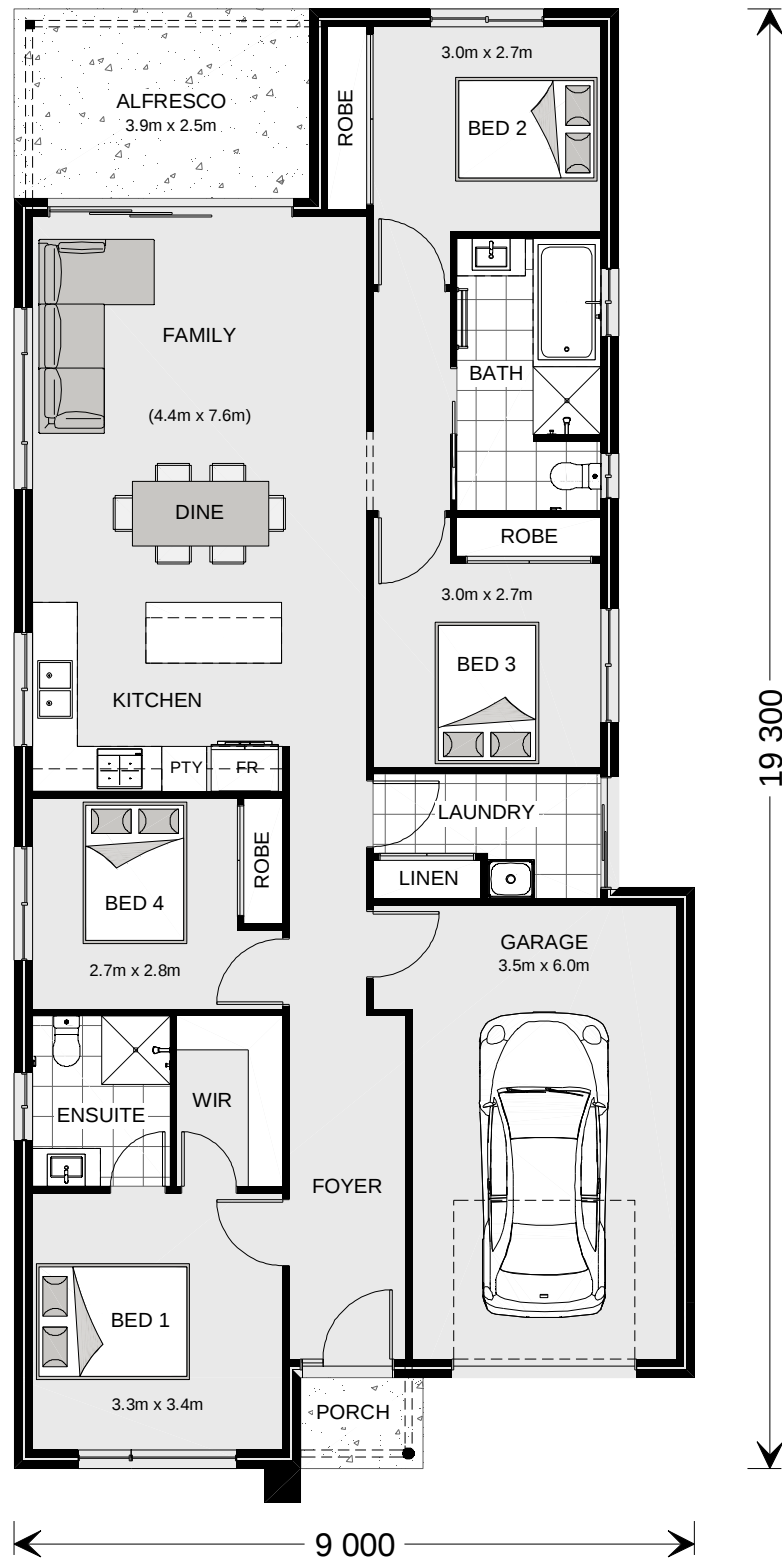


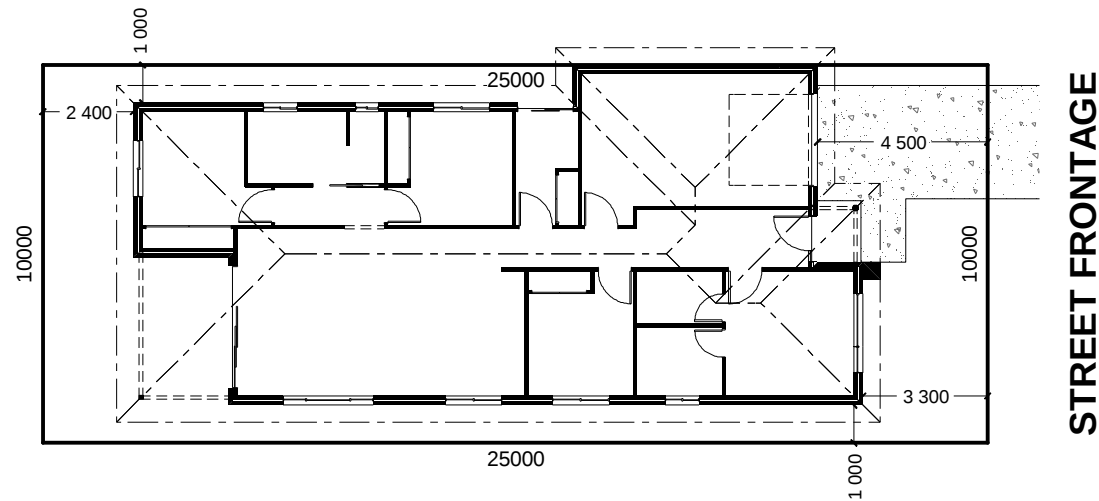


ARTISTS IMPRESSION - for illustrative purposes only

NCC Compatible

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

CALDERWOOD 157 Urban Streetscape Metro Series	CONCEPT 17/06/2024	FLOOR AREAS	TOTAL 158.0 m ²	Min. Lot Width 10.0 m - 12.0 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	INTERNAL GARAGE ALFRESCO PORCH	122.1 m ² 24.2 m ² 9.8 m ² 1.9 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.

NCC Compatible

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CALDERWOOD 157

Urban Streetscape

Metro Series

CONCEPT 17/06/2024

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FLOOR AREAS TOTAL 158.0 m²

INTERNAL	122.1 m ²
GARAGE	24.2 m ²
ALFRESCO	9.8 m ²
PORCH	1.9 m ²

Min. Lot Width
10.0 m - 12.0 m

SITE PLAN
Scale 1:200 @A3

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CALDERWOOD 157

Urban Streetscape

Metro Series

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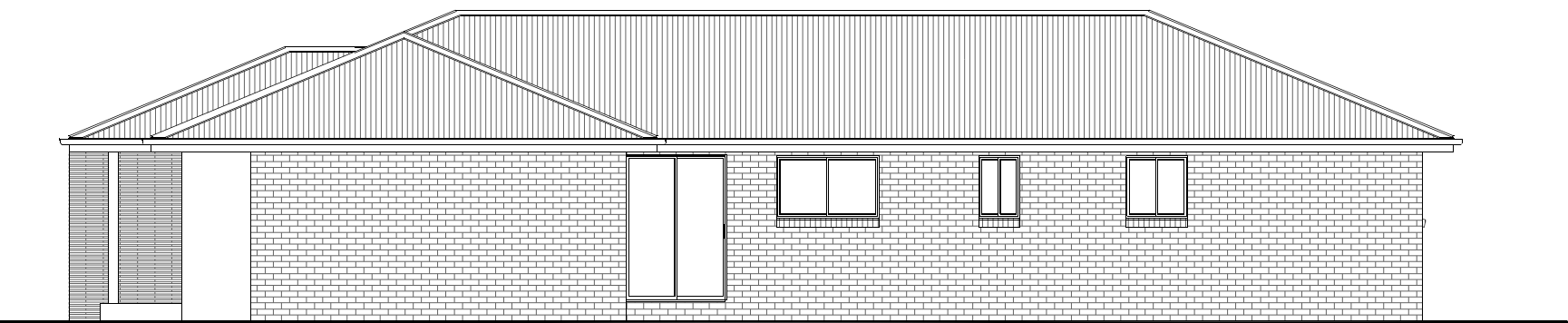
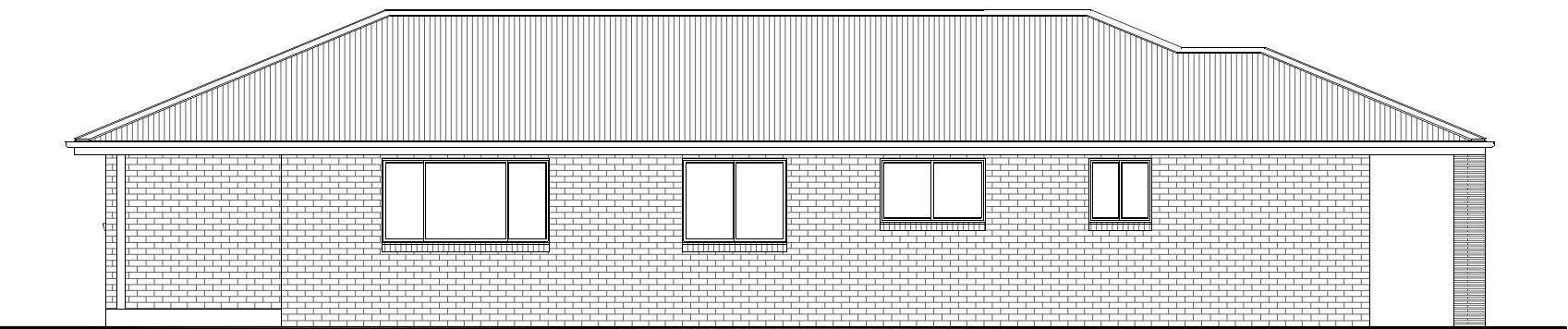
FLOOR AREAS	TOTAL 158.0 m²
INTERNAL	122.1 m²
GARAGE	24.2 m²
ALFRESCO	9.8 m²
PORCH	1.9 m²

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

Min. Lot Width
10.0 m - 12.0 m

FLOOR PLAN
Scale 1:100 @A3

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CALDERWOOD 157

Urban Streetscape

Metro Series

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FLOOR AREAS TOTAL 158.0 m²

INTERNAL	122.1 m²
GARAGE	24.2 m²
ALFRESCO	9.8 m²
PORCH	1.9 m²

Min. Lot Width
10.0 m - 12.0 m

ELEVATIONS
Scale 1:100 @A3

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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)

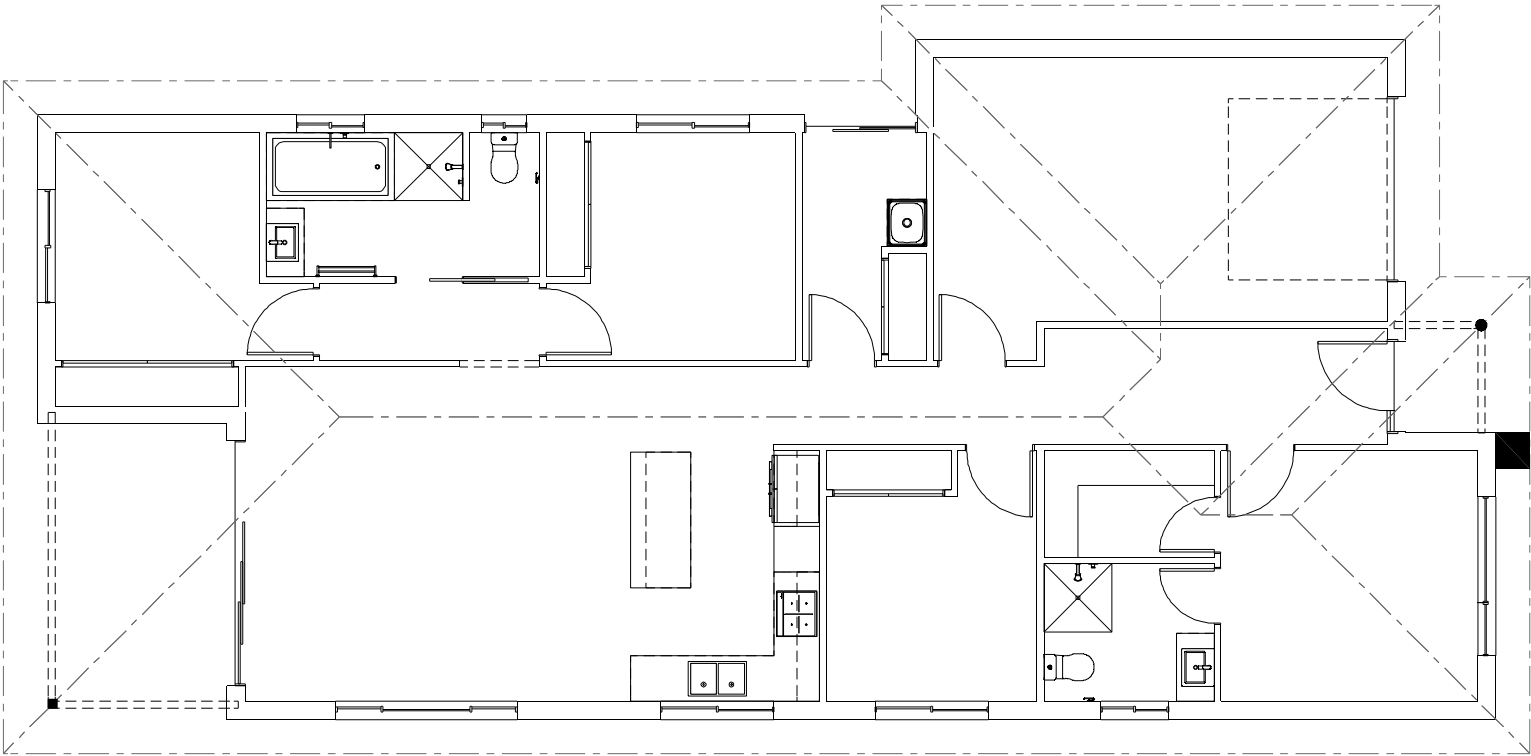
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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	-	-



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FLOOR AREAS

INTERNAL
GARAGE
ALFRESCO
PORCH

TOTAL 158.0 m²

122.1 m²
24.2 m²
9.8 m²
1.9 m²

Min. Lot Width
10.0 m - 12.0 m

ELECTRICAL PLAN
Scale 1:100 @A3

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FLOOR AREAS	TOTAL 158.0 m²
INTERNAL	122.1 m²
GARAGE	24.2 m²
ALFRESCO	9.8 m²
PORCH	1.9 m²

Min. Lot Width
10.0 m - 12.0 m

ROOF PLAN
Scale 1:100 @A3

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