



Tamar 249 Classic Facade Shown for illustrative purposes only

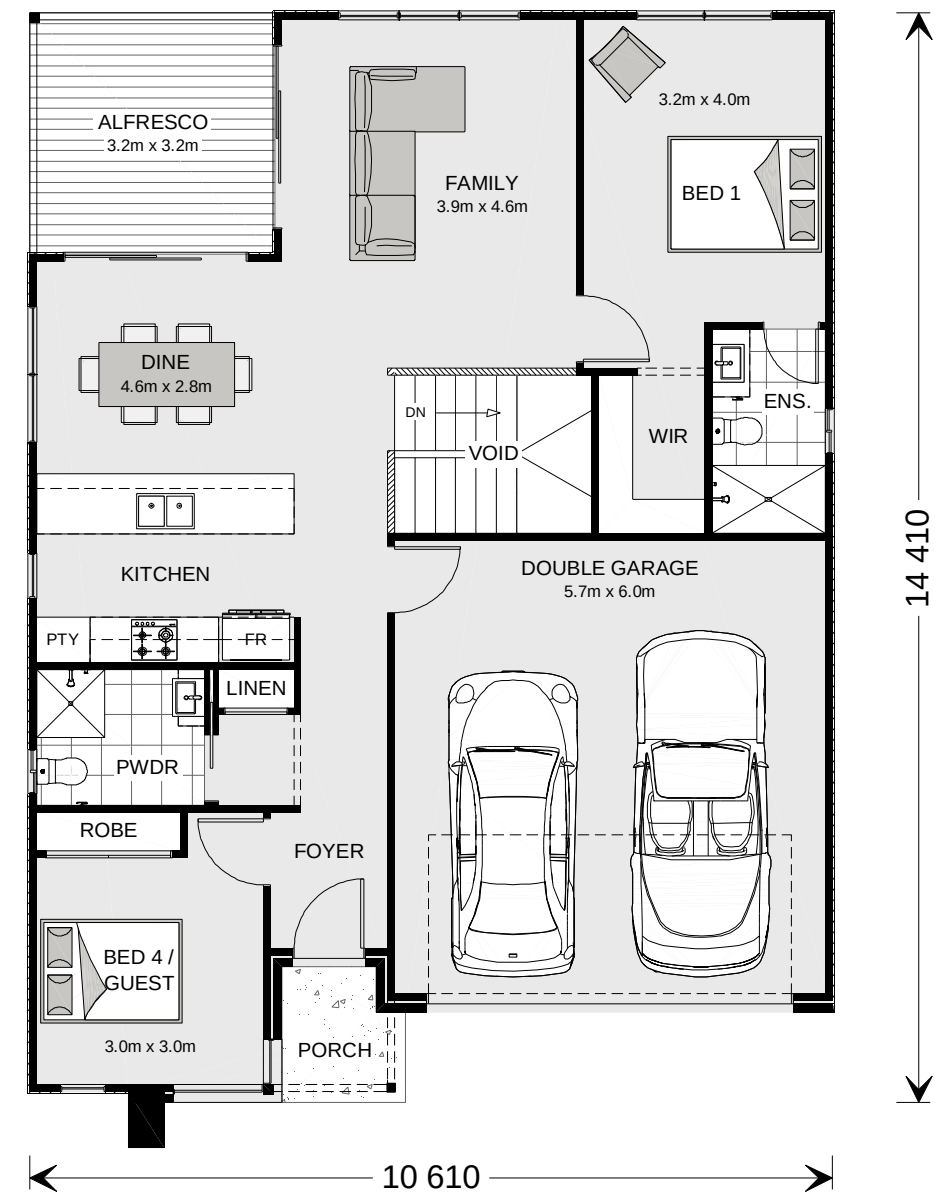
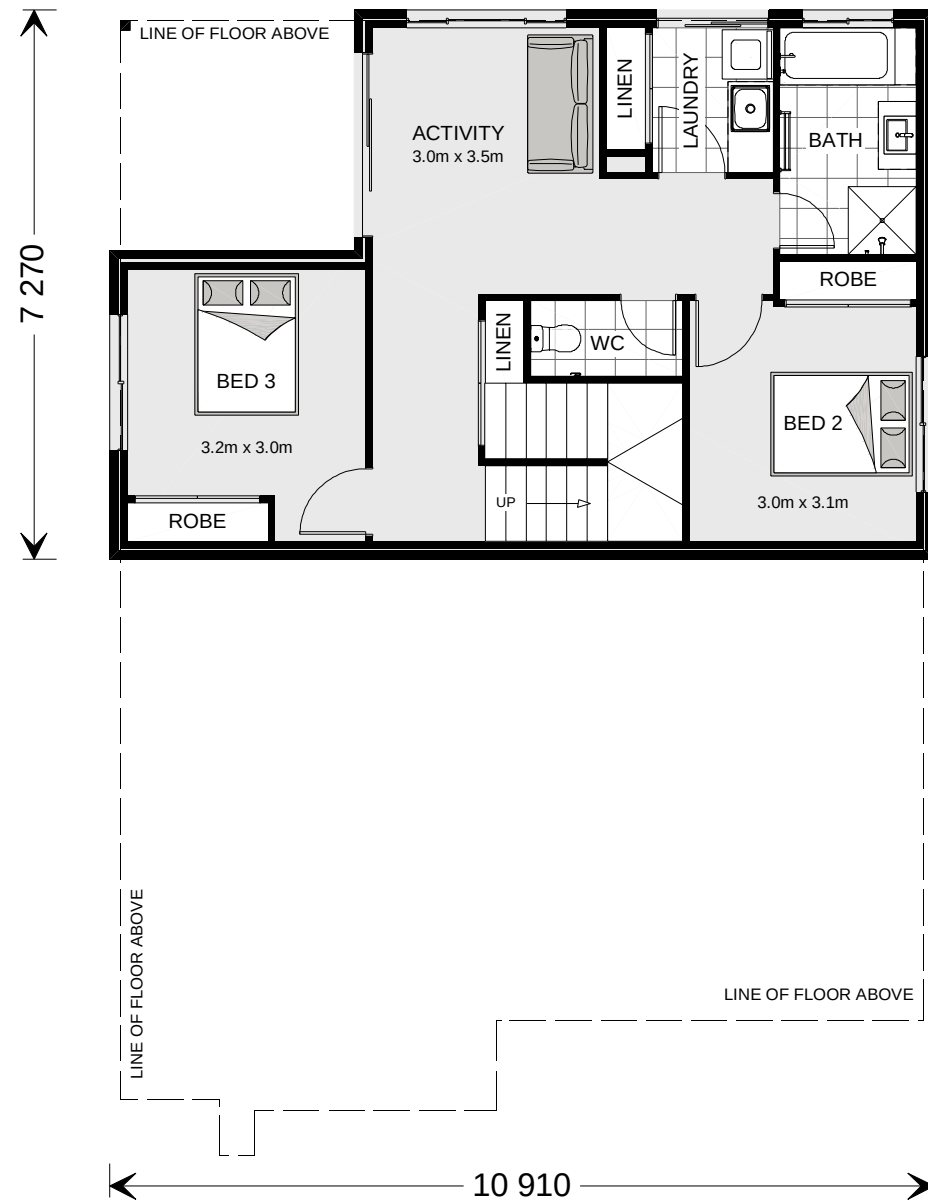


Tamar 249 Classic Rear Elevation Shown for illustrative purposes only



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 216 Classic Streetscape Split Level Series	CONCEPT	5/09/2022	FLOOR AREAS	TOTAL	215.2 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 91.4 m² ALFRESCO 10.3 m² GARAGE 36.3 m² PORCH 2.7 m² VOID 5.5 m² UF TOTAL 146.2 m²	LF LIVING 69.0 m² LF TOTAL 69.0 m²				



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TAMAR 216
Classic Streetscape
Split Level Series

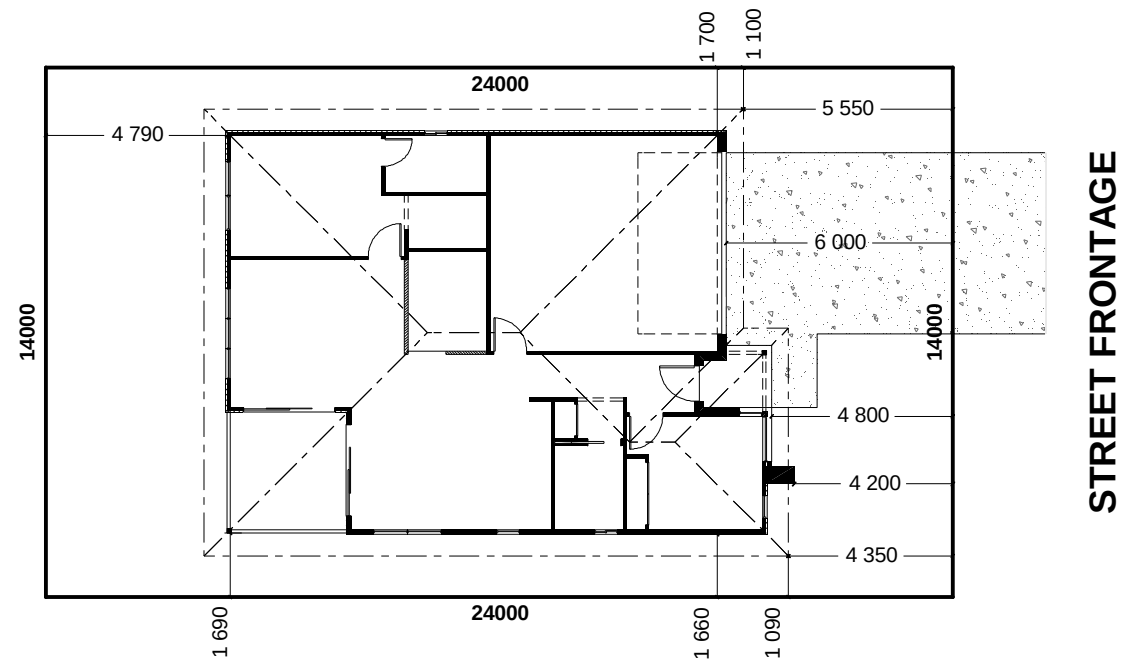
CONCEPT 5/09/2022
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G.J. Gardner Homes
Concept plans only,
final working drawings may vary

FLOOR AREAS		TOTAL 215.2 m ²	
UF LIVING	91.4 m ²	LF LIVING	69.0 m ²
ALFRESCO	10.3 m ²		
GARAGE	36.3 m ²		
PORCH	2.7 m ²		
VOID	5.5 m ²		
UF TOTAL	146.2 m ²	LF TOTAL	69.0 m ²

Min. Lot Width
14 m - 15 m

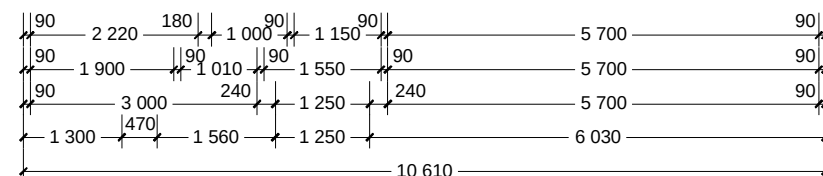
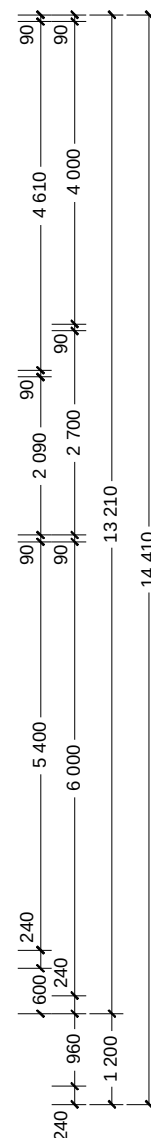
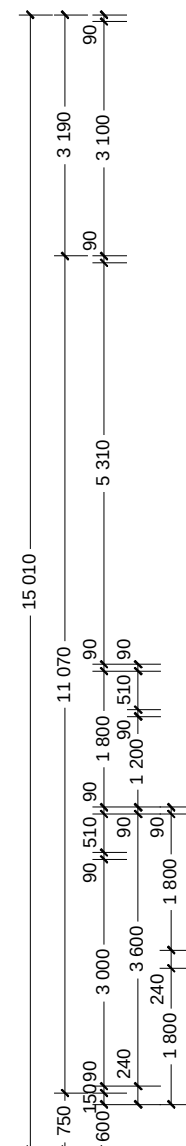
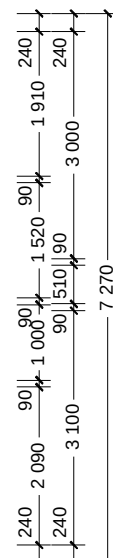
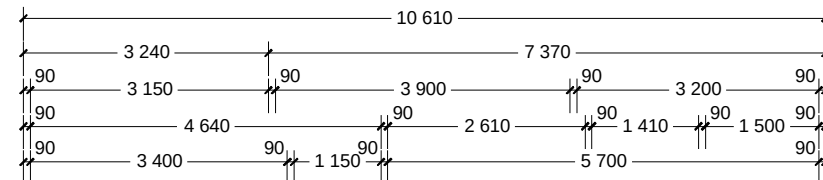
PRESENTATION PLAN
Scale 1:100 @A3

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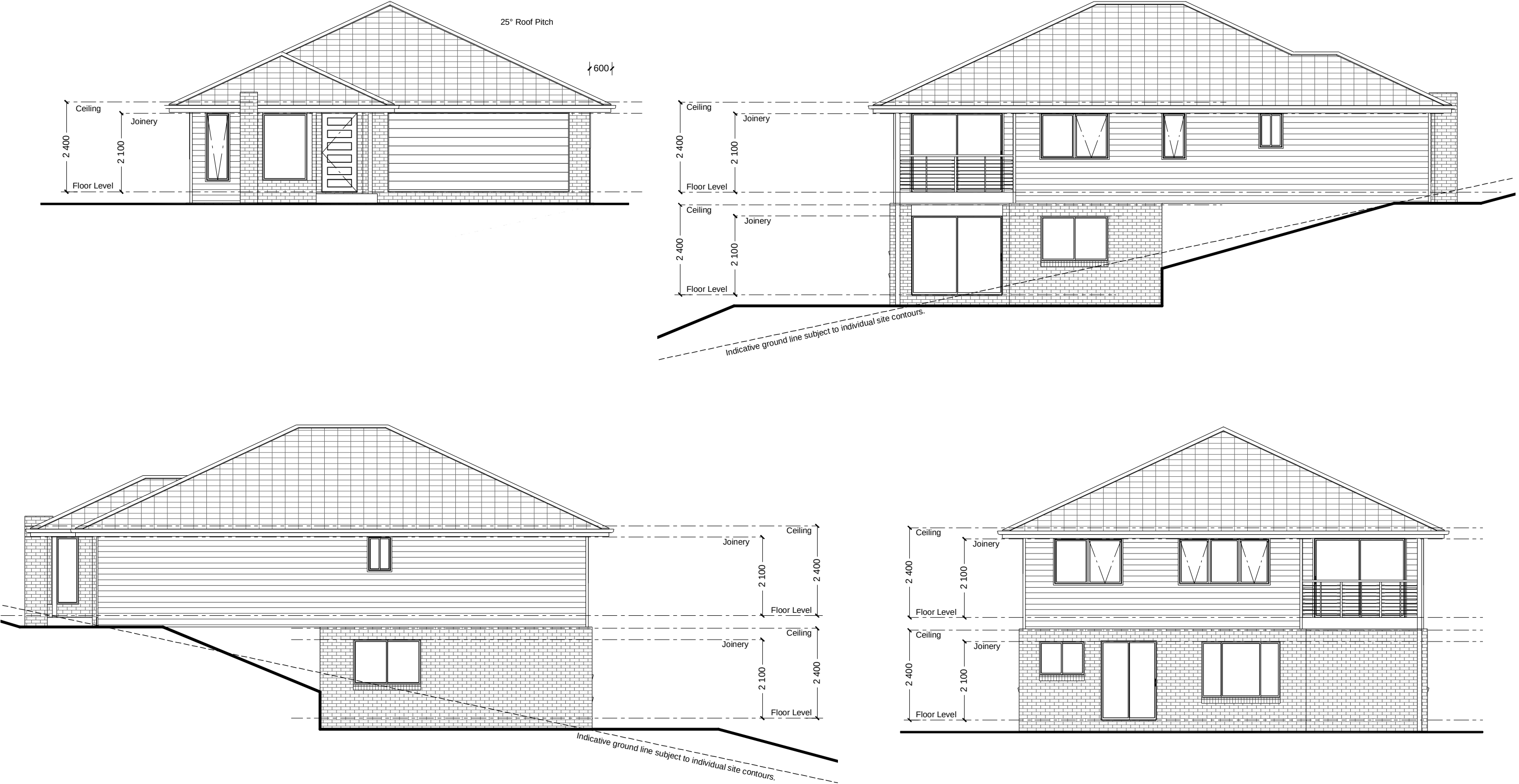


INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

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	TAMAR 216 Classic Streetscape Split Level Series	CONCEPT	5/09/2022	FLOOR AREAS	TOTAL 215.2 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 91.4 m ² ALFRESCO 10.3 m ² GARAGE 36.3 m ² PORCH 2.7 m ² VOID 5.5 m ² UF TOTAL 146.2 m ²	LF LIVING 69.0 m ² LF TOTAL 69.0 m ²			



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	TAMAR 216 Classic Streetscape	CONCEPT	5/09/2022	FLOOR AREAS	TOTAL	215.2 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 91.4 m² ALFRESCO 10.3 m² GARAGE 36.3 m² PORCH 2.7 m² VOID 5.5 m² UF TOTAL 146.2 m²	LF LIVING 69.0 m² LF TOTAL 69.0 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)

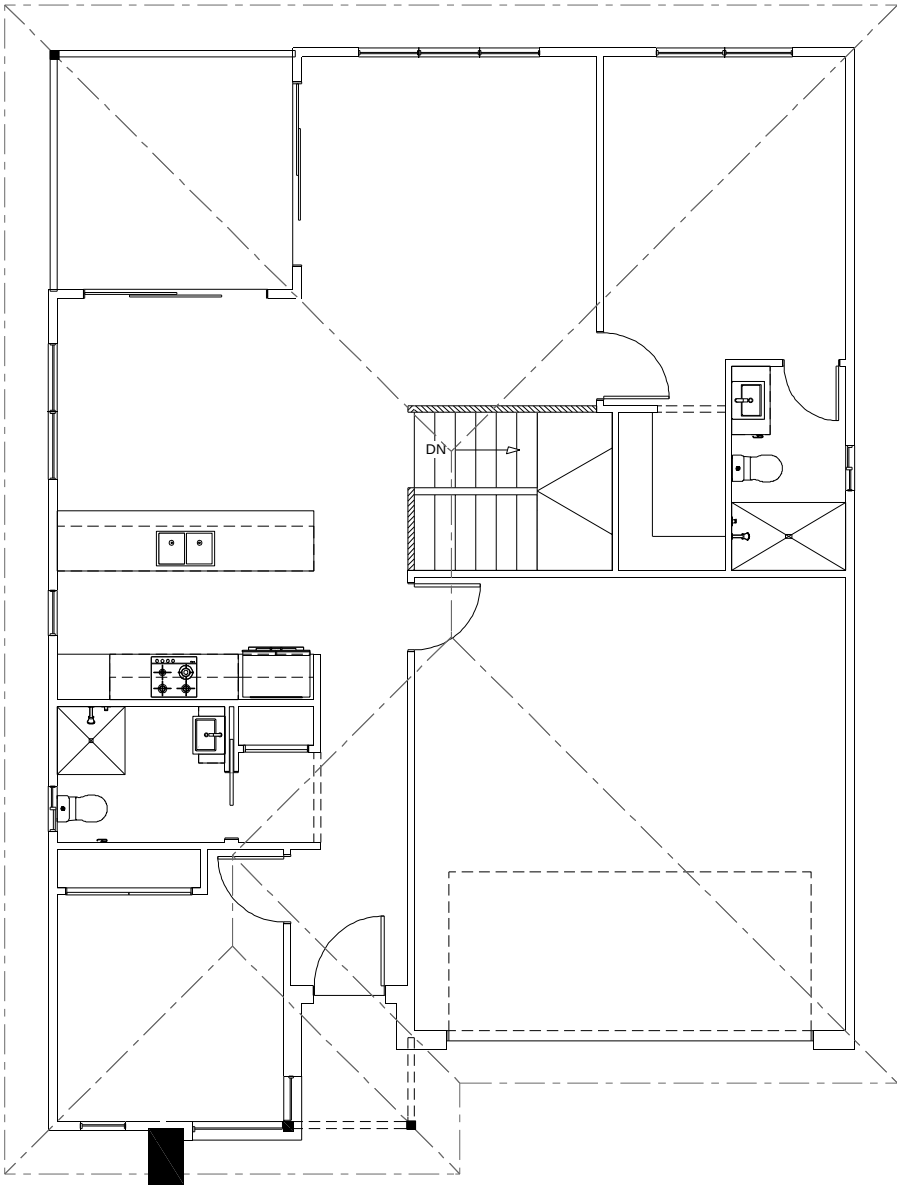
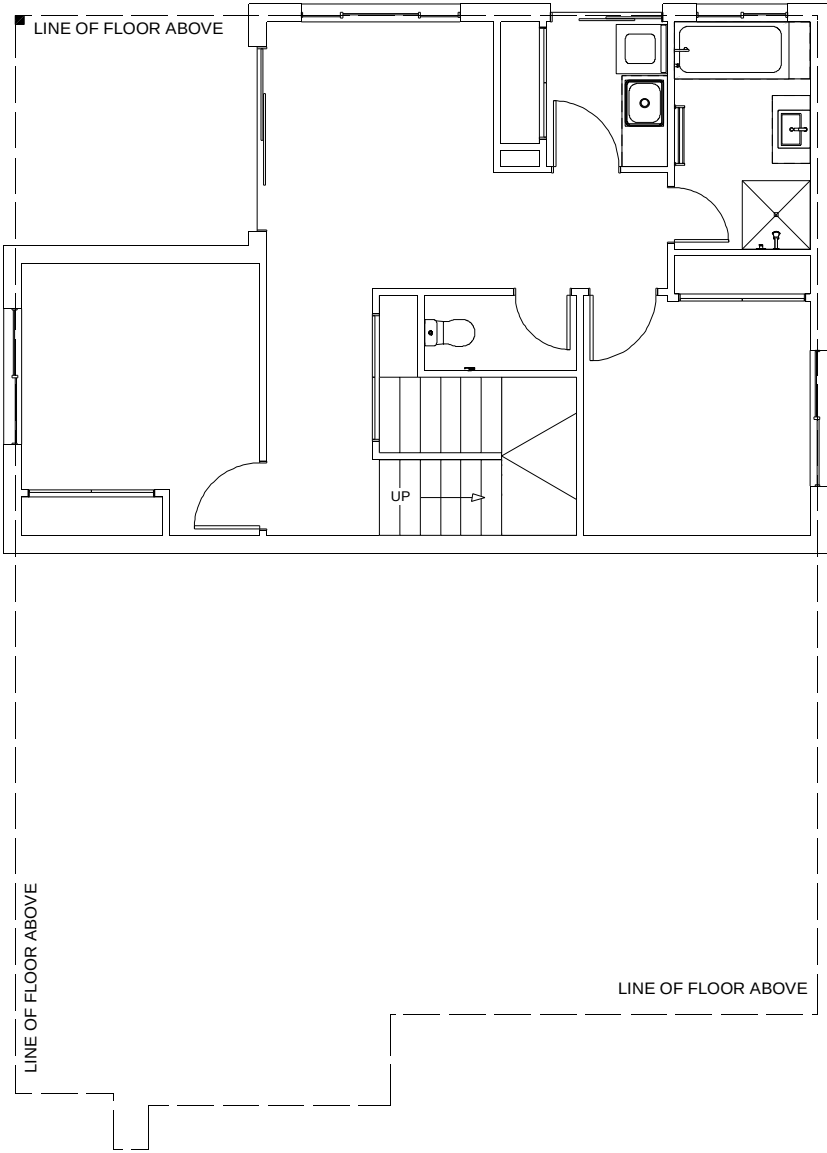
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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TAMAR 216

Classic Streetscape

Split Level Series

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		GARAGE 36.3 m²	
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		VOID 5.5 m²	
		UF TOTAL 146.2 m²	LF TOTAL 69.0 m²

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

G.J. Gardner.

HOMES