



**Applicable to lot 109 and 112  
22 Campbell Street , Grantham Farm**

**\$1,279,600**

Land Size: **338 sqm**

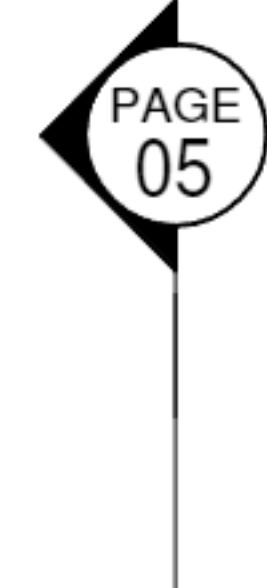
House Size: **222.90 sqm /24.02 sq**

Supreme Inclusions

- Fixed site costs & BASIX requirements.
- Cladding free full brick house.
- 2700mm ceiling height to ground floor.
- 2700mm ceiling height to first floor.
- Tiles on the ground floor.
- Hybrid floor first floor with high thick flooring with sound resistance underlay.
- Custom Designed staircase with timber steps.
- Glass Balustrade to stairs, void and balcony.
- 40mm stone benchtops featuring waterfall ends.
- Soft close kitchen drawers.
- Unlimited downlights throughout.
- Video Intercom.
- Full tile bathroom.

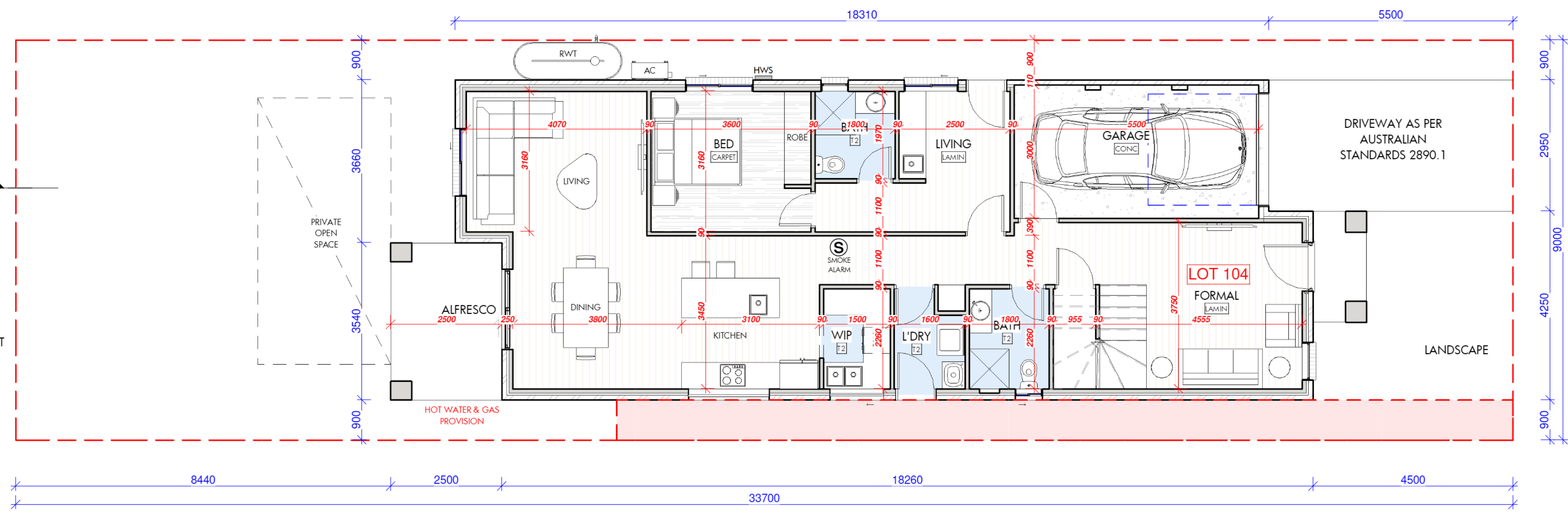
**Dual  
Income  
opportunity for  
investors**

AREAS FOR BUILDERS		
Area	sq.m	sqrs
ALFRESCO	8.85	0.95
BALCONY	3.00	0.32
FF LIVING	75.69	8.16
GARAGE	17.82	1.92
GF LIVING	114.54	12.34
PORCH	3.00	0.32
TOTAL	222.90	24.02



PAGE 05

- CARPET
- CONC
- LAMIN
- T1
- T2
- T3



# 1 GROUND FLOOR

1 : 100

**eco. factor** Pty. Ltd  
 SUITE 1, LEVEL 2,  
 215-219 GEORGE ST., LIVERPOOL  
 2170, NSW, Australia.  
 P: 1300 326 322  
 info@ecofactor.com.au  
 www.ecofactor.com.au



**BEFORE YOU DIG**  
 www.byda.com.au  
 Zero Damage - Zero Harm

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- Figured dimensions are to take preference over scaled dimensions.  
 - Builder shall be held responsible to verify all dimensions/levels on site & notify any discrepancy to ECO.FACTOR PTY LTD  
 - All materials are to be used in accordance with manufacturer's specifications and instructions and to comply with relevant Australian Standards.



THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING:  
 AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION  
 AS 1428 DESIGN FOR ACCESS AND MOBILITY  
 AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS  
 AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING  
 AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM  
 AS 1909 INSTALLATION OF TIMBER DOORSETS  
 AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION  
 AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS  
 AS 2444 PORTABLE FIRE EXTINGUISHERS  
 AS 3500 NATIONAL PLUMBING AND DRAINAGE  
 AS 3600 CONCRETE STRUCTURES  
 AS 3700 MASONRY STRUCTURES  
 AS 3740 WATERPROOFING OF DOMESTIC WET AREAS  
 AS 4100 STEEL STRUCTURES  
 AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS  
 AS 3610 FORMWORK FOR CONCRETE  
 OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG      DF DOOR TAG

WALL TAG

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATION, OR SHOP DRAWINGS.  
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No.	DESCRIPTION	DATE

0 1.0 m 2.5 m 5.0 m

SCALE: 1:100

CLIENT  
 INNOVATION BUILDERS

PROJECT  
 DESIGN FOR 9 METER WIDE LOT DOUBLE STOREY HOUSE

DRAWING TITLE  
 GROUND FLOOR PLAN

SCALE  
 1 : 100

DATE  
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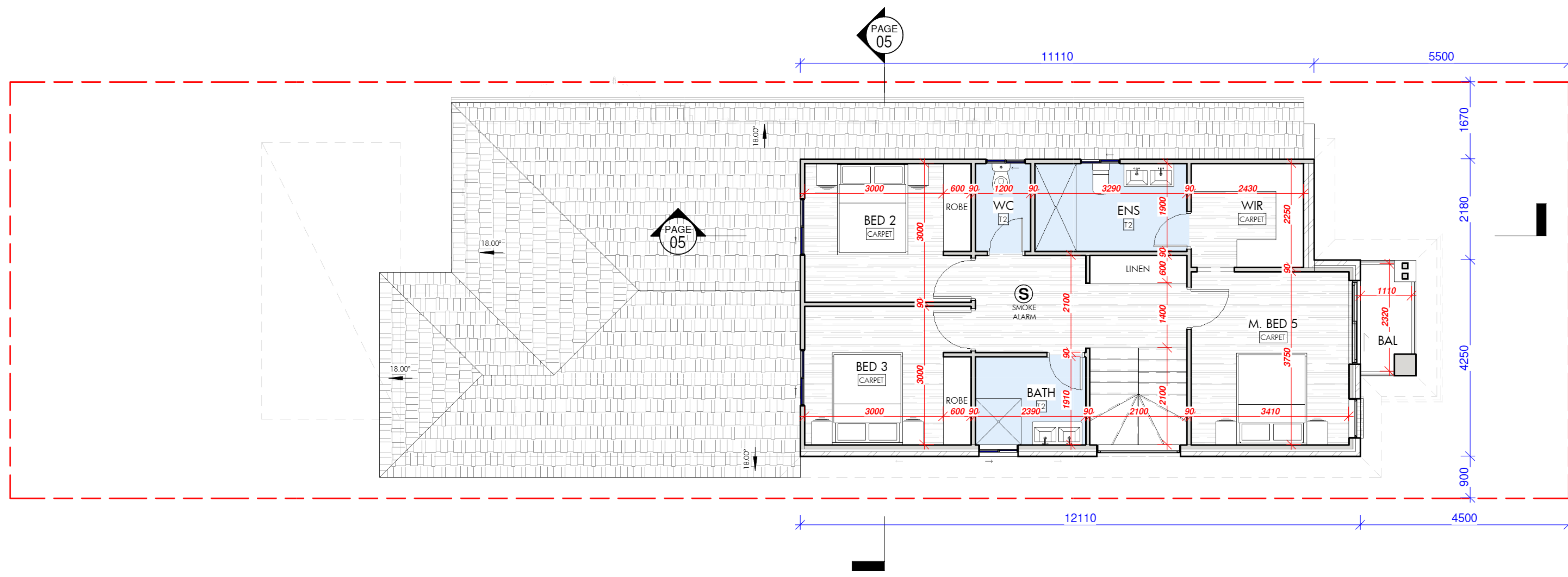
DRAWING NO.  
 23114

PROJ. STAGE  
 conc

PAGE NUMBER  
 conc - 02

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- T1
- T2
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<b>TOTAL</b>	<b>222.90</b>	<b>24.02</b>



# 1 FIRST FLOOR

1 : 100

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MEMBER:  
  
**bdaa**  
 BUILDING DESIGNERS  
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PROJ. STAGE  
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PAGE NUMBER  
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