



Laguna 281 Classic Facade Shown for illustrative purposes only



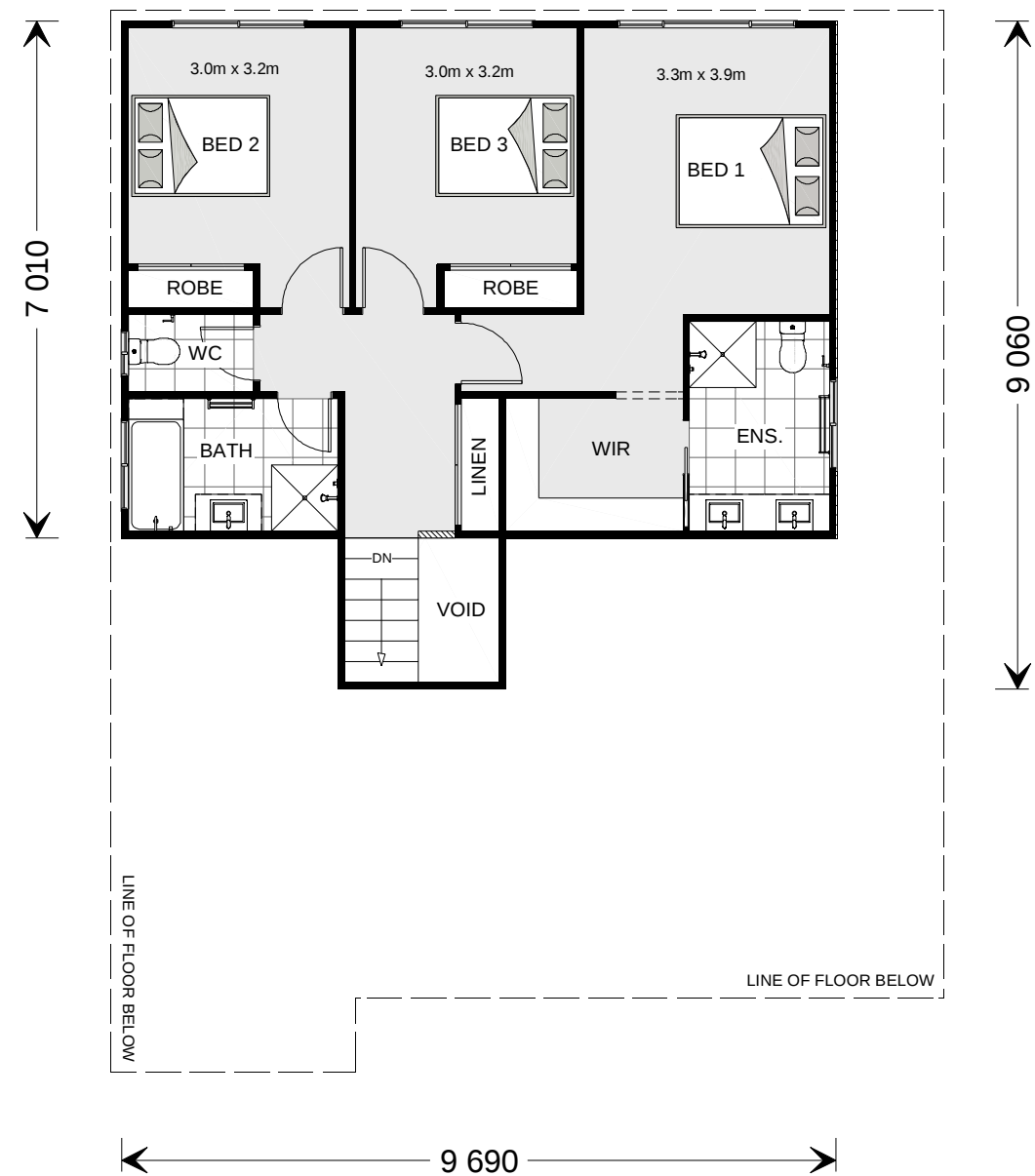
Laguna 281 Classic Rear Elevation Shown for illustrative purposes only



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 230 Classic Streetscape	CONCEPT	11/04/2024	TOTAL FLOOR AREA = 227.3 m²				Min. Lot Width 14 m - 15 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	104.2 m²	UF LIVING	68.5 m²			
GARAGE			37.4 m²	VOID	4.1 m²				
ALFRESCO			10.9 m²						
PORCH			2.2 m²						
Split Level Series			LF TOTAL	154.7 m²	UF TOTAL	72.6 m²			



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LAGUNA 230

Classic Streetscape

Split Level Series

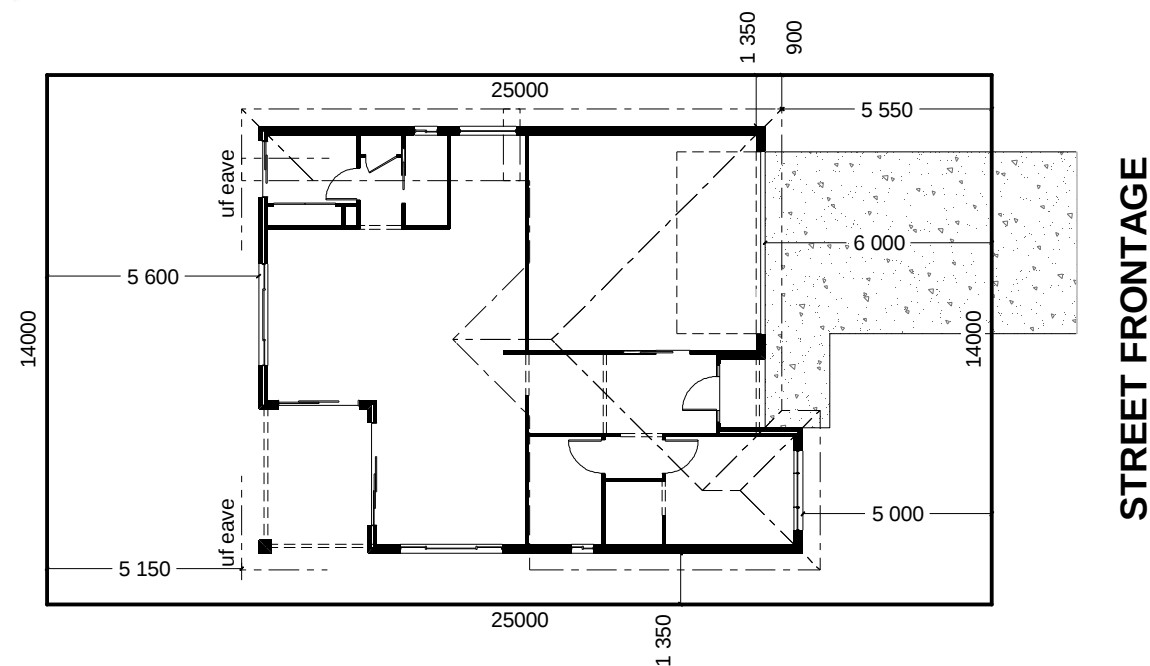
CONCEPT 11/04/2024
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Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 227.3 m ²			
LF LIVING	104.2 m ²	UF LIVING	68.5 m ²
LF GARAGE	37.4 m ²	UF VOID	4.1 m ²
LF ALFRESCO	10.9 m ²		
LF PORCH	2.2 m ²		
LF TOTAL	154.7 m ²	UF TOTAL	72.6 m ²

Min. Lot Width
14 m - 15 m

PRESENTATION PLAN
Scale 1:100 @A3

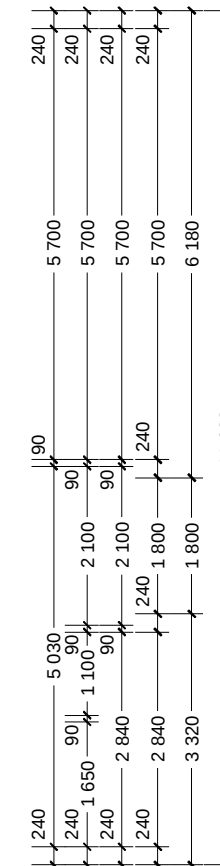
G.J. Gardner.
HOMES



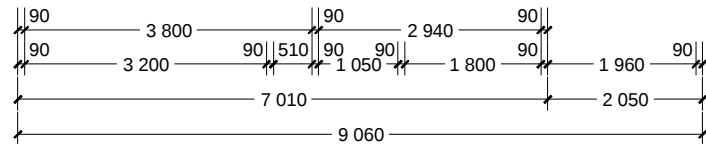
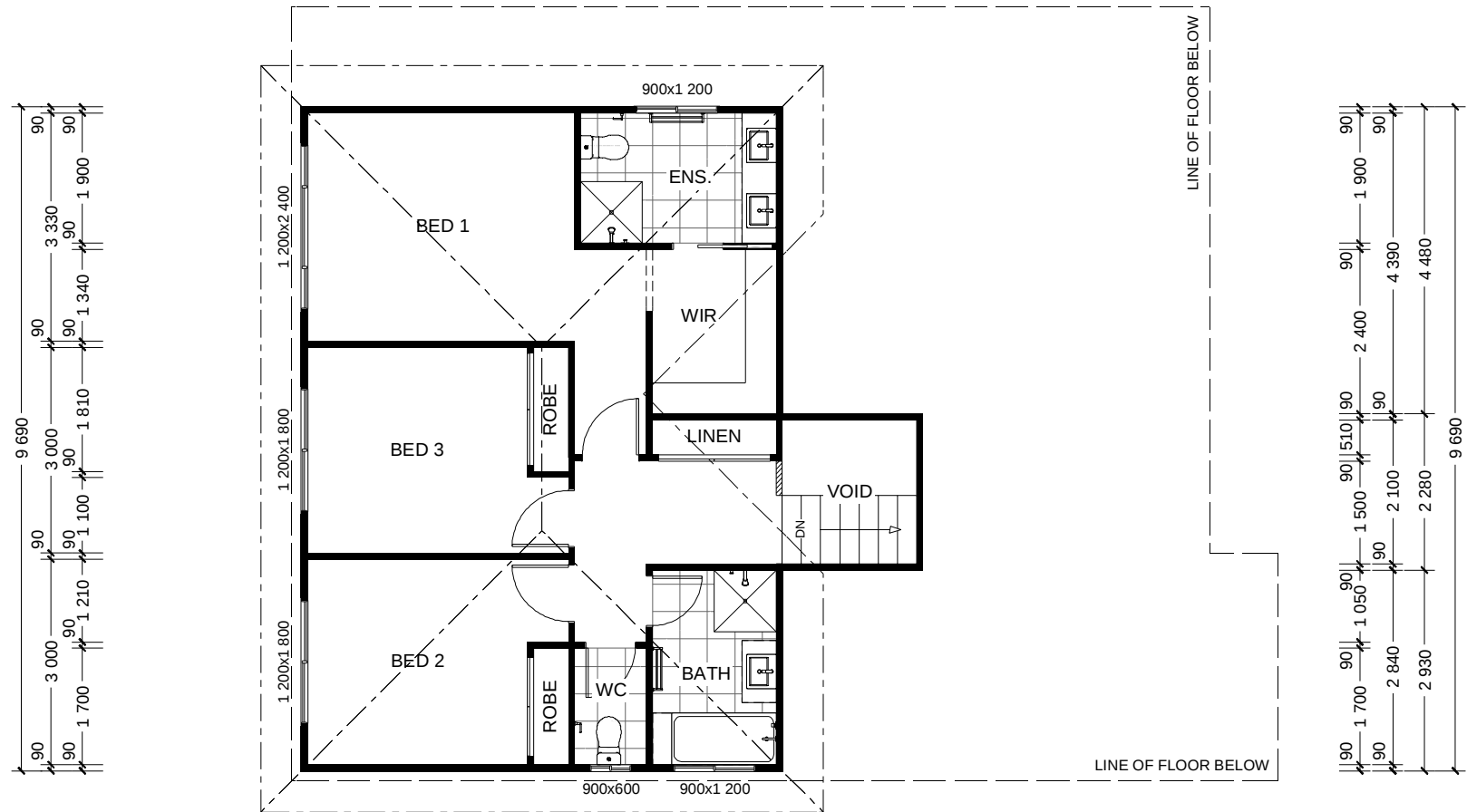
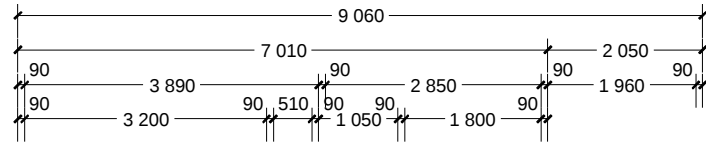
INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

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LAGUNA 230 Classic Streetscape	CONCEPT	11/04/2024	TOTAL FLOOR AREA = 227.3 m²				Min. Lot Width 14 m - 15 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	104.2 m²	UF LIVING	68.5 m²			
GARAGE			37.4 m²	VOID	4.1 m²				
ALFRESCO			10.9 m²						
PORCH			2.2 m²						
Split Level Series			LF TOTAL	154.7 m²	UF TOTAL	72.6 m²			



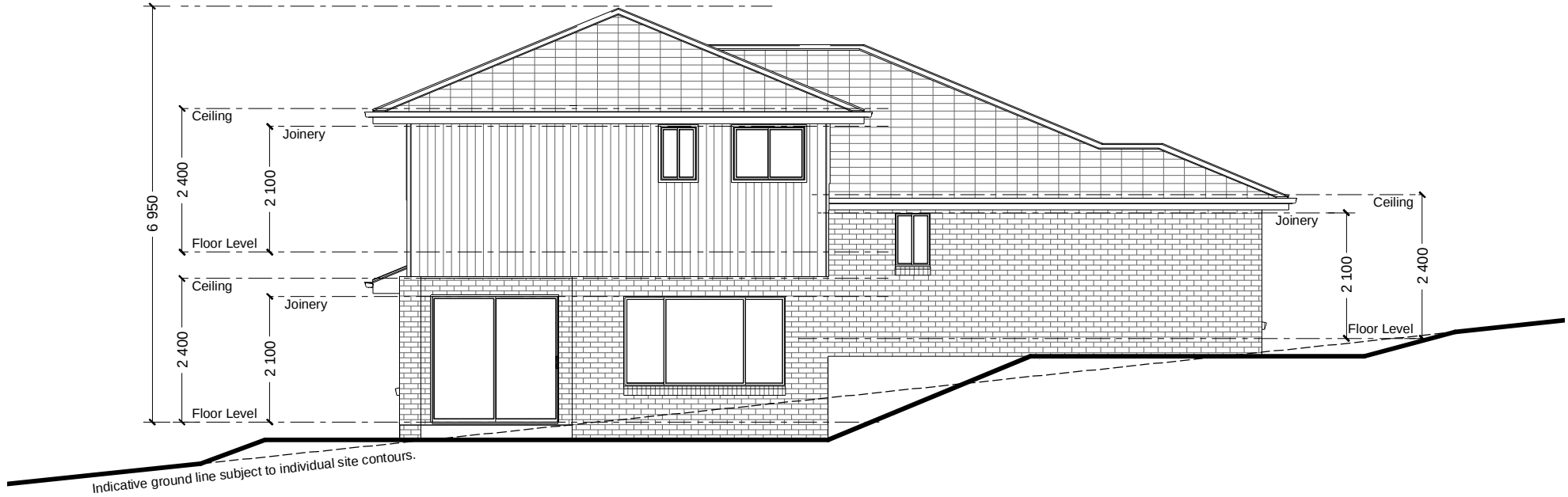
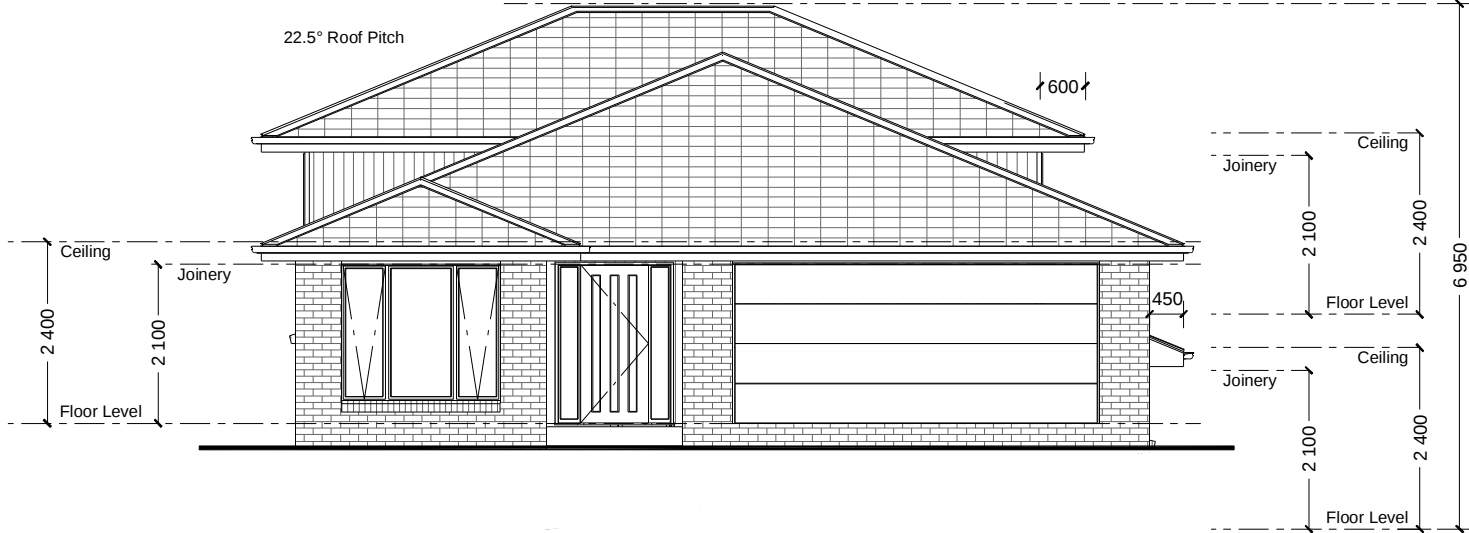
LAGUNA 230 Classic Streetscape Split Level Series	CONCEPT 11/04/2024 © Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	TOTAL FLOOR AREA = 227.3 m² LF LIVING 104.2 m² UF LIVING 68.5 m² GARAGE 37.4 m² VOID 4.1 m² ALFRESCO 10.9 m² PORCH 2.2 m² LF TOTAL 154.7 m² UF TOTAL 72.6 m²	Min. Lot Width 14 m - 15 m	LOWER FLOOR PLAN Scale 1:100 @A3	G.J. Gardner. HOMES



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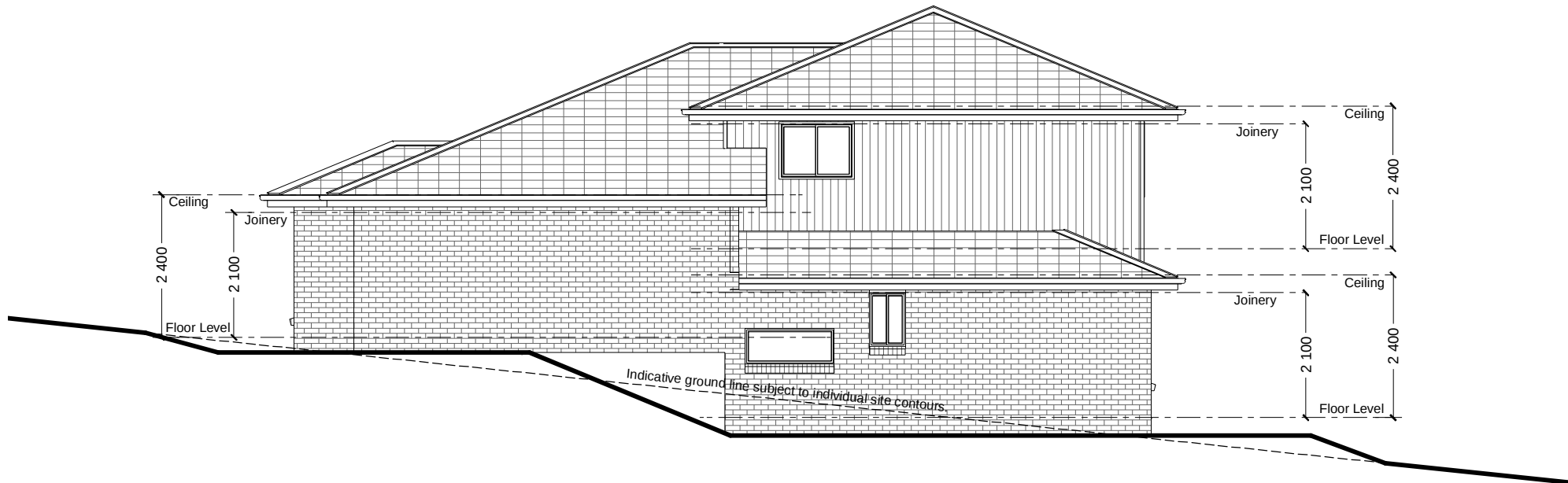
LAGUNA 230 Classic Streetscape Split Level Series	CONCEPT	11/04/2024	TOTAL FLOOR AREA = 227.3 m ²		Min. Lot Width 14 m - 15 m	UPPER FLOOR PLAN Scale 1:100 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LF LIVING	104.2 m ²			
			LF TOTAL	154.7 m ²	UF LIVING	68.5 m ²	



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LAGUNA 230 Classic Streetscape Split Level Series	CONCEPT 11/04/2024	TOTAL FLOOR AREA = 227.3 m ²	Min. Lot Width 14 m - 15 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 104.2 m ² UF LIVING 68.5 m ² GARAGE 37.4 m ² VOID 4.1 m ² ALFRESCO 10.9 m ² PORCH 2.2 m ² LF TOTAL 154.7 m ² UF TOTAL 72.6 m ²			



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LAGUNA 230 Classic Streetscape	CONCEPT	11/04/2024	TOTAL FLOOR AREA = 227.3 m²				Min. Lot Width 14 m - 15 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	104.2 m²	UF LIVING	68.5 m²			
GARAGE			37.4 m²	VOID	4.1 m²				
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PORCH			2.2 m²						
LF TOTAL			154.7 m²	UF TOTAL	72.6 m²				
Split Level Series									

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)

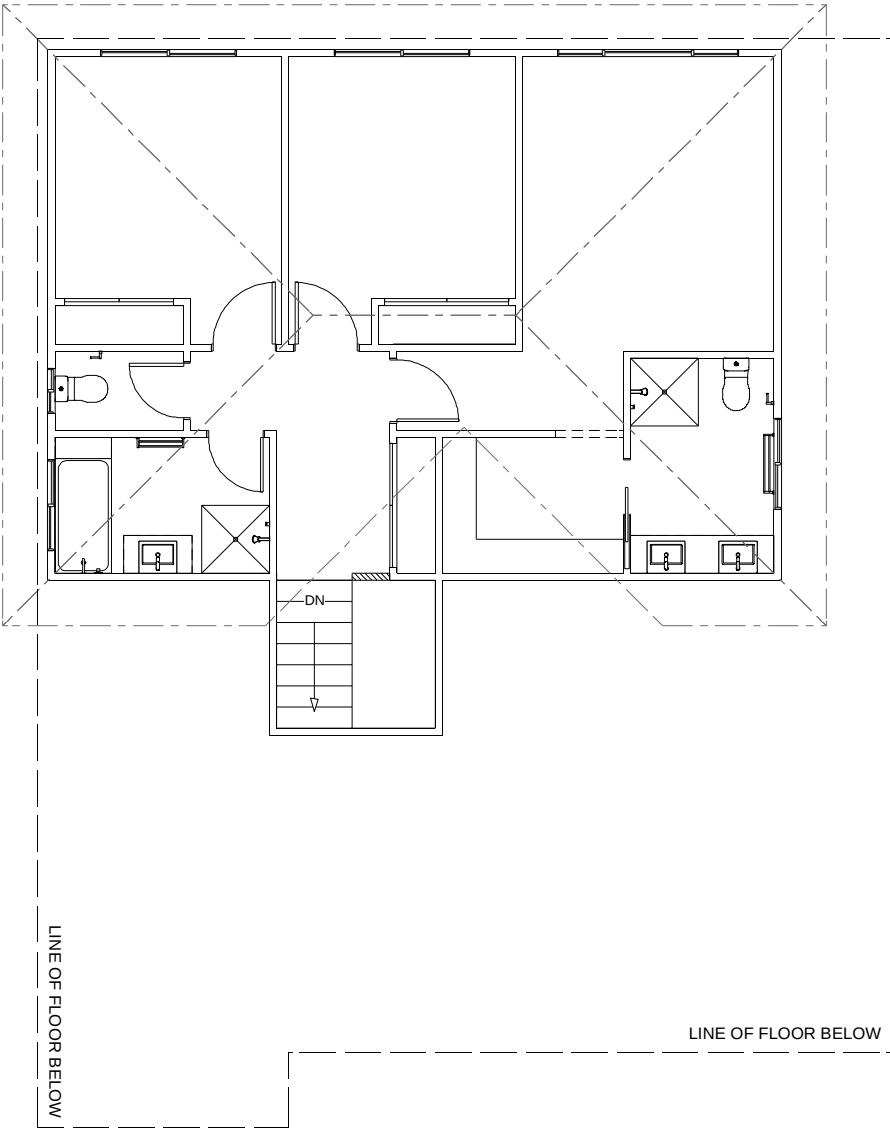
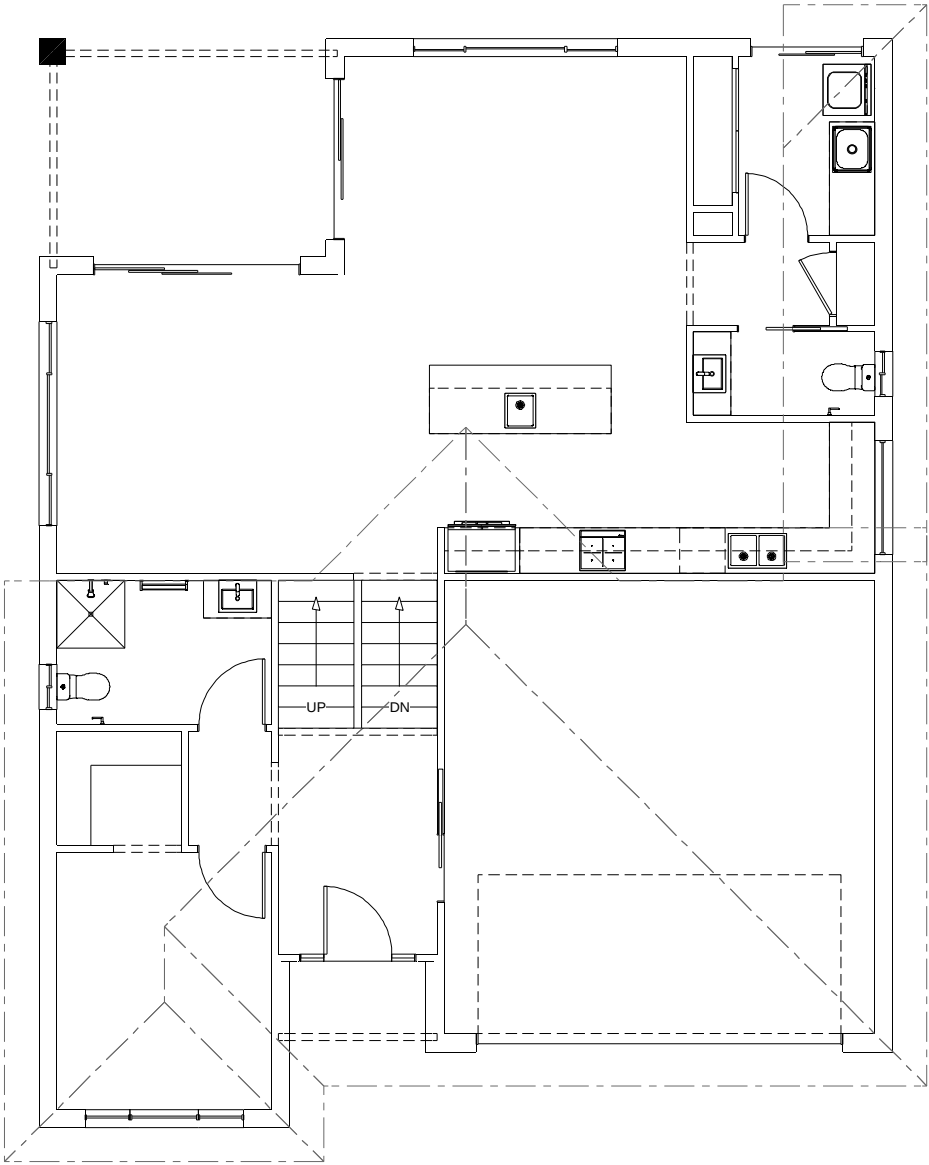
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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