



Ashgrove 260 Resort Facade Shown for illustrative purposes only

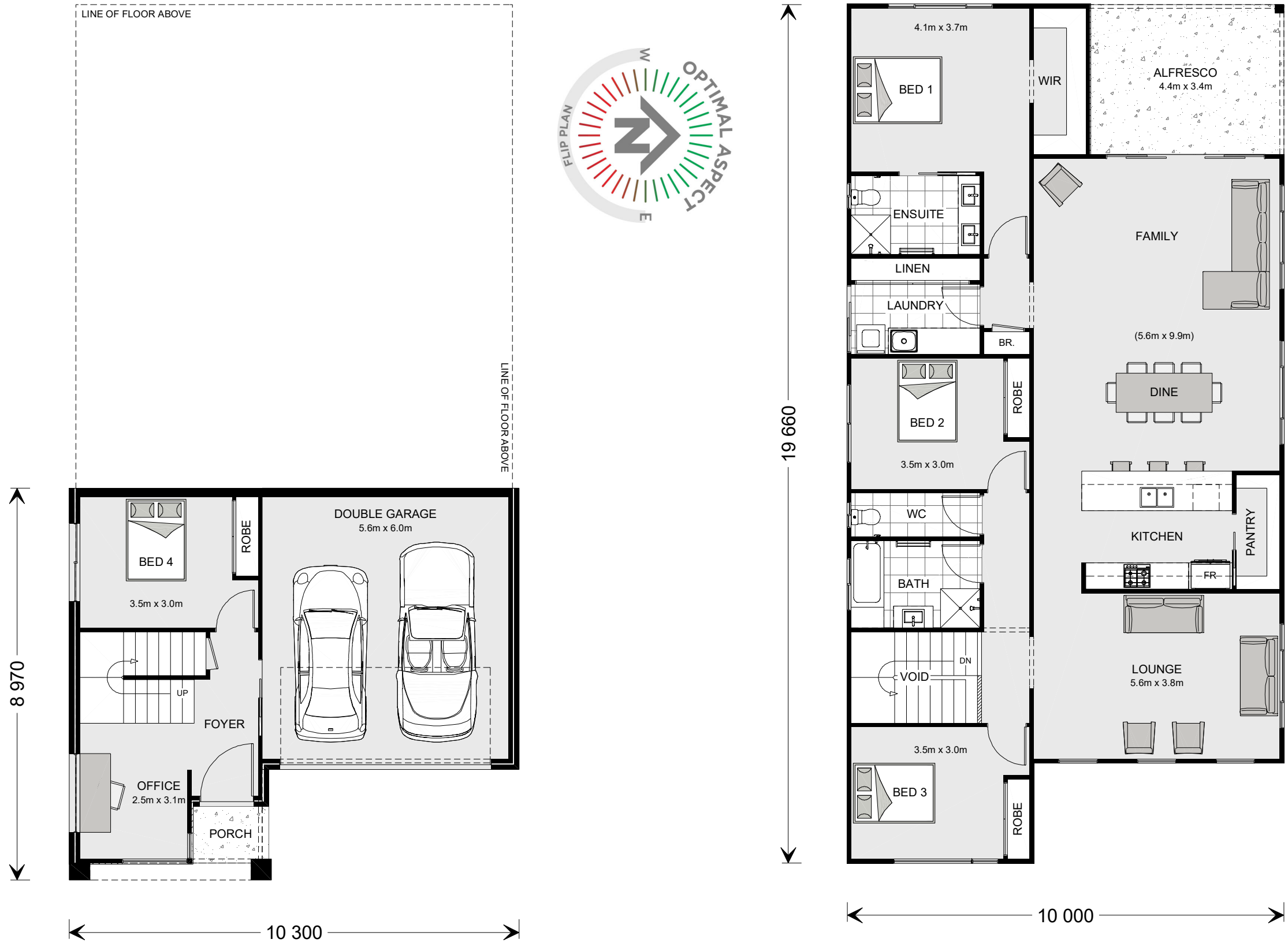


Ashgrove 260 Resort Rear Elevation Shown for illustrative purposes only



Ashgrove 260 Hamptons Cross Section Shown for illustrative purposes only

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ASHGROVE 260 Resort Streetscape		CONCEPT 19/04/2023		FLOOR AREAS		TOTAL 259.6 m ²		Min. Lot Width 12.5 m - 14 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 35.9 m ² GARAGE 37.9 m ² PORCH 2.3 m ²		UF LIVING 162.0 m ² VOID 6.2 m ² ALFRESCO 15.3 m ²						
Split Level Series						LF TOTAL 76.1 m ²		UF TOTAL 183.5 m ²				

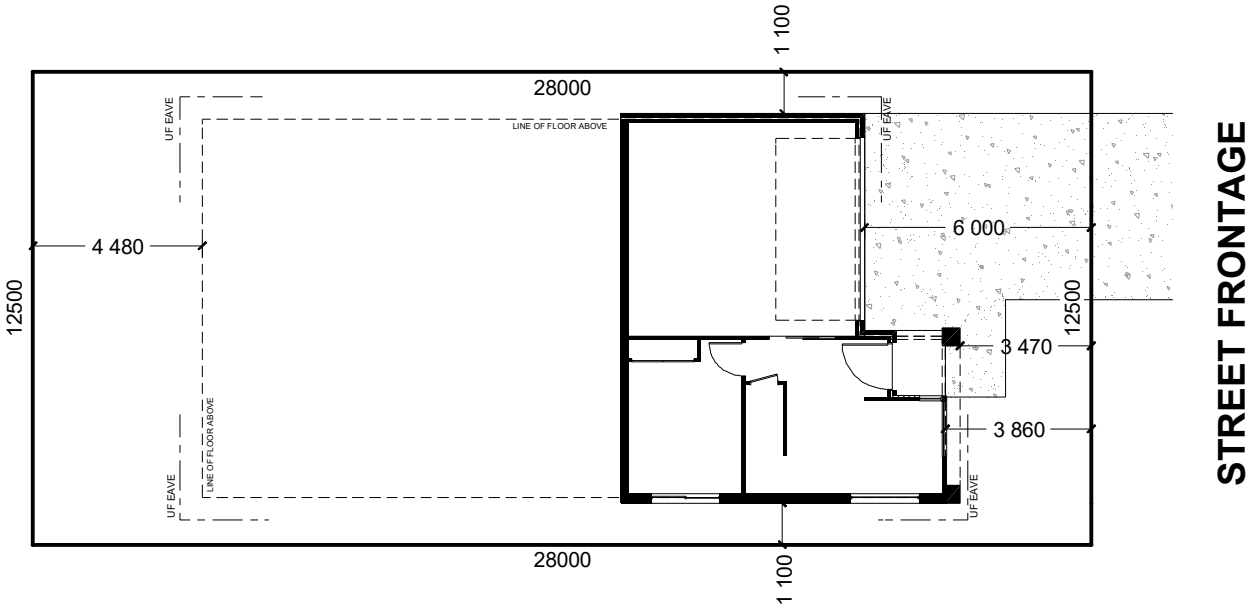
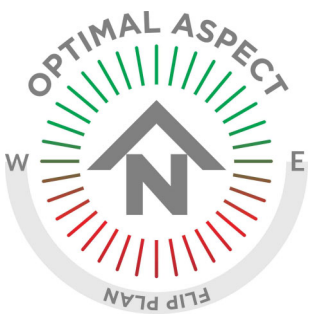


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ASHGROVE 260 Resort Streetscape Split Level Series	CONCEPT 19/04/2023	FLOOR AREAS		TOTAL 259.6 m ²	Min. Lot Width 12.5 m - 14 m	PRESENTATION PLAN Scale 1:100 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING 35.9 m ²	UF LIVING 162.0 m ²				
		GARAGE 37.9 m ²	VOID 6.2 m ²				
		PORCH 2.3 m ²	ALFRESCO 15.3 m ²				
		LF TOTAL 76.1 m ²	UF TOTAL 183.5 m ²				



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 260

Resort Streetscape

Split Level Series

CONCEPT19/04/2023

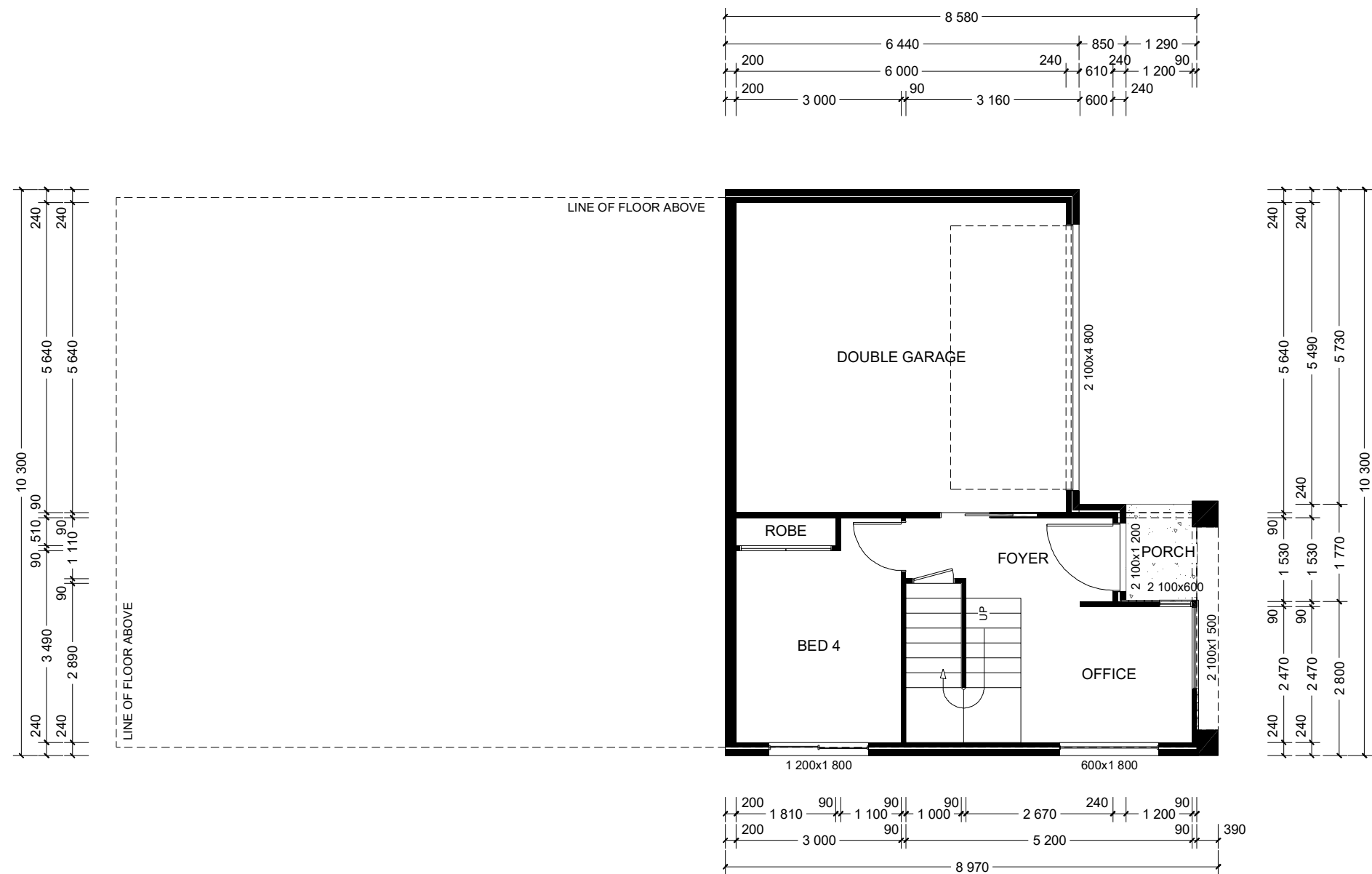
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FLOOR AREAS		TOTAL 259.6 m²	
LF LIVING	35.9 m²	UF LIVING	162.0 m²
GARAGE	37.9 m²	VOID	6.2 m²
PORCH	2.3 m²	ALFRESCO	15.3 m²
LF TOTAL 76.1 m²		UF TOTAL 183.5 m²	

Min. Lot Width 12.5 m - 14 m	SITE PLAN Scale 1:200 @A3

G.J. Gardner.

HOMES

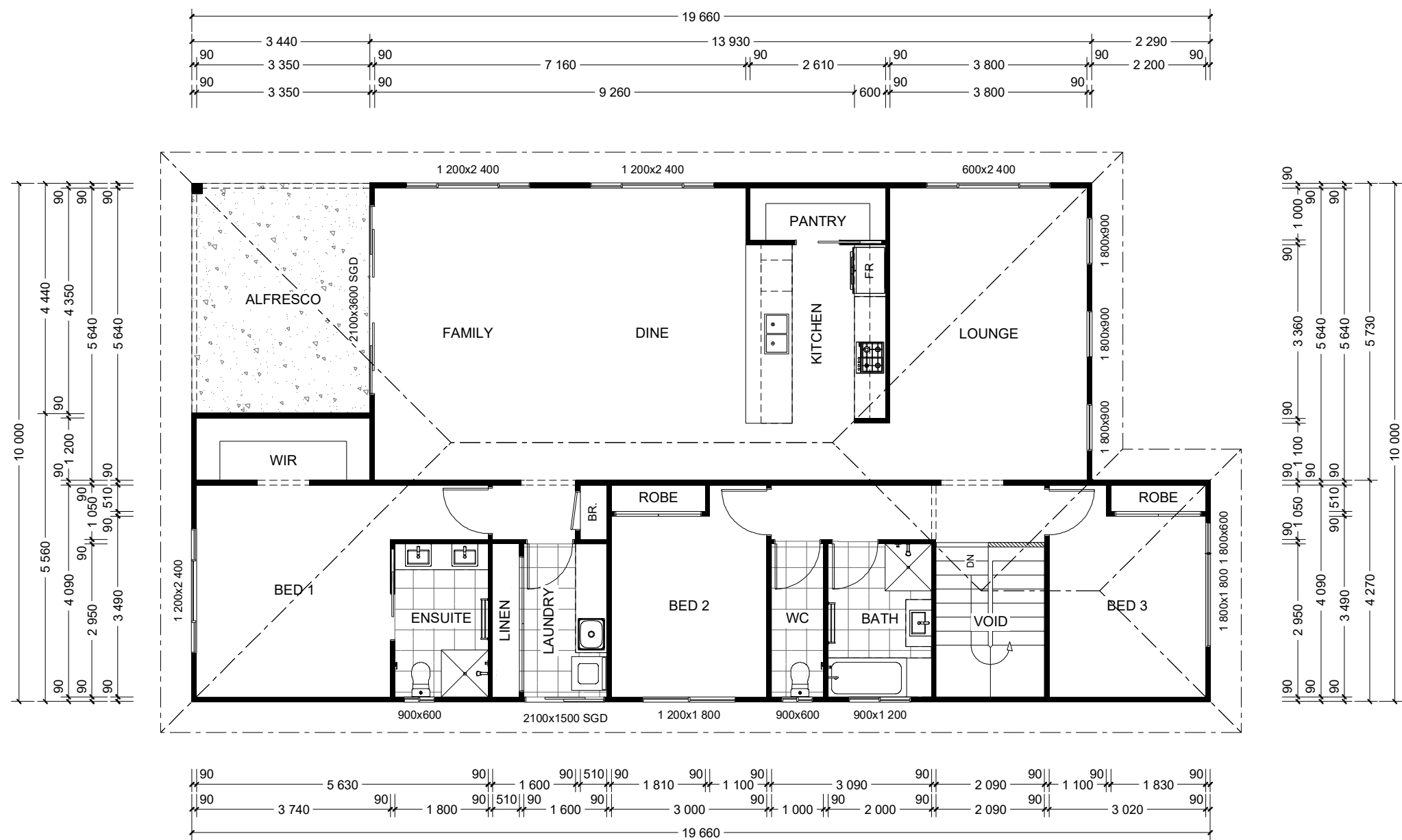


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ASHGROVE 260 Resort Streetscape Split Level Series	CONCEPT 19/04/2023	FLOOR AREAS		TOTAL 259.6 m ²	Min. Lot Width 12.5 m - 14 m	LOWER FLOOR PLAN Scale 1:100 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING 35.9 m ² GARAGE 37.9 m ² PORCH 2.3 m ² LF TOTAL 76.1 m ²	UF LIVING 162.0 m ² VOID 6.2 m ² ALFRESCO 15.3 m ² UF TOTAL 183.5 m ²				



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ASHGROVE 260

Resort Streetscape

Split Level Series

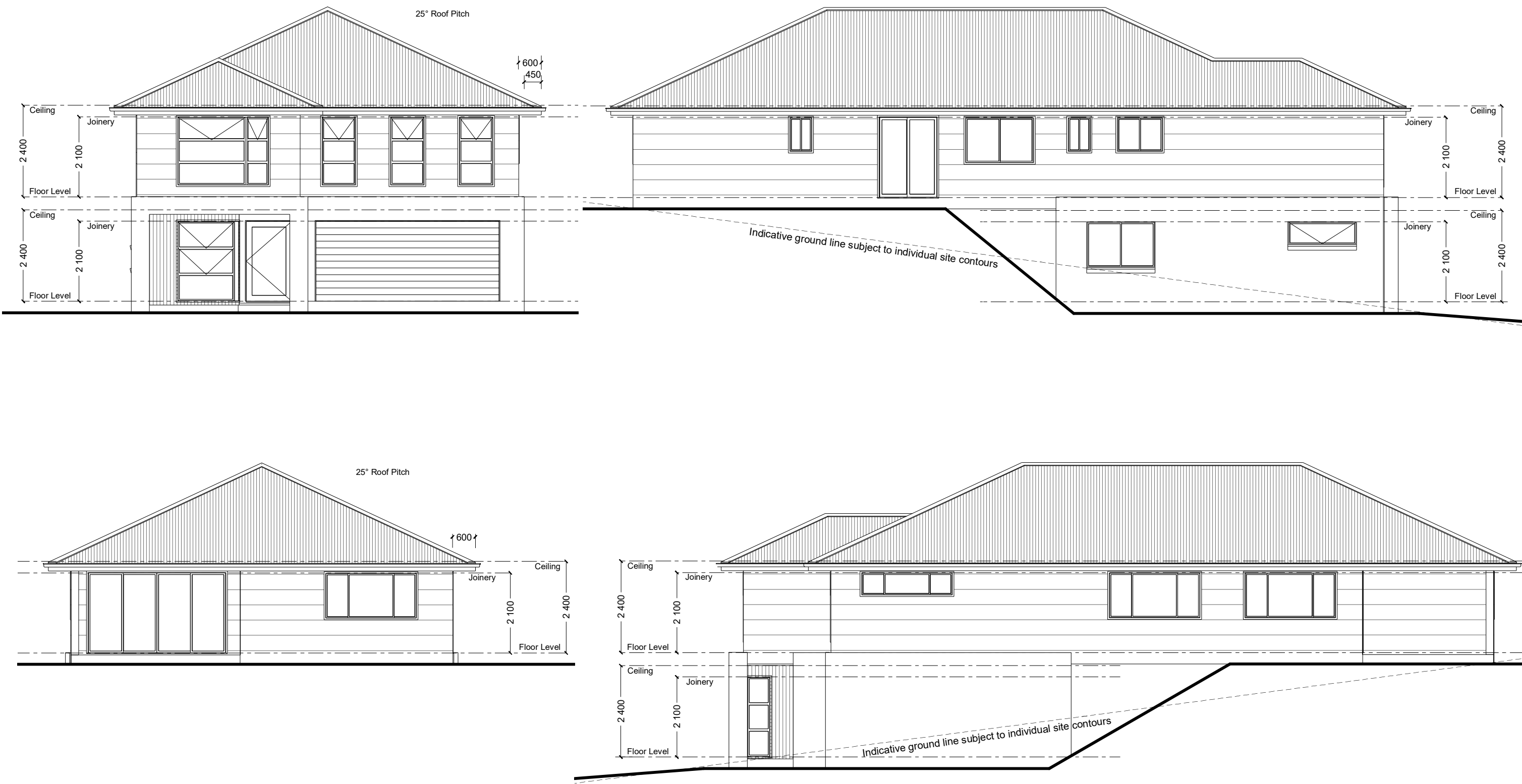
CONCEPT 19/04/2023
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FLOOR AREAS		TOTAL	259.6 m ²
LF LIVING	35.9 m ²	UF LIVING	162.0 m ²
GARAGE	37.9 m ²	VOID	6.2 m ²
PORCH	2.3 m ²	ALFRESCO	15.3 m ²
LF TOTAL		UF TOTAL	183.5 m ²

Min. Lot Width
12.5 m - 14 m

UPPER FLOOR PLAN
Scale 1:100 @A3

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HOMES



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ASHGROVE 260 Resort Streetscape Split Level Series	CONCEPT 19/04/2023 © Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	FLOOR AREAS		TOTAL 259.6 m ²	Min. Lot Width 12.5 m - 14 m	ELEVATIONS Scale 1:100 @A3	G.J. Gardner. HOMES
		LF LIVING 35.9 m ² GARAGE 37.9 m ² PORCH 2.3 m ² LF TOTAL 76.1 m ²	UF LIVING 162.0 m ² VOID 6.2 m ² ALFRESCO 15.3 m ² UF TOTAL 183.5 m ²				

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)

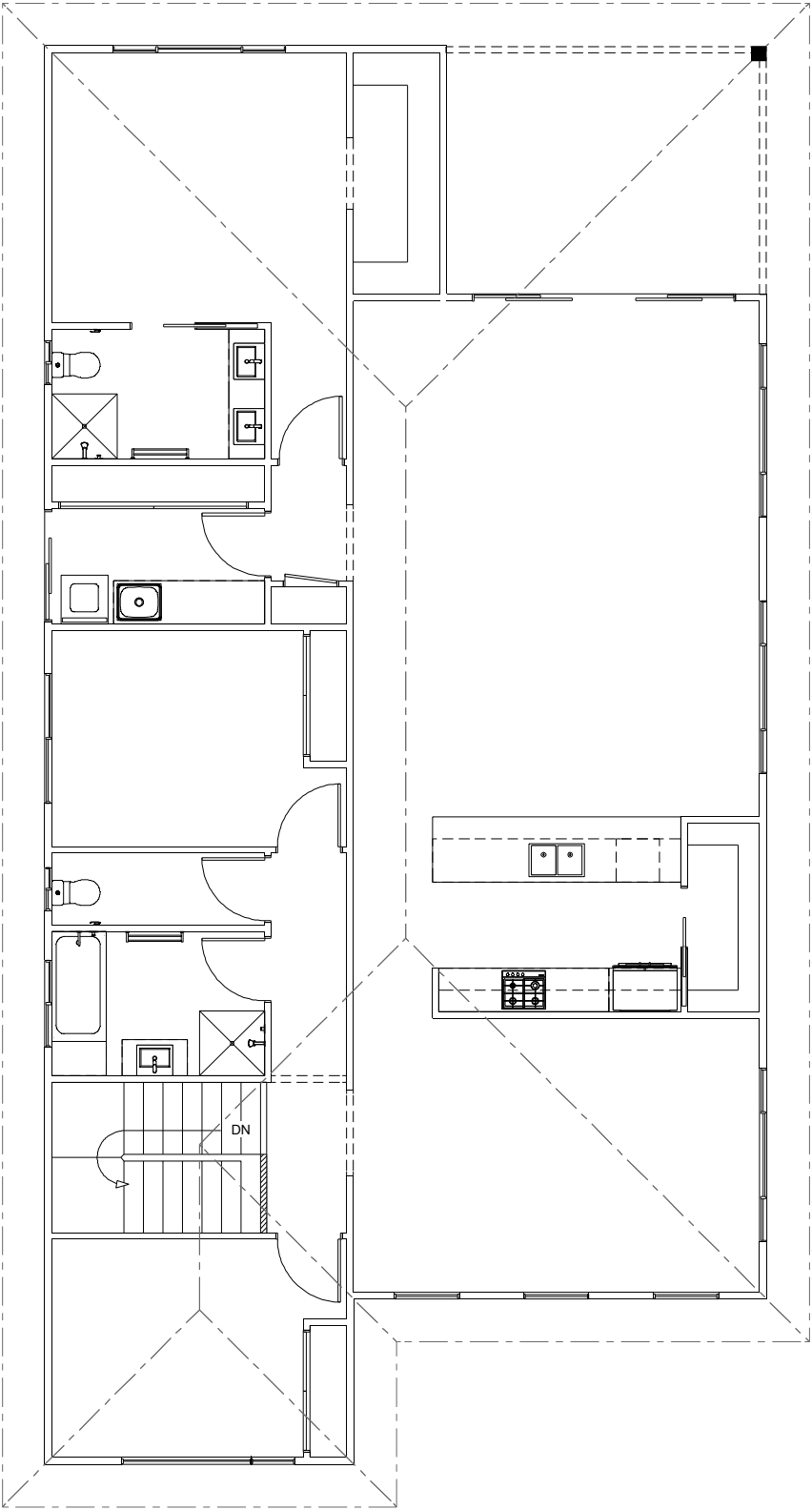
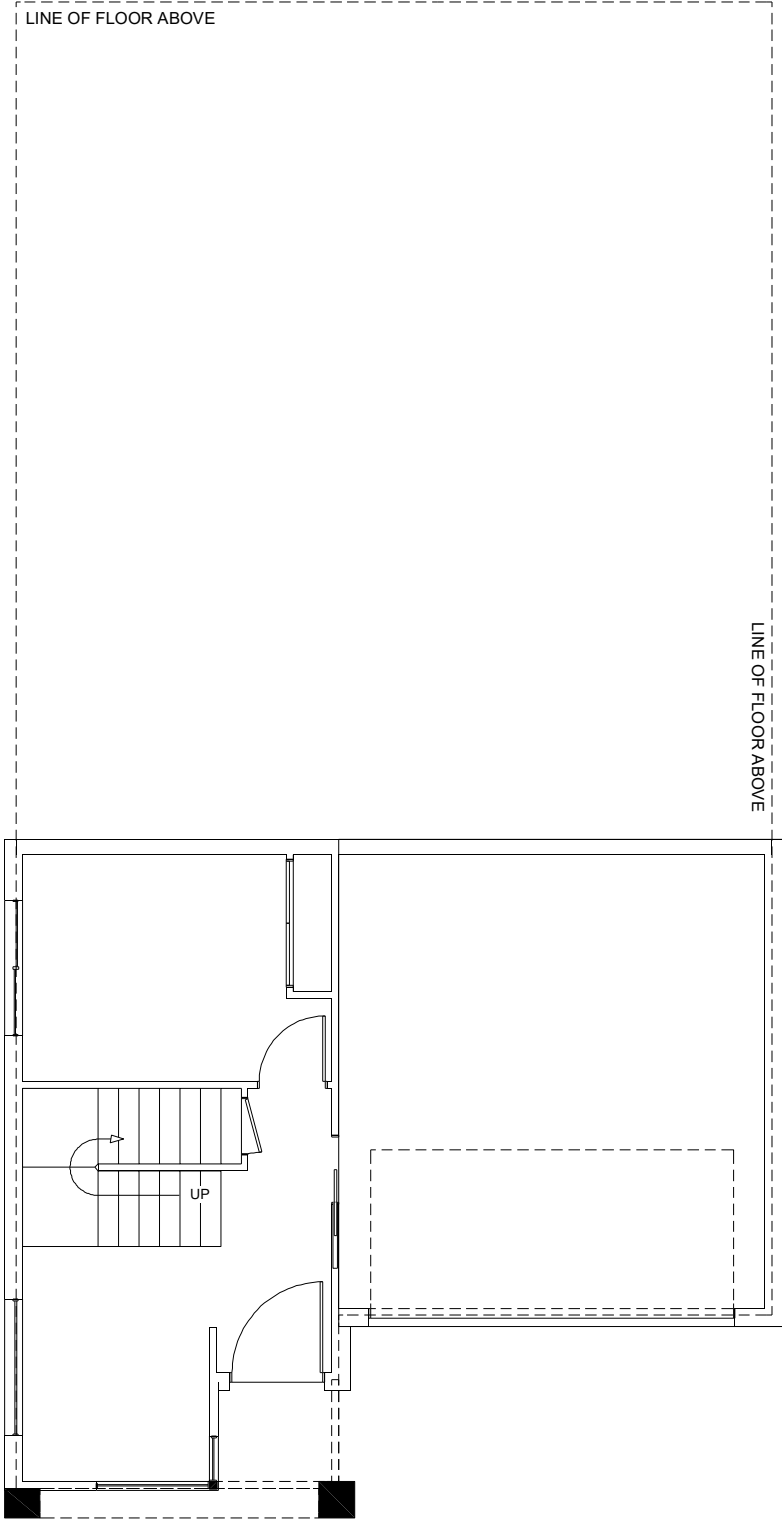
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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 260

Resort Streetscape

Split Level Series

CONCEPT19/04/2023

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LF TOTAL		UF TOTAL	183.5 m²

Min. Lot Width
12.5 m - 14 m

ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES