



Tamar 249 Urban Facade Shown for illustrative purposes only

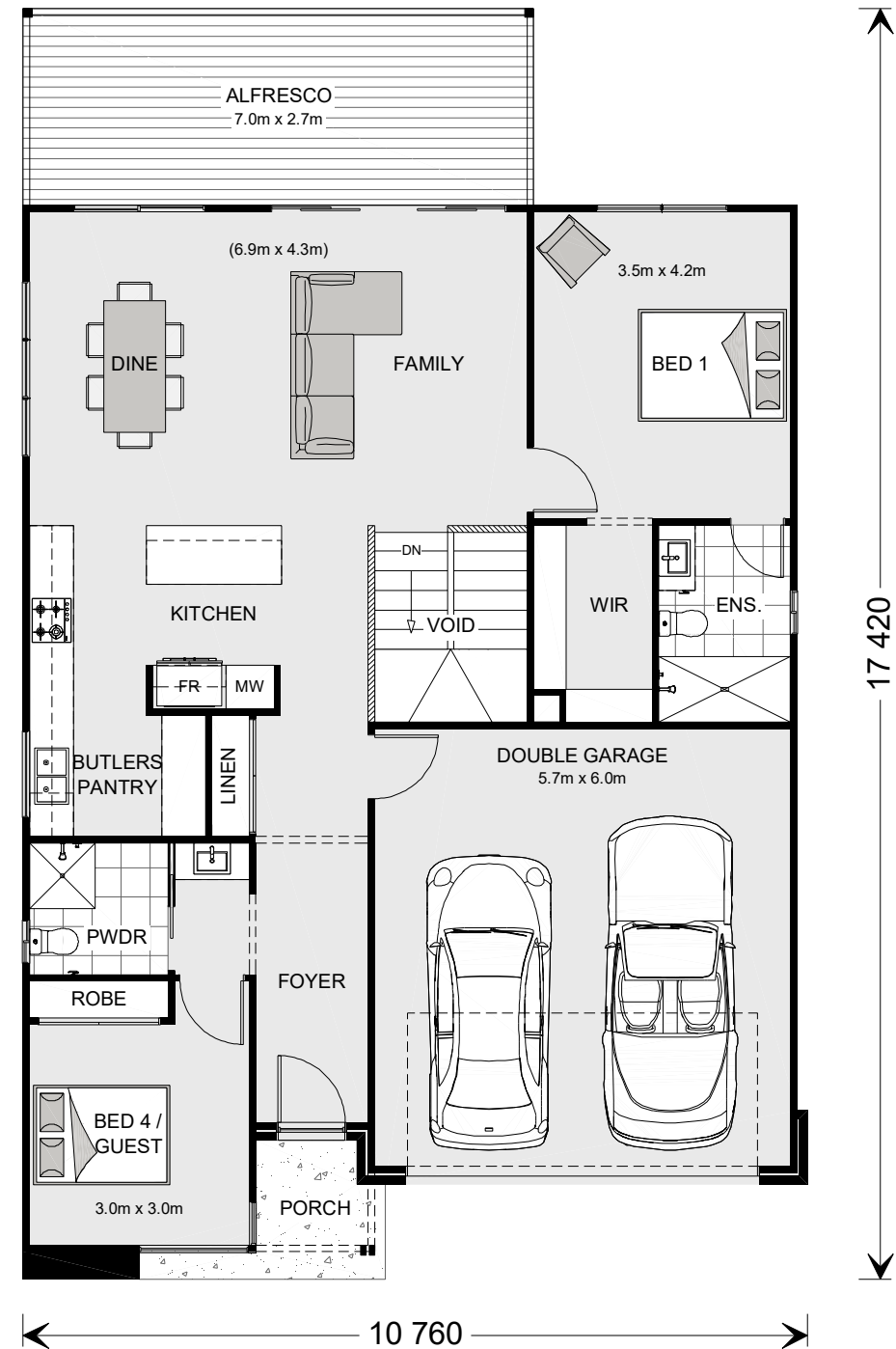
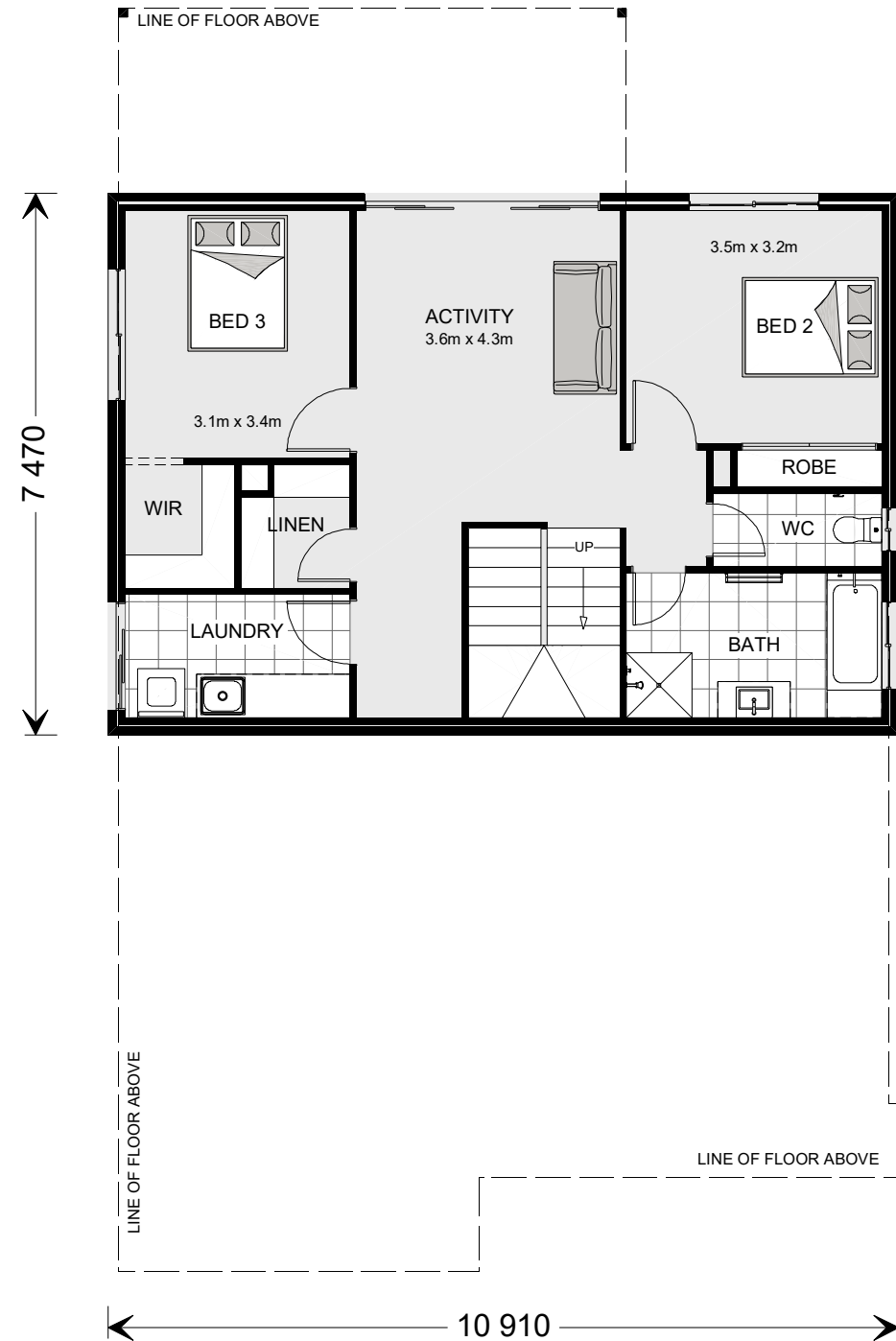


Tamar 249 Urban Rear Elevation Shown for illustrative purposes only



Tamar 249 Urban Cross Section Shown for illustrative purposes only

NCC 22	The powder room must be constructed and reinforced in accordance with NCC regulations. This includes any circulation space req's, noggings and sheeting provisions for future grab rails where required.					PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).			
	TAMAR 249 Urban Streetscape	CONCEPT	29/08/2022	FLOOR AREAS	TOTAL	249.3 m²	Min. Lot Width	ARTIST IMPRESSION	G.J. Gardner. HOMES
		© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	UF LIVING 103.3 m² ALFRESCO 18.9 m² GARAGE 36.4 m² PORCH 3.8 m² VOID 5.4 m² UF TOTAL 167.8 m²	LF LIVING 81.5 m² LF TOTAL 81.5 m²			14 m - 15 m	N.T.S.	
Split Level Series									



NCC 22

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TAMAR 249

Urban Streetscape

Split Level Series

CONCEPT 29/08/2022

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G.J. Gardner Homes
Concept plans only,
final working drawings may vary

FLOOR AREAS

UF LIVING 103.3 m²
ALFRESCO 18.9 m²
GARAGE 36.4 m²
PORCH 3.8 m²
VOID 5.4 m²
UF TOTAL 167.8 m²

TOTAL 249.3 m²

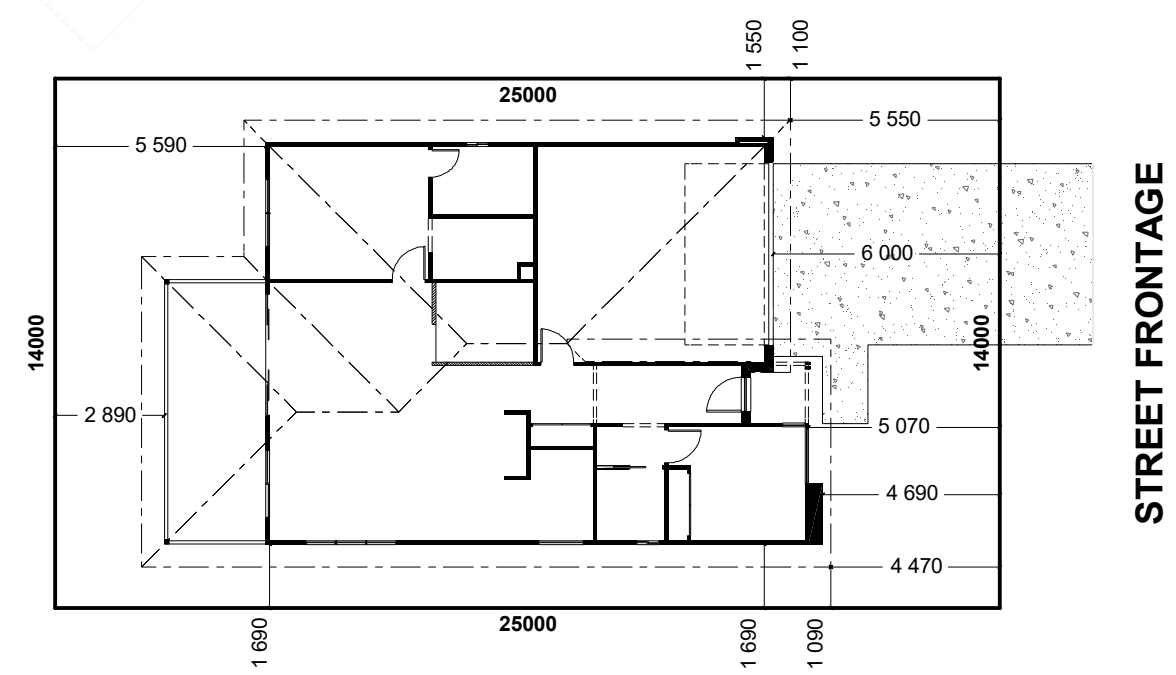
LF LIVING 81.5 m²
LF TOTAL 81.5 m²

Min. Lot Width
14 m - 15 m

PRESENTATION PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES



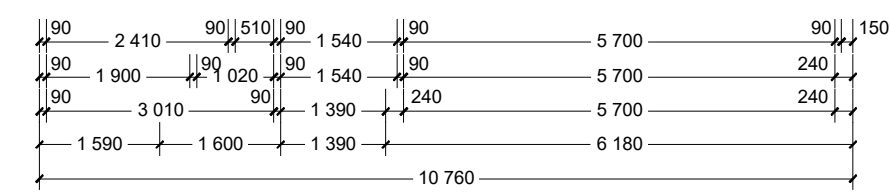
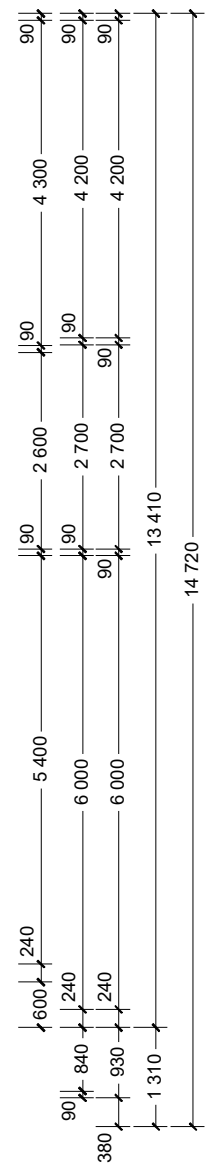
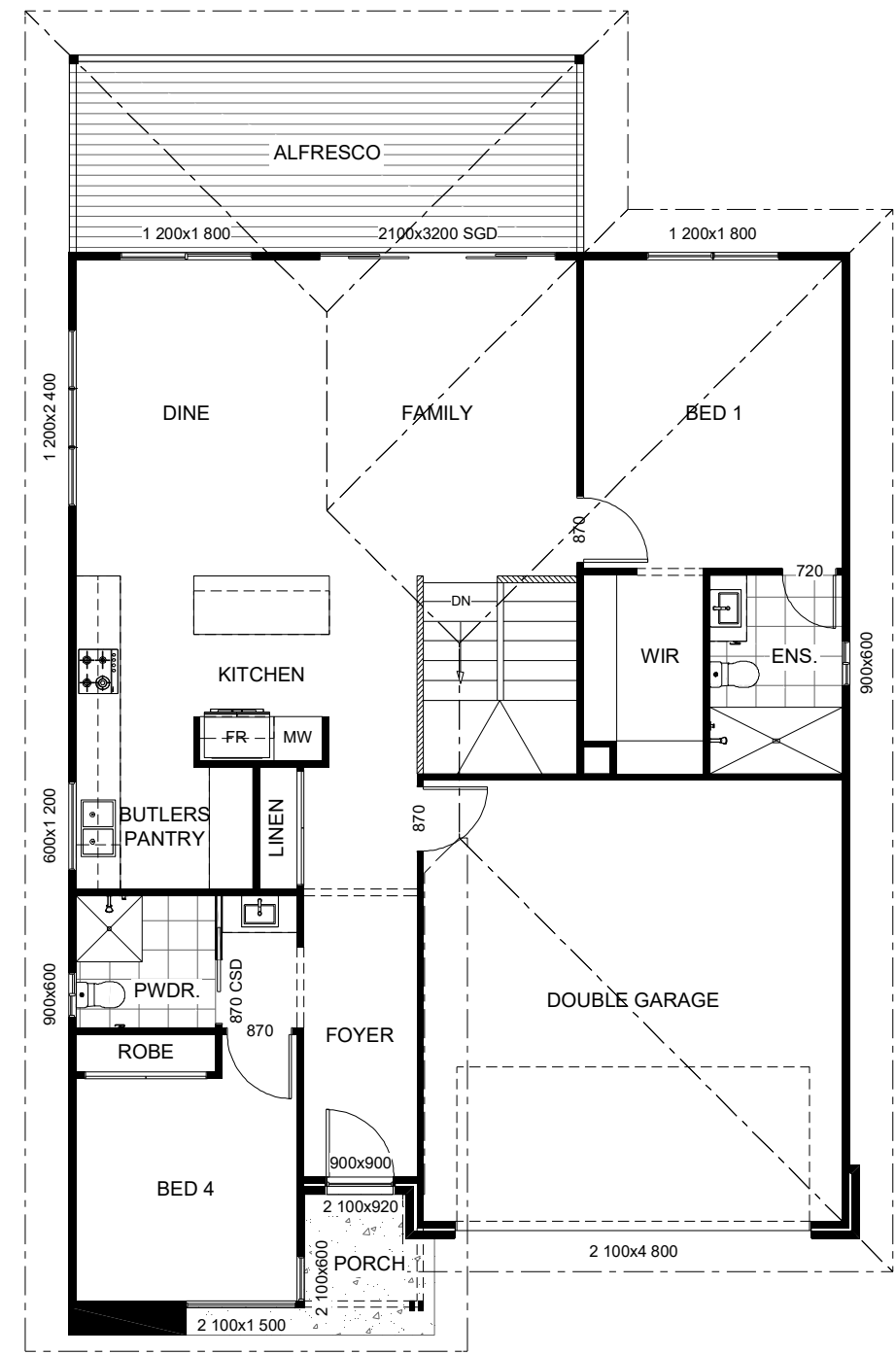
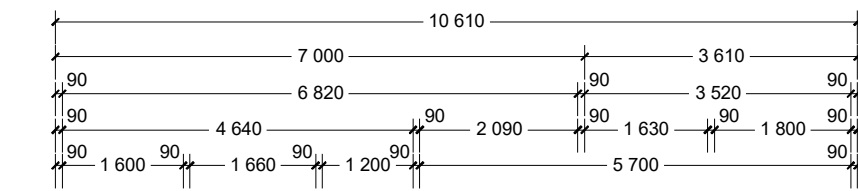
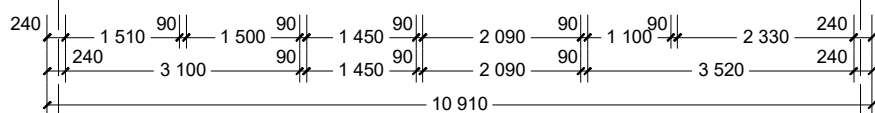
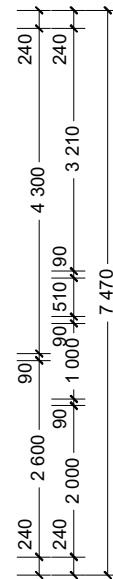
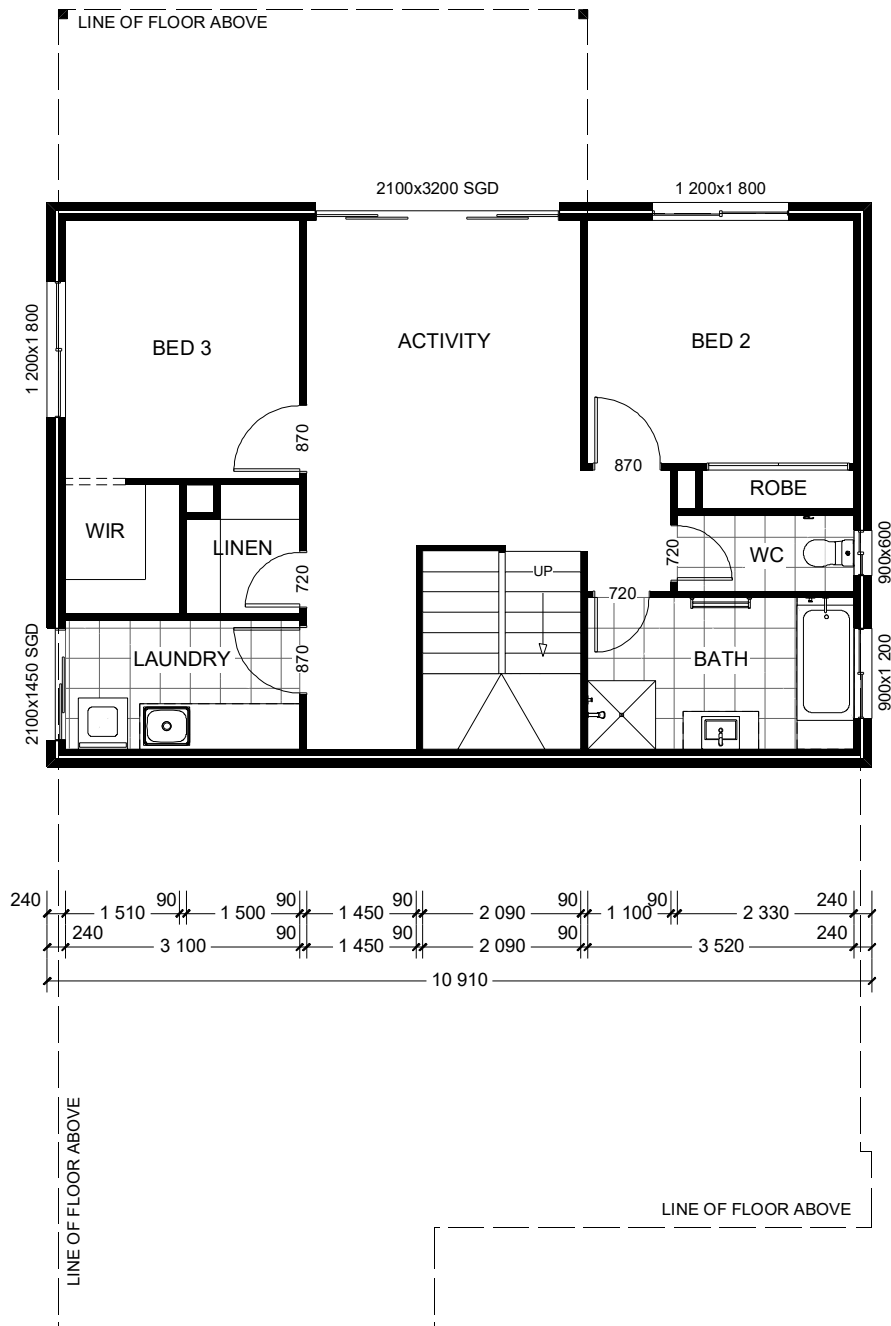
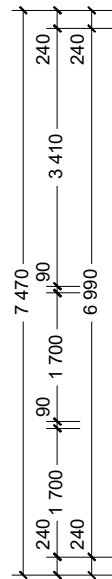
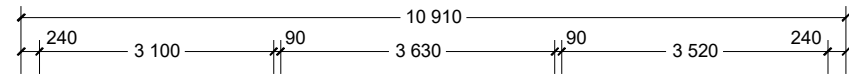
INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

NCC 22

The powder room must be constructed and reinforced in accordance with NCC regulations. This includes any circulation space req's, noggings and sheeting provisions for future grab rails where required.

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

TAMAR 249 Urban Streetscape Split Level Series	CONCEPT 29/08/2022	FLOOR AREAS	TOTAL 249.3 m ²	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	UF LIVING 103.3 m ² ALFRESCO 18.9 m ² GARAGE 36.4 m ² PORCH 3.8 m ² VOID 5.4 m ² UF TOTAL 167.8 m ²	LF LIVING 81.5 m ² LF TOTAL 81.5 m ²			



NCC 22

TAMAR 249

Urban Streetscape

Split Level Series

CONCEPT 29/08/2022

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FLOOR AREAS

UF LIVING 103.3 m²
ALFRESCO 18.9 m²
GARAGE 36.4 m²
PORCH 3.8 m²
VOID 5.4 m²
UF TOTAL 167.8 m²

TOTAL 249.3 m²

LF LIVING 81.5 m²

LF TOTAL 81.5 m²

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

Min. Lot Width 14 m - 15 m

FLOOR PLAN Scale 1:100 @A3

G.J. Gardner.

HOMES



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	TAMAR 249 Urban Streetscape Split Level Series	CONCEPT	29/08/2022	FLOOR AREAS	TOTAL 249.3 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		UF LIVING 103.3 m² ALFRESCO 18.9 m² GARAGE 36.4 m² PORCH 3.8 m² VOID 5.4 m² UF TOTAL 167.8 m²	LF LIVING 81.5 m² LF TOTAL 81.5 m²			

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)

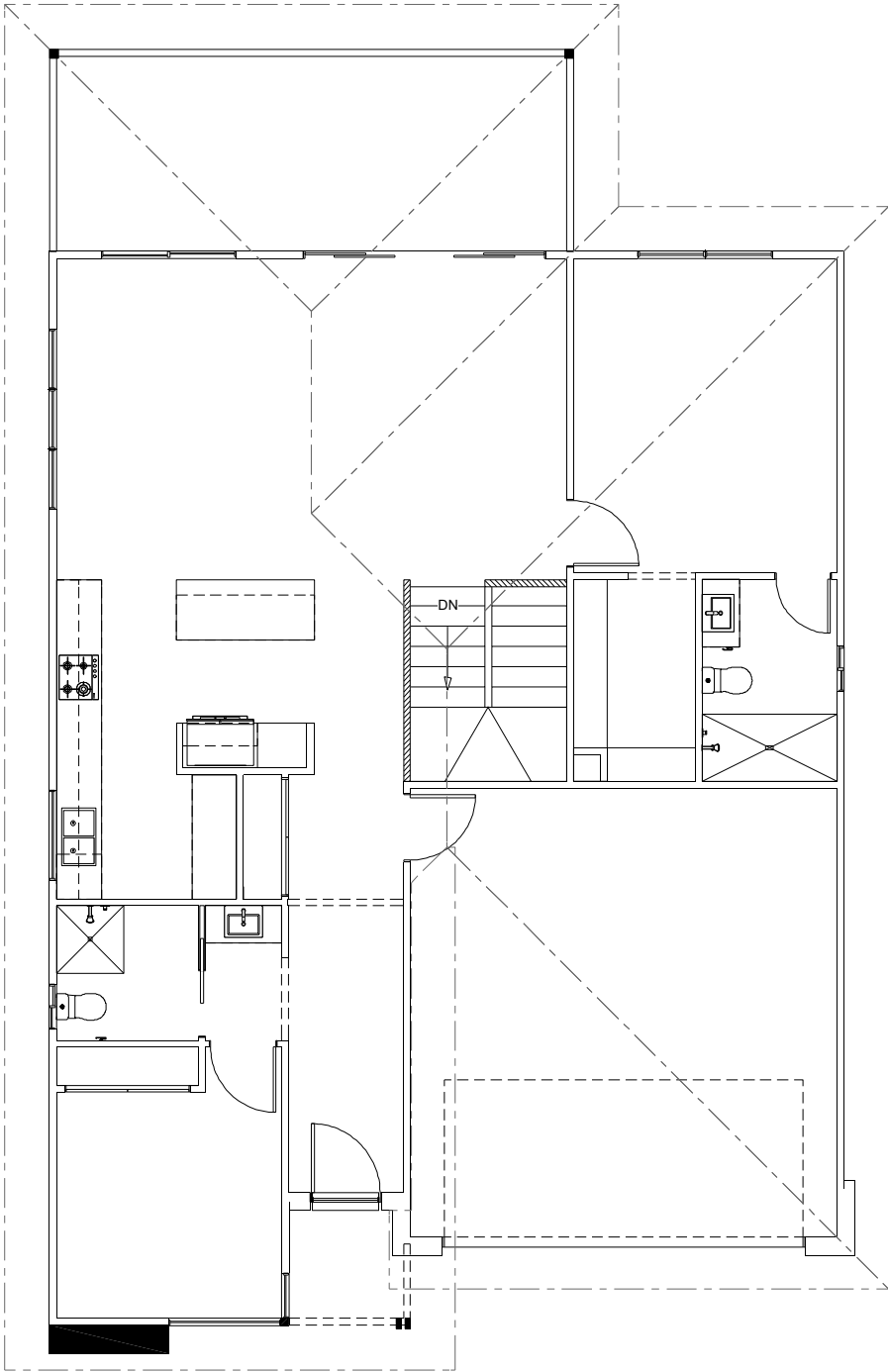
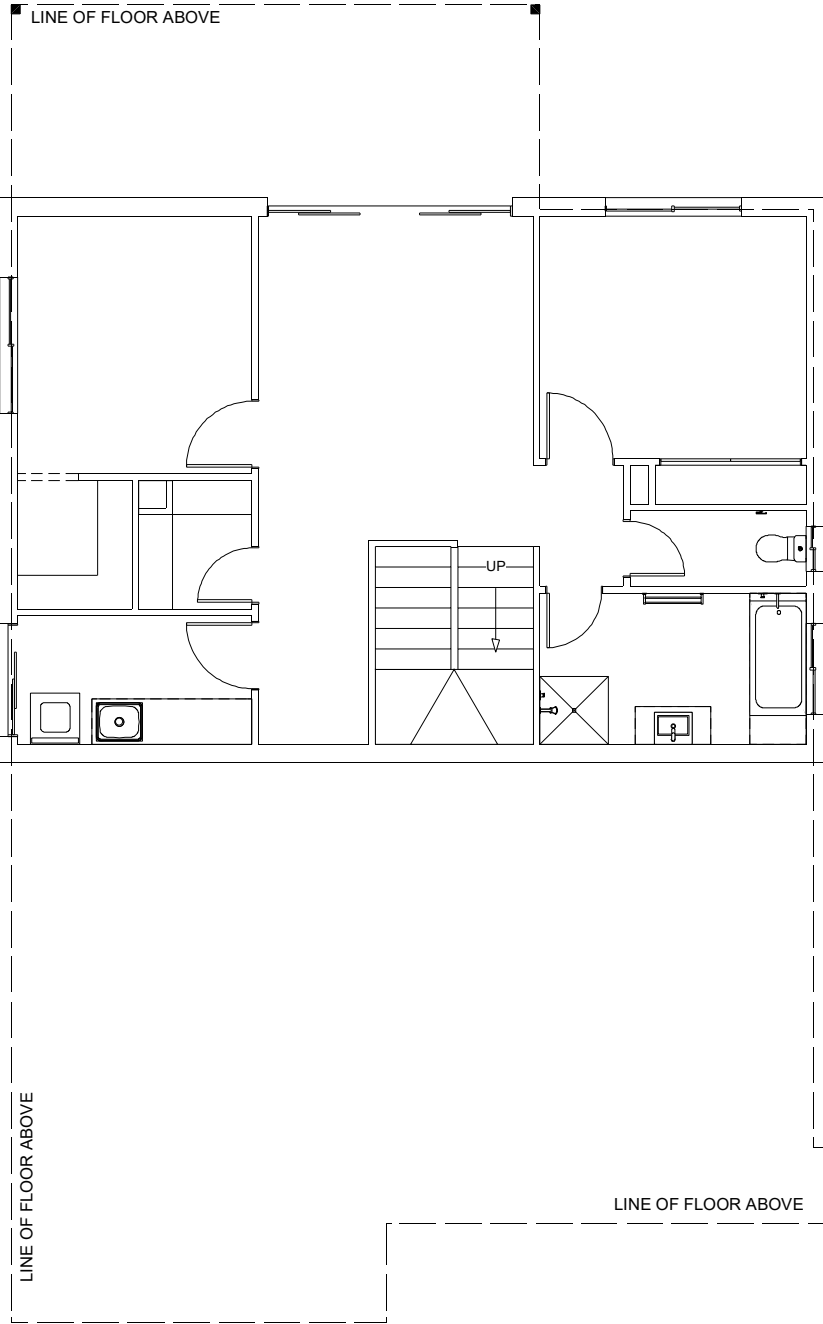
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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TAMAR 249
Urban Streetscape
Split Level Series

CONCEPT	29/08/2022	FLOOR AREAS		TOTAL	249.3 m²
© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		UF LIVING	103.3 m²	LF LIVING	81.5 m²
		ALFRESCO	18.9 m²		
		GARAGE	36.4 m²		
		PORCH	3.8 m²		
		VOID	5.4 m²		
		UF TOTAL	167.8 m²	LF TOTAL	81.5 m²

Min. Lot Width	ELECTRICAL PLAN
14 m - 15 m	Scale 1:100 @A3

G.J. Gardner.
HOMES