



38 Runcorn Crescent Strathtulloh VIC

3 2 2

- . Comprising of 3 spacious bedrooms, Master with ensuite and WIR
- . Remaining bedrooms with BIR's
- . Formal lounge, open plan kitchen/living area with 900ml stainless steel appliances including dishwasher
- . Separate bathroom and laundry
- . Double car garage with remote roller door, low maintenance back yard.
- . Additional features include ducted heating and split system cooling.
- . Less than 3km from Cobblebank Village including Coles, Jetts Fitness and several local retailers for your convenience.
- . Located in a fast growing area, this one is not to miss!

View : <https://www.ypa.com.au/7400652>



Jessica Cash
0450 499 446

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 The owner hereby grants to the architect or other person authorized by the architect the right to reproduce the drawings for the project.

GENERAL NOTES:
 - General Note to refer to other drawings.
 - Dimensions shown on drawings are to be used for construction unless otherwise noted.

DOOR NOTE:
 - The door to a 1 1/2" thick exterior window is to be installed with the door to the exterior of the compartment, i.e. "outward swing".



NOTE:
 - Provide finish to all exterior doors to achieve a minimum R-value of 15.000."

NOTE:
 - Coordinate any door size to existing and existing requirements."

NOTES AND COMMENTS:
 - All door frames are to be installed in accordance with the manufacturer's instructions for the installation of the door frame.

DAL LEVEL:
 XX

Legend

Symbol	Description
Circle with dot	Center of Gravity
Square with dot	Center of Gravity
Circle with cross	Center of Gravity
Square with cross	Center of Gravity
Circle with diagonal	Center of Gravity
Square with diagonal	Center of Gravity
Circle with horizontal	Center of Gravity
Square with horizontal	Center of Gravity
Circle with vertical	Center of Gravity
Square with vertical	Center of Gravity

APPROVED BUILDING PERMIT
 PERMIT NO: 286386762509
 Permit Date: 10/12/2019
 Building Surveying (P/E) by
 [Signature]
 [Stamp]

LOAD BEARING WALLS:
 - Refer to engineering drawings for wall load bearing and foundation.

NOTE:
 - Allow for the effect of vertical forces of structural loads from columns from the floor edge of any window being installed. Verify loads on the floor edge requirements.

CAMP PROOF COURSES:
 - Camp proof courses are to be placed a minimum 75mm above finished level of structural slab.

BRICKWORK ARTICULATION JOINTS:
 - Brickwork articulation joints at least the spacing. Refer to engineering drawings for all building.

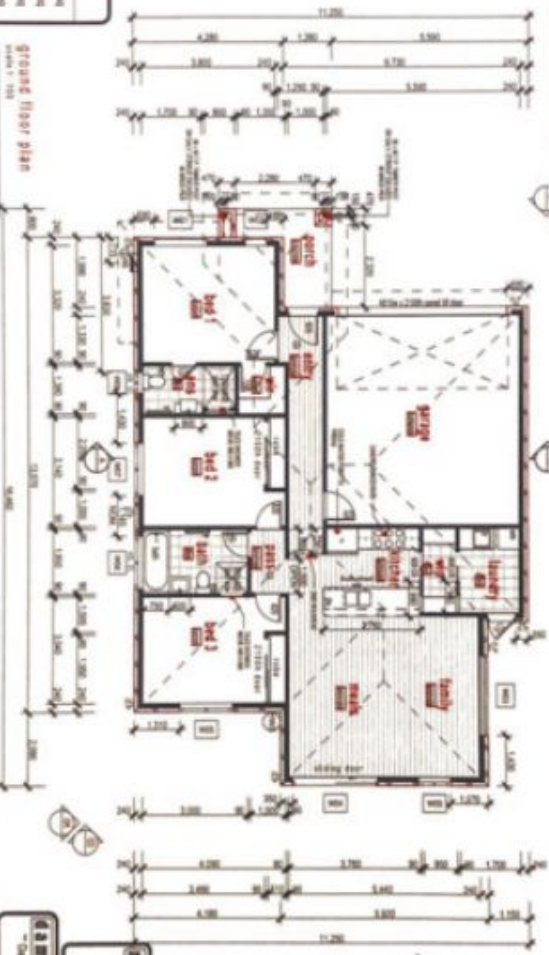
Specification Items:
 - Refer to signed specifications and schedule for complete list of materials and systems."

NOTE:
 - All of the following to be 200mm clear of structural steel or pipe.

GROUND FLOOR PLAN
 1st FLOOR

AREA:

Ground	102.38 m ²
Roof	102.38 m ²
Walls	312.2 m ²
Windows	5.32 m ²
Doors	10.12 m ²
Other	0.00 m ²



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1:1000 Scale
 The layout and area of this plan are subject to the local authority of the site.
 All dimensions are to be taken from the center of the pipe.

PARAMETERS:

DATE:	10/12/2019
PROJECT:	ERNEST PARK & MARY ROSE MURANDA
CLIENT:	ERNEST PARK & MARY ROSE MURANDA
ADDRESS:	LOT 1524, 50 BRENCH CREEK TRAILERWAY, VIC 3224
TITLE:	Ground Floor Plan
SCALE:	1:1000
DATE:	10/12/2019

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