



34 Water Gum Close SAPPHIRE BEACH, NSW



"Brand New - North Sapphire Estate"

Price:

\$699,000



Shane Brooks

0403 266 707

WINDOW SCHEDULE								
No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
01	BED 1	1800	2400	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	4.32
02	BED 1	800	2400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.44
03	ENS	900	800	2100	SLIDING WINDOW	ALUMINIUM	OPACQUE - SAFETY	0.84
04	BED 3	1200	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	3.52
05	BATH	900	1200	2100	SLIDING WINDOW	ALUMINIUM	OPACQUE - SAFETY	1.82
06	WC	900	800	2100	SLIDING WINDOW	ALUMINIUM	OPACQUE - SINGLE	0.84
07	LDRY	900	800	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	0.84
08	RFD 2	1200	2100	2100	SLIDING WINDOW	ALUMINIUM	OPACQUE - SINGLE	3.52
09	LIVING	1200	2400	2100	SLIDING WINDOW (FISHP)	ALUMINIUM	CLEAR - SINGLE	2.88
10	LIVING	2000	700	2100	FIXED WINDOW	ALUMINIUM	CLEAR - SAFETY	1.50
11	LIVING	2100	3000	2100	DOUBLE SLIDING GLASS DOOR	ALUMINIUM	CLEAR - SAFETY	8.30
12	FAMILY	2100	4800	2100	STACKED SLIDING DOOR	ALUMINIUM	CLEAR - SAFETY	16.02
13	FAMILY	1800	900	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.62
14	FAMILY	1800	900	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.62
15	DINING	1800	2400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	4.32
16	BED 4	1200	2400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.88
17	GARAGE	600	1800	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.08

AREAS (BASIX)	
Name	Area
Conditioned Floor Area	175.59
Unconditioned	13.70
Total Roof Area	324.38
Total Site Area	922.36

DWELLING AREAS	
Name	Area m <sup>2</sup>
Dwelling Area	250.70 m <sup>2</sup>
Front Porch Area	2.75 m <sup>2</sup>
Rear Alfresco Area	26.01 m <sup>2</sup>
Grand total	279.47 m <sup>2</sup>

**LEGEND**

- 600 600mm DOOR
- 1200 2 x 1200mm DOORS
- ACP ALUMINIUM COVER PLATE
- RSF REFRIGERATOR SPACE
- WSP WASHING MACHINE SPACE
- TUB LAUNDRY TUB
- DW DISHWASHER
- B BENCH
- CPT CARPET
- CTI CERAMIC TILES
- T&G TONGUE & GROOVE TIMBER FLOORING
- SD SMOKE DETECTOR
- TO TELEVISION OUTLET
- STS SOLAR TUBE SKYLIGHT
- DP DOWNPIPE
- CLF CECILING FAN

REVISION SCHEDULE		
No.	Description	Date
1	Increased front setback.	08.09.18

**NOTICE**

The builder is responsible for verifying all clearances, timber sizes, material lists, window ratings, and submit prior to commencement of any work.

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

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

Provide smoke detectors as per BCA Vol 2 5.7.2 and AS 3798.

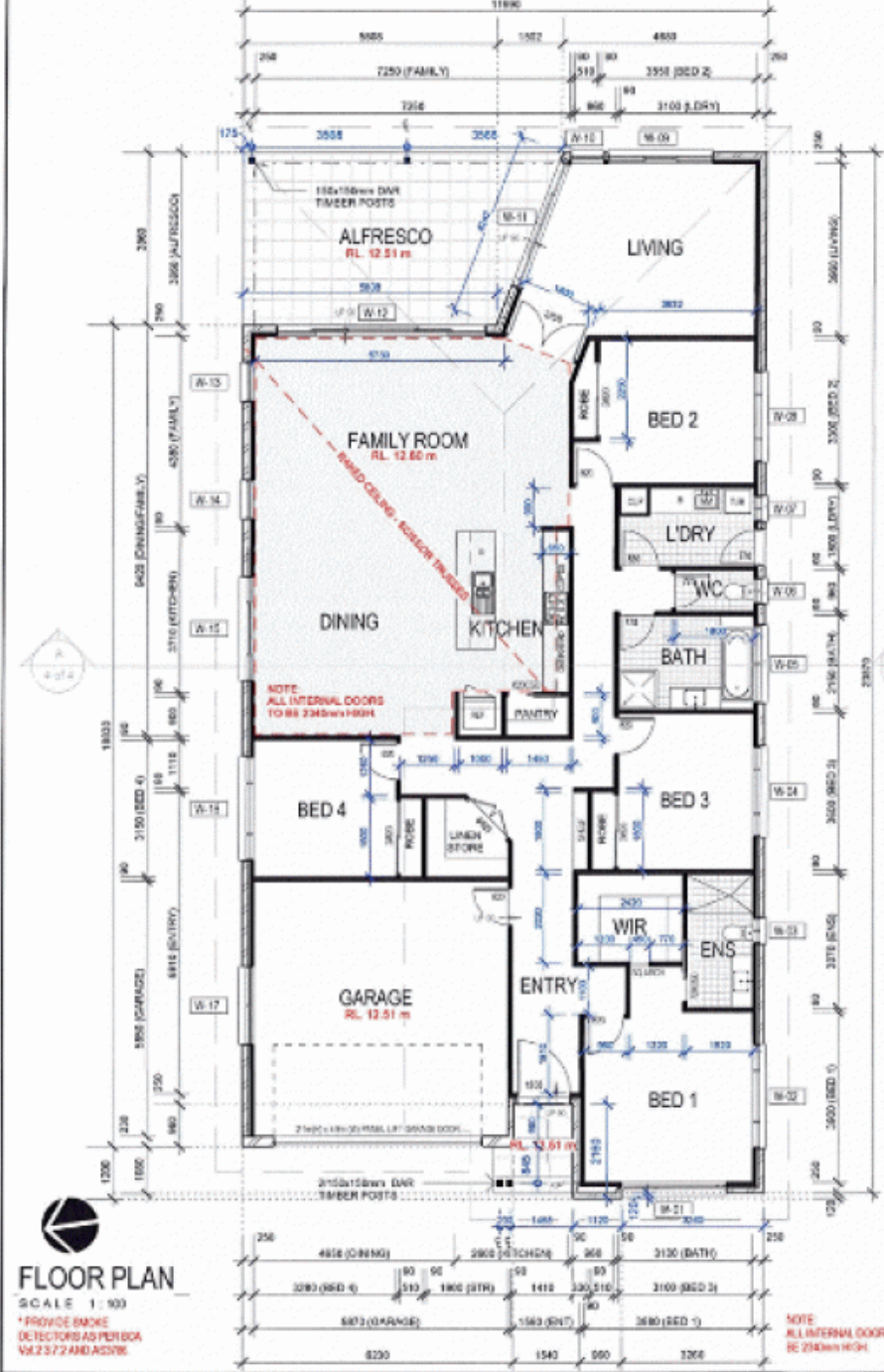
**PROJECT:**  
**PROPOSED DWELLING AT LOT 722 DP 1215850 No.34 WATERGUM CL SAPPHERE BEACH**

**CLIENT:**  
**ARAKOON HOMES (BUILDERS) PTY LTD**  
 ABN: 55054235399

**midcoast design and drafting**

PO 8204 460 HEMPFREY QLD PH: 3905 022 192 Fax: 6205 822 498  
 midcoastdesign@midcoast.com.au

Scale	1 : 100
Drawn by	ROM
Date	25/09/2018
Project no.	0125201
Revision	01



**FLOOR PLAN**  
 SCALE 1 : 100

\* PROVIDE SMOKE DETECTORS AS PER BCA Vol 2 5.7.2 AND AS 3798