



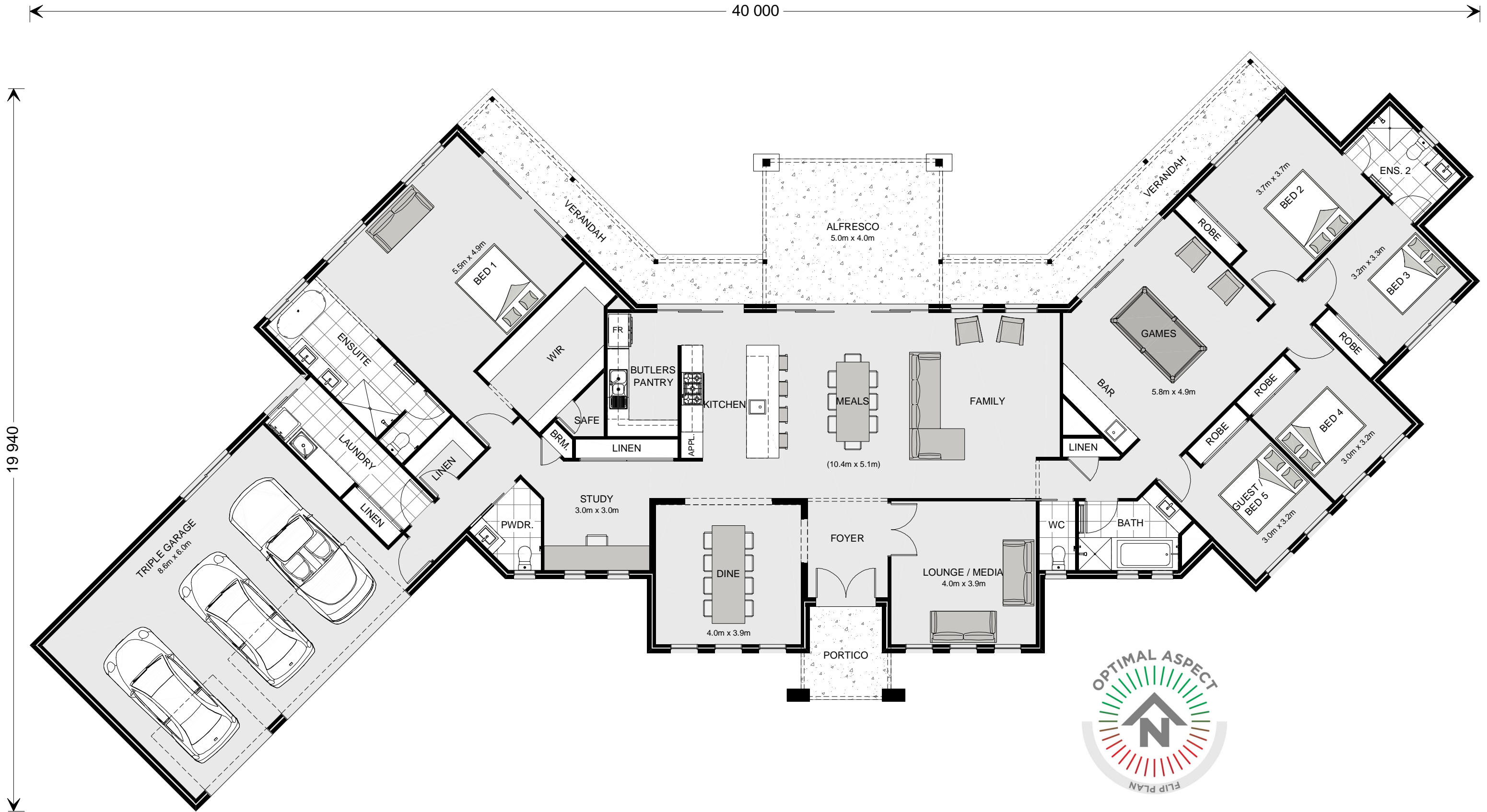
ARTISTS IMPRESSION - for illustrative purposes only
(Montville 462 Resort Facade Shown)

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).

<h2>MONTVILLE 420</h2> <p>Resort Streetscape</p> <p>Prestige Series</p>	CONCEPT 18/07/2022	FLOOR AREAS	TOTAL 419.7 m ²	Min. Lot Width 44 m +	ARTIST IMPRESSION N.T.S.	<h1>G.J. Gardner.</h1> <p>HOMES</p>
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING 306.7 m ² GARAGE 58.1 m ² ALFRESCO 19.9 m ² VERANDAH 29.2 m ² PORCH 5.8 m ²				



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MONTVILLE 420

Resort Streetscape

Prestige Series

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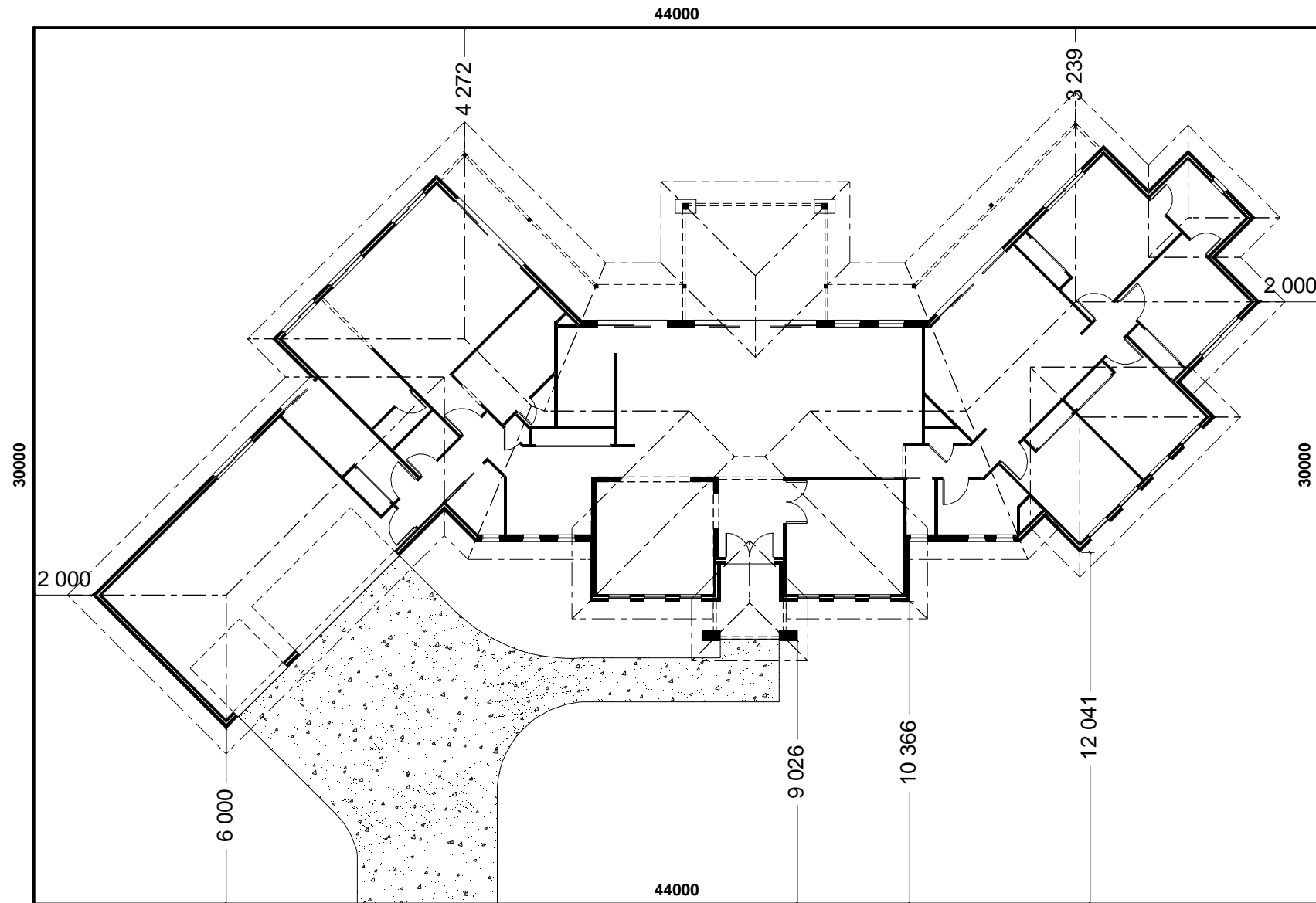
FLOOR AREAS	TOTAL 419.7 m ²
LIVING	306.7 m ²
GARAGE	58.1 m ²
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PORCH	5.8 m ²

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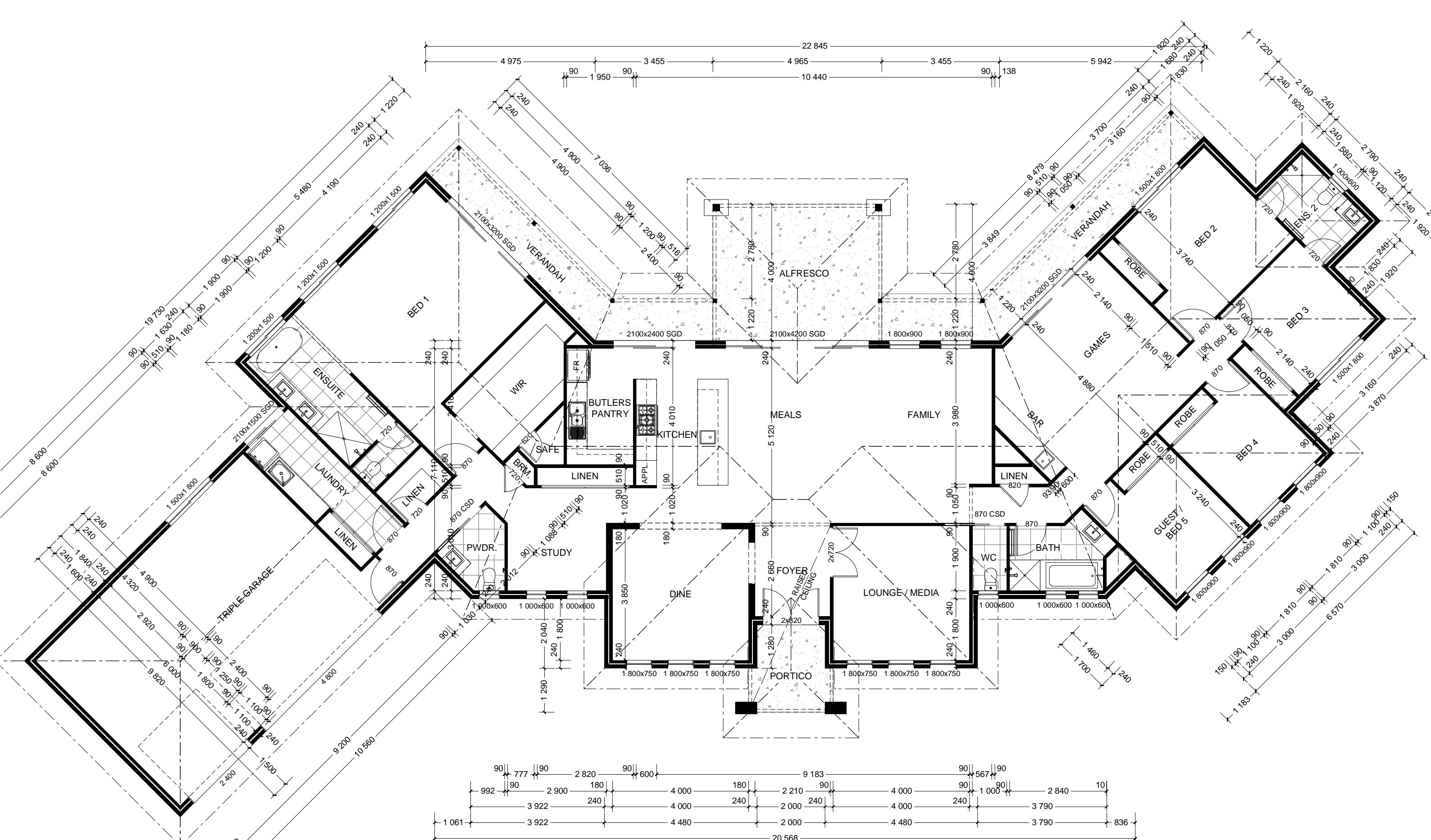
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Min. Lot Width
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SITE PLAN
Scale 1:200 @A3

G.J. Gardner.

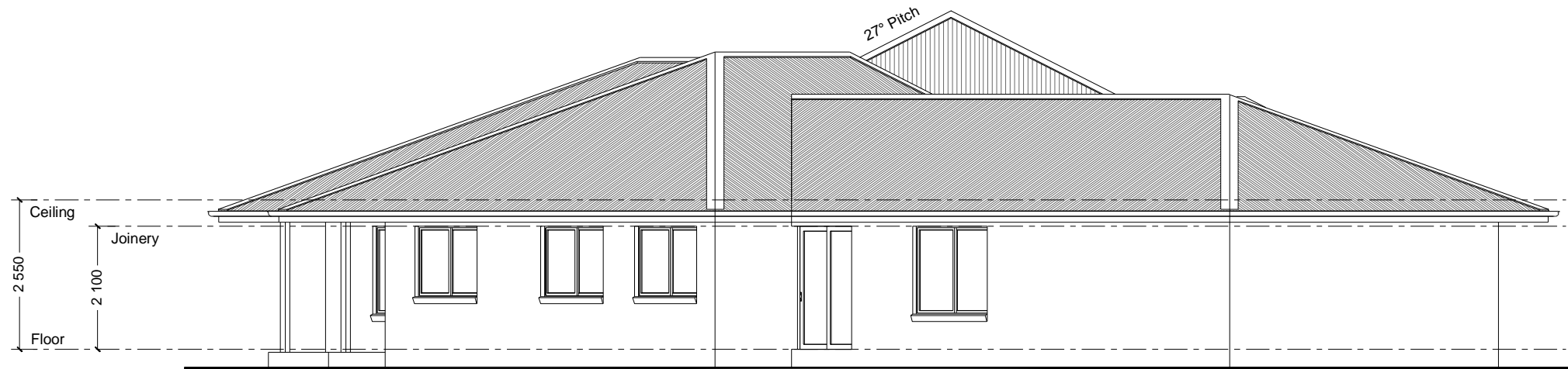
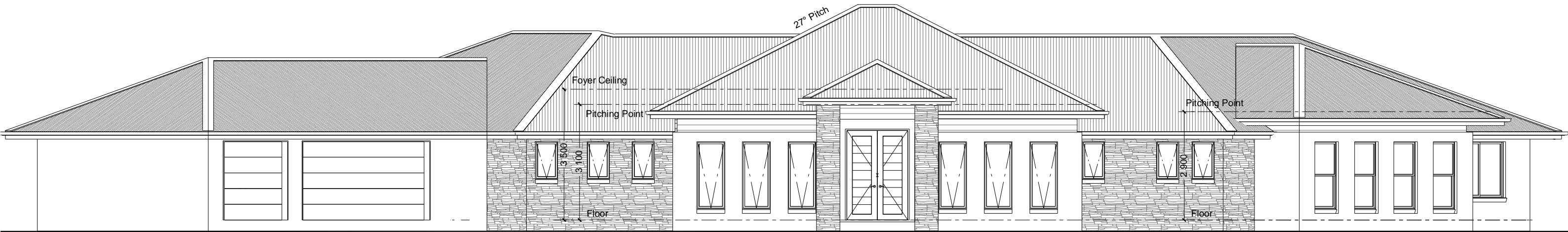
HOMES



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MONTVILLE 420 Resort Streetscape Prestige Series	CONCEPT 18/07/2022 © Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	FLOOR AREAS LIVING 306.7 m ² GARAGE 58.1 m ² ALFRESCO 19.9 m ² VERANDAH 29.2 m ² PORCH 5.8 m ²	TOTAL 419.7 m ²	Min. Lot Width 44 m +	FLOOR PLAN Scale 1:100 @A3	G.J. Gardner. HOMES



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FLOOR AREAS TOTAL 419.7 m²

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**Min. Lot Width
44 m +**

**ELEVATIONS
Scale 1:100 @A3**

G.J. Gardner.

HOMES



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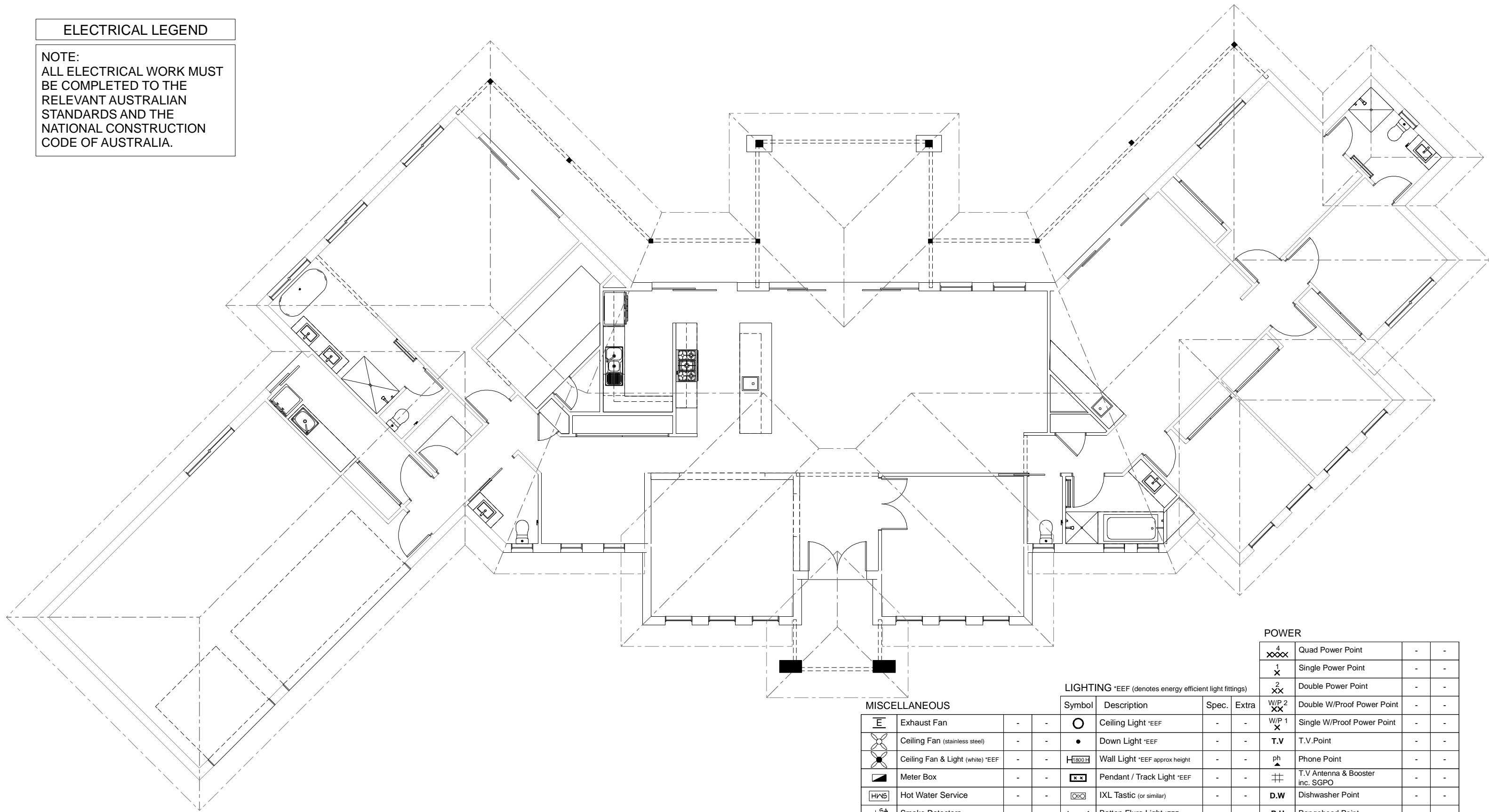
ELEVATIONS
Scale 1:100 @A3

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 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	-	-

LIGHTING *EEF (denotes energy efficient light fittings)

Symbol	Description	Spec.	Extra	W/P 2 XX	W/P 1 X	T.V	ph	⚡	D.W	R.H	M.W	O.V	C.T
⌘	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	-	-										
⌘	Pendant / Track Light *EEF	-	-										
⌘	IXL Tastic (or similar)	-	-										
⌘	Batten Fluoro Light *EEF	-	-										
⊙	Round Fluoro Light *EEF	-	-										
⌘	Flood / Spot Light *EEF	-	-										
				TOTAL LIGHT POINTS	-	-							

MISCELLANEOUS

⌘	Exhaust Fan	-	-
⌘	Ceiling Fan (stainless steel)	-	-
⌘	Ceiling Fan & Light (white) *EEF	-	-
⌘	Meter Box	-	-
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





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	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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