



**Impressions**  
The Home Builder

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**6m - OPTION 2**

DREAM LIVING SPECS 2c BLOCKS  
LEAD N° 3671 MODEL N° 00092

CLIENT:  
**SURELAND PROPERTY GROUP**

ADDRESS:  
**LOTS 612  
TUFTS LANE  
AUBIN GROVE**

SALES CONSULTANT  
**FRANKLIN FERRALORO**

CONTACT NUMBER  
0411831183

EMAIL  
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SURVEY AVAILABLE  
NO

DENSITY CODE R40 COASTAL CATEGORY 4

REVISION	VO #	DRN	DATE	CHK
FROM 1657		SLC	18.05.16	RJ

**STAGE 3 LOT 612  
198.00 m<sup>2</sup>**

**SITE COVERAGE (75% MAX)  
134.29/198 = 67.82%**

**OPEN SPACE = 31.28%**

**AREAS:**

	PERIM. (m)	AREA (m <sup>2</sup> )
HOUSE AREA	57.06	112.87
GARAGE	18.26	19.55
ALFRESCO	15.18	12.45
PORCH	5.58	1.87
		146.74 m <sup>2</sup>

**ROOF AREAS**

AREA [m <sup>2</sup> ON THE FLAT]	142.65
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RCODE REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK R40/DAP	3m (MIN)	YES
OPEN SPACE R40/DAP	25%	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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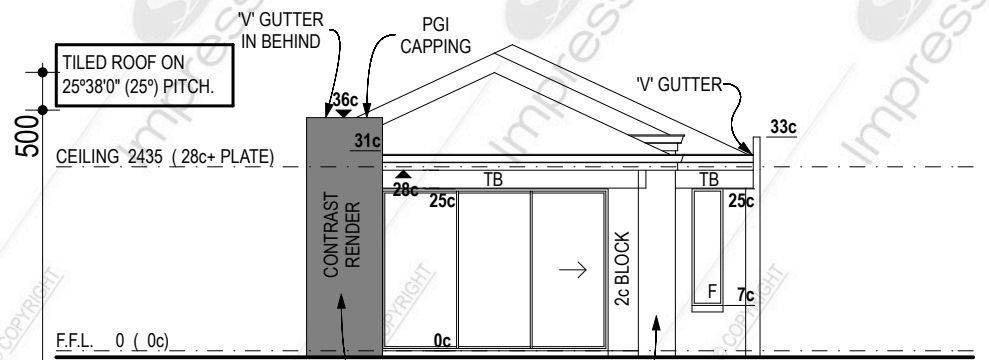
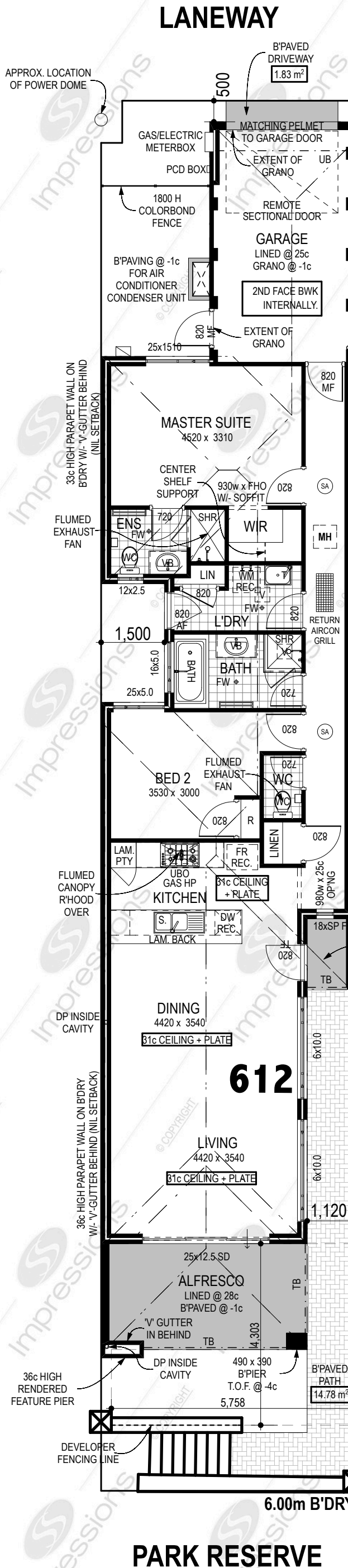
**PRELIMINARY DESIGN ONLY**

DUE TO THE IMPLEMENTATION OF THE AMMENDED 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 ITEM/S WILL BE AT EXTRA OVER COST/S TO SATISFY THE CODES.

PATH: stg04.realcognita.com/imp-design.Design/sales-sketches-reps-names:FRANK FERRALORO:2016:SURELAND 3670-3678:3671:3671.pln



**FRONT ELEVATION**

SCALE 1:100

**TO SUIT LOTS:  
611-620  
655-658, 661-664 HOWEVER  
STAIR ACCESS IS SAME  
SIDE AS ENTRY PATH**

OUTDOOR LIVING AREA = 24.78m<sup>2</sup>  
PERCENTAGE OF UNCOVERED = 53%  
ALFRESCO AREA = 12.45m<sup>2</sup>  
UNCOVERED OLA = 13.13 m<sup>2</sup>

**SKETCH PLAN**  
SCALE 1:100

CLIENT: \_\_\_\_\_ DATE: \_\_\_\_\_ BUILDER: \_\_\_\_\_ DATE: \_\_\_\_\_