



A new home A new standard

- Ⓜ 2590mm ceiling height throughout
- Ⓜ Bricks infill above all windows & sliding doors
- Ⓜ Designer feature internal doors
- Ⓜ Double numbers of LED downlight throughout
- Ⓜ 20mm CAT 3 Bianco Cararra stone benchtop throughout
- Ⓜ 900mm Cooktop and fixed Rangehood with overhead cabinet
- Ⓜ Ceiling exhaust fans including draft stopper vented external
- Ⓜ Designer range tapware and fittings
- Ⓜ Niche to all shower space
- Ⓜ Undermount basin to all bathroom and ENS
- Ⓜ Freestanding baths and back to wall toilet
- Ⓜ Laminate timber flooring throughout
- Ⓜ Fixed site cost with "P" class soil and max 500mm site fall included

TURNKEY INCLUSION

- Ⓜ Flyscreens to all openable windows and sliding doors
- Ⓜ Holland blinds to all openable windows and sliding doors
- Ⓜ Intercom system with screen panel and Alarm Security system
- Ⓜ Multi Head split system to house throughout
- Ⓜ Colour tough paving driveway and porch area
- Ⓜ Front and rear low-maintenance landscaping with designer letter box
- Ⓜ Full shared fencing with wing fence and side gate

7 STARS ENERGY RATING WITH SOLAR SYSTEM TO HOUSE
10 YEAR STRUCTURAL GUARANTEE
3 MONTH MAINTENANCE

Lot 5334 The Grove

Titled

Land Size 400 SQM

Land Price \$427,900

Turnkey Price \$518,000

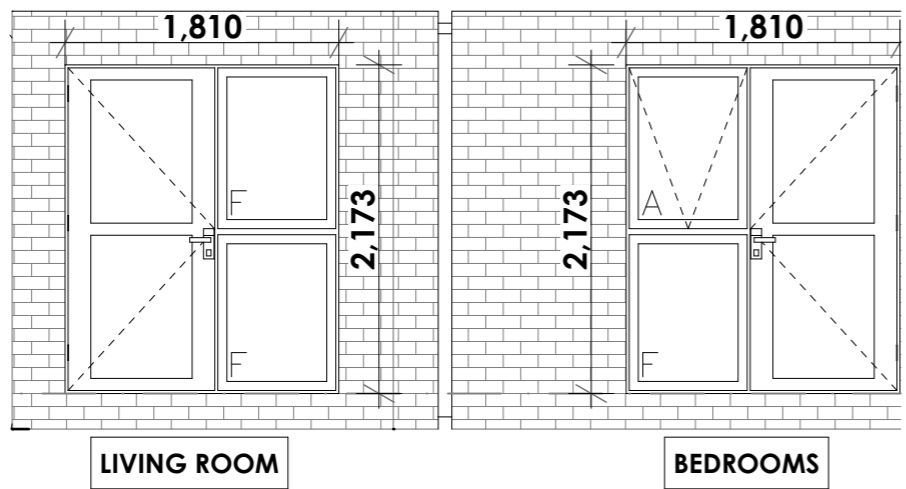
Package Price \$945,900

MACLiving Ⓜ

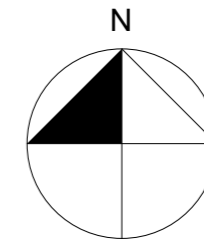
BRICK TIES:
WALL TIES SHALL BE SELECTED & SPACED IN ACCORDANCE WITH AS 4773.2

- (a) 300mm FROM CONTROL JOINTS
- (b) 300mm FROM THE END & TOP OF WALLS
- (c) 300mm FROM OPENINGS & INTERSECTING WALLS
- (d) 300mm ABOVE INTERMEDIATE FLOOR LEVEL IN TWO-STORY CONSTRUCTION
- (e) 400mm BELOW INTERMEDIATE FLOOR LEVEL IN TWO-STORY CONSTRUCTION, EXCEPT WHERE CIRCUMSTANCES DO NOT ALLOW FOR THIS, SUCH AS WHERE THE FRAME IS OBSCURED BY A WINDOW FLASHING

IN ALL CASES, THE MAXIMUM VERTICAL & HORIZONTAL SPACING SHALL NOT EXCEED 600mm.



2173H x 1810W WITH 970W DOOR



STUD CENTRES

- EXTERNAL LEFT & RIGHT HAND SIDE - 450mm CRT. TO FULL HEIGHT STUDS ONLY. EXCLUDES GARAGE
- EXTERNAL FRONT & REAR - 600mm STUDS CRT.
- INTERNAL - 600mm STUD CRT.

WINDOW & DOOR DIMENSIONS

ALL WINDOW & DOOR DIMENSIONS ARE SHOWN (HEIGHT X WIDTH)

WINDOW CONFIGURATION

ALL WINDOWS TO HAVE A HEAD HEIGHT OF 2173mm ABOVE FFL.
ALL WINDOWS TO BE ALUMINIUM FRAME SLIDING WINDOWS (EXCLUDING THE FRONT FACADE)
FRONT FACADE WINDOWS TO BE AS SPECIFIED.

BRICKWORK ABOVE ALL WINDOWS & SLIDING DOORS.

RENDERED BLUEBOARD ABOVE GARAGE VEHICLE ACCESS DOOR.

ARTICULATION JOINTS

ALL ARTICULATION JOINTS TO BRICKWORK ARE TO BE IN ACCORDANCE WITH AS 3700-2001

ROOF

CONCRETE TILE ROOF @ 22.5° PITCH
TIMBER TRUSSES AS PER MANUFACTURERS SPECIFICATIONS.

450mm EAVES FROM BRICKWORK WHERE SHOWN.

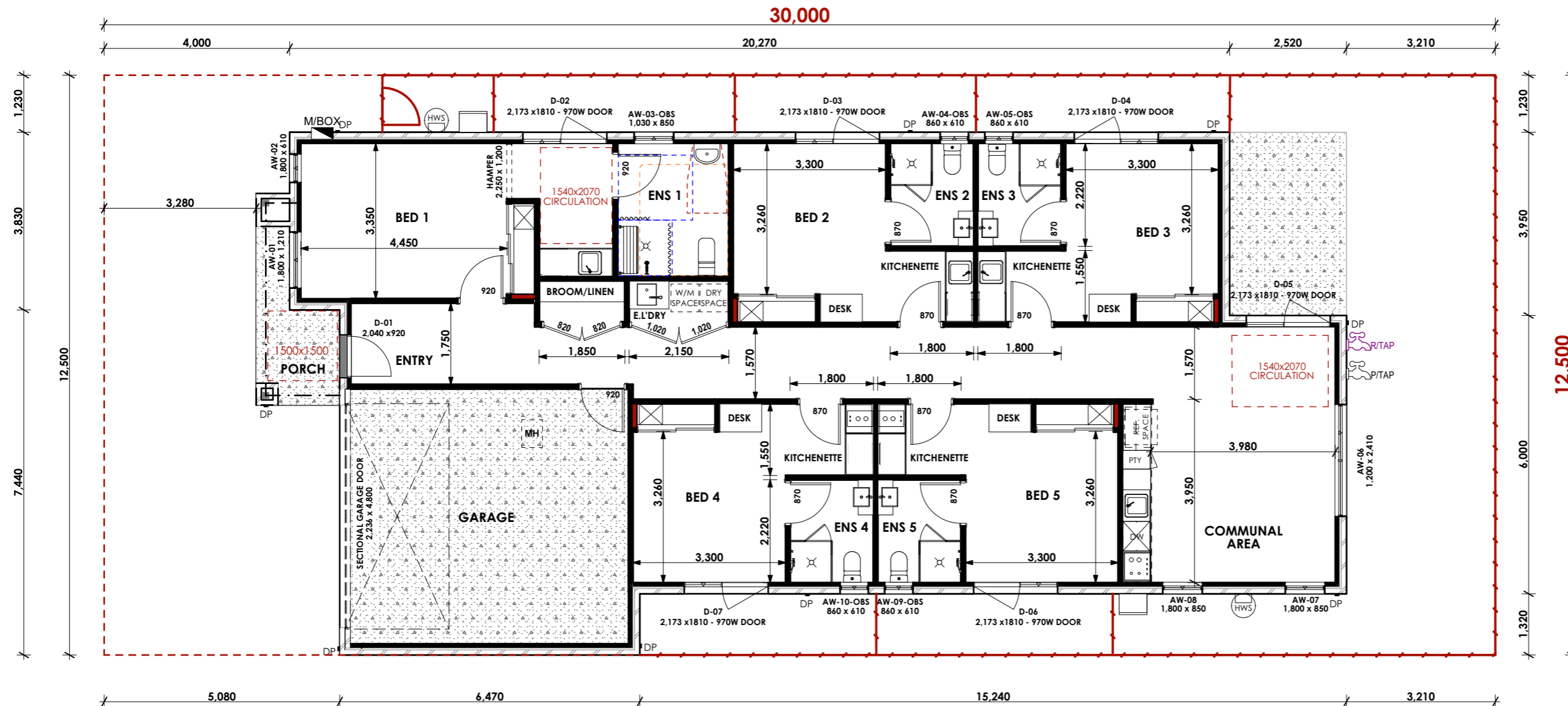
SOLAR PANEL LOCATION TO COMPLY WITH MANUFACTURERS REQUIREMENTS AND AS/NZ 3500 PLUMBING & DRAINAGE.

DOWNPIPES TO BE PROVIDED @ 1 PER 60m² AND/OR EVERY 12m IN DISTANCE. EXCLUDING BOX GUTTERS & RAINHEADS.

INSULATION

INSULATION TO WALLS & CEILING TO BE INSTALLED AS PER NCC PART 3.12.1.1 INSULATION SPECIFICATION AS PER THERMAL PERFORMANCE ASSESSMENT.

INSULATION TO WALLS TO BE INSTALLED AS PER NCC PART 3.8.6 INSULATION SPECIFICATION AS PER SOUND



LEGEND	
FLOOR FINISHES	WINDOW
TILES	SW = SLIDING WINDOW
LAMINATE FLOORING	AW = AWNING WINDOW
CONCRETE PAVING	FW = FIXED WINDOW
	SD = SLIDING DOOR
PROVIDE SQ SET CORNICHE TO PARTICIPANT'S ENS & BATH	
PROVIDE EXTRA MGP10 REFER TO DETAILS	

GROUND FLOOR PLAN

1:100

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W www.mac.living
E info@mac.living
P +61 3 9993 0495
A 1519/401 Docklands Drive, Docklands VIC 3008

REV	DATE	REVISION NOTES
A	28.02.2025	DESIGN CONCEPT.

CLIENT NAME: TBC

FLOOR AREAS	
1. HOUSE	182.66
2. GARAGE	36.08
3. PORCH	5.50
TOTAL	224.24 m²
SITE AREA	XXm²
SITE COVERAGE	%
PERMEABILITY	%

HOUSE TYPE
5BED ROOMING HOUSE

FACADE TYPE
TBC

JOB ADDRESS.
LOT XX (NO.XX) XXXX STREET, XXXX

DATE: 28/02/2025 REVISION NO.
SHEET NO. 03 OF TBC
DRAWN TBC

A
SHEET SIZE: A3 SCALE: 1:100, 1:50

I/WE ACKNOWLEDGE THAT THESE PLANS ARE AN ACCURATE REFLECTION OF OUR REQUIREMENTS.
(SIGNED)..... DATE/...../20.....
(SIGNED)..... DATE/...../20.....