



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

NCC Compatible

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

COOLUM 225

Urban Streetscape
Element Series

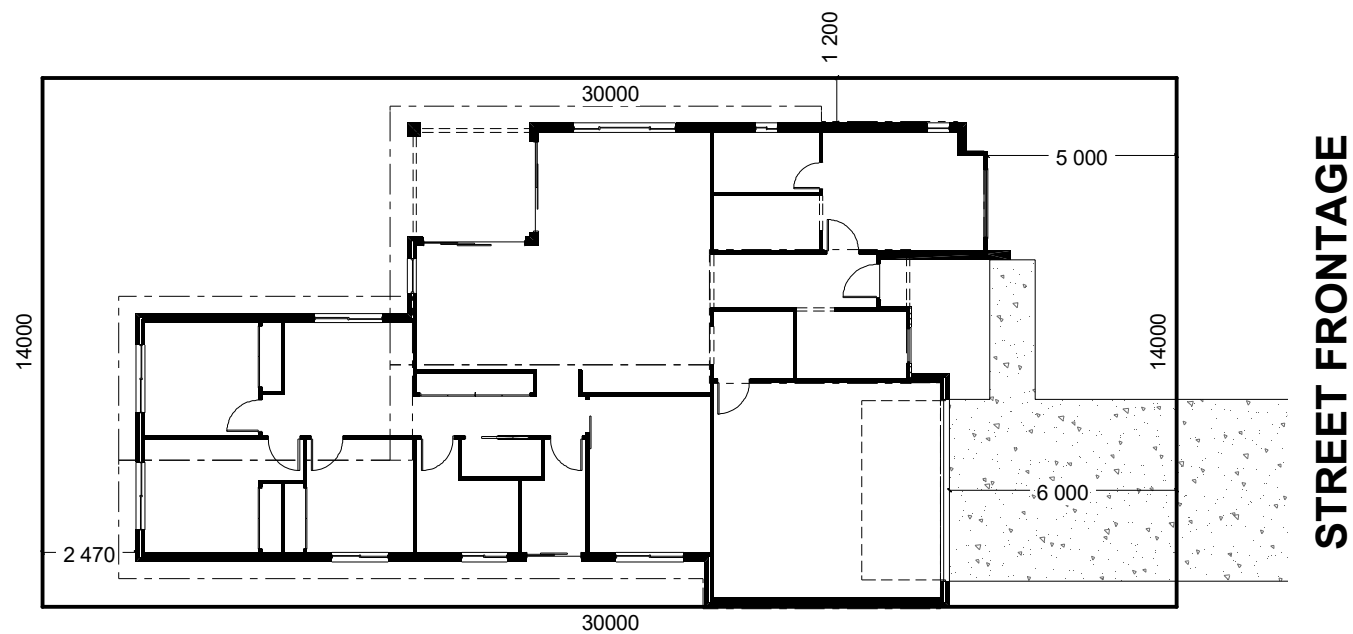
CONCEPT 5/09/2025
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G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 224.8 m²
LIVING 173.3 m²
GARAGE 37.6 m²
ALFRESCO 9.7 m²
PORCH 4.2 m²

Min. Lot Width
14 m - 15 m

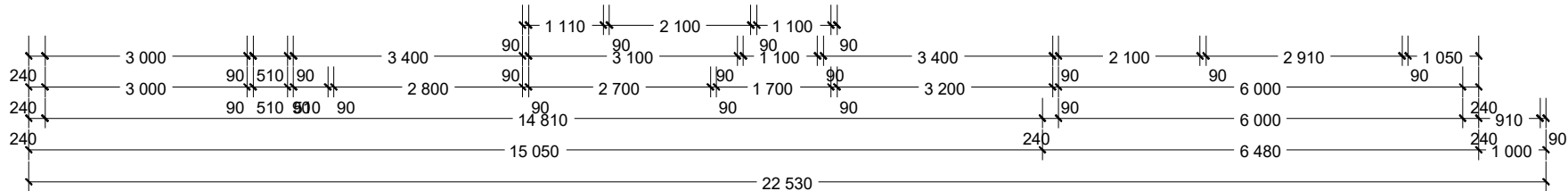
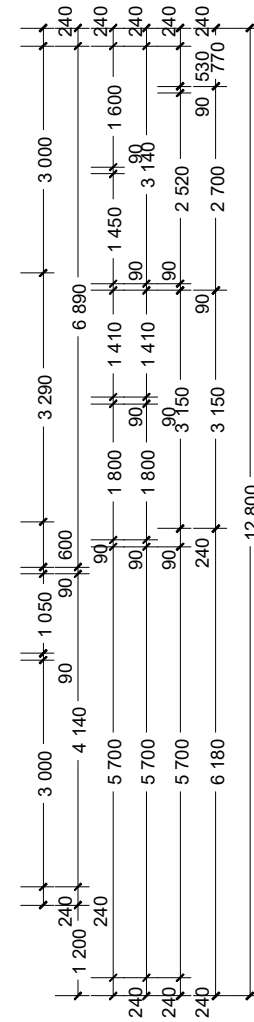
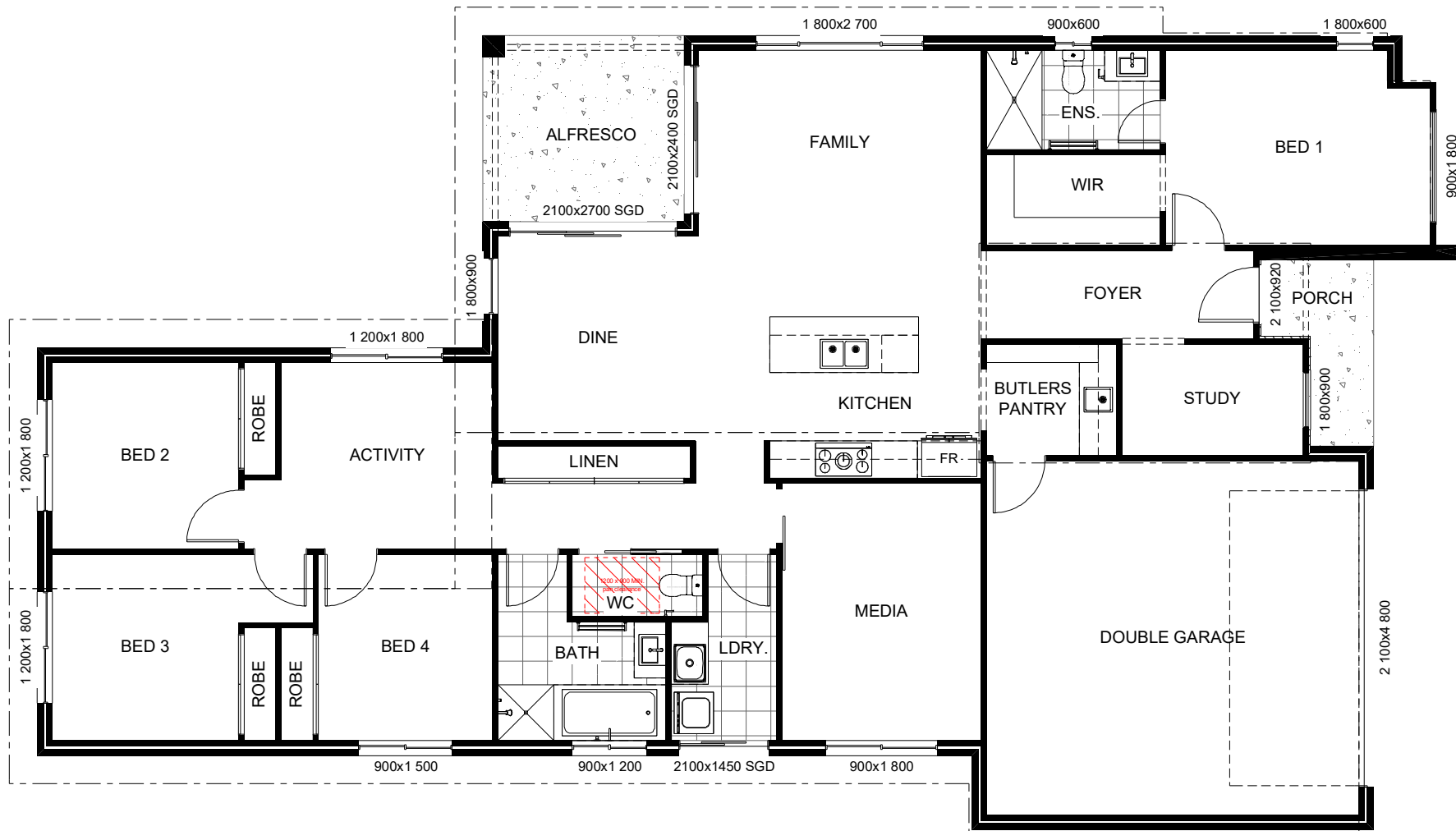
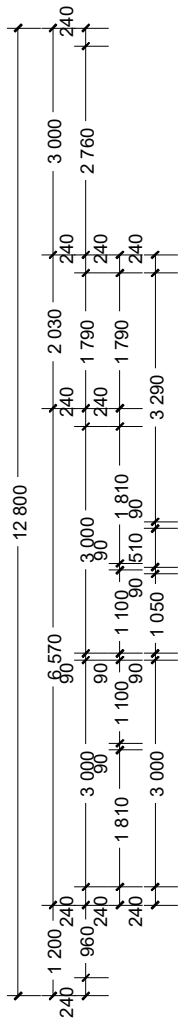
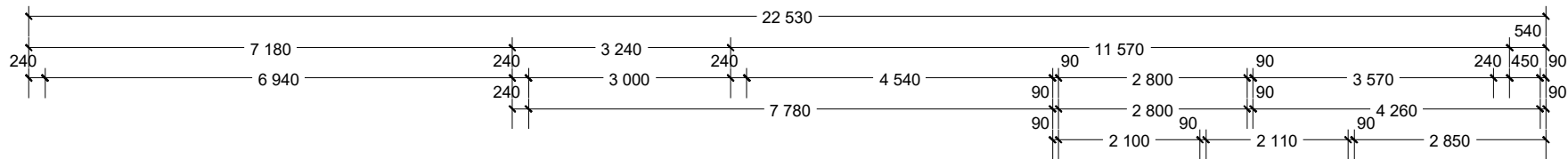
PRESENTATION PLAN
Scale 1:100 @A3

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.

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COOLUM 225 Urban Streetscape	CONCEPT 5/09/2025	TOTAL FLOOR AREA = 224.8 m²	Min. Lot Width 14 m - 15 m	SITE PLAN Scale 1:200 @A3	G.J. Gardner. <u>HOMES</u>
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING 173.3 m² GARAGE 37.6 m² ALFRESCO 9.7 m² PORCH 4.2 m²			
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Urban Streetscape

Element Series

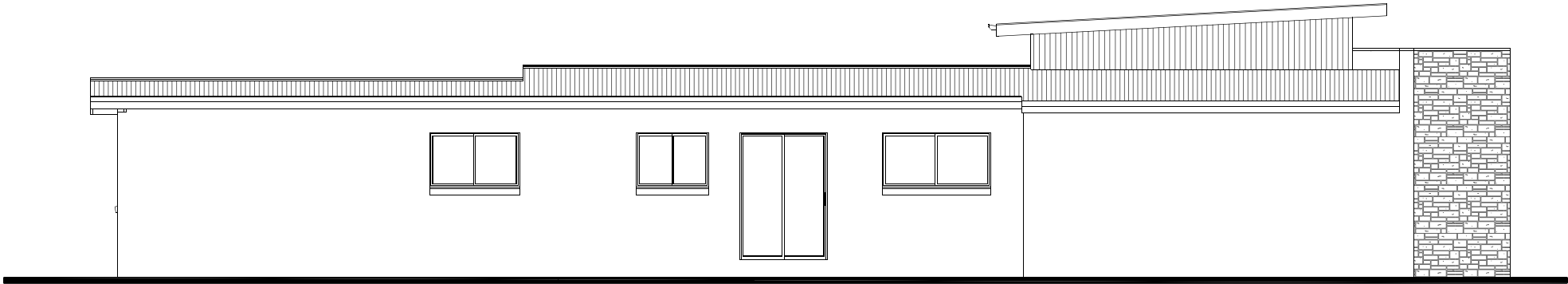
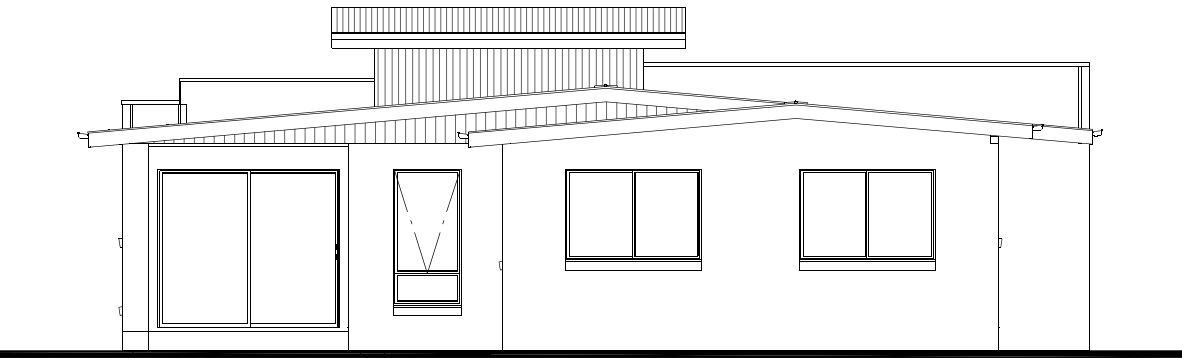
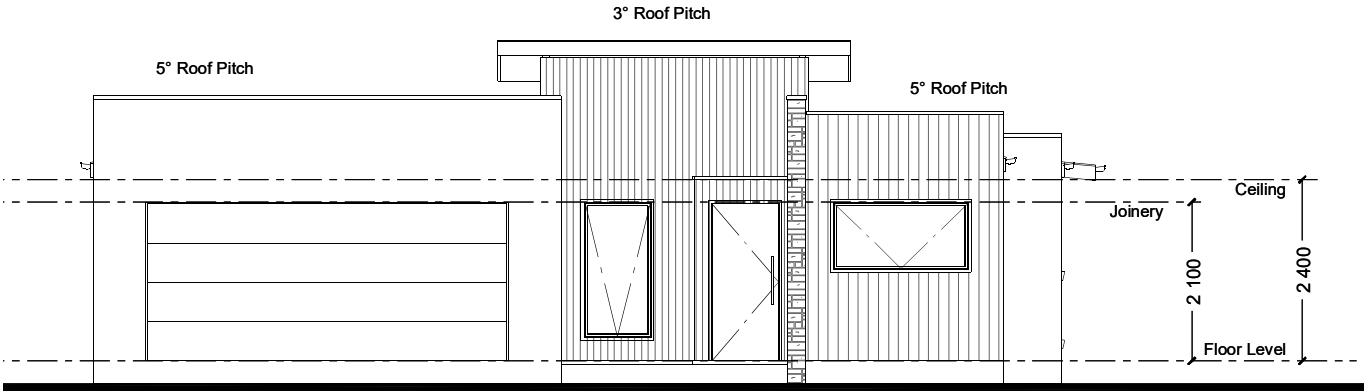
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LIVING	173.3 m ²
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Min. Lot Width
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FLOOR PLAN
Scale 1:100 @A3

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ELEVATIONS

Scale 1:100 @A3

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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)

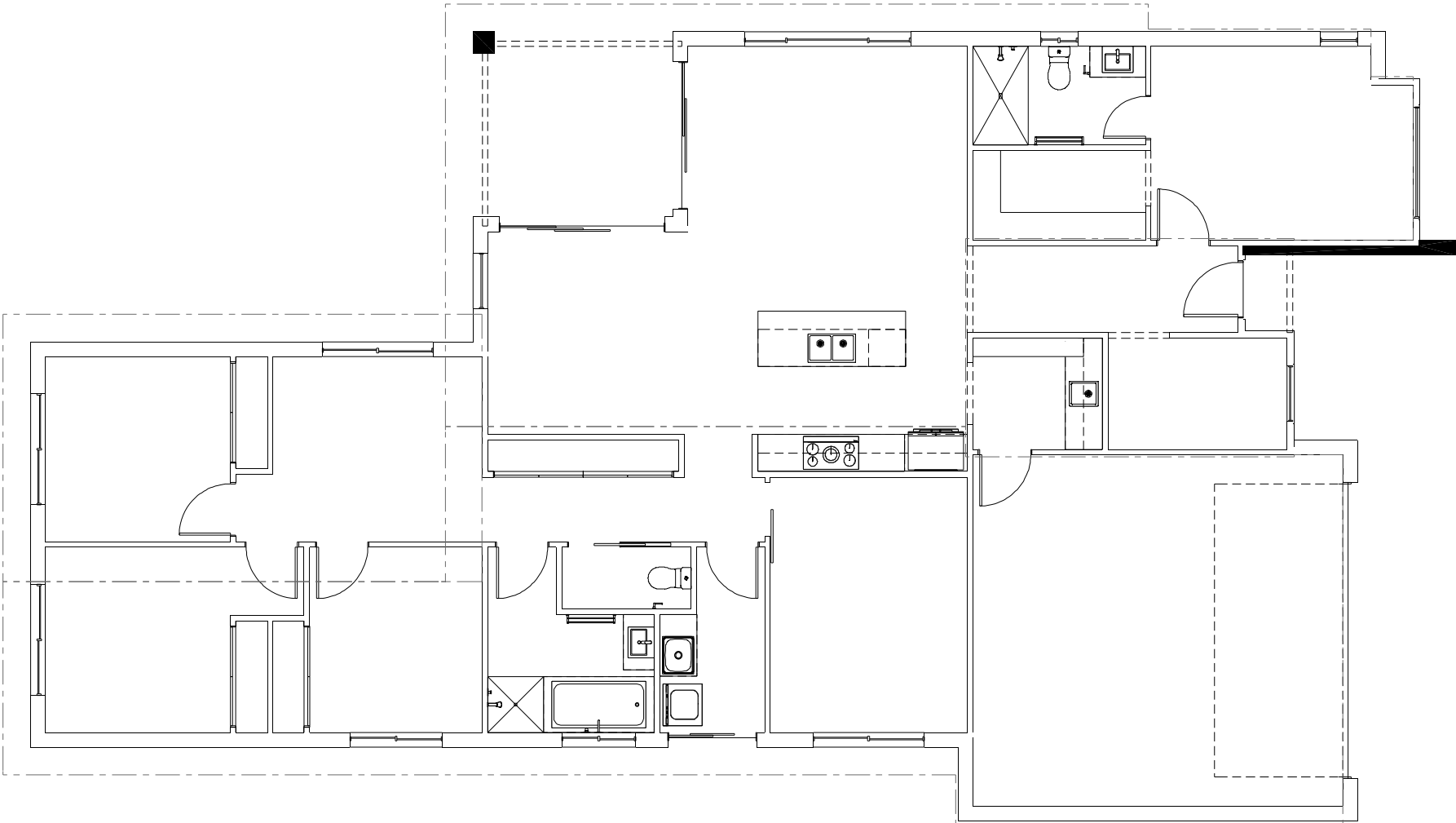
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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