



ARTISTS IMPRESSION - for illustrative purposes only  
(Montville 462 Resort 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 462

Resort Streetscape

**Prestige Series**

CONCEPT 18/07/2022  
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G.J. Gardner Homes  
Concept plans only,  
final working drawings may vary

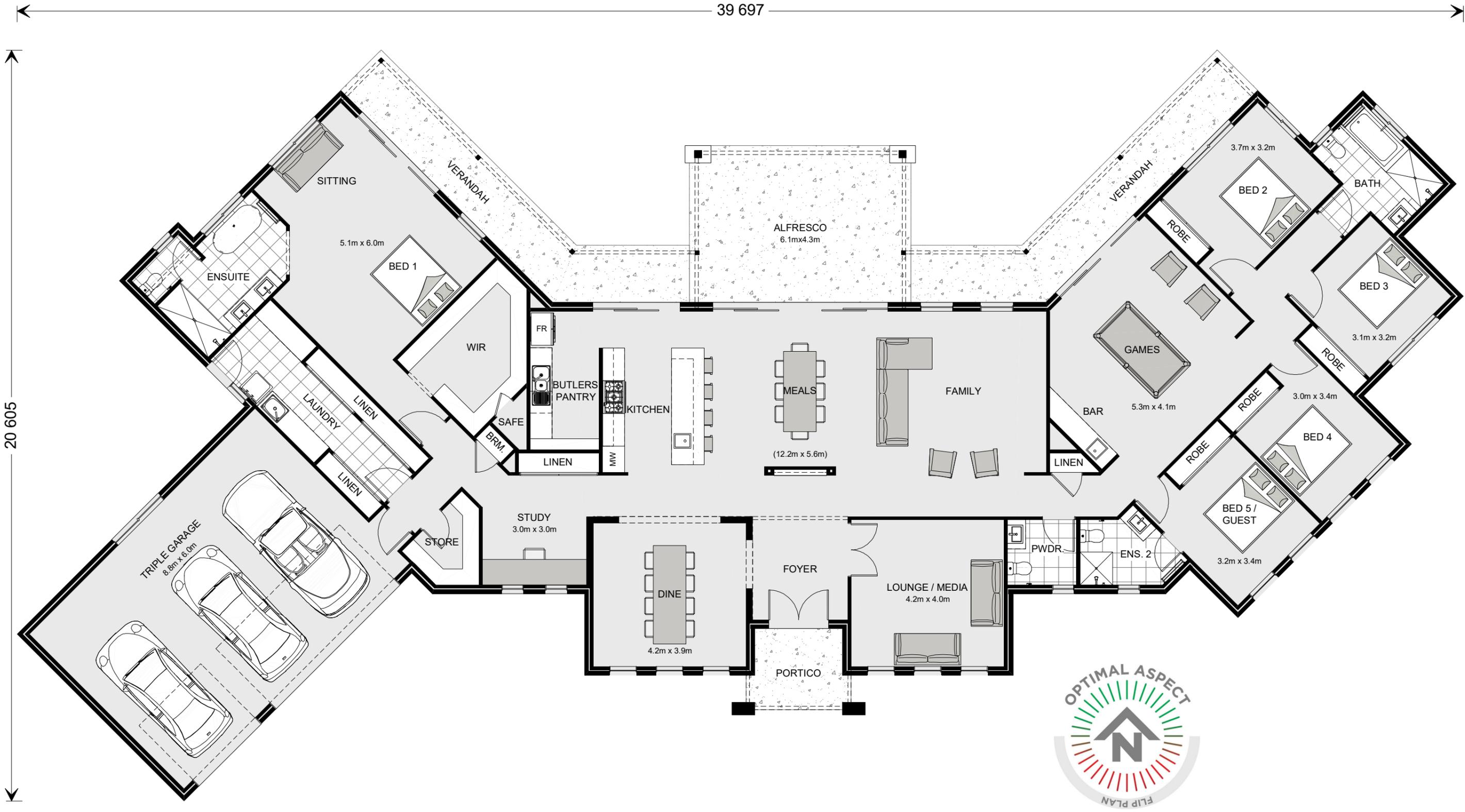
FLOOR AREAS	TOTAL 461.8 m <sup>2</sup>
LIVING	335.4 m <sup>2</sup>
GARAGE	58.9 m <sup>2</sup>
ALFRESCO	26.1 m <sup>2</sup>
VERANDAH	35.6 m <sup>2</sup>
PORCH	5.8 m <sup>2</sup>

Min. Lot Width  
44 m +

ARTIST IMPRESSION  
N.T.S.

# G.J. Gardner.

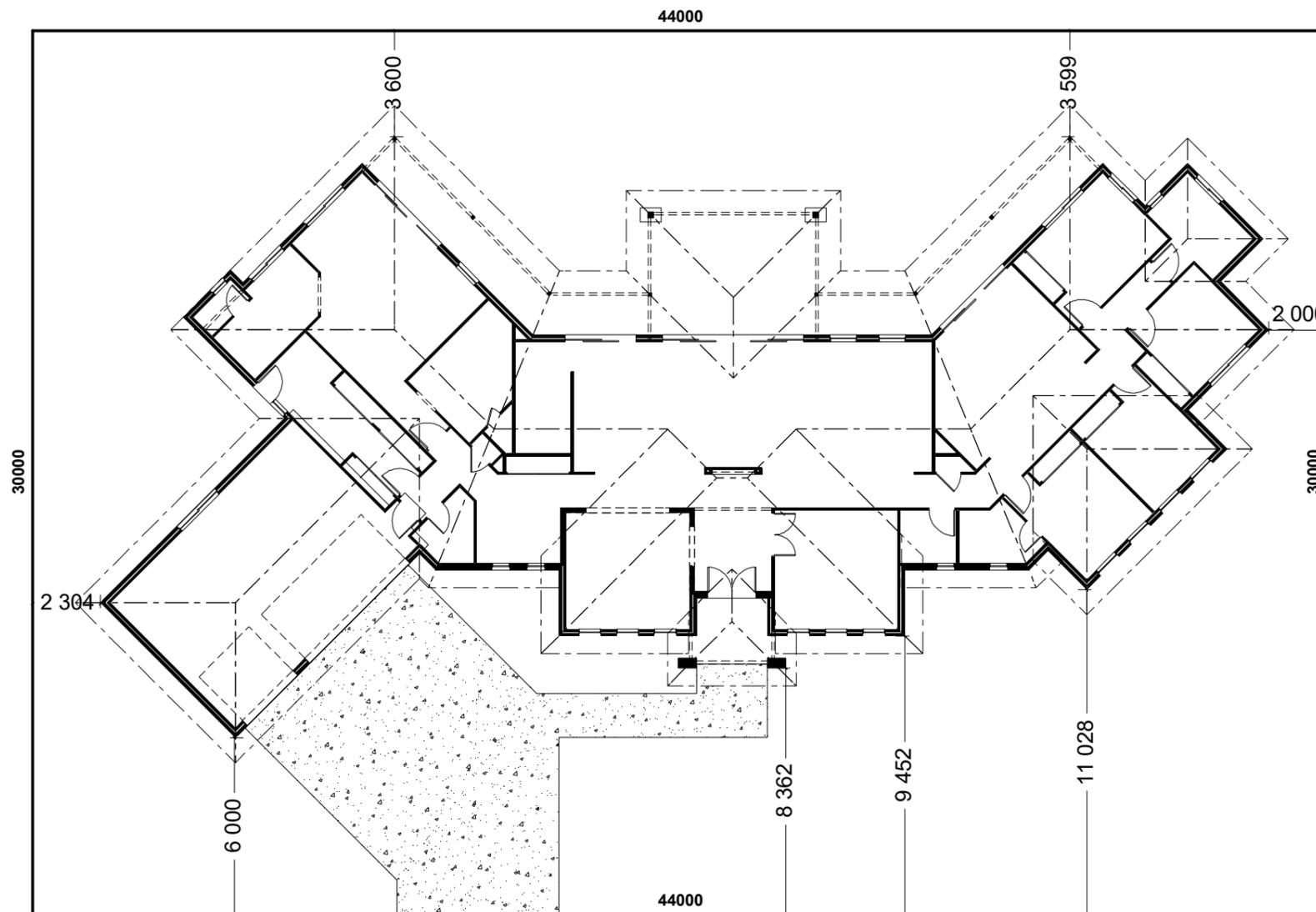
**HOMES**



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	<p style="text-align: center;">FLIP PLAN</p>					



**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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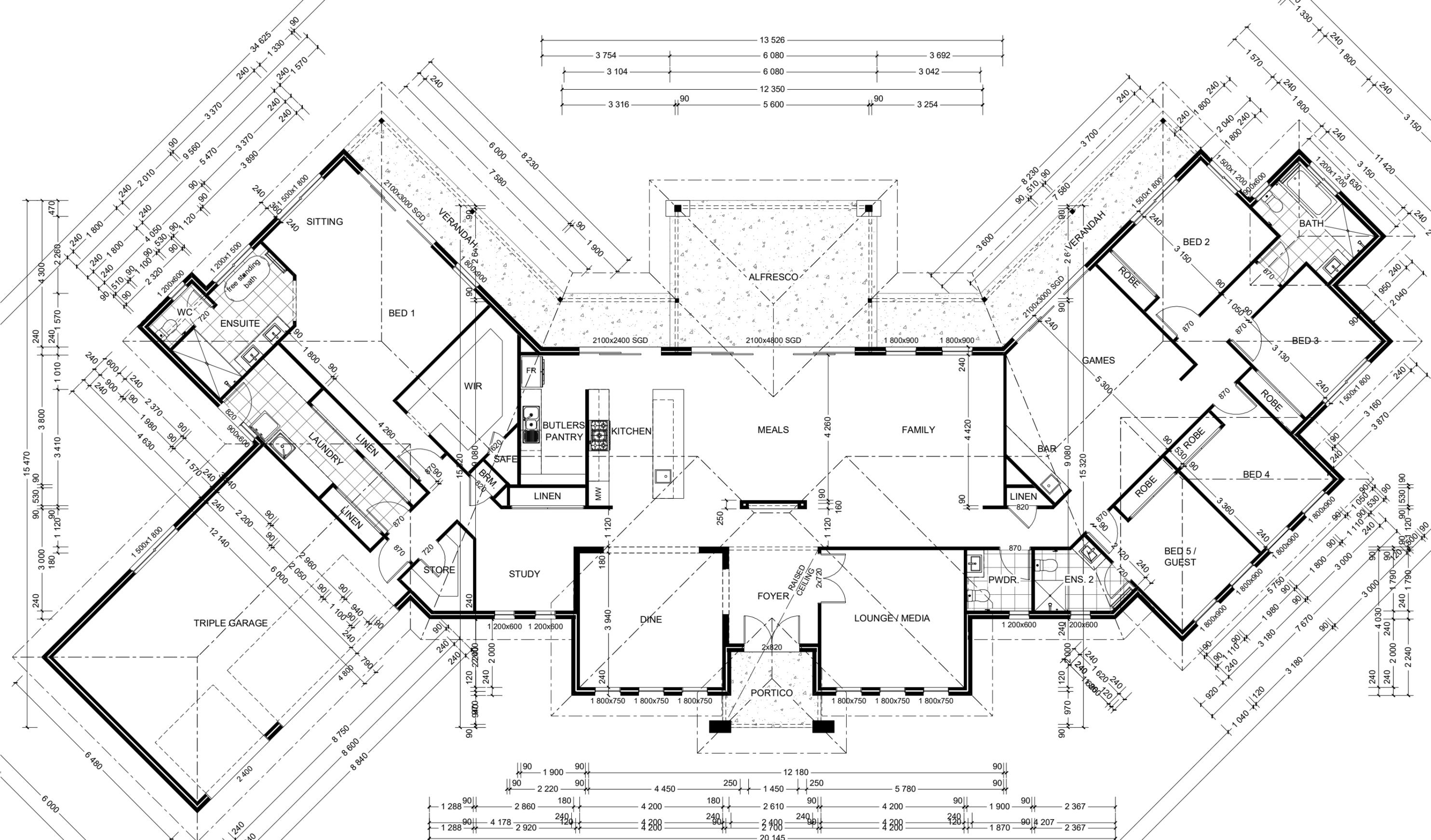
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SITE PLAN  
Scale 1:200 @A3

# G.J. Gardner.

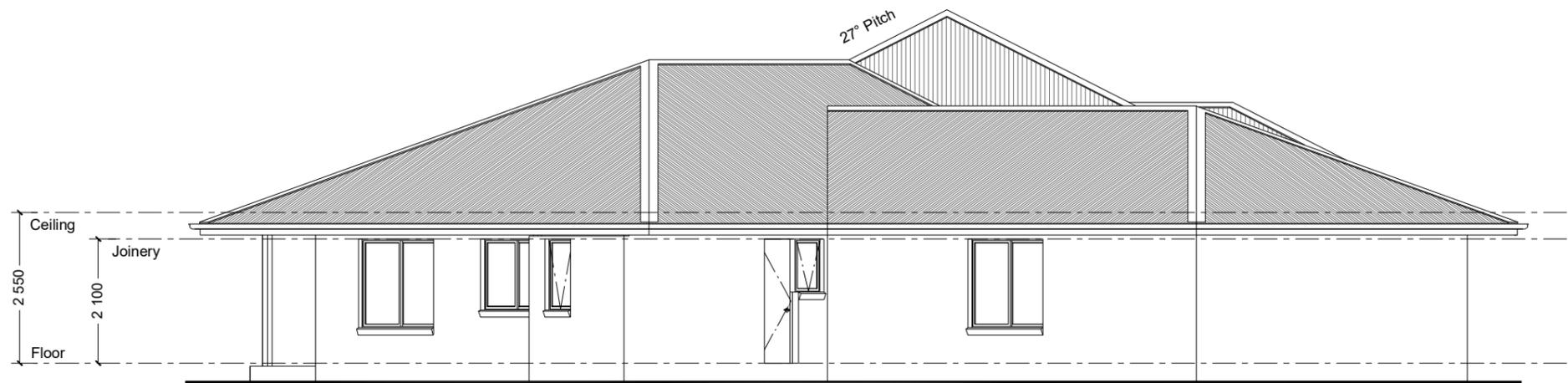
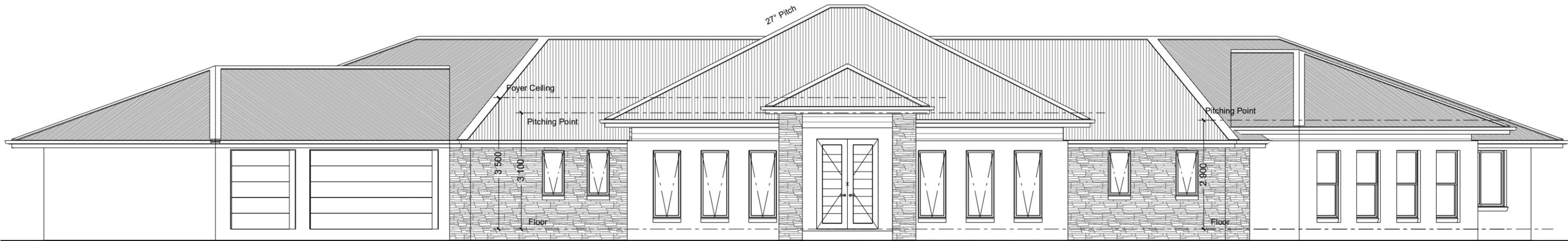
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ELEVATIONS  
Scale 1:100 @A3

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FLOOR AREAS

LIVING  
GARAGE  
ALFRESCO  
VERANDAH  
PORCH

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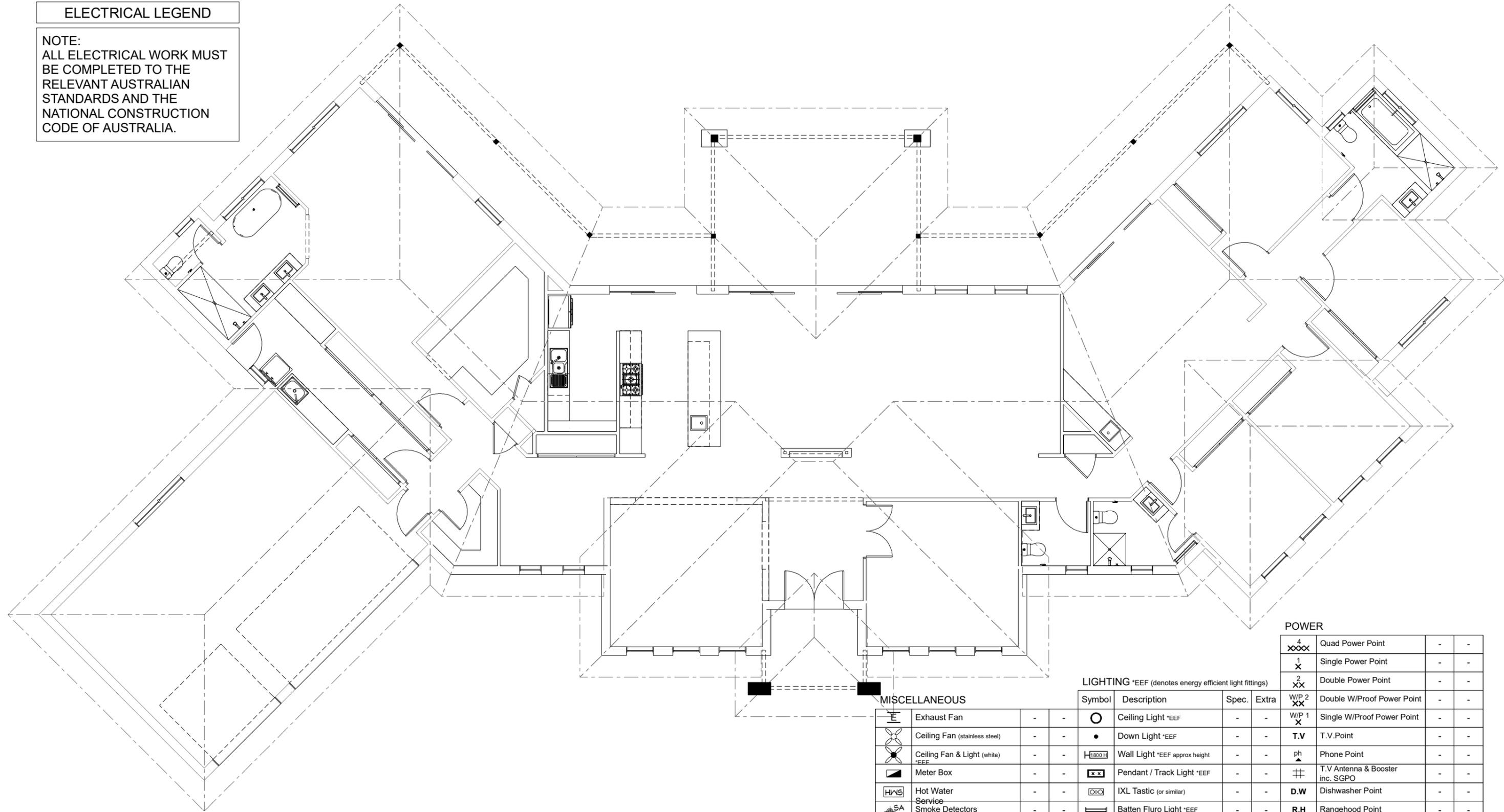
ELEVATIONS  
Scale 1:100 @A3

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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.



**MISCELLANEOUS**

	Exhaust Fan	-	-
	Ceiling Fan (stainless steel)	-	-
	Ceiling Fan & Light (white)	-	-
	Meter Box	-	-
	Hot Water Service	-	-
	Smoke Detectors	-	-
	Dimmer Switch	-	-
	Two Way Switch	-	-
	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	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluoro Light *EEF	-	-
	Round Fluoro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
<b>TOTAL LIGHT POINTS</b>		-	-

**POWER**

Symbol	Description	Spec.	Extra
	Quad Power Point	-	-
	Single Power Point	-	-
	Double Power Point	-	-
	Double W/Proof Power Point	-	-
	Single W/Proof Power Point	-	-
	T.V. Point	-	-
	Phone Point	-	-
	T.V. Antenna & Booster inc. SGPO	-	-
	Dishwasher Point	-	-
	Rangehood Point	-	-
	Microwave Point	-	-
	Oven Point	-	-
	Cook Top Iso point	-	-

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**ELECTRICAL PLAN**  
Scale 1:100 @A3

**G.J. Gardner.**

**HOMES**