



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

NCC Compatible

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

COOLUM 248

Beach Streetscape

Element Series

CONCEPT19/01/2024

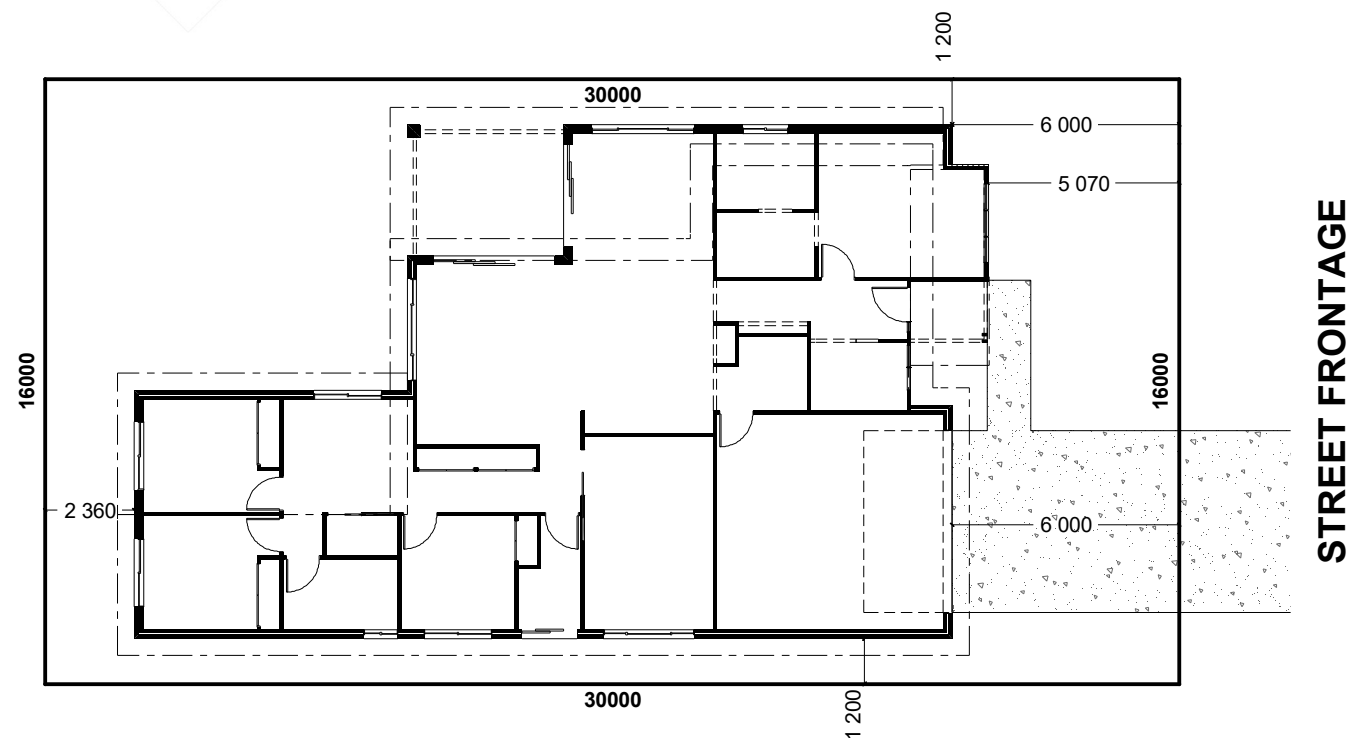
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FLOOR AREAS	TOTAL246.0 m²
LIVING	190.9 m²
GARAGE	37.3 m²
ALFRESCO	14.4 m²
PORCH	3.4 m²

Min. Lot Width16 m - 17 m	PRESENTATION PLAN Scale 1:100 @A3

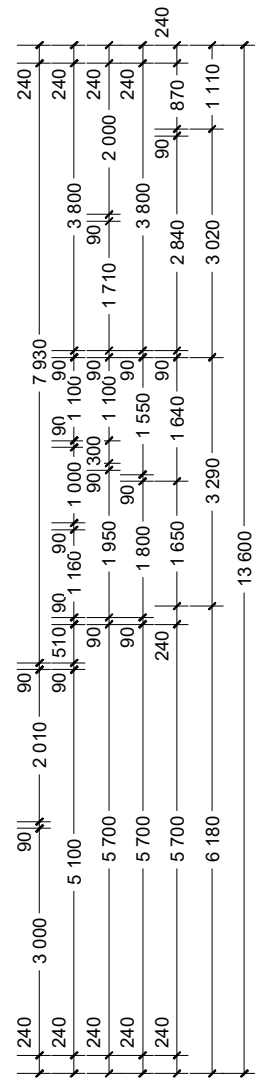
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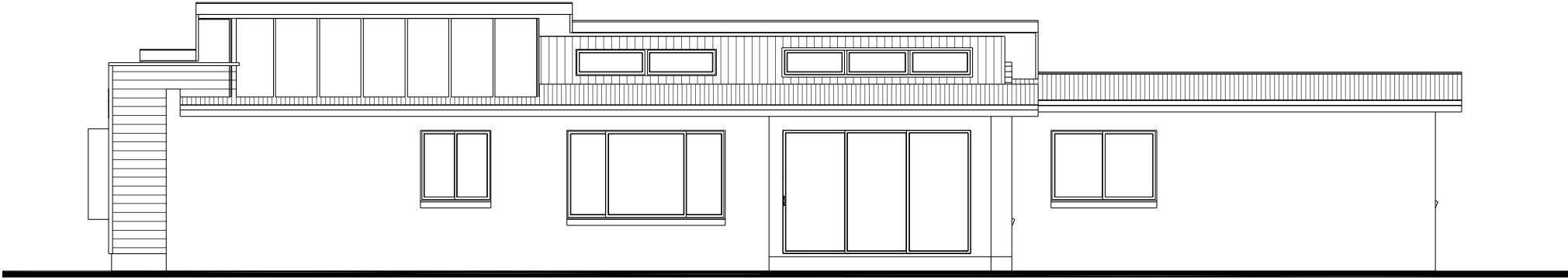
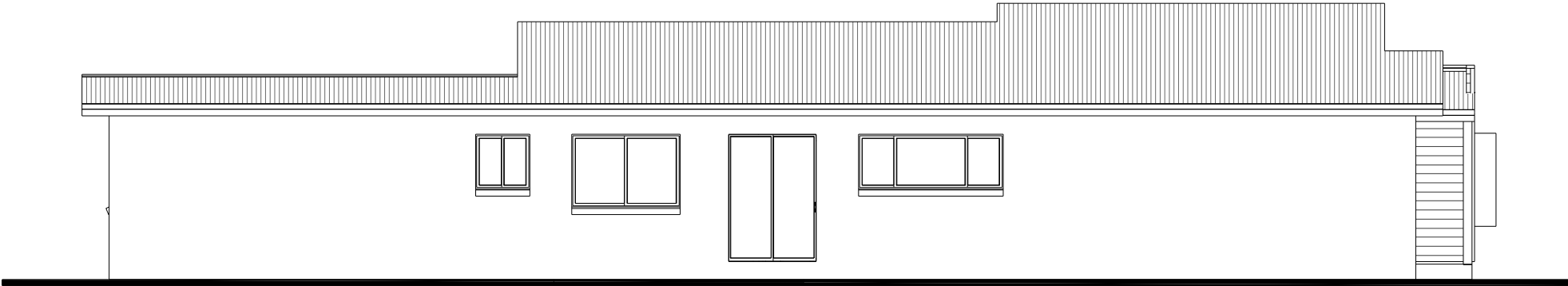
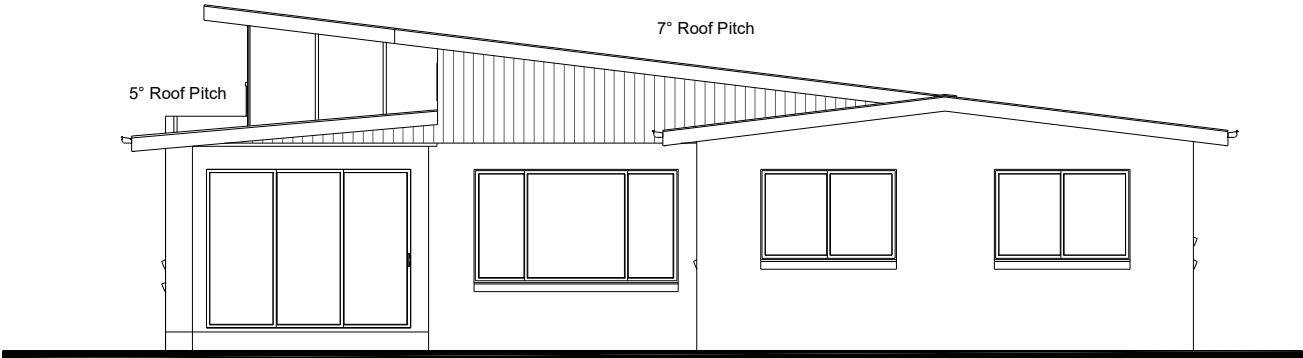
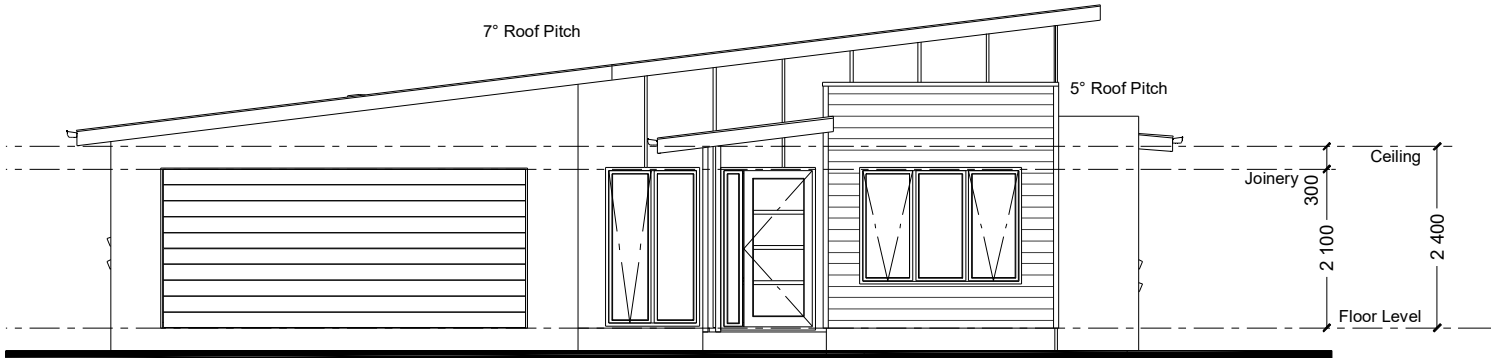


INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

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COOLUM 248 Beach Streetscape	CONCEPT	19/01/2024	FLOOR AREAS	TOTAL	246.0 m²	Min. Lot Width 16 m - 17 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	190.9 m² 37.3 m² 14.4 m² 3.4 m²				
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COOLUM 248 Beach Streetscape		CONCEPT 19/01/2024	FLOOR AREAS	TOTAL 246.0 m²	Min. Lot Width 16 m - 17 m	FLOOR 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	190.9 m² 37.3 m² 14.4 m² 3.4 m²			
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COOLUM 248

Beach Streetscape

Element Series

CONCEPT19/01/2024

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Min. Lot Width 16 m - 17 m	ELEVATIONS Scale 1:100 @A3

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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)

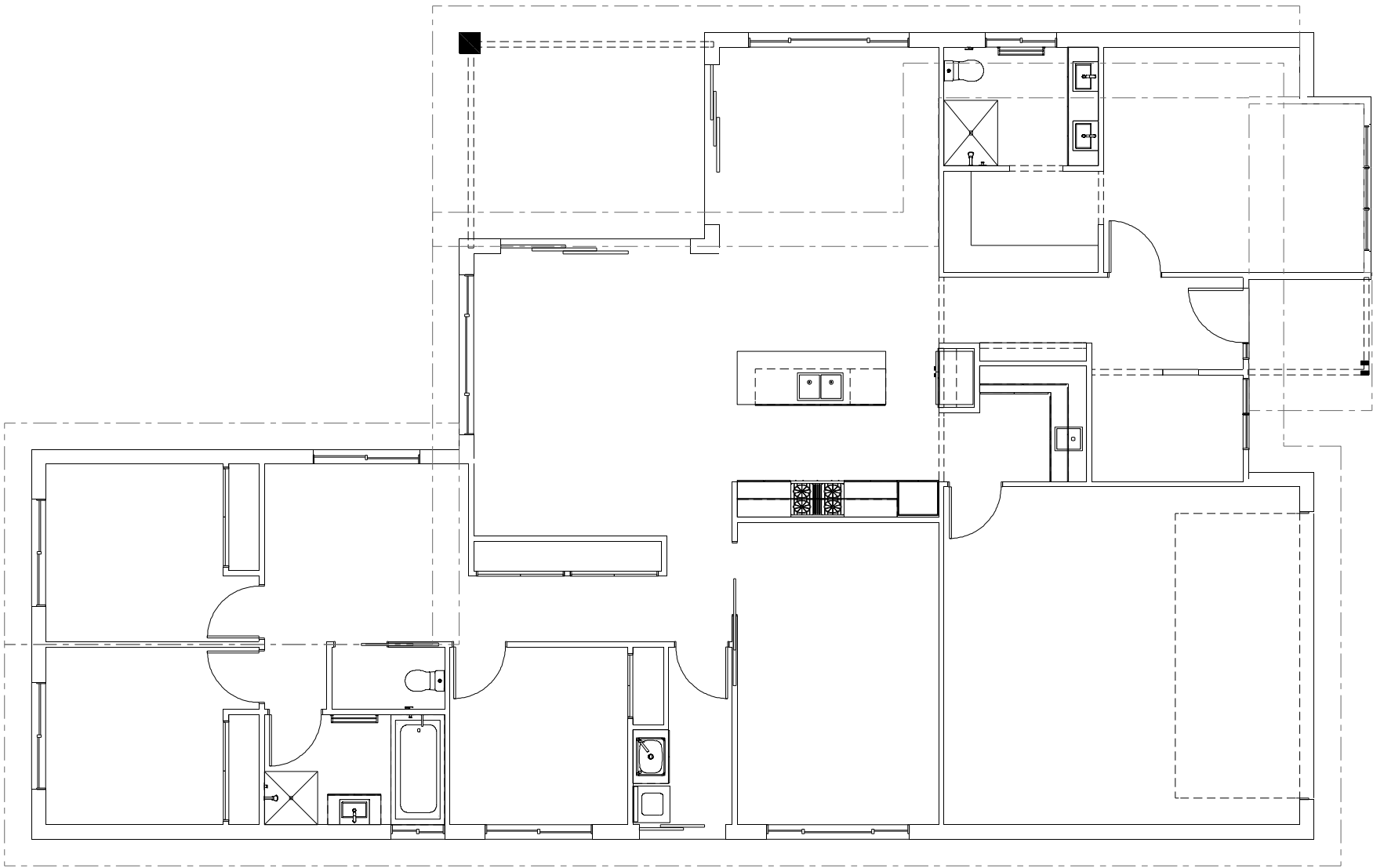
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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ELECTRICAL PLAN
Scale 1:100 @A3

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