

BUILDING PERMIT ISSUE

NOTE: FOR 6 STAR ENERGY RATING REQUIREMENTS - REFER ENERGY REPORT FOR FURTHER DETAILS.

AREAS				
TOTAL SITE AREA	474.0m ²	100%		
BUILDING AREA @ GROUND	245m ²	51.7%		
HARD SURFACE AREA	96m ²	20.46%		
PERMEABLE AREA	133m ²	28.06%		

BUILDING AREAS					
	LIVING	GAR.	PORCH	ALF.	TOTAL
PROPOSED	192.1m ²	36m ²	4.3m ²	2.6m ²	245 m ²

NOTE: PROVIDE SOLAR HOT WATER SYSTEM AS PER 6 STAR ENERGY RATING REQUIREMENTS.

NOTE: CONNECT EXISTING DRAINAGE TO UNDER FRONT OF 300MM DIA. AS SPEC'D BY THE COUNCIL BUILDING DEPARTMENT.

- STORMWATER FROM LAUNDRY & BATHROOMS MUST BE DISCHARGED AT THE STREET FRONT.
- PROVIDE 100MM DOWNPIPES AT 1200mm MAX. CTR.
- 100mm MIN. DEPTH TO GROUND, POOL AND ALF.

COLOR SCHEDULE

1) WALLS - BRICKWORK - BLUE SAND RENDERED EXTERIOR WALLS

2) ROOF - GALV. BRICKLE ROOFING - CLASSIC BRICKLE PROFILE COLOR - CHARCOAL

3) WINDOWS, OPS & FRAMES - POWDER COATED SURFACE

4) DRIVEWAY/PAVING - REINFORCED COLOURED CONCRETE

5) FLOORING - INTERLOCKING STONE - SECTIONAL PAVING

6) EXTERIOR FINISHES - 100% PRE-CAST METAL SHEETING

7) ELECTRICAL WIRING - 100% PRE-CAST METAL SHEETING

8) ENTRY DOOR FINISH - CHESTNUT STAIN

NOTE: PROVIDE FULL HEIGHT MASONRY ARTICULATION JOINTS AT 5.0m SPACING OR AS SPECIFIED BY SOL. REPORT.

TERMITE BARRIERS ARE REQUIRED IN THIS MUNICIPALITY (Compliance with AS3666)

NOTE: 1) ANTENNAS, COOLERS, HOTWATER SYSTEM & WATER TANKS TO BE LOCATED ON THE REAR OF THE DWELLING & ARE NOT VISIBLE FROM THE STREET FRONTAGE.

2) ALL PLUMBING & OTHER SERVICE PIPES ARE CONCEALED.

ABSOLUTE BUILDING PERMIT

25 Oct 2016 25400 18 3 4 2 0

GAPED PERMIT No.

PROPOSED Single Storey Dwelling

SITE PLAN

MELBA DESIGN E & A

25400 18 3 4 2 0

10/100 Viewmont Ave, Craigieburn VIC 3103

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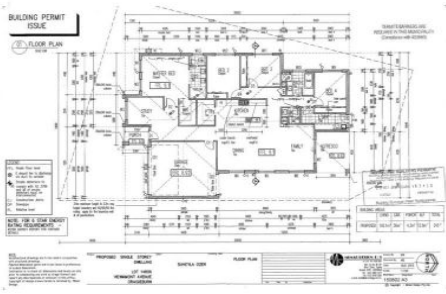
Checked By: NS

Date: AUG 2015

Scale: 1:200

Project No: 150802 A2

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4 Viewmont Avenue CRAIGIEBURN VIC

4 2 2

This beautifully presented brand new home will make an immediate impression. Offering 4 generous bedrooms, master with ensuite and WIR, fully equipped kitchen with stainless steel appliances, dishwasher, stone bench tops adjoining a spacious family meals area and separate lounge/study. Complete with all extra's such as ducted heating, evaporative cooling, intercom, stone bench tops, double remote garage, alfresco and much more.

View : <https://www.ypa.com.au/7396035>

Take advantage of the first home buyer's grant, approx. 25 square home will not stay around for long, so call Mel Arsic on 0478 112 412 for an inspection.