



45 Loaders Lane COFFS HARBOUR, NSW



"Brand New Home In Plantation View Estate"

Price:

\$550,000



Shane Brooks

0403 266 707

DWELLING AREAS	
Name	Area
Dwelling /Garage Area	228.43 m ²
Front Porch Area	3.98 m ²
Rear Alfresco Area	20.66 m ²
Grand total	253.07 m²

AREAS (BASIX)	
Name	Area
Conditioned Floor Area	150.83 m ²
Unconditioned Floor Area	12.14 m ²
Total Roof Area	285.89 m ²
Total Site Area	525.00 m ²

WINDOW SCHEDULE								
No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
01	LIVING	600	2400	2100	Double Hung Window	ALUMINIUM	CLEAR - SINGLE	1.44
02	LIVING	1200	2400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.88
03	KITCHEN	1100	2400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.64
04	FAMILY	2100	4800	2100	STACKING SLIDING DOOR	ALUMINIUM	CLEAR - SAFETY	10.08
05	BED 1	1800	2700	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	4.86
06	BED 1	600	2400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.44
07	ENS	900	1800	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SAFETY	1.62
08	BED 2	1800	1200	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.16
09	LDRY	900	600	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	0.54
10	BATH	900	1800	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SAFETY	1.62
11	BED 3	1800	1200	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.16
12	BED 4	1800	1200	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.16
13	GARAGE	900	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.89

LEGEND

- 820 820mm DOOR
- 2720 2 x 720mm DOORS
- ACP ALUMINIUM COVER PLATE
- REF. REFRIGERATOR SPACE
- WM WASHING MACHINE SPACE
- TUB LAUNDRY TUB
- DW DISHWASHER
- B BENCH
- (CPT) CARPET
- (C.T.) CERAMIC TILES
- (TAG) TONGUE & GROOVE TIMBER FLOORING
- SD SMOKE DETECTOR
- TV TELEVISION OUTLET
- ST SOLAR TUBE SKYLIGHT
- DP DOWNPIPE
- CF CEILING FAN

REVISION SCHEDULE

No.	Description	Date
1	Increase ceiling height to 2650.	18.05.15

NOTES:

The builder is responsible for verifying all dimensions, timber sizes, material lists, wind ratings, and setbacks prior to commencement of any work.

Only written measurements & dimensions are to be used. Do not obtain measurements by scaling off drawings.

Building works are to be set out by a registered surveyor.

PROJECT:

PROPOSED DWELLING AT
LOT 29 DP1202202
LOADERS LANE,
COFFS HARBOUR

CLIENT:

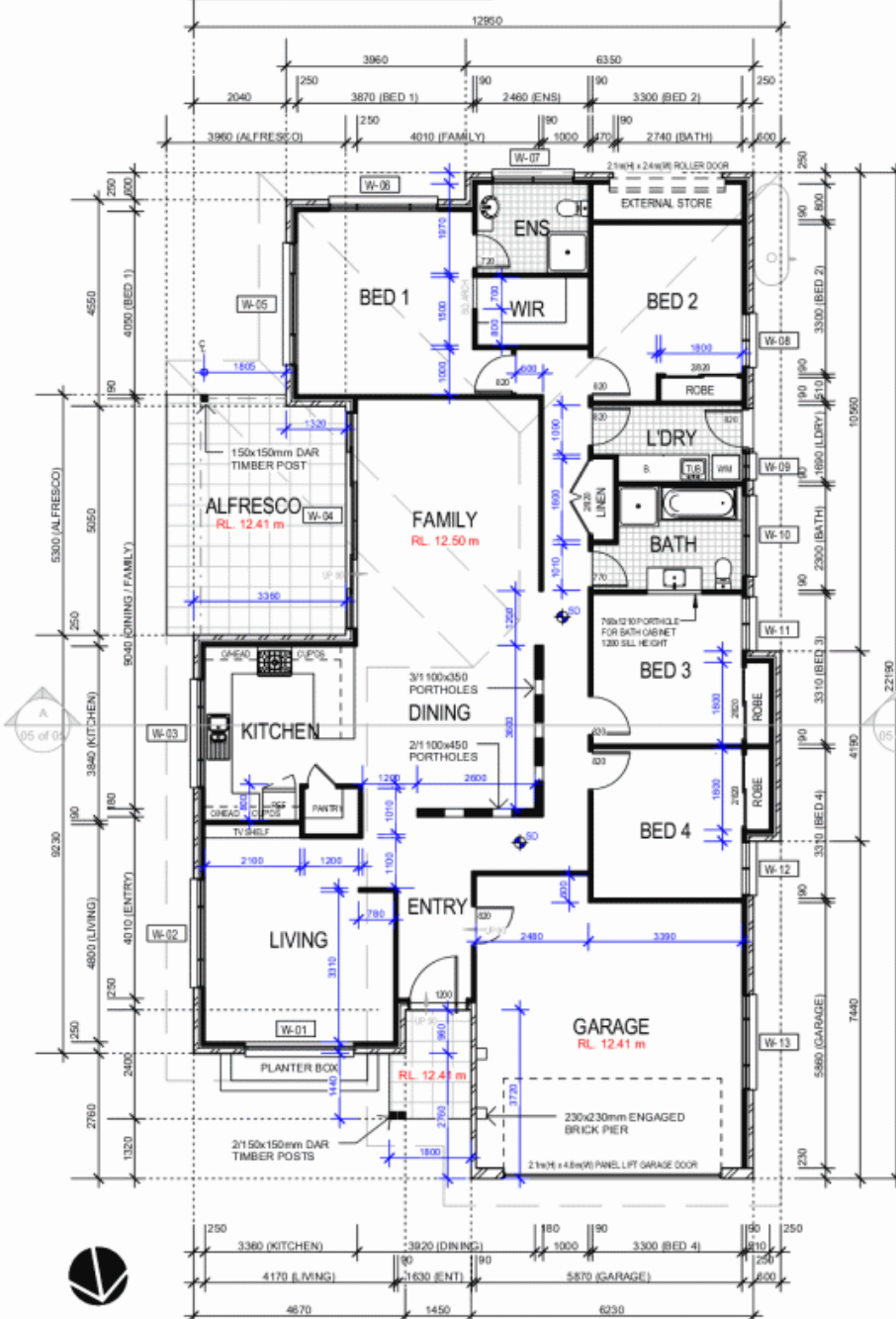
VOYEE PTY LTD &
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midcoast design
and drafting

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Scale	1 : 100
Drawn by	RDM
Date	24/03/2015
Project no.	01125H
Issued to:	HTech
Revision	01

03 of
05



FLOOR PLAN

SCALE 1 : 100

NOTE: ALL INTERNAL DOORS TO BE
2340mm IN HEIGHT.