



Tamar 249 Resort Facade Shown for illustrative purposes only

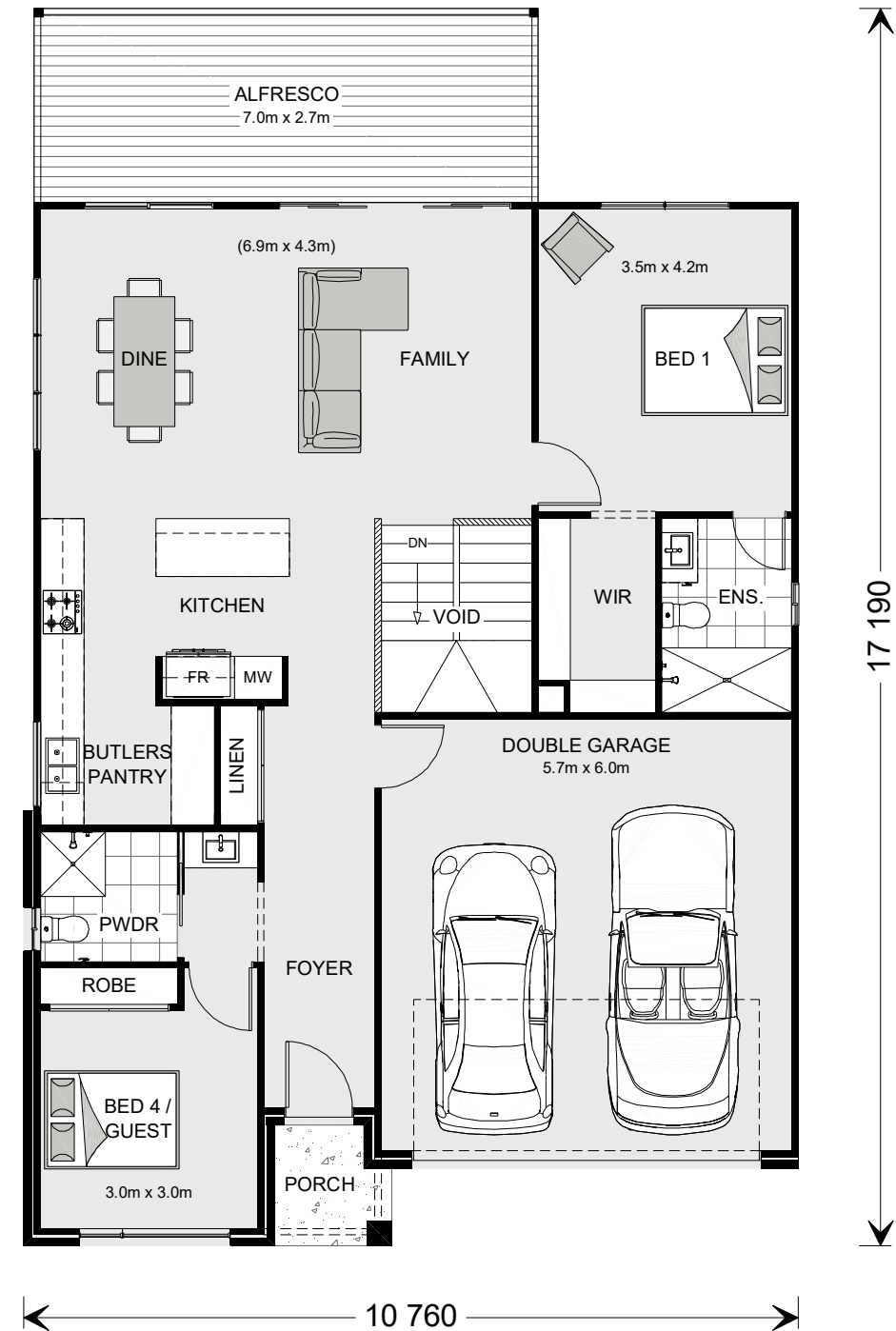
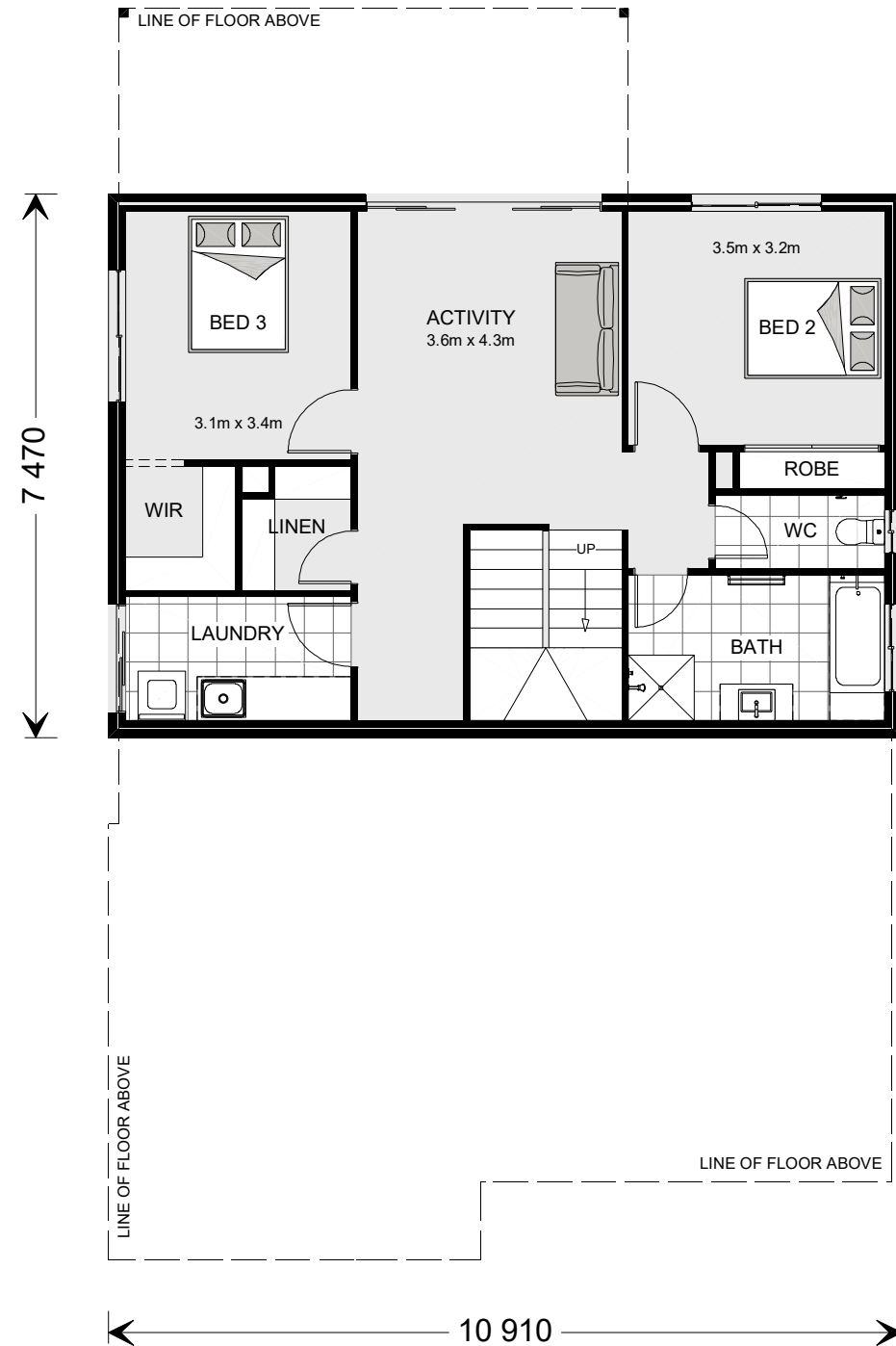


Tamar 249 Resort Rear Elevation Shown for illustrative purposes only



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 Resort Streetscape Split Level Series	CONCEPT	29/08/2022	FLOOR AREAS	TOTAL 249.0 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		UF LIVING 104.4 m² ALFRESCO 18.9 m² GARAGE 36.3 m² PORCH 2.5 m² VOID 5.4 m² UF TOTAL 167.5 m²	LF LIVING 81.5 m² LF TOTAL 81.5 m²			



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

Resort Streetscape

Split Level Series

CONCEPT 29/08/2022

© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

FLOOR AREAS

UF LIVING 104.4 m²
ALFRESCO 18.9 m²
GARAGE 36.3 m²
PORCH 2.5 m²
VOID 5.4 m²
UF TOTAL 167.5 m²

TOTAL 249.0 m²

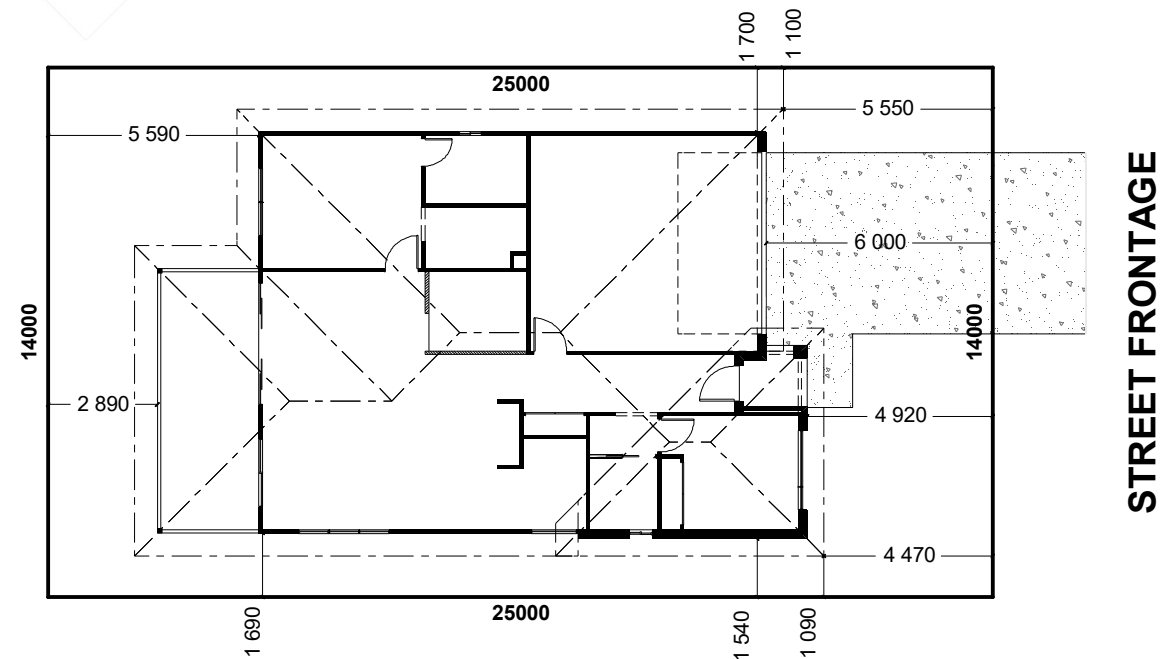
LF LIVING 81.5 m²
LF TOTAL 81.5 m²

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

Resort Streetscape

Split Level Series

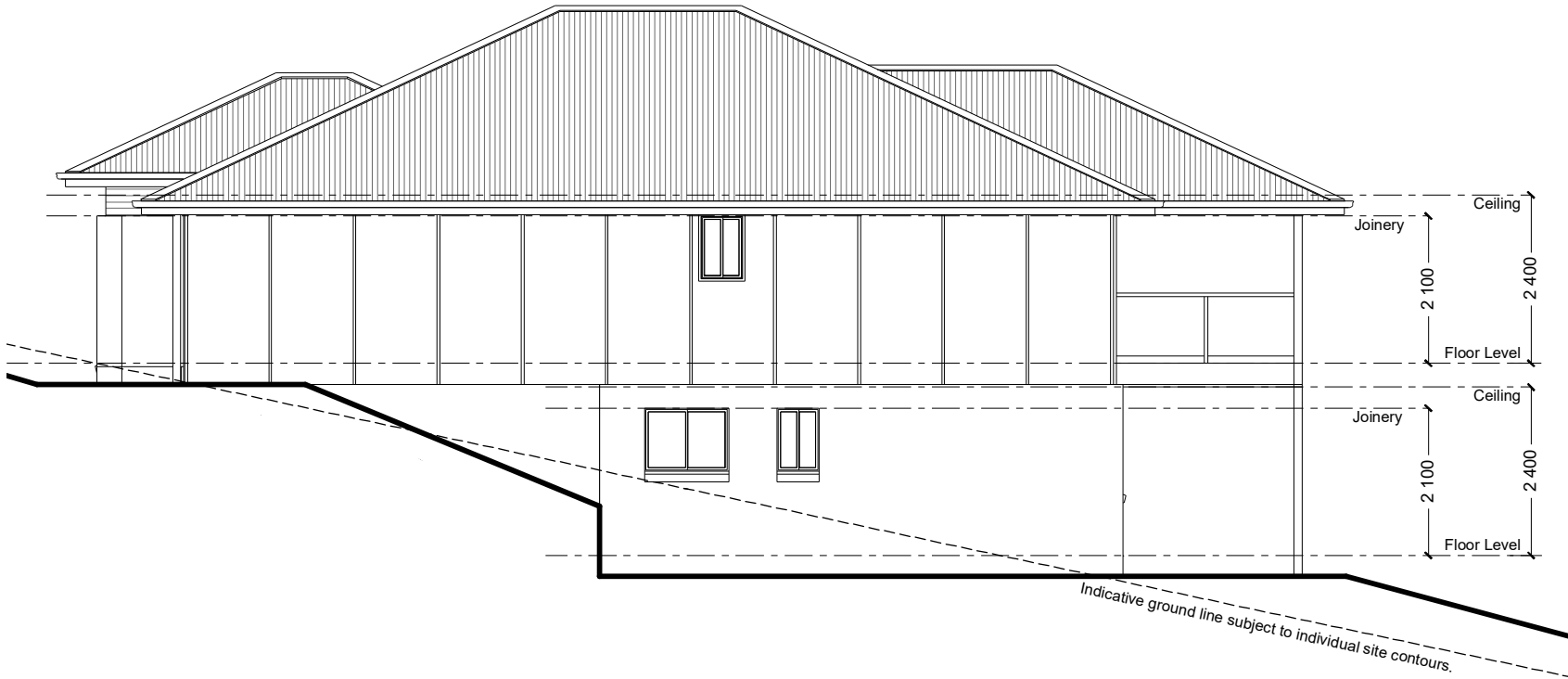
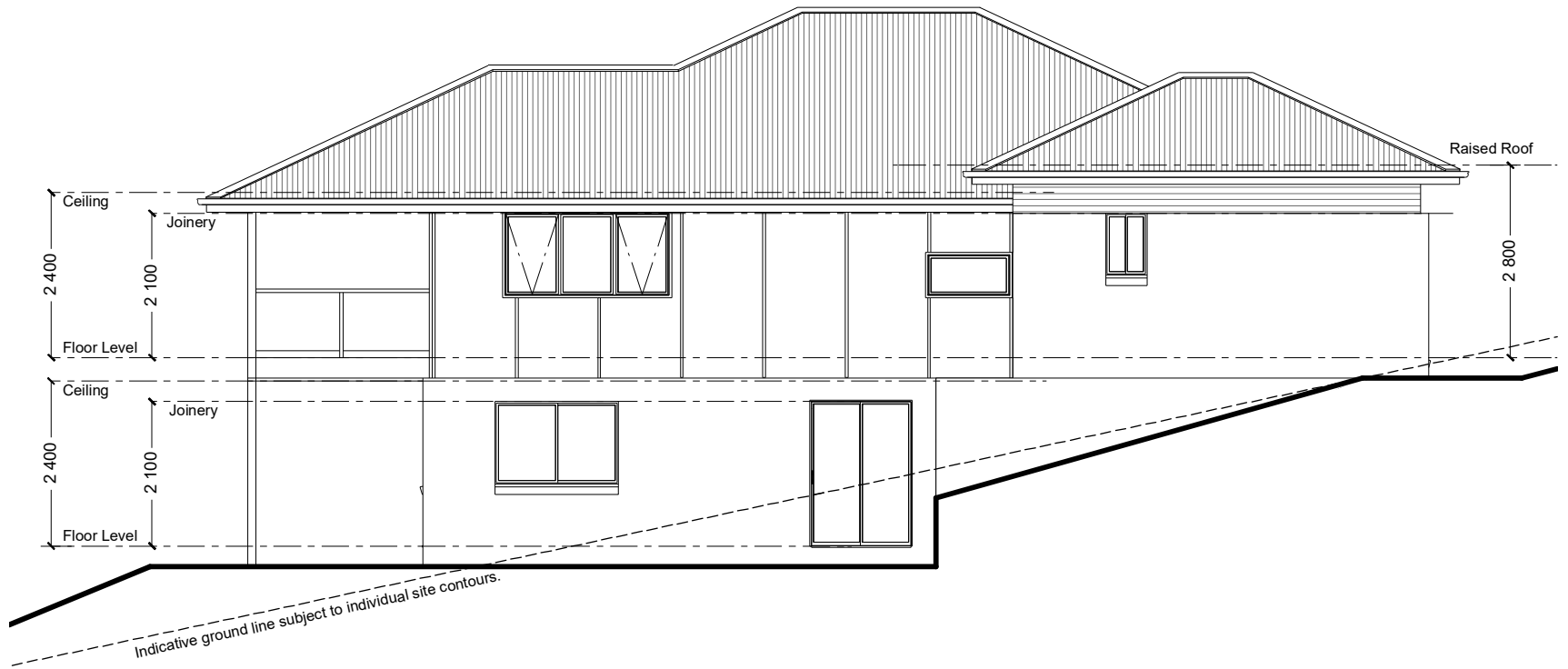
CONCEPT 29/08/2022
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

FLOOR AREAS		TOTAL	249.0 m ²
UF LIVING	104.4 m ²	LF LIVING	81.5 m ²
ALFRESCO	18.9 m ²		
GARAGE	36.3 m ²		
PORCH	2.5 m ²		
VOID	5.4 m ²		
UF TOTAL	167.5 m ²	LF TOTAL	81.5 m ²

Min. Lot Width
14 m - 15 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
HOMES



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 Resort Streetscape	CONCEPT	29/08/2022	FLOOR AREAS	TOTAL 249.0 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 104.4 m² ALFRESCO 18.9 m² GARAGE 36.3 m² PORCH 2.5 m² VOID 5.4 m² UF TOTAL 167.5 m²	LF LIVING 81.5 m² LF TOTAL 81.5 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)

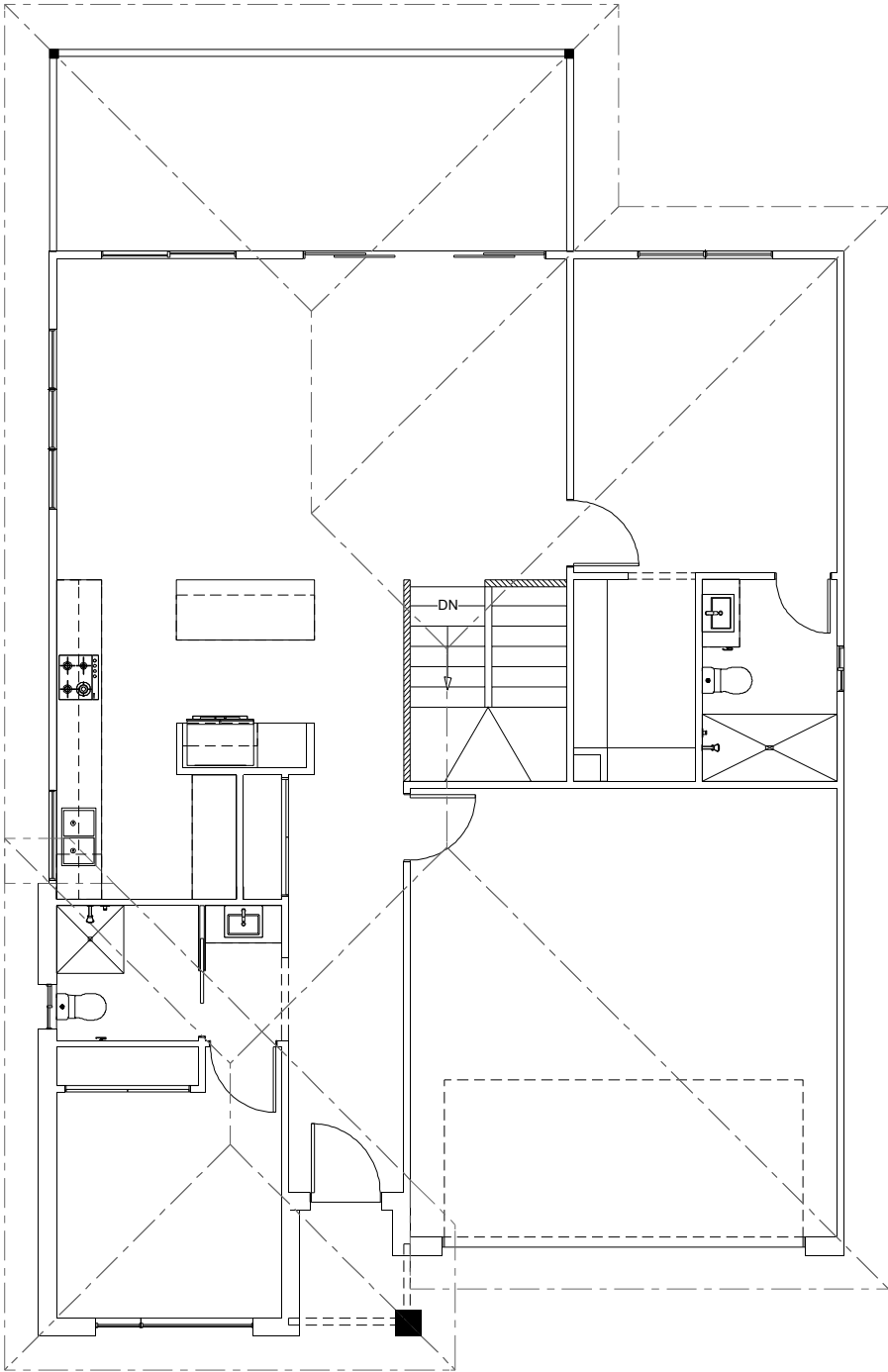
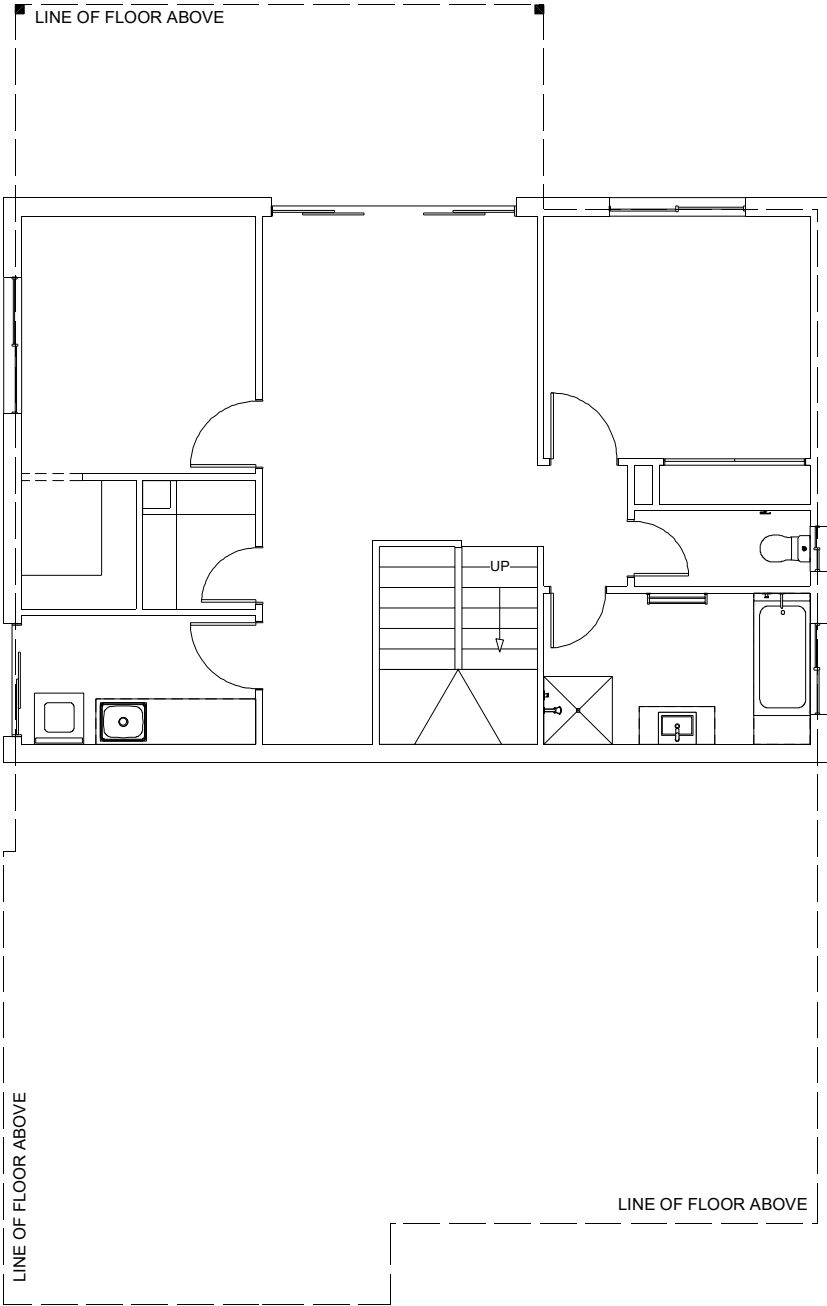
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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	-	-



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 Resort Streetscape Split Level Series	CONCEPT 29/08/2022	FLOOR AREAS	TOTAL 249.0 m²	Min. Lot Width 14 m - 15 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	UF LIVING 104.4 m² ALFRESCO 18.9 m² GARAGE 36.3 m² PORCH 2.5 m² VOID 5.4 m² UF TOTAL 167.5 m²	LF LIVING 81.5 m² LF TOTAL 81.5 m²			