



35 Water Gum Close SAPPHIRE BEACH, NSW

4 

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2 

"Stunning North Sapphire Location"

Price:

\$689,000



Shane Brooks

0403 266 707

WINDOW SCHEDULE

No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
01	BED 1	1800	2400	2300	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	4.32
02	TNS	1200	1200	2300	SLIDING WINDOW	ALUMINIUM	OBSCURE - SAFETY	1.44
03	WIR	2000	600	2300	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.20
04	BED 2	2000	1200	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.40
05	BATH	2000	600	2300	AWNING WINDOW	ALUMINIUM	OBSCURE - SAFETY	1.20
06	BED 3	2000	1200	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.40
07	MEDIA	600	2700	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.62
08	MEDIA	1800	2400	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	4.32
09	MEDIA	1800	1200	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.16
10	DINING	2100	2700	2100	STACKING SLIDING DOOR	ALUMINIUM	CLEAR - SAFETY	5.67
11	FAMILY	1800	1500	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.16
12	FAMILY	1800	2400	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	4.32
13	FAMILY	600	2700	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.62
14	LDRY	1200	600	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	0.72
15	BED 4	1400	2100	2300	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.94
16	GARAGE	1200	2700	2300	SLIDING WINDOW	ALUMINIUM (to reveal)	CLEAR - SINGLE	2.52

AREAS

Name	Area m ²
Dwelling Area	216.12 m ²
Front Porch Area	2.45 m ²
Rear Deck Area	21.16 m ²
Grand Total	239.72 m²

BASIX Area Schedule

Name	Area
Conditioned Floor Area	143.96
Unconditioned	11.51
Total Roof Area	268.14
Total Site Area	559.53

LEGEND

- SD 820mm DOOR
- STD 2 x 720mm DOORS
- ADP ALUMINIUM COVER PLATE
- RFY REFRIGERATOR SPACE
- WM WASHING MACHINE SPACE
- TUB LAUNDRY TUB
- DW DISHWASHER
- B BENCH
- CPT CARPET
- CTY CERAMIC TILES
- T&G TONGUE & GROOVE TIMBER FLOORING
- SD SMOKE DETECTOR
- TO TELEVISION OUTLET
- ST SOLAR TUBE SKYLIGHT
- DR DOWNPIPE
- CF CEILING FAN

REVISION SCHEDULE

No.	Description	Date

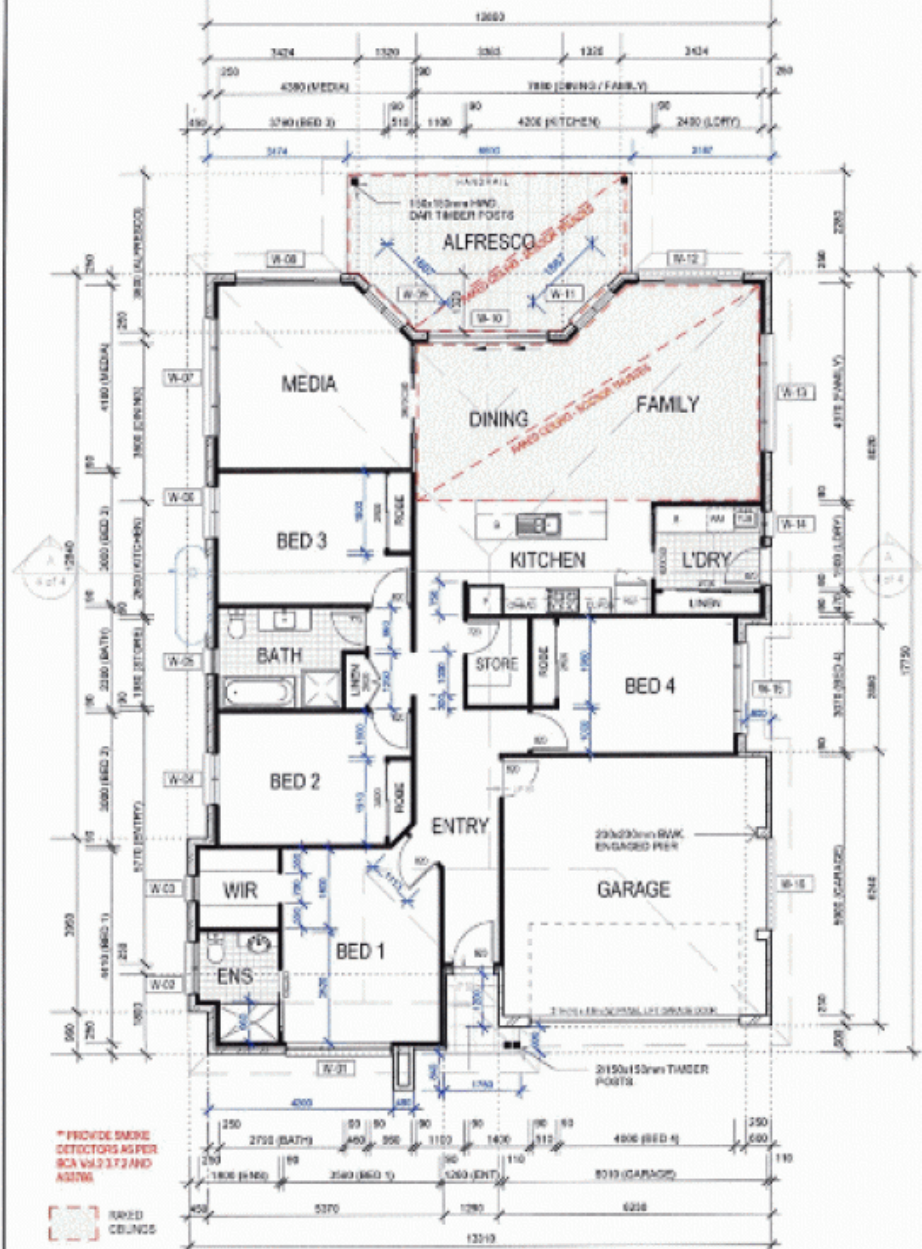
NOTES:
 The builder is responsible for verifying all dimensions, timber sizes, material facts, vinyl ratings, and details prior to commencement of any work.
 Only written measurements & dimensions are to be used. Do not obtain measurements by scaling off drawings.
 Building works are to be set out by a registered surveyor.
 Provide smoke detectors as per DGA Vol 2 3.7.2 and AS 3786.

PROJECT:
PROPOSED DWELLING AT LOT 707 DP1139859 WATER GUM CLOSE, SAPPHIRE BEACH

CLIENT:
EASTLAND CONSTRUCTIONS

midcoast design and drafting
 PO BOX 445 WARRIEWEE NSW 2390 Ph 081422132 Fax 081622196
 www.midcoastdesignanddrafting.com

Scale	1:100
Drawn by	RDV
Date	06/04/2016
Project no.	01210
Revision	



* PROVIDE SMOKE DETECTORS AS PER BCA Vol 2 3.7.2 AND AS3786

SHED CEILING



FLOOR PLAN

SCALE 1:100

NOTE:
 ALL INTERNAL DOORS TO BE 2300mm HIGH (EXCEPT LDRY, PANTRY, ROBBOS ETC.)