



ARTISTS IMPRESSION - for illustrative purposes only  
(Montville 462 Resort Facade Shown)

**NCC 22**

The bathroom and powder room must be constructed and reinforced in accordance with NCC regulations. This includes any circulation space req's, noggings and sheeting provisions for future grab rails where required.

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

# MONTVILLE 327

Resort Streetscape

**Prestige Series**

CONCEPT 3/08/2022

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G.J. Gardner Homes  
Concept plans only,  
final working drawings may vary

FLOOR AREAS TOTAL 326.5 m<sup>2</sup>

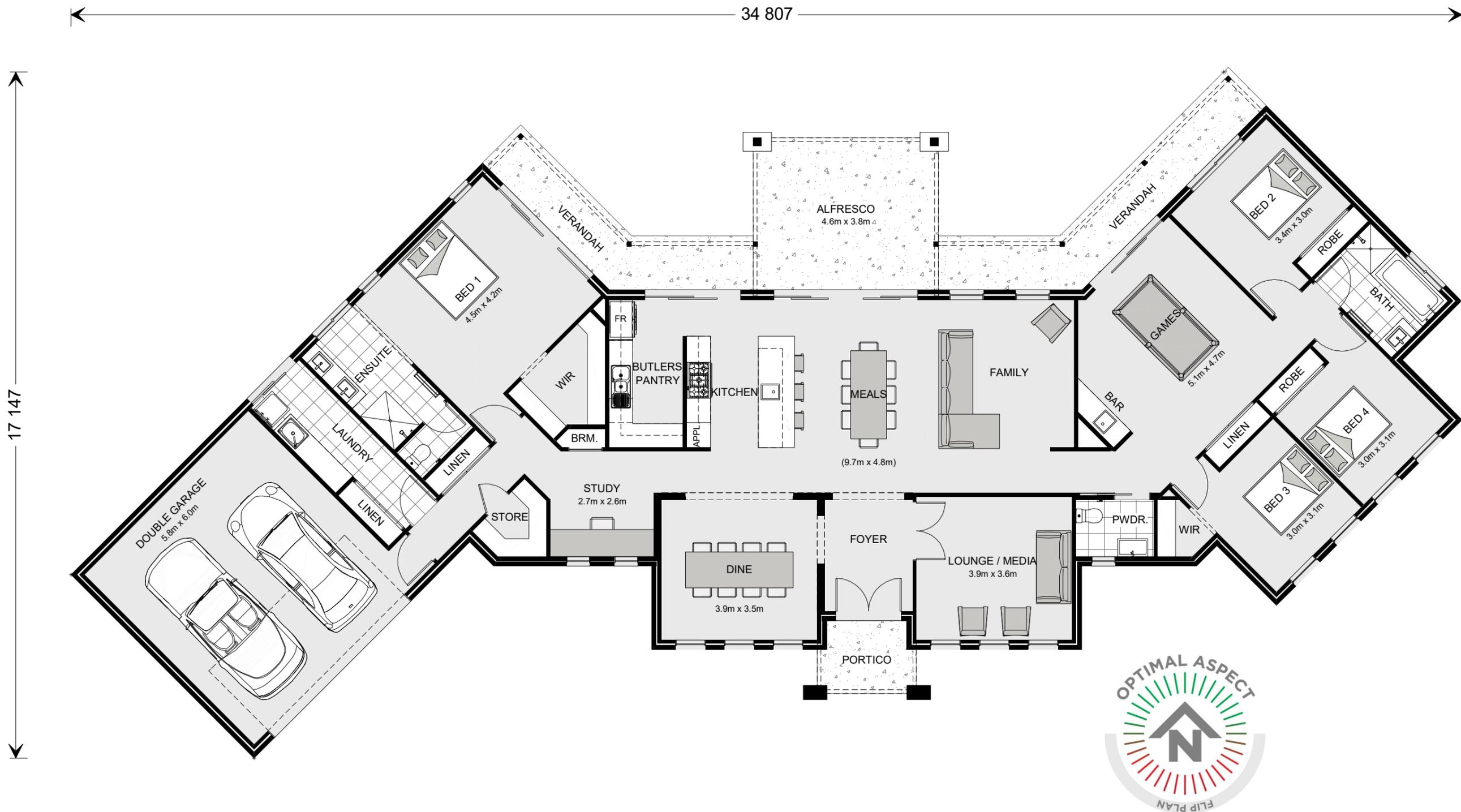
LIVING	241.9 m <sup>2</sup>
GARAGE	39.9 m <sup>2</sup>
ALFRESCO	17.6 m <sup>2</sup>
VERANDAH	22.9 m <sup>2</sup>
PORCH	4.2 m <sup>2</sup>

Min. Lot Width  
39 m +

ARTIST IMPRESSION  
N.T.S.

# G.J. Gardner.

**HOMES**



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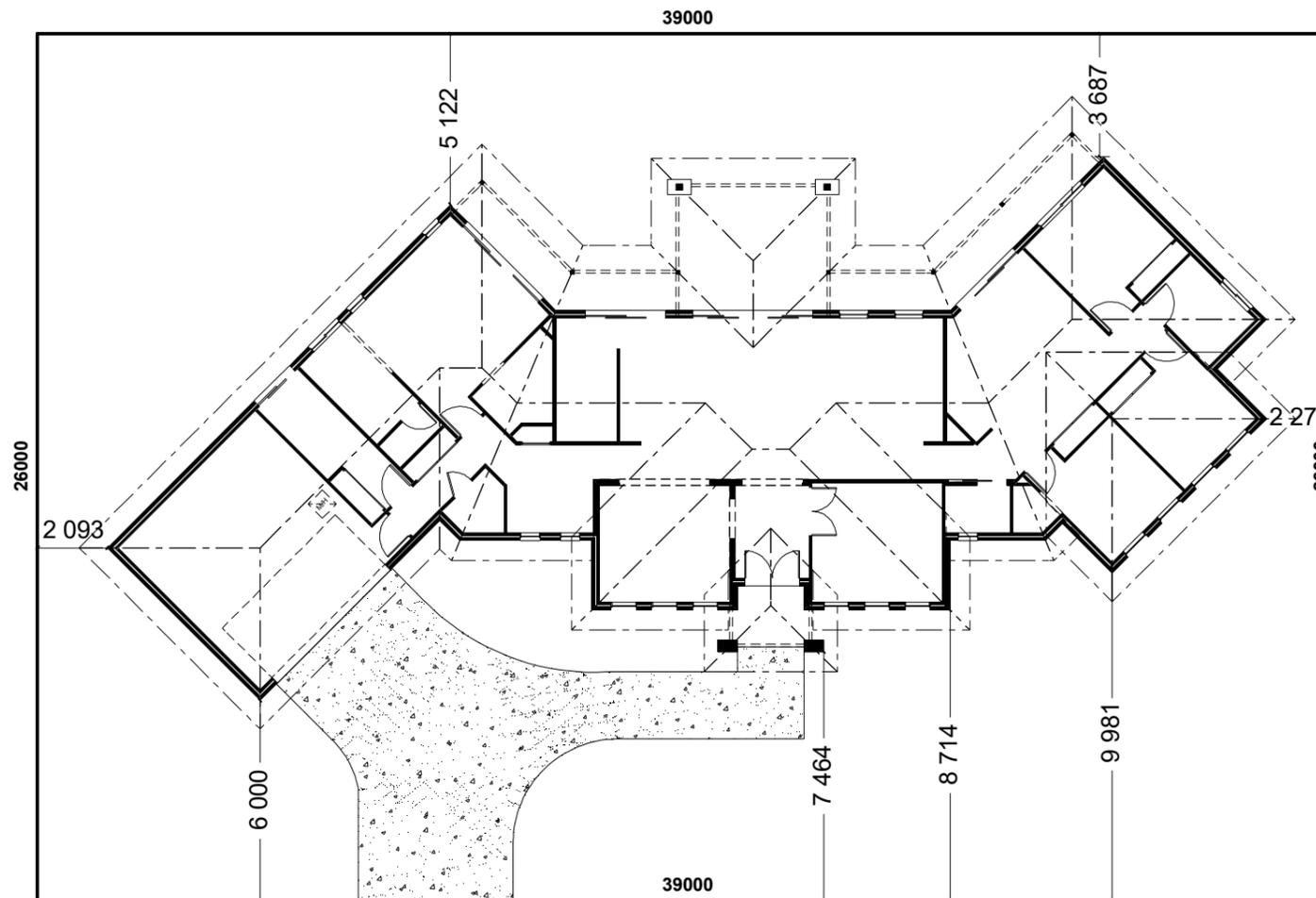
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**PRESENTATION PLAN**  
Scale 1:100 @A3

# G.J. Gardner.

**HOMES**



**STREET FRONTAGE**

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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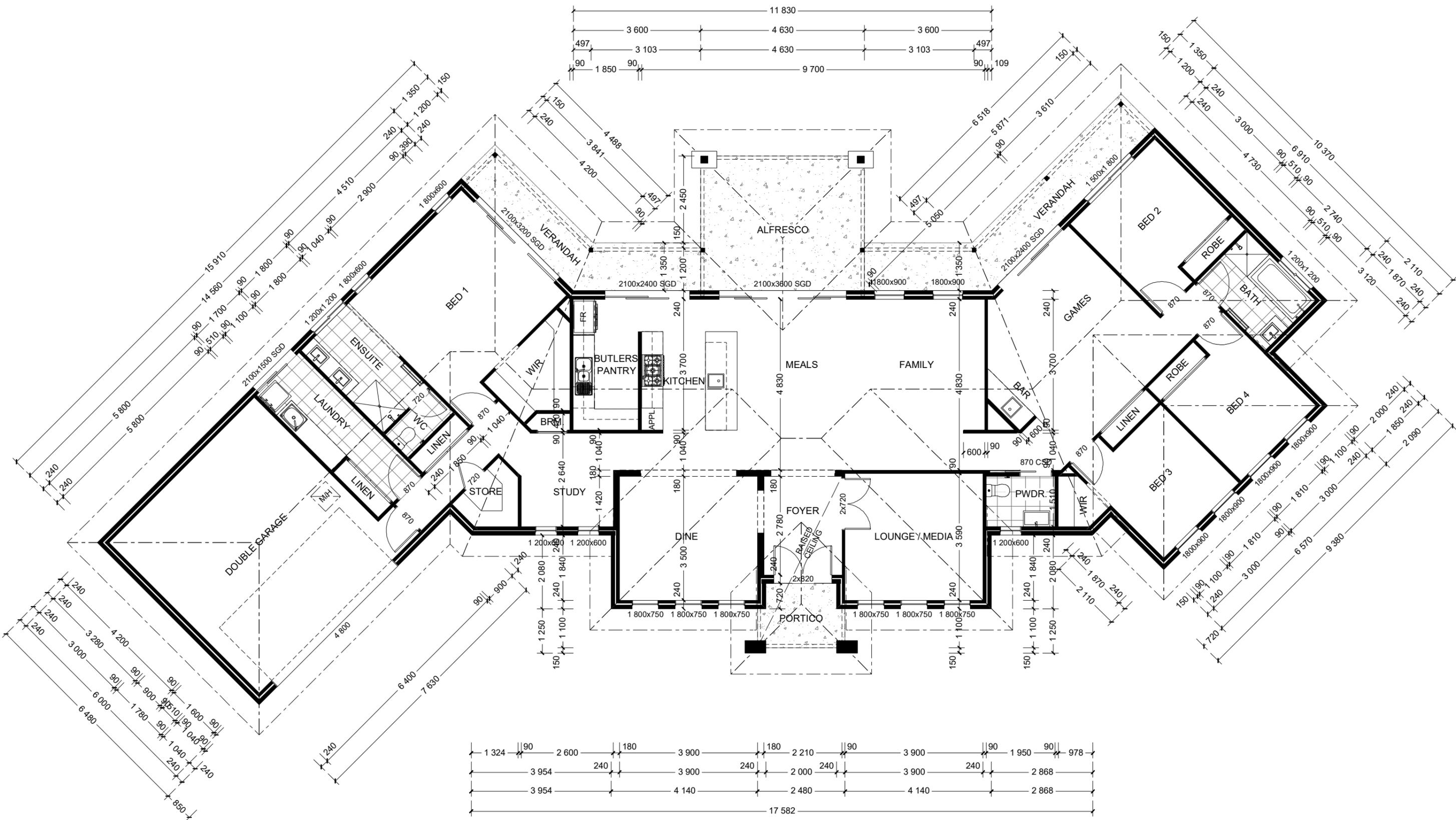
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SITE PLAN Scale 1:200 @A3

**G.J. Gardner.**

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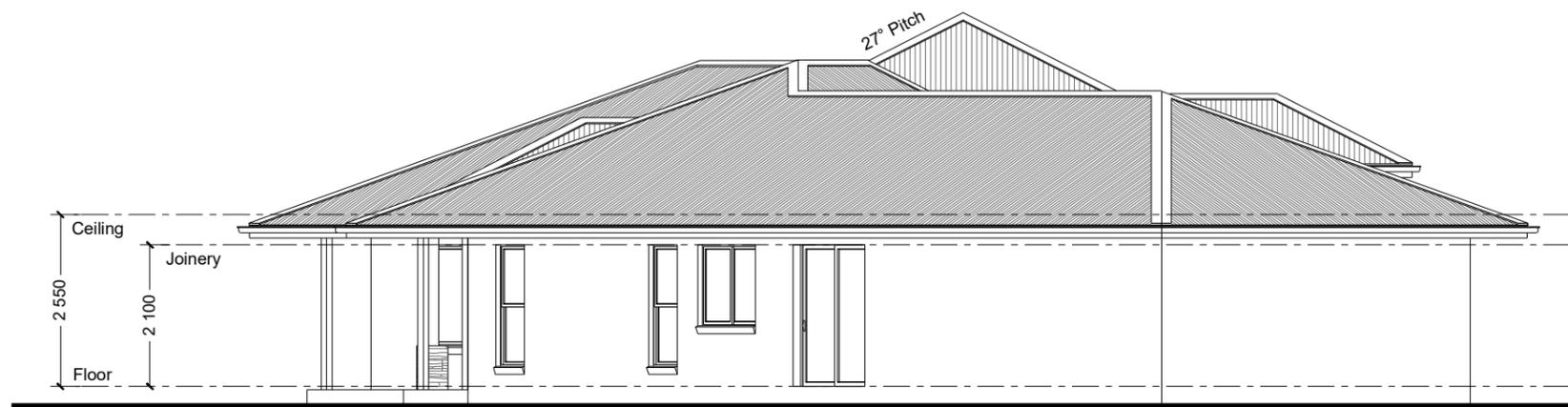
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**FLOOR PLAN**  
Scale 1:100 @A3

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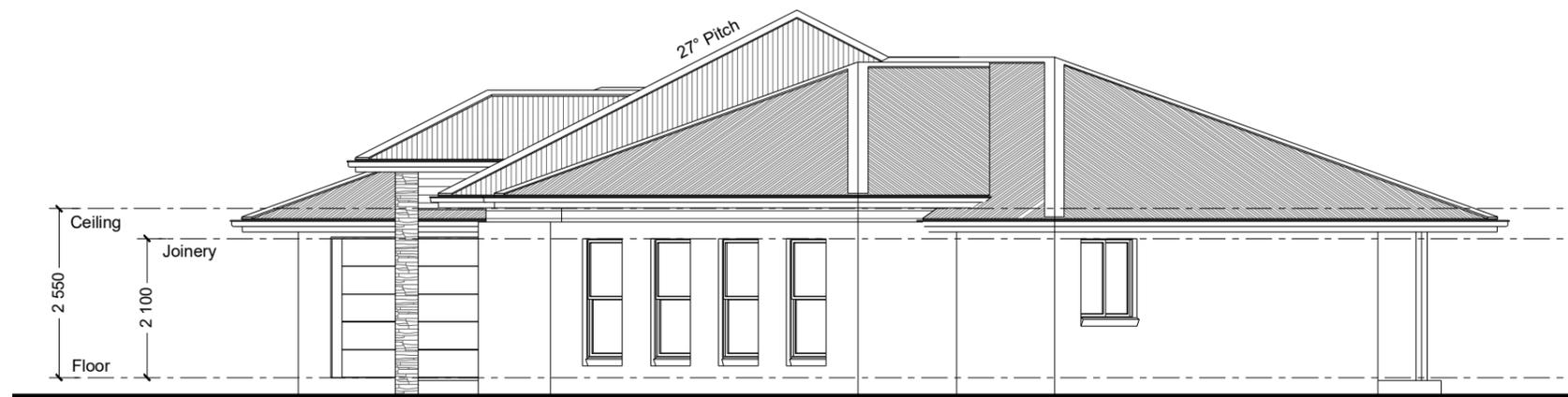
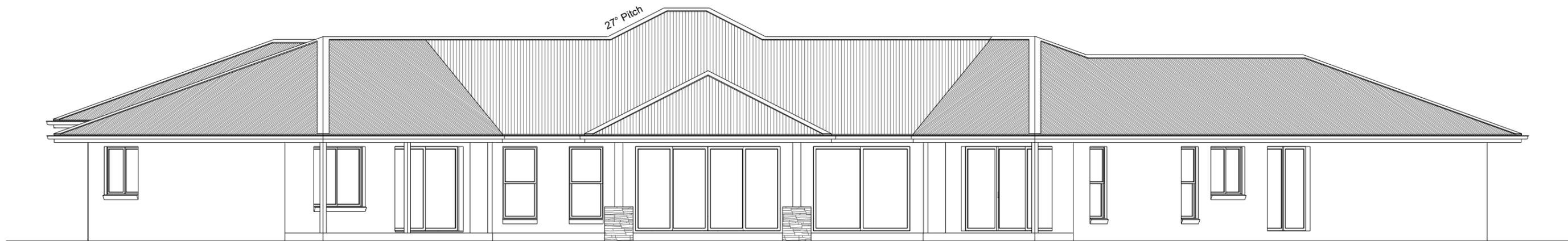
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**ELEVATIONS**  
Scale 1:100 @A3

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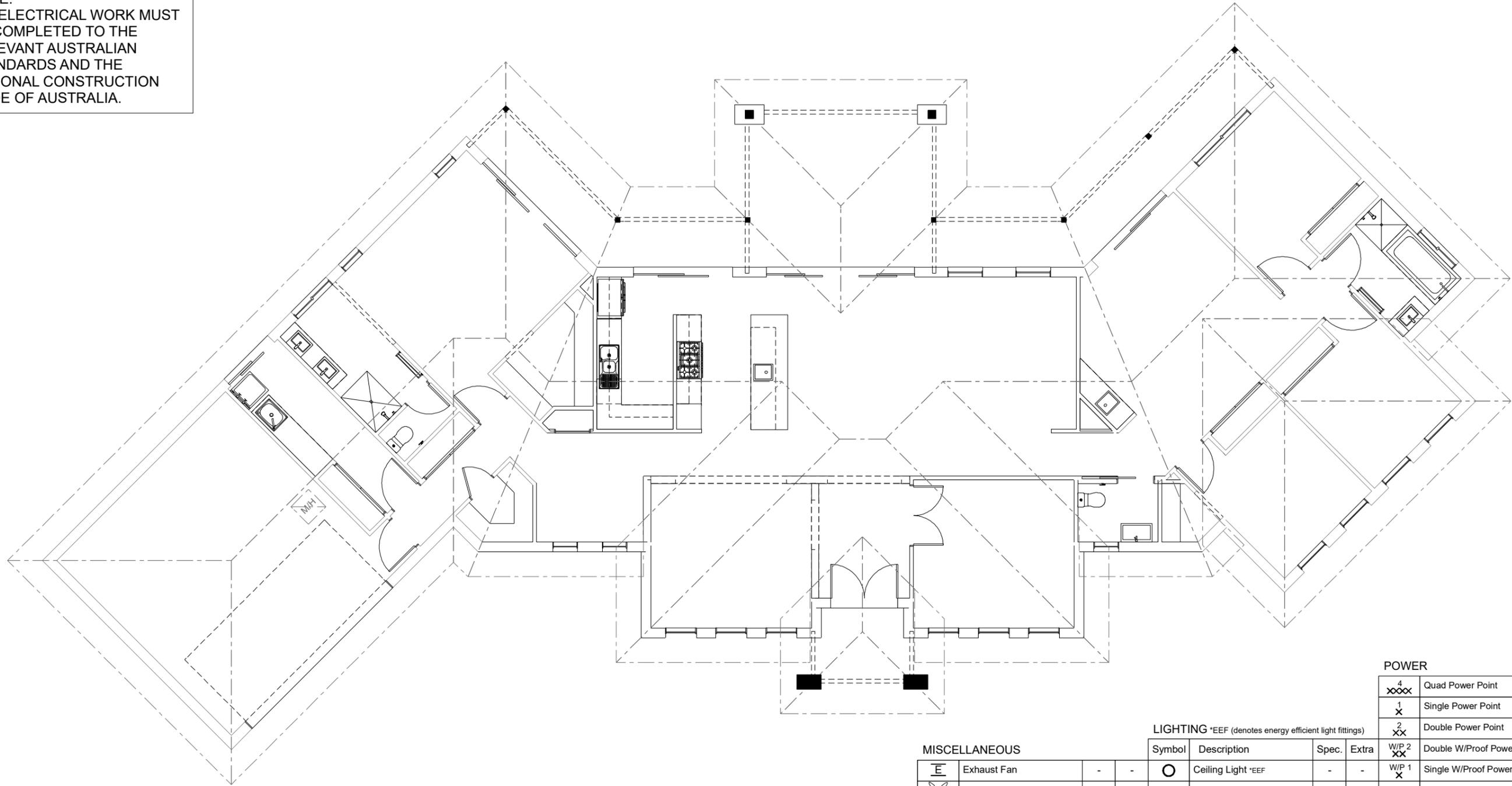
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**ELEVATIONS**  
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**G.J. Gardner.**  
**HOMES**

**ELECTRICAL LEGEND**

NOTE:  
ALL ELECTRICAL WORK MUST  
BE COMPLETED TO THE  
RELEVANT AUSTRALIAN  
STANDARDS AND THE  
NATIONAL CONSTRUCTION  
CODE OF AUSTRALIA.



**POWER**

4 xxx	Quad Power Point	-	-
1 x	Single Power Point	-	-
2 xx	Double Power Point	-	-
W/P 2 xx	Double W/Proof Power Point	-	-
W/P 1 x	Single W/Proof Power Point	-	-
T.V	T.V.Point	-	-
ph	Phone Point	-	-
⚡	T.V Antenna & Booster inc. SGPO	-	-
D.W	Dishwasher Point	-	-
R.H	Rangehood Point	-	-
M.W	Microwave Point	-	-
O.V	Oven Point	-	-
C.T	Cook Top Iso point	-	-

**LIGHTING** \*EEF (denotes energy efficient light fittings)

MISCELLANEOUS		Symbol	Description	Spec.	Extra	POWER	
EF	Exhaust Fan	-	-	○	Ceiling Light *EEF	-	-
CF	Ceiling Fan (stainless steel)	-	-	●	Down Light *EEF	-	-
CF/L	Ceiling Fan & Light (white)	-	-	⊞	Wall Light *EEF approx height	-	-
MB	Meter Box	-	-	xx	Pendant / Track Light *EEF	-	-
HWS	Hot Water Service	-	-	⊞	IXL Tastic (or similar)	-	-
SA	Smoke Detectors	-	-	⊞	Batten Fluoro Light *EEF	-	-
ds	Dimmer Switch	-	-	⊞	Round Fluoro Light *EEF	-	-
2 way	Two Way Switch	-	-	⊞	Flood / Spot Light *EEF	-	-
AC	A/C Condensor Iso Point	-	-		TOTAL LIGHT POINTS	-	-

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Scale 1:100 @A3

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**HOMES**