



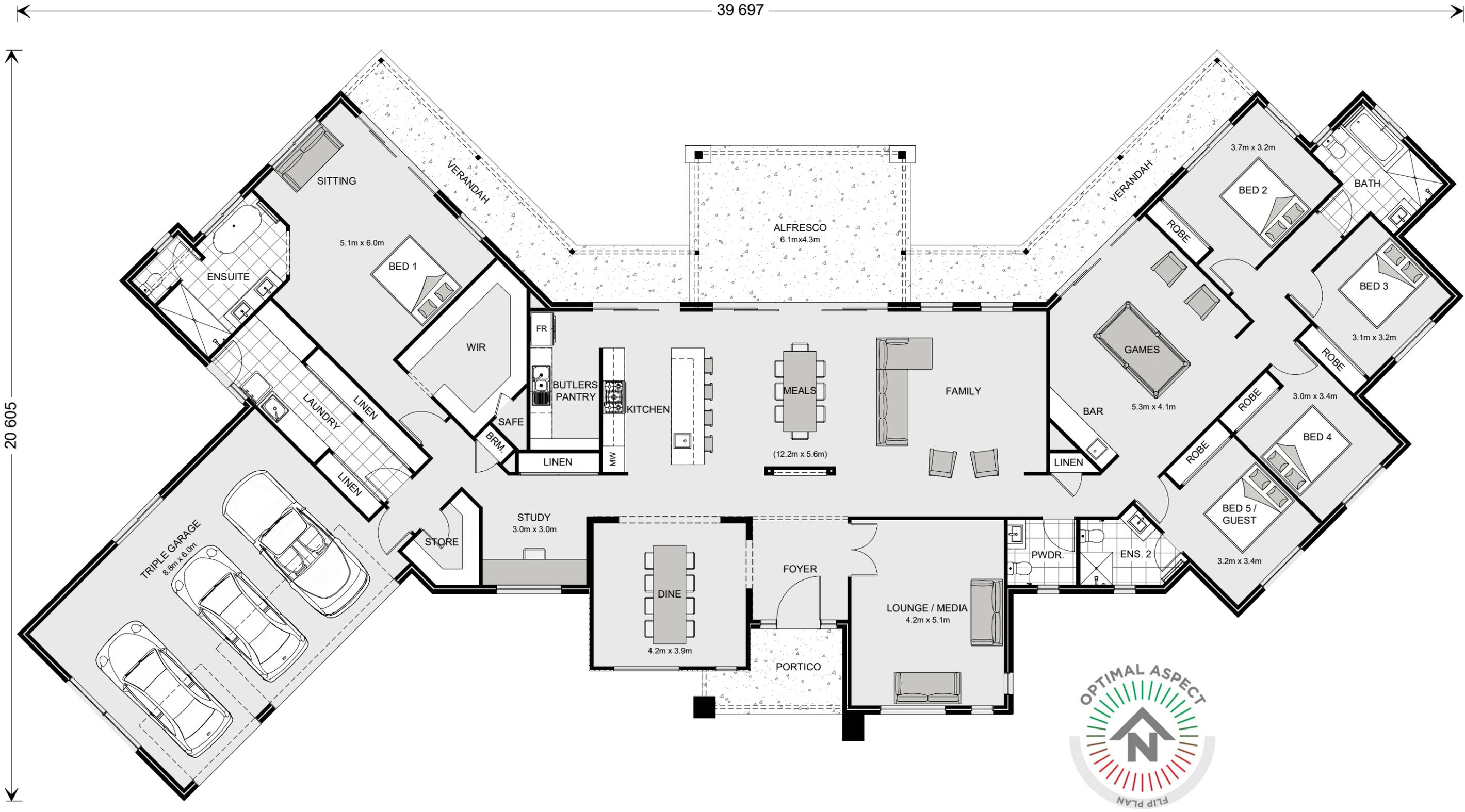
ARTISTS IMPRESSION - for illustrative purposes only
(Montville 462 Executive Facade Shown)

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).

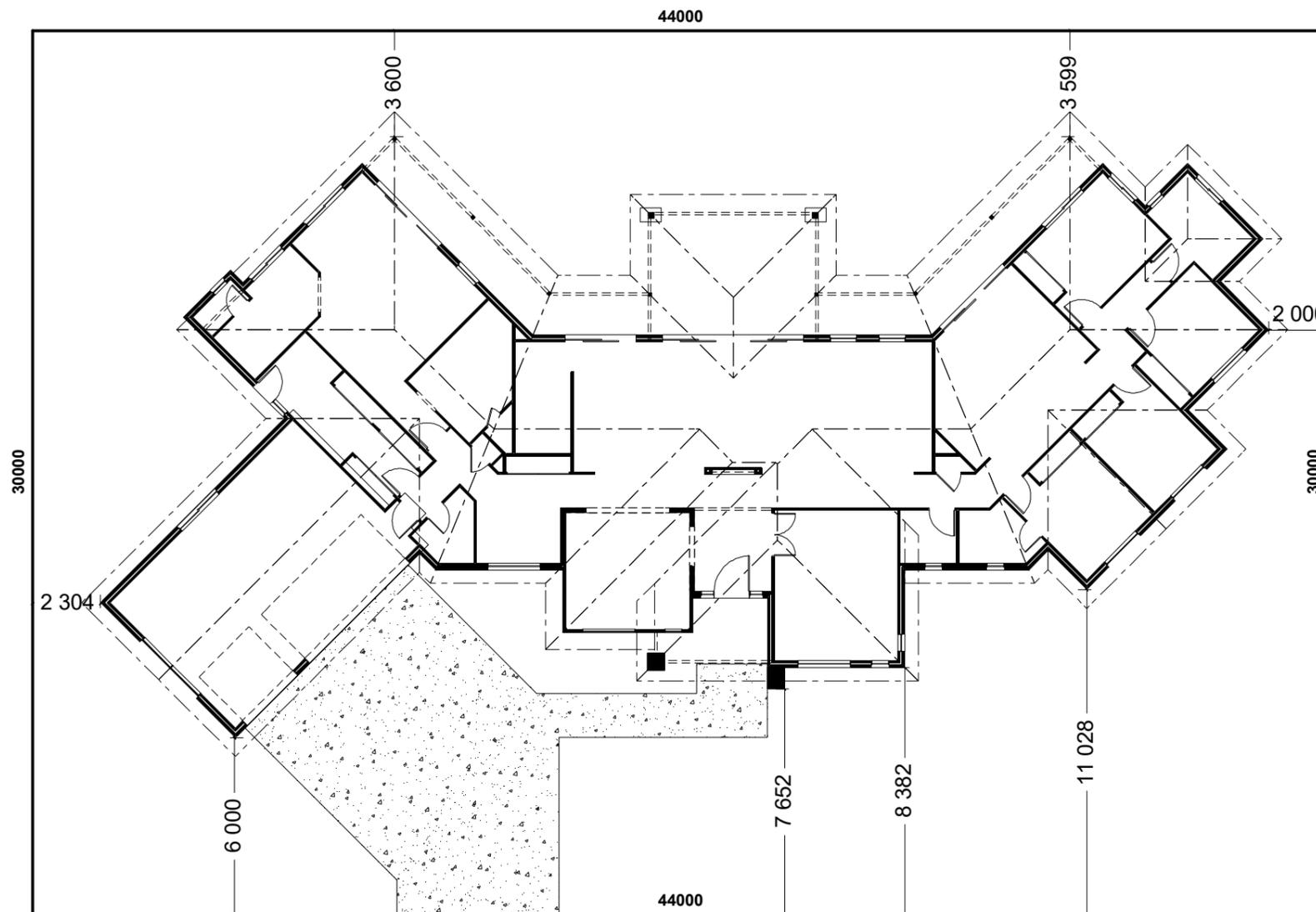
<p>MONTVILLE 462 Executive Streetscape Prestige Series</p>	<p>CONCEPT 18/07/2022</p>	<p>FLOOR AREAS</p>	<p>TOTAL 467.4 m²</p>	<p>Min. Lot Width 44 m +</p>	<p>ARTIST IMPRESSION N.T.S.</p>	<p>G.J. Gardner. <u>HOMES</u></p>
	<p>© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary</p>	<p>LIVING 339.2 m² GARAGE 58.9 m² ALFRESCO 26.1 m² VERANDAH 35.6 m² PORCH 7.6 m²</p>				



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MONTVILLE 462 Executive 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 339.2 m ² GARAGE 58.9 m ² ALFRESCO 26.1 m ² VERANDAH 35.6 m ² PORCH 7.6 m ²	TOTAL 467.4 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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MONTVILLE 462

Executive Streetscape

Prestige Series

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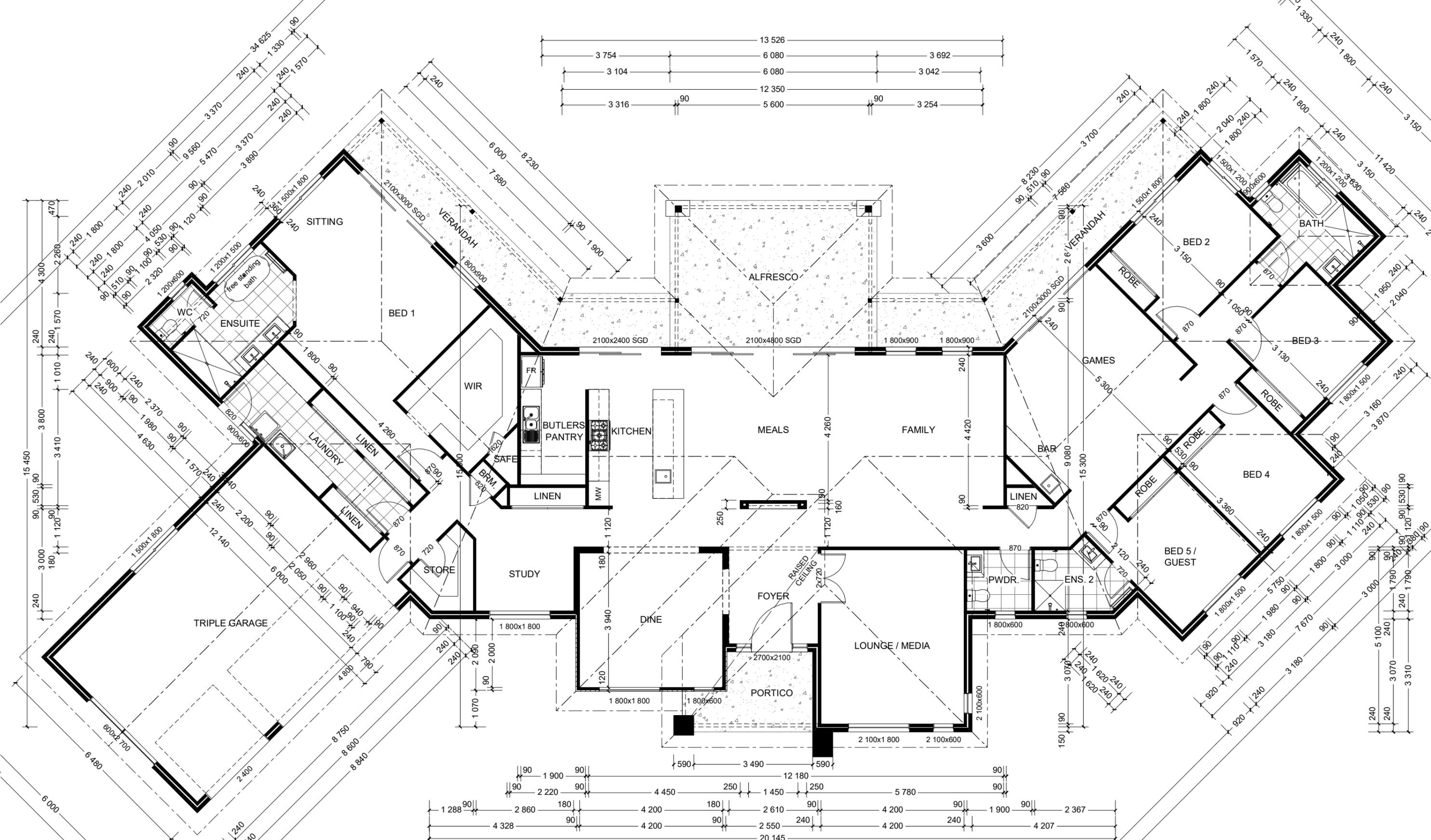
FLOOR AREAS	TOTAL 467.4 m ²
LIVING	339.2 m ²
GARAGE	58.9 m ²
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Min. Lot Width
44 m +

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.

HOMES

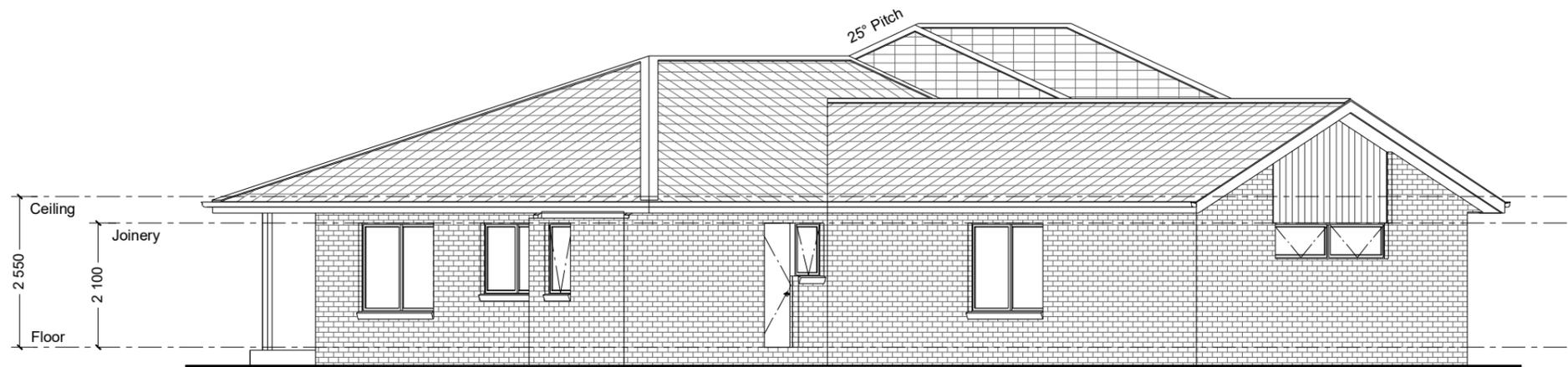


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Executive Streetscape

Prestige Series

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FLOOR AREAS TOTAL 467.4 m²

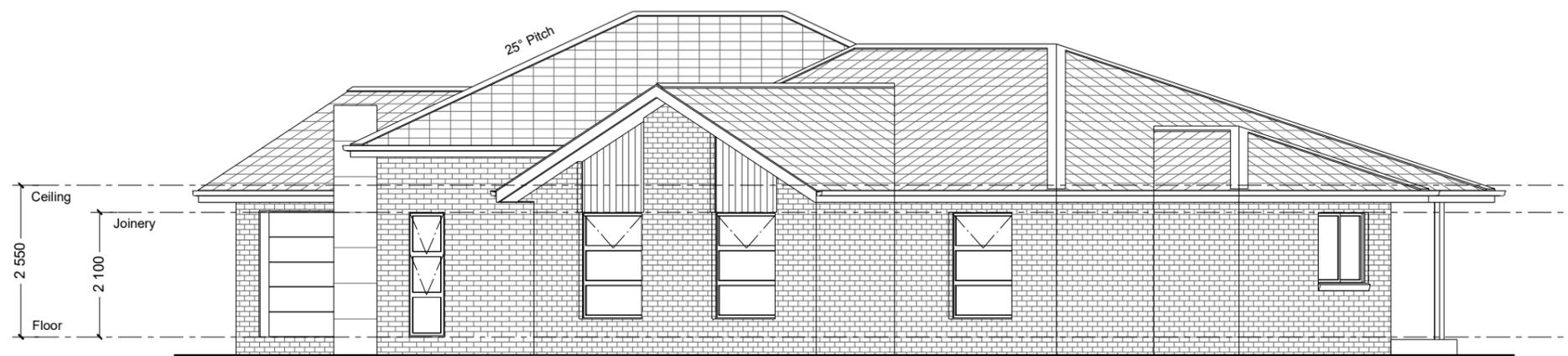
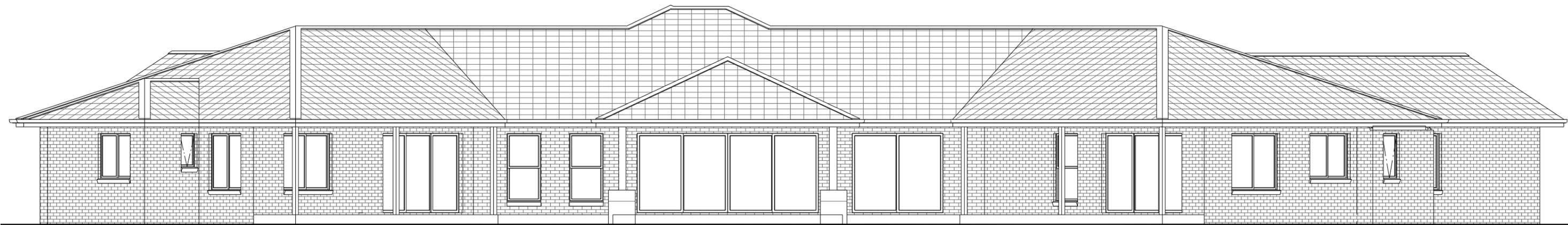
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ELEVATIONS
Scale 1:100 @A3

G.J. Gardner.

HOMES



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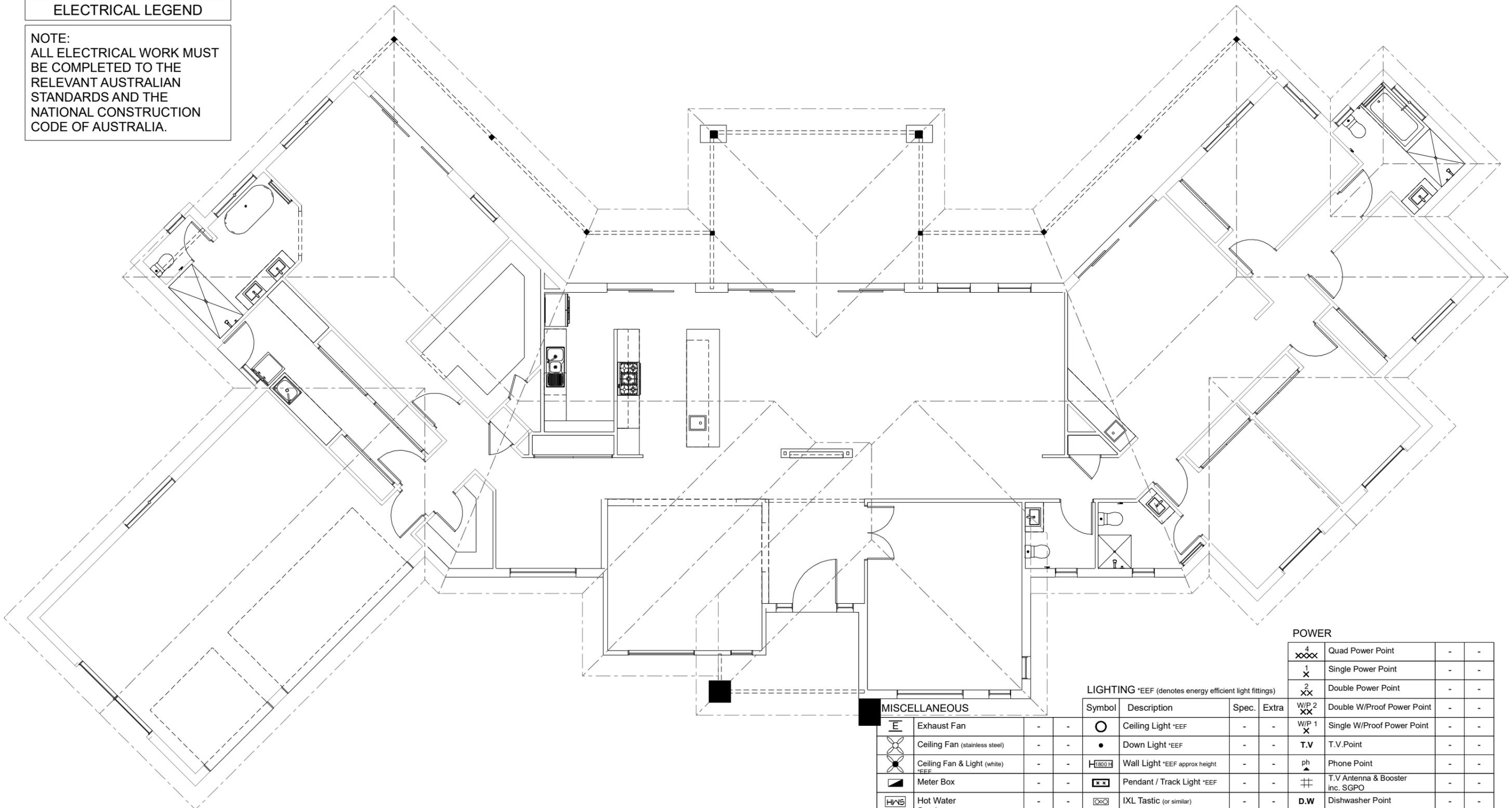
ELEVATIONS
Scale 1:100 @A3

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.



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	-	-
TOTAL LIGHT POINTS		-	-

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

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HOMES