



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

NCC 22

The bathroom, WC 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 420

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 310.4 m²
GARAGE 58.1 m²
ALFRESCO 19.9 m²
VERANDAH 29.2 m²
PORCH 6.8 m²

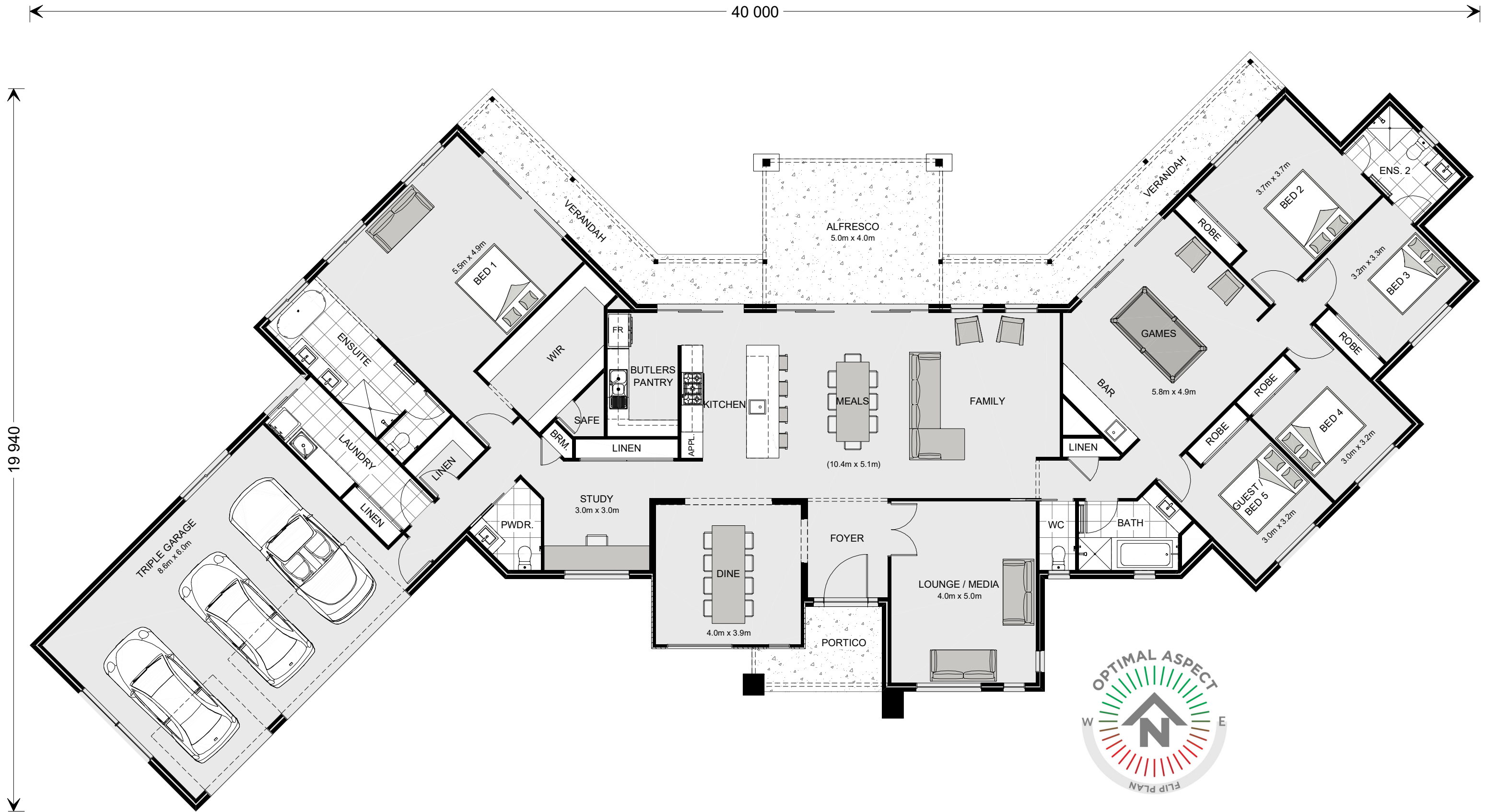
TOTAL 424.4 m²

Min. Lot Width
44 m +

ARTIST IMPRESSION
N.T.S.

G.J. Gardner.

HOMES



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FLOOR AREAS

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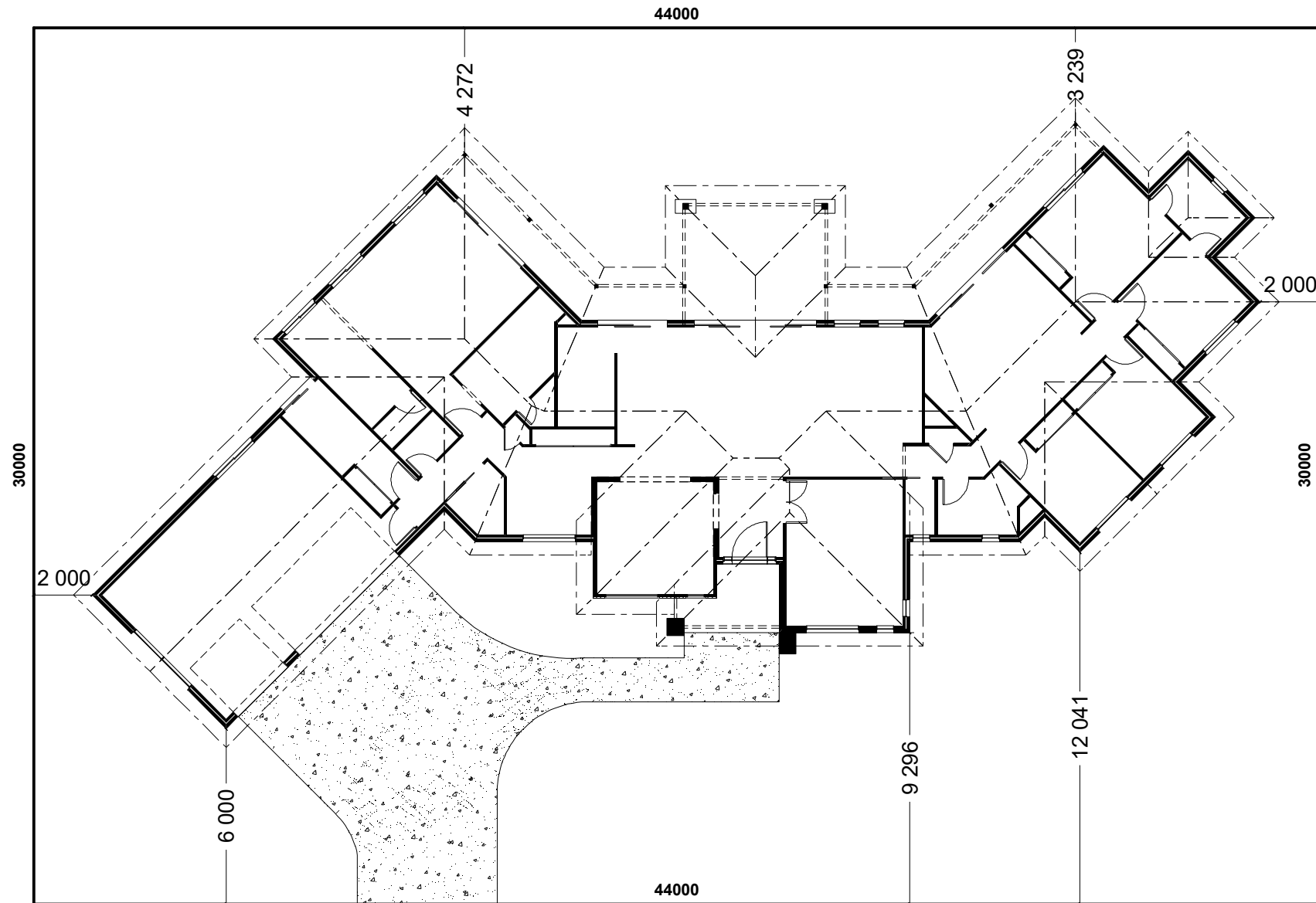
TOTAL 424.4 m²

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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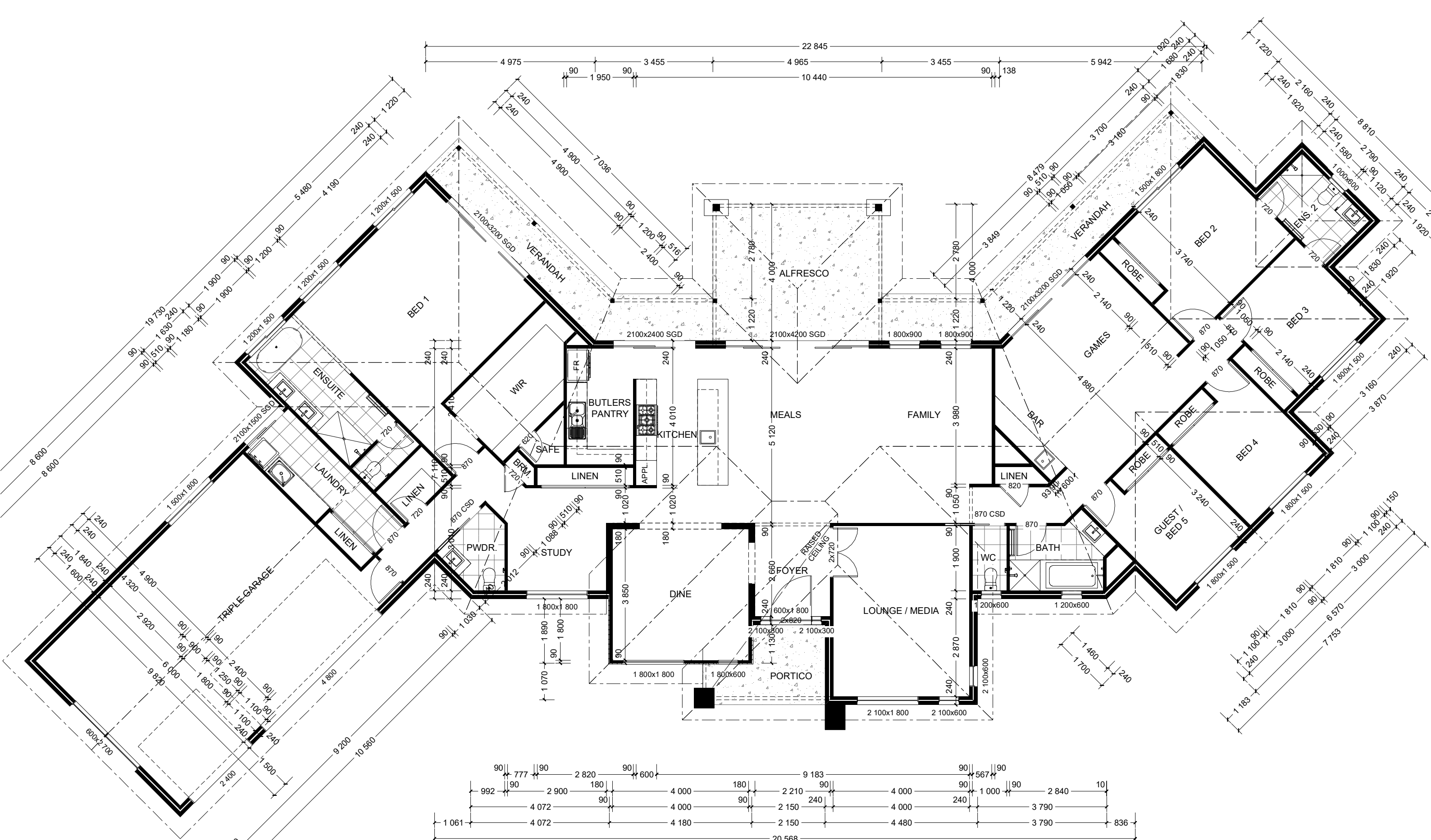
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Min. Lot Width
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SITE PLAN
Scale 1:200 @A3

G.J. Gardner.

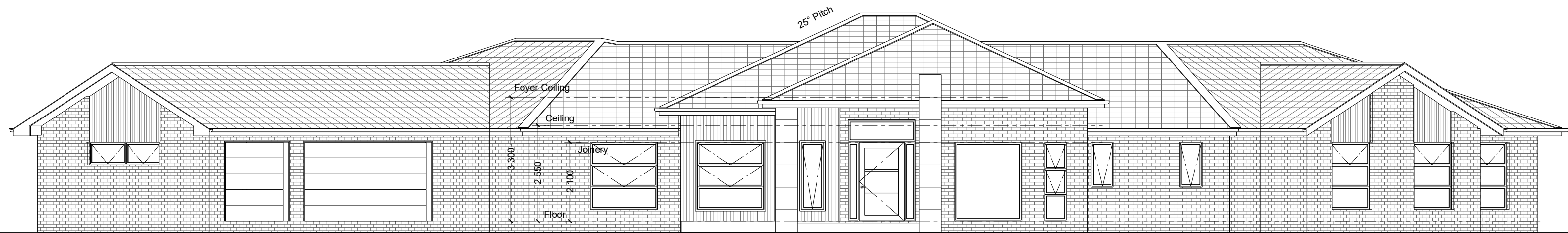
HOMES



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FLOOR AREAS TOTAL 424.4 m²

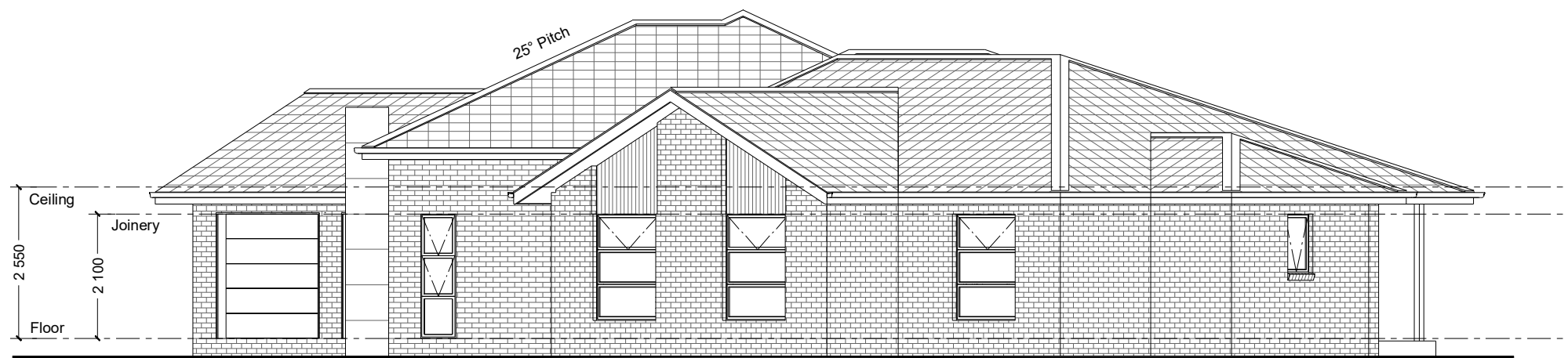
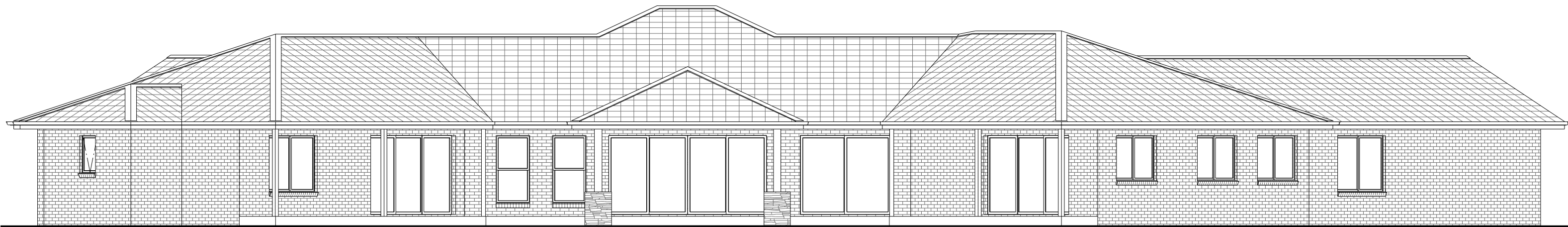
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ELEVATIONS
Scale 1:100 @A3

G.J. Gardner.

HOMES



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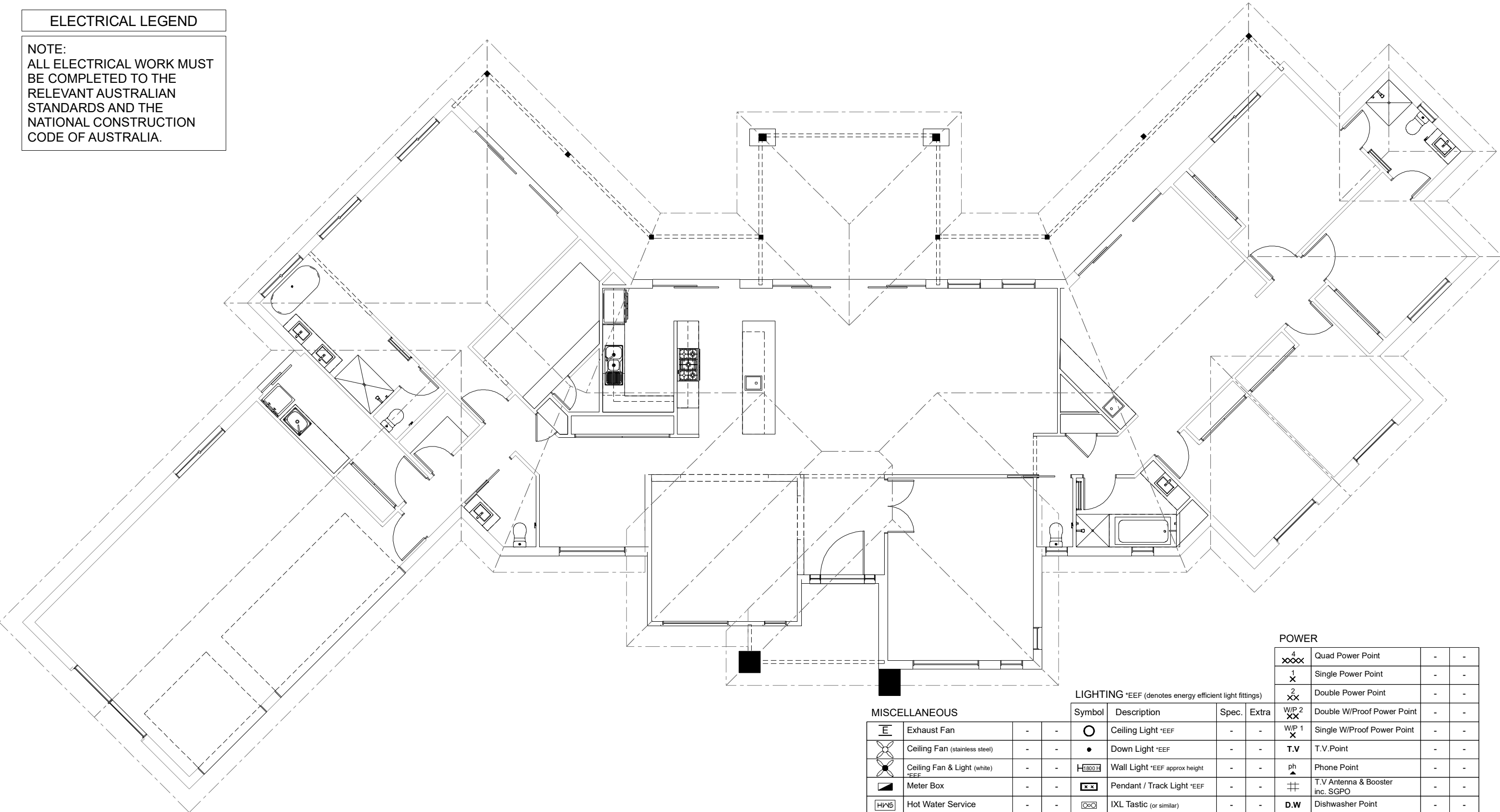
ELEVATIONS
Scale 1:100 @A3

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	-	-
D.W	Dishwasher Point	-	-
R.H	Rangehood Point	-	-
M.W	Microwave Point	-	-
O.V	Oven Point	-	-
C.T	Cook Top Iso point	-	-

MISCELLANEOUS

Symbol	Description	Spec.	Extra
⊞	Exhaust Fan	-	-
⊞	Ceiling Fan (stainless steel)	-	-
⊞	Ceiling Fan & Light (white)	-	-
⊞	Meter Box	-	-
HWS	Hot Water Service	-	-
SA	Smoke Detectors	-	-
ds	Dimmer Switch	-	-
2 way Switch	Two Way Switch	-	-
AC	A/C Condensor Iso Point	-	-

LIGHTING *EEF (denotes energy efficient light fittings)

Symbol	Description	Spec.	Extra
○	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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





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





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


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TOTAL LIGHT POINTS		-	-

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	Double Power Point	-	-
	Double W/Proof Power Point	-	-
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