



ARTISTS IMPRESSION - for illustrative purposes only
 (Shoalhaven Display Home - Manor Facade Shown)

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

<h1>MONTVILLE 406</h1> <p>Manor Streetscape</p> <p>Prestige Series</p>	CONCEPT 9/09/2021	FLOOR AREAS	TOTAL 406.0 m ²	Min. Lot Width 42 m - 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 308.4 m ² GARAGE 37.6 m ² ALFRESCO 27.2 m ² VERANDAH's 24.0 m ² PORCH 8.8 m ²	Display Home Lot 7, 771 Illaroo Road, Tapitallee, Tangala Estate			



MONTVILLE 406

Manor Streetscape

Prestige Series

CONCEPT 9/09/2021

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FLOOR AREAS TOTAL 406.0 m²

LIVING	308.4 m ²
GARAGE	37.6 m ²
ALFRESCO	27.2 m ²
VERANDAH's	24.0 m ²
PORCH	8.8 m ²

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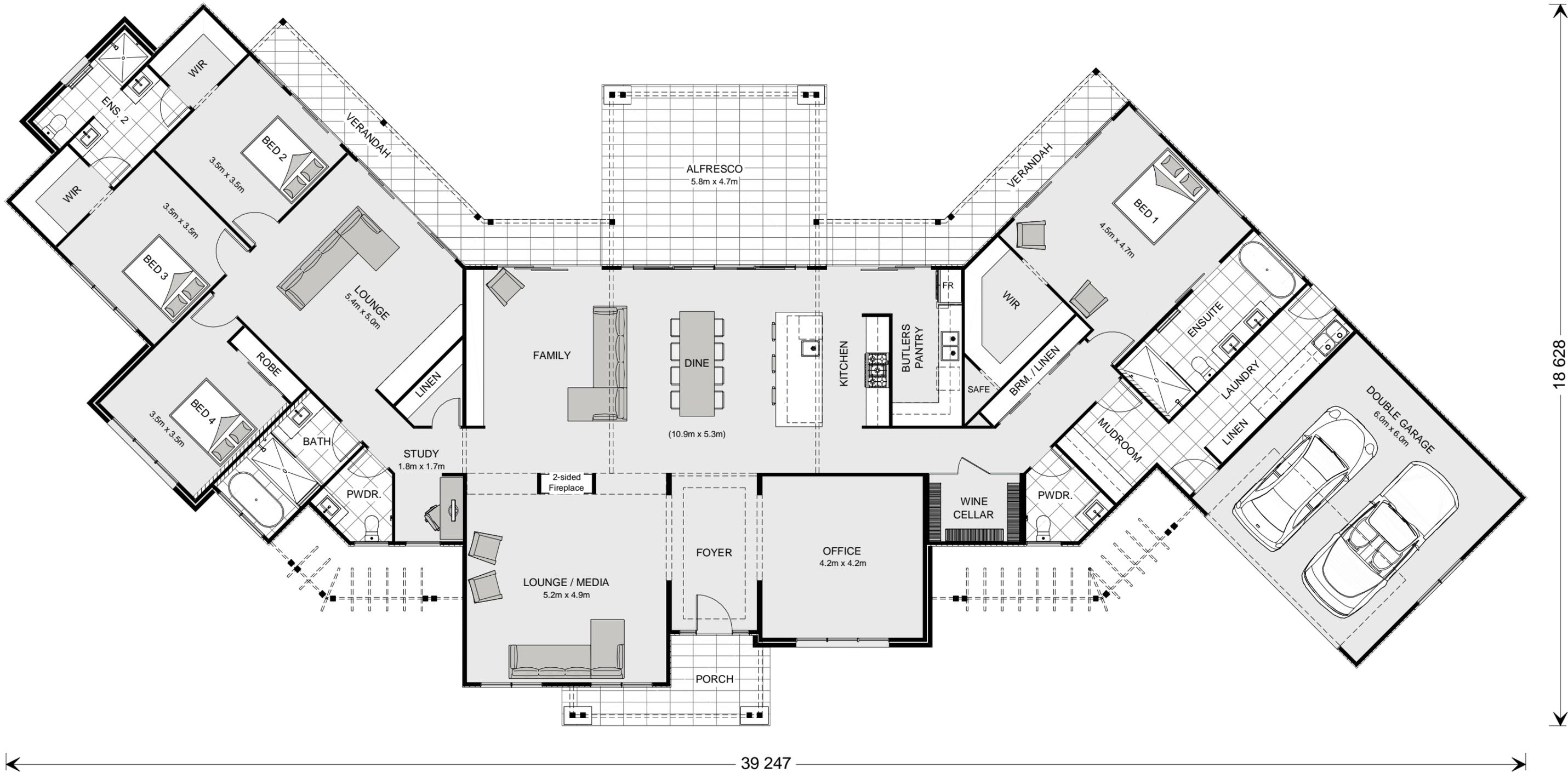
Min. Lot Width
42 m - 44 m

ARTIST IMPRESSION
N.T.S.

Display Home
Lot 7, 771 Illaroo Road,
Tapitallee, Tangala Estate

G.J. Gardner.

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42 m - 44 m

PRESENTATION PLAN
Scale 1:100 @A3

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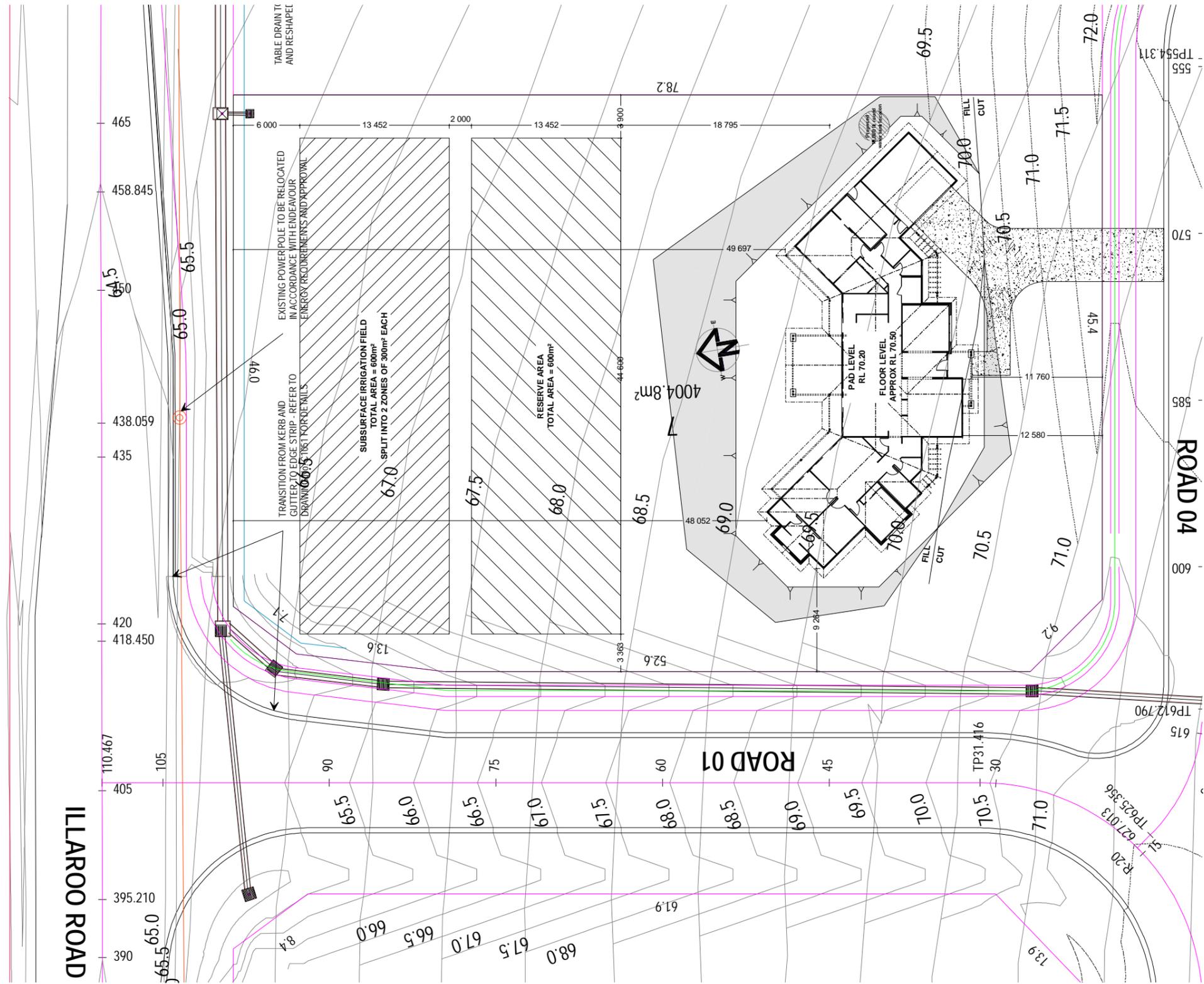
Min. Lot Width
42 m - 44 m

SUBDIVISION PLAN
Scale 1:1000 @A3

Display Home
Lot 7, 771 Illaroo Road,
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FLOOR AREAS

LIVING
GARAGE
ALFRESCO
VERANDAH's
PORCH

TOTAL 406.0 m²

308.4 m²
37.6 m²
27.2 m²
24.0 m²
8.8 m²

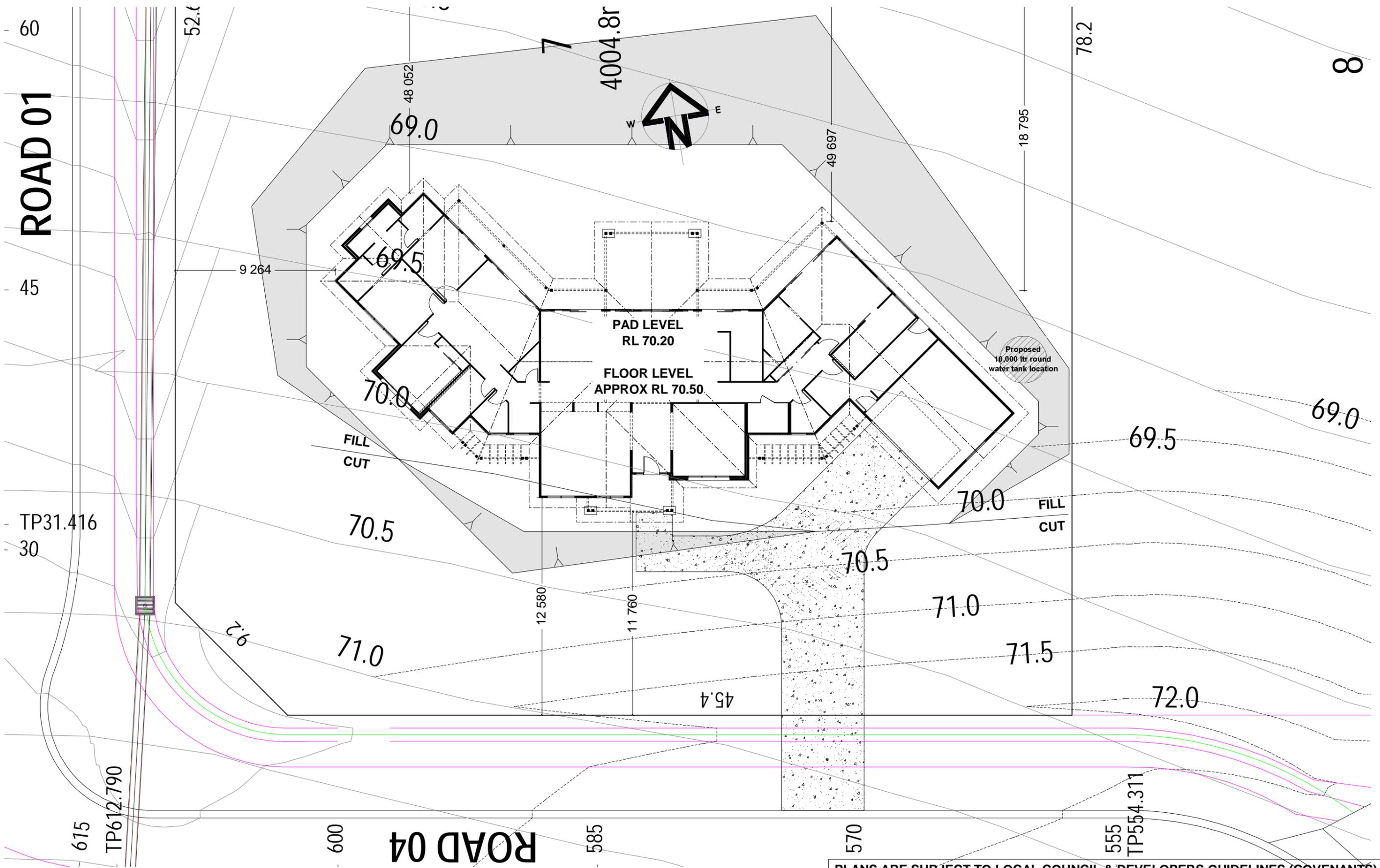
Min. Lot Width
42 m - 44 m

SITE PLAN
Scale 1:400 @A3

Display Home
Lot 7, 771 Illaroo Road,
Tapitallee, Tangala Estate

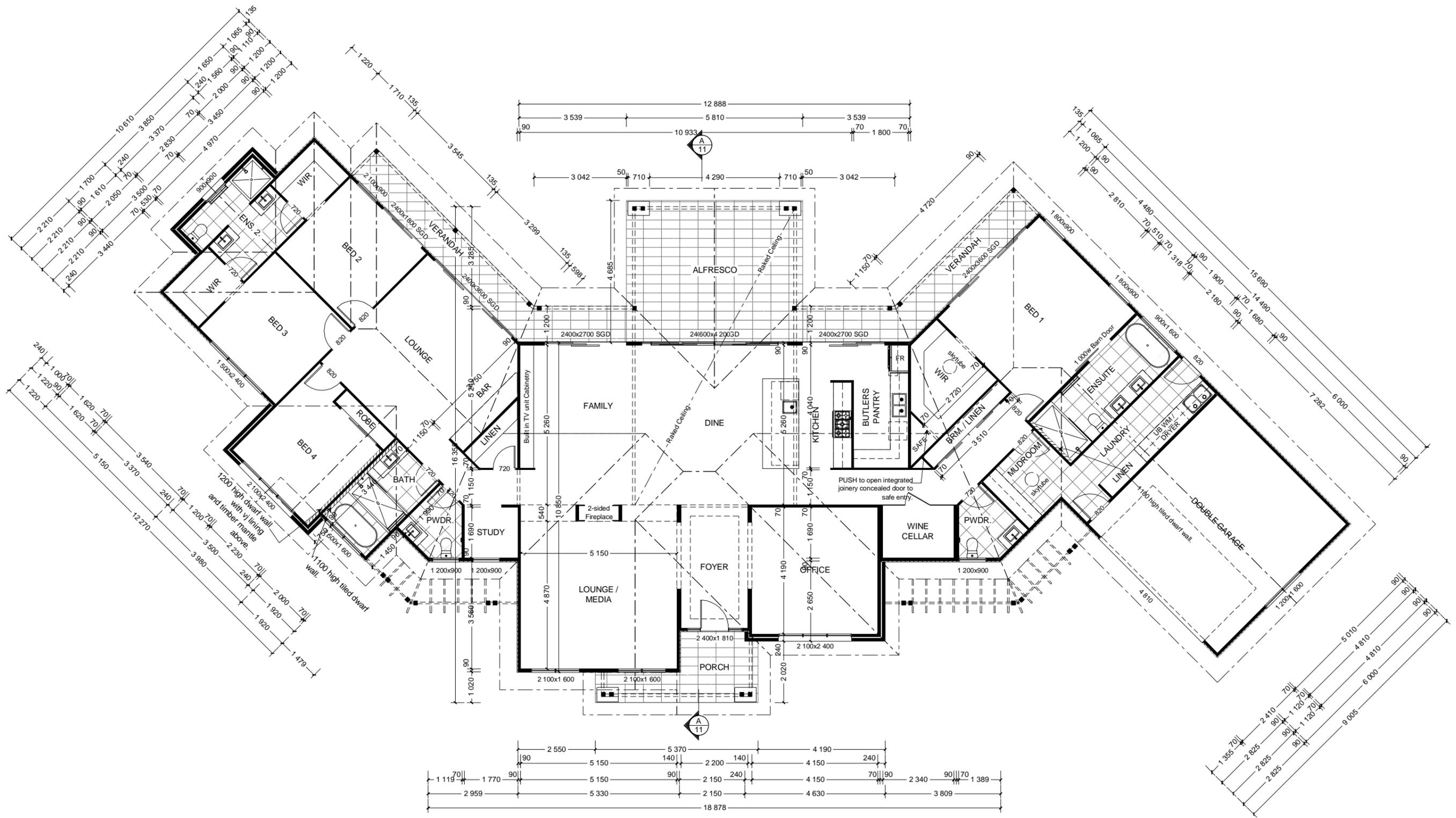
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MONTVILLE 406 Manor Streetscape Prestige Series	CONCEPT 9/09/2021 © Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	FLOOR AREAS LIVING 308.4 m ² GARAGE 37.6 m ² ALFRESCO 27.2 m ² VERANDAH's 24.0 m ² PORCH 8.8 m ²	TOTAL 406.0 m ²	Min. Lot Width 42 m - 44 m	DETAILED SITE PLAN Scale 1:200 @A3	G.J. Gardner. HOMES
			Display Home Lot 7, 771 Illaroo Road, Tapitallee, Tangala Estate			



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 Manor Streetscape
 Prestige Series

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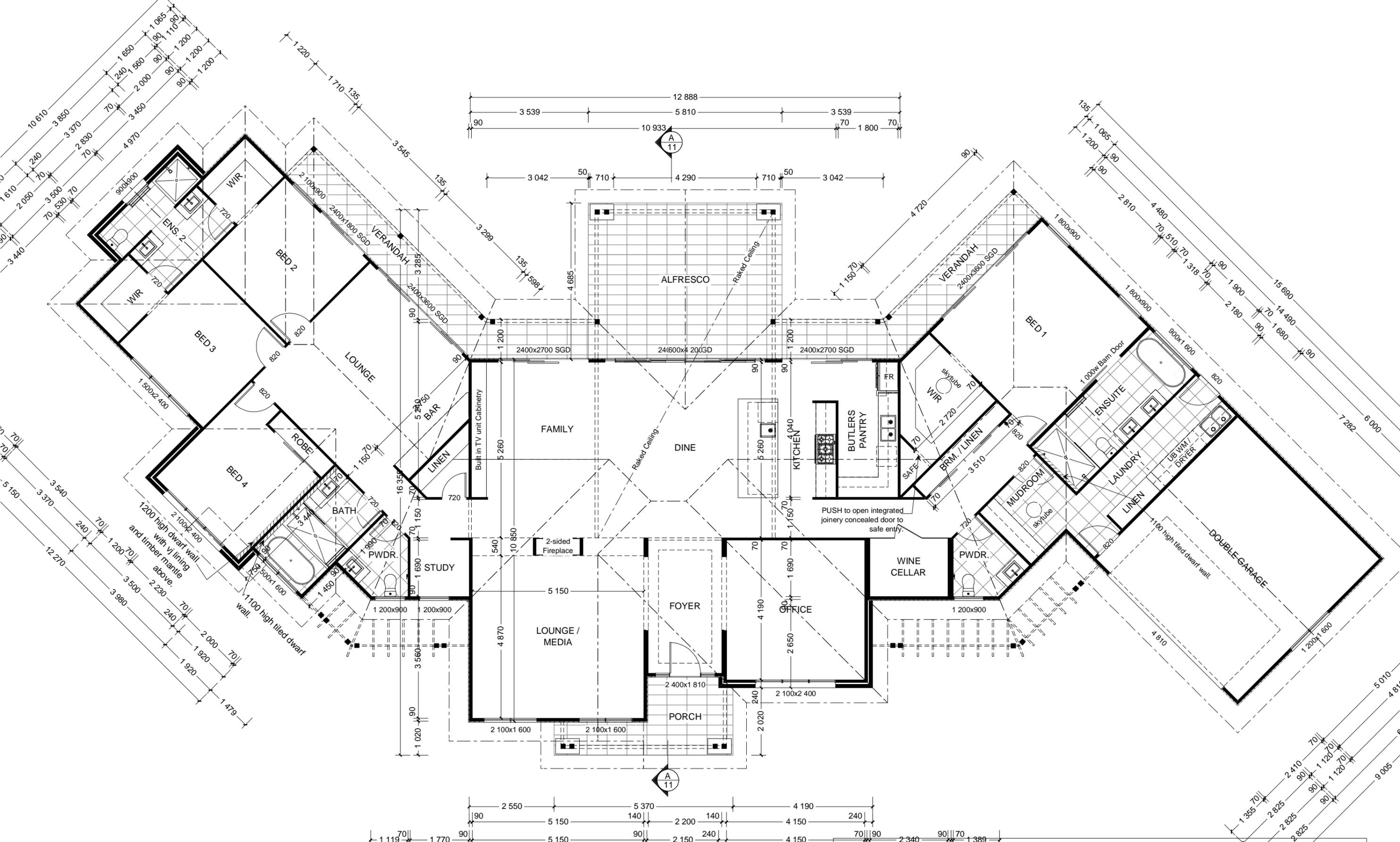
FLOOR AREAS	TOTAL 406.0 m ²
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VERANDAH's	24.0 m ²
PORCH	8.8 m ²

Min. Lot Width
 42 m - 44 m

FLOOR PLAN
 Scale 1:125 @A3

Display Home
Lot 7, 771 Illaroo Road,
Tapitallee, Tangala Estate

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 Manor Streetscape
 Prestige Series

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FLOOR AREAS	TOTAL
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ALFRESCO	27.2 m ²
VERANDAH's	24.0 m ²
PORCH	8.8 m ²

Min. Lot Width
 42 m - 44 m

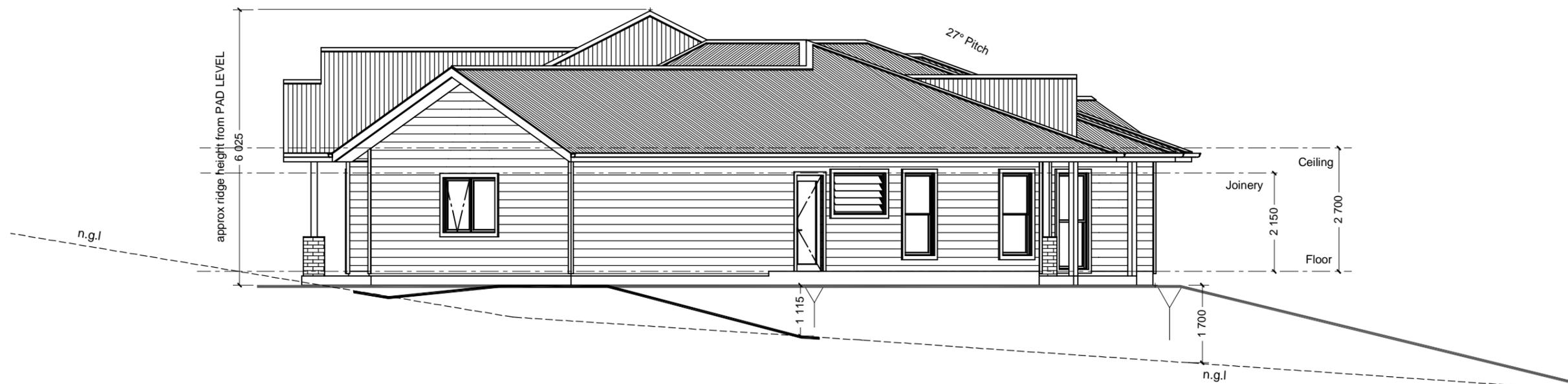
DETAILED FLOOR PLAN
 Scale 1:100 @A3

Display Home
 Lot 7, 771 Illaroo Road,
 Tapitallee, Tangala Estate

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○ SOUTH ELEVATION
SCALE 1:100



○ EAST ELEVATION
SCALE 1:100

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Manor Streetscape

Prestige Series

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FLOOR AREAS

LIVING
GARAGE
ALFRESCO
VERANDAH's
PORCH

TOTAL 406.0 m²

308.4 m²
37.6 m²
27.2 m²
24.0 m²
8.8 m²

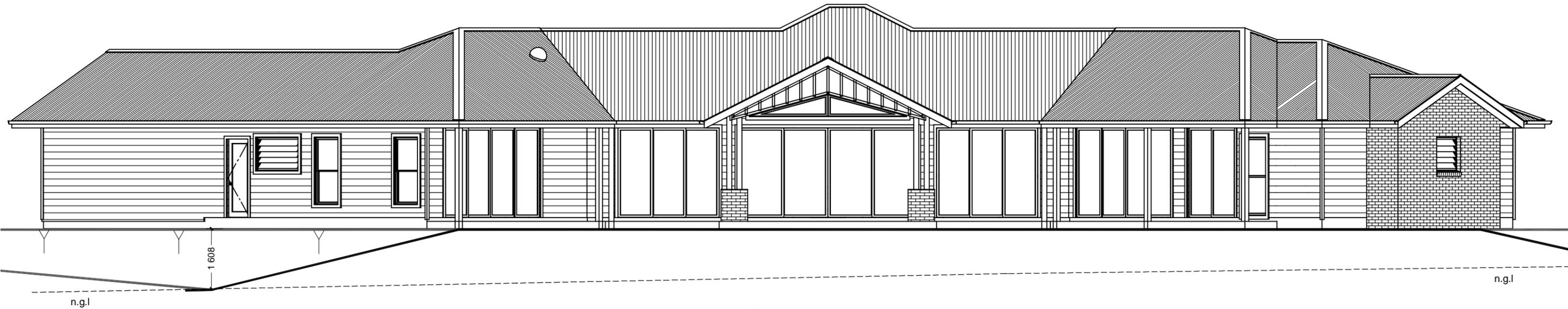
Min. Lot Width
42 m - 44 m

ELEVATIONS
Scale 1:100 @A3

Display Home
Lot 7, 771 Illaroo Road,
Tapitallee, Tangala Estate

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- NORTH ELEVATION
- SCALE 1:100



- WEST ELEVATION
- SCALE 1:100

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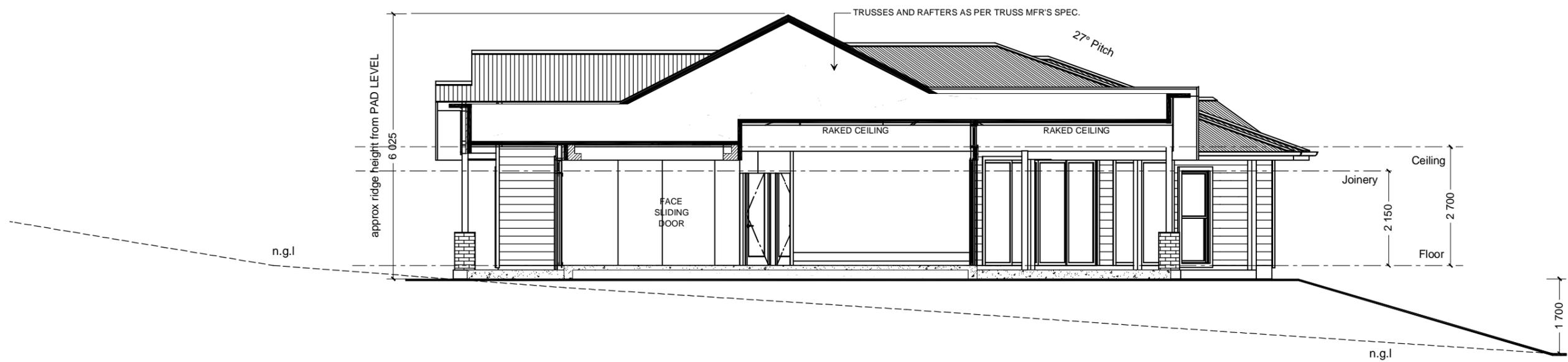
Min. Lot Width
42 m - 44 m

ELEVATIONS
Scale 1:100 @A3

Display Home
Lot 7, 771 Illaroo Road,
Tapitallee, Tangala Estate

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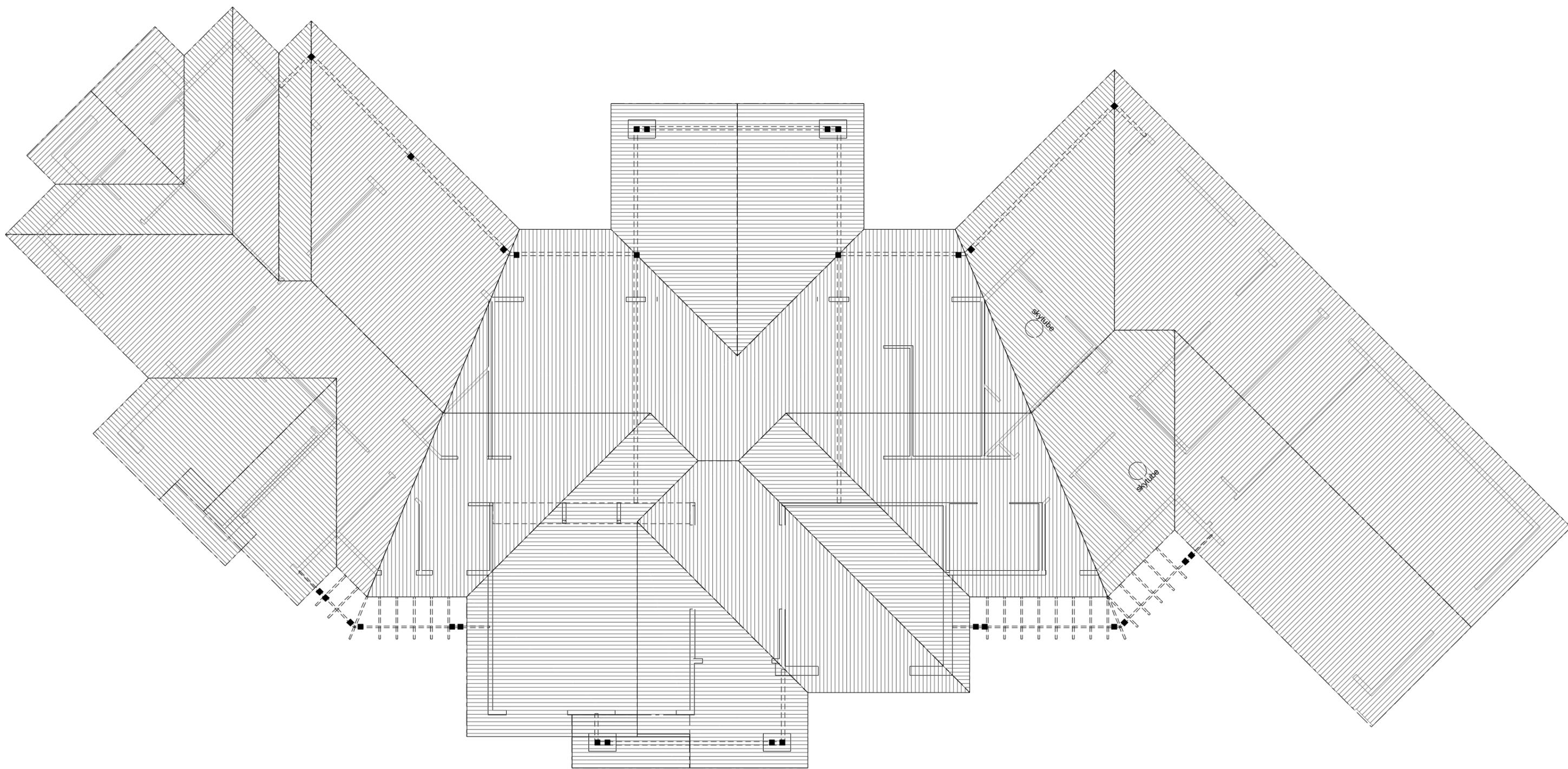
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SECTION A-A
SCALE 1:100

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<p>MONTVILLE 406 Manor Streetscape Prestige Series</p>	<p>CONCEPT 9/09/2021</p>	<p>FLOOR AREAS</p>	<p>TOTAL 406.0 m²</p>	<p>Min. Lot Width 42 m - 44 m</p>	<p>SECTIONS Scale 1:100 @A3</p>	<p>G.J. Gardner. <u>HOMES</u></p>
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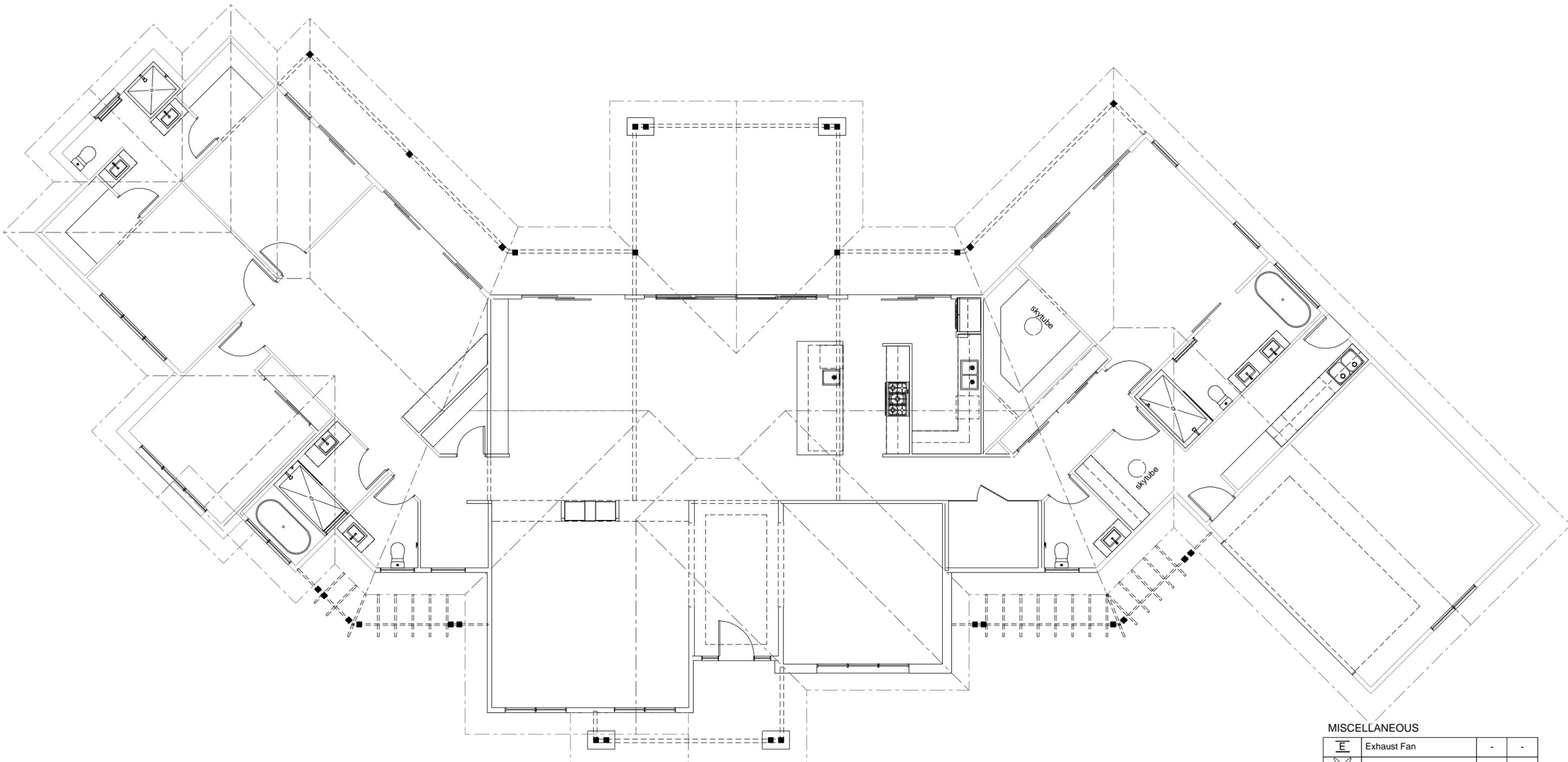
Min. Lot Width
42 m - 44 m

ROOF PLAN
Scale 1:100 @A3

Display Home
 Lot 7, 771 Illaroo Road,
 Tapitallee, Tangala Estate

G.J. Gardner.

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CONSTRUCTION AND VENTILATION OF SANITARY COMPARTMENTS
 Doors to sanitary compartments must open outwards or slide or be readily removable from outside the compartment unless there is a clear space of at least 1.2m in accordance with the N.C.C. of Australia (B.C.A).
 Mechanical ventilation to be provided to sanitary compartments as required in accordance with the N.C.C. of Australia (B.C.A).

NOTE:
 ALL ELECTRICAL WORK MUST BE COMPLETED TO THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (B.C.A).

ELECTRICAL LEGEND

LIGHTING *EEF (denotes energy efficient light fittings)

Symbol	Description	Spec.	Extra	IXL Tastic (or similar)	-	-
○	Ceiling Light *EEF	-	-	⊎	Batten Fluro Light *EEF	-
●	Down Light *EEF	-	-	⊕	Round Fluro Light *EEF	-
H1800H	Wall Light *EEF approx height	-	-	⬆	Flood / Spot Light *EEF	-
⊗	Pendant / Track Light *EEF	-	-		TOTAL LIGHT POINTS	-

POWER

⊗⊗⊗⊗	Quad Power Point	-	-
⊗	Single Power Point	-	-
⊗⊗	Double Power Point	-	-
⊗⊗/P 2	Double W/Proof Power Point	-	-
⊗/P 1	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

⊎	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	-	-
ACI	A/C Condensor Iso Point	-	-

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