

Element Series

NSW ONLY

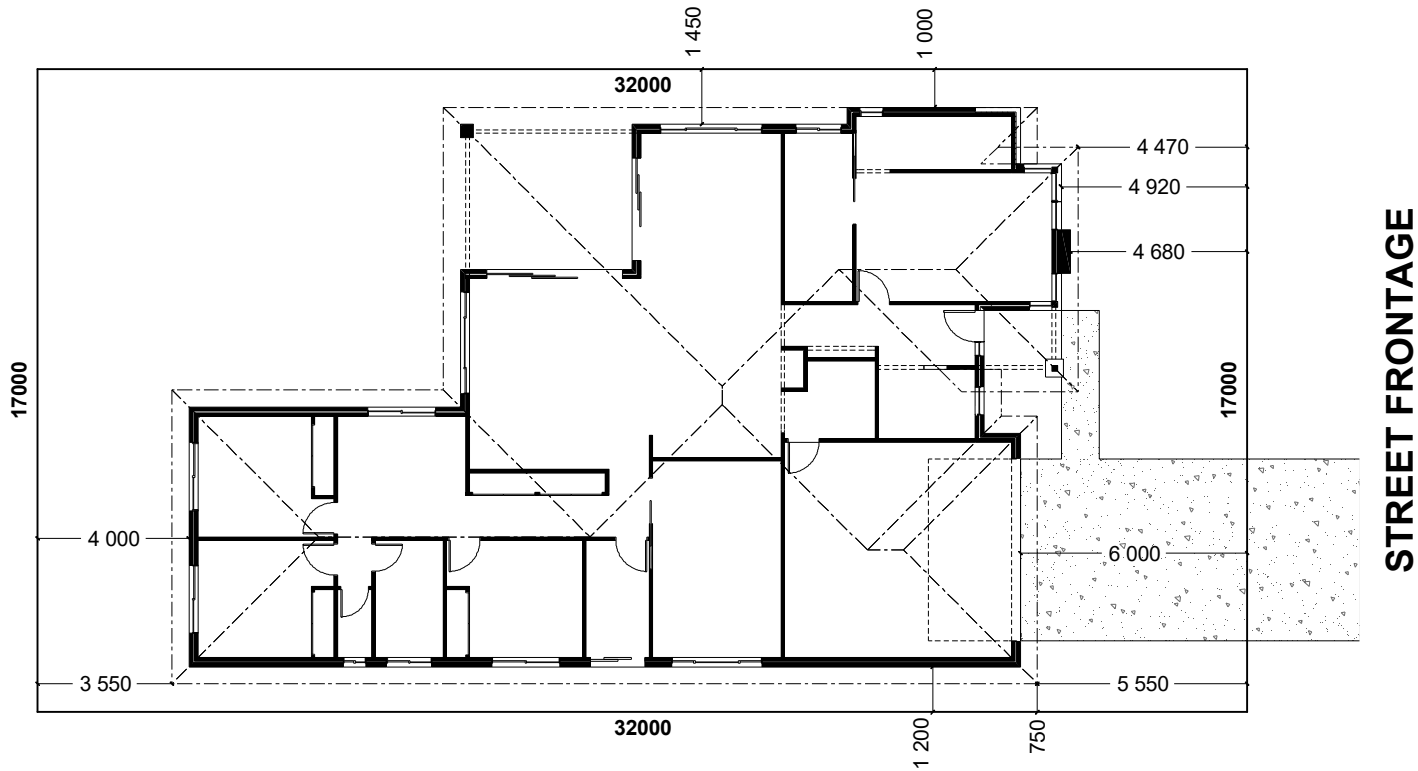


ARTISTS IMPRESSION - for illustrative purposes only
(Coolum 268 Resort Facade Shown)

NSW ONLY These plans are for use in NSW only and do not comply with NCC 2022 Livable Housing Design requirements. Please refer to your state or territory regulations for further details.

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

COOLUM 268 Resort Streetscape Copyright© Archiman Pty Ltd exclusive To G.J. Gardner Homes Concept plans only, final working drawings may vary	CONCEPT	FLOOR AREAS	17m + Lot Width	PRESENTATION PLAN	G.J. Gardner. HOMES
	DATE: 4/04/2023	LIVING 210.7 m² GARAGE 37.3 m² ALFRESCO 17.4 m² PORCH 3.5 m²	2018 VERSION		
		TOTAL 268.9 m²			



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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COOLUM 268 Resort Streetscape Copyright© Archiman Pty Ltd exclusive To G.J. Gardner Homes Concept plans only, final working drawings may vary	CONCEPT	FLOOR AREAS	17m + Lot Width	SITE PLAN Scale 1:200	G.J. Gardner. HOMES
	DATE: 4/04/2023	LIVING 210.7 m ² GARAGE 37.3 m ² ALFRESCO 17.4 m ² PORCH 3.5 m ²	2018 VERSION		
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COOLUM 268 Resort Streetscape	CONCEPT	FLOOR AREAS	17m + Lot Width	FLOOR PLAN Scale 1:100	G.J. Gardner. HOMES
	DATE: 4/04/2023	LIVING 210.7 m² GARAGE 37.3 m² ALFRESCO 17.4 m² PORCH 3.5 m²	2018 VERSION		
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COOLUM 268 Resort Streetscape Copyright© Archiman Pty Ltd exclusive To G.J. Gardner Homes Concept plans only, final working drawings may vary		CONCEPT	FLOOR AREAS	17m + Lot Width	ELEVATIONS Scale 1:100	G.J. Gardner. HOMES
		DATE: 4/04/2023	LIVING 210.7 m² GARAGE 37.3 m² ALFRESCO 17.4 m² PORCH 3.5 m²	2018 VERSION		
			TOTAL 268.9 m²			

ELECTRICAL LEGEND

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

LIGHTING *EEF (denotes energy efficient light fittings)

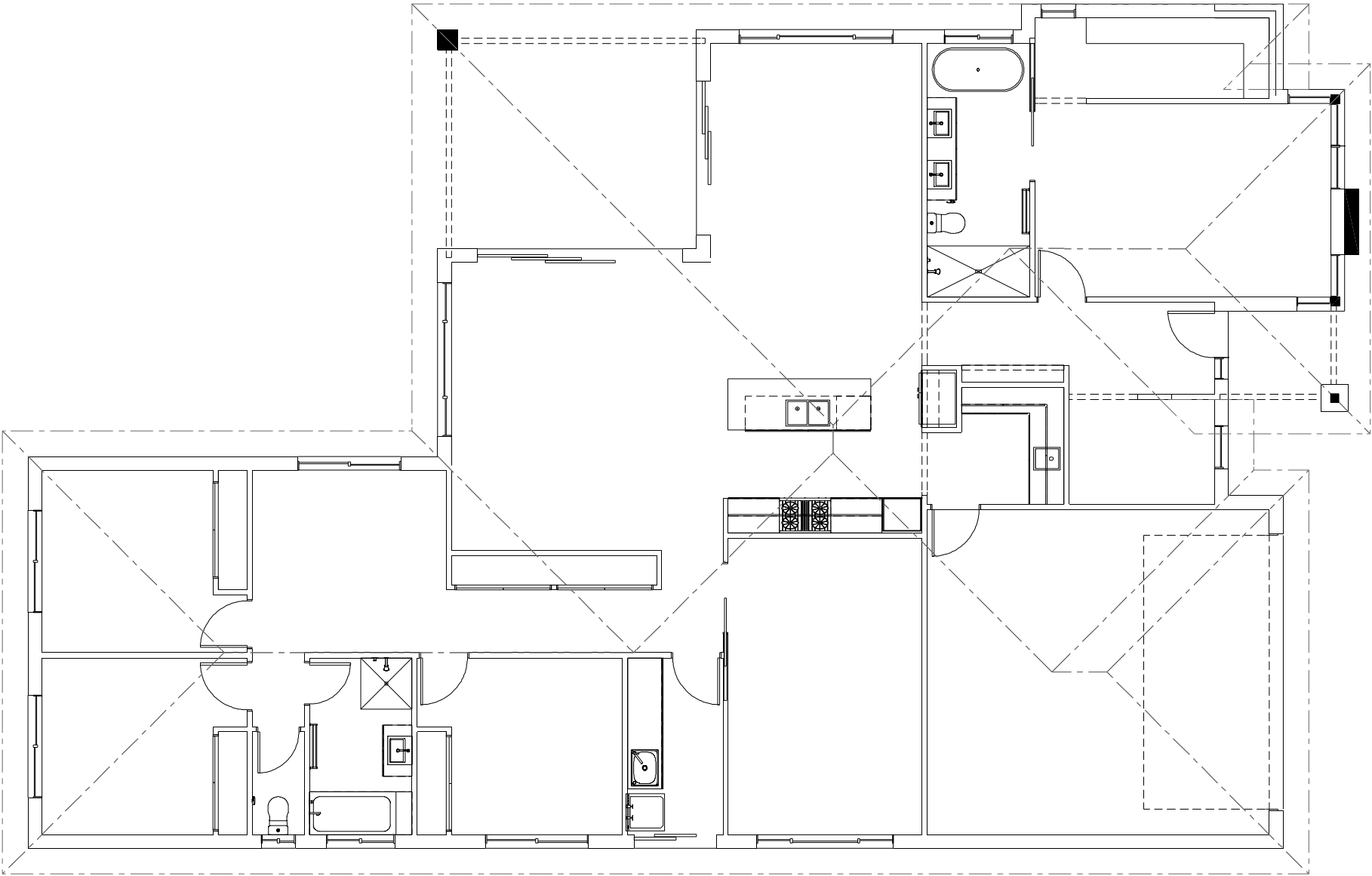
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

POWER

	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	-	-

MISCELLANEOUS

	Exhaust Fan	-	-
	Ceiling Fan (stainless steel)	-	-
	Ceiling Fan & Light (white) *EEF	-	-
	Meter Box	-	-
	Hot Water Service	-	-
	Smoke Detectors	-	-
	Dimmer Switch	-	-
	Two Way Switch	-	-
	A/C Condensor Iso Point	-	-



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	DATE: 4/04/2023	LIVING GARAGE ALFRESCO PORCH	210.7 m² 37.3 m² 17.4 m² 3.5 m²	2018 VERSION			
		TOTAL	268.9 m²				