



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

NCC Compatible

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

MONTVILLE 420

Manor Streetscape

Prestige Series

CONCEPT 23/01/2026

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

FLOOR AREAS

LIVING	297.4 m ²
GARAGE	56.6 m ²
ALFRESCO	20.6 m ²
VERANDAH	29.1 m ²
PORCH	6.9 m ²

TOTAL 412.1 m²

Min. Lot Width
44 m +

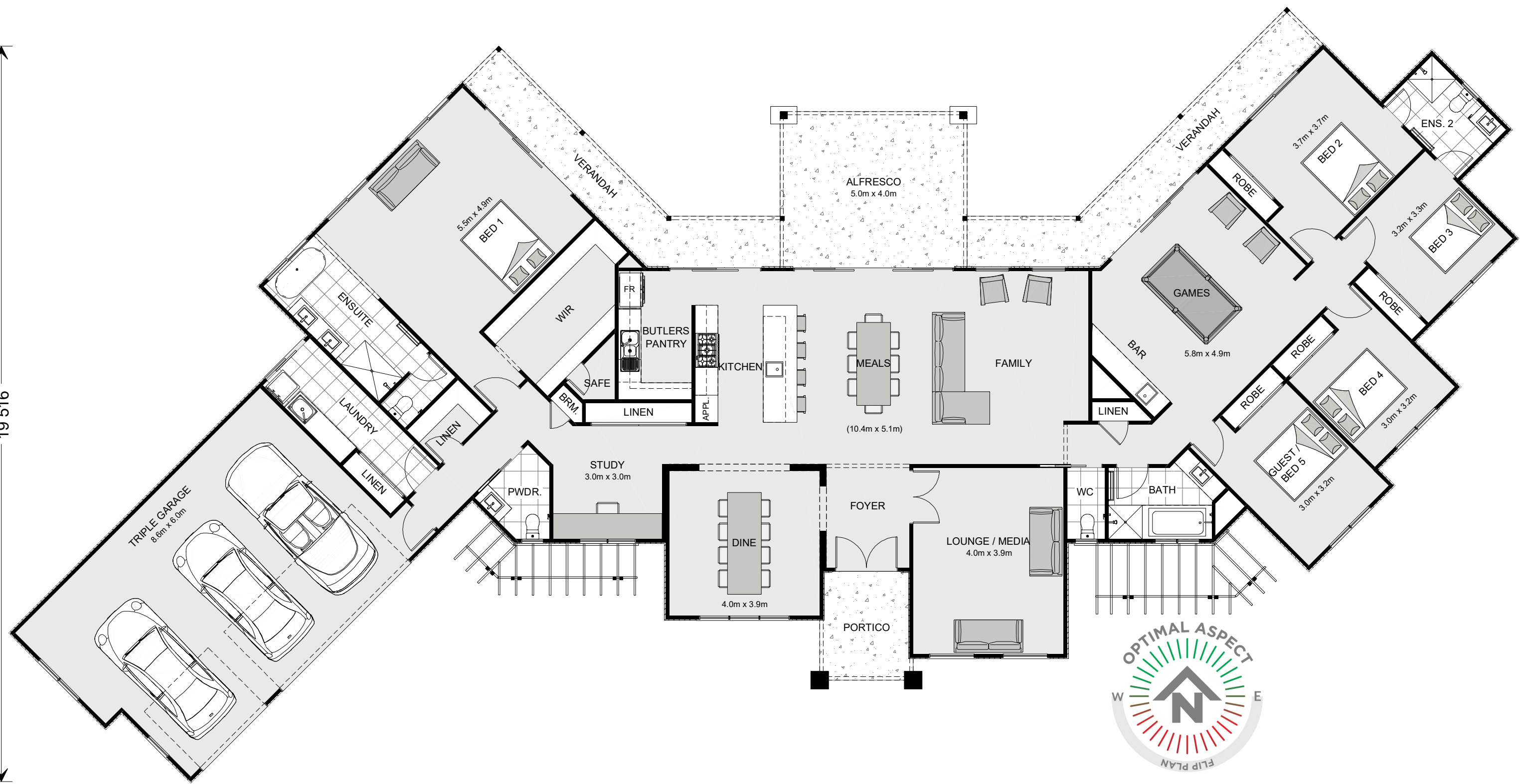
ARTIST IMPRESSION
N.T.S.

G.J. Gardner.

HOMES

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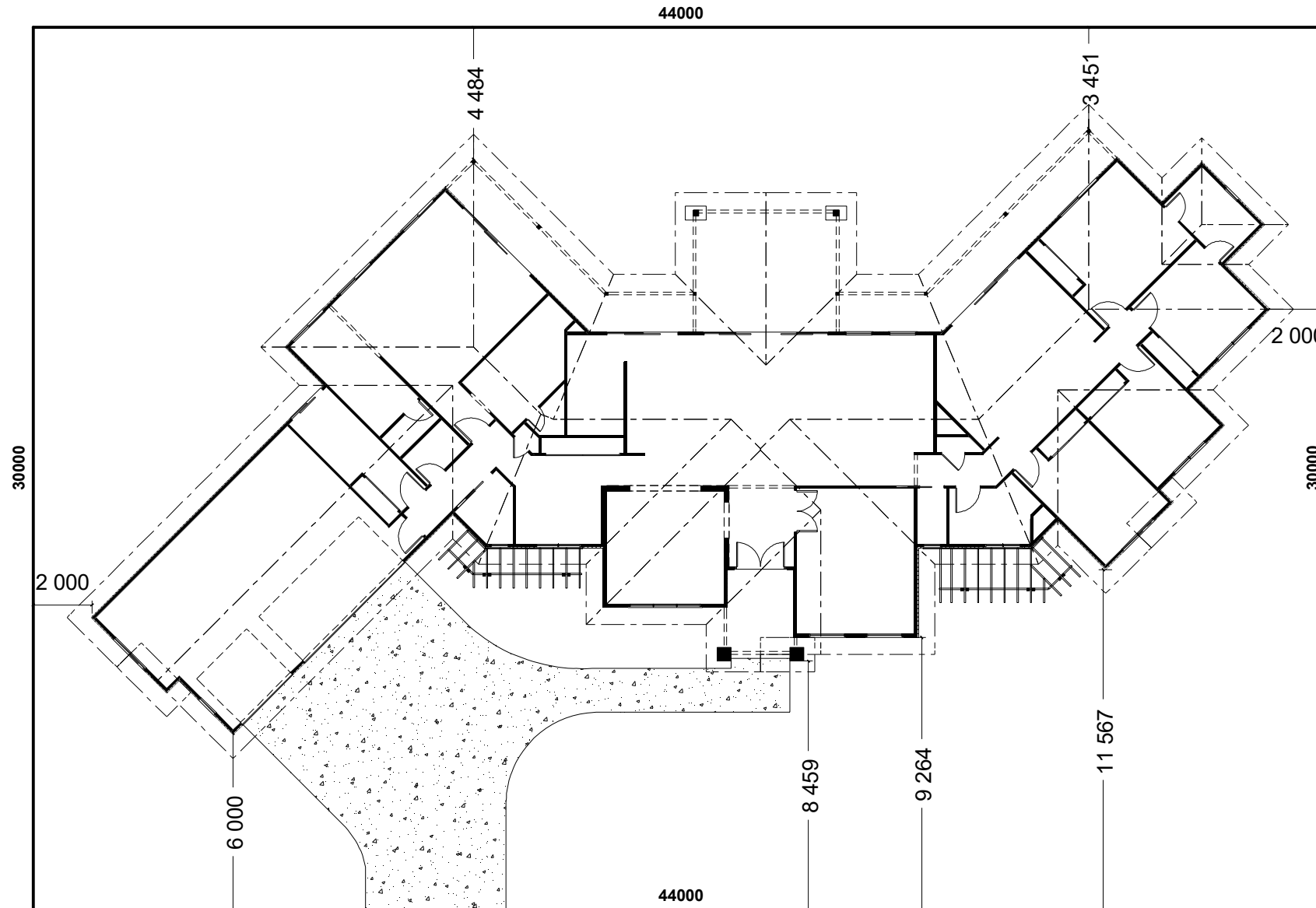
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MONTVILLE 420
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CONCEPT	23/01/2026	FLOOR AREAS	TOTAL 412.1 m ²
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VERANDAH			29.1 m ²
PORCH			6.9 m ²

Min. Lot Width 44 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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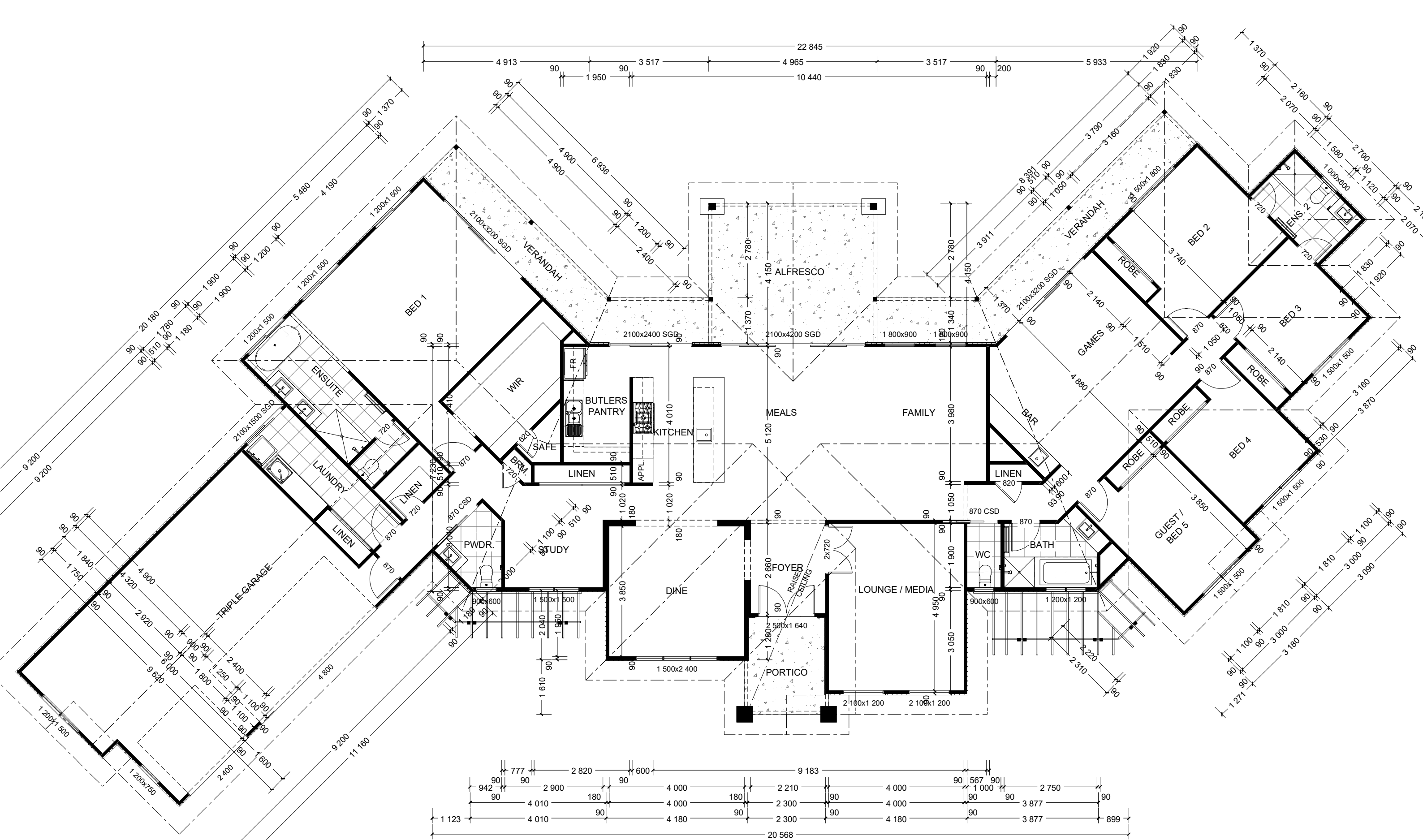
TOTAL 412.1 m²

Min. Lot Width
44 m +

SITE PLAN
Scale 1:200 @A3

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HOMES



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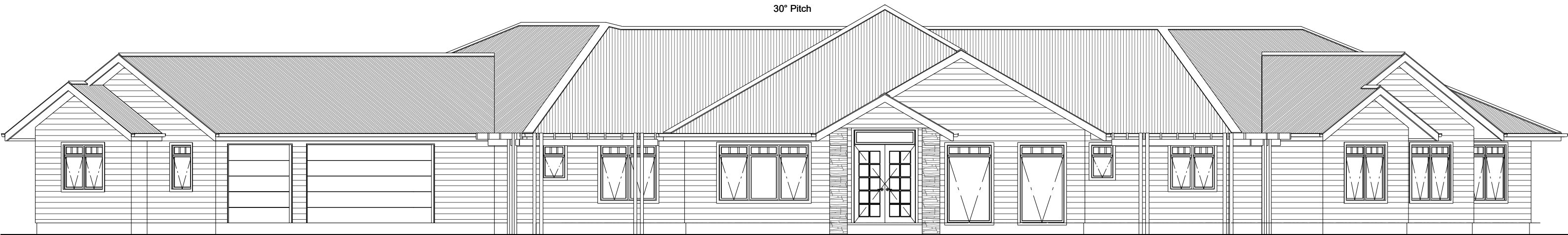
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 FLOOR PLAN Scale 1:100 @A3

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ELEVATIONS
Scale 1:100 @A3

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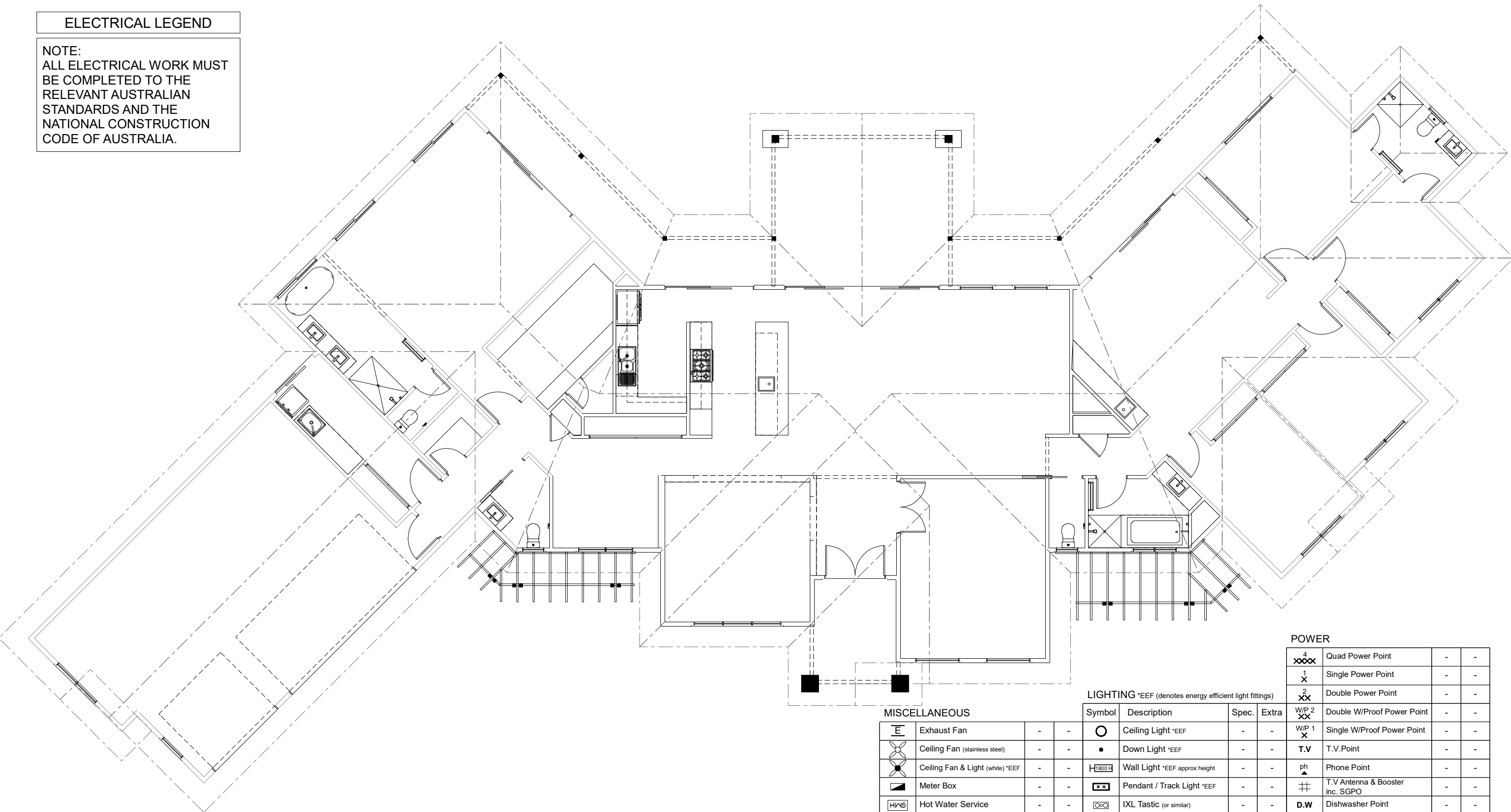
ELEVATIONS
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HOMES

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	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) *EEF	-	-
⏚	Meter Box	-	-
HWS	Hot Water Service	-	-
SA	Smoke Detectors	-	-
ds	Dimmer Switch	-	-
2 way	Two Way Switch	-	-
AC	A/C Condensor Iso Point	-	-

○	Ceiling Light *EEF	-	-
●	Down Light *EEF	-	-
⌊	Wall Light *EEF approx height	-	-
XX	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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LIGHTING *EEF (denotes energy efficient light fittings)

Symbol	Description	Spec.	Extra
○	Ceiling Light *EEF	-	-
●	Down Light *EEF	-	-
H1800 H	Wall Light *EEF approx height	-	-
x x	Pendant / Track Light *EEF	-	-
○○○	IXL Tastic (or similar)	-	-
≡	Batten Fluro Light *EEF	-	-
⊕	Round Fluro Light *EEF	-	-
↗	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

POWER

4 XXXX	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	-	-

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