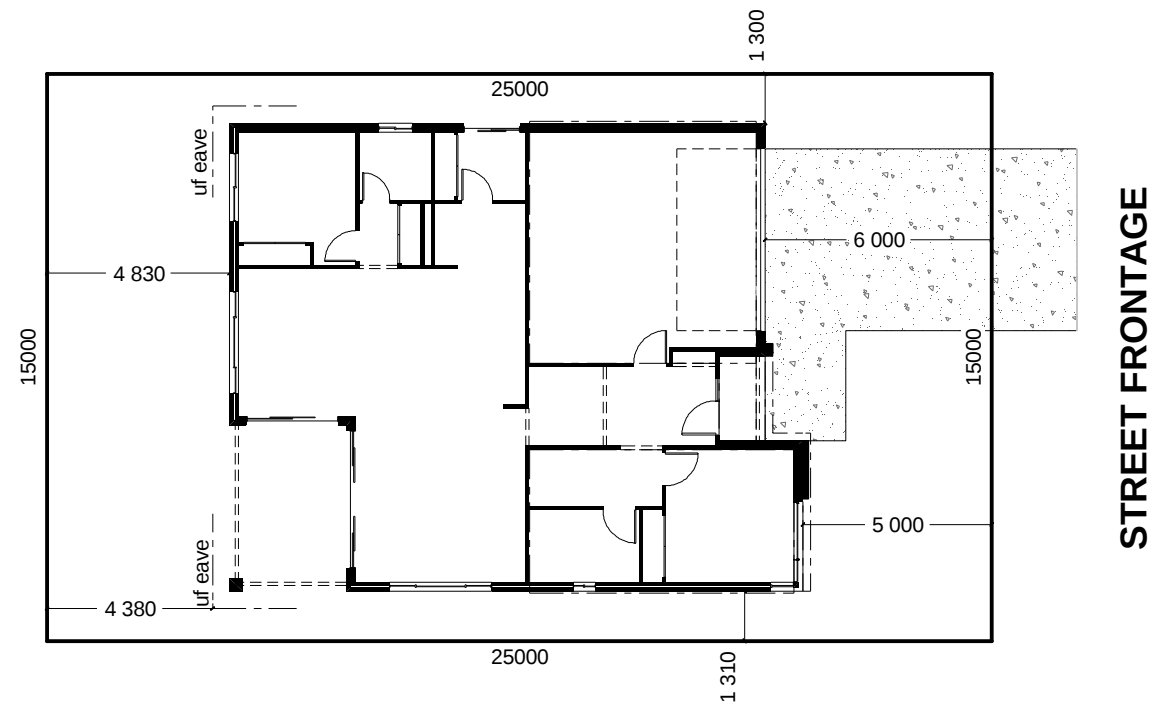
LF TOTAL 179.9 m² UF TOTAL 108.3 m²

Min. Lot Width
15 m - 16 m

PRESENTATION PLAN
Scale 1:100 @A3

G.J. Gardner.

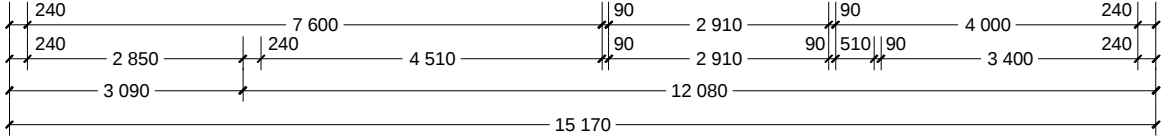
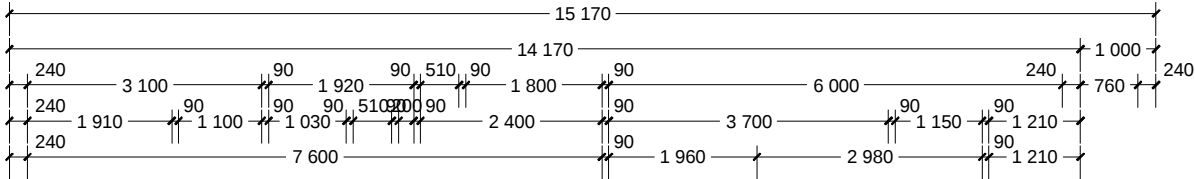
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LAGUNA 281 Urban Streetscape Split Level Series	CONCEPT 11/04/2024	TOTAL FLOOR AREA = 288.2 m²				Min. Lot Width 15 m - 16 m	SITE PLAN Scale 1:200 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING 124.7 m² UF LIVING 95.6 m² GARAGE 38.9 m² VOID 12.7 m² ALFRESCO 13.6 m² PORCH 2.7 m² LF TOTAL 179.9 m² UF TOTAL 108.3 m²						



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LAGUNA 281

Urban Streetscape

Split Level Series

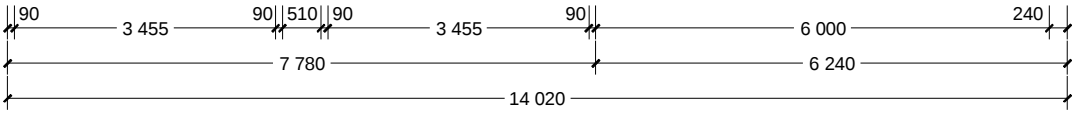
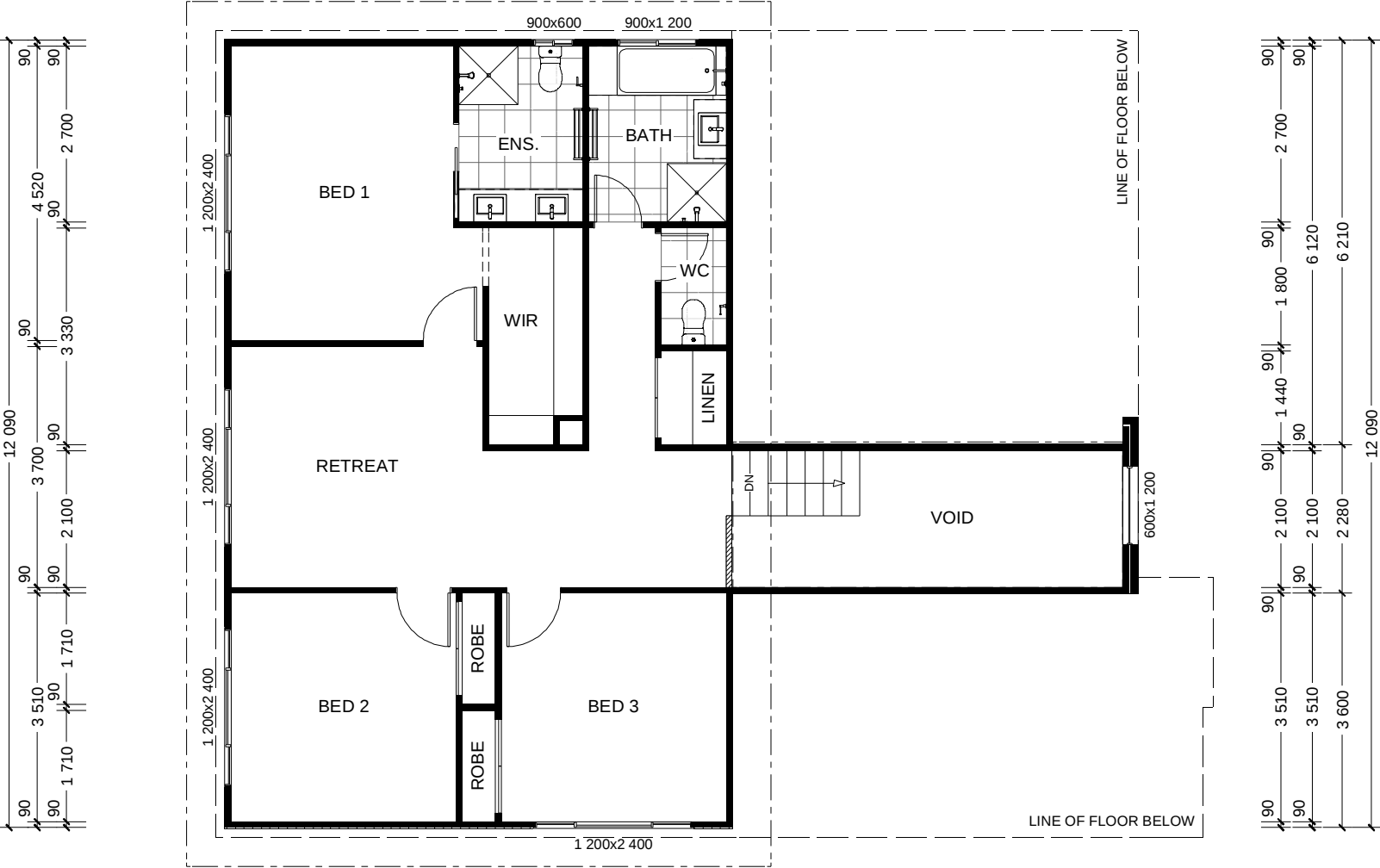
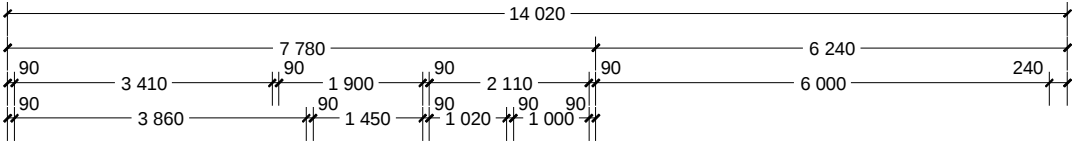
CONCEPT 11/04/2024
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TOTAL FLOOR AREA = 288.2 m ²			
LF LIVING	124.7 m ²	UF LIVING	95.6 m ²
GARAGE	38.9 m ²	VOID	12.7 m ²
ALFRESCO	13.6 m ²		
PORCH	2.7 m ²		
LF TOTAL	179.9 m ²	UF TOTAL	108.3 m ²

Min. Lot Width
15 m - 16 m

LOWER FLOOR PLAN
Scale 1:100 @A3

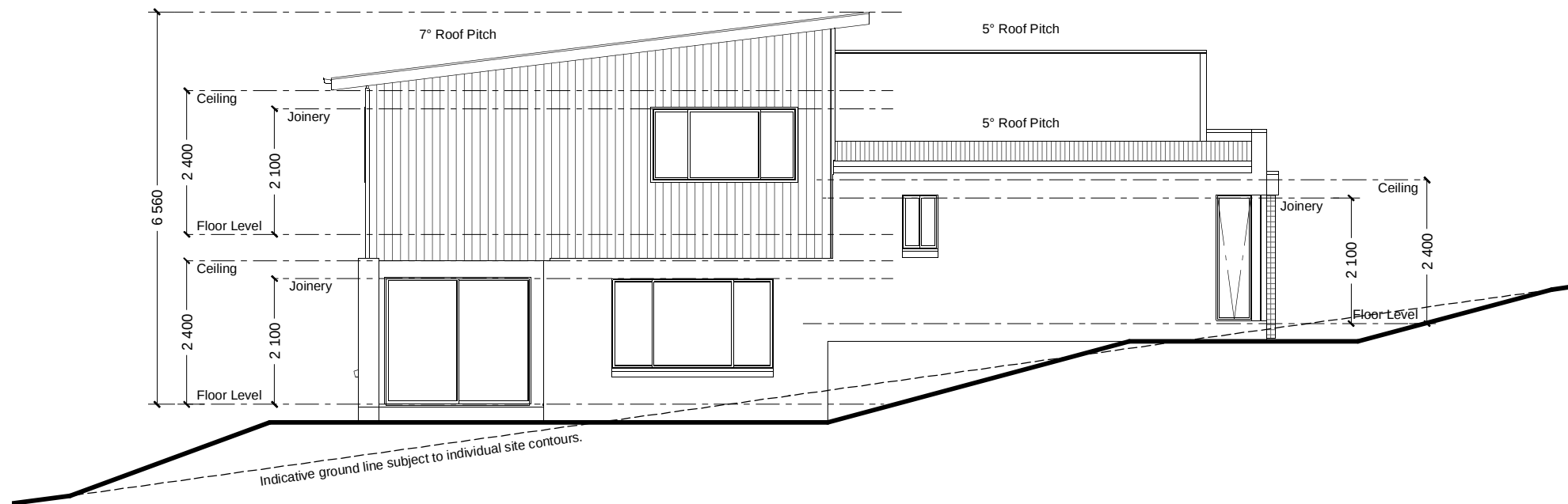
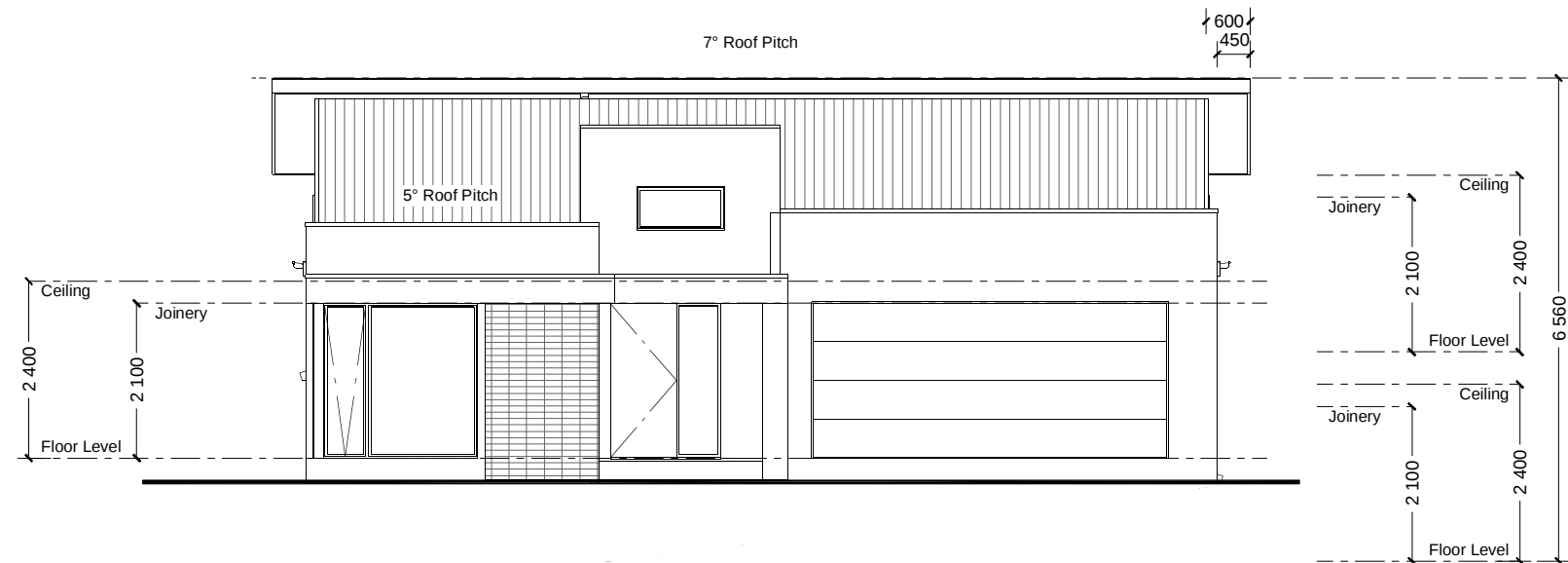
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LAGUNA 281 Urban Streetscape Split Level Series	CONCEPT 11/04/2024	TOTAL FLOOR AREA = 288.2 m²		Min. Lot Width 15 m - 16 m	UPPER FLOOR PLAN Scale 1:100 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING 124.7 m²	UF LIVING 95.6 m²			
		GARAGE 38.9 m²	VOID 12.7 m²			
		ALFRESCO 13.6 m²				
		PORCH 2.7 m²				
		LF TOTAL 179.9 m²	UF TOTAL 108.3 m²			



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LAGUNA 281

Urban Streetscape

Split Level Series

CONCEPT 11/04/2024

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TOTAL FLOOR AREA = 288.2 m²

LF LIVING	124.7 m ²	UF LIVING	95.6 m ²
GARAGE	38.9 m ²	VOID	12.7 m ²
ALFRESCO	13.6 m ²		
PORCH	2.7 m ²		

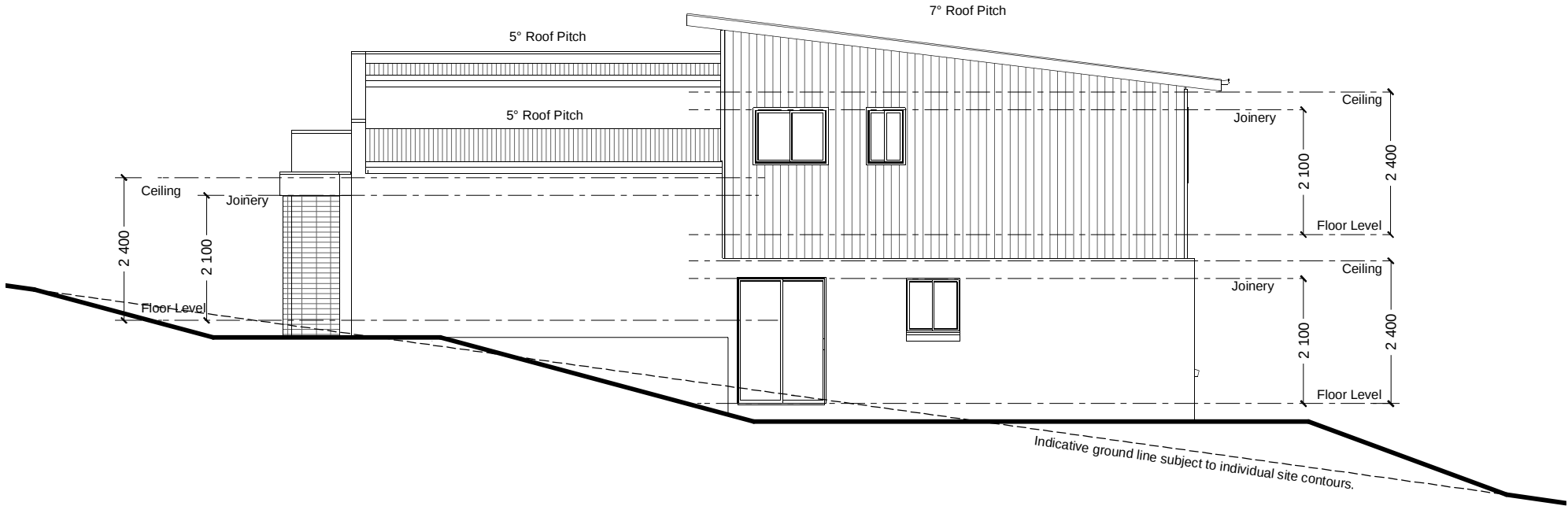
LF TOTAL	179.9 m ²	UF TOTAL	108.3 m ²
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Min. Lot Width
15 m - 16 m

ELEVATIONS
Scale 1:100 @A3

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Urban Streetscape

Split Level Series

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TOTAL FLOOR AREA = 288.2 m²			
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PORCH	2.7 m²		
LF TOTAL	179.9 m²	UF TOTAL	108.3 m²

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)

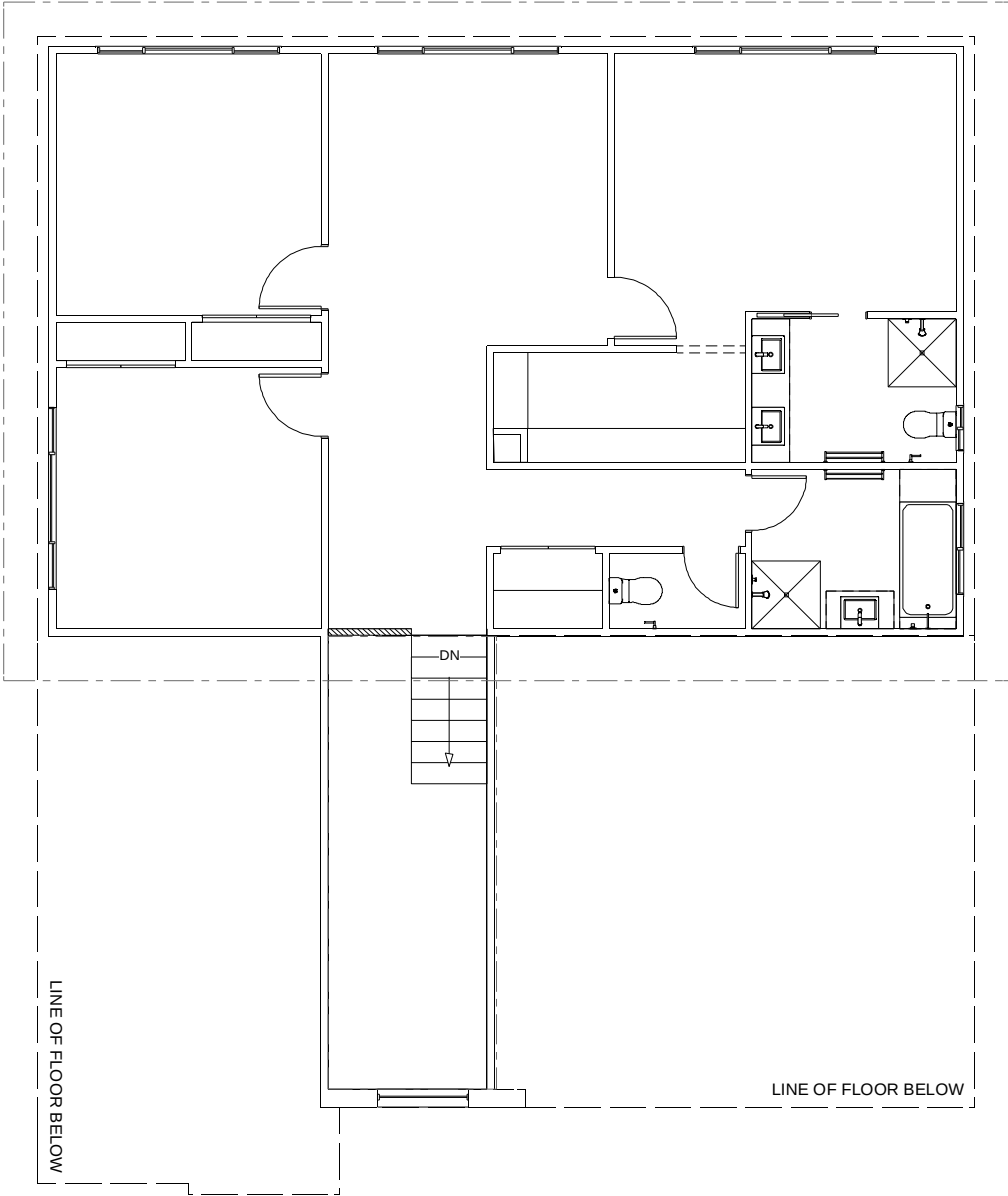
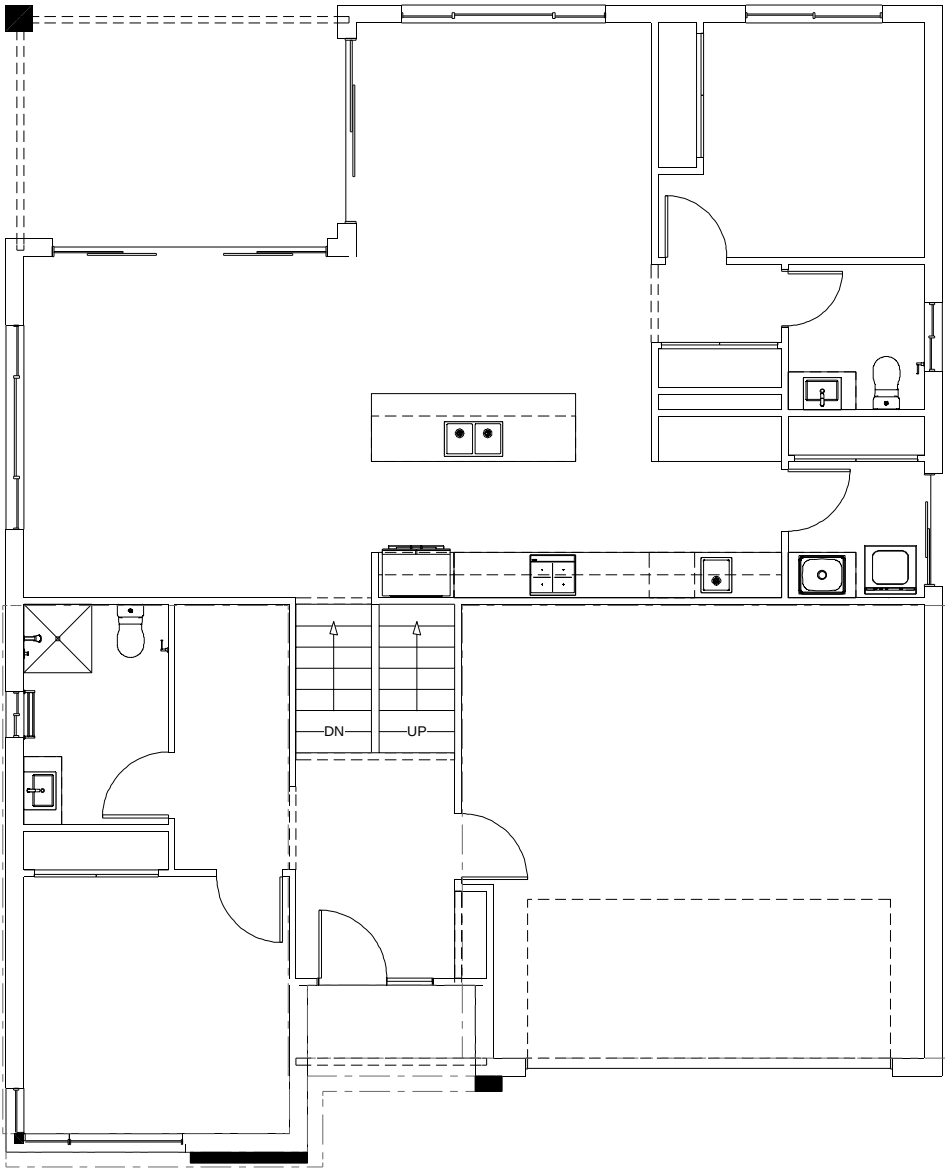
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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		LF TOTAL 179.9 m² UF TOTAL 108.3 m²			