



Impressions

The Home Builder

Reg. Builder N° 6415. 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.

7.5m - OPTION 3

NEW DREAM LIVING SPECS 2c BLOCK

LEAD N°	1631	MODEL N°	00092
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CLIENT:

SURELAND PROPERTY GROUP

ADDRESS:

**STAGE 1
 LOT 12 LYON ROAD
 AUBIN GROVE**

SALES CONSULTANT
FRANK FERRALORO

CONTACT NUMBER
 0411831183

SURVEY AVAILABLE
 NO

DENSITY CODE
 R40

COASTAL CATEGORY
 4

REVISION	VO #	DRN	DATE	CHK
AMENDED		RJ	04.04.14	RJ
		RJ	09.07.15	

**7.5m
 FRONTAGE
 221.25m²**

SITE COVERAGE (70% MAX)
 148.30/221.25 = **69.15%**

OPEN SPACE = 30.85%

AREAS:

	PERIM. (m)	AREA (m ²)
HOUSE AREA	51.09	114.56
GARAGE	23.54	33.86
ALFRESCO	11.51	8.58
STORE	8.76	4.56
		161.56 m ²

ROOF AREAS

Material Type	Area [m ² on the flat]
Roof - Tiled	164.07

RCODE REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK	3m (MIN)	YES
OPEN SPACE	70%	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 ITEM/S WILL BE AT EXTRA OVER COST/S TO SATISFY THE CODES.

PATH: imp-design/Design/sales-sketches/rep-names/FRANK FERRALORO/2014/SURELAND PROPERTY GROUP 26.03.14/STAGE 1/7.5m

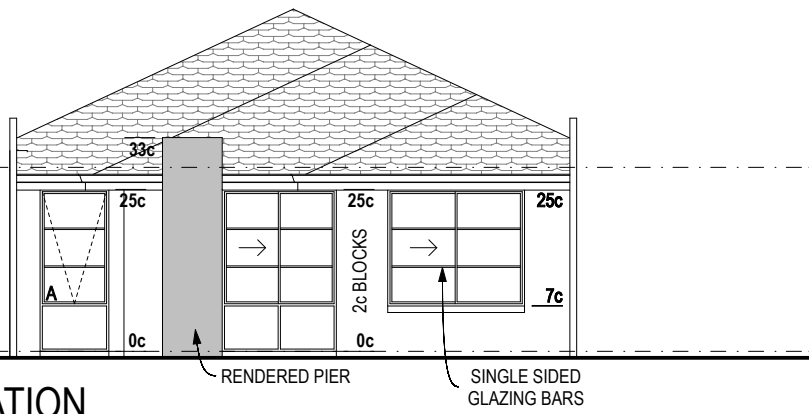
TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2435 (28c+ PLATE)

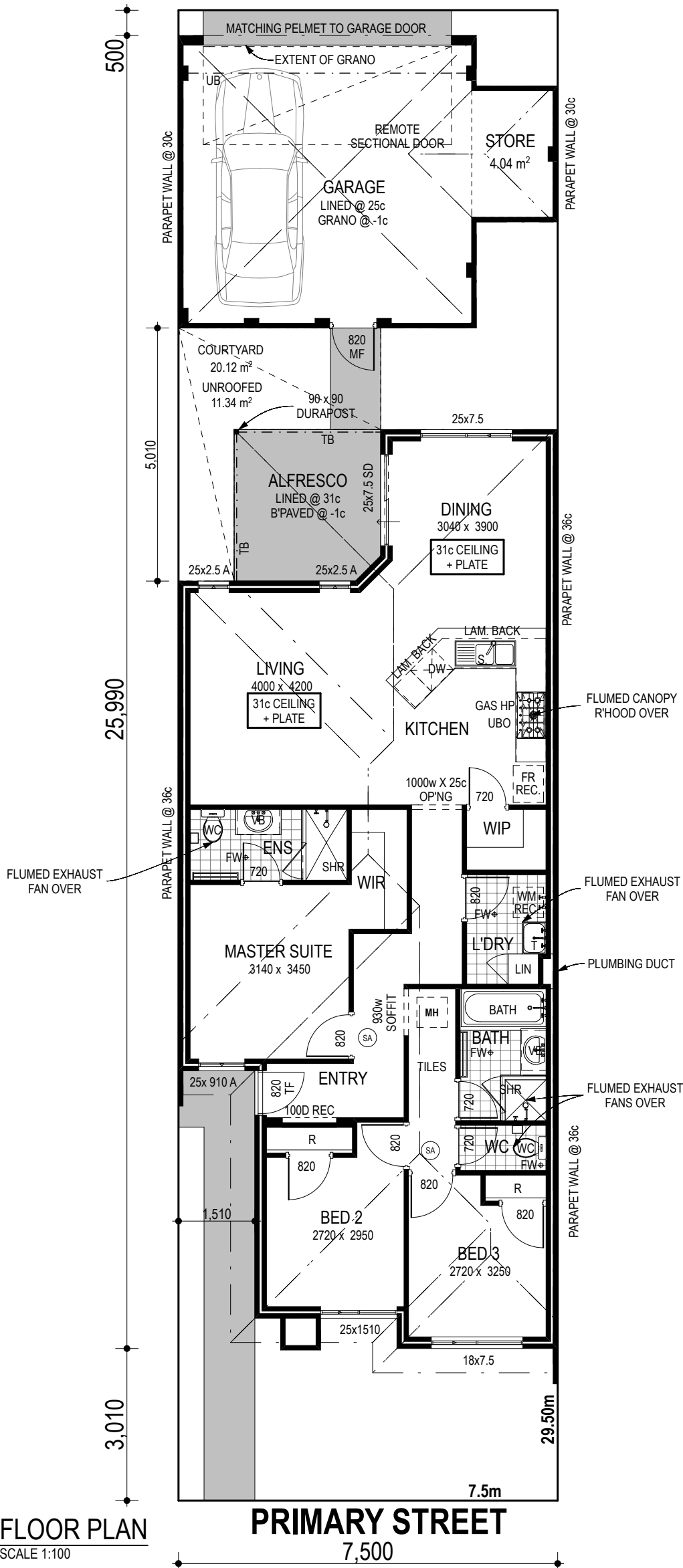
F.F.L. 0 (0c)

FRONT ELEVATION

SCALE 1:100



LANEWAY



FLOOR PLAN

SCALE 1:100

PRIMARY STREET

7,500