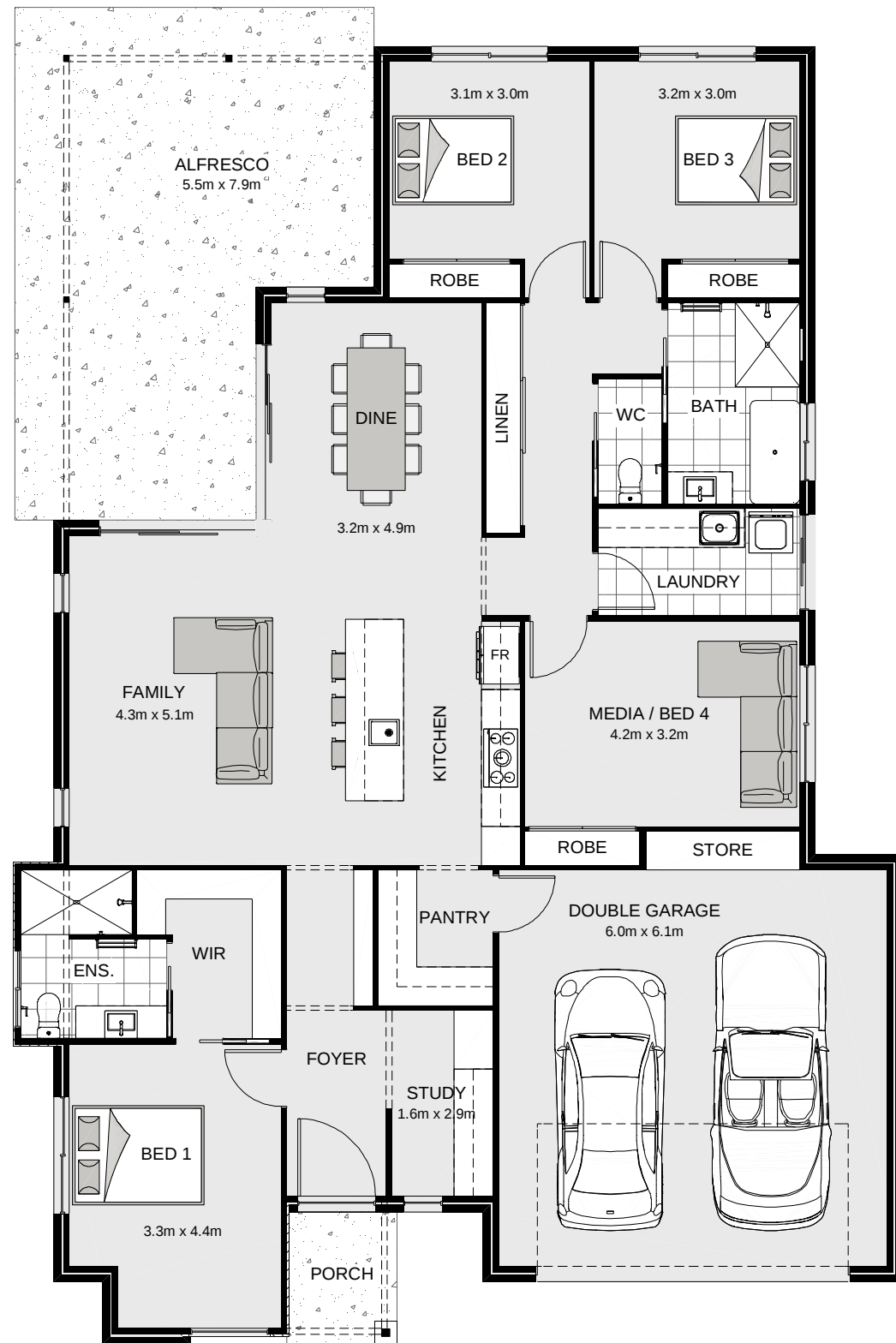




ARTISTS IMPRESSION - for illustrative purposes only
(Coolum 265 Resort Facade)

NCC Compatible

COOLUM 245
Resort Streetscape
Element Series

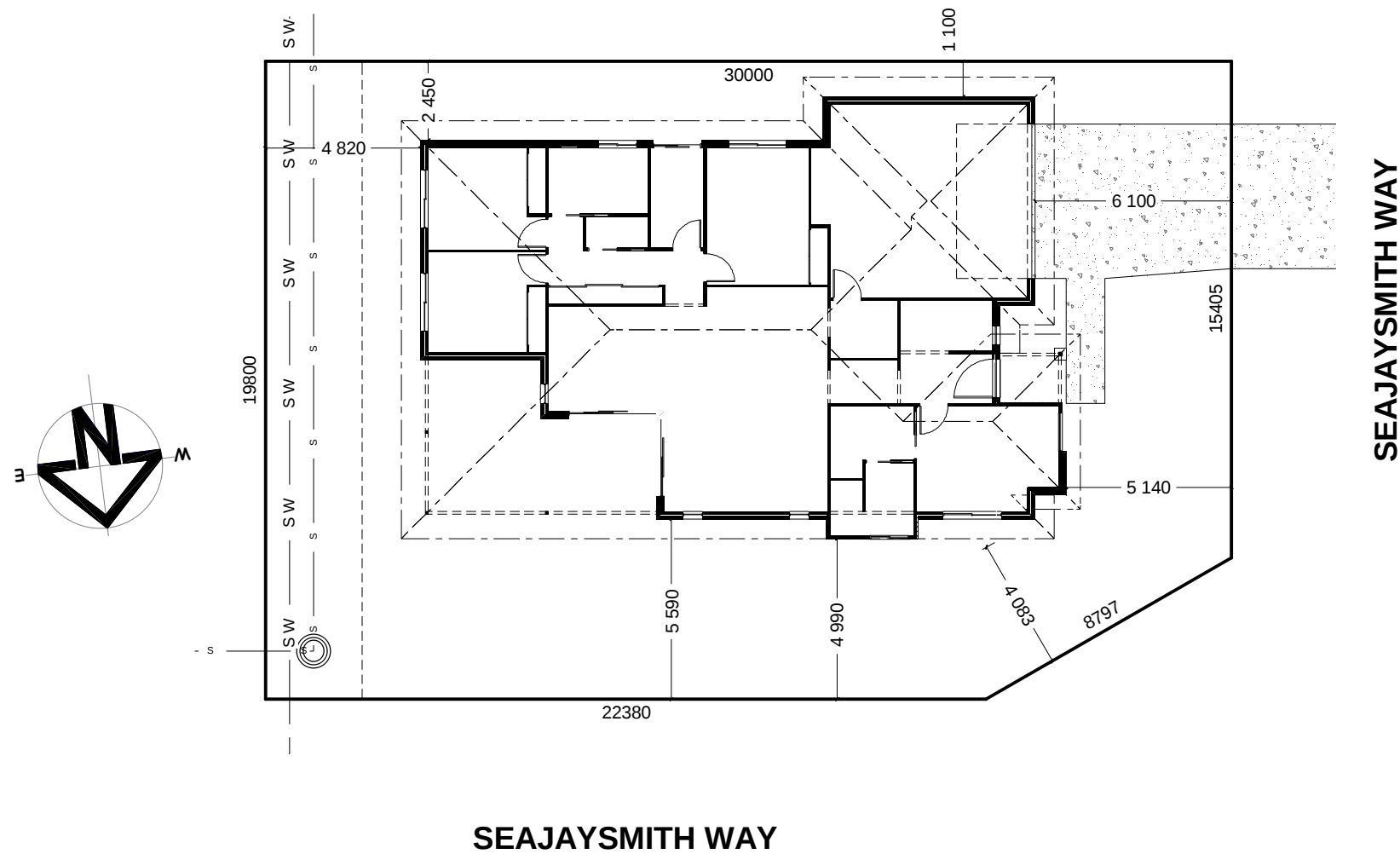
CONCEPT 25/03/2024
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G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 245.4 m ²	
LIVING	164.3 m ²
GARAGE	40.3 m ²
ALFRESCO	37.3 m ²
PORCH	3.5 m ²

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

Min. Lot Width 15 m - 16 m	PRESENTATION PLAN Scale 1:100 @A3
Proposed Display Home Lot 277, 6 Seajaysmith Way Richmond	

G.J. Gardner.
HOMES
Mackay



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 245

Resort Streetscape

Element Series

CONCEPT25/03/2024

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PORCH	3.5 m ²

Min. Lot Width
15 m - 16 m

SITE PLAN
Scale 1:200 @A3

Proposed Display Home
Lot 277, 6 Seajaysmith Way
Richmond

G.J. Gardner.

HOMES

Mackay

NCC Compatible

COOLUM 245

Resort Streetscape

Element Series

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TOTAL FLOOR AREA = 245.4 m²

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Min. Lot Width
15 m - 16 m

FLOOR PLAN
Scale 1:100 @A3

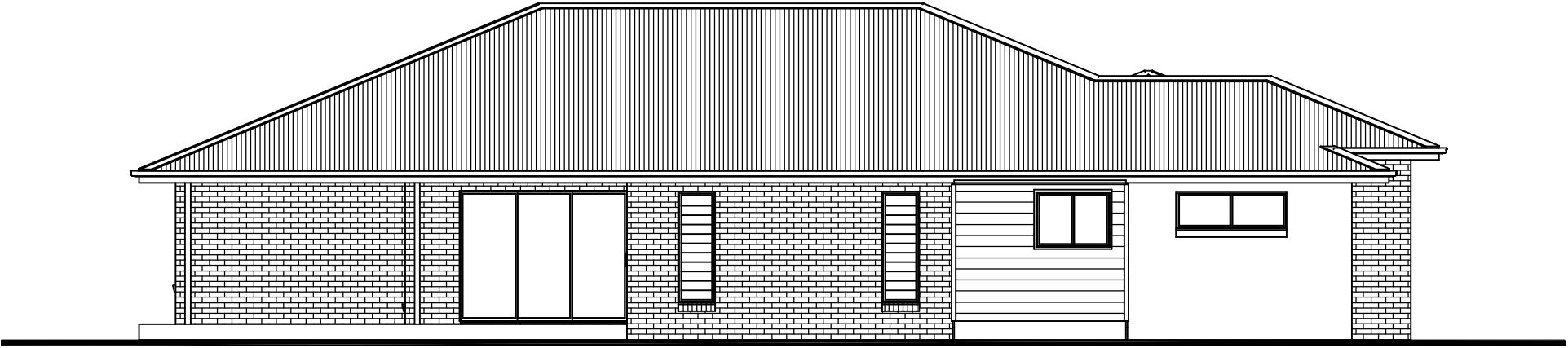
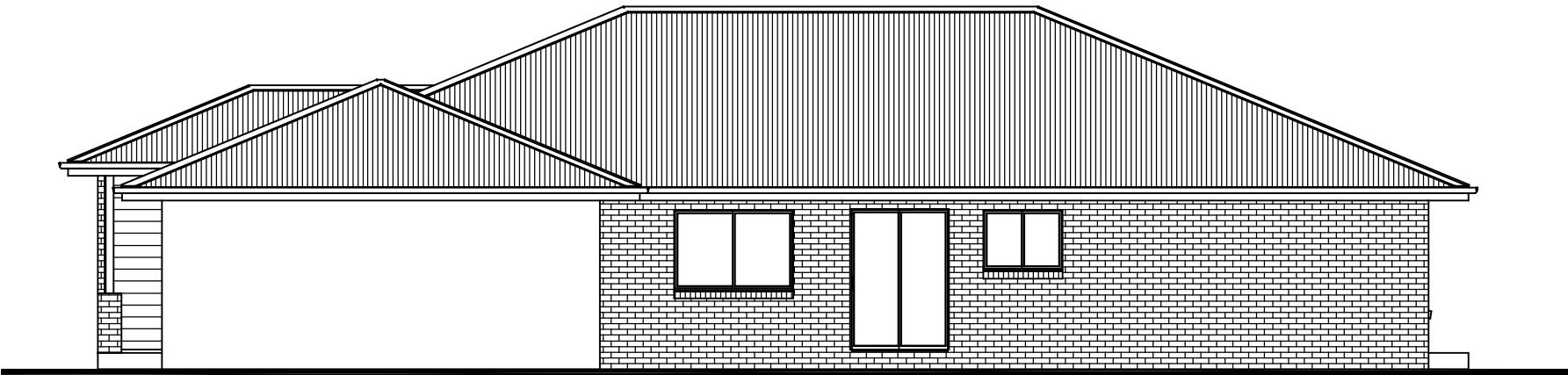
Proposed Display Home
Lot 277, 6 Seajaysmith Way
Richmond

G.J. Gardner.

HOMES

Mackay





NCC Compatible

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COOLUM 245 Resort Streetscape	CONCEPT	25/03/2024	TOTAL FLOOR AREA = 245.4 m²		Min. Lot Width	ELEVATIONS	G.J. Gardner. HOMES Mackay
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes		LIVING 164.3 m² GARAGE 40.3 m² ALFRESCO 37.3 m² PORCH 3.5 m²		15 m - 16 m	Scale 1:100 @A3	
	Concept plans only, final working drawings may vary				Proposed Display Home Lot 277, 6 Seajaysmith Way Richmond		
Element Series							

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)

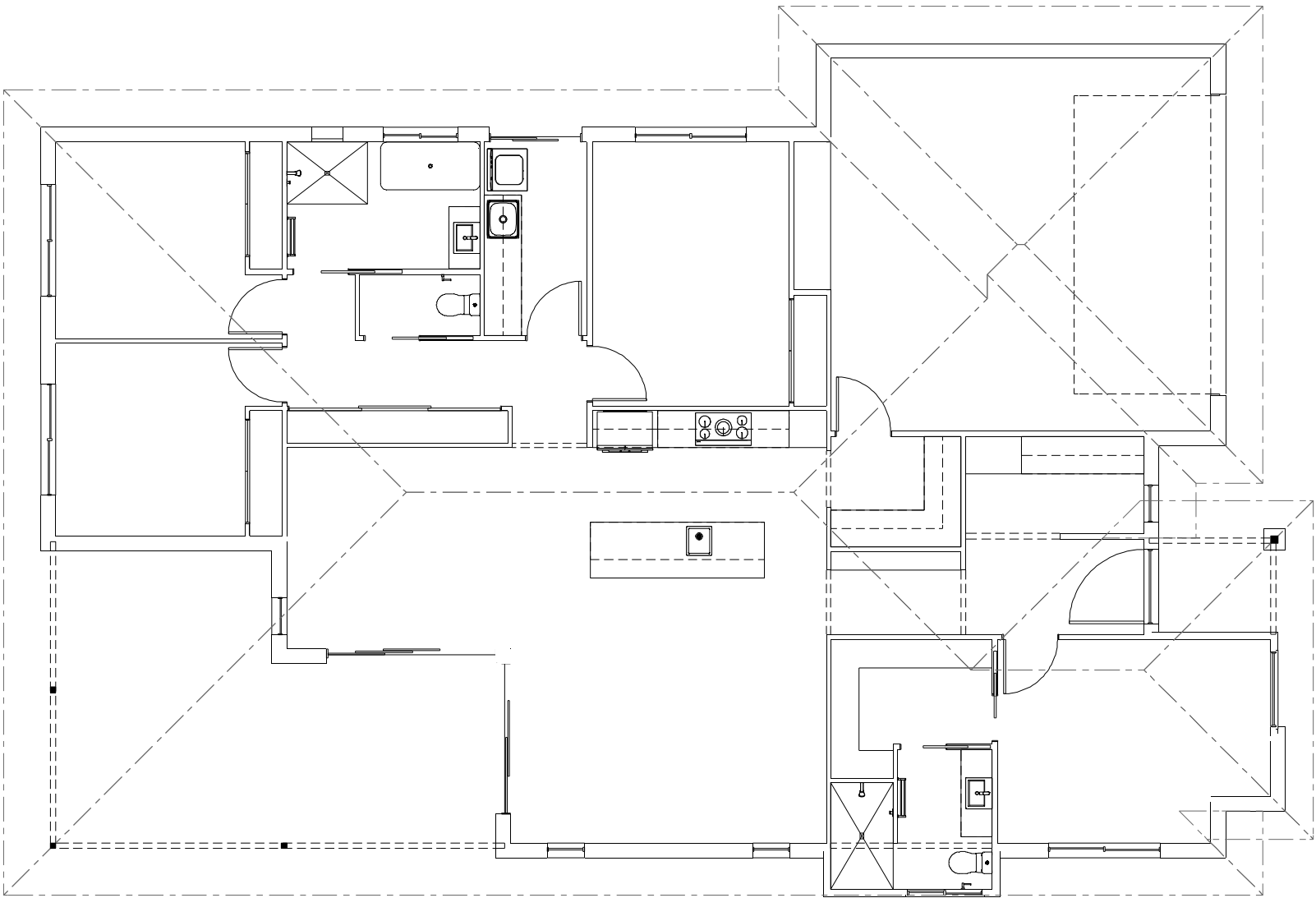
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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Element Series

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Min. Lot Width15 m - 16 m

ELECTRICAL PLAN
Scale 1:100 @A3

Proposed Display Home
Lot 277, 6 Seajaysmith Way
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HOMES

Mackay