



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

NCC Compatible

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

COOLUM 205

Classic Streetscape

Element Series

CONCEPT 19/01/2024

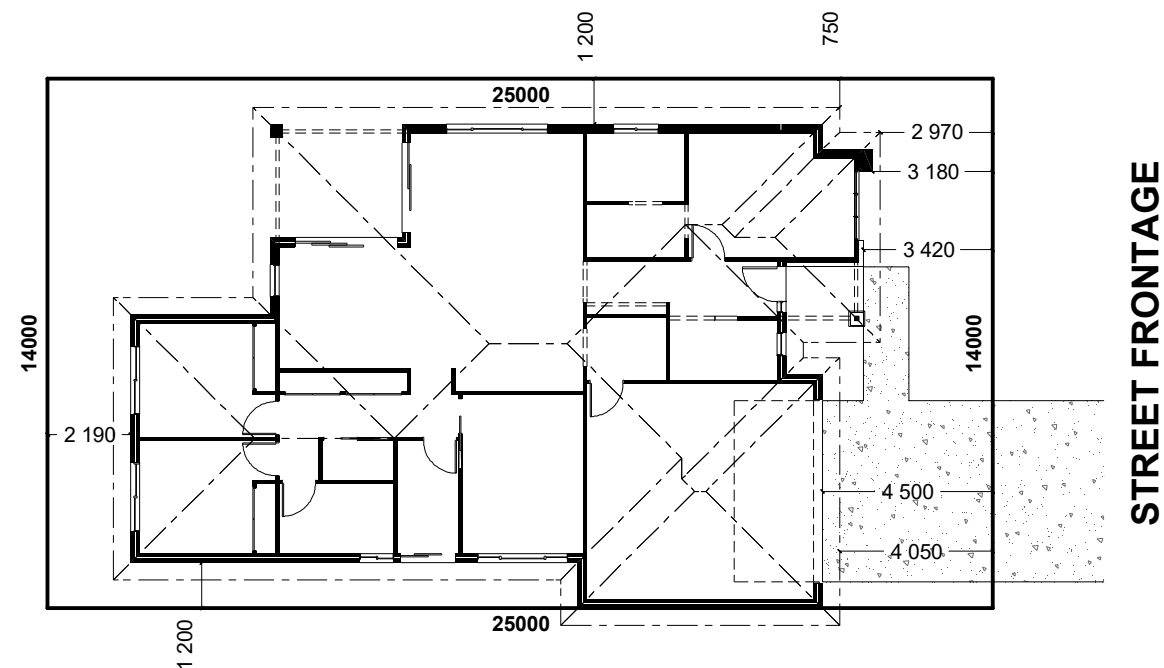
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

FLOOR AREAS	TOTAL 205.6 m ²
LIVING	154.3 m ²
GARAGE	37.6 m ²
ALFRESCO	10.5 m ²
PORCH	3.2 m ²

Min. Lot Width
14 m - 15 m

PRESENTATION PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES

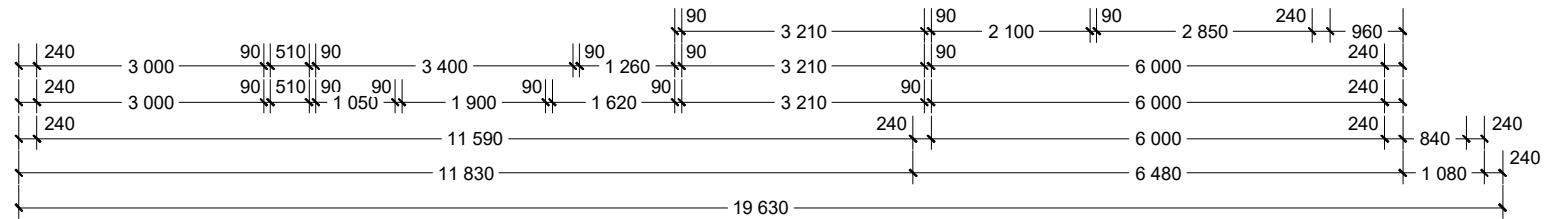
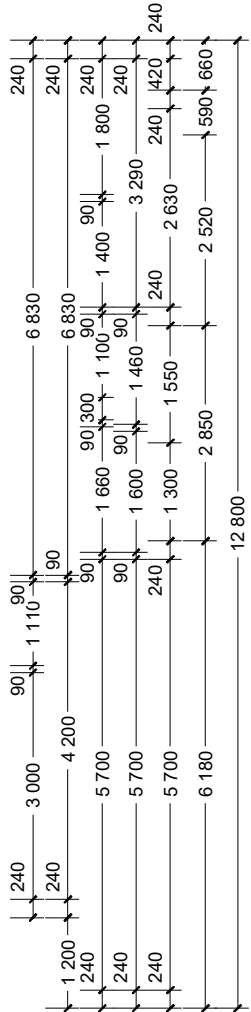
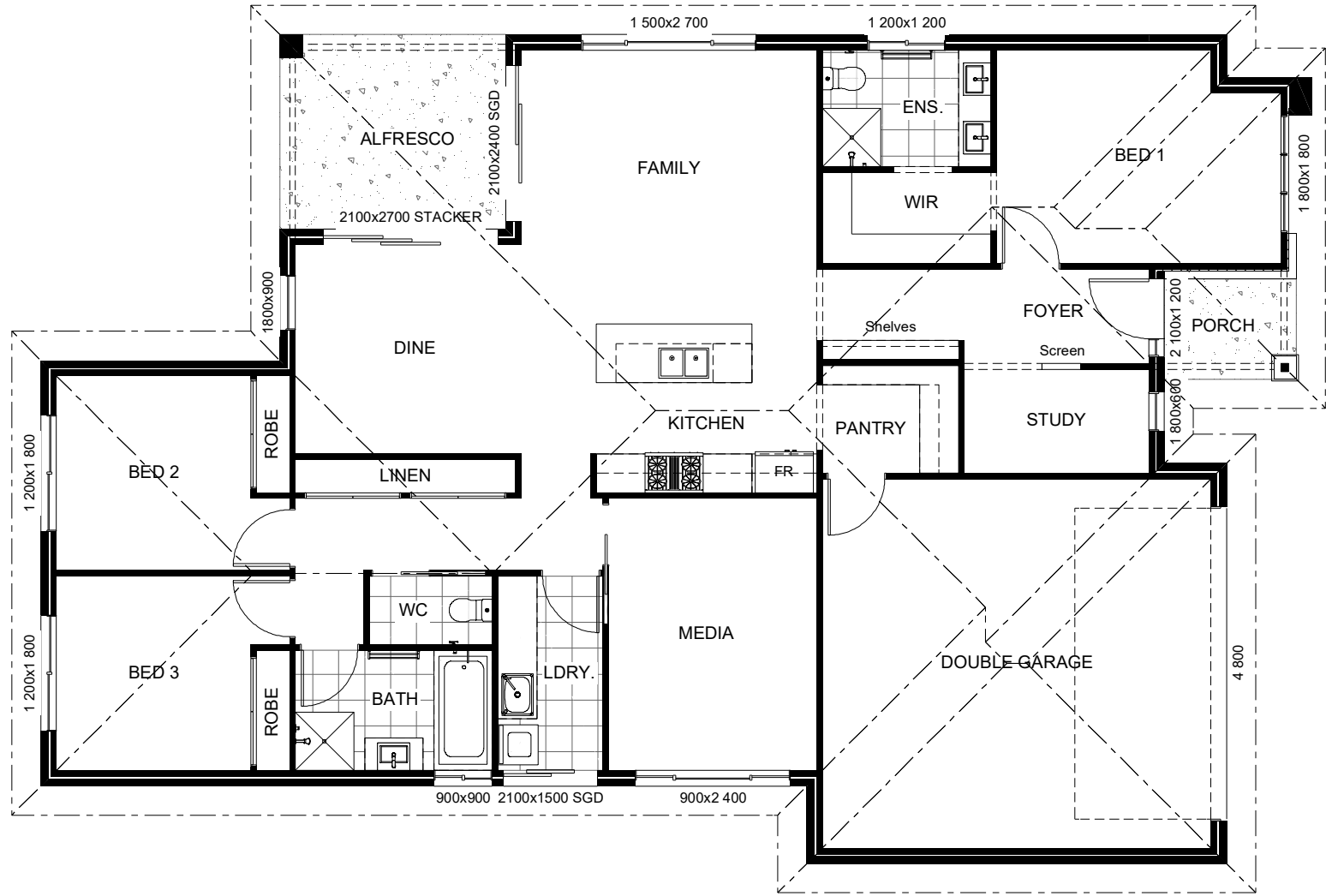
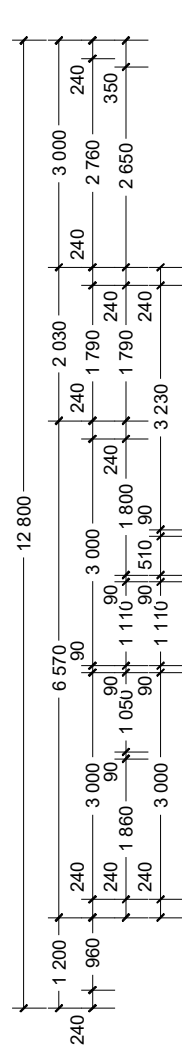
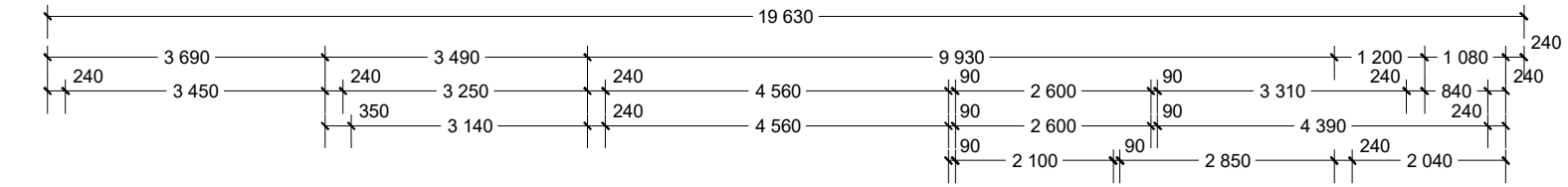


INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

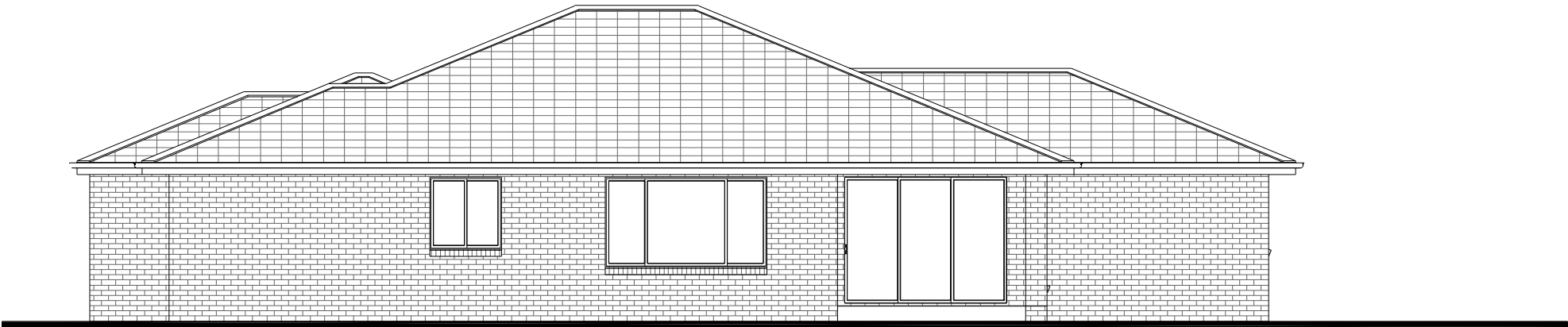
NCC Compatible

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

COOLUM 205 Classic Streetscape Element Series	CONCEPT 19/01/2024	FLOOR AREAS	TOTAL 205.6 m ²	Min. Lot Width 14 m - 15 m	SITE PLAN Scale 1:200 @A3	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING GARAGE ALFRESCO PORCH	154.3 m ² 37.6 m ² 10.5 m ² 3.2 m ²			



NCC Compatible		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).					
COOLUM 205 Classic Streetscape Element Series	CONCEPT	19/01/2024	FLOOR AREAS	TOTAL	205.6 m²	Min. Lot Width 14 m - 15 m	FLOOR PLAN Scale 1:100 @A3
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LIVING GARAGE ALFRESCO PORCH	154.3 m² 37.6 m² 10.5 m² 3.2 m²		G.J. Gardner. HOMES	



NCC Compatible		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).					
COOLUM 205 Classic Streetscape Element Series		CONCEPT	19/01/2024	FLOOR AREAS	TOTAL 205.6 m ²	Min. Lot Width 14 m - 15 m	ELEVATIONS Scale 1:100 @A3
		© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LIVING	154.3 m ²	G.J. Gardner. HOMES	
				GARAGE	37.6 m ²		
				ALFRESCO	10.5 m ²		
				PORCH	3.2 m ²		

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)

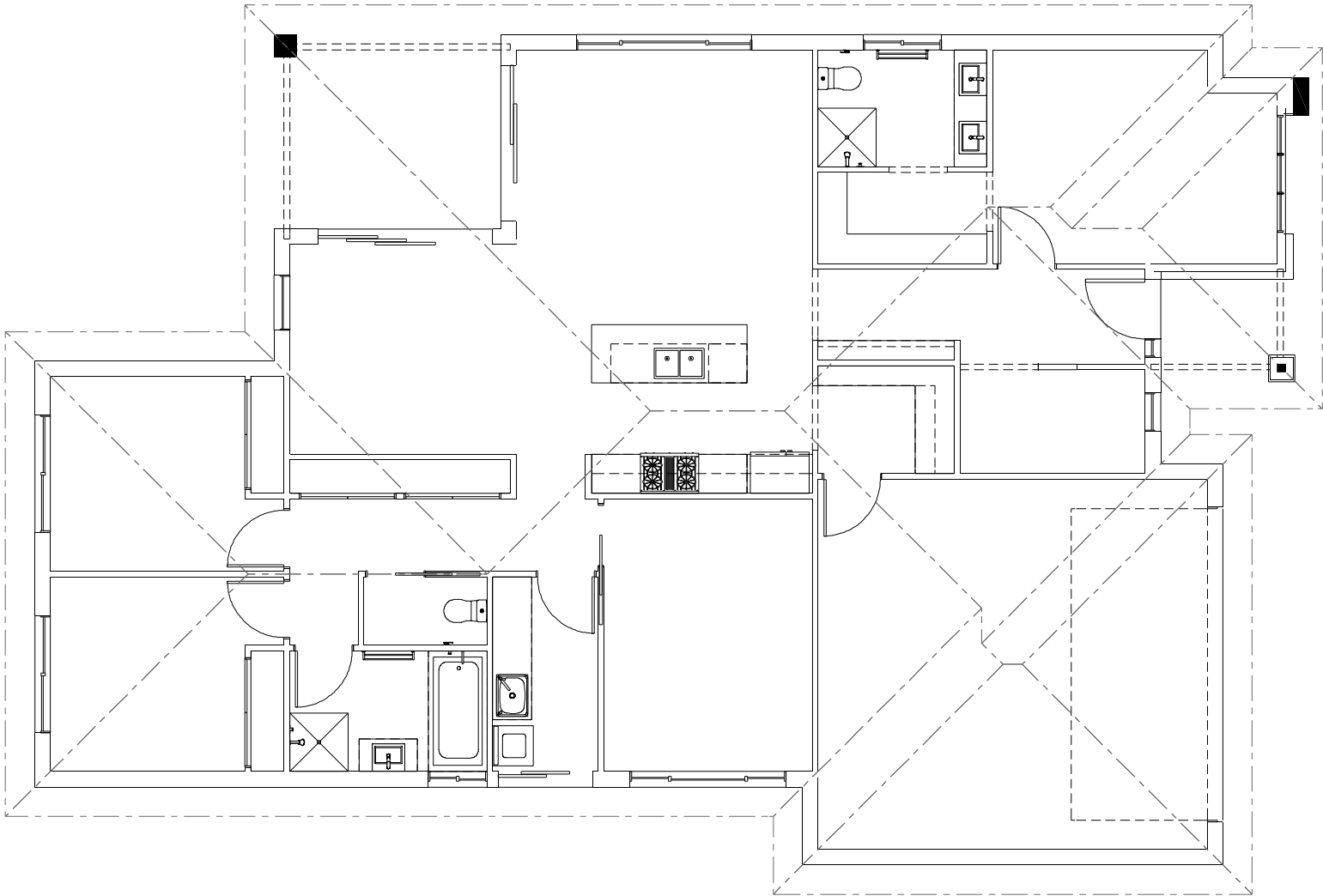
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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 205

Classic Streetscape

Element Series

CONCEPT19/01/2024

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

FLOOR AREAS	TOTAL205.6 m²
LIVING	154.3 m²
GARAGE	37.6 m²
ALFRESCO	10.5 m²
PORCH	3.2 m²

Min. Lot Width 14 m - 15 m	ELECTRICAL PLAN Scale 1:100 @A3

G.J. Gardner.

HOMES