



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

NCC 22

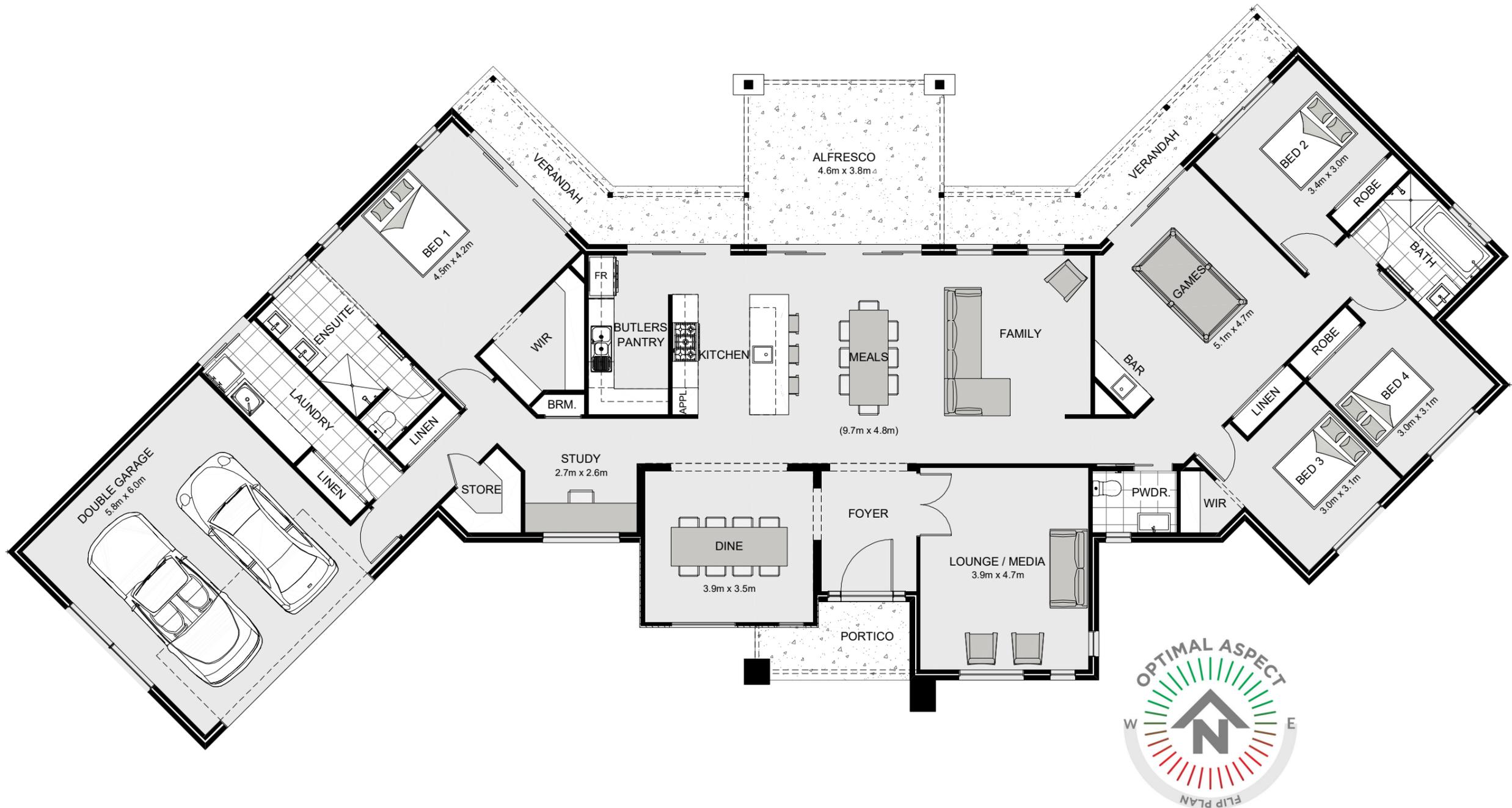
The bathroom and powder room must be constructed and reinforced in accordance with NCC regulations. This includes any circulation space req's, noggings and sheeting provisions for future grab rails where required.

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

<p>MONTVILLE 327 Executive Streetscape Prestige Series</p>	<p>CONCEPT 29/08/2023</p>	<p>FLOOR AREAS</p>	<p>TOTAL 331.9 m²</p>	<p>Min. Lot Width 39 m +</p>	<p>ARTIST IMPRESSION N.T.S.</p>	<p>G.J. Gardner. <u>HOMES</u></p>
	<p>© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary</p>	<p>LIVING 245.8 m² GARAGE 39.9 m² ALFRESCO 17.6 m² VERANDAH 22.9 m² PORCH 5.7 m²</p>				

← 34 807 →

↑ 17 147 ↓



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Executive Streetscape

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FLOOR AREAS TOTAL 331.9 m²

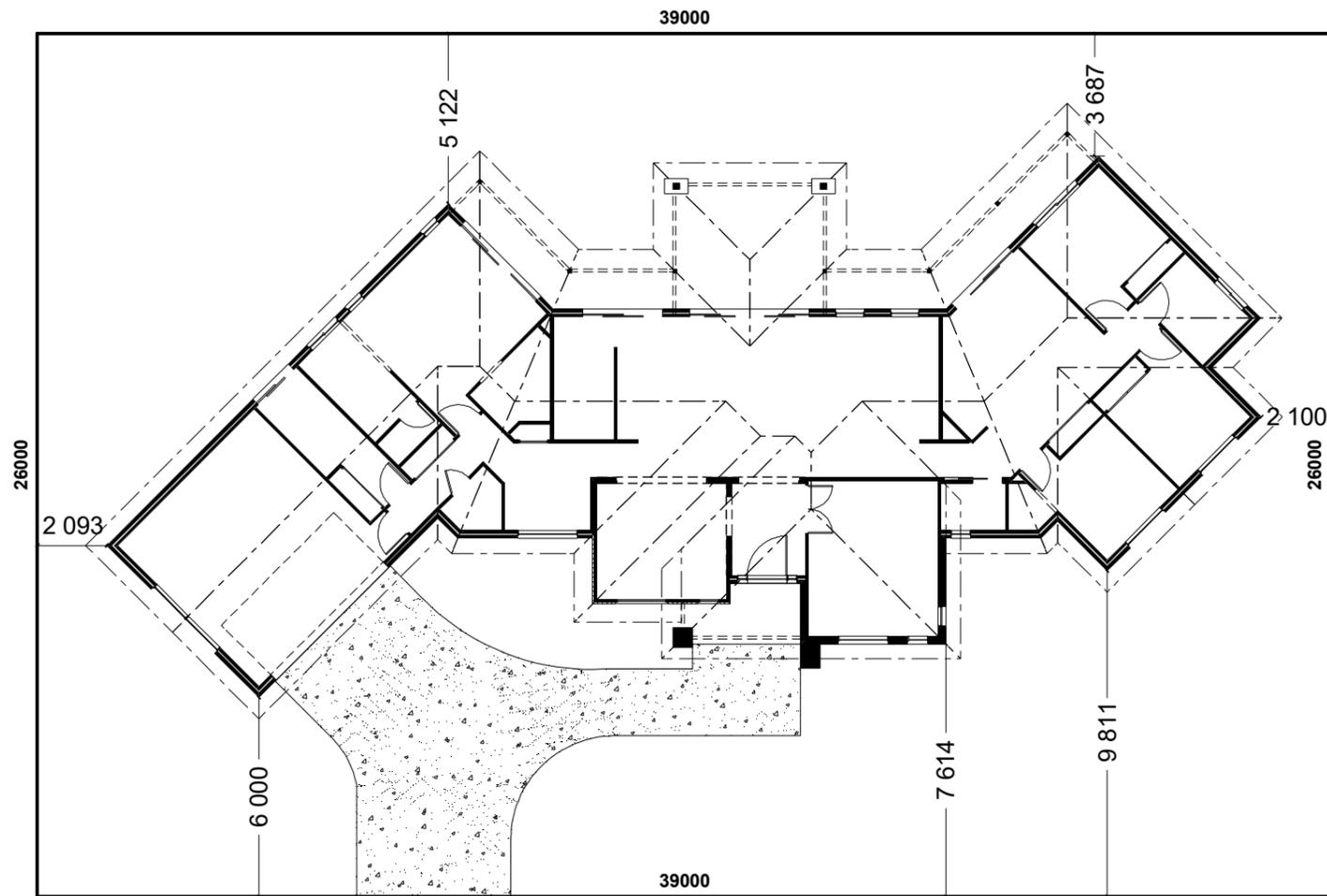
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GARAGE	39.9 m ²
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PORCH	5.7 m ²

Min. Lot Width
39 m +

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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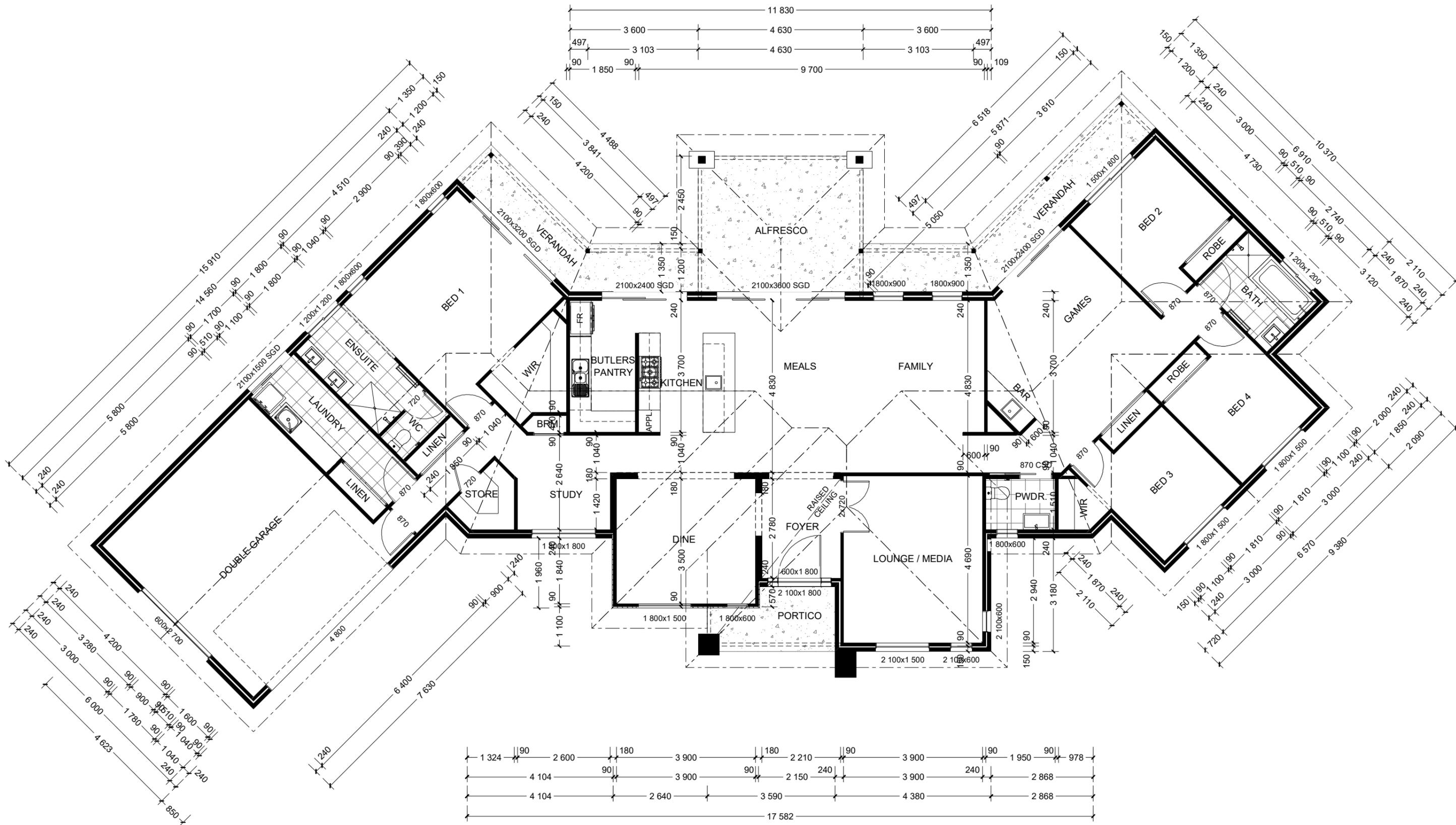
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SITE PLAN
Scale 1:200 @A3

G.J. Gardner.

HOMES



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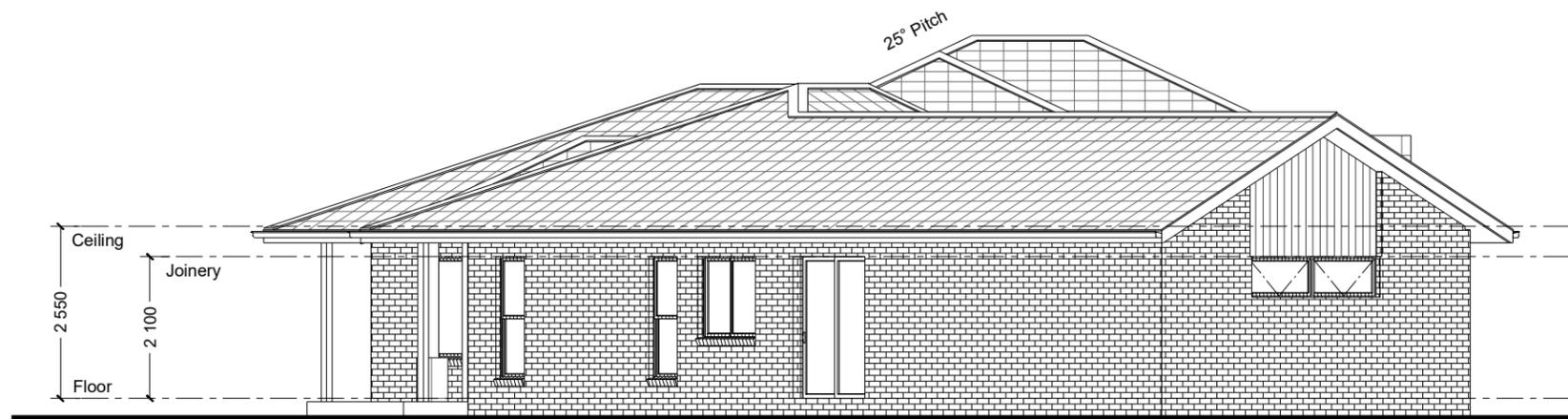
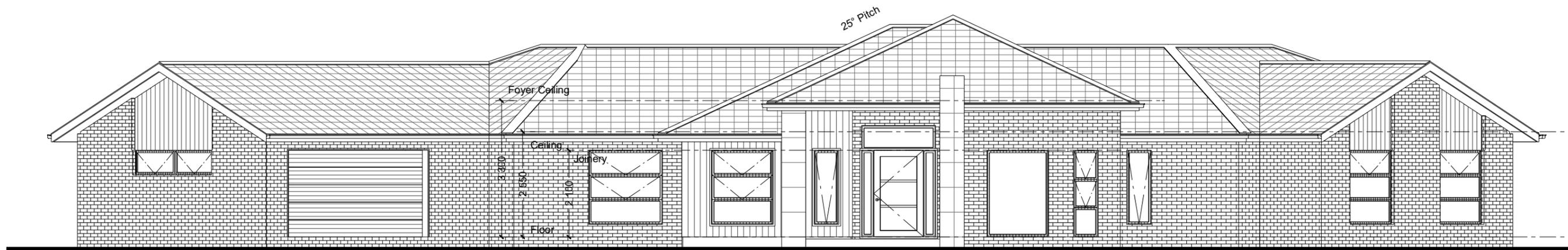
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FLOOR PLAN
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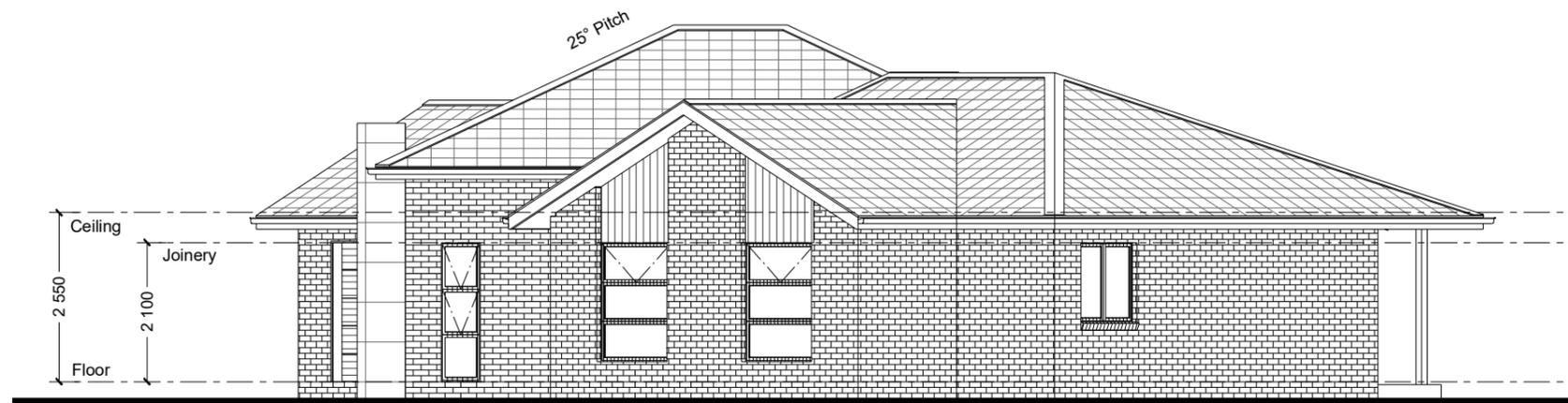
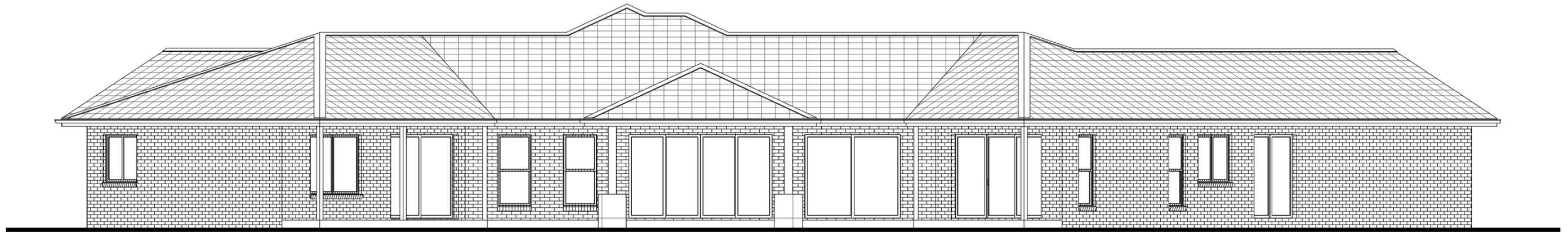
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ELEVATIONS
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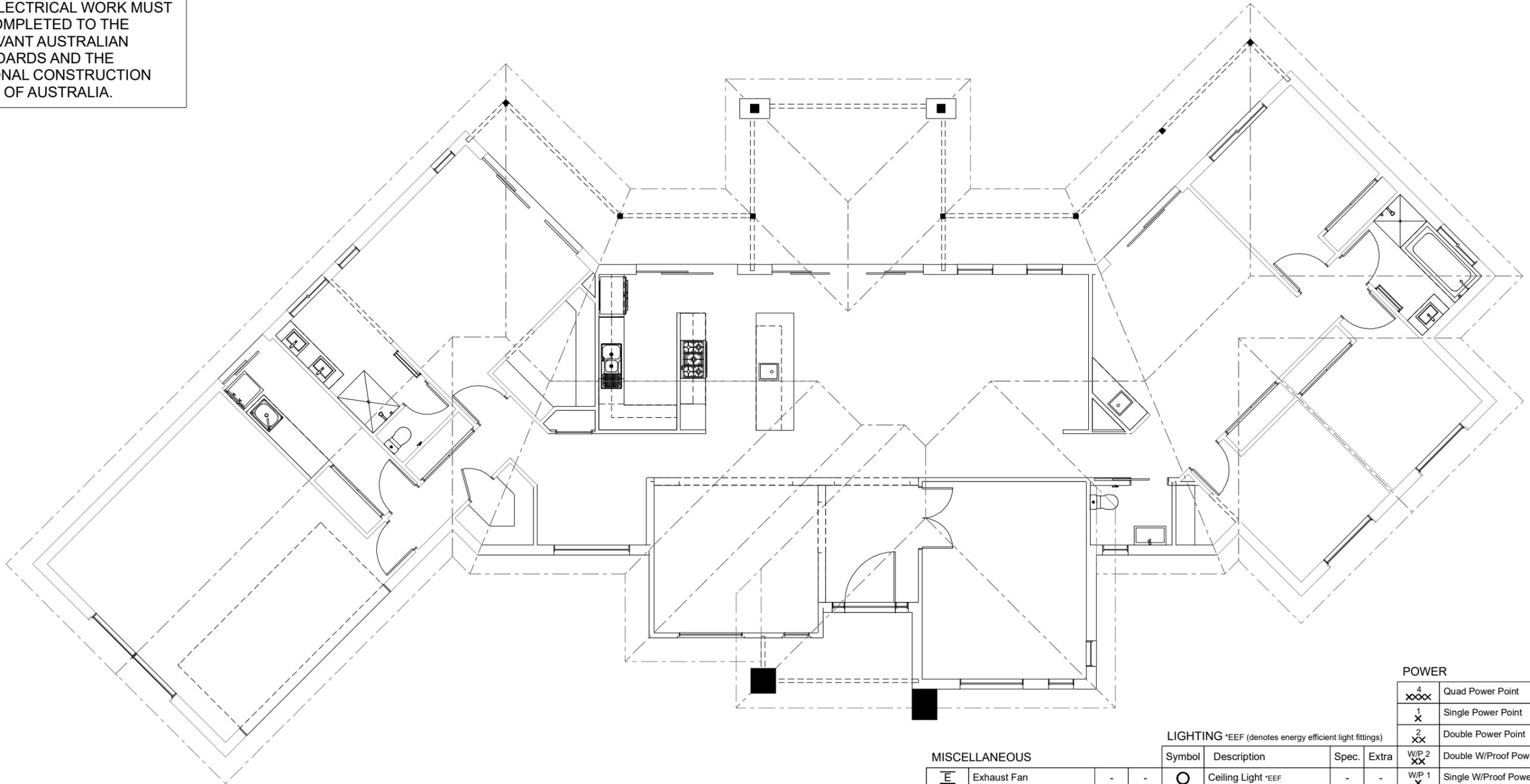
ELEVATIONS
Scale 1:100 @A3

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

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