



7 Breakers Way KORORA, NSW



"Breakers Way With Options Galore"

Price:

\$949,000

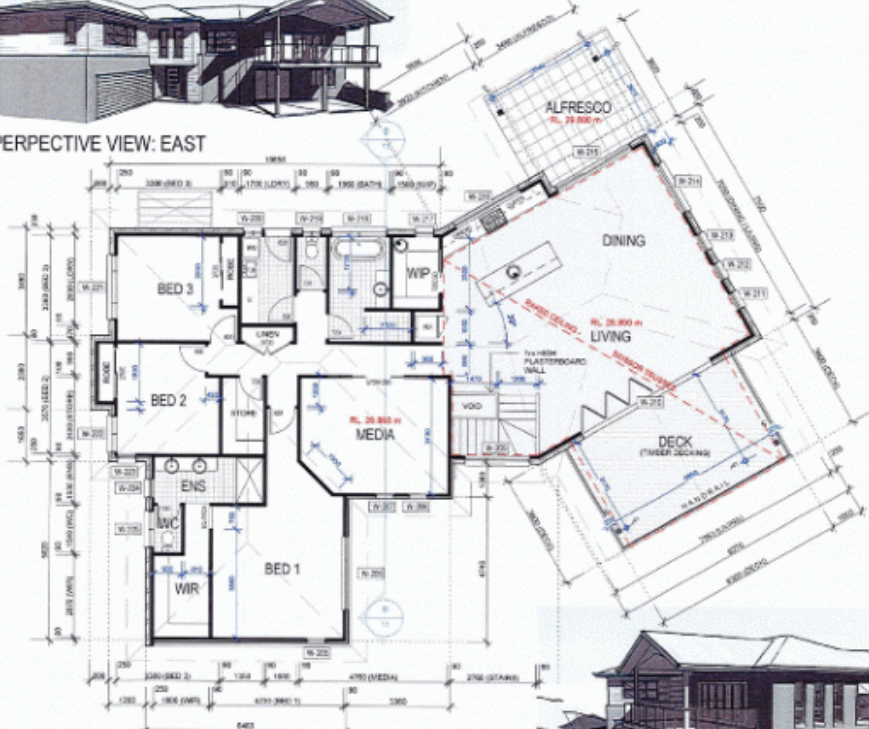


Shane Brooks

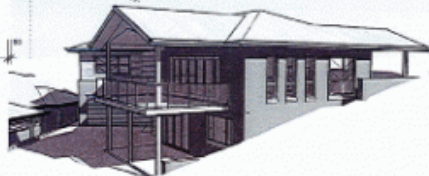
0403 266 707



PERPECTIVE VIEW: EAST



UPPER FLOOR PLAN (D02)
SCALE 1:100
NOTE: ALL UPPER FLOOR INTERNAL DOORS TO BE 2000mm HIGH (EXCEPT ROBES, LINEN ETC.)



PERPECTIVE VIEW: NORTH

LEGEND

- 80 80mm DOOR
- 200 2 x 70mm DOORS
- 400 ALUMINUM COVER PLATE
- 900 REFRIGERATOR SPACE
- 900 WASHING MACHINE SPACE
- 700 LAUNDRY TUB
- 8 BENCH
- 900 CARPET
- 600 CERAMIC TILES
- 1000 TONGUE & GROOVE TIMBER FLOORING
- 100 SMOKE DETECTOR
- 100 SOLAR TUBE BRIGHT
- 100 DOWNPIPE

REVISION SCHEDULE

No.	Description	Date
1	Issue for	27/04/21

NOTES

The builder is responsible for verifying all dimensions, temperatures, material lots, and colours, and notify the architect immediately if any errors.
Only written measure marks & dimensions are to be used. Do not discuss dimensions with the building off drawings.
Building works are to be set out for a registered surveyor.
Provide smoke detectors as per BCA Vol 2 3.7.2 and AS 3786.

PROJECT:

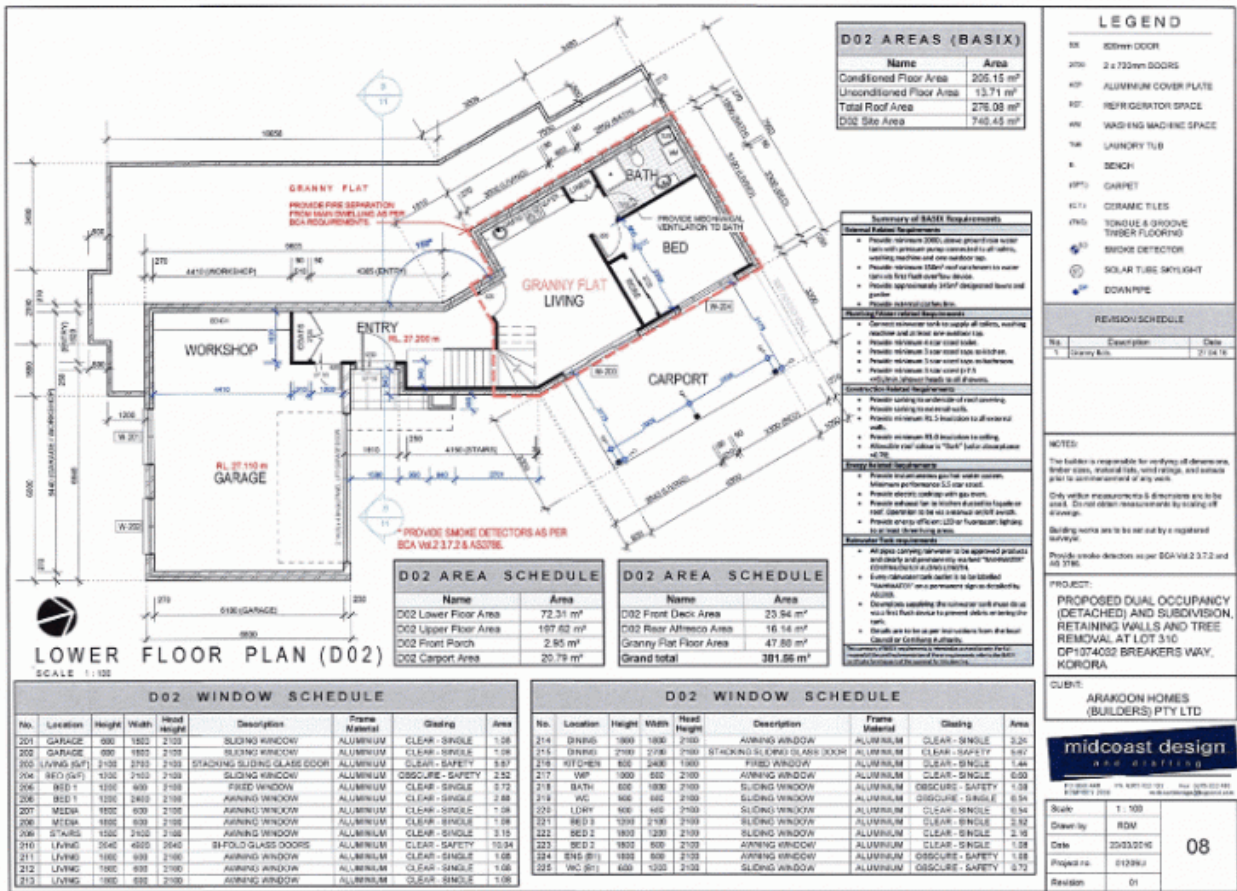
PROPOSED DUAL OCCUPANCY (DETACHED) AND SUBDIVISION, RETAINING WALLS AND TREE REMOVAL AT LOT 310 DP1074032 BREAKERS WAY, KORORA.

CLIENT:

ARAKOON HOMES (BUILDERS) PTY LTD



Scale:	1:100	09
Drawn by:	NDM	
Date:	29/03/2019	
Project no.:	012250	
Revision:	01	



D02 AREAS (BASIX)	
Name	Area
Conditioned Floor Area	206.15 m ²
Unconditioned Floor Area	13.71 m ²
Total Floor Area	276.08 m ²
D02 Site Area	746.45 m ²

- Summary of BASIX Requirements**
- General Fabric Requirements**
- Provide minimum 200mm clear ground-to-ceiling height with minimum clear height to all walls, ceiling, overhead and door overhead.
 - Provide minimum 4 star rated solar panels.
 - Provide minimum 1 star rated tap water hot water system.
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- Roofing Fabric Requirements**
- Provide minimum 1 star rated tap water hot water system.
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- Construction Fabric Requirements**
- Provide minimum 1 star rated tap water hot water system.
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- Energy Fabric Requirements**
- Provide minimum 1 star rated tap water hot water system.
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- Other Fabric Requirements**
- Provide minimum 1 star rated tap water hot water system.
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D02 AREA SCHEDULE	
Name	Area
D02 Lower Floor Area	72.31 m ²
D02 Upper Floor Area	167.82 m ²
D02 Front Porch	2.85 m ²
D02 Carport Area	20.79 m ²

D02 AREA SCHEDULE	
Name	Area
D02 Front Deck Area	25.54 m ²
D02 Rear Deck Area	16.14 m ²
Granny Flat Floor Area	47.80 m ²
Grand total	381.56 m ²

LOWER FLOOR PLAN (D02)
SCALE 1:100

D02 WINDOW SCHEDULE						
No.	Location	Height	Width	Head Height	Description	Area
201	GARAGE	600	1800	2100	SLIDING WINDOW	1.08
202	GARAGE	600	1800	2100	SLIDING WINDOW	1.08
203	LIVING (RFT)	2100	3700	2100	STACKING SLIDING GLASS DOOR	5.87
204	BED (RFT)	1900	2100	2100	SLIDING WINDOW	2.52
205	BED 1	1900	1400	2100	FIXED WINDOW	5.72
206	BED 1	1900	1400	2100	FIXED WINDOW	5.72
207	MEDIA	1900	600	2100	FIXED WINDOW	1.08
208	MEDIA	1900	600	2100	FIXED WINDOW	1.08
209	STAIRS	1900	2100	2100	FIXED WINDOW	3.15
210	LIVING	2640	4600	2640	BIFOLD GLASS DOORS	10.94
211	LIVING	1900	600	2100	FIXED WINDOW	1.08
212	LIVING	1900	600	2100	FIXED WINDOW	1.08
213	LIVING	1900	600	2100	FIXED WINDOW	1.08

D02 WINDOW SCHEDULE						
No.	Location	Height	Width	Head Height	Description	Area
214	DINING	1800	1800	2100	FIXED WINDOW	3.20
215	DINING	2100	2700	2100	STACKING SLIDING GLASS DOOR	5.87
216	KITCHEN	600	2400	1900	FIXED WINDOW	1.44
217	WP	1900	600	2100	FIXED WINDOW	6.00
218	BATH	600	1800	2100	SLIDING WINDOW	1.08
219	WC	600	600	2100	SLIDING WINDOW	6.54
220	LDRY	600	600	2100	SLIDING WINDOW	6.54
221	BED 2	1900	2100	2100	SLIDING WINDOW	3.82
222	BED 2	1900	1200	2100	SLIDING WINDOW	2.46
223	BED 2	1900	600	2100	FIXED WINDOW	1.58
224	BED 2 (R)	1900	600	2100	FIXED WINDOW	1.58
225	WC (R)	600	1200	2100	SLIDING WINDOW	6.72

LEGEND	
SW	SCREEN DOOR
2000	2 x 750mm DOORS
ALP	ALUMINUM COVER PLATE
RG	REFRIGERATOR SPACE
WM	WASHING MACHINE SPACE
TL	LAUNDRY TUB
B	BENCH
CPPT	CARPET
CT	CERAMIC TILES
ST	STRIP & GROOVE TIMBER FLOORING
SD	SMOKE DETECTOR
SL	SOLAR TUBE SKYLIGHT
DP	DOWNPIPE

REVISION/SCHEDULE		
No.	Description	Date
1	Issued for B.A.	21/04/18

NOTES:

The fabricator is responsible for verifying all dimensions, member sizes, material type, wind ratings, and extracts shall be suitable for use in any work.

Only window measurements to dimensions are to be used. Do not obtain measurements by taking off drawings.

Building work is to be set out by a registered surveyor.

Provide smoke detectors as per DCA V8 2.7.2 and 4.3.3.

PROJECT:

PROPOSED DUAL OCCUPANCY (DETACHED) AND SUBDIVISION, RETAINING WALLS AND TREE REMOVAL AT LOT 310, DP1074002 BREAKERS WAY, KORORA.

CUSTOMER:

ARAKOON HOMES (BUILDERS) PTY LTD

midcoast design
ARCHITECTS

Scale: 1:100
Drawn by: RMW
Date: 20/03/2018
Project no.: 012863
Revision: 01