

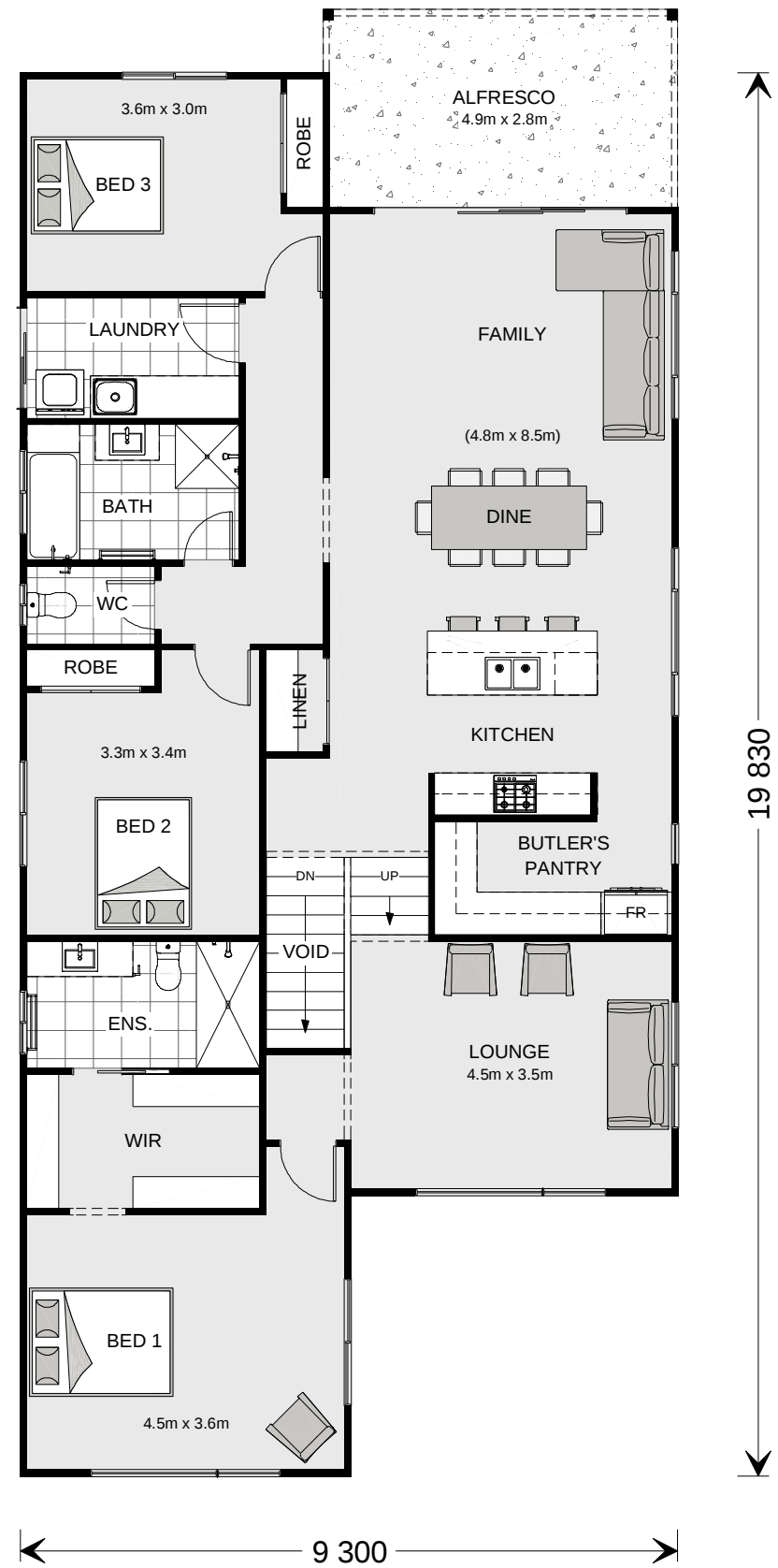
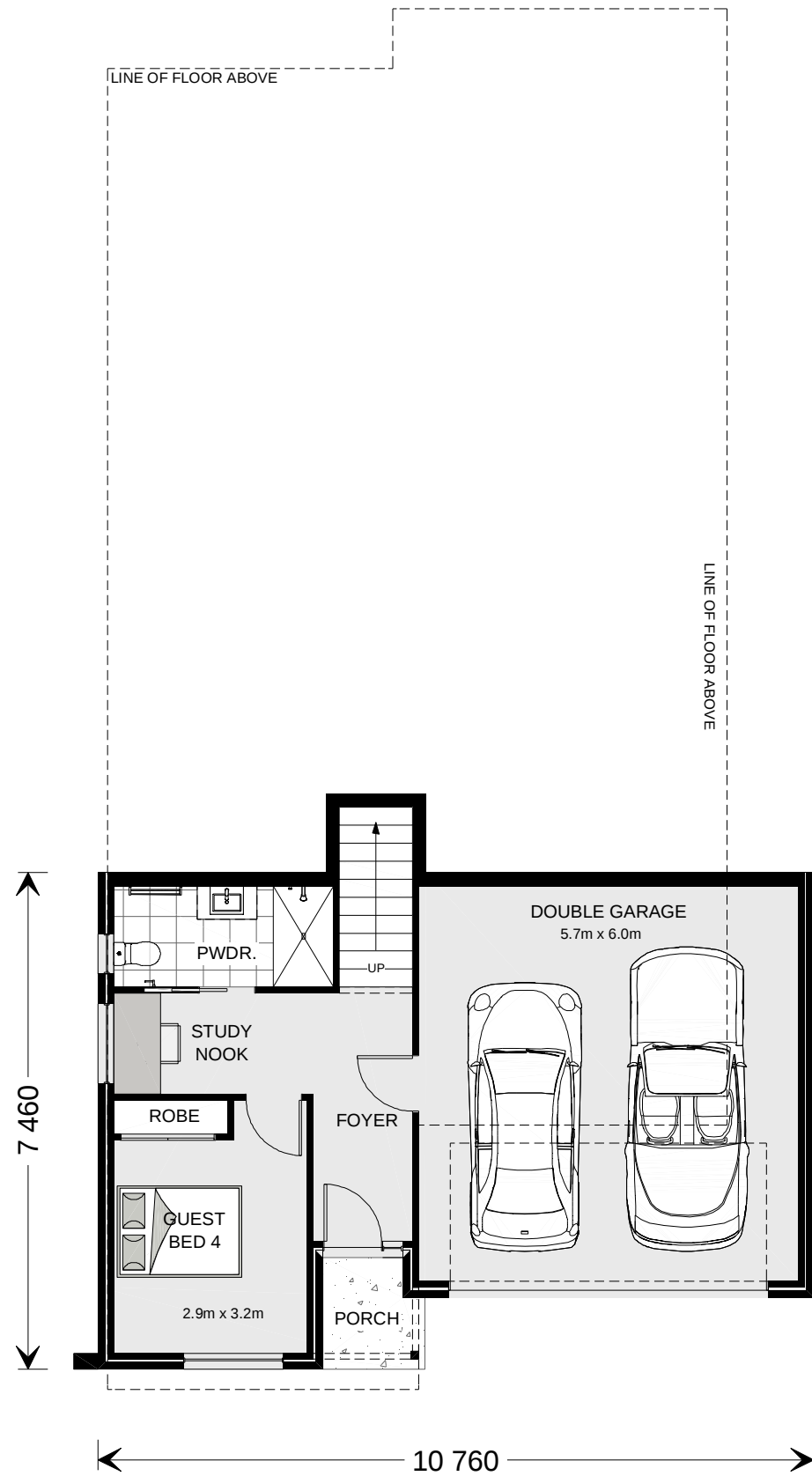


QUICKVIEW ARTISTS IMPRESSION - for illustrative purposes only
(Coastal Facade Shown)

NCC Compatible

CONSTRUCTION & SITE WORKS SHOWN ARE INDICATIVE ONLY & MAY VARY SUBJECT TO INDIVIDUAL SITE CONDITIONS. PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

ASHGROVE 246 Coastal Streetscape	CONCEPT18/09/2024	TOTAL FLOOR AREA =246.3 m²				Min. Lot Width12 m - 14 m	ARTIST IMPRESSIONN.T.S.	G.J. Gardner. Ararat, Hamilton & Horsham HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING35.3 m²	UF LIVING152.3 m²	Lot 5 Brewster Road, Ararat				
		GARAGE38.0 m²	VOID4.4 m²					
Split Level Series		PORCH2.4 m²	ALFRESCO13.9 m²					
		LF TOTAL75.7 m²	UF TOTAL170.6 m²					



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ASHGROVE 246

Coastal Streetscape

Split Level Series

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TOTAL FLOOR AREA = 246.3 m²			
LF LIVING	35.3 m²	UF LIVING	152.3 m²
LF GARAGE	38.0 m²	UF VOID	4.4 m²
LF PORCH	2.4 m²	UF ALFRESCO	13.9 m²
LF TOTAL	75.7 m²	UF TOTAL	170.6 m²

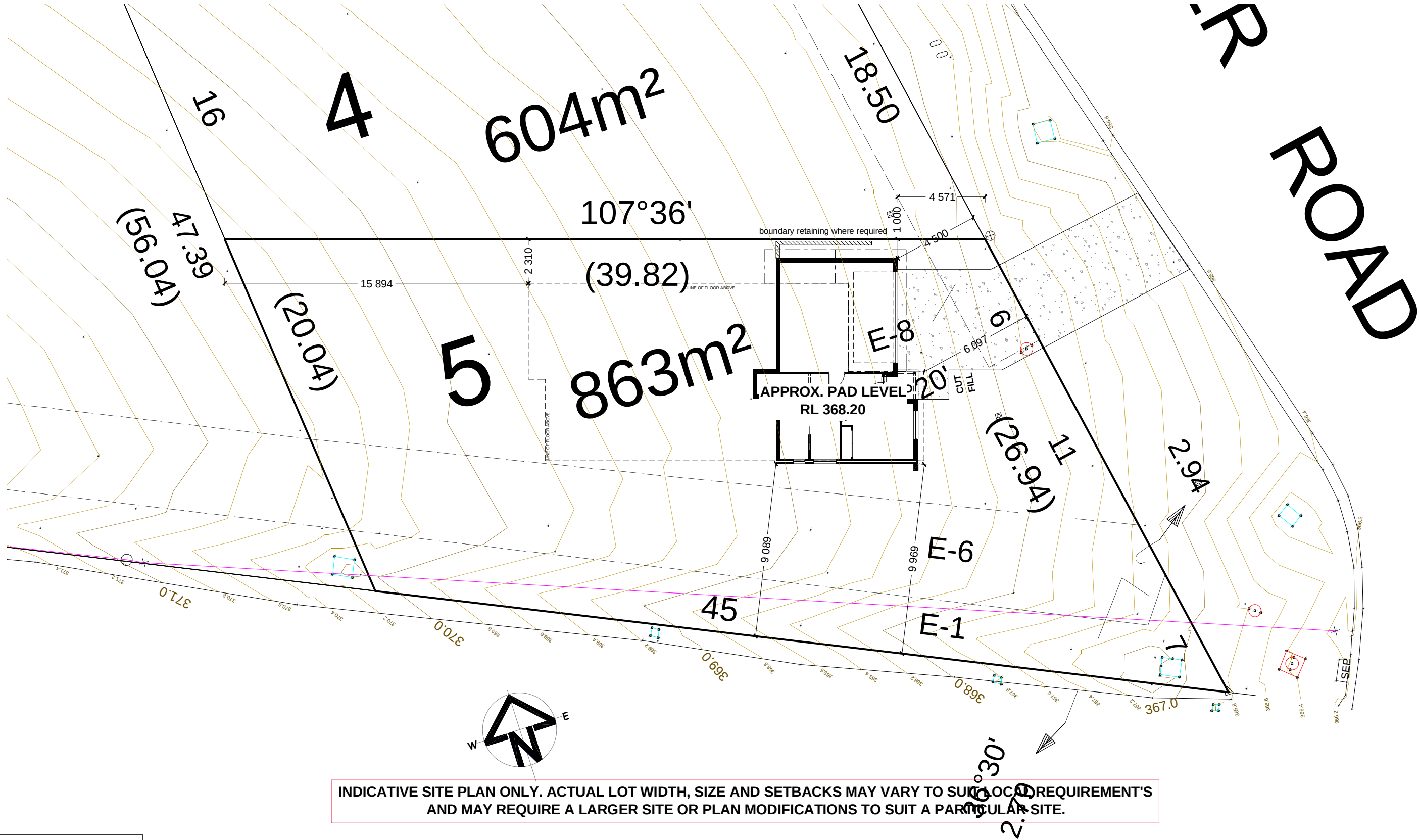
Min. Lot Width
12 m - 14 m

PRESENTATION PLAN
Scale 1:100 @A3

Lot 5 Brewster Road, Ararat

G.J. Gardner.

Ararat, Hamilton & Horsham **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 246 Coastal Streetscape Split Level Series	CONCEPT 18/09/2024	TOTAL FLOOR AREA = 246.3 m²		Min. Lot Width 12 m - 14 m	SITE PLAN Scale 1:200 @A3 Lot 5 Brewster Road, Ararat	G.J. Gardner. Ararat, Hamilton & Horsham HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING 35.3 m² GARAGE 38.0 m² PORCH 2.4 m² LF TOTAL 75.7 m²	UF LIVING 152.3 m² VOID 4.4 m² ALFRESCO 13.9 m² UF TOTAL 170.6 m²			

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ASHGROVE 246

Coastal Streetscape

Split Level Series

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TOTAL FLOOR AREA = 246.3 m²			
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Min. Lot Width
12 m - 14 m

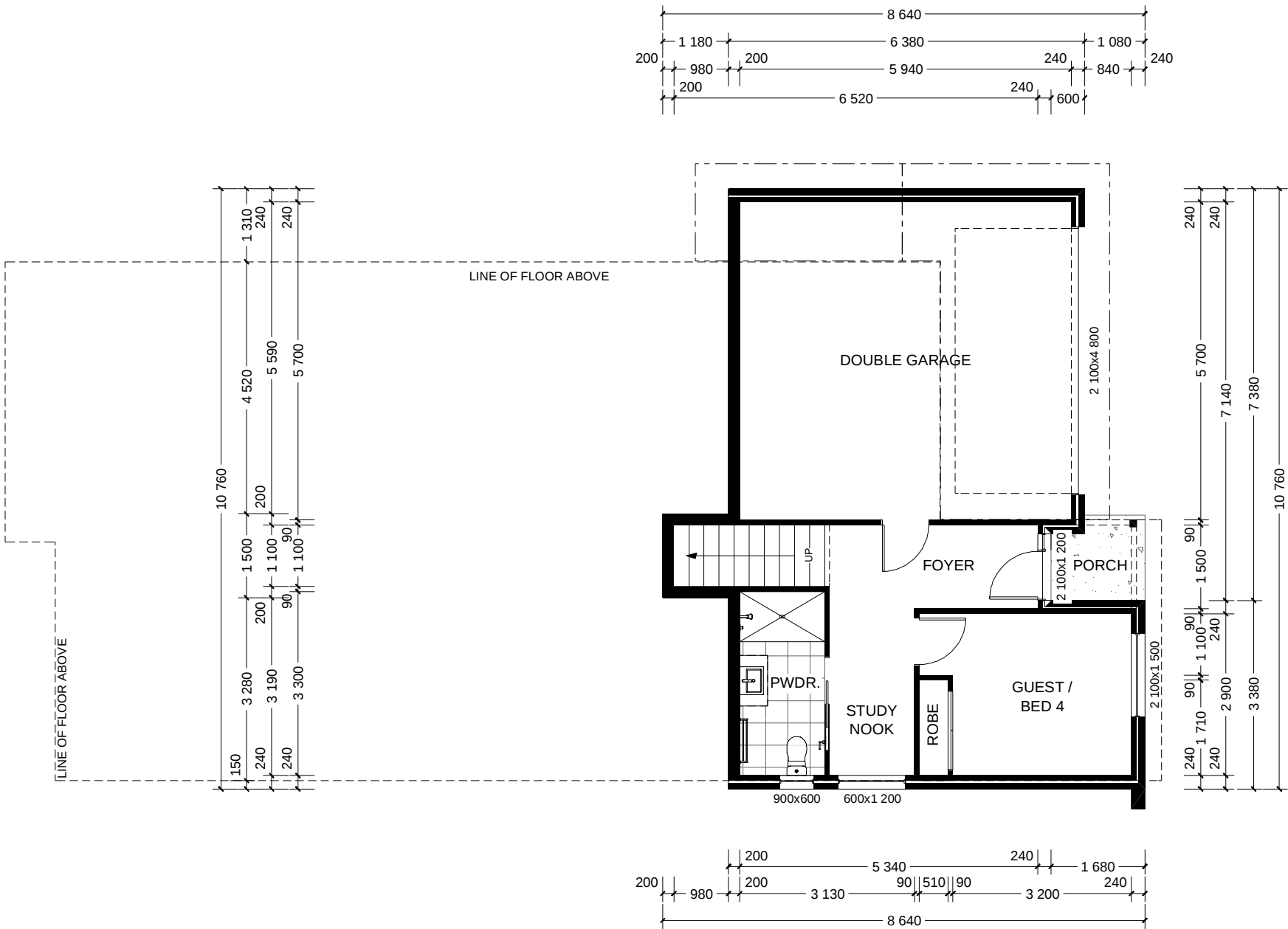
LOWER FLOOR PLAN
Scale 1:100 @A3

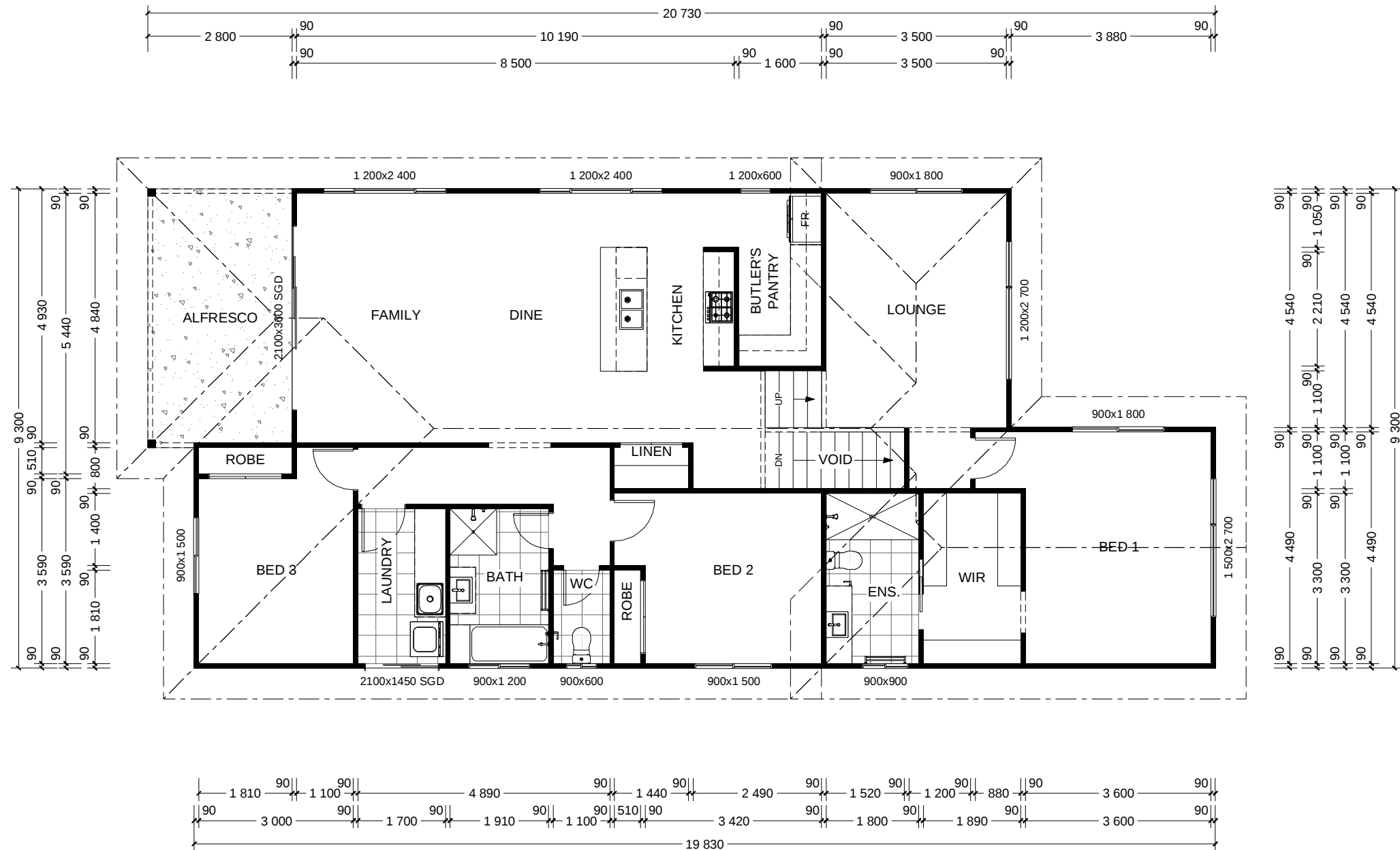
Lot 5 Brewster Road, Ararat

G.J. Gardner.

Ararat, Hamilton & Horsham

HOMES





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ASHGROVE 246

Coastal Streetscape

Split Level Series

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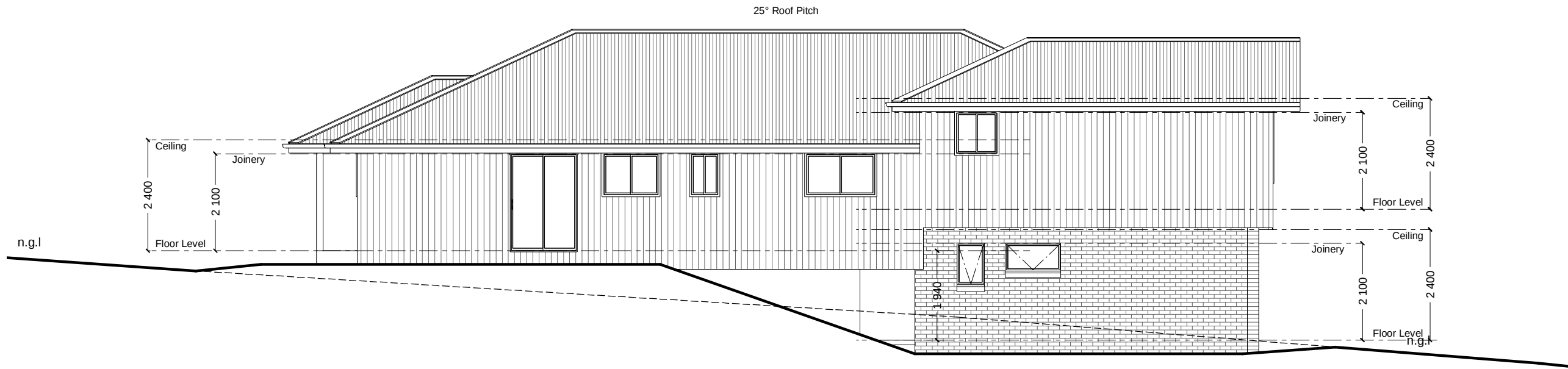
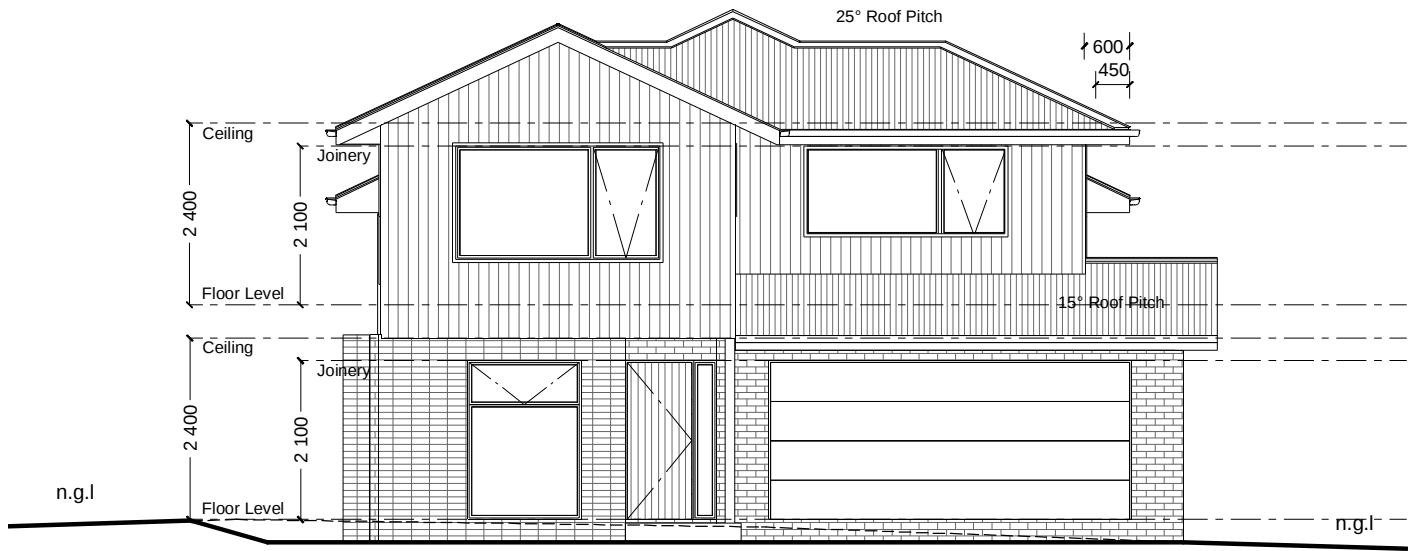
Min. Lot Width
12 m - 14 m

UPPER FLOOR PLAN
Scale 1:100 @A3

Lot 5 Brewster Road, Ararat

G.J. Gardner.

Ararat, Hamilton & Horsham **HOMES**



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ASHGROVE 246

Coastal Streetscape

Split Level Series

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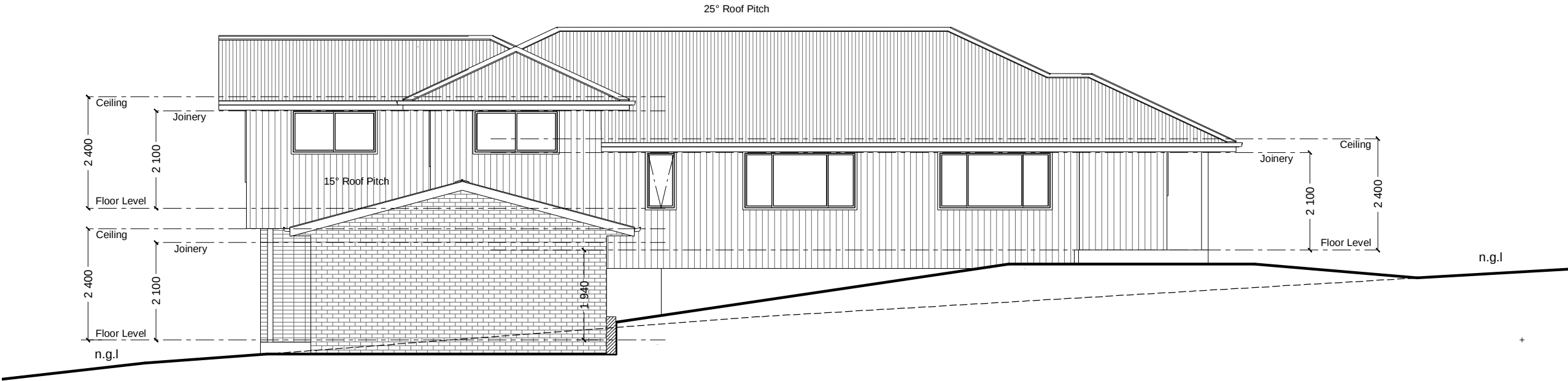
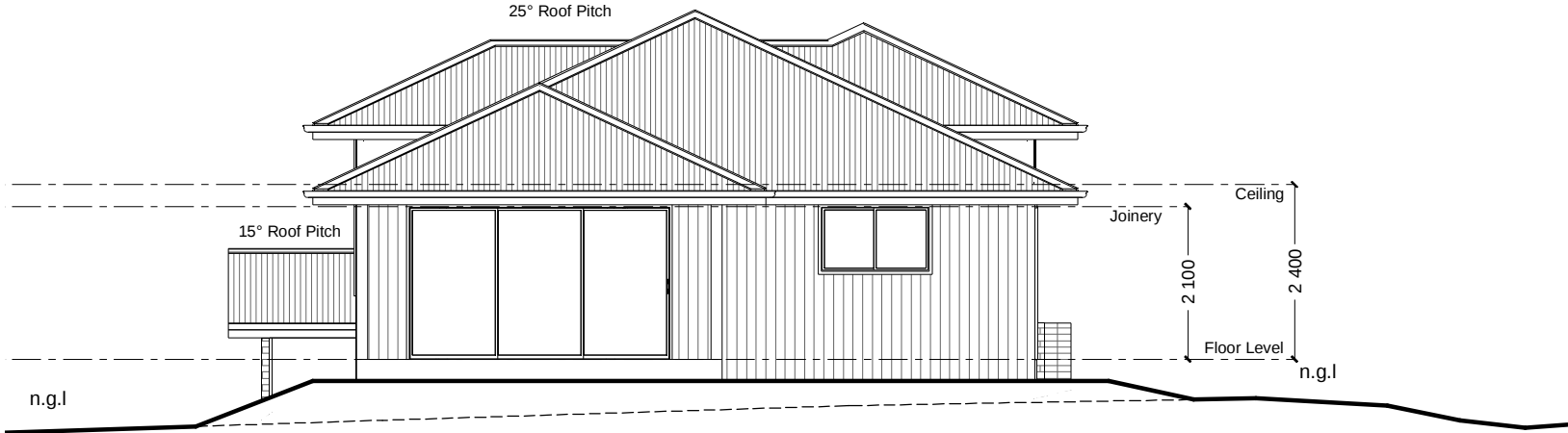
Min. Lot Width
12 m - 14 m

ELEVATIONS
Scale 1:100 @A3

Lot 5 Brewster Road, Ararat

G.J. Gardner.

Ararat, Hamilton & Horsham **HOMES**



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ASHGROVE 246

Coastal Streetscape

Split Level Series

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Min. Lot Width 12 m - 14 m	ELEVATIONS Scale 1:100 @A3
Lot 5 Brewster Road, Ararat	

G.J. Gardner.
Ararat, Hamilton & Horsham **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)

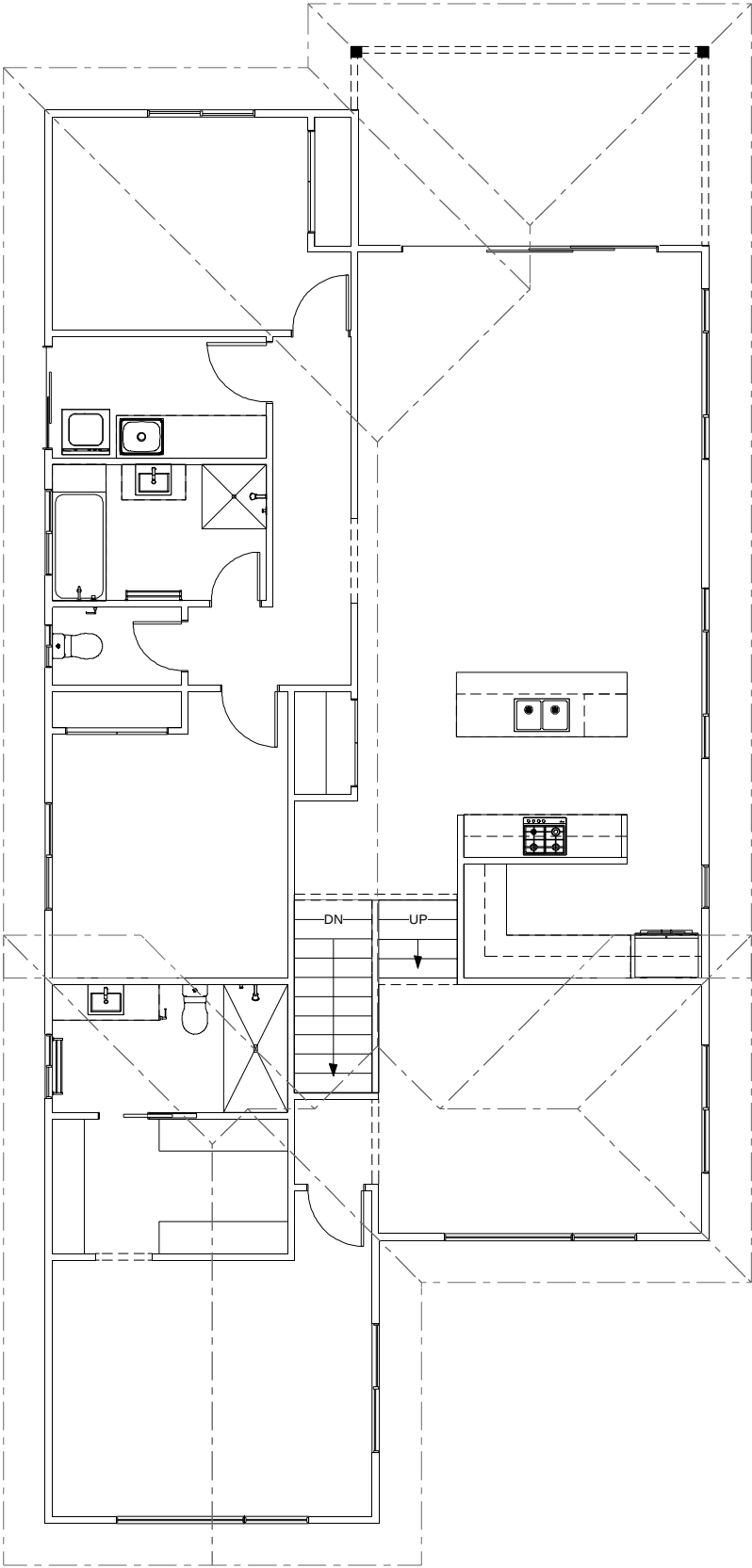
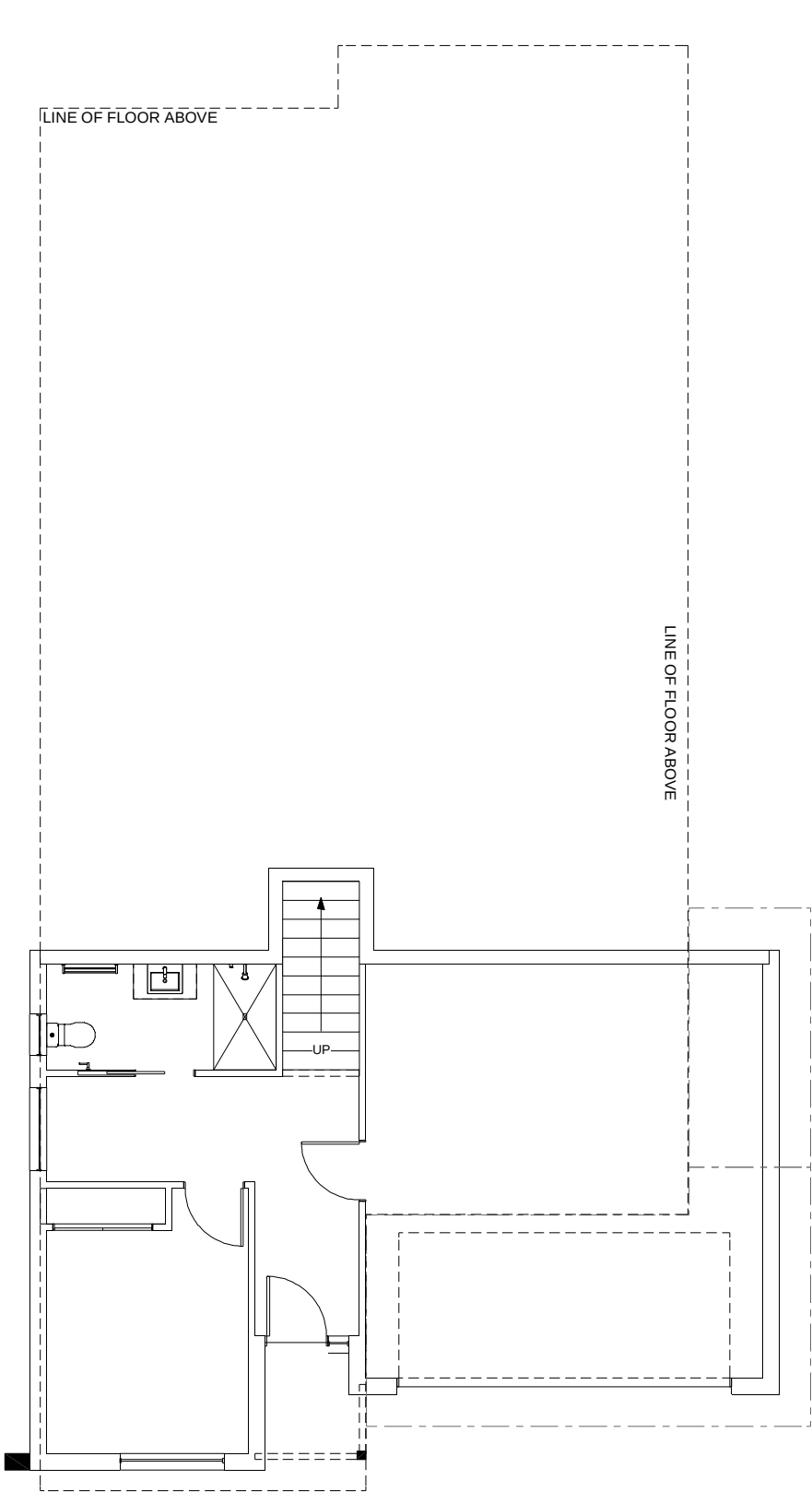
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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ASHGROVE 246

Coastal Streetscape

Split Level Series

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ELECTRICAL PLAN
Scale 1:100 @A3

Lot 5 Brewster Road, Ararat

G.J. Gardner.

Ararat, Hamilton & Horsham HOMES