

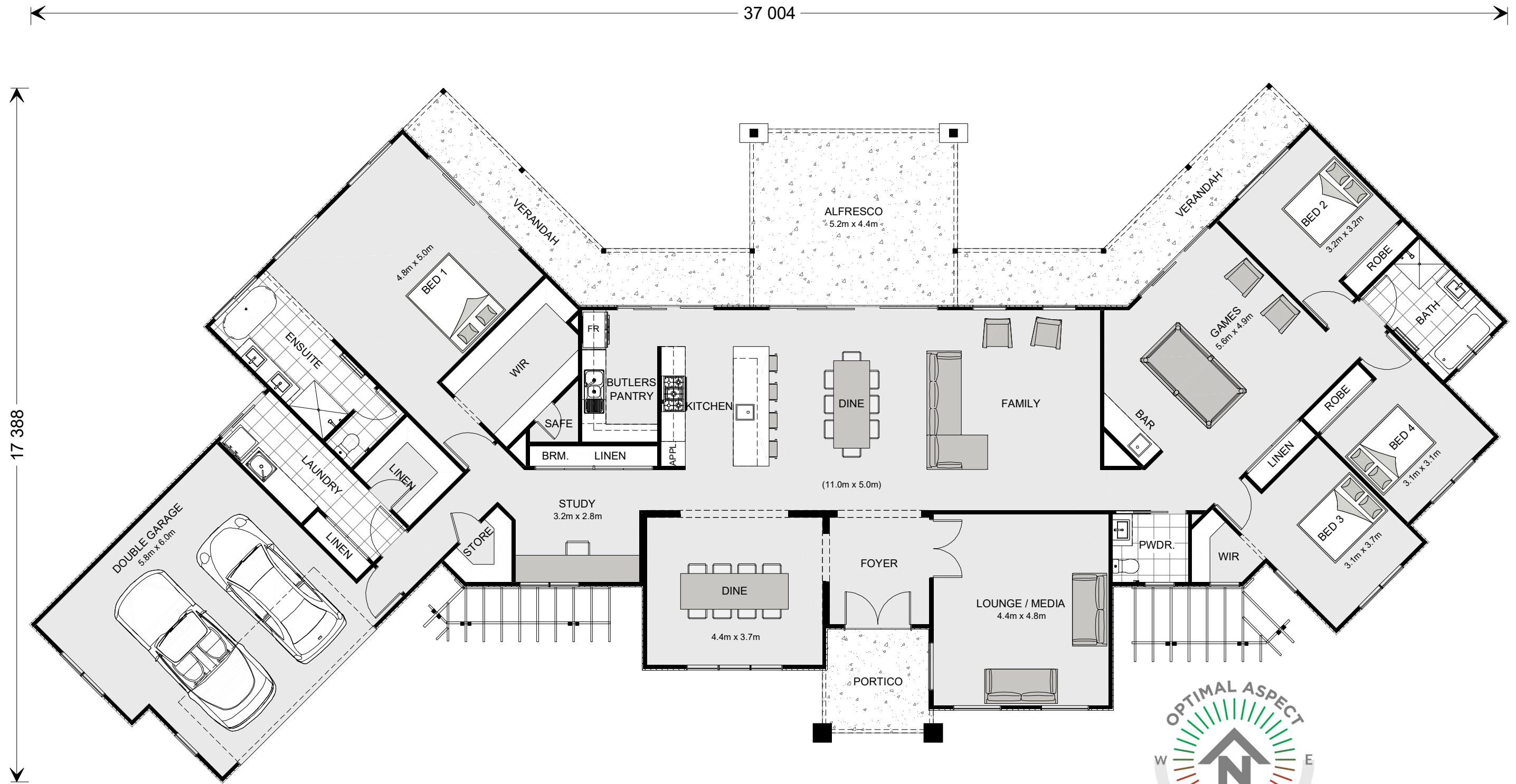


ARTISTS IMPRESSION - for illustrative purposes only
(Montville 462 Manor Facade Shown)

NCC Compatible

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

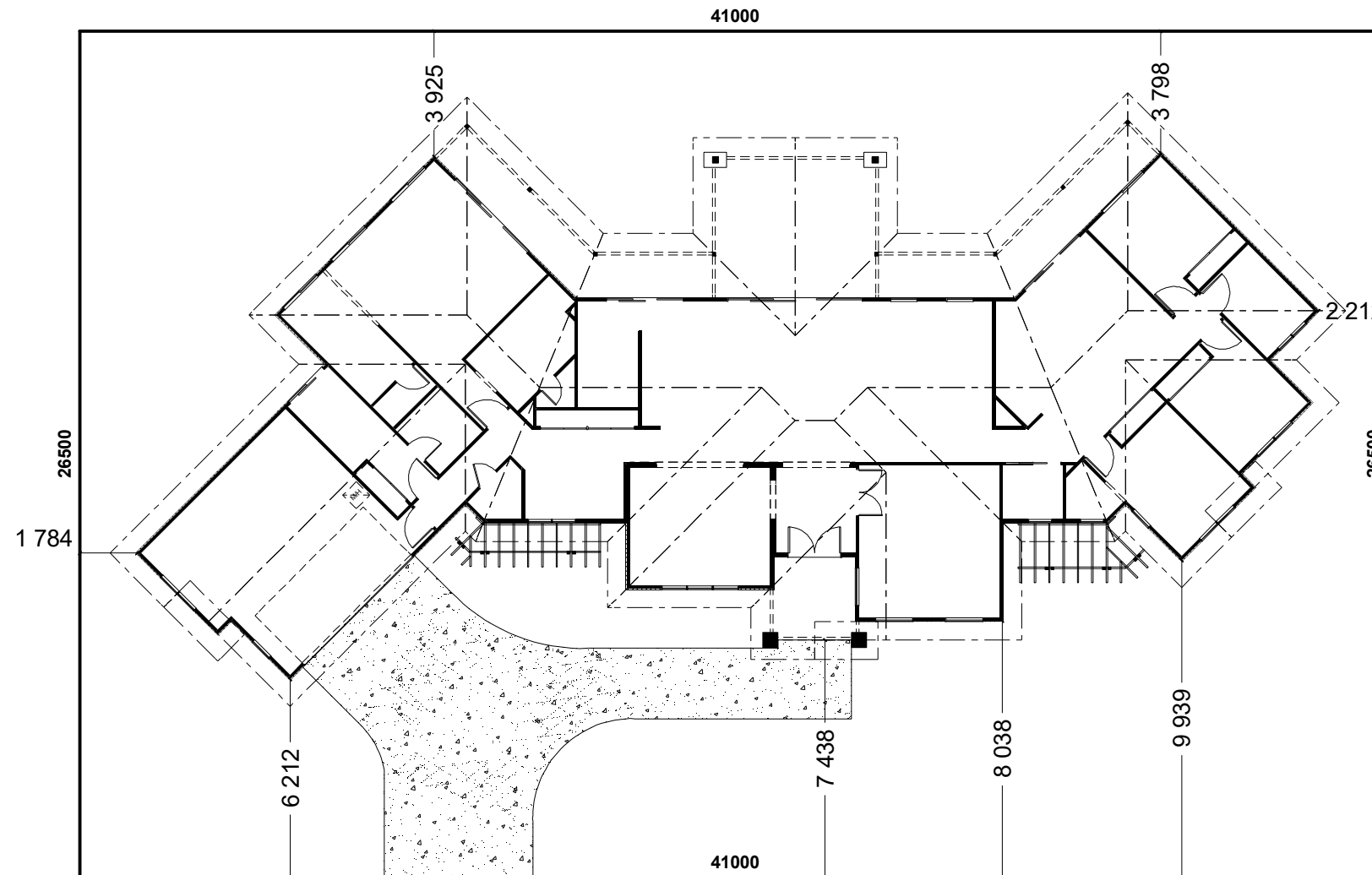
<p>MONTVILLE 380 Manor Streetscape Prestige Series</p>	<p>CONCEPT 1/12/2023</p>	FLOOR AREAS	TOTAL 375.8 m ²	Min. Lot Width 41 m +	ARTIST IMPRESSION N.T.S.	<p>G.J. Gardner. <u>HOMES</u></p>
	<p>© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary</p>	<p>LIVING 277.3 m² GARAGE 39.2 m² ALFRESCO 23.2 m² VERANDAH 29.1 m² PORCH 7.0 m²</p>				



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<p>MONTVILLE 380 Manor Streetscape Prestige Series</p>	<p>CONCEPT 1/12/2023</p>	FLOOR AREAS	TOTAL 375.8 m ²	Min. Lot Width 41 m +	PRESENTATION PLAN Scale 1:100 @A3	<p>G.J. Gardner. <u>HOMES</u></p>
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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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MONTVILLE 380

Manor Streetscape

Prestige Series

CONCEPT 1/12/2023

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FLOOR AREAS TOTAL 375.8 m²

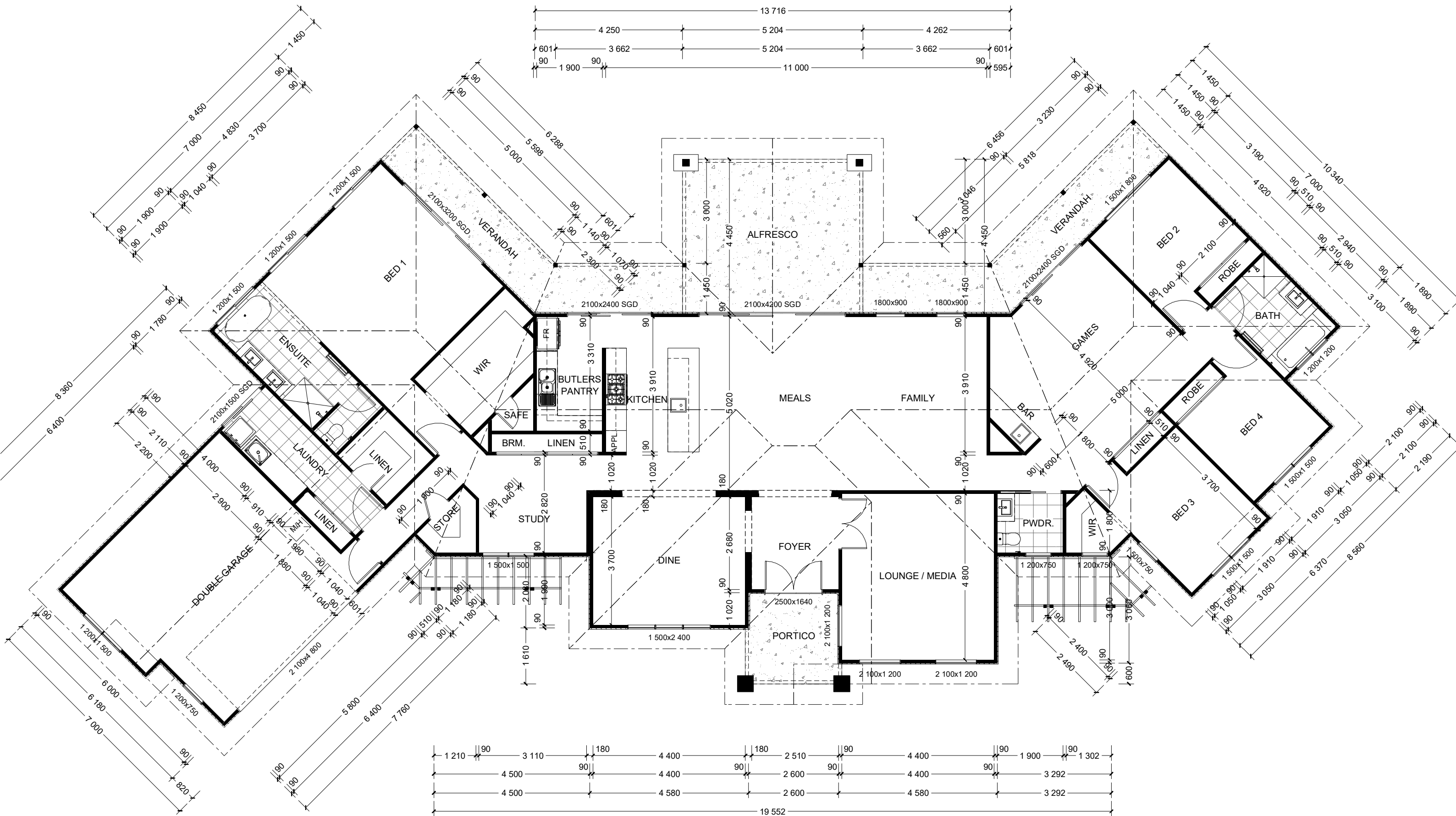
LIVING	277.3 m ²
GARAGE	39.2 m ²
ALFRESCO	23.2 m ²
VERANDAH	29.1 m ²
PORCH	7.0 m ²

Min. Lot Width
41 m +

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.

HOMES



NCC Compatible

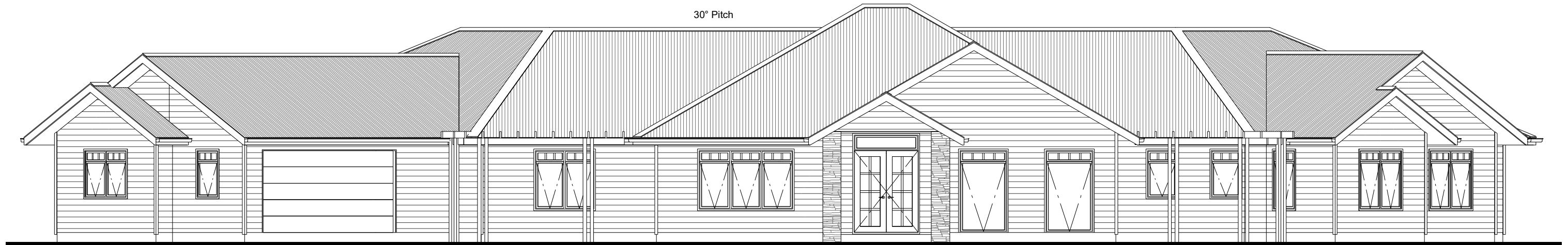
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MONTVILLE 380
 Manor Streetscape
Prestige Series

CONCEPT	1/12/2023	FLOOR AREAS	TOTAL 375.8 m ²
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LIVING			277.3 m ²
GARAGE			39.2 m ²
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Min. Lot Width 41 m +	FLOOR PLAN Scale 1:100 @A3
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 HOMES



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MONTVILLE 380

Manor Streetscape

Prestige Series

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FLOOR AREAS

LIVING	277.3 m ²
GARAGE	39.2 m ²
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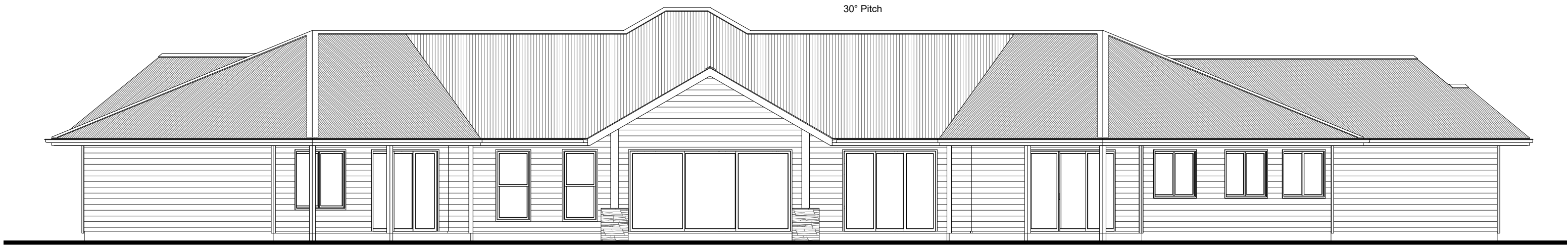
TOTAL 375.8 m²

Min. Lot Width
41 m +

ELEVATIONS
Scale 1:100 @A3

G.J. Gardner.

HOMES



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MONTVILLE 380

Manor Streetscape

Prestige Series

CONCEPT 1/12/2023

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FLOOR AREAS

LIVING
GARAGE
ALFRESCO
VERANDAH
PORCH

TOTAL 375.8 m²

277.3 m²
39.2 m²
23.2 m²
29.1 m²
7.0 m²

Min. Lot Width
41 m +

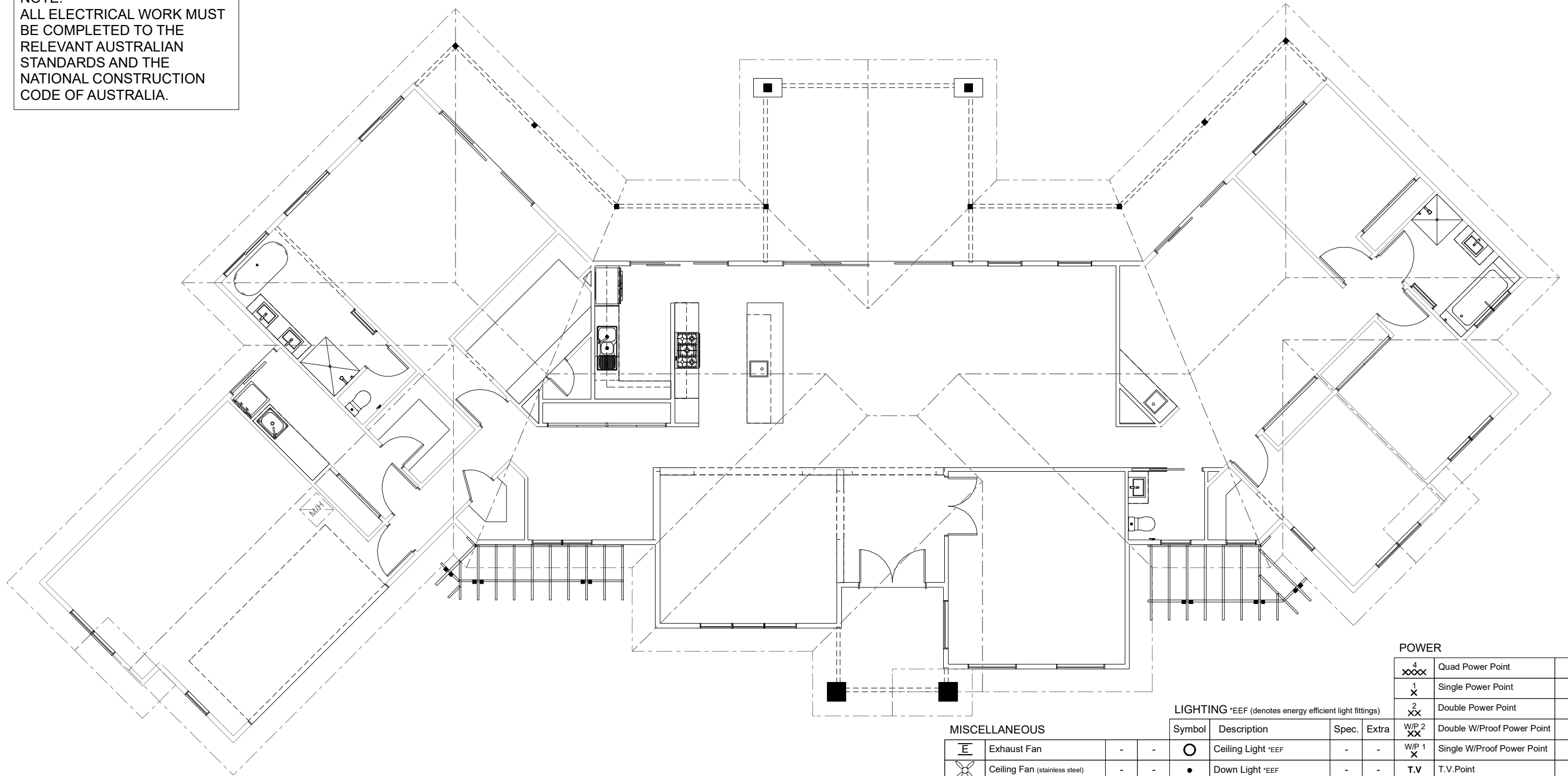
ELEVATIONS
Scale 1:100 @A3

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	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

⊖	Exhaust Fan	-	-
⊗	Ceiling Fan (stainless steel)	-	-
⊗	Ceiling Fan & Light (white)	-	-
⊖	Meter Box	-	-
H/W	Hot Water Service	-	-
SA	Smoke Detectors	-	-
ds	Dimmer Switch	-	-
2 way Switch	Two Way Switch	-	-
AC	A/C Condensor Iso Point	-	-

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

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