



Impressions

The Home Builder

Reg. Builder No 6415. A Division of J. Corp Pty. Ltd.
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 PO Box 115 Mt Hawthorn W.A. 6016.
 A.C.N. 009 063 076.

ONE OFF

NEW DREAM LIVING SPECIFICATIONS 2c BLOCK

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CLIENT:
10m DESIGN OPTION 7

ADDRESS:
**AUBIN RISE ESTATE
 AUBIN GROOVE**

SALES CONSULTANT
FRANK FERRALORO

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 0411 831 183

EMAIL
 frankf@impressions.net.au

SURVEY AVAILABLE
 NO

DENSITY CODE R30 COASTAL CATEGORY --

REVISION	VO #	DRN	DATE	CHK
		TT	17.12.15	MC

SITE COVERAGE = 164.75 m²

AREAS		
	PERIM. (m)	AREA (m ²)
HOUSE AREA	63.30	130.84
GARAGE	23.36	33.27
ALFRESCO	14.62	13.30
PORCH	4.82	1.37
		178.78 m ²

ROOF AREAS	
AREA [m ² ON THE FLAT]	188.83

RCODE / DAP REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK R30	4m AVG.	YES
OPEN SPACE R30	45% MIN	YES
B'DARY WALL LENGTH	2/3 BEHIND SETBACK	YES
BOUNDARY WALL BEHIND SETBACK LINE		YES
OVERLOOKING CONES OF VISION SHOWN		N/A

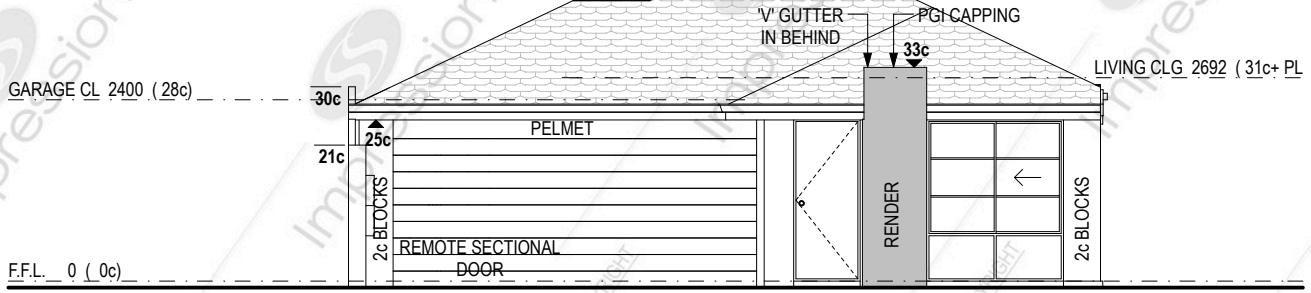
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PRELIMINARY DESIGN ONLY
 DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

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.

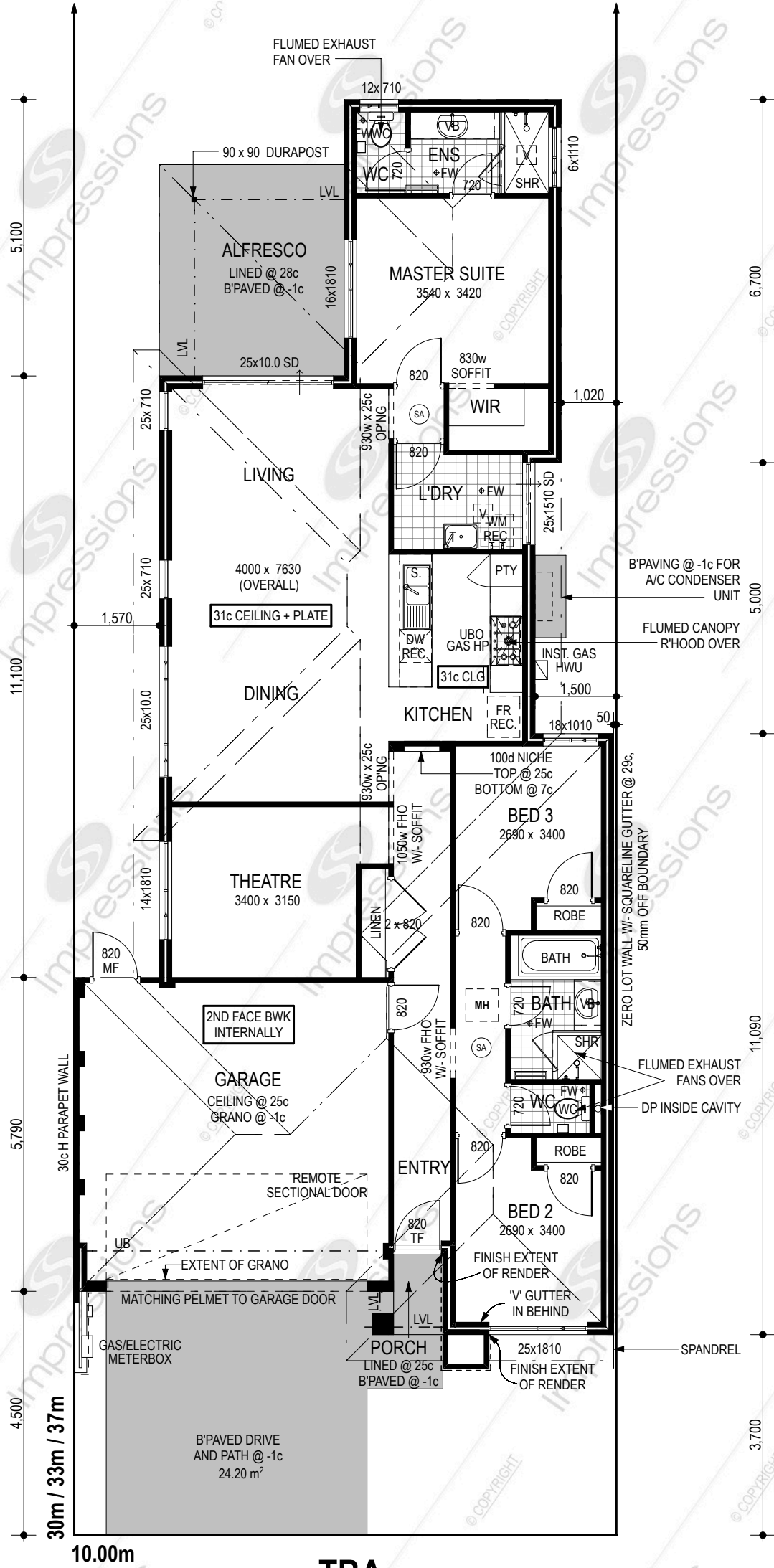
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TILED ROOF ON 25°38'0" (25°) PITCH.



FRONT ELEVATION

SCALE 1:100



FLOOR PLAN

SCALE 1:100

NOTE:
 PROVIDE ESSA STONE TO KITCHEN TOPS.

NOTE:
 PROVIDE DUCTED REVERSE CYCLE AIR-CONDITIONING FROM BUILDER'S STANDARD RANGE.

CLIENT: _____

DATE: _____

CLIENT: _____

DATE: _____

BUILDER: _____

DATE: _____