



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

**NCC 22**

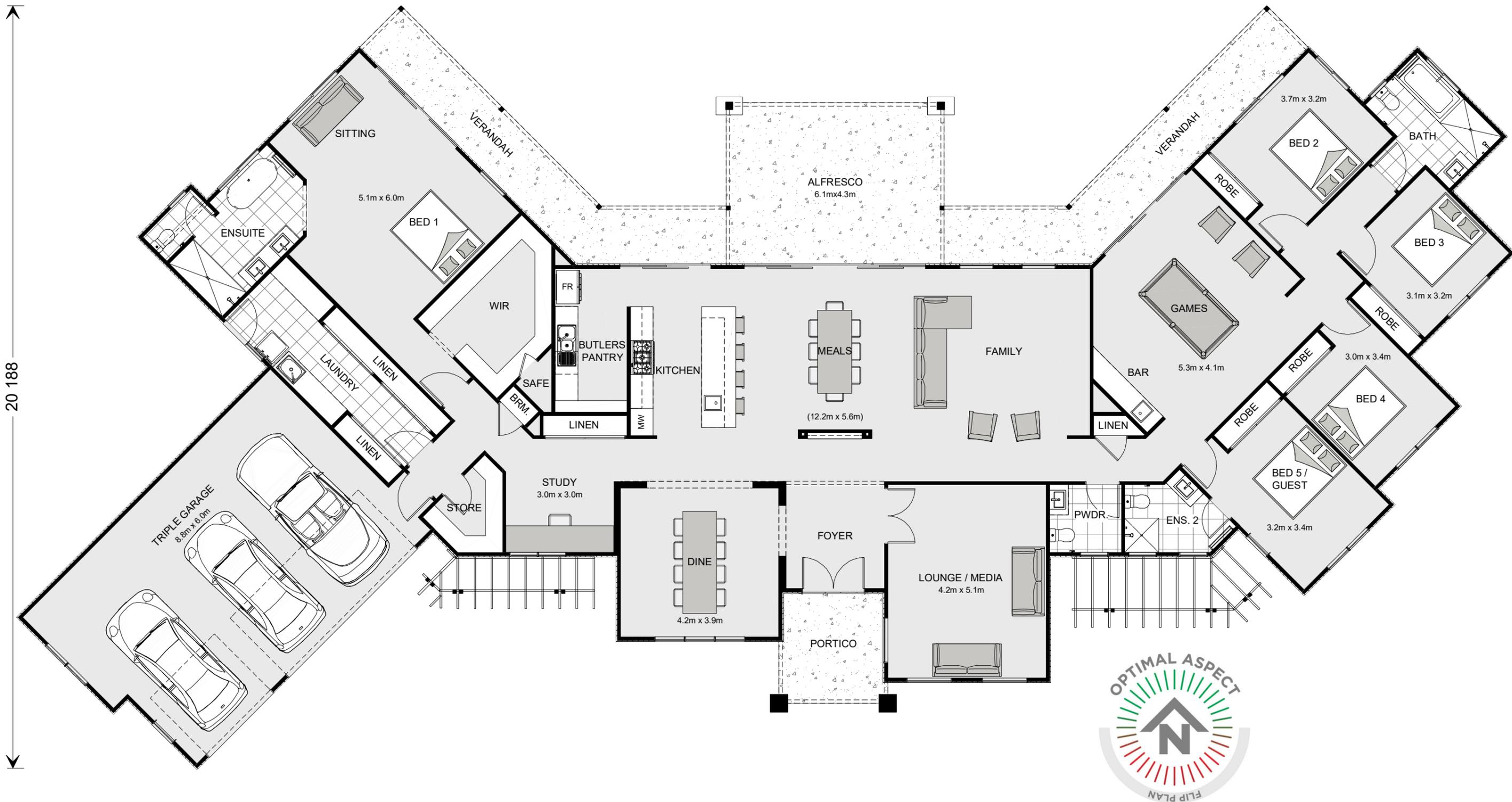
The bathroom and powder room must be constructed and reinforced in accordance with NCC regulations.  
This includes any circulation space req's, noggings and sheeting provisions for future grab rails where required.

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

<b>MONTVILLE 462</b> Manor Streetscape <b>Prestige Series</b>	<b>CONCEPT</b> 18/07/2022	<b>FLOOR AREAS</b>	<b>TOTAL</b> 453.6 m <sup>2</sup>	Min. Lot Width 44 m +	<b>ARTIST IMPRESSION</b> N.T.S.	<b>G.J. Gardner.</b> <small>HOMES</small>
	© Copyright Archiman Pty Ltd exclusive to <b>G.J. Gardner Homes</b> Concept plans only, final working drawings may vary	LIVING 327.4 m <sup>2</sup> GARAGE 57.2 m <sup>2</sup> ALFRESCO 24.9 m <sup>2</sup> VERANDAH 35.9 m <sup>2</sup> PORCH 8.2 m <sup>2</sup>				

39 732

20 188



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**MONTVILLE 462**

Manor Streetscape

**Prestige Series**

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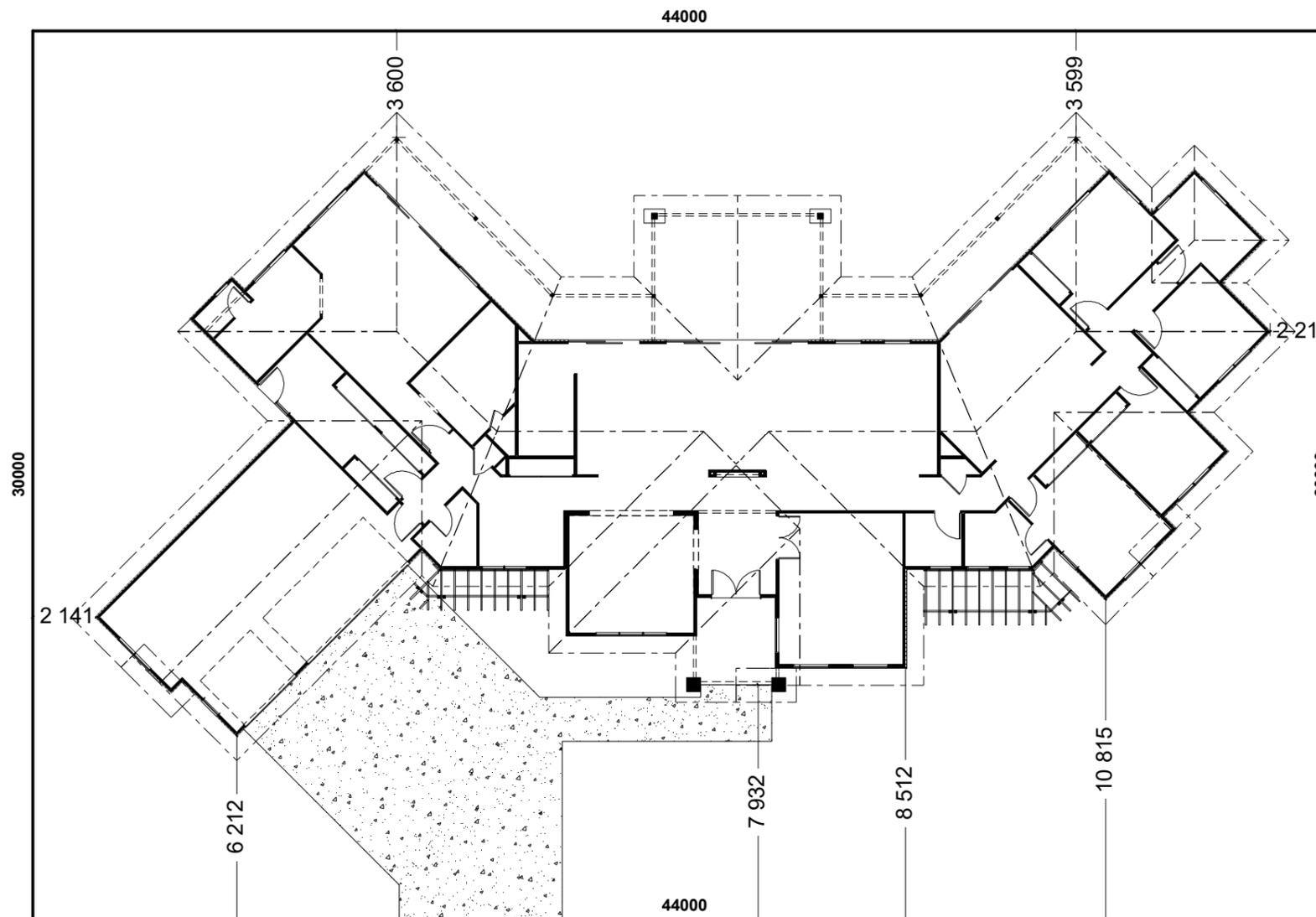
FLOOR AREAS	TOTAL 453.6 m <sup>2</sup>
LIVING	327.4 m <sup>2</sup>
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ALFRESCO	24.9 m <sup>2</sup>
VERANDAH	35.9 m <sup>2</sup>
PORCH	8.2 m <sup>2</sup>

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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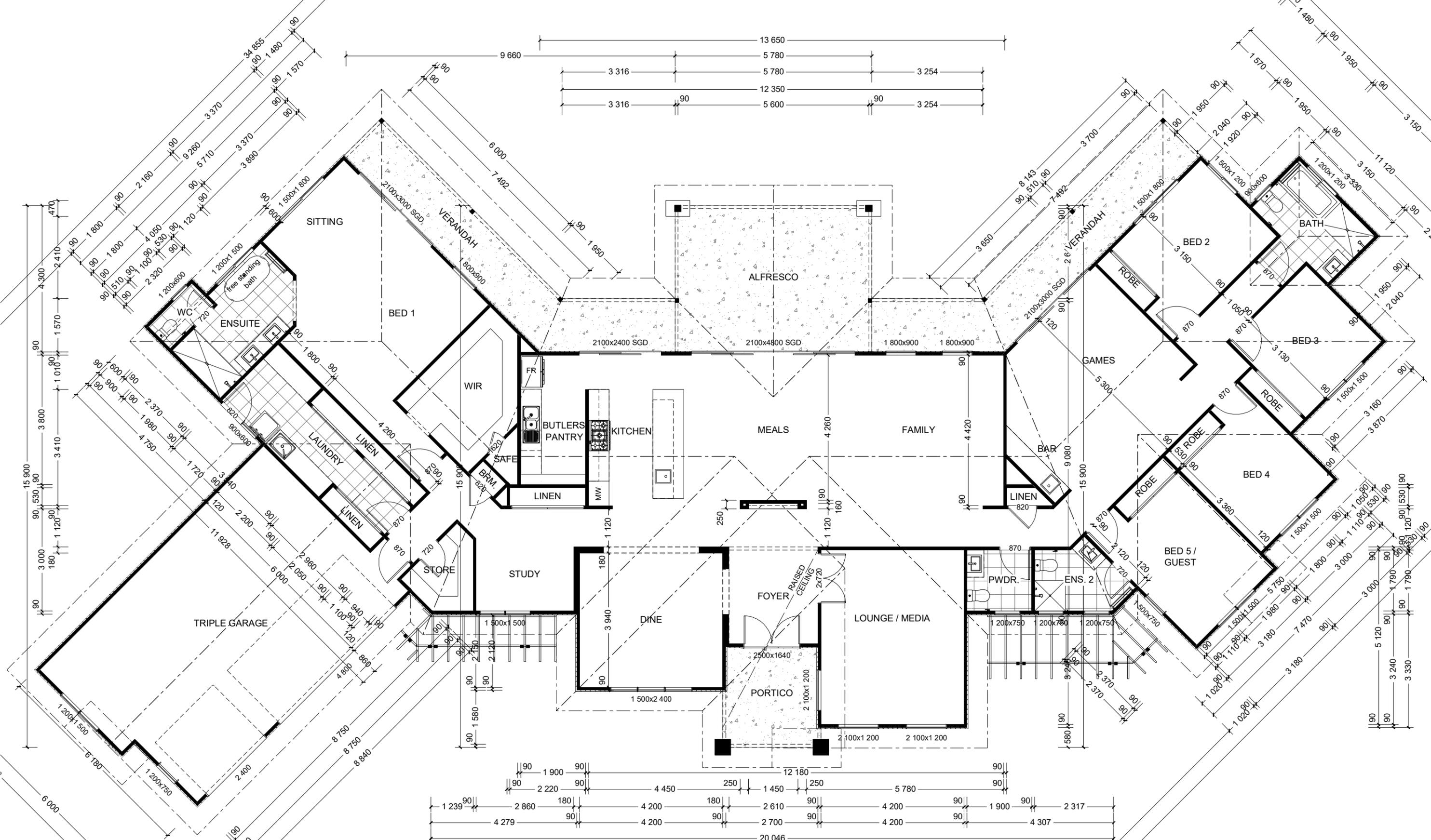
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Min. Lot Width  
44 m +

SITE PLAN  
Scale 1:200 @A3

**G.J. Gardner.**

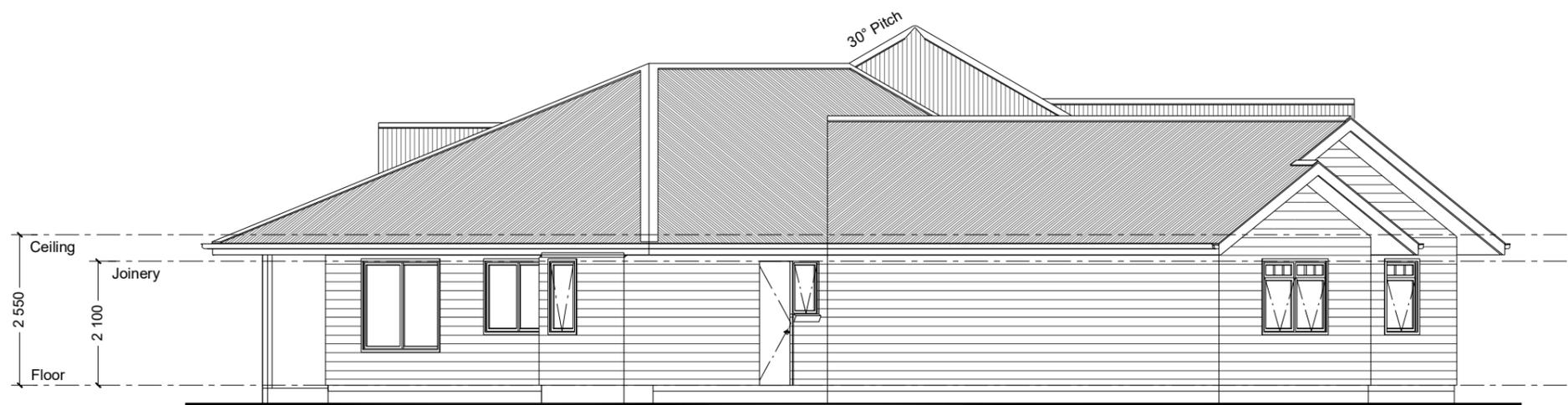
**HOMES**



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FLOOR AREAS

LIVING  
GARAGE  
ALFRESCO  
VERANDAH  
PORCH

TOTAL 453.6 m<sup>2</sup>

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ELEVATIONS  
Scale 1:100 @A3

# G.J. Gardner.

**HOMES**



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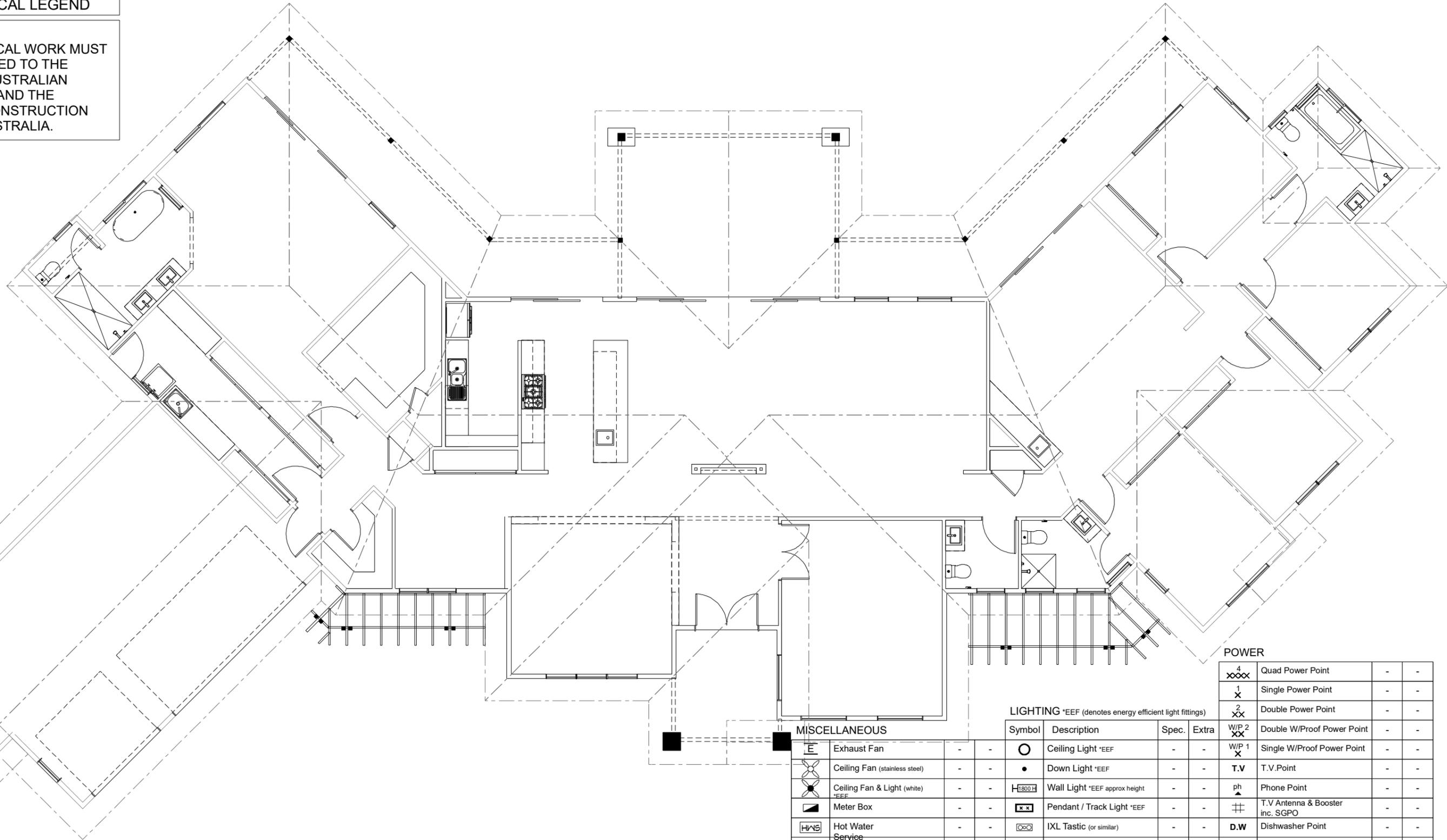
ELEVATIONS  
Scale 1:100 @A3

# 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	-	-

**LIGHTING** \*EEF (denotes energy efficient light fittings)

Symbol	Description	Spec.	Extra	Symbol	Description	Spec.	Extra
⊖	Exhaust Fan	-	-	○	Ceiling Light *EEF	-	-
⊖	Ceiling Fan (stainless steel)	-	-	●	Down Light *EEF	-	-
⊖	Ceiling Fan & Light (white) *EEF	-	-	⊖	Wall Light *EEF approx height	-	-
⊖	Meter Box	-	-	⊖	Pendant / Track Light *EEF	-	-
HWS	Hot Water Service	-	-	⊖	IXL Tastic (or similar)	-	-
SA	Smoke Detectors	-	-	⊖	Batten Fluoro Light *EEF	-	-
ds	Dimmer Switch	-	-	⊖	Round Fluoro Light *EEF	-	-
2 way	Two Way Switch	-	-	⊖	Flood / Spot Light *EEF	-	-
AC	A/C Condensor Iso Point	-	-	<b>TOTAL LIGHT POINTS</b>			

**MISCELLANEOUS**

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	<p><b>MANOR STREETScape</b></p>					