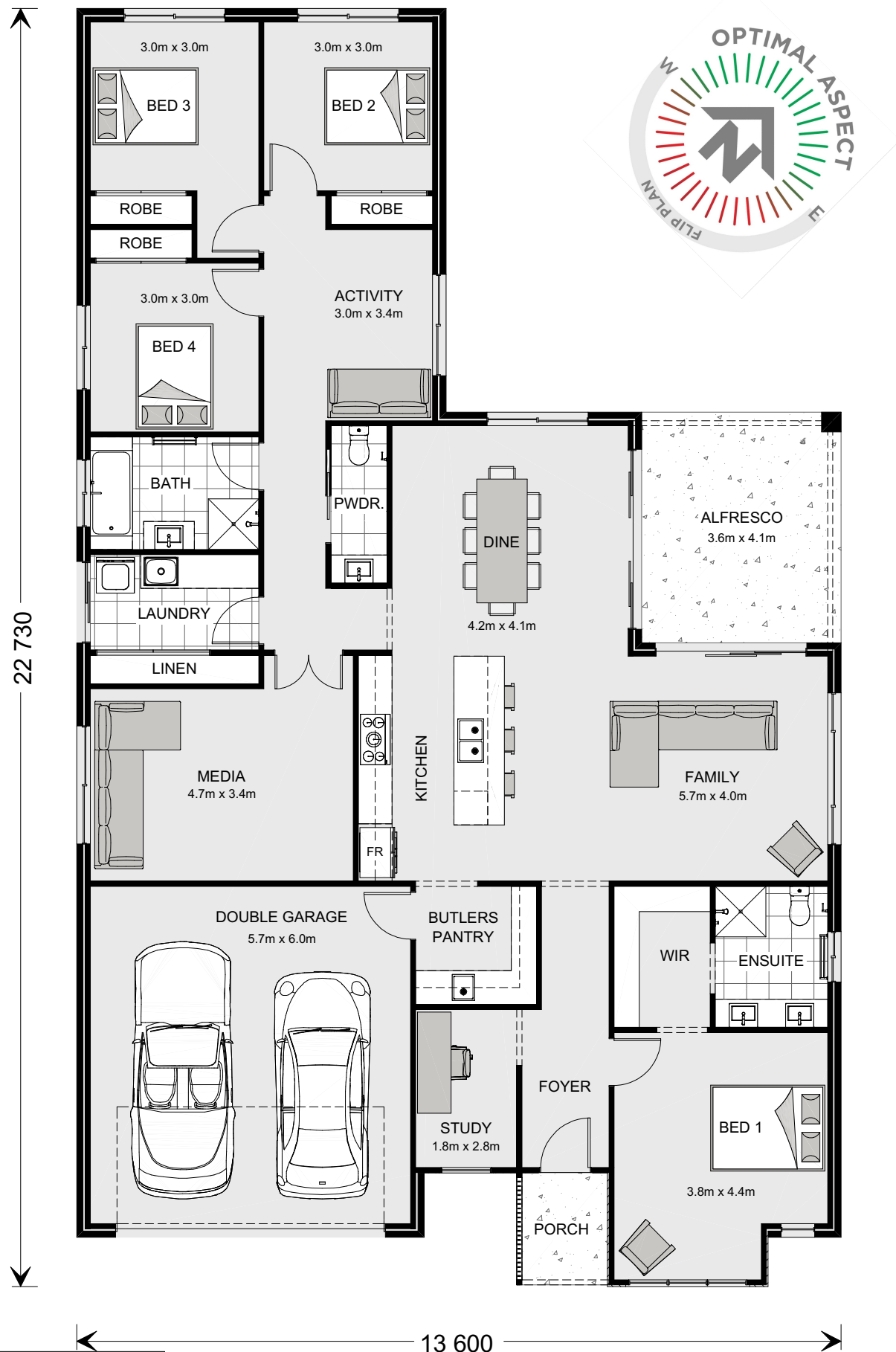




ARTISTS IMPRESSION - for illustrative purposes only  
(Coolum 265 Beach Facade)

NCC Compatible

# COOLUM 250

Beach Streetscape  
Element Series

CONCEPT 6/08/2025  
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Concept plans only,  
final working drawings may vary

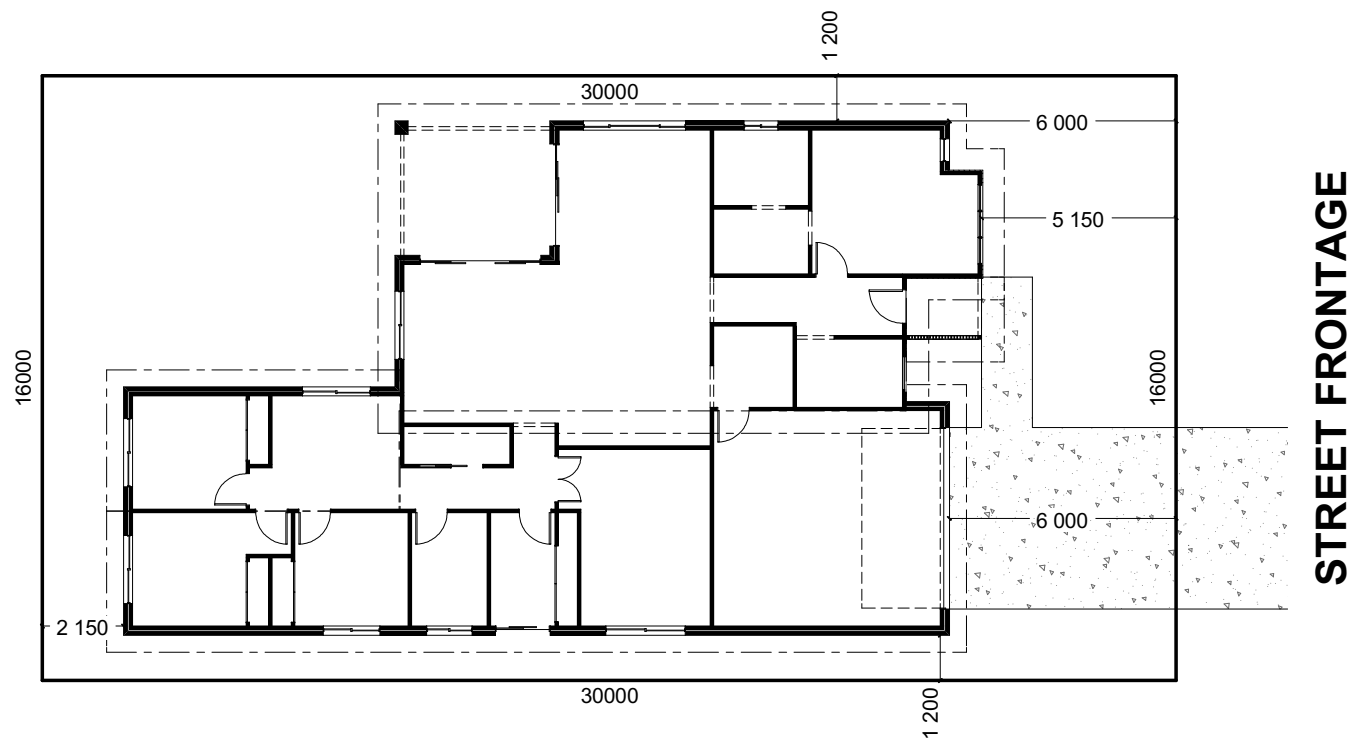
TOTAL FLOOR AREA = 248.6 m<sup>2</sup>  
LIVING 193.4 m<sup>2</sup>  
GARAGE 37.3 m<sup>2</sup>  
ALFRESCO 14.6 m<sup>2</sup>  
PORCH 3.3 m<sup>2</sup>

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

Beach Streetscape

Element Series

CONCEPT6/08/2025

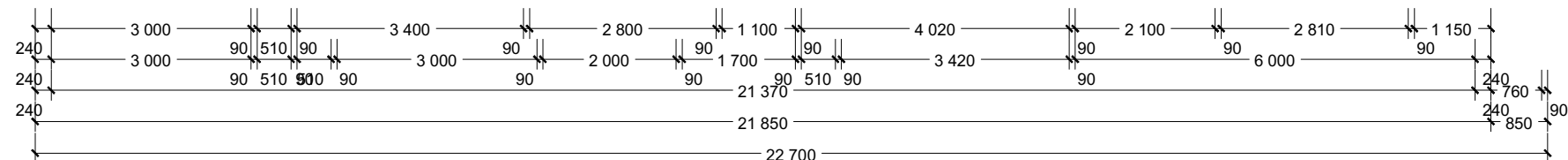
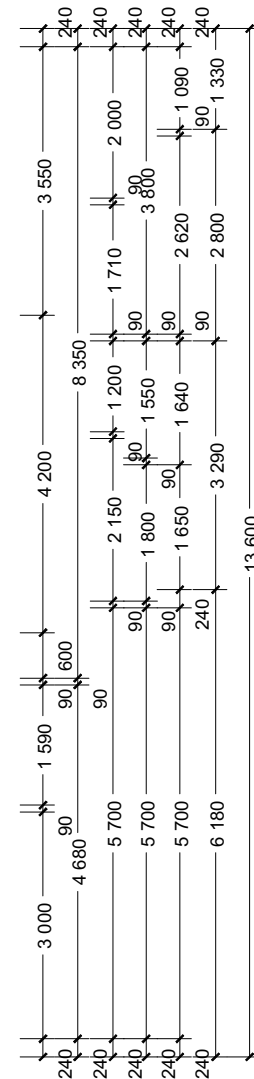
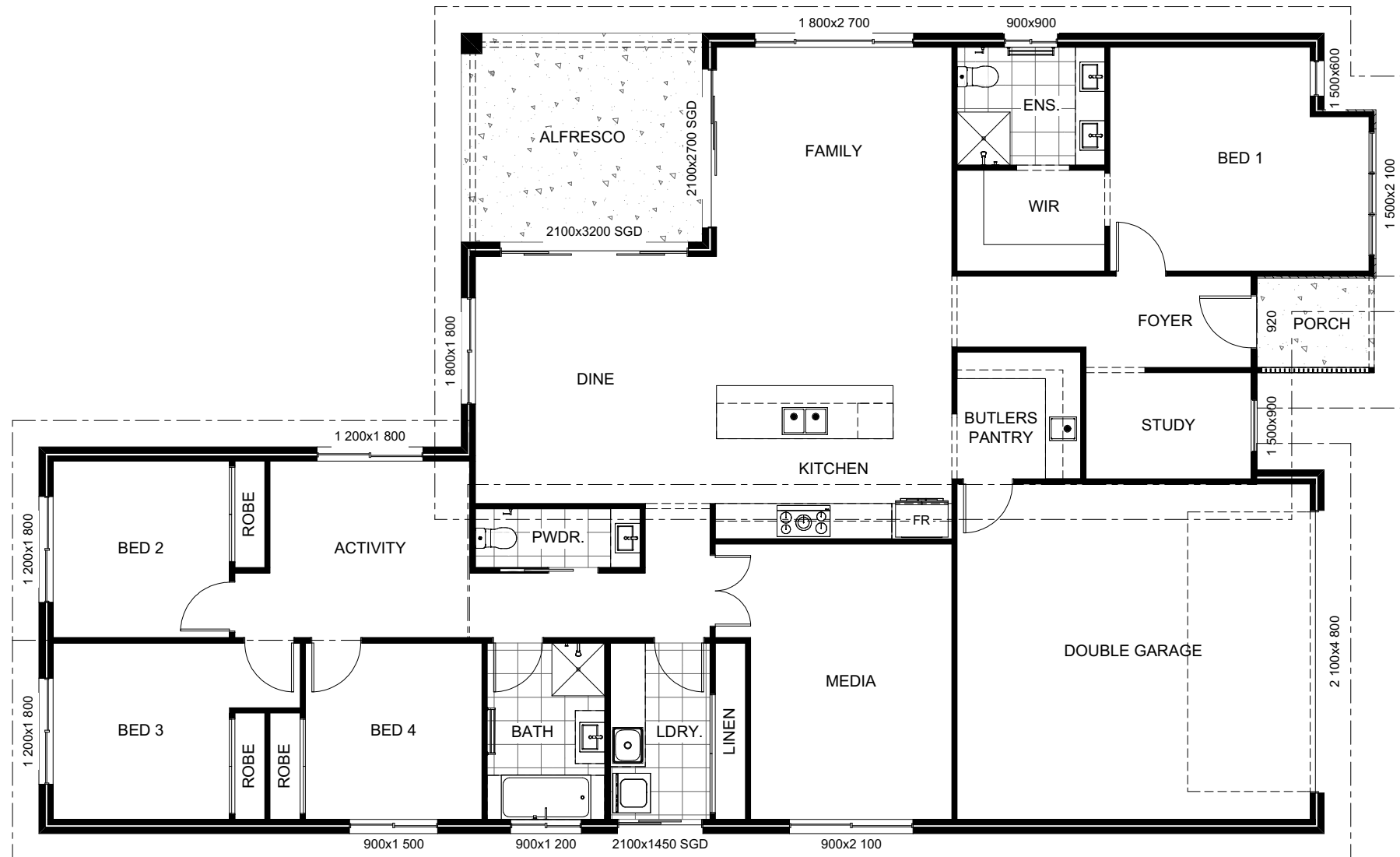
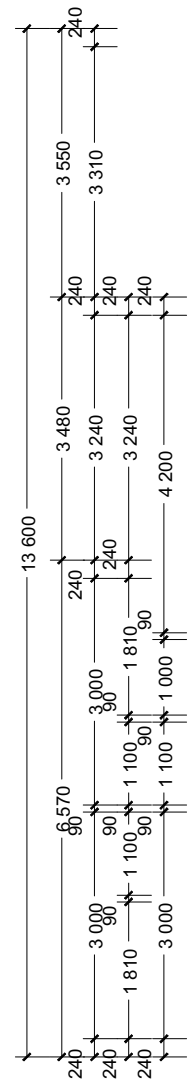
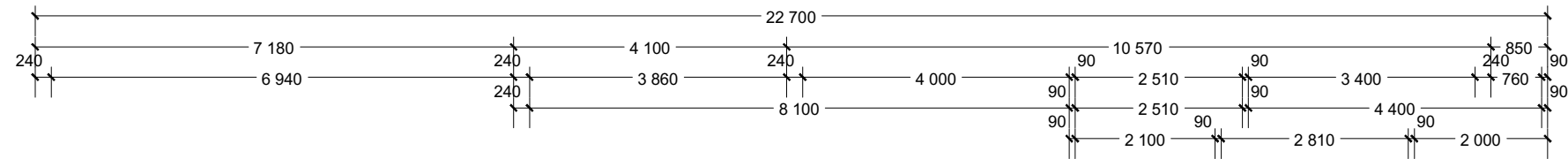
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|                             |          |
|-----------------------------|----------|
| TOTAL FLOOR AREA = 248.6 m² |          |
| LIVING                      | 193.4 m² |
| GARAGE                      | 37.3 m²  |
| ALFRESCO                    | 14.6 m²  |
| PORCH                       | 3.3 m²   |

|                               |                              |
|-------------------------------|------------------------------|
| Min. Lot Width<br>16 m - 18 m | SITE PLAN<br>Scale 1:200 @A3 |
|                               |                              |

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HOMES



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# COOLUM 250

Beach Streetscape

## Element Series

CONCEPT 6/08/2025

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Concept plans only,  
final working drawings may vary

|                                         |                      |
|-----------------------------------------|----------------------|
| TOTAL FLOOR AREA = 248.6 m <sup>2</sup> |                      |
| LIVING                                  | 193.4 m <sup>2</sup> |
| GARAGE                                  | 37.3 m <sup>2</sup>  |
| ALFRESCO                                | 14.6 m <sup>2</sup>  |
| PORCH                                   | 3.3 m <sup>2</sup>   |

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

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). |                               |                               |                                   |
| COOLUM 250<br>Beach Streetscape<br>Element Series | CONCEPT 6/08/2025                                                                                                            | TOTAL FLOOR AREA = 248.6 m²                                             | Min. Lot Width<br>16 m - 18 m | ELEVATIONS<br>Scale 1:100 @A3 | G.J. Gardner.<br><div>HOMES</div> |
|                                                   | © Copyright Archiman Pty Ltd<br>exclusive to<br>G.J. Gardner Homes<br>Concept plans only,<br>final working drawings may vary | LIVING 193.4 m²<br>GARAGE 37.3 m²<br>ALFRESCO 14.6 m²<br>PORCH 3.3 m²   |                               |                               |                                   |



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)

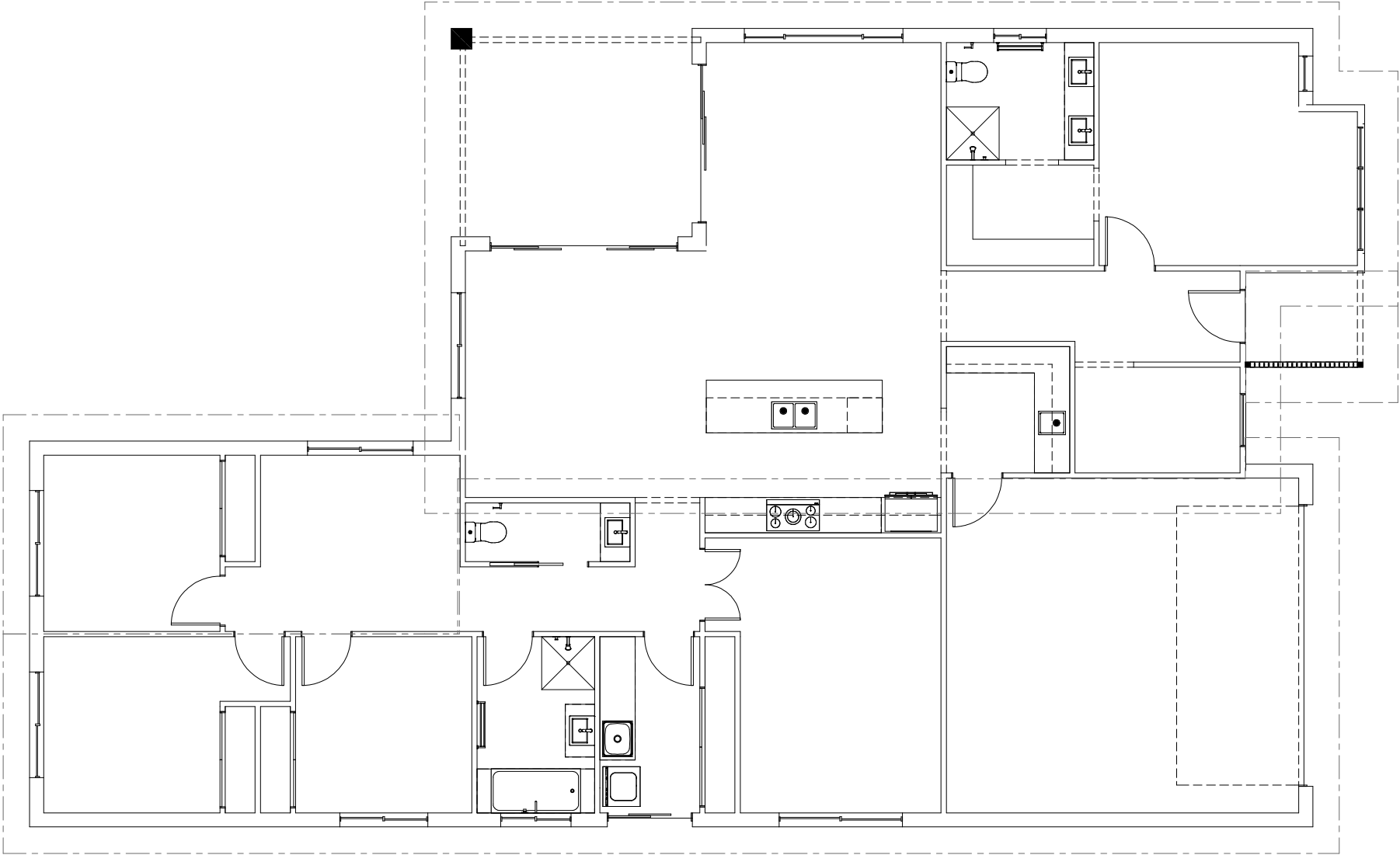
| Symbol                                                                           | Description                   | Spec. | Extra |
|----------------------------------------------------------------------------------|-------------------------------|-------|-------|
|  | Ceiling Light *EEF            | -     | -     |
|  | 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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COOLUM 250

Beach Streetscape

Element Series

CONCEPT6/08/2025

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TOTAL FLOOR AREA = 248.6 m²

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GARAGE 37.3 m²  
ALFRESCO 14.6 m²  
PORCH 3.3 m²

Min. Lot Width  
16 m - 18 m

ELECTRICAL PLAN  
Scale 1:100 @A3

G.J. Gardner.

HOMES