



Ashgrove 261 Beach Facade Shown for illustrative purposes only



Ashgrove 261 Beach Rear Elevation Shown for illustrative purposes only

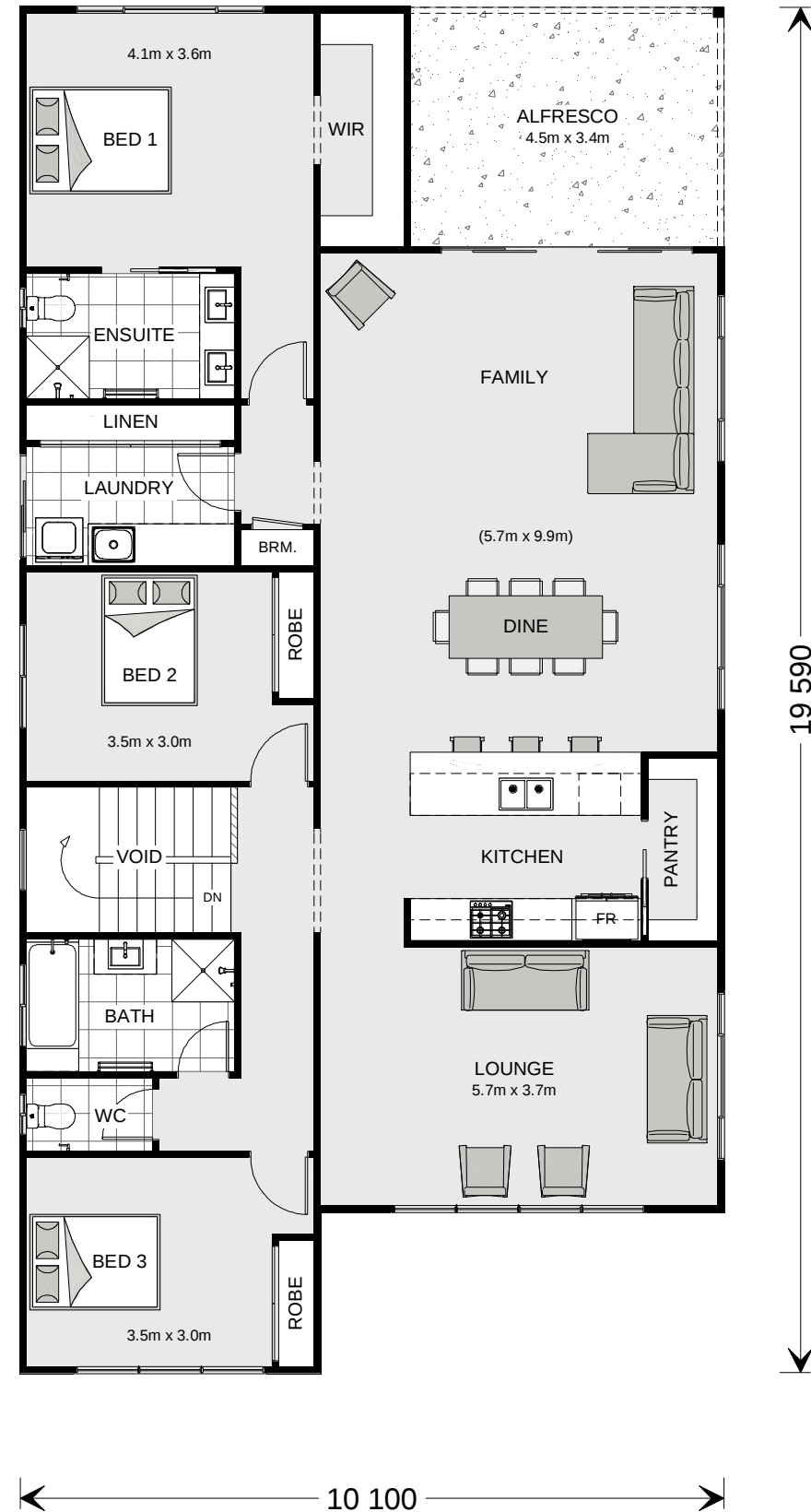
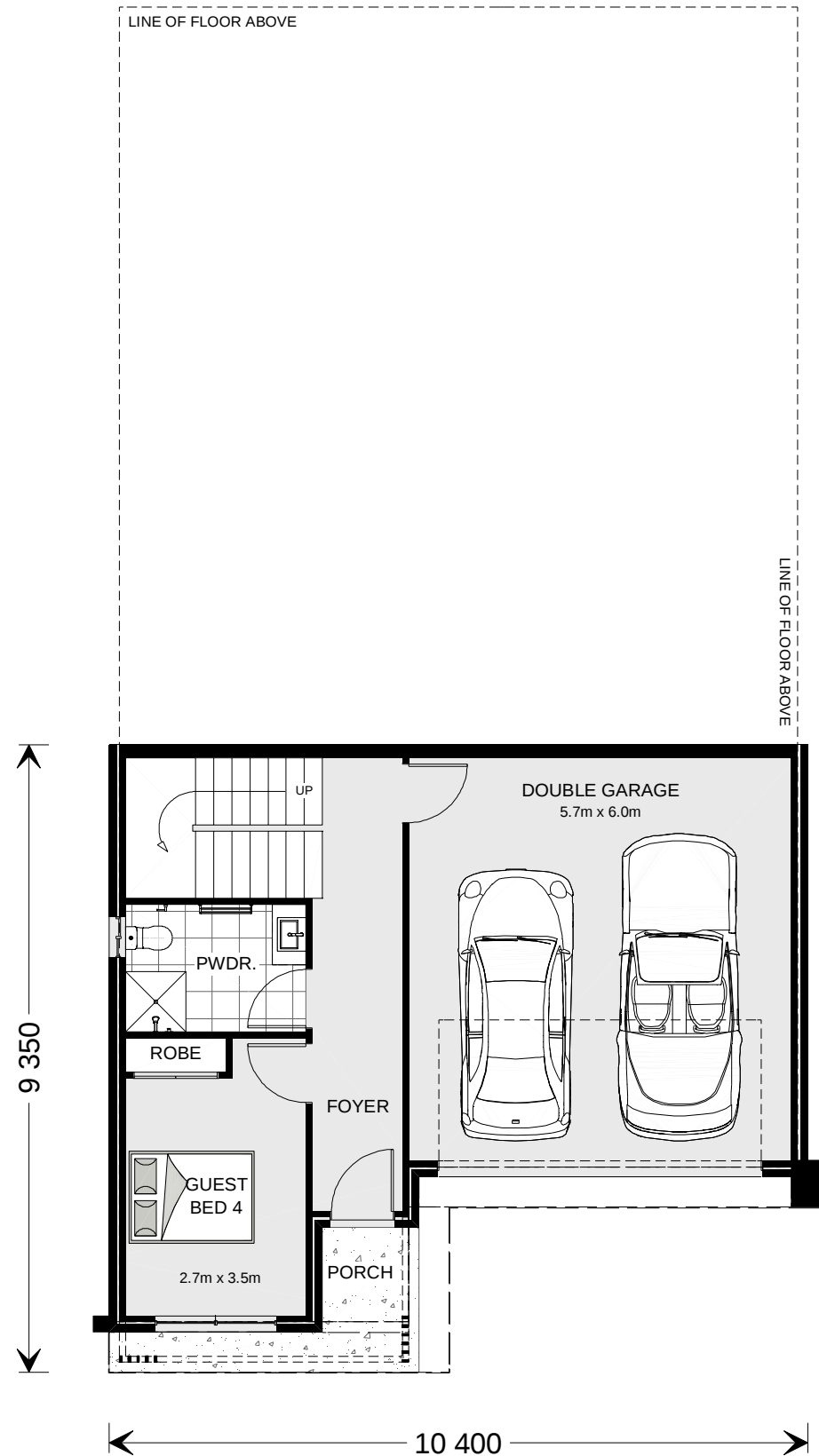


Ashgrove 261 Hamptons Cross Section Shown for illustrative purposes only

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 261 Beach Streetscape	CONCEPT 21/03/2024	TOTAL FLOOR AREA = 264.9 m²				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 37.0 m² GARAGE 38.3 m² PORCH 5.1 m²	UF LIVING 162.8 m² VOID 6.2 m² ALFRESCO 15.5 m²					
Split Level Series		LF TOTAL 80.4 m²	UF TOTAL 184.5 m²					



NCC Compatible

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ASHGROVE 261

Beach Streetscape

Split Level Series

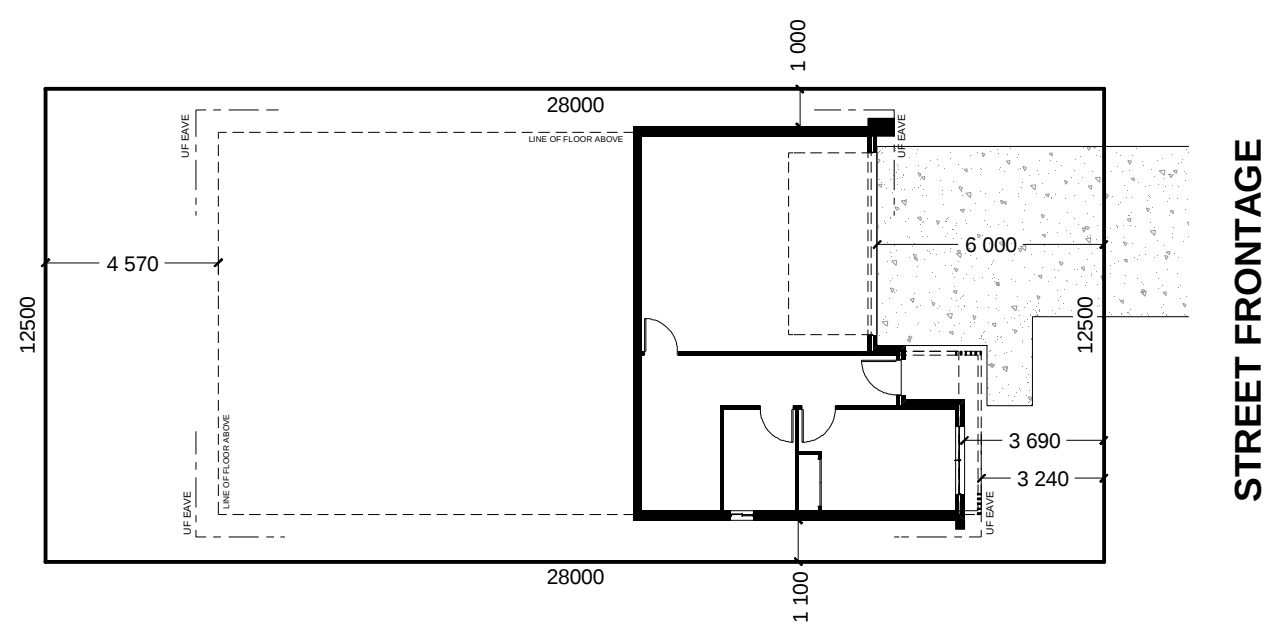
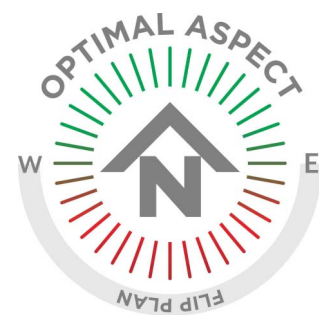
CONCEPT 21/03/2024
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Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA =		264.9 m ²	
LF LIVING	37.0 m ²	UF LIVING	162.8 m ²
LF GARAGE	38.3 m ²	UF VOID	6.2 m ²
LF PORCH	5.1 m ²	UF ALFRESCO	15.5 m ²
LF TOTAL	80.4 m ²	UF TOTAL	184.5 m ²

Min. Lot Width
12.5 m - 14 m

PRESENTATION PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES

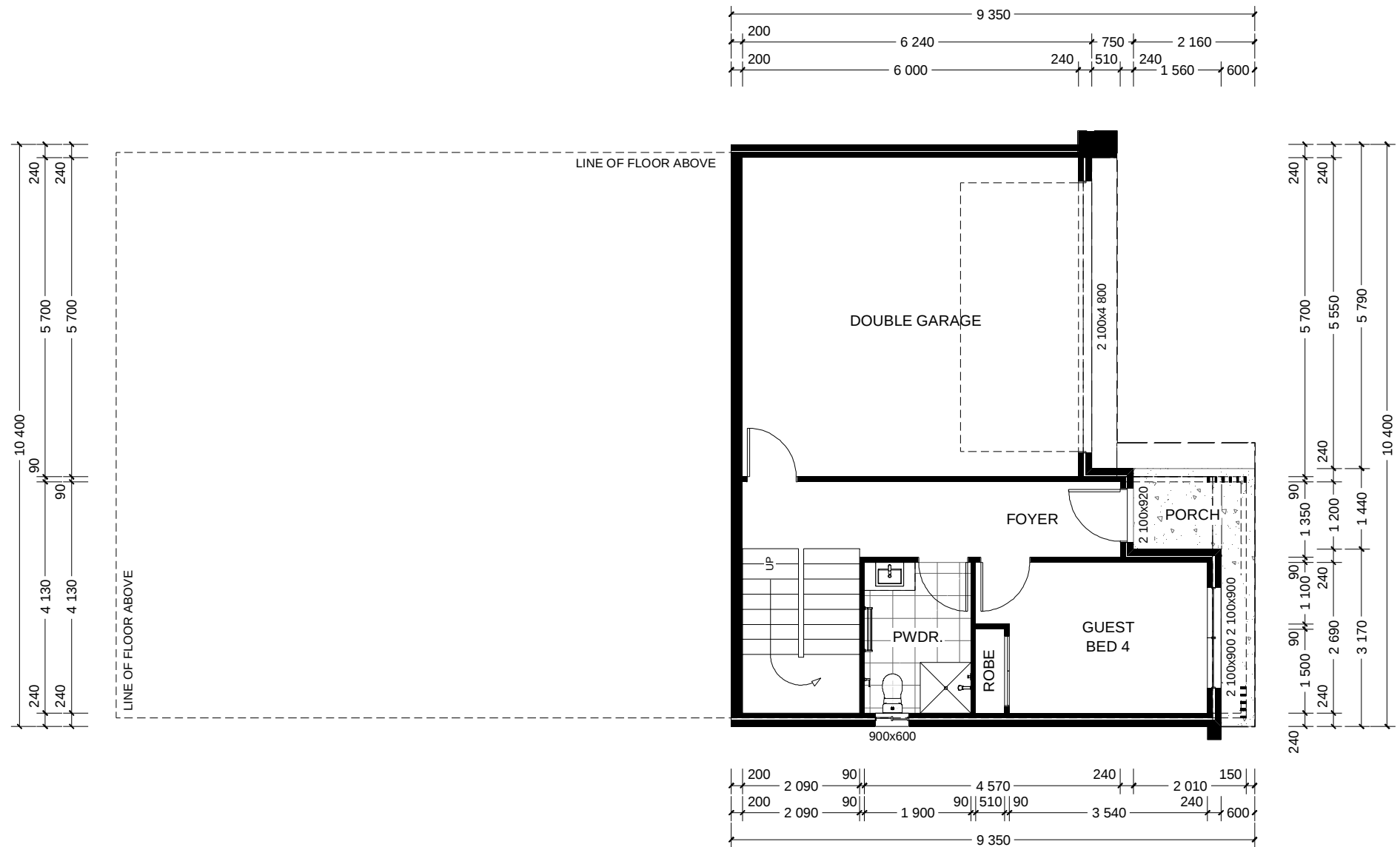


INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

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ASHGROVE 261 Beach Streetscape Split Level Series	CONCEPT 21/03/2024	TOTAL FLOOR AREA = 264.9 m ²		Min. Lot Width 12.5 m - 14 m	SITE PLAN Scale 1:200 @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 37.0 m ²	UF LIVING 162.8 m ²			
		GARAGE 38.3 m ²	VOID 6.2 m ²			
		PORCH 5.1 m ²	ALFRESCO 15.5 m ²			
		LF TOTAL 80.4 m ²	UF TOTAL 184.5 m ²			



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ASHGROVE 261 Beach Streetscape Split Level Series	CONCEPT	21/03/2024	TOTAL FLOOR AREA = 264.9 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	37.0 m ²	UF LIVING	162.8 m ²	
			LF GARAGE	38.3 m ²	UF VOID	6.2 m ²	
			LF PORCH	5.1 m ²	UF ALFRESCO	15.5 m ²	
			LF TOTAL	80.4 m ²	UF TOTAL	184.5 m ²	

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ASHGROVE 261

Beach Streetscape

Split Level Series

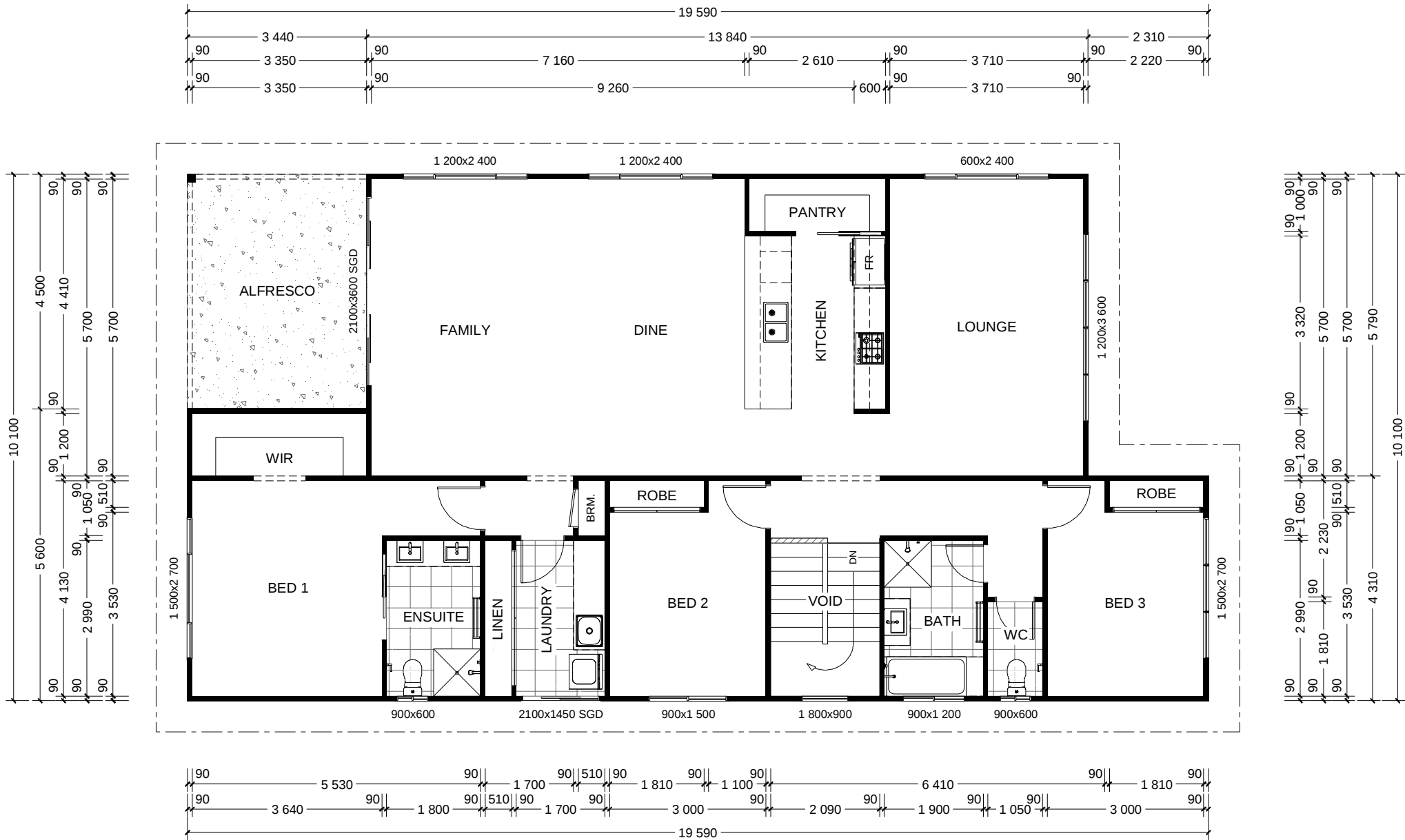
CONCEPT 21/03/2024
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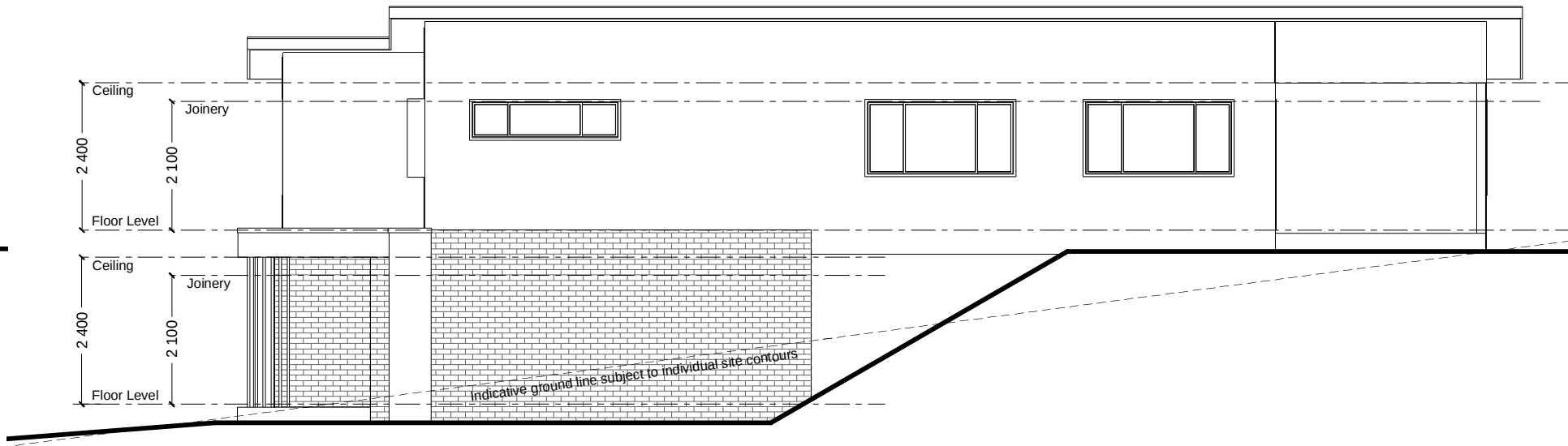
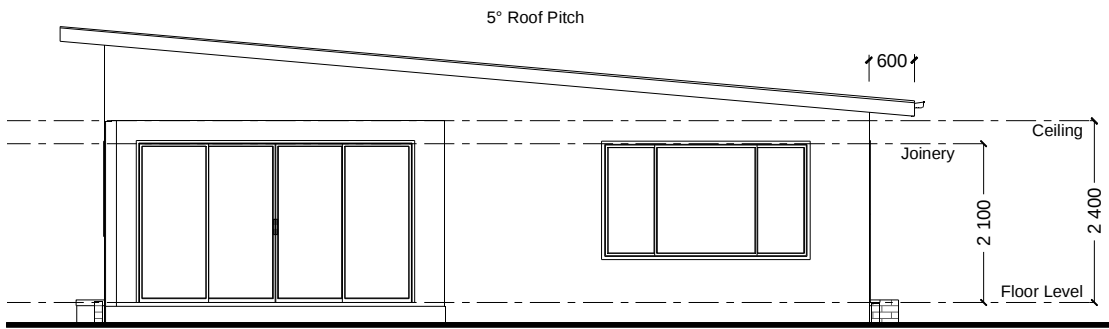
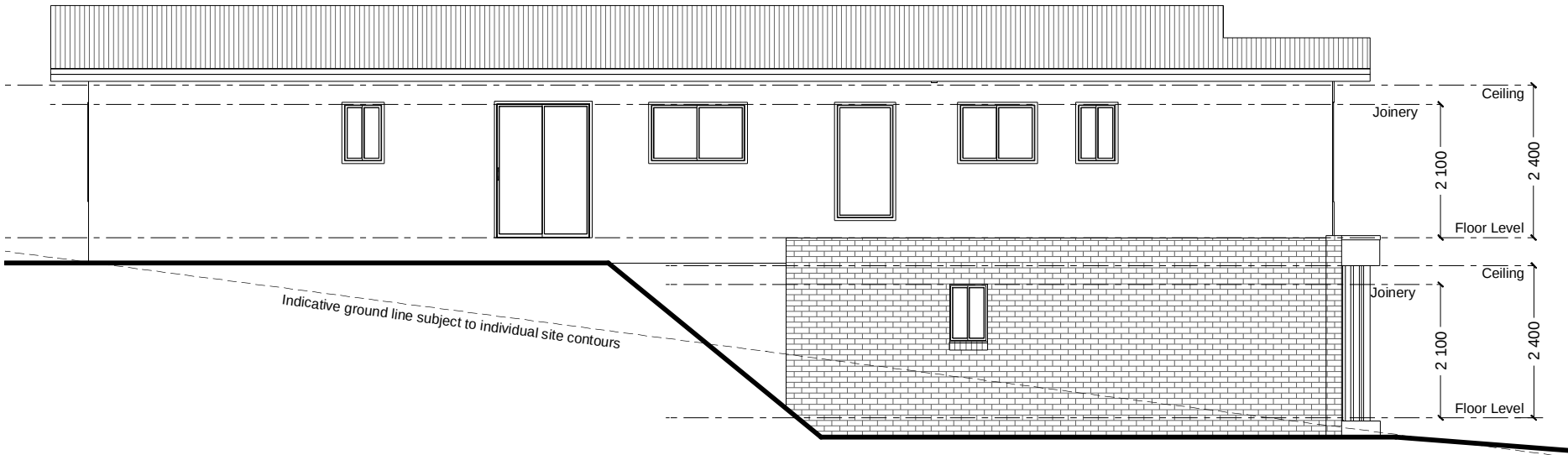
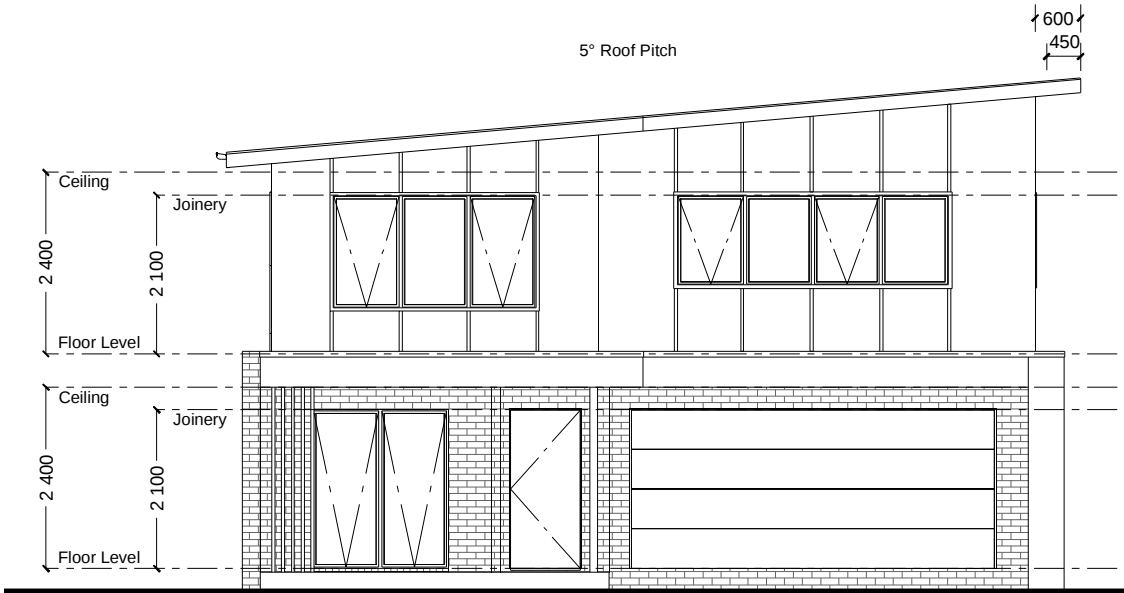
TOTAL FLOOR AREA = 264.9 m²			
LF LIVING	37.0 m²	UF LIVING	162.8 m²
GARAGE	38.3 m²	VOID	6.2 m²
PORCH	5.1 m²	ALFRESCO	15.5 m²
LF TOTAL	80.4 m²	UF TOTAL	184.5 m²

Min. Lot Width
12.5 m - 14 m

UPPER FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES





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ASHGROVE 261

Beach Streetscape

Split Level Series

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TOTAL FLOOR AREA = 264.9 m ²			
LF LIVING	37.0 m ²	UF LIVING	162.8 m ²
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LF TOTAL	80.4 m ²	UF TOTAL	184.5 m ²

Min. Lot Width
12.5 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)

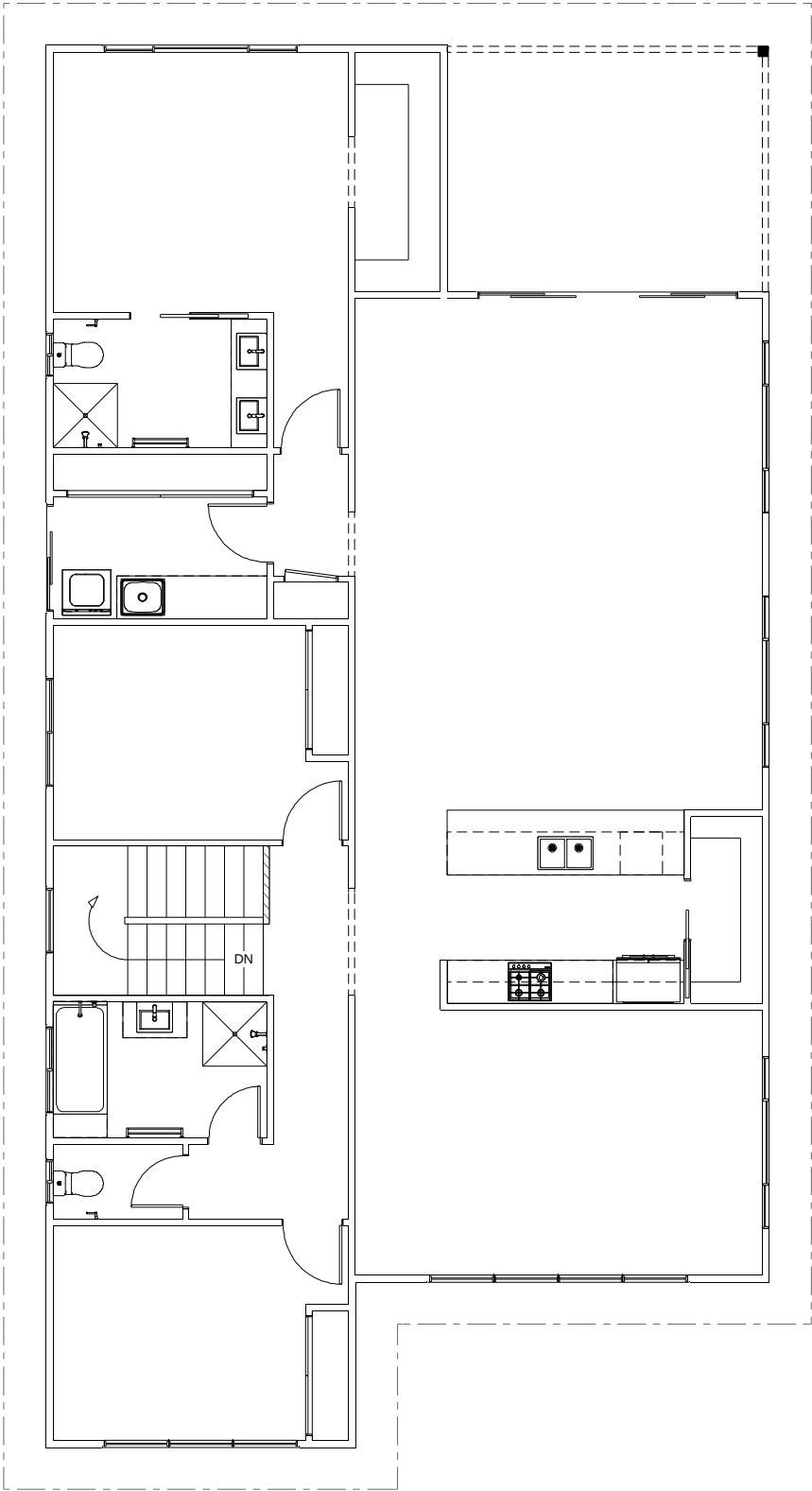
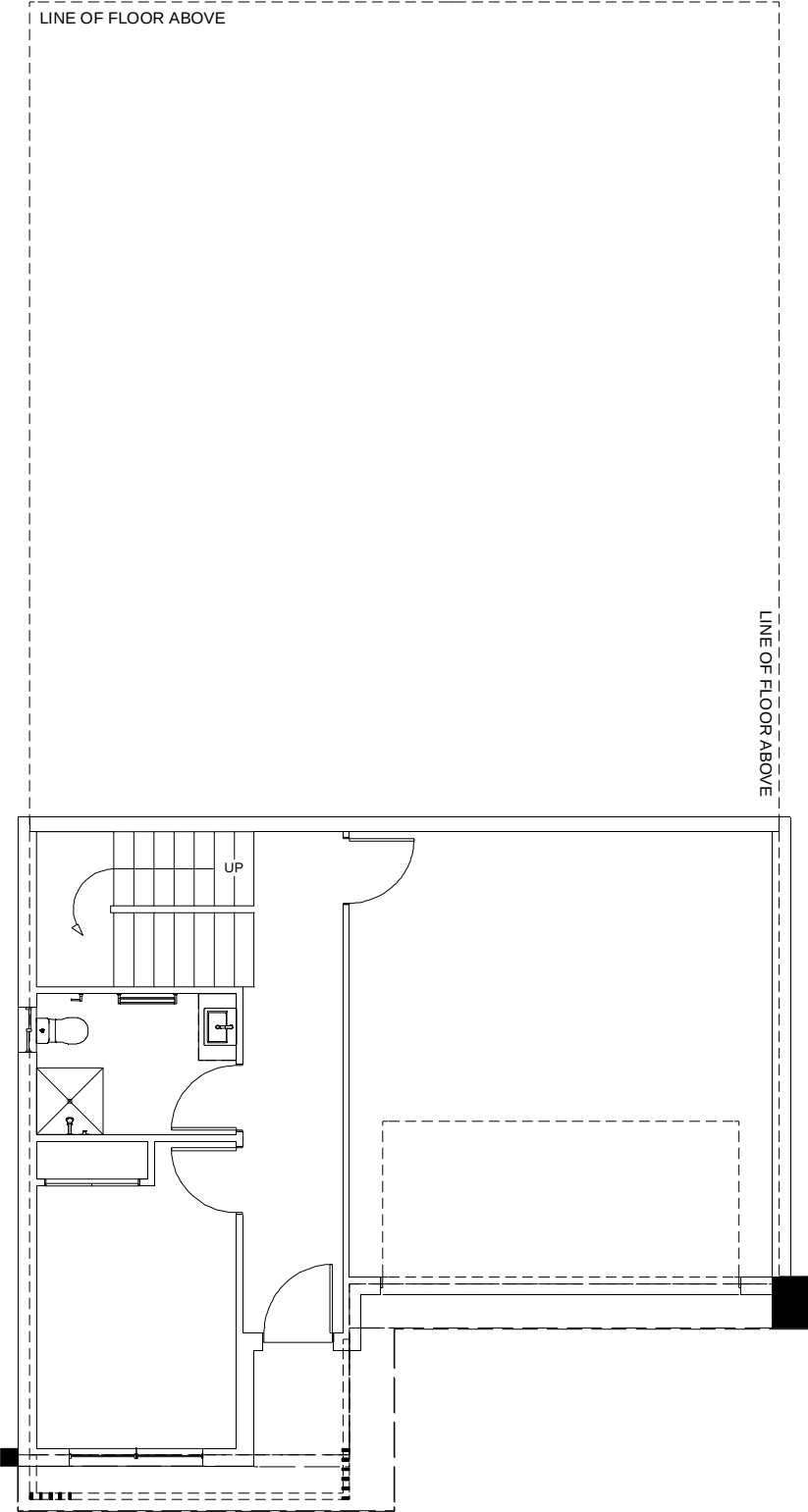
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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	-	-



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