



55 Loaders Lane COFFS HARBOUR, NSW

4  2  2 

"Brand New Family Home"

Price: \$575,000



Shane Brooks

0403 266 707

WINDOW SCHEDULE

No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
01	LIVING	1800	2400	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	4.32
02	LIVING	1200	3000	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	3.00
03	KITCHEN	1100	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.31
04	DRIVING	1800	2400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	4.32
05	DRIVING	2100	2700	2100	STACKING SLIDING DOOR	ALUMINIUM	CLEAR - SAFETY	5.67
06	FAMILY	2100	2700	2100	STACKING SLIDING DOOR	ALUMINIUM	CLEAR - SAFETY	5.67
07	BED 2	1800	1500	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.70
08	BED 1	1800	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	3.78
09	BED 1	600	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.26
10	ENS	500	850	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SINGLE	0.54
11	BED 3	1200	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.52
12	BATH	500	1800	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SINGLE	1.62
13	WC	500	850	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SINGLE	0.54
14	BED 4	1200	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.52
15	GARAGE	600	1800	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.08

DWELLING AREAS

Name	Area
Dwelling /Garage Area	223.12 m ²
Front Porch Area	3.11 m ²
Rear Alfresco Area	16.83 m ²
Grand total	243.06 m²

AREAS (BASIX)

Name	Area
Conditioned Floor Area	147.82 m ²
Unconditioned Floor Area	12.66 m ²
Total Roof Area	285.73 m ²
Total Site Area	542.44 m ²

LEGEND

- BD - 800mm DOOR
- 2100 - 2 x 700mm DOORS
- AP - ALUMINIUM COVER PLATE
- RF - REFRIGERATOR SPACE
- WM - WASHING MACHINE SPACE
- LT - LAUNDRY TUB
- DW - DISHWASHER
- B - BENCH
- CP1 - CARPET
- CT1 - CERAMIC TILES
- TF - TONGUE & GROOVE TIMBER FLOORING
- SD - SMOKE DETECTOR
- TO - TELEVISION OUTLET
- ST - SOLAR TUBE SKYLIGHT
- DN - DOWNPIPE
- CF - CEILING FAN

REVISION SCHEDULE

No.	Description	Date

NOTES:

- The builder is responsible for verifying all clearances, timber class, material, lots, wind ratings, and details 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.
- Provide smoke detectors as per BCA Vol 2 3.7.2 and AS 3786.

PROJECT:

PROPOSED DWELLING AT
LOT 34 DP1212486 No.55
LOADERS LANE,
COFFS HARBOUR

CLIENT:

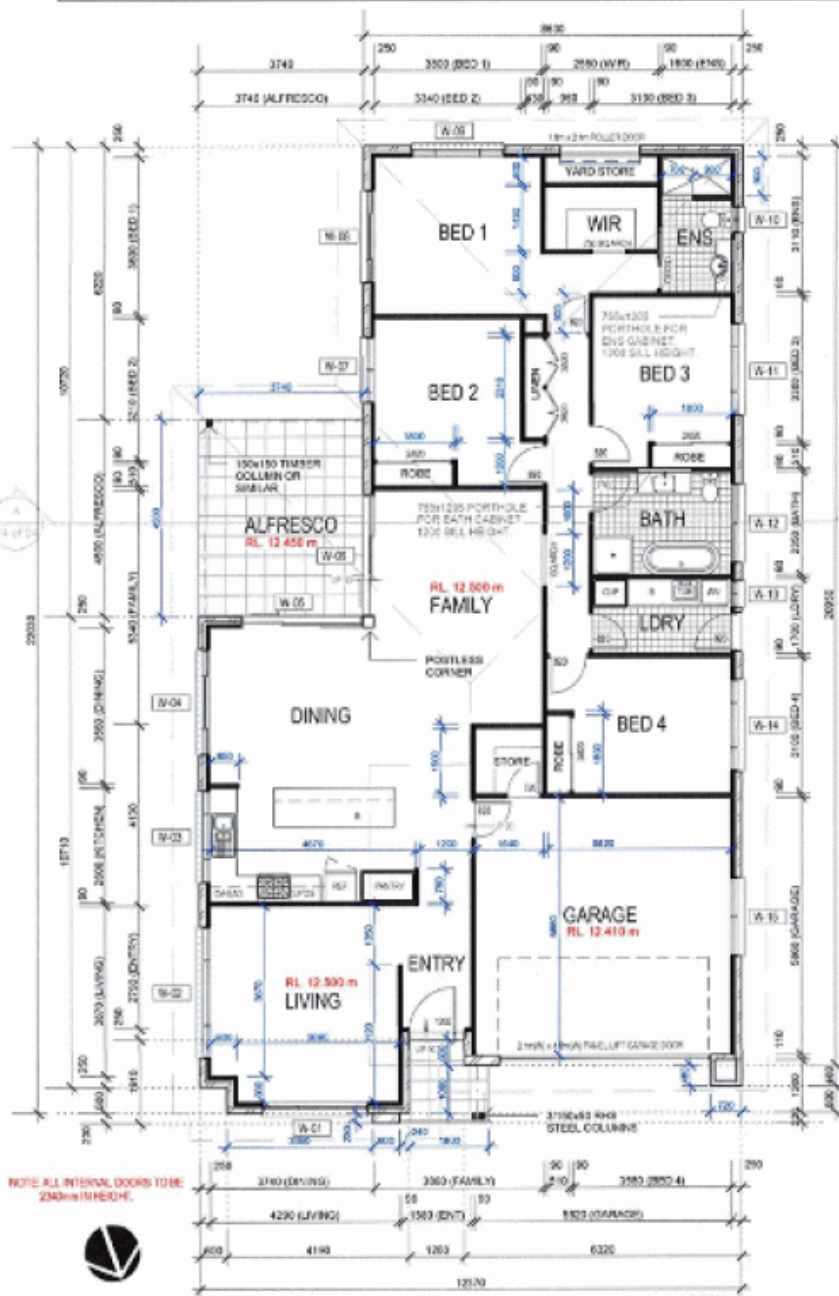
VOYEE PTY LTD &
SUPAEAST PTY LTD

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and drafting

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Scale	1 : 100
Drawn by	RCM
Date	22/12/2015
Project no.	019194
Revision	

02 of
04



NOTE ALL INTERNAL DOORS TO BE
2040mm HEIGHT.



FLOOR PLAN
SCALE 1:100

NOTE
PROVIDE SMOKE DETECTORS AS
PER BCA Vol 2 3.7.2 AND AS3786.