



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

NCC Compatible

COOLUM 268

Beach Streetscape

Element Series

CONCEPT 19/01/2024

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exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

FLOOR AREAS	TOTAL 267.9 m ²
LIVING	209.5 m ²
GARAGE	37.3 m ²
ALFRESCO	17.4 m ²
PORCH	3.7 m ²

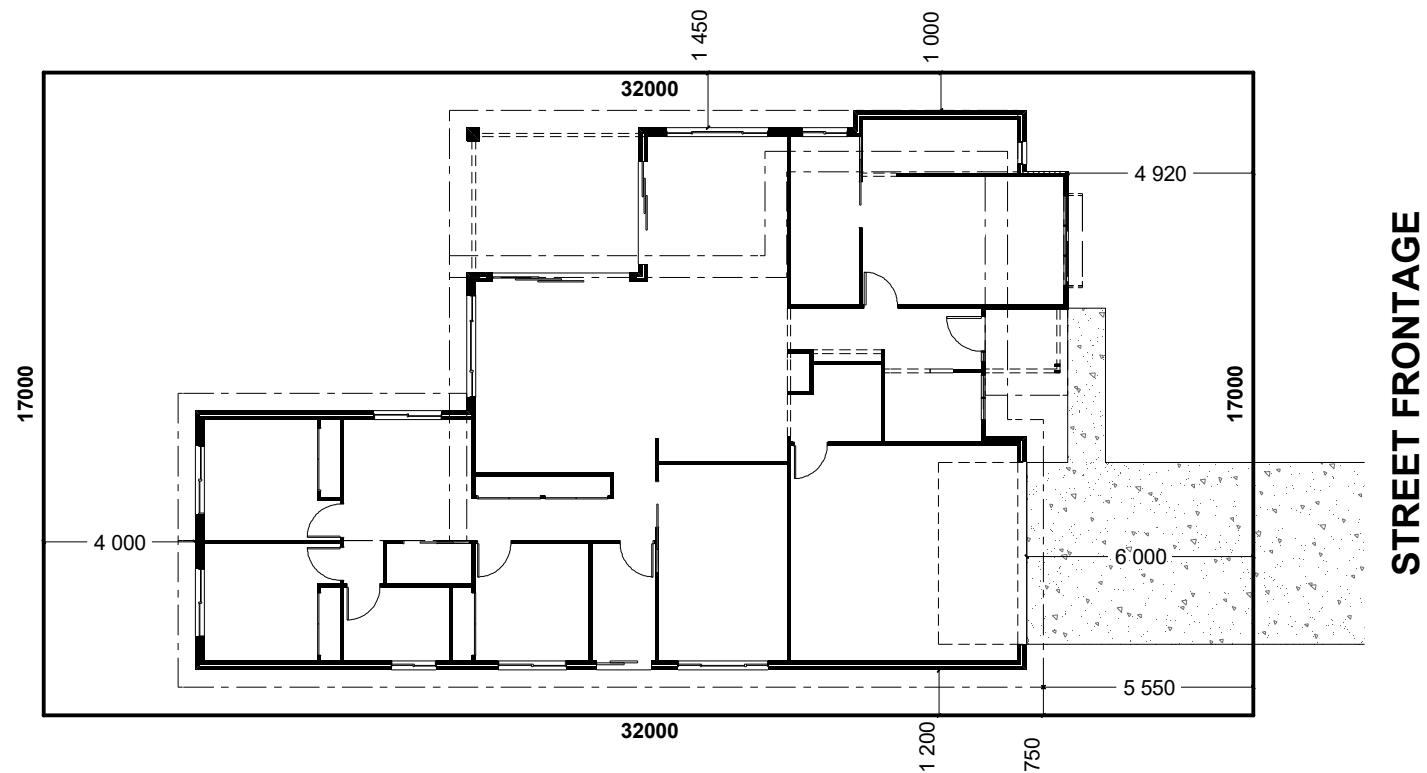
PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

Min. Lot Width
17 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.

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COOLUM 268 Beach Streetscape Element Series	CONCEPT	19/01/2024	FLOOR AREAS	TOTAL	267.9 m ²	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	209.5 m ² 37.3 m ² 17.4 m ² 3.7 m ²		17 m - 18 m	Scale 1:200 @A3	



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FLOOR AREAS

TOTAL 267.9 m²

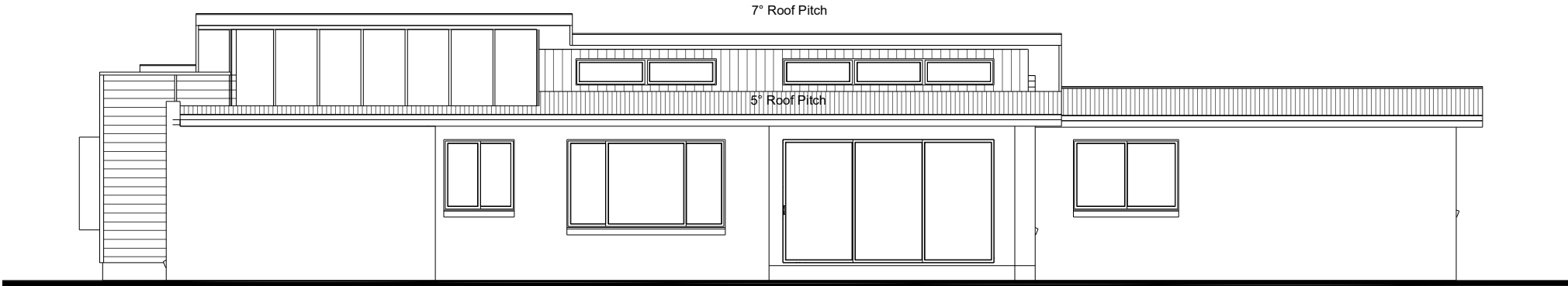
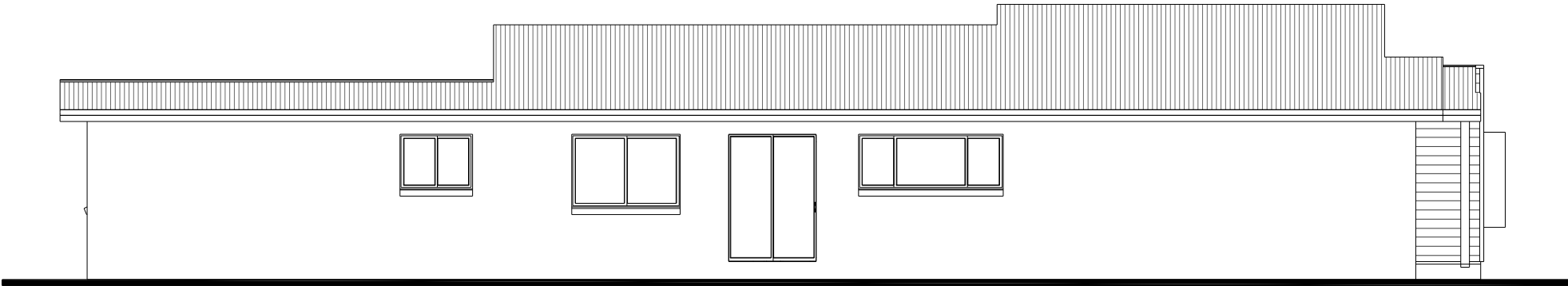
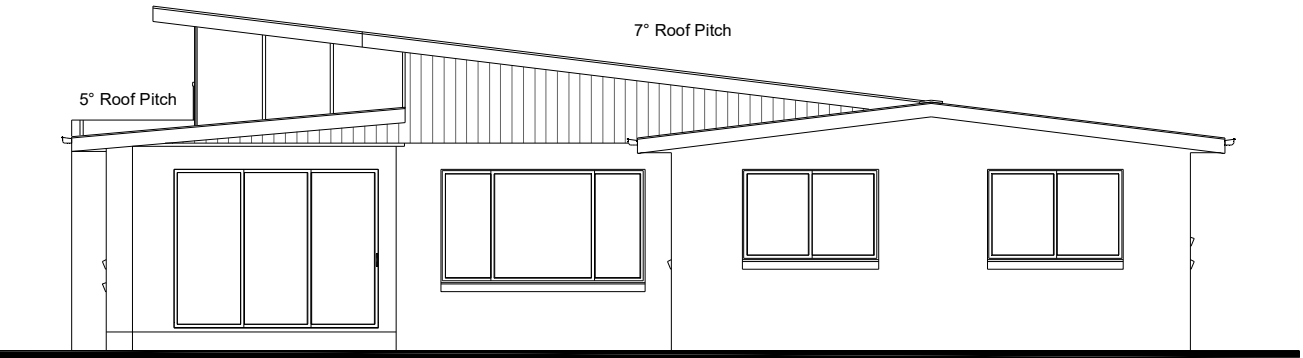
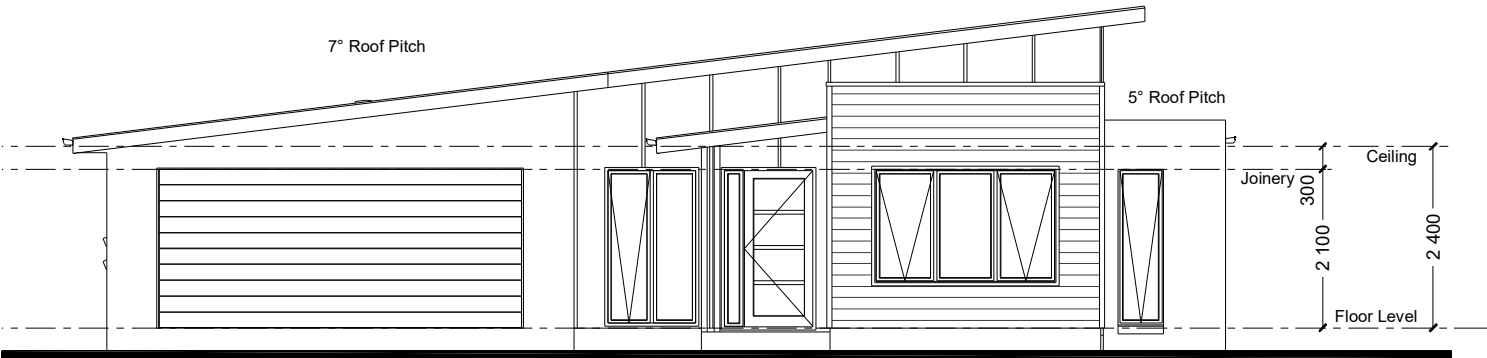
LIVING 209.5 m²
GARAGE 37.3 m²
ALFRESCO 17.4 m²
PORCH 3.7 m²

Min. Lot Width
17 m - 18 m

FLOOR PLAN
Scale 1:100 @A3

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Min. Lot Width	ELEVATIONS
17 m - 18 m	Scale 1:100 @A3

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)

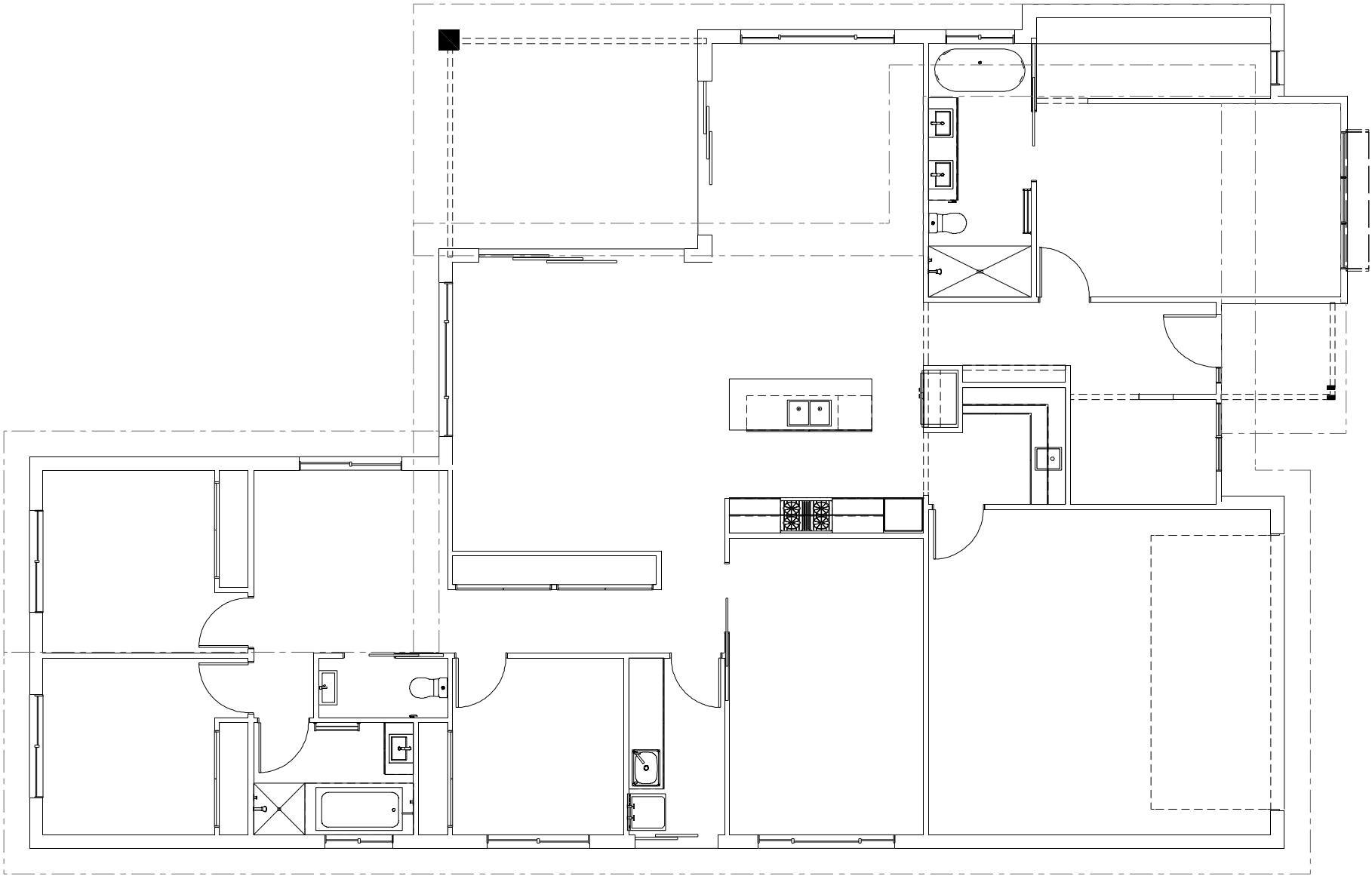
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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GARAGE
ALFRESCO
PORCH

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ELECTRICAL PLAN
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