



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).

MONTVILLE 380

Executive Streetscape

Prestige Series

CONCEPT 29/08/2023

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

FLOOR AREAS

LIVING
GARAGE
ALFRESCO
VERANDAH
PORCH

TOTAL 386.3 m²

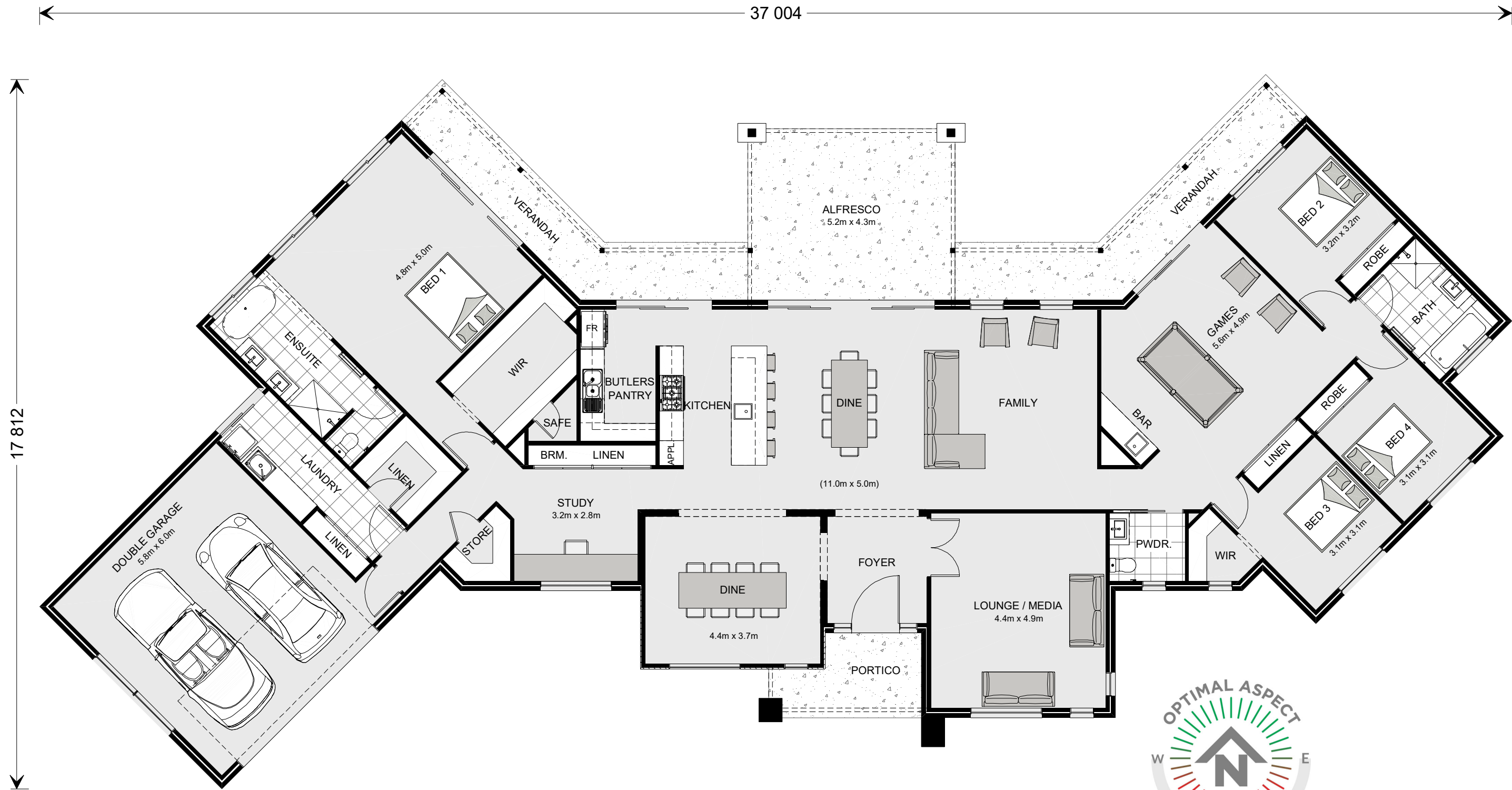
287.8 m²
39.9 m²
22.4 m²
29.2 m²
7.0 m²

Min. Lot Width
41 m +

ARTIST IMPRESSION
N.T.S.

G.J. Gardner.

HOMES



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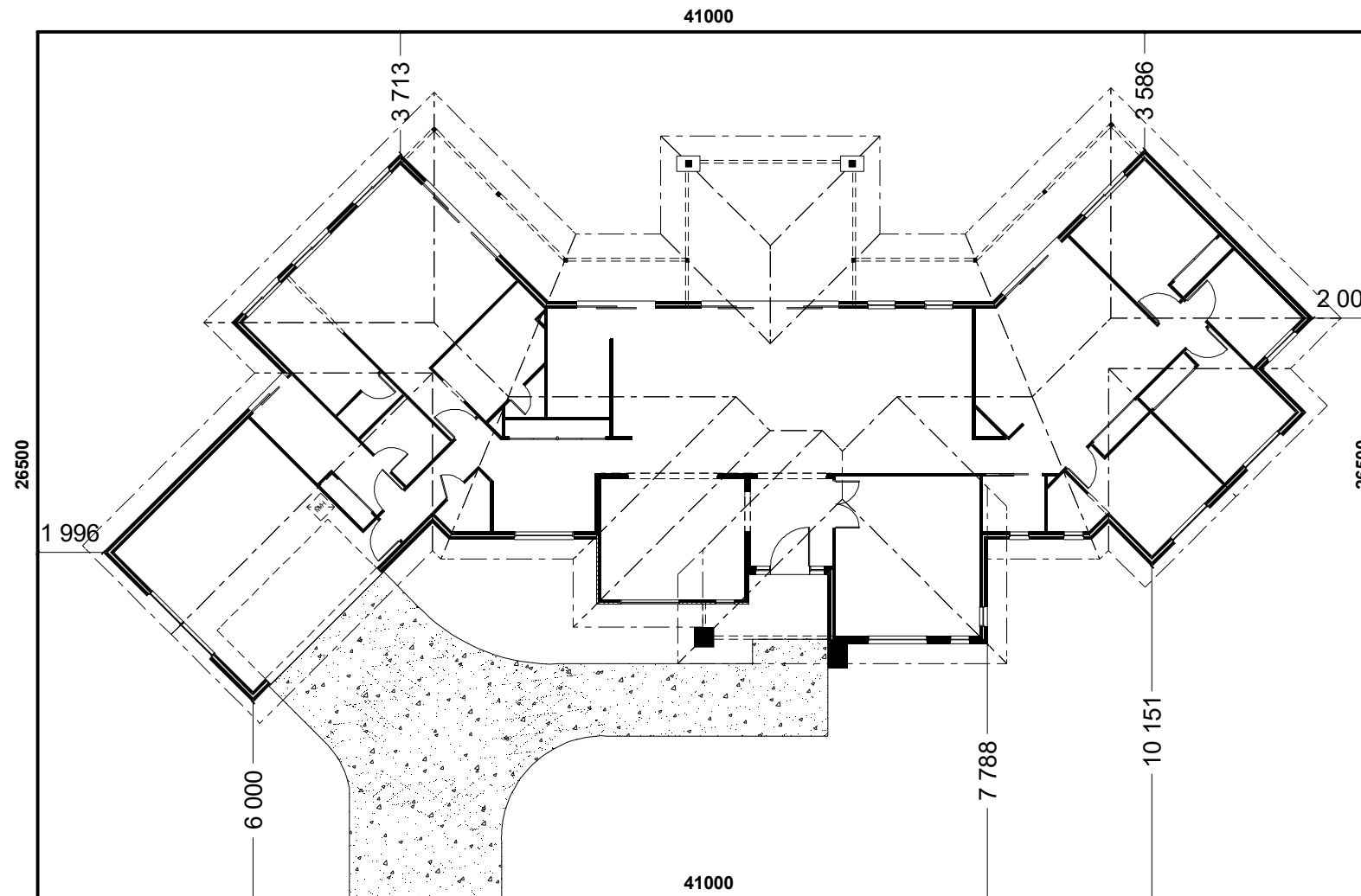
LIVING	287.8 m ²
GARAGE	39.9 m ²
ALFRESCO	22.4 m ²
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Min. Lot Width
41 m +

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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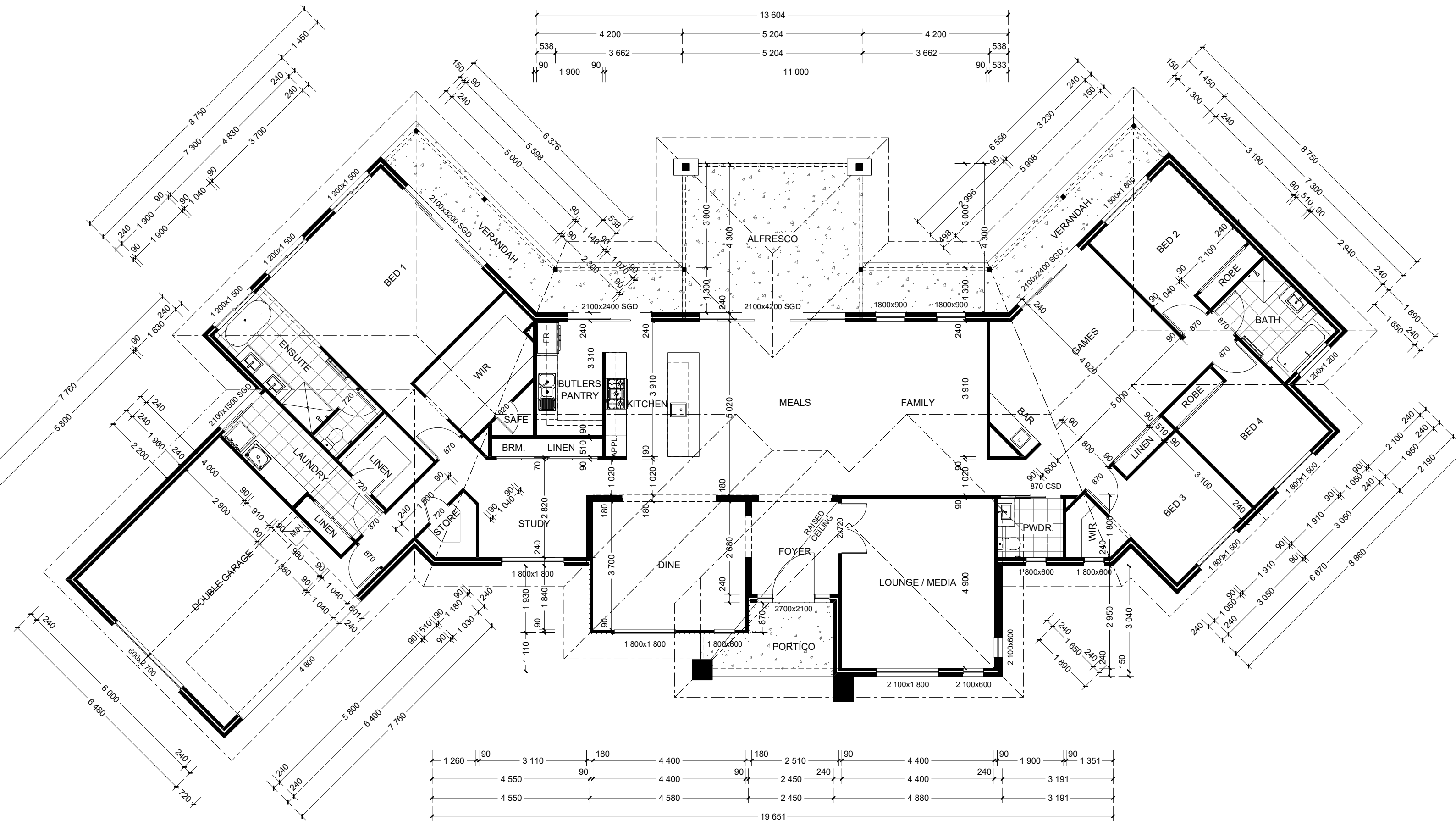
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Min. Lot Width 41 m +

SITE PLAN Scale 1:200 @A3

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HOMES



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	<p>© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary</p>	<p>LIVING 287.8 m² GARAGE 39.9 m² ALFRESCO 22.4 m² VERANDAH 29.2 m² PORCH 7.0 m²</p>	<p>19 651</p>	<p>1 260 90 3 110 180 4 400 180 2 510 90 4 400 90 2 450 240 4 400 240 1 900 90 1 351</p> <p>4 550 90 4 400 4 400 2 450 4 400 3 191</p> <p>4 550 4 580 2 450 4 880 3 191</p>		



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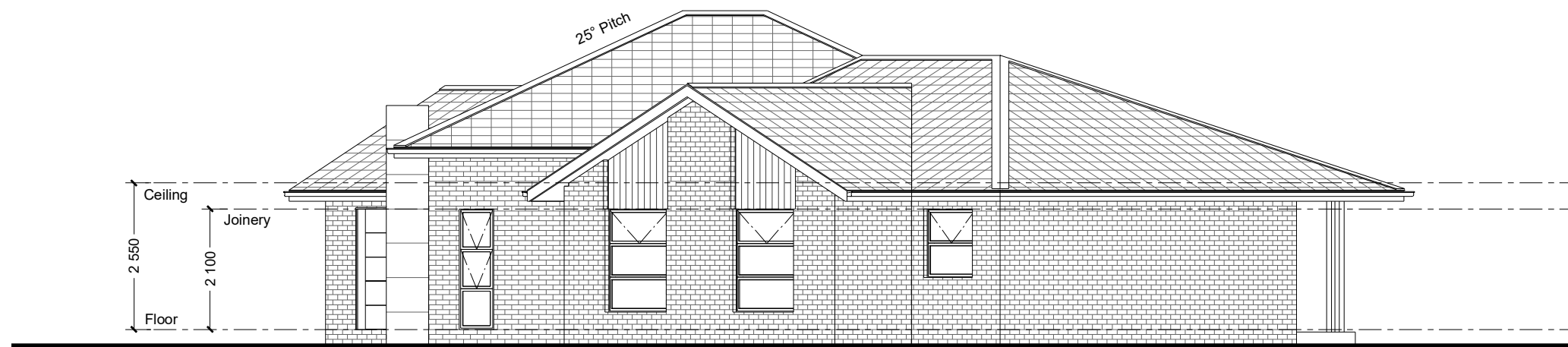
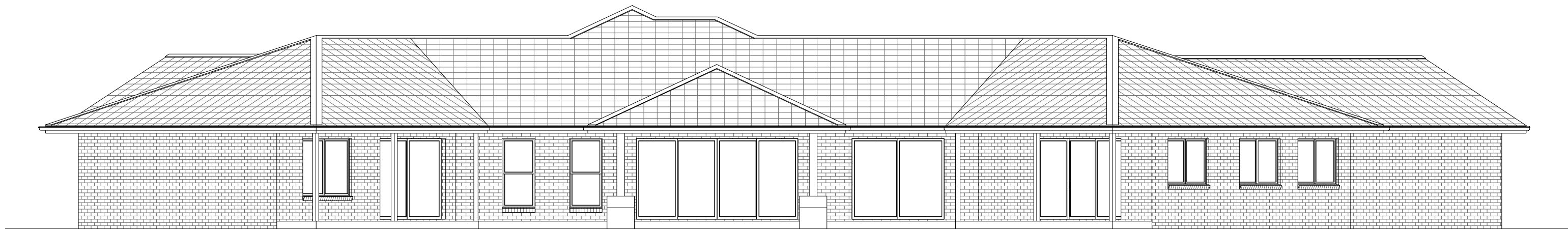
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ELEVATIONS
Scale 1:100 @A3

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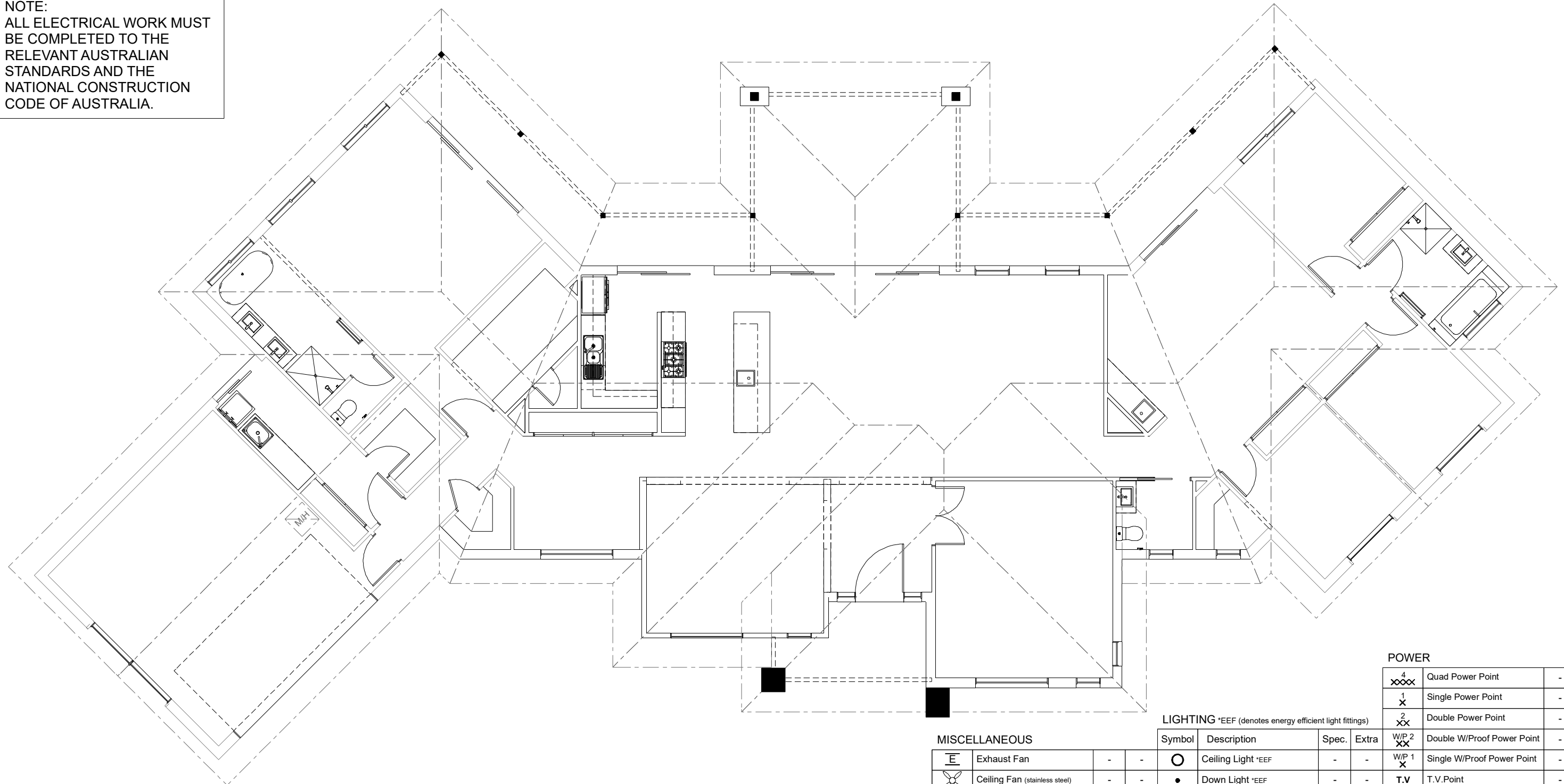
ELEVATIONS
Scale 1:100 @A3

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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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