



Ashgrove 261 Beach Facade Shown for illustrative purposes only



Ashgrove 261 Beach Rear Elevation Shown for illustrative purposes only

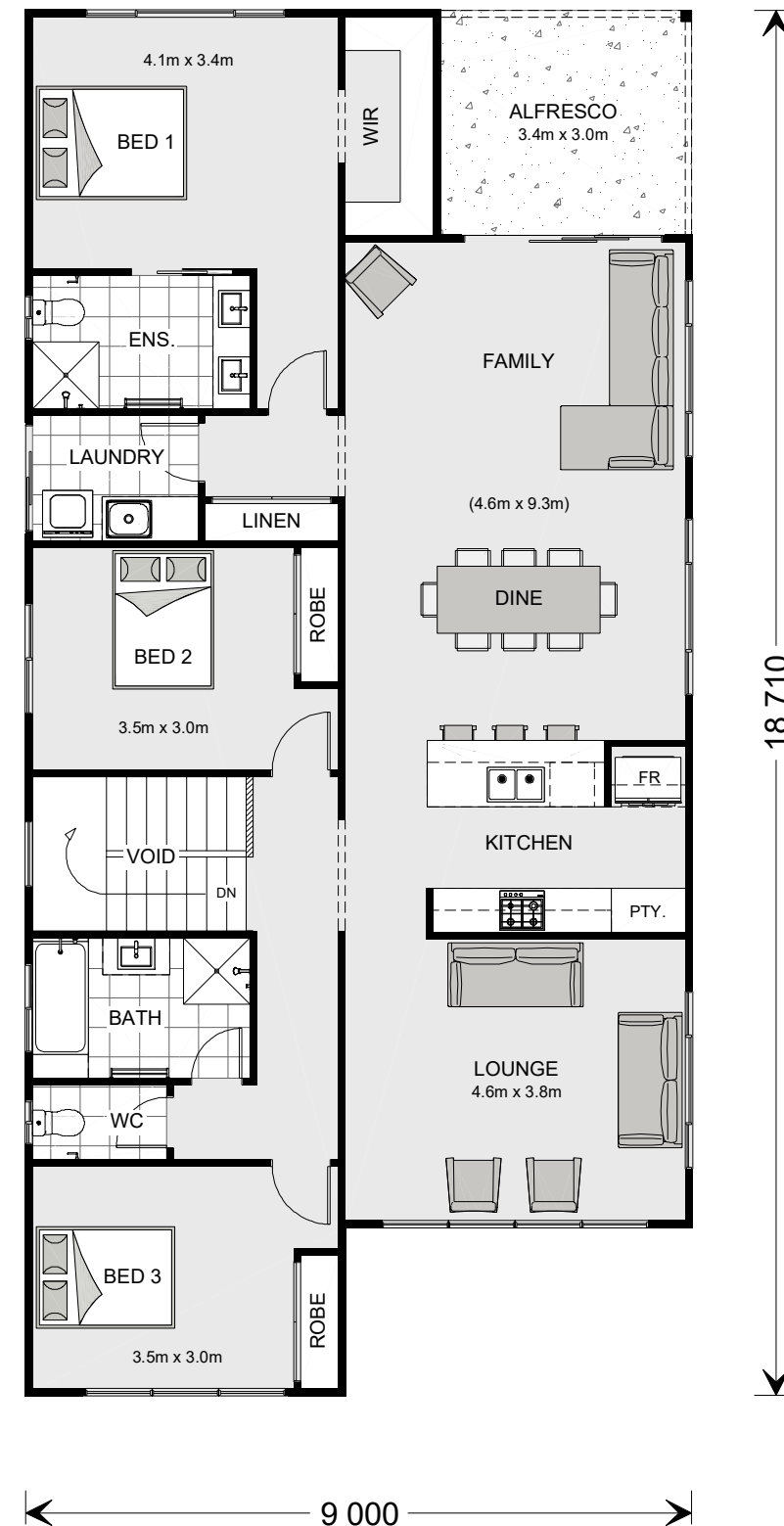
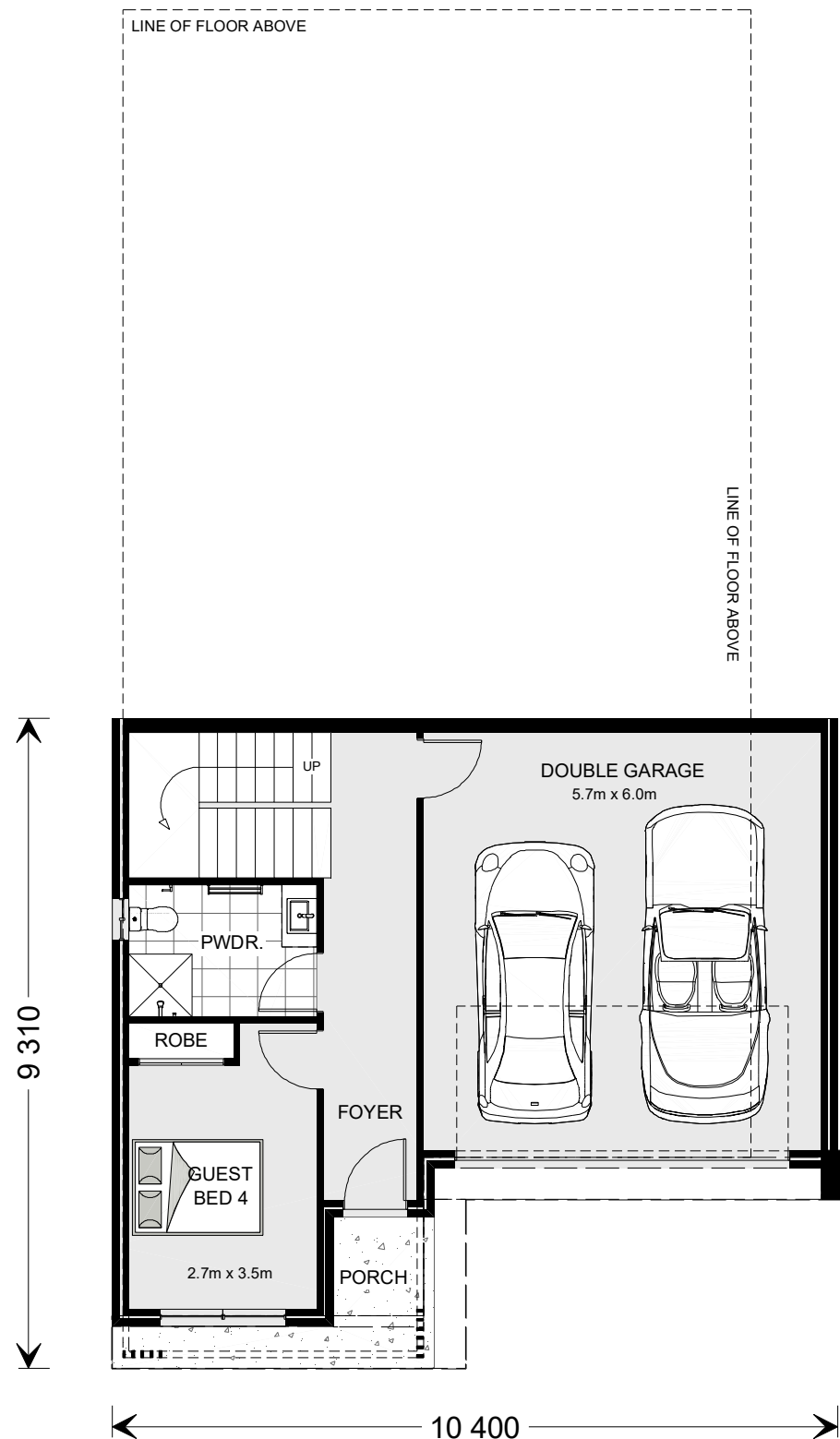


Ashgrove 261 Hamptons Cross Section Shown for illustrative purposes only

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 235 Beach Streetscape Split Level Series	CONCEPT	18/03/2025	TOTAL FLOOR AREA = 238.0 m²				Min. Lot Width 12 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 GARAGE PORCH	36.9 m² 38.3 m² 5.0 m²	UF LIVING VOID ALFRESCO	141.3 m² 6.2 m² 10.3 m²			
			LF TOTAL	80.2 m²	UF TOTAL	157.8 m²			



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ASHGROVE 235

Beach Streetscape

Split Level Series

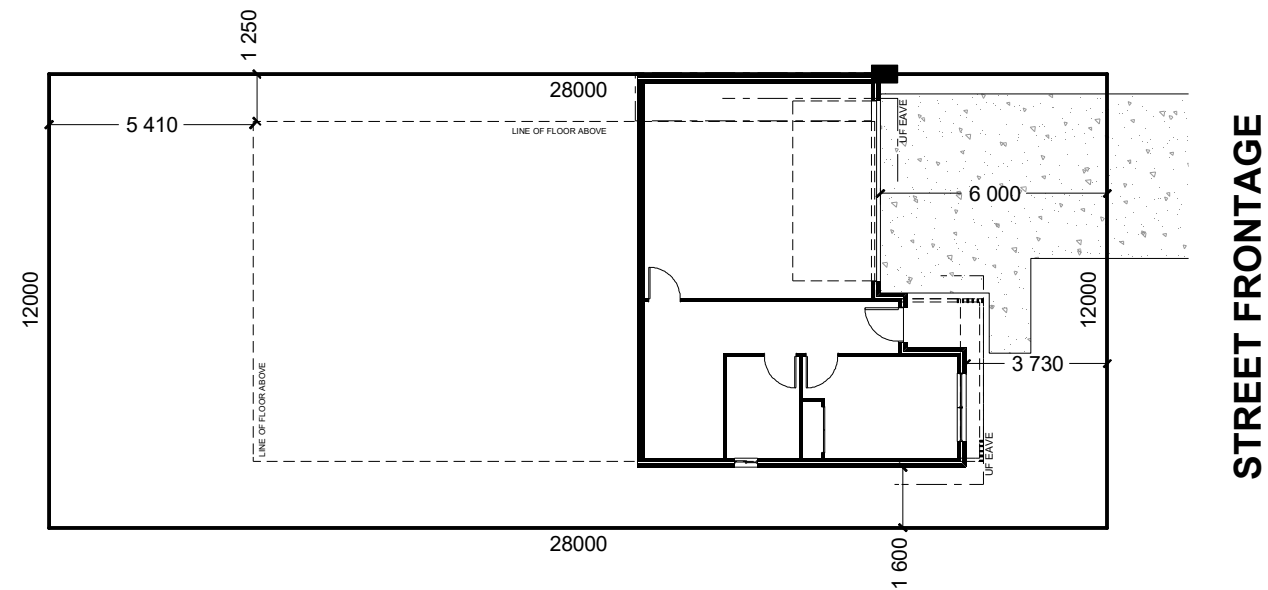
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TOTAL FLOOR AREA = 238.0 m ²			
LF LIVING	36.9 m ²	UF LIVING	141.3 m ²
LF GARAGE	38.3 m ²	UF VOID	6.2 m ²
LF PORCH	5.0 m ²	UF ALFRESCO	10.3 m ²
LF TOTAL	80.2 m ²	UF TOTAL	157.8 m ²

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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ASHGROVE 235

Beach Streetscape

Split Level Series

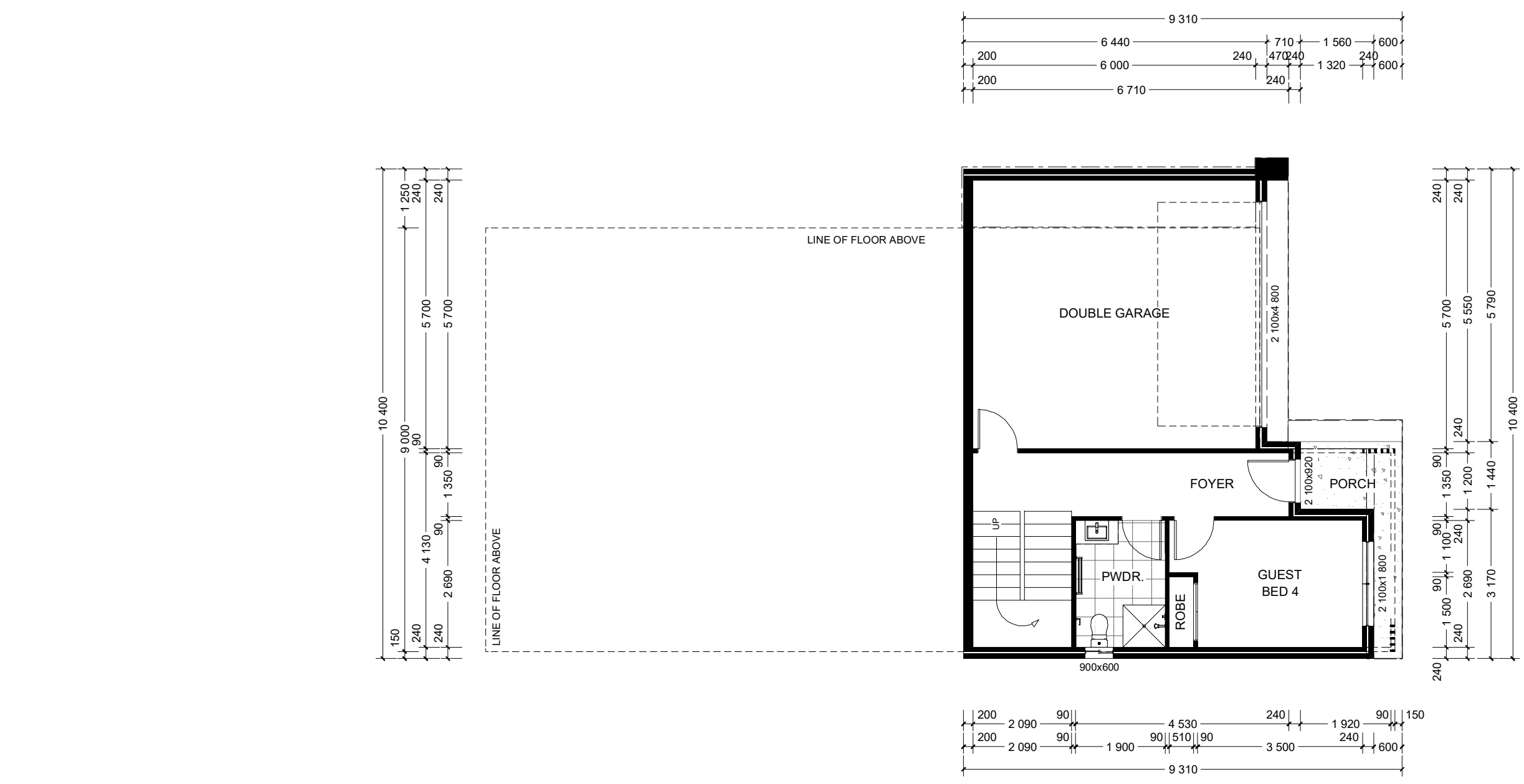
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PORCH	5.0 m²	ALFRESCO	10.3 m²
LF TOTAL	80.2 m²	UF TOTAL	157.8 m²

Min. Lot Width
12 m - 14 m

SITE PLAN
Scale 1:200 @A3

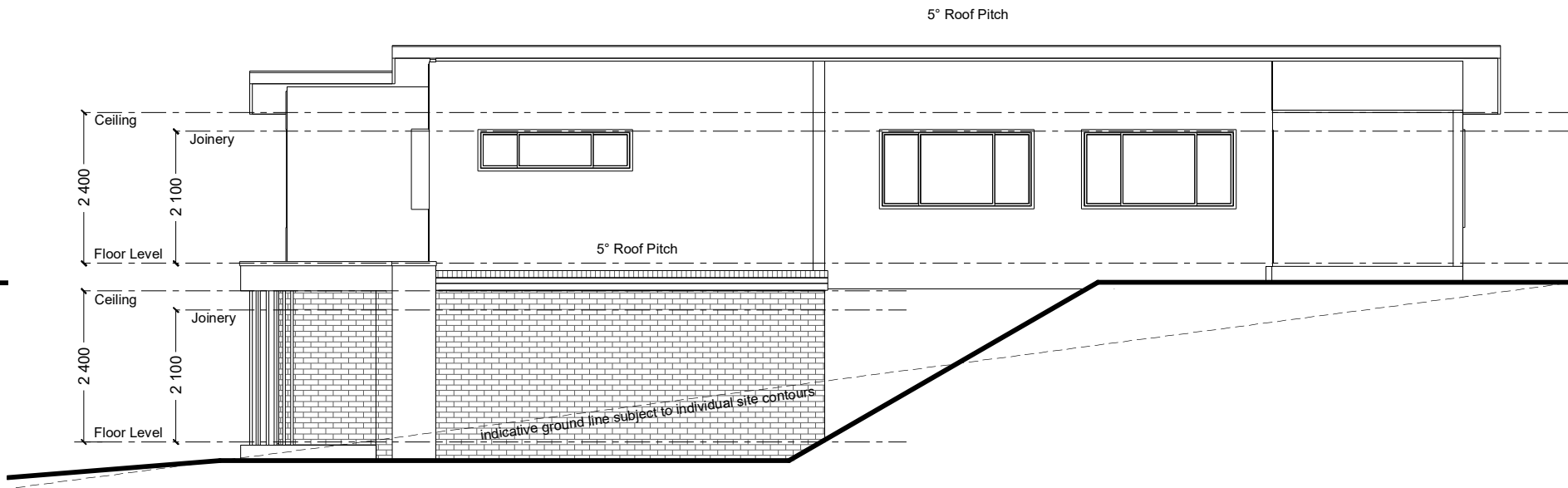
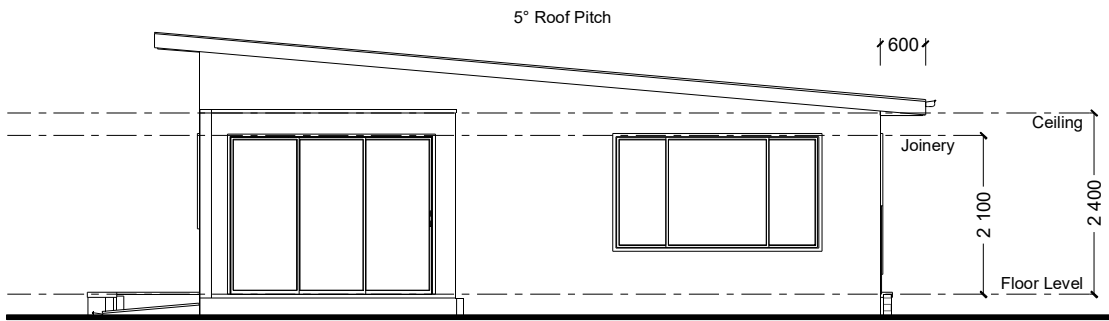
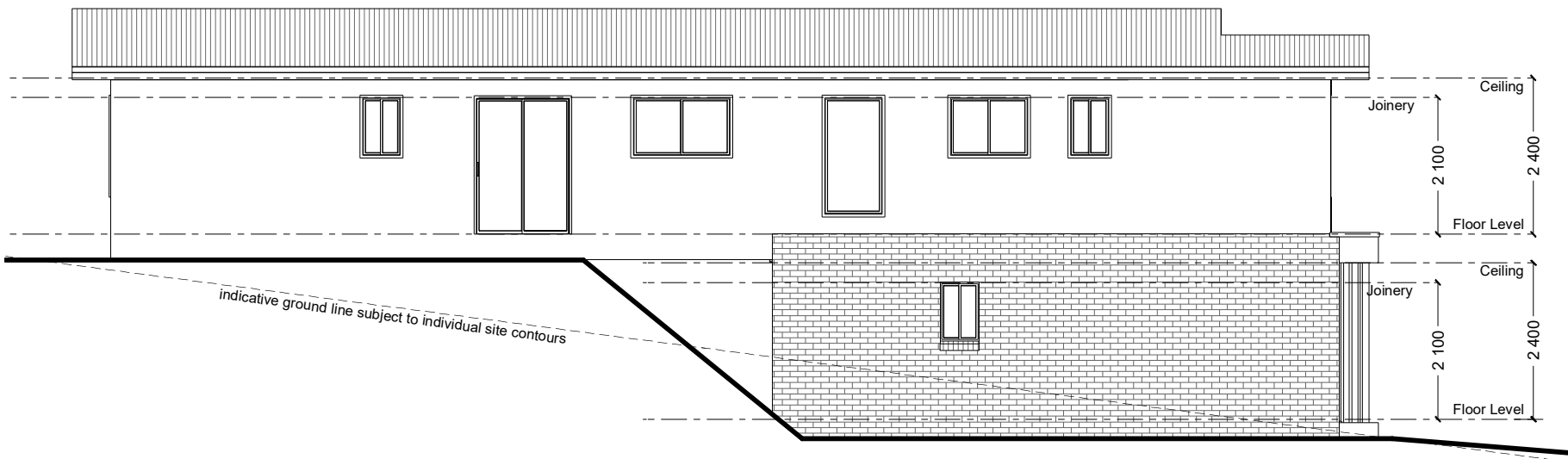
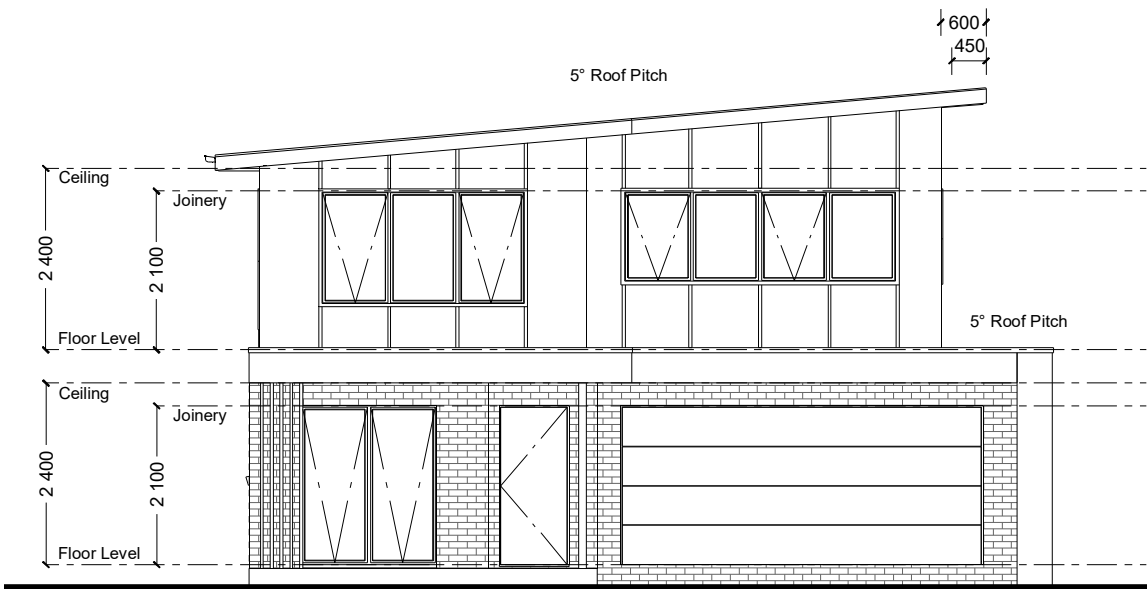
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ASHGROVE 235 Beach Streetscape Split Level Series	CONCEPT	18/03/2025	TOTAL FLOOR AREA = 238.0 m²		Min. Lot Width 12 m - 14 m	LOWER FLOOR PLAN Scale 1:100 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LF LIVING	36.9 m²	UF LIVING	141.3 m²	
			LF GARAGE	38.3 m²	UF VOID	6.2 m²	
			LF PORCH	5.0 m²	UF ALFRESCO	10.3 m²	
			LF TOTAL	80.2 m²	UF TOTAL	157.8 m²	



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ASHGROVE 235

Beach Streetscape

Split Level Series

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Min. Lot Width
12 m - 14 m

ELEVATIONS
Scale 1:100 @A3

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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)

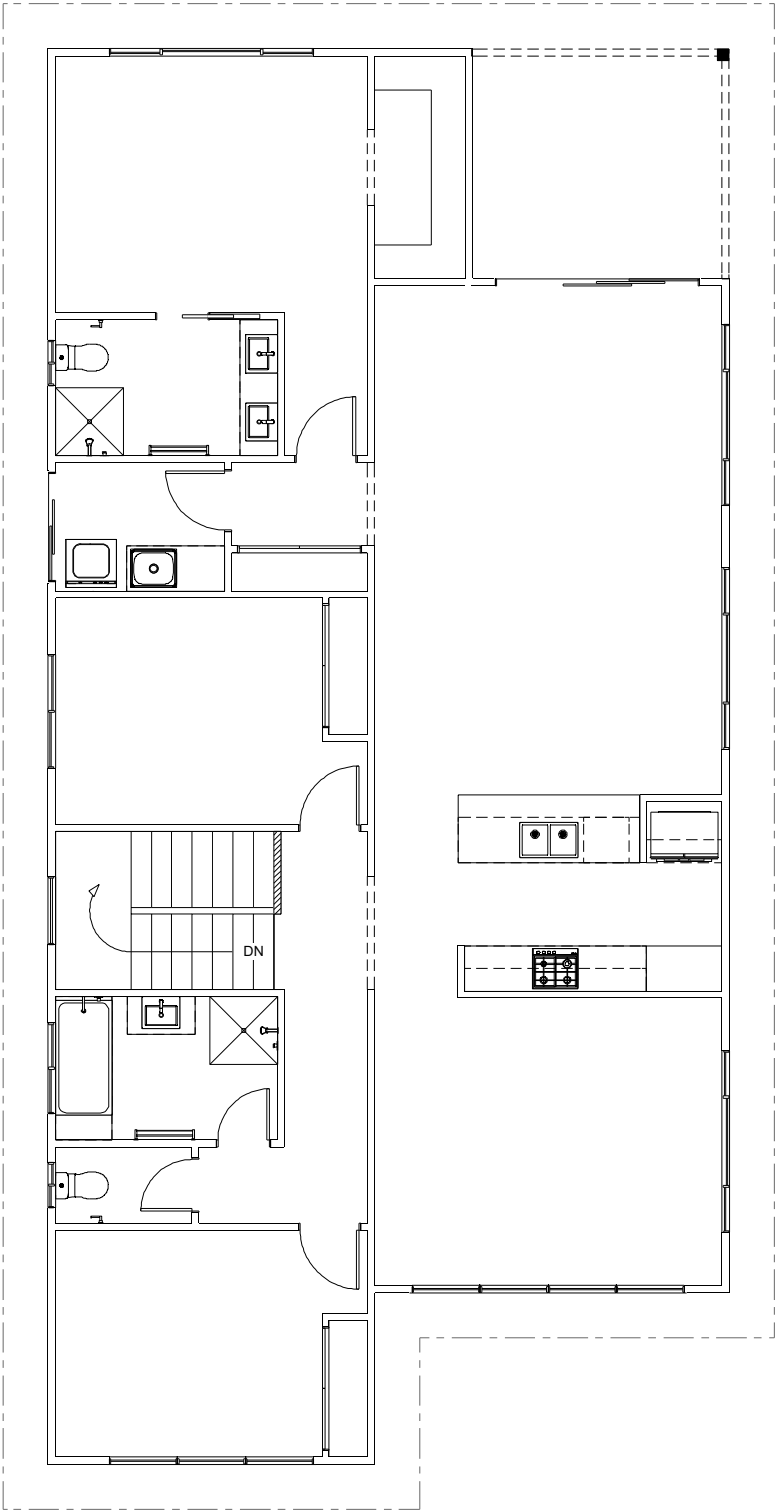
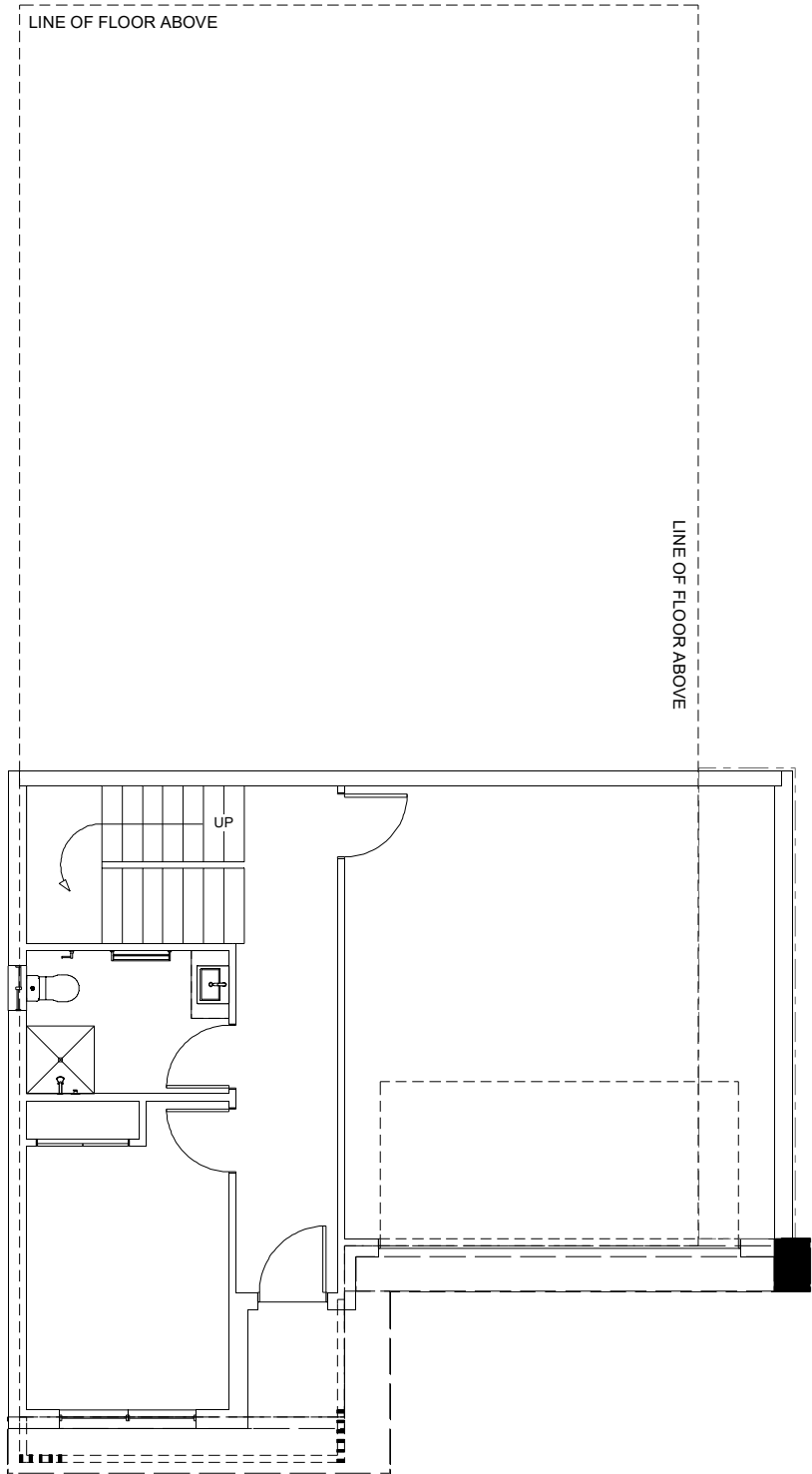
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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Split Level Series

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Min. Lot Width
12 m - 14 m

ELECTRICAL PLAN
Scale 1:100 @A3

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HOMES