



Impressions

The Home Builder

Reg. Builder N°: 5415. A Division of J. Corp Pty. Ltd.
 Ground Floor, 8 Bennett St. East Perth W.A. 6004.
 Telephone: (08) 6461 5200. Facsimile (08) 6461 5201.
 PO Box 115 Mt Hawthorn W.A. 6016.
 A.C.N. 009 063 076.

ONE OFF

NEW DREAM LIVING SPECS 2c BLOCK
 LEAD N° 7358 MODEL N° -

CLIENT:
MILLER GROUP PTY LTD

ADDRESS:
**LOT 731
 DURHAM ROAD
 AUBIN RISE ESTATE
 AUBIN GROVE**

SALES CONSULTANT
FRANK FERRALORO

CONTACT NUMBER
0411 831 183

SURVEY AVAILABLE NO LDP / PLANNING POLICY YES

DENSITY CODE R60 COASTAL CONDITION R3

REVISION	VO #	DRN	DATE	CHK
		MC	03.07.17	

LOT 731
371m²

SITE COVER
 201.29/371 = **54.26%**

OPEN SPACE = 45.74%

AREAS:	PERIM. (m)	AREA (m ²)
HOUSE	62.64	166.91
GARAGE	23.56	33.82
ALFRESCO	13.96	12.17
PORTICO	5.72	1.77
		214.67 m ²
ROOF AREA(m ² ON THE FLAT)		232.99

RCODE REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK	2m (MIN)	YES
OPEN SPACE	N/A	YES
B'DARY WALL LENGTH	75% BEHIND SETBACK	YES
BOUNDARY WALL BEHIND SETBACK LINE		YES
OVERLOOKING CONES OF VISION SHOWN		N/A

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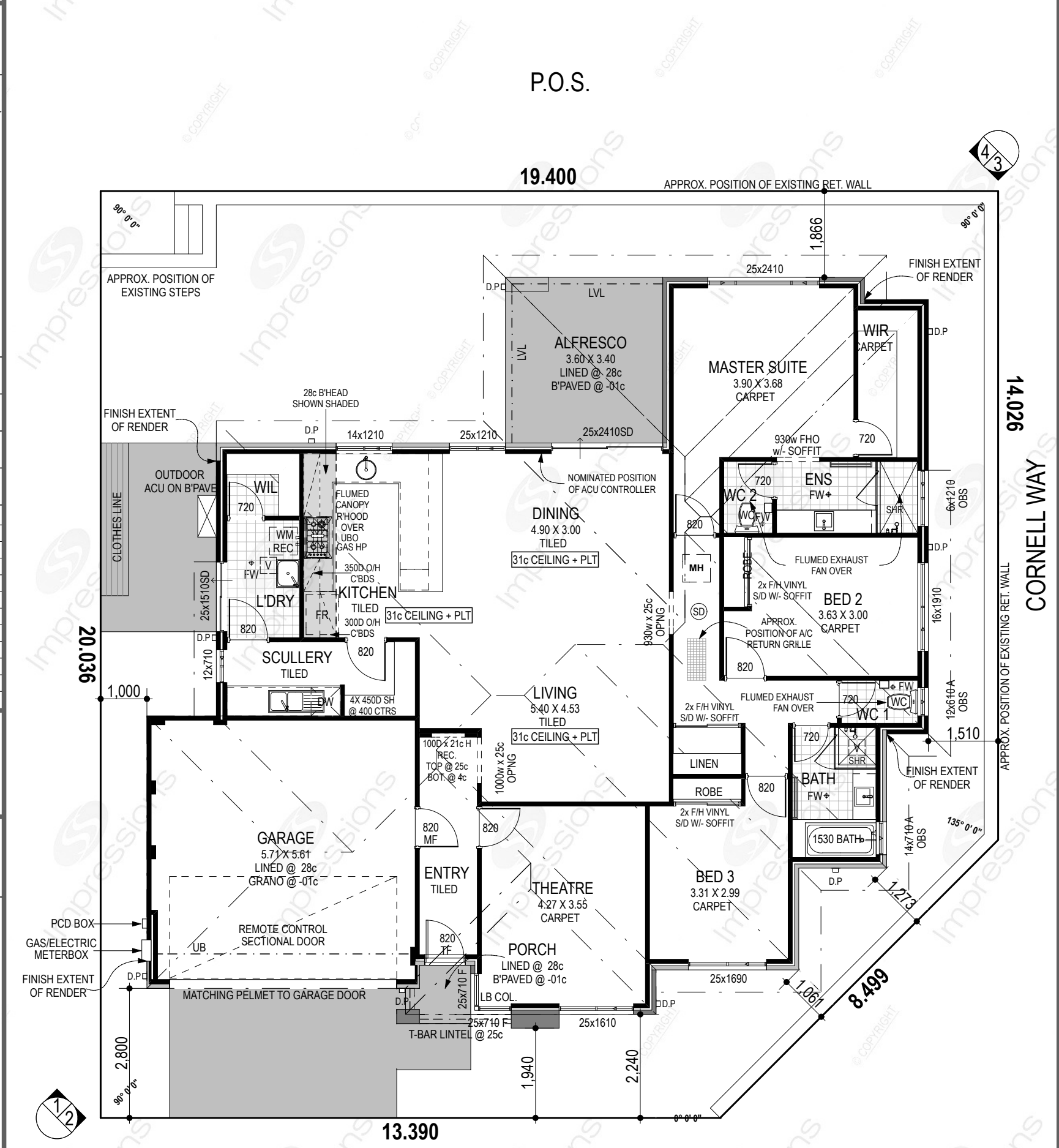
PRELIMINARY DESIGN ONLY

DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

DESIGN NOTE

SOME ASPECTS OF THE SKETCH DESIGN MAY HAVE TO BE ALTERED TO COMPLY WITH THE 6 STAR ENERGY EFFICIENCY RATINGS IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA (BCA). ONCE FINALISED, ADDITIONAL DESIGN COMPLIANCE ITEMS WILL BE AT EXTRA OVER COST/S TO SATISFY THE CODES.

PATH: /Volumes/imp-design/Design/sales-sketches/ reps-names/FRANK FERRALORO/2017/7356-57-58 MILLER GROUP/7358/7358.pln



FLOOR PLAN
 SCALE 1:100

NOTE:
 28c CEILING THROUGHOUT UNLESS OTHERWISE NOTED.
 NOTE:
 DUCTED REVERSE CYCLE AIR CONDITION SYSTEM TO BUILDERS RANGE.

CLIENT: _____ CLIENT: _____ BUILDER: _____
 DATE: _____ DATE: _____ DATE: _____

PAVING SCHEDULE			
	ID	TOP SURFACE [m ²]	PERIMETER [mm]
Floor Finish - B'Paving	Porch	1.32	5.72
Floor Finish - B'Paving	Path	1.60	5.20
Floor Finish - B'Paving	Drying	10.20	13.16
Floor Finish - B'Paving	Alfresco	11.89	13.96
Floor Finish - B'Paving	Driveway	14.68	15.80



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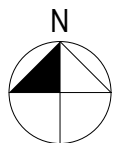
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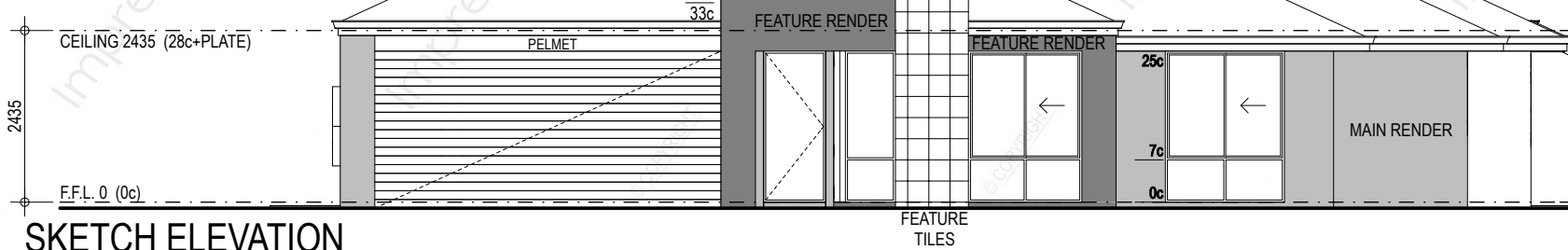
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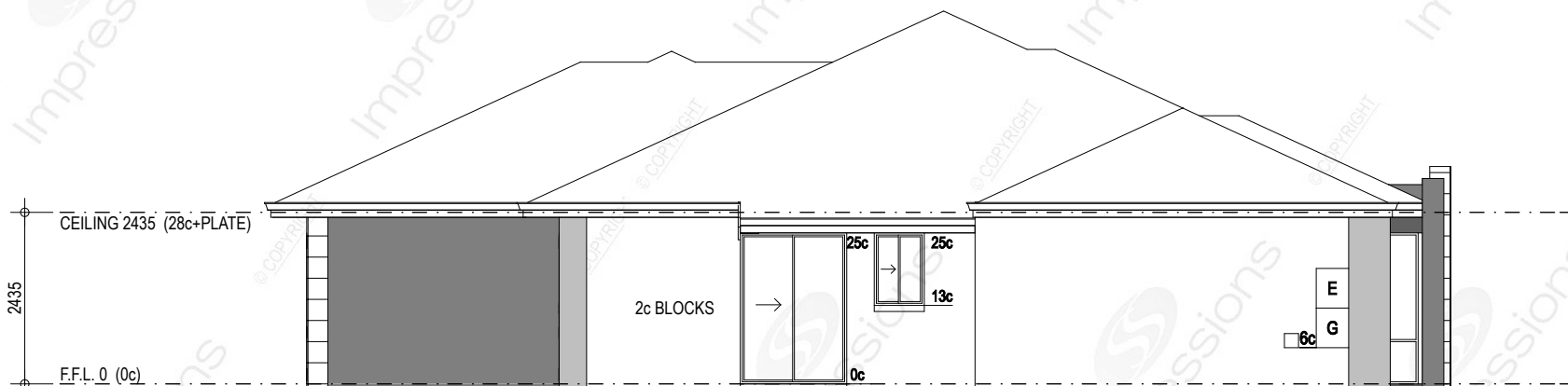
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NOTE:
 - TILED ROOF ON 25°38'0" (25°) PITCH.



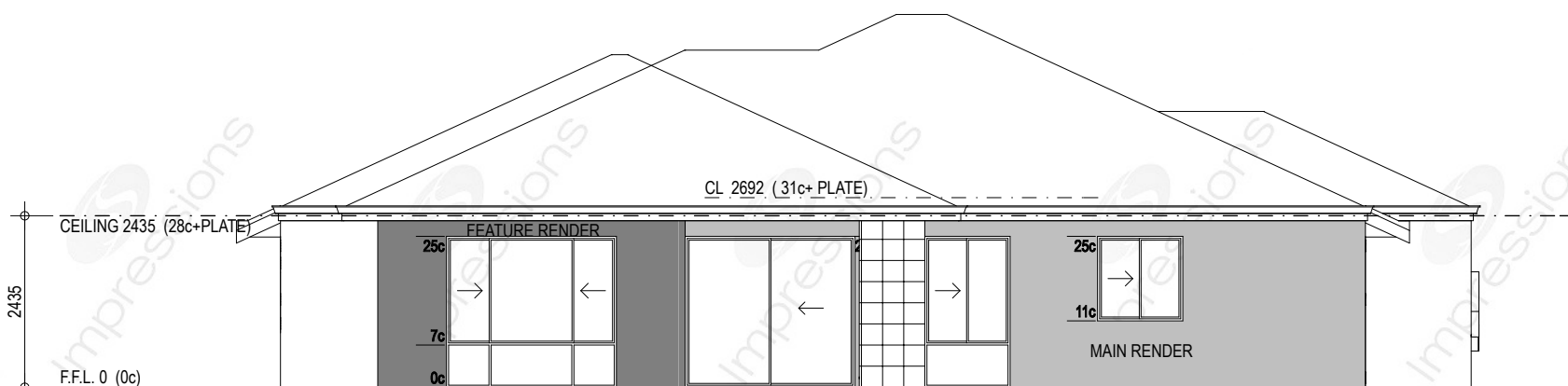
SKETCH ELEVATION

SCALE 1:100



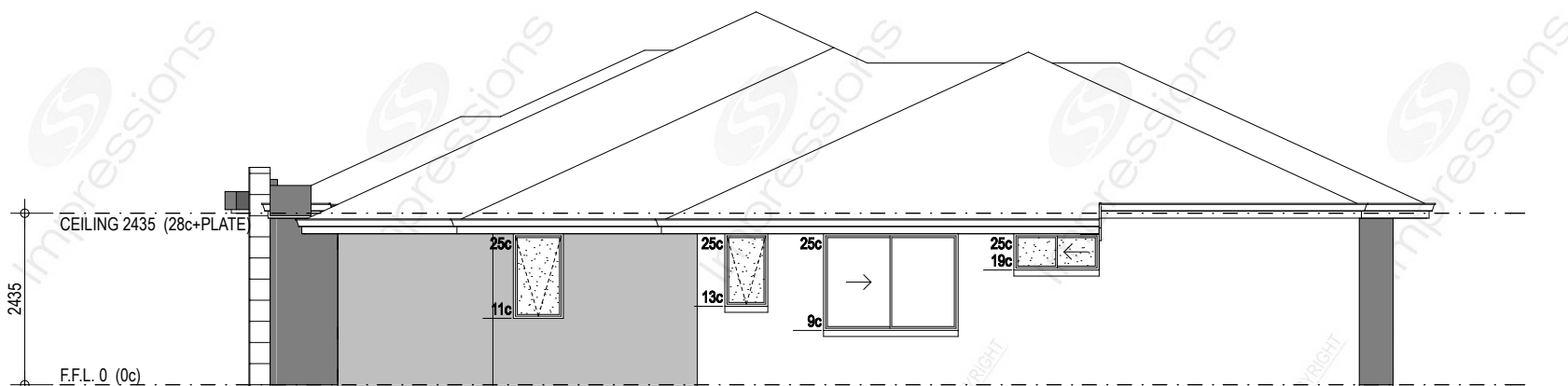
SKETCH ELEVATION 2

SCALE 1:100



SKETCH ELEVATION 3

SCALE 1:100



SKETCH ELEVATION 4

SCALE 1:100

CLIENT: _____ CLIENT: _____ BUILDER: _____
 DATE: _____ DATE: _____ DATE: _____