



Ashgrove 260 Resort Facade Shown for illustrative purposes only

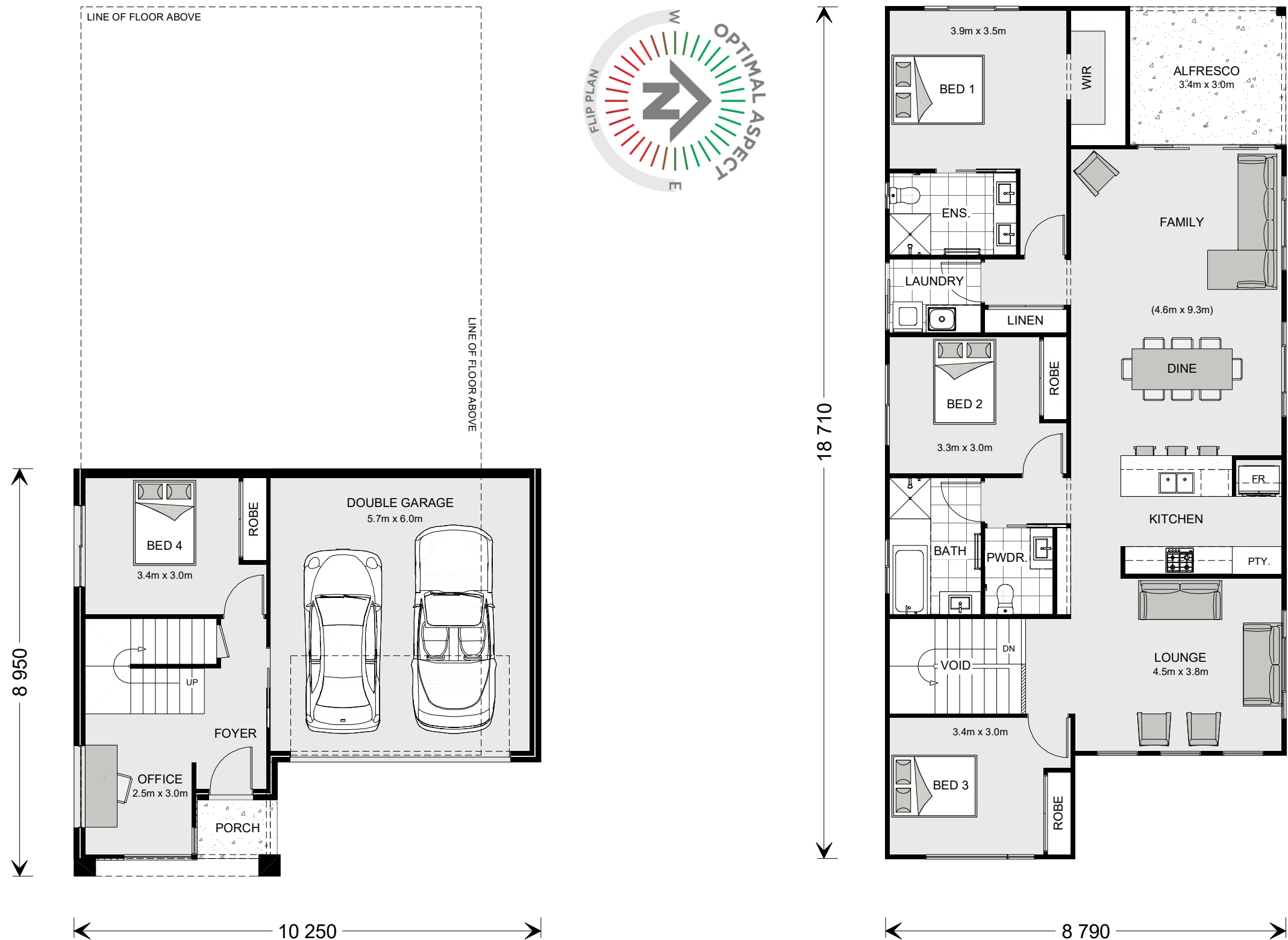


Ashgrove 260 Resort Rear Elevation Shown for illustrative purposes only



Ashgrove 260 Hamptons Cross Section Shown for illustrative purposes only

|                                    |                     |                                                                                                                                                                                      |            |             |                     |                                                                         |                      |                               |                             |                                   |
|------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|---------------------|-------------------------------------------------------------------------|----------------------|-------------------------------|-----------------------------|-----------------------------------|
| NSW ONLY                           |                     | These plans are for use in NSW only and do not comply with NCC 2022 Livable Housing Design requirements.<br>Please refer to your state or territory regulations for further details. |            |             |                     | PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS). |                      |                               |                             |                                   |
| ASHGROVE 230<br>Resort Streetscape |                     | CONCEPT                                                                                                                                                                              | 19/04/2023 | FLOOR AREAS |                     | TOTAL 229.5 m <sup>2</sup>                                              |                      | Min. Lot Width<br>12 m - 14 m | ARTIST IMPRESSION<br>N.T.S. | G.J. Gardner.<br><div>HOMES</div> |
|                                    |                     | © Copyright Archiman Pty Ltd<br>exclusive to<br>G.J. Gardner Homes<br>Concept plans only,<br>final working drawings may vary                                                         |            | LF LIVING   | 34.9 m <sup>2</sup> | UF LIVING                                                               | 137.4 m <sup>2</sup> |                               |                             |                                   |
| GARAGE                             | 38.3 m <sup>2</sup> |                                                                                                                                                                                      |            | VOID        | 6.2 m <sup>2</sup>  |                                                                         |                      |                               |                             |                                   |
| PORCH                              | 2.3 m <sup>2</sup>  |                                                                                                                                                                                      |            | ALFRESCO    | 10.4 m <sup>2</sup> |                                                                         |                      |                               |                             |                                   |
| Split Level Series                 |                     |                                                                                                                                                                                      |            | LF TOTAL    | 75.5 m <sup>2</sup> | UF TOTAL                                                                | 154.0 m <sup>2</sup> |                               |                             |                                   |



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**ASHGROVE 230**  
Resort Streetscape

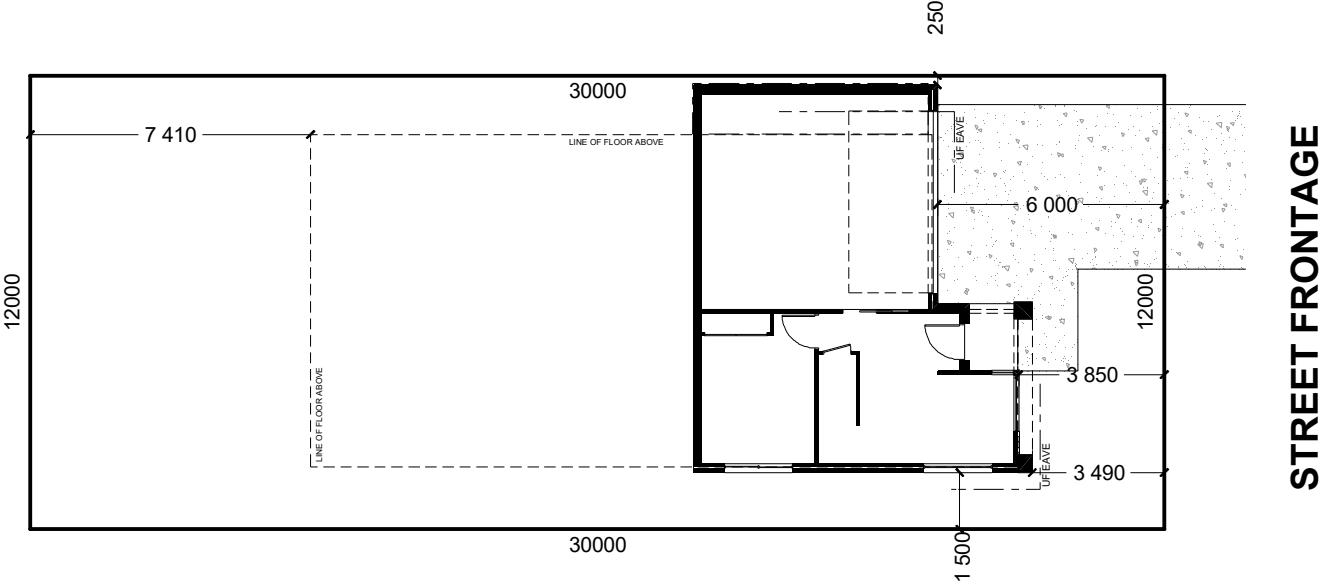
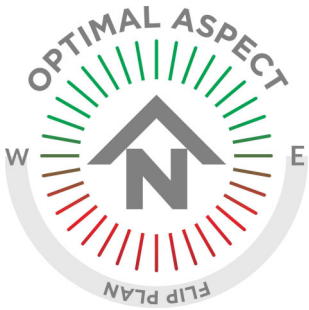
**Split Level Series**

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| FLOOR AREAS |         | TOTAL 229.5 m² |          |
|-------------|---------|----------------|----------|
| LF LIVING   | 34.9 m² | UF LIVING      | 137.4 m² |
| GARAGE      | 38.3 m² | VOID           | 6.2 m²   |
| PORCH       | 2.3 m²  | ALFRESCO       | 10.4 m²  |
| LF TOTAL    |         | UF TOTAL       | 154.0 m² |

| Min. Lot Width<br>12 m - 14 m | PRESENTATION PLAN<br>Scale 1:100 @A3 |
|-------------------------------|--------------------------------------|
|                               |                                      |

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**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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**ASHGROVE 230**  
Resort Streetscape

**Split Level Series**

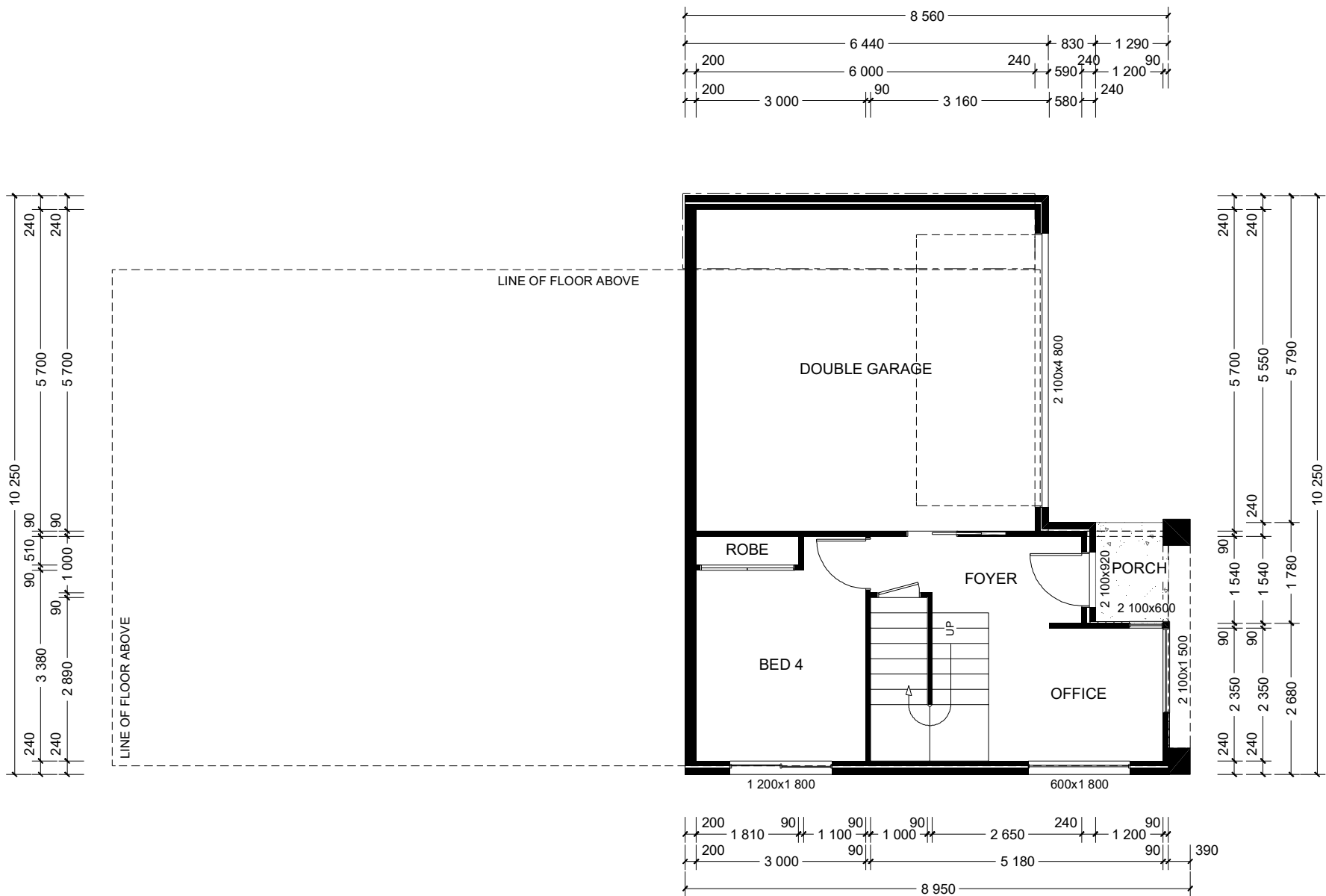
CONCEPT    19/04/2023

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| FLOOR AREAS         |         | TOTAL    229.5 m²    |          |
|---------------------|---------|----------------------|----------|
| LF LIVING           | 34.9 m² | UF LIVING            | 137.4 m² |
| GARAGE              | 38.3 m² | VOID                 | 6.2 m²   |
| PORCH               | 2.3 m²  | ALFRESCO             | 10.4 m²  |
| LF TOTAL    75.5 m² |         | UF TOTAL    154.0 m² |          |

| Min. Lot Width<br>12 m - 14 m | SITE PLAN<br>Scale 1:200 @A3 |
|-------------------------------|------------------------------|
|                               |                              |

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ASHGROVE 230

Resort Streetscape

Split Level Series

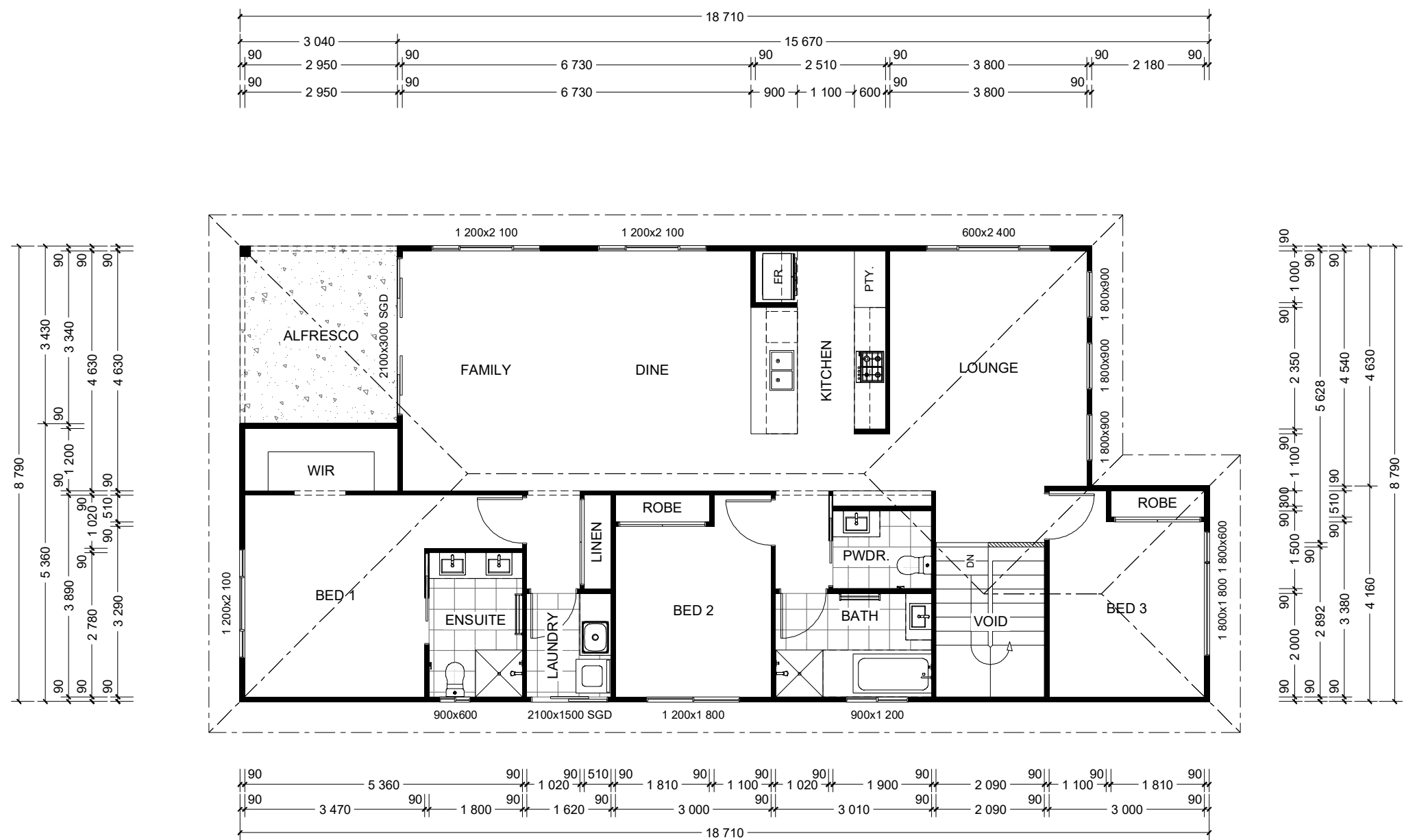
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| FLOOR AREAS |         | TOTAL 229.5 m² |          |
|-------------|---------|----------------|----------|
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| GARAGE      | 38.3 m² | VOID           | 6.2 m²   |
| PORCH       | 2.3 m²  | ALFRESCO       | 10.4 m²  |
| LF TOTAL    | 75.5 m² | UF TOTAL       | 154.0 m² |

Min. Lot Width  
12 m - 14 m

LOWER FLOOR PLAN  
Scale 1:100 @A3

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ASHGROVE 230

Resort Streetscape

Split Level Series

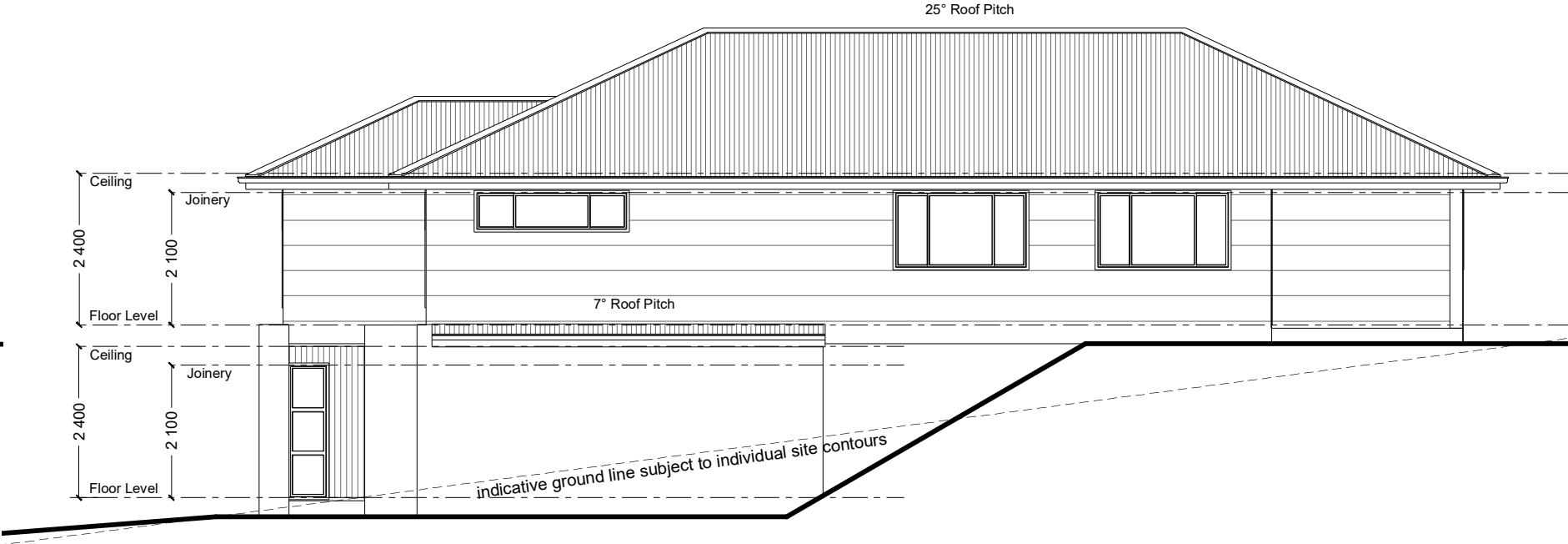
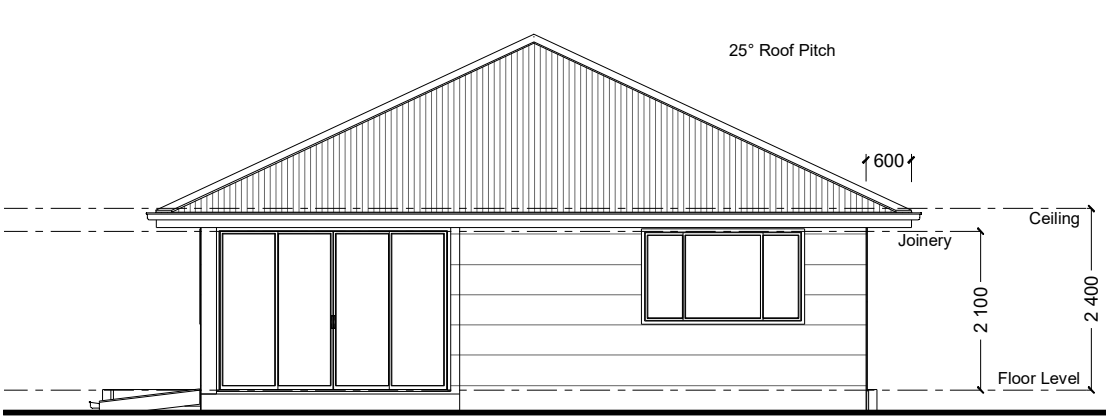
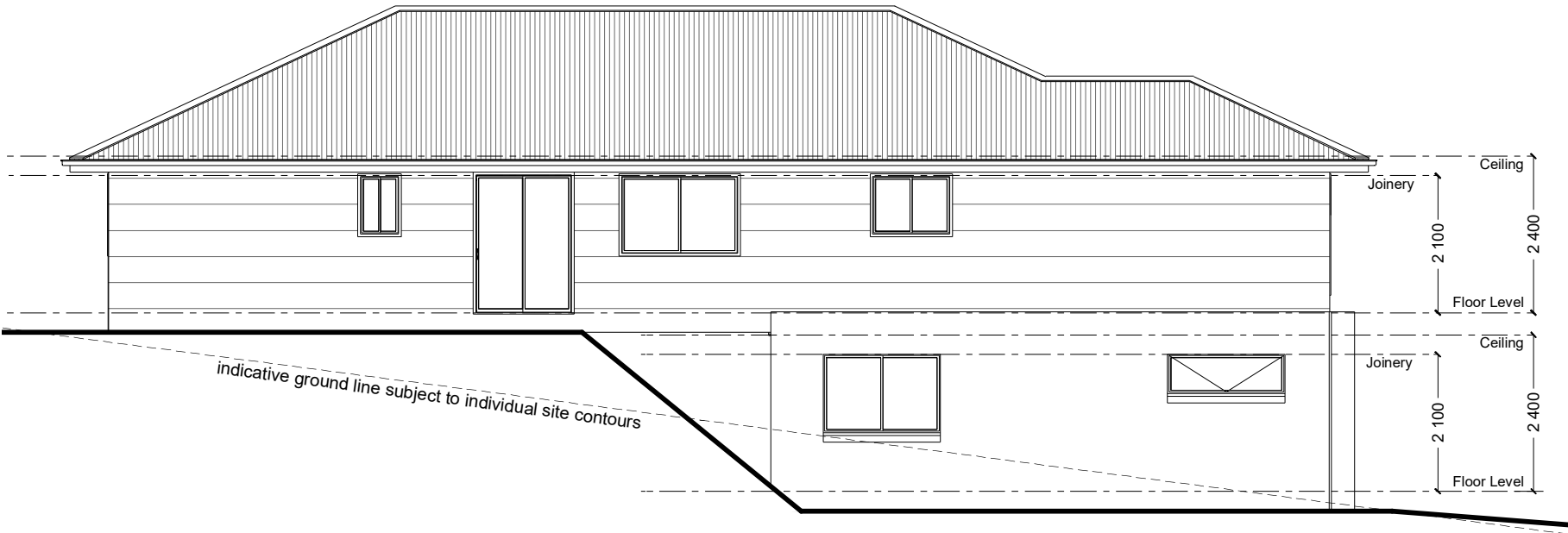
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| FLOOR AREAS |         | TOTAL 229.5 m² |          |
|-------------|---------|----------------|----------|
| LF LIVING   | 34.9 m² | UF LIVING      | 137.4 m² |
| GARAGE      | 38.3 m² | VOID           | 6.2 m²   |
| PORCH       | 2.3 m²  | ALFRESCO       | 10.4 m²  |
| LF TOTAL    |         | UF TOTAL       | 154.0 m² |

Min. Lot Width  
12 m - 14 m

UPPER FLOOR PLAN  
Scale 1:100 @A3

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|                                                          |  |                                                                                                                                                                                      |  |                               |  |                                                                         |  |                               |  |                               |  |                                   |  |
|----------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------|--|-------------------------------------------------------------------------|--|-------------------------------|--|-------------------------------|--|-----------------------------------|--|
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| ASHGROVE 230<br>Resort Streetscape<br>Split Level Series |  | CONCEPT 19/04/2023                                                                                                                                                                   |  | FLOOR AREAS                   |  | TOTAL 229.5 m <sup>2</sup>                                              |  | Min. Lot Width<br>12 m - 14 m |  | ELEVATIONS<br>Scale 1:100 @A3 |  | G.J. Gardner.<br><div>HOMES</div> |  |
|                                                          |  | © Copyright Archiman Pty Ltd<br>exclusive to<br>G.J. Gardner Homes<br>Concept plans only,<br>final working drawings may vary                                                         |  | LF LIVING 34.9 m <sup>2</sup> |  | UF LIVING 137.4 m <sup>2</sup>                                          |  |                               |  |                               |  |                                   |  |
|                                                          |  |                                                                                                                                                                                      |  | GARAGE 38.3 m <sup>2</sup>    |  | VOID 6.2 m <sup>2</sup>                                                 |  |                               |  |                               |  |                                   |  |
|                                                          |  |                                                                                                                                                                                      |  | PORCH 2.3 m <sup>2</sup>      |  | ALFRESCO 10.4 m <sup>2</sup>                                            |  |                               |  |                               |  |                                   |  |
|                                                          |  |                                                                                                                                                                                      |  | LF TOTAL 75.5 m <sup>2</sup>  |  | UF TOTAL 154.0 m <sup>2</sup>                                           |  |                               |  |                               |  |                                   |  |

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)

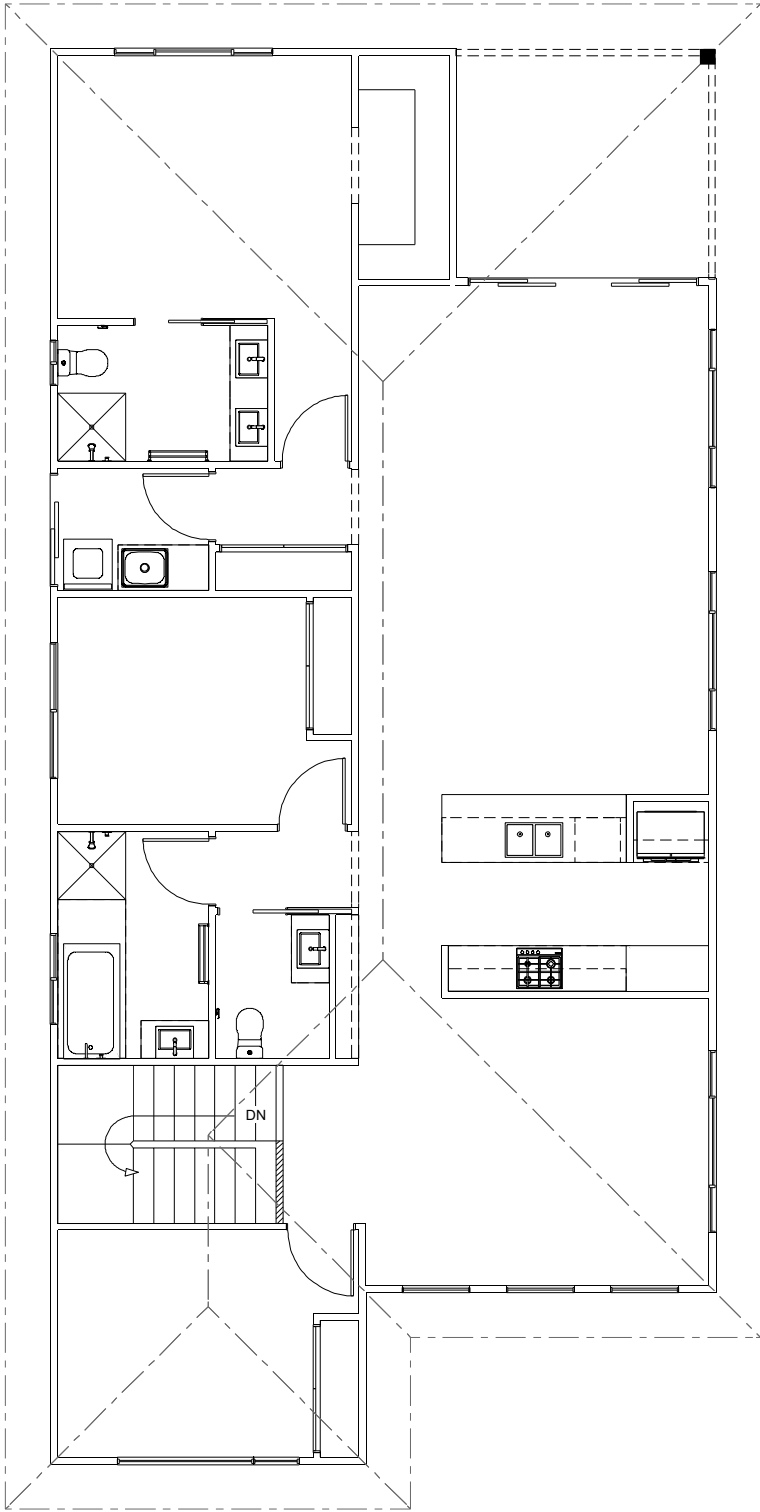
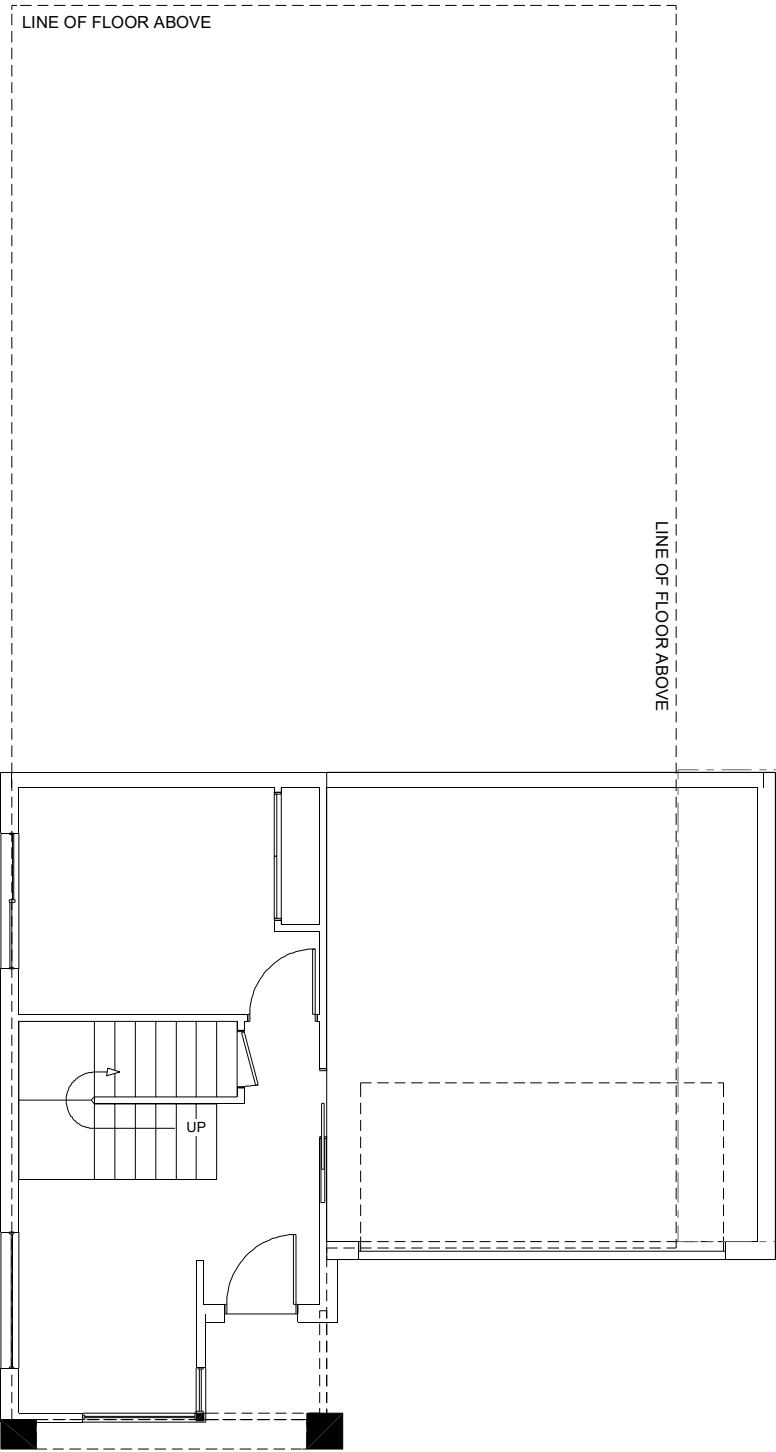
| Symbol                                                                           | Description                   | Spec. | Extra |
|----------------------------------------------------------------------------------|-------------------------------|-------|-------|
|  | Ceiling Light *EEF            | -     | -     |
|  | 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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ASHGROVE 230

Resort Streetscape

Split Level Series

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FLOOR AREAS

LF LIVING 34.9 m²  
GARAGE 38.3 m²  
PORCH 2.3 m²

LF TOTAL 75.5 m²

TOTAL 229.5 m²

UF LIVING 137.4 m²  
VOID 6.2 m²  
ALFRESCO 10.4 m²

UF TOTAL 154.0 m²

Min. Lot Width  
12 m - 14 m

ELECTRICAL PLAN  
Scale 1:100 @A3

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