



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

NCC Compatible

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

COOLUM 225

Resort Streetscape
Element Series

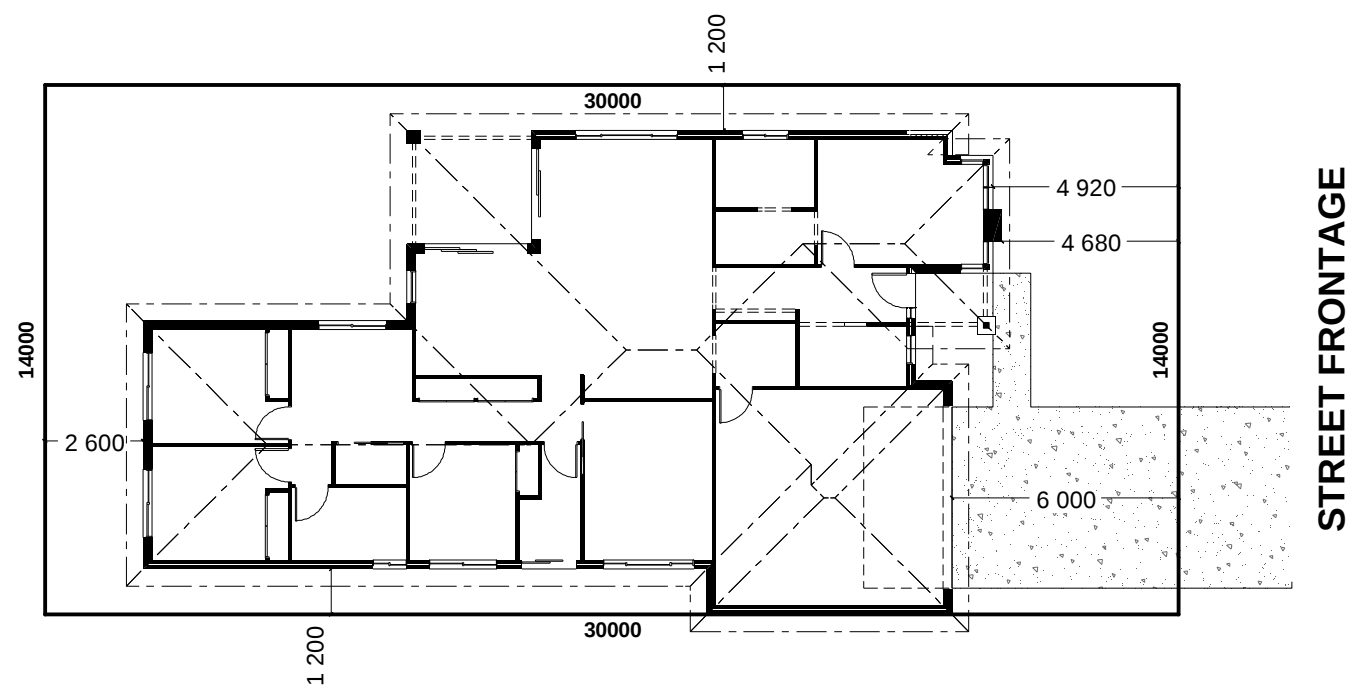
CONCEPT 14/09/2023
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

FLOOR AREAS	TOTAL 224.9 m ²
LIVING	174.2 m ²
GARAGE	37.6 m ²
ALFRESCO	9.9 m ²
PORCH	3.2 m ²

Min. Lot Width
14 m - 15 m

PRESENTATION PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES

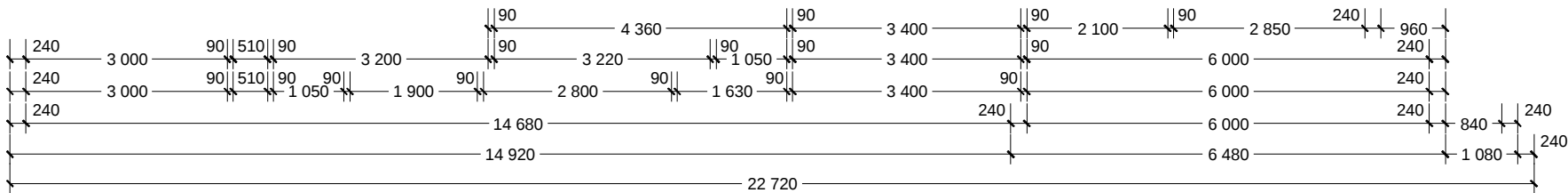
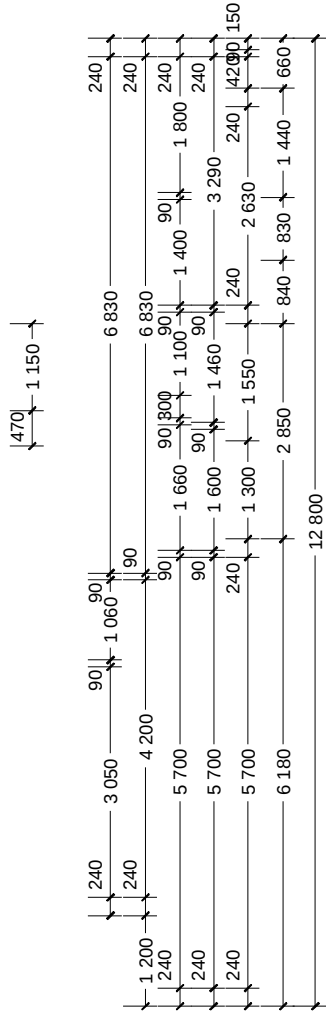
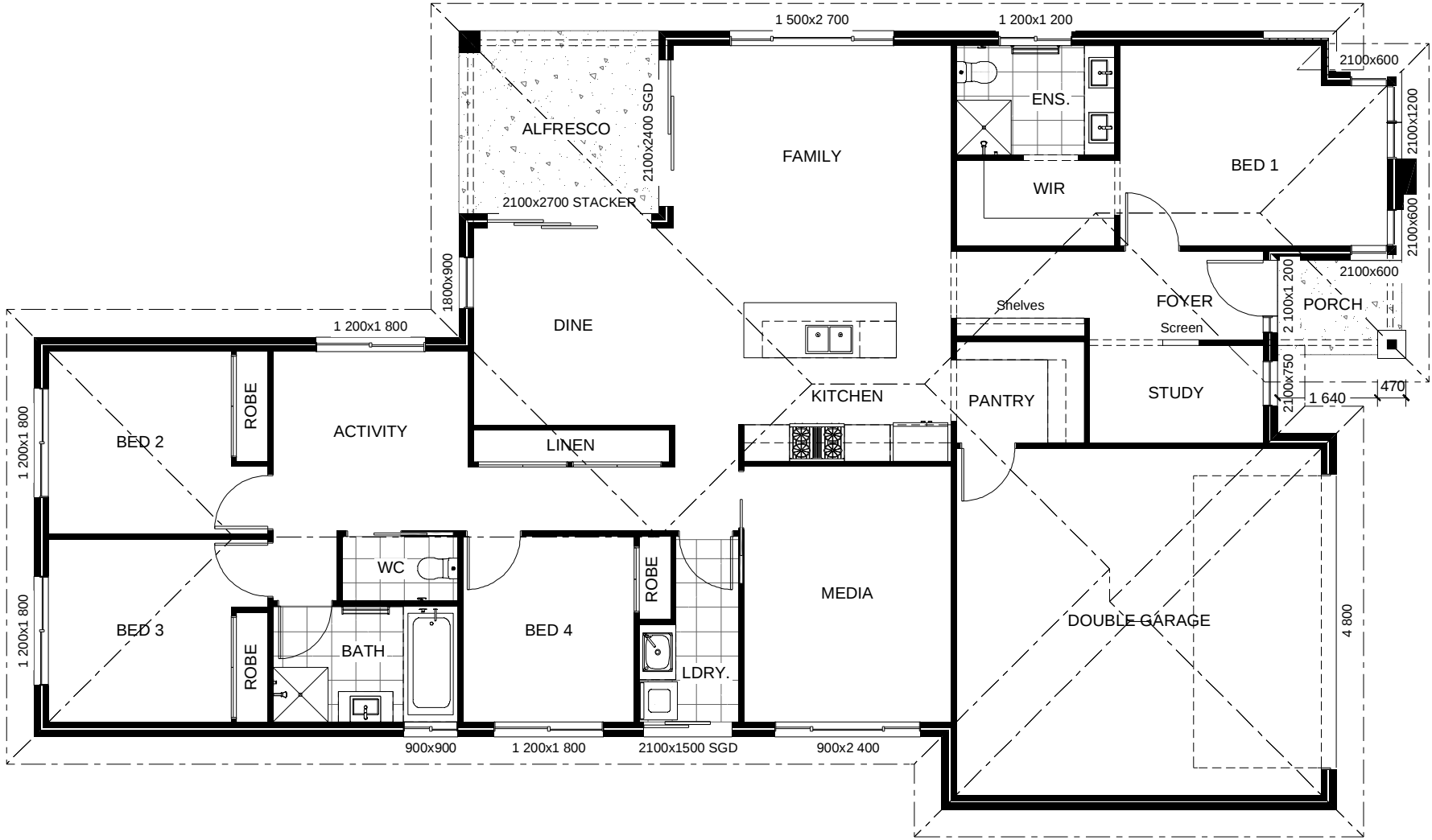
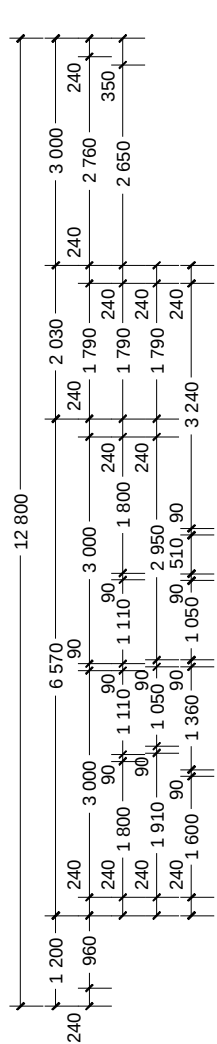
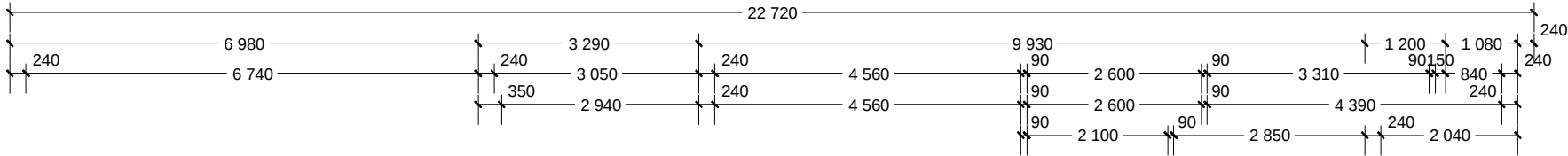


INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

NCC Compatible

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

COOLUM 225 Resort Streetscape	CONCEPT	14/09/2023	FLOOR AREAS	TOTAL	224.9 m²	Min. Lot Width	SITE PLAN	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	174.2 m² 37.6 m² 9.9 m² 3.2 m²		14 m - 15 m	Scale 1:200 @A3	
Element Series								



NCC Compatible

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

COOLUM 225

Resort Streetscape

Element Series

CONCEPT14/09/2023

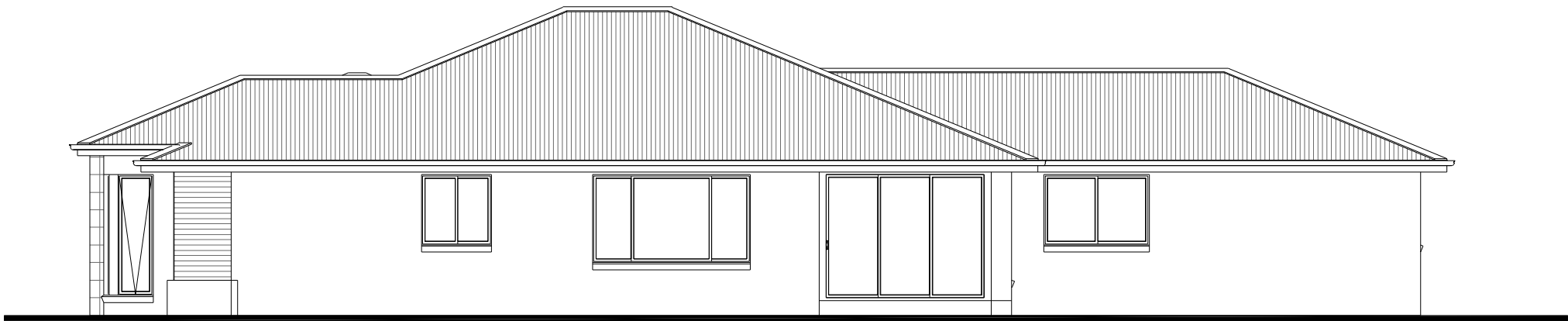
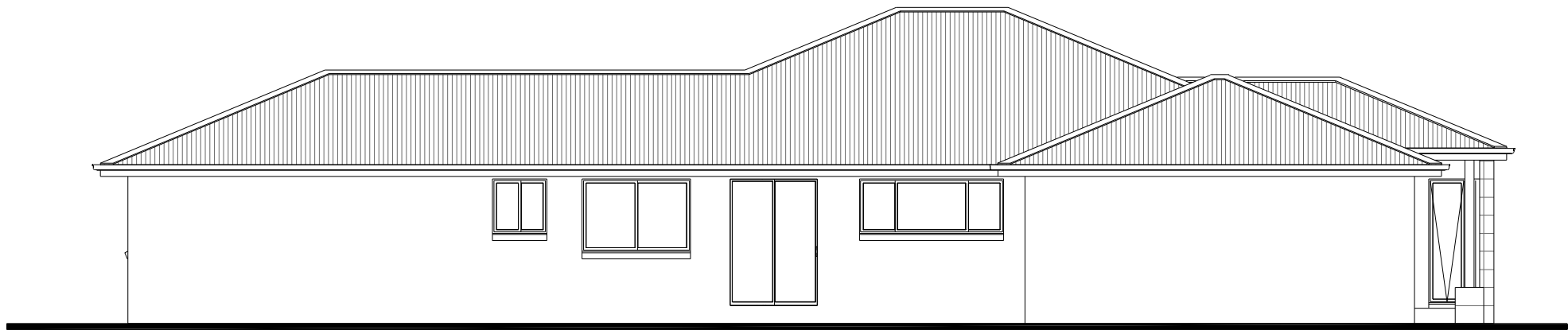
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

FLOOR AREAS	TOTAL224.9 m²
LIVING	174.2 m²
GARAGE	37.6 m²
ALFRESCO	9.9 m²
PORCH	3.2 m²

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

G.J. Gardner.

HOMES



NCC Compatible		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).					
COOLUM 225 Resort Streetscape Element Series		CONCEPT	14/09/2023	FLOOR AREAS	TOTAL 224.9 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 GARAGE ALFRESCO PORCH	174.2 m ² 37.6 m ² 9.9 m ² 3.2 m ²	G.J. Gardner. HOMES	

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)

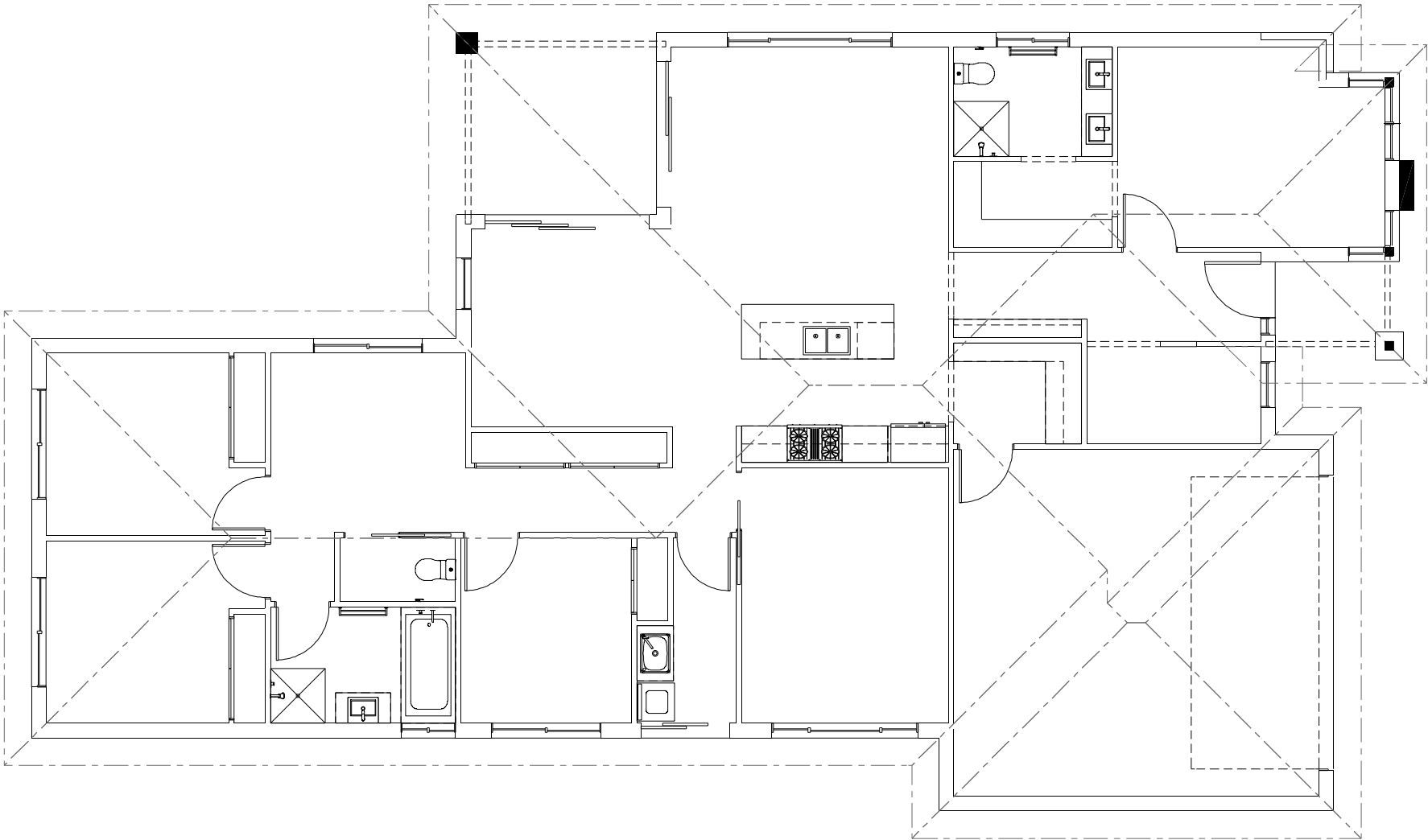
Symbol	Description	Spec.	Extra
○	Ceiling Light *EEF	-	-
●	Down Light *EEF	-	-
⌈1800⌋	Wall Light *EEF approx height	-	-
✕✕	Pendant / Track Light *EEF	-	-
⊞⊞	IXL Tastic (or similar)	-	-
⌈⌋	Batten Fluro Light *EEF	-	-
⊞	Round Fluro Light *EEF	-	-
⬆	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

POWER

4 ✕✕✕✕	Quad Power Point	-	-
1 ✕	Single Power Point	-	-
2 ✕✕	Double Power Point	-	-
W/P 2 ✕✕	Double W/Proof Power Point	-	-
W/P 1 ✕	Single W/Proof Power Point	-	-
T.V	T.V.Point	-	-
ph ▲	Phone Point	-	-
⌈⌋	T.V Antenna & Booster inc. SGPO	-	-
D.W	Dishwasher Point	-	-
R.H	Rangehood Point	-	-
M.W	Microwave Point	-	-
O.V	Oven Point	-	-
C.T	Cook Top Iso point	-	-

MISCELLANEOUS

⌈	Exhaust Fan	-	-
✕	Ceiling Fan (stainless steel)	-	-
✕	Ceiling Fan & Light (white) *EEF	-	-
⬆	Meter Box	-	-
HWS	Hot Water Service	-	-
SA	Smoke Detectors	-	-
ds	Dimmer Switch	-	-
2 way • Switch	Two Way Switch	-	-
AC	A/C Condensor Iso Point	-	-



NCC Compatible

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

COOLUM 225 Resort Streetscape Element Series	CONCEPT 14/09/2023	FLOOR AREAS	TOTAL 224.9 m²	Min. Lot Width 14 m - 15 m	ELECTRICAL PLAN Scale 1:100 @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	174.2 m² 37.6 m² 9.9 m² 3.2 m²			