



Impressions

The Home Builder

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6m - OPTION 7

DREAM LIVING SPECS 2c BLOCK
 LEAD N° 3676 MODEL N° 00092

CLIENT:
SURELAND PROPERTY GROUP

ADDRESS:
**LOT 614
 TUFTS LANE
 AUBIN GROVE**

SALES CONSULTANT
FRANK FERRALORO

CONTACT NUMBER
0411831183

SURVEY AVAILABLE
NO

DENSITY CODE **R40** COASTAL CATEGORY **4**

REVISION	VO #	DRN	DATE	CHK
FROM 1658		SLC	18.05.16	MC

**STAGE 3
 LOT 614
 198m²**

**SITE COVERAGE (75% MAX)
 142.22/198 = 71.82%**

OPEN SPACE = 28.18%

AREAS:	PERIM. (m)	AREA (m ²)
HOUSE AREA	54.78	105.39
GARAGE	23.58	34.34
ALFRESCO	14.38	11.73
PORCH	6.42	2.49
		153.95 m ²

ROOF AREAS		
AREA [m ² ON THE FLAT]		153.53

RCODE REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK	3m (MIN)	YES
OPEN SPACE	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/rep-names:FRANK FERRALORO:2016:SURELAND 3670-3678:3676:3676.pln

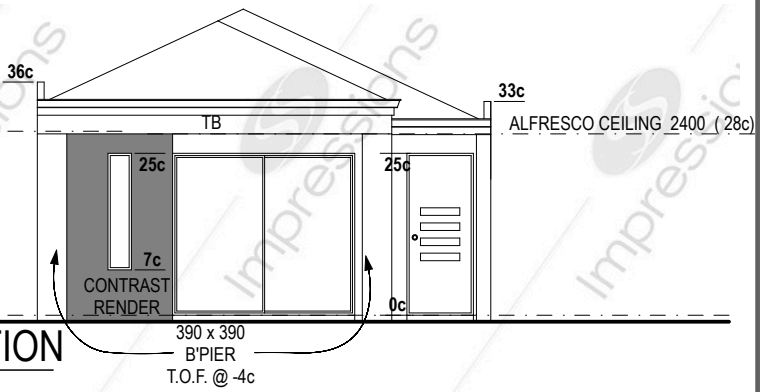
NOTE:
 TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2435 (28c+ PLATE)

F.F.L. 0 (0c)

FRONT ELEVATION

SCALE 1:100



POWER DOME LOCATION TO BE CONFIRMED

LANEWAY



TO SUIT LOTS:

611-620

**655-658, 661-664 HOWEVER
 STAIR ACCESS IS SAME
 SIDE AS ENTRY PATH**

OUTDOOR LIVING AREA = 24.74m²
 PERCENTAGE OF UNCOVERED = 55%

ALFRESCO AREA = 11.73m²

UNCOVERED OLA = 13.64 m²

FLOOR PLAN

SCALE 1:100

PARK RESERVE

6.00m B'DRY

32.951m B'DRY
 5.861