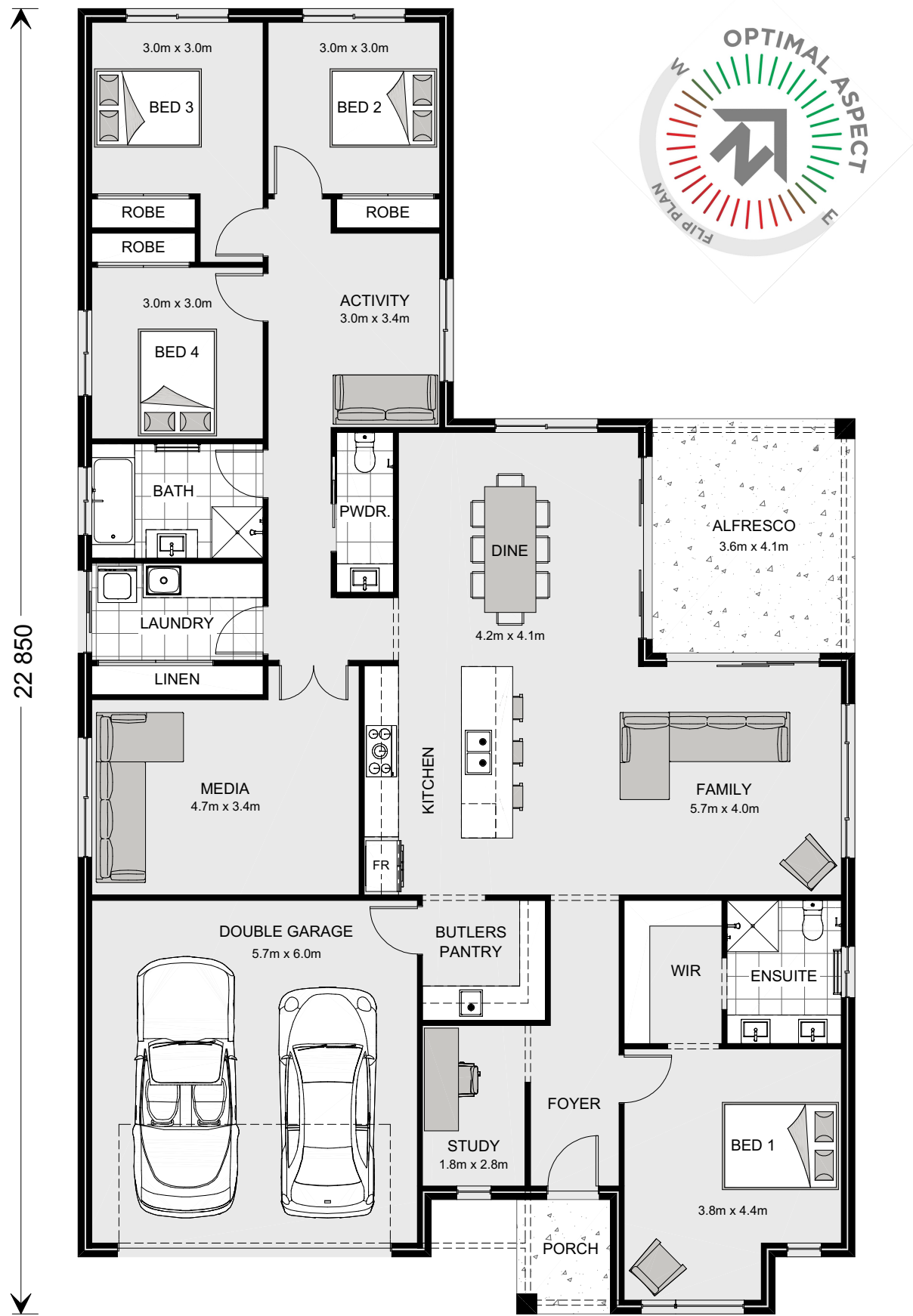




ARTISTS IMPRESSION - for illustrative purposes only
(Coolum 265 Classic Facade)

NCC Compatible

COOLUM 250

Classic Streetscape
Element Series

CONCEPT 6/08/2025
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

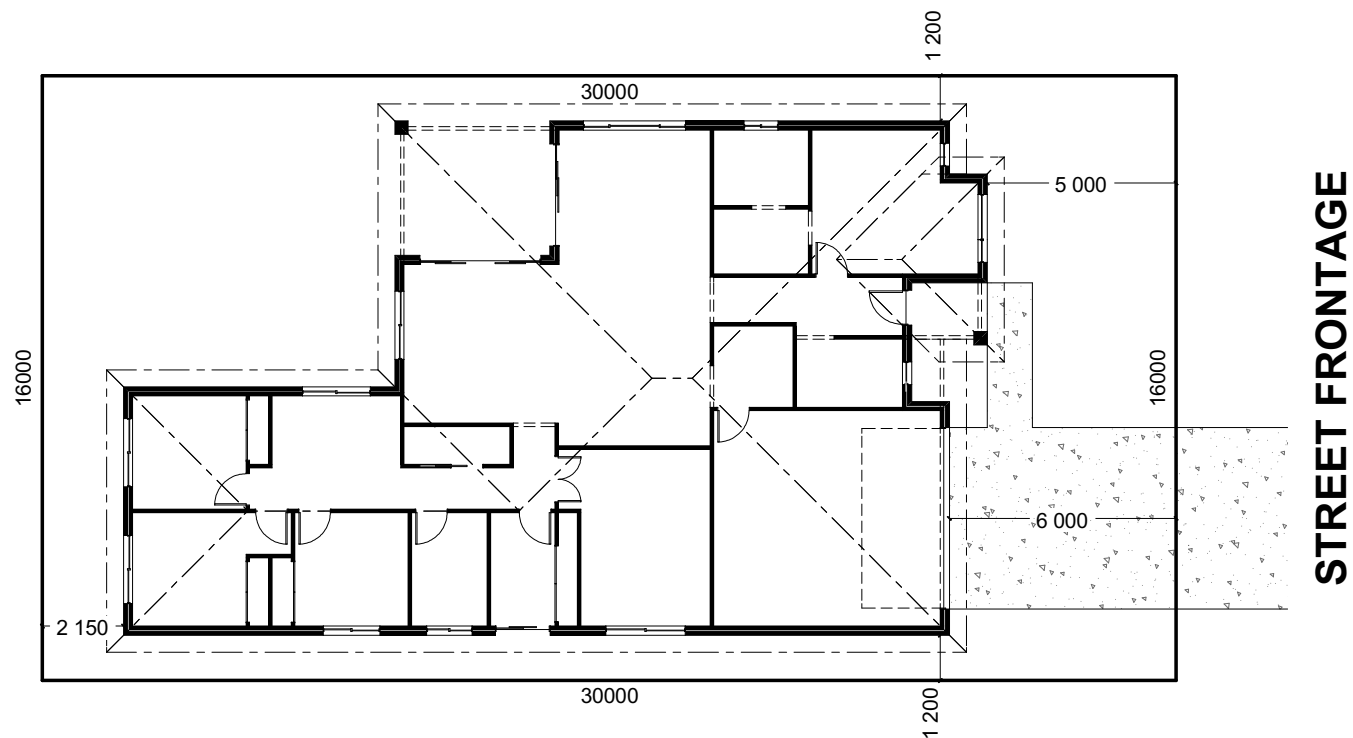
TOTAL FLOOR AREA = 249.7 m²
LIVING 194.5 m²
GARAGE 37.3 m²
ALFRESCO 14.6 m²
PORCH 3.3 m²

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

Min. Lot Width
16 m - 18 m

PRESENTATION PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



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 250

Classic Streetscape

Element Series

CONCEPT6/08/2025

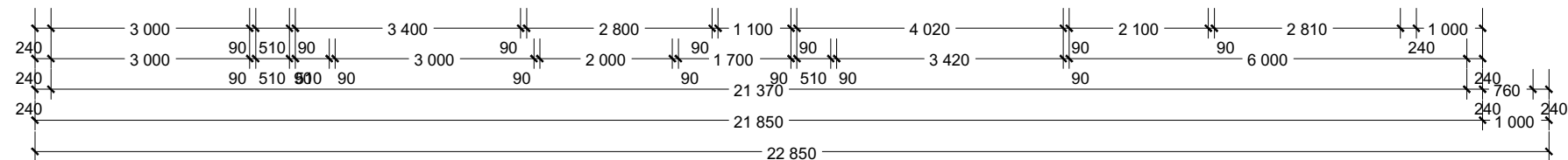
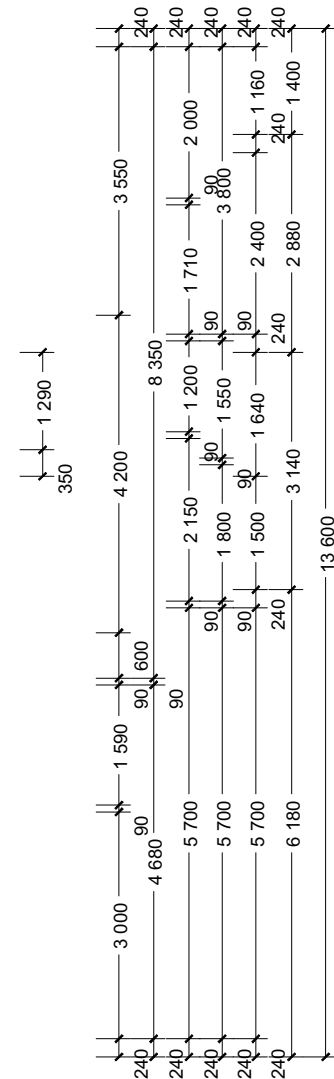
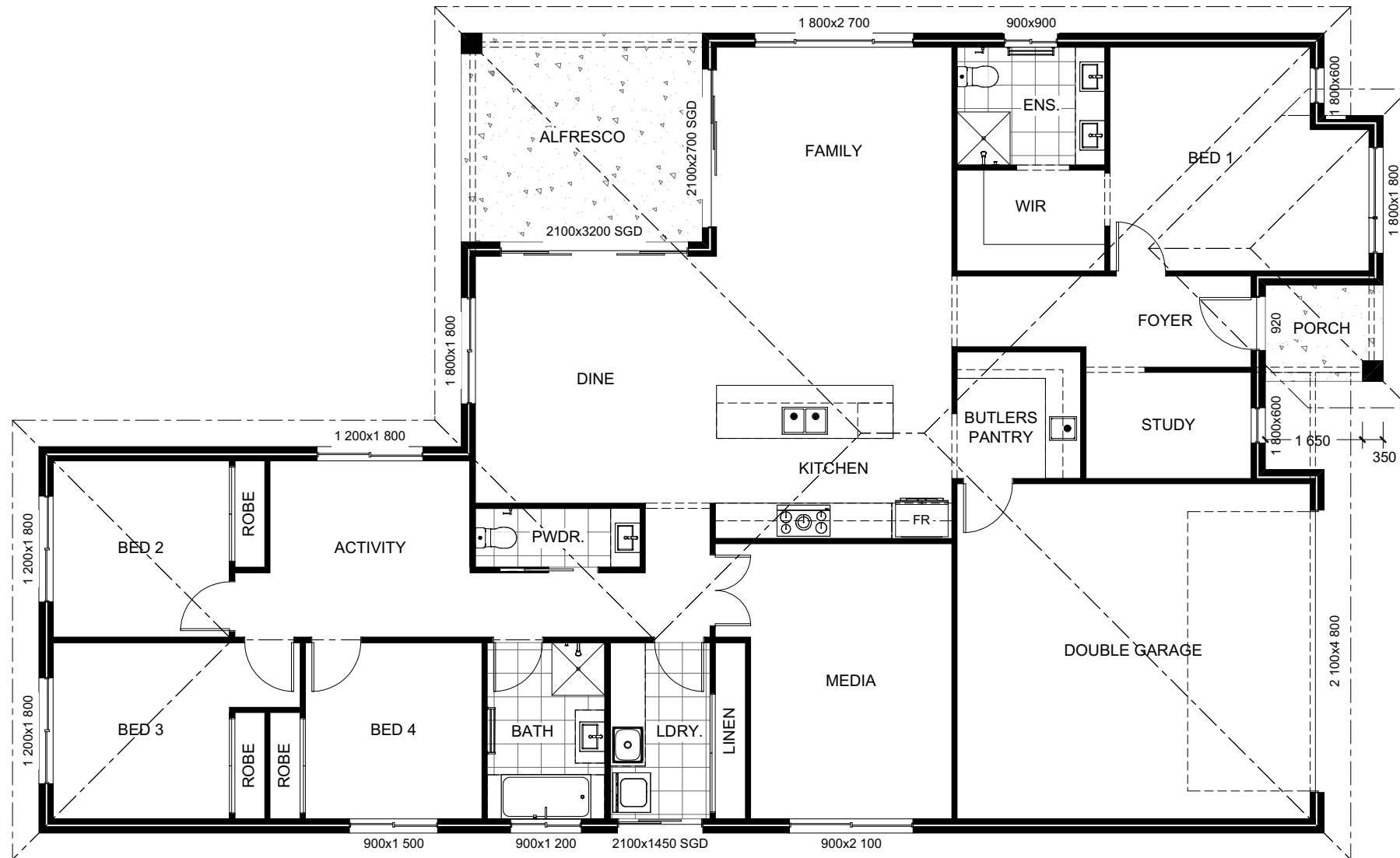
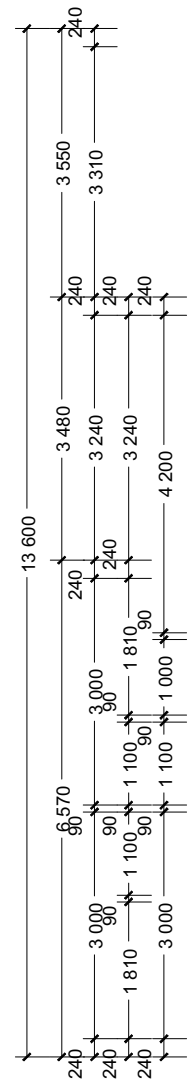
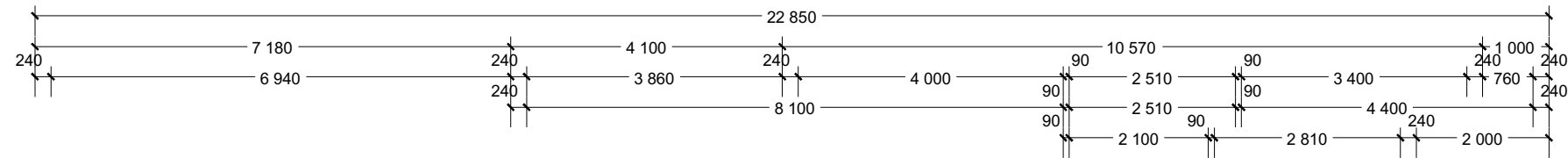
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 249.7 m ²	
LIVING	194.5 m ²
GARAGE	37.3 m ²
ALFRESCO	14.6 m ²
PORCH	3.3 m ²

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 250
Classic Streetscape
Element Series

CONCEPT 6/08/2025
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 249.7 m ²	
LIVING	194.5 m ²
GARAGE	37.3 m ²
ALFRESCO	14.6 m ²
PORCH	3.3 m ²

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 250 Classic Streetscape Element Series		CONCEPT 6/08/2025	TOTAL FLOOR AREA = 249.7 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 194.5 m ² GARAGE 37.3 m ² ALFRESCO 14.6 m ² PORCH 3.3 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)

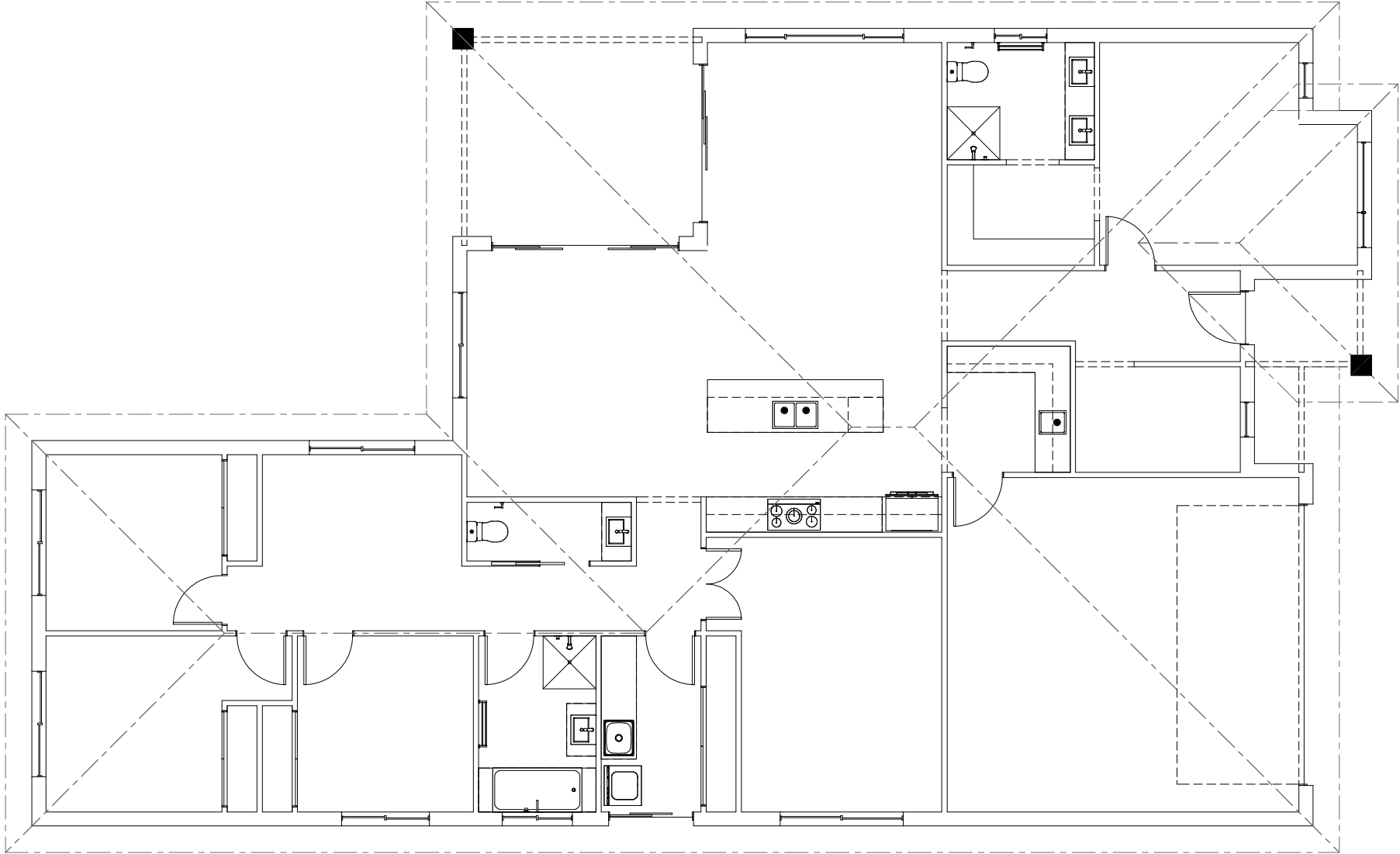
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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

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

COOLUM 250

Classic Streetscape

Element Series

CONCEPT6/08/2025

© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 249.7 m²

LIVING194.5 m²
GARAGE37.3 m²
ALFRESCO14.6 m²
PORCH3.3 m²

Min. Lot Width
16 m - 18 m

ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES