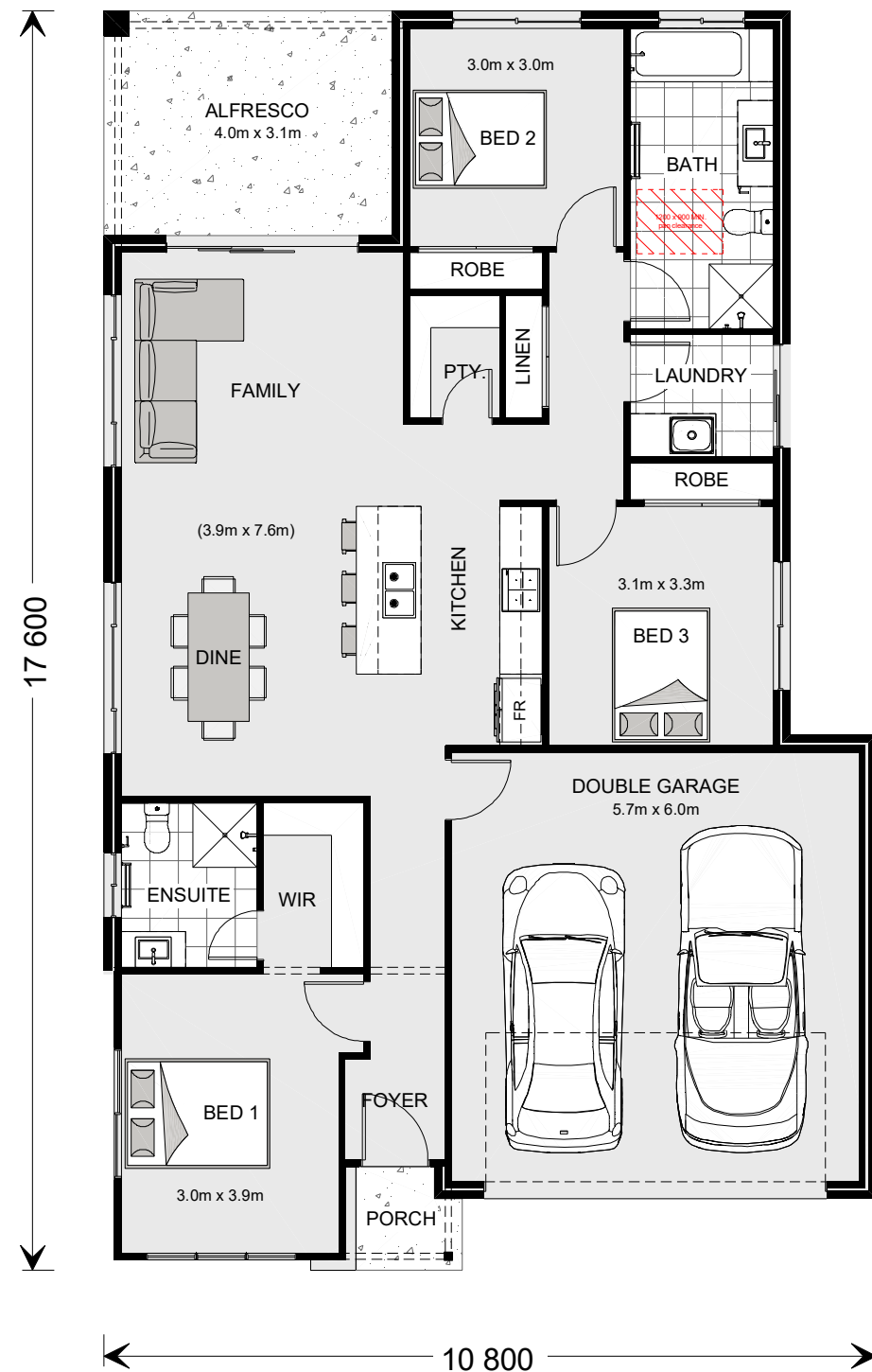




ARTISTS IMPRESSION - for illustrative purposes only
(Bridgewater 225 Beach Facade)

NCC Compatible

BRIDGEWATER 175

Beach Streetscape

Element Series

CONCEPT 25/08/2026

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Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 171.1 m²

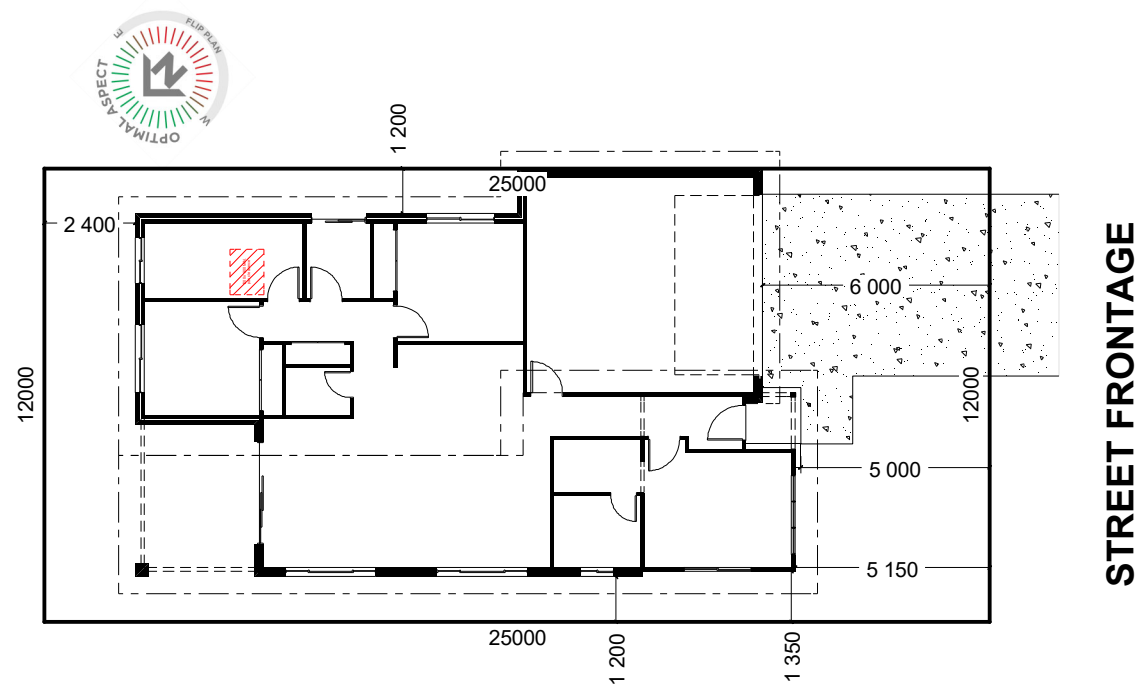
LIVING	119.0 m ²
GARAGE	37.5 m ²
ALFRESCO	12.7 m ²
PORCH	2.0 m ²

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

Min. Lot Width
12 m - 14 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.

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BRIDGEWATER 175

Beach Streetscape

Element Series

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TOTAL FLOOR AREA = 171.1 m²

LIVING 119.0 m²
GARAGE 37.5 m²
ALFRESCO 12.7 m²
PORCH 2.0 m²

Min. Lot Width
12 m - 14 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
HOMES

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BRIDGEWATER 175

Beach Streetscape

Element Series

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TOTAL FLOOR AREA = 171.1 m²

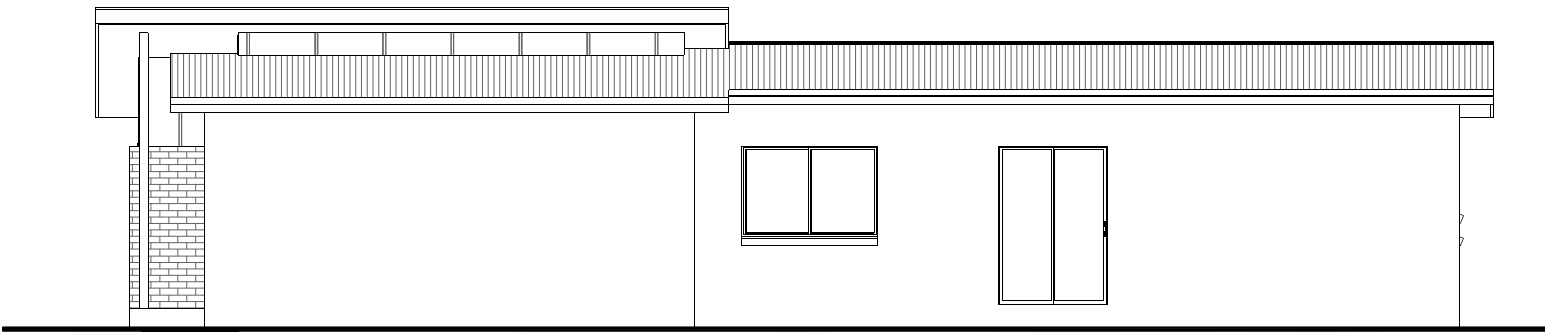
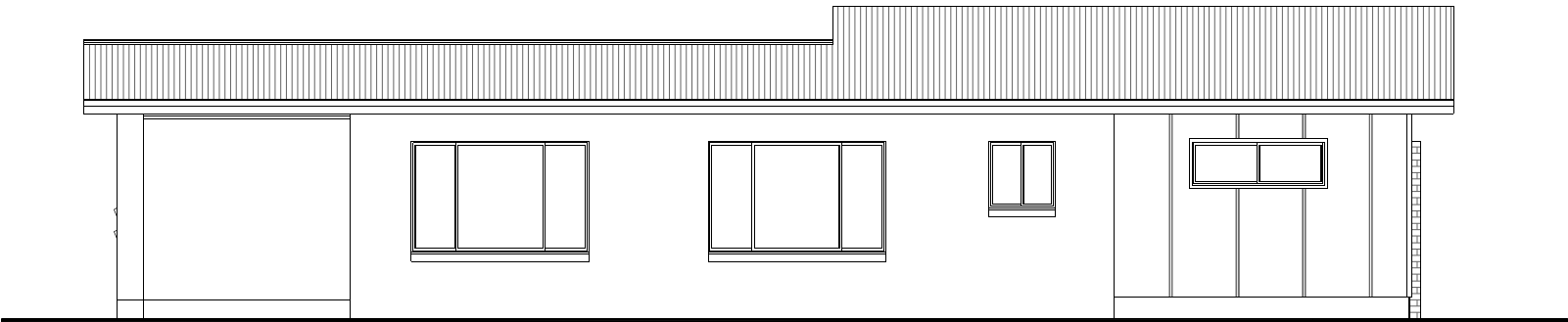
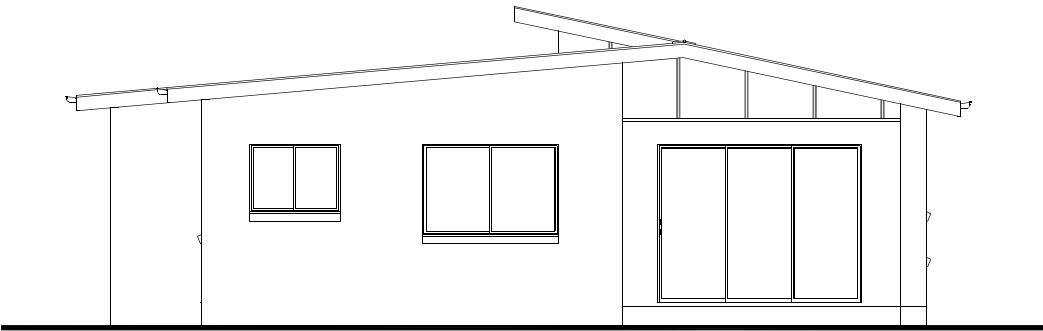
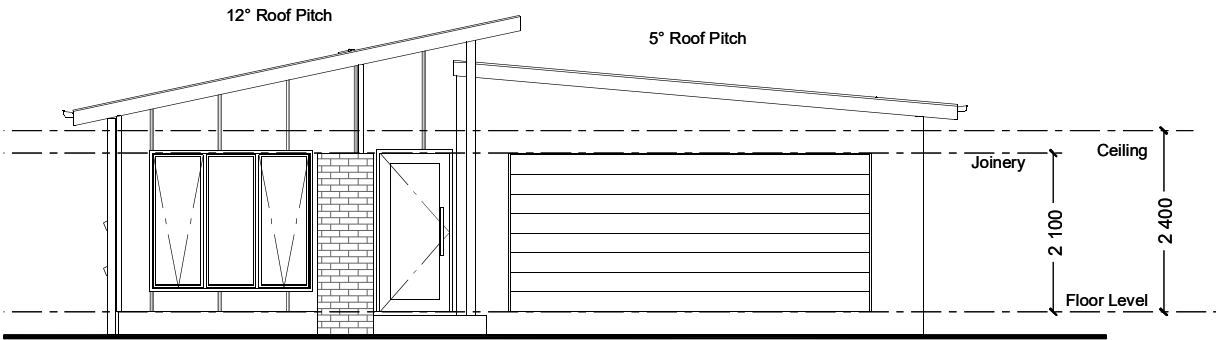
LIVING 119.0 m²
GARAGE 37.5 m²
ALFRESCO 12.7 m²
PORCH 2.0 m²

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

Min. Lot Width
12 m - 14 m

FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



NCC Compatible

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BRIDGEWATER 175

Beach Streetscape

Element Series

CONCEPT 25/08/2026

TOTAL FLOOR AREA = 171.1 m²

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LIVING 119.0 m²
GARAGE 37.5 m²
ALFRESCO 12.7 m²
PORCH 2.0 m²

Min. Lot Width
12 m - 14 m

ELEVATIONS
Scale 1:100 @A3

G.J. Gardner.
HOMES

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)

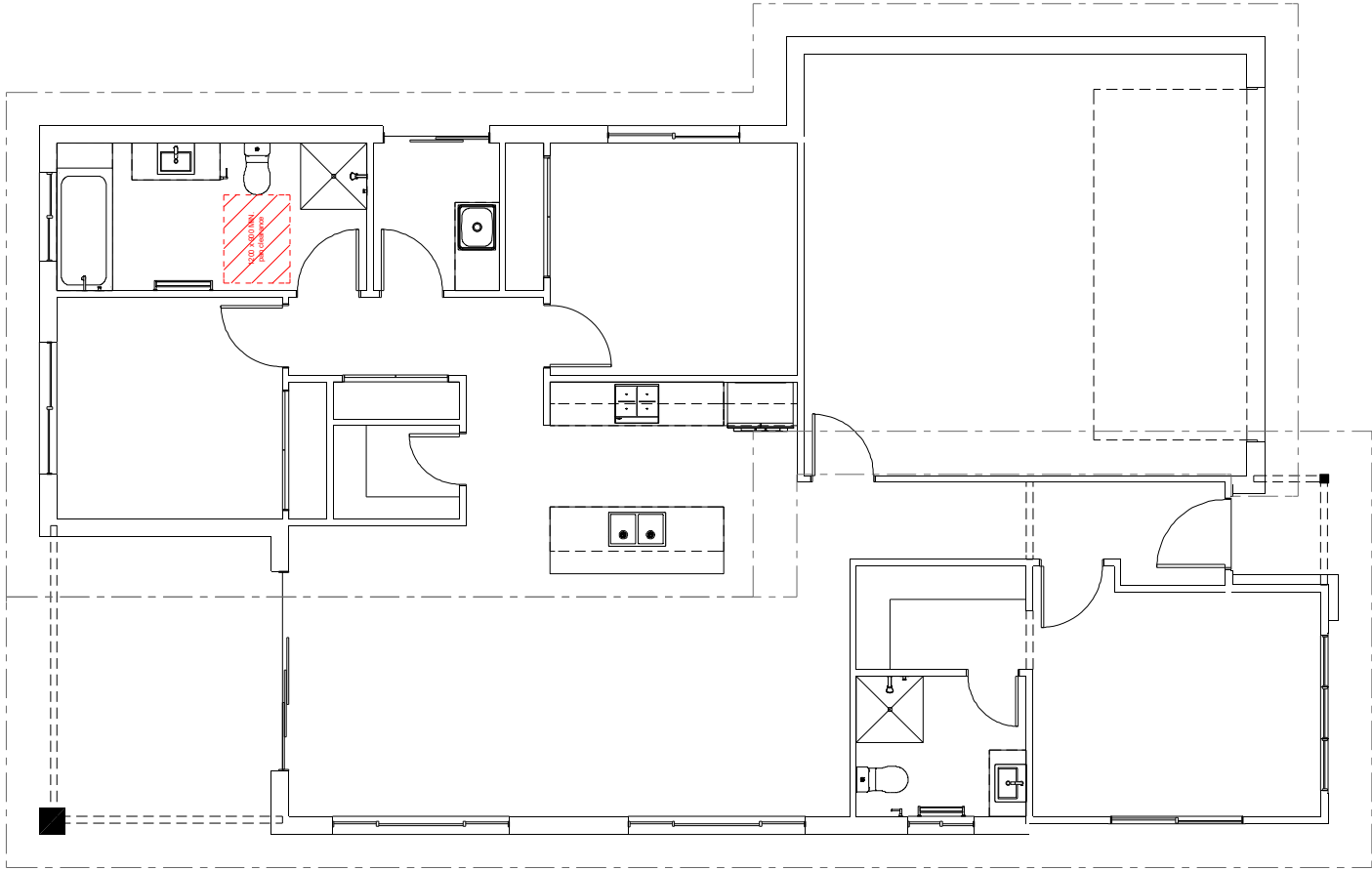
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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 Compatible

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ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES