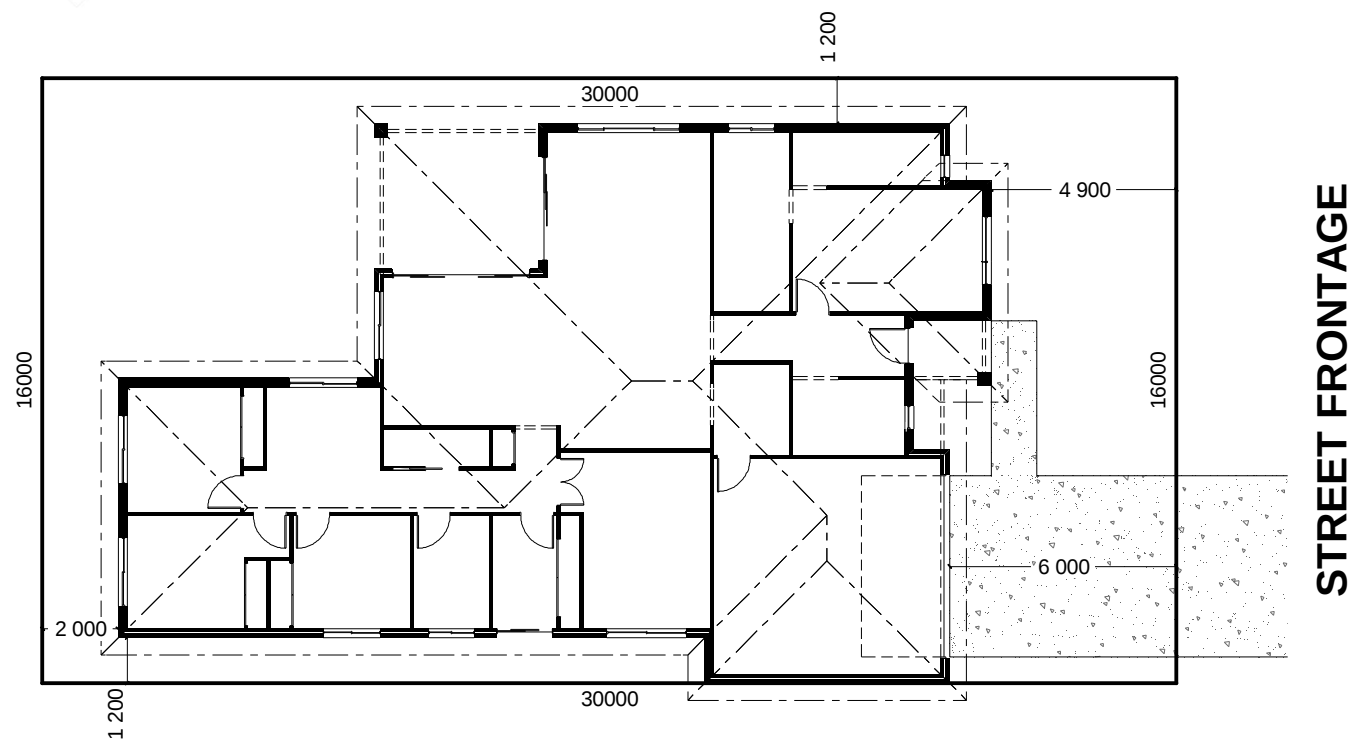




ARTISTS IMPRESSION - for illustrative purposes only
(Coolum 265 Classic Facade)

NCC Compatible		14 800		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).		
COOLUM 265 Classic Streetscape Element Series		CONCEPT	9/04/2024	TOTAL FLOOR AREA =	265.7 m ²	Min. Lot Width 16 m - 18 m
		© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LIVING	207.9 m ²	PRESENTATION PLAN Scale 1:100 @A3
				GARAGE	37.6 m ²	G.J. Gardner. HOMES
				ALFRESCO	16.7 m ²	
				PORCH	3.5 m ²	



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.

NCC Compatible

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

COOLUM 265

Classic Streetscape

Element Series

CONCEPT9/04/2024

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Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA =265.7 m²

LIVING207.9 m²

GARAGE37.6 m²

ALFRESCO16.7 m²

PORCH3.5 m²

Min. Lot Width
16 m - 18 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.

HOMES



NCC Compatible

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

COOLUM 265

Classic Streetscape

Element Series

CONCEPT 9/04/2024

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TOTAL FLOOR AREA = 265.7 m²

LIVING 207.9 m²
GARAGE 37.6 m²
ALFRESCO 16.7 m²
PORCH 3.5 m²

Min. Lot Width
16 m - 18 m

FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES



NCC Compatible		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).			G.J. Gardner. HOMES
COOLUM 265 Classic Streetscape Element Series		CONCEPT 9/04/2024	TOTAL FLOOR AREA = 265.7 m ²	Min. Lot Width 16 m - 18 m	
		© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING 207.9 m ² GARAGE 37.6 m ² ALFRESCO 16.7 m ² PORCH 3.5 m ²	ELEVATIONS Scale 1:100 @A3	

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)

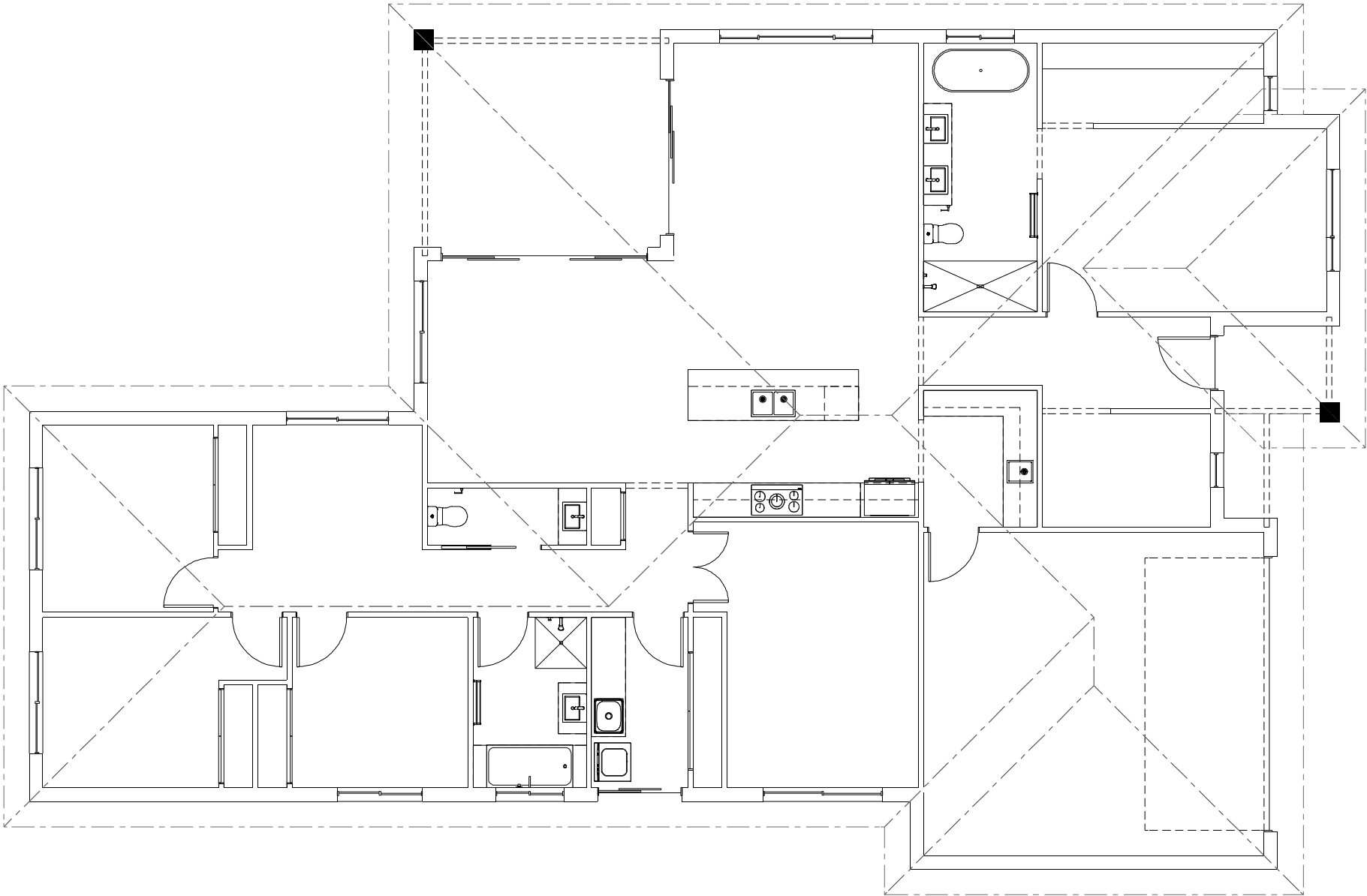
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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	-	-



NCC Compatible

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ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES